

**MEETING OF  
THE HISTORIC DISTRICT COMMISSION  
PORTSMOUTH, NEW HAMPSHIRE  
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

*Members of the public also have the option to join the meeting over Zoom  
(See below for more details)\**

**6:30 p.m.**

**January 11, 2023**

**AGENDA**

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

**I. ADMINISTRATIVE APPROVALS**

1. 40 Court Street – **REQUEST TO POSTPONE**
2. 11 Sheafe Street – **REQUEST TO POSTPONE**
3. 55 Gates Street – **REQUEST TO POSTPONE**
4. 44 Humphrey's Court

**II. CERTIFICATE OF APPROVAL EXTENSION REQUESTS**

1. Petition of PNF Trust of 2013, owner, for property located at 266-278 State Street & 84 Pleasant Street, wherein permission is requested to allow a second 1-year extension of the Certificate of Approval originally approved on February 05, 2020, for exterior renovations to an existing structure (278 State Street) and new construction to an existing structure (4-5 story addition at 266 & 270 State Streets) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lots 77,78,79,80 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts. (LU-19-79)

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

- A. Petition of **Brienne Cressy and Cyril Chen, owners**, for property located at **46 Mark Street**, wherein permission is requested to allow the installation of solar panels to the roof of the house as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 52 and lies within the Mixed Research Office (MRO) and Historic Districts. (LU-22-214)

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

1. Petition of Bruce L. Addison Revocable Trust of 2021, Sally E. Elshout Revocable Trust of 2021, owners, for property located at 17 Pray Street, wherein permission is requested to allow exterior renovations to an existing structure (replace windows and a door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 37 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-245)

2. Petition of Chatham Portsmouth, LLC, C/O Chatham Lodging Trust, owners, for property located at 100 High Street, wherein permission is requested to allow the installation of mechanical equipment on the roof of the existing structure as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 30 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-22-236)
3. Petition of Russell & Sprauge, LLC, owner, for property located at 46 State Street, wherein permission is requested to allow exterior renovations to an existing structure (install granite sills on brick façade where sloped mortar was used before) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 11 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-248)
4. Petition of Novocure, Inc., owner, for property located at 64 Vaughan Street, wherein permission is requested to allow exterior changes to a previously approved design as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 1 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-20-214)
5. Petition of Suzanna Barber & Kimery Poldrack, owners, for property located at 28 New Castle Avenue, wherein permission is requested to allow exterior renovations to an existing structure (new siding, windows, doors, new front porch stairs and new rear deck) and new construction to an existing structure (add 1-story addition over existing rear 1<sup>st</sup> floor footprint) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 34 and lies within the Single Residence B (SRB) and Historic Districts. (LU-22-240)
6. Petition of Ryan & Karen Baker, owners, for property located at 44 Gardner Street, wherein permission is requested to allow new construction to an existing structure (enlarge existing sunroom with walkout deck space above) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 42 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-215)
7. **REQUEST TO POSTPONE-** Petition of Strawberry Banke, Inc., owner, for property located at 65 Washington Street (63 Puddle Lane), wherein permission is requested to allow renovations to an existing structure (remove and replace siding, windows, add new rear door to match existing front door and replace chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 104 as Lot 7 and lies within the Mixed Research Office (MRO) and Historic Districts. (LU-22-255)

## V. WORK SESSIONS (NEW BUSINESS)

- A. Work Session requested by Christopher Daniel Freund, owner, for property located at 37 Prospect Street, wherein permission is requested to allow new construction to an existing structure (add separate first and second floor additions) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 16 and lies within the General Residence A (GRA) and Historic Districts. (LUHD-563)

**VI. ADJOURMENT**

*\*Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

[https://us06web.zoom.us/webinar/register/WN\\_oe2rkB5SQuiDka\\_oog2Lzg](https://us06web.zoom.us/webinar/register/WN_oe2rkB5SQuiDka_oog2Lzg)

# HDC

## ADMINISTRATIVE APPROVALS

January 11, 2023

1. 40 Court Street (LUHD-550) -Request to Postpone
2. 11 Sheafe Street (LUHD-552) - Request to Postpone
3. 55 Gates Street (LUHD-553) - Request to Postpone
4. 44 Humphrey's Court (LUHD-554) -Recommended Approval

**4. 44 Humphrey's Court**

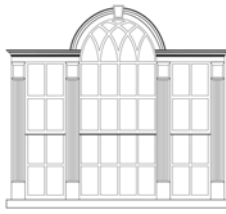
**- Recommended Approval**

**Background:** The applicant is seeking approval for the installation of egress windows.

**Staff Comment:** Recommended Approval

**Stipulations:**

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



## Green Mountain Window Co.

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*Having Trouble Finding Traditional Style Windows That Meet Egress Code?  
Problem Solved!*



### Green Mountain Window's DH Style Egress Window<sup>®</sup>

Meets Egress with Windows As Small As 2'-0" x 3'-10" Sash Size (2' 2" x 4' 0" Frame Size)

Matches the Glazing of a Double Hung with Offset Glass for Top and Bottom Lites

Matches the Dual Sash Appearance of a Double Hung with Offset Sash Plane on Exterior

Available as a new construction window (shown above) or as an insert replacement unit. Any divided lite pattern available (2/2, 6/6, 12/12, etc) with glass sizes and stiles / rail dimensions that match traditional double hung windows. Optional meeting rail sash lock (shown above).

*Patents Pending*

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# Historic District Commission

## Staff Report – January 4<sup>th</sup> & 11<sup>th</sup>, 2023

### January 4<sup>th</sup> MEETING

#### PUBLIC HEARINGS – OLD BUSINESS:

- A. 43 Holmes Court (LU-22-72) (demolition & new single family)
- B. 3 Walton Alley (LU-22-100) (window, storm windows & HVAC)
- C. 93 Pleasant St. (LU-21-183) (one story addition)
- D. 1 Raynes Ave. (LU-21-54) (2 infill buildings)
- E. 46 Mark St. (LU-22-214) (solar panels)
- F. 44 Humphrey’s Court. (LU-22-223) (chimney & HVAC)

#### WORK SESSIONS – OLD BUSINESS:

- 1. 95 Daniel St. (LUHD-530) (demolition & reconstruction)

### January 11<sup>th</sup> MEETING

#### Administrative Approvals:

- |                             |                      |
|-----------------------------|----------------------|
| 1. 40 Court St. (LUHD-550)  | - Recommend Approval |
| 2. 11 Sheafe St. (LUHD-552) | - Recommend Approval |
| 3. 55 Gates St. (LUHD-553)  | - Recommend Approval |

#### PUBLIC HEARINGS – EXTENSION REQUEST:

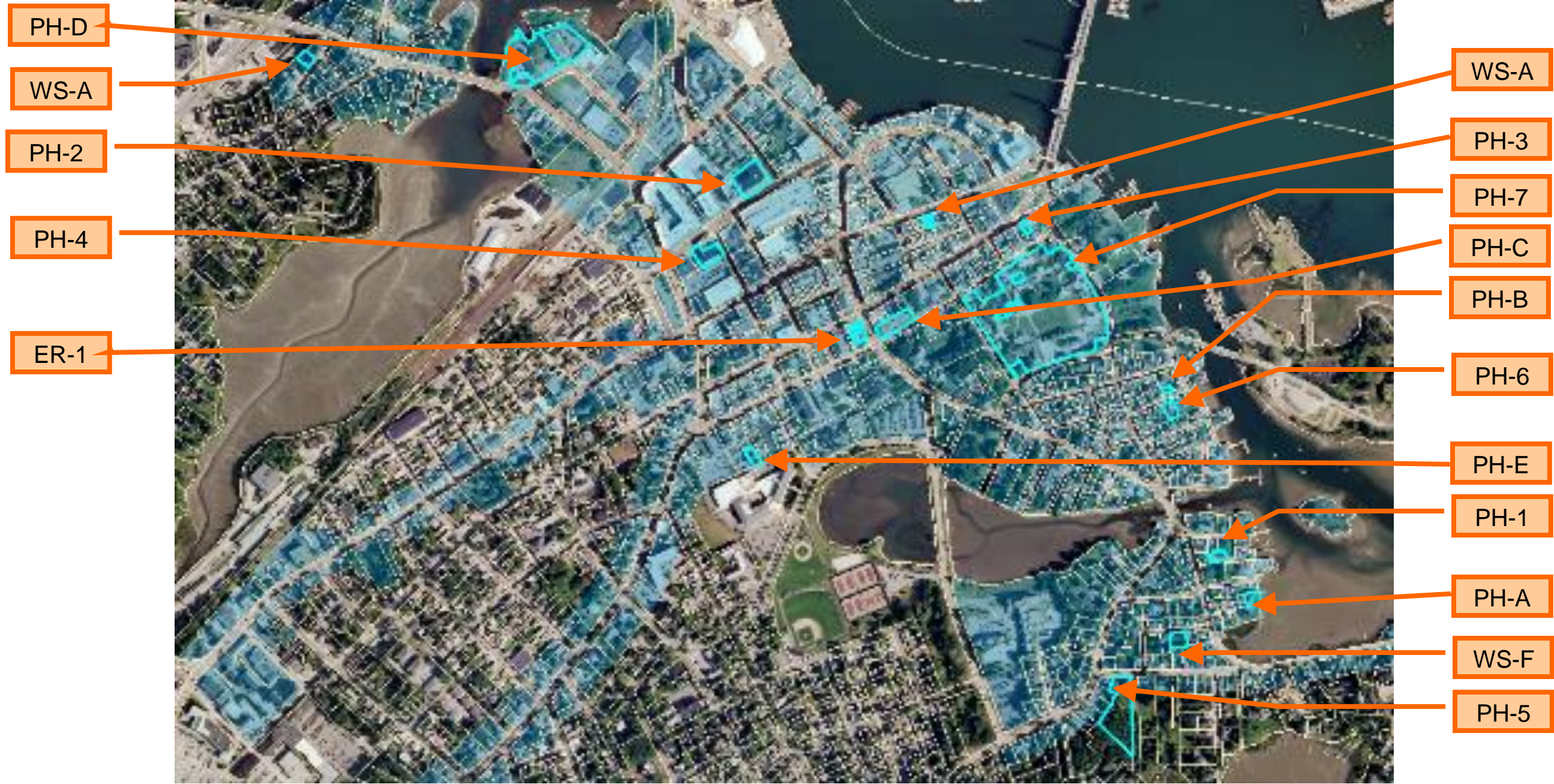
- 1. 266-278 State St. (LU-19-79) (mixed-use building)

#### PUBLIC HEARINGS – NEW BUSINESS:

- 1. 17 Pray St. (LU-22-245) (windows and door)
- 2. 100 High St. (LU-22-236) (HVAC)
- 3. 46 State St. (LU-22-248) (sills)
- 4. 64 Vaughan St. (LU-20-214) (roof appurtenance)
- 5. 28 New Castle Ave. (LU-22-240) (siding, windows, doors, stairs & deck)
- 6. 44 Gardner St. (LU-22-215) (sunroom and deck)
- 7. 65 Washington St. (LU-22-255) (siding, windows, door & chimney)

#### WORK SESSIONS – NEW BUSINESS:

- A. 37 Prospect Street (LUHD-563) (additions)



LOCATOR MAP

# HISTORIC DISTRICT COMMISSION

MEETING DATE: January 4<sup>th</sup> and 11<sup>th</sup>  
APPLICATIONS: 16

# Historic District Commission

**Project Evaluation Form: 43 HOLMES COURT (LU-22-72)**  
**Permit Requested: CERTIFICATE OF APPROVAL**  
**Meeting Type: PUBLIC HEARING #A**

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: WB
- Land Use: Single-Family
- Land Area: 5,662 SF +/-
- Estimated Age of Structure: c.1903
- Building Style: Late Gothic Revival
- Number of Stories: 1.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Holmes Court
- Unique Features: NA
- Neighborhood Association: South End

**B. Proposed Work:** To replace the existing house with a 2 story traditionally-designed house.

**C. Other Permits Required:**

- Board of Adjustment     Planning Board     City Council

**D. Lot Location:**

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

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

- Principal     Accessory     Significant Demolition

**F. Sensitivity of Context:**

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

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- This historic structure is located at the terminal vista of Holmes Court in the South End. It is the only house on the block that is zoned Waterfront Business. The structure is surrounded with many wood-sided, 2.5 story contributing structures. Most buildings have a shallow front- and side-yard setbacks with deeper rear yards.

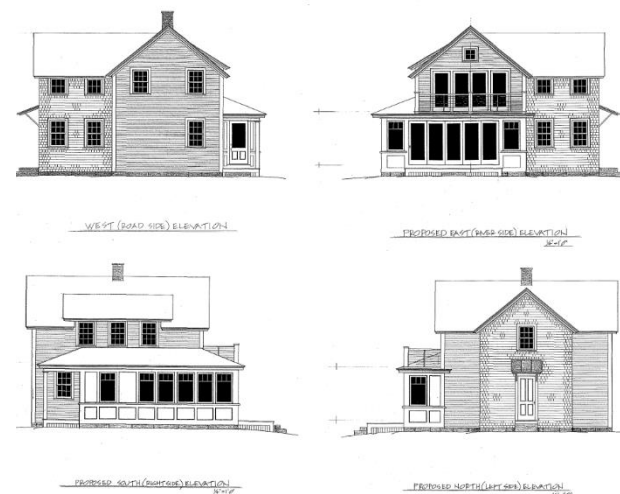
**J. Staff Comments and Suggestions for Consideration:**

- The applicant proposes to revise the previous approval for the following items:
- Remove and replace the existing structure with a traditionally-design small house that is fully code compliant and is elevated out of the floodplain.

**Note that the applicant has requested to postpone this application to the February 1st meeting as they are scheduled for a variance application at the BOA for December.**

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

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



Aerial and Street View Image



Zoning Map

**HISTORIC SURVEY RATING**

**C**

## 43 HOLMES COURT (LU-22-72) – PUBLIC HEARING #A (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
		1	Gross Floor Area (SF)	<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">– REMOVAL &amp; REPLACEMENT OF A SINGLE FAMILY HOUSE –</h4>				
		2	Floor Area Ratio (GFA/ Lot Area)					
		3	Building Height / Street-Width Ratio					
		4	Building Height – Zoning (Feet)					
		5	Building Height – Street Wall / Cornice (Feet)					
		6	Number of Stories					
	7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
		8	<b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS		12	<b>Roofs</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			16	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN		18	<b>Walls</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				21	<b>Doors and windows</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				27	<b>Porches and Balconies</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				30	<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				32	<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				33	<b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				34	<b>Garages</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				35	<b>Fence / Walls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				36	<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				38	<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				39	<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 43 HOLMES COURT Case No.: A Date: 1-4-23

Decision:  Approved  Approved with Stipulations  Denied  Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

- |   |  |  |  |
|---|--|--|--|
| 1. Preserve the integrity of the District:          | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance:       | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character:                                | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**I. Review Criteria / Findings of Fact:**

- |  |  |
|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Relation to historic and architectural value of existing structure:       | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Compatibility of innovative technologies with surrounding properties:        | <input type="checkbox"/> Yes <input type="checkbox"/> No |

# Historic District Commission

**Project Address:** 3 WALTON ALLEY (LU-22-100)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #B

**Existing Conditions:**

- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 1,680 SF +/-
- Estimated Age of Structure: c.1750-1800
- Building Style: Georgian/ Federal
- Historical Significance: C
- Public View of Proposed Work: Limited view from Walton Alley
- Unique Features: NA
- Neighborhood Association: South End

**B. Proposed Work:** To add a ground-mounted HVAC.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- This 2 story historic structure is located along Walton Alley. It is surrounded with many 2 1/2 -3 story wood-sided structures with shallow front and side yards. This property also has a shallow rear yard with two of the abutting structures located near the lot lines.

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

The Application is proposing to:

- Add a condenser in the rear yard.

**NOTE THE APPLICANT MAY BE REQUESTING A CONTINUANCE DUE TO INSUFFICIENT INFORMATION BEING SUBMITTED FOR THE CONDENSOR LOCATION AND SCREENING.**

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

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



Rear Elevation and Streetscape View



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

### 3 WALTON ALLEY (LU-22-100) – PUBLIC HEARING #B (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
<b>STAFF</b>		<b>GENERAL BUILDING INFORMATION</b>	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	<h2>MINOR PROJECT</h2> <h3>– Add HVAC to Rear Yard –</h3>				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
<b>HISTORIC DISTRICT COMMISSION MEMBERS</b>		<b>PROJECT REVIEW ELEMENT</b>	<b>APPLICANT'S COMMENTS</b>	<b>HDC SUGGESTIONS</b>	<b>APPROPRIATENESS</b>		
	<b>CONTEXT</b>	8	<b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	<b>BUILDING DESIGN &amp; MATERIALS</b>	12	<b>Roofs</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	<b>Walls</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	<b>Doors and Windows</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	<b>Porches and Balconies</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	32	<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	33	<b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	<b>SITE DESIGN</b>	34	<b>Garages/ Barns / Sheds</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		35	<b>Fence / Walls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		36	<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		38	<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
39		<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
40		<b>Accessory Buildings</b> (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

## 2 PROPERTY EVALUATION FORM

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**PROPERTY: 3 WALTON ALLEY Case No.: B Date: 1-4-23**

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



**H. Purpose and Intent:**

- |  |   |  |
|--|---|--|
| 1. Preserve the integrity of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No          | 4. Maintain the special character of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| 2. Assessment of the Historical Significance: <input type="checkbox"/> Yes <input type="checkbox"/> No       | 5. Complement and enhance the architectural and historic character: <input type="checkbox"/> Yes <input type="checkbox"/> No                                |  |
| 3. Conservation and enhancement of property values: <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: <input type="checkbox"/> Yes <input type="checkbox"/> No |  |

**I. Review Criteria / Findings of Fact:**

- |   |   |  |
|---|---|--|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| 2. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No                      | 4. Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No |  |



# Historic District Commission

**Project Evaluation Form:** 93 PLEASANT STREET (LU-21-183)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #C

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Commercial
- Land Area: 11,325 SF +/-
- Estimated Age of Structure: c.1818
- Building Style: Federal
- Historical Significance: Focal
- Public View of Proposed Work: View from Pleasant and Court Streets
- Unique Features: Focal Building and Historic Stone Wall along Court Street
- Neighborhood Association: Downtown

**B. Proposed Work:** To remove and reconstruct the historic wall along Court Street.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- This historically significant and focal building is located along the intersection of Pleasant and Court Streets. It is surrounded with many wood-frame 2 - 2.5 story contributing structures. The Langdon Mansion, another focal building and setting is located across the street.

**J. Background, Comments & Suggested Actions:**

The Applicant is seeking to:

- Removal and reconstruction of the existing granite wall. Preliminary concern from the HDC for the quality of the reconstruction versus structural shoring during construction.

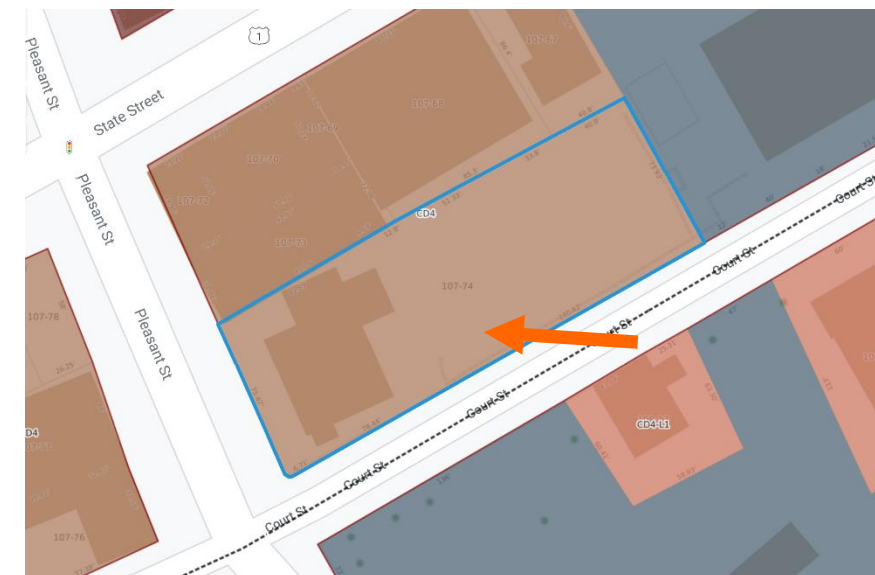
**NOTE, AS REQUESTED, THE APPLICANT HAS SUBMITTED A DETAILED WORK PLAN TO REMOVE AND, AFTER CONSTRUCTION OF THE PROPOSED ADDITION, RECONSTRUCT THE EXISTING HISTORIC WALL ALONG COURT STREET.**

**Design Guideline Reference: Guidelines for Small-Scale New Construction and Additions (10)**

**K. Aerial Images and Maps:**



Renderings of the Proposed Addition and Connector Buildings



Zoning Map

**HISTORIC SURVEY RATING**  
**F**

## 93 PLEASANT STREET (LU-21-183) – PUBLIC HEARING #C (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
<b>STAFF</b>	<b>GENERAL BUILDING INFORMATION</b>		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	<div style="border: 2px solid black; padding: 10px; background-color: #f0f0f0;"> <h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">– REMOVE AND RECONSTRUCT HISTORIC WALL –</h4> </div>				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
<b>PROJECT REVIEW ELEMENT</b>		<b>HDC COMMENTS</b>					<b>HDC SUGGESTIONS</b>
<b>CONTEXT</b>	8	<b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
<b>HISTORIC DISTRICT COMMISSION MEMBERS</b>	<b>BUILDING DESIGN &amp; MATERIALS</b>	10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	<b>Roofs</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	<b>Walls</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	<b>Doors and windows</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	25	Storm Windows / Screens / Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	27	<b>Porches and Balconies</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	30	<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	32	<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	<b>SITE DESIGN</b>	33	<b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	<b>Garages</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		35	<b>Fence / Walls / Screenwalls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		36	<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		38	<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		39	<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

**PROPERTY EVALUATION FORM**  
**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY: 93 PLEASANT ST. Case No.: D Date: 12-4-23**  
**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

- |  |   |  |
|--|---|--|
| 1. Preserve the integrity of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No          | 4. Maintain the special character of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| 2. Assessment of the Historical Significance: <input type="checkbox"/> Yes <input type="checkbox"/> No       | 5. Complement and enhance the architectural and historic character: <input type="checkbox"/> Yes <input type="checkbox"/> No                                |  |
| 3. Conservation and enhancement of property values: <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: <input type="checkbox"/> Yes <input type="checkbox"/> No |  |

**I. Review Criteria / Findings of Fact:**

- |   |   |  |
|---|---|--|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| 2. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No                      | 4. Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No |  |

# Historic District Commission

**Project Address:** 1 & 31 RAYNES AVE. (LUHD-234)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #D

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Vacant / Gym
- Land Area: 2.4 Acres +/-
- Estimated Age of Structure: c.1960s
- Building Style: Contemporary
- Historical Significance: NA
- Public View of Proposed Work: View from Maplewood and Raynes Ave.
- Unique Features: NA
- Neighborhood Association: Downtown

**B. Proposed Work:** To construct a 4 story mixed-use building and 5 story hotel.

**C. Other Permits Required:**

- Board of Adjustment     Planning Board     City Council

**D. Lot Location:**

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

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

- Principal     Accessory     Demolition

**F. Sensitivity of Context:**

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

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- The building(s) is located along Maplewood Ave. and Raynes Ave. along the North Mill Pond. It is surrounded with many 2-2.5 story wood-sided historic structures along Maplewood Ave. and newer infill commercial structures along Vaughan St. and Raynes Ave.

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

The Application is proposing to:

- Demolish the existing buildings and replace them with two multi-story buildings including a hotel and a mixed-use building with ground floor commercial and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.

**Design Guideline Reference – Guidelines for Commercial Developments and Storefronts (12).**

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



Mixed-Use and Hotel Building Renderings



Zoning Map

**HISTORIC SURVEY RATING**

**C**

**1 & 31 RAYNES AVE. (LU-21-54) – PUBLIC HEARING #D (MAJOR PROJECT)**

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

**PROPERTY EVALUATION FORM**  
**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY: 1 & 31 Raynes Ave. Case No.: D Date: 1-4-23**  
**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

- |   |  |  |  |
|---|--|--|--|
| 1. Preserve the integrity of the District:          | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance:       | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character:                                | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**I. Review Criteria / Findings of Fact:**

- |  |  |  |  |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

# Historic District Commission

**Project Address:** 46 MARK ST. (LU-22-214)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #E

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4-L1
- Land Use: Single-Family
- Land Area: 5,663 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Colonial
- Historical Significance: Contributing
- Public View of Proposed Work: View from Mark Street
- Unique Features: NA
- Neighborhood Association: Downtown

**B. Proposed Work:** To install 51 solar panels.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- The building is located at the end of Mark Street and is surrounded with many contributing structures. The neighborhood is predominantly 2 – 2 ½ story wood-sided structures on narrow lots with little to no setback from the sidewalk.

**J. Background, Comments & Suggested Action:**

- The applicant proposes to install 51 solar panels on the roof.

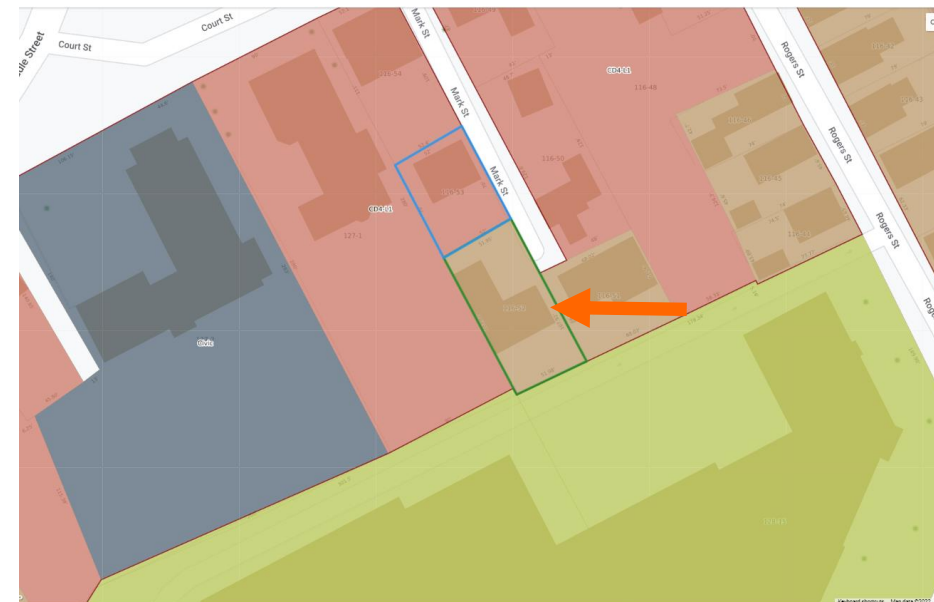
Note the Commission suggested the applicant consult with the solar contractor to determine whether all side of the roof require panels. It was encouraged that only the southern facing roof surfaces be used.

**Design Guideline Reference – Guidelines for Roofing (4).**

**K. Aerial Images and Maps:**



Aerial and Streetview Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

## 46 MARK STREET (LU-22-214) – PUBLIC HEARING #E (MODERATE PROJECT)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
1	Gross Floor Area (SF)		<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">- INSTALL 51 SOLAR PANELS ONLY -</h4>			
2	Floor Area Ratio (GFA/ Lot Area)					
3	Building Height / Street-Width Ratio					
4	Building Height – Zoning (Feet)					
5	Building Height – Street Wall / Cornice (Feet)					
6	Number of Stories					
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
	CONTEXT	8 <b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9 <b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
10 <b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
11 <b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
BUILDING DESIGN & MATERIALS	12 <b>Roofs</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
16 <b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
18 <b>Walls</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
19 Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
21 <b>Doors and windows</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
25 Storm Windows / Screens / Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
27 <b>Porches and Balconies</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
30 <b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
31 <b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
32 <b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
33 <b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
34 <b>Garages/ Barns/ Sheds</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
SITE DESIGN	35 <b>Fence / Walls / Screenwalls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	36 <b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	37 <b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	38 <b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	39 <b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	40 <b>Screening/ Enclosures</b> (i.e. sheds, dumpsters...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 46 Mark Street Case No.: 2 Date: 1-4-23

Decision:  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

- |   |  |  |  |
|---|--|--|--|
| 1. Preserve the integrity of the District:          | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance:       | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character:                                | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**I. Review Criteria / Findings of Fact:**

- |  |  |
|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Relation to historic and architectural value of existing structure:       | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Compatibility of innovative technologies with surrounding properties:     | <input type="checkbox"/> Yes <input type="checkbox"/> No |

# Historic District Commission

**Project Address:** 44 HUMPHREY'S CT. (LU-22-223)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #F

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 8,276 SF +/-
- Estimated Age of Structure: c.1908
- Building Style: Queen Anne
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: View from Humphrey's Court
- Unique Features: NA
- Neighborhood Association: NA

**B. Proposed Work:** To remove chimney and add condenser.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- The building is located along Humphrey's Court. The property is surrounded with many historically significant structures. The structures in this neighborhood have shallow front yard setbacks along the street and narrow side yards and deeper rear yards.

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

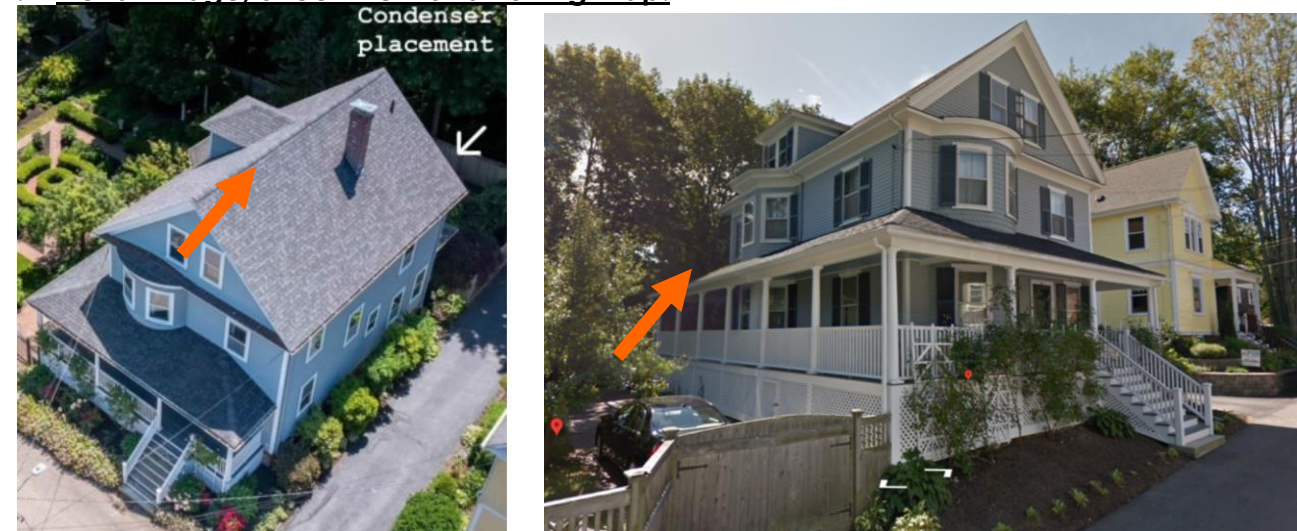
The Applicant is proposing to:

- Remove a chimney
- Add a condenser to the rear yard.

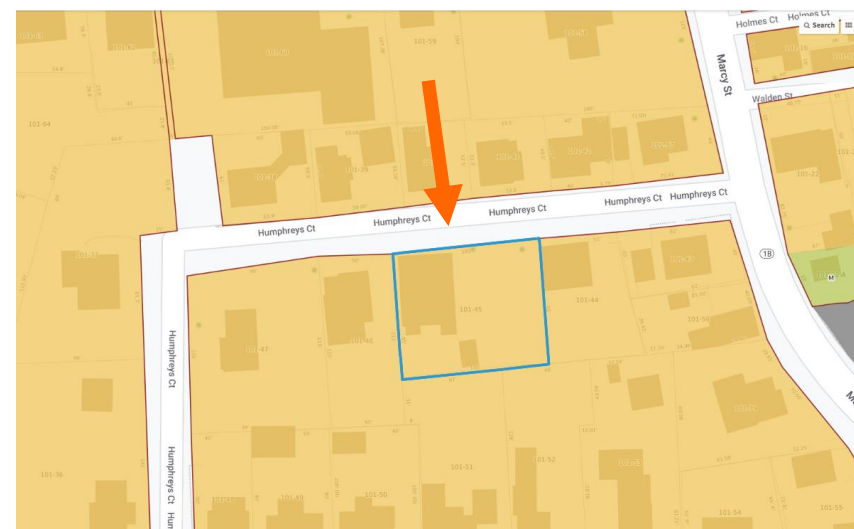
**Note that all windows will now be restored.**

**Design Guideline Reference – Guidelines for Windows and Doors (08), Guidelines for Roofing (05) and Guidelines for Site Elements and Streetscapes (09).**

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



Street View Image & Proposed Elevation



Zoning Map

**HISTORIC SURVEY RATING**

**C**

## 44 HUMPREY'S COURT (LU-22-223) – PUBLIC HEARING #F (MINOR)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
		No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)		
<b>STAFF</b>	<b>GENERAL BUILDING INFORMATION</b>		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
	1	Gross Floor Area (SF)	<h1>MINOR PROJECT</h1> <h2>- REMOVE CHIMNEY &amp; ADD CONDENSER -</h2>						
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width (ROW) Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
<b>HISTORIC DISTRICT COMMISSION MEMBERS</b>	<b>CONTEXT</b>	<b>PROJECT REVIEW ELEMENT</b>		<b>APPLICANT'S COMMENTS</b>	<b>HDC SUGGESTIONS</b>	<b>APPROPRIATENESS</b>			
		8	<b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	<b>BUILDING DESIGN &amp; MATERIALS</b>		11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			12	<b>Roofs</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			16	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			18	<b>Walls</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			21	<b>Doors and windows</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			27	<b>Porches and Balconies</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			30	<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			32	<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			33	<b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			<b>SITE DESIGN</b>		34	<b>Garages / Barns / Sheds</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
					35	<b>Fence / Walls / Screenwalls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
					36	<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
					37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
					38	<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
					39	<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

**PROPERTY EVALUATION FORM**

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**PROPERTY: 44 HUMPREYS CT. Case No.: F Date: 1-4-23**

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



**Purpose and Intent:**

- |   |  |  |  |
|---|--|--|--|
| 1. Preserve the integrity of the District:          | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance:       | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character:                                | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**I. Review Criteria / Findings of Fact:**

- |  |  |
|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Relation to historic and architectural value of existing structure:       | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Compatibility of innovative technologies with surrounding properties:     | <input type="checkbox"/> Yes <input type="checkbox"/> No |



# Historic District Commission

**Project Address:** 95 DANIEL ST. (LUHD-530)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** WORK SESSION #A

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 1,682 SF +/-
- Estimated Age of Structure: c.1850 (95) & c.1960 (99)
- Building Style: Gothic Revival
- Number of Stories: 2.0
- Historical Significance: C
- Public View of Proposed Work: View from Daniel St.
- Unique Features: NA
- Neighborhood Association: Downtown

**B. Proposed Work:** To renovate the two existing structures (versus demolition).

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**K. Neighborhood Context:**

- These buildings are located along Daniel St. The properties are surrounded with many historically significant structures. The structures in this neighborhood have little to no setbacks along the street and narrow side yards and deeper rear yards.

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

The Applicant is proposing to:

- Redesign the project to renovate and/ or alter the two existing historic structures.

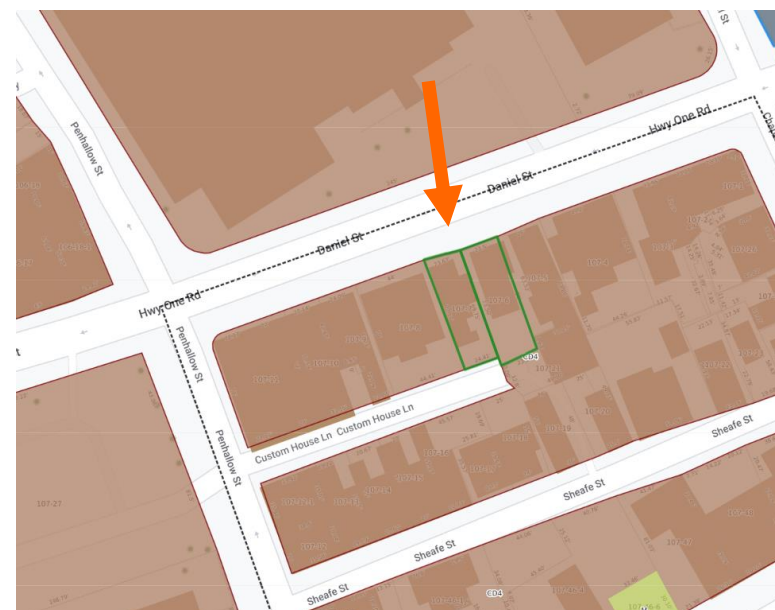
**NOTE, THE APPLICANT IS REQUESTING A CONTINUANCE TO FEBRUARY 1<sup>ST</sup> IN ORDER TO REDESIGN THE PROJECT AS DIRECTED BY THE HDC AT THE NOVEMBER MEETING.**

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

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



Street View Image & Proposed Elevation



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

**95 DANIEL ST. (LUHD-530) – WORK SESSION #A (MODERATE)**

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)		
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)	<b>MODERATE PROJECT</b> <b>- RENOVATION OF THE TWO EXISTING STRUCTURES -</b>					
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width (ROW) Ratio						
	4	Building Height – Zoning (Feet)						
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories						
	7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	<b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS		12	<b>Roofs</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			16	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			18	<b>Walls</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			21	<b>Doors and windows</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			27	<b>Porches and Balconies</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			30	<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			32	<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			33	<b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			34	<b>Garages / Barns / Sheds</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN		35	<b>Fence / Walls / Screenwalls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				36	<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39	<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

**PROPERTY EVALUATION FORM**  
**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY: 95 DANIEL ST. Case No: A Date: 1214-23**  
**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**Purpose and Intent:**

- |   |  |  |  |
|---|--|--|--|
| 1. Preserve the integrity of the District:          | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance:       | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character:                                | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**I. Review Criteria / Findings of Fact:**

- |  |  |  |  |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

# Historic District Commission

**Project Address:** 266-278 STATE & 84 PLEASANT ST.  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** EXTENSION REQUEST #1

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 4,642 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Commercial
- Number of Stories: 4-5
- Historical Significance: Contributing and New Construction
- Public View of Proposed Work: View from Pleasant, State and Church Streets
- Unique Features: NA
- Neighborhood Association: Downtown

**B. Proposed Work:** To restore the Times Building and add a 5 story building and addition.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- 84 Pleasant Street, the Time Building, and the abutting vacant lots (due to the fire) are located along State, Pleasant and Church Streets. The property is surrounded with many brick and wood-sided historic buildings ranging from 2 to 4 stories in height. Most buildings have no setback along the front, side, or rear yards.

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

The Applicant is proposing to:

- Restore the exterior street-facing walls of the Times Building including the traditional storefront. Note that the proposed design includes removal of the granite steps along the State Street façade.
- Add a 4-story (plus a penthouse level) mixed-use infill building. Note that the BOA approved the variance to allow the added height for the penthouse.
- The project was expanded to include 84 Pleasant Street in order to replace the rear addition along Church Street to support a ground-floor garage entrance to a below-grade parking level under all four buildings and upper floors for additional residential units.

**Design Guideline Reference – See complete Design Guidelines.**

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



Proposed State Street Elevation and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

**266-278 STATE STREET & 84 PLEASANT ST. (LU-19-79) – EXTENSION REQUEST #1 (MAJOR PROJECT)**

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	<b>MAJOR PROJECT</b> <b>- RESTORE TIMES BUILDING &amp; CONSTRUCT NEW 4-5 STORY INFILL BUILDING -</b>			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
CONTEXT	8	<b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
BUILDING DESIGN & MATERIALS	12	<b>Roofs</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	16	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	18	<b>Walls</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	21	<b>Doors and windows</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	27	<b>Porches and Balconies</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	SITE DESIGN	30	<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
32		<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
33		<b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
34		<b>Garages / Barns / Sheds</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
35		<b>Fence / Walls / Screenwalls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
36		<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
37		<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
38		<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
39		<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
40		<b>Accessory Buildings</b> (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

**PROPERTY EVALUATION FORM**

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**PROPERTY: 266-278 STATE STREET Case No.: 1 Date: 1-11-23**

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



**H. Purpose and Intent:**

- |   |  |  |  |
|---|--|--|--|
| 1. Preserve the integrity of the District:          | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance:       | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character:                                | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**I. Review Criteria / Findings of Fact:**

# Historic District Commission

**Project Evaluation Form:** 17 PRAY STREET (LU-22-245)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #1

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: General Residential District B (GRB)
- Land Use: Single-Family
- Land Area: 4,791 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: Federal
- Historical Significance: Contributing
- Public View of Proposed Work: Limited View from Pray St.
- Unique Features: NA
- Neighborhood Association: South End

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

**C. Other Permits Required:**

- Board of Adjustment     Planning Board     City Council

**D. Lot Location:**

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

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

- Principal     Accessory     Demolition

**F. Sensitivity of Context:**

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

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- The building is located along Pray Street. It is surrounded with many wood-frame 2 - 2.5 story contributing structures with little to no setbacks from the sidewalk/ street edge.

**J. Background, Comments & Suggested Actions:**

The Applicant is seeking to:

- Replace several windows and doors.

**Note that the proposed replacement windows and doors will be uploaded and provided to the HDC in the 1-11-23 meeting packet.**

• **Design Guideline Reference: Guidelines for Windows and Doors (89)**

**K. Aerial Images and Maps:**



Elevations and 3D Massing Model Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

**17 PRAY STREET (LU-22-245) – PUBLIC HEARING #1 (MINOR)**

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

**PROPERTY EVALUATION FORM**

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 17 PRAY ST. Case No.: 1 Date: 1-11-23

Decision:  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

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

**J. Review Criteria / Findings of Fact:**

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

# Historic District Commission

**Project Address:** 100 HIGH STREET (LU-22-236)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #2

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD5
- Land Use: Mixed-Use
- Land Area: 27,878 SF +/-
- Estimated Age of Structure: c.2006
- Building Style: Federal
- Number of Stories: 5.0
- Historical Significance: NA
- Public View of Proposed Work: Limited to No View from Sidewalk
- Unique Features: NA
- Neighborhood Association: North End

**B. Proposed Work:** To install roof-mounted telecommunications equipment.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- This structure is located along the intersection of High Street and Hanover Street. The property is surrounded with many new and historically significant structures. The structures in this surrounding neighborhood have little to no setbacks along the street and narrow side yards and deeper rear yards.

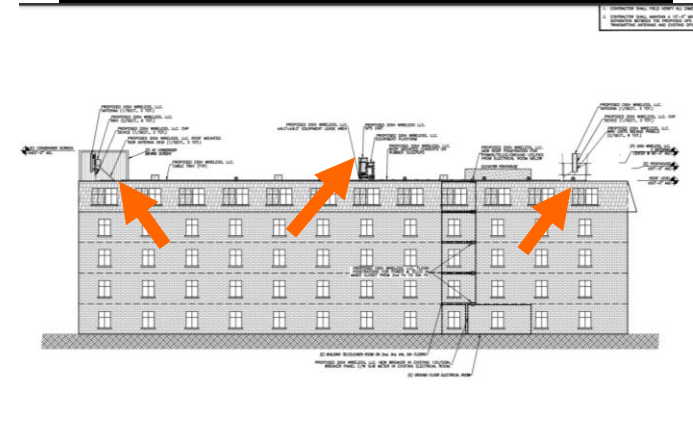
**J. Staff Comments and/ or Suggestions for Consideration:**

The Applicant is proposing to:

- Add roof-top antennas and associated telecom equipment.

**Design Guideline Reference – Guidelines for Roofing (04).**

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



Elevation & Streetview Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**NA**

## 100 HIGH STREET (LU-22-236) – PUBLIC HEARING #2 (MINOR)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT				
		No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)			
<b>STAFF</b>			<b>GENERAL BUILDING INFORMATION</b> (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)							
	1	Gross Floor Area (SF)	<h1 style="margin: 0;">MINOR PROJECT</h1> <h2 style="margin: 0;">- ROOF-MOUNTED TELECOMMUNICATIONS EQUIPMENT -</h2>							
	2	Floor Area Ratio (GFA/ Lot Area)								
	3	Building Height / Street-Width (ROW) Ratio								
	4	Building Height – Zoning (Feet)								
	5	Building Height – Street Wall / Cornice (Feet)								
	6	Number of Stories								
	7	Building Coverage (% Building on the Lot)								
<b>HISTORIC DISTRICT COMMISSION MEMBERS</b>			<b>PROJECT REVIEW ELEMENT</b>		<b>APPLICANT'S COMMENTS</b>		<b>HDC SUGGESTIONS</b>		<b>APPROPRIATENESS</b>	
	<b>CONTEXT</b>	8	<b>Scale</b> (i.e. height, volume, coverage...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		9	<b>Placement</b> (i.e. setbacks, alignment...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		10	<b>Massing</b> (i.e. modules, banding, stepbacks...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		11	<b>Architectural Style</b> (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	<b>BUILDING DESIGN &amp; MATERIALS</b>	12	<b>Roofs</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		13	Style and Slope				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		14	Roof Projections (i.e. chimneys, vents, dormers...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		15	Roof Materials				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		16	<b>Cornice Line</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		17	Eaves, Gutters and Downspouts				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		18	<b>Walls</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		19	Number and Material				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		20	Projections (i.e. bays, balconies...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		21	<b>Doors and windows</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		22	Window Openings and Proportions				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		23	Window Casing/ Trim				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		24	Window Shutters / Hardware				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		25	Storm Windows / Screens				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		26	Doors				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		27	<b>Porches and Balconies</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		28	Projections (i.e. porch, portico, canopy...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		29	Landings/ Steps / Stoop / Railings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		30	<b>Lighting</b> (i.e. wall, post...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		31	<b>Signs</b> (i.e. projecting, wall...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		32	<b>Mechanicals</b> (i.e. HVAC, generators)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		33	<b>Decks</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		<b>SITE DESIGN</b>	34	<b>Garages / Barns / Sheds</b> (i.e. doors, placement...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			35	<b>Fence / Walls / Screenwalls</b> (i.e. materials, type...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			36	<b>Grading</b> (i.e. ground floor height, street edge...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			38	<b>Driveways</b> (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			39	<b>Parking</b> (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

**PROPERTY EVALUATION FORM**  
**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY: 100 HIGH STREET Case No: 2 Date: 1-11-23**  
**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**Purpose and Intent:**

- |   |  |  |  |
|---|--|--|--|
| 1. Preserve the integrity of the District:          | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance:       | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character:                                | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**I. Review Criteria / Findings of Fact:**

- |  |  |
|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Relation to historic and architectural value of existing structure:       | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Compatibility of innovative technologies with surrounding properties:     | <input type="checkbox"/> Yes <input type="checkbox"/> No |



# Historic District Commission

**Project Address:** 46 STATE ST. (LU-22-248)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #3

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 4,240 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: View from State St.
- Unique Features: NA
- Neighborhood Association: Downtown

**B. Proposed Work:** To replace window sills with granite.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- This structure is located along State St. The property are surrounded with many historically significant structures. The structures in this neighborhood have no setbacks along the street and common walls with no side yards and shallow rear yards.

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

The Applicant is proposing to:

- The replace the brick sills with granite.

**Design Guideline Reference – Guidelines for Masonry and Stucco (07) and Windows and Doors (08).**

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

Examples from State Street



Street View Image & Proposed Elevation



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

## 46 STATE STREET (LU-22-248) – PUBLIC HEARING #3 (MINOR)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
		No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
<b>STAFF</b>			<b>GENERAL BUILDING INFORMATION</b> (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	<h1>MINOR PROJECT</h1> <b>- REPLACE WINDOW SILLS WITH GRANITE -</b>				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width (ROW) Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
<b>HISTORIC DISTRICT COMMISSION MEMBERS</b>			<b>PROJECT REVIEW ELEMENT</b>		<b>APPLICANT'S COMMENTS</b>	<b>HDC SUGGESTIONS</b>	<b>APPROPRIATENESS</b>
	<b>CONTEXT</b>	8	<b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	<b>BUILDING DESIGN &amp; MATERIALS</b>	12	<b>Roofs</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	<b>Walls</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	<b>Doors and windows</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	<b>Porches and Balconies</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	<b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		<b>SITE DESIGN</b>	34	<b>Garages / Barns / Sheds</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			35	<b>Fence / Walls / Screenwalls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	36		<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	37		<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38		<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39		<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

**PROPERTY EVALUATION FORM**  
**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY: 46 STATE STREET Case No: 3 Date: 1-11-23**  
**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**Purpose and Intent:**

- |   |  |  |  |
|---|--|--|--|
| 1. Preserve the integrity of the District:          | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance:       | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character:                                | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**I. Review Criteria / Findings of Fact:**

- |  |  |
|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Relation to historic and architectural value of existing structure:       | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Compatibility of innovative technologies with surrounding properties:     | <input type="checkbox"/> Yes <input type="checkbox"/> No |

# Historic District Commission

**Project Address:** 64 VAUGHAN MALL (LU-20-214)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #4

**Existing Conditions:**

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 15,242 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Vernacular Commercial
- Historical Significance: C
- Public View of Proposed Work: View from the Vaughan Mall and Hanover St.
- Unique Features: NA
- Neighborhood Association: Downtown

**B. Proposed Work:** To add a roof appurtenance and deck.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- The building is located along the Vaughan Mall. The building is surrounded with many 2-5 story historic and contemporary structures with little to no setbacks. The building is currently being renovated to support a commercial office use.

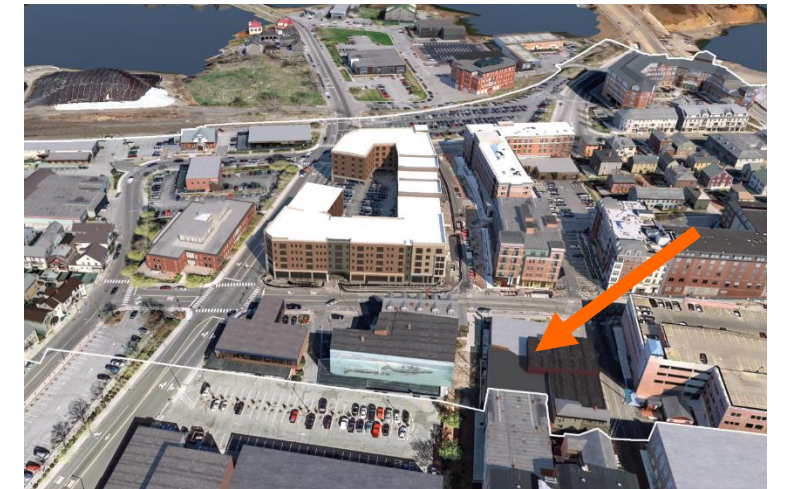
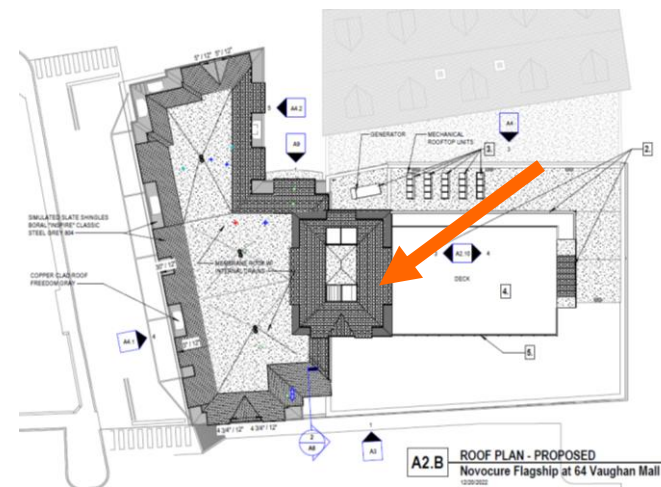
**J. Staff Comments and/ or Suggestions for Consideration:**

The Application is proposing to:

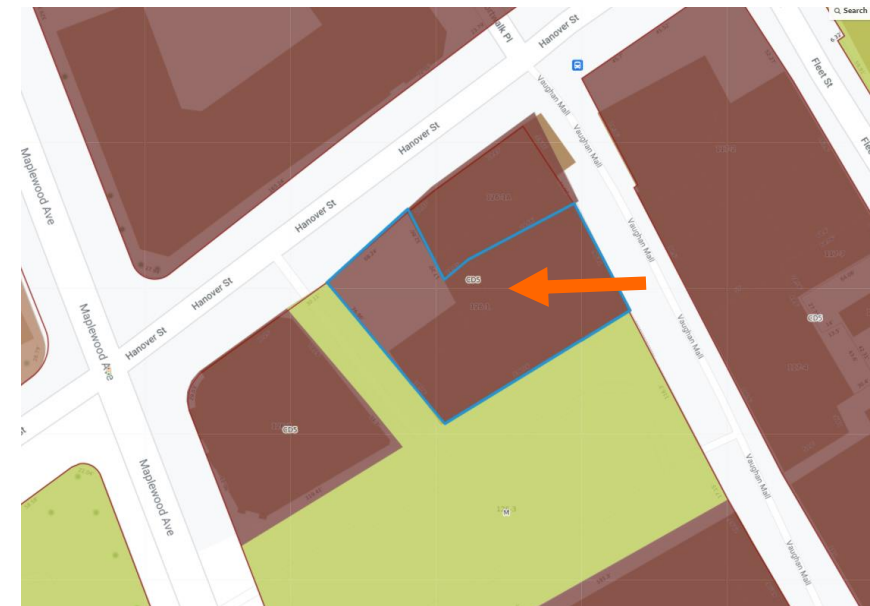
- The applicant is requesting to add a roof deck and elevator and stair overrides as rooftop appurtenances.

• **Design Guideline Reference – Guidelines for Roofing (04), Windows and Doors (08).**

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



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

## 64 VAUGHAN MALL (LU-21-214) – PUBLIC HEARING #4 (MINOR PROJECT)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
<b>STAFF</b>	No.	<b>GENERAL BUILDING INFORMATION</b>		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)		<h3 style="margin: 0;">MINOR PROJECT</h3> <h4 style="margin: 0;">– ADD ROOF APPURTENANCES AND DECK –</h4>					
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
<b>HISTORIC DISTRICT COMMISSION MEMBERS</b>	<b>CONTEXT</b>	<b>PROJECT REVIEW ELEMENT</b>		<b>APPLICANT'S COMMENTS</b>	<b>HDC SUGGESTIONS</b>	<b>APPROPRIATENESS</b>			
		8	<b>Scale</b> (i.e. height, volume, coverage...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9	<b>Placement</b> (i.e. setbacks, alignment...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10	<b>Massing</b> (i.e. modules, banding, stepbacks...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		11	<b>Architectural Style</b> (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		<b>BUILDING DESIGN &amp; MATERIALS</b>	12	<b>Roofs</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			13	Style and Slope				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			14	Roof Projections (i.e. chimneys, vents, dormers...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			15	Roof Materials				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			16	<b>Cornice Line</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			17	Eaves, Gutters and Downspouts				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	18		<b>Walls</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	19		Siding / Material				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	20		Projections (i.e. bays, balconies...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	21		<b>Doors and Windows</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	22		Window Openings and Proportions				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	23		Window Casing/ Trim				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	24		Window Shutters / Hardware				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	25		Awnings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	26		Doors				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	27		<b>Porches and Balconies</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	28		Projections (i.e. porch, portico, canopy...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	29		Landings/ Steps / Stoop / Railings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	30		<b>Lighting</b> (i.e. wall, post...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	31		<b>Signs</b> (i.e. projecting, wall...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	32		<b>Mechanicals</b> (i.e. HVAC, generators)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	33		<b>Decks</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	34		<b>Garages/ Barns / Sheds</b> (i.e. doors, placement...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	<b>SITE DESIGN</b>		35	<b>Fence / Walls</b> (i.e. materials, type...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36	<b>Grading</b> (i.e. ground floor height, street edge...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38	<b>Driveways</b> (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39					<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			40	<b>Accessory Buildings</b> (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

# PROPERTY EVALUATION FORM

## PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 64 VAUGHAN MALL Case No.: 4 Date: 1-11-23

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



**H. Purpose and Intent:**

- |   |  |  |  |
|---|--|--|--|
| 1. Preserve the integrity of the District:          | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance:       | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character:                                | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**I. Review Criteria / Findings of Fact:**

- |  |  |
|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Relation to historic and architectural value of existing structure:       | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Compatibility of innovative technologies with surrounding properties:     | <input type="checkbox"/> Yes <input type="checkbox"/> No |

# Historic District Commission

**Project Address:** 28 NEW CASTLE AVE. (LU-22-240)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #5

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: SRB
- Land Use: Single-Family
- Land Area: 50,530 SF +/-
- Estimated Age of Structure: c. 1910
- Building Style: Bungalow
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: View from New Castle Ave.
- Unique Features: NA
- Neighborhood Association: South End

**B. Proposed Work:** To made renovations to the house.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- This property located along New Castle Ave. near South Street. The property is surrounded with many historically significant structures. The structures in this neighborhood have relatively shallow setbacks along the street and deeper side and rear yards.

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

The Applicant is proposing to:

- Renovate the 1910 Main House and add a second floor on the 1970 addition.
- The renovation includes new siding, windows, doors porch stairs and rear deck.

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

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



Street View Image & Proposed Elevation



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

## 28 NEW CASTLE AVE. (LU-22-240) – PUBLIC HEARING #5 (MODERATE)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)		
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)	<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">- ADD NEW SIDING WINDOWS, STAIRS AND REAR DECK -</h4>					
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width (ROW) Ratio						
	4	Building Height – Zoning (Feet)						
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories						
	7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
	CONTEXT	8	<b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS		12	<b>Roofs</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			16	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			18	<b>Walls</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			21	<b>Doors and windows</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			27	<b>Porches and Balconies</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN		30	<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			32	<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			33	<b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			34	<b>Garages / Barns / Sheds</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			35	<b>Fence / Walls / Screenwalls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36	<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38	<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39	<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

# PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 28 NEW CASTLE AVE.. Case No:5 Date:1-11-23

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



**Purpose and Intent:**

- |   |  |  |  |
|---|--|--|--|
| 1. Preserve the integrity of the District:          | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance:       | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character:                                | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**I. Review Criteria / Findings of Fact:**

- |  |  |
|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Relation to historic and architectural value of existing structure:       | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Compatibility of innovative technologies with surrounding properties:     | <input type="checkbox"/> Yes <input type="checkbox"/> No |

# Historic District Commission

**Project Evaluation Form: 44 GARDNER STREET (LU-22-215)**  
**Permit Requested: CERTIFICATE OF APPROVAL**  
**Meeting Type: PUBLIC HEARING #6**

**A. Property Information - General:**

**Existing Conditions:**

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

**B. Proposed Work:** To add mudroom addition with steps and landing

**C. Other Permits Required:**

- Board of Adjustment     Planning Board     City Council

**D. Lot Location:**

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

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

- Principal     Accessory     Significant Demolition

**F. Sensitivity of Neighborhood Context:**

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

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

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

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

- The HDC previously reviewed other related work on this structure and supported the design as presented.

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

- Note that this project received a variance for this work from the BOA but that variance has expired so this was also refiled with the BOA.

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

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



Proposed Design and 3D Massing Model Image



Aerial View

**HISTORIC  
SURVEY  
RATING**

**C**

## 44 GARDNER STREET (LU-22-215) – PUBLIC HEARING #6 (MINOR)

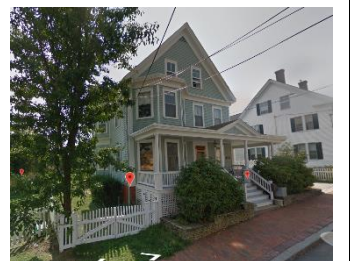
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
<b>STAFF</b>	No	<b>GENERAL BUILDING INFORMATION</b>		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)		<div style="border: 2px solid black; padding: 10px;"> <h3 style="margin: 0;">MINOR PROJECT</h3> <h4 style="margin: 0;">– ENLARGE SUNROOM WITH DECK SPACE ABOVE</h4> </div>			
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
<b>HISTORIC DISTRICT COMMISSION MEMBERS</b>	CONTEXT	8	<b>Scale</b> (i.e. height, volume, coverage...)	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
	BUILDING DESIGN & MATERIALS	9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	<b>Roofs</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	<b>Walls</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	<b>Doors and windows</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	<b>Porches and Balconies</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	<b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	<b>Garages</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		35	<b>Fence / Walls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		36	<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		38	<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		39	<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		40	<b>Accessory Buildings</b> (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

# PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 44 GARDNER ST Case No.:6 Date:1-11-23

**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  With Drawn



**H. Purpose and Intent:**

- |   |  |  |  |
|---|--|--|--|
| 1. Preserve the integrity of the District:          | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance:       | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character:                                | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**I. Review Criteria / Findings of Fact:**

- |  |  |
|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Relation to historic and architectural value of existing structure:       | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Compatibility of innovative technologies with surrounding properties:     | <input type="checkbox"/> Yes <input type="checkbox"/> No |



# Historic District Commission

**Project Address:** 65 WASHINGTON ST. (LU-22-255)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #7

**Existing Conditions:**

- Zoning District: MRO
- Land Use: Single Family
- Land Area: 23,522 SF +/-
- Estimated Age of Structure: c.1695
- Building Style: Colonial
- Historical Significance: C
- Public View of Proposed Work: View from Marcy Street and Strawberry Banke
- Unique Features: NA
- Neighborhood Association: South End

**B. Proposed Work:** To replace siding, windows, rear door and chimney.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- The building lot is located along Marcy Street in Strawberry Banke Street. It is surrounded with many wood-sided historic structures with small rear and side yards with large garden areas.

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

The Application is proposing to:

- Replace the siding, windows, rear door and chimney.

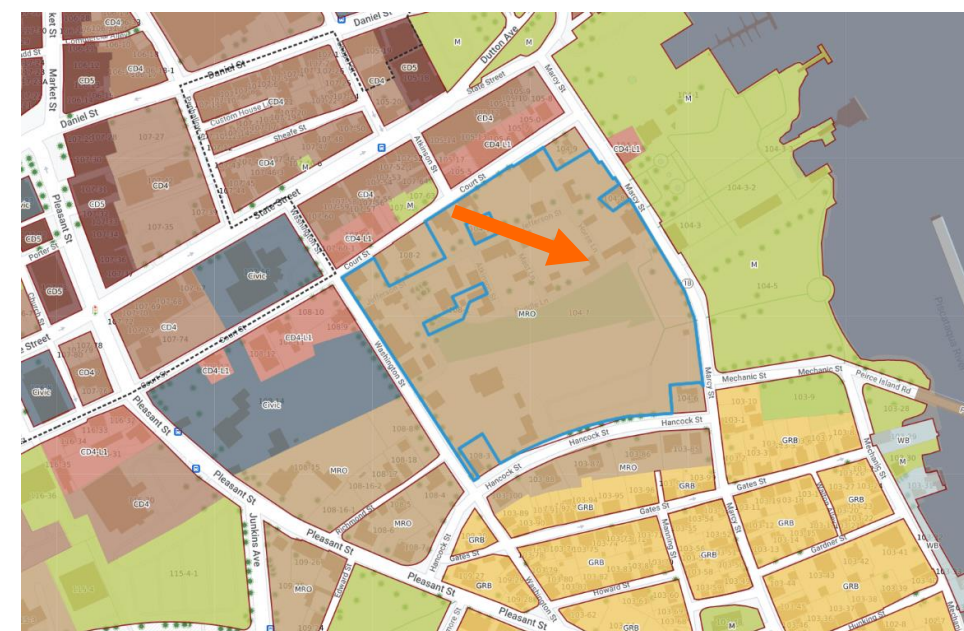
**Design Guideline Reference – Guidelines for Masonry and Stucco (07), & Windows and Doors (08)**

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

Architectural Plans: Front & East elevations



Proposed Alterations and Existing Conditions



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

## 65 WASHINGTON ST. (LU-22-255) – PUBLIC HEARING #7 (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
STAFF	Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)	<h3 style="margin: 0;">MODERATE PROJECT</h3> <p style="margin: 0;">– Extensive Renovations to the c.1695 Sherburne House –</p>					
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio						
	4	Building Height – Zoning (Feet)						
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories						
7	Building Coverage (% Building on the Lot)							
HISTORIC DISTRICT COMMISSION MEMBERS	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
	CONTEXT	8	<b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	12	<b>Roofs</b>			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		16	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		18	<b>Walls</b>			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		19	Siding / Material			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		21	<b>Doors and Windows</b>			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		25	Awnings			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		27	<b>Porches and Balconies</b>			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		30	<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		32	<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		33	<b>Decks</b>			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		34	<b>Garages/ Barns / Sheds</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	<b>Fence / Walls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
			36	<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
			37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
			38	<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
			39	<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
			40	<b>Accessory Buildings</b> (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 65 WASHINGTON ST.. Case No.7 Date: 1-11-23

Decision:  Approved  Approved with Stipulations  Denied  Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

- |  |   |  |
|--|---|--|
| 1. Preserve the integrity of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No          | 4. Maintain the special character of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| 2. Assessment of the Historical Significance: <input type="checkbox"/> Yes <input type="checkbox"/> No       | 5. Complement and enhance the architectural and historic character: <input type="checkbox"/> Yes <input type="checkbox"/> No                                |  |
| 3. Conservation and enhancement of property values: <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: <input type="checkbox"/> Yes <input type="checkbox"/> No |  |

**I. Review Criteria / Findings of Fact:**

- |   |   |  |
|---|---|--|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| 2. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No                      | 4. Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No |  |

# Historic District Commission

**Project Address:** 37 PROSPECT ST. (LUHD-563)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** WORK SESSION #A

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: GRA
- Land Use: Single Family
- Land Area: 5,230 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: Colonial
- Number of Stories: 2
- Historical Significance: Contributing
- Public View of Proposed Work: View from Prospect Street
- Unique Features: NA
- Neighborhood Association: Christian Shore

**B. Proposed Work:** To construct a 1<sup>st</sup> and 2<sup>nd</sup> floor addition.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

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

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

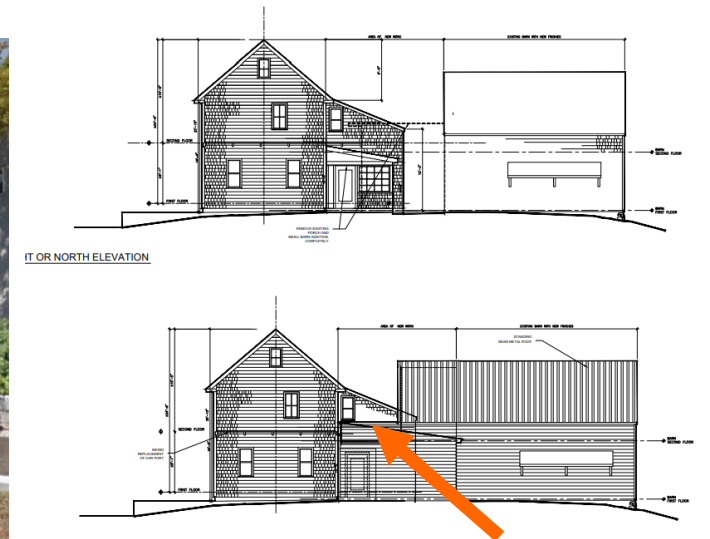
- The new building is located along Prospect Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

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

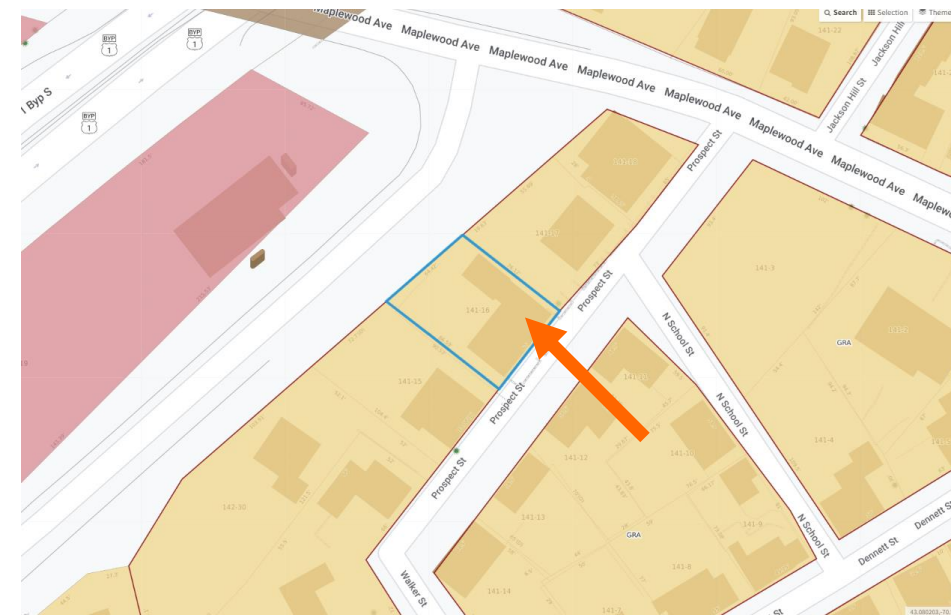
- The applicant is proposing to:
  - Add a 2 story rear addition with a roof deck.

• **Design Guideline Reference – Guidelines for Exterior Woodwork (05), Porches, stoops and Decks (06) & Windows and Doors (08)**

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



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

## 37 PROSPECT STREET (LUHD-563) – WORK SESSION #A (MODERATE PROJECT)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
		No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)		
<b>STAFF</b>	<b>GENERAL BUILDING INFORMATION</b>		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
	1	Gross Floor Area (SF)	<h1 style="margin: 0;">MODERATE PROJECT</h1> <h2 style="margin: 0;">- ADD 1<sup>ST</sup> AND 2<sup>ND</sup> FLOOR ADDITIONS -</h2>						
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width (ROW) Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
<b>HISTORIC DISTRICT COMMISSION MEMBERS</b>	<b>CONTEXT</b>	<b>PROJECT REVIEW ELEMENT</b>		<b>APPLICANT'S COMMENTS</b>	<b>HDC SUGGESTIONS</b>	<b>APPROPRIATENESS</b>			
		8	<b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	<b>BUILDING DESIGN &amp; MATERIALS</b>	12	<b>Roofs</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13	Style and Slope				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14	Roof Projections (i.e. chimneys, vents, dormers...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15	Roof Materials				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16	<b>Cornice Line</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17	Eaves, Gutters and Downspouts				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18	<b>Walls</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19	Number and Material				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20	Projections (i.e. bays, balconies...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21	<b>Doors and windows</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22	Window Openings and Proportions				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23	Window Casing/ Trim				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24	Window Shutters / Hardware				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25	Storm Windows / Screens				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26	Doors				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27	<b>Porches and Balconies</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28	Projections (i.e. porch, portico, canopy...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29	Landings/ Steps / Stoop / Railings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30	<b>Lighting</b> (i.e. wall, post...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31	<b>Signs</b> (i.e. projecting, wall...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32	<b>Mechanicals</b> (i.e. HVAC, generators)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		33	<b>Decks</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		34	<b>Garages / Barns / Sheds</b> (i.e. doors, placement...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		35	<b>Fence / Walls / Screenwalls</b> (i.e. materials, type...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		<b>SITE DESIGN</b>	36	<b>Grading</b> (i.e. ground floor height, street edge...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38	<b>Driveways</b> (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39	<b>Parking</b> (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			40	<b>Accessory Buildings</b> (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 37 PROSPECT ST. Case No.: A Date: 1-11-23

Decision:  Approved  Approved with Stipulations  Denied  Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

- |   |  |  |  |
|---|--|--|--|
| 1. Preserve the integrity of the District:          | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance:       | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character:                                | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**I. Review Criteria / Findings of Fact:**

- |  |  |
|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Relation to historic and architectural value of existing structure:       | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Compatibility of innovative technologies with surrounding properties:     | <input type="checkbox"/> Yes <input type="checkbox"/> No |

## LU-19-79

Land Use Application

**Status:** Active

**Date Created:** May 1, 2019

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### Applicant

Michael Keane  
michael@mjkarchitects.com  
101 Kent Place  
Newmarket, NH 03857  
603 292 1400

### Primary Location

266 STATE ST  
Portsmouth, NH 03801

### Owner:

PNF TRUST OF 2013 & FLOROS PETER N TRUSTEE  
282 MIDDLE ST PORTSMOUTH, NH 03801

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### Applicant Information

Please indicate your relationship to this project

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### Alternative Project Address

Alternative Project Address

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### Project Type

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

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

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

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

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

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

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

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

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

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

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

266, 270, 277 STATE STREET AND 84 PLEASANT STREET  
 PORTSMOUTH, NEW HAMPSHIRE  
 HISTORIC DISTRICT COMMISSION



Michael J. Keane  
 Architects, PLLC

ARCHITECTURE  
 PLANNING  
 DESIGN

101 Kent Place  
 Newmarket, NH  
 03857

603-292-1400  
 mjkaarchitects.com

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 JAN 6, 2021

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PROJECT

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

PNF TRUST OF 2013  
 282 MIDDLE STREET  
 PORTSMOUTH, NH  
 03801

TITLE

COVER

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DATE: 12/18/20

SCALE: AS NOTED

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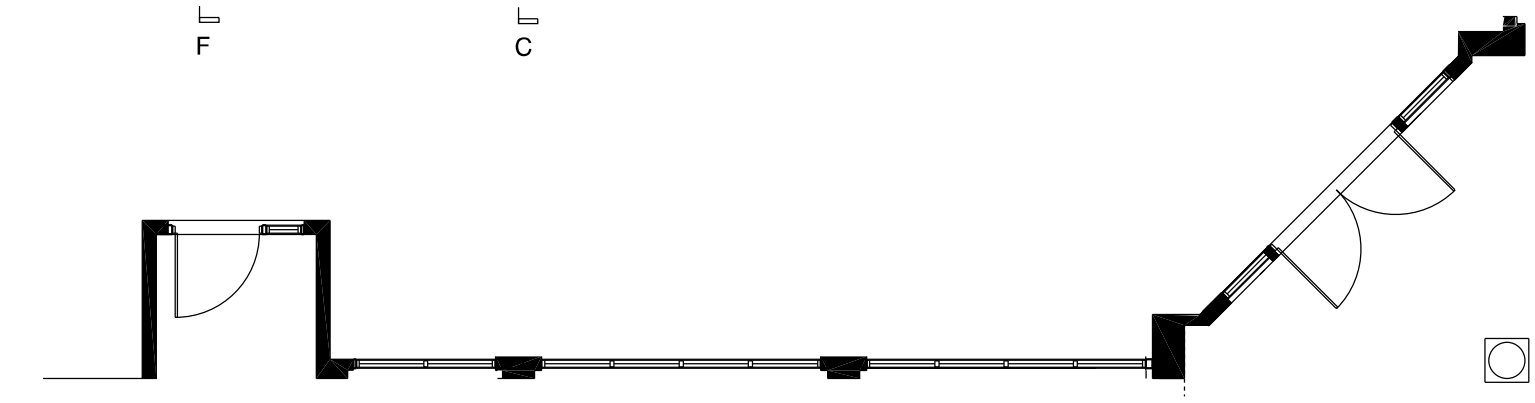
C01



DO NOT SCALE PRINTS



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



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

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TITLE  
PLEASANT STREET ELEVATION

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DATE: 12/18/2020

SCALE: AS NOTED

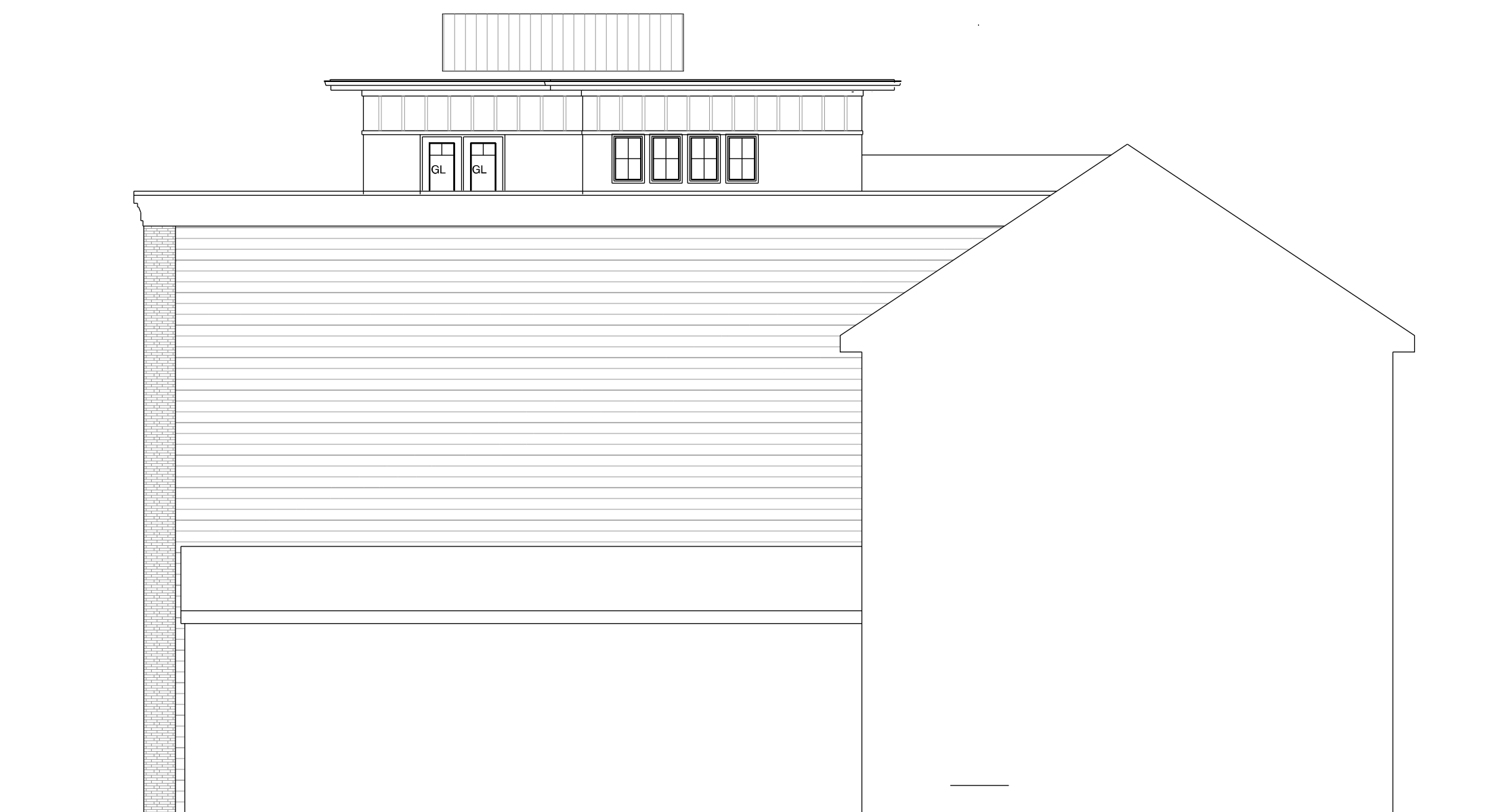
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**EL-1**

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



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

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03801

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CHURCH STREET ELEVATIONS

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TITLE

84 PLEASANT ST ELEV

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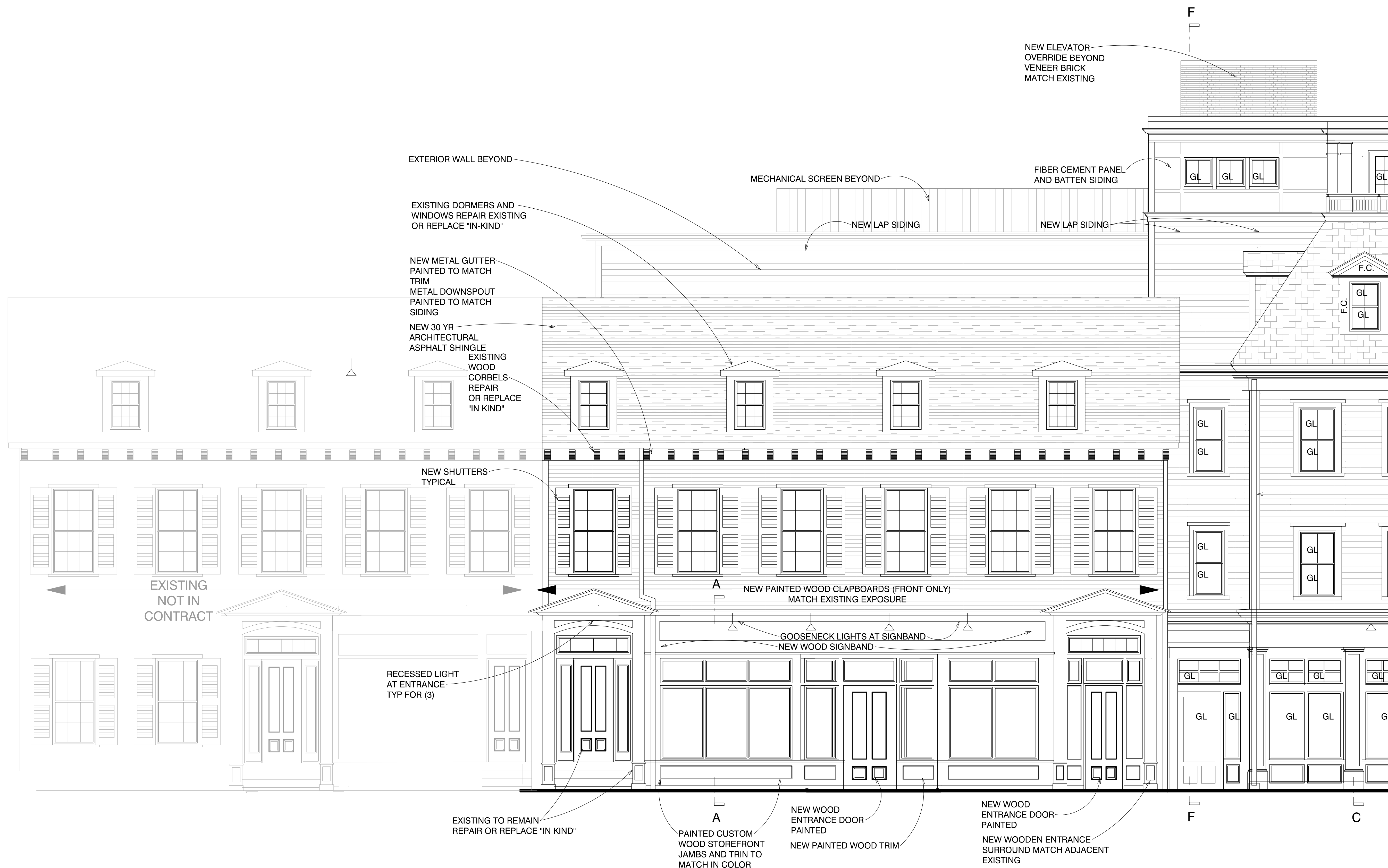
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DATE: 12/18/2020

SCALE: AS NOTED

DRAWING NO.

**EL-3**



**84 PLEASANT STREET ELEVATION**

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

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EXISTING BRICK WALL AND CORNICE TO REMAIN 12' FROM CORNER. All materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS  
1/2" REVEAL  
AND CONTROL  
JOINT

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FLOROS PLEASANT ST ELEV

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SCALE: AS NOTED

DRAWING NO.

EL-4



ENTRANCE ELEVATION NORTH  
SCALE: 1/4" = 1'-0"

266 STATE - PLEASANT STREET ELEVATION  
SCALE: 1/4" = 1'-0"

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STATE ST ELEV

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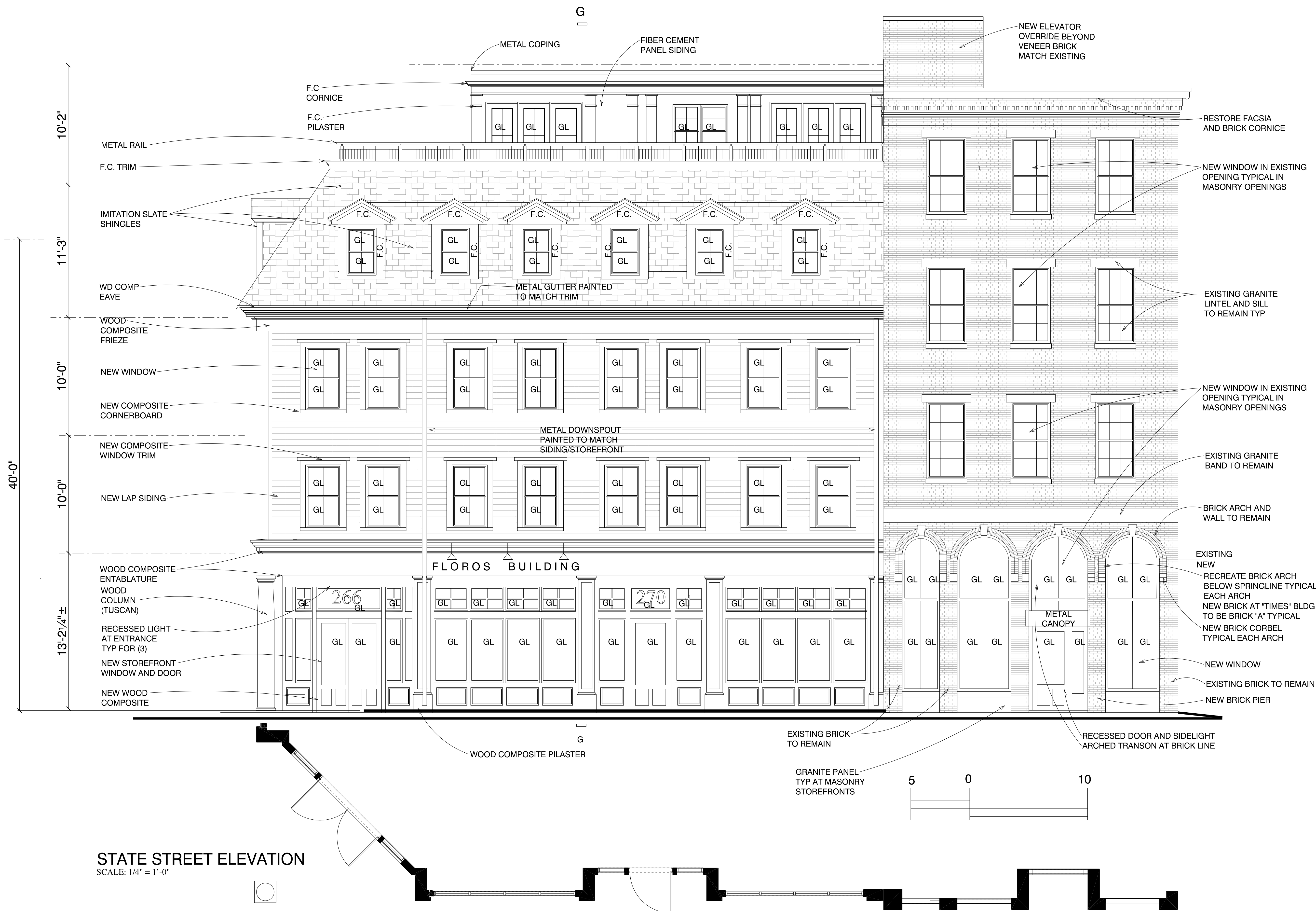
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DATE: 12/18/2020

SCALE: AS NOTED

DRAWING NO.

**EL-5**



**STATE STREET ELEVATION**  
SCALE: 1/4" = 1'-0"

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TITLE

CHURCH ST ELEV

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DATE: 12/18/2020

SCALE: AS NOTED

DRAWING NO.

**EL-6**



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

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84 PLEASANT ST NORTH ELEV

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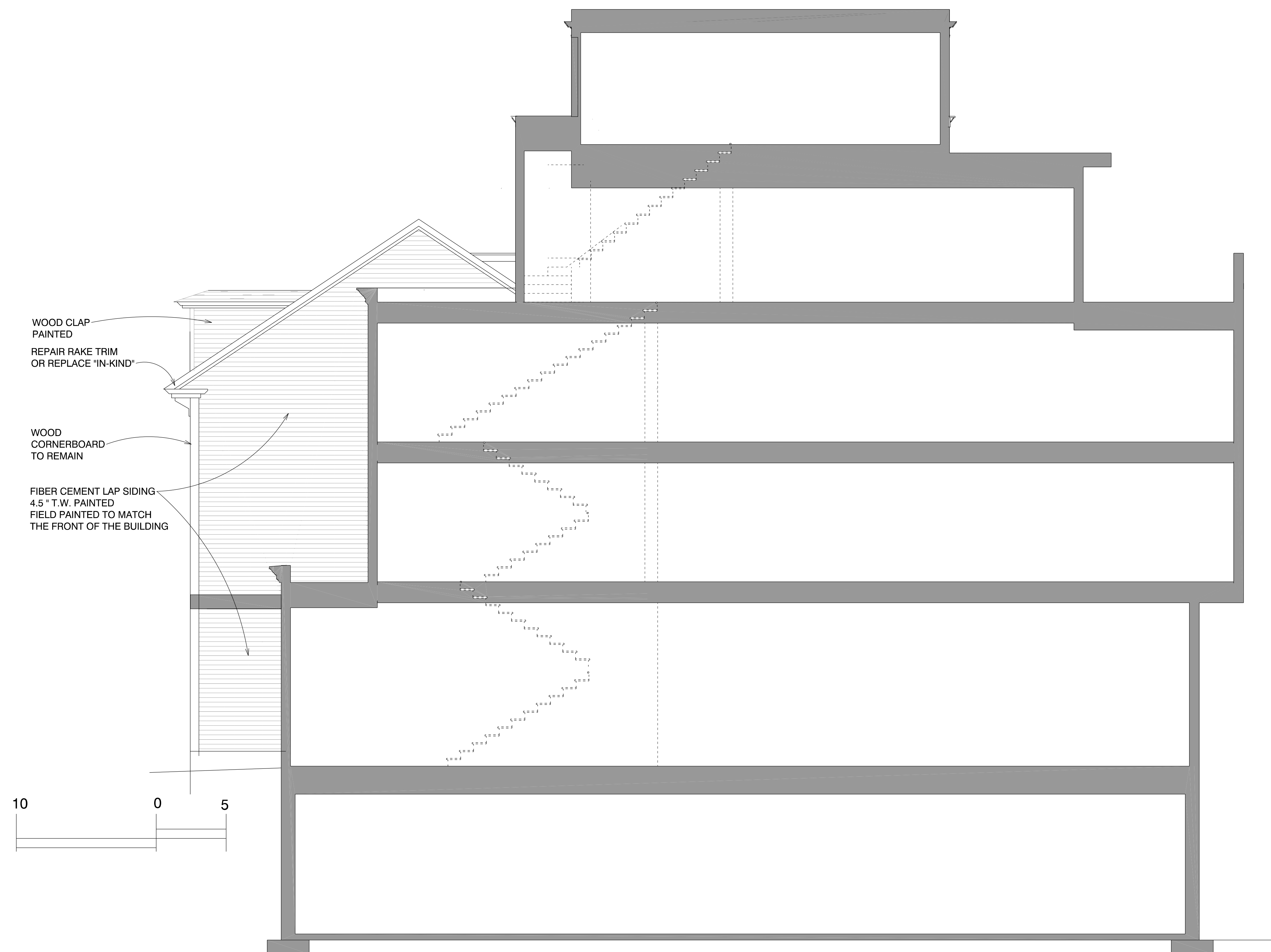
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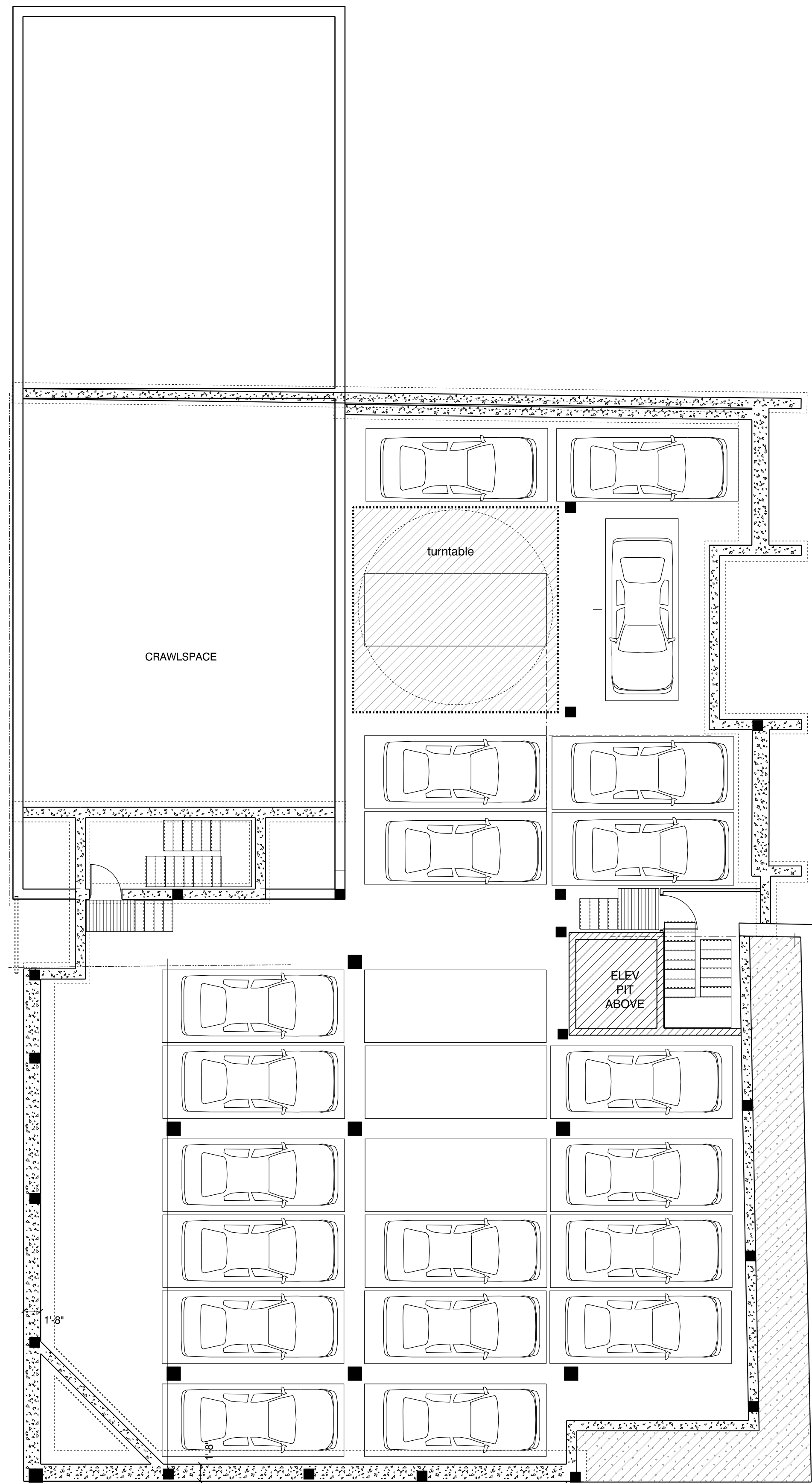
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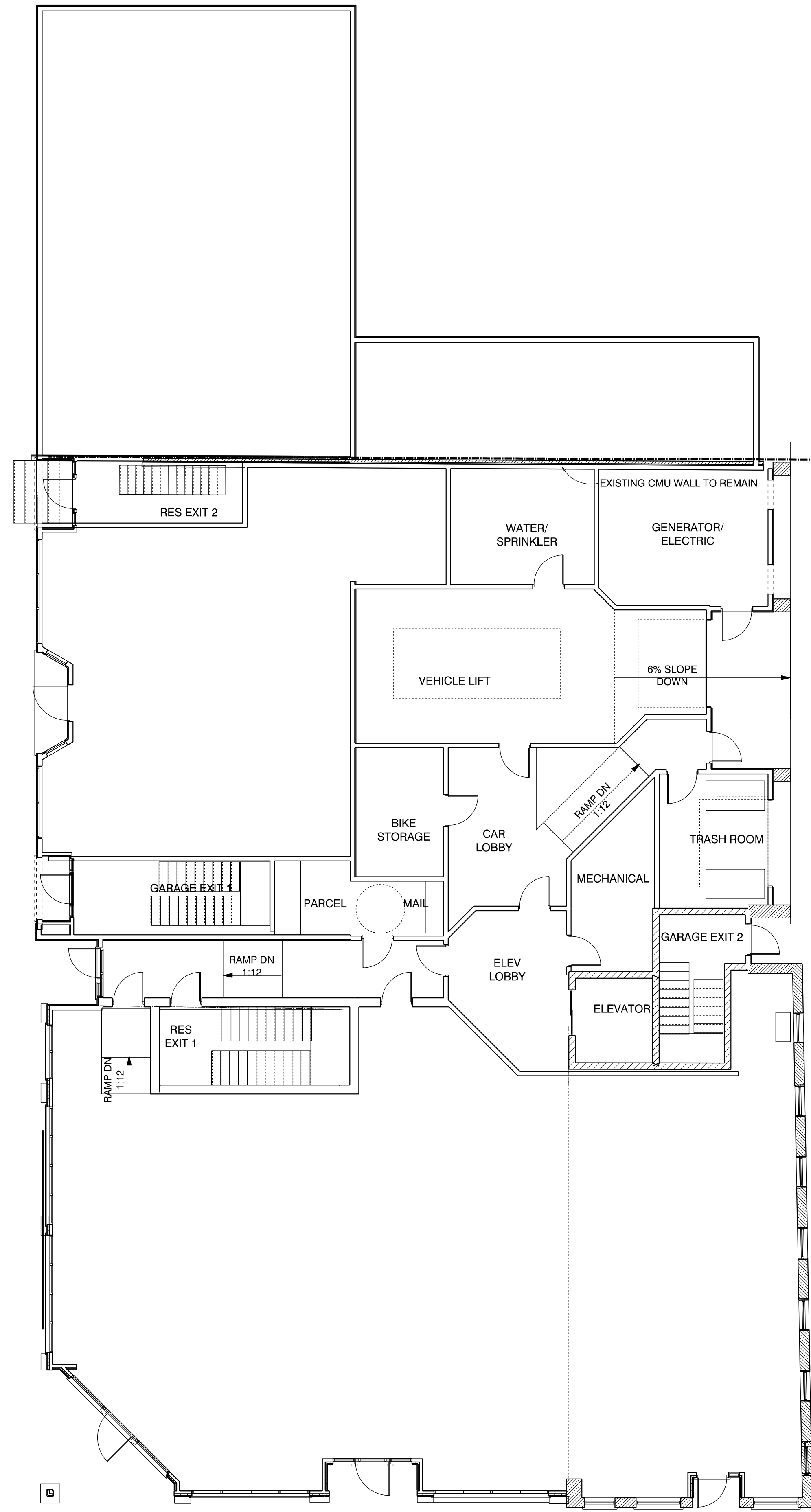
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**NORTH ELEV -84 PLEASANT ST**  
SCALE: 1/4" = 1'-0"



**PARKING LEVEL PLAN**  
SCALE: 1/8" = 1'-0"



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

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PORTSMOUTH, NH  
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FIRST FLOOR AND PARKING

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DRAWING NO.

**PL-1**

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PORTSMOUTH, NH  
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UPPER FLOOR PLANS

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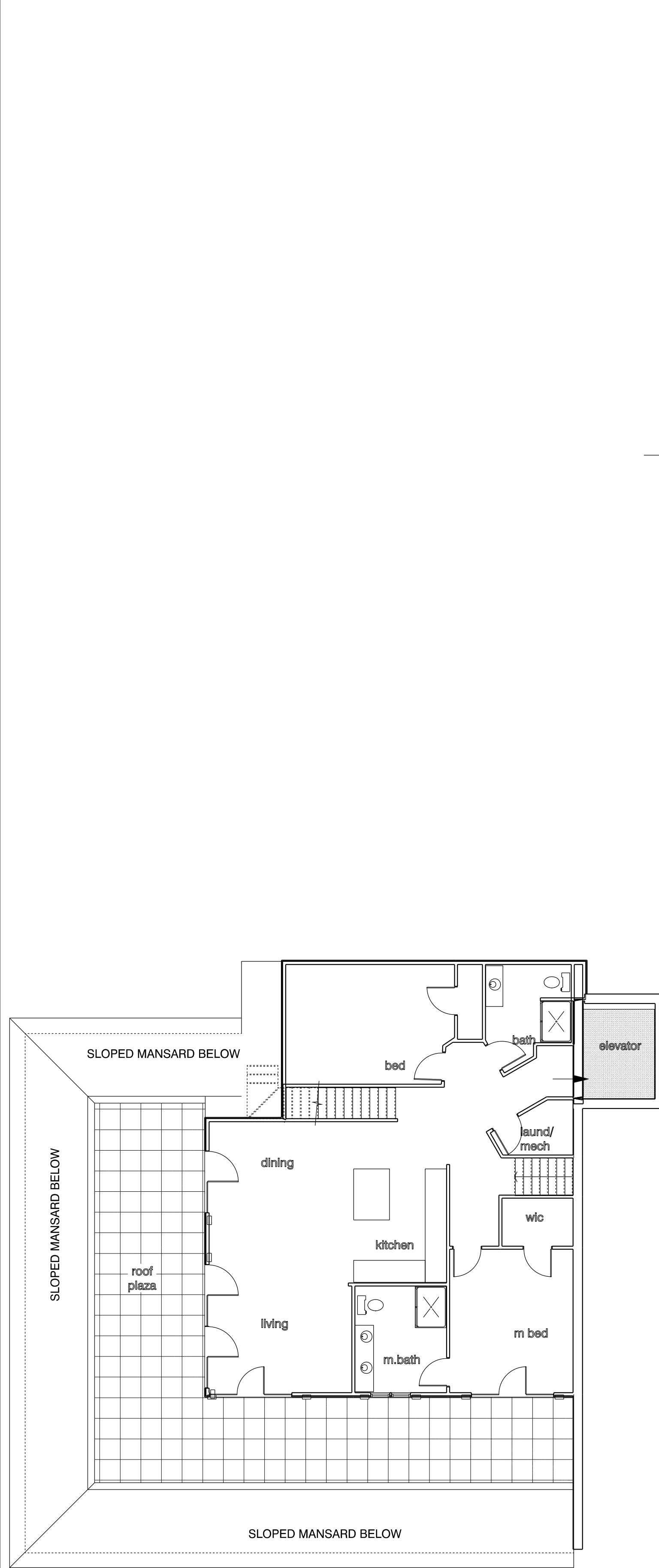
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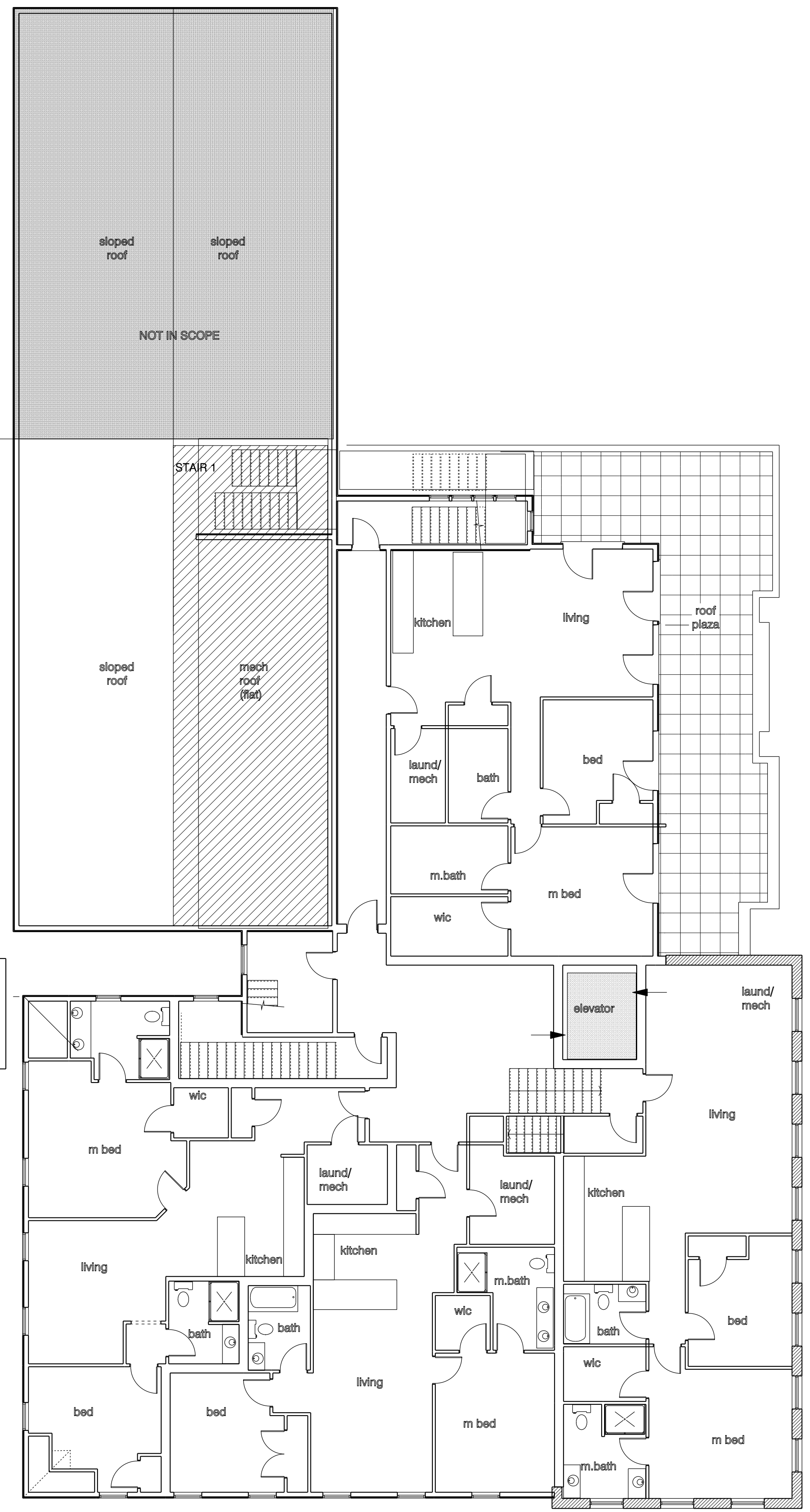
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**PL-2**

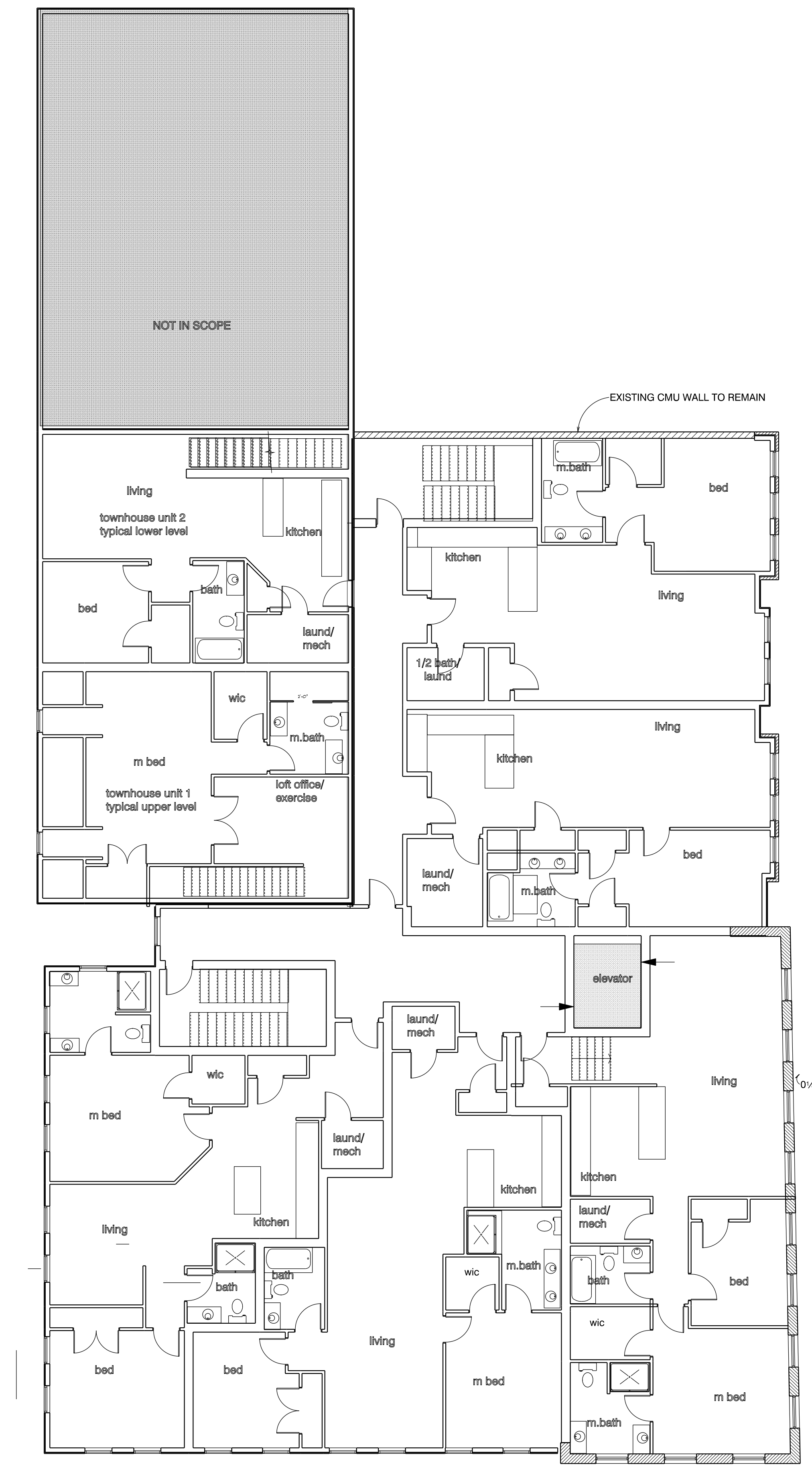


PROPOSED PENTHOUSE 1,400 S.F. +/-  
GROSS FLOOR AREA OF ADDITION FOURTH FLOOR  
(EXCLUDING "TIMES" BUILDING) 2,916 S.F. +/-  
2,2916 S.F./2 = 1458 S.F. +/- ALLOWED PENTHOUSE  
AREA ABOVE ADDITION  
1,400 +/- PROPOSED

PENTHOUSE PLAN

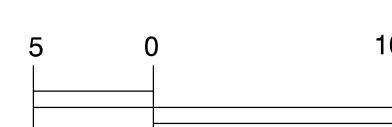


FLOOR 4 PLAN



UPPER FLOOR PLANS  
SCALE: 1/8" = 1'-0"

TYPICAL FLOOR 2-3 PLAN



DO NOT SCALE PRINTS



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



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



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

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282 MIDDLE STREET  
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RENDERED ELEVATIONS

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PLEASANT AND COURT STREET VIEW



PLEASANT AND STATE STREET VIEW



STATE STREET VIEW



STATE AND CHURCH STREET VIEW

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RENDERINGS 1

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**R2**

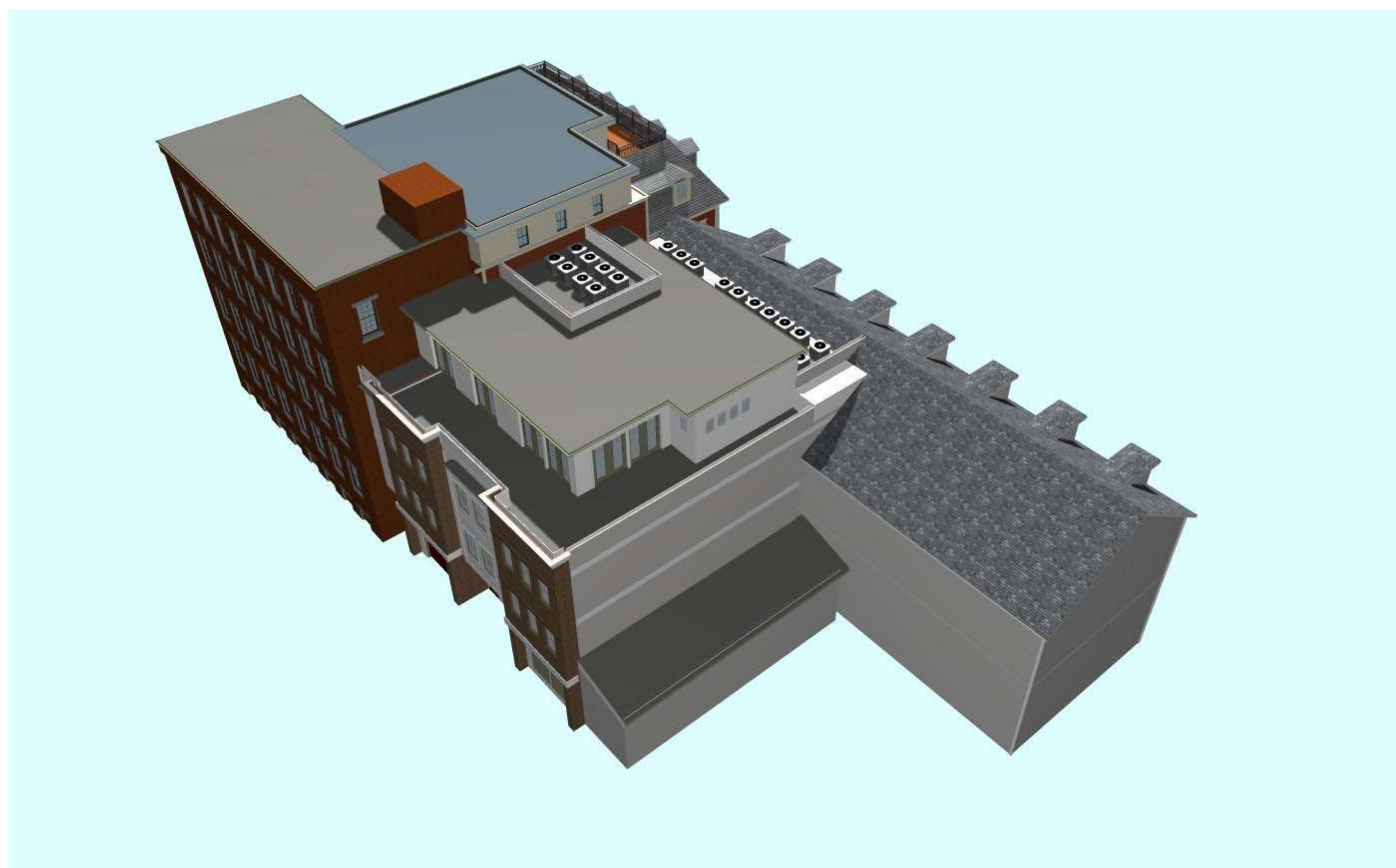
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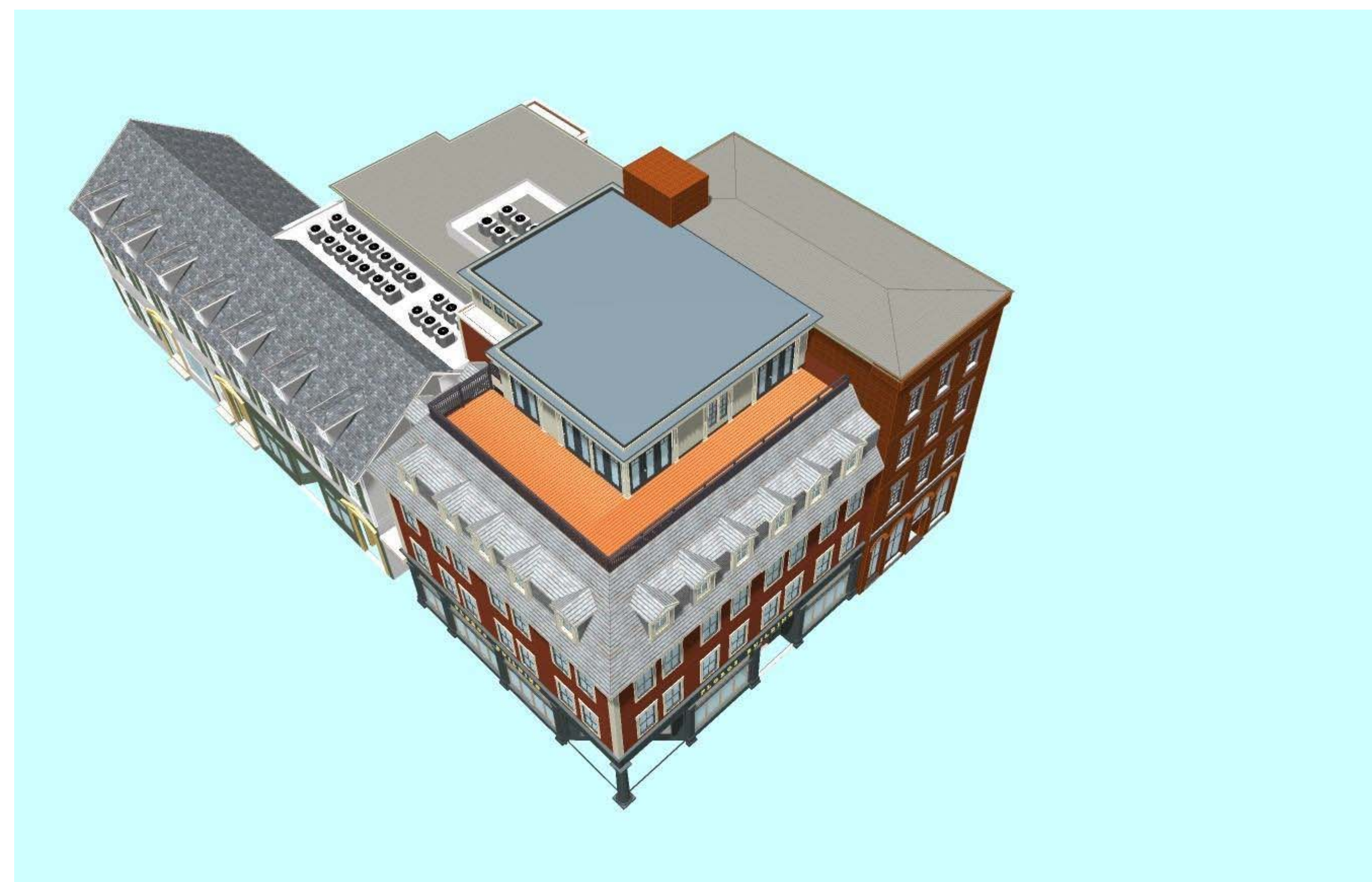
CHURCH AND COURT STREET VIEW



PLEASANT STREET BIRDSEYE VIEW



CHURCH STEET BIRDSEYE VIEW



STATE STREET BIRDSEYE VIEW

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RENDERINGS 2

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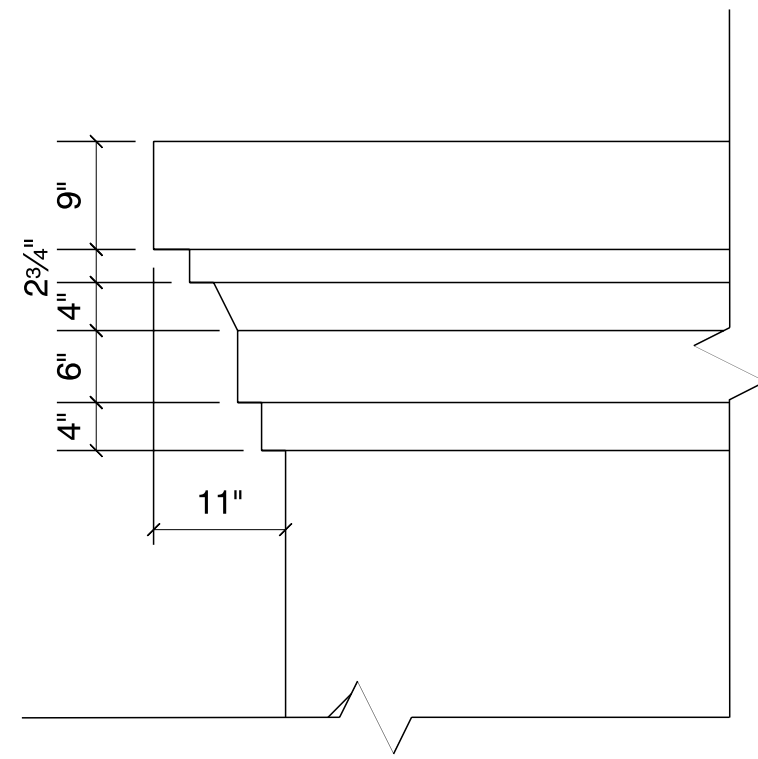
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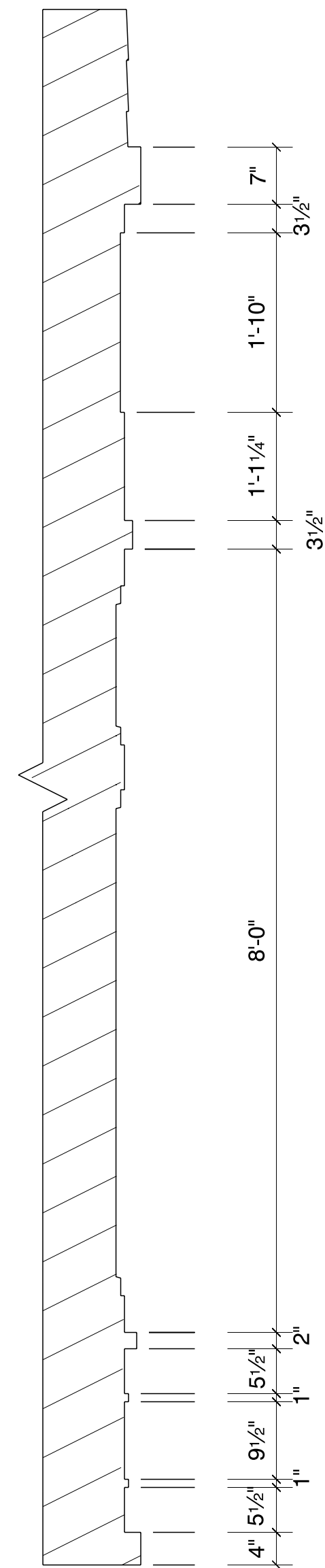
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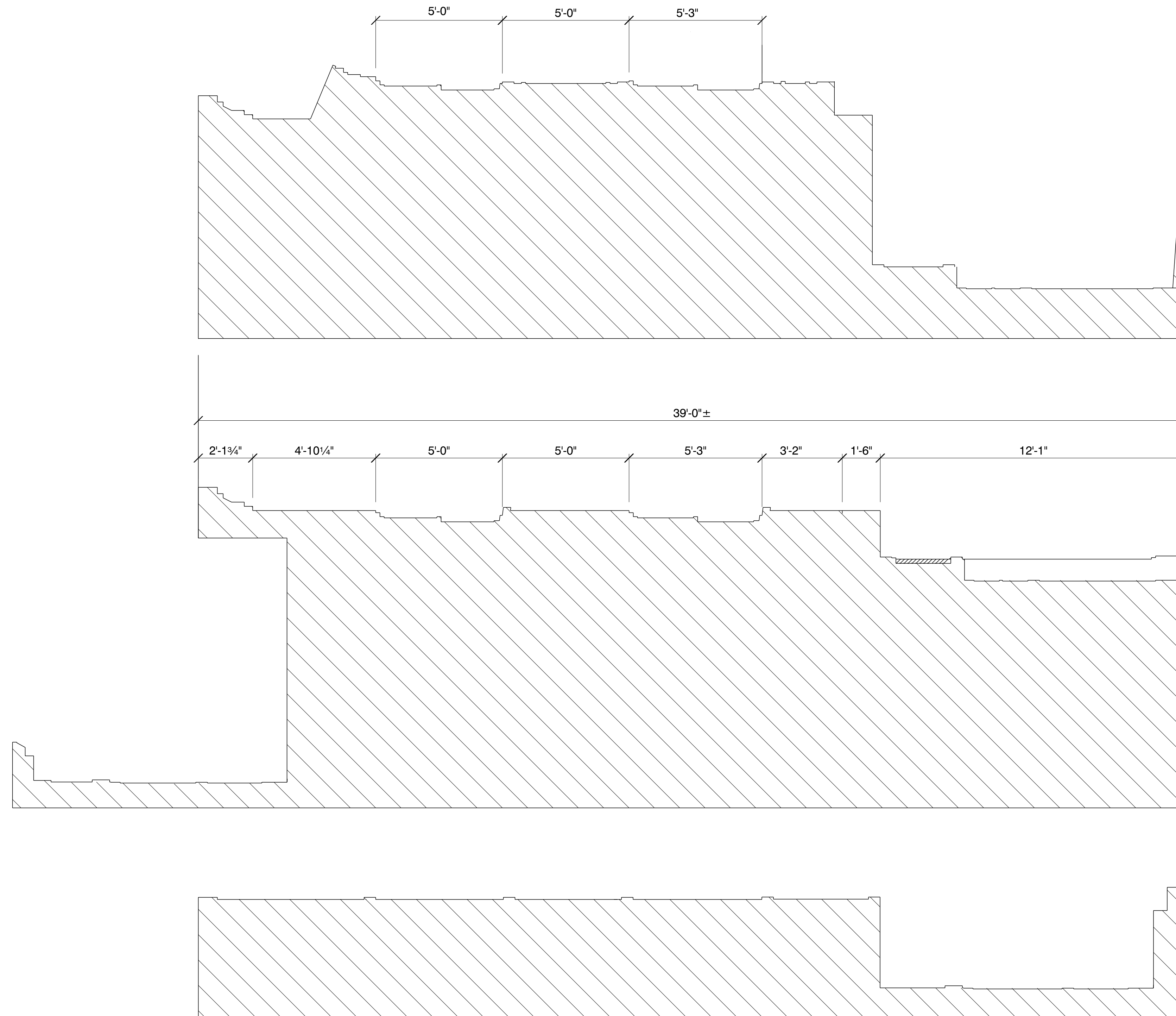
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**E-E CHURCH STREET ROOF EDGE PROFILE**  
SCALE: 3/4" = 1'-0"



**STOREFRONT PROFILE**  
SCALE: 3/4" = 1'-0"



**CHURCH STREET PROFILES**  
SCALE: 3/8" = 1'-0"

C-C

B-B

A-A

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PLEASANT AND CHURCH ST PROFILES

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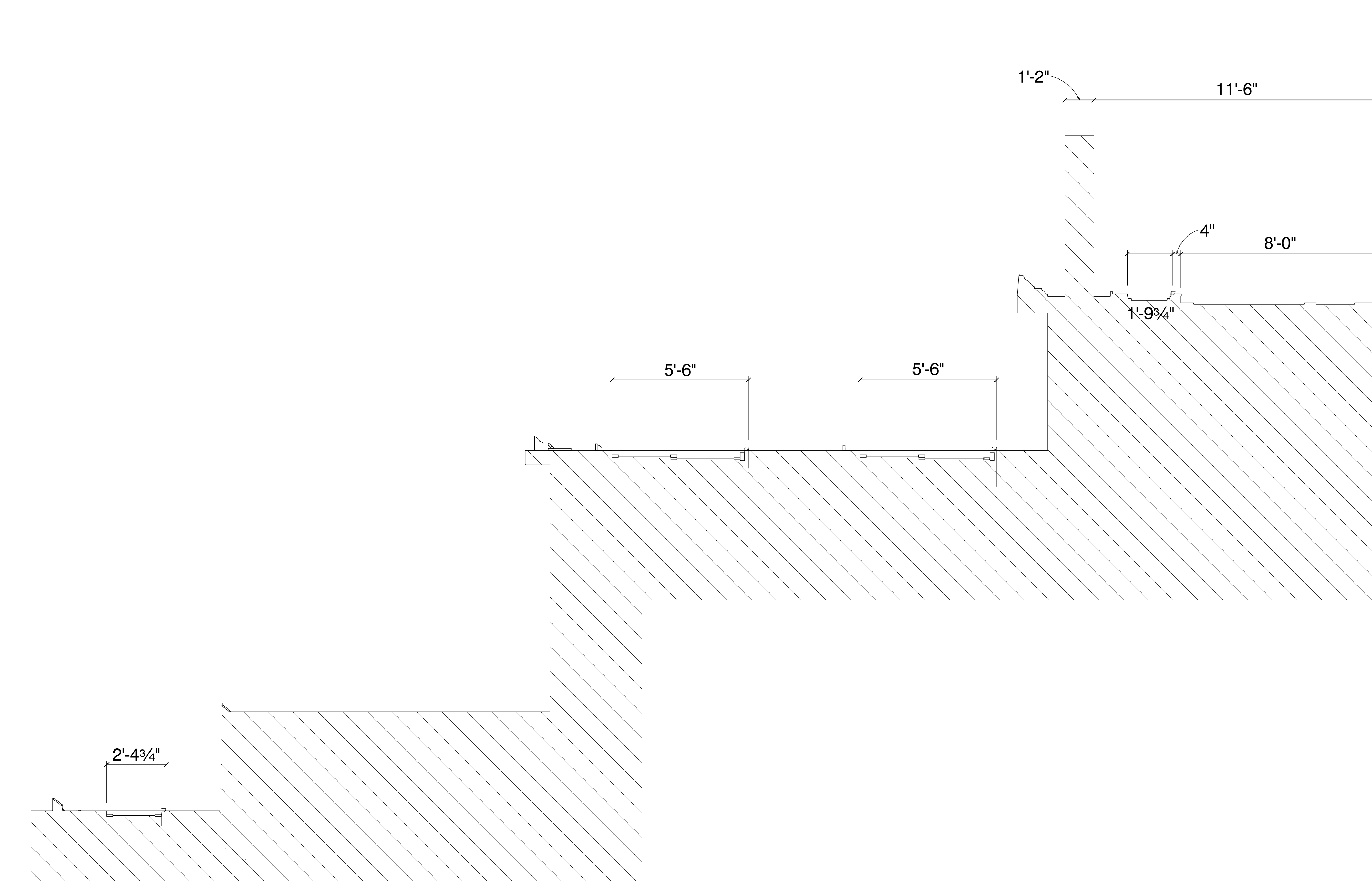
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**PR1**



**F-F LINK ENTRANCE PROFILE**  
 SCALE: 3/8" = 1'-0"

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PROFILES 2

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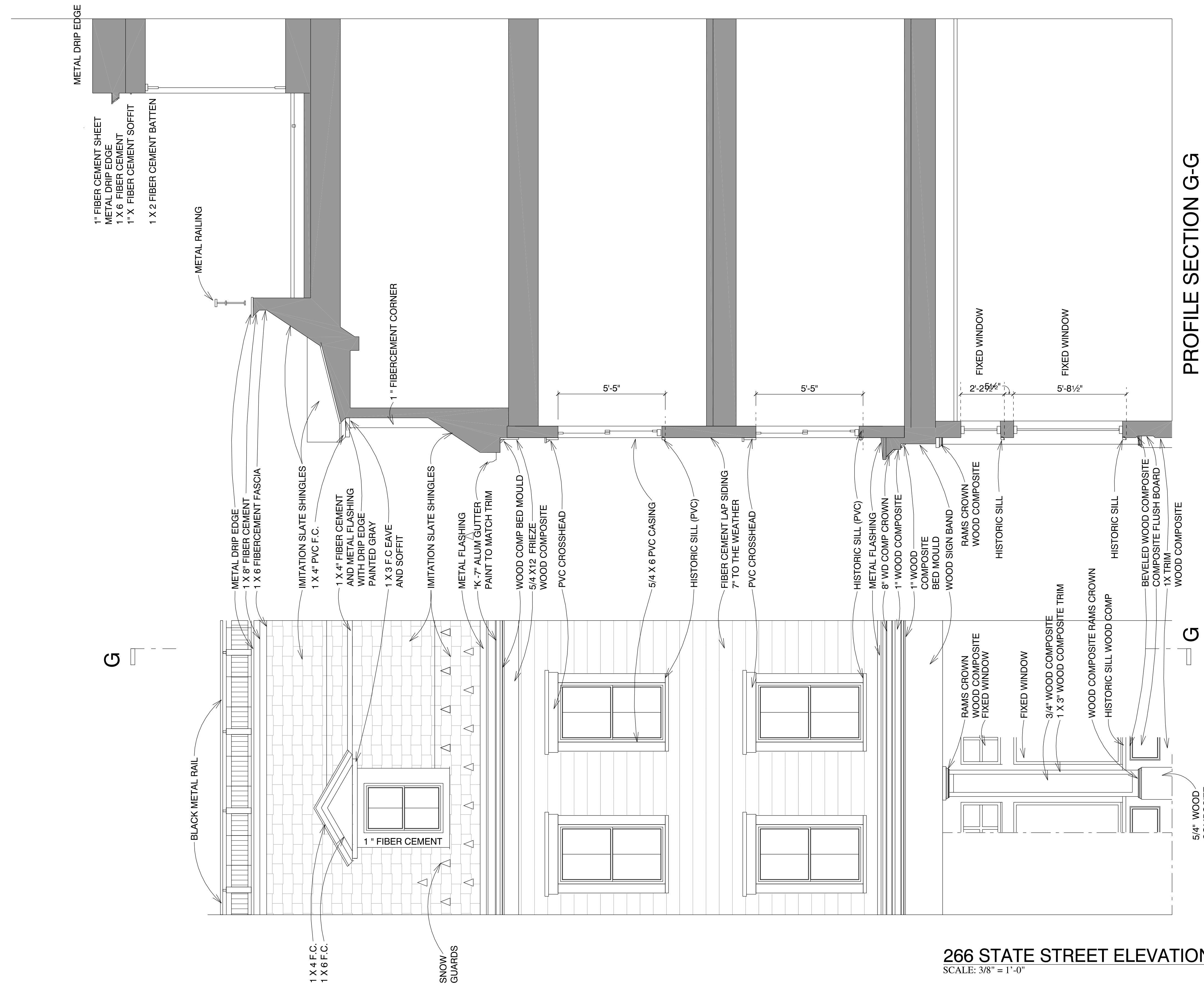
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**PR2**

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**266 STATE STREET ELEVATION AND PROFILE**  
 SCALE: 3/8" = 1'-0"

**PROFILE SECTION G-G**

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TITLE  
 PROFILES 3

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 DATE: 12/18/2020  
 SCALE: AS NOTED  
 DRAWING NO.

**PR3**

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### NEW ENTRANCE DOORS

266, 270 AND 277 STATE STREET ONLY  
JELDWEN DESIGN PRO OR EQUAL  
FIBERGLASS MAHOGANY FINISH

### IMITATION SLATE ROOF

266 AND 270 STATE STREET LOTS ONLY  
ECOSTAR EMPIRE SERIES  
RANDOM WIDTH BLEND  
ANCIENT QUARRY COLOR BLEND



### EXTERIOR SHUTTER

FRONT ELEVATION OF 84 PLEASANT ONLY  
COMPOSITE WOOD  
EVEN LOUVER  
BY CUSTOM SHUTTER COMPANY  
OR EQUAL  
TRUE PENTIL HARDWARE WITH HOLDBACKS  
CUSTOM SIZES TO OPENING  
HALF LOUVER STYLE  
PRE-PAINTED



### GOOSE NECK SIGN LIGHTING

BARNLIGHT COMPANY FIRE CHIEF SHADE OR EQUAL



### ASPHALT ROOF SHINGLES

FRONT OF 84 PLEASANT STREET ONLY  
IKO ARCHITECTURAL REINFORCED  
FIBERGLASS SHINGLE OR EQUAL  
CAMBRIDGE - HARVARD SLATE



### LAP SIDING - FIBER CEMENT

266 AND 270 STATE STREET - 7" EXPOSURE  
NORTH WALL 84 PLEASANT ST - 4.5" EXPOSURE  
SMOOTH FINISH  
HARDIPLANK OR EQUAL



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PORTSMOUTH, NH  
03801

TITLE

MATERIALS

DRAWN BY:

CHECKED BY:

DATE: 12/18/20

SCALE: AS NOTED

DRAWING NO.

SU1

DO NOT SCALE PRINTS



### RESTORATION BRICK BLEND

"TIMES" BUILDING  
STILES AND HEART BRICK COMPANY



### GRANITE BAND AND BASE

MILFORD GREY  
THERMAL FINISH  
BEVELED TOP EDGE

### NEW BRICK

CHURCH STREET ADDITION  
MORIN BRICK  
BRUSHED VELOUR NARROW FLASH  
OR EQUAL



### NEW STOREFRONT WINDOWS

266, 270 STATE AND "TIMES" BUILDING  
PELLA RESERVE FIXED DIRECT SET  
EDURACLAD ALUM EXTERIOR  
WOOD INTERIOR

### NEW WINDOWS

CHURCH STREET ADDITION  
PELLAIMPERVIA DOUDLE HUNG  
FIBERGLASS

### NEW WINDOWS

266, 270 STATE AND "TIMES" BUILDING  
PELLA RESERVE DOUDLE HUNG  
EDURACLAD ALUM EXTERIOR  
WOOD INTERIOR

1 1/4" PUTTY GLAZE  
SDL MUNTIN

7/8" PUTTY GLAZE  
SDL MUNTIN

### CROSSHEAD WINDOW TRIM

266 AND 270 STATE STREET ONLY  
AZEK PVC WITH 5 1/2" SIDE CASING  
AND HISTORIC NOSING

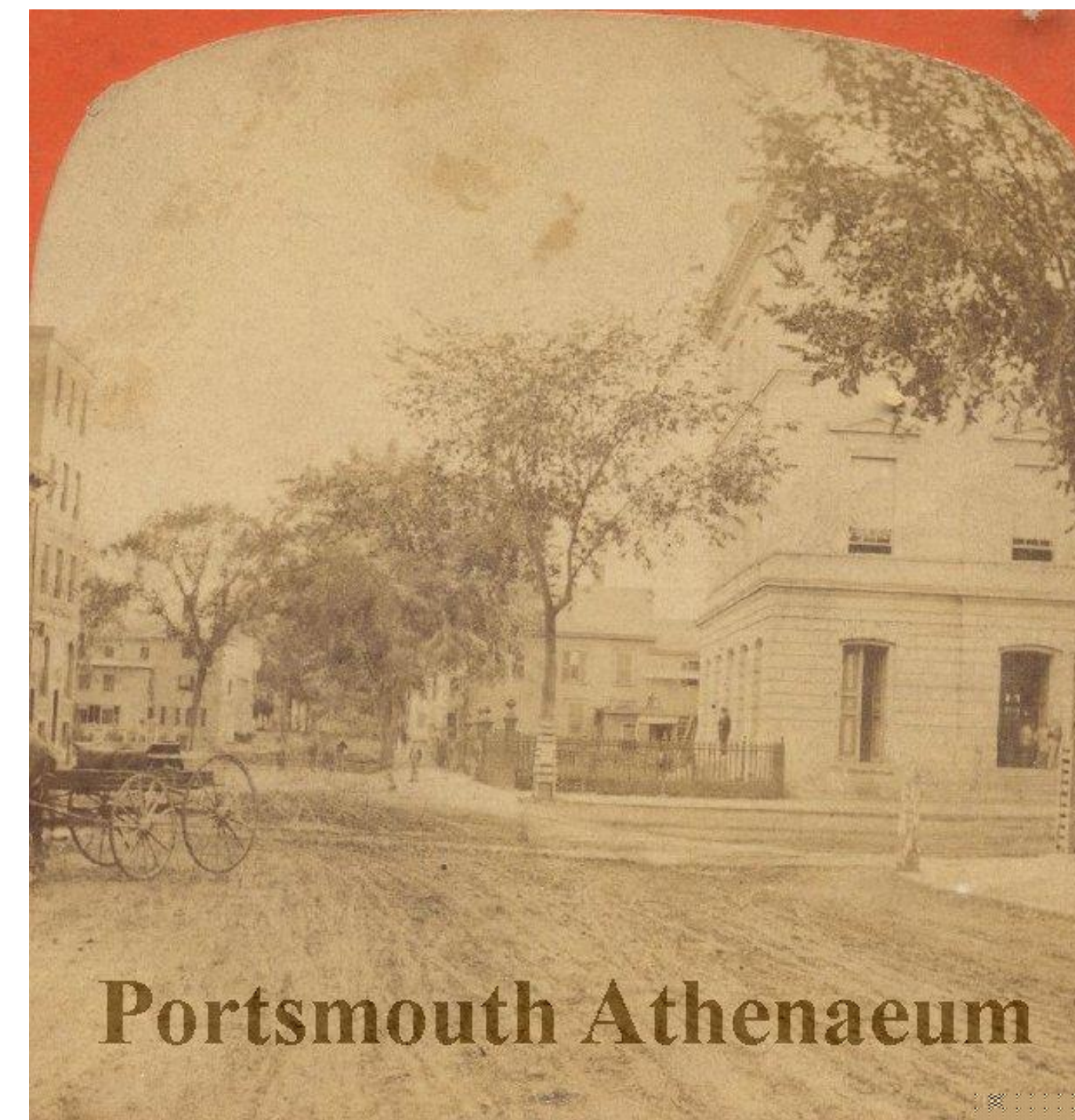
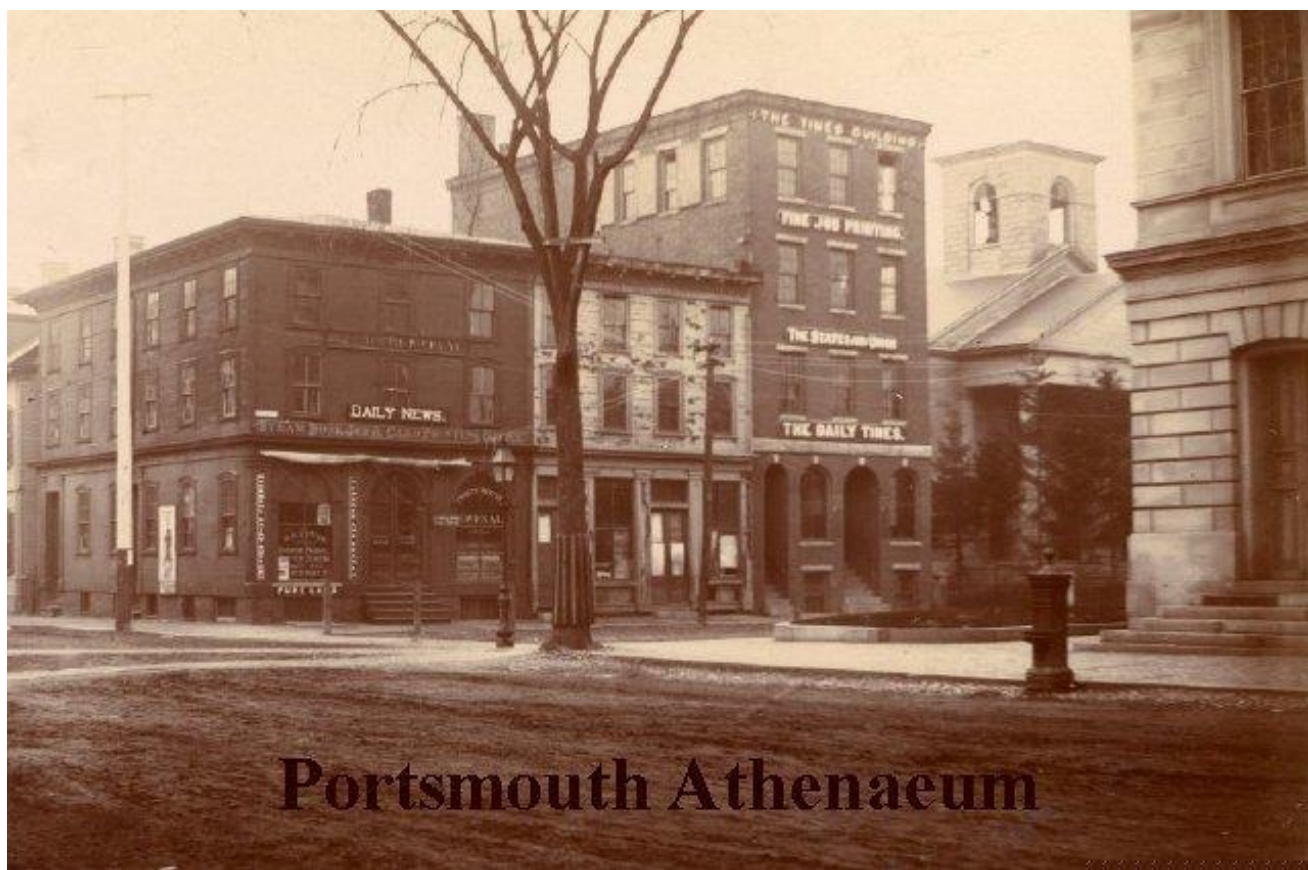
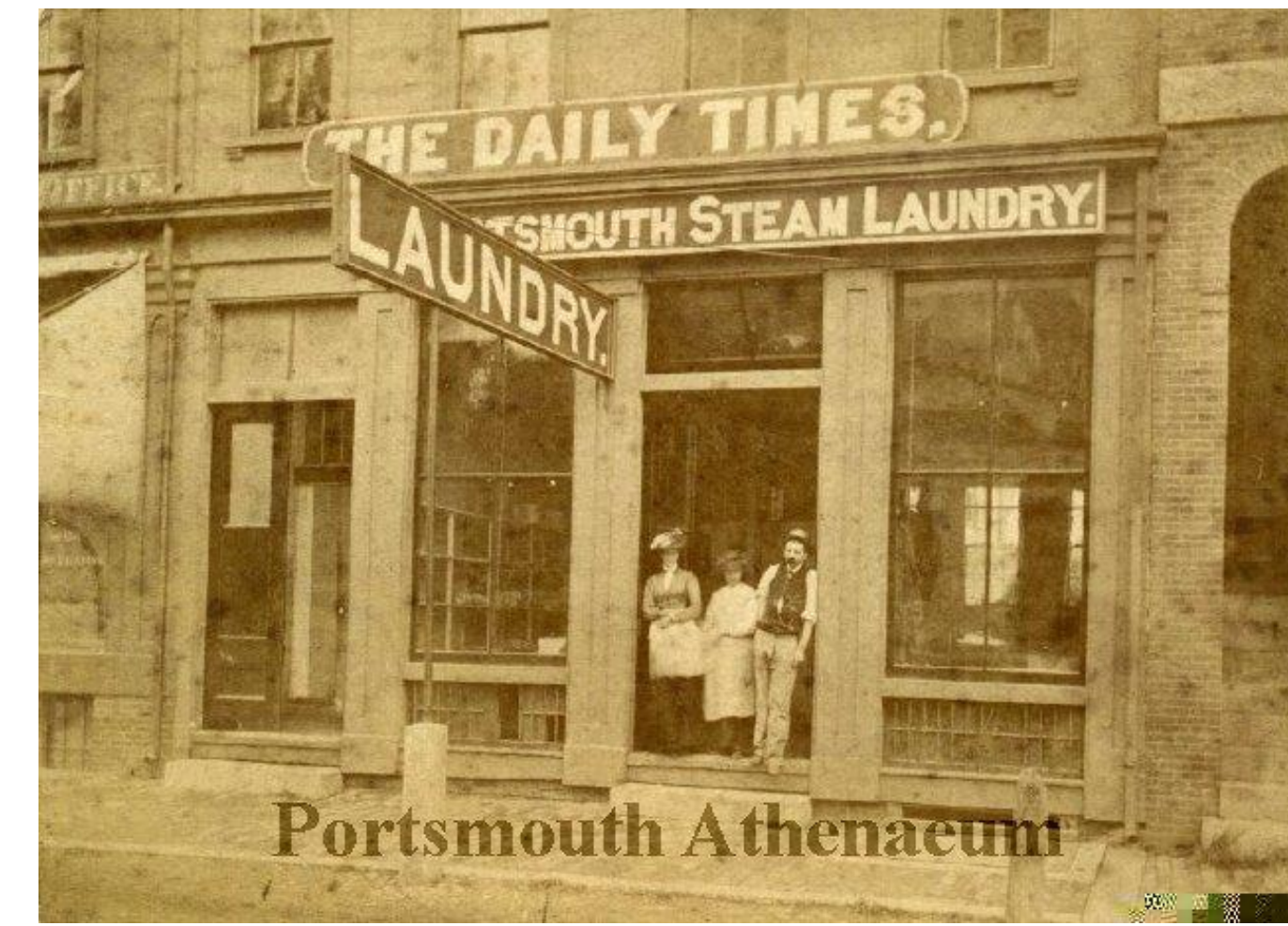
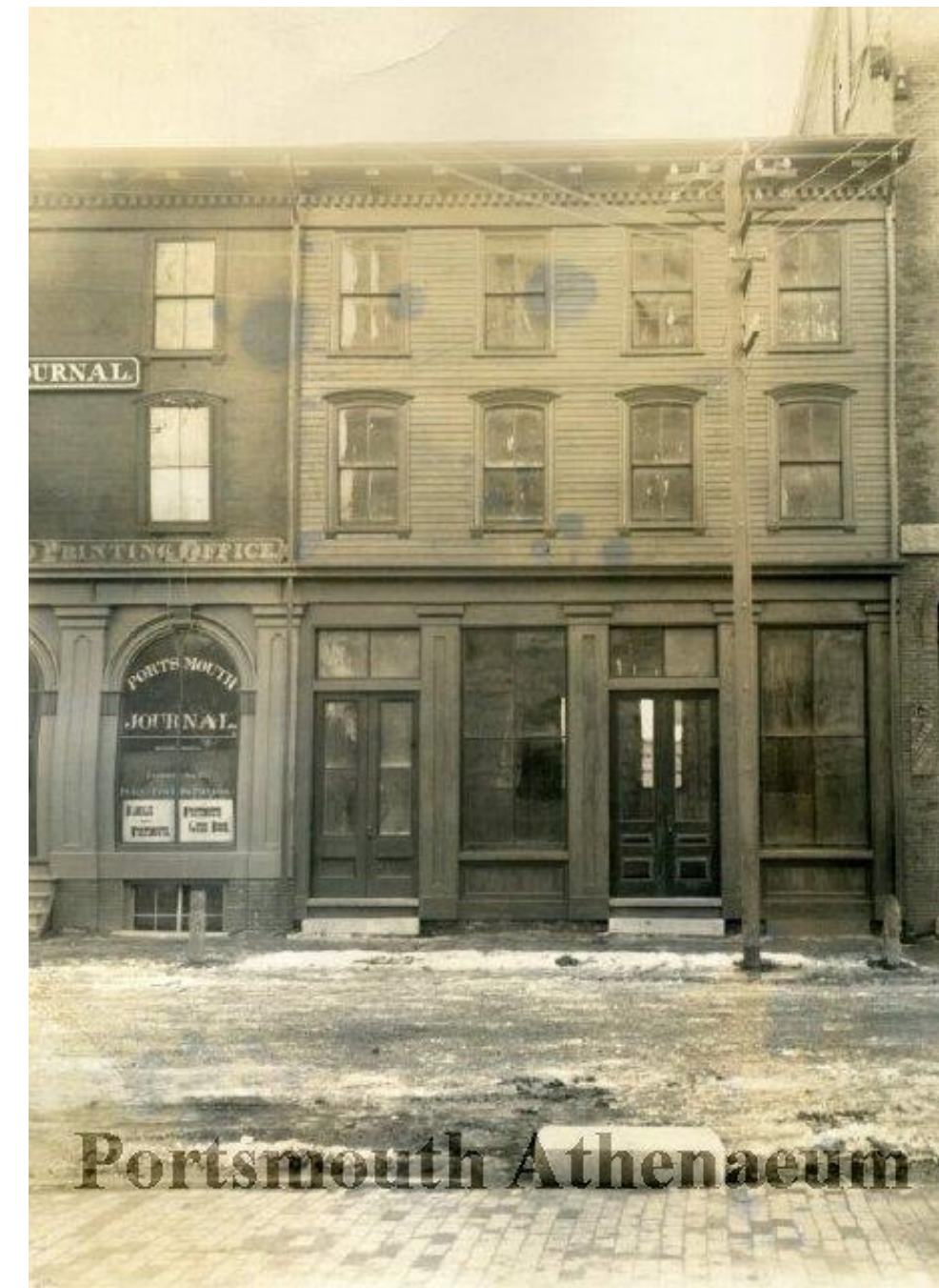
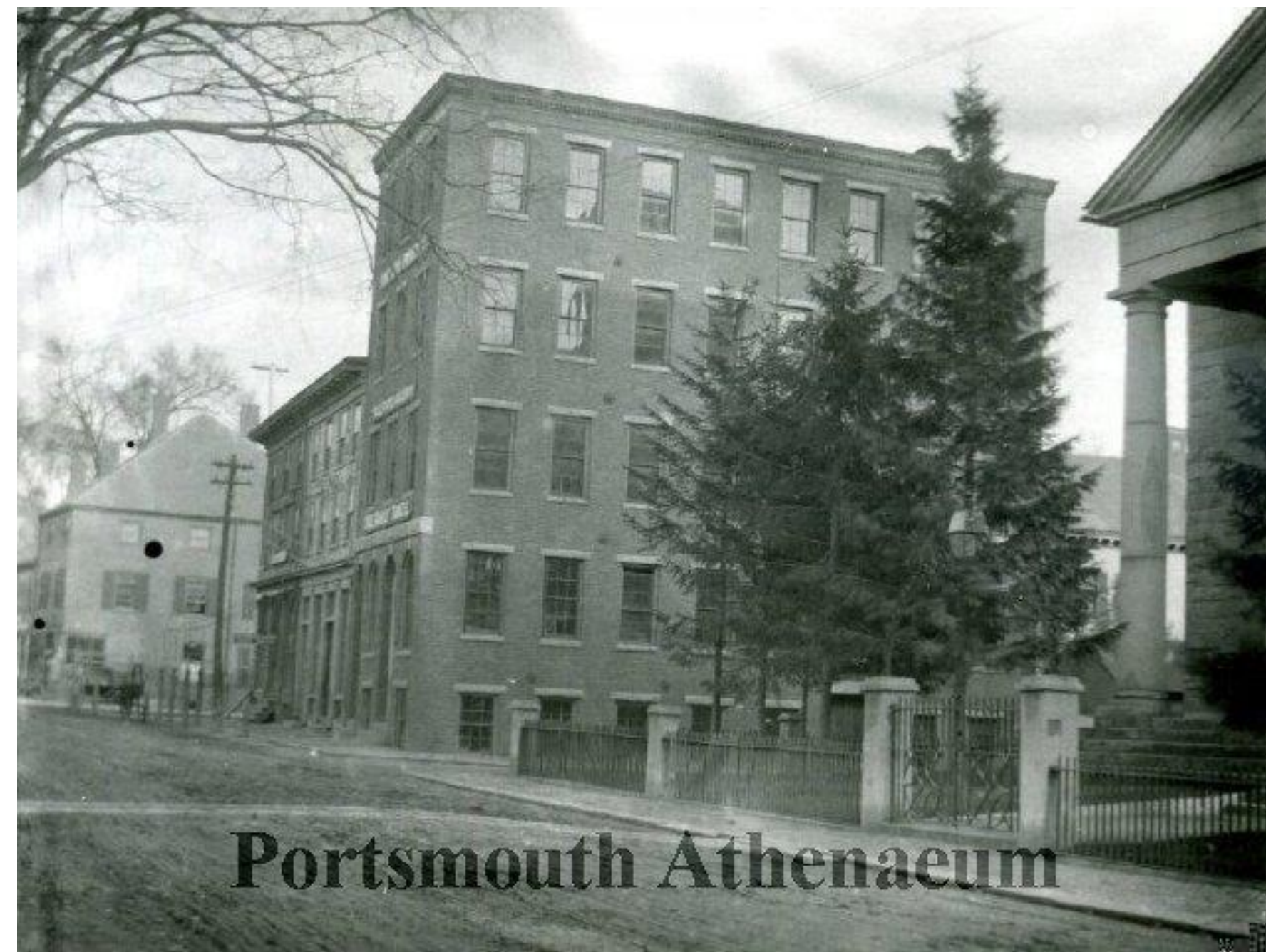
### EXTERIOR CASING

TIMES BUILDING ONLY  
PELLA ENDURACLAD  
BRICK MOULD

### INSECT SCREEN

INTEGRATED ROLLSCREEN

PORTSMOUTH ATHENAEUM



**mjk**

Michael J. Keane  
Architects, PLLC

ARCHITECTURE  
PLANNING  
DESIGN

101 Kent Place  
Newmarket, NH  
03857

603-292-1400  
mjkarchitects.com

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CONSULTANTS

REVISIONS


APPROVALS

HDC  
WORK SESSION  
JAN 6, 2021

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PROJECT

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

PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH, NH  
03801

TITLE

HISTORIC PHOTOS

DRAWN BY:

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DATE: 12/18/20

SCALE: AS NOTED

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**SU2**



**mjk**

Michael J. Keane  
Architects, PLLC

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DESIGN

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282 MIDDLE STREET  
PORTSMOUTH, NH  
03801

TITLE

PHOTOS

DRAWN BY:

CHECKED BY:

DATE: 12/18/20

SCALE: AS NOTED

DRAWING NO.

**SU3**

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PLANNING  
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PORTSMOUTH, NH

PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH, NH  
03801

TITLE

TIMES BUILDING -EXISTING

DRAWN BY:

CHECKED BY:

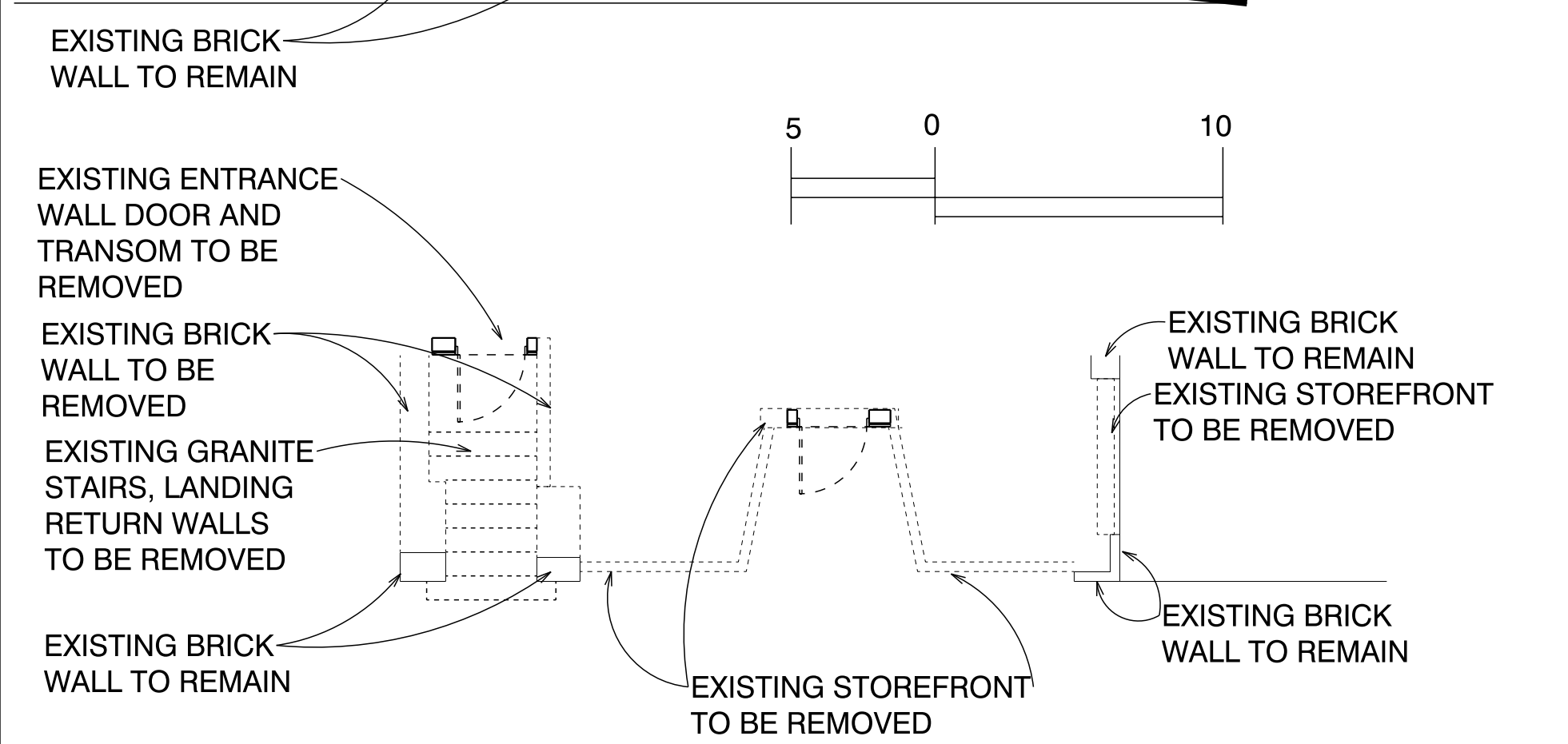
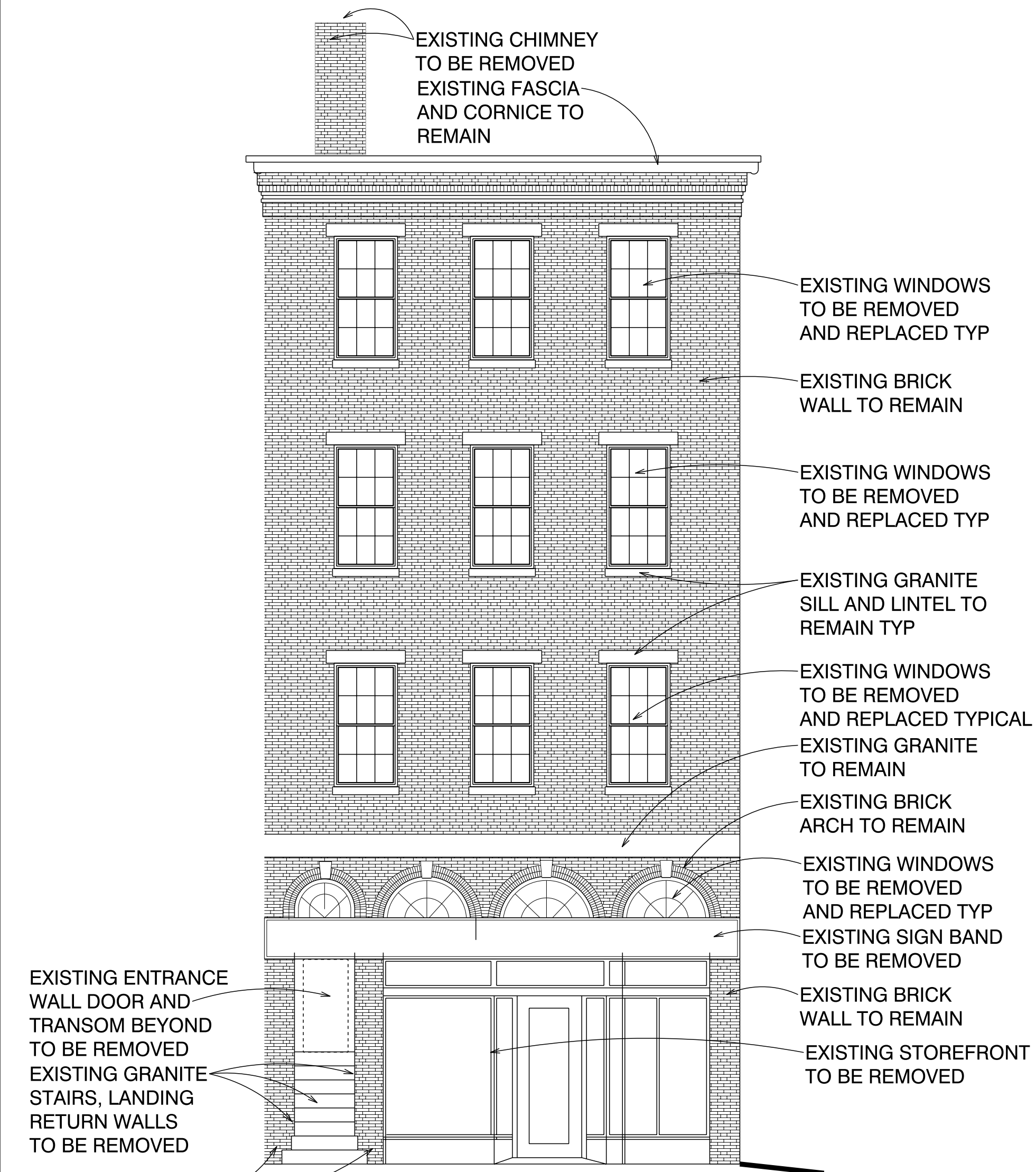
DATE: 12/18/20

SCALE: AS NOTED

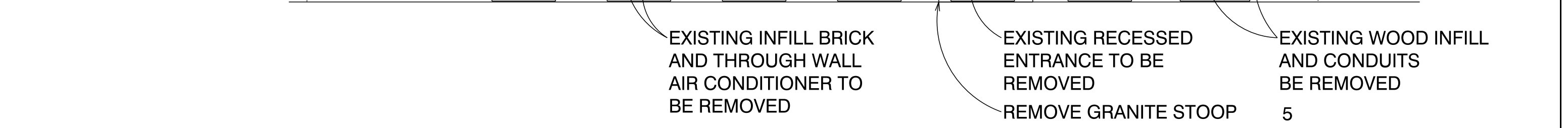
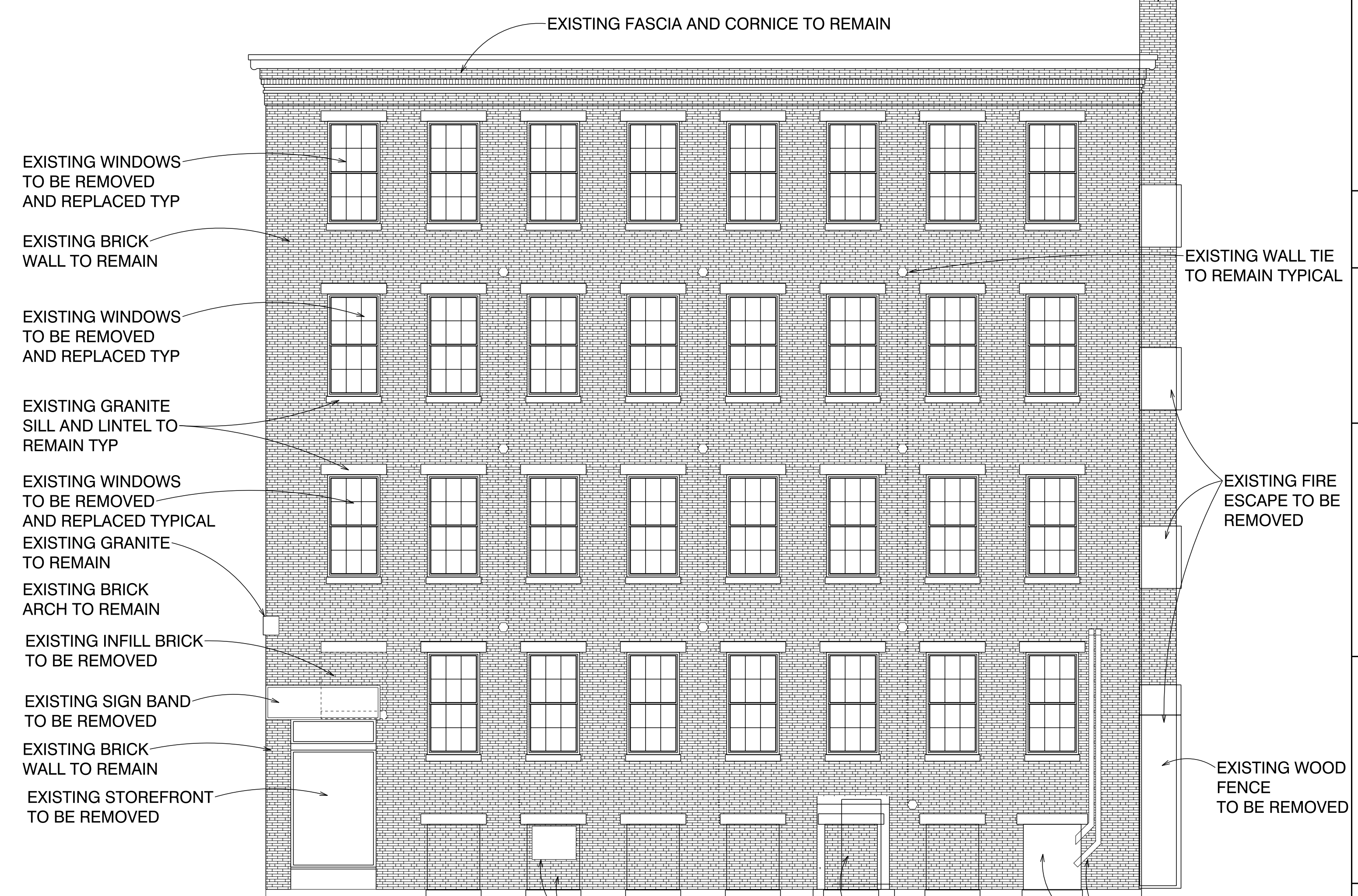
DRAWING NO.

DO NOT SCALE PRINTS

EX1



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



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



Michael J. Keane Architects, PLLC

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PLANNING  
DESIGN

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PROJECT

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

PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH, NH  
03801

TITLE

TIMES BUILDING S&W - EXISTING

DRAWN BY:

CHECKED BY:

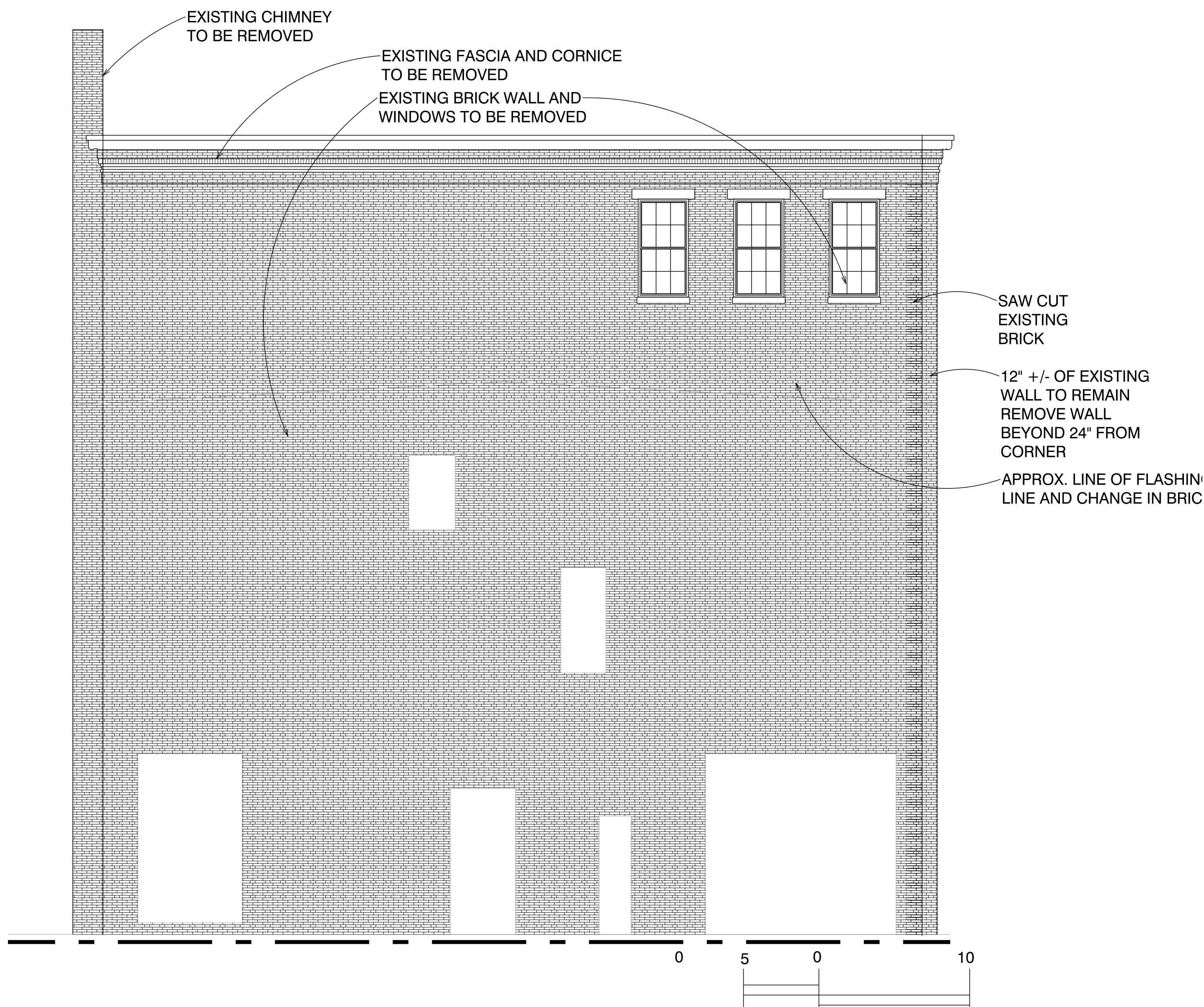
DATE: 12/18/20

SCALE: AS NOTED

DRAWING NO.

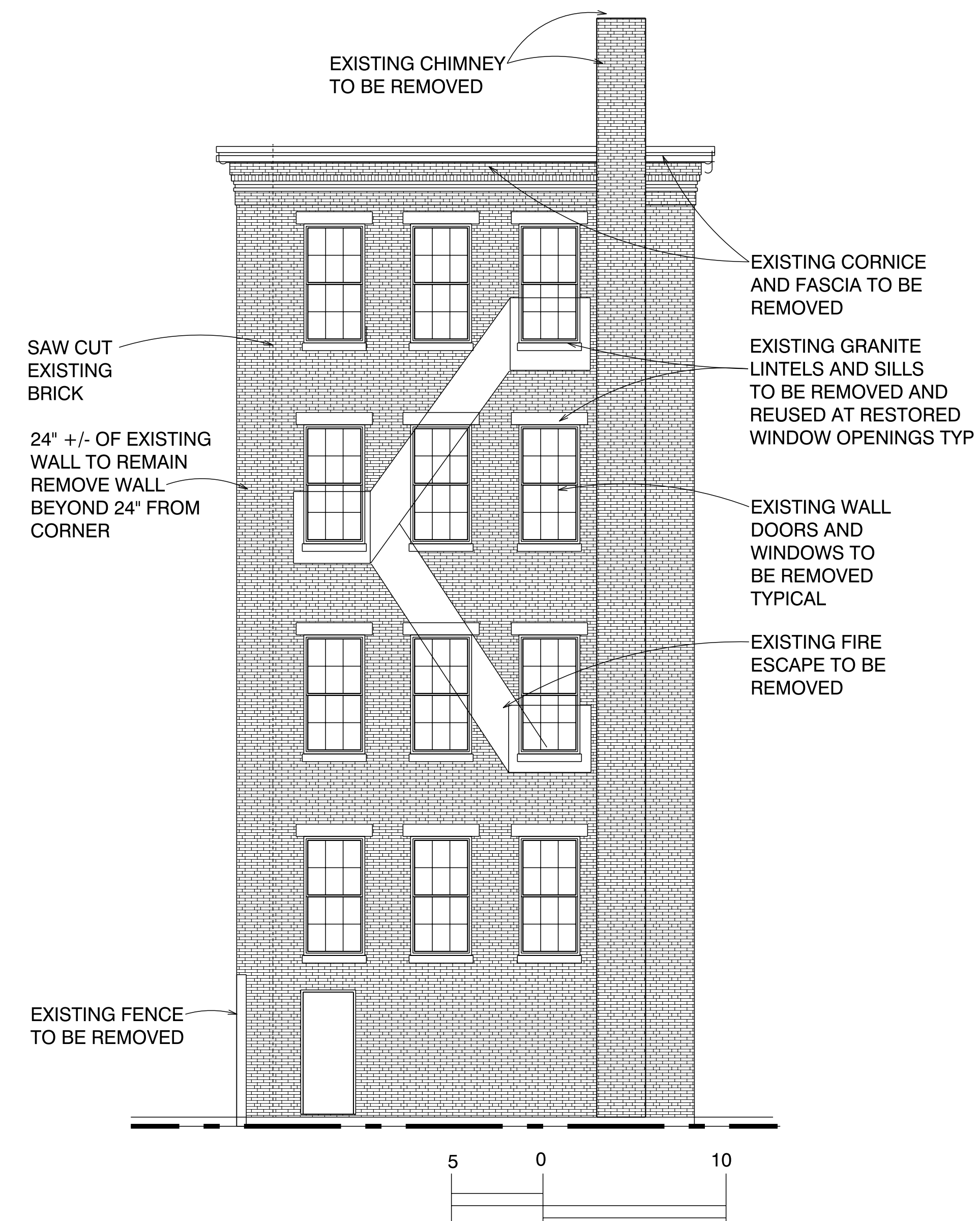
EX2

DO NOT SCALE PRINTS



WEST ELEVATION

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



SOUTH ELEVATION

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

mjk

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Architects, PLLC

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REVISIONS

NO.	DESCRIPTION

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PROJECT

RESTORATION AND EXPANSION OF  
266,270, 278 STATE STREET  
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PORTSMOUTH, NH  
03801

TITLE

84 PLEASANT FRONT

DRAWN BY:

CHECKED BY:

DATE: 12/18/20

SCALE: AS NOTED

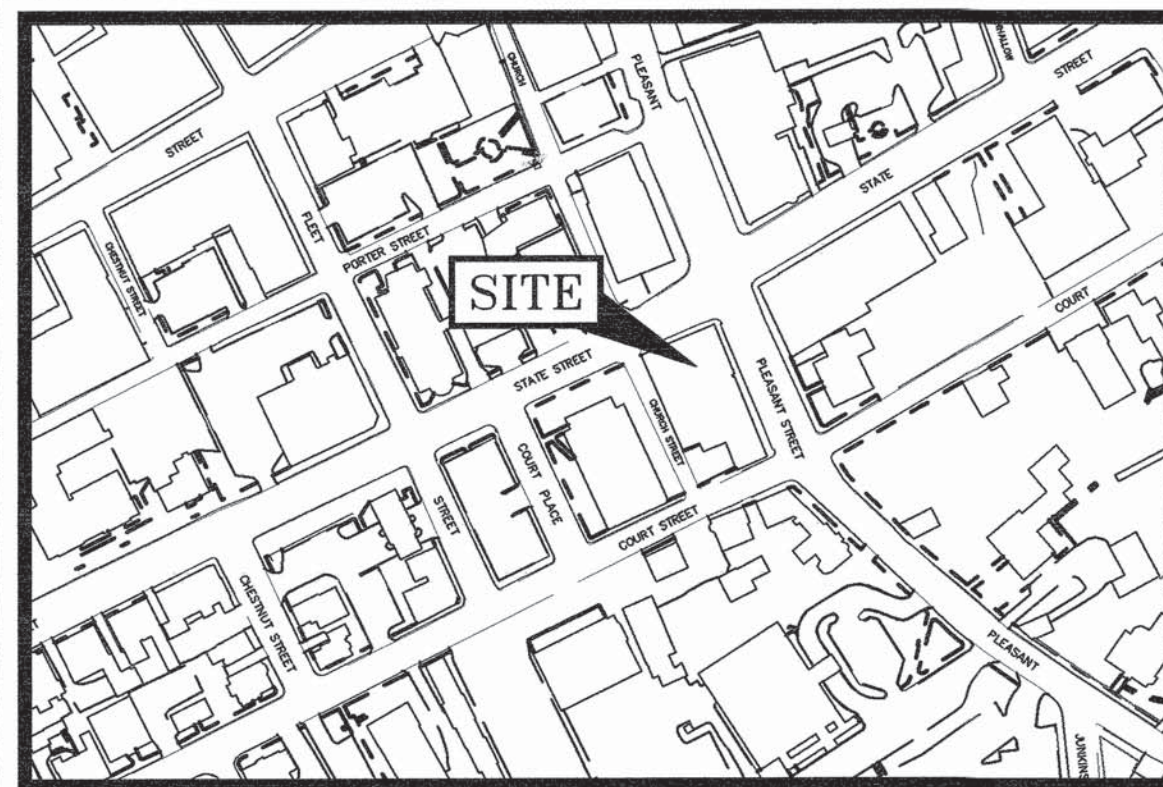
DRAWING NO.

DO NOT SCALE PRINTS

EX3



84 PLEASANT STREET EXISTING  
SCALE: 0.3125" = 1'-0"



LOCATION MAP

SCALE: 1" = 200'

**PLAN REFERENCES:**

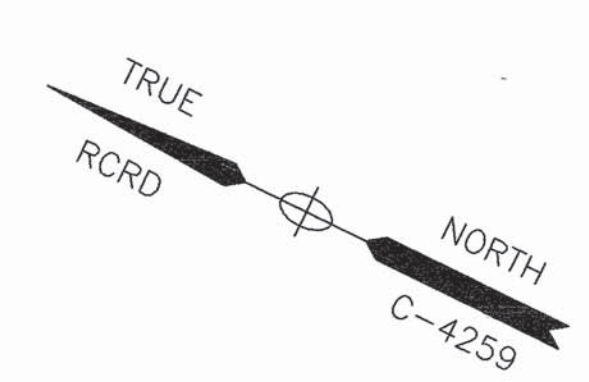
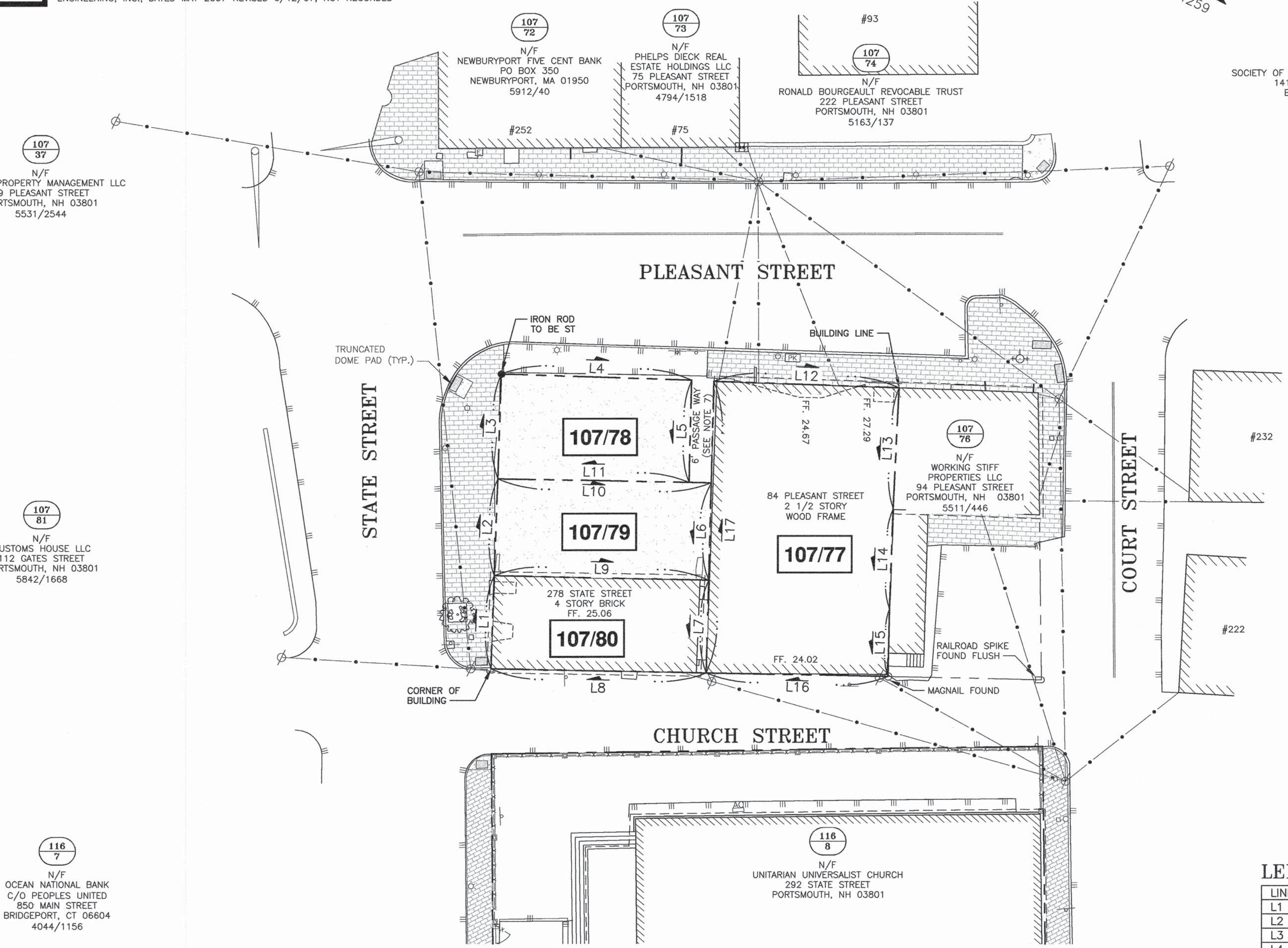
- 1) PLAN OF PROPERTIES ON STATE & PLEASANT STREETS, PORTSMOUTH, N.H., OWNED BY FREDERICK GARDNER AND PISCATAQUA BANK, 1" = 10', SEPT 10, 1919 BY WM. A. GROVER. RCRD FILE 0249.
- 2) PLAN OF LOTS, SMITH & TIMES BLDGS., STATE ST., PORTSMOUTH, N.H., 1IN. = 10FT., APRIL 1954 BY JOHN W. DURGIN CIVIL ENGINEERS. FILE 2806, PLAN 1-490.
- 3) PLAN OF LOTS NOS. 202, 206, & 222 COURT ST., 1IN. = 10FT., JAN 1974 BY JOHN W. DURGIN CIVIL ENGINEERS. FILE 682, PLAN 4318, C-4259.
- 4) SUBDIVISION OF LAND, PORTSMOUTH, N.H., TRADER'S BLOCK TRUST, JOSEPH G. SAWTELLE, JR., TR., 1 INCH = 10 FEET, DECEMBER 1977 BY JOHN W. DURGIN CIVIL ENGINEERS. RCRD C-7497.
- 5) BREWSTER INN PARTNERSHIP, SUBDIVISION OF LAND, 93 PLEASANT STREET, 1"=10'-0", 10-26-87 BY KIMBALL CHASE COMPANY, INC. RCRD 01752, D-17511.
- 6) LOT LINE ADJUSTMENT PLAN FOR DAVID L. BAKER, SR. IN PORTSMOUTH, N.H., 1" = 20', 23 MAR. 1990 BY SEACOAST ENGINEERING ASSOC., INC. RCRD 12203, D-20209.
- 7) STANDARD BOUNDARY SURVEY TAX MAP 107 - LOT 76 THE CLIP JOINT FOR DEBORAH PHILLIPS 92 PLEASANT STREET CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE, SCALE 1" = 10' PREPARED BY AMBIT ENGINEERING, INC., DATED MAY 2007 REVISED 6/12/07, NOT RECORDED

**MERGER NOTE:**

THE PASSAGE WAY AND THESE LOTS ARE INTENDED TO BE MERGED TO CREATE ONE DEVELOPMENT PARCEL.

**LEGEND:**

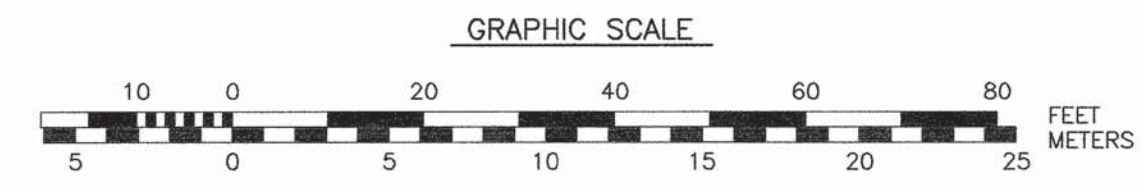
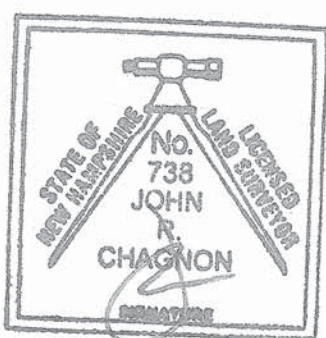
- |           |                            |
|-----------|----------------------------|
| N/F       | NOW OR FORMERLY            |
| RP        | RECORD OF PROBATE          |
| RCRD      | ROCKINGHAM COUNTY          |
|           | REGISTRY OF DEEDS          |
|           | MAP 11 / LOT 21            |
| BOUNDARY  |                            |
| - - - - - | SETBACK                    |
| ○         | RAILROAD SPIKE FOUND       |
| ○         | IRON ROD/PIPE FOUND        |
| ○         | DRILL HOLE FOUND           |
| □         | STONE/CONCRETE BOUND FOUND |
| ○         | RAILROAD SPIKE SET         |
| ○         | IRON ROD SET               |
| ○         | DRILL HOLE SET             |
| □         | GRANITE BOUND SET          |



I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

*Paul A. Dobberstein*  
 PAUL A. DOBBERSTEIN, LLS #1000  
 DATE 3-4-20



**LENGTH TABLE**

LINE	BEARING	DISTANCE
L1	N 66°00'29" E	25.16'
L2	N 66°00'29" E	26.17'
L3	N 66°00'29" E	28.27'
L4	S 24°01'53" E	51.47'
L5	S 65°27'29" W	27.54'
L6	S 65°27'29" W	26.30'
L7	S 65°27'29" W	25.01'
L8	N 24°51'30" W	58.24'
L9	S 24°42'40" E	57.99'
L10	S 24°50'15" E	57.74'
L11	N 24°50'15" W	51.74'
L12	S 23°57'38" E	50.06'
L13	S 66°47'06" W	32.82'
L14	S 65°52'55" W	26.82'
L15	S 65°14'37" W	18.24'
L16	N 24°54'06" W	49.17'
L17	N 65°27'29" E	78.68'

**AMBIT ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-9282  
 Fax (603) 436-2315

**NOTES:**

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOTS 77, 78, 79, AND 80.
- 2) OWNERS OF RECORD:  
 107/77  
 KC REALTY TRUST  
 KEITH & KATHLEEN MALINOWSKI, TRUSTEES  
 1475 ELWYN RD, PORTSMOUTH, NH 03801  
 BK 3386, PG 2417  
  
 107/78-80  
 PNF TRUST OF 2013  
 PETER N. FLOROS, TRUSTEE  
 282 MIDDLE ST, PORTSMOUTH, NH 03801  
 BK 5540, PG 0293 (78)  
 BK 5540, PG 0298 (80)  
  
 107/79  
 282 MIDDLE STREET LLC  
 282 MIDDLE ST, PORTSMOUTH, NH 03801  
 BK 5877, PG 511
- 3) PARCELS 107/77-80 ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 3301SC0259E, EFFECTIVE 5/17/2005.
- 4) EXISTING LOT AREA:  
 LOT 107/ 77  
 EXISTING: 3,866 SF, 0.0887 ACRES  
  
 LOT 107/ 78  
 EXISTING: 1,440 SF, 0.0331 ACRES  
  
 LOT 107/ 79  
 EXISTING: 1,518 SF, 0.0348 ACRES  
  
 LOT 107/ 80  
 EXISTING: 1,458 SF, 0.0335 ACRES  
  
 6' PASSAGE WAY  
 EXISTING: 165 SF, 0.0038 ACRES  
  
 TOTAL COMBINED LOT AREA:  
 8,447 SF, 0.1939 ACRES
- 5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 (CD4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE
- 6) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY OF TAX MAP 107 LOTS 77-80 IN THE CITY OF PORTSMOUTH.
- 7) PASSAGEWAY OWNERSHIP UNCLEAR; EITHER LOTS 78 & 79 MAY HAVE FEE OWNERSHIP.

0	ISSUED FOR COMMENT	3/4/20
NO.	DESCRIPTION	DATE
REVISIONS		

**STANDARD BOUNDARY SURVEY  
 TAX MAP 107 - LOTS 77-80**

PROPERTY LOCATED AT:  
 266, 270, 278 STATE STREET  
 & 84 PLEASANT STREET  
 CITY OF PORTSMOUTH  
 COUNTY OF ROCKINGHAM  
 STATE OF NEW HAMPSHIRE

**ZONING DEVELOPMENT STANDARD**

CD4: CHARACTER DISTRICT 4  
 DOWNTOWN OVERLAY DISTRICT AND HISTORIC DISTRICT

**BUILDING PLACEMENT (PRINCIPAL):**

	REQUIRED	MAP 107 AS LOTS 77, 78, 79, AND 80.	
		EXISTING †	PROPOSED
MAX. PRINCIPAL FRONT YARD:	10 FEET	0	0
SECONDARY FRONT YARD	NR	15	0
MIN. SIDE YARD:	NR	N/A	N/A
MIN. REAR YARD:	5 FEET	0	0
FRONT LOT LINE BUILDOUT:	50% MIN	100%	100%
REAR SETBACK: 5' (REAR LINE) OR 10' (ALLEY CENTERLINE)			

**BUILDING TYPES:**  
 BUILDING TYPES: OFFICE, FOOD SERVICE, COMMERCIAL, RESIDENTIAL, PARKING  
 DOWNTOWN OVERLAY DISTRICT DOES NOT PERMIT RESIDENTIAL USES FOR GROUND FLOOR. ENTRY CAN NOT EXCEED 20% OF GROUND FLOOR AREA. PROPOSED 12%  
 FACADE TYPE: SHOPFRONT, OFFICE FRONT

**BUILDING FORM:**

	REQUIRED	EXISTING	PROPOSED
MAX. STRUCTURE HEIGHT:	45 FEET	53 FT	55 FT*
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	2"	2"
MIN. GROUND STORY HEIGHT:	12 FEET	14-15 FT	13'-3"
MIN. SECOND STORY HEIGHT	10 FEET	11'-4"	10
FACADE GLAZING (WINDOW/PERIMETER):	70% SHOP 20-50% OTHER	DESTROYED	TO COMPLY

ROOF TYPE: FLAT, MANSARD, GABLE

**LOT OCCUPATION:**

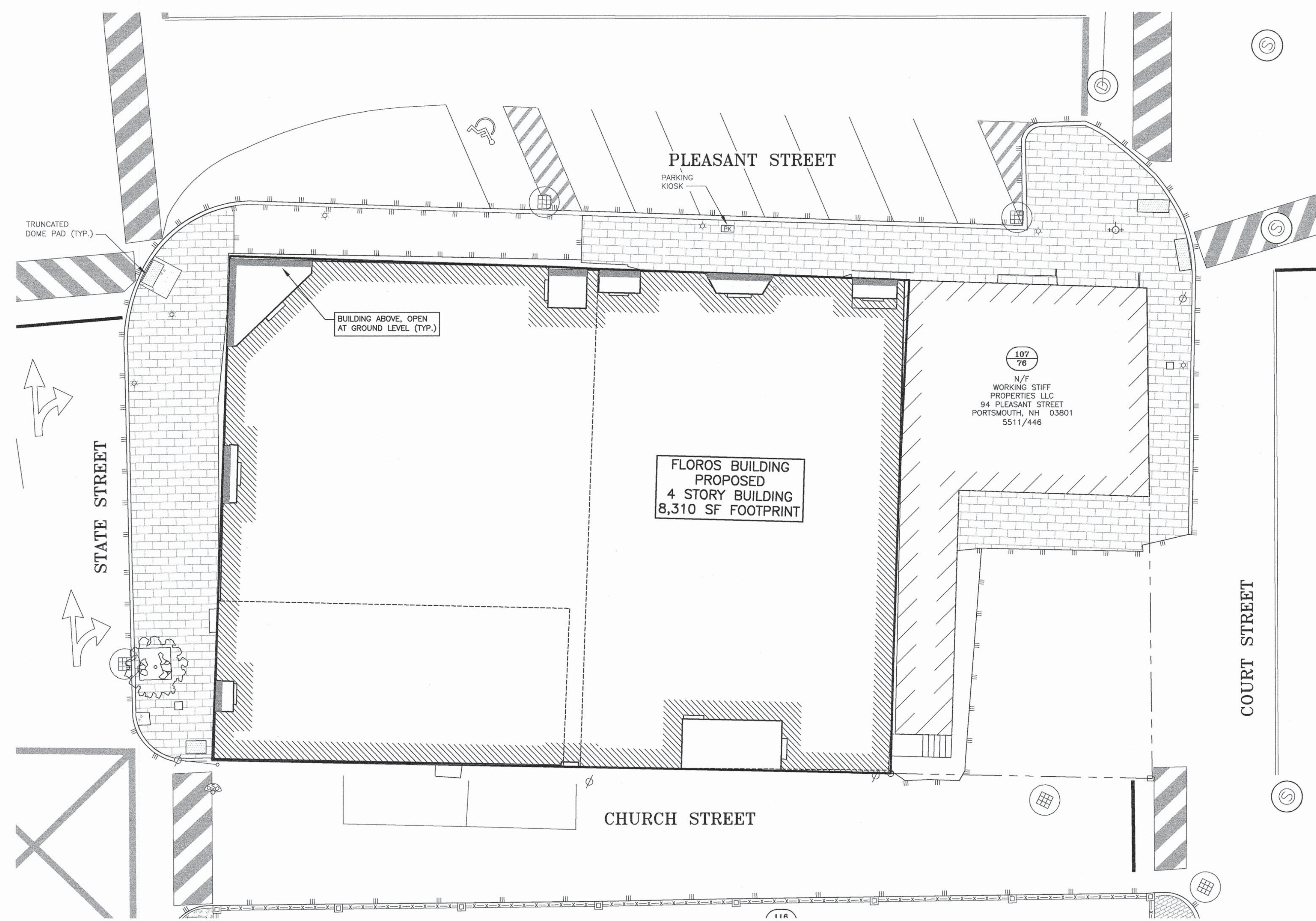
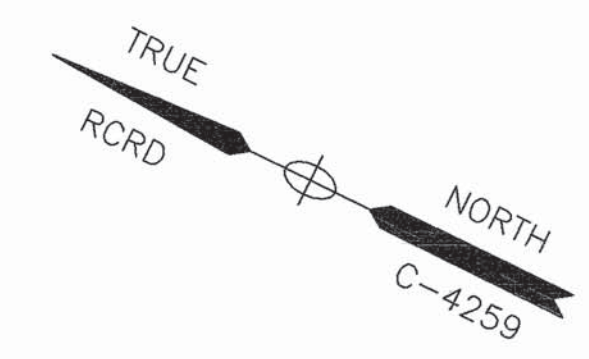
	REQUIRED	EXISTING	PROPOSED
MAX. BUILDING BLOCK:	200 FEET	146	146
MAX. FACADE MOD. LENGTH:	80 FEET	50	50
MAX. ENTRANCE SPACING:	50 FEET	58	50
MAX. BUILDING COVERAGE:	90%	DESTROYED	98.4%
MAX. BUILDING FOOTPRINT:	15,000 SF	DESTROYED	8,338
MIN. LOT AREA:	NR	8,447	8,447
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	NR	497	497
MIN. OPEN SPACE :	10%	2%	1%
MAX. GROUND FLOOR GFA PER USE	15,000 SF	N/A	8,061

\* WITH VARIANCE  
 † PRE- 2017 FIRE

**IMPERVIOUS SURFACE AREAS**  
 (TOTAL PARCELS)(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	5,154	8,310
STAIRS/LANDING	87	0
ENTRANCE DRIVE	0	128
RETAINING WALL	15	0
CONCRETE	62	9
GRAVEL	3,129	0
<b>TOTAL</b>	<b>8,447</b>	<b>8,447</b>
LOT SIZE	8,447	8,447
% LOT COVERAGE	100.0%	100.0%

NOTE: FIRST FLOOR OPEN ENTRANCE AREAS: 405 S.F., 4.8%

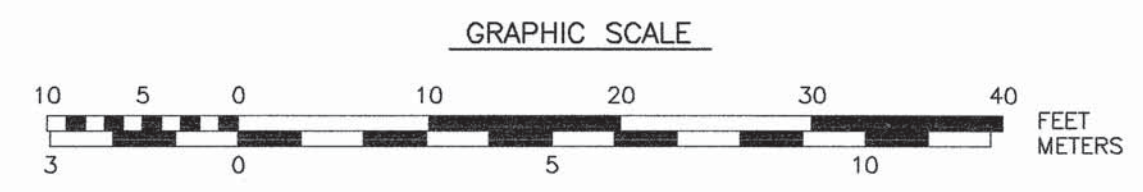


**PORTSMOUTH APPROVAL CONDITIONS**

- NOTES:**
- ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.
  - THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
  - ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
  - FOUNDATION EXCAVATION WILL REQUIRE SHORING TO PROTECT CITY STREETS AND INFRASTRUCTURE.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

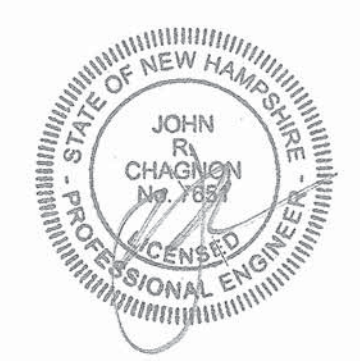


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 Civil Engineers & Land Surveyors  
 200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-9282  
 Fax (603) 436-2315

- NOTES:**
- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOTS 77, 78, 79, AND 80.
  - OWNERS OF RECORD:  
SEE COVER SHEET
  - PARCELS 107/77-80 ARE NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 3301SC0259E. EFFECTIVE 5/17/2005.
  - EXISTING COMBINED AREA:  
8,447 SF  
0.1939 ACRES
  - THE PARCELS ARE LOCATED IN THE CHARACTER DISTRICT 4 (CD4) ZONING DISTRICT. PARCELS ARE LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT (DOD) AND THE HISTORIC DISTRICT (HDC).
  - PARKING SPECIFICATIONS: NO PARKING REQUIRED  
SUBSURFACE PARKING PROVIDED:
  - THE PURPOSE OF THIS PLAN IS TO SHOW SITE LAYOUT FOR BUILDING ON THE PARCELS IN THE CITY OF PORTSMOUTH.
  - PROPOSED USE:  
BASEMENT: STORAGE, PARKING, MECHANICAL  
FIRST FLOOR: COMMERCIAL, OFFICE, FOOD SERVICE  
FLOORS 2-4 AND PENTHOUSE: 17 RESIDENTIAL UNITS

**FLOROS BUILDING**  
**STATE AND PLEASANT STREET**  
**PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/6/20
REVISIONS		



SCALE: 1" = 10' MARCH 2020

**SITE LAYOUT PLAN** **C3**

## LU-22-214

Land Use Application

**Status:** Active

**Date Created:** Oct 28, 2022

---

### Applicant

STEPHEN CONNOLLY  
lmastromarino@tesla.com  
240 BALLARDVALE STREET  
UNIT A  
WILMINGTON , MA 01887  
19789563146

### Primary Location

46 MARK ST  
Portsmouth, NH 03801

### Owner:

CRESSEY BRIENNE & CHEN CYRIL X  
46 MARK ST PORTSMOUTH, NH 03801

---

### Applicant Information

**Please indicate your relationship to this project**

B. Property Owner's Representative

---

### Alternative Project Address

Alternative Project Address

--

---

### Project Type

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

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

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

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

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

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


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

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

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

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

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

ABBREVIATIONS	ELECTRICAL NOTES	JURISDICTION NOTES																									
<p>A AMPERE AC ALTERNATING CURRENT BLDG BUILDING CONC CONCRETE DC DIRECT CURRENT EGC EQUIPMENT GROUNDING CONDUCTOR (E) EXISTING EMT ELECTRICAL METALLIC TUBING FSB FIRE SET-BACK GALV GALVANIZED GEC GROUNDING ELECTRODE CONDUCTOR GND GROUND HDG HOT DIPPED GALVANIZED I CURRENT Imp CURRENT AT MAX POWER Isc SHORT CIRCUIT CURRENT kVA KILOVOLT AMPERE kW KILOWATT LBW LOAD BEARING WALL MIN MINIMUM (N) NEW NEUT NEUTRAL NTS NOT TO SCALE OC ON CENTER PL PROPERTY LINE POI POINT OF INTERCONNECTION PV PHOTOVOLTAIC SCH SCHEDULE S STAINLESS STEEL STC STANDARD TESTING CONDITIONS TYP TYPICAL UPS UNINTERRUPTIBLE POWER SUPPLY V VOLT Vmp VOLTAGE AT MAX POWER Voc VOLTAGE AT OPEN CIRCUIT W WATT 3R NEMA 3R, RAIN TIGHT</p>	<p>1. THIS SYSTEM IS GRID-INTERTIED VIA A UL-LISTED POWER-CONDITIONING INVERTER.  2. A NATIONALLY - RECOGNIZED TESTING LABORATORY SHALL LIST ALL EQUIPMENT IN COMPLIANCE WITH ART. 110.3.  3. WHERE ALL TERMINALS OF THE DISCONNECTING MEANS MAY BE ENERGIZED IN THE OPEN POSITION, A SIGN WILL BE PROVIDED WARNING OF THE HAZARDS PER ART. 690.17.  4. EACH UNGROUNDED CONDUCTOR OF THE MULTIWIRED BRANCH CIRCUIT WILL BE IDENTIFIED BY PHASE AND SYSTEM PER ART. 210.5.  5. CIRCUITS OVER 250V TO GROUND SHALL COMPLY WITH ART. 250.97, 250.92(B).  6. DC CONDUCTORS EITHER DO NOT ENTER BUILDING OR ARE RUN IN METALLIC RACEWAYS OR ENCLOSURES TO THE FIRST ACCESSIBLE DC DISCONNECTING MEANS PER ART. 690.31(E).  7. ALL WIRES SHALL BE PROVIDED WITH STRAIN RELIEF AT ALL ENTRY INTO BOXES AS REQUIRED BY UL LISTING.  8. MODULE FRAMES SHALL BE GROUNDED AT THE UL - LISTED LOCATION PROVIDED BY THE MANUFACTURER USING UL LISTED GROUNDING HARDWARE.  9. MODULE FRAMES, RAIL, AND POSTS SHALL BE BONDED WITH EQUIPMENT GROUND CONDUCTORS.</p>	<p style="text-align: center;"><b>VICINITY MAP</b></p>  <p style="text-align: center;"><b>INDEX</b></p> <table border="1" data-bbox="2439 1149 3039 1360"> <tr><td>Sheet 1</td><td>COVER SHEET</td></tr> <tr><td>Sheet 2</td><td>SITE PLAN</td></tr> <tr><td>Sheet 3</td><td>CONDUIT PHOTOS</td></tr> <tr><td>Sheet 4</td><td>STRUCTURAL VIEWS</td></tr> <tr><td>Sheet 5</td><td>UPLIFT CALCULATIONS</td></tr> <tr><td>Sheet 6</td><td>THREE LINE DIAGRAM</td></tr> <tr><td colspan="2">Cutsheets Attached</td></tr> </table>		Sheet 1	COVER SHEET	Sheet 2	SITE PLAN	Sheet 3	CONDUIT PHOTOS	Sheet 4	STRUCTURAL VIEWS	Sheet 5	UPLIFT CALCULATIONS	Sheet 6	THREE LINE DIAGRAM	Cutsheets Attached											
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<p style="text-align: center;"><b>LICENSE</b></p>	<p style="text-align: center;"><b>GENERAL NOTES</b></p> <p>1. ALL WORK SHALL COMPLY WITH THE 2018 IBC AND 2018 IRC. 2. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2017 NATIONAL ELECTRIC CODE.</p>	<table border="1" data-bbox="2439 1552 3039 1743"> <thead> <tr> <th>REV</th> <th>BY</th> <th>DATE</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr> <td>REV A</td> <td>JC</td> <td>10/27/22</td> <td>Included photos</td> </tr> <tr> <td>*</td> <td>*</td> <td>*</td> <td>*</td> </tr> <tr> <td>*</td> <td>*</td> <td>*</td> <td>*</td> </tr> <tr> <td>*</td> <td>*</td> <td>*</td> <td>*</td> </tr> <tr> <td>*</td> <td>*</td> <td>*</td> <td>*</td> </tr> </tbody> </table>		REV	BY	DATE	COMMENTS	REV A	JC	10/27/22	Included photos	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
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<p>MODULE GROUNDING METHOD: ZEP SOLAR</p>	<p>AHJ: Portsmouth</p>	<p>UTILITY: Eversource Energy (Public Service-NH)</p>	<p>CONFIDENTIAL - THE INFORMATION HEREIN CONTAINED SHALL NOT BE USED FOR THE BENEFIT OF ANYONE EXCEPT TESLA INC., NOR SHALL IT BE DISCLOSED IN WHOLE OR IN PART TO OTHERS OUTSIDE THE RECIPIENT'S ORGANIZATION, EXCEPT IN CONNECTION WITH THE SALE AND USE OF THE RESPECTIVE TESLA EQUIPMENT, WITHOUT THE WRITTEN PERMISSION OF TESLA INC.</p>																								

MODULE GROUNDING METHOD: ZEP SOLAR

AHJ: Portsmouth

UTILITY: Eversource Energy (Public Service-NH)

JOB NUMBER: JB-0381606 00

MOUNTING SYSTEM: ZS Comp V4 w Flashing-Insert

MODULES: (51) Tesla # T400H

INVERTER: Multiple Inverters

CUSTOMER: Cyril Chen  
46 Mark St  
Portsmouth, NH 03801

3015297364

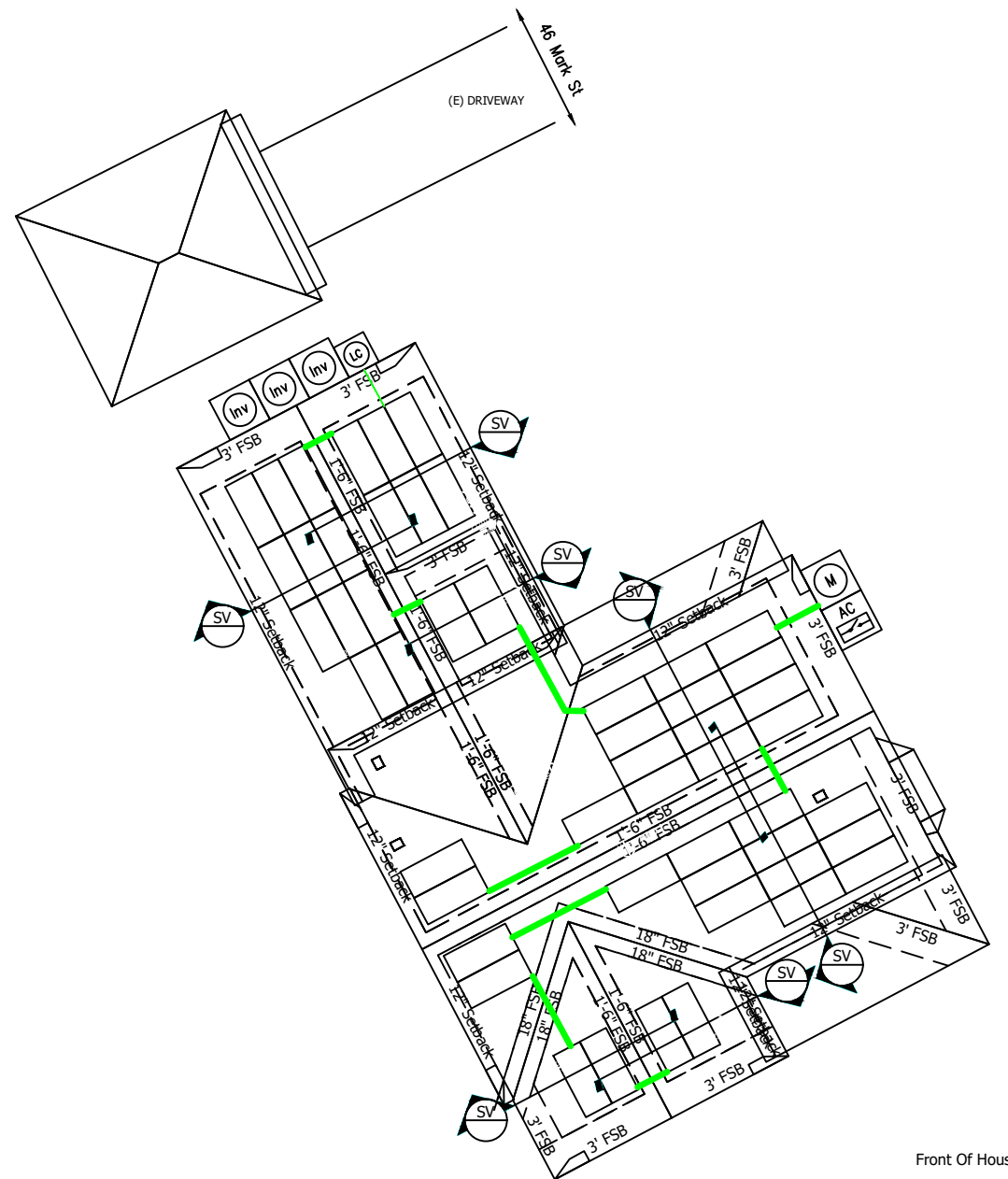
DESCRIPTION: 20.4 KW PV ARRAY

PAGE NAME: COVER SHEET

DESIGN: Jesslyn Cabero

SHEET: 1 REV: A DATE: 10/27/2022





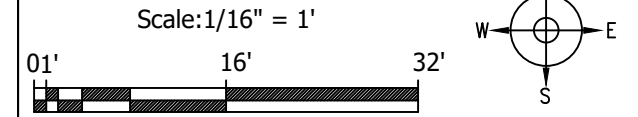
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MP2	PITCH: 39° (10:12) ARRAY PITCH: 39° (10:12) AZIMUTH: 332 ARRAY AZIMUTH: 332 MATERIAL: Comp Shingle STORY: 2 Stories
MP3	PITCH: 39° (10:12) ARRAY PITCH: 39° (10:12) AZIMUTH: 242 ARRAY AZIMUTH: 242 MATERIAL: Comp Shingle STORY: 2 Stories
MP4	PITCH: 39° (10:12) ARRAY PITCH: 39° (10:12) AZIMUTH: 62 ARRAY AZIMUTH: 62 MATERIAL: Comp Shingle STORY: 2 Stories
MP5	PITCH: 39° (10:12) ARRAY PITCH: 39° (10:12) AZIMUTH: 62 ARRAY AZIMUTH: 62 MATERIAL: Comp Shingle STORY: 2 Stories
MP6	PITCH: 39° (10:12) ARRAY PITCH: 39° (10:12) AZIMUTH: 242 ARRAY AZIMUTH: 242 MATERIAL: Comp Shingle STORY: 2 Stories

### LEGEND

- (E) UTILITY METER & WARNING LABEL
- INVERTER W/ INTEGRATED DC DISCO & WARNING LABELS
- AUTOMATIC RELAY
- DC DISCONNECT & WARNING LABELS
- AC DISCONNECT & WARNING LABELS
- DC JUNCTION/COMBINER BOX & LABELS
- ENERGY STORAGE SYSTEM FOR STAND ALONE OPERATION
- DISTRIBUTION PANEL & LABELS
- LOAD CENTER & WARNING LABELS
- DEDICATED PV SYSTEM METER
- RAPID SHUTDOWN
- STANDOFF LOCATIONS
- CONDUIT RUN ON EXTERIOR
- CONDUIT RUN ON INTERIOR
- GATE/FENCE
- HEAT PRODUCING VENTS ARE RED
- INTERIOR EQUIPMENT IS DASHED

TOTAL ARRAY AREA (SF): 1106  
 TOTAL ROOF AREA (SF): 4054  
 TOTAL ARRAY AREA IS ≈ 27.28  
 PERCENT OF TOTAL ROOF AREA

### SITE PLAN



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JOB NUMBER: JB-0381606 00  
 MOUNTING SYSTEM: ZS Comp V4 w Flashing-Insert  
 MODULES: (51) Tesla # T400H  
 INVERTER: Multiple Inverters

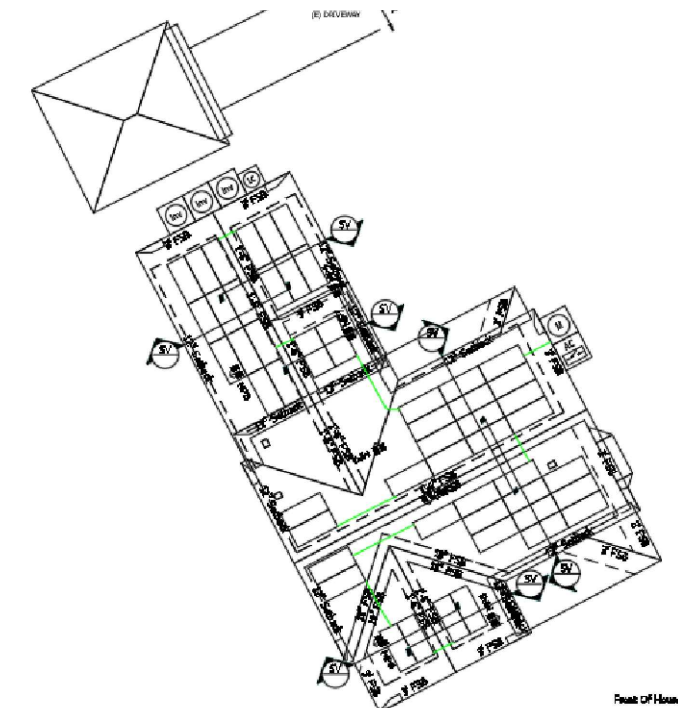
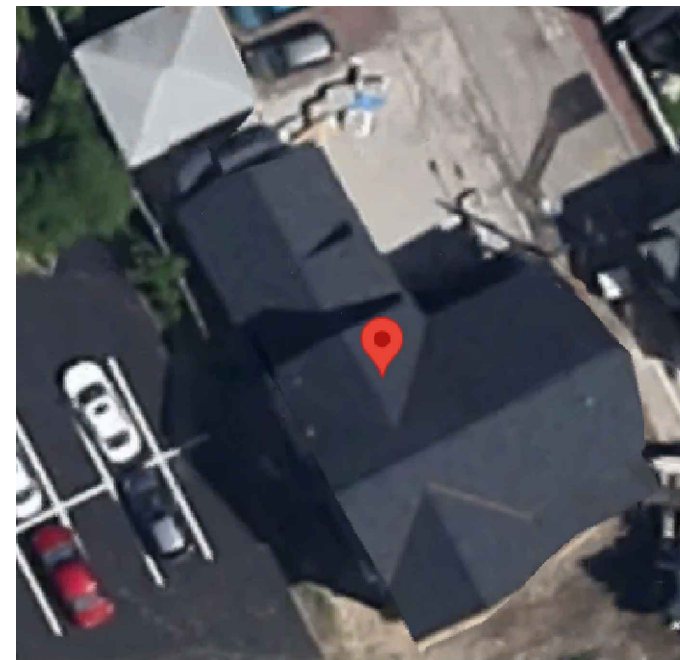
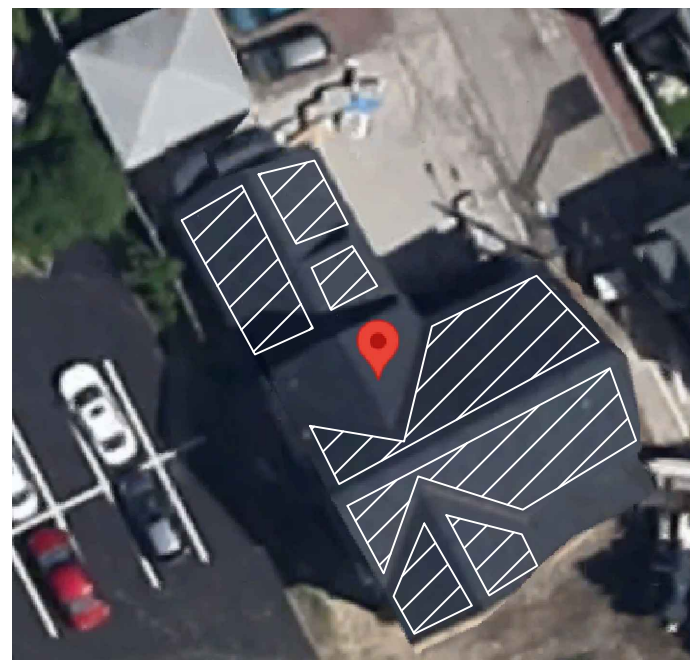
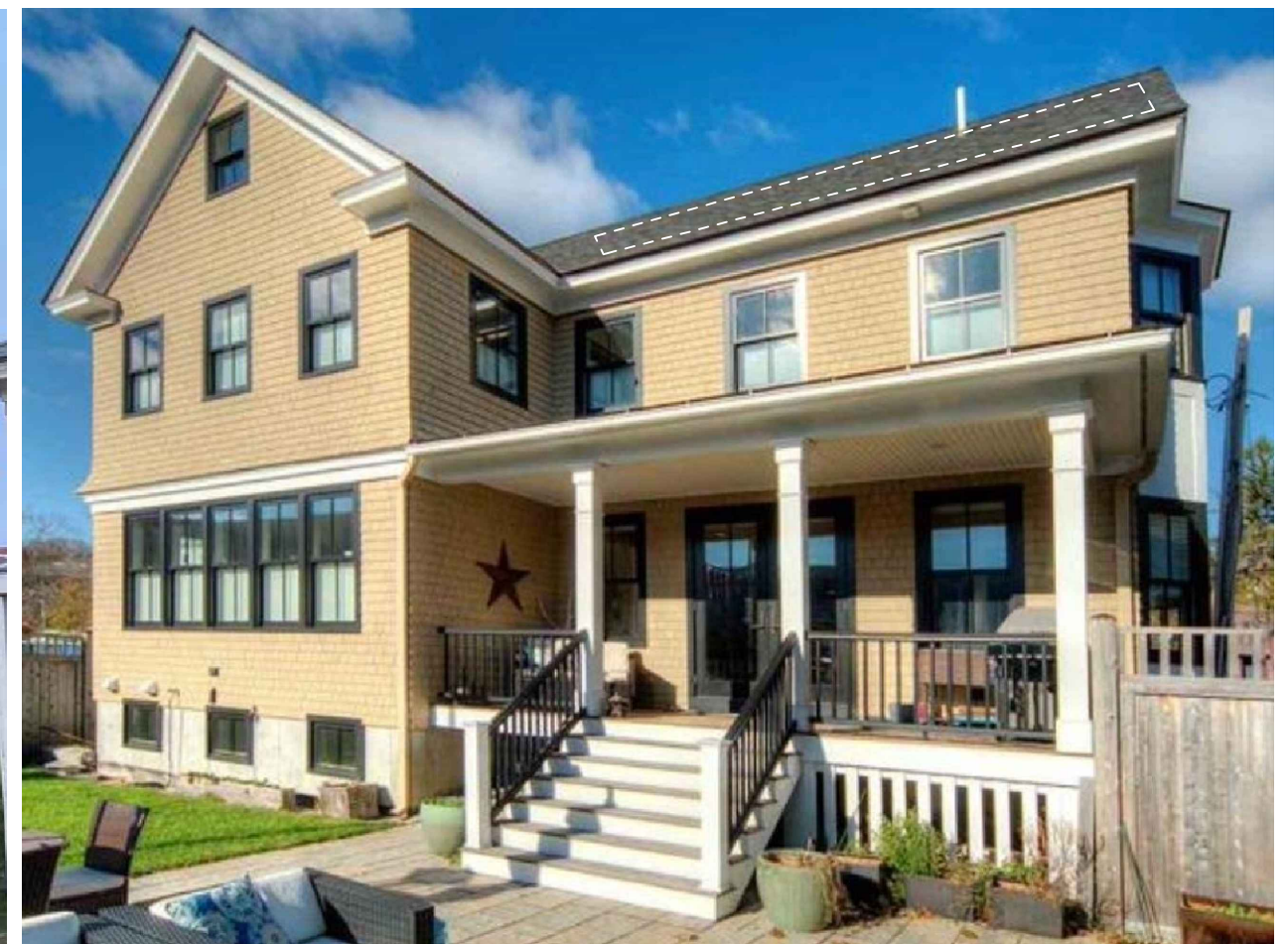
CUSTOMER: Cyril Chen  
 46 Mark St  
 Portsmouth, NH 03801  
 3015297364

DESCRIPTION: 20.4 KW PV ARRAY  
 PAGE NAME: SITE PLAN

DESIGN: Jesslyn Cabero  
 SHEET: 2 REV: A DATE: 10/27/2022







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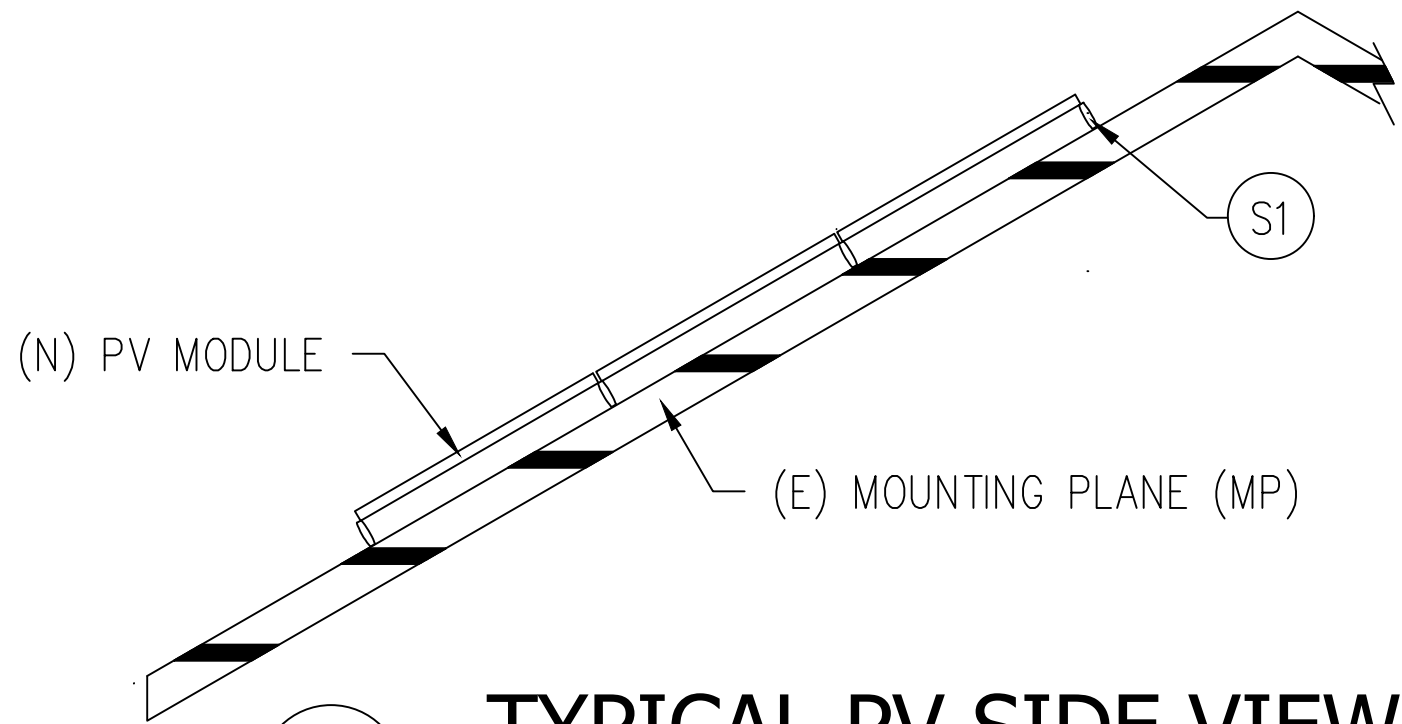
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 MOUNTING SYSTEM:  
 ZS Comp V4 w Flashing-Insert  
 MODULES:  
 (51) Tesla # T400H  
 INVERTER:  
 Multiple Inverters

CUSTOMER:  
 Cyril Chen  
 46 Mark St  
 Portsmouth, NH 03801  
 3015297364

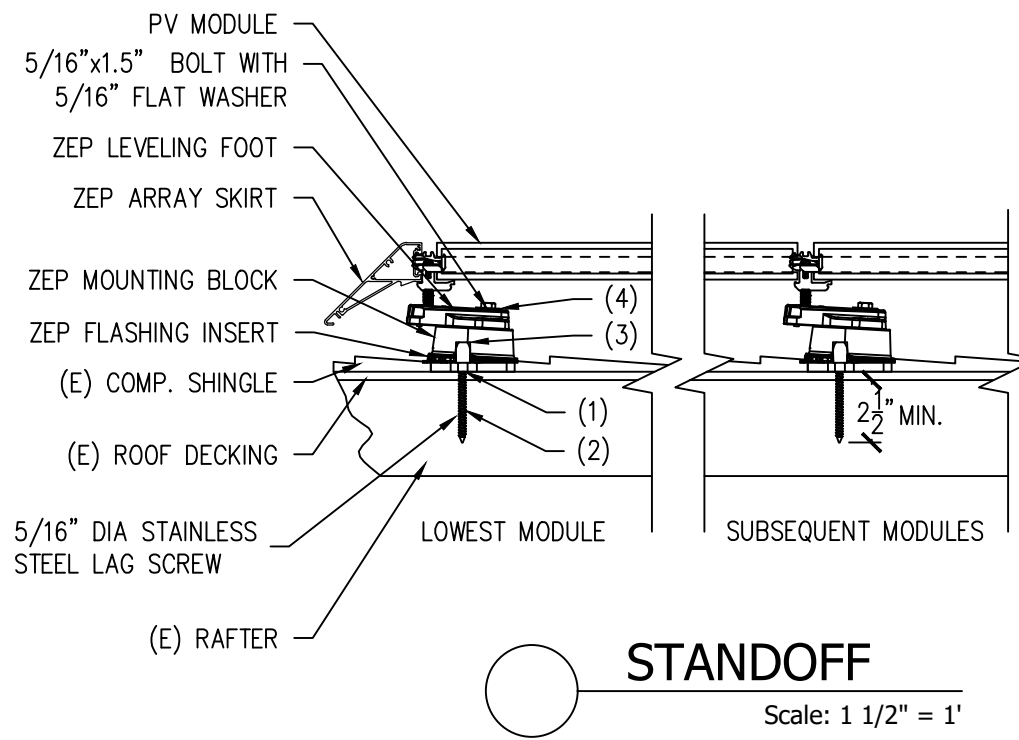
DESCRIPTION:  
 20.4 KW PV ARRAY  
 PAGE NAME:  
 CONDUIT PHOTOS

DESIGN:  
 Jesslyn Cabero  
 SHEET: 3 REV: A DATE: 10/27/2022





**SV** **TYPICAL PV SIDE VIEW**  
NTS



- INSTALLATION ORDER**
- (1) LOCATE RAFTER, MARK HOLE LOCATION, AND DRILL PILOT HOLE.
  - (2) ATTACH FLASHING INSERT TO MOUNTING BLOCK AND ATTACH TO RAFTER USING LAG SCREW.
  - (3) INJECT SEALANT INTO FLASHING INSERT PORT, WHICH SPREADS SEALANT EVENLY OVER THE ROOF PENETRATION.
  - (4) INSTALL LEVELING FOOT ON TOP OF MOUNTING BLOCK & SECURELY FASTEN WITH BOLT.

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 46 Mark St  
 Portsmouth, NH 03801  
 3015297364

DESCRIPTION:  
 20.4 KW PV ARRAY  
 PAGE NAME:  
 STRUCTURAL VIEWS

DESIGN:  
 Jesslyn Cabero  
 SHEET: 4 REV: A DATE: 10/27/2022



Jobsite Specific Design Criteria			
Design Code		ASCE 7-16	
Risk Category		II	Table 1.5-1
Ultimate Wind Speed	V-Ult	100	Fig. 1609A
Exposure Category		C	Section 26.7
Ground Snow Load	pg	50	Table 7-1
Edge Zone Width	a	8.7 ft	Fig. 30.3-2A to I

MP Specific Design Information							
MP Name	MP1	MP2	MP3	MP4	MP5	MP6	MP7
Roofing	Comp Shingle	Comp Shingle	Comp Shingle	Comp Shingle	Comp Shingle	Comp Shingle	Comp Shingle
Standoff	ZS Comp V4 w Flashing-Insert	ZS Comp V4 w Flashing-Insert	ZS Comp V4 w Flashing-Insert	ZS Comp V4 w Flashing-Insert	ZS Comp V4 w Flashing-Insert	ZS Comp V4 w Flashing-Insert	ZS Comp V4 w Flashing-Insert
Pitch	39	39	39	39	39	39	14
SL/RL: PV	17.9	17.9	17.9	17.9	17.9	17.9	32.3
SL/RL: Non-PV	33.0	33.0	33.0	33.0	33.0	33.0	34.7

Standoff Spacing and Layout							
MP Name	MP1	MP2	MP3	MP4	MP5	MP6	MP7
Landscape X-Spacing	72	72	72	72	72	72	48
Landscape X-Cantilever	24	24	24	24	24	24	23
Landscape Y-Spacing	41	41	41	41	41	41	41
Landscape Y-Cantilever	-	-	-	-	-	-	-
Portrait X-Spacing	48	48	48	48	48	48	DQ
Portrait X-Cantilever	21	21	21	21	21	21	DQ
Portrait Y-Spacing	74	74	74	74	74	74	DQ
Portrait Y-Cantilever	-	-	-	-	-	-	DQ
Layout	Staggered	Staggered	Staggered	Staggered	Staggered	Staggered	Staggered

X and Y are maximums that are always relative to the structure framing that supports the PV. X is across rafters and Y is along rafters.

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MOUNTING SYSTEM:  
ZS Comp V4 w Flashing-Insert

MODULES:  
(51) Tesla # T400H

INVERTER:  
Multiple Inverters

CUSTOMER:  
Cyril Chen  
46 Mark St  
Portsmouth, NH 03801

3015297364

DESCRIPTION:  
20.4 KW PV ARRAY

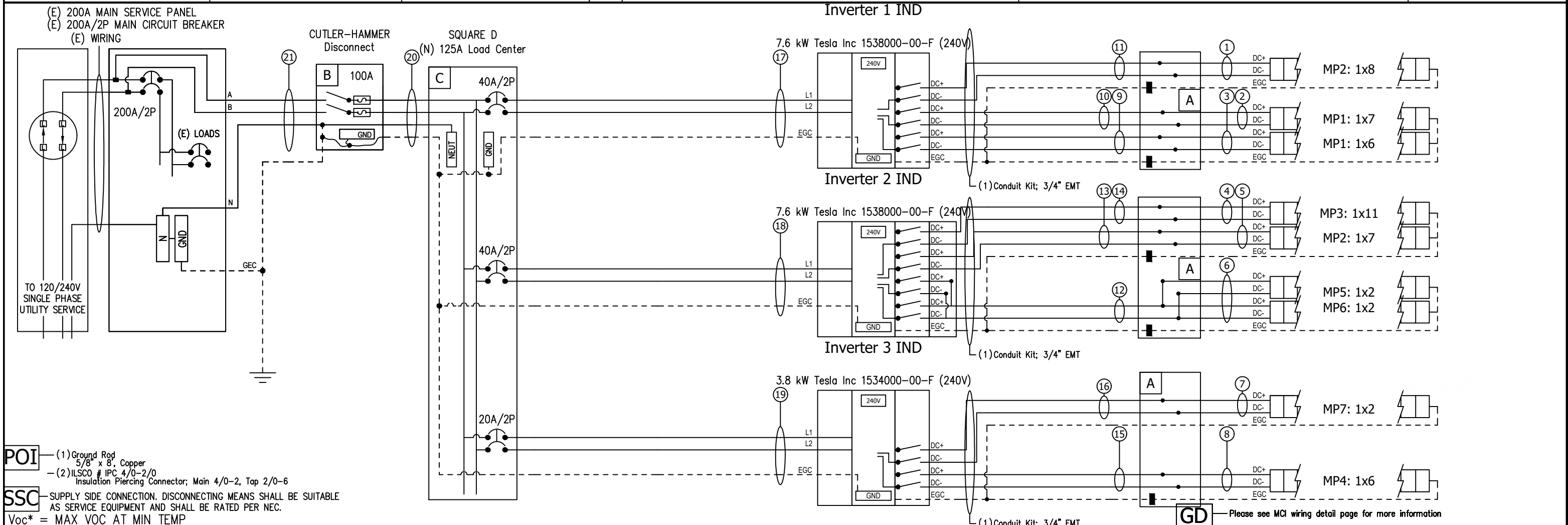
PAGE NAME:  
UPLIFT CALCULATIONS

DESIGN:  
Jesslyn Cabero

SHEET: 5 REV: A DATE: 10/27/2022

**TESLA**

MAIN PANEL SPECS	GENERAL NOTES	INVERTER SPECS	MODULE SPECS	LICENSE
Panel Number: NoLabel Meter Number: S72334518 Underground Service Entrance	Inv 1: DC Ungrounded Inv 2: DC Ungrounded Inv 3: DC Ungrounded Tie-In: Supply Side Connection	INV 1 - (1) 7.6 kW Tesla Inc 1538000-00-F (240V) INV 2 - (1) 7.6 kW Tesla Inc 1538000-00-F (240V) INV 3 - (1) 3.8 kW Tesla Inc 1534000-00-F (240V)	- (51) Tesla # T400H PV Module, 400W, 371.5 PTC, 40MM, Black Frame, MC4/MC4-EV02, ZEP, 1000V  Voc: 45.3 Vpmax: 37.13 Isc AND Imp ARE SHOWN IN THE DC STRINGS IDENTIFIER	



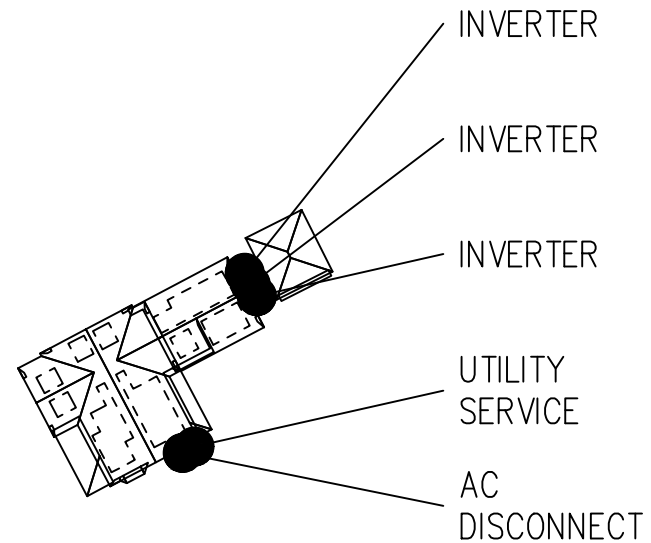
AC	DC
<b>20</b> (1) AWG #3, THWN-2, Black (1) AWG #3, THWN-2, Red (1) AWG #8, THWN-2, Green EGC Vmp = 240 VAC Imp=80 AAC - (1) Conduit Kit; 1" EMT <b>21</b> (1) AWG #3, THWN-2, Black (1) AWG #3, THWN-2, Red (1) AWG #6, Solid Bare Copper GEC Vmp = 240 VAC Imp=80 AAC - (1) Conduit Kit; 1" EMT	<b>7</b> (2) PV Wire, AWG 10 (1) AWG #10, Solid Bare Copper EGC Voc* = 105.03 VDC Isc = 11.14 ADC Vmp = 74.26 VDC Imp=10.77 ADC <b>8</b> (2) PV Wire, AWG 10 (1) AWG #10, Solid Bare Copper EGC Voc* = 315.1 VDC Isc = 11.14 ADC Vmp = 222.78 VDC Imp=10.77 ADC <b>9</b> (1) AWG #10, THWN-2, Black (1) AWG #10, THWN-2, Red (1) AWG #10, THHN/THWN-2, Green EGC Voc* = 577.68 VDC Isc = 11.14 ADC Vmp = 408.43 VDC Imp=10.77 ADC <b>10</b> (1) AWG #10, THWN-2, Black (1) AWG #10, THWN-2, Red (1) AWG #10, THHN/THWN-2, Green EGC Voc* = 315.1 VDC Isc = 11.14 ADC Vmp = 222.78 VDC Imp=10.77 ADC <b>11</b> (1) AWG #10, THWN-2, Black (1) AWG #10, THWN-2, Red (1) AWG #10, THHN/THWN-2, Green EGC Voc* = 105.03 VDC Isc = 11.14 ADC Vmp = 74.26 VDC Imp=10.77 ADC <b>12</b> (1) AWG #8, THWN-2, Black (1) AWG #10, THHN/THWN-2, Green EGC Voc* = 105.03 VDC Isc = 11.14 ADC Vmp = 74.26 VDC Imp=10.77 ADC
<b>B</b> (1) CUTLER-HAMMER # DG223NRB Disconnect; 100A, 240Vac, Fusible, NEMA 3R - (1) CUTLER-HAMMER # DG100NB Ground/Neutral Kit; 60-100A, General Duty (DG) - (1) CUTLER-HAMMER # DG100RB Class R Fuse Kit - (2) FERRAZ SHAWMUT # TR100R Fuse; 100A, 250V, Class RK5 PV BACKFEED OCP <b>C</b> (1) SQUARE D # HOM1224L125PRB Load Center; 125A, Convertible, NEMA3R, 12sp/24Cir, 120v/240v, 10kAIC, Surface - (2) SQUARE D # HOM240 Breaker; 40A/2P, 2 Spaces - (1) SQUARE D # HOM220 Breaker; 20A/2P, 2 Spaces	<b>GD</b> Please see MCI wiring detail page for more information <b>A</b> (3) Tesla 4J 4-String Combiner Box UNFUSED, GROUNDED, Black, Diag DIN Rail with Bracket/ Cord Grip (20) Tesla MCI, 650V, 12A <b>1</b> (2) PV Wire, AWG 10 (1) AWG #10, Solid Bare Copper EGC Voc* = 420.13 VDC Isc = 11.14 ADC Vmp = 297.04 VDC Imp=10.77 ADC <b>2</b> (2) PV Wire, AWG 10 (1) AWG #10, Solid Bare Copper EGC Voc* = 367.61 VDC Isc = 11.14 ADC Vmp = 259.91 VDC Imp=10.77 ADC <b>3</b> (2) PV Wire, AWG 10 (1) AWG #10, Solid Bare Copper EGC Voc* = 315.1 VDC Isc = 11.14 ADC Vmp = 222.78 VDC Imp=10.77 ADC <b>4</b> (2) PV Wire, AWG 10 (1) AWG #10, Solid Bare Copper EGC Voc* = 577.68 VDC Isc = 11.14 ADC Vmp = 408.43 VDC Imp=10.77 ADC <b>5</b> (2) PV Wire, AWG 10 (1) AWG #10, Solid Bare Copper EGC Voc* = 367.61 VDC Isc = 11.14 ADC Vmp = 259.91 VDC Imp=10.77 ADC <b>6</b> (4) PV Wire, AWG 10 (1) AWG #10, Solid Bare Copper EGC Voc* = 105.03 VDC Isc = 11.14 ADC Vmp = 74.26 VDC Imp=10.77 ADC

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--	--	---	--	---	--

# SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF"  
POSITION TO SHUT DOWN PV SYSTEM AND REDUCE  
SHOCK HAZARD IN THE ARRAY

- Address: 46 Mark St



OPERATING VOLTAGE = 240V

JB-0381606-00

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JOB NUMBER: JB-0381606 00

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ZS Comp V4 w Flashing-Insert

MODULES:  
(51) Tesla # T400H

INVERTER:  
Multiple Inverters

CUSTOMER:  
Cyril Chen  
46 Mark St  
Portsmouth, NH 03801

3015297364

DESCRIPTION:  
20.4 KW PV ARRAY

PAGE NAME:  
SITE PLAN PLACARD

DESIGN:  
Jesslyn Cabero

SHEET: 7 REV: A DATE: 10/27/2022

TESLA

WARNING: PHOTOVOLTAIC POWER SOURCE

Label Location:  
(C)(CB)(JB)  
Per Code:  
NEC 690.31.G.3

PHOTOVOLTAIC DC  
DISCONNECT

Label Location:  
(DC) (INV)  
Per Code:  
NEC 690.13.B

WARNING

ELECTRIC SHOCK HAZARD  
DO NOT TOUCH TERMINALS  
TERMINALS ON BOTH LINE AND  
LOAD SIDES MAY BE ENERGIZED  
IN THE OPEN POSITION

Label Location:  
(AC)(POI)  
Per Code:  
NEC 690.13.B

WARNING

ELECTRIC SHOCK HAZARD  
THE DC CONDUCTORS OF THIS  
PHOTOVOLTAIC SYSTEM ARE  
UNGROUNDDED AND  
MAY BE ENERGIZED

Label Location:  
(DC) (INV)

MAXIMUM VOLTAGE   
MAXIMUM CIRCUIT CURRENT   
MAX RATED OUTPUT CURRENT  
OF THE CHARGE CONTROLLER  
OR DC-TO-DC CONVERTER  
(IF INSTALLED)

Label Location:  
(DC) (INV)  
Per Code:  
NEC 690.53

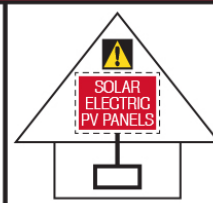
WARNING

INVERTER OUTPUT  
CONNECTION  
DO NOT RELOCATE  
THIS OVERCURRENT  
DEVICE

Label Location:  
(POI)  
Per Code:  
NEC 705.12.B.2.3.b

SOLAR PV SYSTEM  
EQUIPPED WITH RAPID  
SHUTDOWN

TURN RAPID  
SHUTDOWN SWITCH  
TO THE "OFF"  
POSITION TO SHUT  
DOWN CONDUCTORS  
OUTSIDE THE ARRAY.  
CONDUCTORS WITHIN  
THE ARRAY REMAIN  
ENERGIZED IN SUNLIGHT



Label Location:  
ABB/Delta Solivia Inverter  
Per Code:  
690.56(C)(1)(b)

WARNING

ELECTRIC SHOCK HAZARD  
IF A GROUND FAULT IS INDICATED  
NORMALLY GROUNDED  
CONDUCTORS MAY BE  
UNGROUNDDED AND ENERGIZED

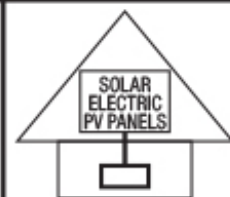
Label Location:  
(DC) (INV)  
Per Code:  
690.41.B

PHOTOVOLTAIC SYSTEM  
EQUIPPED WITH RAPID  
SHUTDOWN

Label Location:  
(INV)  
Per Code:  
NEC 690.56.C.3

SOLAR PV SYSTEM  
EQUIPPED WITH RAPID  
SHUTDOWN

TURN RAPID  
SHUTDOWN  
SWITCH TO THE  
"OFF" POSITION TO  
SHUT DOWN PV  
SYSTEM AND REDUCE  
SHOCK HAZARD  
IN THE ARRAY.



Label Location:  
SolarEdge and,Delta M-Series and,Telsa Inverter  
Per Code:  
690.56(C)(1)(a)

WARNING

ELECTRICAL SHOCK HAZARD  
DO NOT TOUCH TERMINALS  
TERMINALS ON BOTH LINE AND  
LOAD SIDES MAY BE ENERGIZED  
IN THE OPEN POSITION  
DC VOLTAGE IS  
ALWAYS PRESENT WHEN  
SOLAR MODULES ARE  
EXPOSED TO SUNLIGHT

Label Location:  
(DC) (CB)  
Per Code:  
CEC 690.13.B

CAUTION

PHOTOVOLTAIC SYSTEM  
CIRCUIT IS BACKFED

Label Location:  
(D) (POI)  
Per Code:  
NEC 690.64.B.4

CAUTION

DUAL POWER SOURCE  
SECOND SOURCE IS  
PHOTOVOLTAIC SYSTEM

Label Location:  
(POI)  
Per Code:  
NEC 705.12.B.3

PHOTOVOLTAIC AC  
DISCONNECT

Label Location:  
(AC) (POI)  
Per Code:  
NEC 690.13.B

PHOTOVOLTAIC POINT OF  
INTERCONNECTION  
WARNING: ELECTRIC SHOCK  
HAZARD. DO NOT TOUCH  
TERMINALS. TERMINALS ON  
BOTH THE LINE AND LOAD SIDE  
MAY BE ENERGIZED IN THE OPEN  
POSITION. FOR SERVICE  
DE-ENERGIZE BOTH SOURCE  
AND MAIN BREAKER.  
PV POWER SOURCE

Label Location:  
(POI)  
Per Code:  
CEC 690.13.B

MAXIMUM AC  
OPERATING CURRENT  A  
MAXIMUM AC  
OPERATING VOLTAGE  V

Label Location:  
(AC) (POI)  
Per Code:  
NEC 690.54

MAXIMUM AC  
OPERATING CURRENT  A  
MAXIMUM AC  
OPERATING VOLTAGE  V

(AC): AC Disconnect  
(C): Conduit  
(CB): Combiner Box  
(D): Distribution Panel  
(DC): DC Disconnect  
(IC): Interior Run Conduit  
(INV): Inverter With Integrated DC Disconnect  
(LC): Load Center  
(M): Utility Meter  
(POI): Point of Interconnection

**BACKUP LOAD CENTER**

Label Location:  
(BLC)  
Per Code:  
NEC 408.4

**CAUTION**  
TRI POWER SOURCE  
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM  
THIRD SOURCE IS ENERGY STORAGE SYSTEM

Label Location:  
(MSP)  
Per Code:  
NEC 705.12(B)(3)

**CAUTION**  
DO NOT ADD NEW LOADS

Label Location:  
(BLC)  
Per Code:  
NEC 220

**WARNING**  
THIS EQUIPMENT FED BY  
MULTIPLE SOURCES. TOTAL  
RATING OF ALL OVER CURRENT  
DEVICES, EXCLUDING MAIN  
SUPPLY OVERCURRENT DEVICE,  
SHALL NOT EXCEED AMPACITY  
OF BUSBAR.

Label Location:  
(MSP)  
Per Code:  
NEC 705.12.B.2.3.c

**CAUTION**  
THIS PANEL HAS SPLICED FEED-  
THROUGH CONDUCTORS.  
LOCATION OF DISCONNECT AT ENERGY  
STORAGE BACKUP LOAD PANEL

Label Location:  
(MSP)  
Per Code:  
NEC 312.8.A(3)

**CAUTION**  
DUAL POWER SOURCE  
SECOND SOURCE IS  
ENERGY STORAGE SYSTEM

Label Location:  
(MSP)  
Per Code:  
NEC 705.12(B)(3)

**NOMINAL ESS VOLTAGE:** 120/240V  
**MAX AVAILABLE SHORT-  
CIRCUIT FROM ESS:** 32A  
**ARC FAULT CLEARING  
TIME FROM ESS:** 67ms  
**DATE OF  
CALCULATION:**

Label Location:  
(MSP)  
Per Code:  
Per 706.7(D) label to be marked in field

**ENERGY STORAGE SYSTEM ON SITE  
LOCATED WITHIN LINE OF SIGHT**

Label Location:  
(MSP)  
Per Code:

**ENERGY STORAGE SYSTEM ON SITE  
LOCATED ON ADJACENT WALL**

Label Location:  
(MSP)  
Per Code:

**ENERGY STORAGE SYSTEM ON SITE  
LOCATED ON OPPOSITE WALL**

Label Location:  
(MSP)  
Per Code:

**ENERGY STORAGE SYSTEM ON SITE  
LOCATED INSIDE**

Label Location:  
(MSP)  
Per Code:

(AC): AC Disconnect  
(BLC): Backup Load Center  
(MSP): Main Service Panel

# MCI WIRING DETAIL

## GENERAL NOTES

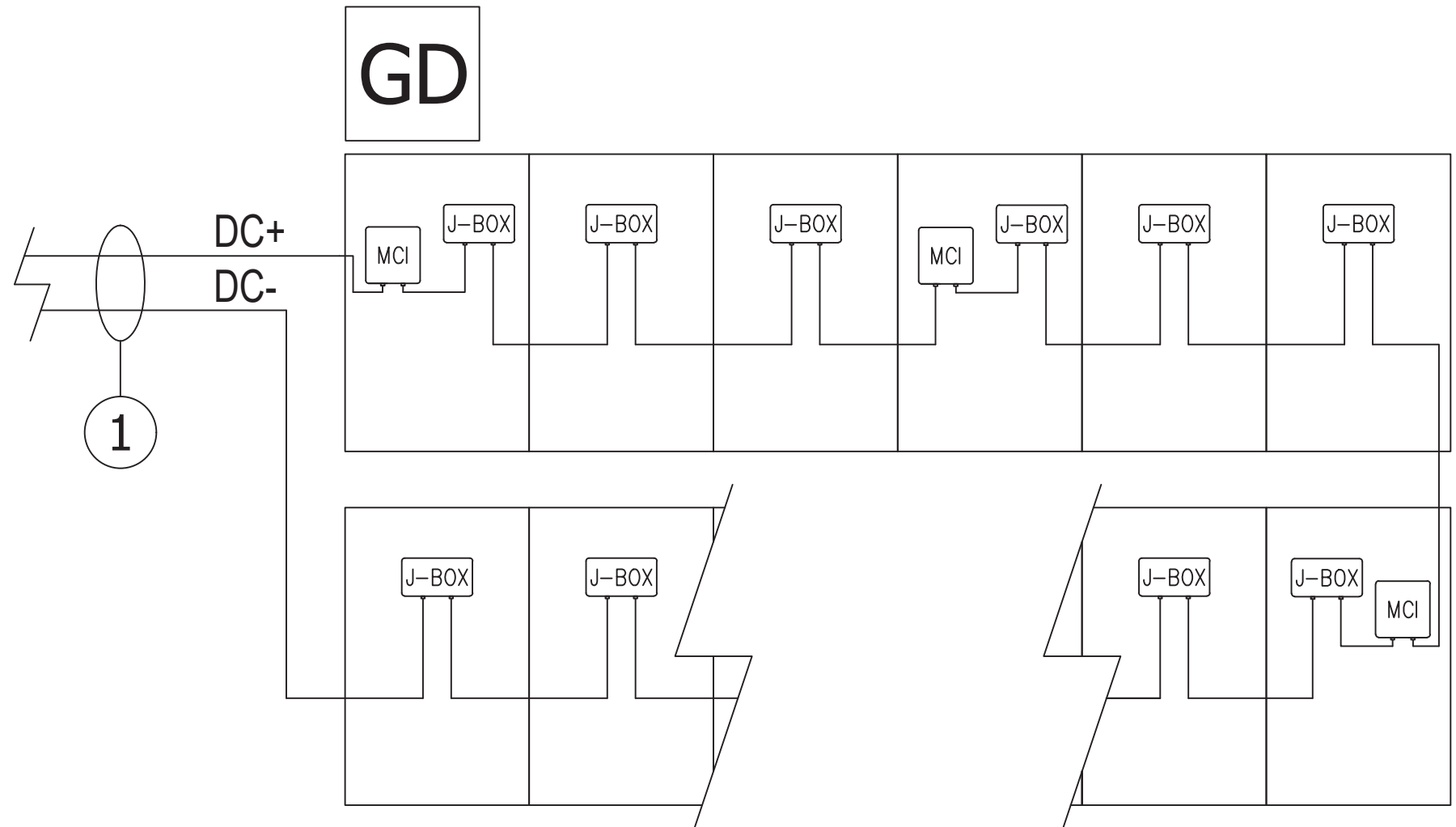
- DRAWING OF STANDARD MCI WIRING DETAIL FOR ANY GIVEN STRING LENGTH
- IF INITIATED, RAPID SHUTDOWN OCCURS WITHIN 30 SECONDS OF ACTIVATION AND LIMITS VOLTAGE ON THE ROOF TO NO GREATER THAN 165V (690.12.B.2.1)
- MID CIRCUIT INTERRUPTER (MCI) IS A UL 1741 PVRSE CERTIFIED RAPID SHUTDOWN DEVICE (RSD)

## RETROFIT PV MODULES

- MCIS ARE LOCATED AT ROOF LEVEL, JUST UNDER THE PV MODULES IN ACCORDANCE WITH 690.12 REQUIREMENTS
- THE QUANTITY OF MCIS PER STRING IS DETERMINED BY STRING LENGTH
  - NUMBER OF MODULES BETWEEN MCI UNITS = 0-3
  - MAXIMUM NUMBER OF MODULES PER MCI UNIT = 3
  - MINIMUM NUMBER MCI UNITS = MODULE COUNT/3

\*Exception: Tesla (Longi) modules installed in locations where the max Voc for 3 modules at low design temperature exceeds 165V shall be limited to 2 modules between MCIs.

PLEASE REFER TO MCI CUTSHEET AND PVRSA INSERT FOR MORE INFORMATION



① — (2) AWG, PV Wire, 600V, Black

DC



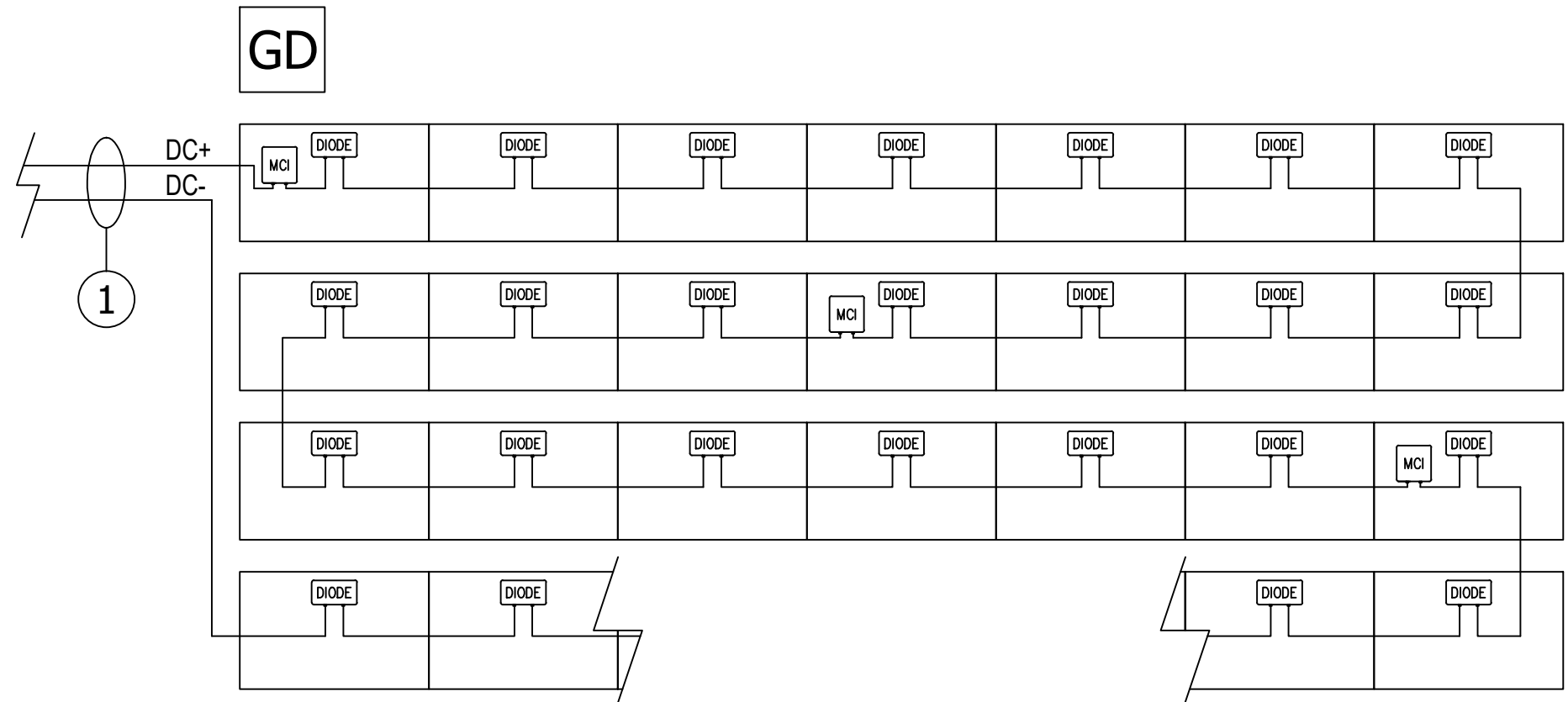
# MCI WIRING DETAIL

## GENERAL NOTES

- DRAWING OF STANDARD MCI WIRING DETAIL FOR ANY GIVEN STRING LENGTH
- IF INITIATED, RAPID SHUTDOWN OCCURS WITHIN 30 SECONDS OF ACTIVATION AND LIMITS VOLTAGE ON THE ROOF TO NO GREATER THAN 165V (690.12.B.2.1)
- MID CIRCUIT INTERRUPTER (MCI) IS A UL 1741 PVRSE CERTIFIED RAPID SHUTDOWN DEVICE (RSD)

## SOLAR ROOF TILES

- MCIS ARE LOCATED AT DECK LEVEL, JUST UNDER THE TILES IN ACCORDANCE WITH 690.12 REQUIREMENTS
- THE QUANTITY OF MCIS PER STRING IS DETERMINED BY STRING LENGTH
  - NUMBER OF TILES BETWEEN MCI UNITS = 0-10
  - MAXIMUM NUMBER OF TILES PER MCI UNIT = 10
  - MINIMUM NUMBER MCI UNITS = TILE COUNT/10



PLEASE REFER TO MCI CUTSHEET AND PVRSA INSERT FOR MORE INFORMATION

① (2)AWG, PV Wire, 600V, Black

DC



TESLA

## SOLAR INVERTER

3.8 kW | 7.6 kW

Tesla Solar Inverter completes the Tesla home solar system, converting DC power from solar to AC power for home consumption. Tesla's renowned expertise in power electronics has been combined with robust safety features and a simple installation process to produce an outstanding solar inverter that is compatible with both Solar Roof and traditional solar panels. Once installed, homeowners use the Tesla mobile app to manage their solar system and monitor energy consumption, resulting in a truly unique ecosystem experience.

### KEY FEATURES

- Built on Powerwall 2 technology for exceptional efficiency and reliability
- Wi-Fi, Ethernet, and cellular connectivity with easy over-the-air updates
- Designed to integrate with Tesla Powerwall and Tesla App
- 3.8 kW and 7.6 kW models available

## SOLAR INVERTER

Tesla Solar Inverter provides DC to AC conversion and integrates with the Tesla ecosystem, including Solar Panels, Solar Roof, Powerwall, and vehicle charging, to provide a seamless sustainable energy experience.

### KEY FEATURES

- Integrated rapid shutdown, arc fault, and ground fault protection
- No neutral wire simplifies installation
- 2x the standard number of MPPTs for high production on complex roofs



### ELECTRICAL SPECIFICATIONS

MODEL NUMBER	1534000-xx-y	1538000-xx-y
OUTPUT (AC)	3.8 kW	7.6 kW
Nominal Power	3,800 W	7,600 W
Maximum Apparent Power	3,328 VA at 208 V 3,840 VA at 240 V	6,656 VA at 208 V 7,680 VA at 240 V
Maximum Continuous Current	16 A	32 A
Breaker (Overcurrent Protection)	20 A	40 A
Nominal Power Factor	1 - 0.9 (leading / lagging)	
THD (at Nominal Power)	<5%	
INPUT (DC)		
MPPT	2	4
Input Connectors per MPPT	1-2	1-2-1-2
Maximum Input Voltage	600 VDC	
DC Input Voltage Range	60 - 550 VDC	
DC MPPT Voltage Range	60 - 480 VDC <sup>1</sup>	
Maximum Current per MPPT (I <sub>mp</sub> )	13 A <sup>2</sup>	
Maximum Short Circuit Current per MPPT (I <sub>sc</sub> )	17 A <sup>2</sup>	

### PERFORMANCE SPECIFICATIONS

Peak Efficiency	98% at 208 V 98.1% at 240 V	98.4% at 208 V 98.6% at 240 V
CEC Efficiency	97.5% at 208 V 97.5% at 240 V	97.5% at 208 V 98.0% at 240 V
Allowable DC/AC Ratio	1.7	
Customer Interface	Tesla Mobile App	
Internet Connectivity	Wi-Fi (2.4 GHz, 802.11 b/g/n), Ethernet, Cellular (LTE/4G) <sup>3</sup>	
AC Remote Metering Support	Wi-Fi (2.4 GHz, 802.11 b/g/n), RS-485	
Protections	Integrated arc fault circuit interrupter (AFCI), Rapid Shutdown	
Supported Grid Types	60 Hz, 240 V Split Phase 60 Hz, 208 V Wye	

<sup>1</sup> Maximum current.

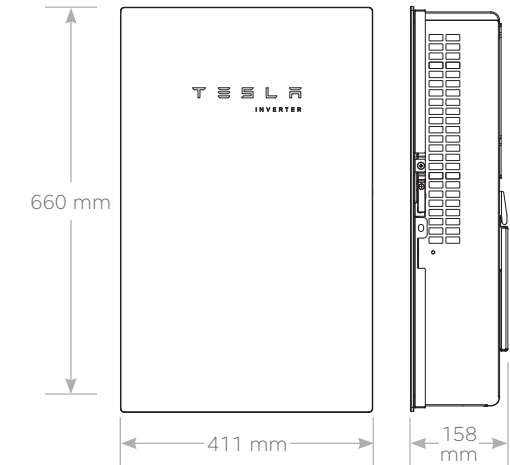
<sup>2</sup> Where the DC input current exceeds an MPPT rating, jumpers can be used to allow a single MPPT to intake additional DC current up to 26 A I<sub>mp</sub> / 34 A I<sub>sc</sub>.

<sup>3</sup> Cellular connectivity subject to network operator service coverage and signal strength.

### MECHANICAL SPECIFICATIONS

Dimensions	660 mm x 411 mm x 158 mm (26 in x 16 in x 6 in)
Weight	52 lb <sup>4</sup>
Mounting options	Wall mount (bracket)

<sup>4</sup> Door and bracket can be removed for a mounting weight of 37 lb.



### ENVIRONMENTAL SPECIFICATIONS

Operating Temperature	-30°C to 45°C (-22°F to 113°F) <sup>5</sup>
Operating Humidity (RH)	Up to 100%, condensing
Storage Temperature	-30°C to 70°C (-22°F to 158°F)
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Rating	Type 3R
Ingress Rating	IP55 (Wiring compartment)
Pollution Rating	PD2 for power electronics and terminal wiring compartment, PD3 for all other components
Operating Noise @ 1 m	< 40 db(A) nominal, < 50 db(A) maximum

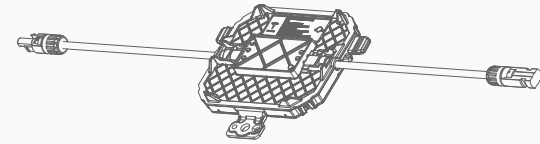
<sup>5</sup> For the 7.6 kW Solar Inverter, performance may be de-rated to 6.2 kW at 240 V or 5.37 kW at 208 V when operating at temperatures greater than 45°C.

### COMPLIANCE INFORMATION

Grid Certifications	UL 1741, UL 1741 SA, IEEE 1547, IEEE 1547.1
Safety Certifications	UL 1741 PVRSS, UL 1699B, UL 1998 (US), UL 3741
Emissions	EN 61000-6-3 (Residential), FCC 47CFR15.109 (a)

## SOLAR SHUTDOWN DEVICE

The Tesla Solar Shutdown Device is a Mid-Circuit Interrupter (MCI) and is part of the PV system rapid shutdown (RSD) function in accordance with Article 690 of the applicable NEC. When paired with the Tesla Solar Inverter, solar array shutdown is initiated by any loss of AC power.



### ELECTRICAL SPECIFICATIONS

<b>Model Number</b>	MCI-1
<b>Nominal Input DC Current Rating (<math>I_{MP}</math>)</b>	12 A
<b>Maximum Input Short Circuit Current (<math>I_{SC}</math>)</b>	15 A
<b>Maximum System Voltage</b>	600 V DC

### RSD MODULE PERFORMANCE

<b>Maximum Number of Devices per String</b>	5
<b>Control</b>	Power Line Excitation
<b>Passive State</b>	Normally open
<b>Maximum Power Consumption</b>	7 W
<b>Warranty</b>	25 years

### COMPLIANCE INFORMATION

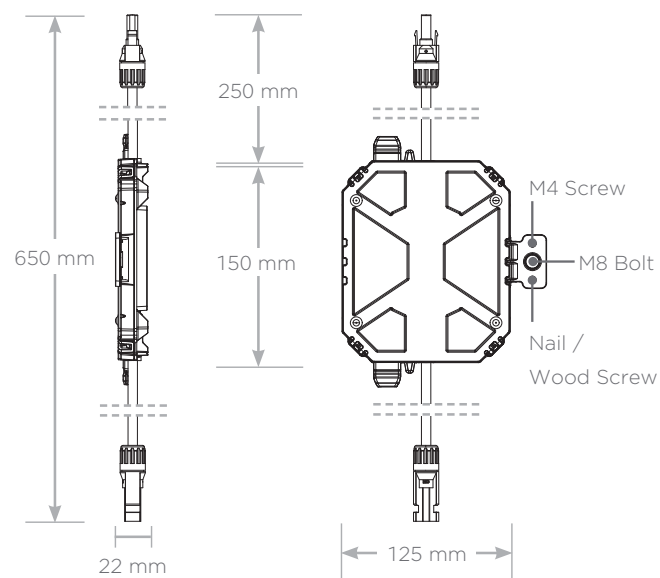
<b>Certifications</b>	UL 1741 PVRSE, UL 3741, PVRSA (Photovoltaic Rapid Shutdown Array)
<b>RSD Initiation Method</b>	PV System AC Breaker or Switch
<b>Compatible Equipment</b>	See <i>Compatibility Table</i> below

### ENVIRONMENTAL SPECIFICATIONS

<b>Ambient Temperature</b>	-40°C to 50°C (-40°F to 122°F)
<b>Storage Temperature</b>	-30°C to 70°C (-22°F to 158°F)
<b>Enclosure Rating</b>	NEMA 4 / IP65

### MECHANICAL SPECIFICATIONS

<b>Electrical Connections</b>	MC4 Connector
<b>Housing</b>	Plastic
<b>Dimensions</b>	125 mm x 150 mm x 22 mm (5 in x 6 in x 1 in)
<b>Weight</b>	350 g (0.77 lb)
<b>Mounting Options</b>	ZEP Home Run Clip M4 Screw (#10) M8 Bolt (5/16") Nail / Wood screw



### UL 3741 PV HAZARD CONTROL (AND PVRSA) COMPATIBILITY

Tesla Solar Roof and Tesla/Zep ZS Arrays using the following modules are certified to UL 3741 and UL 1741 PVRSA when installed with the Tesla Solar Inverter and Solar Shutdown Devices. See the Tesla Solar Inverter Installation Manual for detailed instructions and for guidance on installing Tesla Solar Inverter and Solar Shutdown Devices with other modules.

Brand	Model	Required Solar Shutdown Devices
Tesla	Solar Roof V3	1 Solar Shutdown Device per 10 modules
Tesla	Tesla TxxxS (where xxx = 405 to 450 W, increments of 5)	1 Solar Shutdown Device per 3 modules <sup>1</sup>
Tesla	Tesla TxxxH (where xxx = 395 to 415 W, increments of 5)	1 Solar Shutdown Device per 3 modules
Hanwha	Q.PEAK DUO BLK-G5	1 Solar Shutdown Device per 3 modules
Hanwha	Q.PEAK DUO BLK-G6+	1 Solar Shutdown Device per 3 modules

**Exception:** Tesla solar modules installed in locations where the max Voc for three modules at low design temperatures exceeds 165 V shall be limited to two modules between Solar Shutdown Devices.

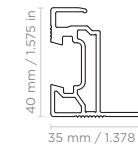
# Tesla Photovoltaic Module

T395H, T400H, and T405H

The Tesla module is one of the most powerful residential photovoltaic modules available and exceeds industry engineering and quality standards. Featuring our proprietary Zep Groove design, the all-black module mounts close to your roof for a minimalist aesthetic. Modules are certified to IEC / UL 61730 - 1, IEC / UL 61730 - 2 and IEC 61215.



## Module Specifications



### Electrical Characteristics

Power Class	T395H		T400H		T405H	
	STC	NMOT	STC	NMOT	STC	NMOT
Test Method	STC	NMOT	STC	NMOT	STC	NMOT
Max Power, $P_{MAX}$ (W)	395	296.3	400	300.1	405	303.8
Open Circuit Voltage, $V_{OC}$ (V)	45.27	42.69	45.30	42.72	45.34	42.76
Short Circuit Current, $I_{SC}$ (A)	11.10	8.95	11.14	8.97	11.17	9.00
Max Power Voltage, $V_{MP}$ (V)	36.88	35.03	37.13	35.25	37.39	35.46
Max Power Current, $I_{MP}$ (A)	10.71	8.46	10.77	8.51	10.83	8.57
Module Efficiency (%)	≥ 20.1		≥ 20.4		≥ 20.6	
STC	1000 W/m <sup>2</sup> , 25°C, AM1.5					
NOCT	800 W/m <sup>2</sup> , 20°C, AM1.5, wind speed 1 m/s					

### Mechanical Loading

Front Side Test Load	6120 Pa   128 lb/ft <sup>2</sup>	Refer to module and system installation manuals for allowable design loads, foot spacings, and cantilever specifications.
Rear Side Test Load	6120 Pa   128 lb/ft <sup>2</sup>	
Front Side Design Load	4080 Pa   85 lb/ft <sup>2</sup>	
Rear Side Design Load	4080 Pa   85 lb/ft <sup>2</sup>	
Hail Test	35 mm at 27.2 m/s	

### Mechanical Parameters

Cell Orientation	132 (6 x 22)
Junction Box	IP68, 3 diodes
Cable	4 mm <sup>2</sup>   12 AWG, 1325 mm   47.2 in. Length
Connector	Staubli MC4
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass
Frame	Black Anodized Aluminum Alloy
Weight	23.5 kg   51.8 lb
Dimension	1890 mm x 1046 mm x 40 mm 74.4 in x 41.2 in x 1.57 in

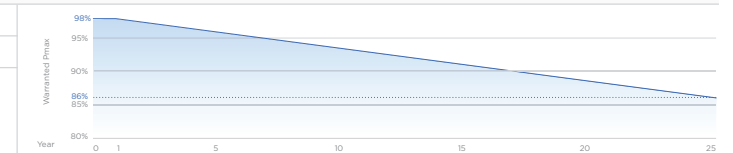
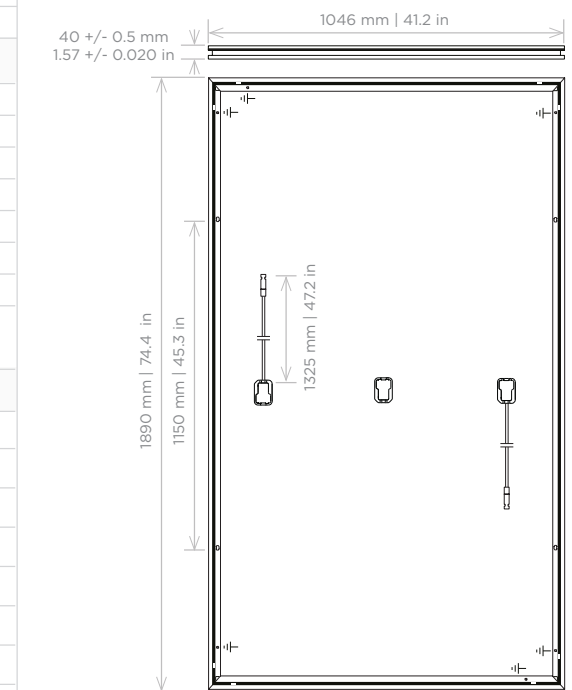
### Operation Parameters

Operational Temperature	-40°C up to +85°C
Power Output Tolerance	-0 / +5 W
$V_{OC}$ & $I_{SC}$ Tolerance	+/- 5%
Max System Voltage	DC 1000 V (IEC/UL)
Max Series Fuse Rating	20 A
NOCT	45.7 +/- 3 °C
Safety Class	Class II
Fire Rating	UL 61730 Type 2

### Linear Power Warranty

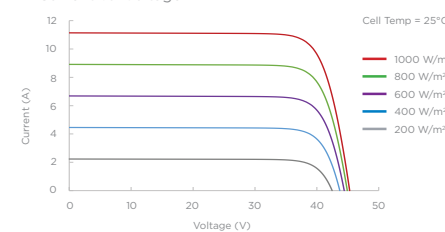
Materials and Processing	25 years
Extra Linear Power Output	25 years

At least 98% of nominal power during first year. Thereafter max. 0.5% degradation per year. At least 93.5% of nominal power up to 10 years. At least 86% of nominal power up to 25 years.

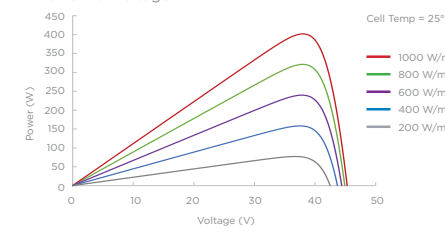


### IV Curves

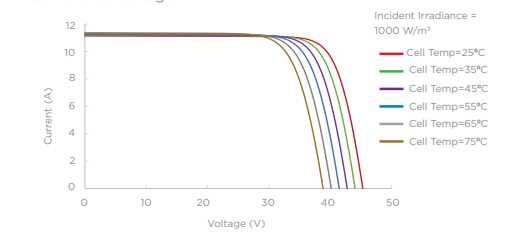
Current vs. Voltage



Power vs. Voltage



Current vs. Voltage



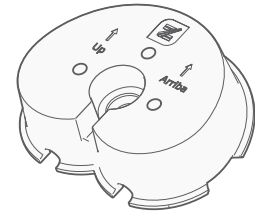
# ROOFING SYSTEM SPECIFICATIONS



<b>DESCRIPTION</b>	PV mounting solution for composition shingle roofs.
	Works with all Zep Compatible Modules.
	Auto bonding UL-listed hardware creates structural and electrical bond.
<b>SPECIFICATIONS</b>	Designed for pitched roofs.
	Installs in portrait and landscape orientations.
	Engineered for spans up to 72" and cantilevers up to 24".
	ZS Comp has a UL 1703 Class "A" Fire Rating when installed using modules from any manufacturer certified as "Type 1" or "Type 2".
	Attachment method UL listed to UL 2582 for Wind Driven Rain.
	ZS Comp supports 50 psf (2400 Pa) front and up to 72 psf (3450 Pa) rear side design load rating for Portrait module orientation per UL 2703.
	ZS Comp supports 50 psf (2400 Pa) front side and up to 72 psf (3450 Pa) rear side design load rating for Landscape module orientation.
	Engineered for compliance with ASCE 7-05, 7-10, and 7-16 wind load requirements.
	Zep wire management products listed to UL 1565 for wire positioning devices.
ZS Comp grounding products are listed to UL 2703 and UL 467.	
ZS Comp bonding products are listed to UL 2703.	

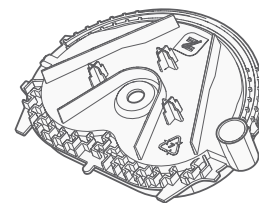
## MOUNTING BLOCK

Listed to UL 2703  
Part #850-1633



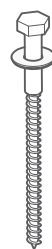
## FLASHING INSERT

Listed to UL 2703 and UL 2582 for Wind Driven Rain  
Part #850-1628



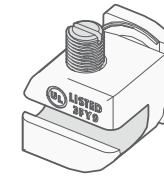
## CAPTURED WASHER LAG

Part #850-1631-002 and #850-1631-004



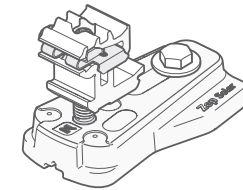
## GROUND ZEP

Listed to UL 2703  
Part #850-1511



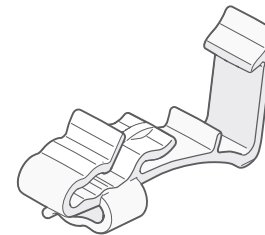
## LEVELING FOOT

Listed to UL 2703  
Part #850-1397



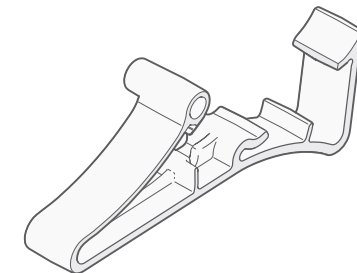
## DC WIRE CLIP

Listed to UL 1565  
Part #850-1509



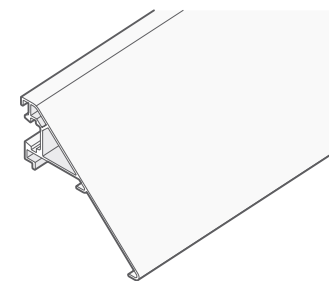
## HOME RUN CLIP

Listed to UL 1565  
Part #850-1510



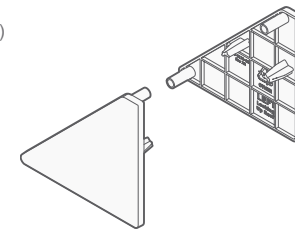
## ARRAY SKIRT

Listed to UL 2703  
Part #850-1608



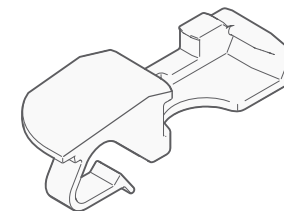
## END CAP

Listed to UL 2703  
Part #850-1586 (Left)  
Part #850-1588 (Right)



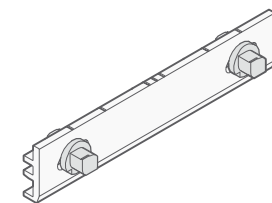
## SKIRT GRIP

Listed to UL 2703  
Part #850-1606



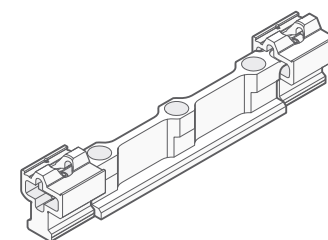
## INTERLOCK

Listed to UL 2703  
Part #850-1613



## HYBRID INTERLOCK

Listed to UL 2703  
Part #850-1281



# PV HAZARD CONTROL SYSTEM | ZS PVHCS

UL 3741 REPORT DATE 10-20-21 (APPLICABLE TO ZS COMP, ZS SPAN, ZS RAMP, AND ZS SEAM)  
PV RAPID SHUTDOWN ARRAY, UL 1741 CATEGORY QIJR

WARNING: To reduce the risk of injury, read all instructions.

## PV HAZARD CONTROL EQUIPMENT AND COMPONENTS

Function	Manufacturer	Model No.	Firmware Versions and Checksums	Certification Standard
PVRSE Mid Circuit Interrupter (MCI)	Tesla	MCI-1	N/A	UL 1741 PVRSE
Inverter or Powerwall+	Tesla	7.6 kW: 1538000 <sup>1</sup> 3.8 kW: 1534000 <sup>1</sup> 7.6 kW: 1850000 <sup>1</sup>	V4, CEA4F802 V4, FF7BE4E1 V4, CEA4F802	UL 1741, 1998 PVRSS/PVRSE
PV Module	Hanwha/ Q-CELLS Tesla	Q.PEAK DUO BLK-G5/SC310-320 Q.PEAK DUO BLK G6+/SC330-345 Tesla TxxxS (xxx = 405 to 450) Tesla TxxxH (xxx = 395 to 415)	N/A	UL 1703 UL 61730
PVHCS Initiator (PV Inverter)	Dedicated PV system AC circuit breaker or AC disconnect switch, labeled per NEC 690.12 requirements.			N/A
PVHCS Initiator (Powerwall+)	Emergency stop device (NISD)- Listed "Emergency Stop Button" or "Emergency Stop Device" or "Emergency Stop Unit".			UL 508 or UL 60947 Parts 1, 5-1 and 5-5

<sup>1</sup> Applies to variations of this part number with suffix of two numbers and one letter.

Note: PVHCS installation requirements may reduce the effective equipment and component ratings below the individual equipment and component PVRSE ratings in order to achieve PVHCS shock hazard reduction requirements.

## PVHCS INSTALLATION REQUIREMENTS

Max System Voltage	600 Vdc
PVHCS Maximum Circuit Voltage (Array Internal Voltage After Actuation)	165 Vdc (cold weather open circuit)
Max Series-Connected Modules Between MCIs: *Exception: Tesla S-Series (TxxxS) modules installed in locations where the max VOC for 3 modules at low design temperature exceeds 165V shall be limited to 2 modules between MCIs.	3*

## OTHER INSTALLATION INSTRUCTIONS

1. An MCI must be connected to one end of each series string or mounting plane sub-array string.
2. Verification that MCIs are installed with 3 or fewer modules between MCIs shall be documented for inspection, by voltage measurement logs and/or as-built string layout diagrams.
3. For PV Inverter: The PVHCS initiator (AC breaker or switch) shall be sized and installed in accordance with NEC requirements. The specific part shall be identified on the as-built system drawings.
4. For Powerwall+: The PVHCS emergency stop initiator shall have the following minimum ratings: Outdoor (Type 3R or higher), 12V, 1A, and shall be installed in accordance with NEC requirements. The specific part shall be identified on the as-built system drawings. Refer to the Powerwall+ installation manual for further details.



Certification Mark of UL on the installation instructions is the only method provided by UL to identify products manufactured under its Certification and Follow-Up Service. The Certification Mark for these products includes the UL symbol, the words "CERTIFIED" and "SAFETY," the geographic identifier(s), and a file number.

# PV HAZARD CONTROL SYSTEM PVHCS | CERTIFICATION

UL 3741 REPORT DATE 8-12-21  
PV RAPID SHUTDOWN ARRAY, UL 1741 CATEGORY QIJR, REPORT DATE: 2021-06-11 (REV 8-10-21)

WARNING: To reduce the risk of injury, read all instructions.

## PV HAZARD CONTROL EQUIPMENT AND COMPONENTS

Function	Manufacturer	Model No.	Firmware Versions and Checksums	Certification Standard
PVRSE Mid Circuit Interrupter (MCI)	Tesla	MCI-1 1550379 <sup>1</sup>	N/A	UL 1741 PVRSE
Inverter or Powerwall+	Tesla	7.6 kW: 1538000 <sup>1</sup> 3.8 kW: 1534000 <sup>1</sup> 7.6 kW: 1850000 <sup>1</sup>	V4, CEA4F802 V4, FF7BE4E1 V4, CEA4F802	UL 1741, 1998 PVRSS/PVRSE
PV Module	Tesla	SR60T1, SR72T1 SR72T2	N/A	UL 61730
Diode Harness (Not applicable to SR72T2)	Tesla	SRDTH	N/A	UL 9703
PV Wire Jumper(s)	Tesla	SR-BJ2X, SR-BJ3X, SR-BJ4X, SR-BJMini	N/A	UL 9703
Pass-Through Box	Tesla	SRPTB-4	N/A	UL 1741
PVHCS Initiator : (PV Inverter)	Dedicated PV system AC circuit breaker or AC disconnect switch, labeled per NEC 690.12 requirements.			N/A
PVHCS Initiator : (Powerwall+)	Emergency stop device (NISD)- Listed "Emergency Stop Button" or "Emergency Stop Device" or "Emergency Stop Unit"			UL 508 or UL 60947 Parts 1, 5-1 and 5-5

<sup>1</sup> Applies to variations of this part number with suffix of two numbers and one letter.

Note: PVHCS installation requirements may reduce the effective equipment and component ratings below the individual equipment and component PVRSE ratings in order to achieve PVHCS shock hazard reduction requirements.

## PVHCS INSTALLATION REQUIREMENTS

Max System Voltage	600 Vdc
PVHCS Maximum Circuit Voltage (Array Internal Voltage After Actuation)	165 Vdc (cold weather open circuit)
Max Series-Connected Panels between MCIs	10

## OTHER INSTALLATION INSTRUCTIONS

1. An MCI must be connected to one end of each series string or mounting plane sub-array string.
2. Verification that MCIs are installed with 10 or fewer modules between MCIs shall be documented for inspection, by voltage measurement logs and/or as-built string layout diagrams.
3. For PV Inverter: The PVHCS initiator (AC breaker or switch) shall be sized and installed in accordance with NEC requirements. The specific part shall be identified on the as-built system drawings.
4. For Powerwall+: The PVHCS emergency stop initiator shall have the following minimum ratings: Outdoor (Type 3R or higher), 12V, 1A, and shall be installed in accordance with NEC requirements. The specific part shall be identified on the as-built system drawings. Refer to the Powerwall+ installation manual for further details.



Certification Mark of UL on the installation instructions is the only method provided by UL to identify products manufactured under its Certification and Follow-Up Service. The Certification Mark for these products includes the UL symbol, the words "CERTIFIED" and "SAFETY," the geographic identifier(s), and a file number.



6/16/20, 3:31:18 PM

33409











6/16/20, 3:31:18 PM

33409



## LU-22-245

Land Use Application

**Status:** Active

**Date Created:** Dec 16, 2022

---

### Applicant

Sally Elshout  
sallyelshout@yahoo.com  
17 Pray St  
Portsmouth, NH 03801  
603-498-6456

### Primary Location

17 PRAY ST  
Portsmouth, NH 03801

### Owner:

ADDISON BRUCE L REV TST OF 2021 (1/2 INT) & ELSHOUT SALLY E REV  
TST OF 2021 (1/2 INT)  
17 PRAY ST PORTSMOUTH, NH 03801

---

### Applicant Information

**Please indicate your relationship to this project**

A. Property Owner

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### Alternative Project Address

Alternative Project Address

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### Project Type

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

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

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

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

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

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

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

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

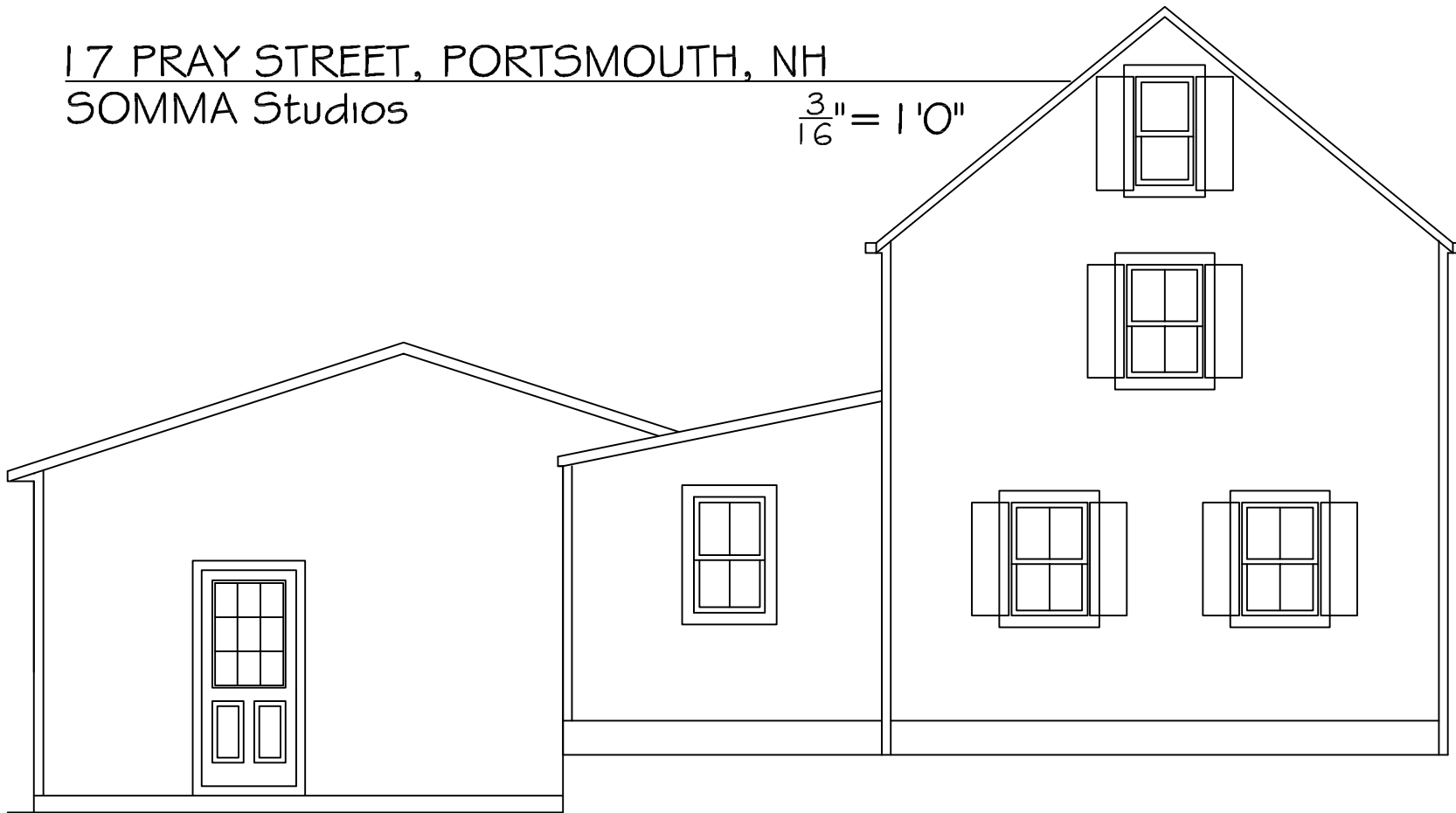
**Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval**

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

17 PRAY STREET, PORTSMOUTH, NH

SOMMA Studios

$\frac{3}{16}'' = 1'0''$



EXISTING SIDE ELEVATION



EXISTING COURTYARD ELEVATION



PROPOSED SIDE ELEVATION

NEW FRENCH DOORS

INCREASE WINDOW  
HEADER TO  
6'-8"  
IN ADDITION



PROPOSED COURTYARD ELEVATION

HOOD VENT

NEW DOOR AND GRANITE STEPS  
LANDSCAPE STEPPING  
AT GATE

## 17 Pray Street

### HDC Work Session Application

April 2021



View of home from Pray Street

This application is to replace windows and doors at the rear of the home to facilitate a Kitchen renovation as well as provide access to the yard.

(3) Existing Windows will be replaced by (4) new windows in an existing single-story addition at the back of the home (not visible from Pray Street/photo above).

(1) Existing Window will be replaced with a set of French doors in the back of the main house (not visible from Pray Street/photo above).

(1) Existing Door will be replaced with a pair of French doors at the back of the Garage (not visible from Pray Street/photo above).

Context Photos



View from Pleasant Street



View from Pray Street





View of neighboring driveway and fencing.

All fencing separating the 2 yards was recently approved by the HDC to be taller and solid to provide both yards more privacy.

17 Pray Street and elevations to be renovated.



View of Garage



Opposite side of Garage, viewed from backyard. This door to be replaced by a pair of French doors.



Shed addition at rear of home, viewed from back yard. These (2) first floor windows, plus (1) around the corner (see picture below) will be replaced by (4) new windows.



View of shed addition and third window to be replaced by a new window.

## Views from and to 17 Pray Street



View from 17 Pray Street backyard looking toward neighboring properties.

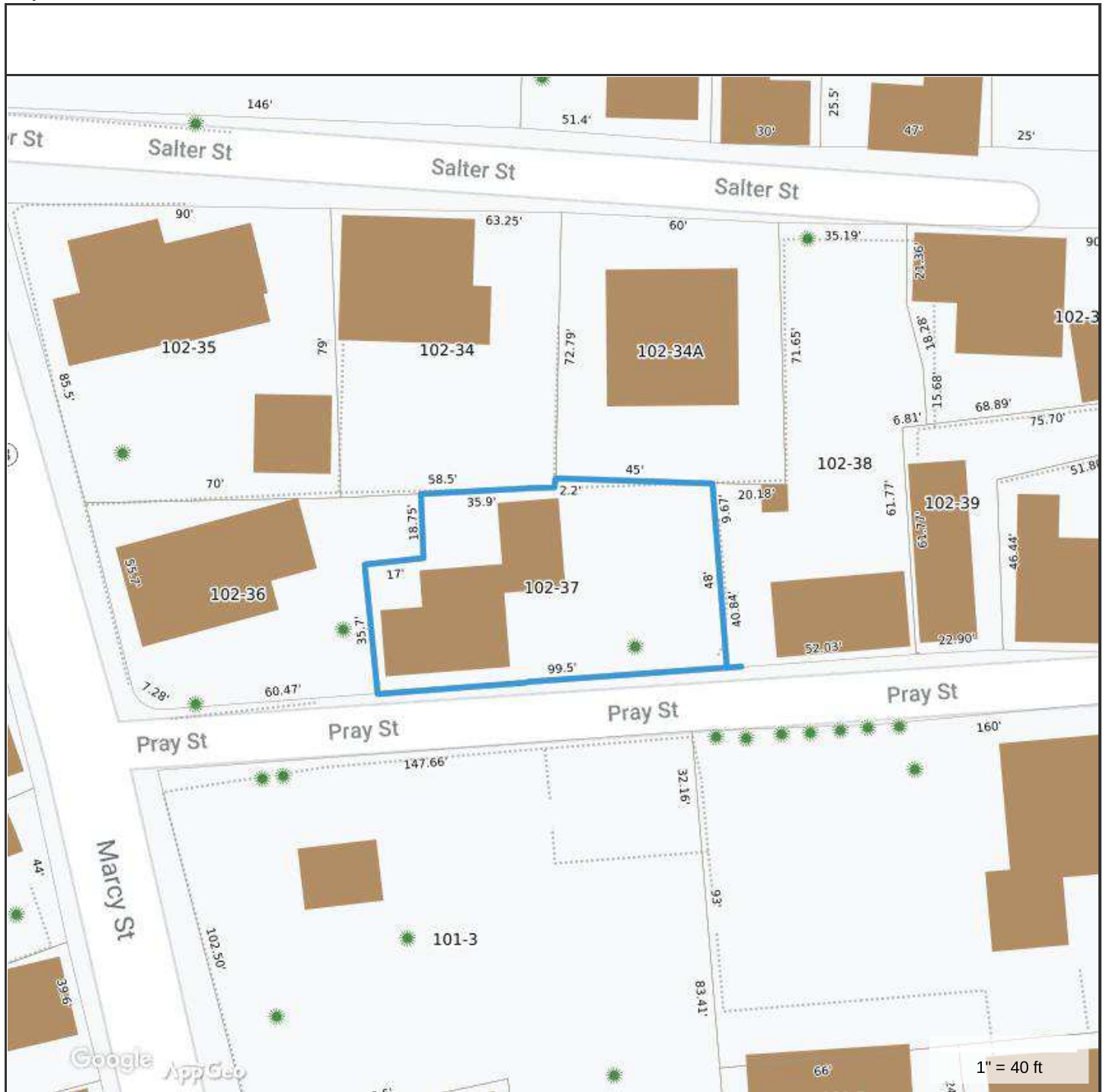
The next 3 pictures pan across the neighboring backyard, but have been taken from the 2<sup>nd</sup> Floor of the 17 Pray Street property. This is an illustration that most neighbors see each others backyards from 2<sup>nd</sup> Floor window, rather than from anything viewed at grade.





The next 2 photos have been taken from Salter Street showing the views of 17 Pray Street between neighboring homes.





**Property Information**

**Property ID** 0102-0037-0000  
**Location** 17 PRAY ST  
**Owner** ELSHOUT SALLY E



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

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

Geometry updated 4/1/2019  
Data updated 7/17/2019

## Jennifer Ramsey

---

**Subject:** FW: 17 Pray St

---

**From:** Mark Mininberg <[mark@hospitalenergy.com](mailto:mark@hospitalenergy.com)>

**Sent:** Monday, March 22, 2021 4:14 PM

**To:** Sally Elshout <[sallyelshout@yahoo.com](mailto:sallyelshout@yahoo.com)>; Addison, Bruce (Wealth Management Field) <[Bruce.Addison@morganstanley.com](mailto:Bruce.Addison@morganstanley.com)>

**Subject:** Email to HDC

Dear Historic District Commission,

We are writing in support of the improvements proposed by Sally Elshout and Bruce Addison for their home at 17 Pray Street in Portsmouth.

We live directly adjacent to the property and are the neighbors most likely to be affected. We are very pleased that Sally and Bruce's plans will enhance the external beauty and value of their property, while respecting its historic character and that of the neighborhood. We urge you to approve their proposal.

Sincerely,

Mark and Nancy Mininberg

437 Marcy Street

Portsmouth, NH, 03801

(203) 668-3522

[mark@hospitalenergy.com](mailto:mark@hospitalenergy.com)

### Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

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## Jennifer Ramsey

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**To:** Addison, Bruce  
**Cc:** Sally Elshout (Sallyelshout@yahoo.com)  
**Subject:** RE: March 2021 Design Revisions 17 Pray St.

---

**From:** Sal Sciretto <[ssciretto@comcast.net](mailto:ssciretto@comcast.net)>  
**Sent:** Friday, March 26, 2021 12:21 PM  
**To:** Addison, Bruce (Wealth Management Field) <[Bruce.Addison@morganstanley.com](mailto:Bruce.Addison@morganstanley.com)>  
**Subject:** Re: March 2021 Design Revisions 17 Pray St.

Changes look good. All fine with me.

Sal Sciretto  
419 Marcy St  
Portsmouth Nh 03801

Sent from my iPhone

## LU-22-236

Land Use Application

**Status:** Active

**Date Created:** Nov 28, 2022

---

### Applicant

Meagan Beausoleil  
mbeausoleil@qualtekwireless.com  
125 Depot St  
Bellingham, MA 02019  
3392109718

### Primary Location

100 HIGH ST  
Portsmouth, NH 03801

### Owner:

CHATHAM PORTSMOUTH LLC & C/O CHATHAM LODGING TRUST  
222 LAKEVIEW AVE STE 200 WEST PALM BEACH, FL 33401

---

### Applicant Information

**Please indicate your relationship to this project**

F. Applicant's Representative Filing on behalf of C., D. or E. above

---

### Alternative Project Address

Alternative Project Address

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### Project Type

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

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

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

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

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

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



DISH Wireless L.L.C. SITE ID:

**BOBOS01018D**

DISH Wireless L.L.C. SITE ADDRESS:

**100 HIGH STREET  
PORTSMOUTH, NH 03801**

**NEW HAMPSHIRE CODE OF COMPLIANCE**

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES

CODE TYPE	CODE
BUILDING	NH STATE BUILDING CODE/2015 IBC W/ BCR 300 AMENDMENTS
MECHANICAL	NH STATE BUILDING CODE/2015 IMC W/ BCR 300 AMENDMENTS
ELECTRICAL	2017 NEC W/ BCR 300 AMENDMENTS

**SHEET INDEX**

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
A-1	OVERALL SITE PLAN
A-2	ANTENNA PLAN LAYOUT AND SCHEDULE
A-3	SOUTH EAST BUILDING ELEVATION
A-4	EQUIPMENT PLATFORM AND H-FRAME DETAILS
A-5	EQUIPMENT DETAILS
A-6	EQUIPMENT DETAILS
A-7	EQUIPMENT DETAILS
E-1	ELECTRICAL/FIBER ROUTE PLAN AND NOTES
E-2	DETAILS
E-3	ONE-LINE DIAGRAM & PANEL SCHEDULE
G-1	GROUNDING PLANS AND NOTES
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
RF-1	RF CABLE COLOR CODE
GN-1	LEGEND AND ABBREVIATIONS
GN-2	RF SIGNAGE
GN-3	GENERAL NOTES
GN-4	GENERAL NOTES
GN-5	GENERAL NOTES

**SCOPE OF WORK**

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- SECTOR SCOPE OF WORK:**
- INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)
  - INSTALL (3) PROPOSED SLED MOUNTS
  - INSTALL PROPOSED JUMPERS
  - INSTALL (6) PROPOSED RRUs (2 PER SECTOR)
  - INSTALL (3) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP) (1 PER SECTOR)
  - INSTALL (3) PROPOSED HYBRID CABLES (1 PER SECTOR)

- ROOFTOP SCOPE OF WORK:**
- INSTALL (1) PROPOSED METAL PLATFORM WITH H-FRAME
  - INSTALL (1) PROPOSED CABLE LADDER TRAY OR CABLE TRAY
  - INSTALL (1) PROPOSED BBU IN CABINET
  - INSTALL (1) PROPOSED EQUIPMENT CABINET
  - INSTALL (1) PROPOSED POWER CONDUIT
  - INSTALL (1) PROPOSED TELCO CONDUIT
  - INSTALL (1) PROPOSED NEMA 3 TELCO-FIBER BOX
  - INSTALL (1) PROPOSED GPS UNIT
  - INSTALL PROPOSED CONDUIT SLEEPERS

**SITE PHOTO**



**DIRECTIONS**

**DIRECTIONS FROM BOSTON LOGAN AIRPORT: FROM BOSTON TAKE RT-1A NORTH. STAY STRAIGHT ONTO RT-60 NORTH. MERGE ONTO RT-1 NORTH. MERGE ONTO I-95 NORTH. TAKE I-95 NORTH EXIT FOR WOODBURY AVE. TURN RIGHT ONTO WOODBURY AVE. STAY RIGHT TOWARDS US1 BYPASS. TAKE FIRST EXIT FOR MAPLEWOOD AVE. TURN LEFT ONTO HANOVER ST. BUILDING WILL BE ON LEFT AT 100 HIGH ST.**

**VICINITY MAP**



**UNDERGROUND SERVICE ALERT**  
UTILITY NOTIFICATION CENTER OF RHODE ISLAND  
(888) 344-7233  
WWW.DIGSAFE.COM



CALL 2 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

**GENERAL NOTES**

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

**11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED**

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

**SITE INFORMATION**

PROPERTY OWNER: CHATHAM PORTSMOUTH LLC  
C/O CHATHAM LODGING TRUST  
PROPERTY OWNER ADDRESS: 222 LAKEVIEW AVE, SUITE 200  
WEST PALM BE, FL 33401

TOWER TYPE: ROOF TOP

TOWER CO SITE ID: N/A

COUNTY: ROCKINGHAM

LATITUDE (NAD 83): 43° 4' 40.36" N  
43.077878

LONGITUDE (NAD 83): 70° 45' 35.41" W  
-70.759836

ZONING JURISDICTION: CITY OF PORTSMOUTH

ZONING DISTRICT: CD5

PARCEL NUMBER: 118-0030

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: II-B

POWER COMPANY: EVERSOURCE

TELEPHONE COMPANY: VERIZON

**PROJECT DIRECTORY**

APPLICANT: DISH Wireless L.L.C.  
5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

BUILDING OWNER: CHATHAM PORTSMOUTH LLC  
C/O CHATHAM LODGING TRUST  
222 LAKEVIEW AVE, SUITE 200  
WEST PALM BE, FL 33401

SITE DESIGNER: VRG Inc  
23 MIDSTATE DR., #210  
AUBURN, MA 01501  
508-981-9590

SITE ACQUISITION: RYAN LYNCH  
(781) 392-4040

CONSTRUCTION MANAGER: AARON CHANDLER  
(508) 367-7138

RF ENGINEER: NIKITA JOSHI  
Nikita.Joshi@dish.com



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



QUALTEK WIRELESS INC  
16 ESQUIRE ROAD  
BILLERICA, MA 01821



VERTICAL RESOURCES GRP.  
23 Midstate Dr., #210  
Auburn, MA 01501  
Tel. (508) 981-9590  
Fax (508) 519-8939  
mnobre@verticalresourcesgrp.com

Michael Plahovinsak 2022.11.04.08:33:10-44107



Michael F. Plahovinsak, P.E.  
Sole Proprietor - Independent Engineer  
18301 SR 161, Plain City, Ohio  
614-398-6250 / mike@mfpe.com  
MFP Project #40922-116

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:

GAM MN MP

RFDS REV #: 0

**CONSTRUCTION DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
0	11/01/2022	FOR PERMITTING

A&E PROJECT NUMBER

BOBOS01018D

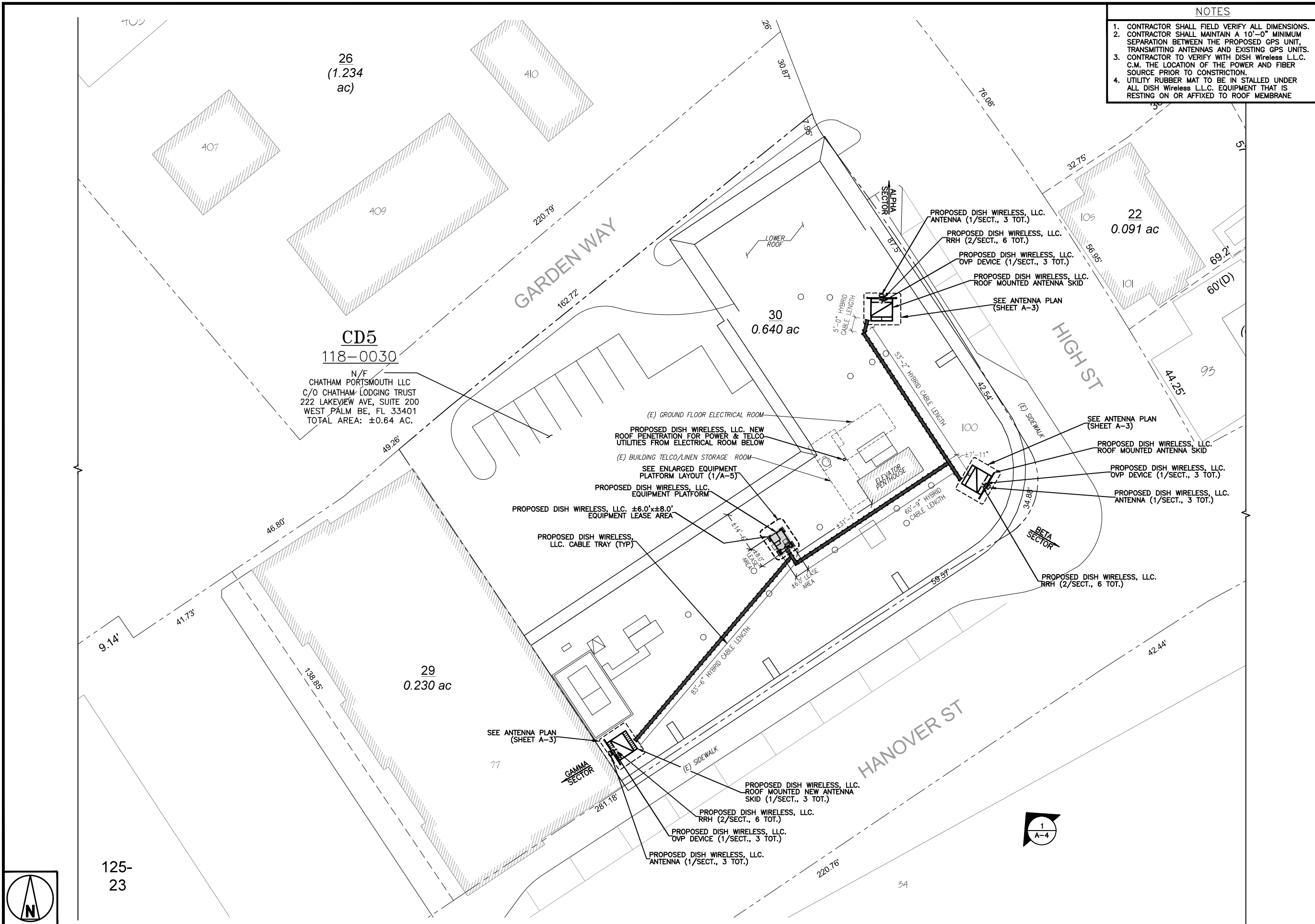
DISH Wireless L.L.C.  
PROJECT INFORMATION

BOBOS01018D  
100 HIGH STREET  
PORTSMOUTH, NH 03801

SHEET TITLE  
TITLE SHEET

SHEET NUMBER

**T-1**



- NOTES**
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
  2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
  3. CONTRACTOR TO VERIFY WITH DISH Wireless L.L.C. C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.
  4. UTILITY RUBBER MAT TO BE IN STALLED UNDER ALL DISH Wireless L.L.C. EQUIPMENT THAT IS RESTING ON OR AFFIXED TO ROOF MEMBRANE

**dish wireless.**  
 5701 SOUTH SANTA FE DRIVE  
 LITTLETON, CO 80120

**QUALTEK WIRELESS**  
 QUALTEK WIRELESS INC  
 16 ESQUIRE ROAD  
 BILLERICA, MA 01821

**VRG**  
 VERTICAL RESOURCES GRP.  
 23 Midstate Dr., #210  
 Auburn, MA 01501  
 Tel. (508) 981-9590  
 Fax (508) 519-8939  
 mnobre@verticalresourcesgrp.com



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
GAM	MN	MP
RFDS REV #:		0

**CONSTRUCTION DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
0	11/01/2022	FOR PERMITTING

A&E PROJECT NUMBER  
 BOBOS01018D

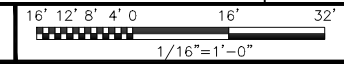
DISH Wireless L.L.C.  
 PROJECT INFORMATION  
 BOBOS01018D  
 100 HIGH STREET  
 PORTSMOUTH, NH 03801

SHEET TITLE  
 OVERALL SITE PLAN

SHEET NUMBER  
**A-1**

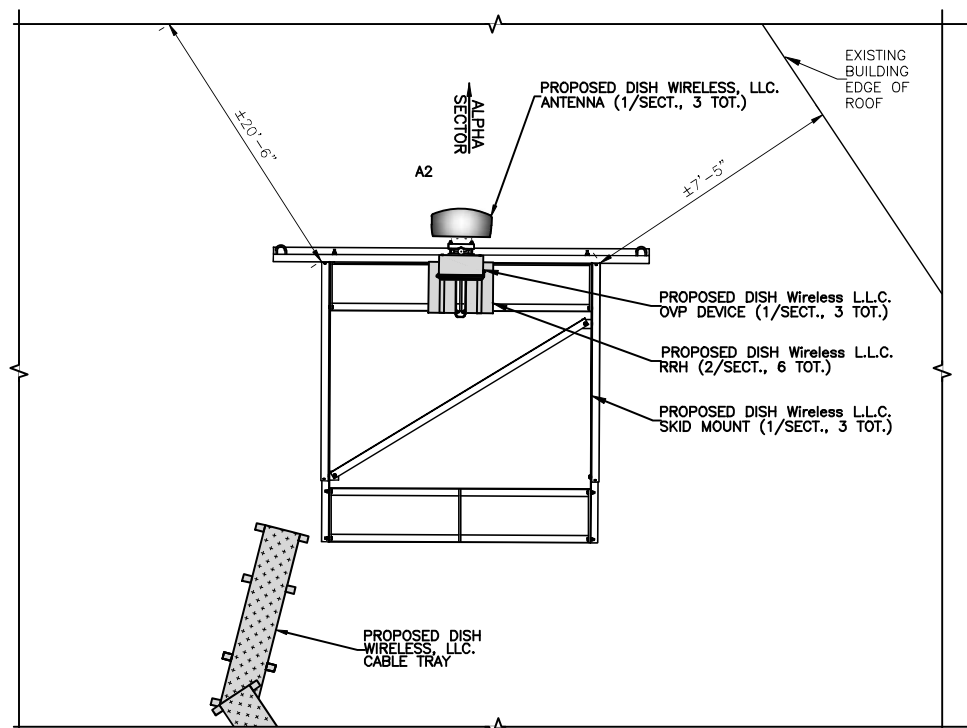


OVERALL SITE PLAN



NOTES

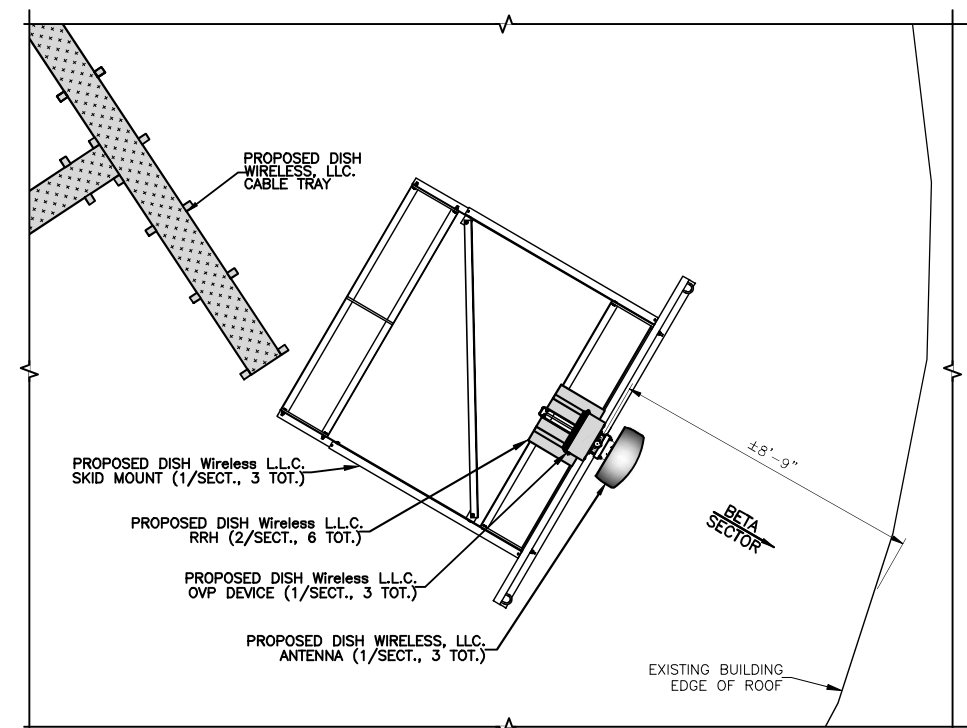
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS
3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.
4. ALPHA SECTOR SHOWN TYPICAL FOR BETA AND GAMMA SECTORS.



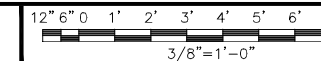
ANTENNA PLAN - ALPHA SECTOR



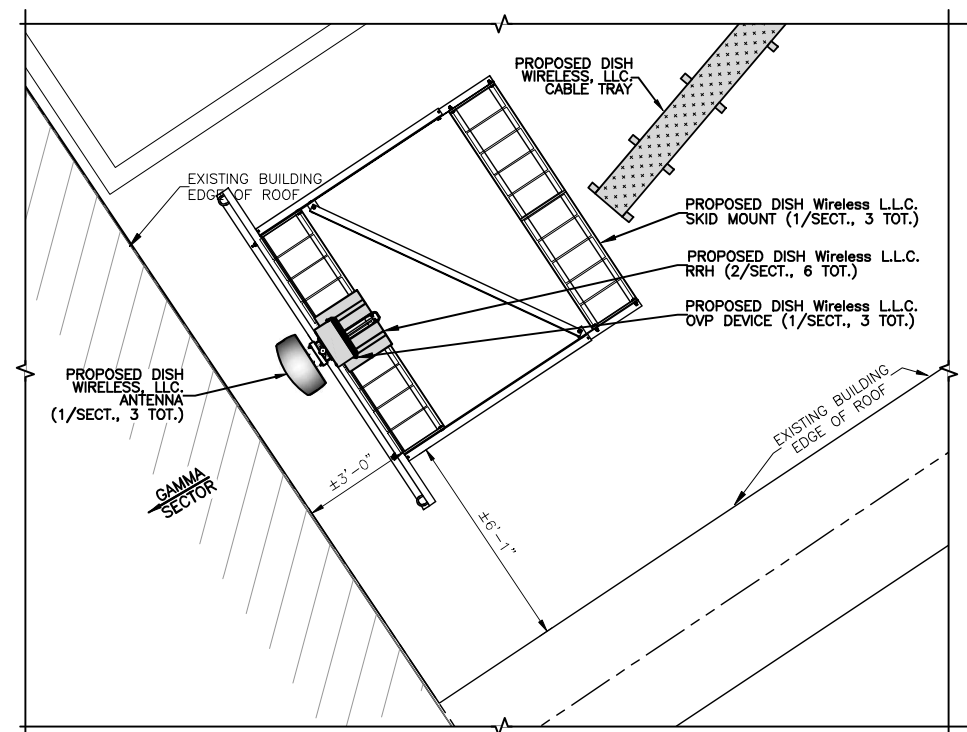
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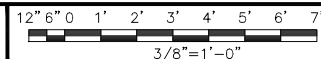
ANTENNA PLAN - BETA SECTOR



2



ANTENNA PLAN - GAMMA SECTOR



3

SECTOR POS.	ANTENNA					TRANSMISSION CABLE FEED LINE TYPE AND LENGTH	RRH			OVP
	EXISTING OR PROPOSED	MANUFACTURER - MODEL NUMBER	TECH	AZIMUTH	RAD CENTER		MANUFACTURER - MODEL NUMBER	TECH	POS.	MANUFACTURER MODEL
A1	--	--	--	--	--	(1) NWS DC CABLE (1) NWS FIBER CABLE (120' LONG)	FUJITSU - TA08025-B604	5G	A2	RAYCAP RDIDC-3045 -PF-48
A2	PROPOSED	JMA - MX08FR0665-21	5G	0°	60°-0"		FUJITSU - TA08025-B605	5G	A2	
A3	--	--	--	--	--		--	--	--	
B1	--	--	--	--	--	(1) NWS DC CABLE (1) NWS FIBER CABLE (70' LONG)	FUJITSU - TA08025-B604	5G	B2	RAYCAP RDIDC-3045 -PF-48
B2	PROPOSED	JMA - MX08FR0665-21	5G	120°	60°-0"		FUJITSU - TA08025-B605	5G	B2	
B3	--	--	--	--	--		--	--	--	
C1	--	--	--	--	--	(1) NWS DC CABLE (1) NWS FIBER CABLE (90' LONG)	FUJITSU - TA08025-B604	5G	C2	RAYCAP RDIDC-3045 -PF-48
C2	PROPOSED	JMA - MX08FR0665-21	5G	240°	60°-0"		FUJITSU - TA08025-B605	5G	C2	
C3	--	--	--	--	--		--	--	--	

NOTES

1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.

ANTENNA SCHEDULE

NO SCALE

4

**dish**  
wireless.

5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

**QUALTEK**  
WIRELESS

QUALTEK WIRELESS INC  
16 ESQUIRE ROAD  
BILLERICA, MA 01821

**VRG**

VERTICAL RESOURCES GRP.  
23 Midstate Dr., #210  
Auburn, MA 01501  
Tel. (508) 981-9590  
Fax (508) 519-8939  
mnobre@verticalresourcesgrp.com



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RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	11/01/2022	FOR PERMITTING

A&E PROJECT NUMBER  
BOBOS01018D

DISH Wireless L.L.C.  
PROJECT INFORMATION

BOBOS01018D  
100 HIGH STREET  
PORTSMOUTH, NH 03801

SHEET TITLE  
ANTENNA PLAN,  
ELEVATION AND SCHEDULE

SHEET NUMBER

**A-2**

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.

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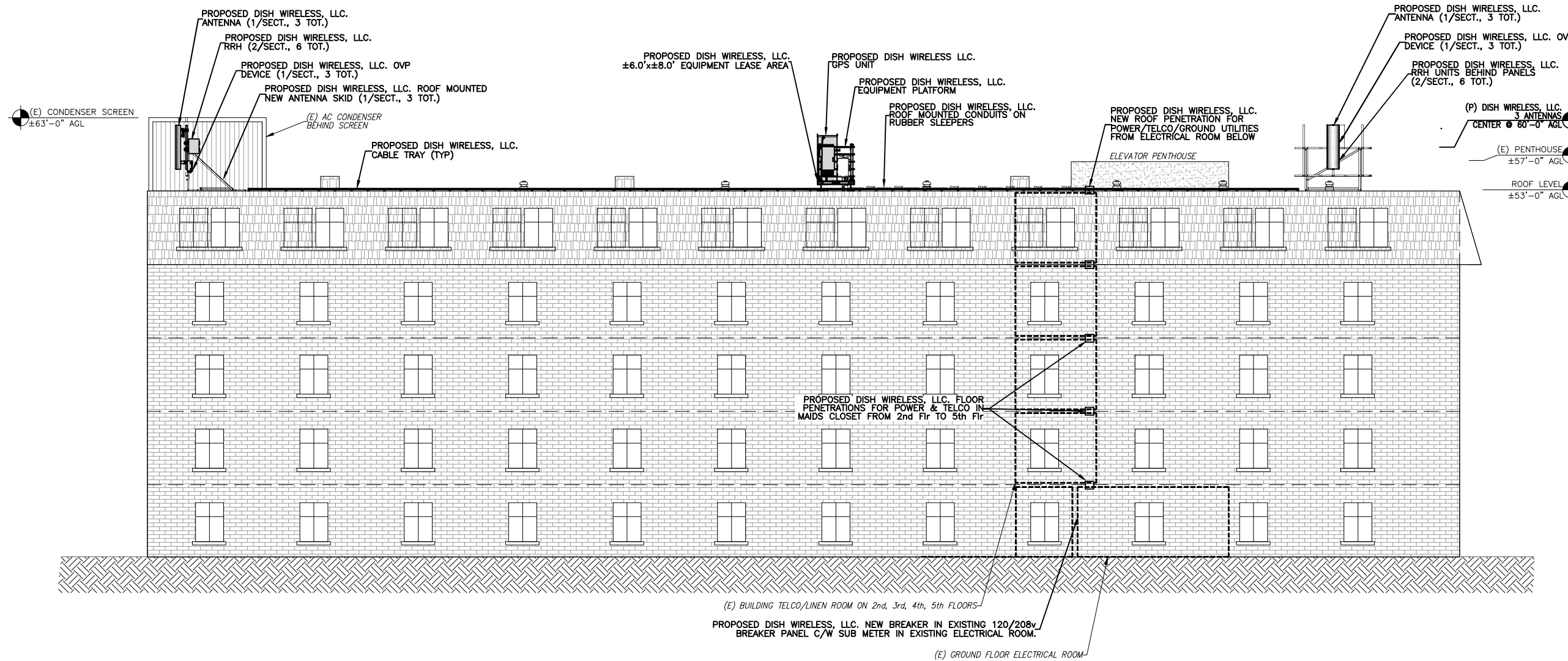
DISH Wireless L.L.C.  
PROJECT INFORMATION

BOBOS01018D  
100 HIGH STREET  
PORTSMOUTH, NH 03801

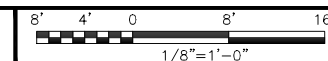
SHEET TITLE  
SOUTH EAST  
ELEVATION

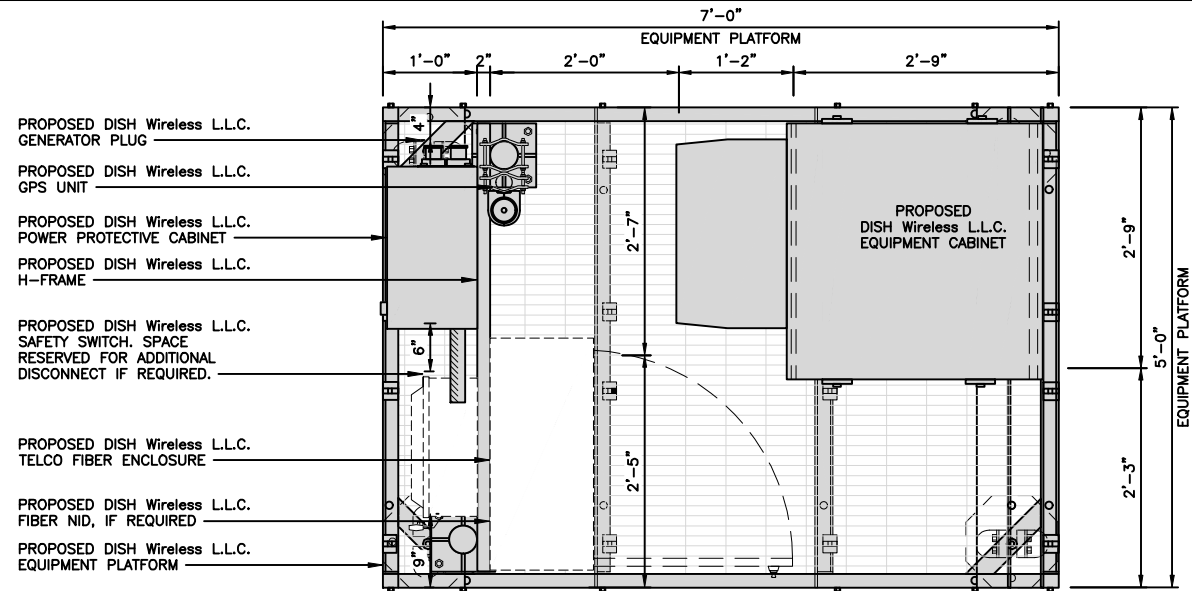
SHEET NUMBER

**A-3**

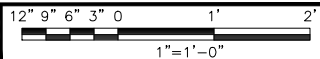


BUILDING SOUTH EAST ELEVATION





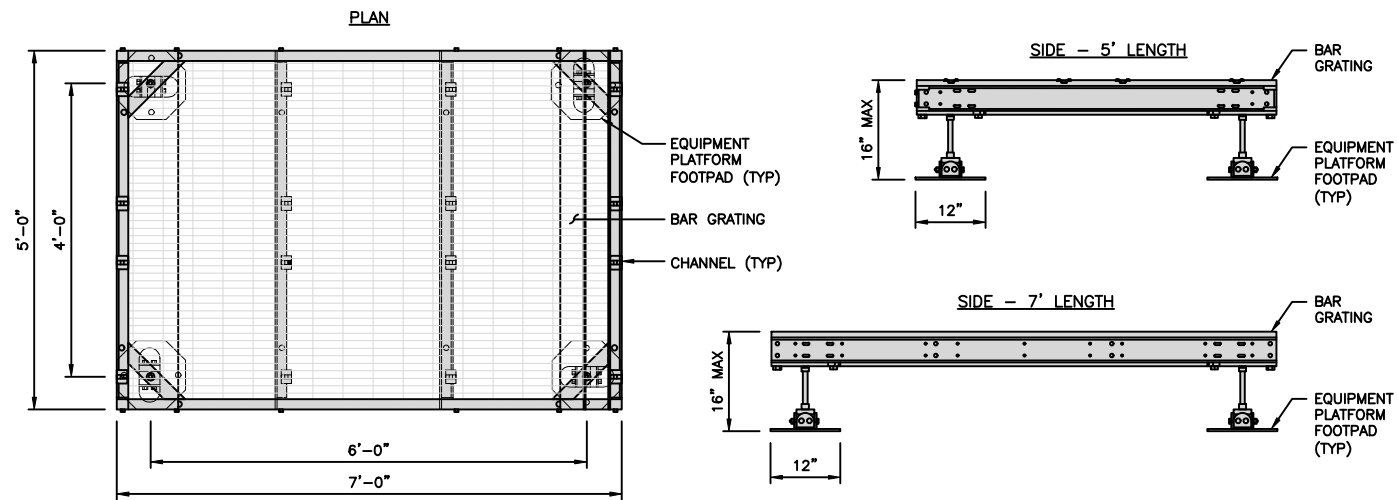
PLATFORM EQUIPMENT PLAN



1

COMMSCOPE MTC4045LP 5X7 PLATFORM	
DIMENSIONS (HxWxD)	16"x84"x60"
TOTAL WEIGHT	423 LBS

NOTE:  
GC TO PROVIDE EXTENDED  
THREAD FOR PLATFORM IF  
REQUIRED HEIGHT EXCEEDS 17"

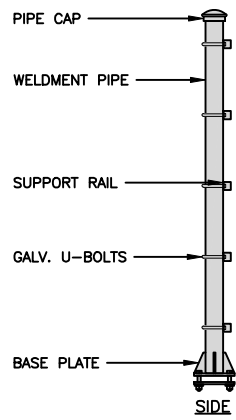


PLATFORM DETAIL

NO SCALE

2

COMMSCOPE MTC4045HFLD H-FRAME	
UNISTRUT/SUPPORT RAILS QTY	5
WEIGHT	59.74 lbs

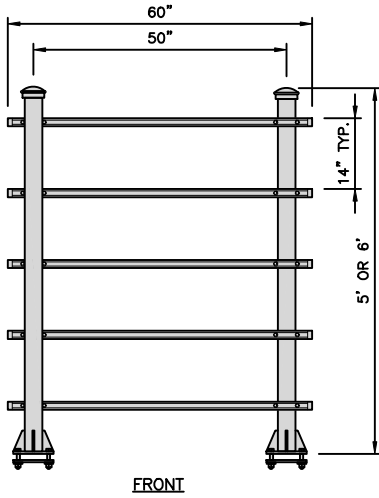


H-FRAME DETAIL

NO SCALE

3

NOTE:  
OR DISH Wireless L.L.C.  
APPROVED EQUIVALENT

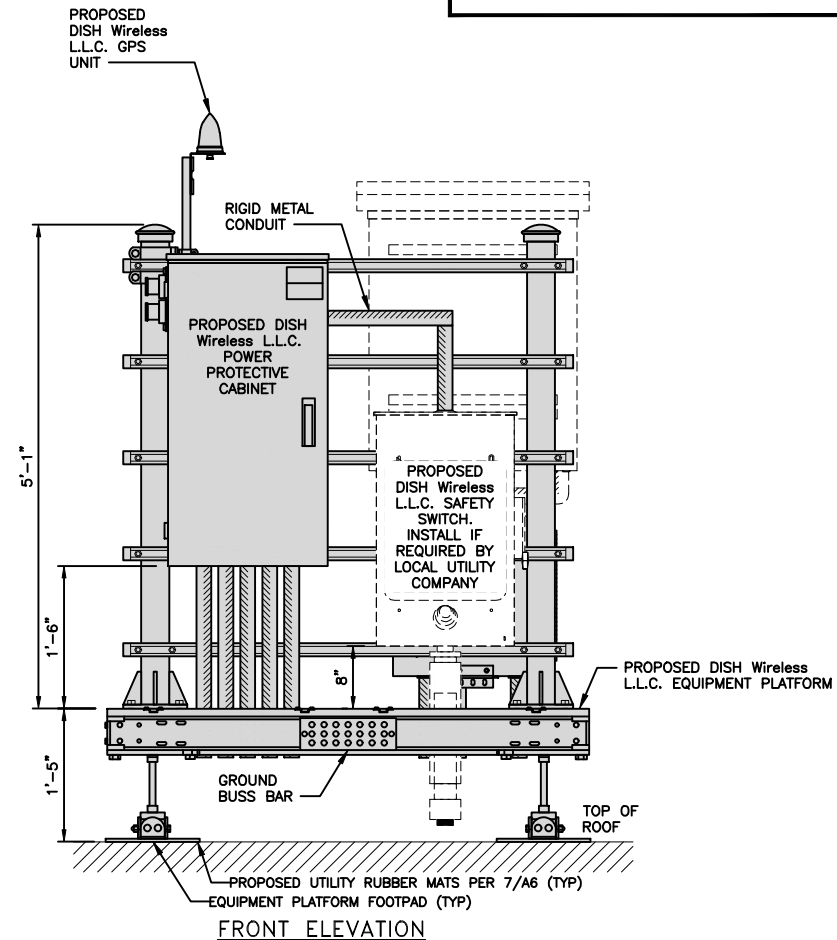


NOT USED

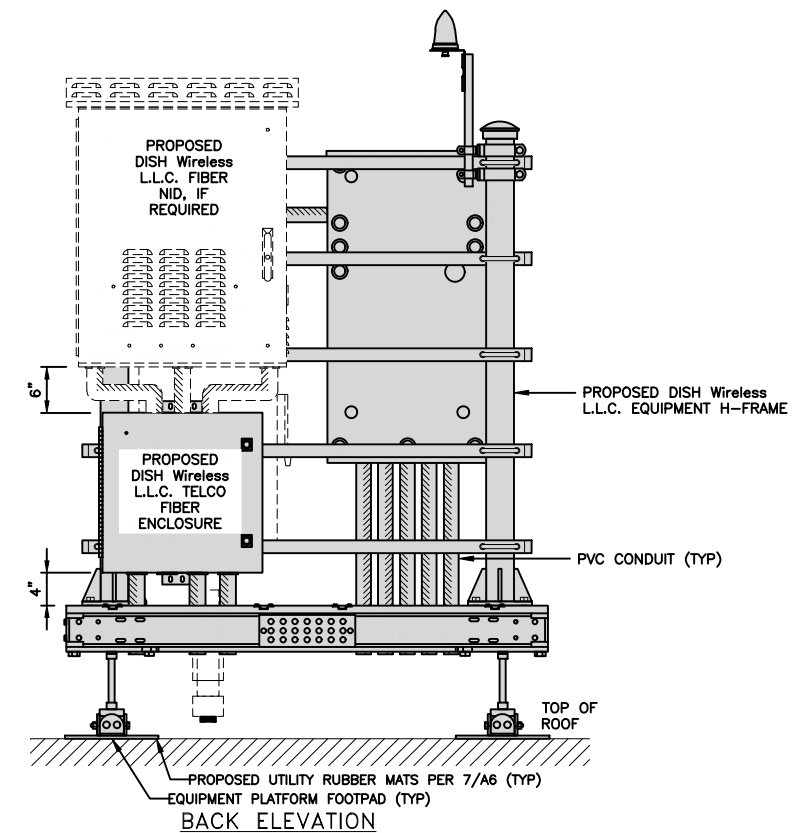
NO SCALE

4

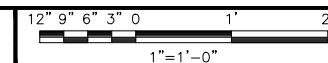
NOTE



FRONT ELEVATION



BACK ELEVATION



5

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mnobre@verticalresourcesgrp.com

STATE OF NEW HAMPSHIRE  
MICHAEL F. PLAHOVINSAK  
No. 12326  
LICENSED PROFESSIONAL ENGINEER  
NOV 4 2022

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DISH Wireless L.L.C.  
PROJECT INFORMATION  
BOBOS01018D  
100 HIGH STREET  
PORTSMOUTH, NH 03801

SHEET TITLE  
EQUIPMENT PLATFORM AND  
H-FRAME DETAILS

SHEET NUMBER  
**A-4**

CHARLES INDUSTRY HEX CUBE-PM628155N4	
DIMENSIONS (HxWxD):	54.8"x32"x32"
POWER PLANT:	-48VDC ABB/600W
TOTAL WEIGHT (EMPTY)	366 lbs

CABINET DETAIL NO SCALE 1

GE BREAKER PANEL TLM1220RUCP	
ENCLOSURE DIM (HxWxD)	29"x13"x5"
TOTAL WEIGHT (EMPTY)	26 LBS
MAX VOLTAGE/MAX AMPS	240V/200A
ENCLOSURE RATING	OUTDOOR NEMA 3R

BREAKER PANEL DETAIL NO SCALE 2

SQUARE D SAFETY SWITCHES D224NRB	
ENCLOSURE DIM (HxWxD)	29.25"x19.00"x8.50"
ENCLOSURE TYPE	NEMA 3R RAINPROOF
UL LISTED	FILE E-2875

SAFETY SWITCH DETAIL NO SCALE 3

LEVITON 1N240-21 SUBMETER	
WATTAGE	3
AMPS	200
VOLTS AC	120, 208, 240
PHASE	1

E-MON D-MON DETAIL NO SCALE 4

ZAYO 5RU (LEFT SWING DOOR) FIBER NID ENCLOSURE	
DIMENSIONS (HxWxD)	36.1"x29"x12.9"
WEIGHT	85 lbs

FIBER NID ENCLOSURE DETAIL NO SCALE 5

CHARLES CFIT-PF2020DSH1 FIBER TELCO ENCLOSURE	
ENCLOSURE DIMS (HxWxD)	20"x20"x9"
ENCLOSURE WEIGHT	20 lbs
MOUNTING	WALL
COMPLIANCE	TYPE 4

FIBER TELCO ENCLOSURE DETAIL NO SCALE 6

PCTEL GPSGL-TMG-SPI-40NCB	
DIMENSIONS (DIAxH) MM/INCH	81x184mm 3.2"x7.25"
WEIGHT W/ACCESSORIES	075 lbs
CONNECTOR	N-FEMALE
FREQUENCY RANGE	1590 ± 30MHz

GPS DETAIL NO SCALE 7

MINIMUM OF 75% OR 270° IN ANY DIRECTION

GPS UNIT

OBSTRUCTIONS MUST BE BELOW 10'

GPS MINIMUM SKY VIEW REQUIREMENTS NO SCALE 8

CU12PSM6P4XXX (4 AWG CONDUCTORS) 1.75"φ, 27" MIN BEND RADIUS

CU12PSM9P6XXX (6 AWG CONDUCTORS) 1.60"φ, 24" MIN BEND RADIUS

CU12PSM9P8XXX (8 AWG CONDUCTORS) 1.41"φ, 22" MIN BEND RADIUS

CABLES UNLIMITED HYBRID CABLE MINIMUM BEND RADIUS NO SCALE 9

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BOBOS01018D

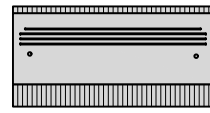
DISH Wireless L.L.C.  
PROJECT INFORMATION  
BOBOS01018D  
100 HIGH STREET  
PORTSMOUTH, NH 03801

SHEET TITLE  
EQUIPMENT DETAILS

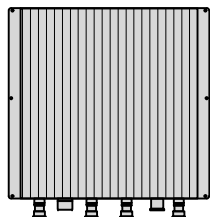
SHEET NUMBER  
**A-5**



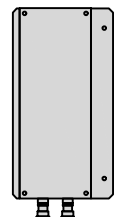
FUJITSU DUAL BAND TA08025-B604	
DIMENSIONS (HxWxD)	14.9"x15.7"x7.8"
WEIGHT	63.9 lbs
CONNECTOR TYPE	4.3-10 RF CONNECTOR
POWER SUPPLY	DC -58~-36V



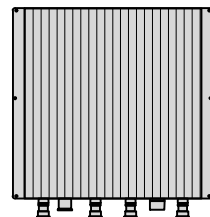
PLAN



BACK



SIDE



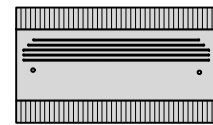
FRONT

RRH DETAIL

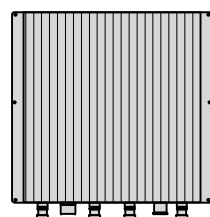
NO SCALE

1

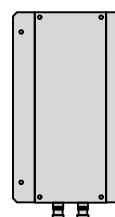
FUJITSU TRIPLE BAND TA08025-B605	
DIMENSIONS (HxWxD)	14.9"x15.7"x9"
WEIGHT	74.95 lbs
CONNECTOR TYPE	4.3-10 RF CONNECTOR
POWER SUPPLY	DC -58~-36V



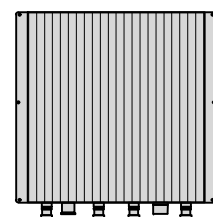
PLAN



BACK



SIDE



FRONT

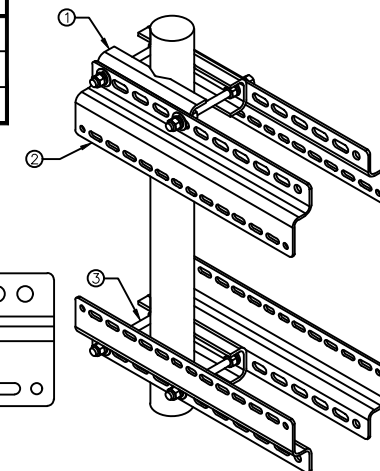
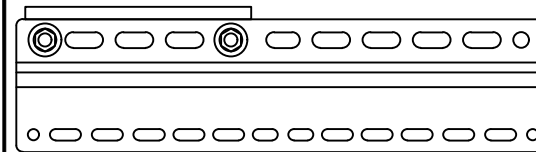
RRH DETAIL

NO SCALE

2

SABRE DOUBLE Z-BRACKET C10123155	
DIMENSIONS (HxWxD) (1 BRACKET)	5"x20"x1-13/16"
WEIGHT (FULL ASSEMBLY)	35.79 lbs
PACKAGE QUANTITY	4

#	DESCRIPTION
1	PLATE, CHANNEL BRACKET
2	RRH Z BRACKET, 3/16"
3	THREADED ROD ASSEMBLY 1/2"x12"



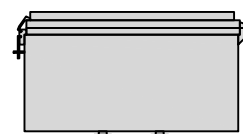
NOTE:  
OR DISH Wireless L.L.C.  
APPROVED EQUIVALENT

RRH MOUNT DETAIL

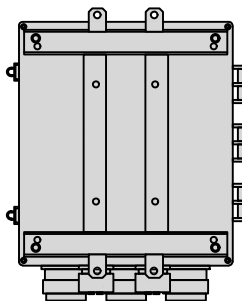
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3

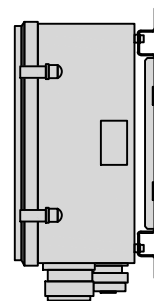
RAYCAP RDIDC-3045-PF-48 SURGE PROTECTION DEVICE (OVP)	
DIMENSIONS (HxWxD)	19"x16.21"x9.64"
WEIGHT	21 lbs



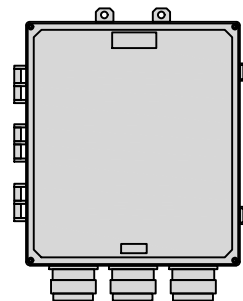
PLAN



BACK



SIDE



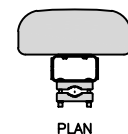
FRONT

SURGE PROTECTION DEVICE (OVP) DETAIL

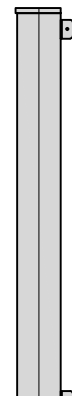
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4

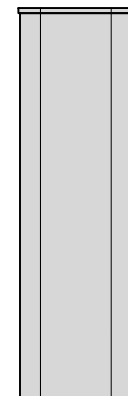
JMA MX08FRO665-21	
DIMENSIONS (HxWxD)	72"x20.0"x8.0"
RF PORTS, CONNECTOR TYPE	8 x 4.3-10 FEMALE
WEIGHT	64.5 lbs
WEIGHT WITH BRACKETS	82.5 lbs



PLAN



SIDE



FRONT

ANTENNA DETAIL

NO SCALE

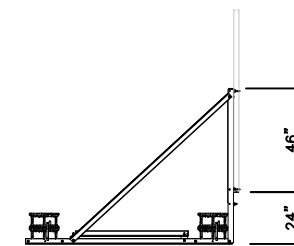
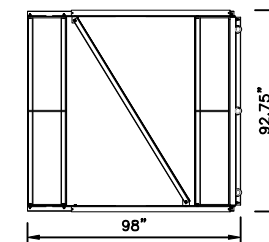
5

SITEPRO1 RTW-7 NON-PENETRATING SLED MOUNT	
FACE SIZE	7'-0"
WEIGHT	389 lbs

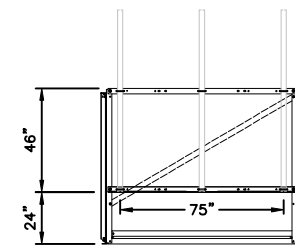
NOTE:  
(15) 4"x8"x16" SOLID CORE BLOCKS PER TRAY (CMU)  
MUST BE PURCHASED SEPARATELY

NOTE:  
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APPROVED EQUIVALENT

PLAN



SIDE



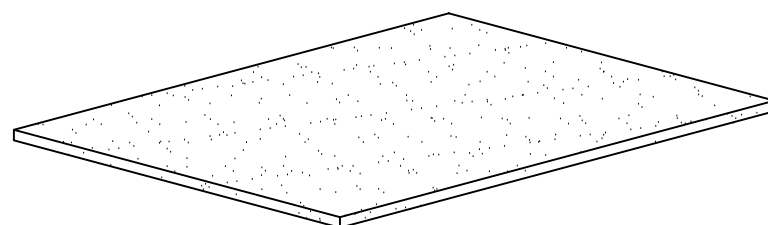
FRONT

SLED DETAIL

NO SCALE

6

UTILITY RUBBER MAT, BLACK	
DIMENSIONS	4'x 3'x 1/2"
WEIGHT/ VOLUME	36.5 LB AVERAGE
MATERIAL	100% RECYCLE RUBBER



UTILITY RUBBER MAT DETAIL

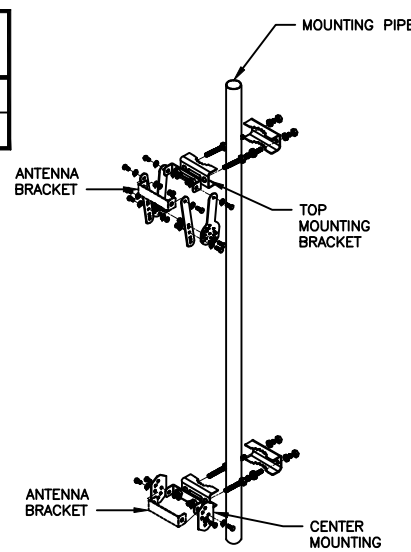
NO SCALE

7

JMA ANTENNA MOUNT BRACKET #91900318	
TOTAL WEIGHT (WITH BRACKETS)	18 lbs (8.18 Kg)
POLE DIAMETER RANGE	2.5" TO 4.5"

NOTE:  
KIT #91900318: TOP AND BOTTOM BRACKETS  
FOR 4-, 6-, AND 8-FOOT ANTENNAS  
ANTENNA BRACKET NOT PART OF KIT

NOTE:  
OR DISH Wireless L.L.C.  
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ANTENNA BRACKET DETAIL

NO SCALE

8



ANTENNA WALL MOUNT DETAIL

NO SCALE

9

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wireless.

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LITTLETON, CO 80120

**QUALTEK**  
WIRELESS

QUALTEK WIRELESS INC  
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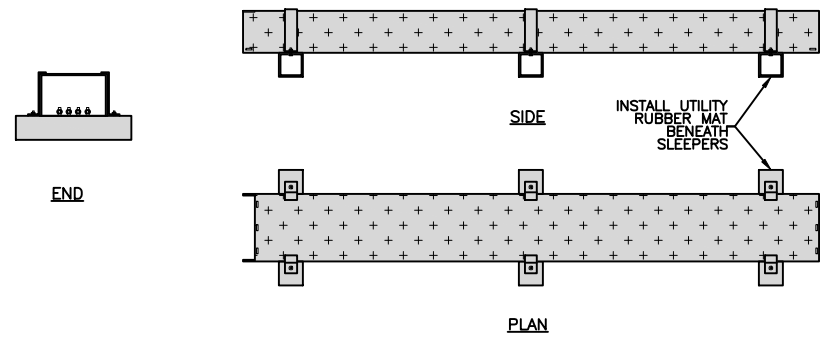
BOBOS01018D  
100 HIGH STREET  
PORTSMOUTH, NH 03801

SHEET TITLE  
EQUIPMENT DETAILS

SHEET NUMBER

**A-6**

COMMSCOPE RT-CB4D ROOFTOP COVER KIT		MOUNTING	NON-PENETRATING
DIMENSIONS (HxWxL)	7"x 11.25"x 96"	INCLUDED PRODUCTS:	RTCB4D.01 CHANNEL (1) MT-F1598 SLEEPERS (3) RTCUH HARDWARE RTHC.01 HOLD-DOWN CLAMPS (6)
WEIGHT/ VOLUME	85.98 LBS		
CABLE RUN (QTY)	4		

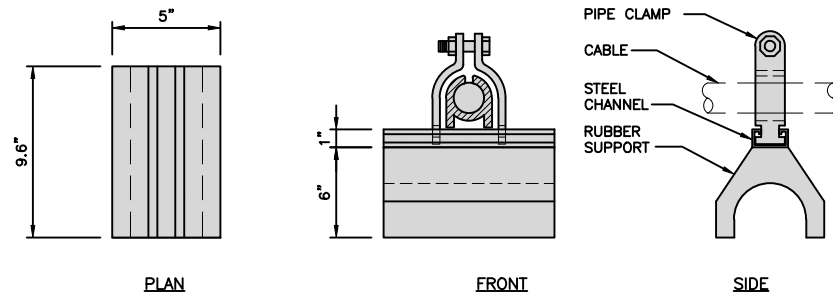


ROOFTOP CABLE TRAY DETAIL

NO SCALE 1

DURA-BLOK DB10 ROOFTOP CABLE SUPPORT	
DIMENSIONS (HxWxL)	5"x6"x9.6"
WEIGHT/ VOLUME	5.28 LBS
ULTIMATE LOAD CAPACITY	500 LBS

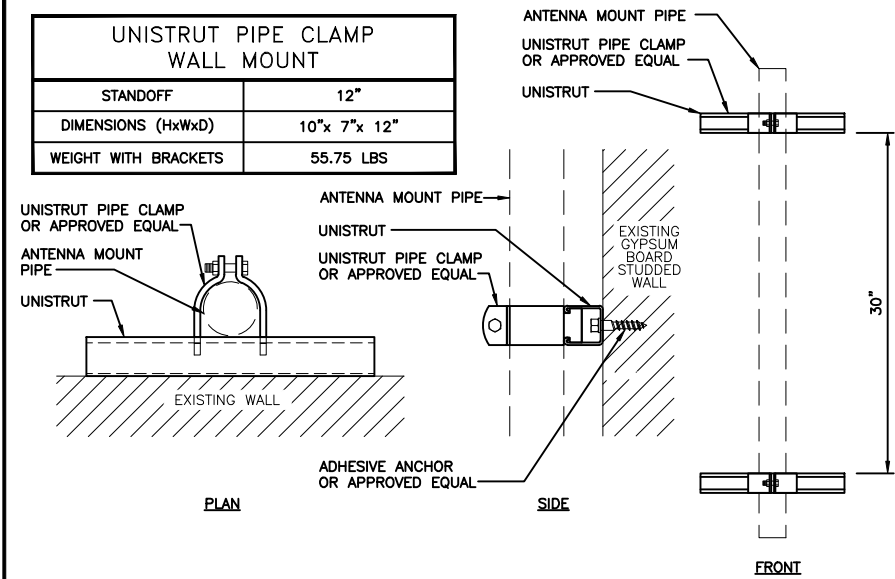
NOTE: NON-PENETRATING



ROOFTOP CABLE SUPPORT DETAIL

NO SCALE 2

UNISTRUT PIPE CLAMP WALL MOUNT	
STANDOFF	12"
DIMENSIONS (HxWxD)	10"x 7"x 12"
WEIGHT WITH BRACKETS	55.75 LBS

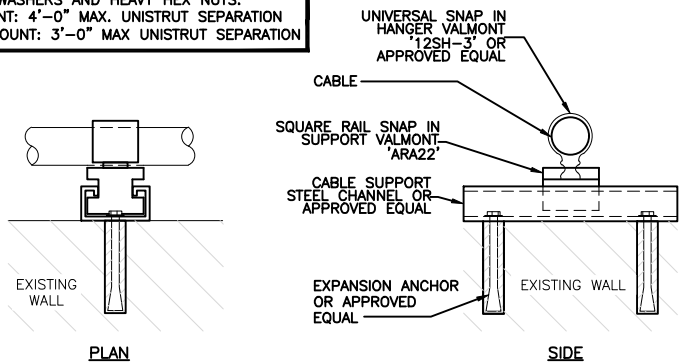


UNISTRUT WALL MOUNT DETAIL

NO SCALE 3

CABLE/CONDUIT WALL MOUNT SUPPORT	
UNISTRUT TYPE	GRAINGER P100T
UNISTRUT DIMENSIONS (HxWxL)	1 5/8"x 1 5/8"x 12"
WEIGHT/ VOLUME	1.85 LB PER FOOT
ULTIMATE LOAD CAPACITY	718.5 LB

NOTES:  
1. ALL HARDWARE AND PARTS SHALL BE HOT DIPPED GALVANIZED WITH LOCK WASHERS AND HEAVY HEX NUTS.  
2. VERTICAL CABLE MOUNT: 4'-0" MAX. UNISTRUT SEPARATION  
3. HORIZONTAL CABLE MOUNT: 3'-0" MAX UNISTRUT SEPARATION



CABLE WALL MOUNT SUPPORT DETAIL

NO SCALE 4

PACKING MATERIAL: MIN. 1 in. THICKNESS OF MIN. 3.5 pcf FIBERGLASS INSULATION SHALL BE WRAPPED AROUND THE THROUGH-PENETRANT AND SECURED TOGETHER BY MEANS OF NO. 24 AWG STEEL TIE WIRE. PACKING MATERIAL SHALL BE CENTERED AT MID-DEPTH OF OPENING AND RECESSED FROM BOTH SURFACES OF WALL ASSEMBLY REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.

FILL, VOID OR CAVITY MATERIAL - CAULK OR PUTTY: IN 2 HR FIRE RATED ASSEMBLIES MIN 3/4 IN. THICKNESS FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH BOTH SURFACES OF WALL. ADDITIONAL FILL MATERIAL TO BE INSTALLED SUCH THAT A MIN 1/4 in. CROWN IS FORMED AROUND THE PENETRATING ITEM. IN 1 HR FIRE RATED ASSEMBLIES, MIN 5/8 in. THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS ON BOTH SURFACES OF WALL. ADDITIONAL FILL MATERIAL TO BE INSTALLED SUCH THAT A MIN 3/8 in. CROWN IS FORMED AROUND THE PENETRATING ITEM AND LAPPING 1 in. BEYOND THE PERIPHERY OF THE OPENING.

SPECIFIED TECHNOLOGIES INC.: SPECSEAL SERIES SSS SEALANT, SPECSEAL LCI SEALANT OR SPECSEAL PUTTY.

UL SYSTEM NUMBER: W-L-1029 F RATING - 1 & 2 HR.

ONE 4"Ø OR SMALLER METALLIC PIPE OR CONDUIT TO BE CENTERED WITHIN FIRESTOP SYSTEM. PIPE SHALL BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL/FLOOR ASSEMBLY AND HAVE AN ANNULAR SPACE OF 3/4"

LAYERS OF 5/8" THICK GYPSUM WALL BOARD

WOOD OR METAL STUDS

CONCRETE FLOOR OR WALL ASSEMBLY, MINIMUM 3-3/4 in. THICKNESS FLOOR/ MINIMUM 6-1/2 in. WALL

TYPE AS OR TYPE SS: MINIMUM THICKNESS OF SEALANT AS SPECIFIED IN THE TABLE ABOVE, APPLIED WITHIN THE OPENING, FLUSH WITH THE TOP SURFACE OF THE FLOOR OR BOTH SURFACES OF THE WALL.

FORMING MATERIAL: MINERAL WOOL BATT INSULATION (MINIMUM 4.0 pcf) FIRMLY PACKED INTO THE OPENING AS A PERMANENT FORM; SEE TABLE FOR MINIMUM REQUIRED THICKNESS

METALLIC PIPE: STEEL PIPE: 6"Ø (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE. CONDUIT: 4"Ø (OR SMALLER) ELECTRICAL METALLIC TUBING (EMT) OR 6"Ø RIGID STEEL CONDUIT.

NOTE: CORE HOLE 1 1/2" LARGER THAN THE DIAMETER OF THE CONDUIT. CORE DRILLS TO BE SEALED WITH ELASTOMERIC SEALANT

GROUT ALL VOIDS AROUND SLEEVES

SEALANT

CONDUIT

STEEL SLEEVE (OPTIONAL)

PIPE AND CONDUIT PENETRATION DETAIL IN GYPSUM WALLBOARD

ALL CORES THROUGH ELECTRIC ROOMS TO BE FIRE-STOPPED.  
USE FULL CONDUIT RUNS THROUGH PENETRATIONS

PENETRATION DETAILS

NO SCALE 5

CONCRETE FLOOR OR WALL ASSEMBLY, MINIMUM 3-3/4 in. THICKNESS FLOOR/ MINIMUM 6-1/2 in. WALL

TYPE AS OR TYPE SS: MINIMUM THICKNESS OF SEALANT AS SPECIFIED IN THE TABLE ABOVE, APPLIED WITHIN THE OPENING, FLUSH WITH THE TOP SURFACE OF THE FLOOR OR BOTH SURFACES OF THE WALL.

FORMING MATERIAL: MINERAL WOOL BATT INSULATION (MINIMUM 4.0 pcf) FIRMLY PACKED INTO THE OPENING AS A PERMANENT FORM; SEE TABLE FOR MINIMUM REQUIRED THICKNESS

METALLIC PIPE: STEEL PIPE: 6"Ø (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE. CONDUIT: 4"Ø (OR SMALLER) ELECTRICAL METALLIC TUBING (EMT) OR 6"Ø RIGID STEEL CONDUIT.

NOTE: CORE HOLE 1 1/2" LARGER THAN THE DIAMETER OF THE CONDUIT. CORE DRILLS TO BE SEALED WITH ELASTOMERIC SEALANT

GROUT ALL VOIDS AROUND SLEEVES

SEALANT

CONDUIT

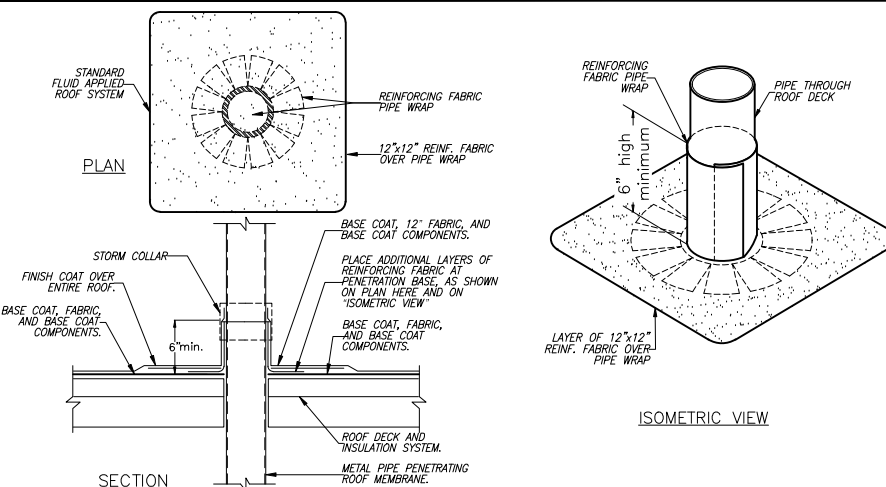
STEEL SLEEVE (OPTIONAL)

PIPE AND CONDUIT PENETRATION DETAIL IN NON-RATED PARTITION

PIPE AND CONDUIT PENETRATION DETAIL IN CONCRETE OR MASONRY

PENETRATION DETAILS

NO SCALE 6



PIPE FLASHING DETAIL

NO SCALE 7

NOTES:  
1. THIS DETAIL IS A TYPICAL PENETRATION DETAIL APPLICABLE FOR PIPE PENETRATIONS.  
2. FOR PIPE PENETRATIONS THAT EXCEED 18" ABOVE THE ROOF SURFACE A STORM COLLAR SHALL BE USED WITH A DRAW BAND AND CAULKING. THE ROOF COATING SHALL EXTEND 8" (MIN) UP PENETRATION SURFACE.  
3. FLUID APPLIED RESTORATION COATING SYSTEM - BASE COAT, REINFORCED FABRIC, BASE COAT 2, AND FINISH COAT COMPONENTS.  
4. PRIMING - REFER TO TROPICAL ROOFING PRODUCTS SPECIFICATIONS FOR DECK PRIMING REQUIREMENTS.



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



QUALTEK WIRELESS INC  
16 ESQUIRE ROAD  
BILLERICA, MA 01821



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CONSTRUCTION DOCUMENTS

SUBMITTALS		
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A&E PROJECT NUMBER  
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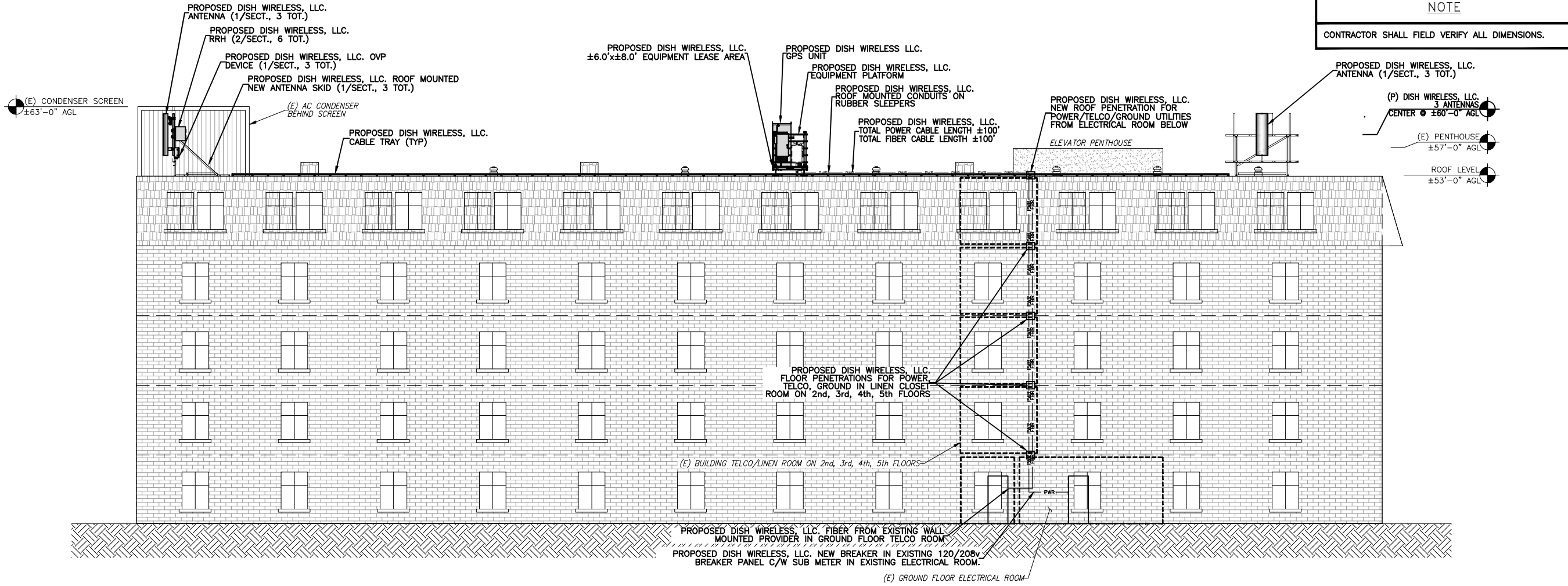
DISH Wireless L.L.C.  
PROJECT INFORMATION

BOBOS01018D  
100 HIGH STREET  
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SHEET TITLE  
EQUIPMENT DETAILS

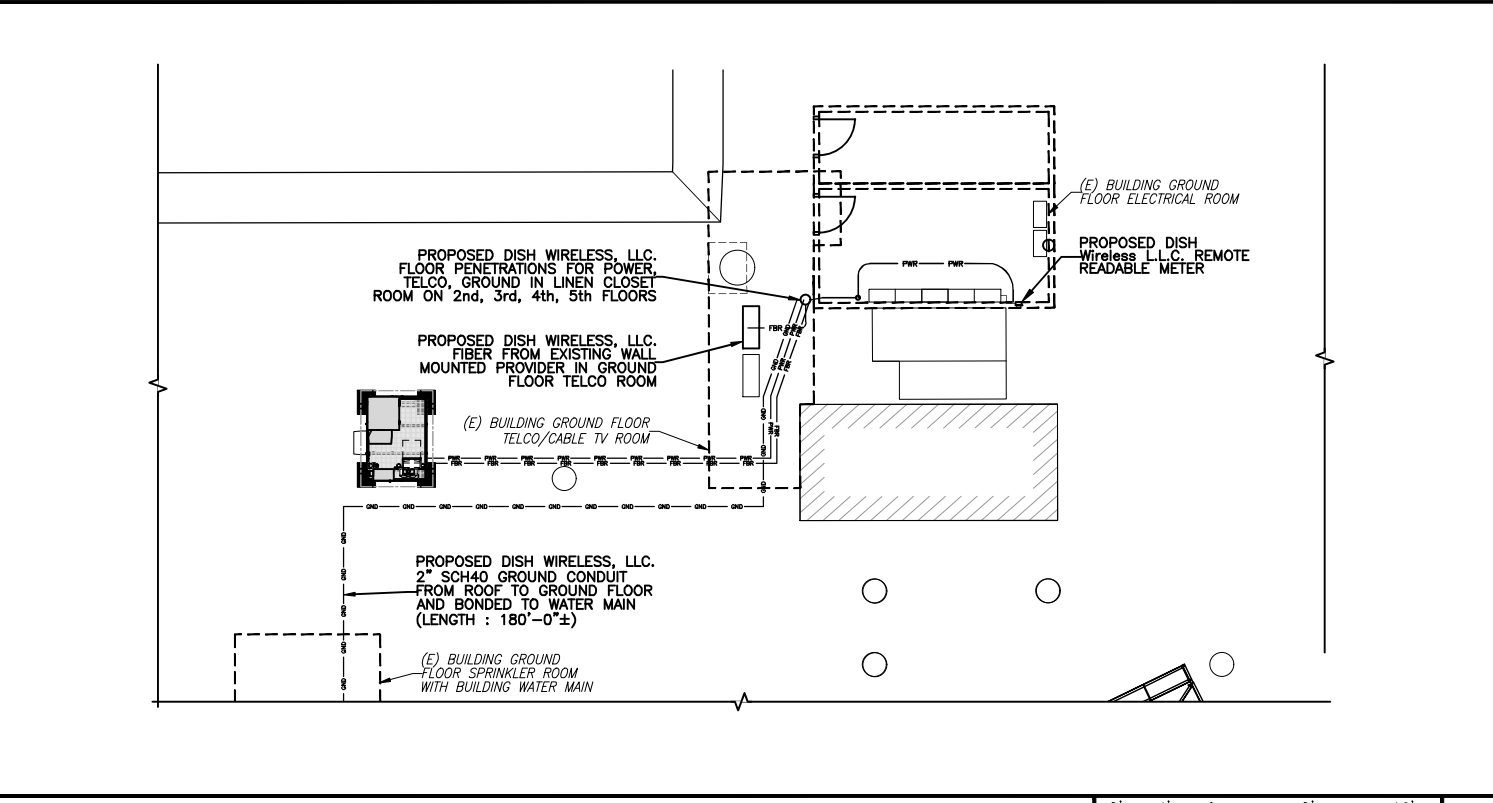
SHEET NUMBER

A-7



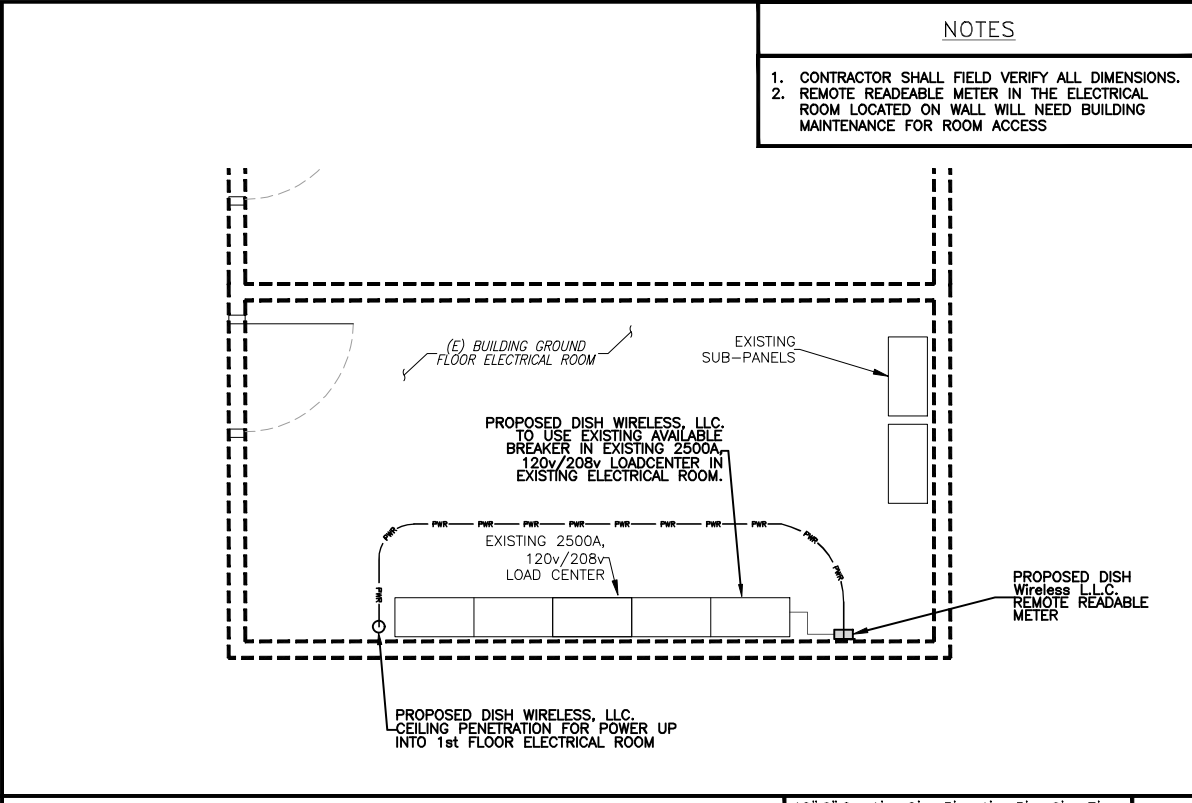
UTILITY ROUTE ELEVATION

8' 4' 0' 8' 16'  
1/8"=1'-0" 1



UTILITY ROUTE PLAN

8' 4' 0' 8' 16'  
1/8"=1'-0" 3



GROUND FLOOR ELECTRICAL ROOM PLAN

12' 6' 0' 1' 2' 3' 4' 5' 6' 7'  
3/8"=1'-0" 4

- NOTES
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
  - REMOTE READABLE METER IN THE ELECTRICAL ROOM LOCATED ON WALL WILL NEED BUILDING MAINTENANCE FOR ROOM ACCESS

**dish wireless.**  
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STATE OF NEW HAMPSHIRE  
MICHAEL F. PLAHOVINSAK  
No. 12326  
LICENSED PROFESSIONAL ENGINEER  
NOV 4 2022

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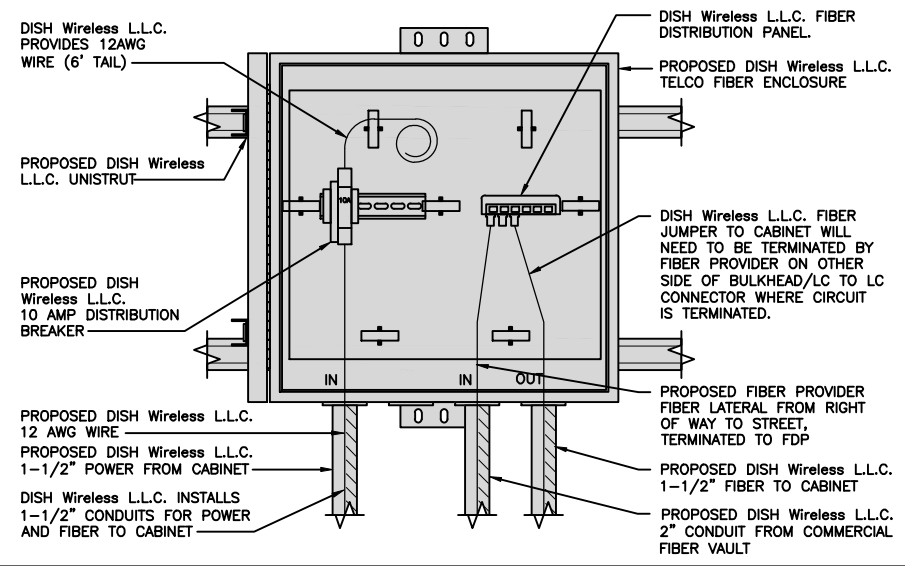
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SHEET TITLE  
ELECTRICAL/FIBER ROUTE  
PLAN AND NOTES

SHEET NUMBER  
**E-1**

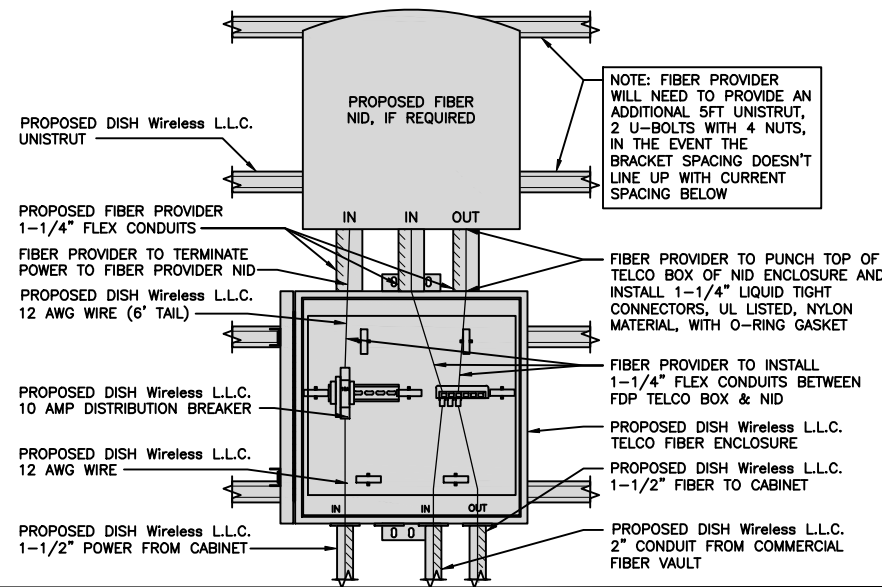
DC POWER WIRING SHALL BE COLOR CODED AT EACH END FOR IDENTIFYING +24V AND -48V CONDUCTORS. RED MARKINGS SHALL IDENTIFY +24V AND BLUE MARKINGS SHALL IDENTIFY -48V.

- CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE CONTRACTOR'S FUNCTIONS, THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL CODES AND ALL STATE AND LOCAL CODES, LAWS, AND ORDINANCES. PROVIDE ALL COMPONENTS AND WIRING SIZES AS REQUIRED TO MEET NEC STANDARDS.
- LOCATION OF EQUIPMENT, CONDUIT AND DEVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE COORDINATED WITH FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- CONDUIT ROUGH-IN SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION CONFLICTS. VERIFY WITH THE MECHANICAL EQUIPMENT CONTRACTOR AND COMPLY AS REQUIRED.
- CONTRACTOR SHALL PROVIDE ALL BREAKERS, CONDUITS AND CIRCUITS AS REQUIRED FOR A COMPLETE SYSTEM.
- CONTRACTOR SHALL PROVIDE PULL BOXES AND JUNCTION BOXES AS REQUIRED BY THE NEC ARTICLE 314.
- CONTRACTOR SHALL PROVIDE ALL STRAIN RELIEF AND CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- ALL DISCONNECTS AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED PHENOLIC NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS INSTALLED ON, AND PANEL FIELD LOCATIONS FED FROM.
- INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS PER THE SPECIFICATIONS AND NEC 250. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, PULL BOXES, AND ALL DISCONNECT SWITCHES, AND EQUIPMENT CABINETS.
- ALL NEW MATERIAL SHALL HAVE A U.L. LABEL.
- PANEL SCHEDULE LOADING AND CIRCUIT ARRANGEMENTS REFLECT POST-CONSTRUCTION EQUIPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT PANEL SCHEDULE AND SITE DRAWINGS.



DARK TELCO BOX - INTERIOR WIRING LAYOUT

NO SCALE 2



LIT TELCO BOX - INTERIOR WIRING LAYOUT (OPTIONAL)

NO SCALE 3

ELECTRICAL NOTES

NO SCALE 1

NOT USED

NO SCALE 4

NOT USED

NO SCALE 5

NOT USED

NO SCALE 6

NOT USED

NO SCALE 7

NOT USED

NO SCALE 8



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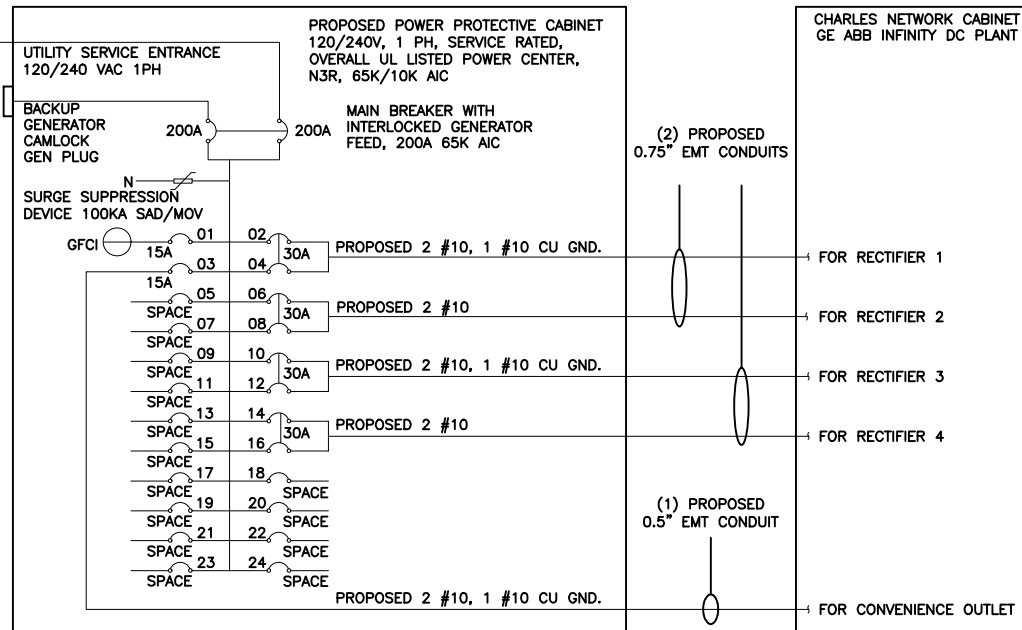
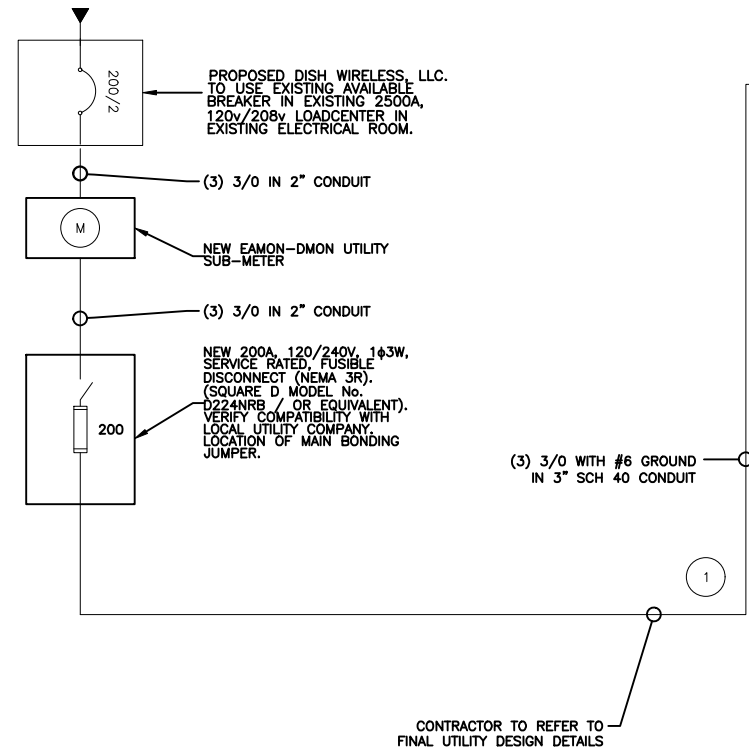
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PROJECT INFORMATION  
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PORTSMOUTH, NH 03801

SHEET TITLE  
DETAILS

SHEET NUMBER  
E-2



NOTE:  
 BRANCH CIRCUIT WIRING SUPPLYING RECTIFIERS ARE TO BE RATED UL1015, 105°C, 600V, AND PVC INSULATED, IN THE SIZES SHOWN IN THE ONE-LINE DIAGRAM. CONTRACTOR MAY SUBSTITUTE UL1015 WIRE FOR THWN-2 FOR CONVENIENCE OUTLET BRANCH CIRCUIT.  
 BREAKERS REQUIRED: (OR EQUIVALENT MANUFACTURER)  
 (4) 30A, 2P BREAKER - SQUARE D P/N:Q0230  
 (2) 15A, 1P BREAKER - SQUARE D P/N:Q0115

OPTIONAL ALUMINUM SERVICE CONDUCTOR:  
 • 4/0 AL + #2 GRD MAY BE USED INSTEAD OF 3/0 CU + #6 GRD IF THE TOTAL LENGTH OF THE CONDUCTOR IS LESS THAN 300 FT FROM THE TRANSFORMER.  
 • ALUMINUM CONDUCTORS MUST BE 90°C TO CARRY THE FULL 200A LOAD REQUIRED  
 • ALUMINUM TO COPPER BUSS CONNECTIONS MUST MEET AND CONFORM TO ANSI AND BE UL LISTED. USE ANTI CORROSION CONDUCTIVE LUBRICANT ON CONNECTIONS

PPC ONE-LINE DIAGRAM

NO SCALE 1

PROPOSED CHARLES PANEL SCHEDULE  
 GE ABB INFINITY DC PLANT

LOAD SERVED	VOLT AMPS (WATTS)		TRIP	CKT #	PHASE	CKT #	TRIP	VOLT AMPS (WATTS)		LOAD SERVED
	L1	L2						L1	L2	
PPC GFCI OUTLET	180		15A	1	A	2	30A	2880		ABB/GE INFINITY RECTIFIER 1
CHARLES GFCI OUTLET	180	180	15A	3	B	4	30A	2880	2880	ABB/GE INFINITY RECTIFIER 2
-SPACE-				5	A	6	30A	2880	2880	ABB/GE INFINITY RECTIFIER 3
-SPACE-				7	B	8	30A	2880	2880	ABB/GE INFINITY RECTIFIER 4
-SPACE-				9	A	10				-SPACE-
-SPACE-				11	B	12				-SPACE-
-SPACE-				13	A	14				-SPACE-
-SPACE-				15	B	16				-SPACE-
-SPACE-				17	A	18				-SPACE-
-SPACE-				19	B	20				-SPACE-
-SPACE-				21	A	22				-SPACE-
-SPACE-				23	B	24				-SPACE-
VOLTAGE AMPS	180	180						11520	11520	
200A MCB, 1φ, 24 SPACE, 120/240V				L1	L2					
MB RATING: 65,000 AIC				11700	11700			VOLTAGE AMPS		
				98	98			AMPS		
				98	98			MAX AMPS		
				123	123			MAX 125%		

PANEL SCHEDULE

NO SCALE 2

NO SCALE 3



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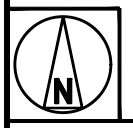
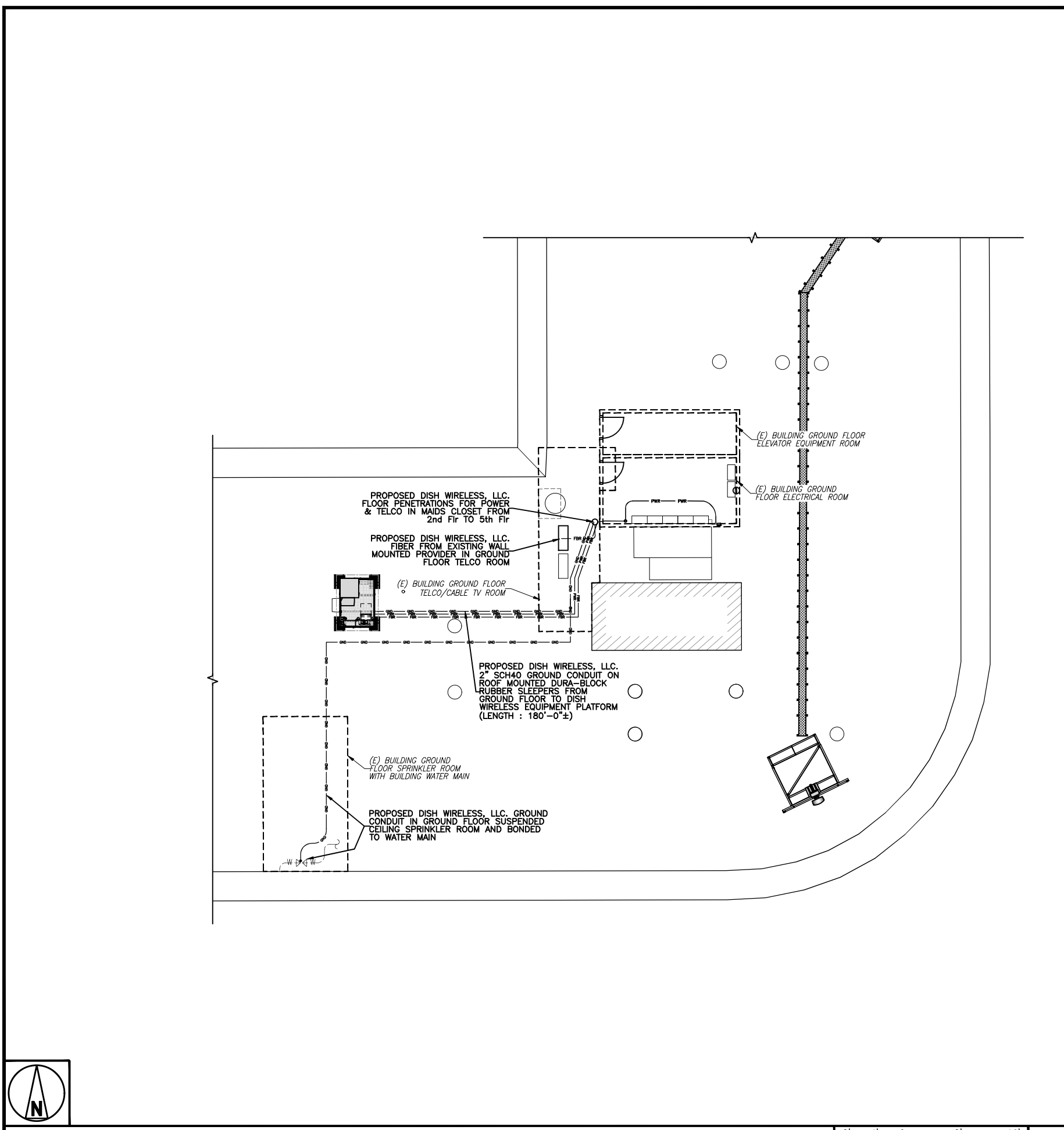
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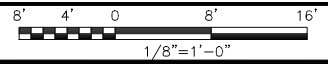
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 PROJECT INFORMATION  
 BOBOS01018D  
 100 HIGH STREET  
 PORTSMOUTH, NH 03801

SHEET TITLE  
 ONE-LINE DIAGRAM,  
 & PANEL SCHEDULE

SHEET NUMBER  
**E-3**



GROUNDING PLAN



1

- EXOTHERMIC CONNECTION
- MECHANICAL CONNECTION
- ▬ GROUND BUS BAR
- GROUND ROD
- T TEST GROUND ROD WITH INSPECTION SLEEVE
- #6 AWG STRANDED & INSULATED
- - - - - #2 AWG SOLID COPPER TINNED
- ▲ BUSS BAR INSULATOR

GROUNDING LEGEND

1. GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.
2. CONTRACTOR SHALL GROUND ALL EQUIPMENT AS A COMPLETE SYSTEM. GROUNDING SHALL BE IN COMPLIANCE WITH NEC SECTION 250 AND DISH Wireless L.L.C. GROUNDING AND BONDING REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS.
3. ALL GROUND CONDUCTORS SHALL BE COPPER; NO ALUMINUM CONDUCTORS SHALL BE USED.
4. NO EXOTHERMIC WELDING ON ROOFTOP

GROUNDING ROOFTOP KEY NOTES

- (A) **EXTERIOR GROUND RING:** #2 AWG SOLID COPPER, BURIED AT A DEPTH OF AT LEAST 30 INCHES BELOW GRADE, OR 6 INCHES BELOW THE FROST LINE AND APPROXIMATELY 24 INCHES FROM THE EXTERIOR WALL OR FOOTING.
  - (B) **ROOFTOP GROUND SYSTEM:** THE GROUND SYSTEM USING MINIMUM #2 AWG SOLID COPPER CONDUCTORS.
  - (C) **INTERIOR GROUND RING:** #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTOR EXTENDED AROUND THE PERIMETER OF THE EQUIPMENT AREA. ALL NON-TELECOMMUNICATIONS RELATED METALLIC OBJECTS FOUND WITHIN A SITE SHALL BE GROUNDED TO THE INTERIOR GROUND RING WITH #6 AWG STRANDED GREEN INSULATED CONDUCTOR.
  - (D) **BOND TO INTERIOR GROUND RING:** #2 AWG SOLID TINNED COPPER WIRE PRIMARY BONDS SHALL BE PROVIDED AT LEAST AT FOUR POINTS ON THE INTERIOR GROUND RING, LOCATED AT THE CORNERS OF THE BUILDING OR ROOM.
  - (E) **GROUND ROD:** UL LISTED COPPER CLAD STEEL. MINIMUM 1/2" DIAMETER BY EIGHT FEET LONG. GROUND RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND RING CONDUCTOR.
  - (F) **CELL REFERENCE GROUND BAR (CRGB):** POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH #2 AWG UNLESS NOTED OTHERWISE STRANDED GREEN INSULATED COPPER CONDUCTORS. BOND TO COMMON BUILDING GROUND SYSTEM WITH (2) #2 SOLID TINNED COPPER CONDUCTORS.
  - (G) **HATCH PLATE GROUND BAR:** BOND TO THE COMMON BUILDING GROUND SYSTEM WITH TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS. WHEN A HATCH-PLATE AND A CELL REFERENCE GROUND BAR ARE BOTH PRESENT, THE CRGB MUST BE CONNECTED TO THE HATCH-PLATE AND TO THE INTERIOR GROUND RING USING (2) TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS EACH.
  - (H) **EXTERIOR CABLE ENTRY PORT GROUND BARS:** LOCATED AT THE ENTRANCE TO THE CELL SITE ROOM. BOND TO GROUND RING WITH A #2 AWG SOLID TINNED COPPER CONDUCTORS WITH MECHANICAL CONNECTIONS.
  - (I) **TELCO GROUND BAR:** BOND TO BOTH CELL REFERENCE GROUND BAR OR EXTERIOR GROUND RING.
  - (J) **FRAME BONDING:** THE BONDING POINT FOR TELECOM EQUIPMENT FRAMES SHALL BE THE GROUND BUS THAT IS NOT ISOLATED FROM THE EQUIPMENTS METAL FRAMEWORK.
  - (K) **INTERIOR UNIT BONDS:** METAL FRAMES, CABINETS AND INDIVIDUAL METALLIC UNITS LOCATED WITH THE AREA OF THE INTERIOR GROUND RING REQUIRE A #6 AWG STRANDED GREEN INSULATED COPPER BOND TO THE INTERIOR GROUND RING.
  - (L) **FENCE AND GATE GROUNDING:** METAL FENCES SHALL BE BONDED TO THE COMMON BUILDING GROUND SYSTEM WITH A #2 AWG SOLID TINNED COPPER CONDUCTOR AT AN INTERVAL NOT EXCEEDING 25 FEET. BONDS SHALL BE MADE AT EACH GATE POST AND ACROSS GATE OPENINGS.
  - (M) **EXTERIOR UNIT BONDS:** METALLIC OBJECTS, EXTERNAL TO OR MOUNTED TO THE BUILDING, SHALL BE BONDED TO THE COMMON BUILDING GROUND SYSTEM. USING #2 TINNED SOLID COPPER WIRE
  - (N) **ICE BRIDGE SUPPORTS:** EACH ICE BRIDGE LEG SHALL BE BONDED TO THE GROUND RING WITH #2 AWG BARE TINNED COPPER CONDUCTOR. PROVIDE EXOTHERMIC WELDS AT BOTH THE ICE BRIDGE LEG AND BURIED GROUND RING.
  - (O) **DURING ALL DC POWER SYSTEM CHANGES INCLUDING DC SYSTEM CHANGE OUTS, RECTIFIER REPLACEMENTS OR ADDITIONS, BREAKER DISTRIBUTION CHANGES, BATTERY ADDITIONS, BATTERY REPLACEMENTS AND INSTALLATIONS OR CHANGES TO DC CONVERTER SYSTEMS IT SHALL BE REQUIRED THAT SERVICE CONTRACTORS VERIFY ALL DC POWER SYSTEMS ARE EQUIPPED WITH A MASTER DC SYSTEM RETURN GROUND CONDUCTOR FROM THE DC POWER SYSTEM COMMON RETURN BUS DIRECTLY CONNECTED TO THE CELL SITE REFERENCE GROUND BAR**
  - (P) **ROOFTOP COLLECTOR BUSS BAR IS TO BE MECHANICALLY BONDED TO COMMON BUILDING GROUND SYSTEM.**
- REFER TO DISH Wireless L.L.C. GROUNDING NOTES.

GROUNDING KEY NOTES

NO SCALE

2

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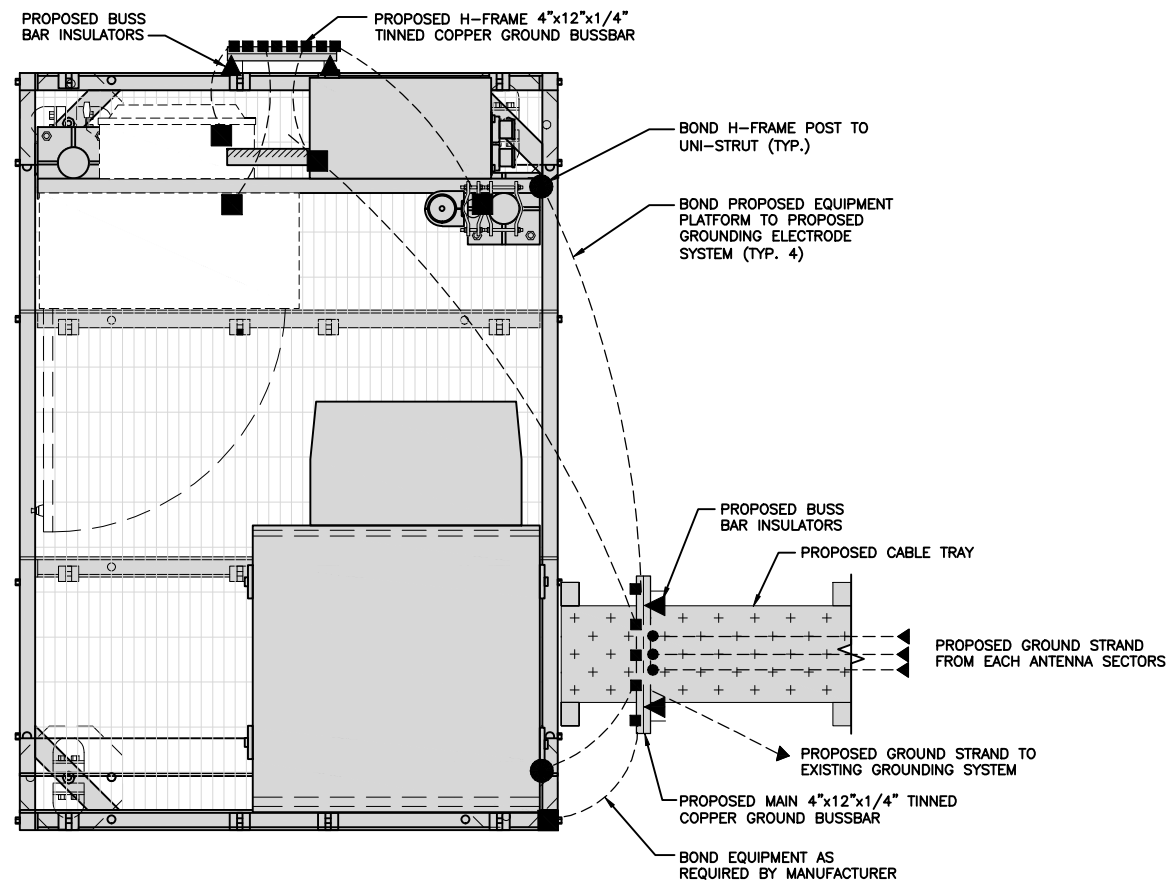
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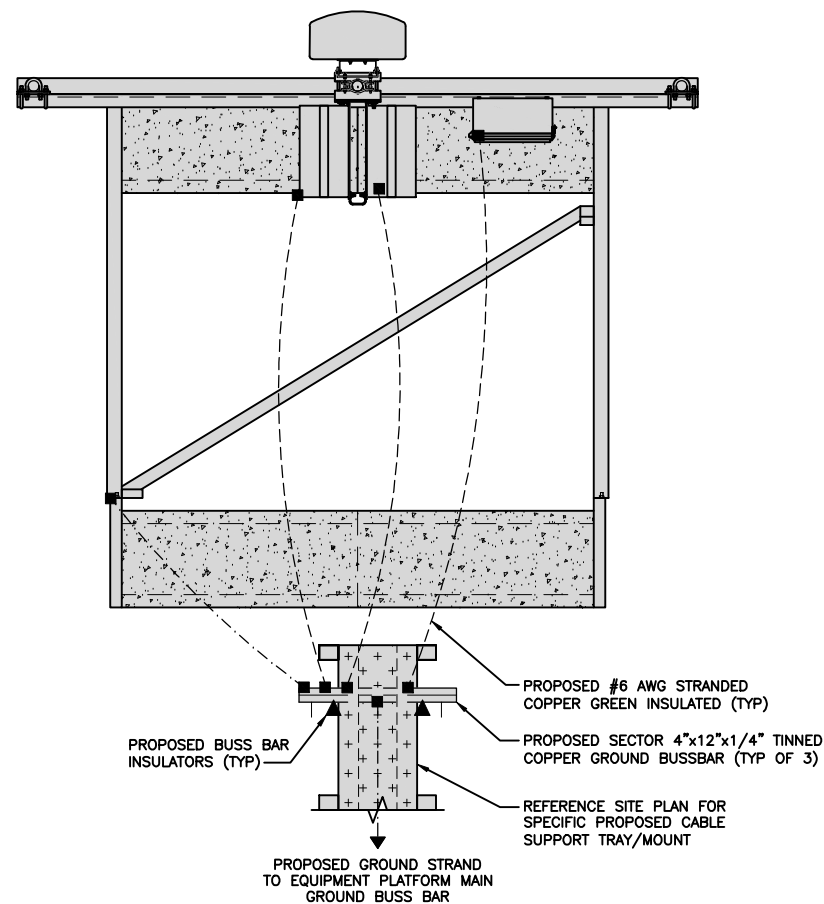
SHEET TITLE  
GROUNDING PLANS  
AND NOTES

SHEET NUMBER  
**G-1**



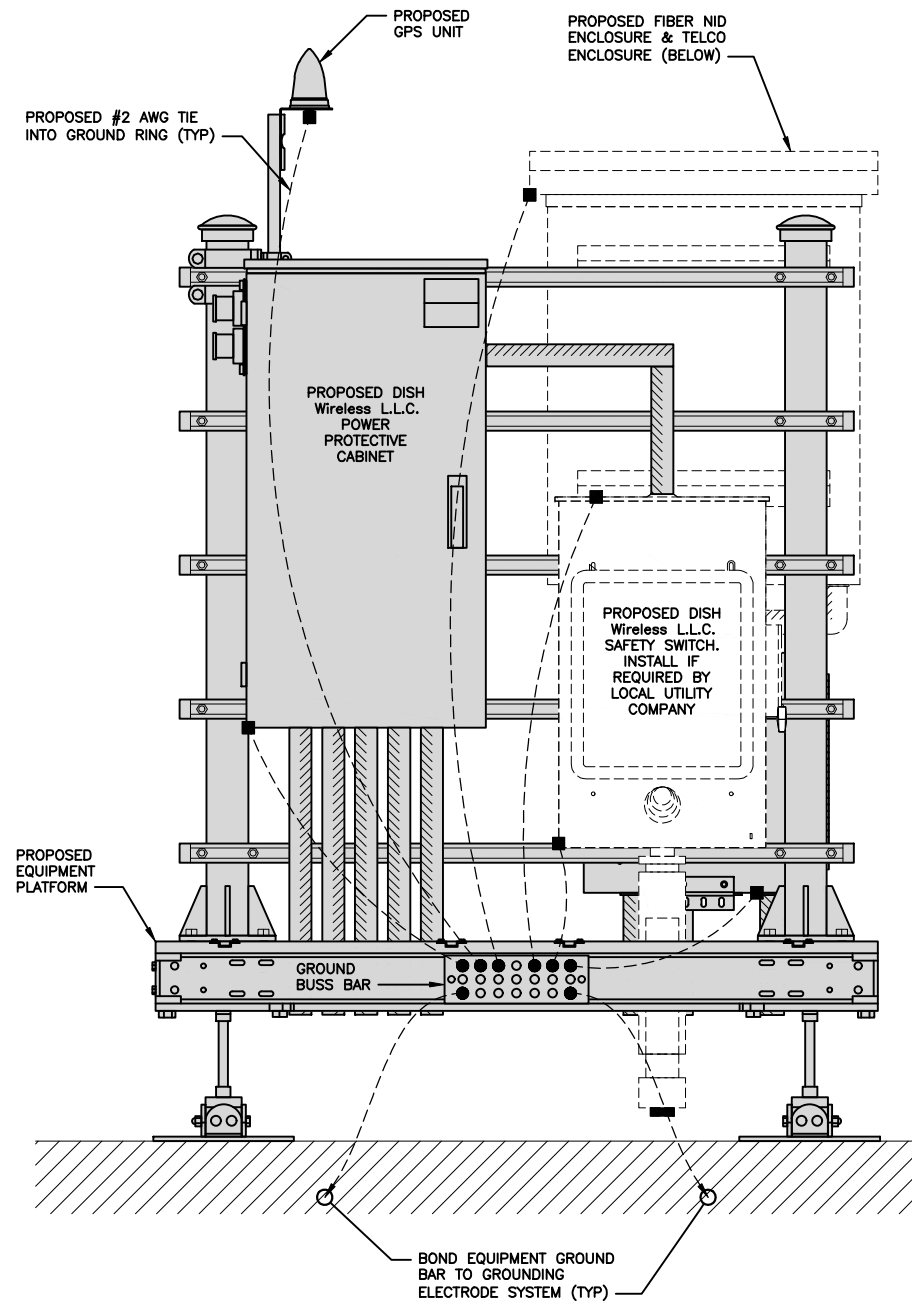
TYPICAL ROOFTOP EQUIPMENT GROUNDING PLAN

NO SCALE 1



TYPICAL ROOFTOP ANTENNA GROUNDING PLAN

NO SCALE 2



H-FRAME GROUNDING DETAIL

NOTE

EQUIPMENT CABINET OMITTED FOR CLARITY

**dish**  
wireless.

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**QUALTEK**  
WIRELESS

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BILLERICA, MA 01821

**VRG**

VERTICAL RESOURCES GRP.  
23 Midstate Dr., #210  
Auburn, MA 01501  
Tel. (508) 981-9590  
Fax (508) 519-8939  
mnohre@verticalresourcesgrp.com



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DRAWN BY: CHECKED BY: APPROVED BY:

GAM MN MP

RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	11/01/2022	FOR PERMITTING

A&E PROJECT NUMBER

BOBOS01018D

DISH Wireless L.L.C.  
PROJECT INFORMATION

BOBOS01018D  
100 HIGH STREET  
PORTSMOUTH, NH 03801

SHEET TITLE  
GROUNDING DETAILS

SHEET NUMBER

**G-2**

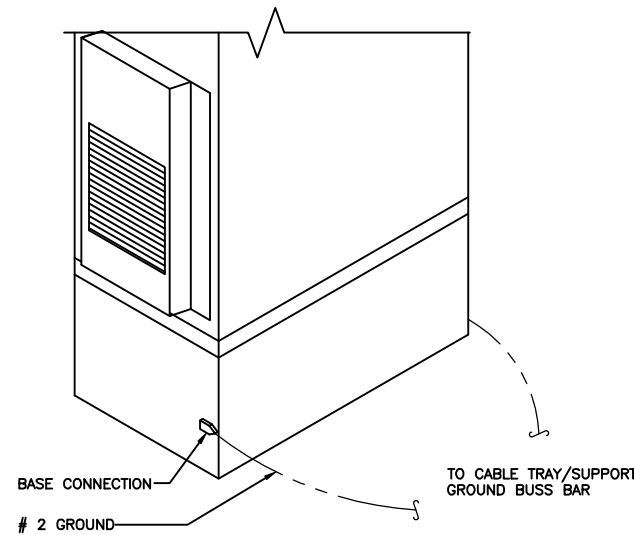
NO SCALE 3

1. EXOTHERMIC WELD (2) TWO, #2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUND BAR. ROUTE CONDUCTORS TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
2. ALL EXTERIOR GROUNDING HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
3. FOR GROUND BOND TO STEEL ONLY: COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
4. DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUND CONDUCTOR DOWN TO GROUNDING BUS.
5. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUND BAR AND BOLTED ON THE BACK SIDE.
6. ALL GROUNDING PARTS AND EQUIPMENT TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUND BAR AS REQUIRED.
8. ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).

TYPICAL GROUNDING NOTES

NO SCALE

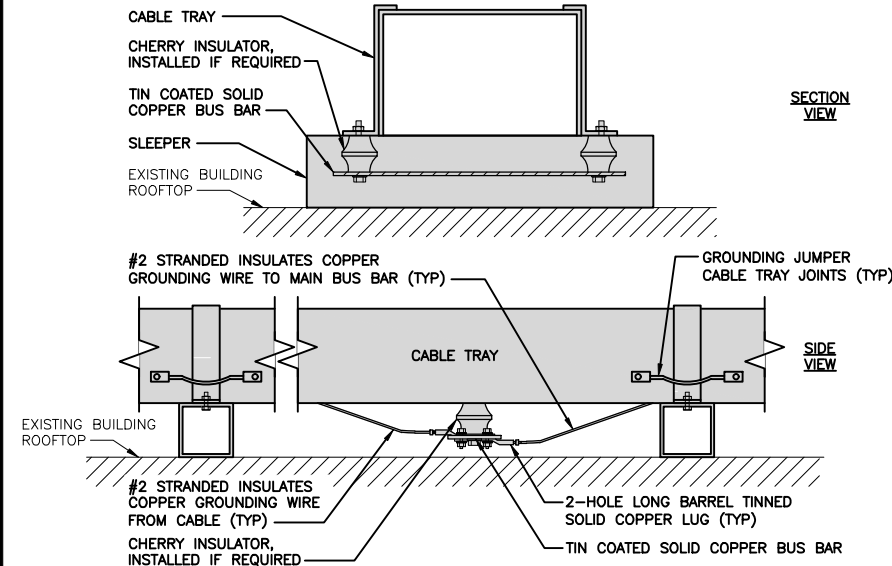
1



OUTDOOR CABINET GROUNDING

NO SCALE

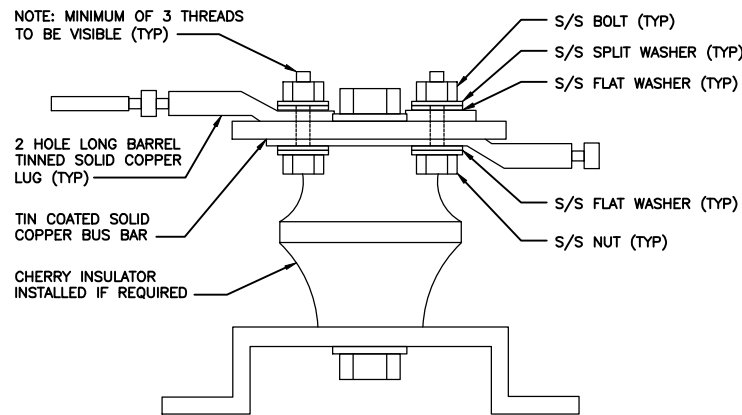
2



TYPICAL CABLE TRAY GROUND BUSS BAR

NO SCALE

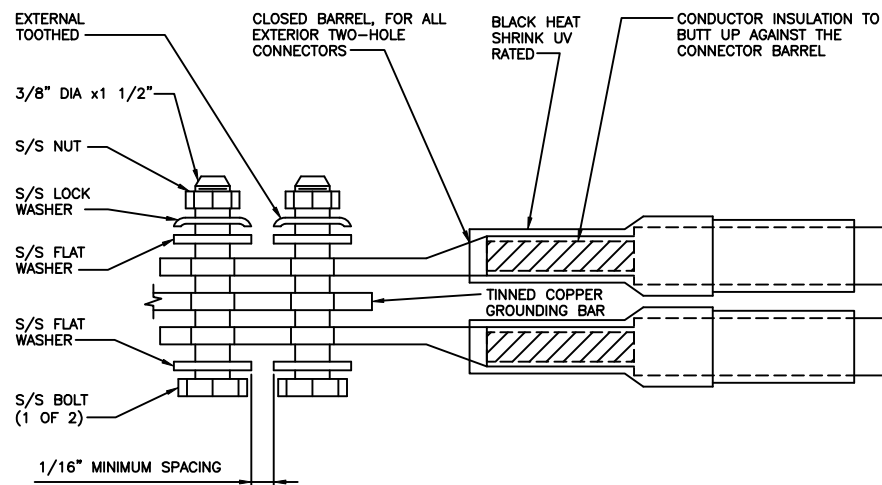
3



LUG DETAIL

NO SCALE

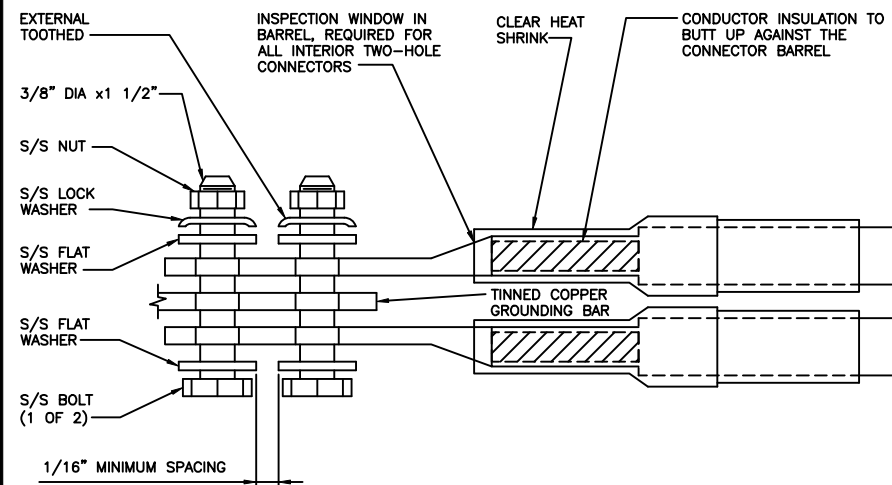
4



TYPICAL EXTERIOR TWO HOLE LUG

NO SCALE

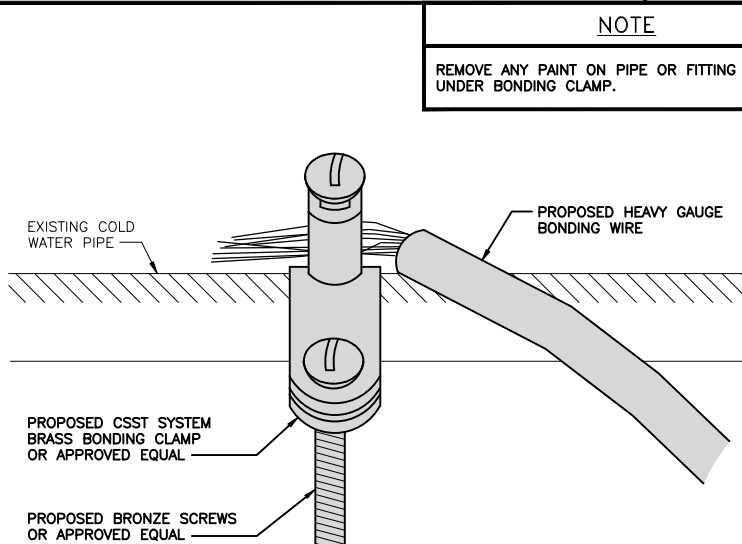
5



TYPICAL INTERIOR TWO HOLE LUG

NO SCALE

6



TYPICAL COLD WATER CONDUIT GROUNDING DETAIL

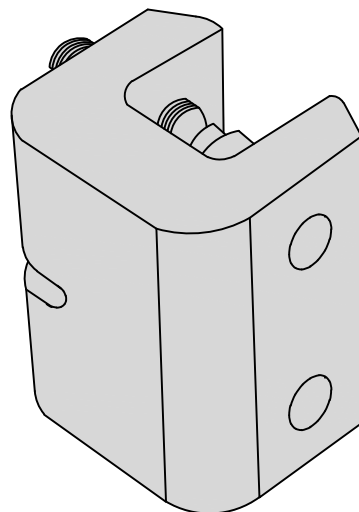
NO SCALE

7

PANDUIT GUBC500-6  
UNIVERSAL BEAM GROUNDING, CLAMP

COPPER CONDUCTOR SIZE RANGE AWG	#6-500
FLANGE THICKNESS INCHES	0.250-0.675
STUD SIZE INCHES	1/2"
THREAD SIZE	1/2"-13
DIMENSIONS (LxWxH)	3.15" x 2.13" x 2.50"

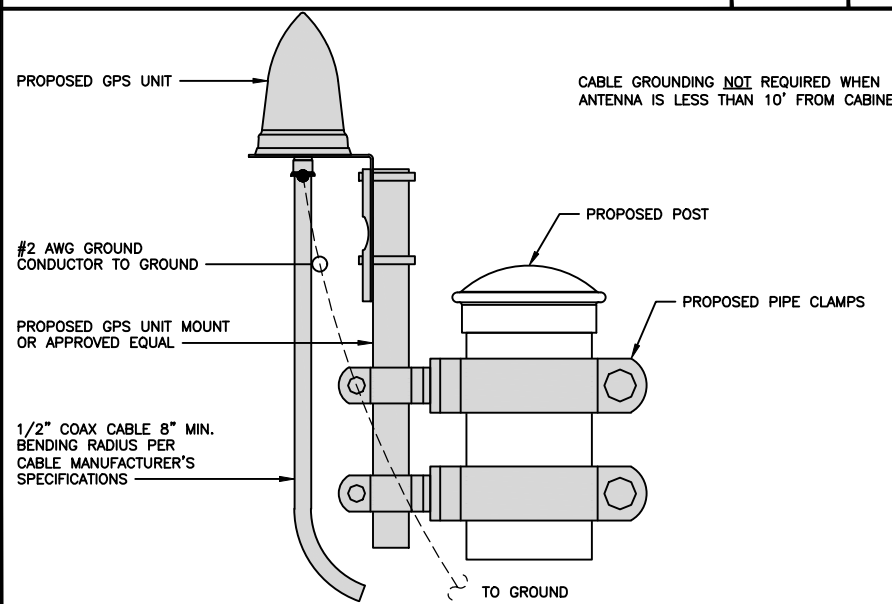
NOTE:  
1. UNIVERSAL, FITS ON A WIDE RANGE OF STANDARD (ANGLED) AND WIDE FLANGE (PARALLEL) STRUCTURAL STEEL BEAMS.  
2. UL 467 LISTED FOR GROUNDING AND BONDING ONLY



BUILDING STEEL GROUNDING DETAIL

NO SCALE

8



TYPICAL GPS UNIT GROUNDING

NO SCALE

9

**dish**  
wireless.  
5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

**QUALTEK**  
WIRELESS  
QUALTEK WIRELESS INC  
16 ESQUIRE ROAD  
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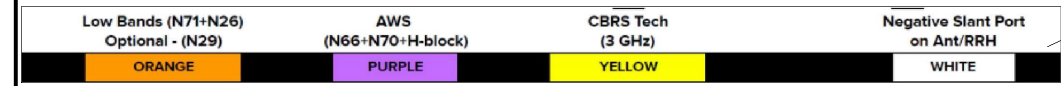
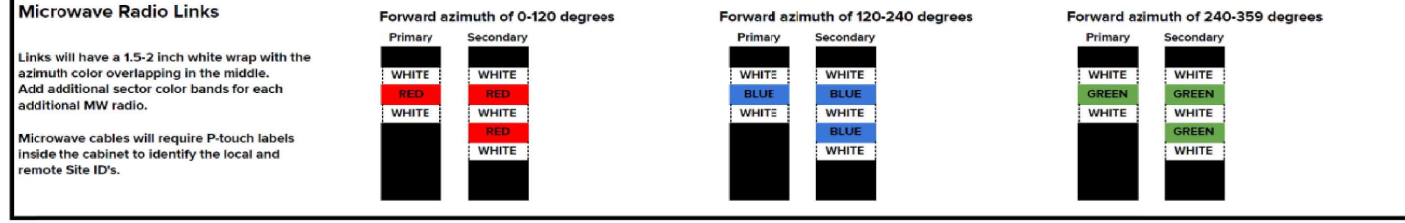
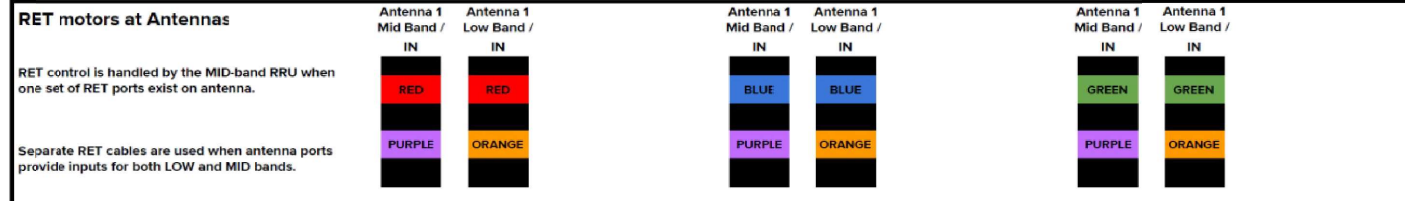
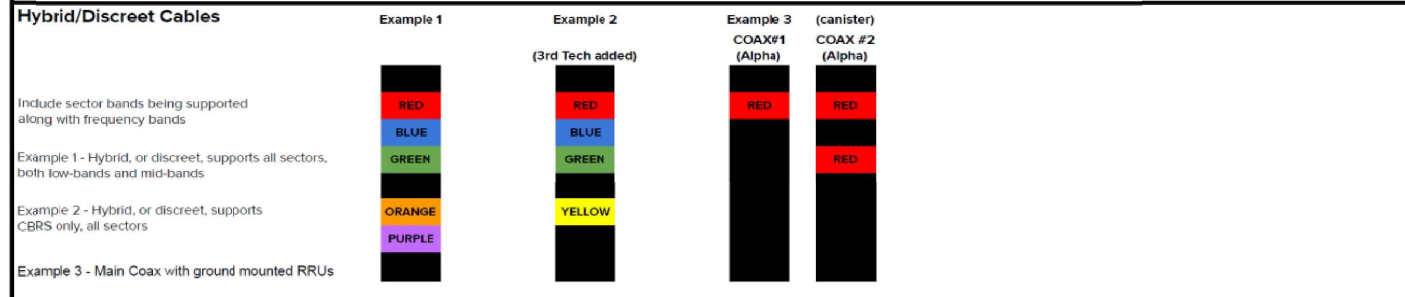
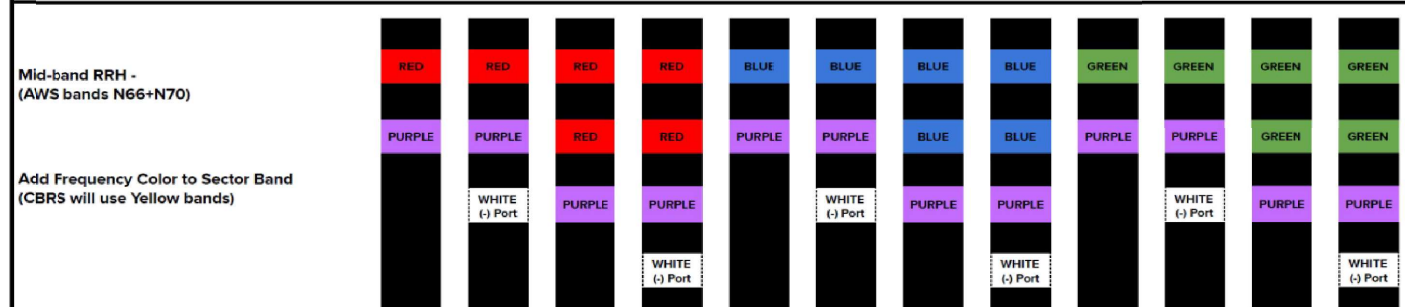
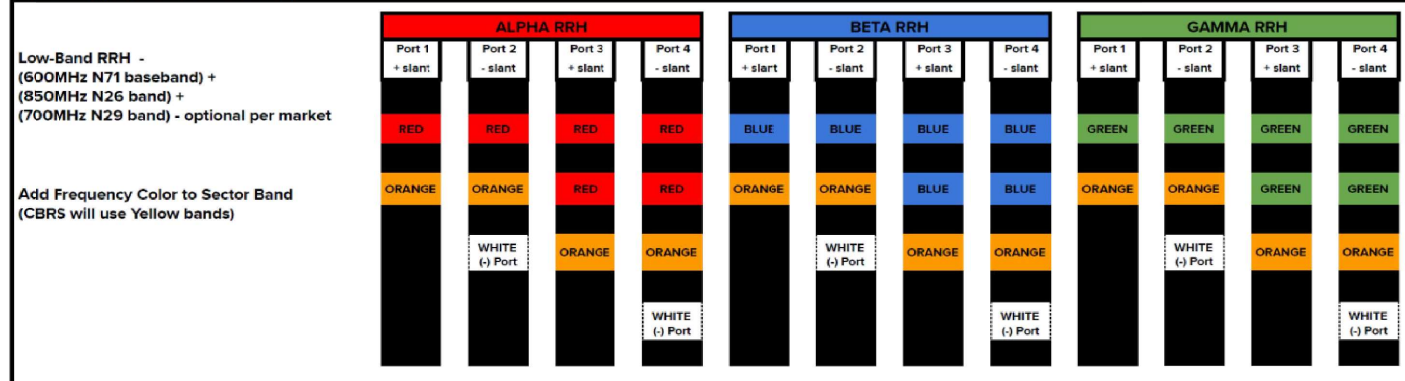
SHEET TITLE  
GROUNDING DETAILS

SHEET NUMBER  
**G-3**



**RF Jumper Color Coding**

3/4" tape widths with 3/4" spacing



COLOR IDENTIFIER NO SCALE 2

NOT USED NO SCALE 3

RF CABLE COLOR CODES NO SCALE 1 NOT USED NO SCALE 4



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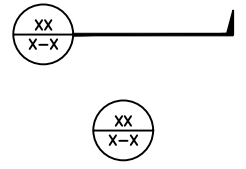
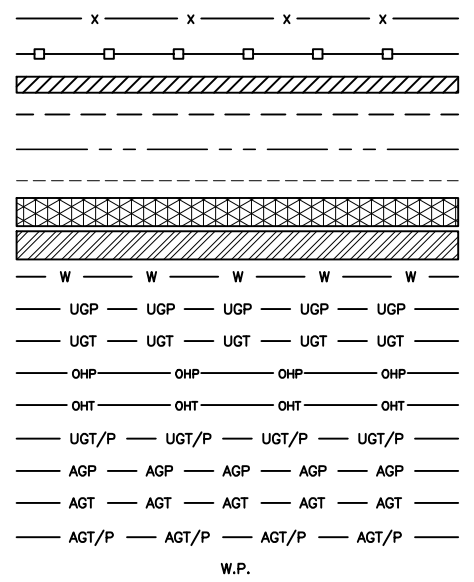
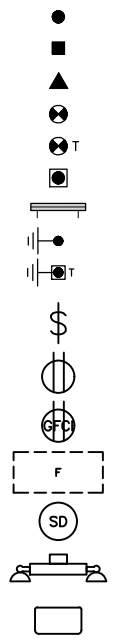
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DISH Wireless L.L.C.  
PROJECT INFORMATION  
BOBOS01018D  
100 HIGH STREET  
PORTSMOUTH, NH 03801

SHEET TITLE  
RF  
CABLE COLOR CODE

SHEET NUMBER  
**RF-1**

EXOTHERMIC CONNECTION  
 MECHANICAL CONNECTION  
 BUSS BAR INSULATOR  
 CHEMICAL ELECTROLYTIC GROUNDING SYSTEM  
 TEST CHEMICAL ELECTROLYTIC GROUNDING SYSTEM  
 EXOTHERMIC WITH INSPECTION SLEEVE  
 GROUNDING BAR  
 GROUND ROD  
 TEST GROUND ROD WITH INSPECTION SLEEVE  
 SINGLE POLE SWITCH  
 DUPLEX RECEPTACLE  
 DUPLEX GFCI RECEPTACLE  
 FLUORESCENT LIGHTING FIXTURE (2) TWO LAMPS 48-T8  
 SMOKE DETECTION (DC)  
 EMERGENCY LIGHTING (DC)  
 SECURITY LIGHT W/PHOTOCELL LITHONIA ALXW  
 LED-1-25A400/51K-SR4-120-PE-DBBTXD  
 CHAIN LINK FENCE  
 WOOD/WROUGHT IRON FENCE  
 WALL STRUCTURE  
 LEASE AREA  
 PROPERTY LINE (PL)  
 SETBACKS  
 ICE BRIDGE  
 CABLE TRAY  
 WATER LINE  
 UNDERGROUND POWER  
 UNDERGROUND TELCO  
 OVERHEAD POWER  
 OVERHEAD TELCO  
 UNDERGROUND TELCO/POWER  
 ABOVE GROUND POWER  
 ABOVE GROUND TELCO  
 ABOVE GROUND TELCO/POWER  
 WORKPOINT



SECTION REFERENCE  
 DETAIL REFERENCE

LEGEND

AB ANCHOR BOLT	IN INCH
ABV ABOVE	INT INTERIOR
AC ALTERNATING CURRENT	LB(S) POUND(S)
ADDL ADDITIONAL	LF LINEAR FEET
AFF ABOVE FINISHED FLOOR	LTE LONG TERM EVOLUTION
AFG ABOVE FINISHED GRADE	MAS MASONRY
AGL ABOVE GROUND LEVEL	MAX MAXIMUM
AIC AMPERAGE INTERRUPTION CAPACITY	MB MACHINE BOLT
ALUM ALUMINUM	MECH MECHANICAL
ALT ALTERNATE	MFR MANUFACTURER
ANT ANTENNA	MGB MASTER GROUND BAR
APPROX APPROXIMATE	MIN MINIMUM
ARCH ARCHITECTURAL	MISC MISCELLANEOUS
ATS AUTOMATIC TRANSFER SWITCH	MTL METAL
AWG AMERICAN WIRE GAUGE	MTS MANUAL TRANSFER SWITCH
BATT BATTERY	MW MICROWAVE
BLDG BUILDING	NEC NATIONAL ELECTRIC CODE
BLK BLOCK	NM NEWTON METERS
BLKG BLOCKING	NO. NUMBER
BM BEAM	# NUMBER
BTC BARE TINNED COPPER CONDUCTOR	NTS NOT TO SCALE
BOF BOTTOM OF FOOTING	OC ON-CENTER
CAB CABINET	OSHA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
CANT CANTILEVERED	OPNG OPENING
CHG CHARGING	P/C PRECAST CONCRETE
CLG CEILING	PCS PERSONAL COMMUNICATION SERVICES
CLR CLEAR	PCU PRIMARY CONTROL UNIT
COL COLUMN	PRC PRIMARY RADIO CABINET
COMM COMMON	PP POLARIZING PRESERVING
CONC CONCRETE	PSF POUNDS PER SQUARE FOOT
CONSTR CONSTRUCTION	PSI POUNDS PER SQUARE INCH
DBL DOUBLE	PT PRESSURE TREATED
DC DIRECT CURRENT	PWR POWER CABINET
DEPT DEPARTMENT	QTY QUANTITY
DF DOUGLAS FIR	RAD RADIUS
DIA DIAMETER	RECT RECTIFIER
DIAG DIAGONAL	REF REFERENCE
DIM DIMENSION	REINF REINFORCEMENT
DWG DRAWING	REQ'D REQUIRED
DWL DOWEL	RET REMOTE ELECTRIC TILT
EA EACH	RF RADIO FREQUENCY
EC ELECTRICAL CONDUCTOR	RMC RIGID METALLIC CONDUIT
EL ELEVATION	RRH REMOTE RADIO HEAD
ELEC ELECTRICAL	RRU REMOTE RADIO UNIT
EMT ELECTRICAL METALLIC TUBING	RWY RACEWAY
ENG ENGINEER	SCH SCHEDULE
EQ EQUAL	SHT SHEET
EXP EXPANSION	SIAD SMART INTEGRATED ACCESS DEVICE
EXT EXTERIOR	SIM SIMILAR
EW EACH WAY	SPEC SPECIFICATION
FAB FABRICATION	SQ SQUARE
FF FINISH FLOOR	SS STAINLESS STEEL
FG FINISH GRADE	STD STANDARD
FIF FACILITY INTERFACE FRAME	STL STEEL
FIN FINISH(ED)	TEMP TEMPORARY
FLR FLOOR	THK THICKNESS
FDN FOUNDATION	TMA TOWER MOUNTED AMPLIFIER
FOC FACE OF CONCRETE	TN TOE NAIL
FOM FACE OF MASONRY	TOA TOP OF ANTENNA
FOS FACE OF STUD	TOC TOP OF CURB
FOW FACE OF WALL	TOF TOP OF FOUNDATION
FS FINISH SURFACE	TOP TOP OF PLATE (PARAPET)
FT FOOT	TOS TOP OF STEEL
FTG FOOTING	TOW TOP OF WALL
GA GAUGE	TVSS TRANSIENT VOLTAGE SURGE SUPPRESSION
GEN GENERATOR	TYP TYPICAL
GFCI GROUND FAULT CIRCUIT INTERRUPTER	UG UNDERGROUND
GLB GLUE LAMINATED BEAM	UL UNDERWRITERS LABORATORY
GLV GALVANIZED	UNO UNLESS NOTED OTHERWISE
GPS GLOBAL POSITIONING SYSTEM	UMTS UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM
GND GROUND	UPS UNINTERRUPTIBLE POWER SYSTEM (DC POWER PLANT)
GSM GLOBAL SYSTEM FOR MOBILE	VIF VERIFIED IN FIELD
HDG HOT DIPPED GALVANIZED	W WIDE
HDR HEADER	W/ WITH
HGR HANGER	WD WOOD
HVAC HEAT/VENTILATION/AIR CONDITIONING	WP WEATHERPROOF
HT HEIGHT	WT WEIGHT
IGR INTERIOR GROUND RING	

ABBREVIATIONS



5701 SOUTH SANTA FE DRIVE  
 LITTLETON, CO 80120



QUALTEK WIRELESS INC  
 16 ESQUIRE ROAD  
 BILLERICA, MA 01821



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DISH Wireless L.L.C.  
 PROJECT INFORMATION  
 BOBOS01018D  
 100 HIGH STREET  
 PORTSMOUTH, NH 03801

SHEET TITLE  
 LEGEND AND ABBREVIATIONS

SHEET NUMBER  
 GN-1

SIGN TYPES		
TYPE	COLOR	COLOR CODE PURPOSE
INFORMATION	GREEN	"INFORMATIONAL SIGN" TO NOTIFY OTHERS OF SITE OWNERSHIP & CONTACT NUMBER AND POTENTIAL RF EXPOSURE.
NOTICE	BLUE	"NOTICE BEYOND THIS POINT" RF FIELDS BEYOND THIS POINT MAY EXCEED THE FCC GENERAL PUBLIC EXPOSURE LIMIT. OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)
CAUTION	YELLOW	"CAUTION BEYOND THIS POINT" RF FIELDS BEYOND THIS POINT MAY EXCEED THE FCC GENERAL PUBLIC EXPOSURE LIMIT. OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)
WARNING	ORANGE/RED	"WARNING BEYOND THIS POINT" RF FIELDS AT THIS SITE EXCEED FCC RULES FOR HUMAN EXPOSURE. FAILURE TO OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS COULD RESULT IN SERIOUS INJURY. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)

**SIGN PLACEMENT:**

- RF SIGNAGE PLACEMENT SHALL FOLLOW THE RECOMMENDATIONS OF AN EXISTING EME REPORT, CREATED BY A THIRD PARTY PREVIOUSLY AUTHORIZED BY DISH Wireless L.L.C.
- INFORMATION SIGN (GREEN) SHALL BE LOCATED ON EXISTING DISH Wireless L.L.C. EQUIPMENT.
  - A) IF THE INFORMATION SIGN IS A STICKER, IT SHALL BE PLACED ON EXISTING DISH Wireless L.L.C. EQUIPMENT CABINET.
  - B) IF THE INFORMATION SIGN IS A METAL SIGN IT SHALL BE PLACED ON EXISTING DISH Wireless L.L.C. H-FRAME WITH A SECURE ATTACH METHOD.
- IF EME REPORT IS NOT AVAILABLE AT THE TIME OF CREATION OF CONSTRUCTION DOCUMENTS; PLEASE CONTACT DISH Wireless L.L.C. CONSTRUCTION MANAGER FOR FURTHER INSTRUCTION ON HOW TO PROCEED.

**NOTES:**


1. FOR DISH Wireless L.L.C. LOGO, SEE DISH Wireless L.L.C. DESIGN SPECIFICATIONS (PROVIDED BY DISH Wireless L.L.C.)
2. SITE ID SHALL BE APPLIED TO SIGNS USING "LASER ENGRAVING" OR ANY OTHER WEATHER RESISTANT METHOD (DISH Wireless L.L.C. APPROVAL REQUIRED)
3. TEXT FOR SIGNAGE SHALL INDICATE CORRECT SITE NAME AND NUMBER AS PER DISH Wireless L.L.C. CONSTRUCTION MANAGER RECOMMENDATIONS.
4. CABINET/SHELTER MOUNTING APPLICATION REQUIRES ANOTHER PLATE APPLIED TO THE FACE OF THE CABINET WITH WATER PROOF POLYURETHANE ADHESIVE
5. ALL SIGNS WILL BE SECURED WITH EITHER STAINLESS STEEL ZIP TIES OR STAINLESS STEEL TECH SCREWS
6. ALL SIGNS TO BE 8.5"x11" AND MADE WITH 0.04" OF ALUMINUM MATERIAL

# INFORMATION

This is an access point to an area with transmitting antennas.


Obey all signs and barriers beyond this point.  
Call the DISH Wireless L.L.C. NOC at 1-866-624-6874

Site ID: \_\_\_\_\_



THIS SIGN IS FOR REFERENCE PURPOSES ONLY

NOTICE



Transmitting Antenna(s)

Radio frequency fields beyond this point **MAY EXCEED** the FCC Occupational exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.


Call the DISH Wireless L.L.C. NOC at 1-866-624-6874 prior to working beyond this point.

Site ID: \_\_\_\_\_

dish

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CAUTION



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SHEET TITLE  
RF SIGNAGE

SHEET NUMBER  
**GN-2**

**SITE ACTIVITY REQUIREMENTS:**

1. NOTICE TO PROCEED – NO WORK SHALL COMMENCE PRIOR TO CONTRACTOR RECEIVING A WRITTEN NOTICE TO PROCEED (NTP) AND THE ISSUANCE OF A PURCHASE ORDER. PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE DISH Wireless L.L.C. AND TOWER OWNER NOC & THE DISH Wireless L.L.C. AND TOWER OWNER CONSTRUCTION MANAGER.
2. "LOOK UP" – DISH Wireless L.L.C. AND TOWER OWNER SAFETY CLIMB REQUIREMENT:  
THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR DISH Wireless L.L.C. AND DISH Wireless L.L.C. AND TOWER OWNER POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.
3. PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL, AND ZONING. AFTER ONSITE ACTIVITIES AND CONSTRUCTION ARE COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AND CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.
4. ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN, AND SHALL MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) AND DISH Wireless L.L.C. AND TOWER OWNER STANDARDS, INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TIA-322 (LATEST EDITION).
5. ALL SITE WORK TO COMPLY WITH DISH Wireless L.L.C. AND TOWER OWNER INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON DISH Wireless L.L.C. AND TOWER OWNER TOWER SITE AND LATEST VERSION OF ANSI/TIA-1019-A-2012 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."
6. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY DISH Wireless L.L.C. AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES INCLUDING PRIVATE LOCATES SERVICES PRIOR TO THE START OF CONSTRUCTION.
10. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION E) CONSTRUCTION SAFETY PROCEDURES.
11. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND DISH PROJECT SPECIFICATIONS, LATEST APPROVED REVISION.
12. CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
13. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF DISH Wireless L.L.C. AND TOWER OWNER, AND/OR LOCAL UTILITIES.
14. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE REQUIRED BY LOCAL JURISDICTION AND SIGNAGE REQUIRED ON INDIVIDUAL PIECES OF EQUIPMENT, ROOMS, AND SHELTERS.
15. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER'S EQUIPMENT AND TOWER AREAS.
16. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
17. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.
18. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
19. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
20. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS AND RADIOS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
21. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.
22. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

**GENERAL NOTES:**

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:  
CONTRACTOR: GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION  
CARRIER: DISH Wireless L.L.C.  
TOWER OWNER: TOWER OWNER
2. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKPEOPLE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
3. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.
4. NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.
5. SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.
6. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CARRIER POC AND TOWER OWNER.
7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
8. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
9. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
10. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
11. CONTRACTOR IS TO PERFORM A SITE INVESTIGATION, BEFORE SUBMITTING BIDS, TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN DRAWINGS.
12. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF DISH Wireless L.L.C. AND TOWER OWNER
13. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
14. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.



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DRAWN BY:	CHECKED BY:	APPROVED BY:
GAM	MN	MP
RFDS REV #:		0

**CONSTRUCTION DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
0	11/01/2022	FOR PERMITTING

A&E PROJECT NUMBER  
BOBOS01018D

DISH Wireless L.L.C.  
PROJECT INFORMATION  
BOBOS01018D  
100 HIGH STREET  
PORTSMOUTH, NH 03801

SHEET TITLE  
GENERAL NOTES

SHEET NUMBER  
**GN-3**

**CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:**

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
- UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°F AT TIME OF PLACEMENT.
- CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.
- ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (Fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:  
 #4 BARS AND SMALLER 40 ksi  
 #5 BARS AND LARGER 60 ksi
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
  - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
  - CONCRETE EXPOSED TO EARTH OR WEATHER:
    - #6 BARS AND LARGER 2"
    - #5 BARS AND SMALLER 1-1/2"
  - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
    - SLAB AND WALLS 3/4"
    - BEAMS AND COLUMNS 1-1/2"
- A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

**ELECTRICAL INSTALLATION NOTES:**

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
- CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
- WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
- ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
  - ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.
  - ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 22,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PRE THE GOVERNING JURISDICTION.
- EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
- ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S).
- PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
- TIE WRAPS ARE NOT ALLOWED.
- ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
- SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#6 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
- POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.
- POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
- ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).
- RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
- ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.

- ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
- SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
- LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
- CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
- CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE NEC.
- WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIREMOLD SPECMATE WIREWAY).
- SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).
- CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER-ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
- EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3 (OR BETTER) FOR EXTERIOR LOCATIONS.
- METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
- NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
- THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR DISH Wireless L.L.C. AND TOWER OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
- THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
- INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "DISH Wireless L.L.C."
- ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.



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GAM	MN	MP
RFDS REV #:		0

**CONSTRUCTION DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
0	11/01/2022	FOR PERMITTING

A&E PROJECT NUMBER  
BOBOS01018D

DISH Wireless L.L.C.  
PROJECT INFORMATION  
BOBOS01018D  
100 HIGH STREET  
PORTSMOUTH, NH 03801

SHEET TITLE  
GENERAL NOTES

SHEET NUMBER  
**GN-4**

**GROUNDING NOTES:**

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BTS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6 ft OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER IN 3/4" NON-METALLIC, FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).
21. BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY). DO NOT ATTACH GROUNDING TO FIRE SPRINKLER SYSTEM PIPES.



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



QUALTEK WIRELESS INC  
16 ESQUIRE ROAD  
BILLERICA, MA 01821



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A&E PROJECT NUMBER  
BOBOS01018D

DISH Wireless L.L.C.  
PROJECT INFORMATION  
BOBOS01018D  
100 HIGH STREET  
PORTSMOUTH, NH 03801

SHEET TITLE  
GENERAL NOTES

SHEET NUMBER  
**GN-5**

# Vertical Resources Group, Inc.

November 3, 2022

Michael Schmidt  
Market Director – E. PA/S. NJ/DE

**Qualtek Wireless**

16 Esquire Road  
Billerica, MA 01862

Object: Dish-NSB Analysis Document  
**Existing ±57'-0" Tall Hilton Garden Inn rooftop installed**  
**Dish Wireless LLC equipment**  
Site ID: BOBOS01018D – Portsmouth High St  
100 High Street, Portsmouth, NH 03801  
Our File : BOBOS01018D-NSB

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The following is to confirm we have reviewed aforementioned existing apartment building rooftop for Dish Wireless LLC's NSB addition of new (3) JMA MX08FRO665-21 antennas on Alpha/Beta/Gamma roof mounted new antenna skid frames along with Dish Wireless LLC's NSB equipment cabinet on existing roof.

Code: New Hampshire Building Code, I.B.C. 2015, ASCE7-10, EIA-222-H.

Risk Category: II  
Exposure Category: 'C'

Topographic Category: 1

Wind Speed: 121 Mph (IBC ultimate gust), 93 Mph (nominal 3 sec gust IBC 1609.3.1)

Ice: 1"Ø radial

Snow: P<sub>G</sub> = ground snow load = 50 Psf (I.B.C. 2015)

Load Combination: 1.2D + 1.0D<sub>G</sub> + 1.6W<sub>0</sub>  
1.2D + 1.0D<sub>G</sub> + 1.0D<sub>i</sub> + 1.0W<sub>i</sub>

Antenna Mount Type: New non penetrating SitePro1 'RTW7-96' skid frames (3).

Enclosure mounted Proposed Loading (appurtenances): *install height Alpha/Beta/Gamma Proposed 60'-0"*

(P) 3-JMA MX08FRO665-21	72.0"x20.0"x8.0"	64.5 Lbs	155 Lbs (ice)
(P) 3-Fujitsu TA08025-B605 (5G)	14.9"x15.7"x9.0"	74.9 Lbs	39 Lbs (ice)
(P) 3-Fujitsu TA08025-B604 (5G)	14.9"x15.7"x7.8"	63.9 Lbs	36 Lbs (ice)
(P) 3-Raycap RDIDC-3045-PF-48	16.5"x14.5"x7.8"	21.8 Lbs	35 Lbs (ice)

Dish Wireless LLC Equipment Frame Loading: *main roof deck install on axis 'J'-'12'*

(P) 1-Dish Charles Ind HEX Cube (74"x32"x32" w/o batteries)	=	642Lbs
(P) 4-InCell 200Ah Li+ batteries	=	520Lbs
(P) 1-Dish PPC Power cabinet	=	300Lbs
(P) 1-Dish PPC Telco fiber cabinet	=	100Lbs
(P) H-Frame	=	173Lbs
(P) Equipment platform 5'x7'	=	423Lbs

Proposed Wind Load:

$$F = (q_z)(G_H)(C_A)(A_A)$$

$$q_z = (0.00256)(K_z)(K_{zT})(K_D)(V^2)(I)$$

$$G_H = 0.85 \quad C_A = \text{Table 2-8}$$

$$K_z = 1.13 \quad K_D = 0.95 \quad V = 121 \text{ mph}$$

$$K_{zT} = 1.0 \quad I = 1.0$$

$$q_z = 0.00256(1.13)(1.0)(0.95)(121)^2(1.0) = 40.2 \text{ Lbs/Ft}^2$$

$$F_B = (q_z)(G_H)(C_A)(A_A) = (40.2 \text{ Lbs/Ft}^2)(0.85)(C_A)(A_A) = 34.2 \text{ Lbs/Ft}^2 * C_A * A_A$$

$$F_I = (q_z)(G_H)(C_A)(A_A) = (6.8 \text{ Lbs/Ft}^2)(0.85)(C_A)(A_A) = 5.8 \text{ Lbs/Ft}^2 * C_A * A_A$$

Total Effective Projected Area :

$$EPA_A = \Sigma(C_A A_A) = 1.25(3 \times 72.0" \times 20") + 1.2(6 \times 1.62'^2) + 1.2(3 \times 1.66'^2)$$

$$EPA_A = \Sigma(C_A A_A) = 55.1 \text{ SqFt} \quad \text{Per Sector } EPA_A = \Sigma(C_A A_A) = 18.4 \text{ SqFt}$$

Verification of ballast frame/building penthouse mounts for Dish antenna/RRU addition:

Total Bare Weight of Appurtenances per sector = 225 Lbs  
 Total Ice Weight on Appurtenances per sector = 265 Lbs  
 Total Bare Weight of skid mount RTW7-96 = 435 Lbs  
 Total Ice Weight on skid mount RTW7-96 = 389 Lbs  
 Total bare weight to be supported per sector = (Alpha/Beta/Gamma) = 660 Lbs

Verification of proposed SitePro1 'RTW7' ballast frame for Dish Antenna/RRU addition:

$F_{B \text{ Wind JMA}} = 34.2 \text{ Lbs/Ft}^2 * C_A * A_A = (34.2 \text{ Lbs/Ft}^2)(12.5^2) = 427 \text{ Lbs}$       $F_{i \text{ Wind JMA}} = (5.8 \text{ Lbs/Ft}^2)(14.1^2) = 82.0 \text{ Lbs}$   
 $F_{B \text{ Wind B604}} = 34.2 \text{ Lbs/Ft}^2 * C_A * A_A = (34.2 \text{ Lbs/Ft}^2)(1.94^2) = 66 \text{ Lbs}$       $F_{i \text{ Wind B604}} = (5.8 \text{ Lbs/Ft}^2)(2.4^2) = 14.0 \text{ Lbs}$   
 $F_{B \text{ Wind Raycap}} = 34.2 \text{ Lbs/Ft}^2 * C_A * A_A = (34.2 \text{ Lbs/Ft}^2)(1.99^2) = 68 \text{ Lbs}$       $F_{i \text{ Wind Raycap}} = (5.8 \text{ Lbs/Ft}^2)(2.5^2) = 14.5 \text{ Lbs}$

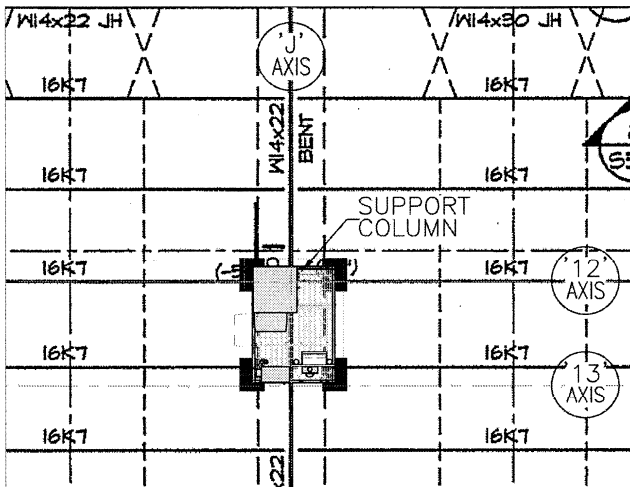
Applied overturning moment:  $M_F = F_{B \text{ JMA}} * H_1 + F_{B \text{ B604}} * H_2 = (427 \text{ Lbs})(6.0 \text{ Ft}) + (134 \text{ Lbs})(3 \text{ Ft}) = 2964 \text{ LbsFt}$   
 Concrete Ballast required  $W_{REQ} = [(2964 \text{ LbsFt})(1.5) - (217 \text{ Lbs})(4.0)] / 7.7 = 464 \text{ Lbs}$   
 Concrete Ballast required  $W_{REQ} = 464 \text{ Lbs per tray} = 464 \text{ Lbs or } 15 \text{ } 4 \times 8 \times 16 \text{ solid core blocks per tray}$   
 $W_{Actual} = 15 \text{ Solid Core blocks } (33 \text{ Lbs}) = 495 \text{ Lbs} > 464 \text{ Lbs}$      **OK!**

\*Proposed Dish Ballast Frame can support proposed loads, contractor to ensure ballast blocks are in good undamaged condition\*

Max applied moment on 8'-0" long front RHS2.875"Ø from wind, ice & dead load:

$M_{F \text{ Bare Wind}} = 1.6 * [(M_{F \text{ JMA}}) + (M_{F \text{ PIPE}})] = 1.6 (1281 \text{ LbsFt}) = 2049 \text{ LbsFt}$   
 $M_{R \text{ X \& Y AXIS}} = (\text{RHS } 2.875" \text{Ø ASTM A53} = \Phi(S_x)(F_y) = (0.9)(1.06^3)(35 \text{ Ksi}) = 2782 \text{ LbsFt}$   
 $M_{R \text{ X \& Y AXIS}} = 2782 \text{ LbsFt} > M_{F \text{ Bare Wind}} = 2049 \text{ LbsFt}$      **OK!**

\*Considering roof mounted ballast frame mounting pipes are min. of 2 7/8"Ø Sch40, these can support proposed Dish applied loads\*

- Verify equipment cabinet platform floor support:

- Platform installation centered on main roof column located at axis 'J'-12'
- Reference existing structural plans by Veitas and Vaitas Engineers, Braintree, MA sheets S1.01 to S5.2 dated 11-12-2004
- Considering a cabinet/platform combined weight of 1760Lbs and a power & telco cabinet weight of 400Lbs adding up to a total load = 2160Lbs.
- Service Load = 40 Lbs/Ft<sup>2</sup>

- Upper Roof Deck Verification for Dish equipment cabinet platform:

- Roof Construction: single ply membrane on 3.5" rigid insulation on 5/8" type 'x' gyp bd, on 20gauge 1.5B galvanized steel deck, total thickness = 5 5/8"
- $Lu = 26'-9"$   $W = 5 \text{ Lbs/Ft}^2$  roof deck:  $S_e = 0.224^{3/\text{ft}}$   $I_{av} = 0.197^{4/\text{ft}}$
- Dead Load = roof weight =  $1.2 * (5 \text{ Lbs/Ft}^2)(5.5 \text{ Ft}) = 33 \text{ Lbs/Ft}$
- Snow Load =  $1.6 * (31.5 \text{ Lbs/Ft}^2)(5.5 \text{ Ft}) = 277 \text{ Lbs/Ft}$
- Live Load (within Dish Lease area) =  $1.0 * (40 \text{ Lbs/Ft}^2)(2.5 \text{ Ft}) = 64 \text{ Lbs/Ft}$
- Dish Platform Dead load =  $1.2 * (2698 \text{ Lbs}) / (4) = 809 \text{ Lbs}$
- Total existing uniformly distributed load =  $(33 + 277 + 100) \text{ Lbs/Ft} = 410 \text{ Lbs/Ft}$
- Total Dish equivalent uniformly distributed load = 21 Lbs/Ft
- Total Factored equivalent uniformly distributed load = 431 Lbs/Ft
- From standard LRFD K-series load table 16K7, 27Ft span UDL = 549 Lbs/Ft
- 16K7, 27Ft span max UDL = 549 Lbs/Ft > actual UDL = 431 Lbs/Ft     **OK!**



- Upper Roof Deck Verification for Dish equipment cabinet platform:

- Location on roof: between Axis 'H & K' and Axis '9 & 13'
- Roof Construction: single ply membrane on 3.5" rigid insulation on 5/8" type 'x' gyp bd, on 20gage 1.5B galvanized steel deck, total thickness = 5 5/8"
- $L_u = 5'-6"$  (continuous 3 spans)  $W = 2.0 \text{ Lbs/Ft}^2$  roof deck:  $S_e = 0.224^{3/\text{ft}}$   $I_{av} = 0.197^{4/\text{ft}}$
- Dead Load = slab weight =  $1.2 * (5.0 \text{ Lbs/Ft}^2) (1 \text{ Ft}) = 6 \text{ Lbs/Ft}$
- Snow Load =  $1.6 * (31.5 \text{ Lbs/Ft}^2) (1 \text{ Ft}) = 50 \text{ Lbs/Ft}$
- Dish Platform Dead load =  $1.2 * (61 \text{ Lbs/Ft}^2) (1 \text{ Ft}) = 73 \text{ Lbs/Ft}$
- $M_F = (\text{existing D+S}) + (\text{Dish}) = 333 \text{ LbsFt}$
- $M_R = 0.9 S_x F_y = (\text{from Vulcraft load tables: } 1.5" \text{ B } 20 \text{ gage}) = 559 \text{ LbsFt}$
- $M_R = 559 \text{ LbsFt} > M_F = 333 \text{ LbsFt}$  OK!
- Allowable Uniform Live Load = 189psf > Actual Dish Live Load = 98psf OK!

\*Considering roof mounted Dish equipment frame is installed centered on main roof column located at axis 'J'-12' the existing roof system can support proposed Dish applied loads\*

Based on these results, we can confirm the present  $\pm 57'-0"$  tall Hilton Garden Inn existing roof, can accommodate the loads ensuing from Dish Wireless LLC proposed equipment platform and antenna skid addition outlined above in appurtenance loading, in apparent agreement with the New Hampshire, IBC 2015, with respect to individual member capacities and seemingly requires no further action.

We trust the forgoing information will meet your requirements.

Yours very truly,



Miguel Nobre, P.E.



**Michael F. Plahovinsak, P.E.**  
*Sole Proprietor - Independent Engineer*  
 18301 SR 161, Plain City, Ohio  
 614-398-6250 / mike@mfpeng.com  
**MFP Project #40922-116**

Michael Plahovinsak

2022.11.04 08:34:03 -04'00'

## LU-22-248

Land Use Application

**Status:** Active

**Date Created:** Dec 21, 2022

---

### Applicant

Ben Auger  
ben@augerbuildingcompany.com  
255 Portsmouth Avenue  
Greenland, NH 03840  
603-430-9004 ext. 202

### Primary Location

46 STATE ST  
Portsmouth, NH 03801

### Owner:

RUSSELL & SPRAGUE LLC  
258 SEWALL RD WOLFEBORO, NH 03894

---

### Applicant Information

**Please indicate your relationship to this project**

B. Property Owner's Representative

---

### Alternative Project Address

Alternative Project Address

--

---

### Project Type

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

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

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

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

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

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

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

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

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

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

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

# 46 State Street

Granite sills

# Existing conditions



# Examples from State Street



# Granite example



## LU-20-214

Land Use Application

**Status:** Active

**Date Created:** Oct 19, 2020

---

### Applicant

Erik Saari  
esaari@altus-eng.com  
Altus Engineering, Inc.  
133 Court Street  
Portsmouth, NH 03801  
603-433-2335

### Primary Location

64 VAUGHAN ST  
Portsmouth, NH 03801

### Owner:

64 Vaughan Mall, LLC  
41 Industrial Drive Exeter, NH 03833

---

### Applicant Information

**Please indicate your relationship to this project**

F. Applicant's Representative Filing on behalf of C., D. or E. above

---

### Alternative Project Address

Alternative Project Address

--

---

### Project Type

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

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

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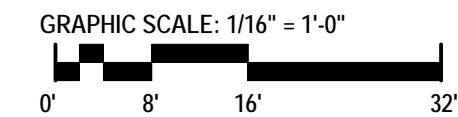
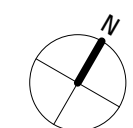
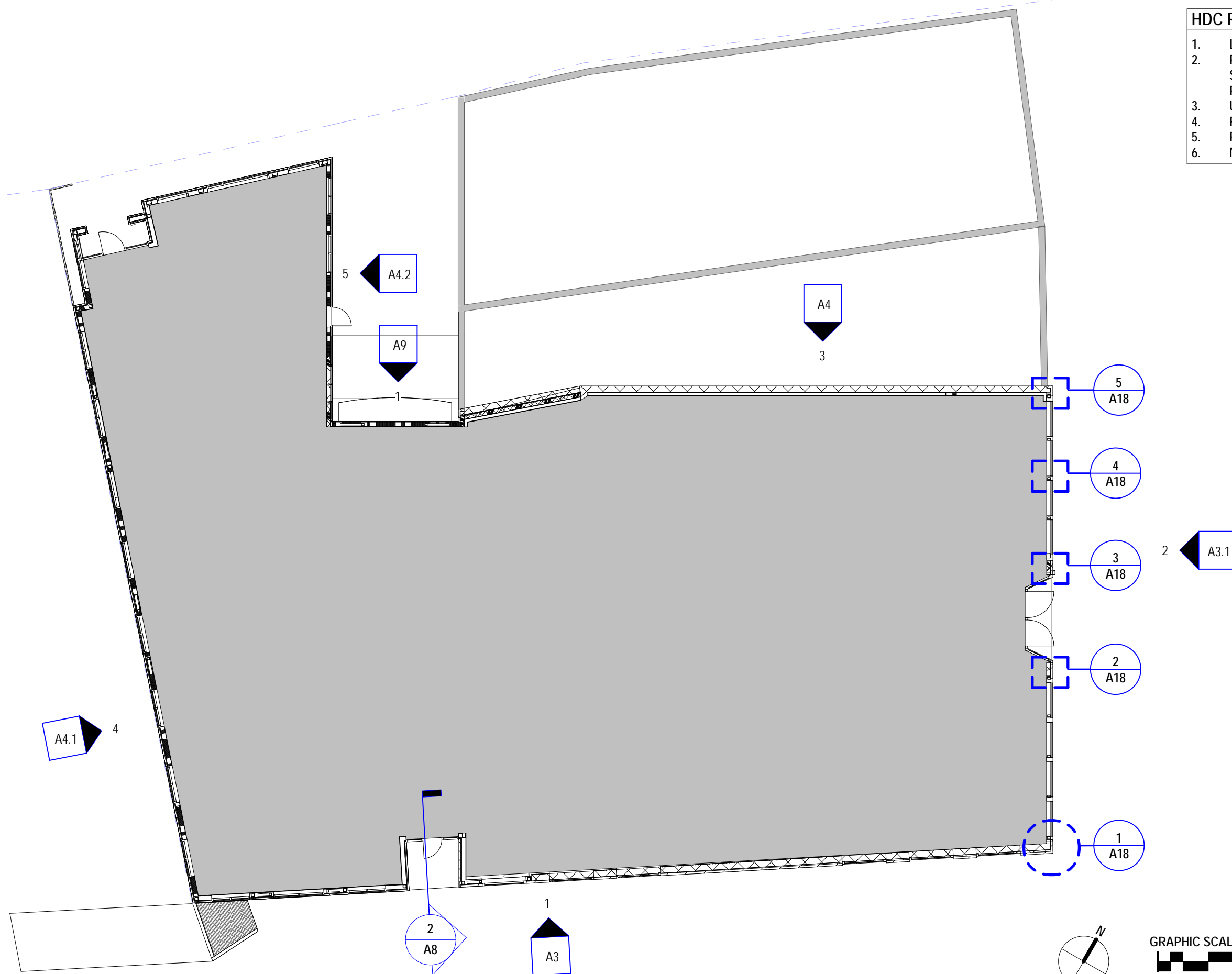
**Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval**

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

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

**HDC REVISION KEY NOTES**

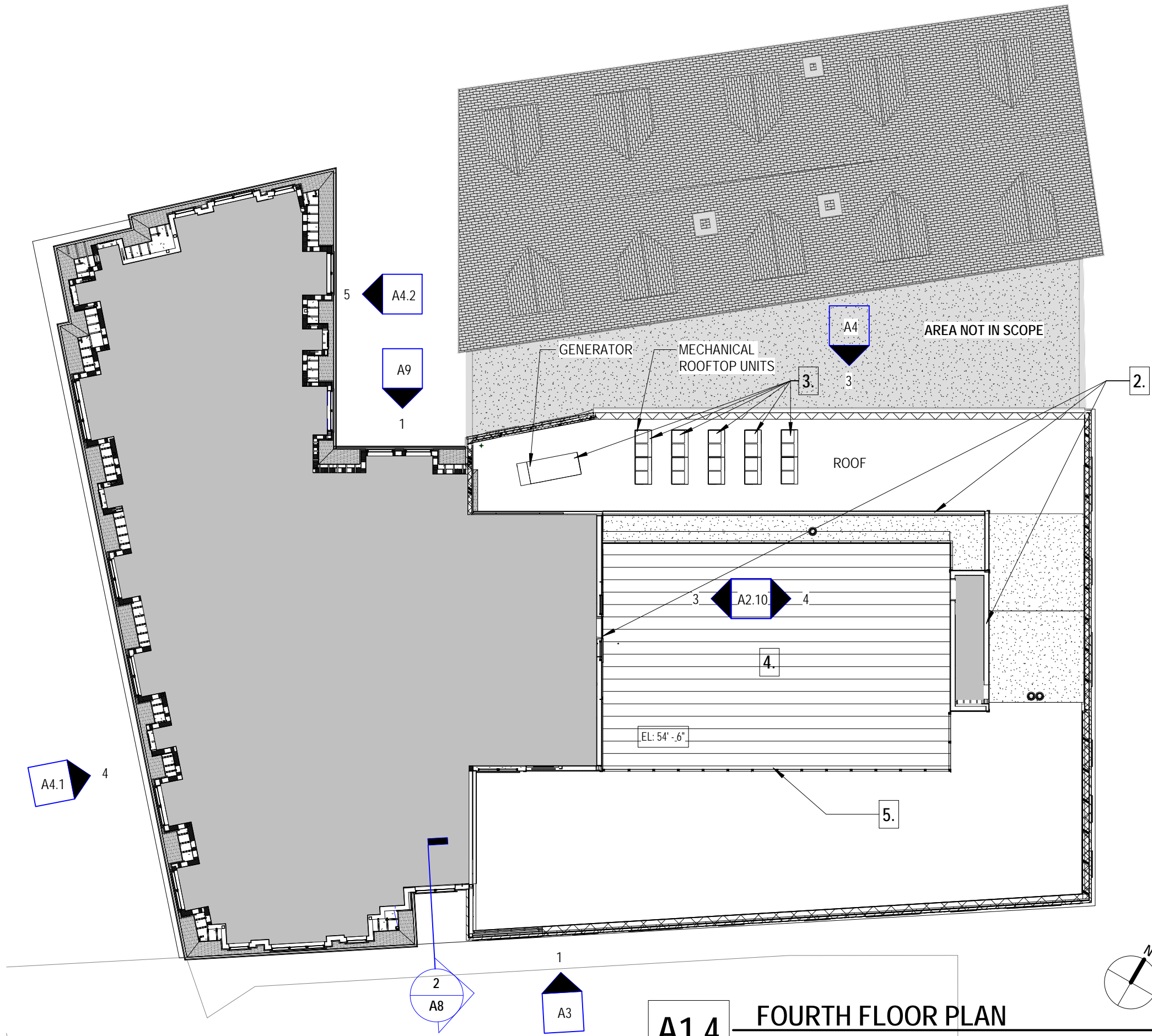
1. LOUVER LOCATIONS FOR MECH SYSTEM
2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
3. UPDATED MECHANICAL ROOF TOP UNITS
4. ROOF TERRACE
5. REVISED ROOF DECK RAILING ASSEMBLY
6. NEW EGRESS DOOR



**A1.1** **FIRST FLOOR PLAN**  
**Novocure Flagship at 64 Vaughan Mall**  
 12/16/2022 REV. 1  
 SCALE: As indicated



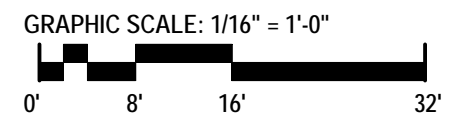
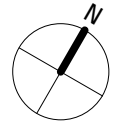
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2.	REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
3.	UPDATED MECHANICAL ROOF TOP UNITS
4.	ROOF TERRACE
5.	REVISED ROOF DECK RAILING ASSEMBLY
6.	NEW EGRESS DOOR

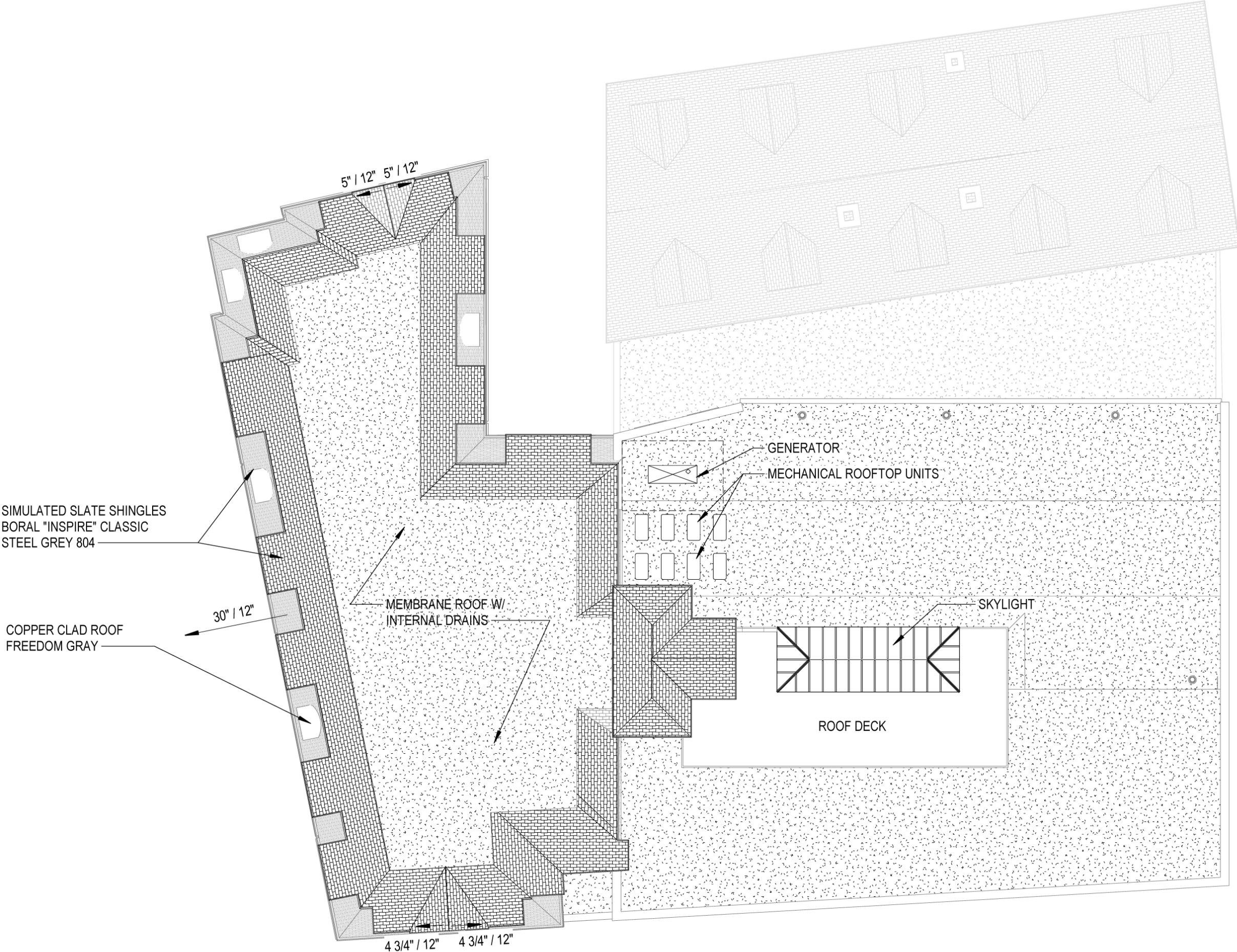


**A1.4**

**FOURTH FLOOR PLAN**  
**Novocure Flagship at 64 Vaughan Mall**

12/16/2022 REV. 1  
 SCALE: As indicated





SIMULATED SLATE SHINGLES  
BORAL "INSPIRE" CLASSIC  
STEEL GREY 804

COPPER CLAD ROOF  
FREEDOM GRAY

5" / 12" 5" / 12"

30" / 12"

MEMBRANE ROOF W/  
INTERNAL DRAINS

GENERATOR  
MECHANICAL ROOFTOP UNITS

SKYLIGHT

ROOF DECK

4 3/4" / 12" 4 3/4" / 12"

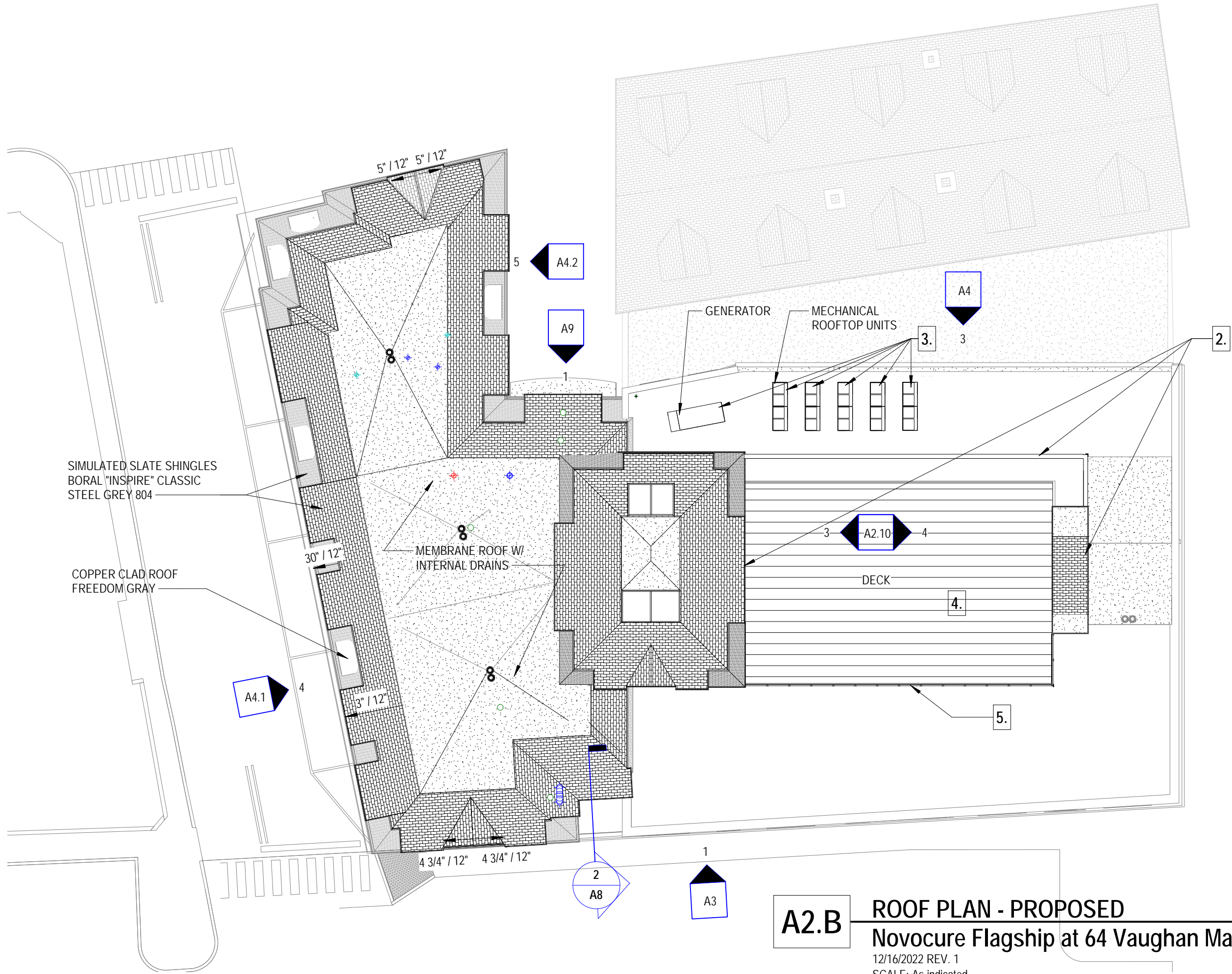
PREVIOUSLY SUBMITTED  
ON 11/19/2021

A2.A

ROOF PLAN - PREVIOUS  
Novocure Flagship at 64 Vaughan Mall

12/16/2022 REV. 1  
SCALE:

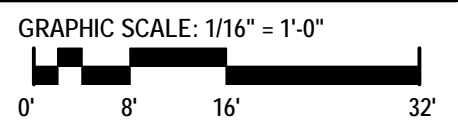
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2.	REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
3.	UPDATED MECHANICAL ROOF TOP UNITS
4.	ROOF TERRACE
5.	REVISED ROOF DECK RAILING ASSEMBLY
6.	NEW EGRESS DOOR



SIMULATED SLATE SHINGLES  
BORAL "INSPIRE" CLASSIC  
STEEL GREY 804

COPPER CLAD ROOF  
FREEDOM GRAY

**A2.B** **ROOF PLAN - PROPOSED**  
**Novocure Flagship at 64 Vaughan Mall**  
 12/16/2022 REV. 1  
 SCALE: As indicated





1 SOUTH ELEVATION - HDC  
1/16" = 1'-0"

**A3** EXTERIOR ELEVATIONS  
64 Vaughan Mall  
11/19/2021  
SCALE: As indicated

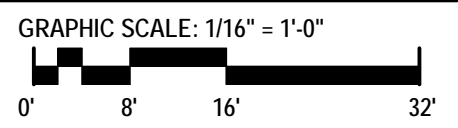
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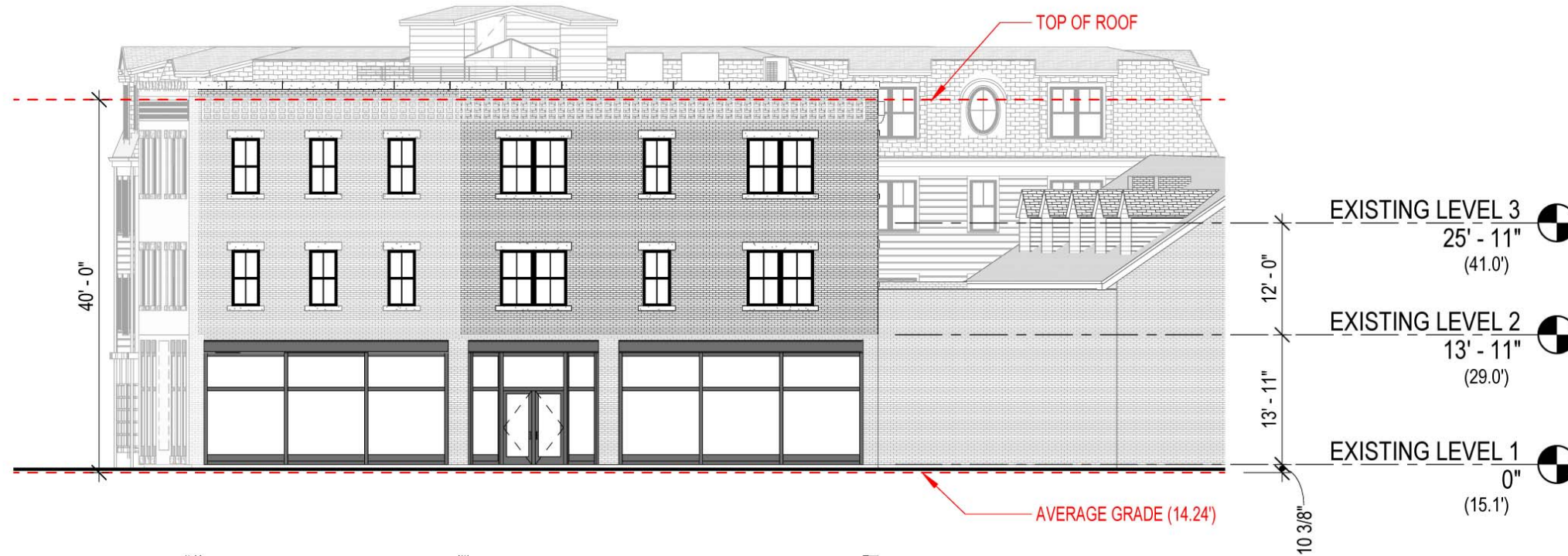
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1.	LOUVER LOCATIONS FOR MECH SYSTEM
2.	REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE. UPDATED MECHANICAL ROOF TOP UNITS
3.	ROOF TERRACE
4.	REVISED ROOF DECK RAILING ASSEMBLY
5.	NEW EGRESS DOOR
6.	



1 SOUTH ELEVATION - HDC  
1/16" = 1'-0"

**A3** EXTERIOR ELEVATIONS  
Novocure Flagship at 64 Vaughan Mall  
12/16/2022 REV. 1  
SCALE: As indicated

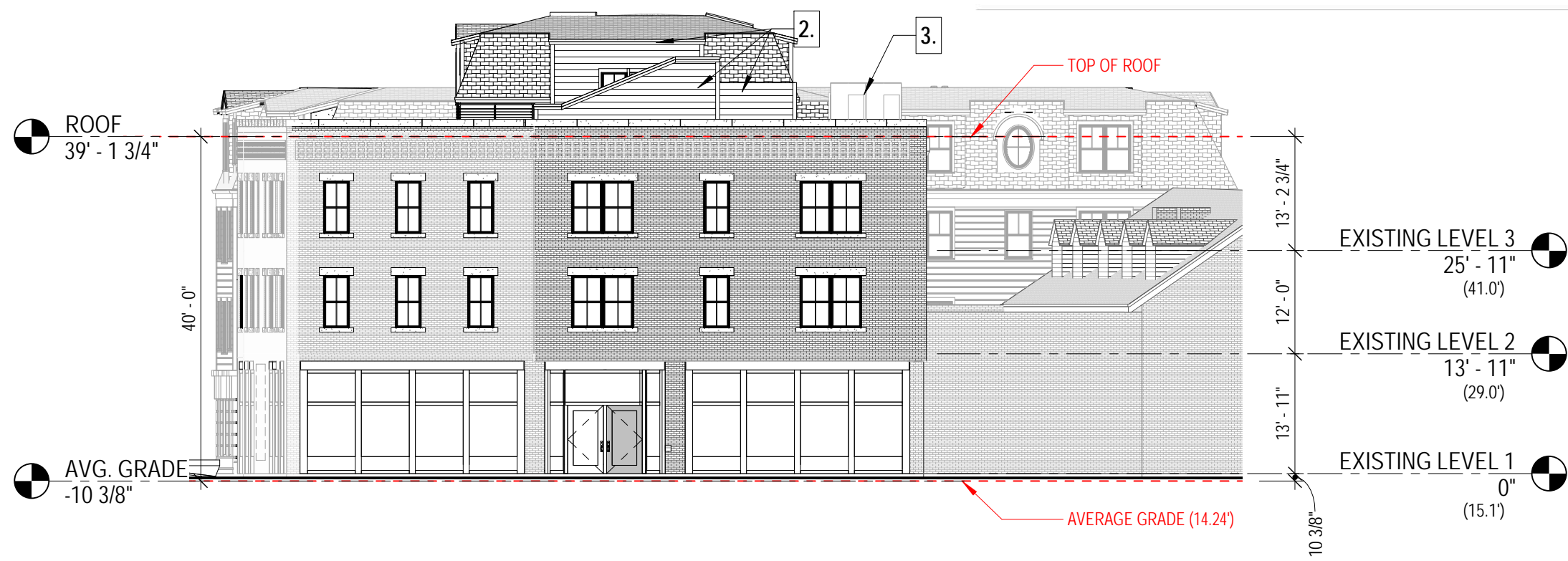




2 EAST ELEVATION - HDC  
1/16" = 1'-0"

A3.1

**PREVIOUSLY SUBMITTED ON 11/19/2021**  
**EXTERIOR ELEVATIONS**  
**64 Vaughan Mall**  
 11/19/2021  
 SCALE: As indicated

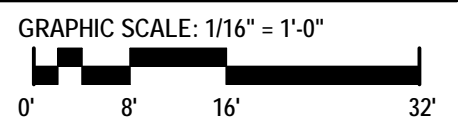


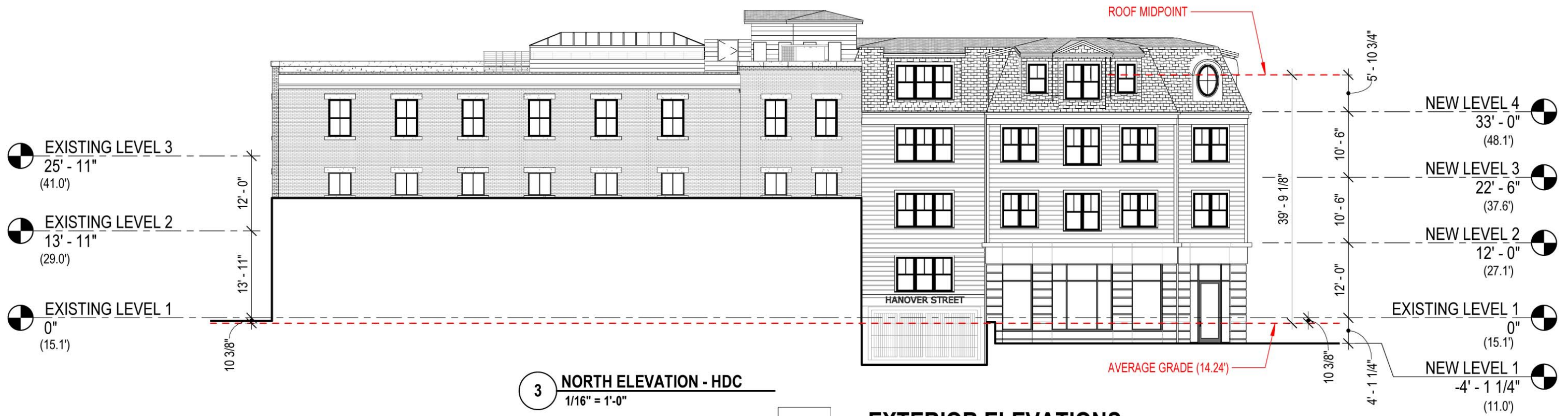
2 EAST ELEVATION - HDC  
1/16" = 1'-0"

A3.1

**EXTERIOR ELEVATIONS**  
**Novocure Flagship at 64 Vaughan Mall**  
 12/16/2022 REV. 1  
 SCALE: As indicated

- HDC REVISION KEY NOTES**
1. LOUVER LOCATIONS FOR MECH SYSTEM
  2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
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  4. ROOF TERRACE
  5. REVISED ROOF DECK RAILING ASSEMBLY
  6. NEW EGRESS DOOR





3 NORTH ELEVATION - HDC  
1/16" = 1'-0"

PREVIOUSLY SUBMITTED ON 11/19/2021

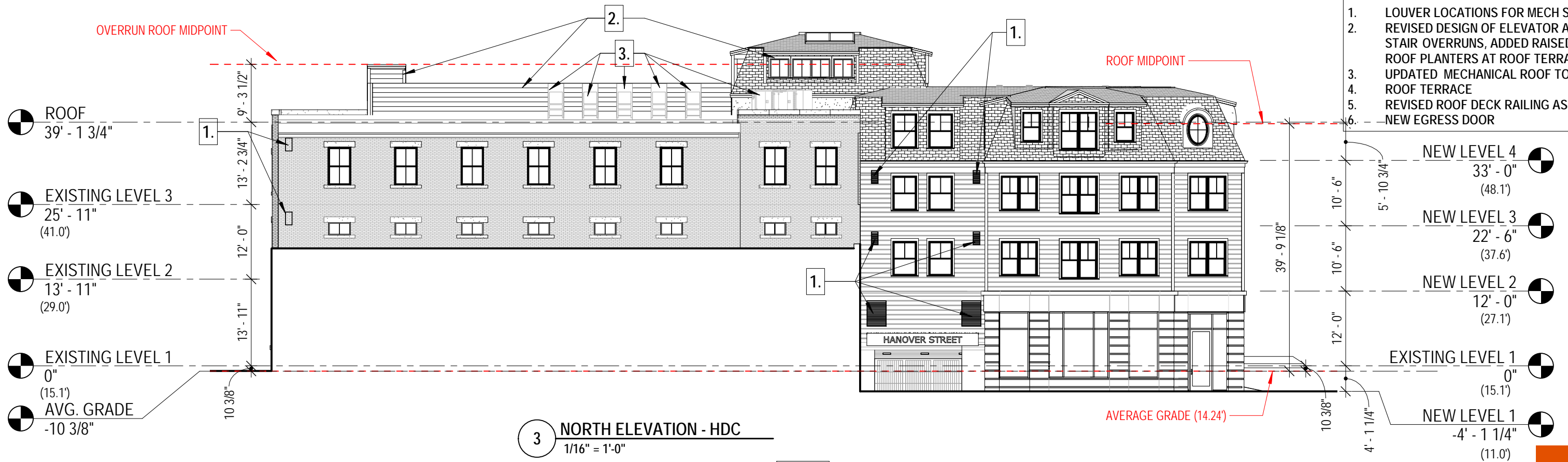
A4

EXTERIOR ELEVATIONS

64 Vaughan Mall

11/19/2021  
SCALE: As indicated

HDC REVISION KEY NOTES	
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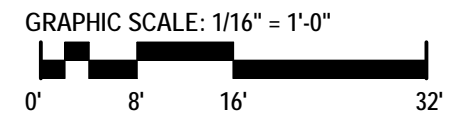
3 NORTH ELEVATION - HDC  
1/16" = 1'-0"

A4

EXTERIOR ELEVATIONS

Novocure Flagship at 64 Vaughan Mall

12/16/2022 REV. 1  
SCALE: As indicated



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INTERIORS  
PLANNERS

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**A4.1 EXTERIOR ELEVATIONS**  
**64 Vaughan Mall**

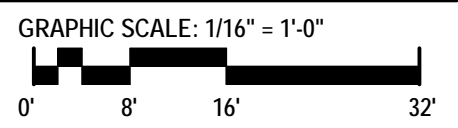
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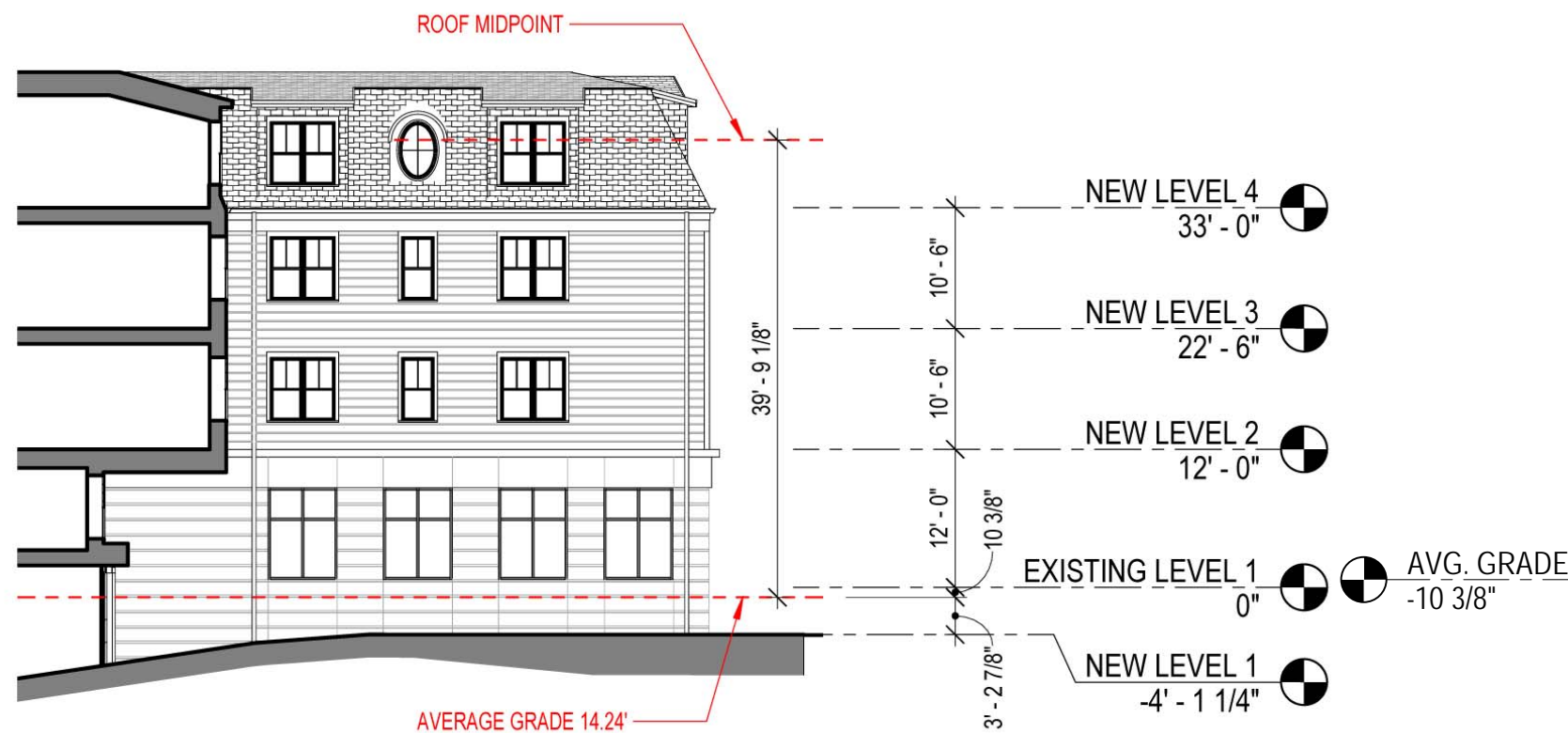


**A4.1 EXTERIOR ELEVATIONS**  
**Novocure Flagship at 64 Vaughan Mall**

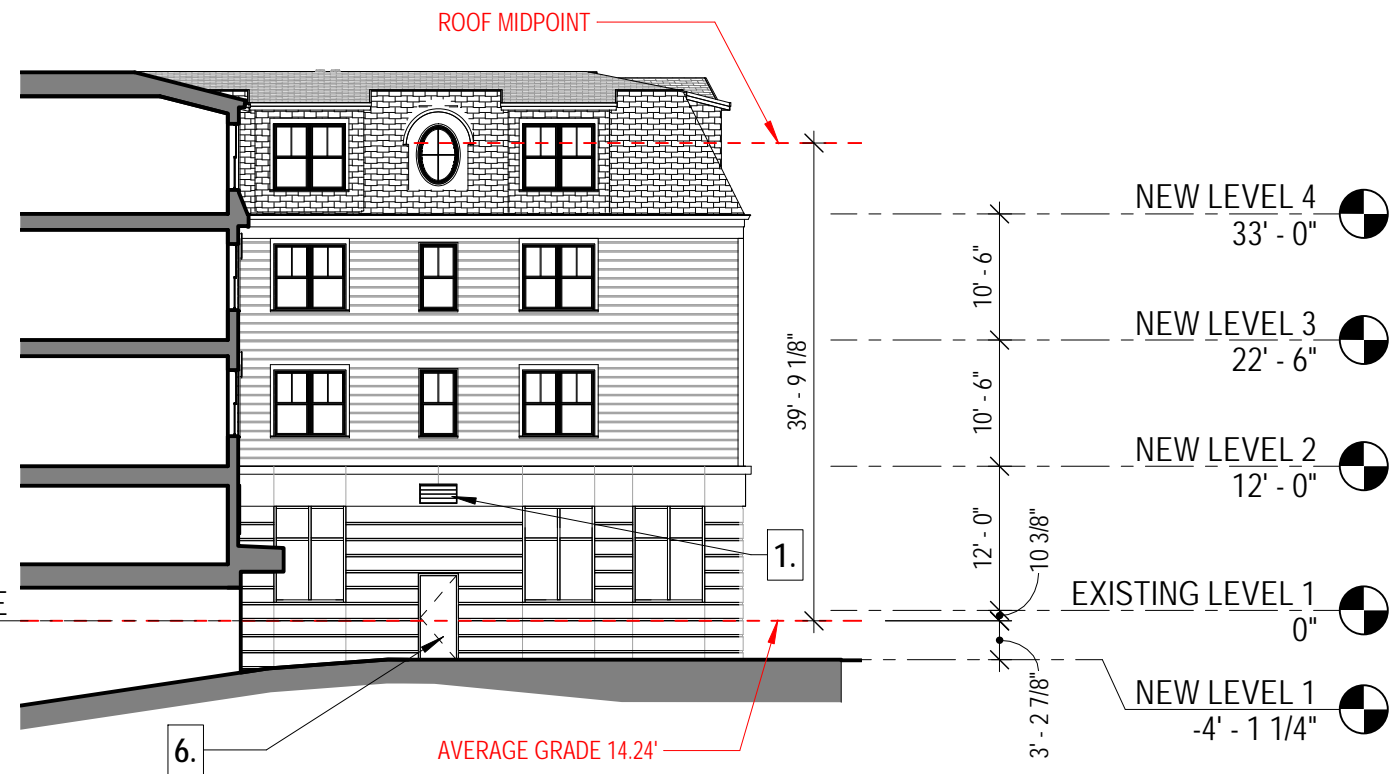
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SCALE: As indicated



HDC REVISION KEY NOTES	
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6.	NEW EGRESS DOOR



5 EXTERIOR ELEVATIONS - EAST ELEVATION @ DRIVEWAY - HDC  
1/16" = 1'-0"



5 EXTERIOR ELEVATIONS - EAST ELEVATION @ DRIVEWAY - HDC  
1/16" = 1'-0"

PREVIOUSLY SUBMITTED ON 11/19/2021

A4.2

EXTERIOR ELEVATIONS

64 Vaughan Mall - PREVIOUSLY SUBMITTED ON 11/19/2021

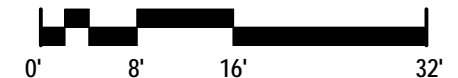
A4.2

EXTERIOR ELEVATIONS

Novocure Flagship at 64 Vaughan Mall

12/16/2022 REV. 1  
SCALE: As indicated

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



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PLANNERS

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**HDC REVISION KEY NOTES**

1. LOUVER LOCATIONS FOR MECH SYSTEM
2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
3. UPDATED MECHANICAL ROOF TOP UNITS
4. ROOF TERRACE
5. REVISED ROOF DECK RAILING ASSEMBLY
6. NEW EGRESS DOOR



1 HANOVER STREET VIEW 01

A5.1

**ENLARGED HANOVER ST VIEW 01**  
**Novocure Flagship at 64 Vaughan Mall**

12/16/2022 REV. 1  
SCALE: 1" = 100'-0"



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**HDC REVISION KEY NOTES**

1. LOUVER LOCATIONS FOR MECH SYSTEM
2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
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4. ROOF TERRACE
5. REVISED ROOF DECK RAILING ASSEMBLY
6. NEW EGRESS DOOR



2 HANOVER STREET VIEW 02

**A5.2** ENLARGED HANOVER ST VIEW 02  
Novocure Flagship at 64 Vaughan Mall  
12/16/2022 REV. 1  
SCALE: 1" = 100'-0"



**HDC REVISION KEY NOTES**

- 1. LOUVER LOCATIONS FOR MECH SYSTEM
- 2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
- 3. UPDATED MECHANICAL ROOF TOP UNITS
- 4. ROOF TERRACE
- 5. REVISED ROOF DECK RAILING ASSEMBLY
- 6. NEW EGRESS DOOR



**HDC REVISION KEY NOTES**

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2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
3. UPDATED MECHANICAL ROOF TOP UNITS
4. ROOF TERRACE
5. REVISED ROOF DECK RAILING ASSEMBLY
6. NEW EGRESS DOOR



4 ENLARGED VAUGHAN MALL VIEW 01

**A5.4** ENLARGED VAUGHAN MALL VIEW  
Novocure Flagship at 64 Vaughan Mall  
12/16/2022 REV. 1  
SCALE: 1" = 100'-0"

**HDC REVISION KEY NOTES**

1. LOUVER LOCATIONS FOR MECH SYSTEM
2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
3. UPDATED MECHANICAL ROOF TOP UNITS
4. ROOF TERRACE
5. REVISED ROOF DECK RAILING ASSEMBLY
6. NEW EGRESS DOOR



5 ENLARGED WORTH LOT VIEW 01

**A5.5** ENLARGED WORTH LOT VIEW 01  
Novocure Flagship at 64 Vaughan Mall  
12/16/2022 REV. 1  
SCALE: 1" = 100'-0"

**HDC REVISION KEY NOTES**

1. LOUVER LOCATIONS FOR MECH SYSTEM
2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
3. UPDATED MECHANICAL ROOF TOP UNITS
4. ROOF TERRACE
5. REVISED ROOF DECK RAILING ASSEMBLY
6. NEW EGRESS DOOR



6 ENLARGED WORTH LOT VIEW 02

**A5.6** ENLARGED WORTH LOT VIEW 02  
Novocure Flagship at 64 Vaughan Mall  
12/16/2022 REV. 1  
SCALE: 1" = 100'-0"

**HDC REVISION KEY NOTES**

1. LOUVER LOCATIONS FOR MECH SYSTEM
2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
3. UPDATED MECHANICAL ROOF TOP UNITS
4. ROOF TERRACE
5. REVISED ROOF DECK RAILING ASSEMBLY
6. NEW EGRESS DOOR



7 ENLARGED WORTH LOT VIEW 03

**A5.7** ENLARGED WORTH LOT VIEW 03  
Novocure Flagship at 64 Vaughan Mall  
12/16/2022 REV. 1  
SCALE: 1" = 100'-0"

**HDC REVISION KEY NOTES**

1. LOUVER LOCATIONS FOR MECH SYSTEM
2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
3. UPDATED MECHANICAL ROOF TOP UNITS
4. ROOF TERRACE
5. REVISED ROOF DECK RAILING ASSEMBLY
6. NEW EGRESS DOOR







2 VIEW 02



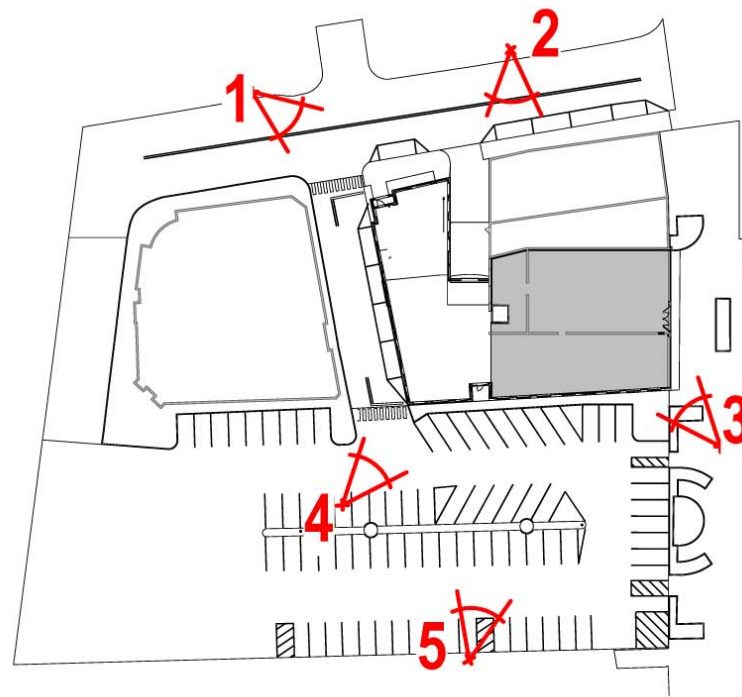
3 VIEW 03



4 VIEW 04



1 VIEW 01



P LEVEL 1 - PERSPECTIVE PLAN  
1" = 100'-0"



5 VIEW 05

PREVIOUSLY SUBMITTED ON 11/19/2021

A5.A PERSPECTIVE VIEWS - PREVIOUS  
Novocure Flagship at 64 Vaughan Mall  
12/16/2022 REV. 1  
SCALE:



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2 HANOVER STREET VIEW 02



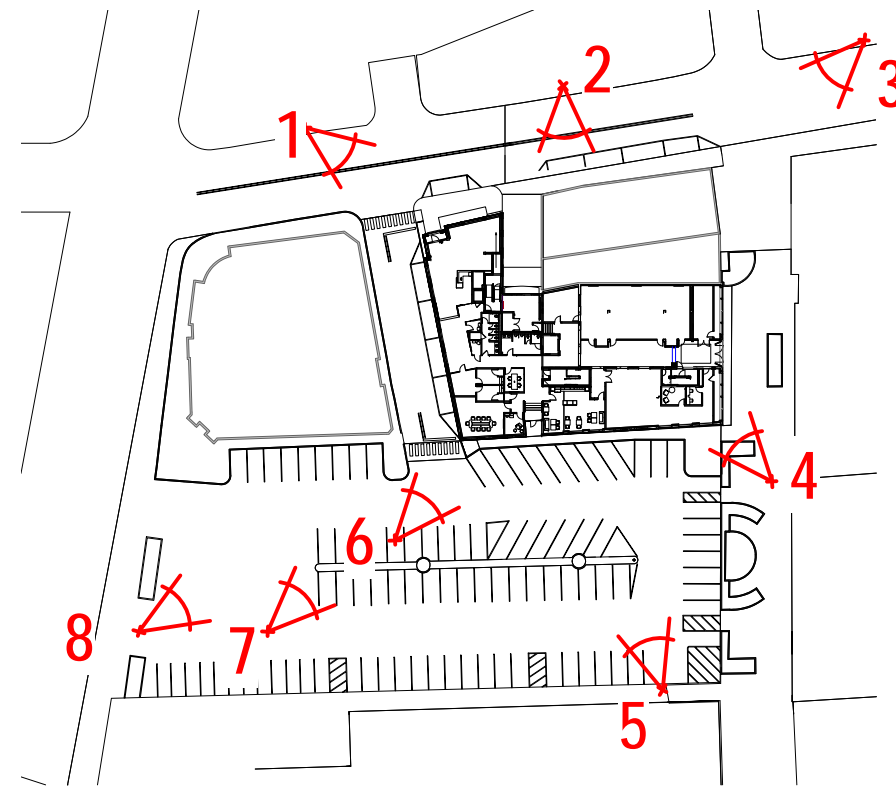
4 VAUGHAN MALL VIEW 01



6 WORTH LOT VIEW 02



1 HANOVER STREET VIEW 01



P PERSPECTIVE PLAN  
1" = 100'-0"

HDC REVISION KEY NOTES	
1.	LOUVER LOCATIONS FOR MECH SYSTEM
2.	REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
3.	UPDATED MECHANICAL ROOF TOP UNITS
4.	ROOF TERRACE
5.	REVISED ROOF DECK RAILING ASSEMBLY
6.	NEW EGRESS DOOR



5 WORTH LOT VIEW 01

**A5.B PERSPECTIVE VIEWS - PROPOSED**  
**Novocure Flagship at 64 Vaughan Mall**

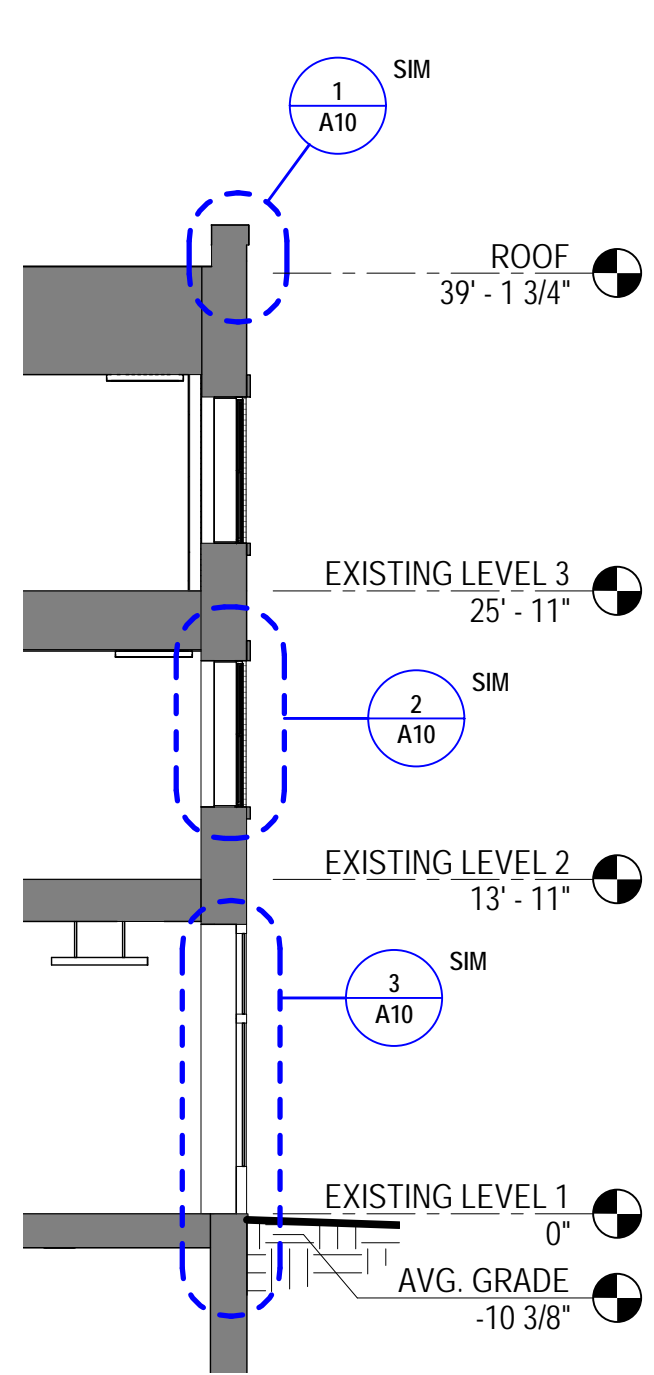
12/16/2022 REV. 1  
 SCALE: 1" = 100'-0"



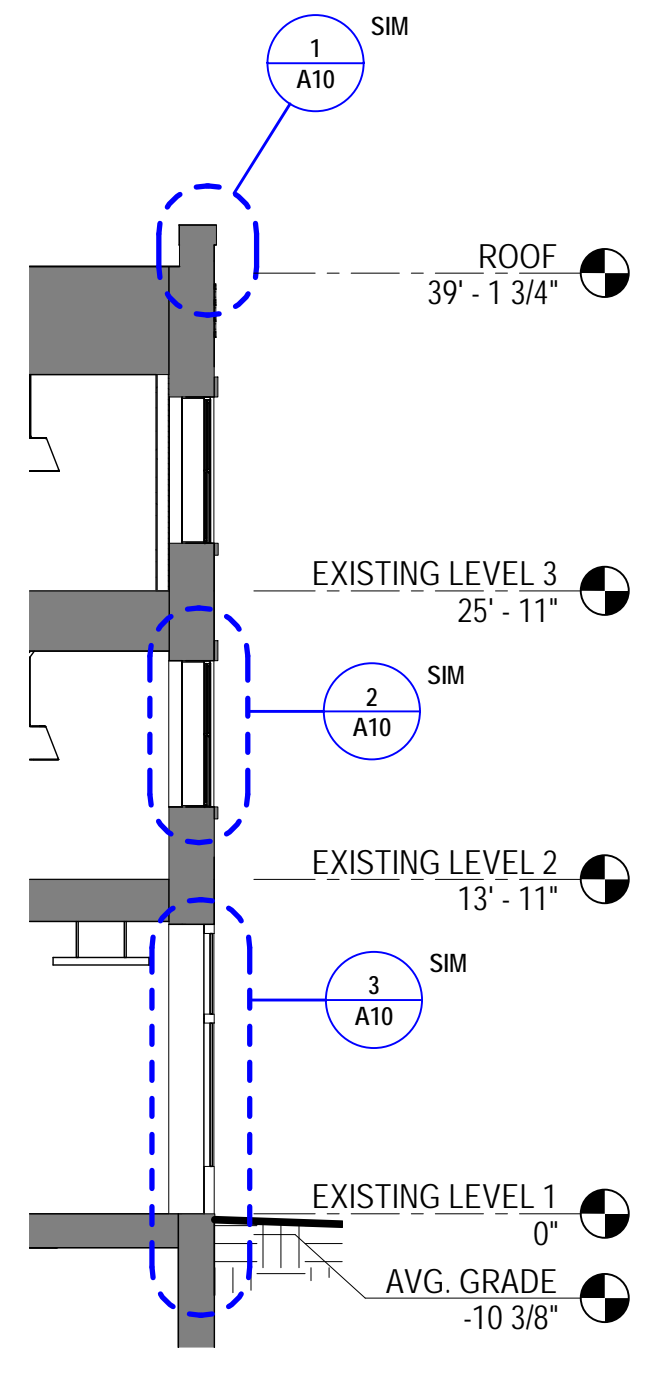
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 PLANNERS  
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**HDC REVISION KEY NOTES**

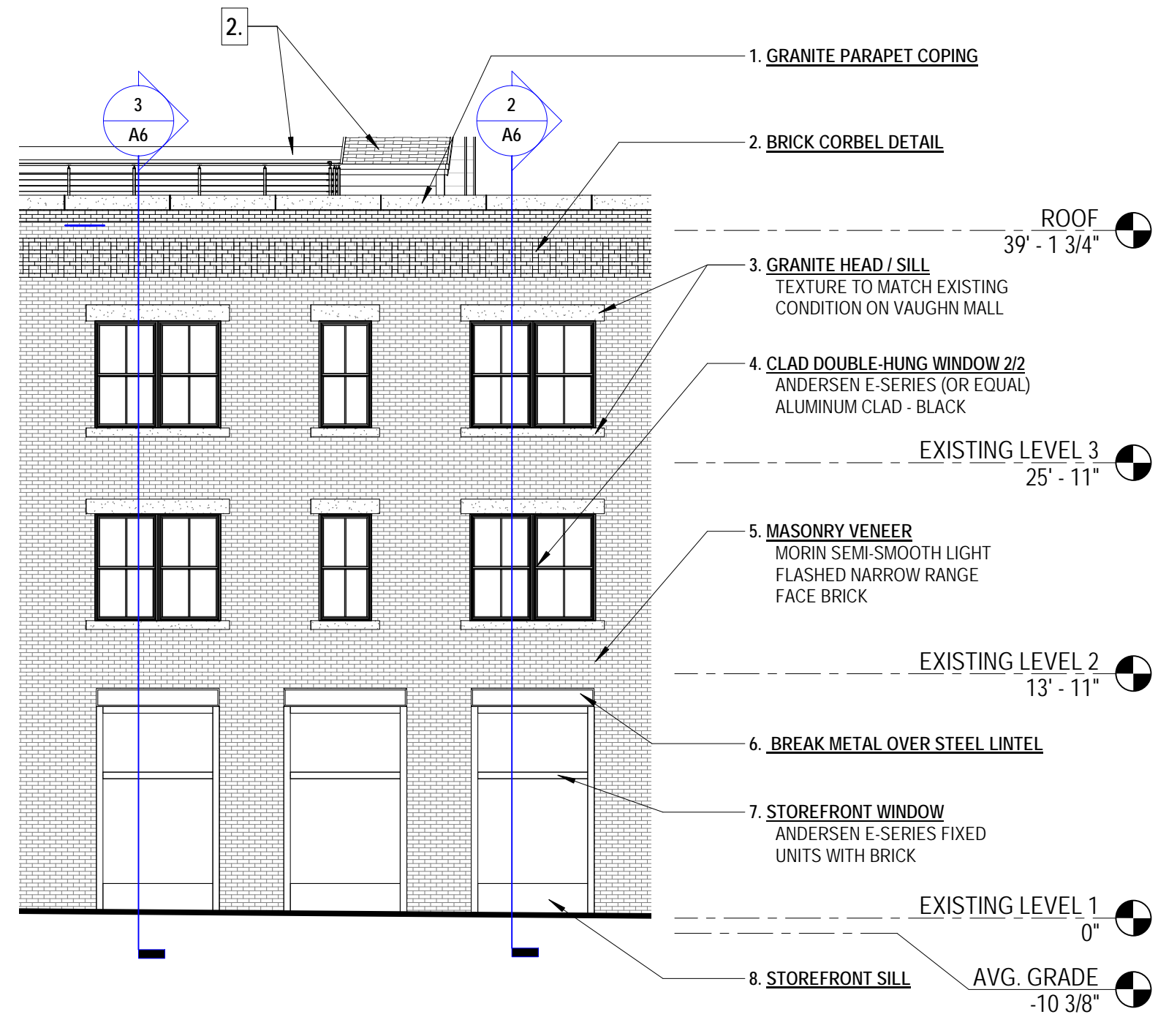
1. LOUVER LOCATIONS FOR MECH SYSTEM
2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
3. UPDATED MECHANICAL ROOF TOP UNITS
4. ROOF TERRACE
5. REVISED ROOF DECK RAILING ASSEMBLY
6. NEW EGRESS DOOR



**3** EXISTING BUILDING SECTION 02  
1/8" = 1'-0"



**2** EXISTING BUILDING SECTION 01  
1/8" = 1'-0"



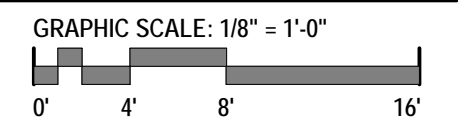
**1** PARTIAL EXISTING ELEVATION - SOUTH ELEVATION  
1/8" = 1'-0"

**A6**

**EXTERIOR ELEVATION - MATERIAL LEGEND**

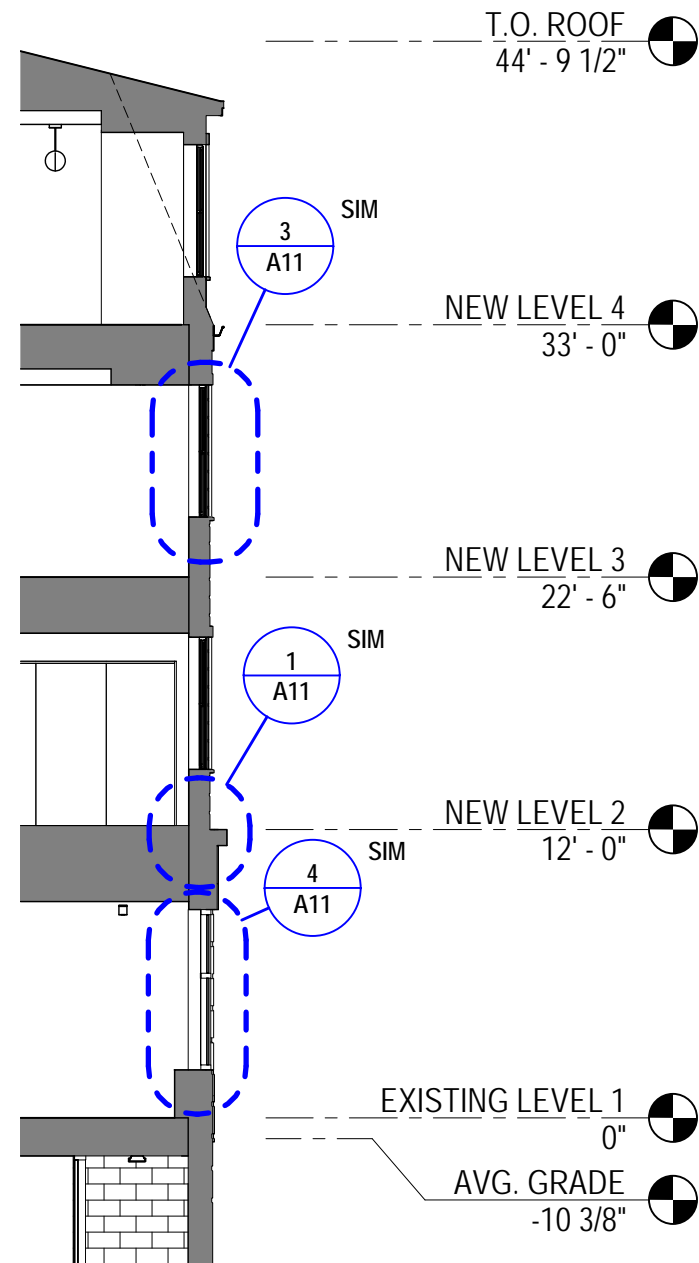
**Novocure Flagship at 64 Vaughan Mall**

12/16/2022 REV. 1  
SCALE: As indicated

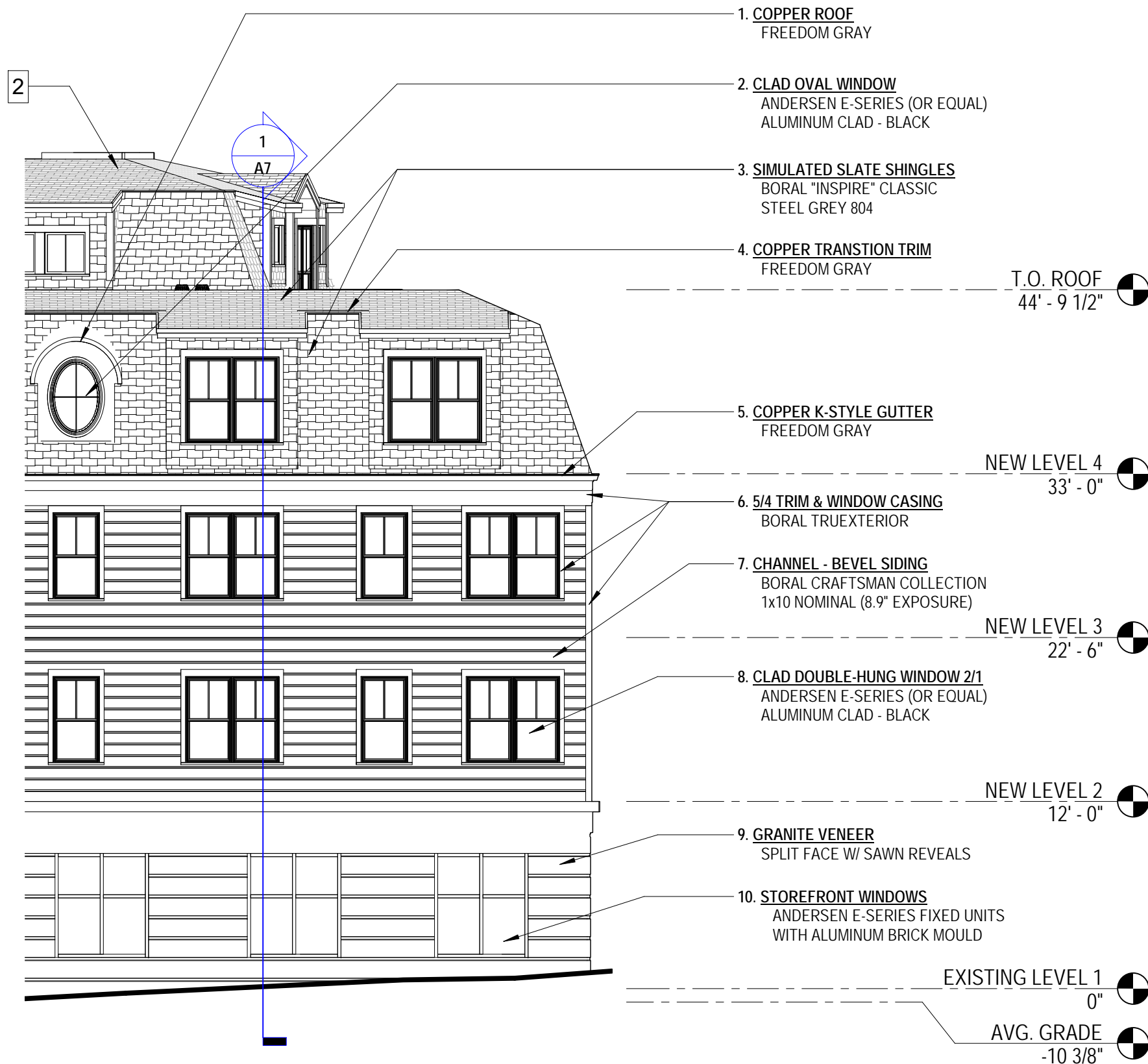


**HDC REVISION KEY NOTES**

1. LOUVER LOCATIONS FOR MECH SYSTEM
2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
3. UPDATED MECHANICAL ROOF TOP UNITS
4. ROOF TERRACE
5. REVISED ROOF DECK RAILING ASSEMBLY
6. NEW EGRESS DOOR



**1 SECTION - WEST ELEVATION**  
1/8" = 1'-0"



**2 PARTIAL NEW ELEVATION - WEST ELEVATION**  
1/8" = 1'-0"

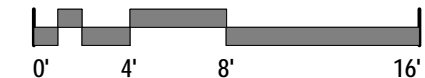
**A7**

**EXTERIOR ELEVATION - MATERIAL LEGEND**

**Novocure Flagship at 64 Vaughan Mall**

12/16/2022 REV. 1  
SCALE: As indicated

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



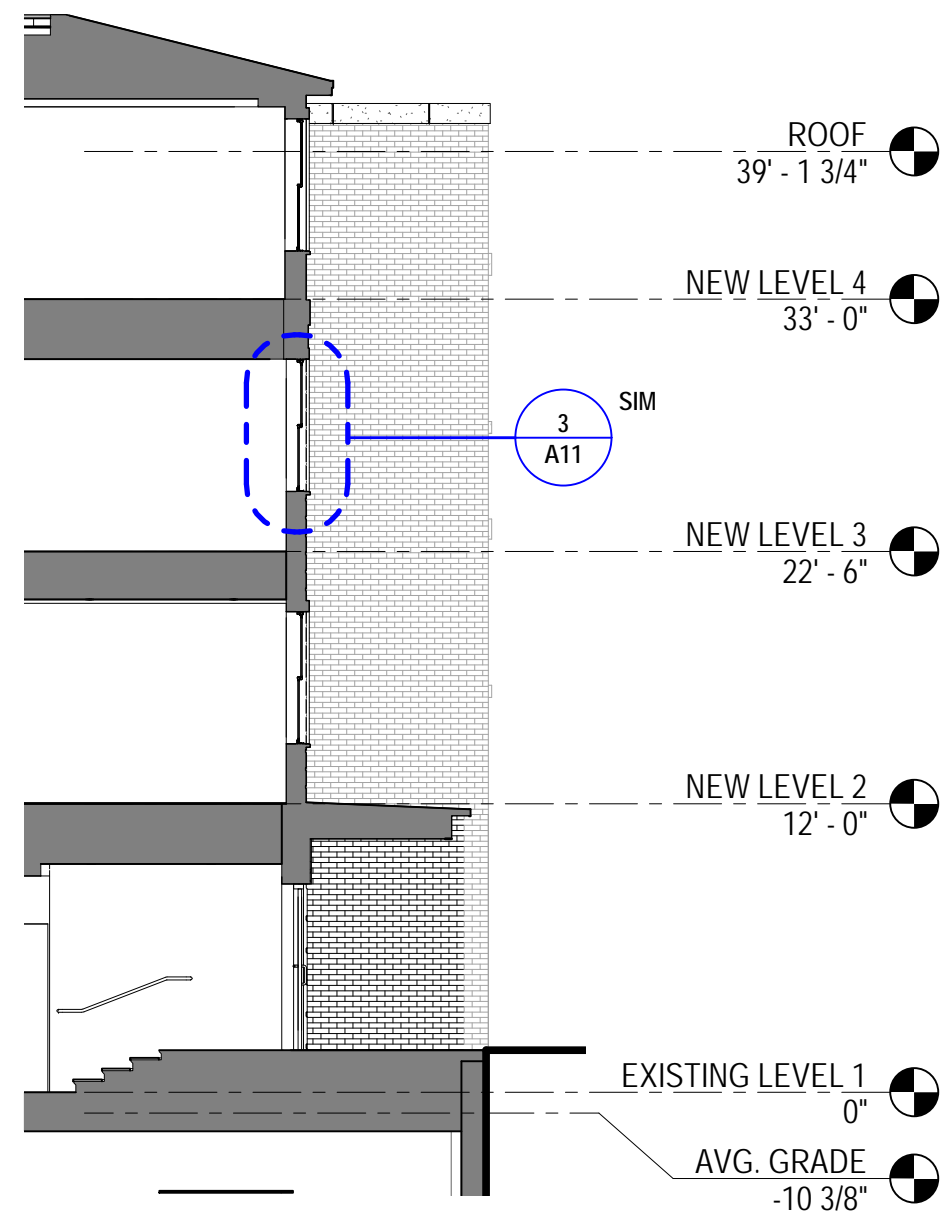
1. **COPPER ROOF**  
FREEDOM GRAY
2. **CLAD OVAL WINDOW**  
ANDERSEN E-SERIES (OR EQUAL)  
ALUMINUM CLAD - BLACK
3. **SIMULATED SLATE SHINGLES**  
BORAL "INSPIRE" CLASSIC  
STEEL GREY 804
4. **COPPER TRANSITION TRIM**  
FREEDOM GRAY
5. **COPPER K-STYLE GUTTER**  
FREEDOM GRAY
6. **5/4 TRIM & WINDOW CASING**  
BORAL TRUEXTERIOR
7. **CHANNEL - BEVEL SIDING**  
BORAL CRAFTSMAN COLLECTION  
1x10 NOMINAL (8.9" EXPOSURE)
8. **CLAD DOUBLE-HUNG WINDOW 2/1**  
ANDERSEN E-SERIES (OR EQUAL)  
ALUMINUM CLAD - BLACK
9. **GRANITE VENEER**  
SPLIT FACE W/ SAWN REVEALS
10. **STOREFRONT WINDOWS**  
ANDERSEN E-SERIES FIXED UNITS  
WITH ALUMINUM BRICK MOULD



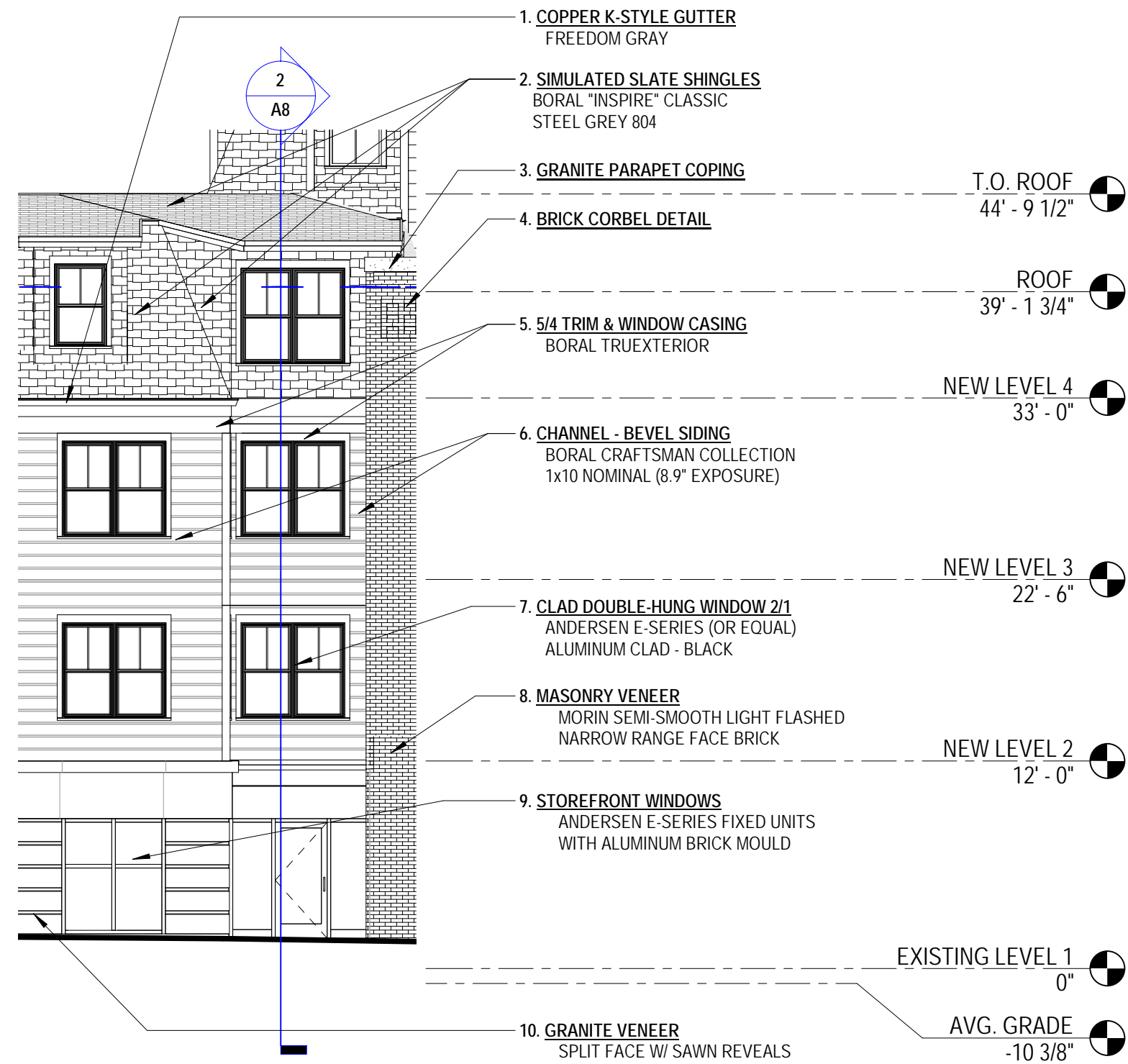
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- HDC REVISION KEY NOTES**
1. LOUVER LOCATIONS FOR MECH SYSTEM
  2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
  3. UPDATED MECHANICAL ROOF TOP UNITS
  4. ROOF TERRACE
  5. REVISED ROOF DECK RAILING ASSEMBLY
  6. NEW EGRESS DOOR



**2 WALL SECTION**  
1/8" = 1'-0"



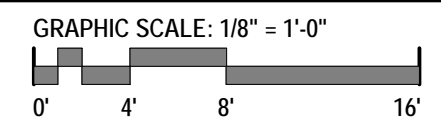
**1 PARTIAL NEW ELEVATION - SOUTH ELEVATION**  
1/8" = 1'-0"

**A8**

**EXTERIOR ELEVATION - MATERIAL LEGEND**

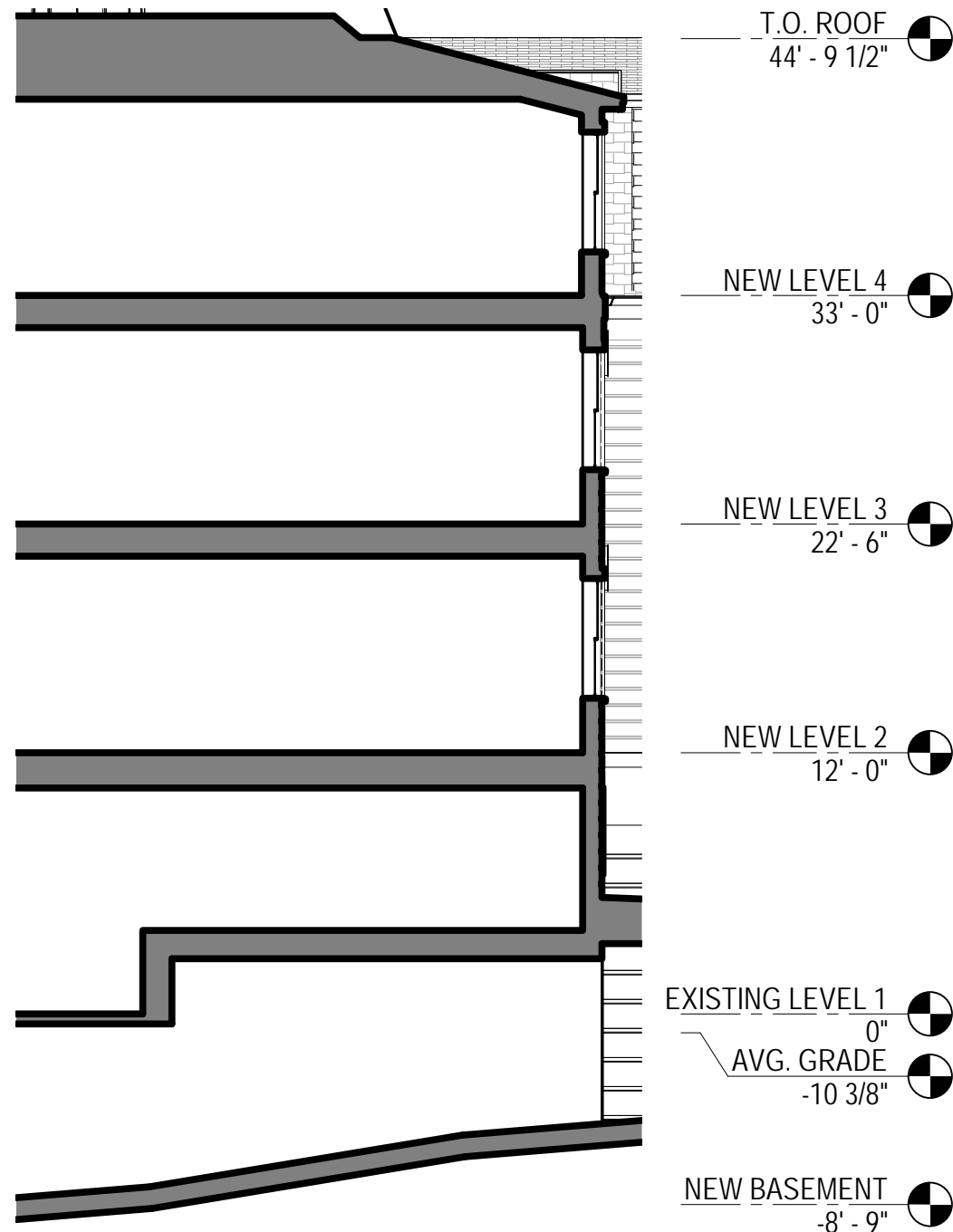
**Novocure Flagship at 64 Vaughan Mall**

12/16/2022 REV. 1  
SCALE: As indicated

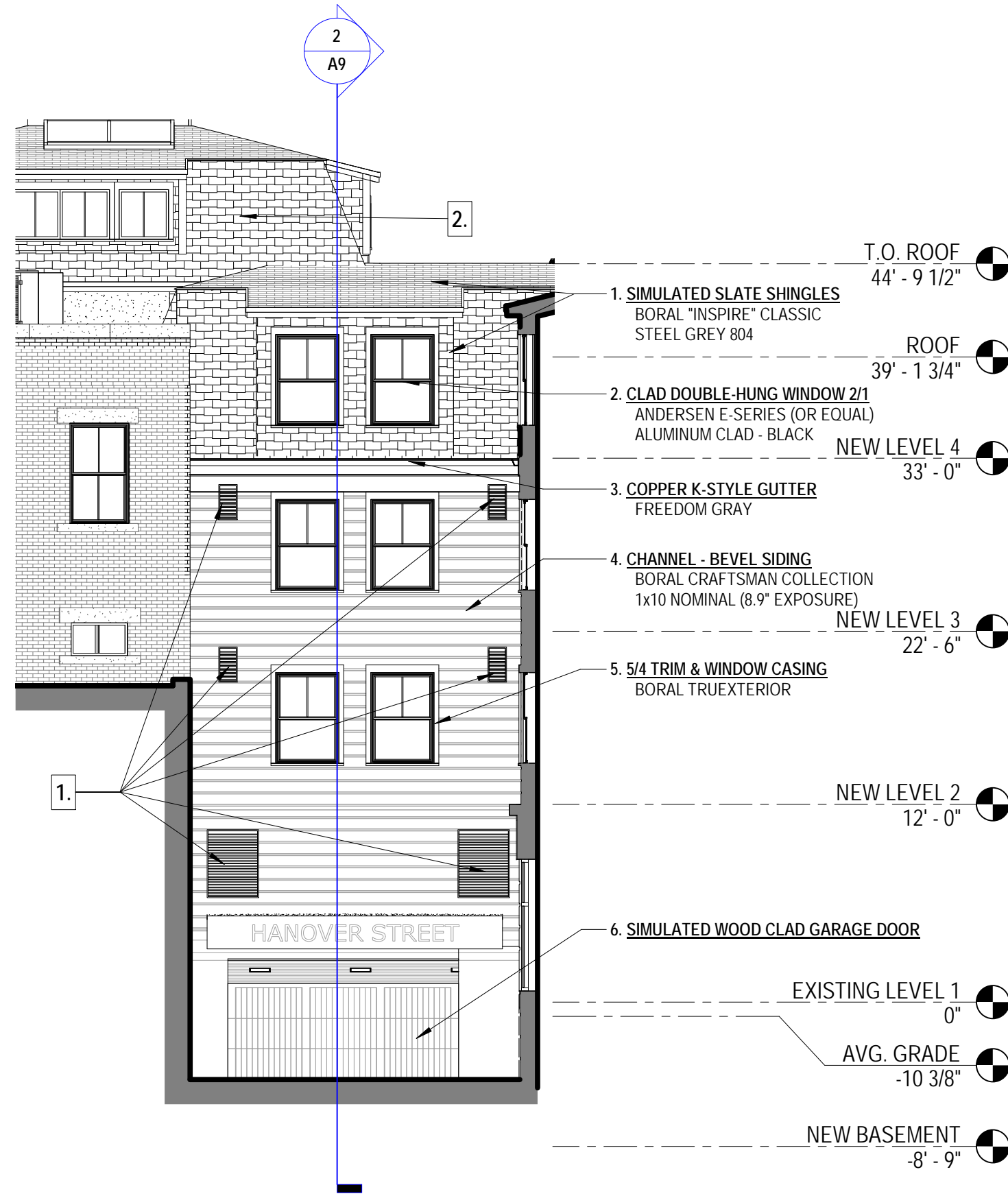


**HDC REVISION KEY NOTES**

1. LOUVER LOCATIONS FOR MECH SYSTEM
2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
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4. ROOF TERRACE
5. REVISED ROOF DECK RAILING ASSEMBLY
6. NEW EGRESS DOOR



**2 SECTION - GARAGE DOOR**  
1/8" = 1'-0"



**1 PARTIAL NEW ELEVATION - NORTH ELEVATION**  
1/8" = 1'-0"

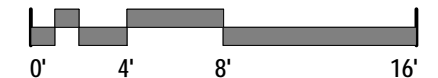
**A9**

**EXTERIOR ELEVATION - MATERIAL LEGEND**

**Novocure Flagship at 64 Vaughan Mall**

12/16/2022 REV. 1  
SCALE: As indicated

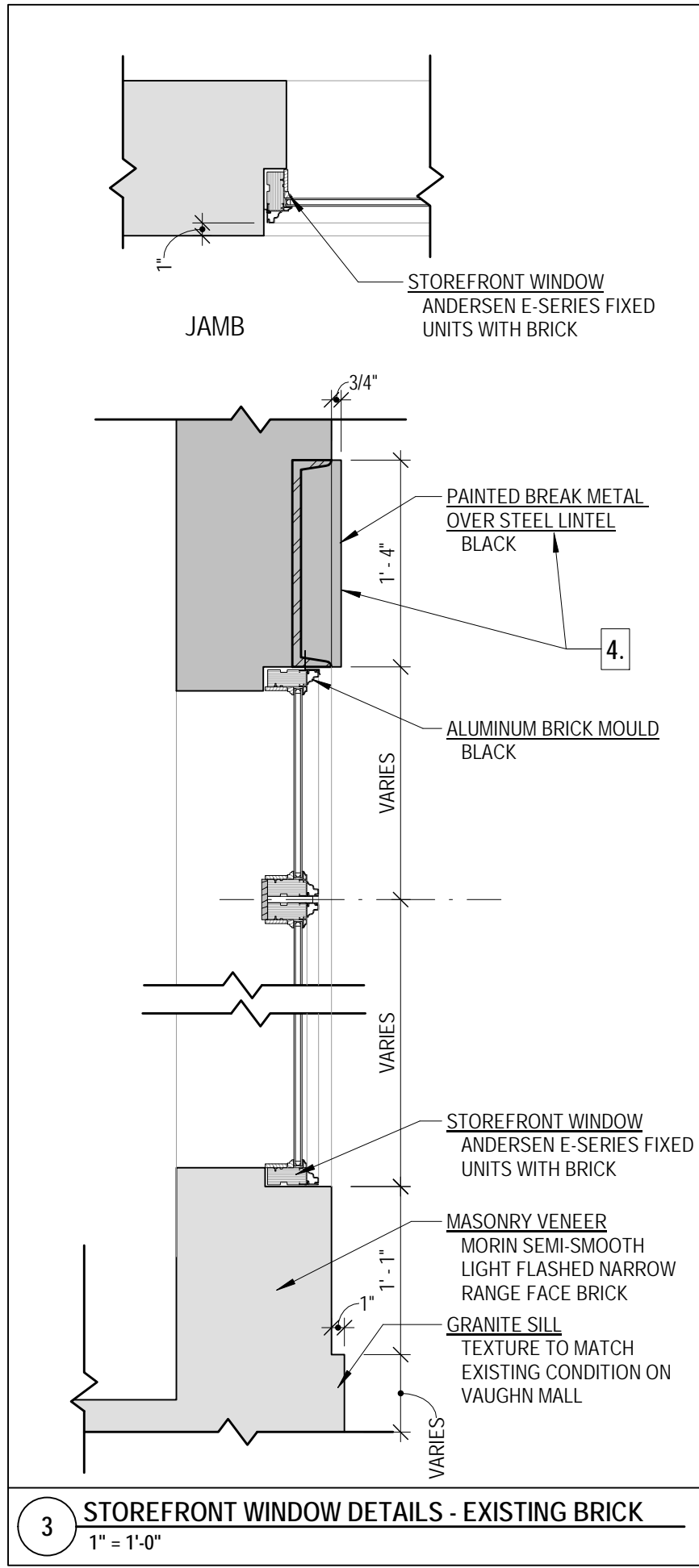
GRAPHIC SCALE: 1/8" = 1'-0"



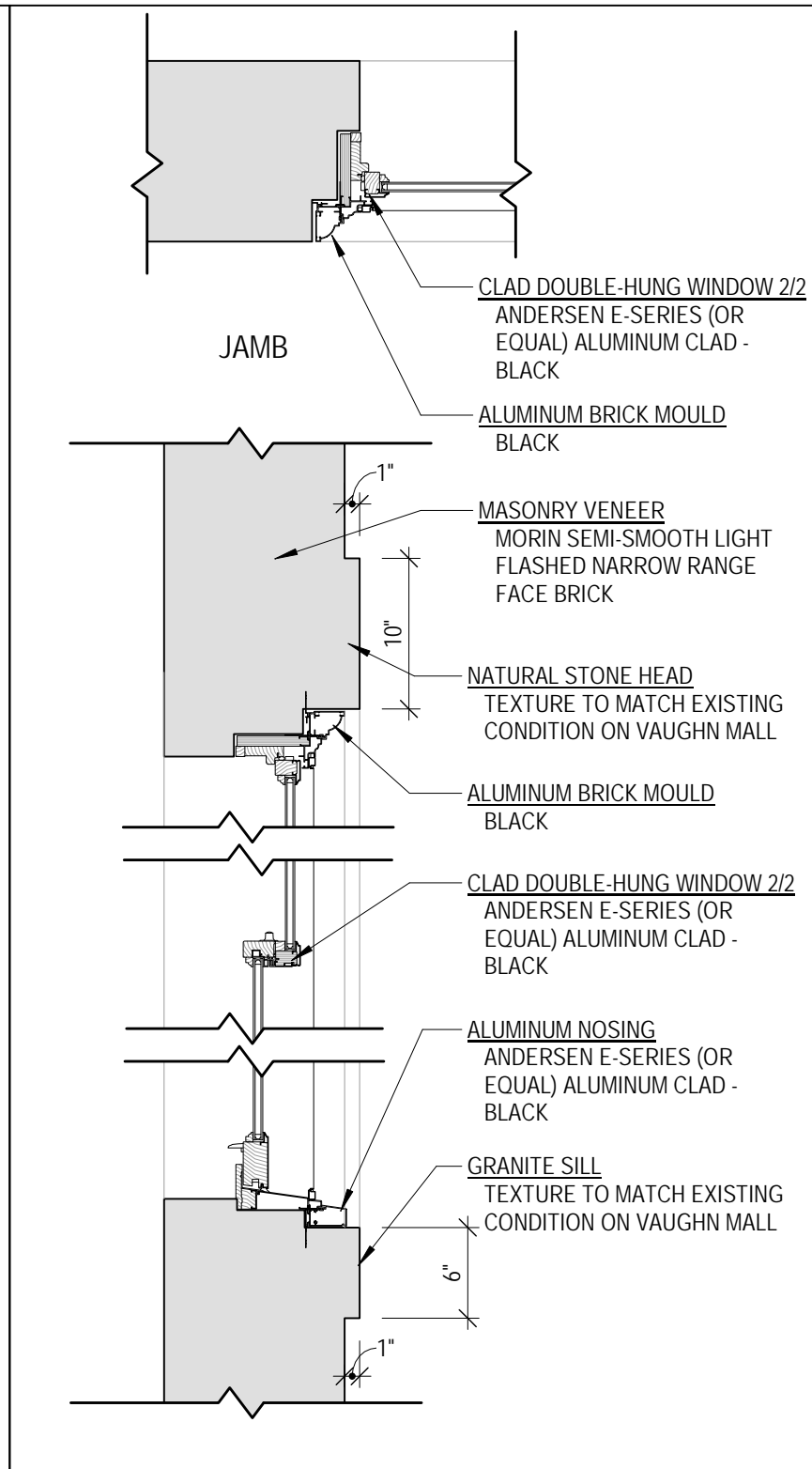
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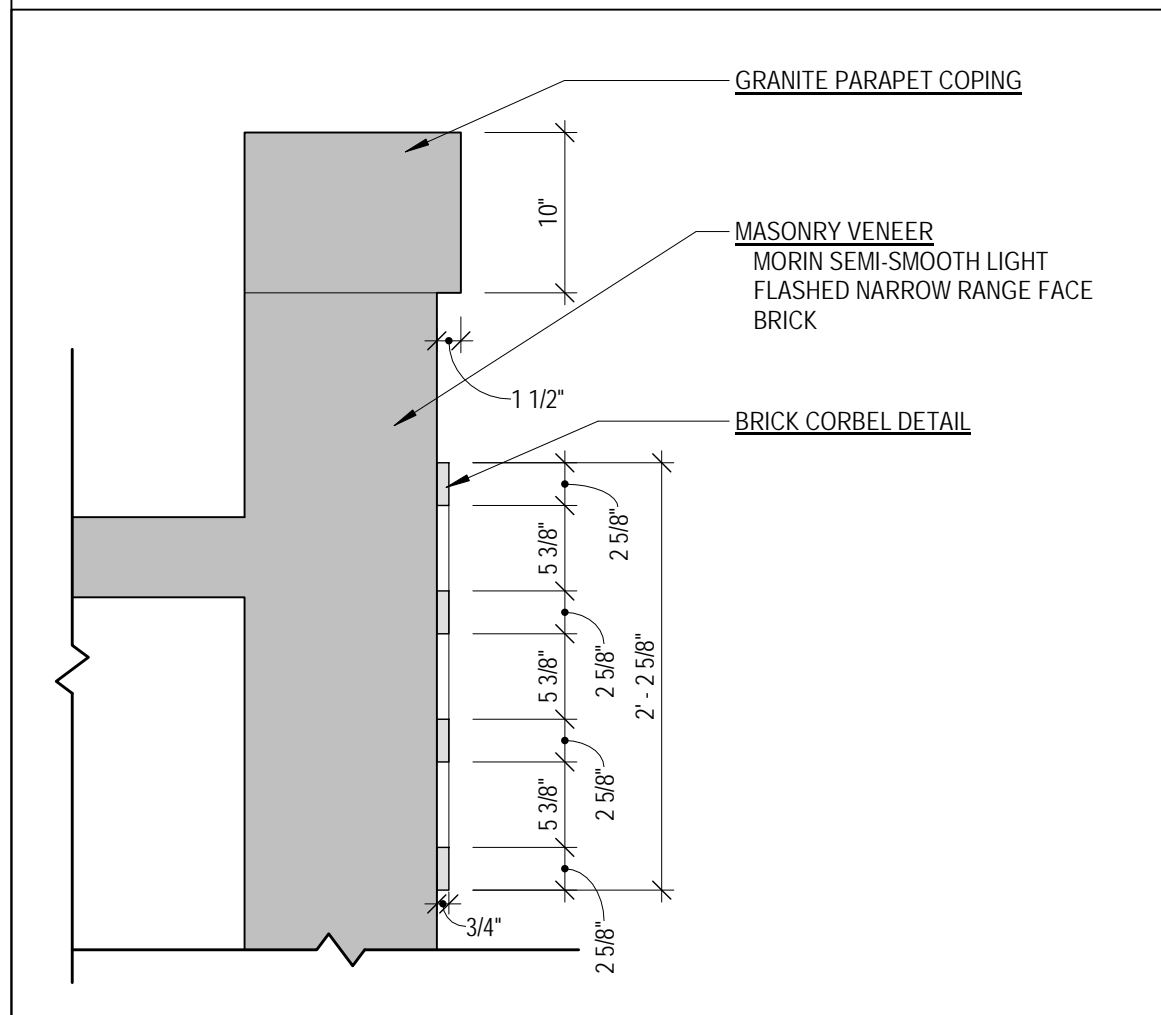
HDC REVISION KEY NOTES	
1.	LOUVER LOCATIONS FOR MECH SYSTEM
2.	REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
3.	UPDATED MECHANICAL ROOF TOP UNITS
4.	ROOF TERRACE
5.	REVISED ROOF DECK RAILING ASSEMBLY
6.	NEW EGRESS DOOR



**3** STOREFRONT WINDOW DETAILS - EXISTING BRICK  
1" = 1'-0"



**2** DOUBLE-HUNG WINDOW DETAILS - EXISTING BRICK  
1" = 1'-0"



**1** BRICK CORBEL DETAIL  
1" = 1'-0"

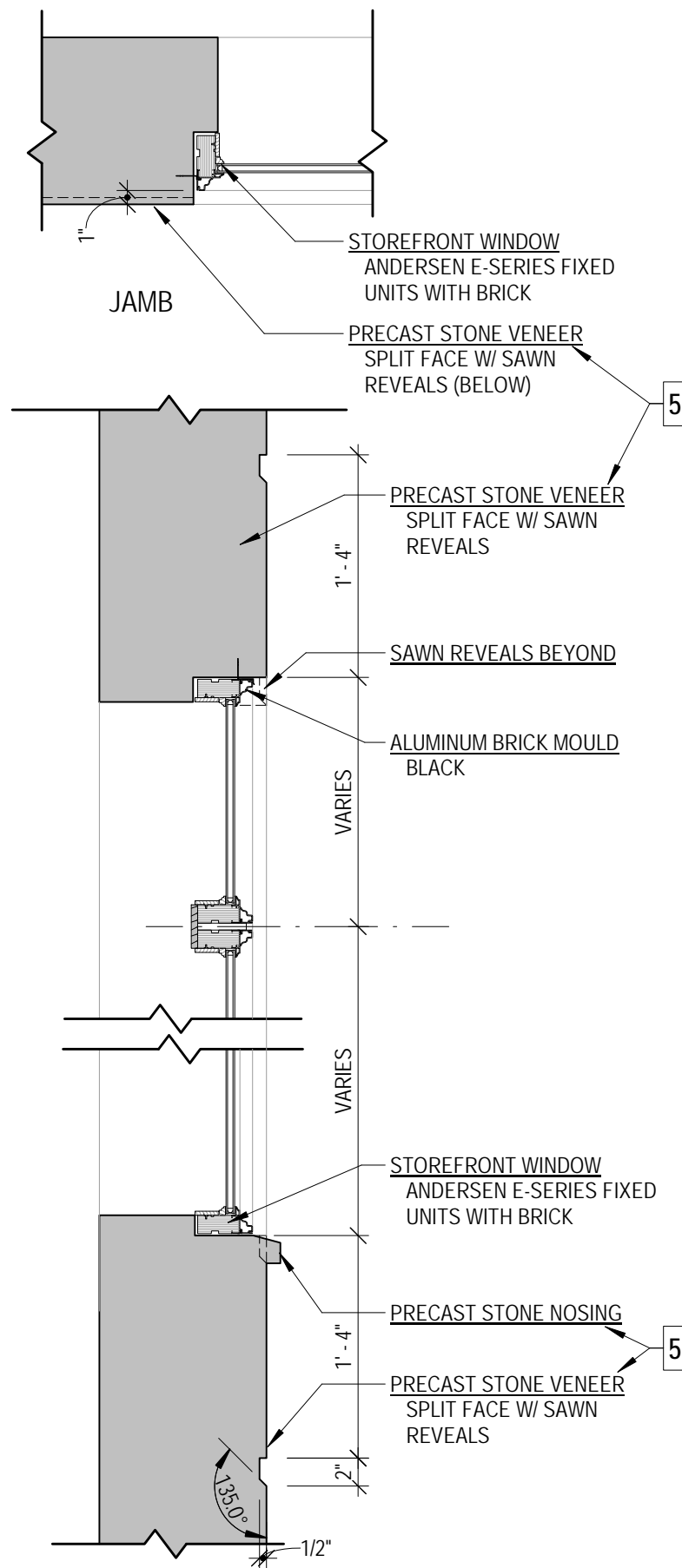
**A10**

**DETAILS**  
**Novocure Flagship at 64 Vaughan Mall**

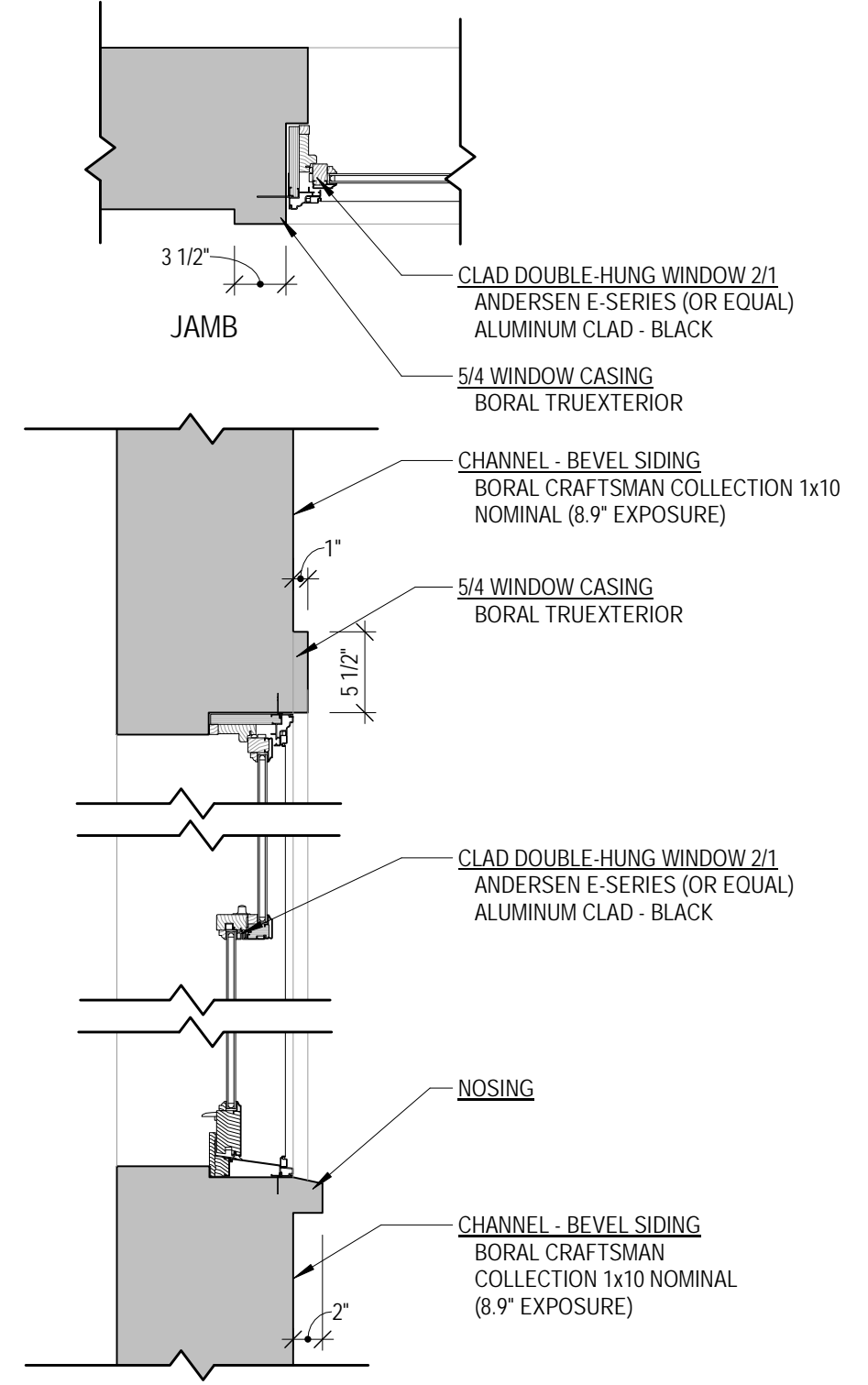
12/16/2022 REV. 1  
SCALE: As indicated



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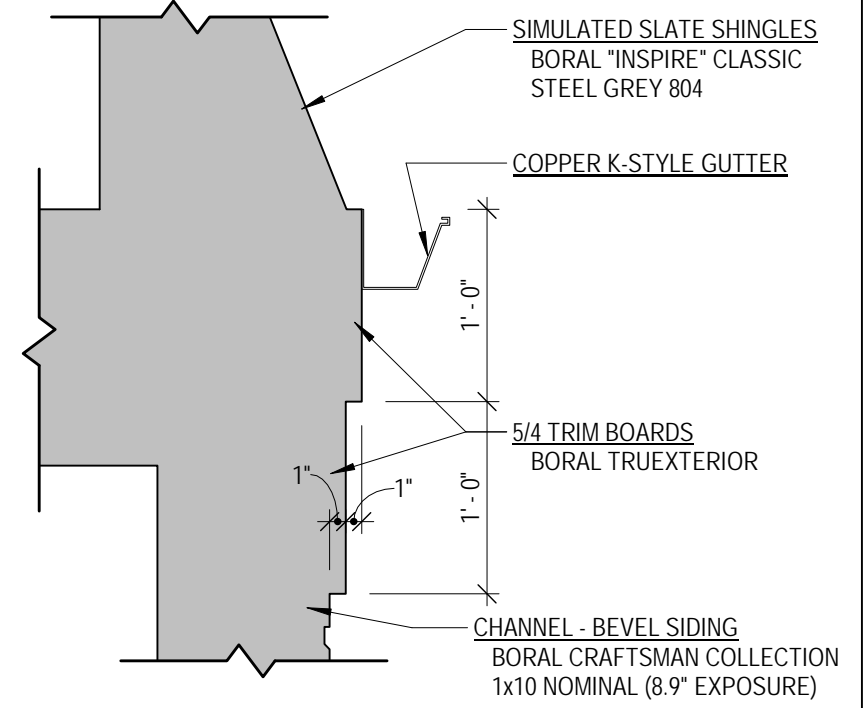
**4 STOREFRONT WINDOW DETAILS - STONE VENEER**  
1" = 1'-0"



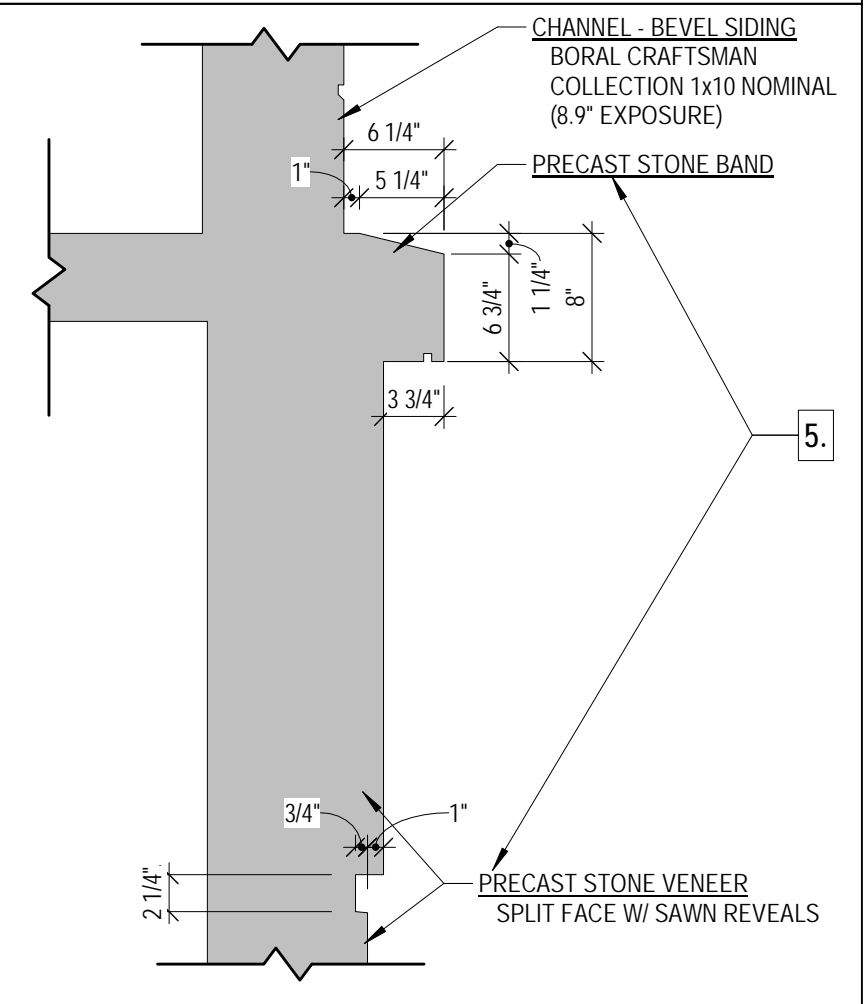
**3 DOUBLE-HUNG WINDOW DETAIL - BORAL CHANNEL-BEVEL**  
1" = 1'-0"

**HDC REVISION KEY NOTES**

1. LOUVER LOCATIONS FOR MECH SYSTEM REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
2. UPDATED MECHANICAL ROOF TOP UNITS ROOF TERRACE
3. REVISED ROOF DECK RAILING ASSEMBLY
4. NEW EGRESS DOOR



**2 TYPICAL ROOF EDGE**  
1" = 1'-0"



**1 STONE BAND @ STONE VENEER**  
1" = 1'-0"

**A11**

**DETAILS**  
**Novocure Flagship at 64 Vaughan Mall**  
12/16/2022 REV. 1  
SCALE: As indicated





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2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
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4. ROOF TERRACE
5. REVISED ROOF DECK RAILING ASSEMBLY
6. NEW EGRESS DOOR

**A12**

**VIEW FROM VAUGHN MALL**  
**Novocure Flagship at 64 Vaughan Mall**

12/16/2022 REV. 1  
 SCALE: 1" = 100'-0"



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A13.A

VIEW FROM WORTH LOT - PREVIOUS  
Novocure Flagship at 64 Vaughan Mall

12/16/2022 REV. 1  
SCALE:



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**HDC REVISION KEY NOTES**

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2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
3. UPDATED MECHANICAL ROOF TOP UNITS
4. ROOF TERRACE
5. REVISED ROOF DECK RAILING ASSEMBLY
6. NEW EGRESS DOOR

**A13.B**

**VIEW FROM WORTH LOT - PROPOSED  
Novocure Flagship at 64 Vaughan Mall**

12/16/2022 REV. 1  
SCALE: 1" = 100'-0"



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**HDC REVISION KEY NOTES**

1. LOUVER LOCATIONS FOR MECH SYSTEM
2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
3. UPDATED MECHANICAL ROOF TOP UNITS
4. ROOF TERRACE
5. REVISED ROOF DECK RAILING ASSEMBLY
6. NEW EGRESS DOOR

**A14**

**VIEW FROM HANOVER STREET**

**Novocure Flagship at 64 Vaughan Mall**

12/16/2022 REV. 1  
SCALE: 1" = 100'-0"

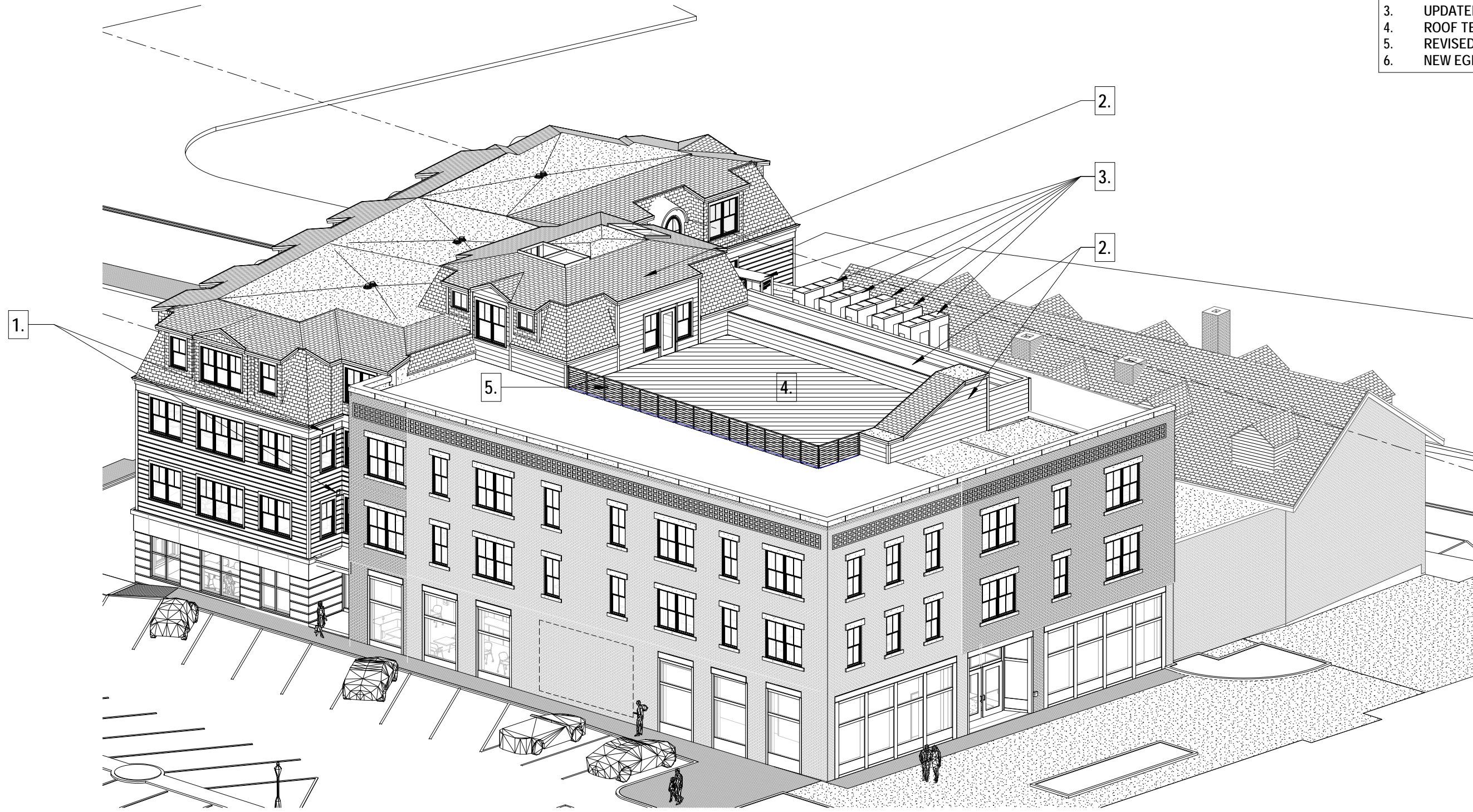


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**HDC REVISION KEY NOTES**

1. LOUVER LOCATIONS FOR MECH SYSTEM
2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
3. UPDATED MECHANICAL ROOF TOP UNITS
4. ROOF TERRACE
5. REVISED ROOF DECK RAILING ASSEMBLY
6. NEW EGRESS DOOR



**A15**

**SOUTHEAST AXONOMETRIC**  
**Novocure Flagship at 64 Vaughan Mall**

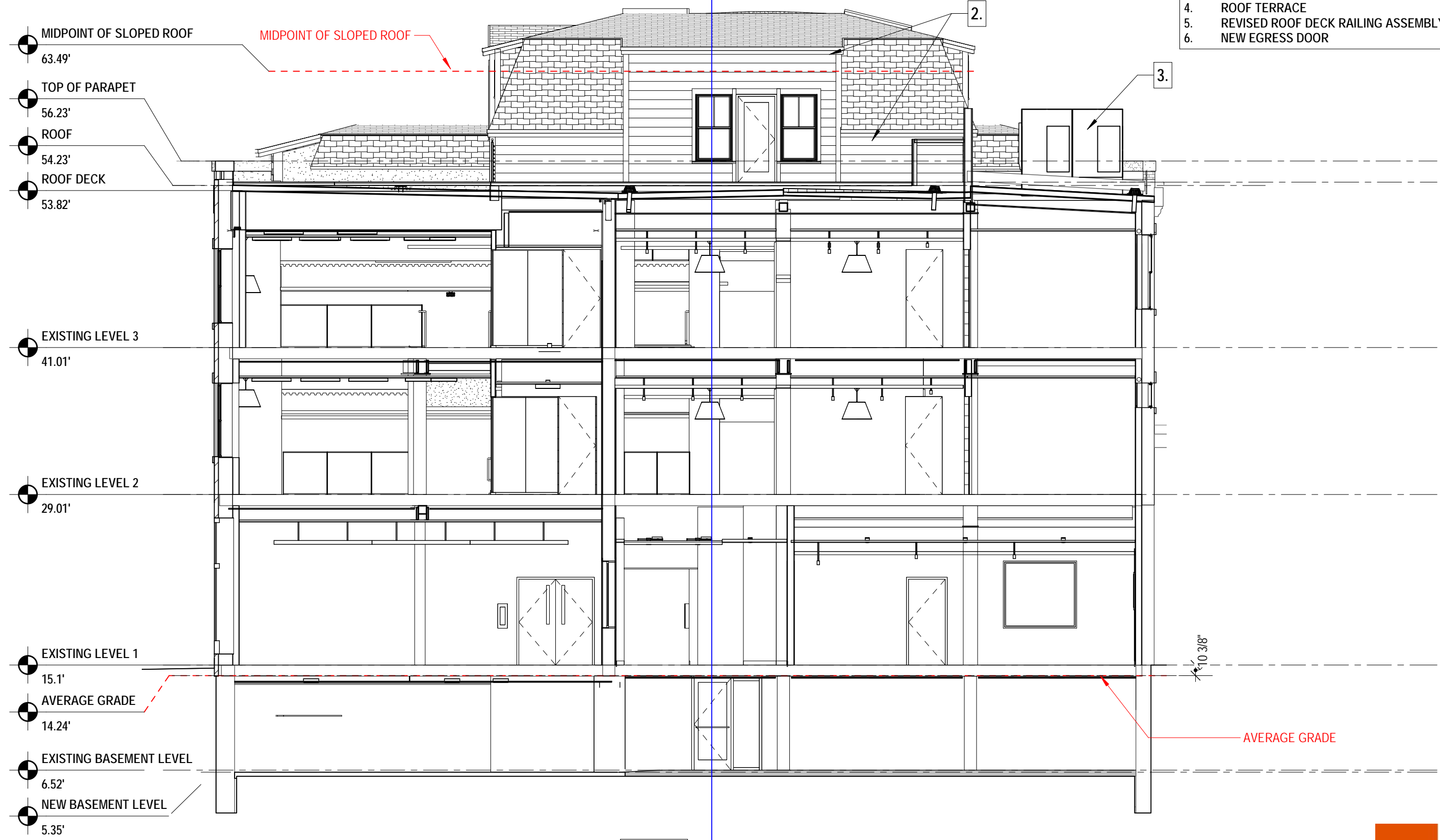
12/16/2022 REV. 1  
SCALE: 1" = 100'-0"



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HDC REVISION KEY NOTES	
1.	LOUVER LOCATIONS FOR MECH SYSTEM
2.	REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
3.	UPDATED MECHANICAL ROOF TOP UNITS
4.	ROOF TERRACE
5.	REVISED ROOF DECK RAILING ASSEMBLY
6.	NEW EGRESS DOOR



- MIDPOINT OF SLOPED ROOF  
63.49'
- TOP OF PARAPET  
56.23'
- ROOF  
54.23'
- ROOF DECK  
53.82'
  
- EXISTING LEVEL 3  
41.01'
  
- EXISTING LEVEL 2  
29.01'
  
- EXISTING LEVEL 1  
15.1'
- AVERAGE GRADE  
14.24'
- EXISTING BASEMENT LEVEL  
6.52'
- NEW BASEMENT LEVEL  
5.35'

1 BUILDING SECTION  
1/8" = 1'-0"

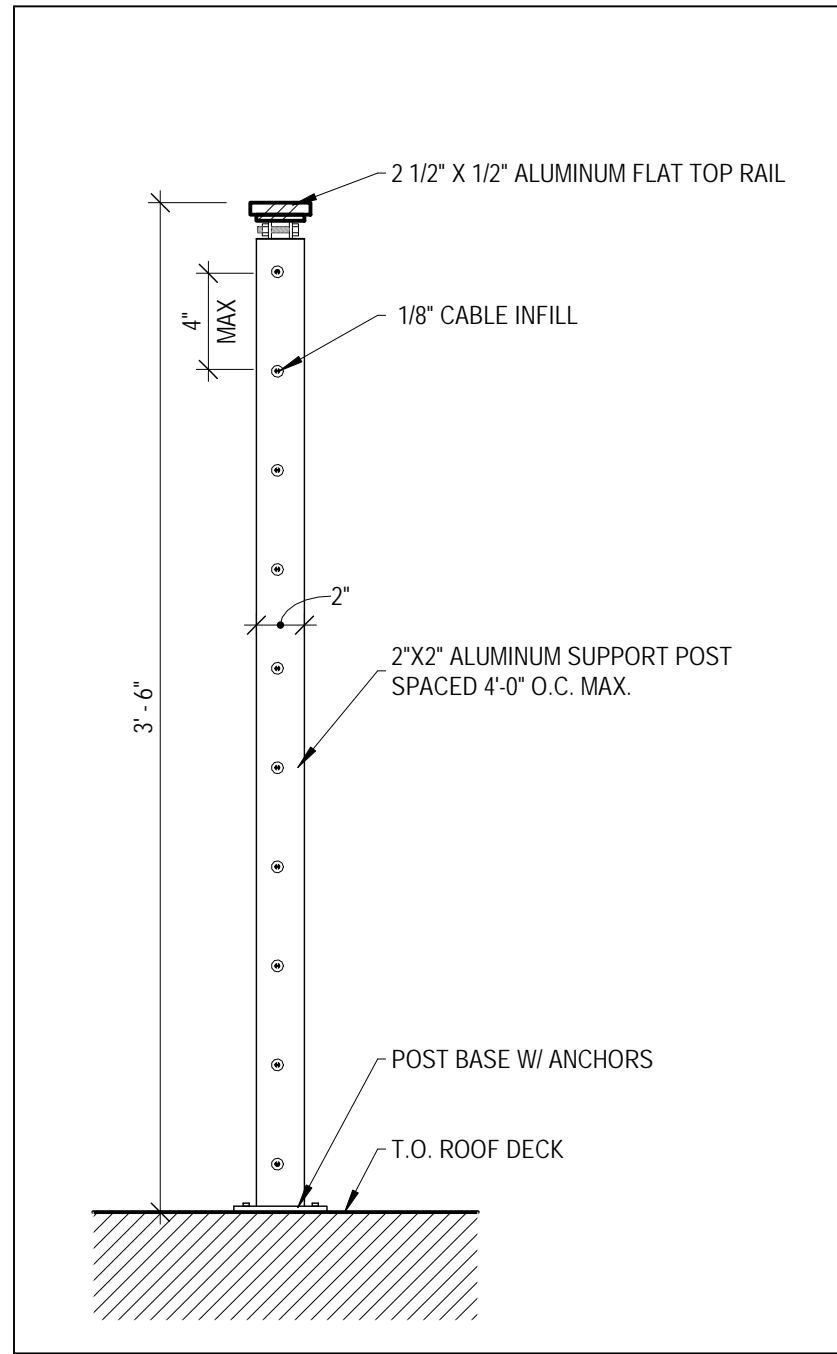
A16

**ENLARGED SECTION**  
**Novocure Flagship at 64 Vaughan Mall**

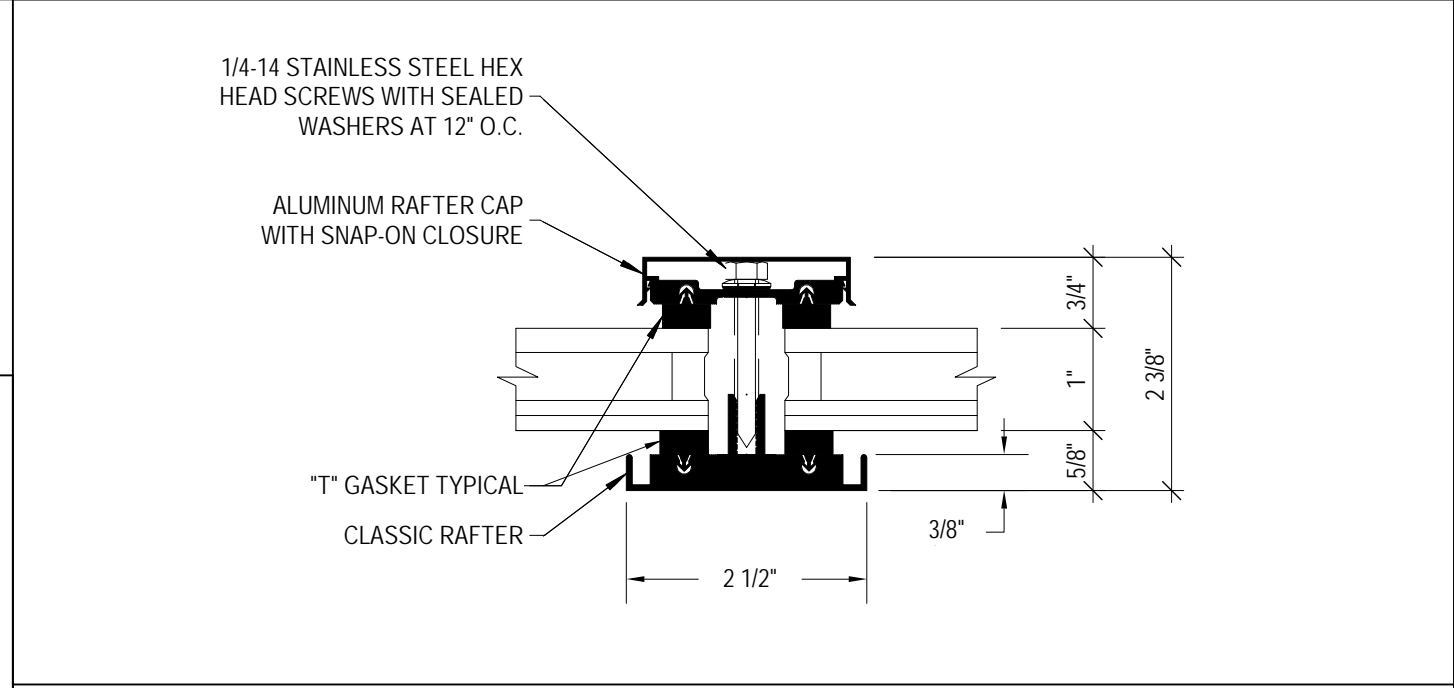
12/16/2022 REV. 1  
SCALE: As indicated

**HDC REVISION KEY NOTES**

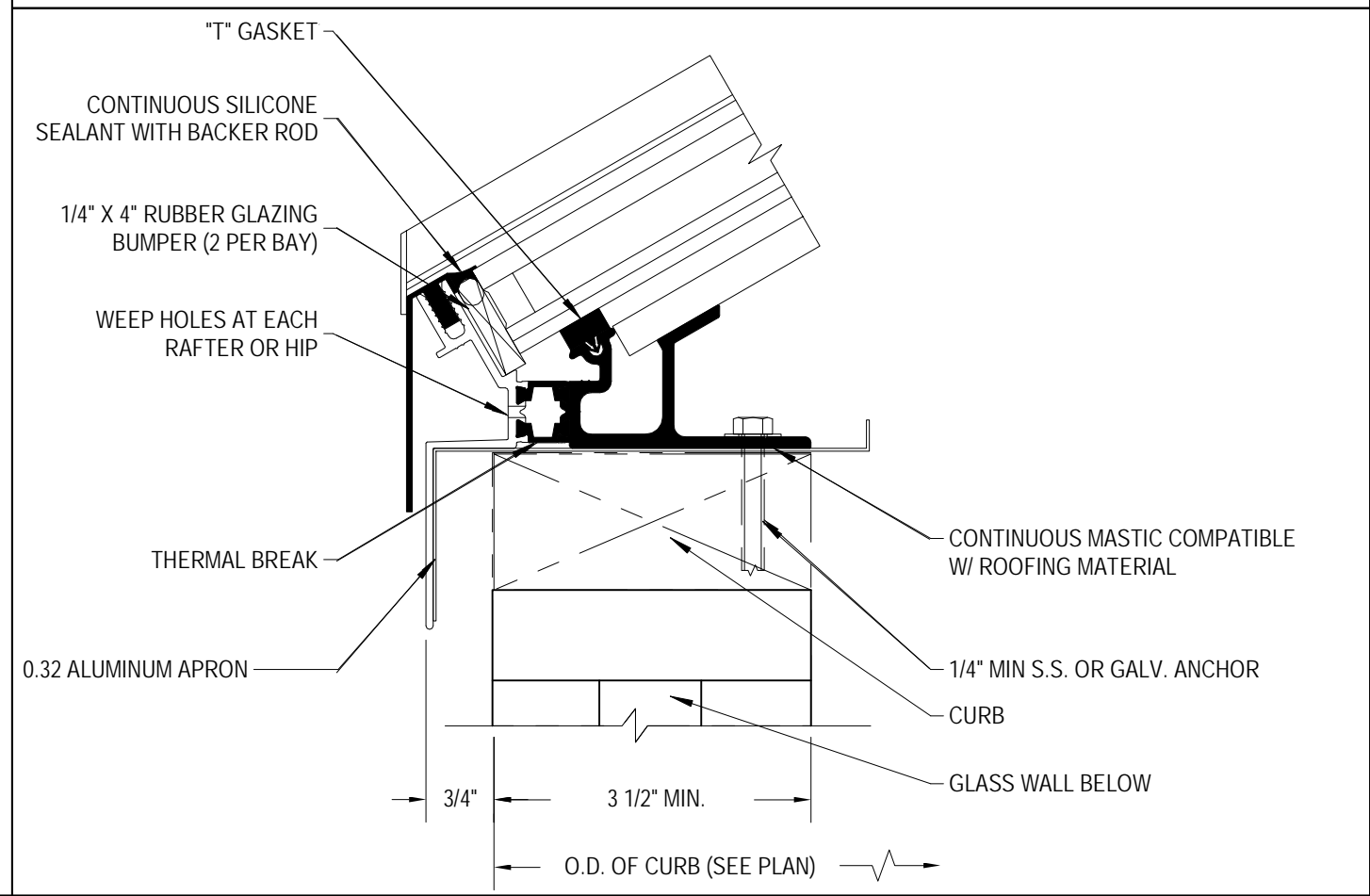
1. LOUVER LOCATIONS FOR MECH SYSTEM
2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
3. UPDATED MECHANICAL ROOF TOP UNITS
4. ROOF TERRACE
5. REVISED ROOF DECK RAILING ASSEMBLY
6. NEW EGRESS DOOR



**3** ROOF DECK CABLE RAILING DETAIL  
1 1/2" = 1'-0"



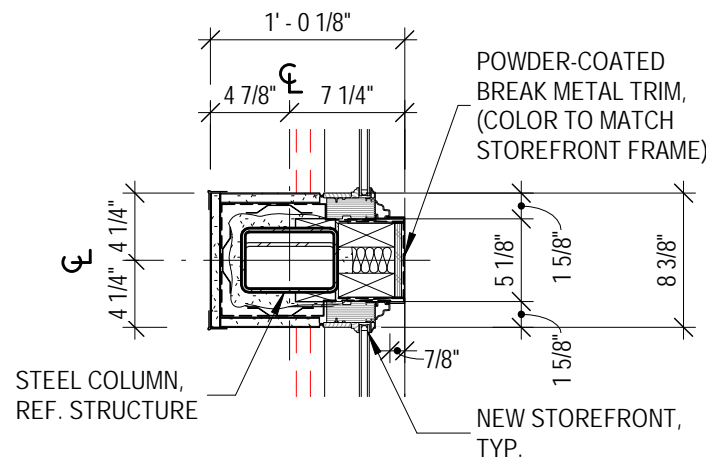
**2** ROOF DETAIL - SKYLIGHT RAFTER SECTION  
6" = 1'-0"



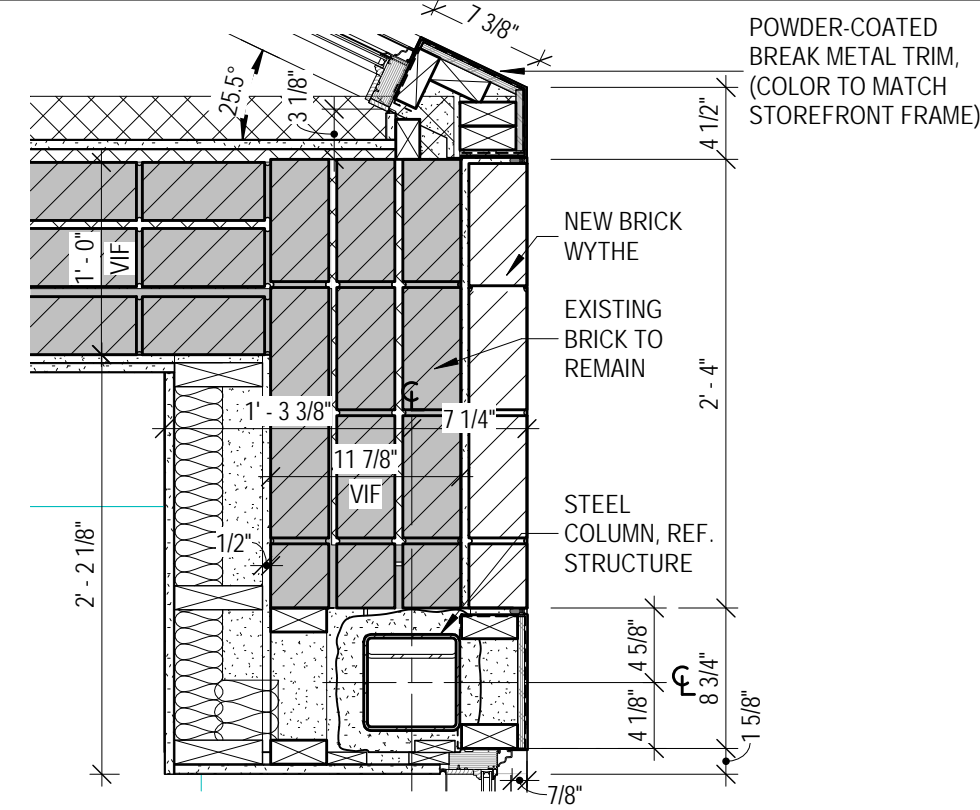
**1** ROOF DETAIL - SKYLIGHT SILL SECTION  
6" = 1'-0"

**HDC REVISION KEY NOTES**

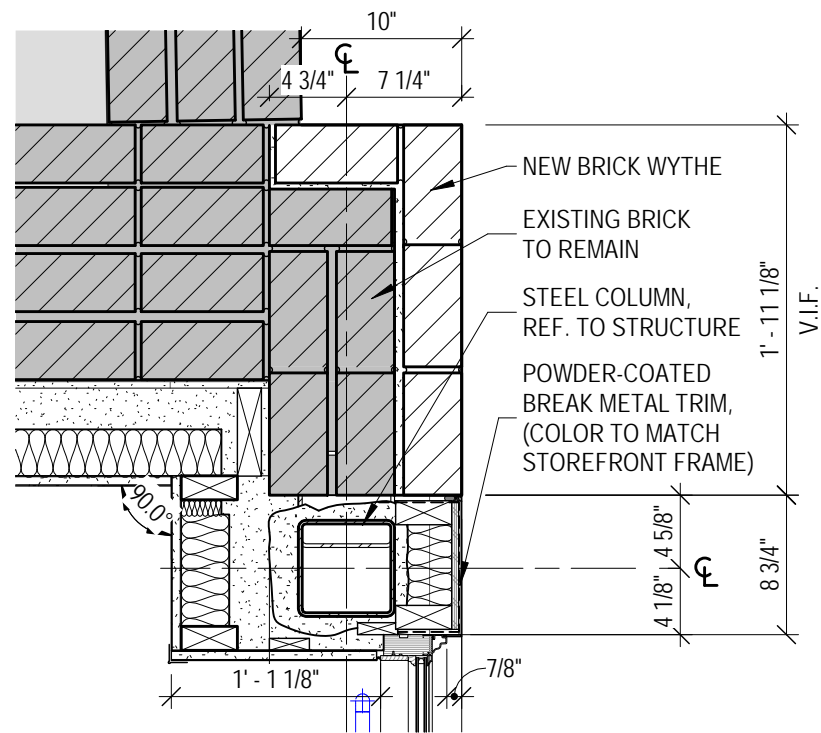
1. LOUVER LOCATIONS FOR MECH SYSTEM
2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
3. UPDATED MECHANICAL ROOF TOP UNITS ROOF TERRACE
4. REVISED ROOF DECK RAILING ASSEMBLY
5. NEW EGRESS DOOR



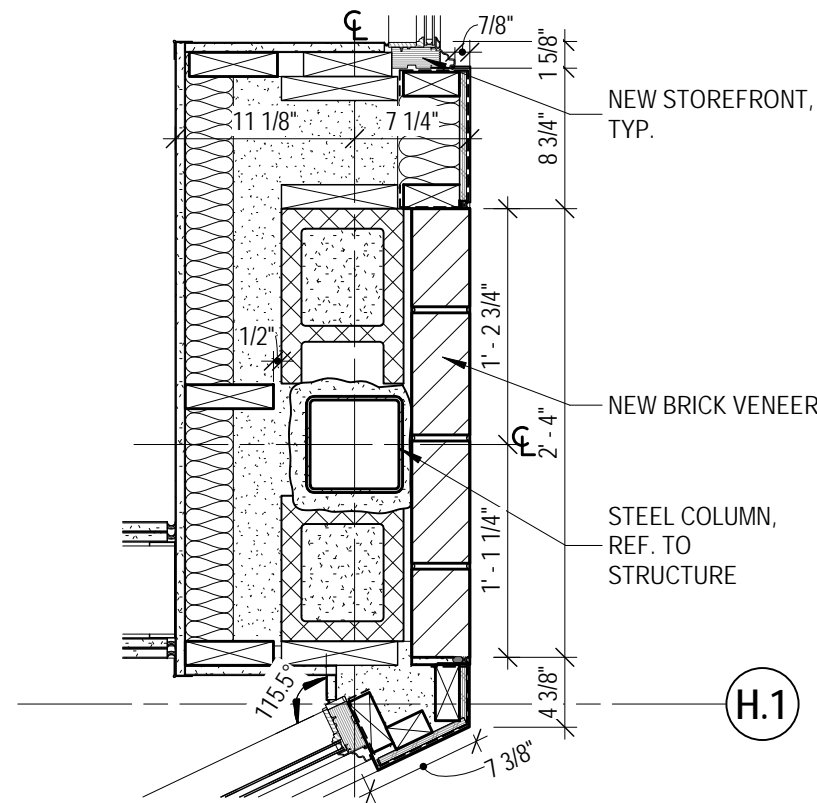
**4 PLAN DETAIL - INTERMEDIATE VERTICAL STOREFRONT MULLION**  
1" = 1'-0"



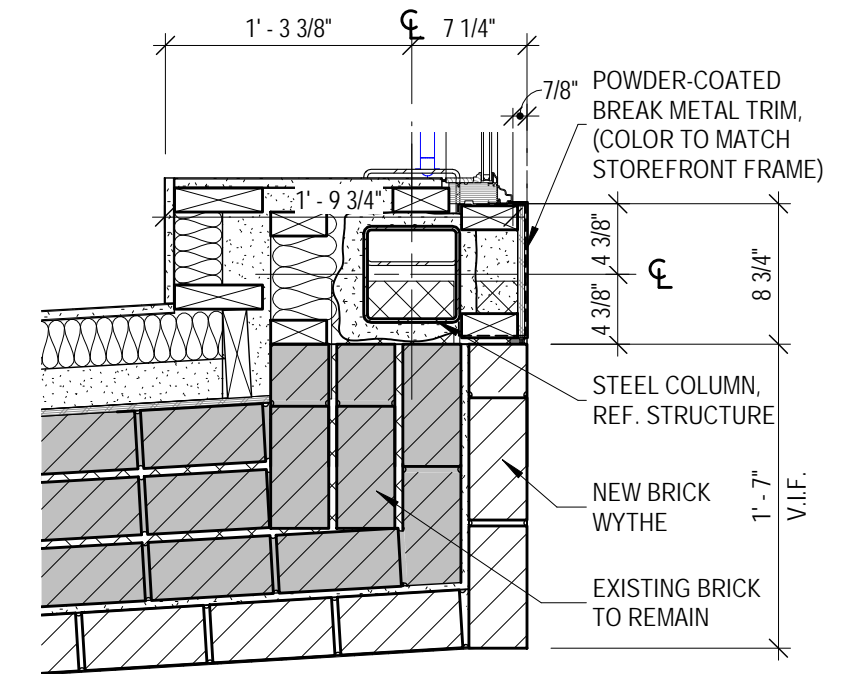
**2 PLAN DETAIL - VAUGHAN MALL EXISTING BRICK PIER**  
1" = 1'-0"



**5 PLAN DETAIL - VAUGHAN MALL CORNER AT ADJACENT BUILDING**  
1" = 1'-0"



**3 PLAN DETAIL - VAUGHAN MALL BRICK PIER**  
1" = 1'-0"



**1 PLAN DETAIL - VAUGHAN MALL CORNER AT WORTH LOT**  
1" = 1'-0"



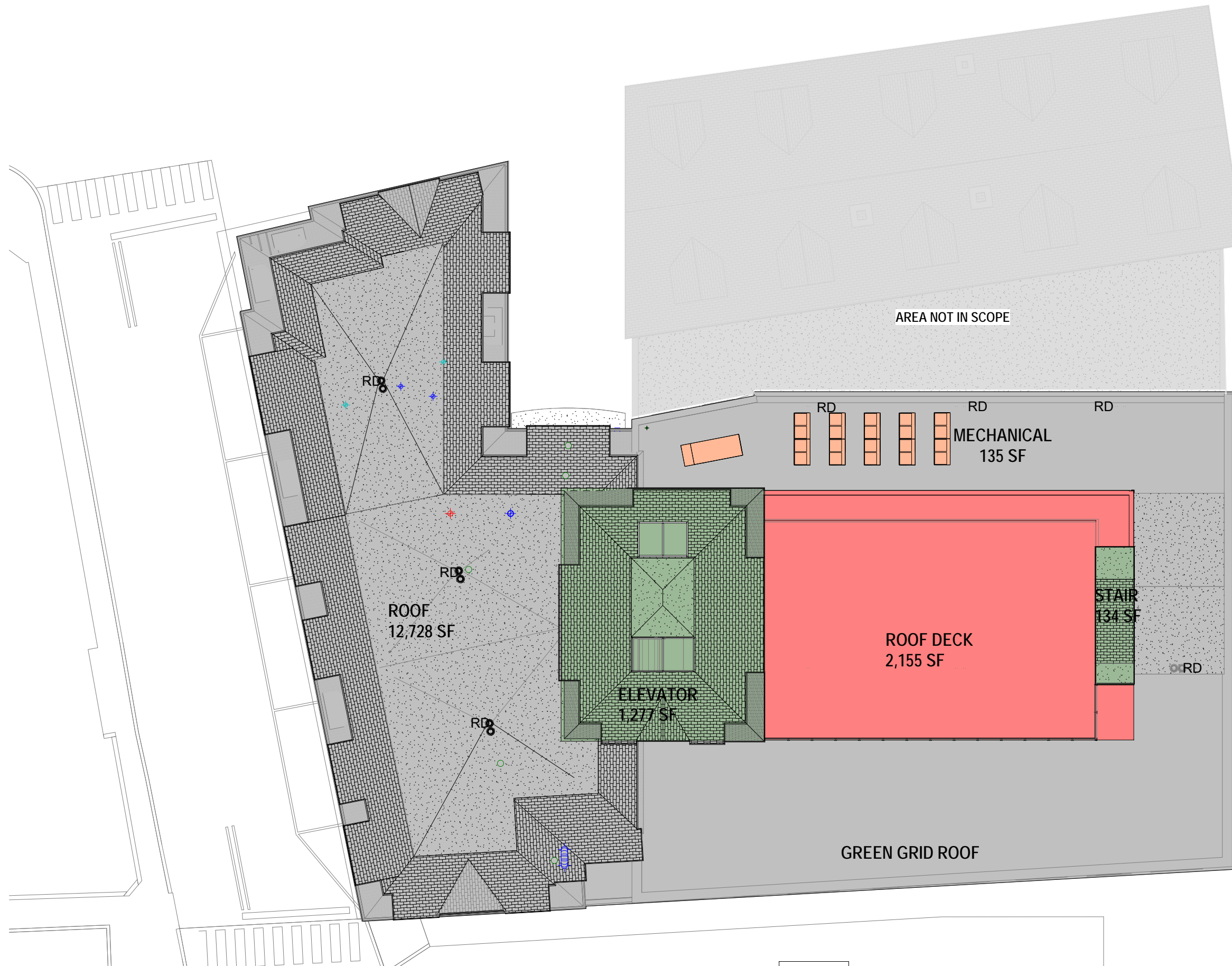


- HDC REVISION KEY NOTES**
1. LOUVER LOCATIONS FOR MECH SYSTEM
  2. REVISED DESIGN OF ELEVATOR AND STAIR OVERRUNS, ADDED RAISED GREEN ROOF PLANTERS AT ROOF TERRACE.
  3. UPDATED MECHANICAL ROOF TOP UNITS
  4. ROOF TERRACE
  5. REVISED ROOF DECK RAILING ASSEMBLY
  6. NEW EGRESS DOOR

**A19**

**NORTHWEST AXONOMETRIC**  
**Novocure Flagship at 64 Vaughan Mall**

12/16/2022 REV. 1  
 SCALE: 1" = 100'-0"



ELEVATOR	1,277 SF
STAIR	134 SF
MECHANICAL	135 SF
ROOF DECK	2,155 SF
<b>TOTAL</b>	<b>3,701 SF</b>

$3,701\text{SF} / 12,728\text{ SF} = 29\%$

**A20**

**ROOF APPURTENANCE AREA**  
**Novocure Flagship at 64 Vaughan Mall**

12/16/2022 REV. 1  
 SCALE: 1/16" = 1'-0"

## LU-22-240

Land Use Application

**Status:** Active

**Date Created:** Dec 7, 2022

---

### Applicant

Leah McGavern  
lmcgavern@gmail.com  
42 Madison Street  
Newburyport, MA 01950  
9789141900

### Primary Location

28 NEW CASTLE AVE  
Portsmouth, NH 03801

### Owner:

Erin Barber and Kimery Poldrack  
28 NEW CASTLE AVE PORTSMOUTH, NH 03801

---

### Applicant Information

**Please indicate your relationship to this project**

B. Property Owner's Representative

---

### Alternative Project Address

Alternative Project Address

--

---

### Project Type

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

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

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

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

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

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

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

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

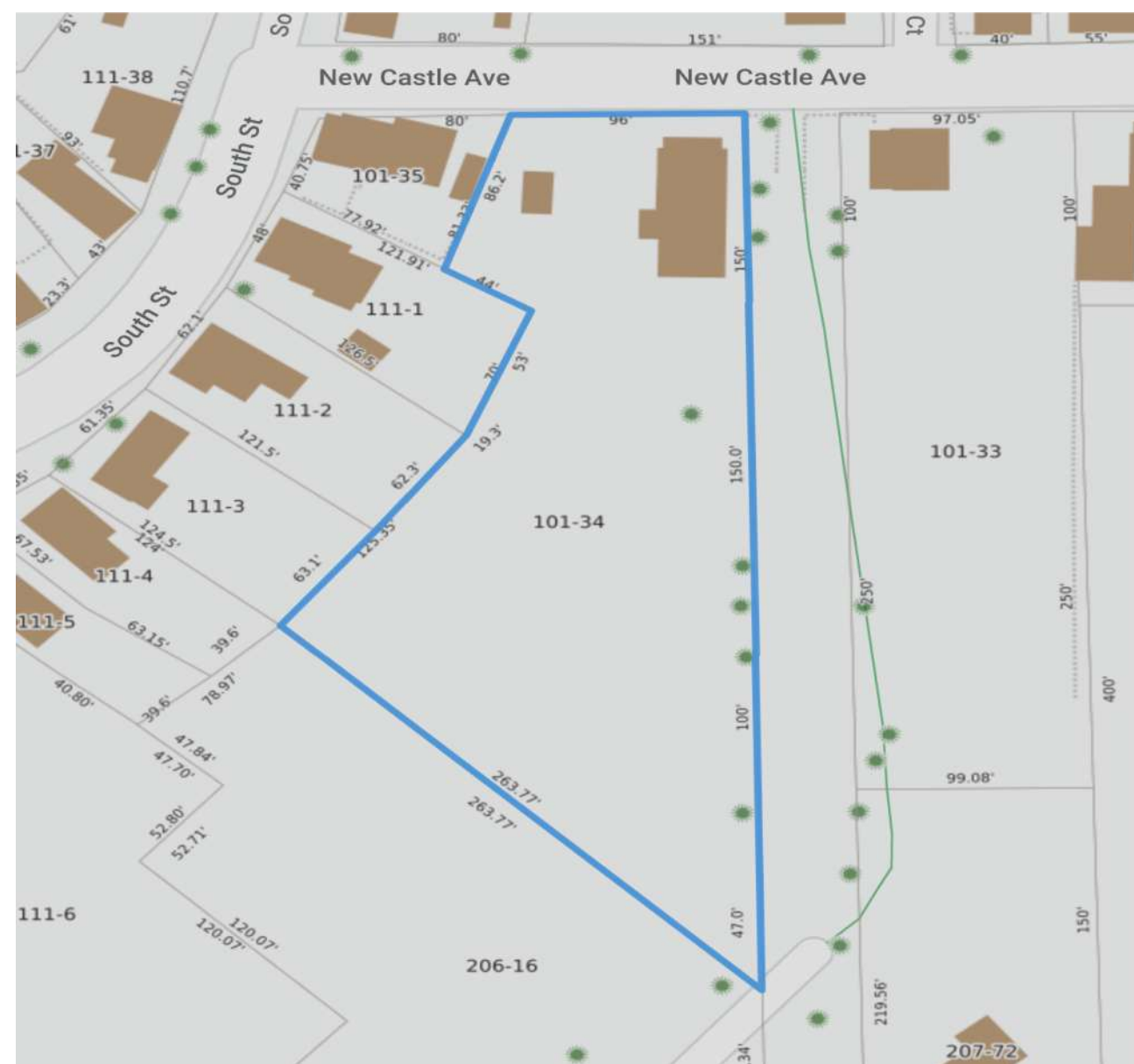
**Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval**

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

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



**LOCATION MAP**



**ZONING REGULATIONS**

SINGLE FAMILY SRB  
LOT SIZE 1.16 ACRES

**SYMBOLS LEGEND**

	INTERIOR ELEVATION
	EXTERIOR ELEVATION TAG
	BUILDING SECTION TAG
	WINDOW TAG
	DOOR TAG
	PLAN/ELEVATIONS/DETAIL REFERENCE TAG
	CEILING HEIGHT/ELEVATION TAG
	NORTH ARROW
	REVISED ARCH CLOUD & SHEET REVISION TAG

**DRAWING LIST**

<b>ARCHITECTURAL</b>	
A.0	COVER
A.1	SITE PLAN
A.2	EXISTING BASEMENT FLOOR PLAN, DEMOLITION PLAN
A.3	EXISTING FIRST FLOOR PLAN, DEMOLITION PLAN
A.4	EXISTING SECOND FLOOR PLAN, DEMOLITION PLAN
A.5	EXISTING EXTERIOR ELEVATIONS, DEMOLITION ELEVATIONS
A.6	PROPOSED BASEMENT PLANS
A.7	PROPOSED FIRST FLOOR PLAN
A.8	PROPOSED SECOND FLOOR PLAN
A.9	PROPOSED ATTIC FLOOR PLAN
A.10	EXTERIOR ELEVATION
A.11	EXTERIOR ELEVATION
A.12	EXTERIOR ELEVATION
A.13	EXTERIOR ELEVATION
A.14	INTERIOR ELEVATIONS
A.15	SCHEDULES
A.16	INTERIOR PERSPECTIVES
A.17	INTERIOR PERSPECTIVES
L.1	FIRST FLOOR LIGHTING PLAN
L.2	SECOND FLOOR LIGHTING PLAN
<b>STRUCTURAL</b>	
S.1	FIRST FLOOR FRAMING PLAN
S.2	SECOND FLOOR FRAMING PLAN
S.3	CEILING FRAMING PLAN
S.4	ROOF FRAMING PLAN

**GENERAL NOTES:**

- ALL CONSTRUCTION SHALL CONFORM TO AND BE IN ACCORDANCE WITH THE REGULATORY REQUIREMENTS OF THE STATE OF NEW HAMPSHIRE AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.
- THE EXISTING CONDITIONS IN THE CONSTRUCTION DOCUMENTS ARE BASED ON MEASUREMENTS AND PHOTOGRAPHS AND ARE NOT INTENDED TO GUARANTEE EXACT CONDITIONS BEFORE WORK IS STARTED. ANY DISCREPANCIES IN ACTUAL FIELD CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING WITH ANY WORK.

<p>42 Madison Street Newburyport, MA 978.914.1900</p>	CONSULTANTS:	<p><b>BARBER/POLDRACK RESIDENCE</b> 28 NEW CASTLE AVE. PORTSMOUTH, NH</p>	SEAL:	NO:	DESCRIPTION	DATE	SCALE: NTS	<p><b>A.0</b></p>
							ISSUE DATE: HIST COMM 12-12-2022	
							DRAWING: COVER	

APPROXIMATE LOT LINE

10'-0" (+/-)

EXISTING  
2 1/2-STORY HOUSE

PROPOSED  
SECOND FLOOR

PROPOSED  
DECK

14'-0" (+/-)

PROPOSED  
PORCH

NEW STEPS & RETAINING  
WALL

DRIVEWAY

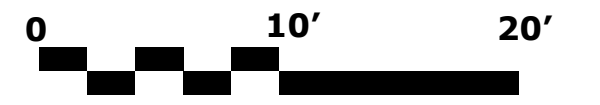
66'-0" +/-

EXISTING  
GARAGE

262'-0" (+/-)

(TO REAR LOT LINE,  
NOT SHOWN)

1 SITE PLAN



42 Madison Street  
Newburyport, MA  
978.914.1900

CONSULTANTS:

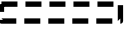

BARBER/POLDRACK RESIDENCE  
28 NEW CASTLE AVE.  
PORTSMOUTH, NH

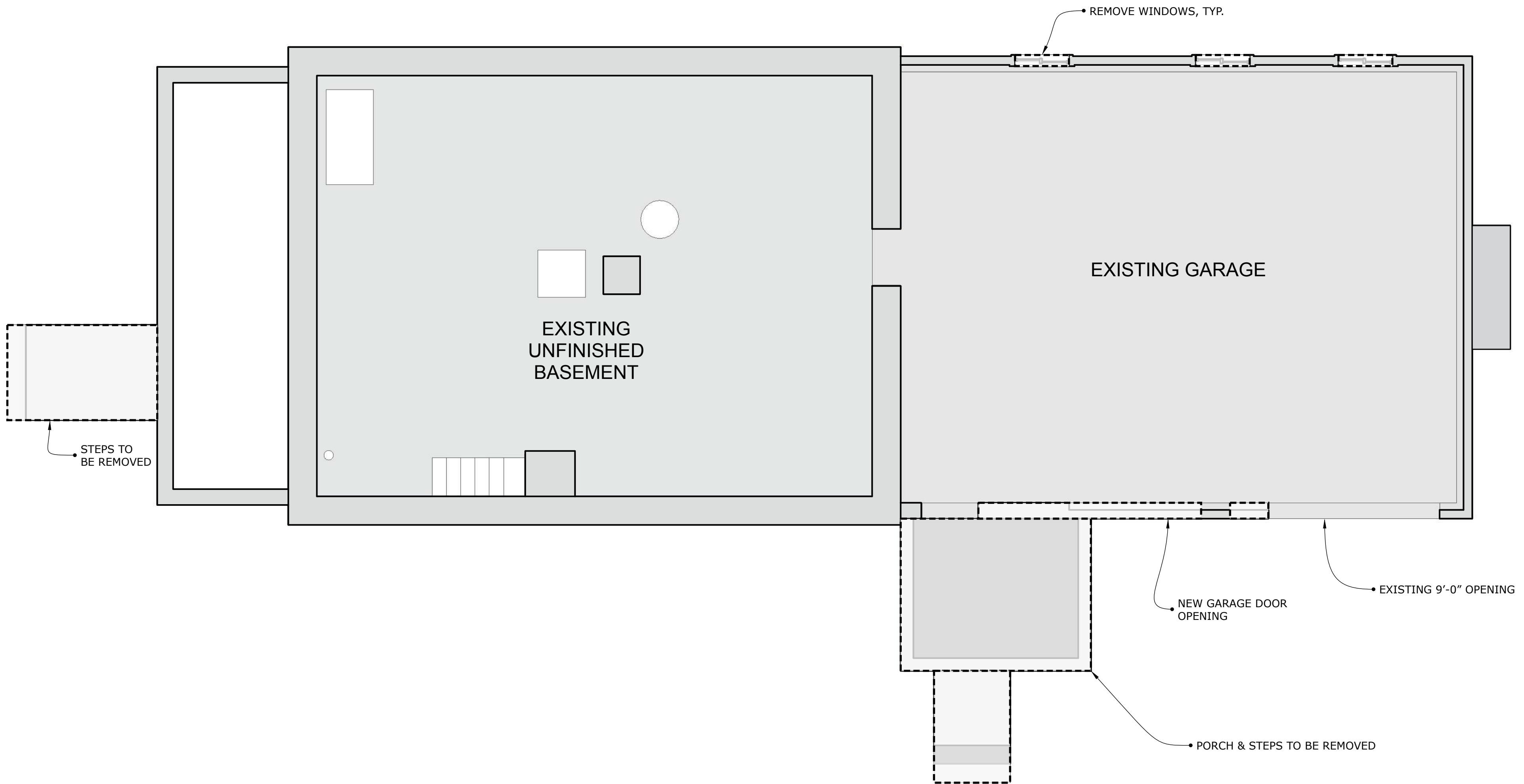
SEAL:

NO.	DESCRIPTION	DATE

SCALE:  
1/8" = 1'-0"  
ISSUE DATE:  
HIST COMM 12-12-2022  
DRAWING:  
SITE


A.1

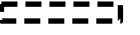

KEY  
 TO BE DEMOLISHED   
 EXISTING WALLS 

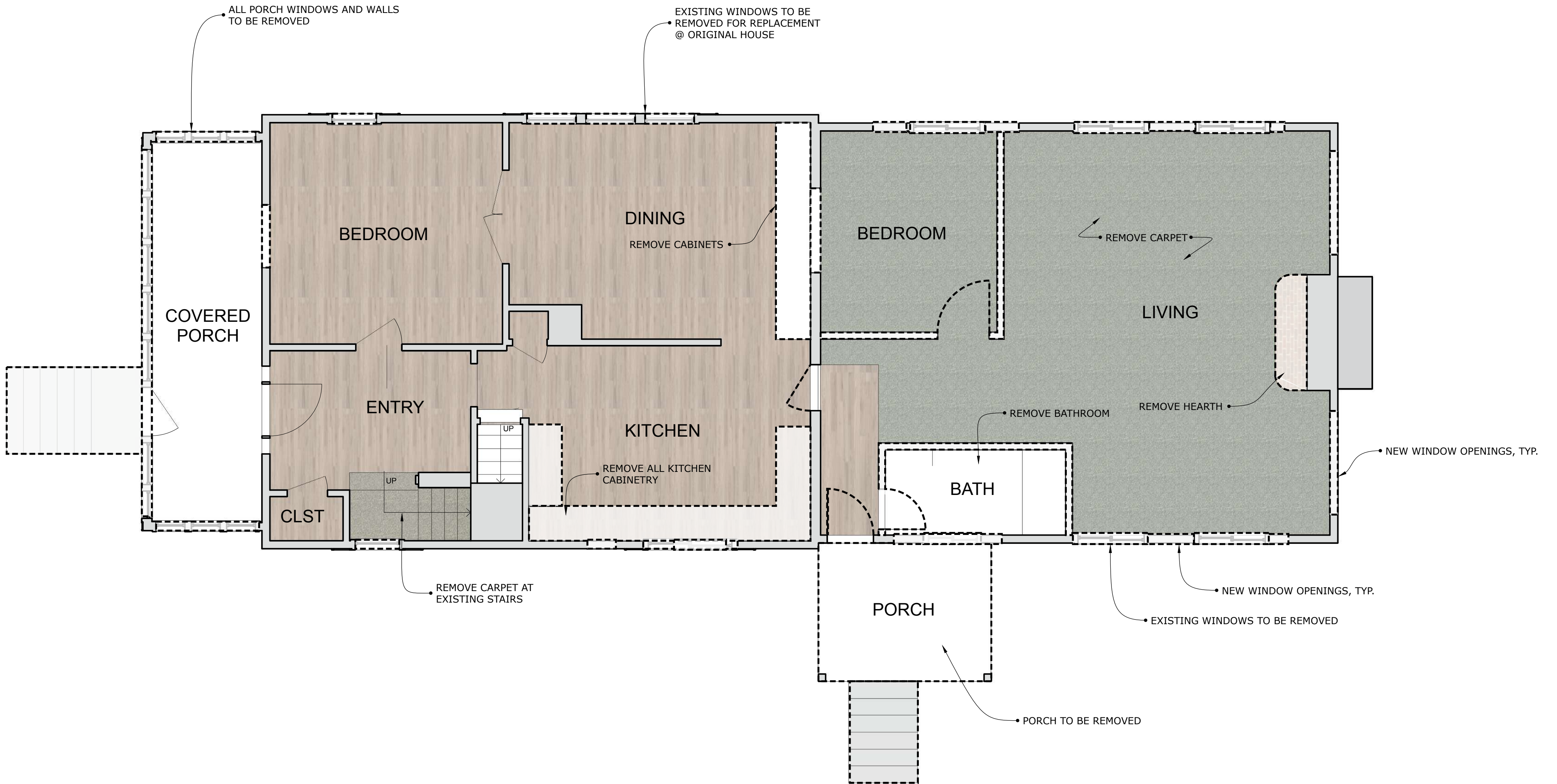


1 EXISTING BASEMENT FLOOR PLAN

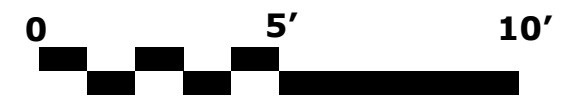



	42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:	BARBER/POLDRACK RESIDENCE 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	DATE													SCALE: 1/4" = 1'-0"	<b>A.2</b>
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ISSUE DATE:	HIST COMM 12-12-2022																					
DRAWING:	EXISTING FLOOR PLANS																					

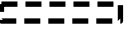

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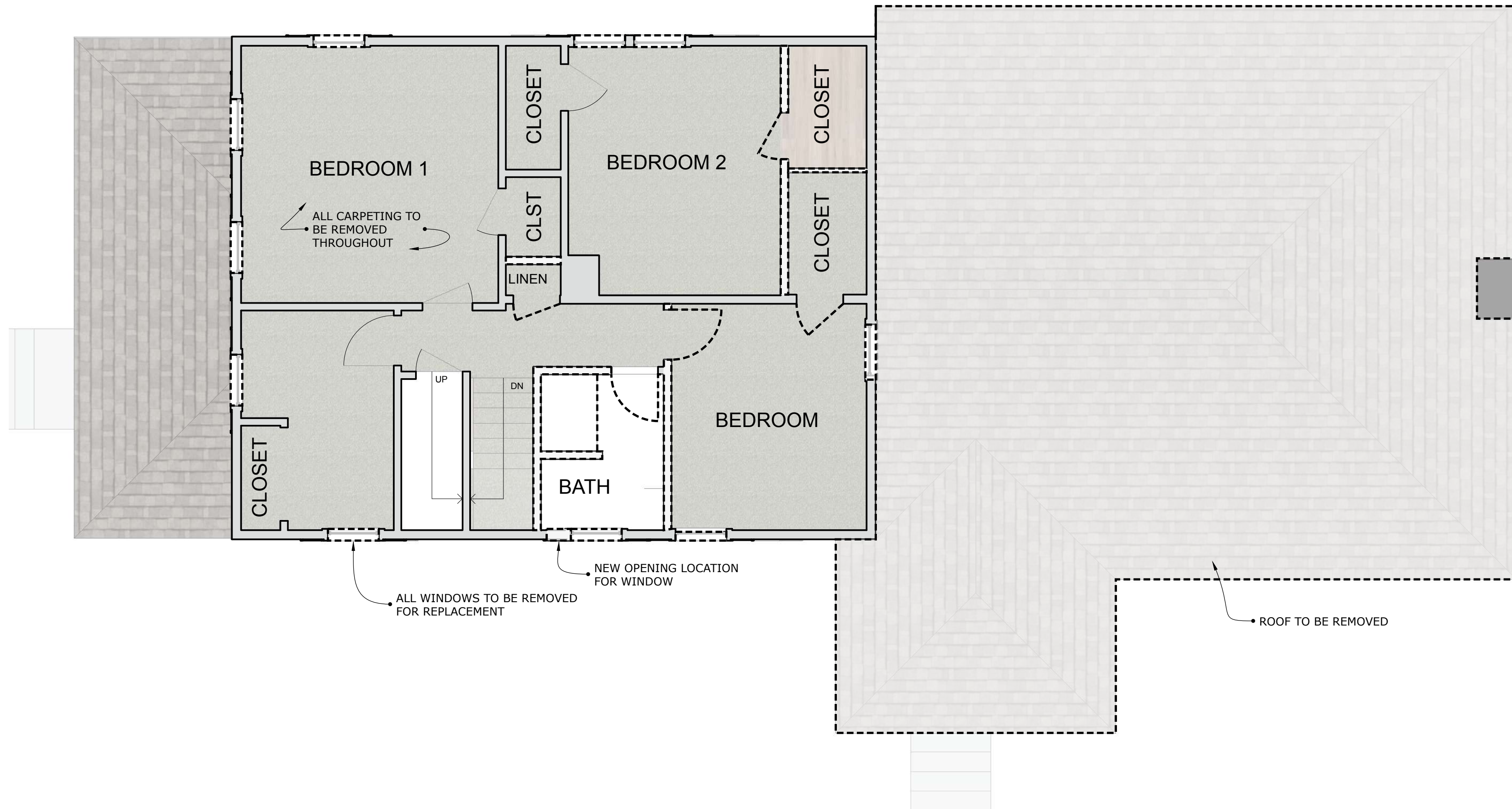


1 EXISTING FIRST FLOOR PLAN




	CONSULTANTS: 42 Madison Street Newburyport, MA 978.914.1900	BARBER/POLDRACK RESIDENCE 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	NO.	DESCRIPTION	DATE	SCALE: 1/4" = 1'-0"	<b>A.3</b>
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KEY  
 TO BE DEMOLISHED   
 EXISTING WALLS 

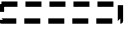



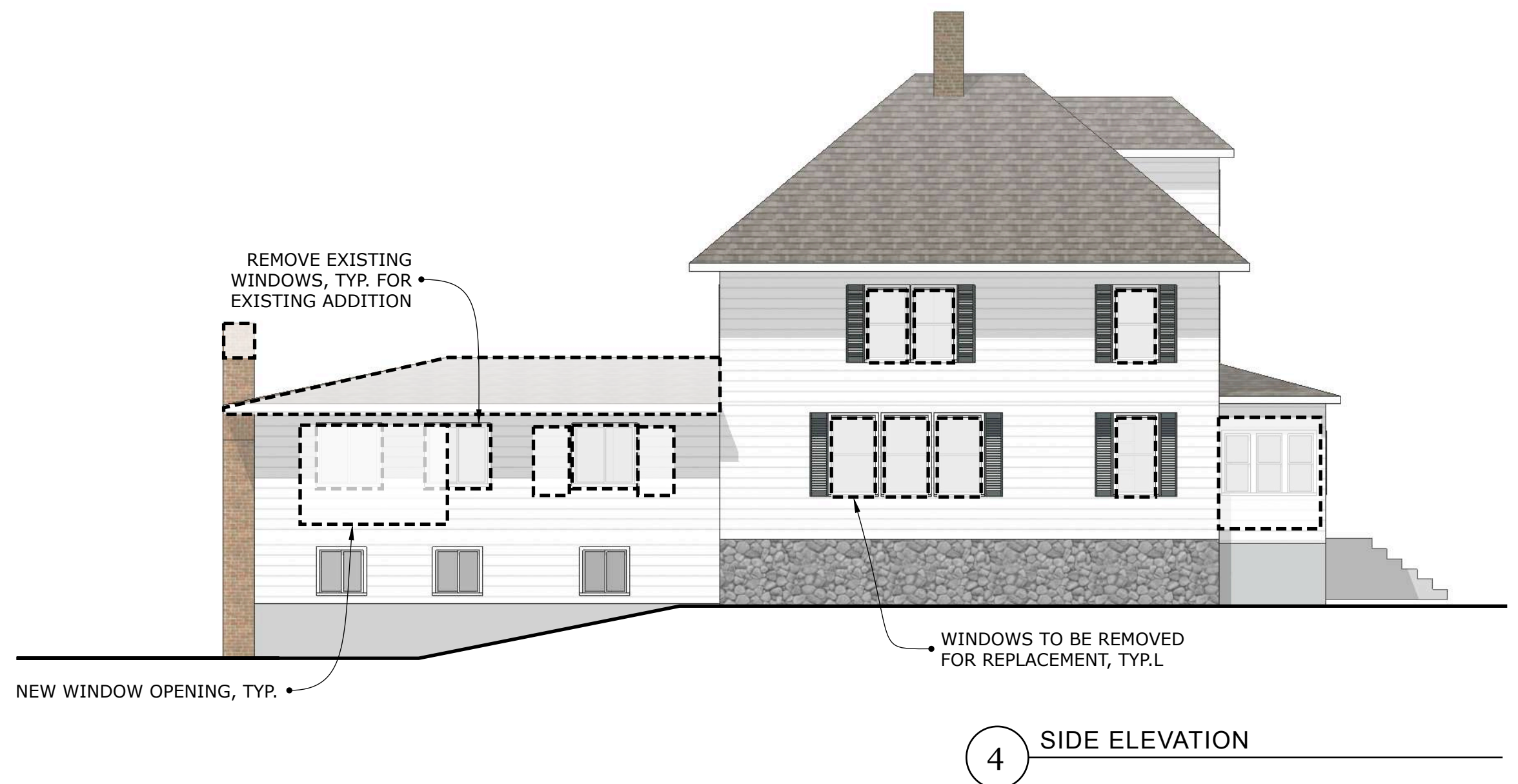
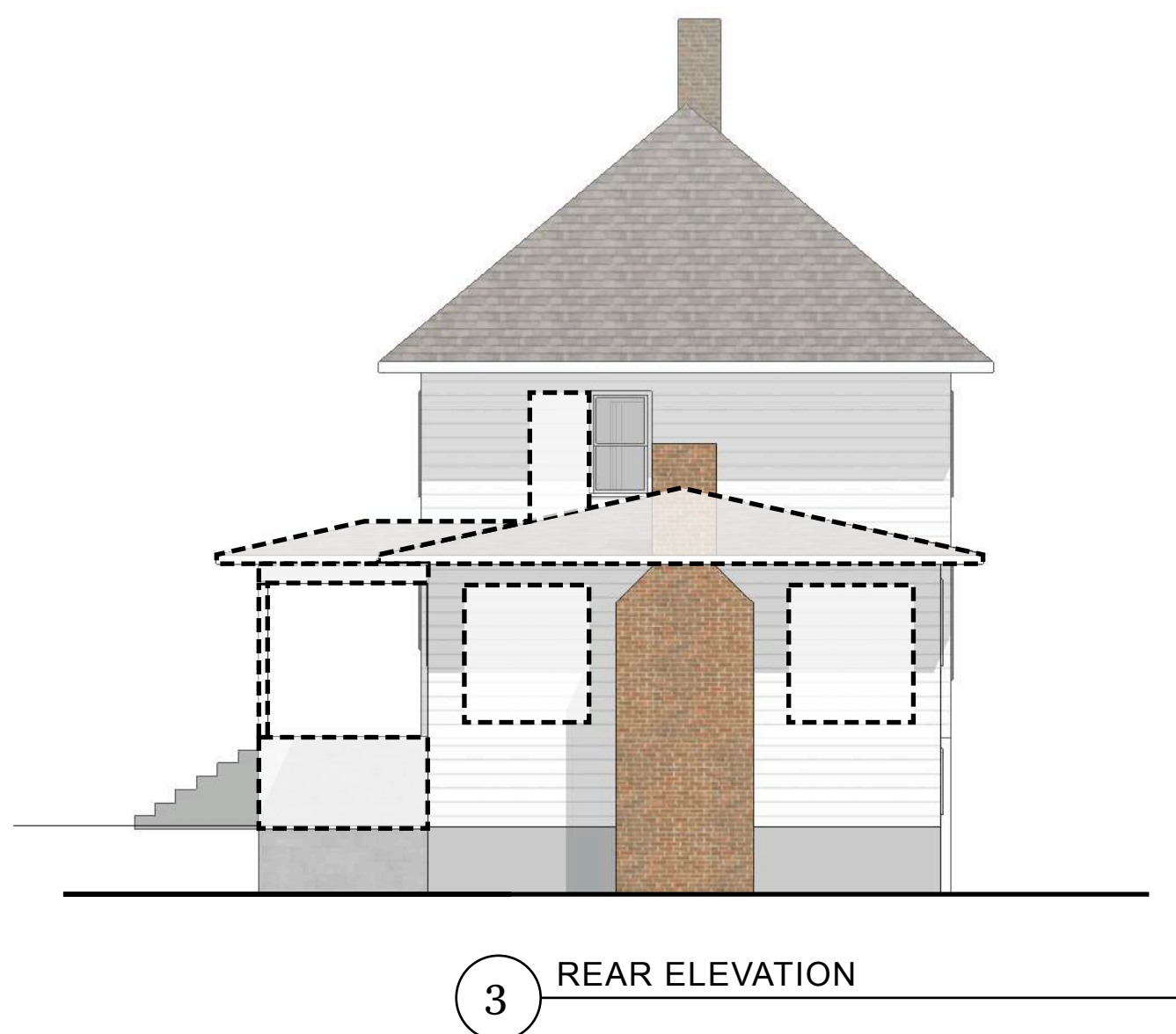
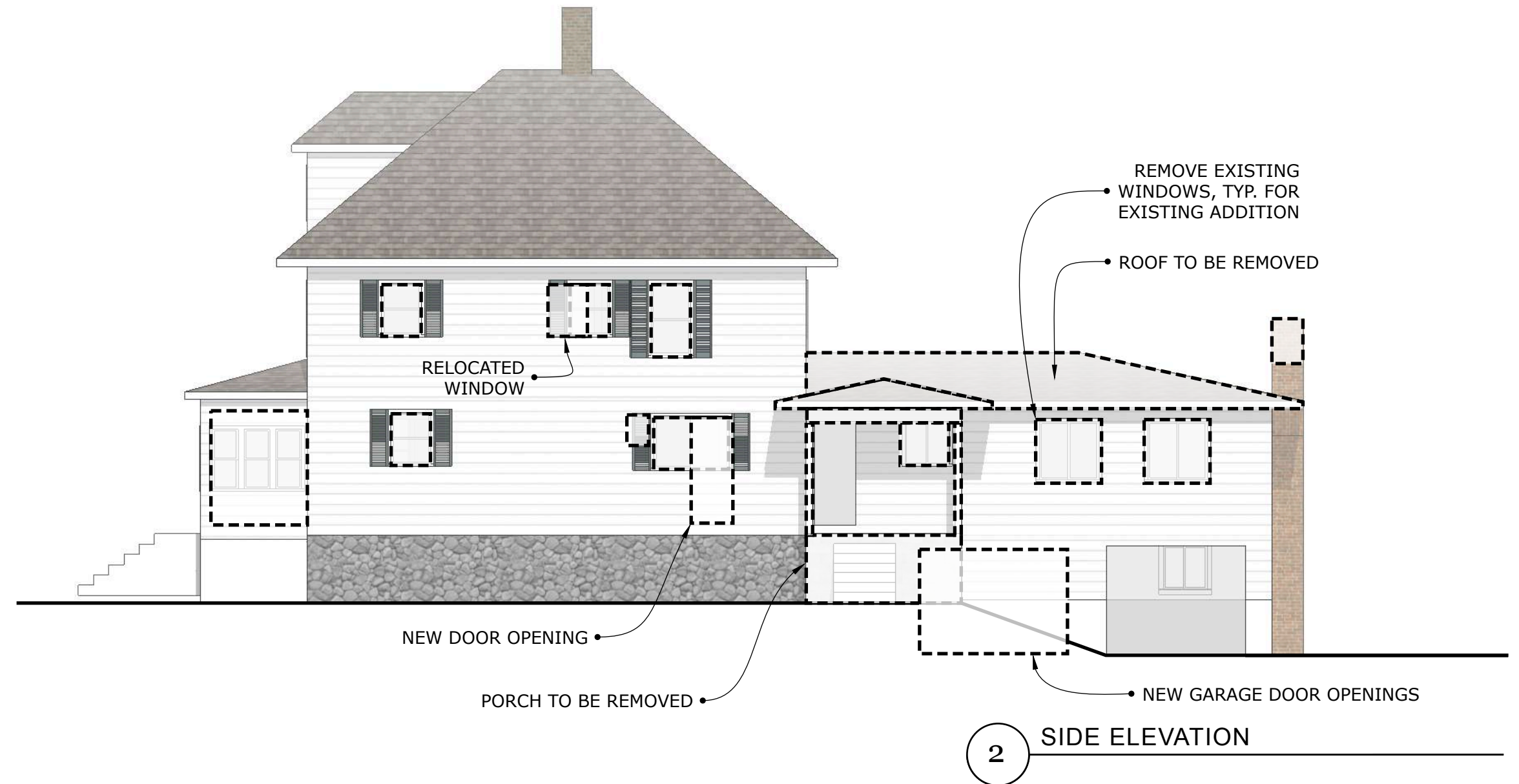
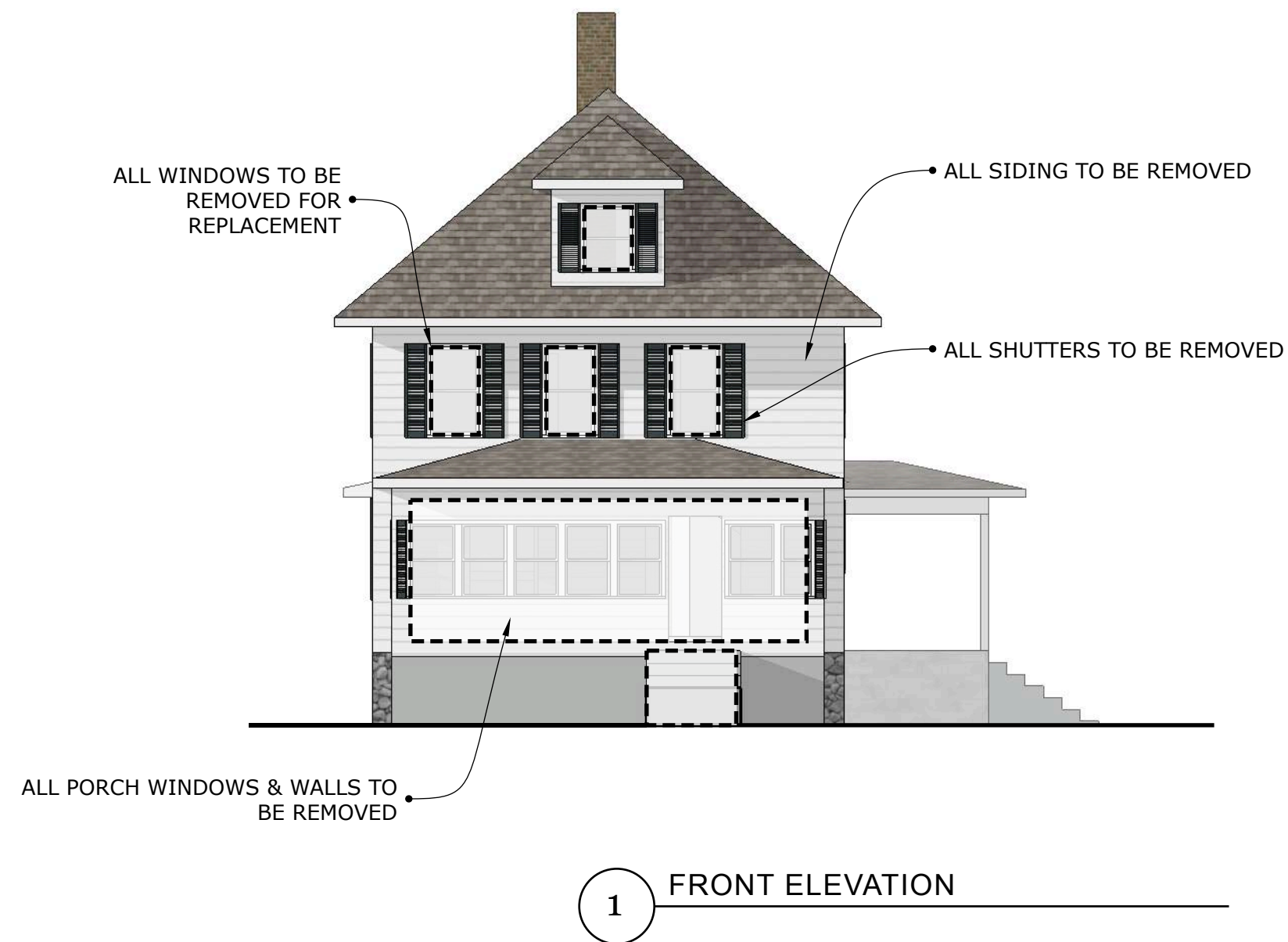
1 EXISTING SECOND FLOOR PLAN




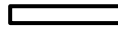

	42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:	BARBER/POLDRACK RESIDENCE 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	NO:	DESCRIPTION	DATE	SCALE: 1/4" = 1'-0"	<b>A.4</b>

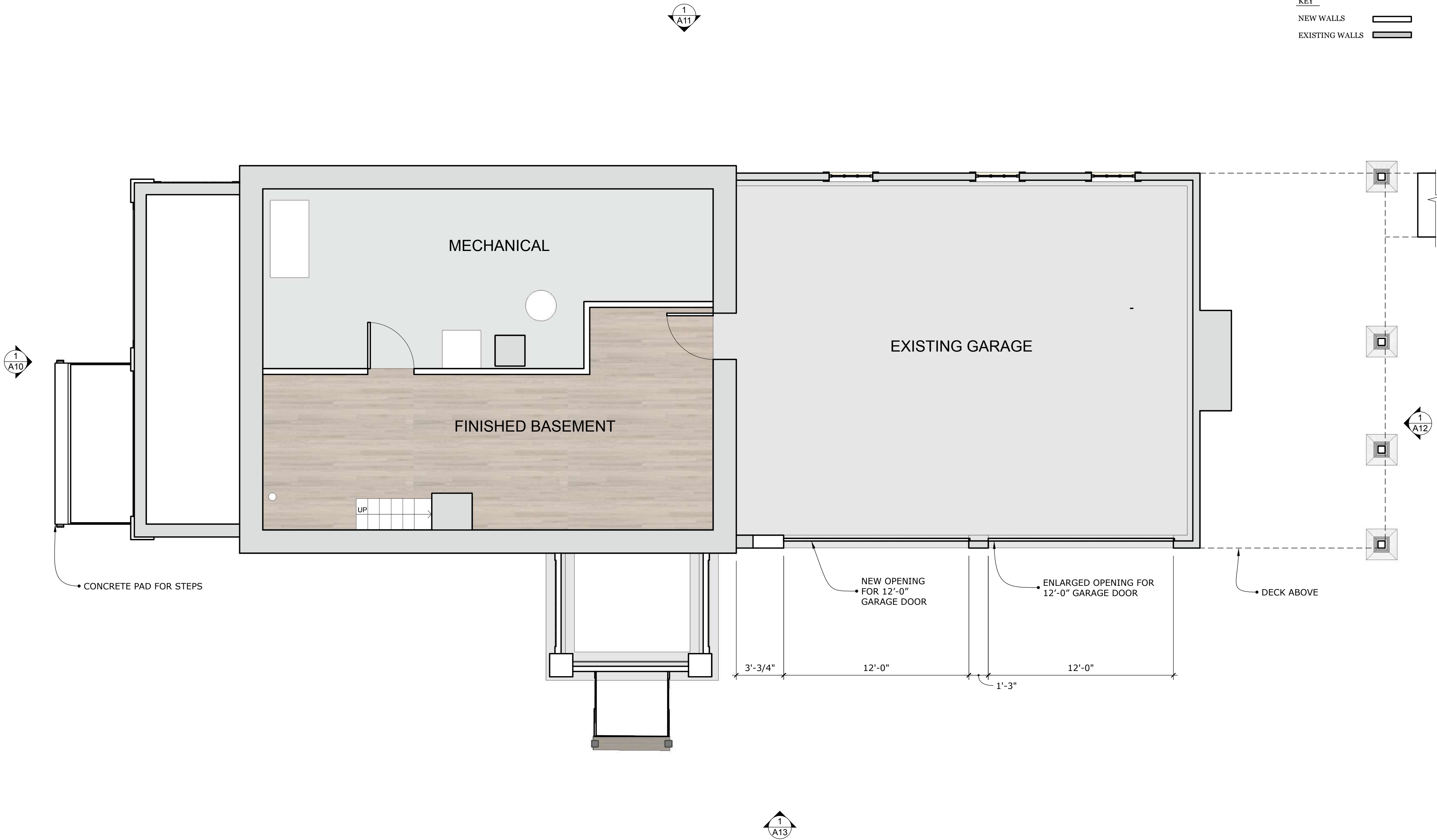


KEY  
 TO BE DEMOLISHED   
 EXISTING WALLS 




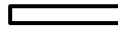

	42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:	<b>BARBER/POLDRACK RESIDENCE</b> 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	DATE													SCALE: 1/8" = 1'-0"	<b>A.5</b>
		NO.		DESCRIPTION		DATE																
ISSUE DATE: HIST COMM 12-12-2022	DRAWING: EXISTING EXTERIOR ELEVATIONS																					

KEY  
 NEW WALLS   
 EXISTING WALLS 




1 BASEMENT FLOOR PLAN  


	CONSULTANTS:  	BARBER/POLDRACK RESIDENCE 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	NO.	DESCRIPTION	DATE	SCALE: 1/4" = 1'-0"	<b>A.6</b>
							ISSUE DATE: HIST COMM 12-12-2022	
						DRAWING: PROPOSED FLOOR PLANS		



KEY  
 NEW WALLS   
 EXISTING WALLS 



1 FIRST FLOOR PLAN  
 0 5' 10'  


	42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:	<b>BARBER/POLDRACK RESIDENCE</b> 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	NO.	DESCRIPTION	DATE	SCALE: 1/4" = 1'-0"	<b>A.7</b>
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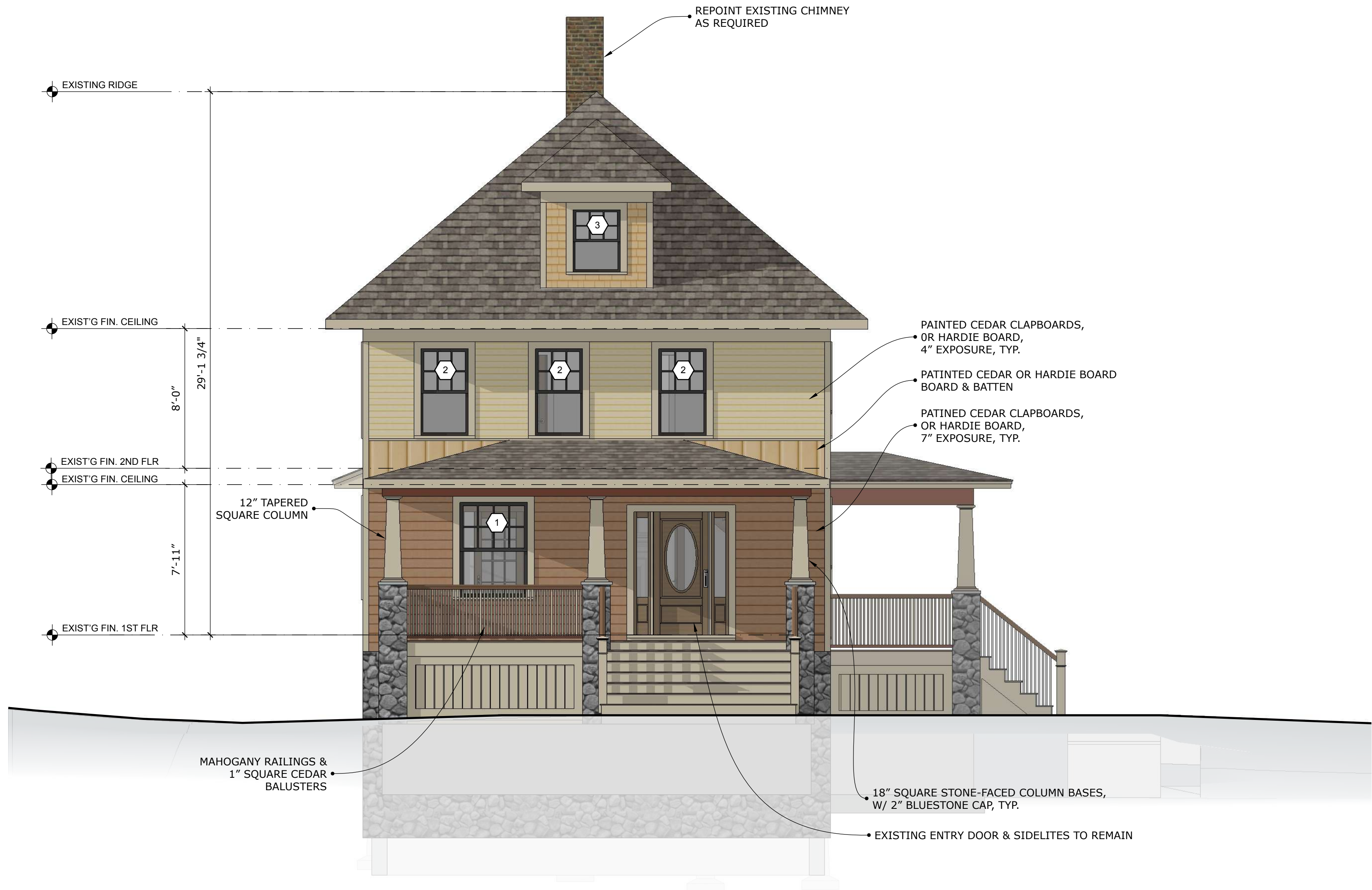
KEY  
 NEW WALLS   
 EXISTING WALLS 



1 ATTIC FLOOR PLAN



	42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:	BARBER/POLDRACK RESIDENCE 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	NO:	DESCRIPTION	DATE	SCALE: 1/4" = 1'-0"	<b>A.9</b>
								DRAWING: PROPOSED FLOOR PLANS	



1 NORTH ELEVATION

	42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:	<b>BARBER/POLDRACK RESIDENCE</b> 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	NO:	DESCRIPTION:	DATE:	SCALE: 1/4" = 1'-0"	<b>A.10</b>
						ISSUE DATE: HIST COMM 12-12-2022			
						DRAWING: PROPOSED EXTERIOR ELEVATIONS			



1 WEST ELEVATION

	42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:	<b>BARBER/POLDRACK RESIDENCE</b> 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	DATE										SCALE: 1/4" = 1'-0"	<b>A.11</b>
		NO.		DESCRIPTION		DATE													
ISSUE DATE: HIST COMM 12-12-2022																			
DRAWING: PROPOSED EXTERIOR ELEVATIONS																			



MATCH  
EXISTING  
PITCH

MAHOGANY RAILINGS &  
1" SQUARE CEDAR  
BALUSTERS

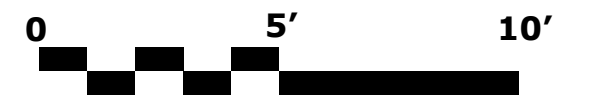
1 SOUTH ELEVATION


	42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:	BARBER/POLDRACK RESIDENCE 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	NO:	DESCRIPTION	DATE	SCALE: 1/4" = 1'-0"	<h1>A.12</h1>
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								DRAWING: PROPOSED EXTERIOR ELEVATIONS	





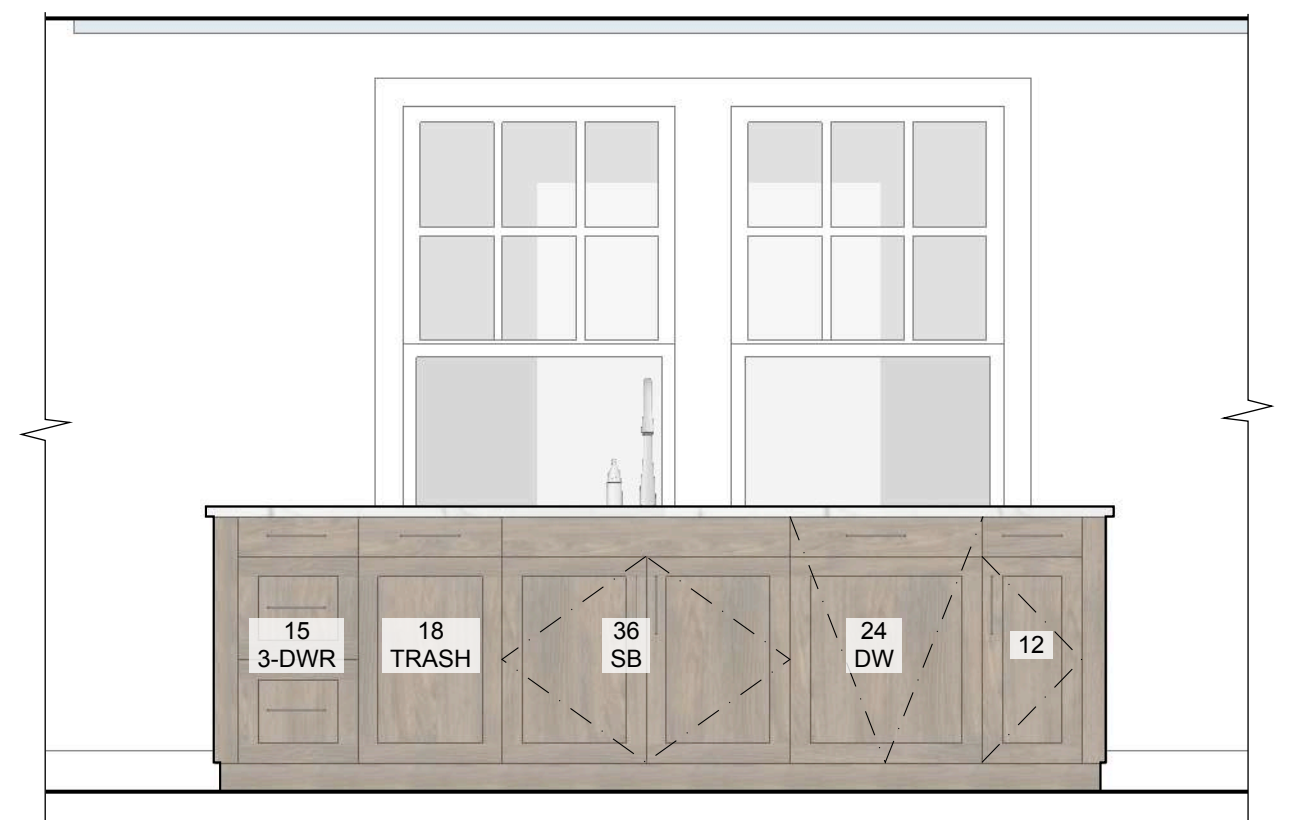
1 EAST ELEVATION



	42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:	BARBER/POLDRACK RESIDENCE 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	DATE													SCALE: 1/4" = 1'-0"	<b>A.13</b>
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ISSUE DATE:	HIST COMM 12-12-2022																					
DRAWING:	PROPOSED EXTERIOR ELEVATIONS																					



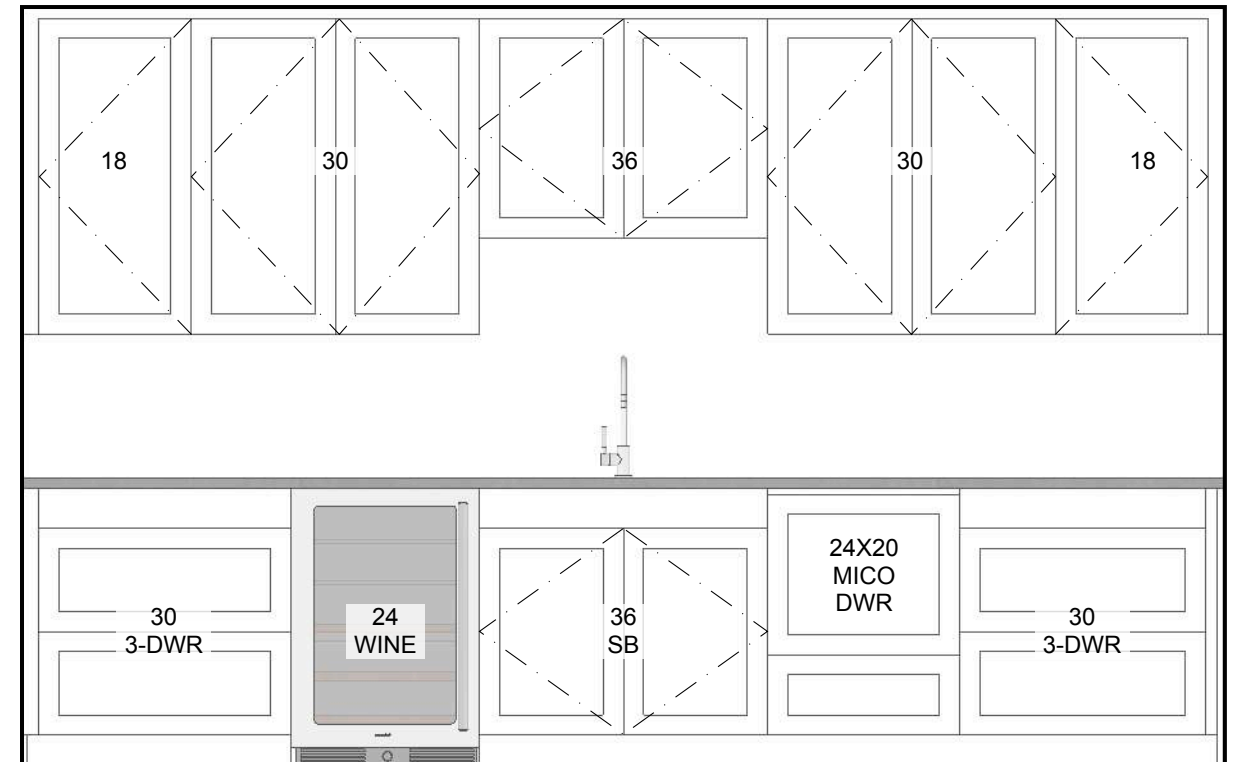
1 KITCHEN RANGE WALL



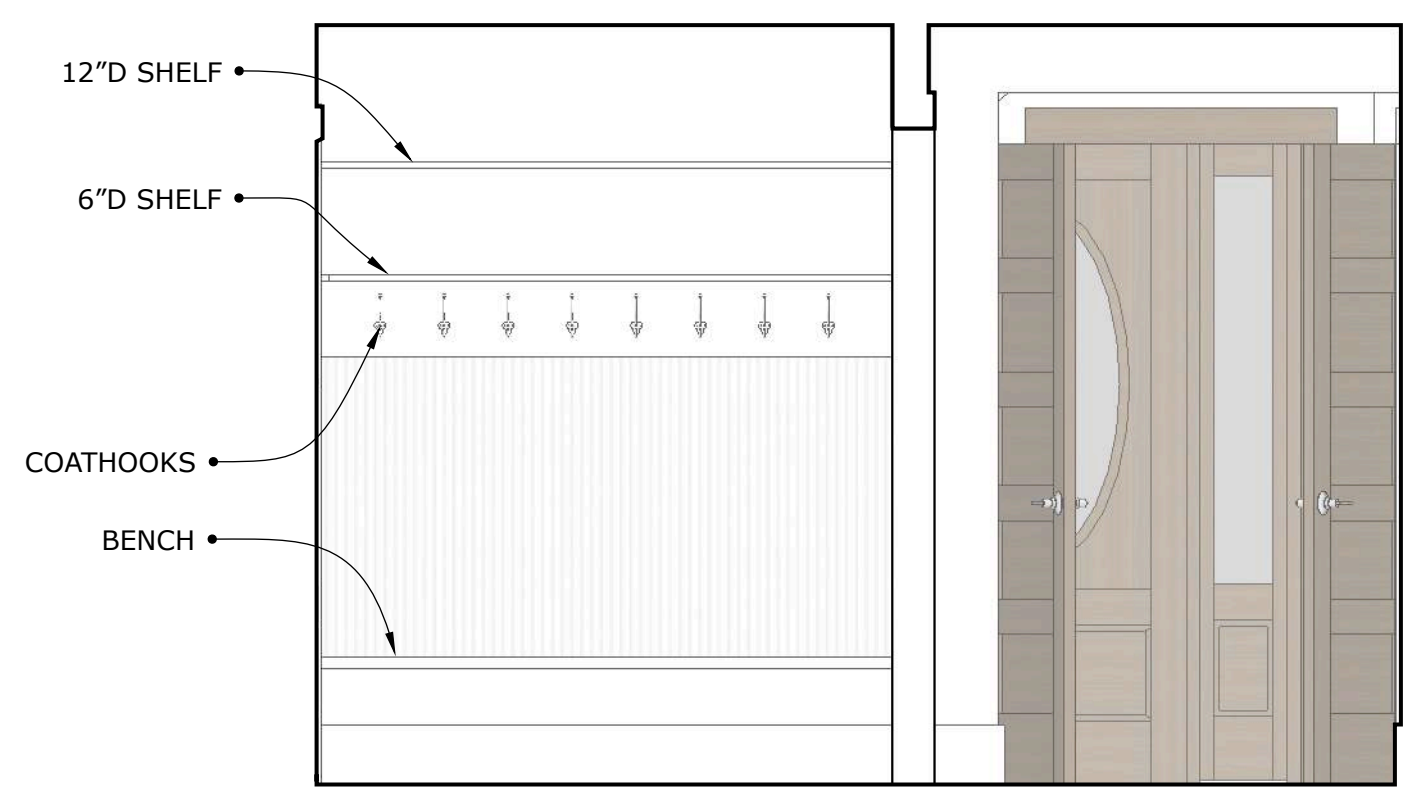
2 KITCHEN ISLAND



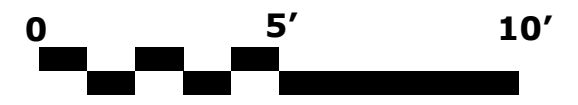
3 KITCHEN ISLAND



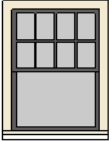
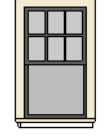

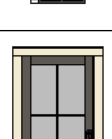

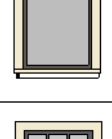
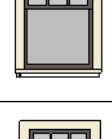
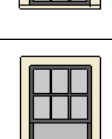


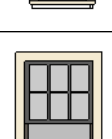
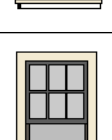
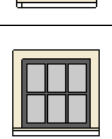
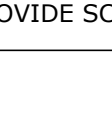
4 PANTRY



5 MUD ROOM




WINDOW SCHEDULE

#	WINDOW		TYPE	MANUF. #	R.O. (W X H)	LITES	GLAZING	NOTES
1		MARVIN	'ELEVATE' DOUBLE HUNG INSERT REPLACEMENT	REPLACEMENT	3'-9" X 5'-4" (V.I.F.)	8/1	LOW-E W/ ARGON	FIELD VERIFY EXISTING ROUGH OPENING
2		MARVIN	'ELEVATE' DOUBLE HUNG INSERT REPLACEMENT	REPLACEMENT	2'-8" X 4'-11" (V.I.F.)	6/1	LOW-E W/ ARGON	FIELD VERIFY EXISTING ROUGH OPENING
3		MARVIN	'ELEVATE' DOUBLE HUNG INSERT REPLACEMENT	REPLACEMENT	2'-8" X 3'-8"	6/1	LOW-E4 W/ ARGON	FIELD VERIFY EXISTING ROUGH OPENING
4		MARVIN	ELEVATE AWNING	ELAWN2427	2'-3 5/8" X 2'-1"	4	LOW-E W/ ARGON	VERIFY TEMPERED GLASS
5		SIMPSON	FIR ENTRY DOOR W/ 3/4 GLAZING 1 3/4"	7504	2'-8" X 6'-8"	4	LOW-E W/ ARGON	
6		MARVIN	'ELEVATE' TOP SASH COTTAGE DOUBLE HUNG	ELDH3676	3'-0 1/2" X 6'-4 1/4"	6/1	LOW-E W/ ARGON	TRIPLE STUD POCKET @ ASSEMBLIES, TEMPERED GLASS
7		MARVIN	'ELEVATE' DOUBLE HUNG	ELD3664	3'-0 1/2" X 5'-4 1/4"	6/1	LOW-E4 W/ ARGON	TRIPLE STUD POCKET @ ASSEMBLIES
8		MARVIN	ELEVATE AWNING	ELAWN3327	2'-9" X 2'-3 5/8"	6	LOW-E4 W/ ARGON	STUD POCKET DETERMINED BY WALL WIDTH
9		MARVIN	'ELEVATE' DOUBLE HUNG	ELDH3256	2'-8 1/2" X 4'-8 1/4"	6/1	LOW-E4 W/ ARGON	TRIPLE STUD POCKET @ ASSEMBLIES
10		MARVIN	'ELEVATE' INSWING FRENCH DOOR	ELIFD6070XX	6'-0" X 7'-2 1/2"	4	LOW-E4 W/ ARGON	HARDWARE: SATIN NICKEL HINGES & SATIN NICKEL 'NORTHFIELD' KEYED DOOR HANDLES, NOTE DIVIDED LIGHT PATTERN
11		MARVIN	'ELEVATE' DOUBLE HUNG	ELDH2648	2'-2 1/2" X 4'-0 1/4"	4/1	LOW-E4 W/ ARGON	
12		MARVIN	'ELEVATE' DOUBLE HUNG INSERT REPLACEMENT	REPLACEMENT	3'-0 1/2" X 5'-4" (V.I.F.)	6/1	LOW-E4 W/ ARGON	FIELD VERIFY EXISTING ROUGH OPENING
13		MARVIN	'ELEVATE' DOUBLE HUNG INSERT REPLACEMENT	REPLACEMENT	2'-8" X 5'-4" (V.I.F.)	6/1	LOW-E4 W/ ARGON	FIELD VERIFY EXISTING ROUGH OPENING
14		MARVIN	'ELEVATE' AWNING	ELAWN3335	2'-9" X 2'-11 5/8"	6	LOW-E4 W/ ARGON	FIELD VERIFY EXISTING ROUGH OPENING


FIELD VERIFY ALL EXISTING OPENINGS. ALL WINDOWS AND DOORS TO BE "BRONZE" EXTERIOR, " AND PRIMED WHITE ON INTERIOR. SATIN NICKEL SASH LOCK AND TILT LATCH. BRIGHT VIEW SCREENS PROVIDE SCREENS FOR ALL WINDOWS & DOORS. PROVIDE SIMULATED DIVIDED LITE WITH SPACER BAR (SDL)

PROGRESS

	42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:  <b>BARBER/POLDRACK RESIDENCE</b> <b>28 NEW CASTLE AVE.</b> <b>PORTSMOUTH, NH</b>	SEAL:	NO.	DESCRIPTION	DATE	SCALE: NTS	A.15
							ISSUE DATE: HIST COMM 12-12-2022	
							DRAWING: SCHEDULES	




1 FIRST FLOOR INTERIOR PERSPECTIVE

	42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:	BARBER/POLDRACK RESIDENCE 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	NO.	DESCRIPTION	DATE	SCALE: NTS	<b>A.16</b>
						ISSUE DATE: HIST COMM 12-12-2022			
						DRAWING: PROPOSED INTERIOR PERSPECTIVES			



1 SECOND FLOOR INTERIOR PERSPECTIVE

	42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:	<b>BARBER/POLDRACK RESIDENCE</b> <b>28 NEW CASTLE AVE.</b> <b>PORTSMOUTH, NH</b>	SEAL:	NO.	DESCRIPTION	DATE	SCALE: NTS	<b>A.17</b>
					ISSUE DATE: HIST COMM 12-12-2022	DRAWING: PROPOSED INTERIOR PERSPECTIVES			



LOOKING EAST ON NEW CASTLE AVE



LOOKING WEST ON NEW CASTLE AVE



FRONT, NORTH



NORTH WEST CORNER



WEST SIDE



SOUTH WEST CORNER



REAR, SOUTH



EAST SIDE



42 Madison Street  
Newburyport, MA  
978.914.1900

CONSULTANTS:

BARBER/POLDRACK RESIDENCE  
28 NEW CASTLE AVE.  
PORTSMOUTH, NH

SEAL:

NO.	DESCRIPTION	DATE

SCALE:  
NTS  
ISSUE DATE:  
HIST COMM 12-12-2022  
DRAWING:

EXISTING  
PHOTOS

## LU-22-215

Land Use Application

**Status:** Active

**Date Created:** Oct 30, 2022

### Applicant

Ryan Baker  
ryanjbaker@gmail.com  
44 Gardner Street  
Portsmouth, NH 03801  
603-498-1686

### Primary Location

44 GARDNER ST  
Portsmouth, NH 03801

### Owner:

BAKER RYAN & KAREN E  
44 GARDNER ST PORTSMOUTH, NH 03801

### Applicant Information

**Please indicate your relationship to this project**

A. Property Owner

### Alternative Project Address

Alternative Project Address

--

### Project Type

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

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

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

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

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

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

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

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

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

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

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



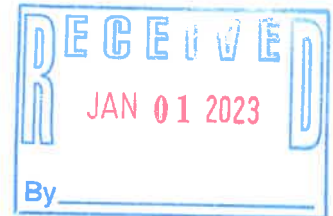
# CITY OF PORTSMOUTH

Community Development Department  
(603) 610-7232

Planning Department  
(603) 610-7216

**PLANNING DEPARTMENT**  
**HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROVAL**

**Date:** December 16, 2011  
**To:** William Jeffery Bolster  
Martha Bolster  
44 Gardner Street  
Portsmouth, NH 03801  
**Re:** 44 Gardner Street



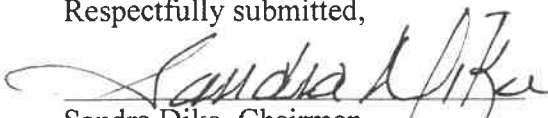
The Historic District Commission considered your proposal at its meeting of December 14, 2011 wherein permission was requested to allow exterior renovations to an existing structure (replace five windows), as per plans on file in the Planning Department.

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

- 1) That the windows will have a 5/8" muntin width.
- 2) That approval is given to replace the remaining windows in the structure provided the same window specifications are used.

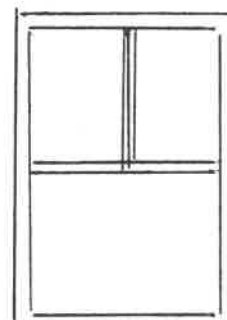
**Please Note:** The minutes and tape recording of the meeting may be reviewed in the Planning Department.

Respectfully submitted,

  
Sandra Dika, Chairman  
Historic District Commission

SD /lg

cc: Richard A. Hopley, Building Inspector  
Rosann Maurice-Lentz, Assessor



Approved  
Style  
(MUNTIN)





Professional ▾



# Fixed Skylight

Curb-Mounted  
FCM

For visually expanding areas in a home with daylight and sky views, the VELUX Fixed Skylight is a perfect choice. Available in curb-mounted installations, and with no designated top, bottom, or sides, they can be installed in any direction to create just the right look. And for a clean, classic look inside and out, this skylight also features a maintenance-free, pre-finished white interior wood frame.

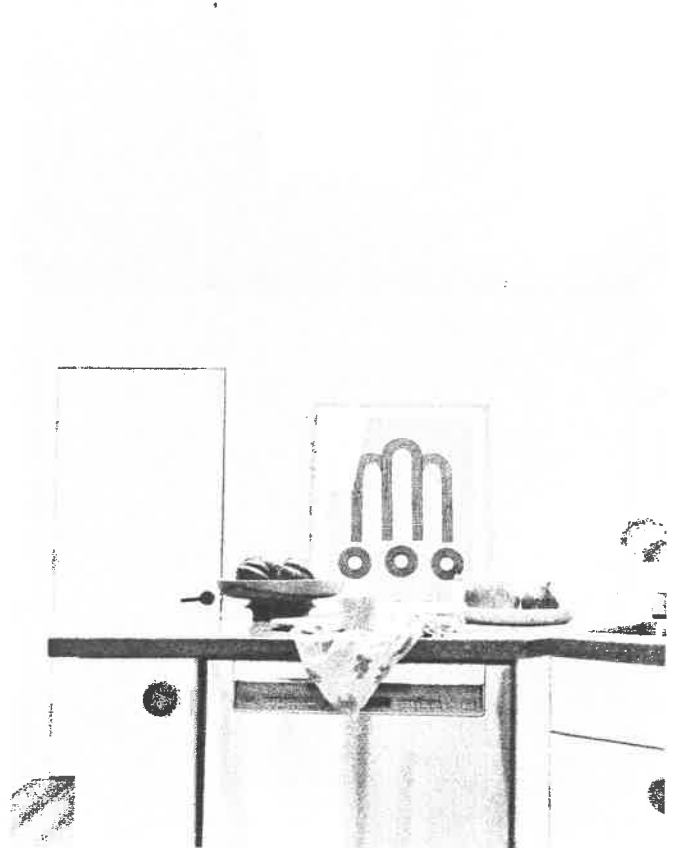
- Available in deck and curb mounted applications
- Maintenance free frame
- No designated top, bottom or sides - can be installed in any direction
- White laminated glass available for applications where diffused lighting is required

[View FCM Technical Resources](#)

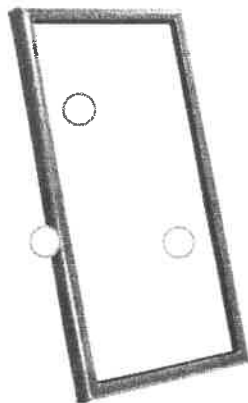
[Download FCM Sell Sheet](#)

[Download Skylight Measurement Guide](#)

[Download Skylight Measurement Guide \(Spanish\)](#)



## Product Details



- 1
- 2
- 3

Clean, Quiet & Safe Glass

Daylight

No Leak Promise

## FCM Skylight Sizes

FCM Size Code

1430 1446 2222 2230 2234 2246 2270 3030 3046 3055 3434 3446 4646 4672



VELUX Fixed Skylight | Curb Mounted Skylights

Inside curb (W"xH")	14 <sup>1</sup> / <sub>2</sub> x 30 <sup>1</sup> / <sub>2</sub>	14 <sup>1</sup> / <sub>2</sub> x 46 <sup>1</sup> / <sub>2</sub>	22 <sup>1</sup> / <sub>2</sub> x 22 <sup>1</sup> / <sub>2</sub>	22 <sup>1</sup> / <sub>2</sub> x 30 <sup>1</sup> / <sub>2</sub>	22 <sup>1</sup> / <sub>2</sub> x 34 <sup>1</sup> / <sub>2</sub>	22 <sup>1</sup> / <sub>2</sub> x 46 <sup>1</sup> / <sub>2</sub>	22 <sup>1</sup> / <sub>2</sub> x 70 <sup>1</sup> / <sub>2</sub>	30 <sup>1</sup> / <sub>2</sub> x 30 <sup>1</sup> / <sub>2</sub>	30 <sup>1</sup> / <sub>2</sub> x 46 <sup>1</sup> / <sub>2</sub>	30 <sup>1</sup> / <sub>2</sub> x 55 <sup>1</sup> / <sub>2</sub>	34 <sup>1</sup> / <sub>2</sub> x 34 <sup>1</sup> / <sub>2</sub>	34 <sup>1</sup> / <sub>2</sub> x 46 <sup>1</sup> / <sub>2</sub>	46 <sup>1</sup> / <sub>2</sub> x 46 <sup>1</sup> / <sub>2</sub>	46 <sup>1</sup> / <sub>2</sub> x 72 <sup>1</sup> / <sub>2</sub>
Outside curb (W"xH")	17 <sup>1</sup> / <sub>2</sub> x 33 <sup>1</sup> / <sub>2</sub>	17 <sup>1</sup> / <sub>2</sub> x 49 <sup>1</sup> / <sub>2</sub>	25 <sup>1</sup> / <sub>2</sub> x 25 <sup>1</sup> / <sub>2</sub>	25 <sup>1</sup> / <sub>2</sub> x 33 <sup>1</sup> / <sub>2</sub>	25 <sup>1</sup> / <sub>2</sub> x 37 <sup>1</sup> / <sub>2</sub>	25 <sup>1</sup> / <sub>2</sub> x 49 <sup>1</sup> / <sub>2</sub>	25 <sup>1</sup> / <sub>2</sub> x 73 <sup>1</sup> / <sub>2</sub>	33 <sup>1</sup> / <sub>2</sub> x 33 <sup>1</sup> / <sub>2</sub>	33 <sup>1</sup> / <sub>2</sub> x 49 <sup>1</sup> / <sub>2</sub>	33 <sup>1</sup> / <sub>2</sub> x 58 <sup>1</sup> / <sub>2</sub>	37 <sup>1</sup> / <sub>2</sub> x 37 <sup>1</sup> / <sub>2</sub>	37 <sup>1</sup> / <sub>2</sub> x 49 <sup>1</sup> / <sub>2</sub>	49 <sup>1</sup> / <sub>2</sub> x 49 <sup>1</sup> / <sub>2</sub>	49 <sup>1</sup> / <sub>2</sub> x 75 <sup>1</sup> / <sub>2</sub>
Maximum skylight clearance (W"xH")	18 <sup>5</sup> / <sub>8</sub> x 34 <sup>5</sup> / <sub>8</sub>	18 <sup>5</sup> / <sub>8</sub> x 50 <sup>5</sup> / <sub>8</sub>	26 <sup>5</sup> / <sub>8</sub> x 26 <sup>5</sup> / <sub>8</sub>	26 <sup>5</sup> / <sub>8</sub> x 34 <sup>5</sup> / <sub>8</sub>	26 <sup>5</sup> / <sub>8</sub> x 38 <sup>5</sup> / <sub>8</sub>	26 <sup>5</sup> / <sub>8</sub> x 50 <sup>5</sup> / <sub>8</sub>	26 <sup>5</sup> / <sub>8</sub> x 74 <sup>5</sup> / <sub>8</sub>	34 <sup>5</sup> / <sub>8</sub> x 34 <sup>5</sup> / <sub>8</sub>	34 <sup>5</sup> / <sub>8</sub> x 50 <sup>5</sup> / <sub>8</sub>	34 <sup>5</sup> / <sub>8</sub> x 59 <sup>5</sup> / <sub>8</sub>	38 <sup>5</sup> / <sub>8</sub> x 38 <sup>5</sup> / <sub>8</sub>	38 <sup>5</sup> / <sub>8</sub> x 50 <sup>5</sup> / <sub>8</sub>	50 <sup>5</sup> / <sub>8</sub> x 50 <sup>5</sup> / <sub>8</sub>	50 <sup>5</sup> / <sub>8</sub> x 76 <sup>5</sup> / <sub>8</sub>

• [View skylight size details](#)

## Flashing systems for FCM skylights

Description	Roofing material	Roof pitch	Product code
Step flashing w/ adhesive underlayment	Asphalt shingles, wood shakes and flat tile	10°-60°	ECL 0000C
High profile flashing w/ adhesive underlayment	Tile	14°-60°	ECW 0000C

[View skylight flashing systems](#)

### Skylight Accessories

VELUX has a range of accessories that can compliment your skylights from blinds to manual rods.

### Maintenance Guide



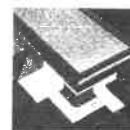
We have handy guides to help you maintain and care for your

### Federal Solar Tax Credit



Find out how to be eligible for a 30% federal tax credit on both

### VELUX Warranty



We have one of the best warranties covering skylights, sun

## VELUX Fixed Skylight



## Reviews

Rating Snapshot

Select a row below to filter reviews.

5 ★	406
4 ★	55
3 ★	5
2 ★	0
1 ★	5

Average Customer Ratings



## Fixed Curb-Mounted Skylight

An economical choice that creates a spacious home filled with natural light, the VELUX Fixed Curb-Mounted Skylight is perfect for visually transforming your space with daylight and sky views. Heavy-duty materials ensure that this fixed skylight is built to withstand anything Mother Nature throws its way.

### Great Applications:

to reach high places, such as attics and basements, that can benefit from daylight.

### FEATURES & BENEFITS

- Clean exterior profile provides natural light without obstructing roofline
- Versatile sizing allows for greater flexibility in positioning options
- Seamlessly pairs with any VELUX shades for optimal light control — select shades can be pre-installed for free
- Flashing kit required for installation
- Eligible for Federal Solar Tax Credit<sup>2</sup> with the addition of Solar Shades

### PRODUCT DETAILS

- **Laminated Low-E Glass:** double-paned argon-gas-filled Low-E glass that provides excellent energy performance for year round comfort. Plus, it includes the added safety of laminated glass, which building codes require for out-of-reach applications.
- **Warranty:** 10-year installation warranty, plus 20 years on glass, 10 years on product, and 5 years on shades and controls.
- Pre-finished white painted frames
- 10 year hail with Clean, Quiet & Safe glass

### OPTIONAL SKYLIGHT UPGRADES

- Impact Glass<sup>1</sup>
- Snowload Glass<sup>2</sup>
- Copper Cladding<sup>3</sup>
- Stain Grade Wood Interior
- Available in Custom Sizes

<sup>1</sup>Eligible for Federal Solar Tax Credit with pre-installed solar shades. <sup>2</sup>For more information visit:

<sup>3</sup>Select sizes

## Example porches & decks







EXISTING REAR ELEVATION



VEWS FROM HUNKING



& MECHANIC STREET

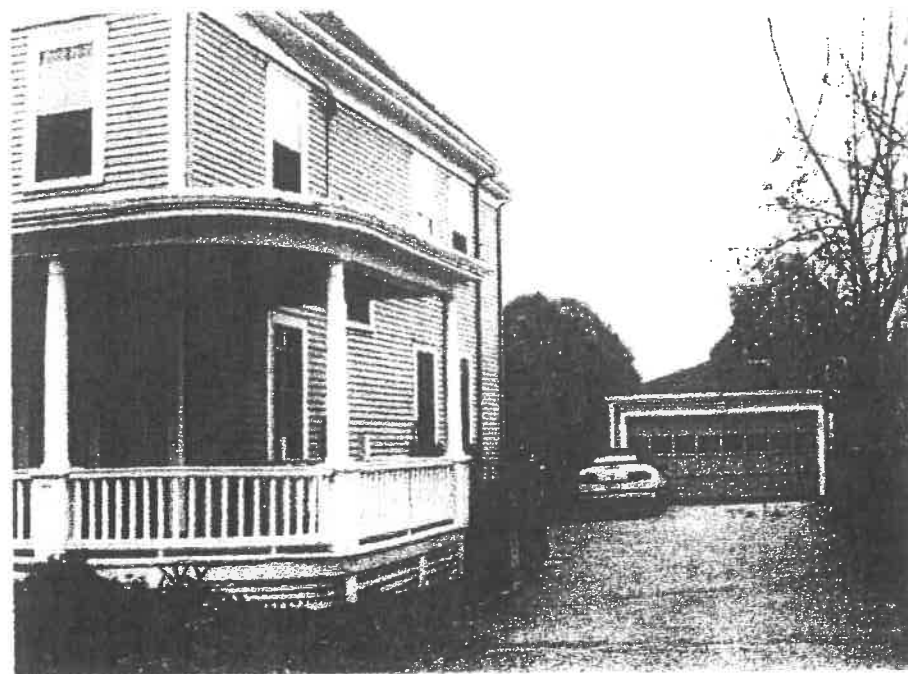
REAR ELEVATION  
SCALE: 3/16" = 1'-0"

LEFT SIDE ELEVATION AT SUNROOM  
SCALE: 3/16" = 1'-0"

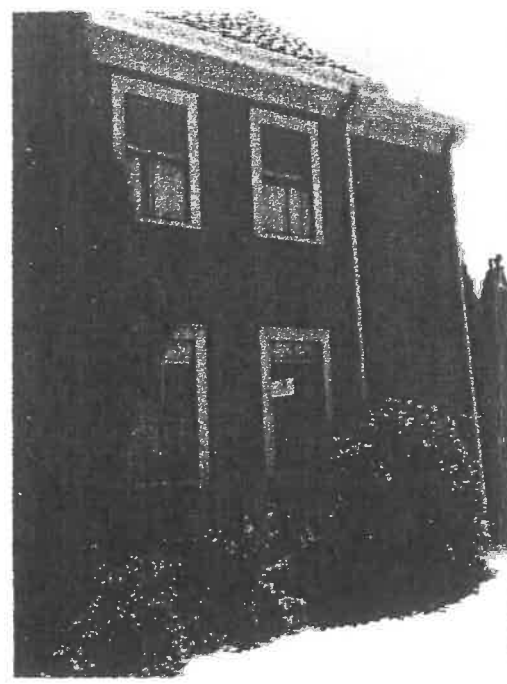


DEC 2022  
BAKER  
44 GARDNER  
SUNROOM ADDITION

RECEIVED  
JAN 01 2023  
By 945



DRIVEWAY ELEVATION FROM 1998



DRIVEWAY ELEVATION

### WINDOW SCHEDULE

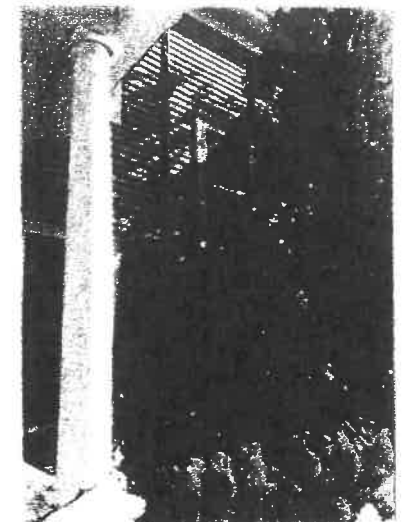
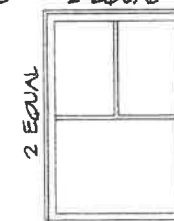
SYM.	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
⬡	UDHG2 2826	2/1	2' 10 1/4" X 5' 0"	MARVIN INC., CLAD DOUBLEHUNG NG, 7/8" SDL w/ Low E Glazing, Cladding - 'Stone White' Hardware to be chosen by Owner.	4
⬢	UDHG2 2820	2/1	2' 10 1/4" X 4' 0"	DITTO	2
⬢	UDHG2 Match Exist.	2/1	Match Existing	DITTO, In Existing Wall	7
⬢	Velux FCM	1	30.5" X 46.5"	Velux skylight with tempered low-e	1

### EXTERIOR DOOR SCHEDULE

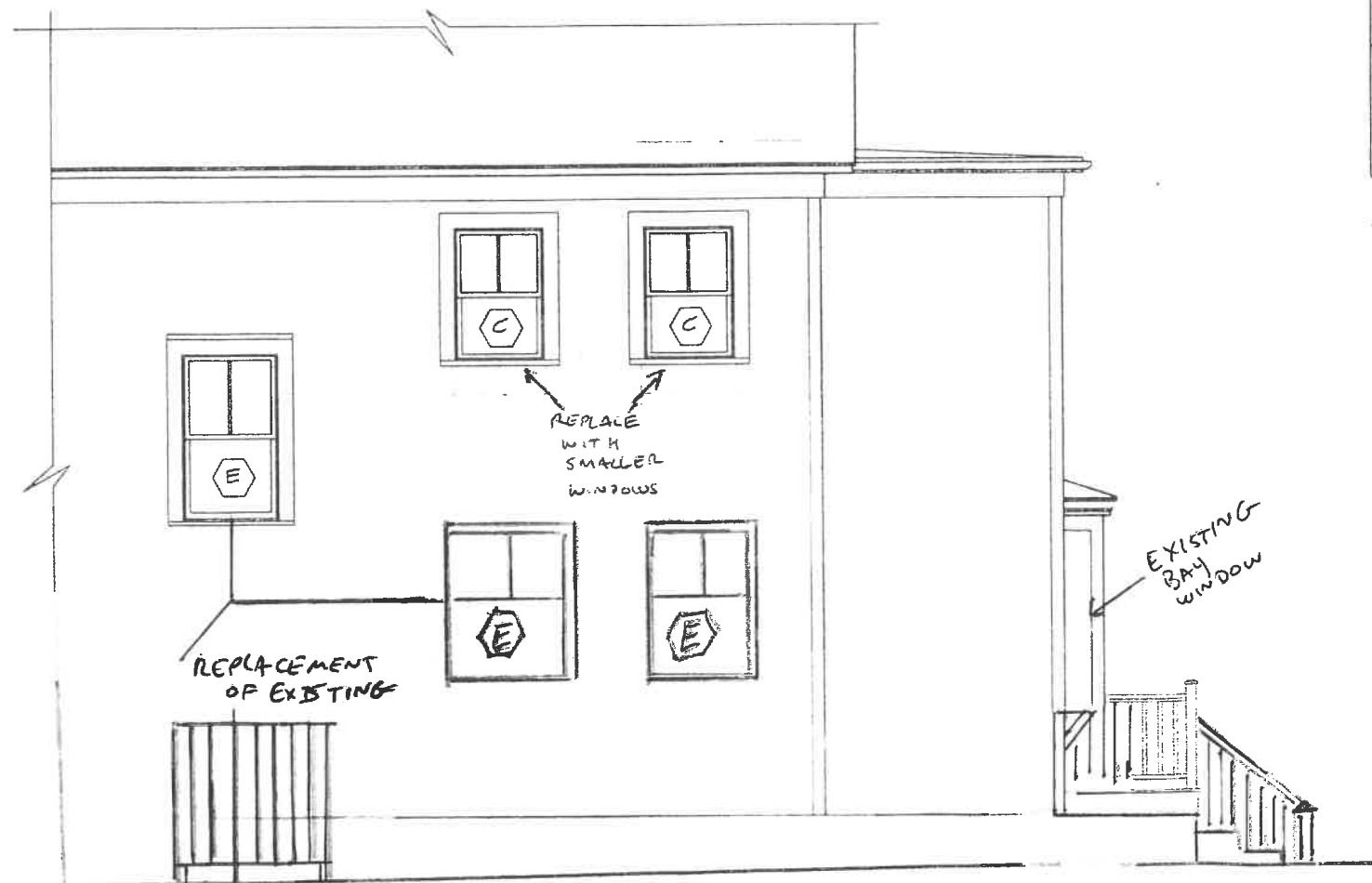
SYM.	UNIT/SIZE	LITES	ROUGH OPNG.	REMARKS	QUAN.
⊙	CUIFD 5470 OX	6	42 5/8" X 86 1/2"	MARVIN INC., CLAD INSWING FRENCH DOOR, 7/8" sdl w/ Low E Glazing, Cladding - 'White Ebony' Hardware to be chosen by Owner.	2

### WINDOW - EXT. DOOR NOTES

- SUBMIT FINAL WINDOW/DOOR ORDER & SHOP DRAWINGS TO ARCHITECT FOR APPROVAL BEFORE ORDERING
- TYPE 1, 7/8" SOLS 2 EQUAL



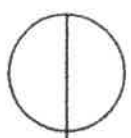
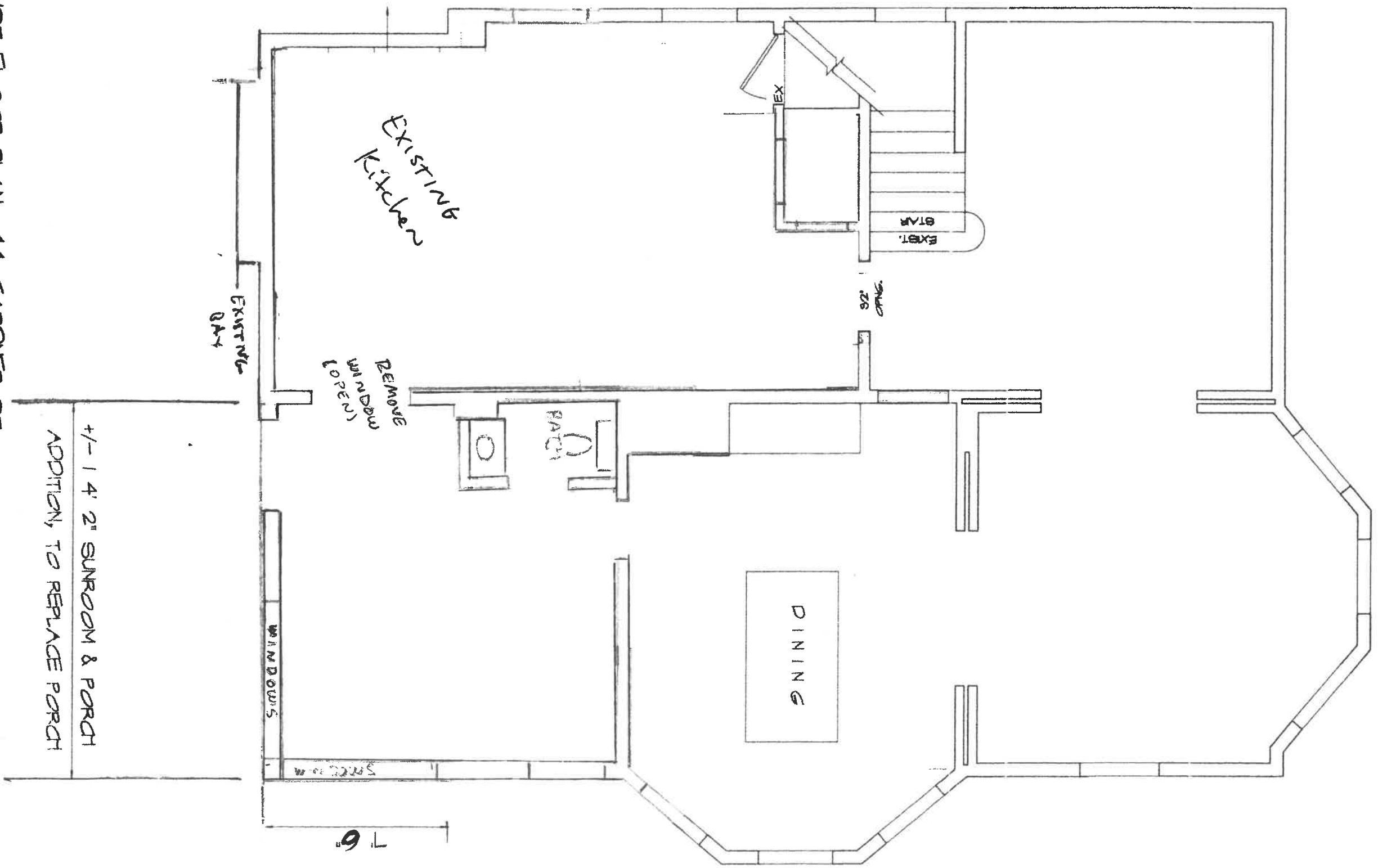
STAR WINDOW WITH HEATPUMP LOCATION BELOW



RIGHT SIDE ELEVATION AT DRIVEWAY  
SCALE: 3/16" = 1'-0"



BAKER  
44 GARDNER  
SUNROOM ADDITION



1ST FLOOR PLAN 44 GARDNER ST.  
 SCALE: 3/16" = 1'-0"

+/- 14' 2" SUNROOM & PORCH  
 ADDITION, TO REPLACE PORCH

EXISTING  
 QM

WINDOWS

SPRINKLER

7' 6"

REMOVE  
 WINDOW  
 (OPEN)

EXISTING  
 Kitchen

BATH

DINING

STAIR

EXIST.  
 STAIR

EX



BAKER 44 GARDNER

GARDNER

STREET



LOT AREA 6545 SF

ALLOWABLE LOT COVERAGE 30%

EXISTING LOT COVERAGE

ADENCE	EXISTING	PROPOSED
FRONT PORCH	1121 SF	1121 SF
REAR PORCH	306 SF	306 SF
KITCHEN BAY	60 SF	35 SF
STEPS OVER 18"	8 SF	35 SF
GARAGE	533 SF	533 SF
SHED	80 SF	80 SF
<b>PROPOSED LOT COVERAGE</b>	<b>2137 SF (32.6%)</b>	

EX. RESIDENCE 1121 SF  
 EX. FRONT PORCH 306 SF  
 EX. FRONT STEPS OVER 18" 35 SF  
 EX. GARAGE 533 SF  
 EX. SHED 80 SF  
 SHED TO REAR PORCH 108 SF  
 NEW Landings / Steps over 18" 33 SF

2216 SF (33.8%)



PROPOSED LOT PLAN  
 SCALE: 1" = 10'-0"

MAP 103 LOT 42  
 GENERAL RESIDENCE A (GRA)



**ARDNER S. TEET**



**2020  
\* APPROVED  
PLANS**

**RECEIVED**  
By \_\_\_\_\_

LOT AREA	6545 SF
ALLOWABLE LOT COVERAGE	30%
EXISTING LOT COVERAGE	
RESIDENCE	12 SF
FRONT PORCH	306 SF
REAR PORCH	60 SF
KITCHEN DAY	8 SF
STEPS OVER 18"	35 SF
GARAGE	533 SF
STED	80 SF
<b>TOTAL</b>	<b>2137 SF (32.6%)</b>
PROPOSED LOT COVERAGE	
EX. RESIDENCE	12 SF
EX. FRONT PORCH	306 SF
EX. FRONT STEPS OVER 18"	35 SF
EX. GARAGE	533 SF
EX. STED	80 SF
EXPANDED KITCHEN DAY	13 SF
SUNROOM TO REPLACE PORCH	100 SF
NEW LANDING & STEPS OVER 18"	33 SF
<b>TOTAL</b>	<b>2222 SF (33.9%)</b>

**HISTORIC DISTRICT COMMISSION**  
Approved (date of meeting) 7/11/2020  
As Advertised \_\_\_\_\_ As Presented   
w/Stipulations \_\_\_\_\_ Signed (I.G.)  
**PROPOSED LOT PLAN**  
SCALE: 1" = 10'-0"

MAP 103 LOT 42  
GENERAL RESIDENCE A (GRA)

Project #1906  
Date 2/21/20  
REV. 6/8/20

**ANNE WHITNEY ARCHITECT**  
VES RESIDENCE  
44 GARDNER ST, PORTSMOUTH, NH

MARVIN  
DOUBLE HUNG G2

MARVIN

1-9 3/4 (552)  
1-10 1/4 (555)  
1-9 1/4 (540)  
14 4/84 (347)

2-1 3/4 (654)  
2-2 1/4 (667)  
2-1 1/4 (641)  
18 4/84 (476)

2-5 3/4 (756)  
2-6 1/4 (769)  
2-5 1/4 (743)  
22 4/84 (577)

2-7 3/4 (806)  
2-8 1/4 (819)  
2-7 1/4 (794)  
24 4/84 (628)

2-9 3/4 (857)  
2-10 1/4 (870)  
2-9 1/4 (845)  
26 4/84 (679)

2-11 3/4 (922)  
3-0 1/4 (935)  
2-11 1/4 (910)  
28 4/84 (730)

16 3/4 (458)  
16 3/4 (458)



UDHG2 1612

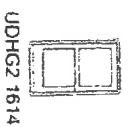
UDHG2 2012

UDHG2 2412

UDHG2 2612

UDHG2 2812

16 3/4 (458)  
16 3/4 (458)



UDHG2 1614

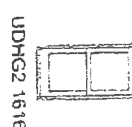
UDHG2 2014

UDHG2 2414

UDHG2 2614

UDHG2 2814

16 3/4 (458)  
16 3/4 (458)



UDHG2 1616

UDHG2 2016

UDHG2 2416

UDHG2 2616

UDHG2 2816

16 3/4 (458)  
16 3/4 (458)



UDHG2 1618

UDHG2 2018

UDHG2 2418

UDHG2 2618

UDHG2 2818

18 3/4 (476)  
18 3/4 (476)



UDHG2 1620

UDHG2 2020

UDHG2 2420

UDHG2 2620

UDHG2 2820

20 3/4 (527)  
20 3/4 (527)



UDHG2 1622

UDHG2 2022

UDHG2 2422

UDHG2 2622

UDHG2 2822

23 3/4 (578)  
23 3/4 (578)



UDHG2 1624

UDHG2 2024

UDHG2 2424

UDHG2 2624

UDHG2 2824

UDHG2 2026

UDHG2 2426

UDHG2 2626

UDHG2 2826

UDHG2 3026

6-8 HEIGHT (7-0, 8-0 AND 9-0 HEIGHTS SEE BELOW)

Clad MO (mm) 1-8 11/32 (517)  
Wood MO (mm) 1-10 31/32 (583)  
RO (mm) 1-8 27/32 (529)  
FS (mm) 1-7 27/32 (504)  
DLO (mm) 0-11 1/2 (292)

2-1 15/16 (659)  
2-4 9/16 (726)  
2-2 7/16 (672)  
2-1 7/16 (646)  
11-1 19/32 (345)

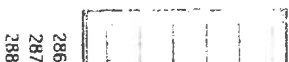
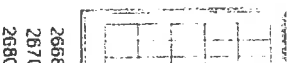
2-7 15/16 (811)  
2-10 9/16 (878)  
2-8 7/16 (824)  
2-7 7/16 (799)  
1-7 19/32 (498)

2-9 15/16 (862)  
3-0 9/16 (929)  
2-10 7/16 (875)  
2-9 7/16 (849)  
1-9 19/32 (548)

3-1 15/16 (946)  
3-4 9/16 (1030)  
3-2 7/16 (976)  
3-1 7/16 (951)  
2-1 19/32 (650)

3-7 15/16 (1116)  
3-10 9/16 (1183)  
3-8 7/16 (1129)  
3-7 7/16 (1103)  
2-7 19/32 (802)

6-10 1/4 (2089)  
6-11 9/16 (2122)  
6-10 1/2 (2096)  
6-10 (2083)  
5-6 5/8 (1680)



1

## LUHD-563

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** Dec 16, 2022

### Applicant

Dan Freund  
hey@myfrienddan.com  
37 Prospect St  
Portsmouth, NH 03801  
6038170161

### Primary Location

37 PROSPECT ST  
Portsmouth, NH 03801

### Owner:

FREUND CHRISTOFFER DANIEL  
37 PROSPECT ST PORTSMOUTH, NH 03801

### Application Type

Please select application type from the drop down menu below

Work Session

### Alternative Project Address

--

### Project Information

#### Brief Description of Proposed Work

Homeowner wishes to add on an additional 20 feet of ground coverage, a second floor area of 147 sq feet and a roof deck of 131 sq feet

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

--

### Project Representatives

#### Relationship to Project

Other

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

Consultant

#### Full Name (First and Last)

Bob Cook

#### Business Name (if applicable)

Adapt Design

#### Mailing Address (Street)

--

#### City/Town

Portsmouth

#### State

NH

#### Zip Code

03801

#### Phone

(603) 828-1311

#### Email Address

bob@adaptdesignonline.com

### Acknowledgement

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

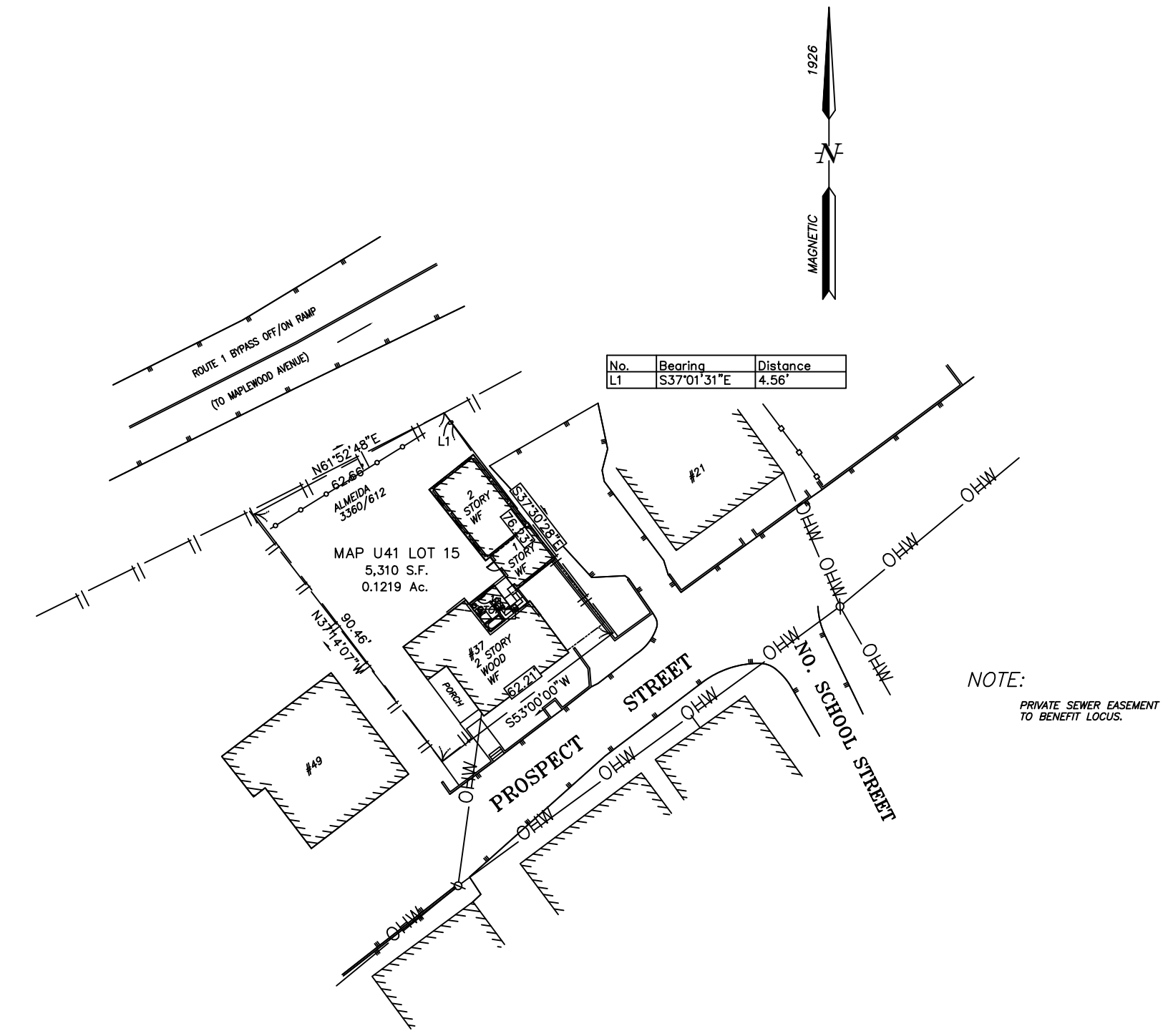


By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

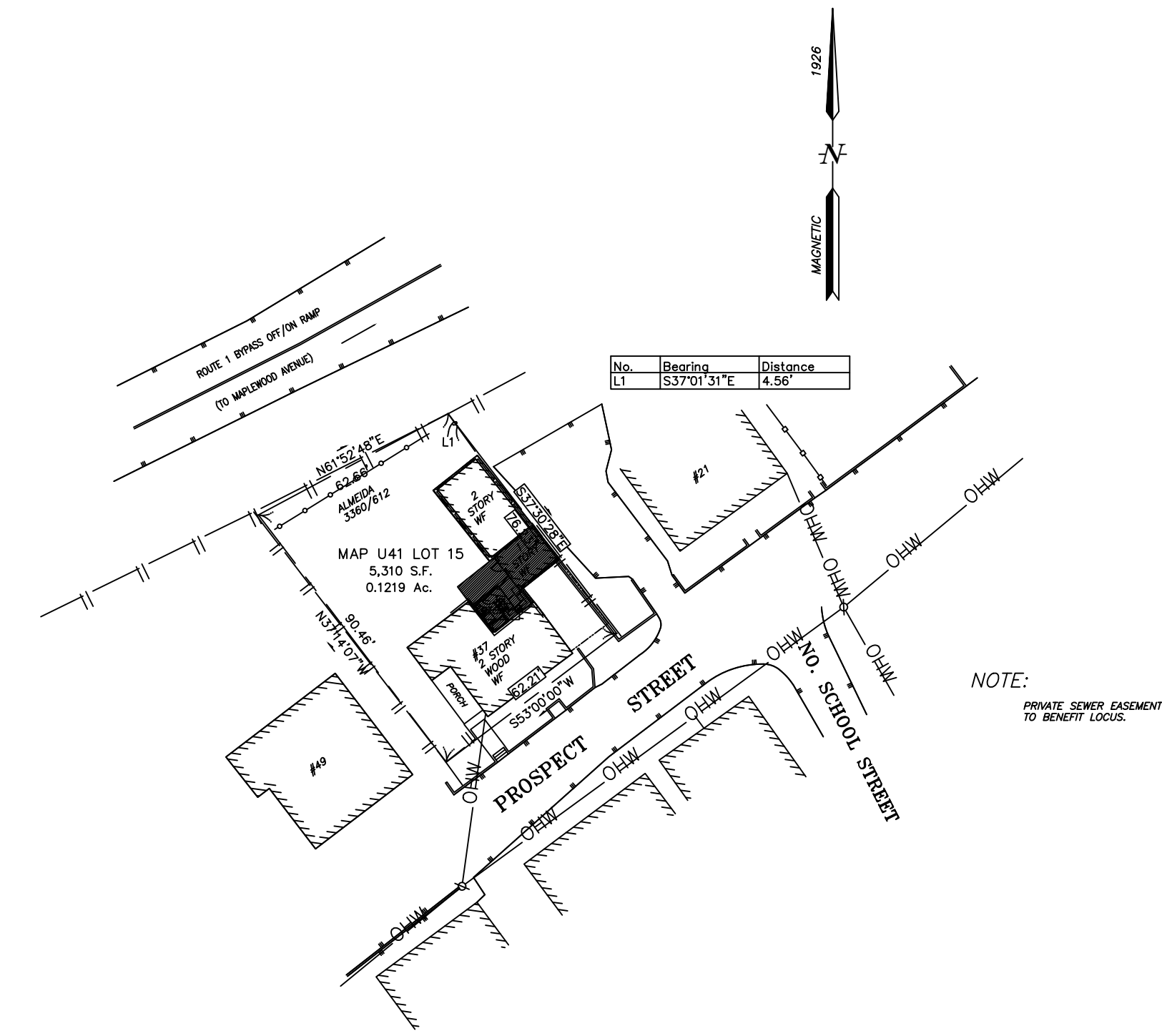


I hereby certify that as the applicant for permit, I am

Owner of this property

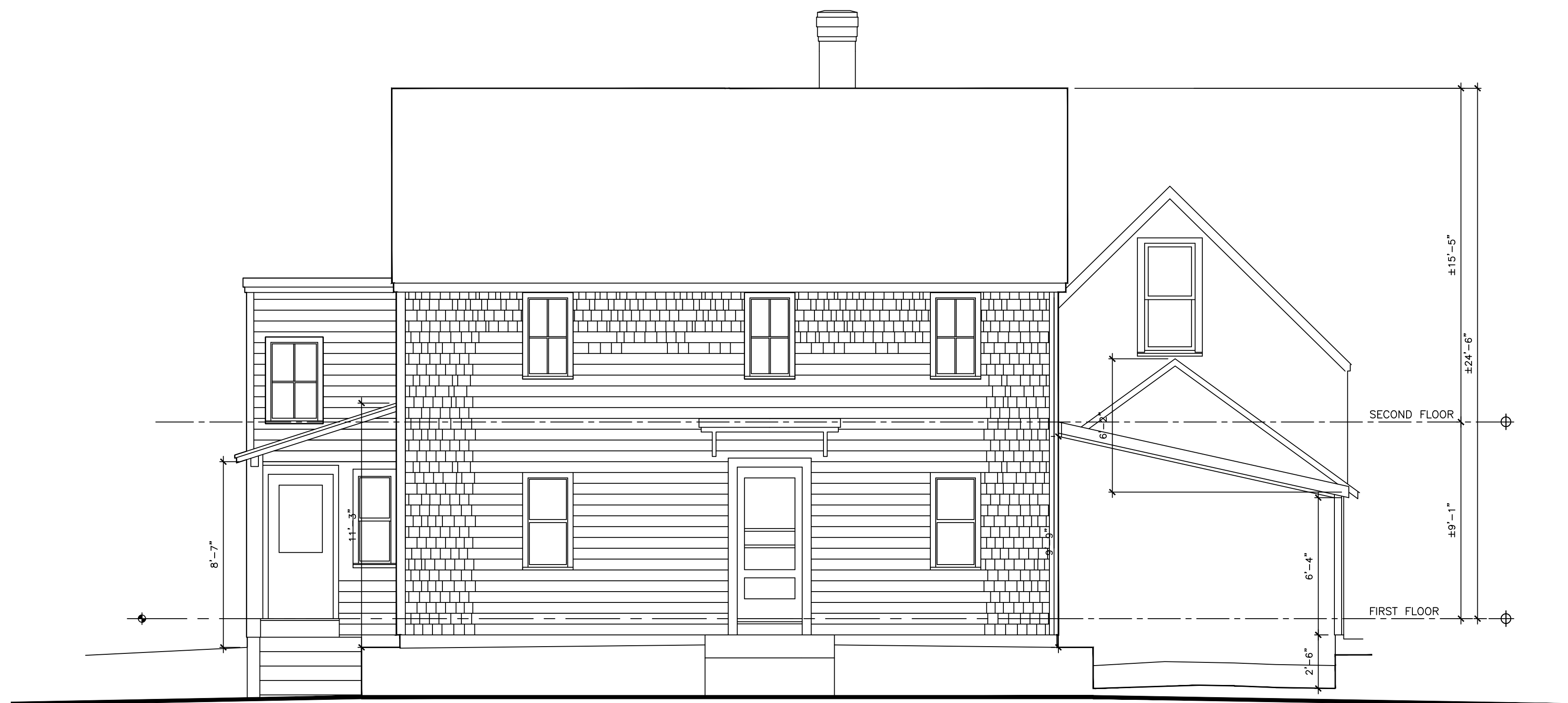


**1** EXISTING SITE PLAN  
SCALE - 1/30" = 1'-0"



**2** EXISTING SITE PLAN SHOWING AREA OF WORK SHADED  
SCALE - 1/30" = 1'-0"

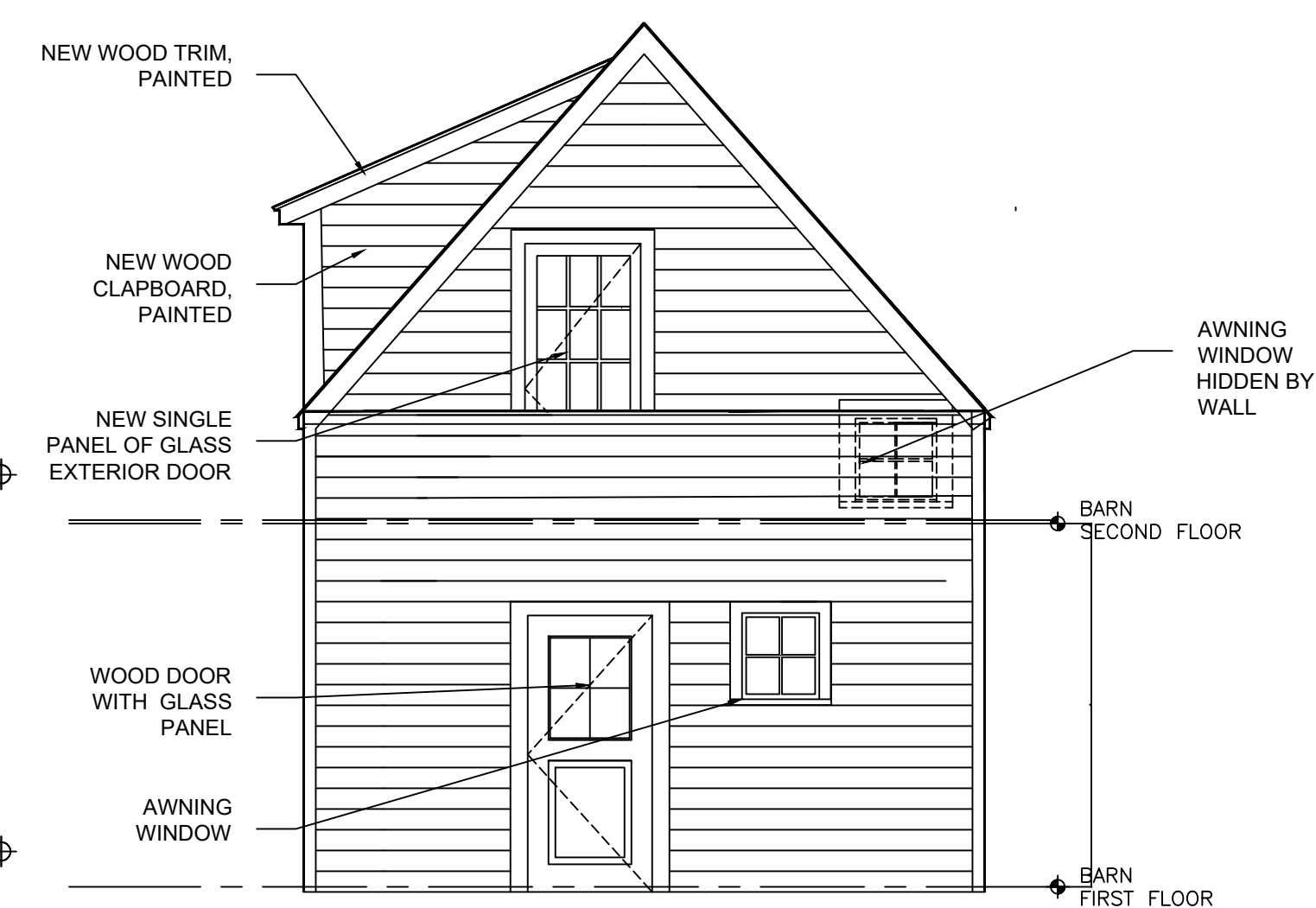
#	DATE	DESCRIPTION



**1** EXISTING STREET OR EAST ELEVATION  
SCALE - 1/4" = 1'-0"

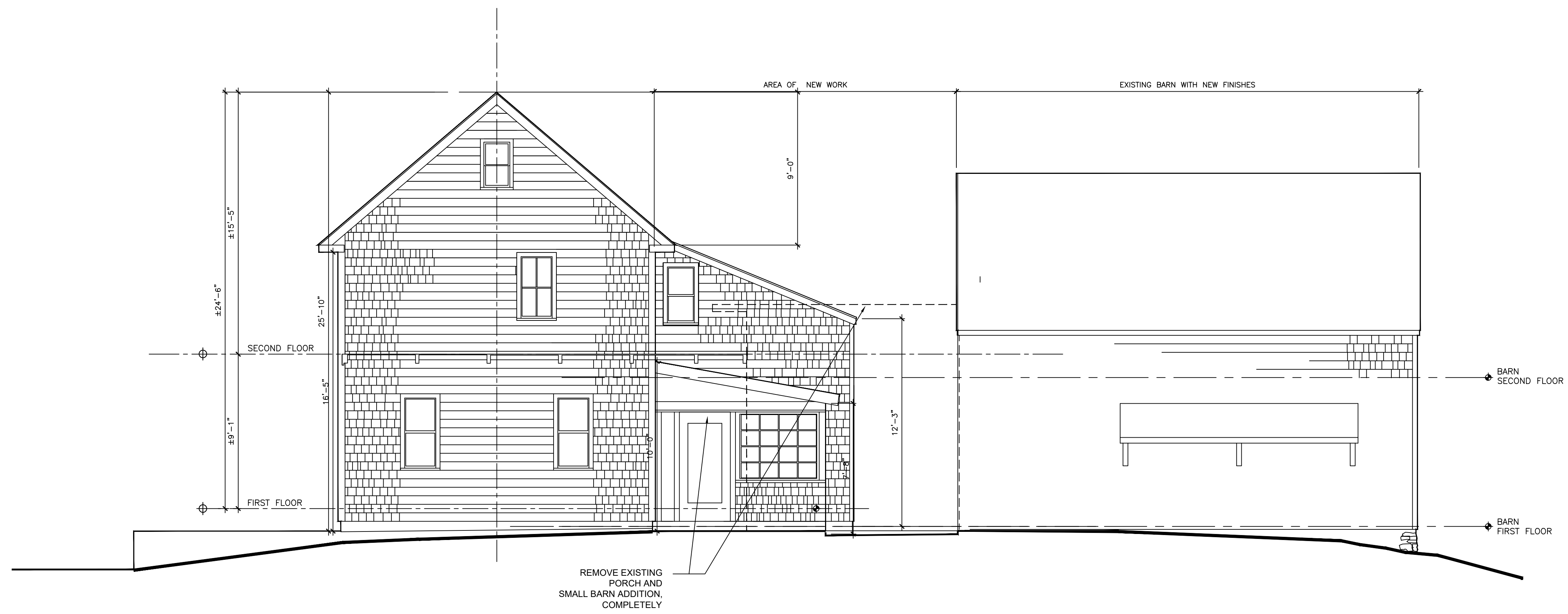


**2** PROPOSED STREET OR EAST ELEVATION  
SCALE - 1/4" = 1'-0"

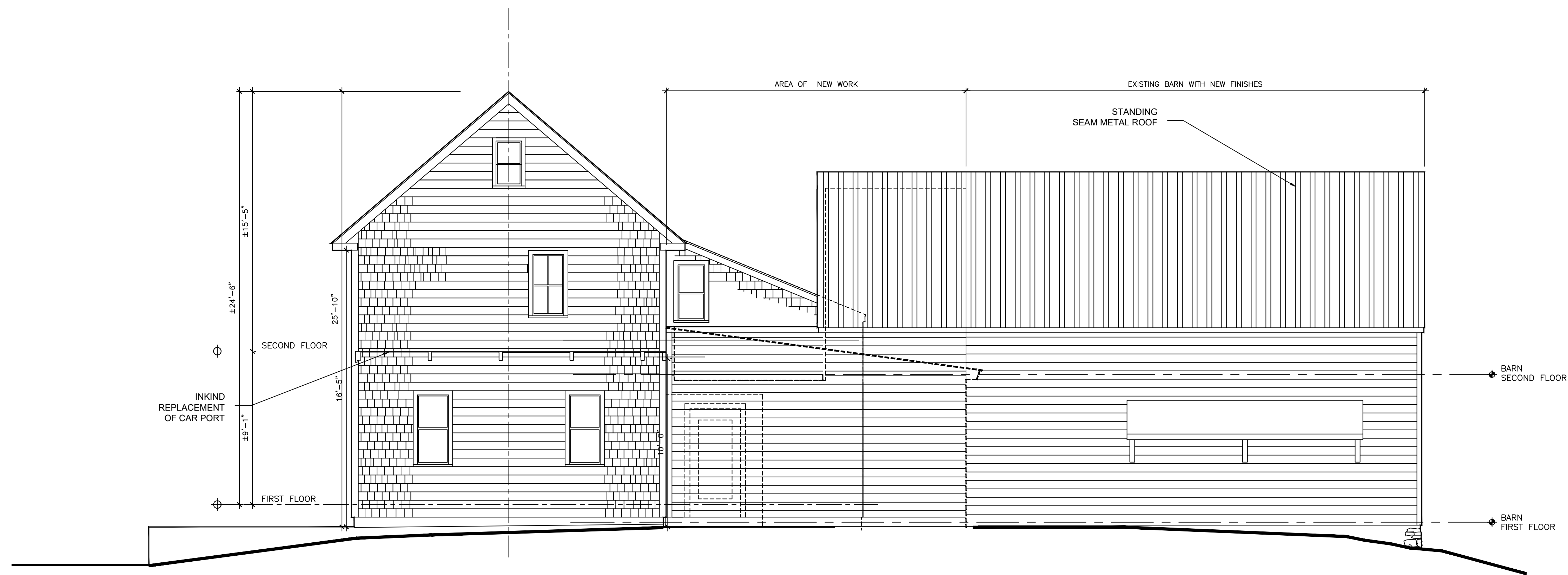


**3** PARTIAL ELEVATION  
SCALE - 1/4" = 1'-0"

#	DATE	DESCRIPTION

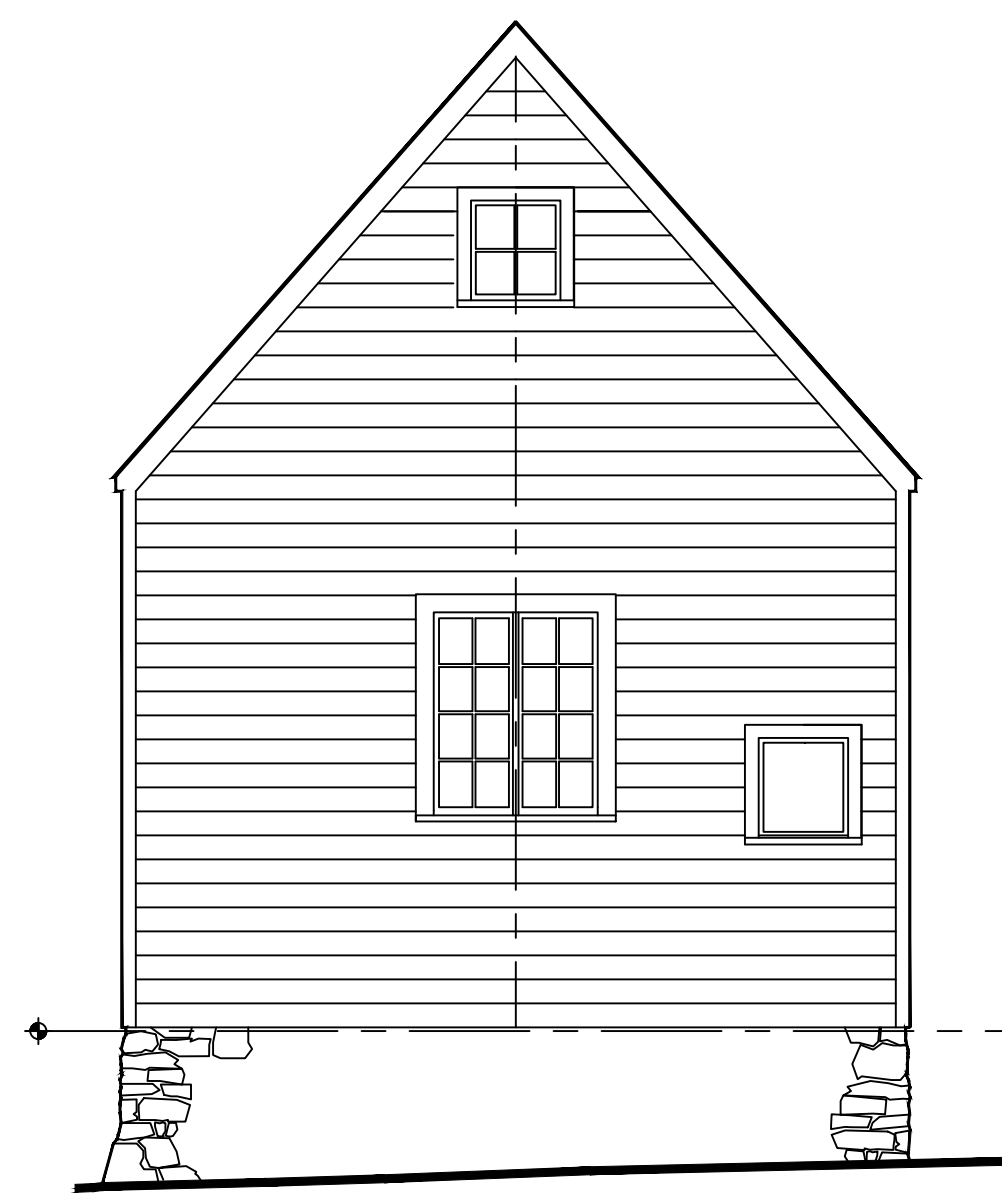


**1** EXISTING RIGHT OR NORTH ELEVATION  
SCALE - 1/4" = 1'-0"

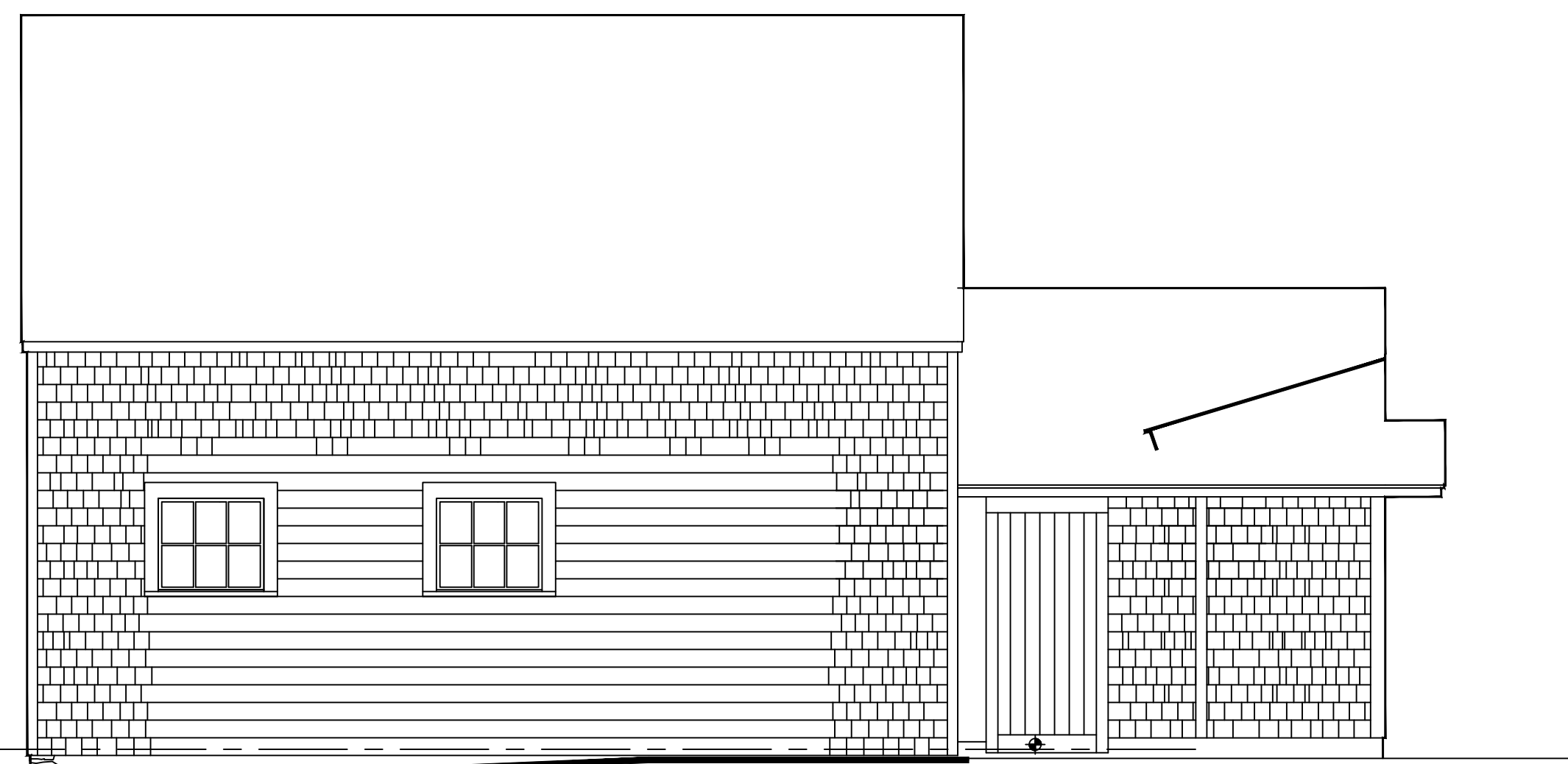


**2** PROPOSED RIGHT OR NORTH ELEVATION  
SCALE - 1/4" = 1'-0"

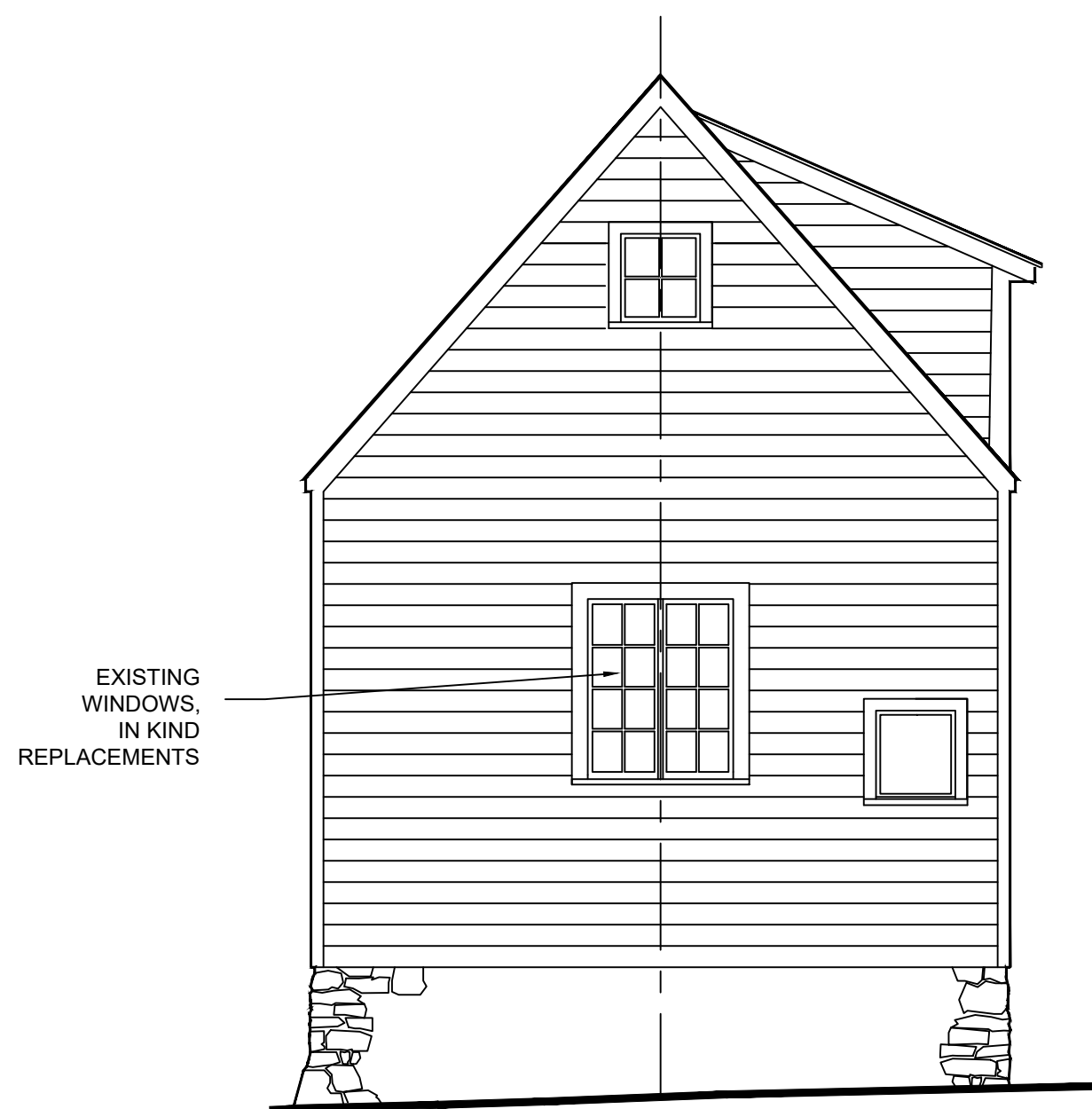
#	DATE	DESCRIPTION



1 EXISTING BACK OR WEST ELEVATION  
SCALE - 1/4" = 1'-0"



3 PARTIAL LEFT SIDE OR SOUTH ELEVATION  
SCALE - 1/4" = 1'-0"



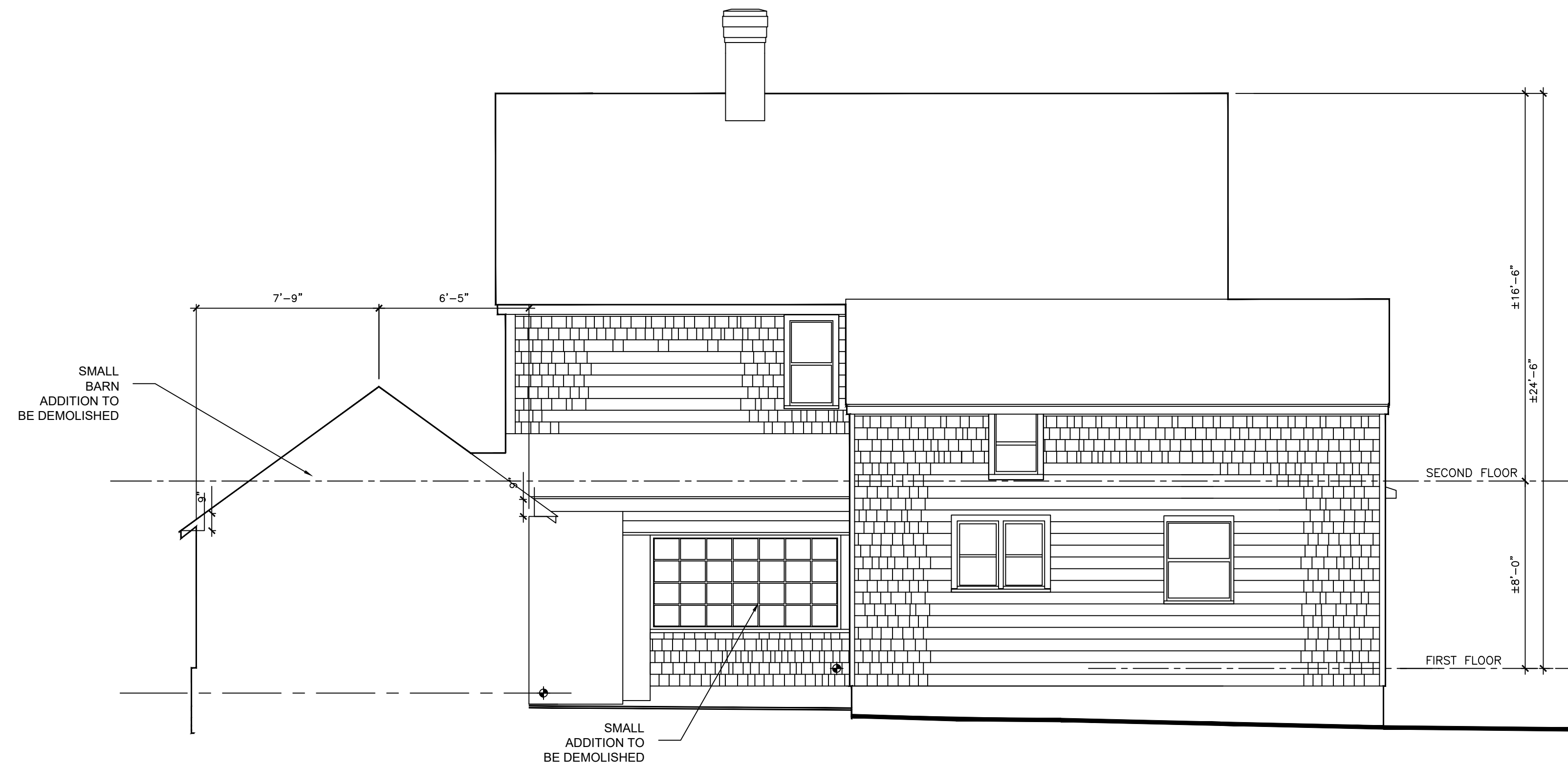
2 PROPOSED BACK OR WEST ELEVATION  
SCALE - 1/4" = 1'-0"



4 PROPOSED PARTIAL LEFT SIDE OR SOUTH ELEVATION

#	DATE	DESCRIPTION
REVISIONS		





**1** EXISTING BACK OR WEST ELEVATION  
SCALE - 1/4" = 1'-0"



**2** PROPOSED BACK OR WEST ELEVATION  
SCALE - 1/4" = 1'-0"

#	DATE	DESCRIPTION

REVISIONS