



Pray Street View

Credit: Real Estate Listing

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- Specifications: Windows, Light Fixtures, Heat Pump

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### Cover Sheet

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53 Pray Street, Portsmouth, New Hampshire

Auger Building Company



Waterside Aerial View

Credit: Real Estate Listing

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## Project Summary

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### New Work:

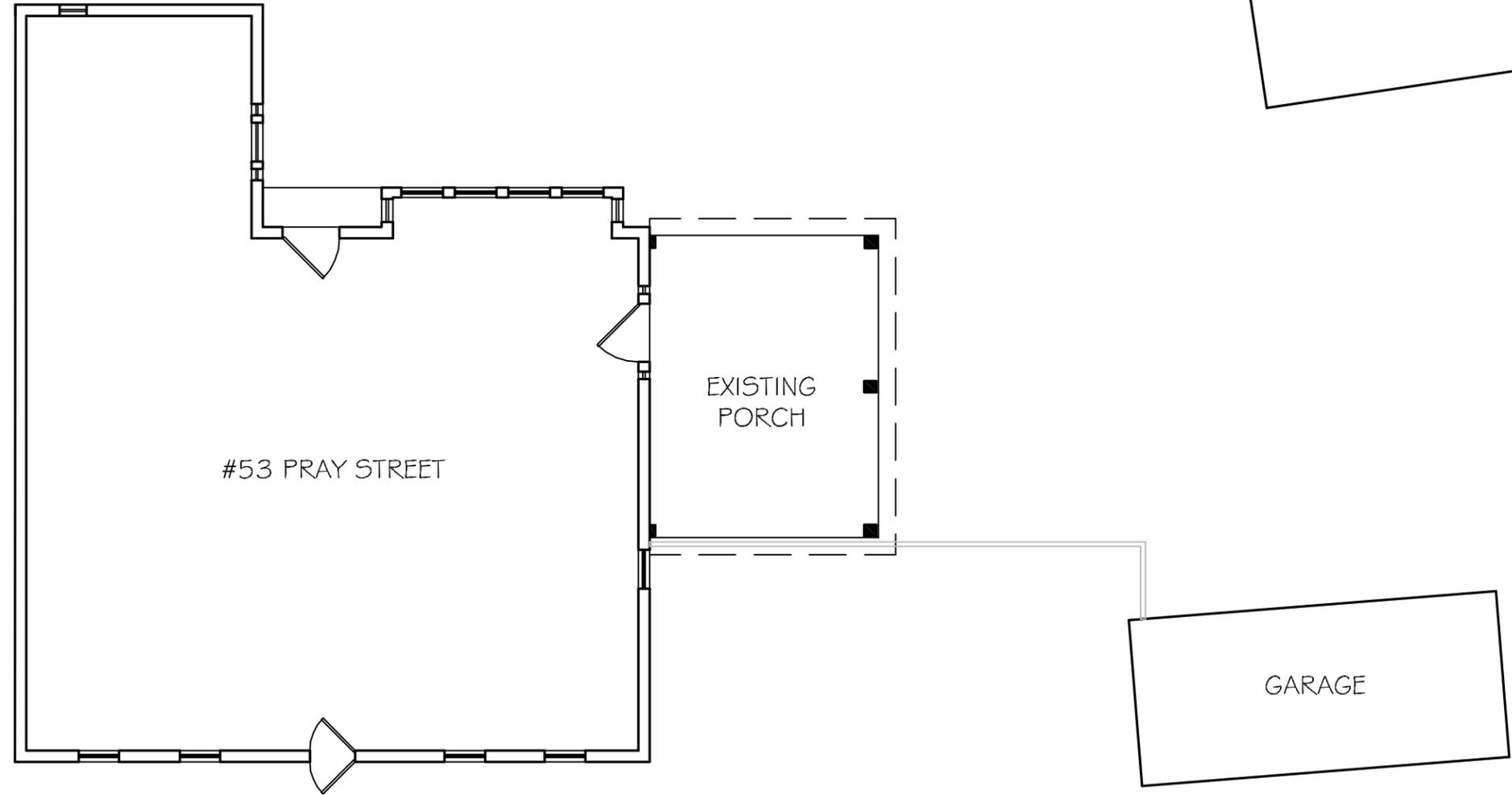
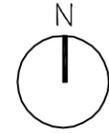
- Rebuild Porch in the same location/footprint, to include removable screen panels and new roof deck. All materials, profiles and finishes to match existing
- Add new Marvin sktlights to kitchen roof

### Repair and Replace:

- Replace fence and gate
- Install new copper roof over kitchen and shed dormers, and replace copper roof on back window bay
- Replace light fixtures removed during real estate sale
- Replace all gutters with copper
- Replace Brosco Windows with new Lepage windows and (1) door: Aluminum clad units in black with Simulated Divided Lite
- Replace cedar roof in kind
- Repair and refurbish all compromised / failing conditions in kind
- Replace condenser with new heat pump



Locus Map



PRAY STREET

Site Plan

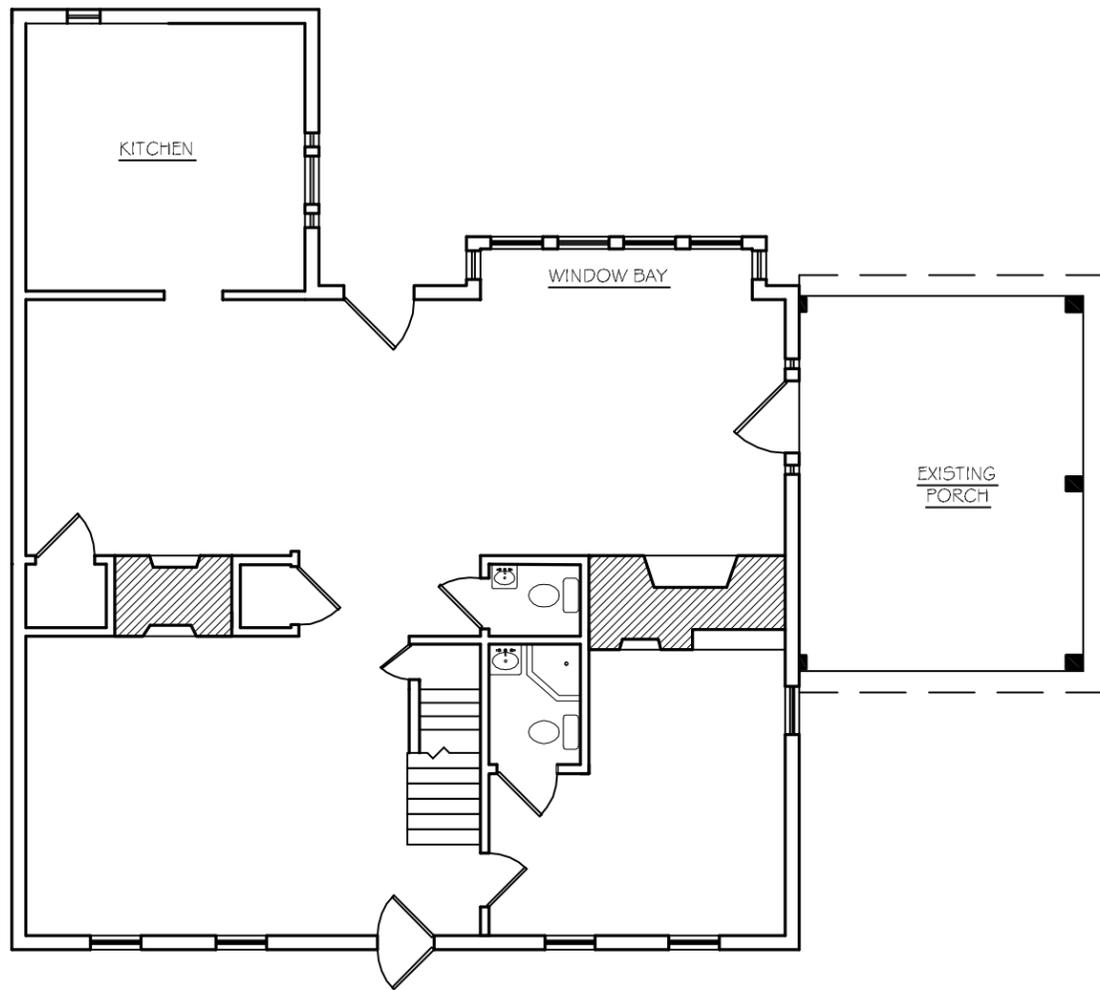
53 Pray Street, Portsmouth, New Hampshire

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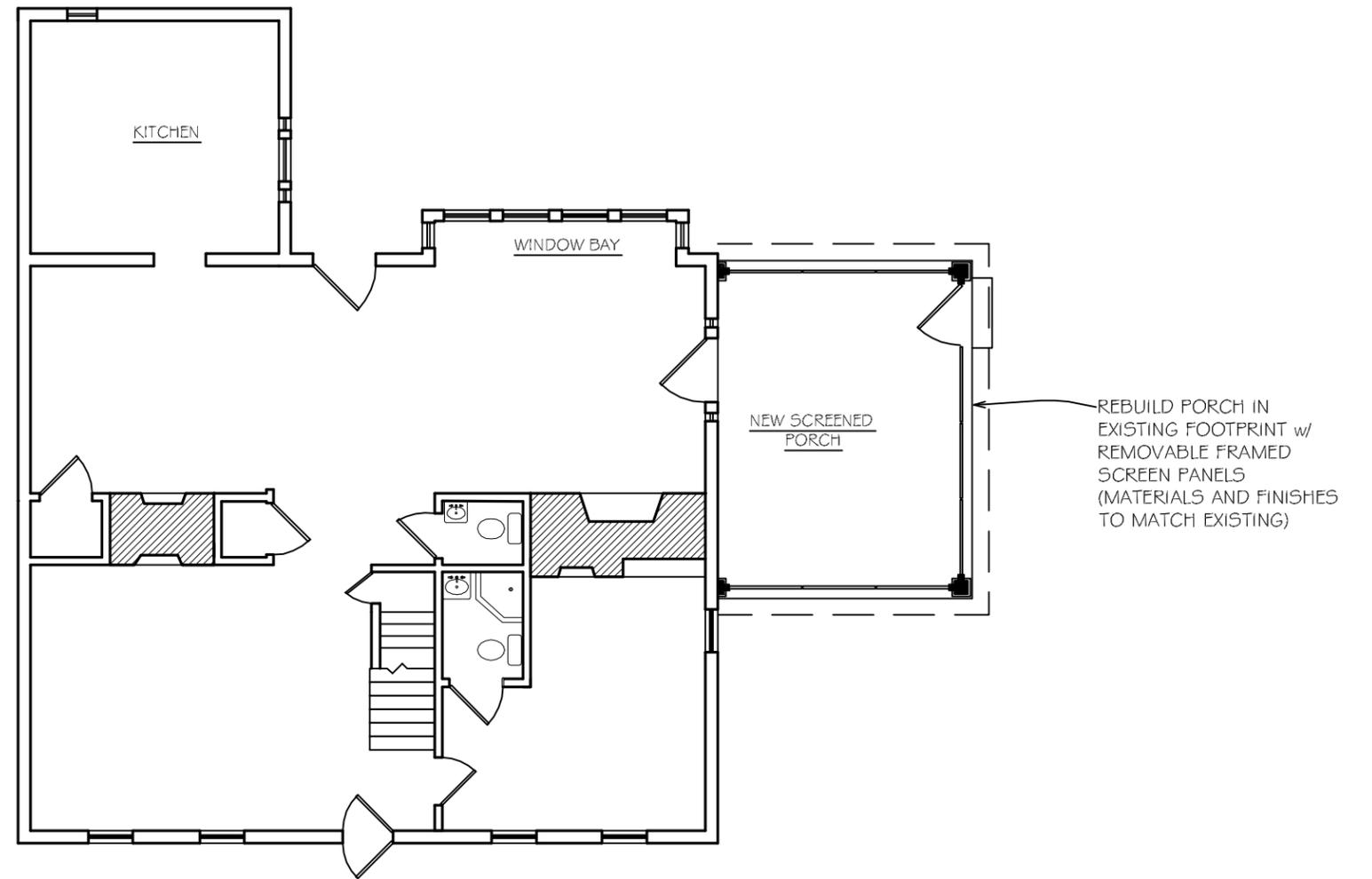
SCALE: AS NOTED

PH 3.2025

SHT. 1



Existing First Floor Plan



Proposed First Floor Plan

First Floor Plan

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

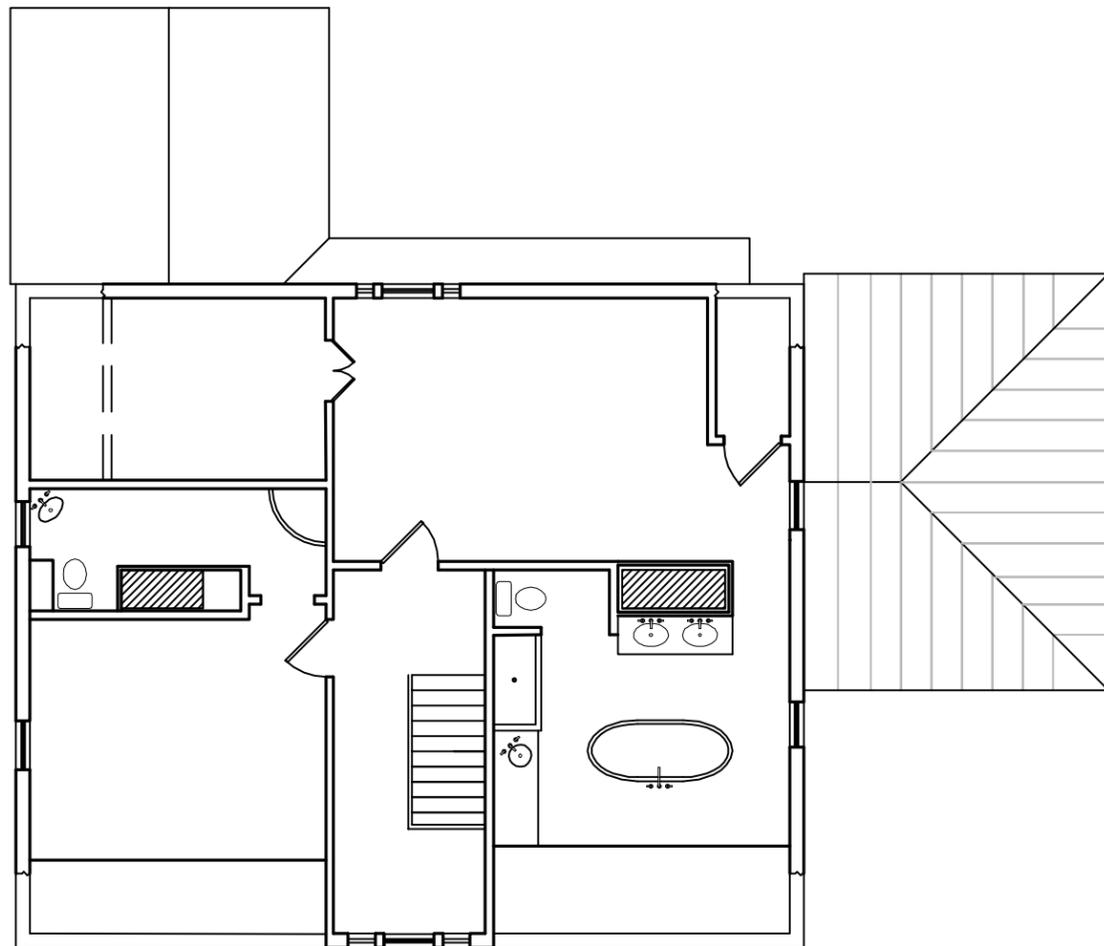
53 Pray Street, Portsmouth, New Hampshire

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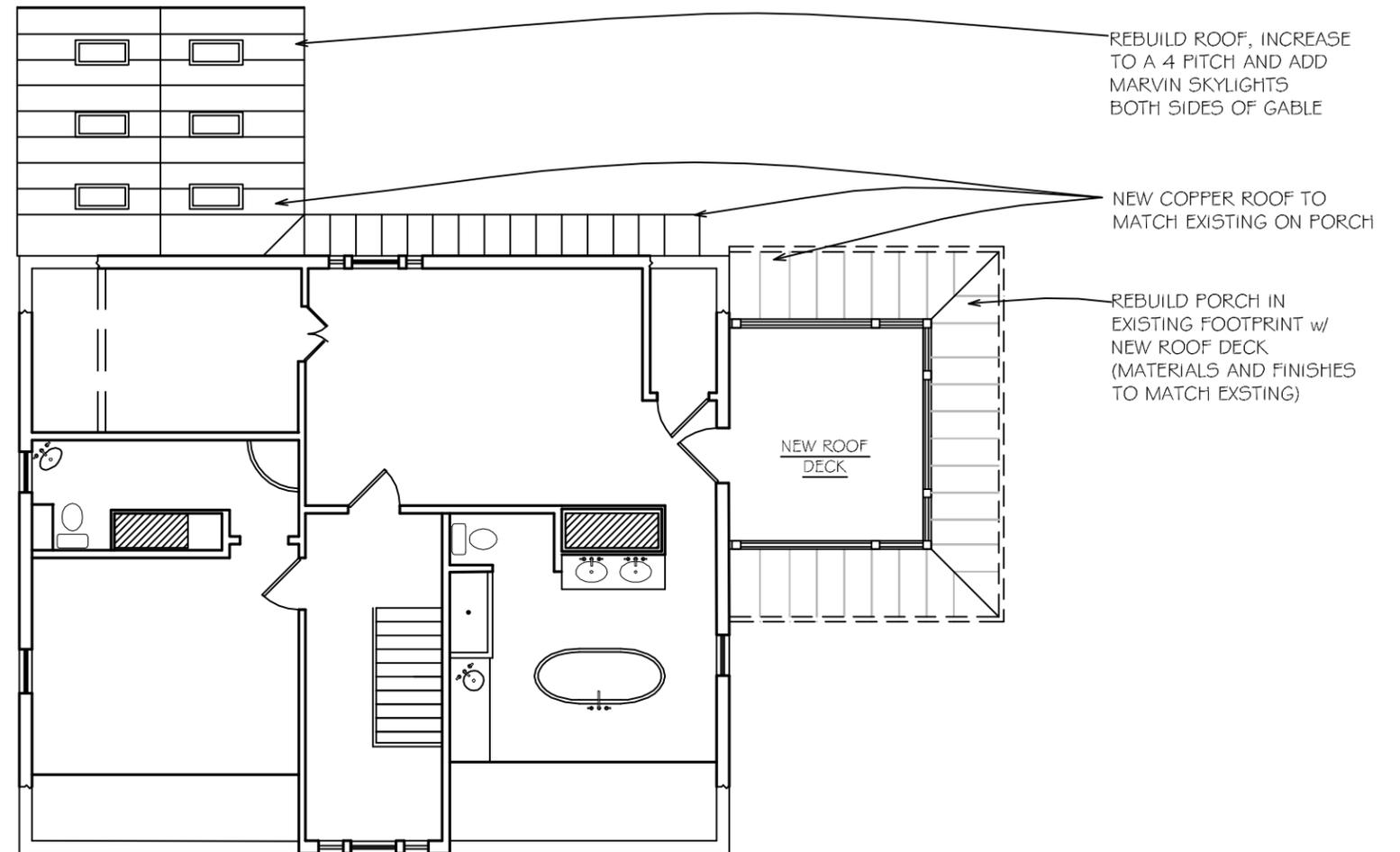
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SHT. 2



Existing Second Floor Plan



Proposed Second Floor Plan

Second Floor Plan

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

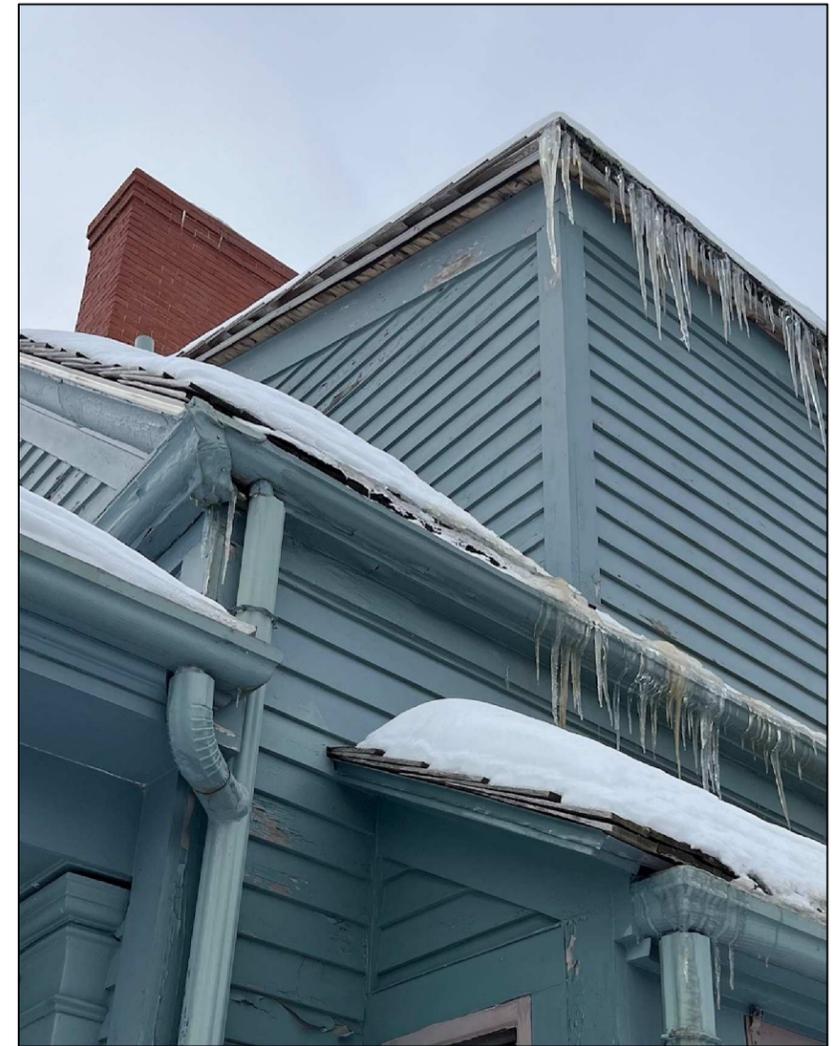
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SCALE: AS NOTED

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SHT. 3



1. AREAS NEEDING GENERAL REPAIRS AND REFURBISHMENT



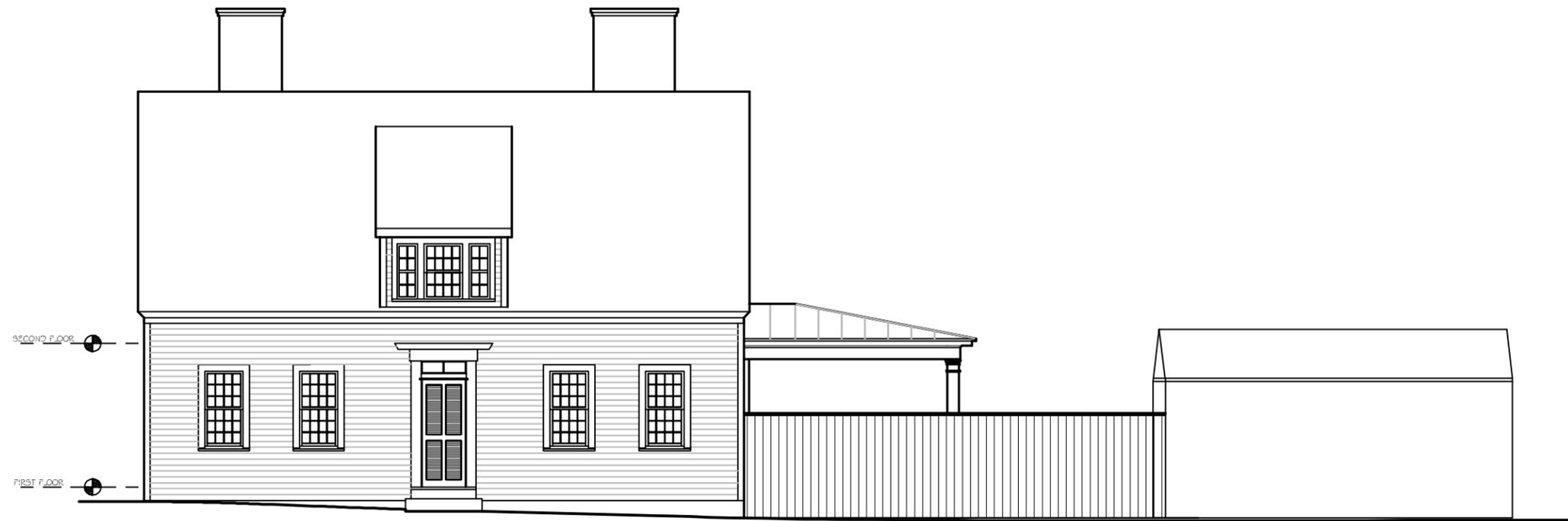
2. DEMONSTRATES INCONSISTENT SILL DIMENSIONS  
Varies from 1  $\frac{3}{4}$ " to 2  $\frac{1}{2}$ "



3. DEMONSTRATES INCONSISTENT AGE AND SIDING  
Siding has been patched in areas of previous window or door openings

53 Pray Street, Portsmouth, New Hampshire  
Auger Building Company

SCALE: AS NOTED  
PH 3.2025  
SHT. 4



Existing Front Elevation



Proposed Front Elevation



1. ORIGINAL LIGHT FIXTURE.  
New light to be custom fabricated to match.  
(See attached specification)

Front (South) Elevation

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

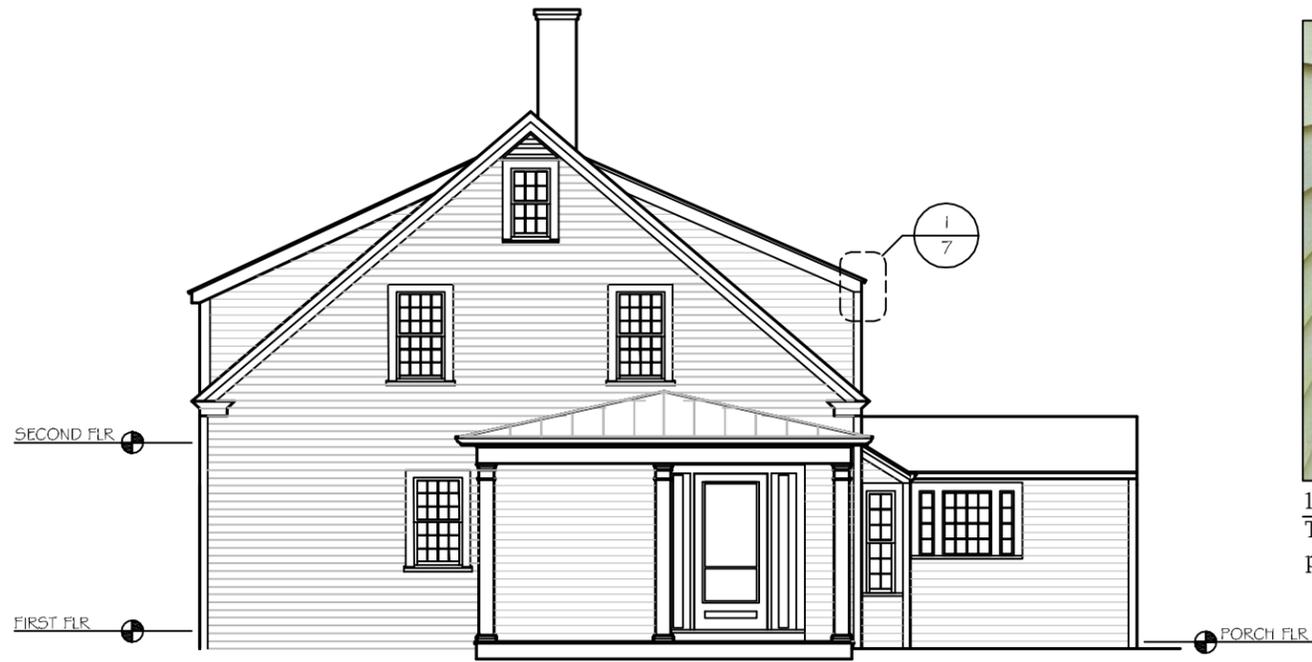
53 Pray Street, Portsmouth, New Hampshire

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SCALE: AS NOTED

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SHT. 5

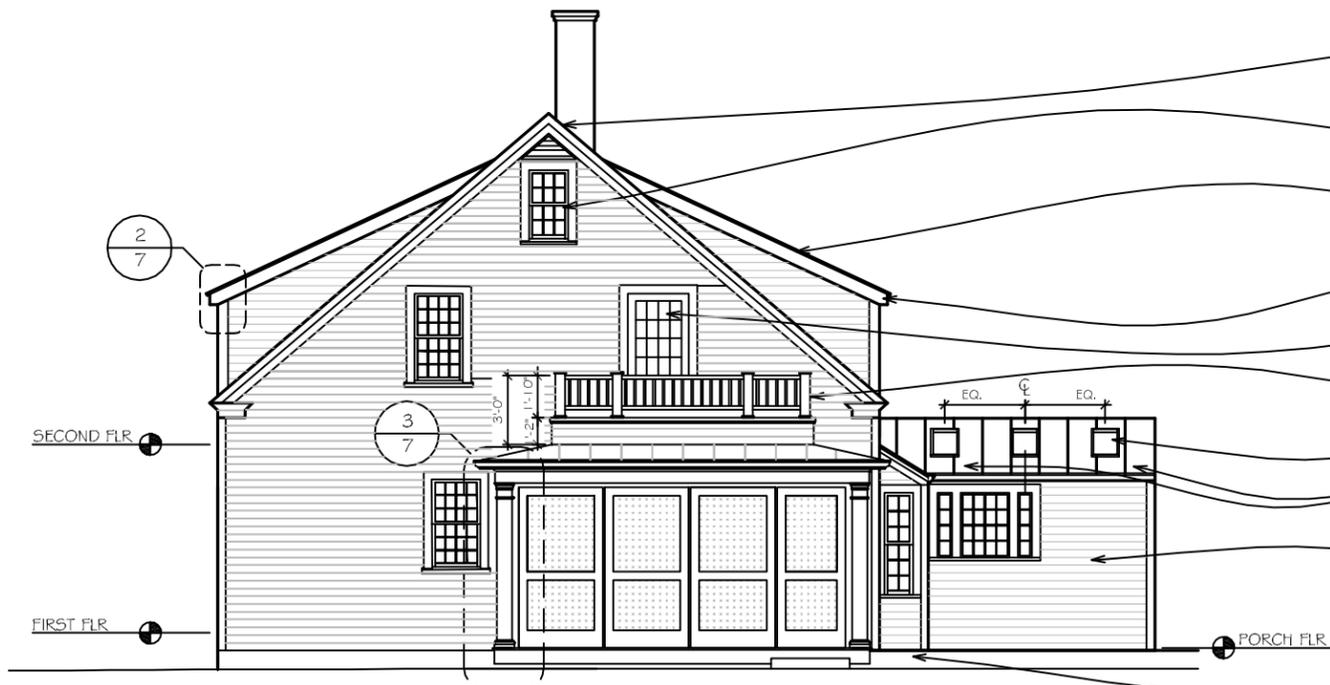


Existing Front Elevation



1. EXISTING CONDENSER  
To be replaced with heat pump (See spec)

1/6



Proposed Front Elevation

- REPLACE CEDAR ROOF SHINGLES TO MATCH EXISTING
- REPLACE BROSCO WINDOWS w/ LEPAGE THROUGHOUT
- NEW COPPER ROOF TO MATCH EXISTING ON PORCH
- BUILD OUT EAVE TRIM TO MATCH FRONT DORMER
- NEW LEPAGE DOOR IN EXISTING WINDOW OPENING
- NEW ROOF DECK OVER SCREENED PORCH
- NEW MARVIN SKYLIGHTS
- NEW COPPER ROOF AND GUTTERS TO MATCH EXISTING ON PORCH
- REPLACE CEDAR SIDING AS NEEDED, TO MATCH EXISTING
- NEW HEAT PUMP
- REBUILD PORCH IN EXISTING FOOTPRINT w/ REMOVABLE FRAMED SCREEN PANELS (MATERIALS AND FINISHES TO MATCH EXISTING)

Front (South) Elevation

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

53 Pray Street, Portsmouth, New Hampshire

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SCALE: AS NOTED

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SHT. 6



**1. BACK DORMER EAVE CONDITION**  
To be rebuilt to match front dormer



**2. FRONT DORMER EAVE TRIM**



**4. BACK LIGHT LOCATION**  
New light to be custom fabricated to match (See Spec)

Existing Back Elevation



**3. COLUMN PROFILE AND EAVE DETAIL**  
To be rebuilt at new Screened Porch



Proposed Back Elevation

Back (North) Elevation

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

53 Pray Street, Portsmouth, New Hampshire

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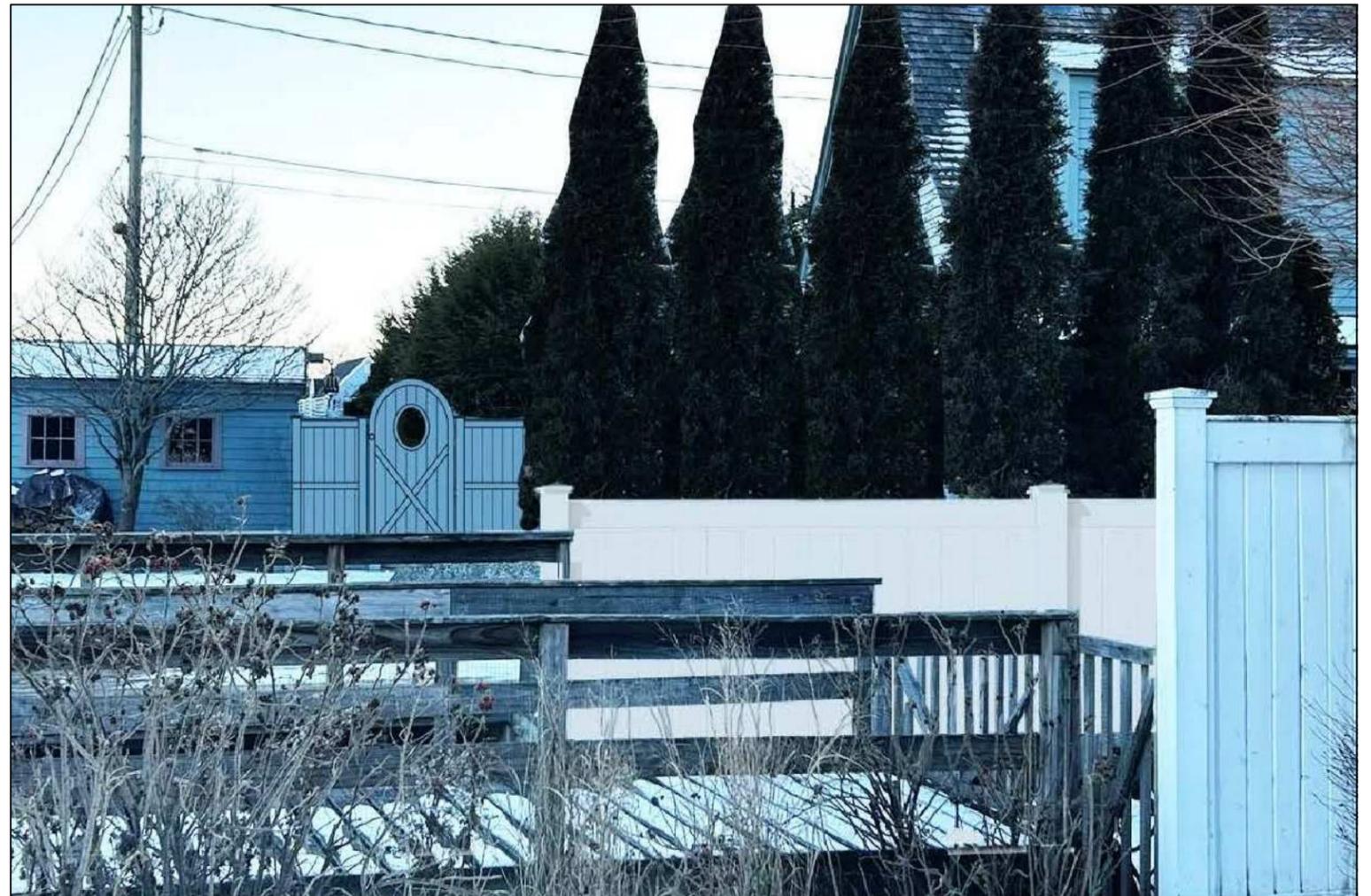
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SHT. 7



1. EXISTING VIEW FROM SALTER STREET ABUTTERS



2. PROPOSED VIEW FROM SALTER STREET ABUTTERS  
Added arborvitae conceal views of porch and provide added privacy

Perspective View from Abutter Yard

53 Pray Street, Portsmouth, New Hampshire

Auger Building Company

SCALE: AS NOTED

PH 3.2025

SHT. 8



**Double Hung Window XL-100 – Aluminium clad**

**Frame:**

- Pine, red grandis or mahogany
- Aluminium clad, extruded 0.060", 1.5mm thick
- Thickness 1 ¼" (32mm) and interior facing including the sash stop : 1 7/8" (48mm)
- Depth 5 9/16" (141mm)

**Sash:**

- Pine, red grandis or mahogany
- Aluminium clad, extruded 0.060", 1.5mm thick
- Thickness 1 ¾" (44.5mm)
- Height: 1 13/16" (46mm) / 3 ¼" (82mm)

**Interior finish:**

- Natural, primed, first coat, Lepage stain or paint over 50 colors

**Exterior finish:**

- Lepage paint over 50 colors

**Hardware:**

- Surface mount: satin nickel, unlaquered brass, polish brass, polish nickel or oil rubbed bronze
- Hybride balance lite-lift class 5
- Sash limiter options

**Weather-strip**

- Silicone, Q-Lon

**Insulated glass:**

- Double glaze ¾" (19 mm)
- "Technoform" spacer, bronze, white, black.
- Argon

**Glass available:**

- Clear, grey, bronze, pinhead, glue-chip
- Low-e: Energy advantage, 272, 366, 189
- Tempered
- Laminated

**Screen:**

- Mesh: invisible fiberglass, grey or black aluminium
- Surround: white, coppertone or Lepage paint over 50 colors
- Wood screen surround
- Retractable

**Grilles:**

- Internal georgian 3/4", 1" or 1 3/4"
- Internal flat 5/16", 5/8", 3/4" or 1"
- Internal tubular: white, brass or pewter

**Simulated Divided Lites (SDL):**

- 5/8", 7/8", 1 1/4" or 1 3/4"
- Spacer bars bronze, white or black

**Casing:**

- 908
- 1 3/4", 2 3/4" and 3 1/2" Flat casing
- 3 15/16" Backbend (D-090)
- Skyler
- Nailing fin

**Sill Extension:**

- Standard D-082 (1" x 1 1/4")
- Historic D-083 (1 3/4" x 2")

**Interior Jamb Extension:**

- Finish and wood species same as interior frame 1/8" min and 6" max

**Minimums and Maximums:**

Minimum width:	12"	Maximum width:	66"
Minimum height:	26"	Maximum height:	152"

Maximum: 43 square foot – (frame size) for double IG

Maximum of 97 lbs per sash

For more information, please visit our web site at [www.lepagemillwork.com](http://www.lepagemillwork.com)

**Wood Balcony Door - Aluminum Clad – WBD-100**

**Frame:**

- Pine, red grandis or mahogany
- Aluminum clad, extruded 0.060", 1.5 mm thick
- Thickness 1 ¼" (32mm)
- Standard depth of 4 9/16 (116 mm), 6 9/16" (167 mm), 7 ¼" (184 mm) or 9 ¼" (235 mm). Other frame depth available upon request.

**Sash:**

- Pine, red grandis or mahogany
- Aluminum clad, extruded 0.060", 1.5 mm thick
- Thickness 1 ¾" (44,5mm) or 2 ¼", (57 mm)
- Colonial or contemporary
- Choice of flat or raised panel

**Interior finish:**

- Natural, primed, first coat, Lepage stain or paint over 50 colors

**Exterior finish:**

- Lepage paint over 50 colors

**Hardware:**

- Rustic cremone and hinges black, polish brass, antique brass or pewter
- Classic cremone and hinges polish brass, unlaquered brass, oil rubbed bronze, satin nickel
- Optional exterior handle
- Optional ball bearing hinges

**Weather-strip**

- Silicone

**Insulated glass:**

- Double glaze ¾" (19 mm) with 1 ¾" sash.
- Triple glaze 1 ¼" available with 2 ¼" sash.
- "Technoform" spacer, bronze, white or black.
- Argon

**Glass available:**

- Clear, grey, bronze, pinhead, glue-chip
- Low-e: Energy advantage, 272, 366, 189
- Tempered
- Laminated

**Screen:**

- Mesh: invisible fiberglass, grey or black aluminium
- Aluminium frame over 50 colors
- Aluminium clad wood screen :
  - Combo glass option
  - Flat or raised panel option

**Grilles:**

- Internal georgian 3/4", 1" or 1 3/4"
- Internal flat 5/16", 5/8", 3/4" or 1"
- Internal tubular white, brass or pewter

**Simulated Divided Lites (SDL):**

- 5/8", 7/8", 1 1/4" or 1 3/4"
- Spacer bars bronze, white or black

**True Divided Lites (TDL):**

- TDL 1 3/4"

**Casing:**

- 908
- 1 3/4", 2 3/4" and 3 1/2" Flat casing
- 3 15/16" Backbend (D-090)
- Skyler
- Nailing fin

**Sill Extension:**

- 2" (50.8mm) or 3', (76.2 mm)

**Interior Jamb Extension:**

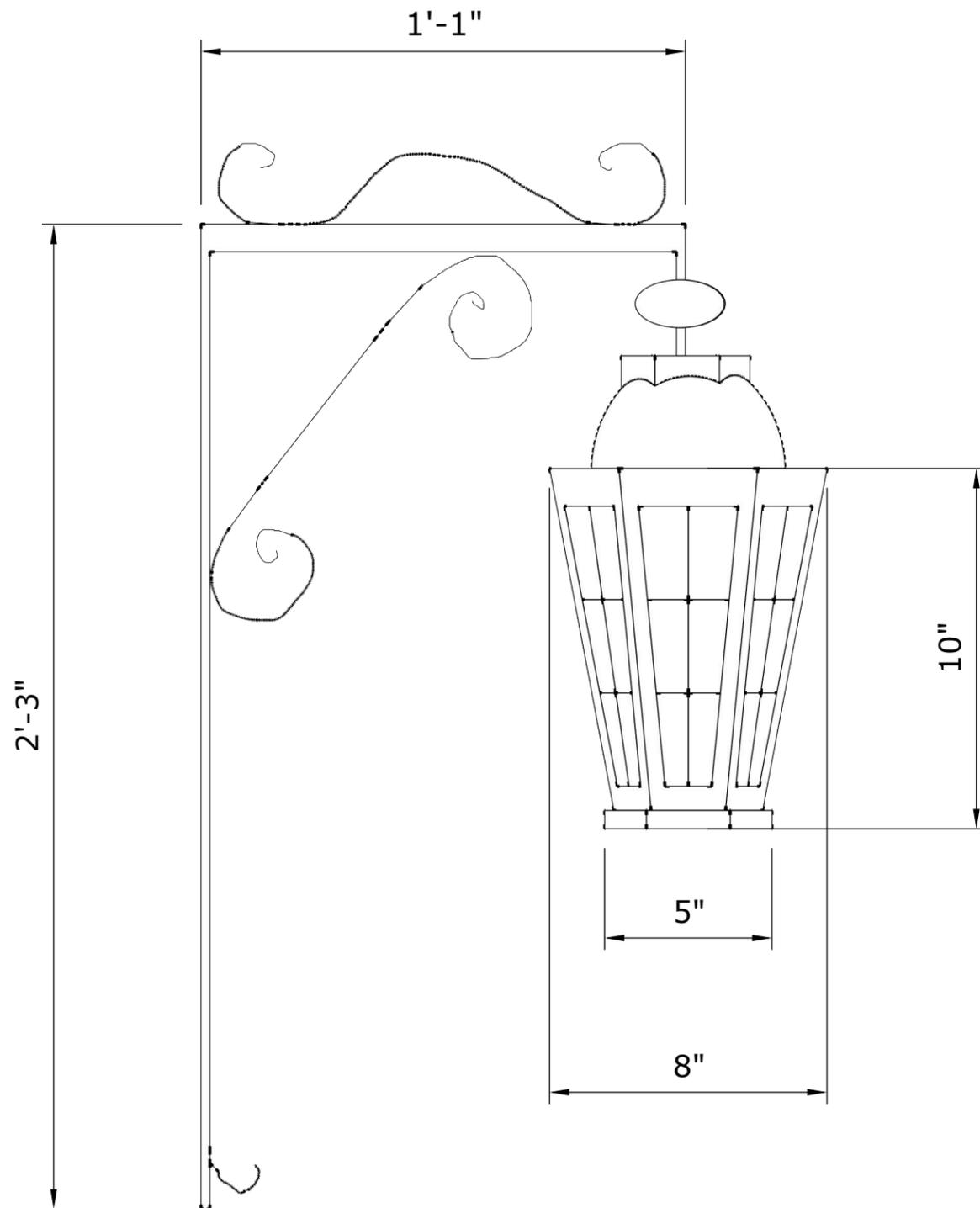
- Finish and wood species same as interior frame 1/8" min and 6" max

**Minimums and Maximums:**

Minimum width:	15" (1 sash)	Minimum width (2 sashes):	30"
Minimum height:	20"		
Maximum width:	42" (1 sash)	Maximum width (2 sashes):	82"
Maximum height for single door:	84"		
Maximum height for double door:	108"		

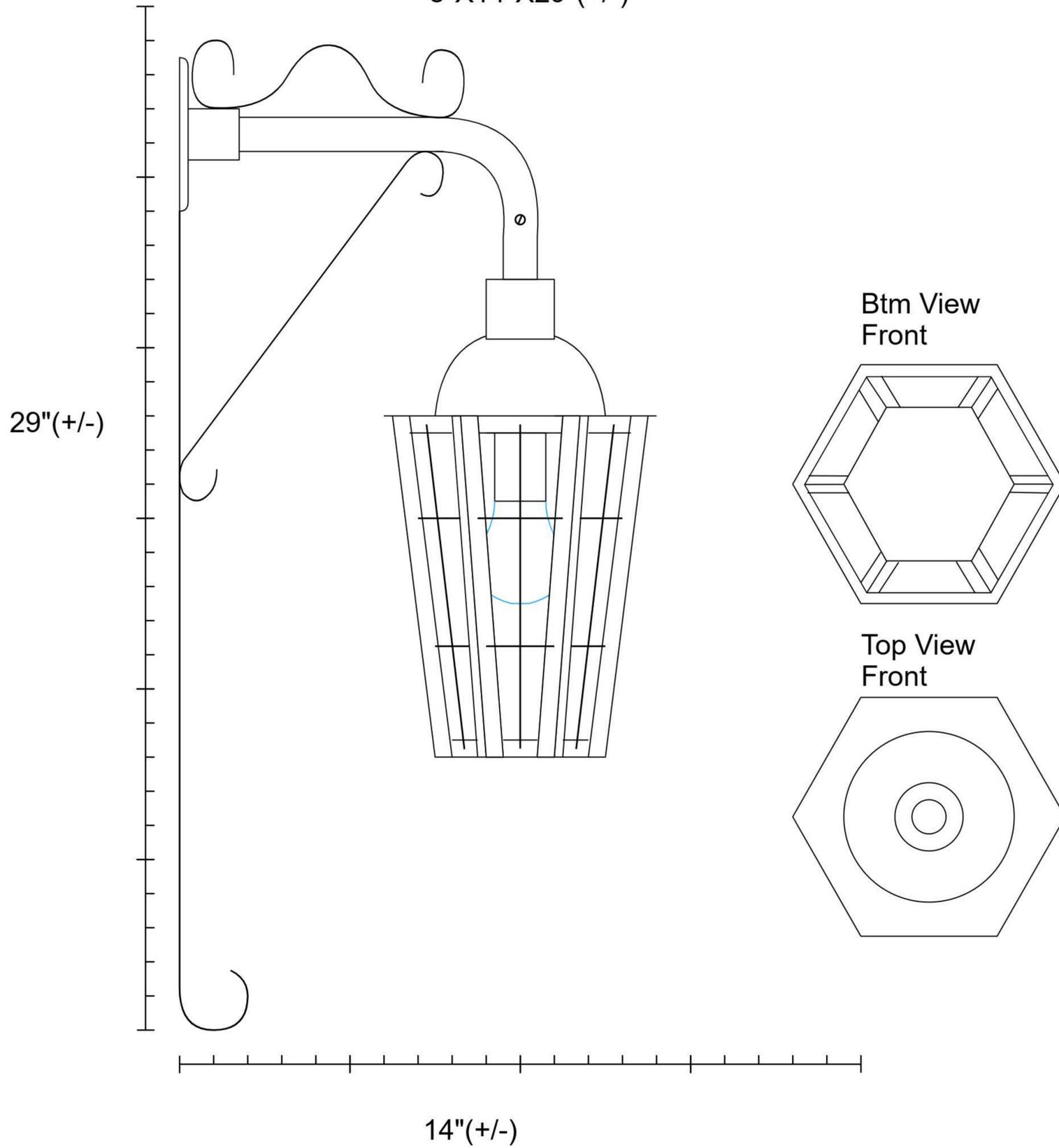
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FRONT EXTERIOR LIGHT  
53 PRAY SRREET

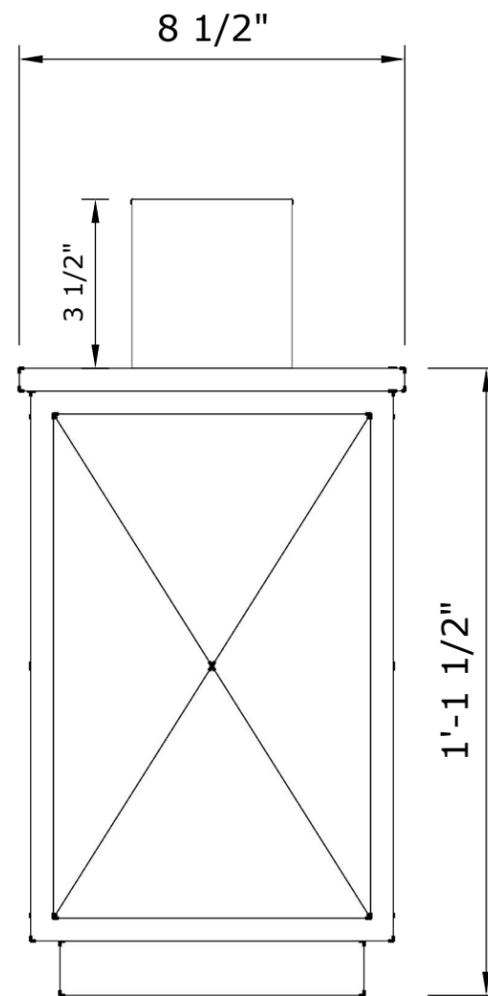


NOT FOR CONSTRUCTION  
REFER TO PHOTO FOR ADDITIONAL DETAIL INFORMATION

CUSTOM WALL MOUNT-MOD10-DB-MED-CLR  
\*8"X14"X29"(+/-)



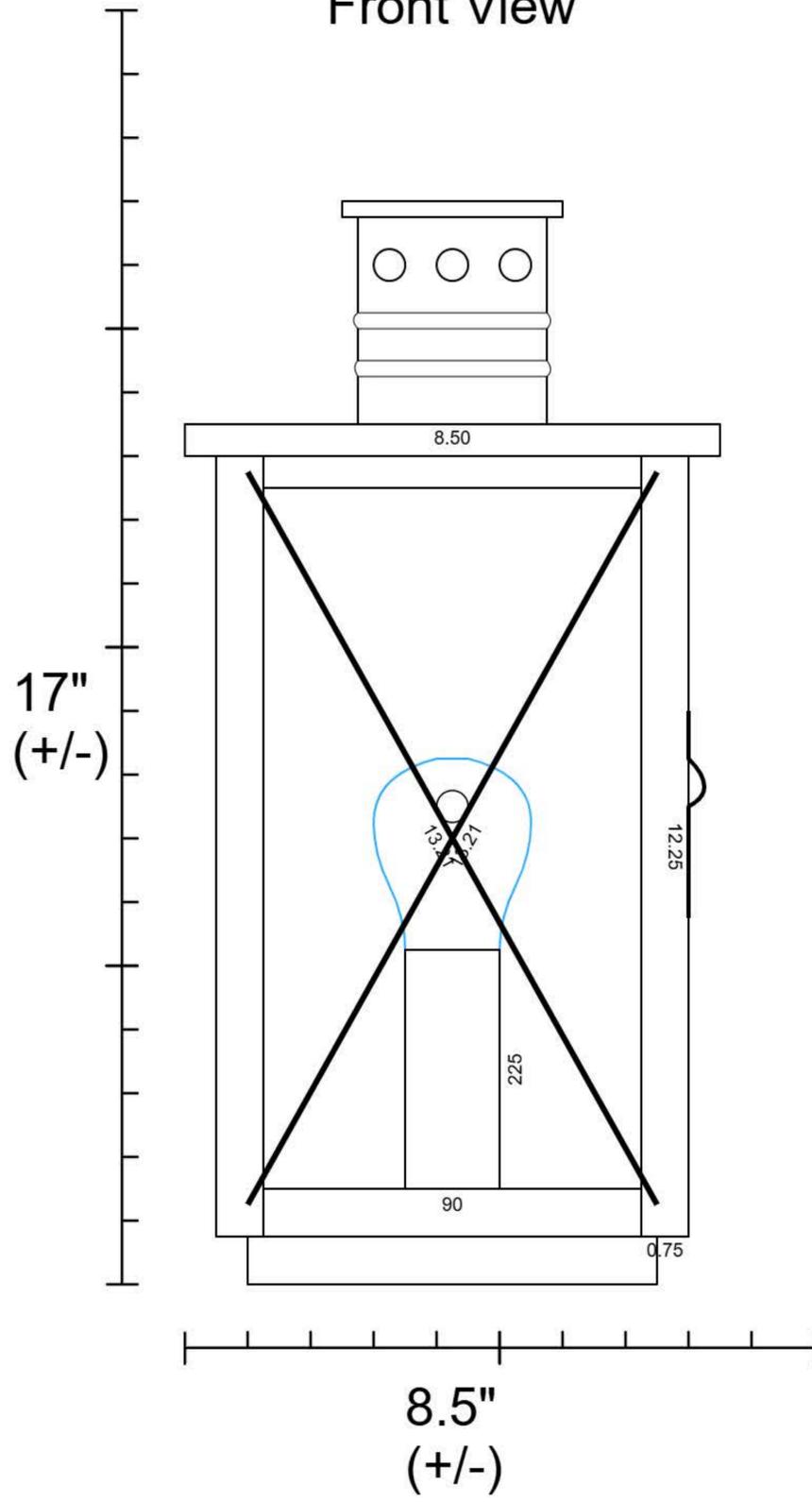
REAR AND SIDE EXTERIOR LIGHTS  
53 PRAY SRREET



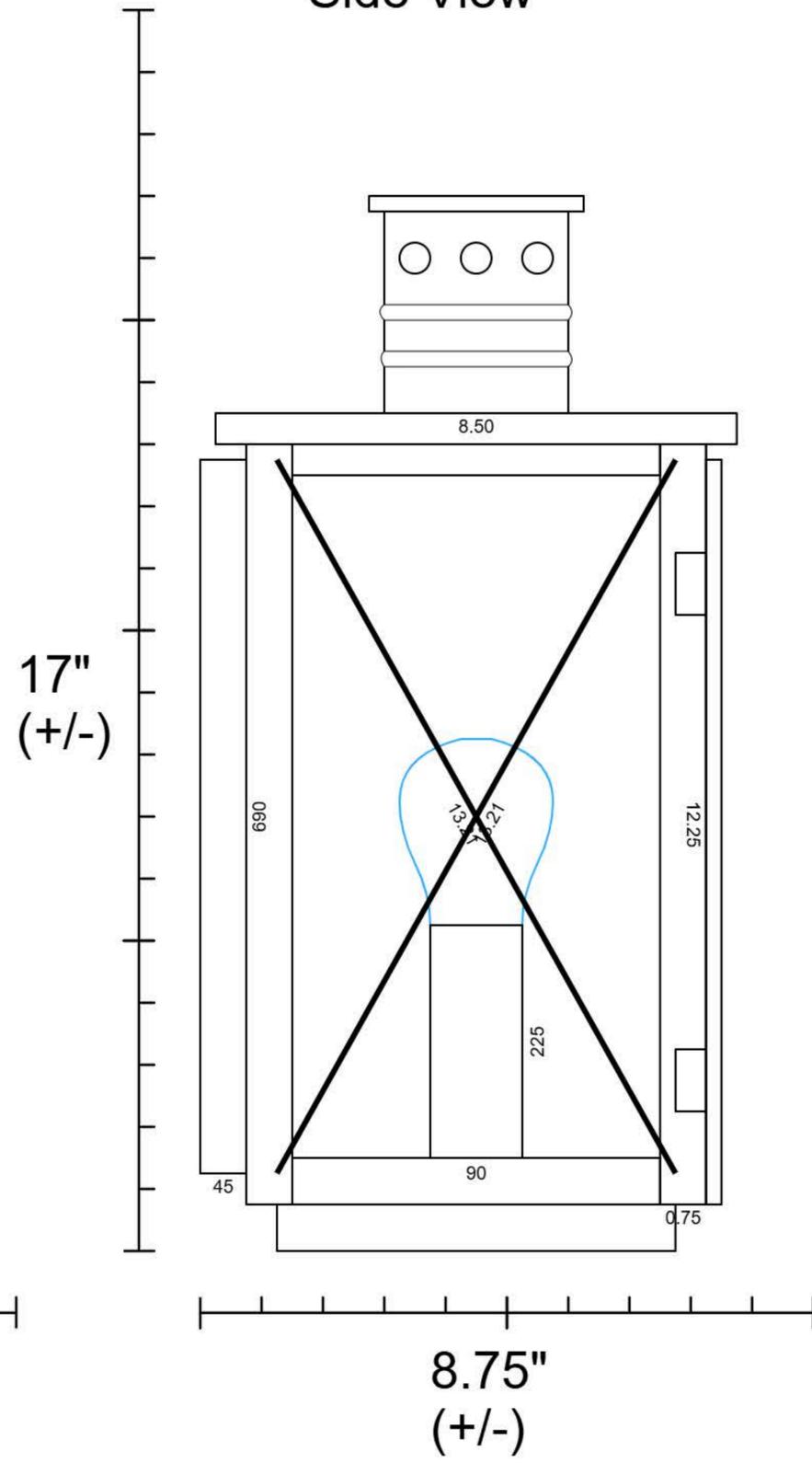
NOT FOR CONSTRUCTION  
REFER TO PHOTO FOR ADDITIONAL DETAIL INFORMATION



Front View



Side View



# MXZ-SM48NAMHZ2 4-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name:

System Reference:

Date:



## FEATURES

- Compatible with M- and P-Series and CITY MULTI® indoor units. Branch box required for connection with M- and P-Series
- Variable speed INVERTER-driven compressor
- Seacoast protection on heat exchanger and base panel (rated for 2,000 hrs in accordance with ASTM B117 testing)
- Thermal Differential 1°F (with PAC-MKA32/52BC only)
- Built-in base pan heater
- Quiet outdoor unit operation, rated sound pressure as low as 51 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection
- Hyper-heating performance offers 100% heating capacity at 5°F and 75% heating capacity at -13°F

ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.

Specifications are subject to change without notice.

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# SPECIFICATIONS: MXZ-SM48NAMHZ2

Cooling <sup>1</sup> (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static)   Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	48,000 // 48,000 // 48,000   48,000 // 48,000
	Rated Capacity	BTU/H	48,000 // 48,000 // 48,000   48,000 // 48,000
	Minimum Capacity	BTU/H	16,000 // 16,000 // 16,000   15,500 // 15,000
	Maximum Power Input	W	3,665 // 4,120 // 4,575   4,140 // 4,615
	Rated Power Input	W	3,665 // 4,120 // 4,575   4,140 // 4,615
	Power Factor (208V, 230V)	%	98.5, 98.5 // 98.5, 98.5 // 98.5, 98.5   98.5, 98.5 // 98.5, 98.5
Heating at 47°F <sup>2</sup> (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static)   Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	54,000 // 54,000 // 54,000   54,000 // 54,000
	Rated Capacity	BTU/H	54,000 // 54,000 // 54,000   54,000 // 54,000
	Minimum Capacity	BTU/H	27,000 // 27,000 // 27,000   21,150 // 15,300
	Maximum Power Input	W	3,960 // 4,455 // 4,950   4,455 // 4,950
	Rated Power Input	W	3,960 // 4,455 // 4,950   4,455 // 4,950
	Power Factor (208V, 230V)	%	98.5, 98.5 // 98.5, 98.5 // 98.5, 98.5   98.5, 98.5 // 98.5, 98.5
Heating at 17°F <sup>3</sup> (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static)   Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	54,000 // 54,000 // 54,000   54,000 // 54,000
	Rated Capacity	BTU/H	39,000 // 40,000 // 41,000   40,000 // 41,000
	Maximum Power Input	W	6,595 // 7,335 // 8,075   7,255 // 7,915
	Rated Power Input	W	4,235 // 4,850 // 5,465   4,850 // 5,465
Heating at 5°F <sup>4</sup> (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static)   Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	47,000 // 47,000 // 47,000   47,000 // 47,000
	Maximum Power Input	W	6,890 // 7,273 // 7,655   7,273 // 7,655
Efficiency (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static)   Mix (High-static) // Ducted (High-static))	SEER2		23.0 // 19.5 // 16.0   18.85 // 14.7
	EER2 <sup>1</sup>		13.1 // 11.8 // 10.5   11.75 // 10.4
	HSPF2 (IV)		11.5 // 10.5 // 9.5   10.15 // 8.8
	COP at 47°F <sup>2</sup>		4.0 // 3.6 // 3.2   3.6 // 3.2
	COP at 17°F at Maximum Capacity <sup>3</sup>		2.4 // 2.18 // 1.96   2.2 // 2.0
	COP at 5°F at Maximum Capacity <sup>4</sup>		2.3 // 2.2 // 2.1   2.05 // 1.8
	ENERGY STAR® Certified		Yes // Yes // No   Yes // No
Electrical	Electrical Power Requirements	Voltage, Phase, Frequency	208/230, 1, 60
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	KA	5
	Recommended Fuse/Breaker Size if Branch Box Powered by Outdoor Unit	A	45
	Recommended Fuse/Breaker Size without Branch Box or Branch Box Powered Separate	A	40
	Recommended Wire Size (Indoor - Outdoor) if Branch Box Powered by Outdoor Unit	AWG	6
	Recommended Wire Size (Indoor - Outdoor) without Branch Box or Branch Box Powered Separate	AWG	8
	MCA if Branch Box Powered by Outdoor Unit	A	51.0
	MOCP if Branch Box Powered by Outdoor Unit	A	86
	MCA without Branch Box or Branch Box Powered Separate	A	45
	MOCP without Branch Box or Branch Box Powered Separate	A	80
	Fan Motor Full Load Amperage	A	0.6+0.6

**NOTES:**

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

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

<sup>1</sup>Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

<sup>2</sup> when 1 or more PLA-A-EA7 connected

<sup>3</sup> Branch box should be placed within the level between the outdoor unit and indoor units

<sup>4</sup> 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

Mid and high external static pressure tests conducted at 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.



## OUTDOOR UNIT ACCESSORIES: MXZ-SM48NAMHZ2

Air Deflector	Vertical Air Deflector	ADV-1
Air Outlet Guide	Air Outlet Guide (1 Piece)	PAC-SH96SG-E (two pieces are required)
Ball Valve	Refrigeration Ball Valve - 1/2"	BV12FFSI2
	Refrigeration Ball Valve - 1/4"	BV14FFSI2
	Refrigeration Ball Valve - 3/8"	BV38FFSI2
	Refrigeration Ball Valve - 5/8"	BV58FFSI2
Branch Box	3 Port Branch Box	PAC-MKA32BC
	3 Port Branch Box	PAC-MKA33BC
	5 Port Branch Box	PAC-MKA52BC
	5 Port Branch Box	PAC-MKA53BC
	Branch Box Enclosure	BBE-1
Centralized Drain Pan	Central Drain Pan	PAC-SH97DP-E
Control Wire	M-Net Control Wire, 1,000' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-1000
	M-Net Control Wire, 250' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-250
Control/Service Tool	Maintenance Tool Interface	PAC-USCMS-MN-1
Distribution pipe	Brazed Connection	MSDD-50BR-E
	Flare Connection	MSDD-50AR-E
Drain Socket	Drain Socket	PAC-SG60DS-E
Hail Guards	Hail Guard	HG-A2
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S144-250
	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	SW144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S144-50
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	SW144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S164-250
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	SW164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S164-50
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	SW164-50
Mounting Pad	Condensing Unit Mounting Pad: 24" x 42" x 3"	ULTRILITE2
Port Adaptor	Adaptor: 1/2" x 3/8"	MAC-A455JP-E
	Adaptor: 1/2" x 5/8"	MAC-A456JP-E
	Adaptor: 1/4" x 3/8"	PAC-493PI
	Adaptor: 3/8" x 1/2"	MAC-A454JP-E
	Adaptor: 3/8" x 5/8"	PAC-SG76RJ-E
Stand	18" Dual Fan Stand	QSMS1802M
	24" Dual Fan Stand	QSMS2402M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	DSD-400P
	Outdoor Unit Stand — 12" High	QSMS1202M
Wind Baffle	Front Wind Baffle	WB-PA3 (two pieces are required)