

HDC

ADMINISTRATIVE APPROVALS

June 07, 2023

1. 333 New Castle Avenue (LUHD-610) - Recommended Approval
2. 795 Middle Street (LUHD-613) - Recommended Approval
3. 49 Sheafe Street (LUHD-612) - TBD
4. 394 Pleasant Street (LUHD-6614) - Recommended Approval
5. 18 Walden Street (LU-23-52) - Recommended Approval
6. 177 State Street, Unit 1 (LUHD-616) - Recommended Approval
7. 135 Daniel Street, Unit A102 (LUHD-619) - Recommended Approval
8. 172 South Street (LUHD-620) - Recommended Approval
9. 11 Market Street, Unit 3 (LUHD-621) - Recommended Approval
10. 28 New Castle Avenue (LUHD-622) - Recommended Approval
11. 50 Daniel Street (LUHD-617) - Recommended Approval
12. 60 Penhallow Street (LUHD-623) - Recommended Approval
13. 111 State Street (LUHD-624) - Recommended Approval

1. 333 New Castle Avenue - Recommended Approval

Background: The applicant is seeking approval to finish siding the remaining portion of the house with Hardie siding (the applicant started the work in 2018/2019 and would like to finish it).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____











2. 795 Middle Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of a front yard scalloped wooden fence.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



3. 49 Sheafe Street

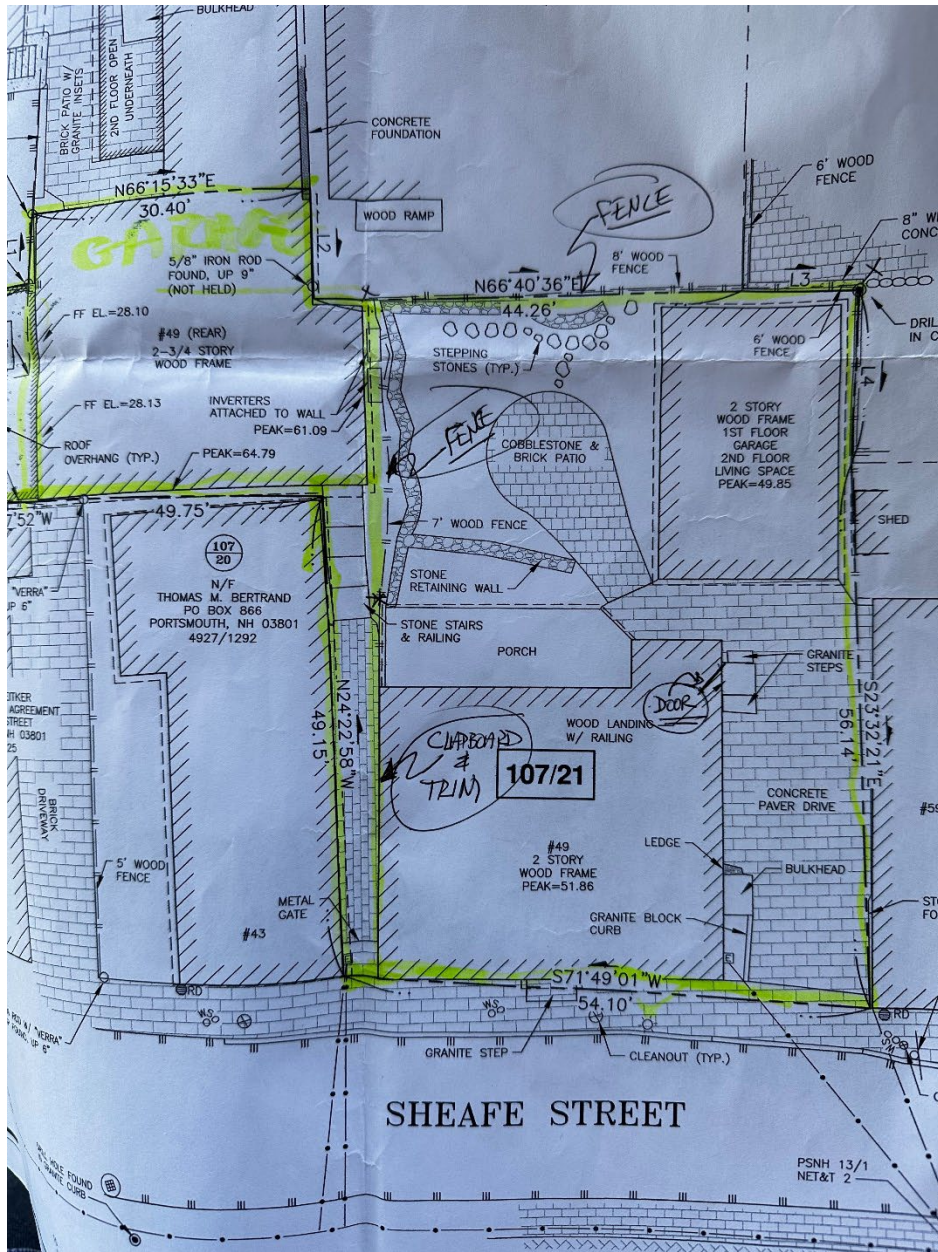
- TBD

Background: The applicant is seeking approval for a fence replacement in-kind, replace (1) door, and replace existing clapboards with Hardie siding on the west façade of the structure.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____











4. 394 Pleasant Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of a fence and aluminum gutters.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Gutter information below.

Downspouts:

½ round gutter: 3 inch round downspouts

OG gutter: 2 x 3 inch rectangular downspouts

Begin forwarded message:

From: Dave Anderson <dave3210@outlook.com>

Date: May 2, 2023 at 12:53:45 PM EDT

Subject: Fwd: gutter estimate

This just in.

Sent from my iPhone

Begin forwarded message:

From: Andy Chick <andy@ronbet.com>

Date: May 2, 2023 at 12:51:42 PM EDT

To: dave3210@outlook.com

Subject: gutter estimate

I have 3 options for you:

1. To supply and install white aluminum 5 inch standard OG box gutter 2 sections on road side of house, each with downspout, Total installed \$2,050.00
2. To supply and install 5 inch half round white aluminum gutter, same location as above with downspouts, Total installed \$3,028.00
3. To supply and install 6 inch half round almond color aluminum gutter, same location as above with downspouts, Total installed \$6,874.00

We require a 50% deposit with all orders.

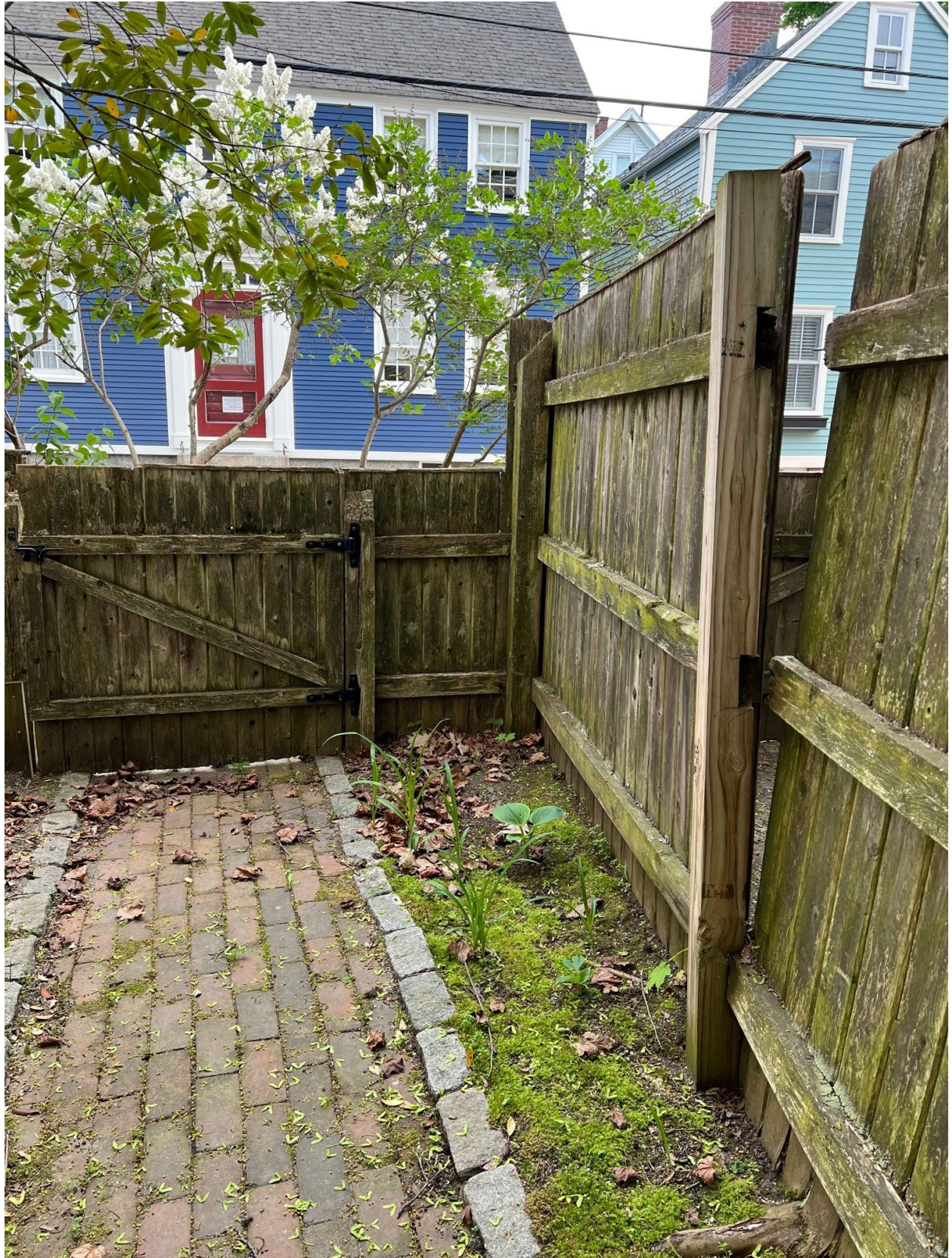
Regards,

Andy Chick

Ron-Bet Company

















5. 18 Walden Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment (condenser).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**Scott and Marta Day
18 Walden Street
Portsmouth, NH 03801**

David Rheame, Chairman
Historic District Commission
1 Junkins Ave
Portsmouth, NH 03801

RE: Variance Application and HDC Building application

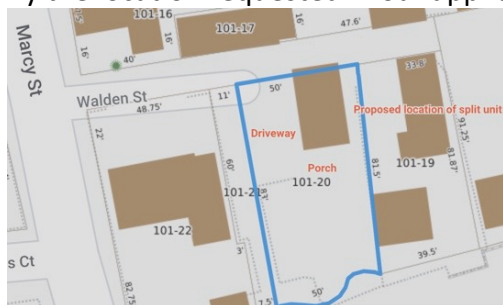
To permit the following: Installation of splits for air conditioning, with the outdoor unit being placed on the side of the house with a set back +/- 7 ft where 10 ft is required.

The property owner declares that: The small lot with existing structures and site improvements has few locations to locate the required split unit. Moving it an additional two feet from the property line cannot be achieved due to the exterior of the home being there. The location is out of any public view, screened by a fence, but could be seen by our neighbors.

Criteria for the Variance:

1. The variances are not contrary to the public interest in that this location will have no public view of the split unit, it will be fenced in from the abutter's driveway, and possibly seen by one neighbor. This neighbor has been notified of this addition and is in agreement with this update.
2. The variances are consistent with the spirit of the ordinance as noted in Item 1.
3. Substantial justice will be done, as this work will allow the upgrade of the existing mechanical system without impacting the neighborhood.
4. This variance will not diminish the value of surrounding properties.
5. The special condition of this property is the existing non-conforming side setback and room for this unit cannot be created without removal/change of exterior home structure.

Furthermore, we would like to identify alternative possible locations for the split unit, and establish why the location requested in our application is the only feasible one.



(Exhibit 1)

As you can see in Exhibit 1, there is no option to put the split unit off the side of the house on Walden Street as the home sits directly on the property line and the unit would be in the street. There is no structural way we would be able to place the split unit on the driveway side of the house, without removing granite landscaping. Another option would be under the porch, and we were informed this could create a safety issue. We had standing water under our porch from tidal storms this past winter, and continue to get standing water with extremely high tides. As you can see in the photos below, our contractor showed the under-deck option, but strongly advised against it. This leaves the only option being on the right side of the home, as indicated in Exhibit 1. Our gas is located on this side of the house, and the proposed A/C unit will be in a safe distance away from the gas line.

Proposal from contractor:

4/11/23, 8:07 PM

Proposal

 East Coast HVAC

CALL US TODAY
(603) 430-9414

Your Proposal Option 1

Scott Day

Address: 18 Walden Street Portsmouth, NH 03801

Phone: (303) 818-2323

Email: scottday1033@gmail.com

Consultation Code: ENGVACGRL

Date Presented: Mar 8, 2023

Date Accepted: Mar 15, 2023

Presented by: Josh Davis

Phone: (603) 430-9414

Email: joshd@eastcoasthvac.com

About Us

We are a family-owned and operated company that was established in 1986. We specialize in the sales, service and installation of residential and light commercial heating and air conditioning systems including Mitsubishi Electric Ductless (<https://eastcoasthvac.com/ductless-heating-air-conditioning/>). Our technicians are factory trained and certified specialists in the HVAC field and specialists with a variety of furnace and boiler repair experience. We stand behind everything we do with warranties to ensure that you're never left without assistance. Our promise is to provide you with the highest quality service and installation at guaranteed competitive prices with superior post-project service. That's why we are one of the most recognized HVAC companies in the Greater Seacoast area of New Hampshire and Southern Maine. Don't pay more than necessary for your heating and air conditioning needs, call East Coast and Pay Fair.



Fully licensed, insured, and here for you 24/7!!

PROPOSAL NOTE

****EXCLUDES ELECTRICAL UPGRADE PRICING****

Our electrician would need to be involved on the proper set up that will allow you to power this equipment safely. I do not know what the overall final pricing will be, on top of this cost. let me be clear again, i do not think changing the panel to one with more space solves your electrical issues. I think this stems from not having a large enough

service to the home. Adding in another double pole 25amp breaker (this system) will cause even more issues without some sort of change.

Master bedroom: 6,000 btu wall mount

Nursery: 6,000 btu wall mount

First Floor: 12,000 btu wall mount

System

Mitsubishi MXZ Ductless 2 Ton

Subtotal: **\$14,300.00**
See total investment below

EQUIPMENT

1 ITEMS



Category: Outdoor Unit

Name: Mitsubishi Ductless M-Series Multi-Zone (3) Outdoor Heat Pump Unit 24K BTU

Number:

INCLUDES

4 ITEMS



Category:Mitsubishi Wall Mounted M-Series GL Models (Heat Pump) / Quantity: 1

Name: Mitsubishi Ductless M-Series 12000 Btu Heat Pump Wall Mounted (Matches MUZ-GL)

Number:



Category:Mitsubishi Wall Mounted M-Series GL Models (Heat Pump) / Quantity: 2

Name: Mitsubishi Ductless M-Series 6000 Btu Heat Pump Wall Mounted (Matches MUZ-GL)

Number:



Category:Services / Quantity: 1

Name: 100% Satisfaction Guarantee

Number:



Category:Services / Quantity: 1

Name: Mitsubishi Elite Diamond Contractor & 12-Year Warranty

Number:

WHAT YOU'LL GET

31 ITEMS

2.5 Day Installation - Your system will take us roughly 2.5 days to complete!

Condenser Mount: We will help you choose the best mounting option for the outdoor unit. The two most commonly used are a foundation wall mount, or a pad and stand set on crushed stone. Either way, our main goal is to make the outdoor installation professional and clean.

Ductless (Small AMP) Power Up Level 1 - Our licensed electricians will run a new and complete line voltage feed from your existing electrical panel, to your new outdoor unit. This includes everything needed, right from the breaker, to an outdoor rated disconnect switch, and into the unit itself. BONUS! We include a surge protector with every installation, to protect your Mitsubishi investment during power spikes or outages. This line item DOES NOT include any upgrades to your existing electrical services, or existing electrical panel(s). Any service upgrades or sub-panels that are including in your pricing, will be included as a separate line item in the installation items. **Please note that ALL Ductless installations in the State of NH require switches at the indoor unit!!**

Ductless Drainage: Your system will produce water in the summer, as it dehumidifies and cools off the home. Each one of your indoor heads comes equipped with the proper drainage, which is generally a combination of plastic corrugated and PVC piping.

Quantity: 3

Ductless Unit Line Set Installation Per 10FT

Quantity: 16

Our Installations always include the required town permitting and inspection fees, so you can rest assured that you are safe and compliant.

System Pressure Testing & Evac Pump Down - We take our AC lines seriously! Your pricing includes an industry standard dry nitrogen pressure-test of the line sets, and an evacuation and pump down process that will leave your lines as clean and dry as physically possible. This sets your system up for success in the long-term, with lines that are tight and free of refrigerant leaks.

White Fortress Enclosure 3.5" (Per 10FT) - To keep the exterior impact to a minimum, we will hide your lines in a decorative enclosure, that can also be painted to match the home. Our installers are always as creative as possible, to keep these lines neat and clean.

Quantity: 7

INVESTMENT DETAILS

Sale Price	\$14,300.00
DISCOUNT	
Spring Time Promotion: Multi Zone Heat Pump	- \$500.00
Total Investment	\$13,800.00
The Total Investment is the total cost of the goods and services described in this proposal	
CUSTOMER DIRECT REBATE	
NH SAVES: MXZ3C24NA (Standard Heat Pump)	- \$450.00
Net Investment	\$13,350.00
The Net Investment After All Rebates reflects total cost after rebates that are fulfilled directly by the customer	

PAYMENT TERMS

If a financing option is selected, there will be no deposit required, as the transaction will be handled by Synchrony Financial.

If a cash, check, or credit card will be used for payment, a 50% Deposit required. Remaining balance due upon completion.

Deposit	- \$6,900.00
Balance Due After Deposit	\$6,900.00

SIGNATURE



TERMS AND CONDITIONS

All work is to be completed in a workman like manner according to standard practices. Any alteration or changes from the

4/11/23, 8:07 PM

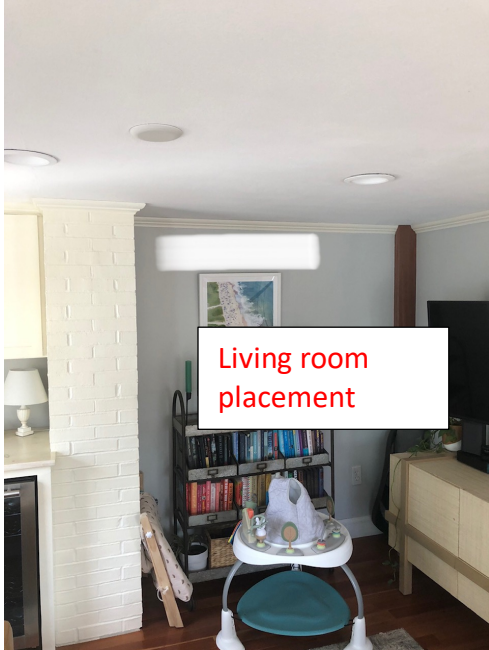
Proposal

above specifications involving extra work, materials or costs will be undertaken only upon a written change order and will become an extra charge over and above the payment terms set out herein. This proposal is subject to acceptance within 30 days and is void thereafter at the option of East Coast. Work will not begin until after the first payment called for above is made, and the commencement of work is further contingent upon strikes, accidents or delays beyond our control. The parties to this Contract agree that Jurisdiction as to any dispute in any way related to this Contract shall lie exclusively in the State of New Hampshire, Rockingham County. The parties further agree to submit any claim or claims in any way related to this Contract to binding arbitration before the American Arbitration Association in Rockingham County, New Hampshire, provided the parties may mutually agree to an alternate arbitrator or arbitrators. East Coast has the right to stop work if progress payments are not timely made and shall be entitled to recover all its Costs, Expenses, and Attorney Fees, in any way related to the enforcement of the terms of this Contract. Payments due and unpaid shall bear Interest from the date the payment was due at the rate of 18% per annum. You confirm your acceptance of the above Terms & Conditions and this proposal becomes a binding CONTRACT when you click on the above "Approve This Proposal Now." The above prices and conditions will also thereby be accepted. East Coast will be authorized to do the work as specified for the sums set out above. Payment will be made as outlined above.

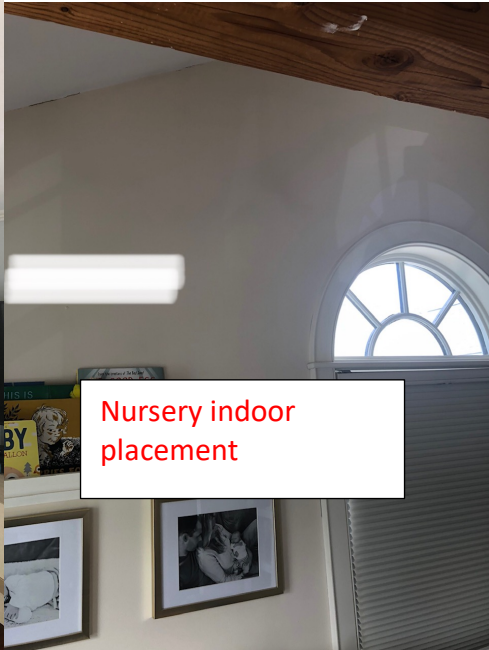
Nursery line set run to be as close to the side to hide as much as possible, can be painted to match.



*Bathroom unit will not be installed. Contactor drew this to show what it would look like.



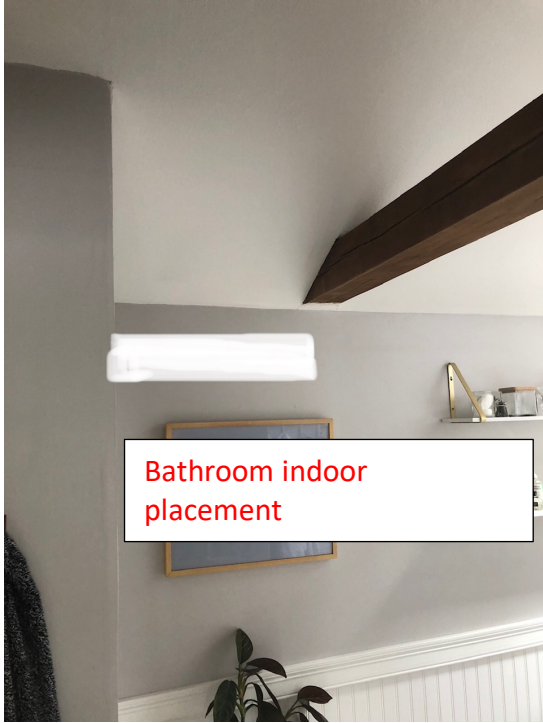
Living room placement



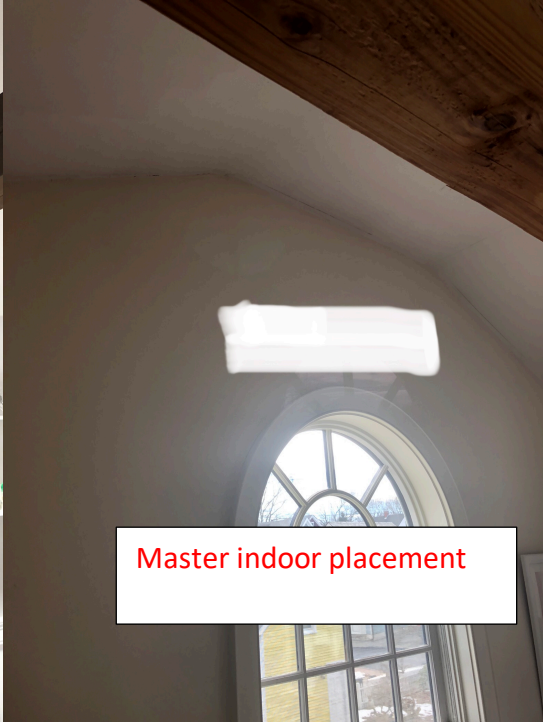
Nursery indoor placement



Living room exterior piping



Bathroom indoor placement



Master indoor placement


6. 177 State Street, Unit 1 - Recommended Approval

Background: The applicant is seeking approval for the installation of signage.

Staff Comment: Recommended Approval

Stipulations:

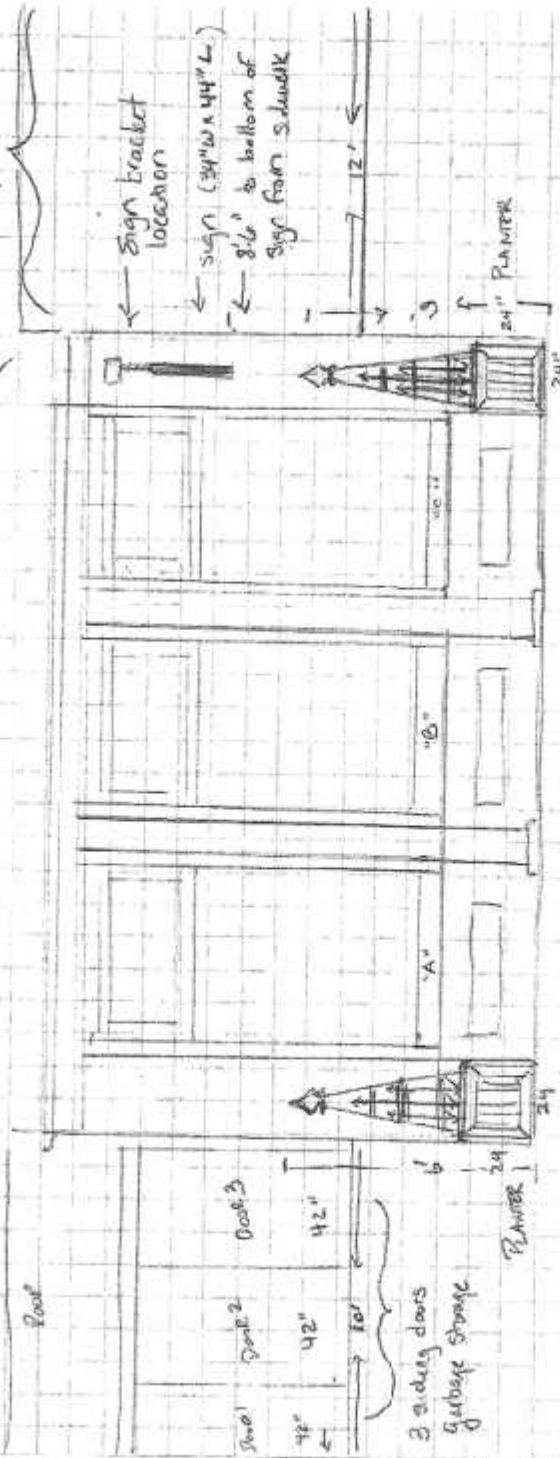
1. _____
2. _____
3. _____

Approved  Owner 5-11-2023

Showroom front windows

Storage / storage

Vestibule
entrance to Bathroom



WINDOWS MEASURE 60" LONG X 80" H (5'1" x 7'5")

A = PROVIDING A SECOND CHANCE FOR URBAN TREES BECAUSE EVERY TREE HAS A STORY..

B = **LEAD WOODWORK** (Logo) cabinetry, furniture, Urban lumber

C = SAWYER, DRYER, CABINET - FURNITURE MAKER FOR A SUSTAINABLE FUTURE.

TWO LINES total height 6" FORT: RAILWAY

TWO LINES total height 8" x 55" L FORT: RAILWAY

TWO LINES total height 6" FORT: RAILWAY

FOUR: RAILWAY length 59"

Sign bracket location

Sign (34" W x 44" L)

8'6" to bottom of Sign from sidewalk

7' 12"

24" PLANTER

24"

24"

PLANTER

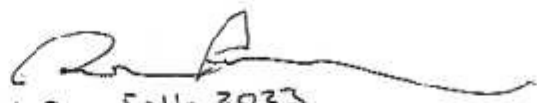




HANGING SIGN EAD Woodwork 15 PENHALLOW ST
(177 STATE (PENHALLOW
RETAIL UNIT a)



Natural or stained composite or wood
w/ high contrast lettering (logo is 2/w)

Approved 
owner 5-11-2023



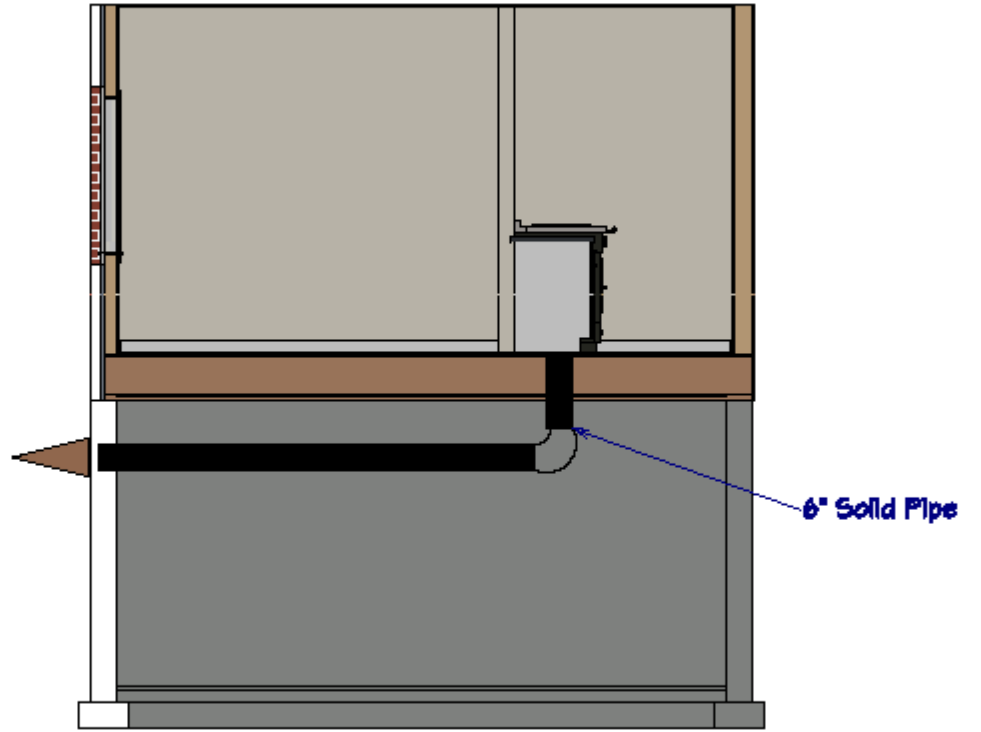
7. 135 Daniel Street, Unit A102 - Recommended Approval

Background: The applicant is seeking approval for the installation of a copper vent.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



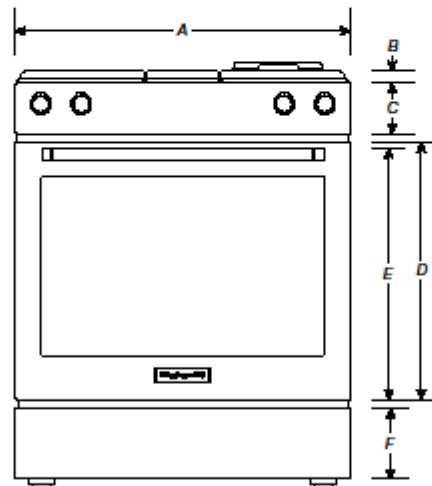
DIMENSIONS

1 of 16

FREE-STANDING DOWNDRAFT RANGES

PRODUCT DIMENSIONS

MODEL#	30" (76.2 cm) Slide-in Downdraft Ranges KSDG950E	
Unit of Measurement	in	cm
Overall Width (A)	29 $\frac{1}{4}$	75.9
Grates Height (B)	2 $\frac{1}{16}$	5.6
Control Panel Height (C)	5 $\frac{7}{16}$	13.5
Door Height (D)	20 $\frac{11}{16}$	52.6
Door Bottom to Handle Top (E)	20	50.8
Toe-Kick Height (F)	5 $\frac{1}{2}$	14

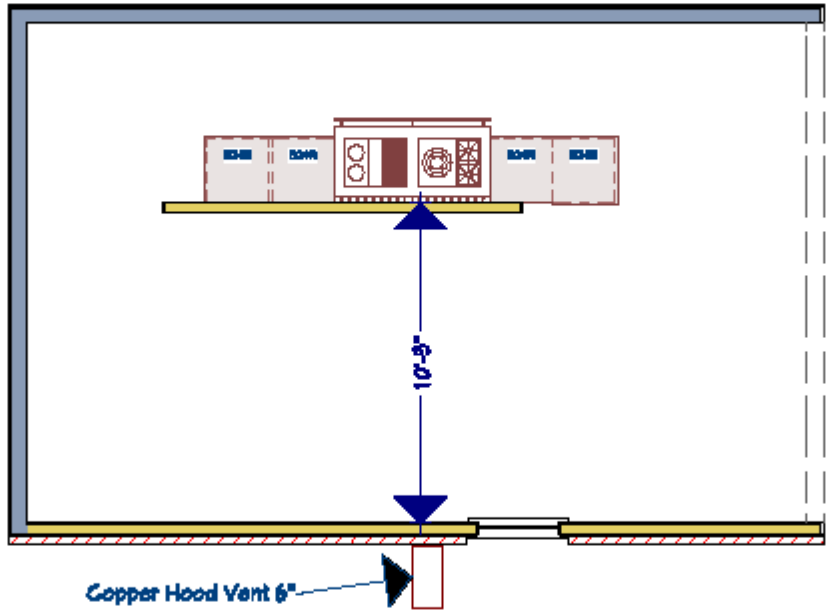


FRONT VIEW

IMPORTANT: Dimensional specifications are provided for planning purposes only. Do not make any cutouts based on this information. Refer to the Installation Guide before selecting cabinetry, verifying electrical/gas connections, making cutouts or beginning installation. All KitchenAid® appliances are appropriately UL, CUL or CSA approved.

KitchenAid

W11399241A



8. 172 South Street

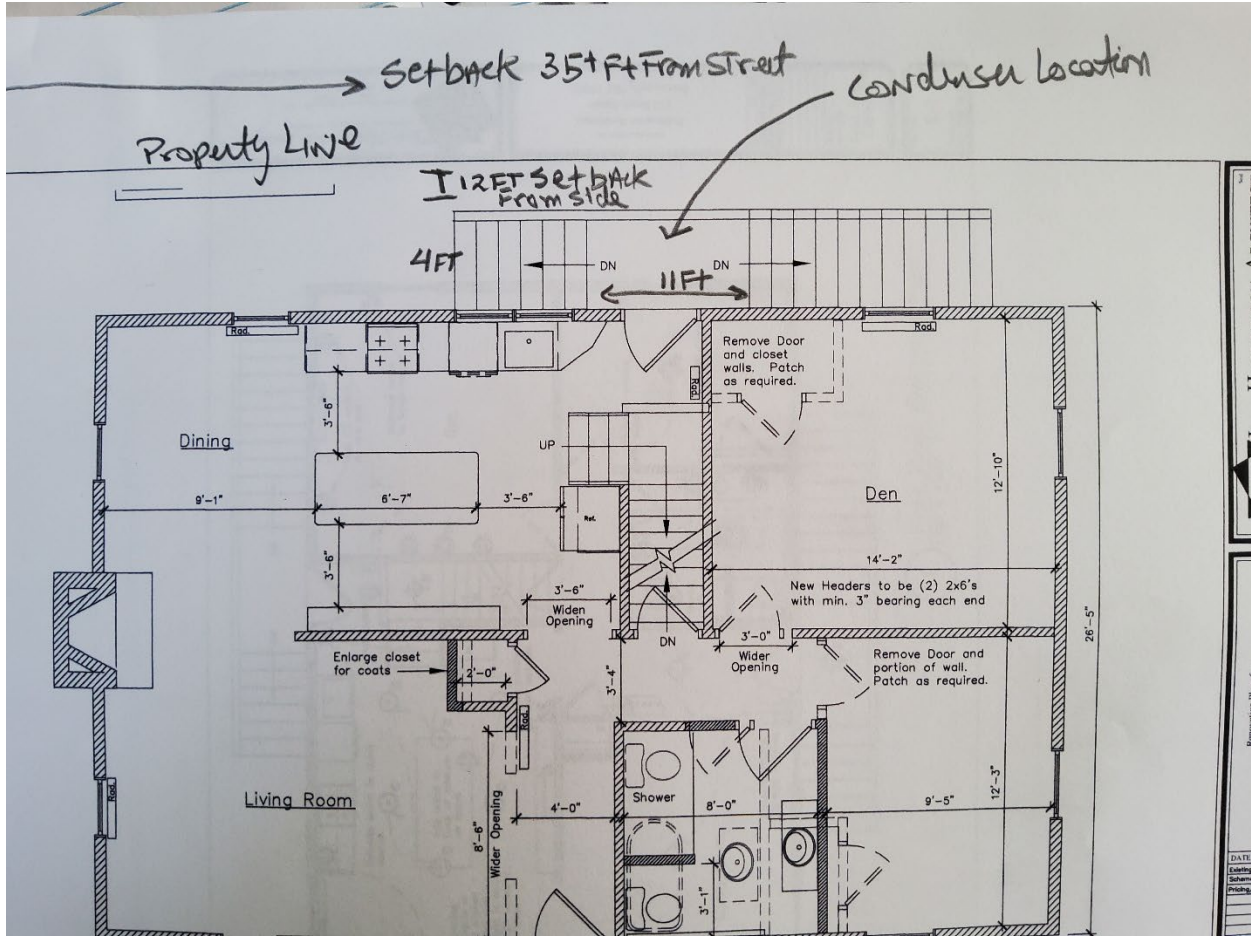
- Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment (AC condenser).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____







9. 11 Market Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment (AC condenser with new conduit line path).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____





10. 28 New Castle Avenue

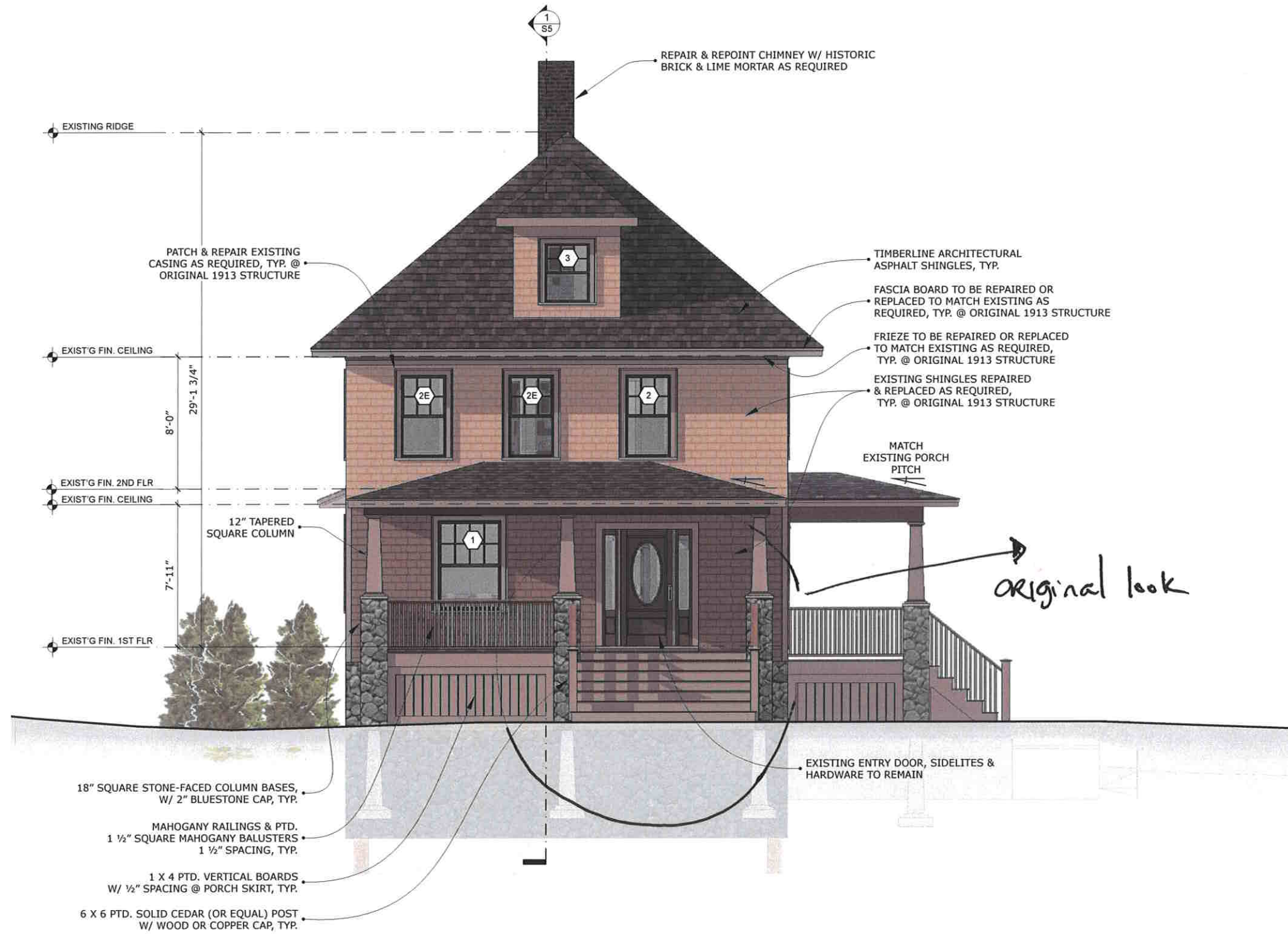
- Recommended Approval

Background: The applicant is seeking approval for the relocation of previously approved condensers, a revised front stair layout, stone veneers for the front columns). Cladding will be cedar shake.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



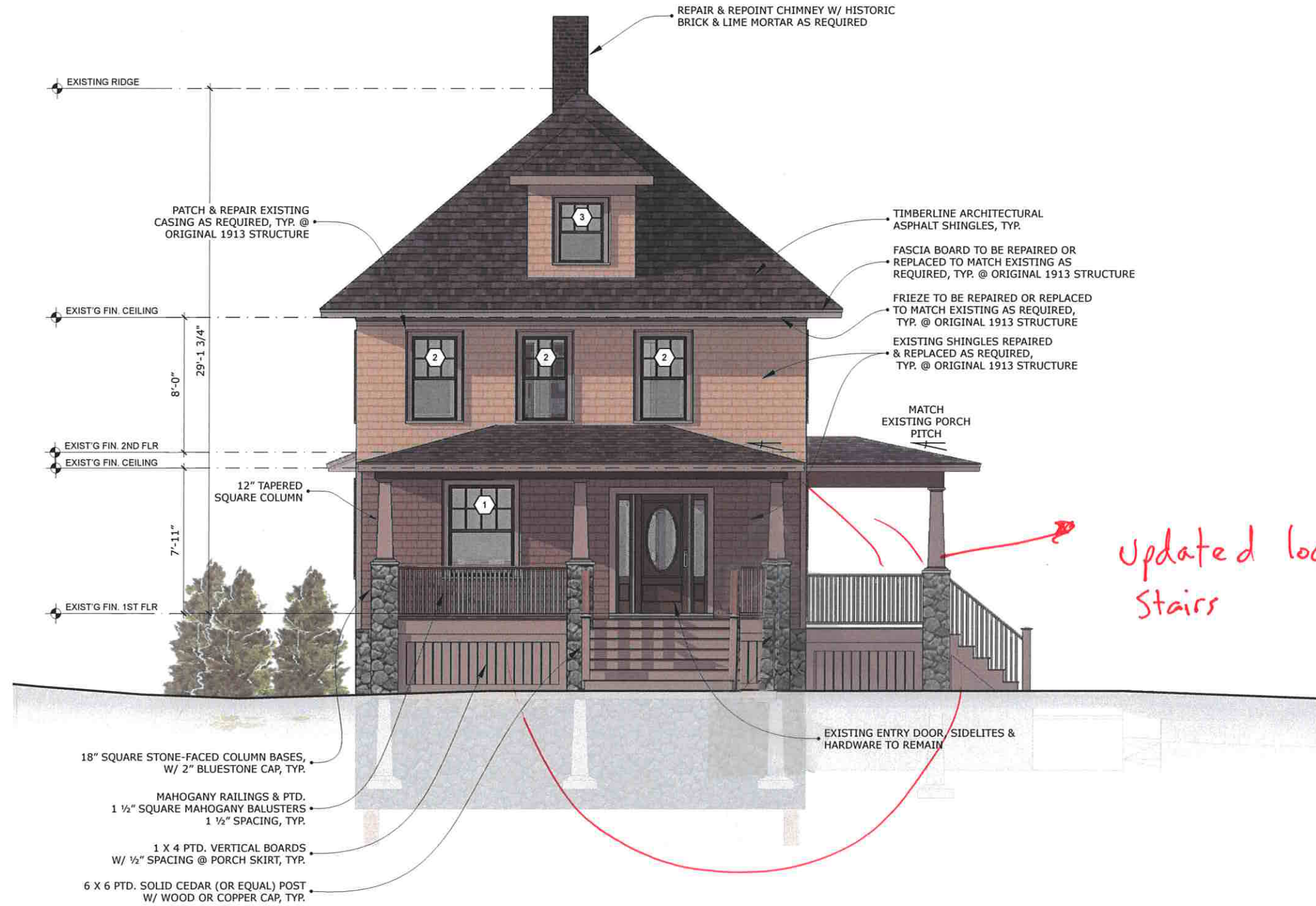
GENERAL NOTES:

- 1 SEE A.16 FOR WINDOW & EXTERIOR DOOR SCHEDULE
- 2 ALL EXISTING SIDING AT ORIGINAL 1913 STRUCTURE TO BE REPAIRED AND REPLACED AS REQUIRED, EXCEPT AS NOTED & DEPENDENT ON CONDITION
- 3 ALL EXISTING WOOD TRIM AT ORIGINAL 1913 STRUCTURE TO BE REPAIRED AND REPLACED AS REQUIRED, EXCEPT AS NOTED & DEPENDENT ON CONDITION
- 4 NOTIFY ARCHITECT OF ANY SIGNIFICANT COMPROMISE IN CONDITION OF EXISTING MATERIAL INTENDED TO REMAIN
- 5 ALL BATHROOM VENTING TO BE THROUGH THE ROOF, MINIMUM 36" FROM ANY WINDOW OPENING

1 NORTH ELEVATION



	CONSULTANTS: 42 Madison Street Newburyport, MA 978.914.1900	BARBER/POLDRACK RESIDENCE 28 NEW CASTLE AVE. PORTSMOUTH, NH		SEAL:	NO. 1	DESCRIPTION PERMIT REISSUE	DATE 2-16-23	SCALE 1/4" = 1'-0"	A.10
								ISSUE DATE PERMIT 2-3-2023	



GENERAL NOTES:

- 1 SEE A.16 FOR WINDOW & EXTERIOR DOOR SCHEDULE
- 2 ALL EXISTING SIDING AT ORIGINAL 1913 STRUCTURE TO BE REPAIRED AND REPLACED AS REQUIRED, EXCEPT AS NOTED & DEPENDENT ON CONDITION
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	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> </tbody> </table>	NO.	DESCRIPTION	DATE										SCALE: 1/4" = 1'-0"	A.10
						NO.	DESCRIPTION	DATE											
ISSUE DATE: PERMIT 2-3-2023	DRAWING: PROPOSED EXTERIOR ELEVATIONS																		

Original Plan



Revised Plan



New Condenser Locations. Previous location was too close to gas line. New location maximizes efficiency. Hedges will be planted to block view from public path..

11. 50 Daniel Street

- Recommended Approval

Background: The applicant is seeking approval for the final store-front façade design as requested by the HDC.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



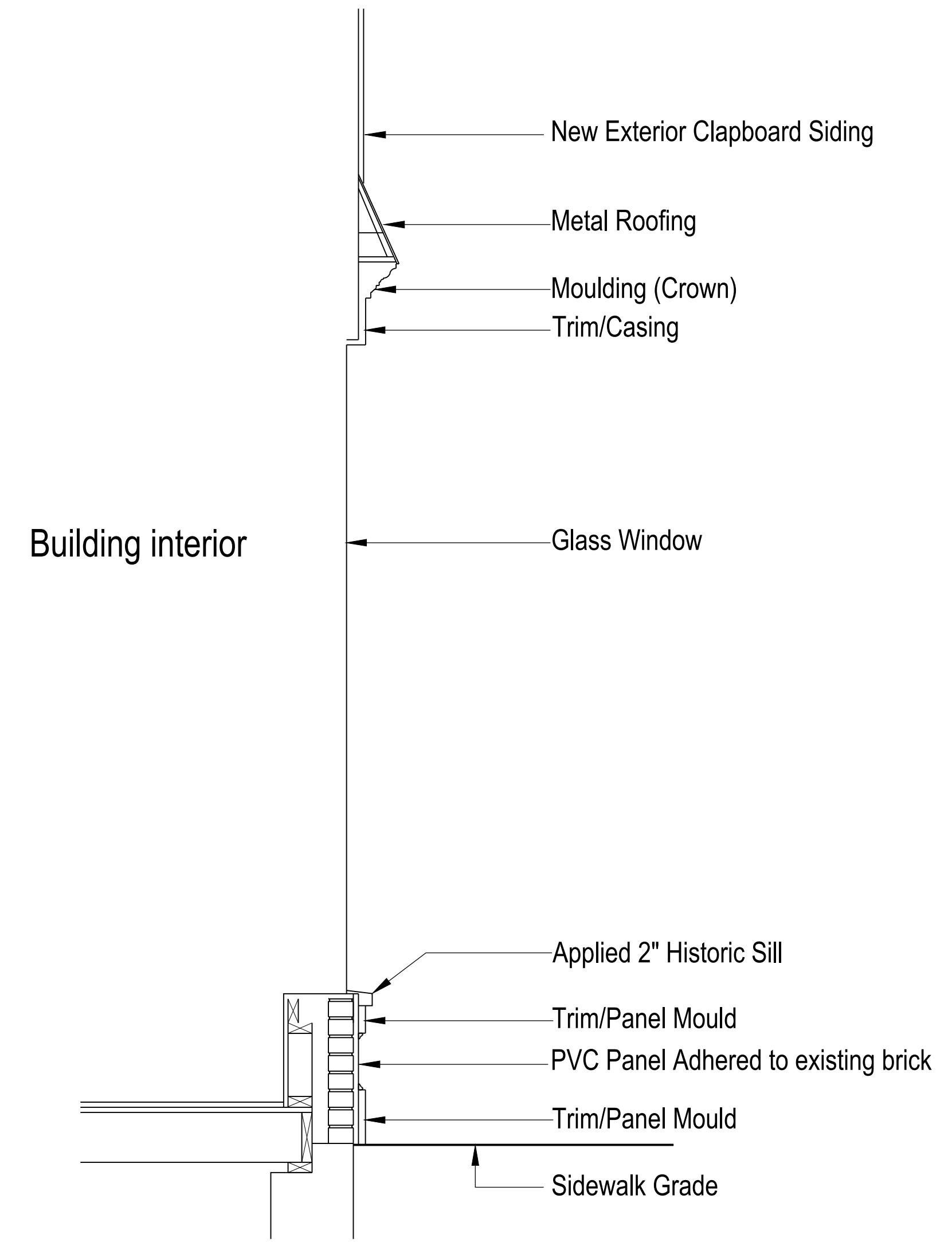
TUCKER
Architecture & Landscape

59 Atlantic Avenue, Marblehead, MA
www.TuckerArch.com
(781) 631-3546

Tucker Architecture and Landscape LLC



1 Street Elevation
Scale: 3/8=1'-0"



2 Section Through Facade at Street Level
Scale: 3/4=1'-0"

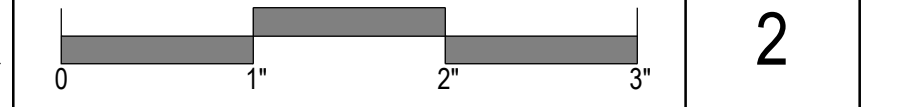
REVISION DATE:
2022 08 02 Street Section

FOR APPROVALS

Portsmouth, New Hampshire

Building Elevation/Section

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE PAGE NO.



2

DO NOT SCALE - GC TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCY

12. 60 Penhallow Street

- Recommended Approval


Background: The applicant is seeking approval for the installation of lighting for signage.

Staff Comment: Recommended Approval

Stipulations:

- 4. _____
- 5. _____
- 6. _____

TO: City of Portsmouth
HDC Committee
c/o Izak Gilbo

FROM: Marie J. Bodi, CEO 
McNabb Properties as agent for
Dagny Taggart, LLC (owner)

RE: Administrative Approval Request – HDC June 7, 2023 Meeting
Addition of Lights to Projecting Sign Previously Approved by HDC:
60 Penhallow Street (Hearth Food Garden)

DATE: May 18, 2023

As the owner's representative for Dagny Taggart, LLC for property located at 60 Penhallow Street, and on behalf of owner/operator known as Hearth Food Garden, we hereby request administrative approval to add exterior lighting as depicted and approximately located as noted on Attachment #1 of this submittal and specifically utilizing the fixtures as noted on Attachment #2, & #3 of this submission.

Please refer to Attachment #4 for additional architectural information on lumens, etc., and note the installation cited within the last paragraph (installation).

Thank you for your consideration.

APPROX. LOCATION OF THE LIGHTS. THEY CAN SHIFT UP OR DOWN IF NEEDED FOR CLEANER INSTALL



CENTER LIGHTS ON TIMBER

AIM LIGHTS AT SIGNS. ORIENT THE 45 DEGREE CUT OFF SO THAT IT'S LEADING EDGE IS TO THE OUTSIDE (CLOSEST TO THE STREET)

RHI H68
RJM-JSA
4/28/2023



E8-S TYPE BBW

The E8 is an unobtrusive, low-voltage, directional fixture. Its minimalist design brings attention to the lamp's effect, not to the fixture itself. The E8 takes advantage of LED modules that can produce 10°-120° beam spreads with just a simple change of our line of field-serviceable optics.

- Construction** All brass components. 1/8" [3mm] thick brass housing.
- Lens** Tempered soda lime glass. Stepped to prevent pooling of water on lens.
- Voltage** 12 Volts AC with integral driver (9-15V input, dimmable below 9V). Remote transformer required.
- Lamps** Triac dimmable: MLV >6% typ., ELV >16% typ.



Cree XPE2 LED 2 Watt Amber (1500K)	<input type="checkbox"/> 2W-A-SP	Spot	10° Beam, 20° Field
	<input type="checkbox"/> 2W-A-NFL	Narrow Flood	15° Beam, 32° Field
	<input type="checkbox"/> 2W-A-FL	Flood	29° Beam, 61° Field
	<input type="checkbox"/> 2W-A-NO	No Optic	46° Beam, 114° Field
Cree XPG2 LED 3 and 4 Watt Warm White (3000K)**	<input type="checkbox"/> 3W-SP	Spot	13° Beam, 24° Field
	<input type="checkbox"/> 3W-NFL	Narrow Flood	17° Beam, 37° Field
	<input type="checkbox"/> 3W-FL	Flood	30° Beam, 62° Field
	<input type="checkbox"/> 3W-NO	No Optic	47° Beam, 86° Field
	<input checked="" type="checkbox"/> 4W-SP	Spot	13° Beam, 24° Field
	<input checked="" type="checkbox"/> 4W-NFL	Narrow Flood	17° Beam, 38° Field
	<input type="checkbox"/> 4W-FL	Flood	30° Beam, 62° Field
	<input type="checkbox"/> 4W-NO*	No Optic	71° Beam, 121° Field

* When the 4W lamp is specified with No Optic, only one optical accessory may be used.

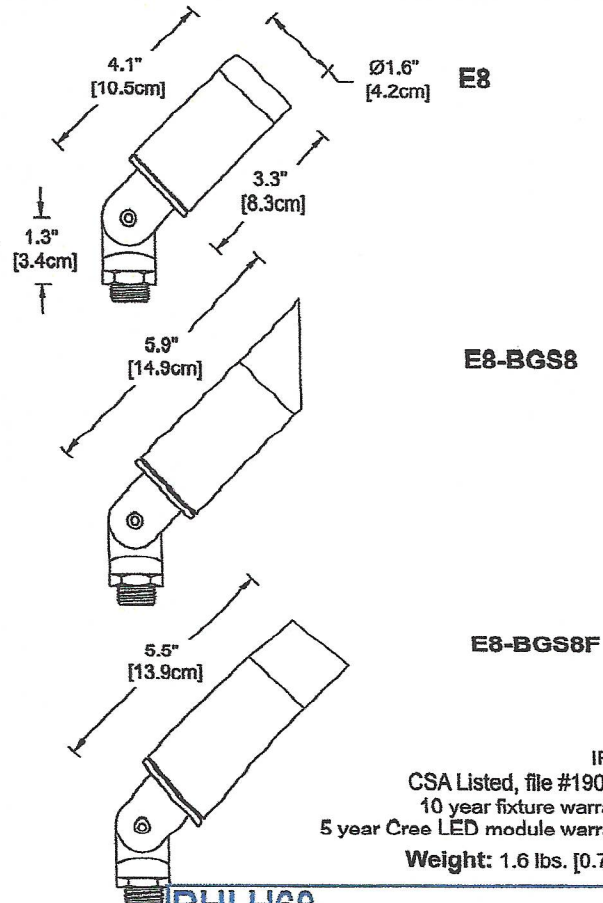
** Also available in 2700K. Add color suffix to lamp specification, e.g. "3W-NFL-2700K"

Optical Accessories

- BGS8 Brass glare shield, 45° cutoff
- BGS8F Brass glare shield, full cutoff
- FR8 Frosted lens
- HL8 Honeycomb louver, 1/8" [3mm] thick
- PR8 Prismatic spread lens
- RT8 Rectilinear spread lens

Mounting Accessories

- 1/2" male threads. Mounts into any standard j-box or:
- GS2 Heavy-duty ground spike
 - GS2BC Heavy-duty ground spike with cast brass cap
 - GS4 Standard ground spike with cast brass cap
 - JB Cast brass junction box
 - SA Sure Aim locking rotation accessory
 - TDM1 Brass tree/deck mount with stainless steel screws
 - TDM2 Brass tree mount with nylon strap (48, 72, or 96")
 - TDM2SS Brass tree mount with stainless steel strap (48, 72, or 96")
 - TDM3 Brass low-profile deck/wall mount (SA accessory recommended)
 - TDM4 Brass low-profile tree mount with notch for wire (SA accessory recommended)
 - TMJB Brass tree-mounted junction box, single fixture mount, stainless steel strap (48, 72, or 96")
 - TMJB2 Brass tree-mounted junction box, double fixture mount, stainless steel strap (48, 72, or 96")
 - TMJBX Brass tree-mounted junction box, single fixture mount, stainless steel screws
 - TMJB2X Brass tree-mounted junction box, double fixture mount, stainless steel screws



IP 66
CSA Listed, file #190030
10 year fixture warranty
5 year Cree LED module warranty
Weight: 1.6 lbs. [0.7 kg]

RHI H68
RJM-JSA
4/28/2023

Project	By
E8	For ordering purposes, please specify (example: E8-2W-A-SP-TDM
Fixture	Lamp





REQUEST FOR INFORMATION NO. H68

Date: 4/28/23

Project: Hearth Market
60 Penhallow
JSA Project No. P19081.02

Owner: DAGNY TAGGART LCC, McNABB PROPERTIES

To Contractor: McNABB PROPERTIES

Description

Added Lights for Hearth Entry Sign

Contractor Question:

Owner requests lights to illuminate Hearth sign at main entrance. Please advise on details

Response:

- Permitting
 - Added lights may be required to go through the sign permitting process.
- Light Fixture
 - We will re-use 2 of the 4 BBW light fixtures that were originally planned for illuminating signs at the takeout windows. Cut sheet is included in this pdf
 - Reuse power supply BB-TRA-1 to serve fixtures
 - *Note: fixture will patina to a brownish hue within a few months
 - *Note: If, after install, the cone of light is not wide enough to properly illuminate the sign, then a replacement optic with a wider angle should be ordered. McNabb Properties to advise if needed.
- Circuit:
 - Wire to Hearth lighting control panel to same circuit originally planned for the Pizza takeout window. LCP3-101
- Installation
 - See attached marked up photo for location of lights
 - If wiring proceeds on top of timber and fastening through Revere Gray flashing cap is required, provide sealant in penetration to prevent water from entering and pooling beneath cap
 - Provide wiremold to conceal wire, paint to match timbers



13. 111 State Street

- Recommended Approval


Background: The applicant is seeking approval for the installation of lighting for signage.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

TO: City of Portsmouth
HDC Committee
c/o Izak Gilbo

FROM: Marie J. Bodi, CEO 
McNabb Properties as agent for
Coventry Realty, LLC (owner)

RE: Administrative Approval Request – HDC June 7, 2023 Meeting
Addition of Lights to Projecting Sign Previously Approved by HDC:
111 State Street, (Sol Southern Kitchen & Lounge) Portsmouth, NH

DATE: May 18, 2023

As the owner's representative for Coventry Realty, LLC for property located at 111 State Street and on behalf of owner/operator Sol Southern Kitchen & Lounge I hereby request administrative approval to add exterior lighting as depicted and approximately located as noted on Attachment #1 of this submittal and specifically utilizing the fixtures as noted on Attachment #2, & #3 of this submission.

Please refer to Attachment #4 for additional architectural information on lumens, etc., and note the installation cited within the last paragraph will be modified for this location (installation).

Thank you for your consideration.

SOL SOUTHERN KITCHEN & LOUNGE

111 STATE STREET

PORTSMOUTH, NH



“*” denotes approximate location of fixture on either side of building façade – facing sign

E8-S TYPE BBW

The E8 is an unobtrusive, low-voltage, directional fixture. Its minimalist design brings attention to the lamp's effect, not to the fixture itself. The E8 takes advantage of LED modules that can produce 10°-120° beam spreads with just a simple change of our line of field-serviceable optics.

Construction All brass components. 1/8" [3mm] thick brass housing.

Lens Tempered soda lime glass. Stepped to prevent pooling of water on lens.

Voltage 12 Volts AC with integral driver (9-15V input, dimmable below 9V). Remote transformer required.

Lamps Triac dimmable: MLV >6% typ., ELV >16% typ.



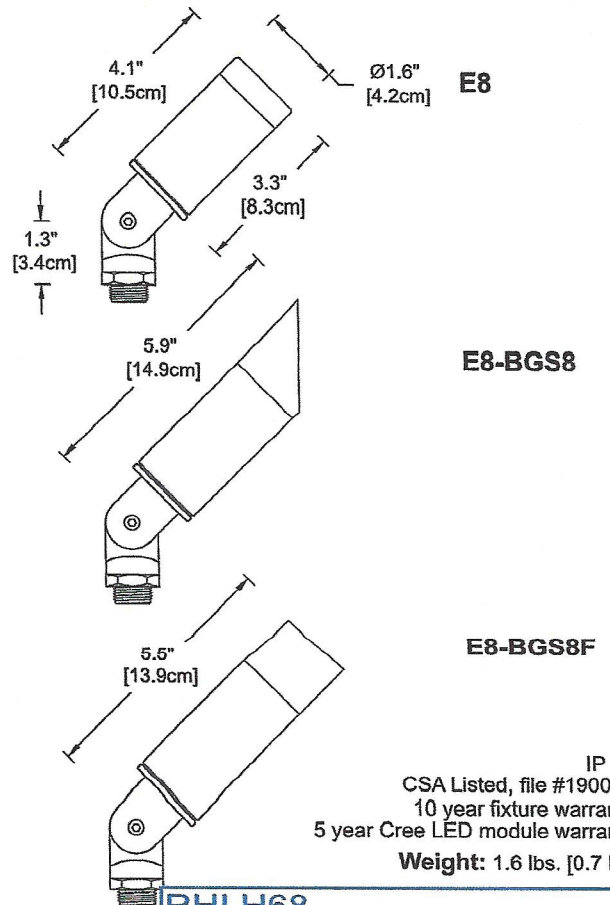
Cree XPE2 LED 2 Watt Amber (1500K)	<input type="checkbox"/> 2W-A-SP	Spot	10° Beam, 20° Field
	<input type="checkbox"/> 2W-A-NFL	Narrow Flood	15° Beam, 32° Field
	<input type="checkbox"/> 2W-A-FL	Flood	29° Beam, 61° Field
	<input type="checkbox"/> 2W-A-NO	No Optic	46° Beam, 114° Field
Cree XPG2 LED 3 and 4 Watt Warm White (3000K)**	<input type="checkbox"/> 3W-SP	Spot	13° Beam, 24° Field
	<input type="checkbox"/> 3W-NFL	Narrow Flood	17° Beam, 37° Field
	<input type="checkbox"/> 3W-FL	Flood	30° Beam, 62° Field
	<input type="checkbox"/> 3W-NO	No Optic	47° Beam, 86° Field
	<input type="checkbox"/> 4W-SP	Spot	13° Beam, 24° Field
	<input checked="" type="checkbox"/> 4W-NFL	Narrow Flood	17° Beam, 38° Field
	<input type="checkbox"/> 4W-FL	Flood	30° Beam, 62° Field
	<input type="checkbox"/> 4W-NO*	No Optic	71° Beam, 121° Field

* When the 4W lamp is specified with No Optic, only one optical accessory may be used.

** Also available in 2700K. Add color suffix to lamp specification, e.g. "3W-NFL-2700K"

Optical Accessories	<input checked="" type="checkbox"/> BGS8	Brass glare shield, 45° cutoff
	<input type="checkbox"/> BGS8F	Brass glare shield, full cutoff
	<input type="checkbox"/> FR8	Frosted lens
	<input type="checkbox"/> HL8	Honeycomb louver, 1/8" [3mm] thick
	<input type="checkbox"/> PR8	Prismatic spread lens
	<input type="checkbox"/> RT8	Rectilinear spread lens

Mounting Accessories	1/2" male threads. Mounts into any standard j-box or:	
	<input type="checkbox"/> GS2	Heavy-duty ground spike
	<input type="checkbox"/> GS2BC	Heavy-duty ground spike with cast brass cap
	<input type="checkbox"/> GS4	Standard ground spike with cast brass cap
	<input type="checkbox"/> JB	Cast brass junction box
	<input checked="" type="checkbox"/> SA	Sure Aim locking rotation accessory
	<input type="checkbox"/> TDM1	Brass tree/deck mount with stainless steel screws
	<input type="checkbox"/> TDM2-	Brass tree mount with nylon strap (48, 72, or 96")
	<input type="checkbox"/> TDM2SS-	Brass tree mount with stainless steel strap (48, 72, or 96")
	<input checked="" type="checkbox"/> TDM3	Brass low-profile deck/wall mount (SA accessory recommended)
	<input type="checkbox"/> TDM4	Brass low-profile tree mount with notch for wire (SA accessory recommended)
	<input type="checkbox"/> TMJB-	Brass tree-mounted junction box, single fixture mount, stainless steel strap (48, 72, or 96")
<input type="checkbox"/> TMJB2-	Brass tree-mounted junction box, double fixture mount, stainless steel strap (48, 72, or 96")	
<input type="checkbox"/> TMJBX	Brass tree-mounted junction box, single fixture mount, stainless steel screws	
<input type="checkbox"/> TMJB2X	Brass tree-mounted junction box, double fixture mount, stainless steel screws	



IP 66
CSA Listed, file #190030
10 year fixture warranty
5 year Cree LED module warranty
Weight: 1.6 lbs. [0.7 kg]

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

RHI H68
RJM-JSA
4/28/2023



Project	By
For ordering purposes, please specify (example: E8-2W-A-SP-TDM)	
E8	Lamp
Fixture	



REQUEST FOR INFORMATION NO. H68

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