

HDC

ADMINISTRATIVE APPROVALS

November 05, 2025

- | | | |
|----|--------------------------|-----------------------|
| 1. | 139 South Street, Unit A | -Recommended Approval |
| 2. | 1 Raynes Avenue | -Recommended Approval |
| 3. | 303 Pleasant Street | -Recommended Approval |
| 4. | 420 Pleasant Street | -Recommended Approval |
| 5. | 60 Prospect Street | -Recommended Approval |
| 6. | 111 Gates Street | -Recommended Approval |
| 7. | 112 New Castle Avenue | -Recommended Approval |
| 8. | 320 South Street | -Recommended Approval |

1. 139 South Street, Unit A -Recommended Approval

Background: The applicant is seeking approval to revise the rear eave detail and simplify the roof, revised HVAC equipment, and revised gutter material at the rear of the structure.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

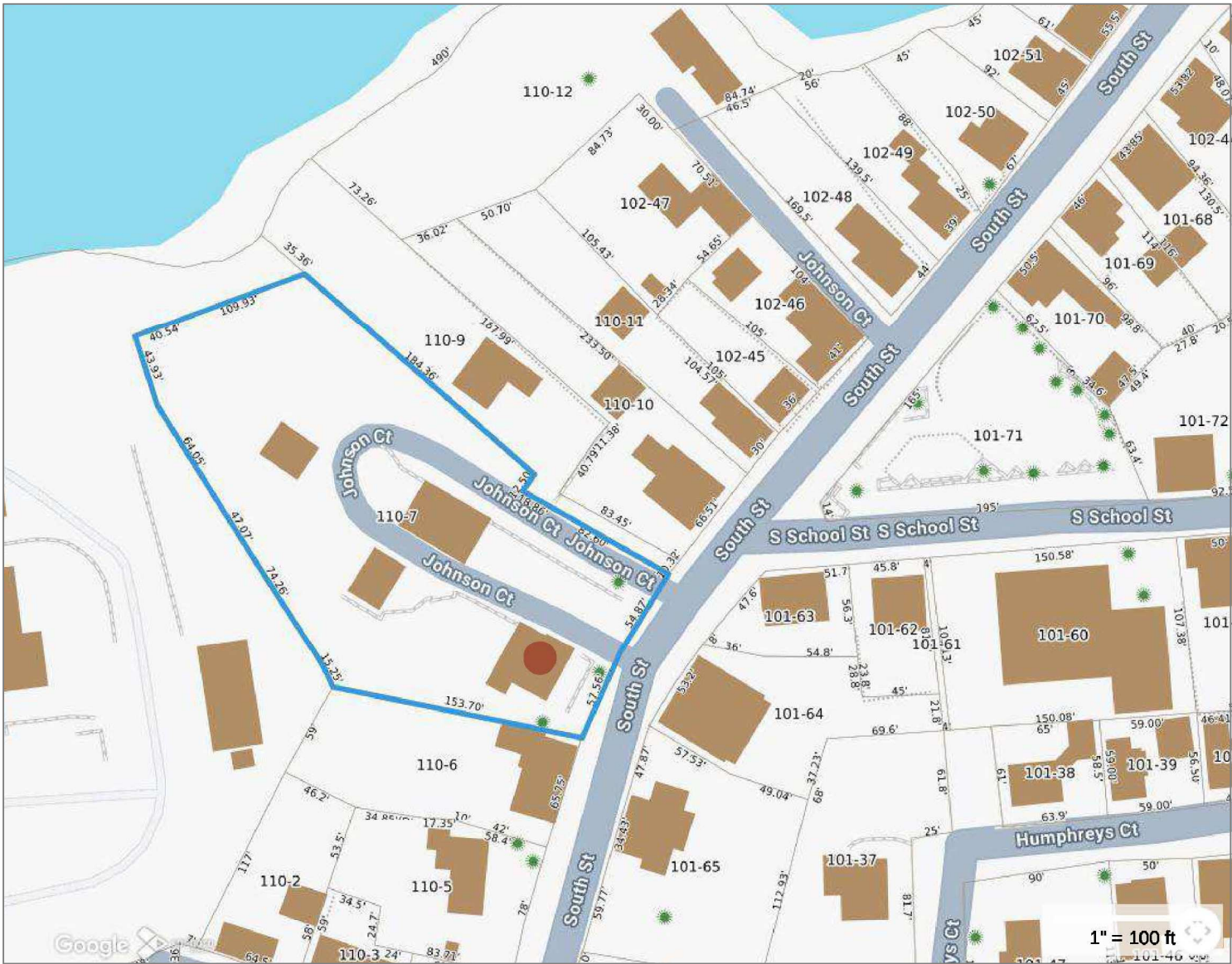
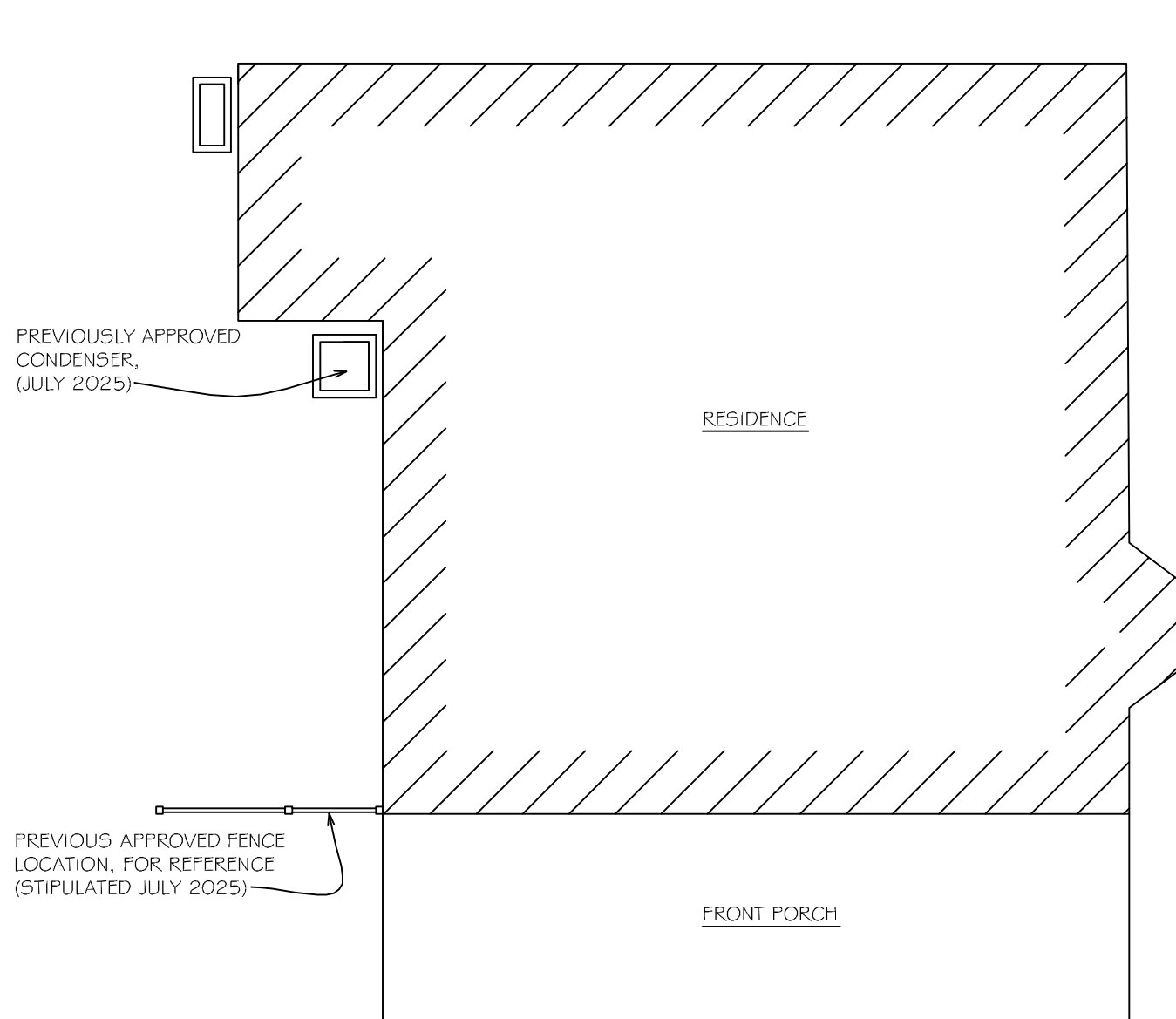


Table of Contents

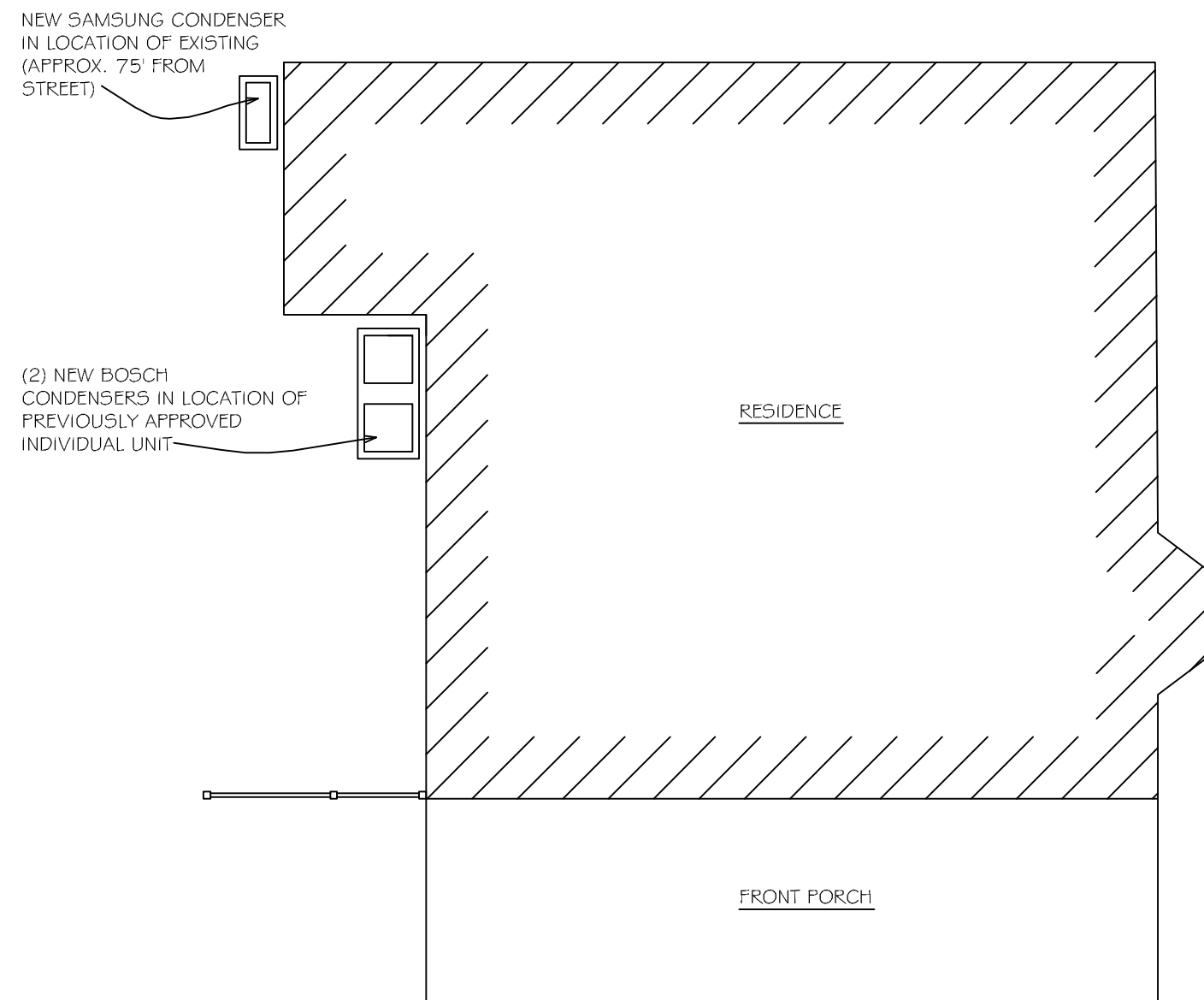
1. Cover Sheet and Locus Map (139A South is part of a HOA)
 2. Existing and Proposed Mechanical Locations
 3. Existing Left Side Elevation
 4. Proposed Left Side Elevation
 5. Existing and Proposed Partial Front Elevation (View from Street)
 6. Proposed Back Elevation
- Specification Sheets

Amendments to a Previously Approved Application

1. Revise rear eave detail and simplify roof
2. Amendment to previous approved HVAC equipment
3. Amendment to previously approved gutter material at back



1. Existing Footprint and Mechanical Locations



2. Proposed Footprint and Mechanical Locations



1. Existing Left Side Elevation



2. Existing Roof Condition

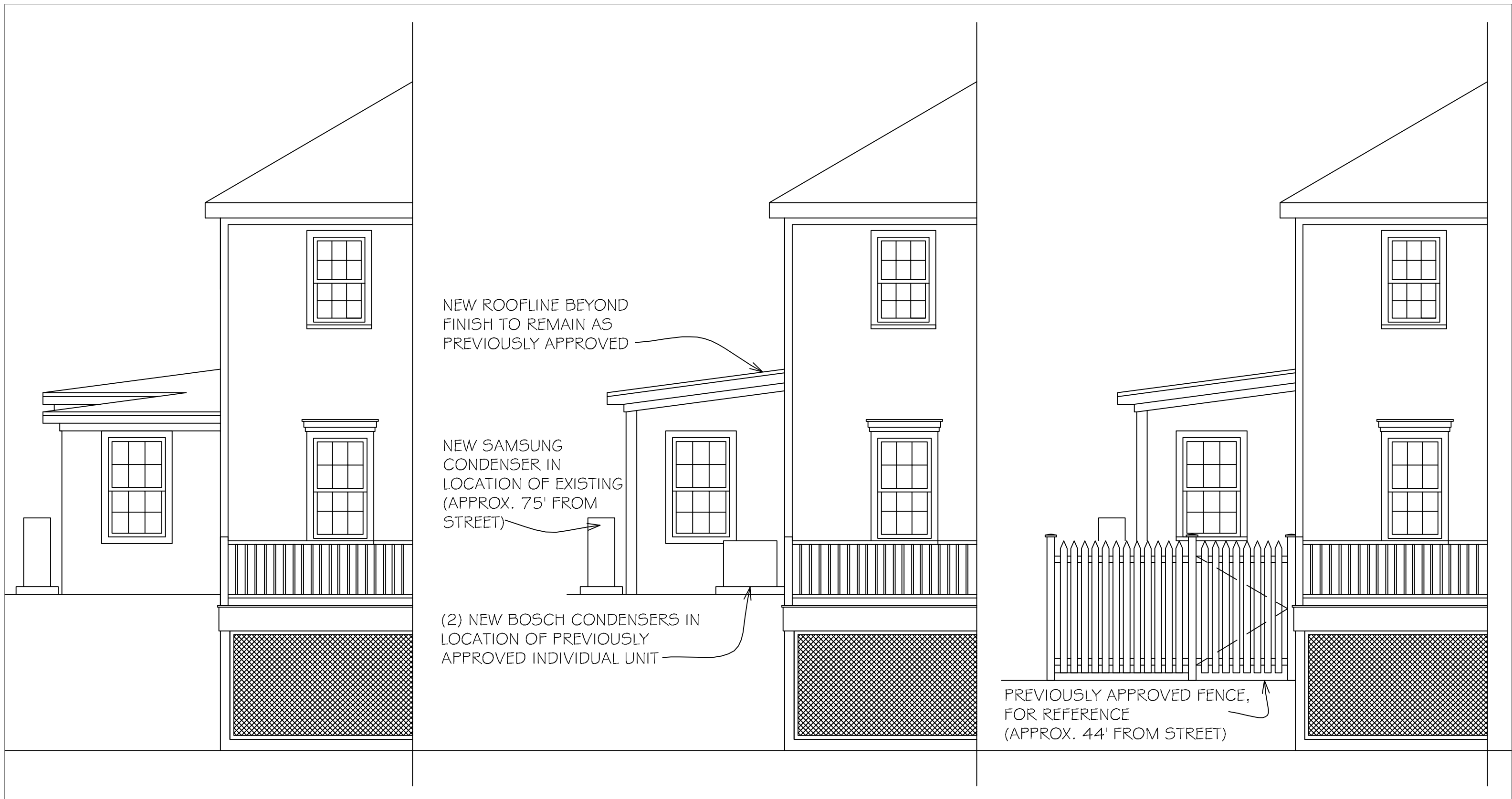
NEW SINGULAR,
CONTINUOUS ROOFLINE,
FINSH TO REMAIN AS PREVIOUSLY
APPROVED

NEW SAMSUNG CONDENSER
IN LOCATION OF
EXISTING
(APPROX. 75' FROM
STREET)

(2) NEW BOSCH
CONDENSERS IN
LOCATION OF PREVIOUSLY APPROVED
INDIVIDUAL UNIT

PREVIOUS APPROVED FENCE LOCATION, FOR REFERENCE

1. Proposed Left Side Elevation



1.Existing Partial View from Street

2. Proposed Partial View from Street

3. Proposed Partial View from Street
(Showing previously approved fence in foreground)



1. Proposed Back Elevation



2. Existing Back Elevation

NO CHANGE: ALUMINUM GUTTERS
TO BE REPLACED IN KIND

REPLACE WOOD GUTTER w/
ALUMINUM. PROFILE TO MATCH
EXISTING

NO CHANGE: ALUMINUM DOWNSPOUTS
TO BE REPLACED IN KIND

NO CHANGE:ALUMINUM GUTTERS
TO BE REPLACED IN KIND

SAMSUNG

Submittal Data

AJ020DXJ2CG/AA (JXG20J2D)

FJM Series, Standard, 2 Port Condensing Unit

Job name: _____

Purchaser: _____

Submitted to: _____

Unit designation: _____

Location: _____

Engineer: _____

Reference ☐ Approval ☐ Construction ☐

Schedule #: _____

General Information

- Auto-restart after power loss
- Available maximum current setting option to reduce operating current.
- System energy consumption can be viewed using the Samsung SmartThings mobile app (not revenue grade, for reference only).
- Soft-start to reduce current demand during compressor start
- The outdoor unit shall supply power individually to the indoor units via 14 AWG X 3 power wire

Construction

- The outdoor unit shall be galvanized steel with a baked on powder coated finish for durability

Heat Exchanger

- The heat exchanger shall be mechanically bonded fin to copper tube

Refrigerant System

- The system shall utilize low-GWP R-32 refrigerant
- Refrigerant flow shall be controlled by electronic expansion valves at the outdoor unit.
- The system shall include an R32 alarm output plug on indoor units with refrigerant leak detectors and outdoor unit for notification of R32 leak detection when refrigerant leak detectors are installed and configured (MIM-B14U accessories are required).

Controls

- Control signal shall be a DDC type signal
- Interconnect control wire between outdoor and indoor units shall be 16AWG X 2
- The system shall integrate with the Samsung Central Controls solution



Intertek



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

Samsung HVAC maintains a policy of ongoing development. Specifications are subject to change without notice. Refer to www.AHRIdirectory.org for current reference numbers.

www.SamsungHVAC.com

Specifications

Model	Outdoor Unit Model Number (US Code)		AJ020DXJ2CG/AA (JXG20J2D)
Performance	Rated Capacity*	Cooling (Btu/h)	18,000
		Heating (Btu/h)	22,000
	SEER2 (Ducted / Mixed / Non-ducted)		18 / 19 / 20
	EER2 (Ducted / Mixed / Non-ducted)		11.7 / 12.2 / 12.7
	HSPF2 (Ducted / Mixed / Non-ducted)		8.6 / 8.8 / 9
Power	Voltage	ø / V / Hz	1 / 208-230 / 60
	Working Voltage Range (VAC)		187 - 253
	Nominal Current**	Cooling (A)	6.3
		Heating (A)	7.5
	Max. Breaker	Amps	25.0
	Min. Circuit Ampacity	Amps	20.5
Dimensions	W X H X D	In.	34 5/8 X 31 7/16 X 12 3/16
	Weight	lbs.	124.60
Sound Pressure Level	Cooling / Heating (high)		48 / 51
Operating Temperatures	Outdoor	Cooling	14 - 115°F (-10 - 46°C)
		Heating	5 - 75°F (-15 - 24°C)
Pipe Connections	High side		1/4" X 2
	Low side (suction)		3/8" X 1 + 1/2" X 1
	Max. Individual Line Set Length	ft.	82
	Max. Line Set Length (total)	ft.	164
	Max. Vertical Separation	Outdoor to indoor (ft.)	49
		Highest to lowest indoor (ft.)	25
	Included Pipe Adapters		1 - 3/8" X 1/2"
Refrigerant	Type		R-32
	Control Method		Electronic Expansion Valve (2)
	Factory Charge	oz.	70.6
	Charged for	ft.	164
Compressor	Type		Inverter Driven, Twin BLDC Rotary
	RLA	Amps	12.1
Condenser Fan	Type		BLDC With Axial Type Fan (1)
	MOC / Watts / CFM (max.)		1.2A X 1 / 125W X 1 / 1,678
Corrosion Prevention	ISO-9227 - The condenser heat exchanger showed no unusual rust or corrosion development to 240 hours.		
Safety	Certifications	UL 60335-2-40	
	Devices	PCB fuses, indoor unit terminal block thermal fuse, current transformer, over-voltage protection, crankcase heating, temperature limit protection logic, compressor overload sensing	

*Standard capacity is based on non-ducted rated capacity. Minimum and maximum capacity will vary based on connected indoor unit type, capacity, and quantity along with indoor and outdoor temperatures. Refer to system capacity tables for full capacity details.

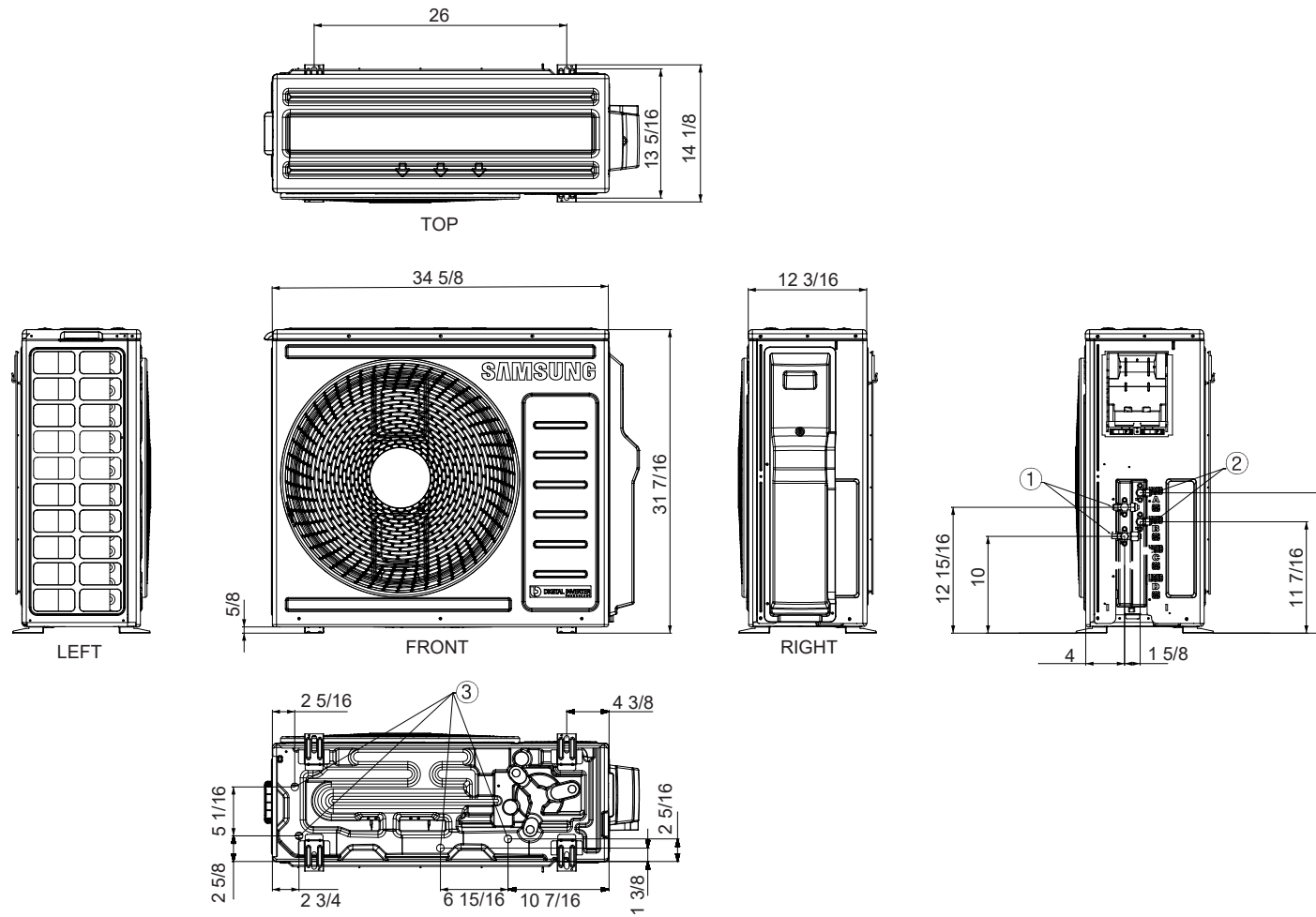
**Rated current based on highest combination ratio of non-ducted indoor units.

Accessories

Wind baffles	Front	☐	WBF-7M
	Back	☐	WBB-7M-B
Hail guard kit (includes back and side guards)		☐	HGK-2
Wall bracket		☐	CKN-250

Dimensional Drawing
AJ020DXJ2CG/AA (JXG20J2D)

Unit: Inches



No.	Name	Description
1	Refrigerant suction pipes (ø)	3/8" X 1 + 1/2" X 1
2	Refrigerant liquid pipes (ø)	1/4" X 2
3	Drain holes	Connection with provided drain fitting

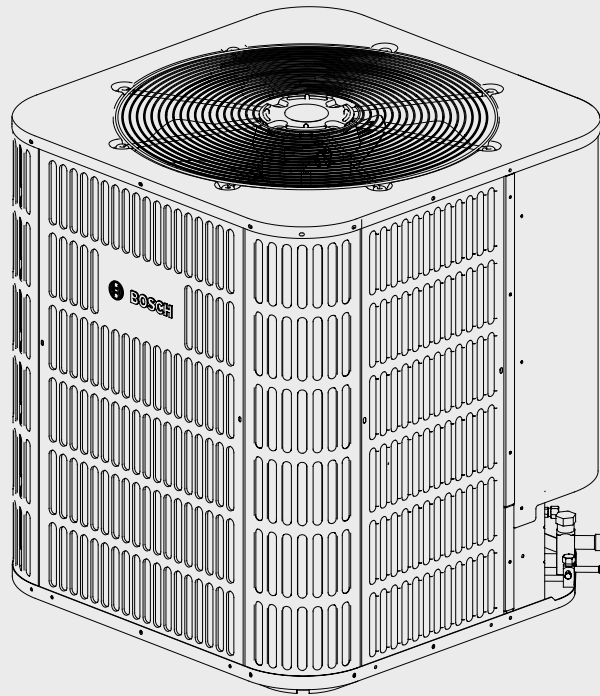


BOSCH

Product Specifications

Bosch IDS Heat Pump Light Series Condensing Unit

2-3-4-5 Ton Capacity | R454B



BTC 762008305 B / 01.2025



3 Product Specifications

	BOVA15-24	BOVA15-36	BOVA15-60
Cooling Capacity			
Nominal Cooling (BTU/h)	24,000	34,200	54,000
Nominal Heating (BTU/h)	24,000	34,600	56,000
Decibels([dB(A))]			
Max @ 100% load	74.9	76.0	78.3
Min @ min load	59.0	60.4	61.3
Compressor			
RLA	16	19	29
Condenser Fan Motor			
Horsepower (HP)	1/3	1/3	1/3
FLA	1.8	2.0	2.4
Refrigeration System			
Refrigerant Line Size ¹			
Liquid Line Size (OD)	3/8"	3/8"	3/8"
Suction Line Size (OD)	3/4"	3/4"	7/8"
Refrigerant Connection Size			
Liquid Valve Size (OD)	3/8"	3/8"	3/8"
Suction Valve Size (OD)	3/4"	3/4"	7/8"
Refrigerant Charge (R454B)	4 lbs. 13 oz.	5 lbs. 11 oz.	8 lbs. 2 oz.
Expansion Device	EEV	EEV	EEV
Maximum Line Length	100 FT	100 FT	100 FT
Maximum Elevation Difference	50 FT	50 FT	50 FT
Operating Range			
Cooling		40-120°F	
Heating		3~86°F	
Electrical Data			
Voltage-Phase-Hz	208/230-1-60	208/230-1-60	208/230-1-60
Minimum Circuit Ampacity ²	21.8	25.8	38.7
Max. Overcurrent Protection ³	35	40	60
Max Fuse Size	30	30	45
Min/Max Volts		187V/253V	
Weight			
Net Weight (without packaging) (lbs)	122	129	181
Gross Weight (including packaging) (lbs) ⁴	130	137	190
Dimensions			
Unit L x W x H (in.)	28 x 28 x 24-15/16	28 x 28 x 24-15/16	29-1/8 x 29-1/8 x 33-3/16
Outdoor Coil			
Net face area - sq.ft. Outer Coil	12.69	12.69	18.25
Tube diameter-in.	9/32" (7mm)	9/32" (7mm)	9/32" (7mm)
No.of rows	1	2	2
Fins per inch	19	17	19

Table 1

¹ Tested and rated in accordance with AHRI Standard 210/240.

² Wire size should be determined in accordance with National Electrical Codes; extensive wire runs will require larger wire sizes.

³ Must use time-delay fuses or HACR-type circuit breakers of the same size as noted.

⁴ Weight values are estimated.



Always check the rating plate for electrical data on the unit being installed.

Unit is factory charged with refrigerant for 15' of 3/8" liquid line.

System charge must be adjusted per Installation Instructions Final Charge Procedure.

TXV is required at indoor unit to match our outdoor unit.

8 Dimensions

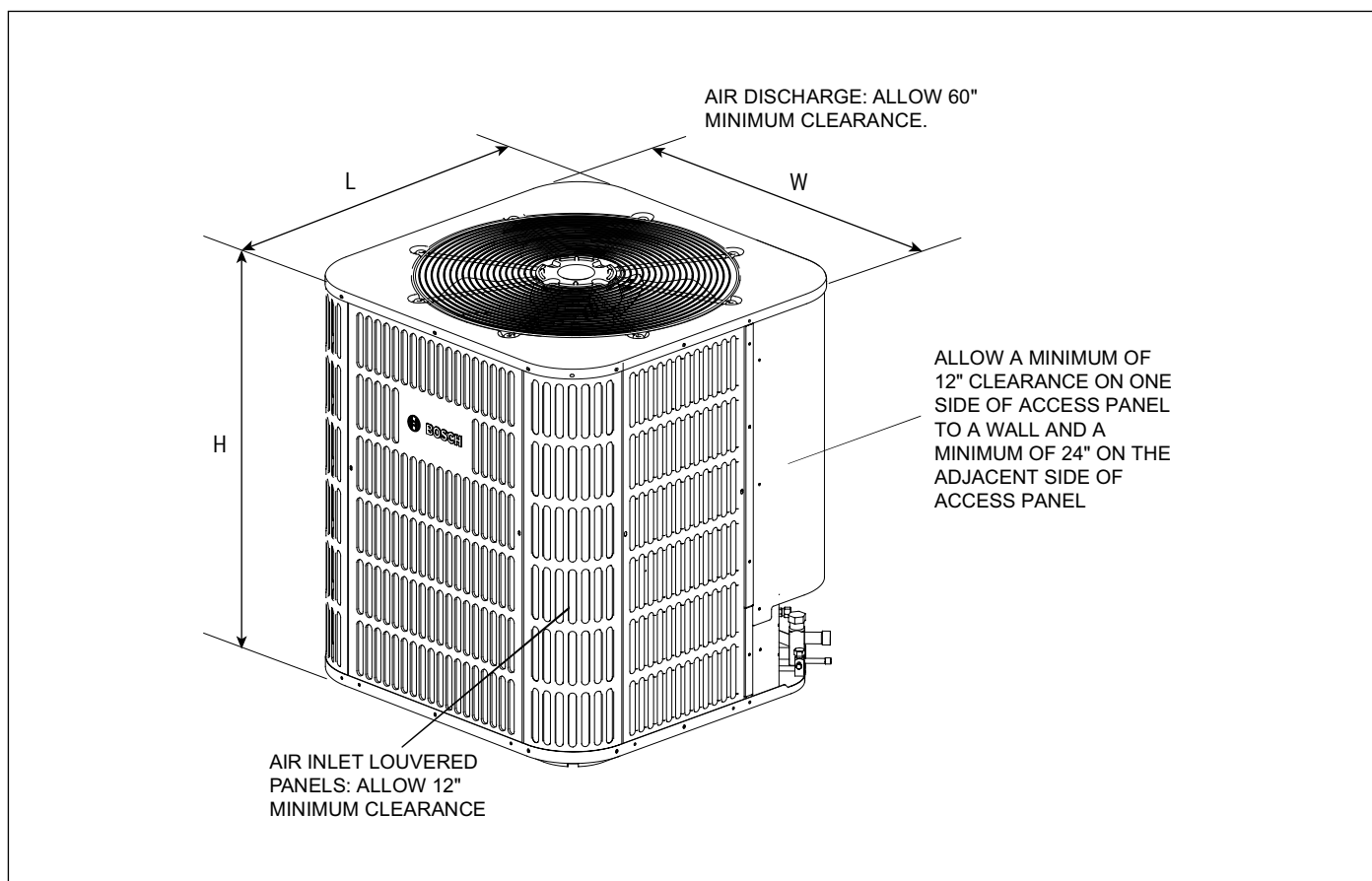


Figure 2

Model Size	Dimensions (Inches)		
	"H" in. [mm]	"W" in. [mm]	"L" in. [mm]
BOVA24-15	24-15/16 [633]	28 [711]	28 [711]
BOVA36-15	24-15/16 [633]	28 [711]	28 [711]
BOVA60-15	33-3/16 [843]	29-1/8 [740]	29-1/8 [740]

Table 37

2. 1 Raynes Avenue

-Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (revise trash/recycling room door, revise the northeast entry door, and other minor dimensional adjustments for brick coursing and constructability).

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

RAYNES AVE - HDC APPLICATION
FOR ADMINISTRATIVE APPROVAL

We respectfully submit this application for
amended approval for the following 3 items:

- 1. **Trash / Recycling Room Door**
 - Market analysis indicates the need for adding trash and recycling chutes to the building program. An overhead door has been added for access to the trash and recycling center.
- 2. **Northeast Entry Door**
 - Double doors have been revised to a single door for egress configuration.
- 3. **Minor Dimensional Updates at the Perimeter**
 - Adjustments have been made for brick coursing and constructability.

Thank you for your consideration.
Sincerely,



Carla Goodknight, AIA
Principal, CJ Architects LLC



RAYNES AVENUE

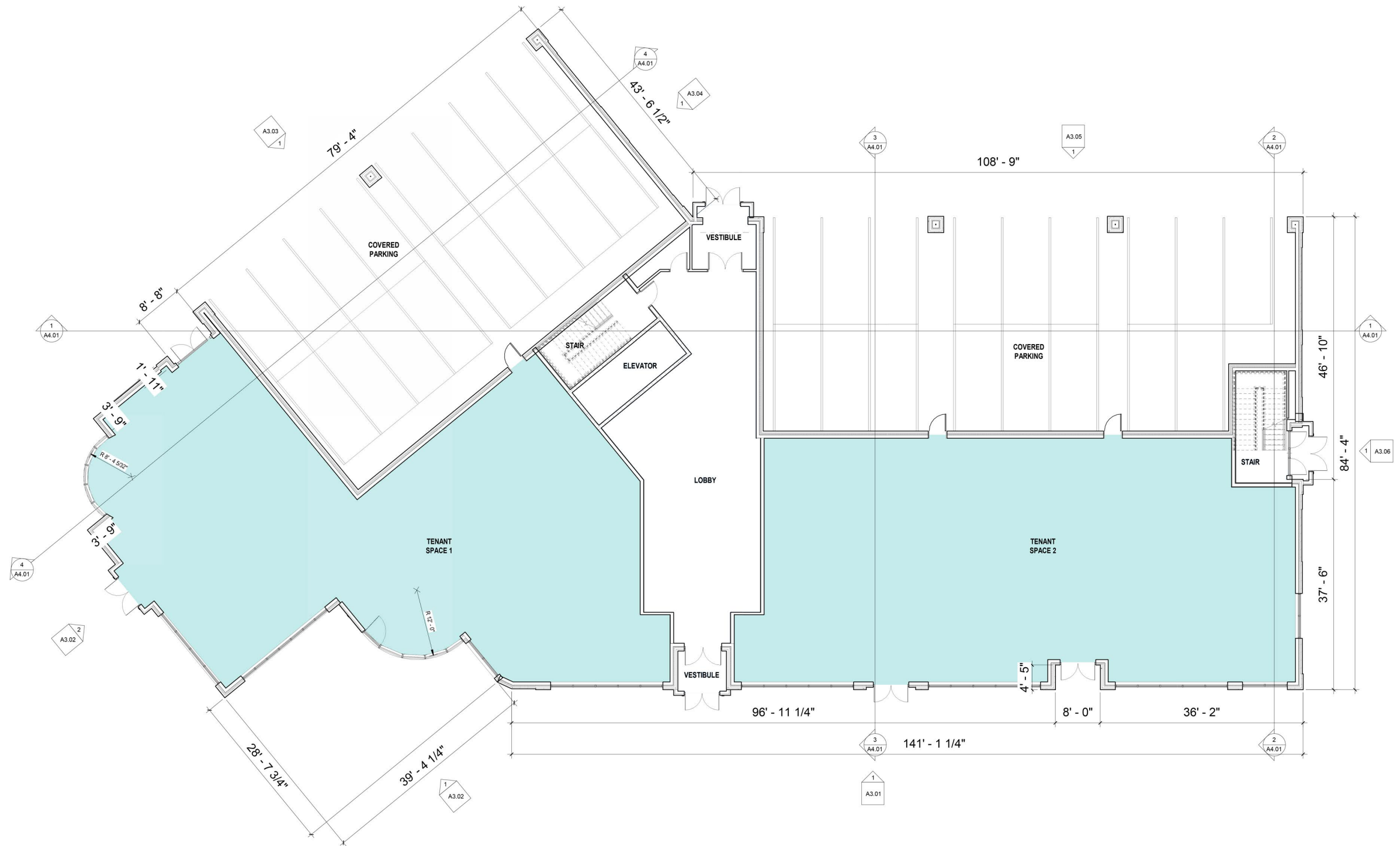
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: NOVEMBER 5, 2025



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NOT TO SCALE

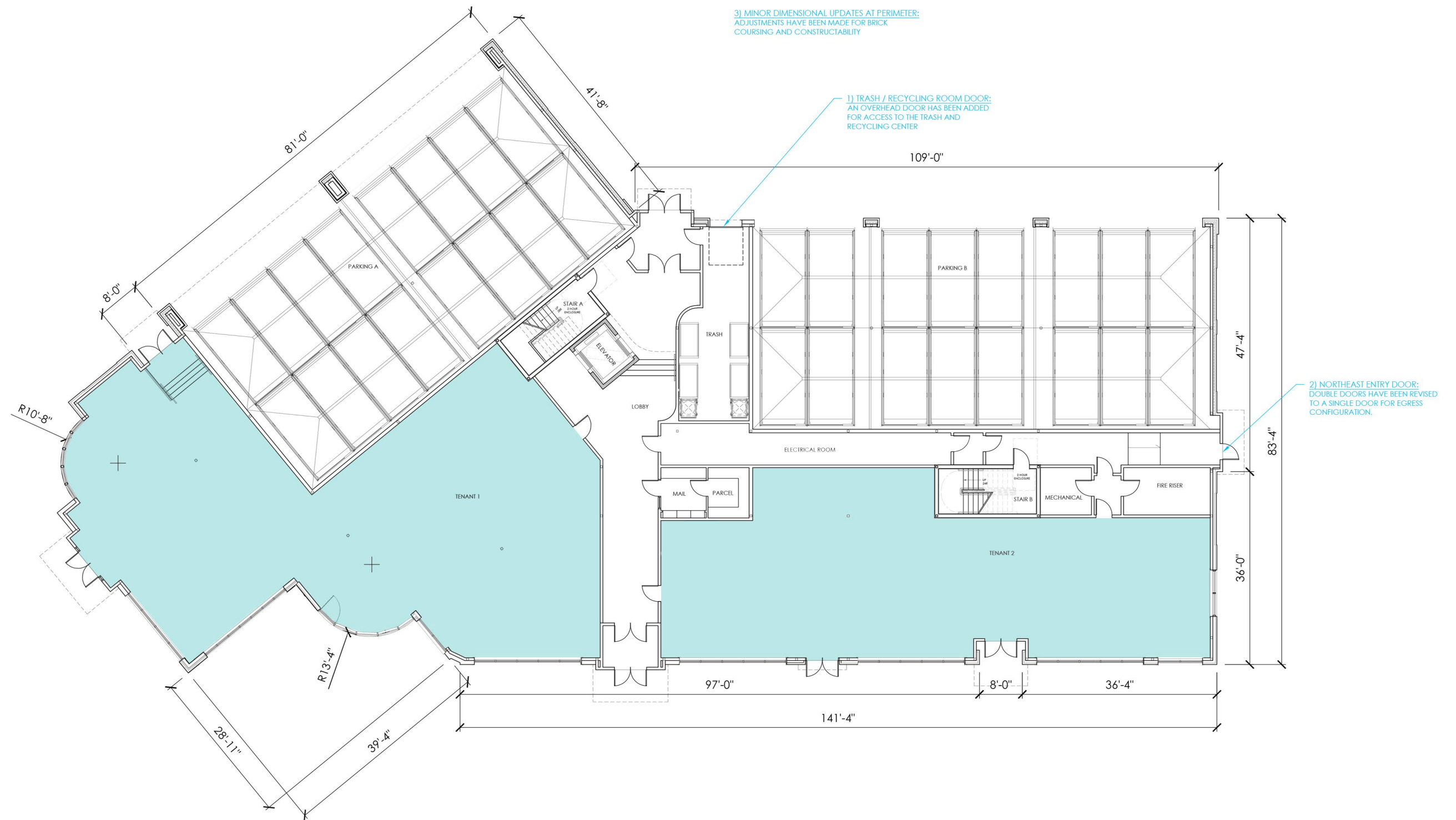
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

APPROVED FIRST FLOOR PLAN

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: NOVEMBER 5, 2025



3.1



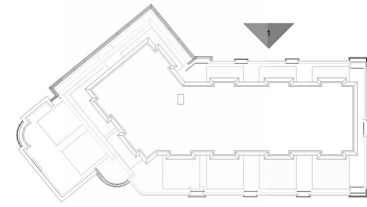
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED FIRST FLOOR PLAN

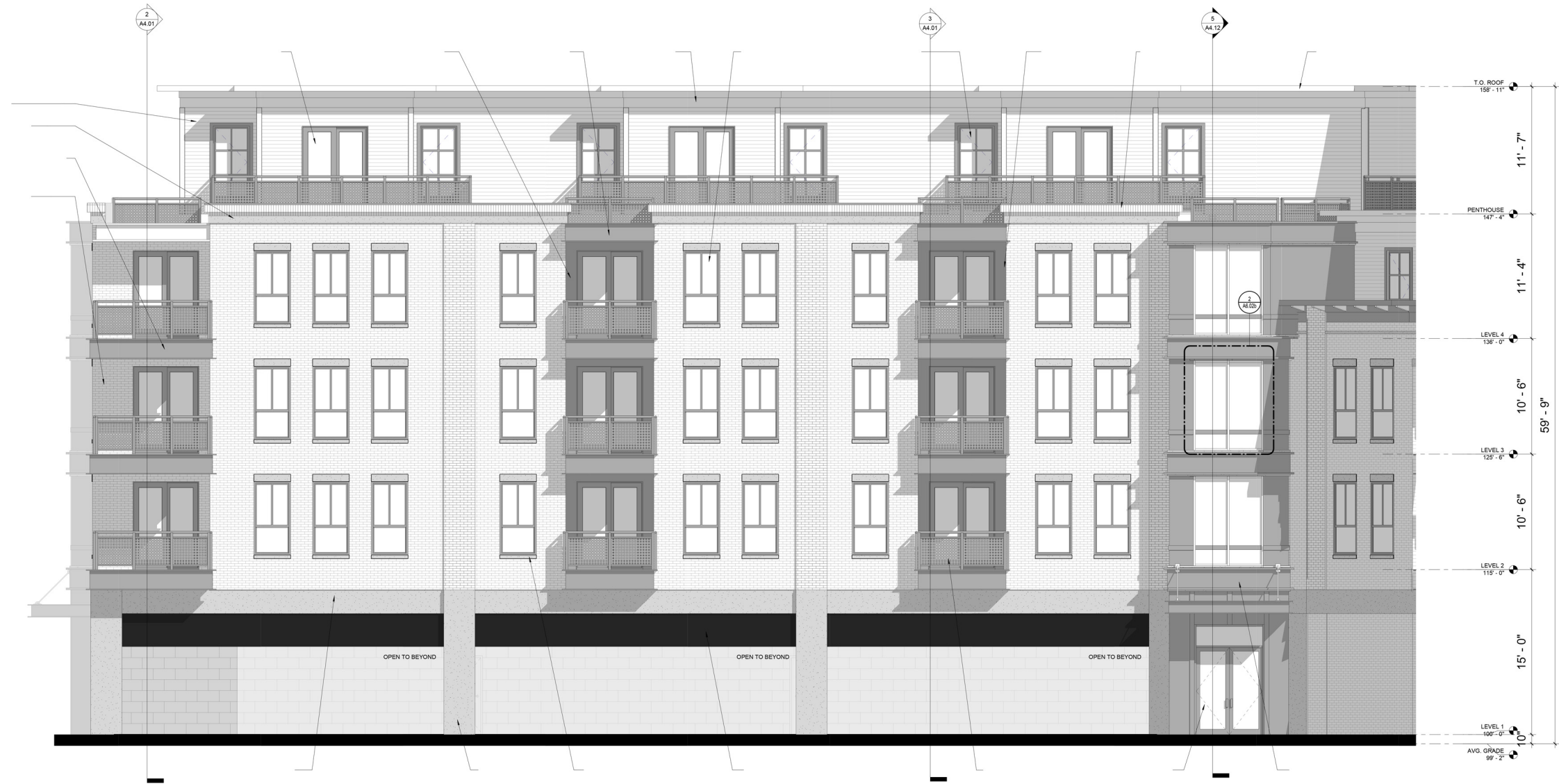
HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: NOVEMBER 5, 2025



3.1A



KEYPLAN
1" = 40'-0"



1 EXTERIOR ELEVATION - NORTH WEST
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01

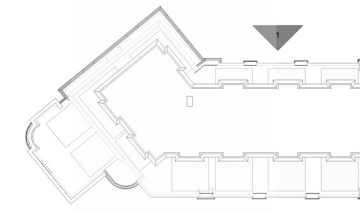
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

APPROVED ELEVATION

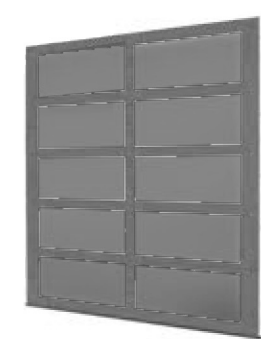
HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: NOVEMBER 5, 2025



3.11



KEYPLAN
1" = 40'-0"



OVERHEAD DOOR

- MANUFACTURER: - CLOPAY COMMERCIAL
COLOR: - CHARCOAL
SPECIFICATION: - ALUMINUM PANEL

1 EXTERIOR ELEVATION - NORTH WEST
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01

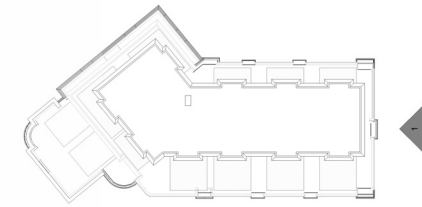
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: NOVEMBER 5, 2025



3.11A



KEYPLAN
1" = 40'-0"



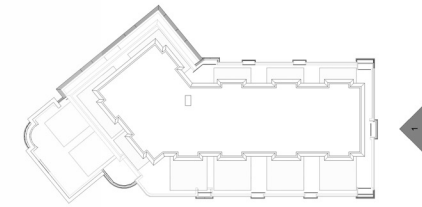
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

APPROVED ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: NOVEMBER 5, 2025



3.12



KEYPLAN
1" = 40'-0"



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: NOVEMBER 5, 2025



3.12A

3. 303 Pleasant Street

-Recommended Approval

Background: The applicant is seeking approval for the replacement of (2) plexiglass basement windows with new custom mahogany windows.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

October 16, 2025

Dear Members of the HDC,

My husband and I are asking permission to replace 2 basement windows, in kind, but using superior materials. The current windows have been constructed out of a combination of wood, Azek, and Plexiglas. We would like to replace them with custom-built windows made of mahogany and with tempered glass. The casings and trims will be templated using the original, existing windows on the house.

Please find included in our application the contractor's detailed proposal, as well as an older photo from 2013 (in which one window is blocked by wood) of the windows in poor condition, as well as current photos. We bought the home in 2012, and at that time, there was a dryer vent with plywood in one of the windows as well.

Thank you for your consideration.

Sincerely and with thanks,

Mary & Greg Thomas
303 Pleasant Street

CONSTRUCTION CONTRACT #360

September 5, 2025

Client: Mary Thomas

Project name: Thomas Basement Windows

Project Address: 303 Pleasant Street Portsmouth, NH

Builder: J.P. Smith Builders, LLC

Name: J.P. Smith

Street Address: 49 Piscataqua Road, Dover NH 03820

We are pleased to provide you with this proposal.

Contract Price:

\$4800.00

Plans and Specifications:

- Remove and discard existing plexiglass windows.
- Assess window trim for integrity. Template original trim to use in place of unoriginal window trims
 - Mill window trims off-site from Mahogany wood species.
- Order double pane low-e glass from a local supplier. Cut to fit.
- Install new custom glass. Seal window with glazing. Trim window access inside to secure window into frame.
- Prime Mahogany, paint white using high quality Benjamin Moore Exterior Paint.

• **Inclusions:**

Labor

Materials

Disposal









4. 420 Pleasant Street

-Recommended Approval

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

-CHANGING PREVIOUSLY APPROVED ANDERSEN 400 SERIES WOODWRIGHT WINDOWS AND THIRD FLOOR PATIO DOOR WITH MARVIN ELEVATE

-CHANGING (4) PREVIOUSLY APPROVED DOUBLE HUNG WINDOWS WITH FAUX DOUBLE HUNG CASEMENTS (TYPE B) TO PROVIDE EGRESS FROM BEDROOMS WHILE BALANCING FRONT ELEVATION.

-LOCATE 3 MINI SPLIT CONDENSER UNITS AT THE REAR OF THE BUILDING, TO BE SCREENED AND PLACED ON SNOW STANDS.

PROVIDING THE FOLLOWING GRAPHICAL CORRECTIONS:

- 1. WINDOWS AT EXISTING REAR ADDITION HAVE BEEN ADJUSTED TO REFLECT PROPER EXISTING SIZE (TYPE E)**
- 2. REAR ADDITION ROOF PITCH IS A 6"/12"**

Staff Comment: Recommend Approval

Stipulations:

- 1. _____**
- 2. _____**
- 3. _____**

420 PLEASANT STREET - ADDITION & RENOVATIONS

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - NOVEMBER 2025
PORTSMOUTH, NEW HAMPSHIRE

SCOPE OF WORK:

- CHANGING PREVIOUSLY APPROVED ANDERSEN 400 SERIES WOODWRIGHT WINDOWS AND THRID FLOOR PATIO DOOR WITH MARVIN ELEVATE
- CHANGING (4) PREVIOUSLY APPROVED DOUBLE HUNG WINDOWS WITH FAUX DOUBLE HUNG CASEMENTS (TYPE B) TO PROVIDE EGRESS FROM BEDROOMS WHILE BALANCING FRONT ELEVATION.
- LOCATE 3 MINI SPLIT CONDENSER UNITS AT THE REAR OF THE BUILDING, TO BE SCREENED AND PLACED ON SNOW STANDS.
- PROVIDING THE FOLLOWING GRAPHICAL CORRECTIONS:
 1. WINDOWS AT EXISTING REAR ADDITION HAVE BEEN ADJUSTED TO REFLECT PROPER EXISTING SIZE (TYPE E)
 2. REAR ADDITION ROOF PITCH IS A 6"/12"

PROJECT HISTORY:

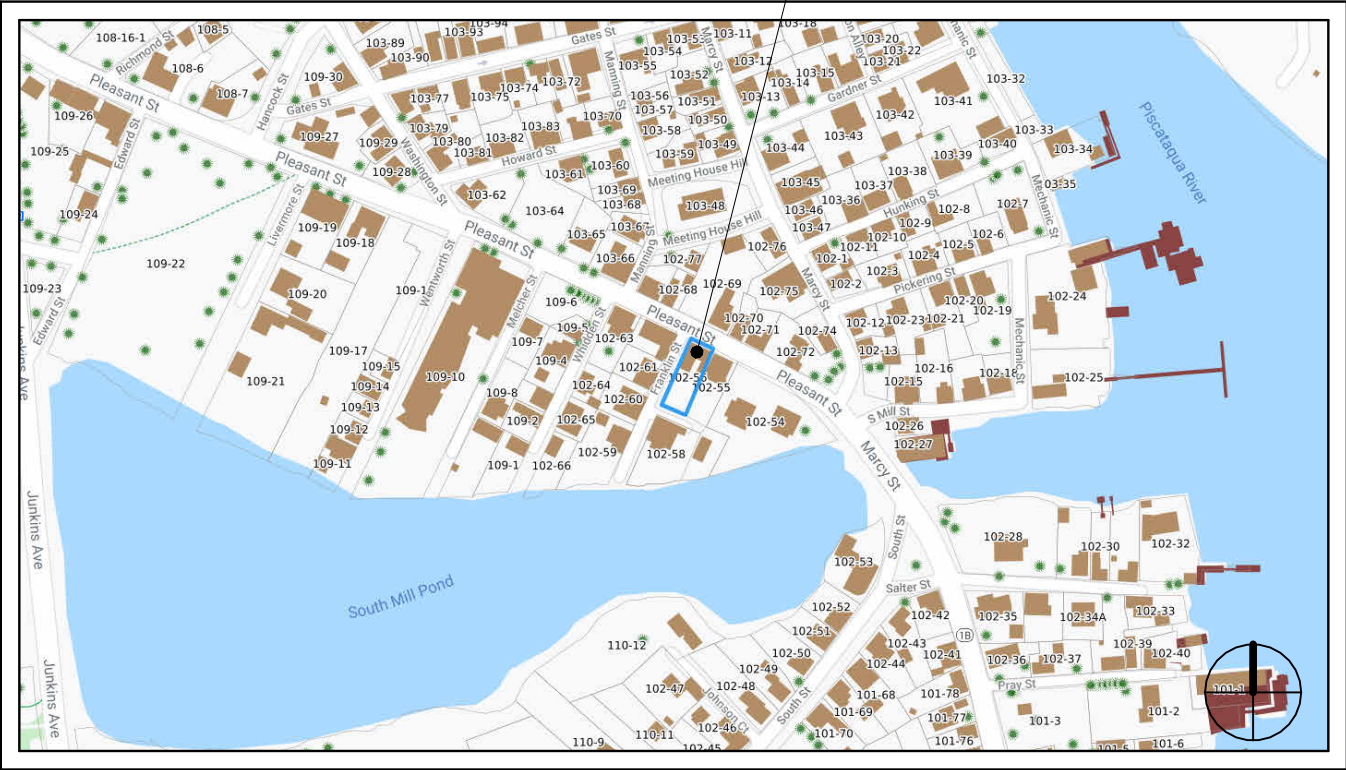
- LU-21-126 - HISTORIC DISTRICT COMMISSION APPROVAL: 07/20/2021
 - REFER TO APPENDIX 1 ATTACHED HEREIN FOR REFERENCE
- LU-21-126 – ZONING BOARD OF ADJUSTMENT APPROVAL: 10/04/2021
 - 1) A VARIANCE FROM SECTION 10.521 TO ALLOW A 1' LEFT SIDE YARD WHERE 10' IS REQUIRED
 - 2) A VARIANCE FROM SECTION 10.321 TO ALLOW A NONCONFORMING BUILDING OR STRUCTURE TO BE EXTENDED, RECONSTRUCTED OR ENLARGED WITHOUT CONFORMING TO THE REQUIREMENTS OF THE ORDINANCE
- LU-21-126 - HISTORIC DISTRICT COMMISSION FIRST EXTENSION: 06/17/2022
- LU-21-126 – ZONING BOARD OF ADJUSTMENT EXTENSION: 06/27/2023
- LU-21-126 - HISTORIC DISTRICT COMMISSION SECOND EXTENSION: 08/09/2023
- LU-21-126 - HISTORIC DISTRICT COMMISSION THIRD EXTENSION: 09/11/2024
- LUHD-723 - HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL: 02/21/2024
- DEMO-24-23 – DEMOLITION PERMIT ISSUED: 09/25/2024 - COMPLETED: 02/24/2025
- BLDG-24-525 – BUILDING PERMIT ISSUED: 01/17/2025
- BUILDING FIRE – 02/06/2025
- PROPERTY LISTED FOR SALE AND CLOSED ON 05/08/2025
- LUHD-905 - HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL: 08/14/2025
 - REFER TO APPENDIX 1 ATTACHED HEREIN FOR REFERENCE
- LU-25-112 – ZONING BOARD OF ADJUSTMENT APPROVAL: 08/26/2025

BUILDING HISTORY:

JAMES HILL BUILT THE HOUSE LOCATED ON THE CORNER OF PLEASANT STREET AND COTTER 'S LANE (FRANKLIN STREET) AT 420 PLEASANT STREET A MERE TWO YEARS BEFORE HIS EARLY AND UNTIMELY DEATH IN 1814. AT THAT TIME THE HOUSE WAS SPLIT INTO MULTIPLE UNITS AND THE REAR ELL TO THE SOUTH WAS ADDED FOR HIS WIDOW, MARY HILL, TO LIVE IN AS HER DOWER. AFTER THAT IT WAS PURCHASED BY THOMAS SHAW (SHAW 'S WHARF AT PRESCOTT PARK) AND HAS BEEN AN ACTIVE MULTI-FAMILY BUILDING FOR OVER 200 YEARS SINCE THEN. THE BUILDING WAS RECENTLY SUBJECTED TO A FIRE ON FEBRUARY 6TH 2025 WHICH HAS LED THE PREVIOUS OWNER TO SELL THE PROPERTY TO THE CURRENT OWNER.

SHEET LIST - HDC	
Sheet Number	Sheet Name
C	COVER
A1	ELEVATIONS, WINDOW TYPES AND SCHEDULE
A2	ELEVATIONS
A3	FIRST FLOOR PLAN
APDX 1	APPENDIX 1 - PREVIOUS APPROVAL
APDX 2	APPENDIX 2 - MARVIN WINDOWS AND DOOR

420 PLEASANT STREET PORTSMOUTH, NH 03801



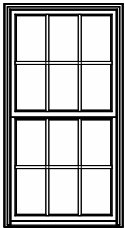
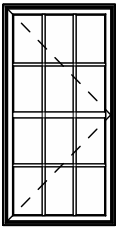
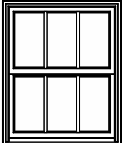
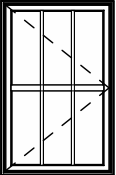
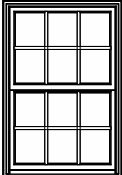
© 2025 Portsmouth Architects

420 PLEASANT STREET PORTSMOUTH, NEW HAMPSHIRE 03801	COVER	HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - NOVEMBER 2025	4 Market Street Portsmouth, New Hampshire 603.430.0274 brought to you by McHENRY ARCHITECTURE		C	10/17/2025
						PA: RD / MG
						Project Number: 25042
						NOT TO SCALE

HDC WINDOW SCHEDULE				
Type Mark	Width +/- VIF	Height +/- VIF	Egress Window	Operation
A	2' - 5 1/2"	4' - 7 3/4"	No	Double Hung
B	2' - 4"	4' - 7 1/8"	Yes	Casement
C	2' - 5 1/2"	2' - 11 3/4"	No	Double Hung
D	2' - 4"	3' - 7 1/2"	Yes	Casement
E	2' - 5 1/2"	3' - 7 3/4"	No	Double Hung

NOTE:

- ALL DOUBLE HUNG WINDOWS TO HAVE HALF INSECT SCREENS
- ALL WINDOWS TO BE BRONZE
- ALL WINDOWS TO HAVE SIMULATED DIVIDED LITES

WINDOW TYPES				
				
TYPE A:	TYPE B:	TYPE C:	TYPE D:	TYPE E:
6 OVER 6 SDL FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, SIZE TO MATCH EXISTING WINDOW (GC TO VERIFY)	6 OVER 6 SDL FIBERGLASS CLAD WOOD FAUX DOUBLE HUNG WINDOW, CASEMENT TO MEET EGRESS REQUIREMENTS, SIZE TO MATCH EXISTING WINDOW (GC TO VERIFY)	3 OVER 3 SDL FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, SIZE TO MATCH EXISTING WINDOW (GC TO VERIFY)	3 OVER 3 SDL FIBERGLASS CLAD WOOD FAUX DOUBLE HUNG WINDOW, CASEMENT TO MEET EGRESS REQUIREMENTS, WIDTH TO MATCH EXISTING WINDOW (GC TO VERIFY)	6 OVER 6 SDL FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, SIZE TO MATCH EXISTING WINDOW (GC TO VERIFY)



1 NORTH ELEVATION (PLEASANT STREET)
1/8" = 1'-0"



2 WEST ELEVATION (FRANKLIN STREET)
1/8" = 1'-0"

THIRD FLOOR
118' - 5 1/4"

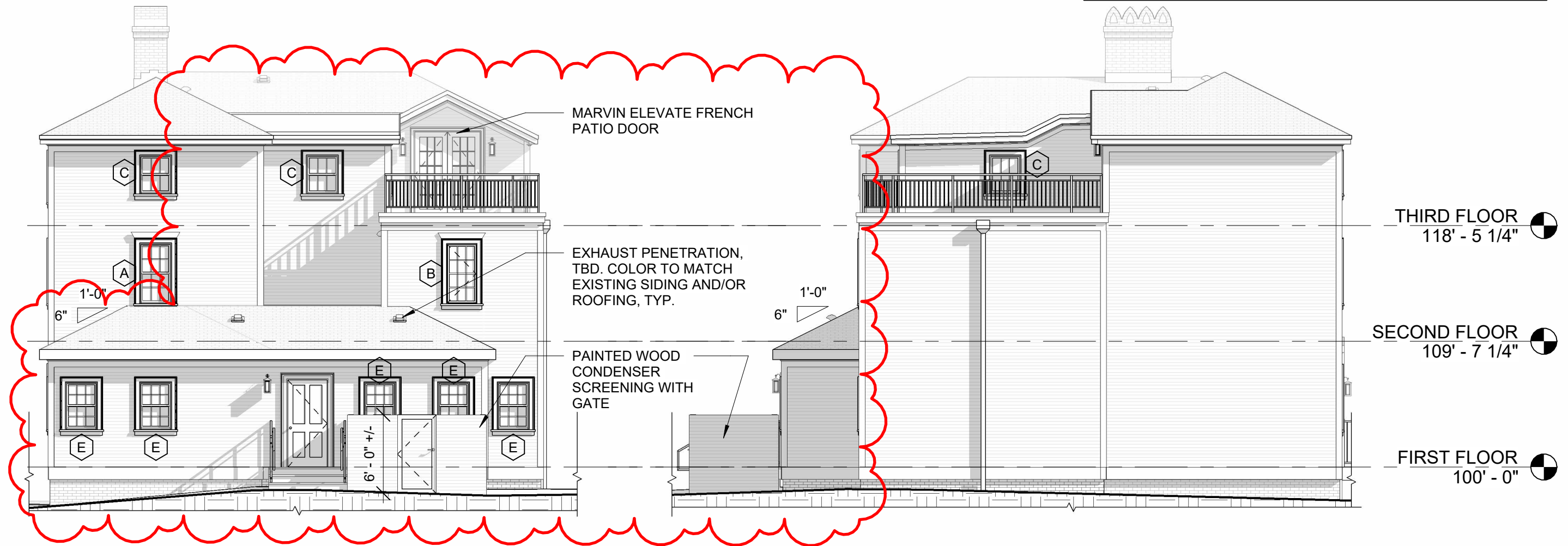
SECOND FLOOR
109' - 7 1/4"

FIRST FLOOR
100' - 0"

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PROPOSED CONDENSER UNIT SCREENING (SIM)



1 SOUTH ELEVATION (REAR)
1/8" = 1'-0"

2 EAST BUILDING ELEVATION
1/8" = 1'-0"

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420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

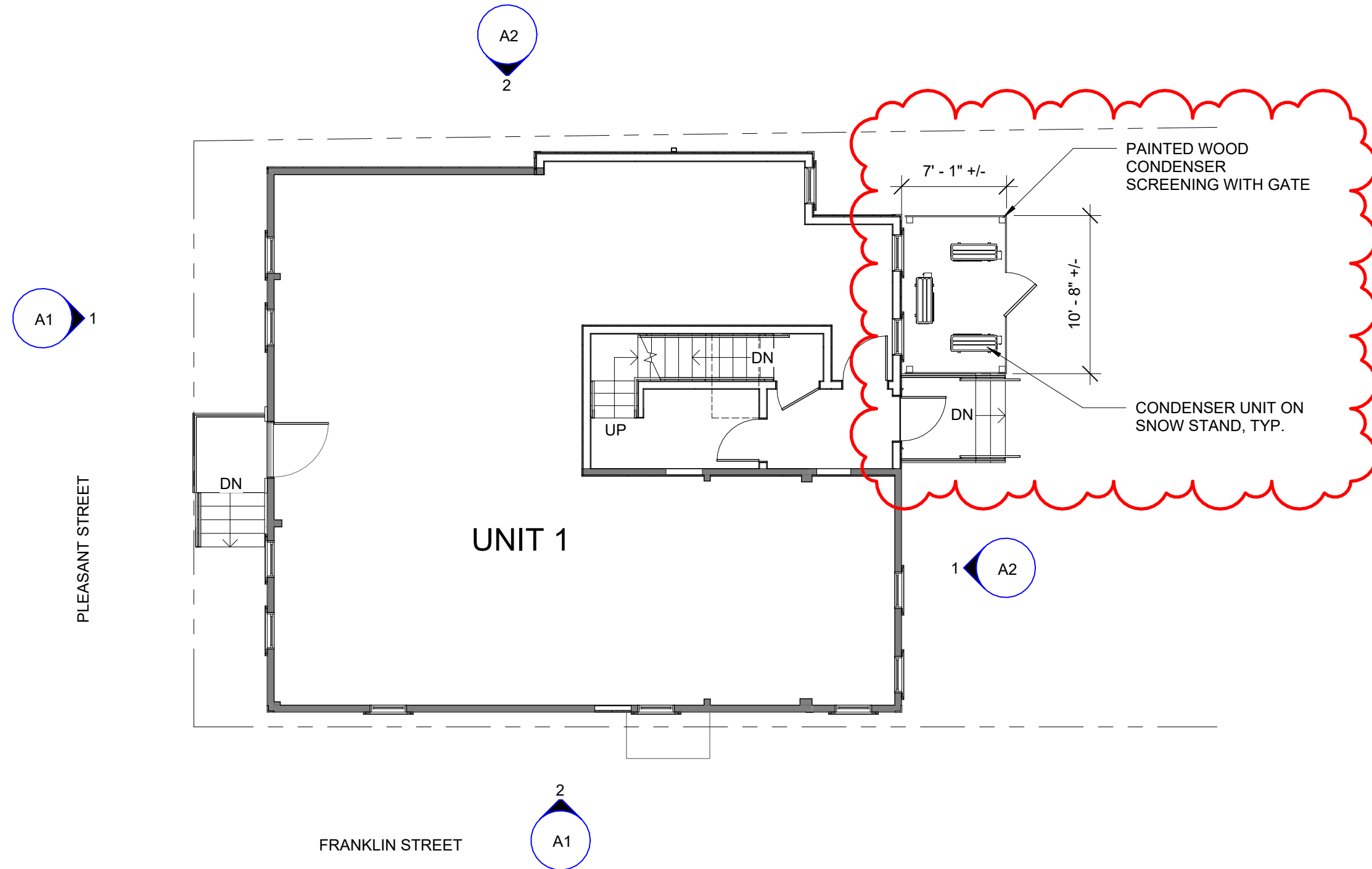
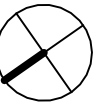
ELEVATIONS
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL - NOVEMBER 2025

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A2

10/17/2025
PA: RD / MG
Project Number: 25042
AS INDICATED



1 FIRST FLOOR PLAN
1/8" = 1'-0"

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FIRST FLOOR PLAN
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
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A3

10/17/2025
PA: RD / MG
Project Number: 25042
Scale: 1/8" = 1'-0"

START OF APPENDICES

420 Pleasant Street



VIEW FROM PLEASANT STREET



ENTRY ON PLEASANT STREET



VIEW FROM PLEASANT STREET



VIEW FROM INTERSECTION OF PLEASANT STREET AND FRANKLIN STREET



REAR OF BUILDING FROM FRANKLIN STREET



REMAINDER OF BURNED SOUTHEAST ADDITION

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RECONSTRUCTION & ADDITION

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

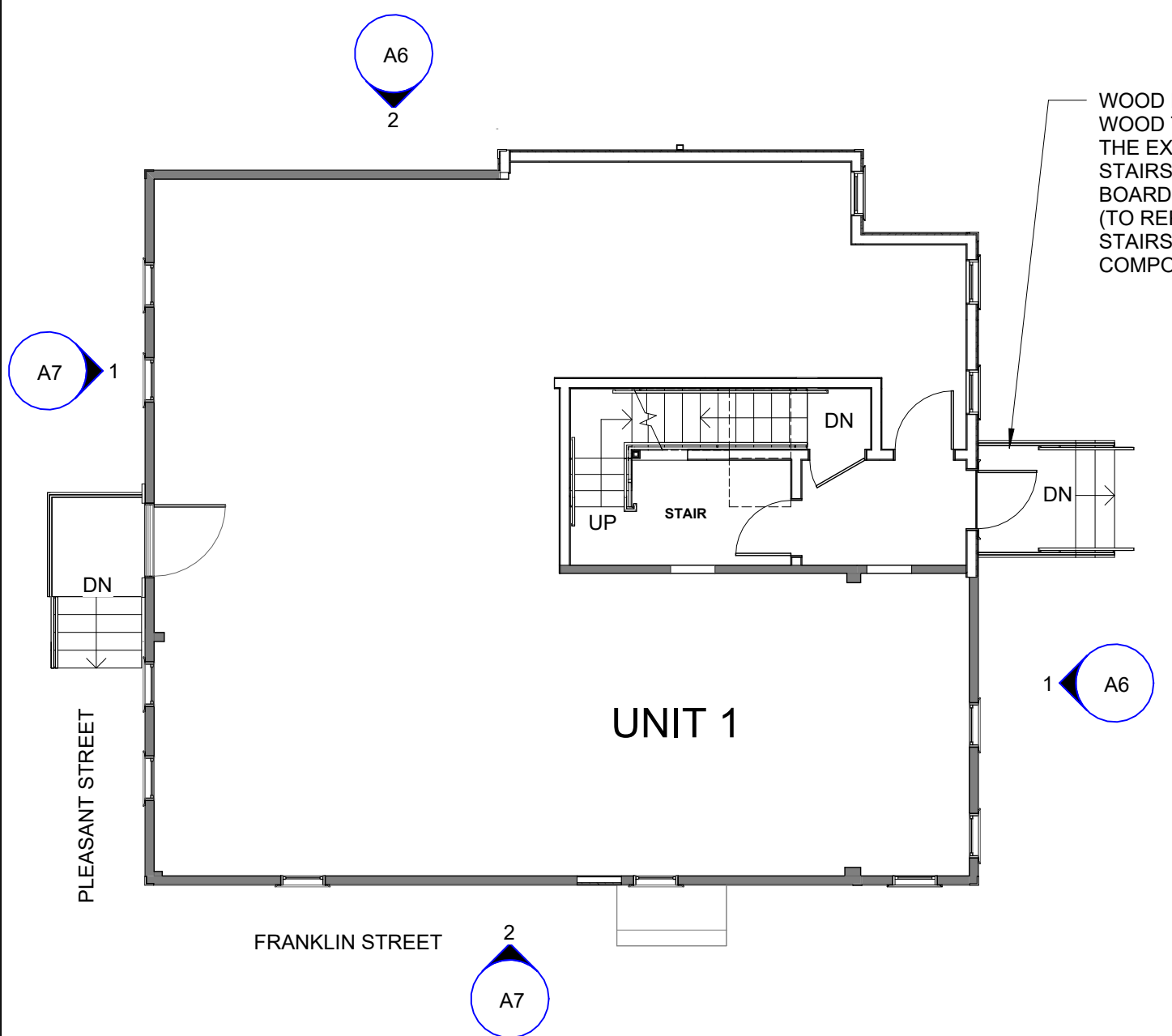
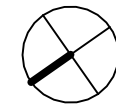
EXISTING PHOTOS
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
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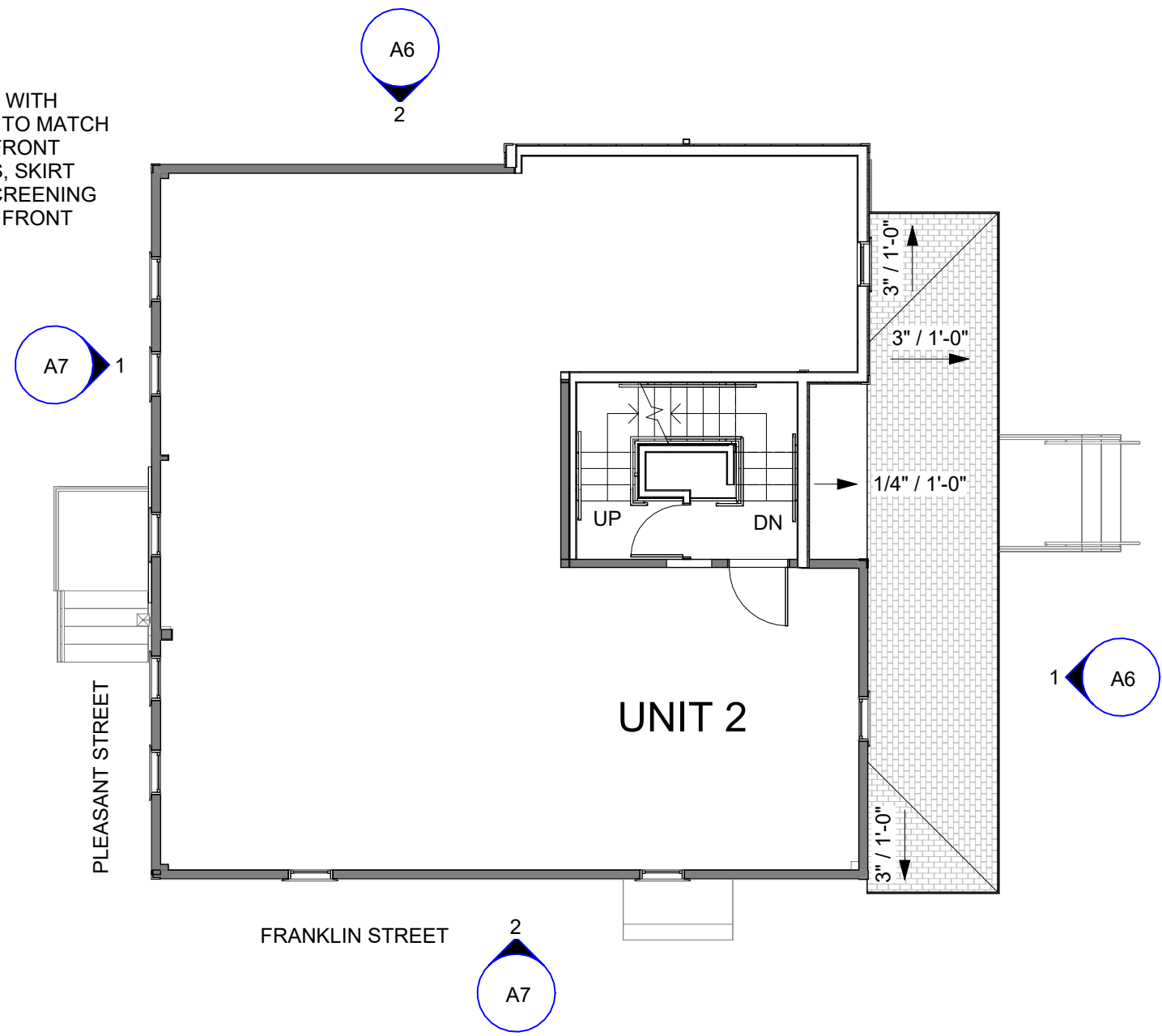


A1

07/17/2025
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Project Number: 25042
NOT TO SCALE



1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 SECOND FLOOR PLAN
1/8" = 1'-0"

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RECONSTRUCTION & ADDITION
420 PLEASANT STREET
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FIRST AND SECOND FLOOR PLANS
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL

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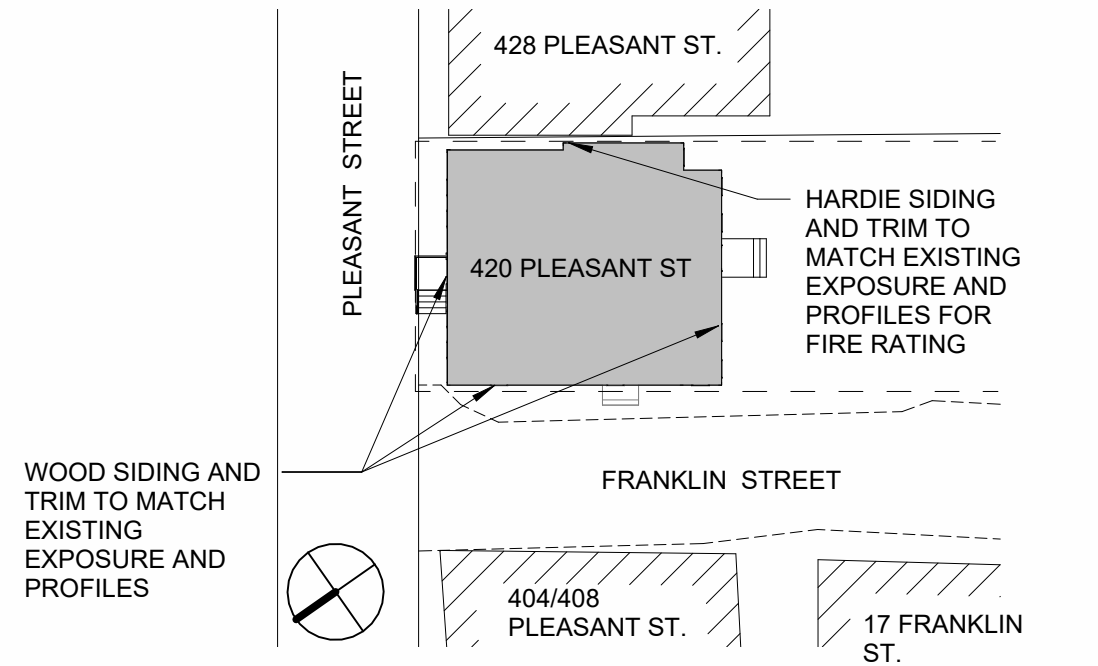


A4

07/17/2025
PA: EKW / RD
Project Number: 25042
Scale: 1/8" = 1'-0"

SCOPE BREAKDOWN:

- REPLACE ALL WINDOWS WITH ANDERSEN 400 SERIES WOODWRIGHT IN BRONZE WITH SIMULATED DIVIDED LITES WITH HALF INSECT SCREENS. SEE APPENDIX 2.
 - REFER TO 1/A5 FOR WINDOWS TO BE REPLACED WITH CASEMENTS TO MATCH EXISTING 3 OVER 3 DOUBLE HUNG FOR EGRESS.
- ROOF DECK ENTRY DOOR TO BE FRENCH DOOR, 12 LITE ANDERSEN ENTRY DOOR. SEE APPENDIX 5.
- EXISTING SIDING AND TRIM TO BE REPAIRED AND REPLACED IN KIND (WOOD), THE PLEASANT STREET, FRANKLIN STREET AND SOUTH ELEVATIONS. EXISTING FACE APPLIED TRIM BANDS TO BE REMOVED.
 - REAR ADDITION: WOOD SIDING AND TRIM, PROFILES AND EXPOSURES TO MATCH EXISTING.
 - EAST ELEVATION: JAMES HARDIE FIBER CEMENT SMOOTH FINISH SIDING, PAINTED, TO MATCH EXISTING EXPOSURE. JAMES HARDIE TRIM, SMOOTH FINISH, PAINTED. TRIM TO MATCH EXISTING PROFILES. DUE TO PROXIMITY TO THE PROPERTY LINE, A FIRE RESILIENT MATERIAL IS NEEDED.
- REMOVE MAIN CHIMNEY AND REBUILD WITH BRICK VENEER TO MATCH EXISTING SIZE, SHAPE, FORM AND DETAIL. PROPOSED REMOVAL IS TO MAINTAIN STRUCTURAL INTEGRITY OF INTERIOR FRAMING.
- SOUTHERN CHIMNEY TO BE REMOVED AS PREVIOUSLY APPROVED.
- THE FOOTPRINT IS THE SAME AS THE ORIGINAL APPROVAL. RELOCATE DECK ACCESS DOOR TO PROVIDE CODE REQUIRED HEAD CLEARANCES.
- THE PREVIOUSLY APPROVED SCUPPER AND RAIN LEADER TO REMAIN AS APPROVED.
- REAR ENTRY PORCH AND STAIRS TO BE WOOD FRAMED WITH WOOD TREADS TO MATCH THE EXISTING FRONT STAIRS. RISERS, SKIRT BOARD, AND SCREENING TO BE COMPOSITE MATERIAL FOR RESILIENCY AT GRADE
- RAILING TO BE TIMBERTECH IMPRESSIONS BLACK WITH CLASSIC TOP RAIL, OPEN MID RAIL. SEE APPENDIX 4.
- WOOD 2 LITE/2 PANEL ENTRY DOOR TO MATCH EXISTING FRONT ENTRY DOOR AT FIRST FLOOR.
- ROOF TO BE REPLACED IN KIND, ALL NEW ROOFS WITH PITCHES GREATER THAN 3"/12" TO MATCH. SHALLOWER PITCHES TO BE A BLACK ROOFING MEMBRANE.



3 ARCHITECTURAL SITE PLAN
NTS



1 SOUTH ELEVATION (REAR)
1/8" = 1'-0"

LARGE CHIMNEY REBUILT, WITH BRICK VENEER TO MATCH EXISTING SHINGLES TO MATCH

EGRESS STAIR TOWER ROOF AND MASS TO REMAIN AS PREVIOUSLY APPROVED.

ANDERSEN 400 SERIES WOODWRIGHT, 3 OVER 3 SDL WINDOWS, BRONZE, TYP.

ANDERSEN ENTRY DOOR

TIMBERTECH IMPRESSIONS RAIL

PRE-APPROVED SCUPPER AND LEADER TO REMAIN AS APPROVED

ANDERSEN 400 SERIES WOODWRIGHT, 6 OVER 6 SDL WINDOWS, BRONZE, TYP.

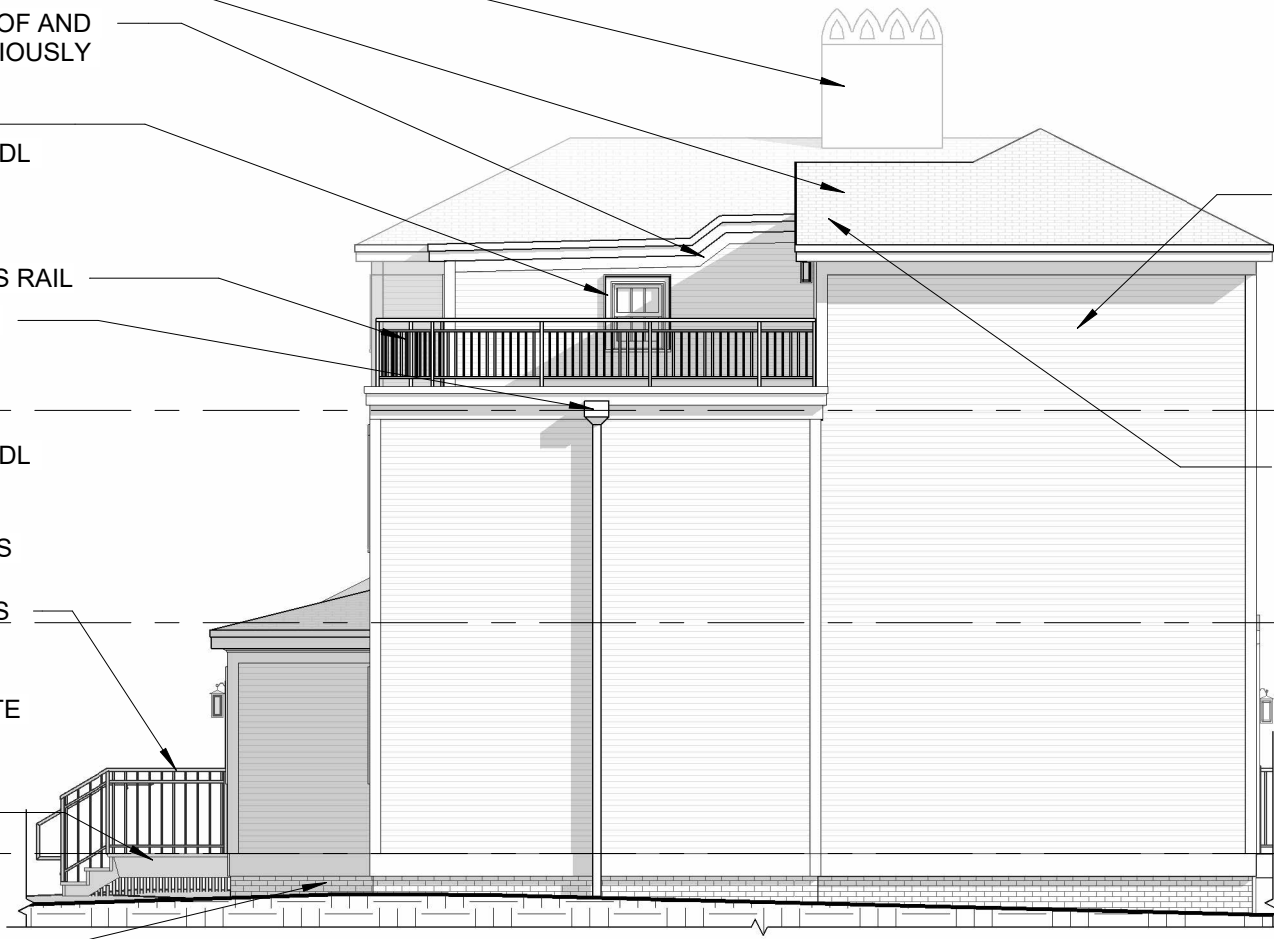
WOOD TRIM AND SIDING. PROFILES AND EXPOSURES TO MATCH EXISTING

TIMBERTECH IMPRESSIONS RAIL

2 LITE, 2 PANEL WOOD ENTRY DOOR TO REPLICATE EXISTING FRONT DOOR

WOOD FRAMED STAIRS WITH WOOD TREADS AND COMPOSITE RISERS, SKIRTBOARD, AND SCREENING

BRICK VENEER AT FOUNDATION TO MATCH EXISTING



2 EAST BUILDING ELEVATION
1/8" = 1'-0"

EXISTING ASPHALT SIDING TO BE REMOVED AND REPLACED WITH HARDIE SIDING AND TRIM. PROFILES AND EXPOSURES TO MATCH EXISTING

THIRD FLOOR
118' - 5 1/4"

GABLE END DORMER TO PROVIDE CODE REQUIRED HEAD CLEARANCES.

SECOND FLOOR
109' - 7 1/4"

FIRST FLOOR
100' - 0"

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RECONSTRUCTION & ADDITION

420 PLEASANT STREET
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ELEVATIONS AND SCOPE OF WORK

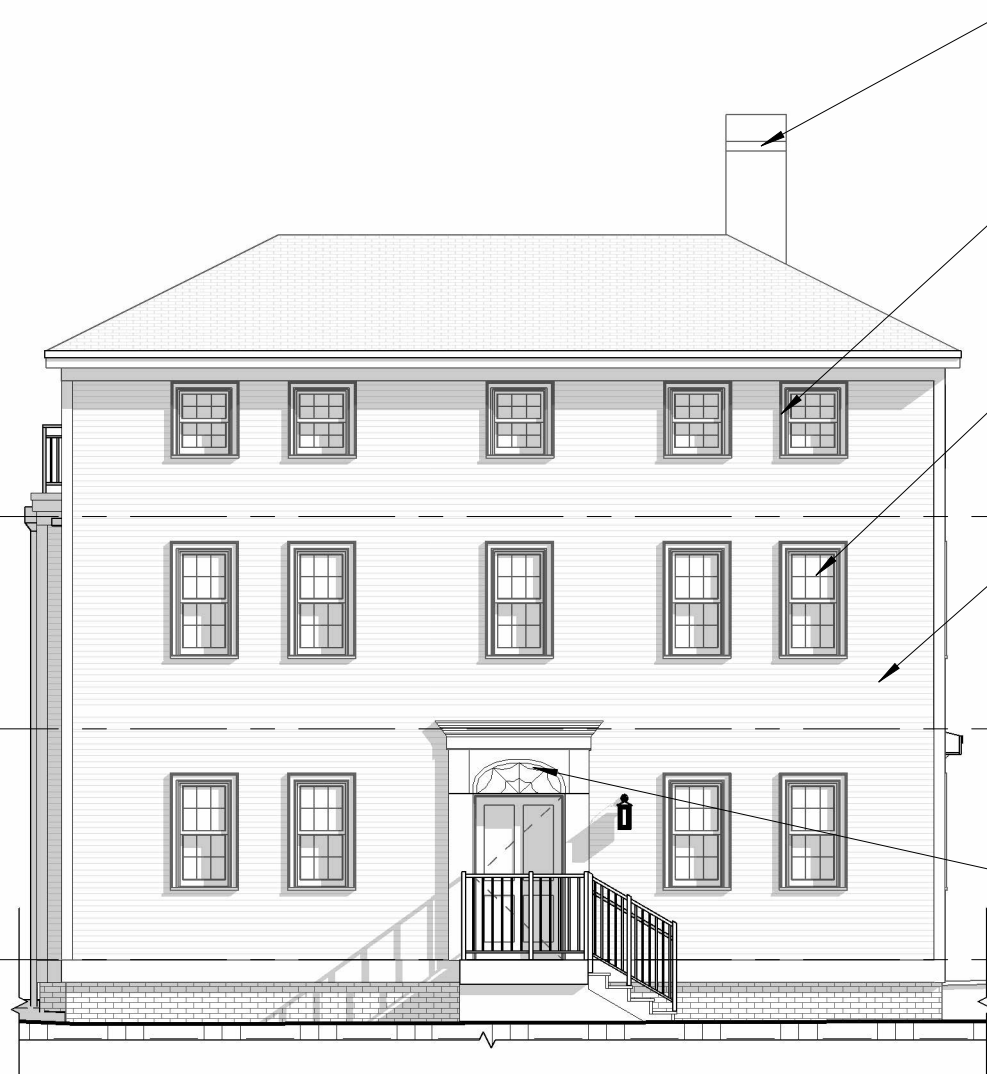
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LARGE CHIMNEY REBUILT, WITH
BRICK VENEER TO MATCH EXISTING

ANDERSEN 400 SERIES
WOODWRIGHT, 3 OVER 3 SDL
WINDOWS, BRONZE, TYP.

ANDERSEN 400 SERIES
WOODWRIGHT, 6 OVER 6 SDL
WINDOWS, BRONZE, TYP.

REPAIR AND REPLACE
EXISTING WOOD SIDING AND
TRIM IN KIND

REMOVAL OF EXISTING
WINDOW, INFILL OPENING TO
MATCH ADJACENT WALL
CONSTRUCTION AND FINISH

EXISTING DOOR TRIM
AND TRANSOM TO
REMAIN



EXISTING WINDOWS TO BE
REMOVED AND ENLARGED
BY 6" +/- IN HEIGHT TO MEET
EGRESS
REQUIREMENTS. WINDOW
HEAD TO REMAIN AT SAME
ELEVATION. FAUX 3 OVER 3
DOUBLE HUNG
CASEMENTS.
2'-4"W x 3'-4"H

THIRD FLOOR
118' - 5 1/4"

SECOND FLOOR
109' - 7 1/4"

NEW ANDERSON 400 SERIES
WOODWRIGHT, 6 OVER 6 SDL
WINDOW, BRONZE, TYP.

FIRST FLOOR
100' - 0"

1 NORTH ELEVATION (PLEASANT STREET)
1/8" = 1'-0"

2 WEST ELEVATION (FRANKLIN STREET)
1/8" = 1'-0"

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RECONSTRUCTION & ADDITION

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

ELEVATIONS

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL

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A7

07/17/2025

PA: EKW / MG

Project Number: 25042

NOT TO SCALE

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ELEVATE
MARVIN ELEVATE® COLLECTION



CASEMENT + AWNING



CASEMENT WINDOWS IN PAINTED WHITE WITH WHITE HARDWARE



AWNING NARROW FRAME WINDOWS WITH PINE INTERIOR AND OIL RUBBED BRONZE HARDWARE

CASEMENT + AWNING

- Multi-point sequential locking system provides superior PG50 performance rating with single lever operation.
- Interior screen features an aluminum surround and concealed pressure mounting points for ease of operation and enhanced aesthetics.
- Operating, transom, and picture units available.
- Folding handle neatly stows out of the way. Stainless steel coastal hardware available.
- Casement available in standard and special sizes up to 3 feet wide by 6 feet high.
- Awning available in standard and special sizes up to 4 feet wide by 4 feet high.
- Coordinating Picture and Transom windows also available.
- Narrow frame option with 3 1/4 inch insert replacement frame, flat sill, and through jamb installation.



CASEMENT + AWNING



CASEMENT NARROW FRAME + AWNING NARROW FRAME



Available with IZ3
(Excludes Narrow Frame option)

DOUBLE HUNG



DOUBLE HUNG WINDOWS IN DESIGNER BLACK WITH MATTE BLACK HARDWARE



DOUBLE HUNG WINDOWS IN PAINTED WHITE WITH WHITE HARDWARE

DOUBLE HUNG

- Equipped with a standard full screen; optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Sash lock provides a positive detent, reassuring the user that the window is either locked or unlocked.
- Up to PG50 performance rating.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Available in standard and special sizes up to 4 feet 6 inches wide by 7 feet high.
- Coordinating Picture and Transom windows also available.
- Double Hung Insert option features $\frac{3}{4}$ inch insert replacement frame with through jamb installation and up to PG40 performance rating.



DOUBLE HUNG



DOUBLE HUNG INSERT



Available with IZ3
(Excludes Insert option)

OUTSWING FRENCH DOOR



ELEVATE OUTSWING FRENCH DOOR IN STONE WHITE WITH MATTE BLACK NORTHFIELD HANDLE



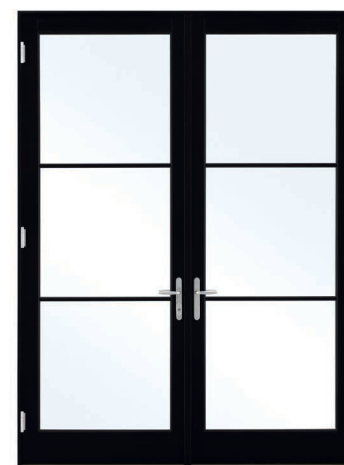
OUTSWING FRENCH DOOR IN WHITE WITH MATTE BLACK HARDWARE

OUTSWING FRENCH DOOR

- Low-maintenance fiberglass exteriors and rich pine interiors with a variety of finish options.
- Secure and stable stainless steel multi-point locking system.
- Precision built in 1/4 inch increments.
- Tempered, insulated glass with argon gas.
- Available in 1-, 2-, or 3-panel configurations.*
- Multiple configurations up to 9 feet wide by 8 feet high.
- Bronze or Beige sill available.
- Up to PG40 performance rating standard.
- Up to PG50 high performance rating on 1- and 2-panel configurations.
- Available with IZ3 coastal/hurricane certification.



INTERIOR



EXTERIOR

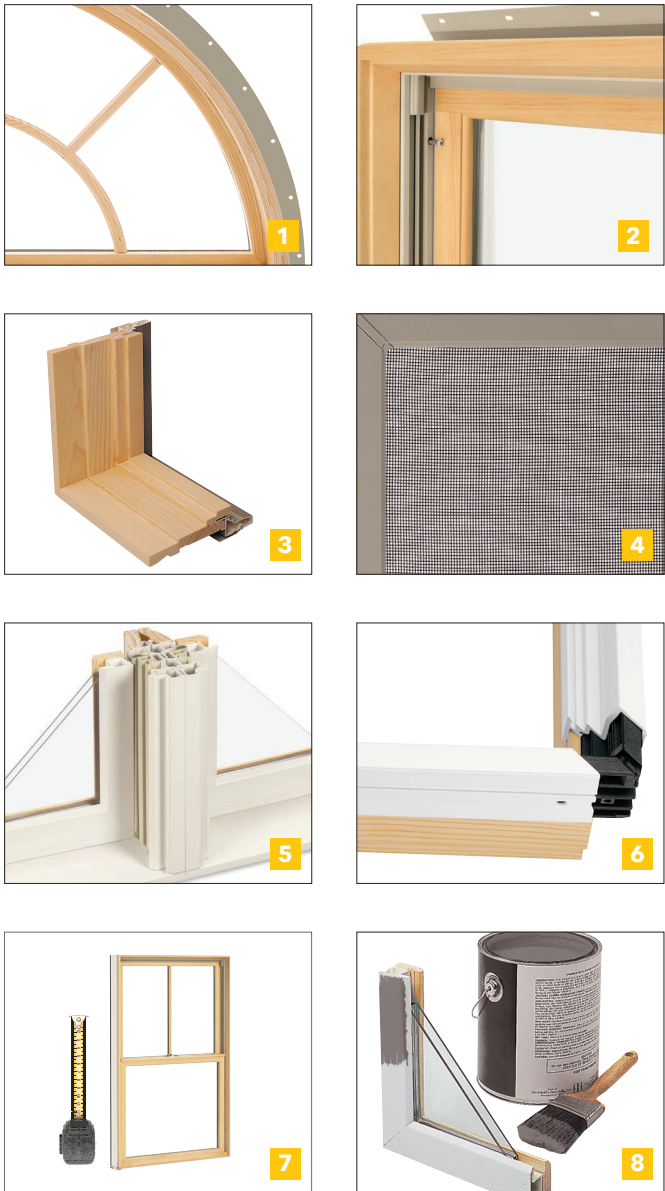


DOOR HINGE SHOWN IN SATIN NICKEL

INSTALLATION MADE SIMPLE AND EFFICIENT

INSTALLATION OPTIONS AND ACCESSORIES

- 1. NAILING FIN**
Pre-attached folding nailing fin and drip cap for easier installation.
- 2. THROUGH JAMB**
Available through jamb and installation bracket options.
- 3. FACTORY-APPLIED JAMB EXTENSIONS**
Factory-applied jamb extensions save time and labor. We supply 4 7/16", 6 7/16", and 6 13/16" jamb depth in bare wood, white, designer black, or clear interior finish.
- 4. FACTORY-INSTALLED SCREENS**
Factory-installed screens are a standard offering with operating windows. At no extra cost, we can ship your screens separately to reduce on-site damage prior to installation.
- 5. FACTORY MULLED ASSEMBLIES**
Available standard factory mulling, reinforced factory mulling, or field mulling kits. The reinforced mull meets AAMA 450 specifications and performs up to PG50 on standard products and up to PG55 on IZ3 rated products.
- 6. CORNER KEYS**
Integral corner keys keeps window and door units square and corners sealed.
- 7. CUSTOM SIZES**
Custom sizes are available on windows and doors in 1/4" increments for the perfect fit every time.
- 8. PAINTABLE ULTREX EXTERIOR**
The Ultrex® fiberglass exterior is paintable, and it holds dark colors better than vinyl or vinyl/wood composites.



EXTERIOR TRIM

Ultrex Exterior Trim is offered with all rectangular Elevate products in all six exterior finishes. The durability, performance, and look of Marvin Elevate windows and doors can be extended to the trim.

BRICK MOULD
2" Brick Mould is available with or without 2 1/8" sill nosing.

FLAT
3 1/2" Flat Trim is available in Flat and Flat Ranch configurations with or without 2 1/8" sill nosing.

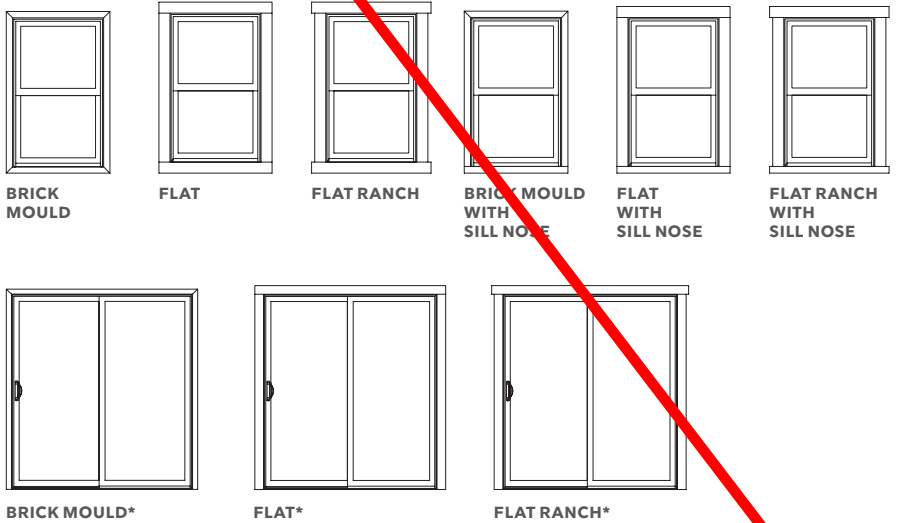
SILL NOSE
2 1/8" Sill Nose provides authentic sill appearance.

CONNECTION BARB
Barb and receiver attachment method provides for quick, secure installation.



TRIM CONFIGURATIONS

Multiple configurations are available in lineal lengths and factory pre-cut kits in all six Elevate collection exterior colors.



*Brick Mould, Flat, and Flat Ranch profiles are available on doors. Sill profiles are not included for door trim sets.

DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Elevate windows and doors features rich pine interiors and a durable, strong, and fully paintable Ultrex® fiberglass exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics. Elevate Round Tops include the extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking.

WOOD INTERIOR FINISHES

BARE PINE
Wood comes bare and ready to be painted or stained

CLEAR COAT
Wood is finished in the factory with a clear coat

PAINTED WHITE
Factory painted

PAINTED DESIGNER BLACK
Factory painted

FIBERGLASS EXTERIOR COLORS

STONE WHITE

CASHMERE

PEBBLE GRAY

BRONZE

GUNMETAL

EBONY

DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (GBG)

Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal or Ebony exterior.*



GRILLES-BETWEEN-THE-GLASS

SIMULATED DIVIDED LITE (SDL)

Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.



SIMULATED DIVIDED LITE

GLASS OPTIONS

Glass is available with Standard Dual Pane or optional Triple Pane on select products. Available with Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones.

Laminated glass is also offered in products designed specifically for hurricane zones.

DECORATIVE GLASS

OBSCURE

GLUE CHIP

RAIN

REED

NARROW REED

FROST

BRONZE TINT

GRAY TINT

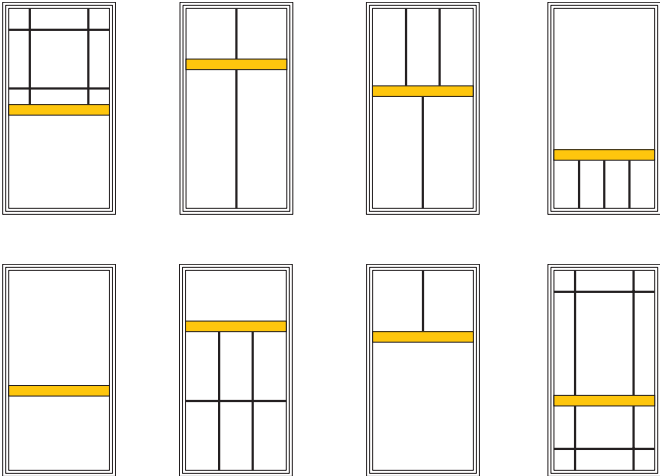
GREEN TINT

SIMULATED CHECKRAIL

Simulated Checkrail is the perfect solution when aesthetics call for the beauty of a double hung, but operation, egress, or performance demand another solution.

You specify placement of the horizontal simulated checkrail bar and the lite cut patterns above and below.

These illustrations offer a sampling of 7/8" Simulated Divided Lite (SDL) patterns that can be selected in combination with the 2 1/32" Simulated Checkrail on Casement, Awning, Glider, Direct Glaze Rectangle, Picture windows, and all Elevate doors.



5. 60 Prospect Street -Recommended Approval

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

Staff Comment: Recommend Approval

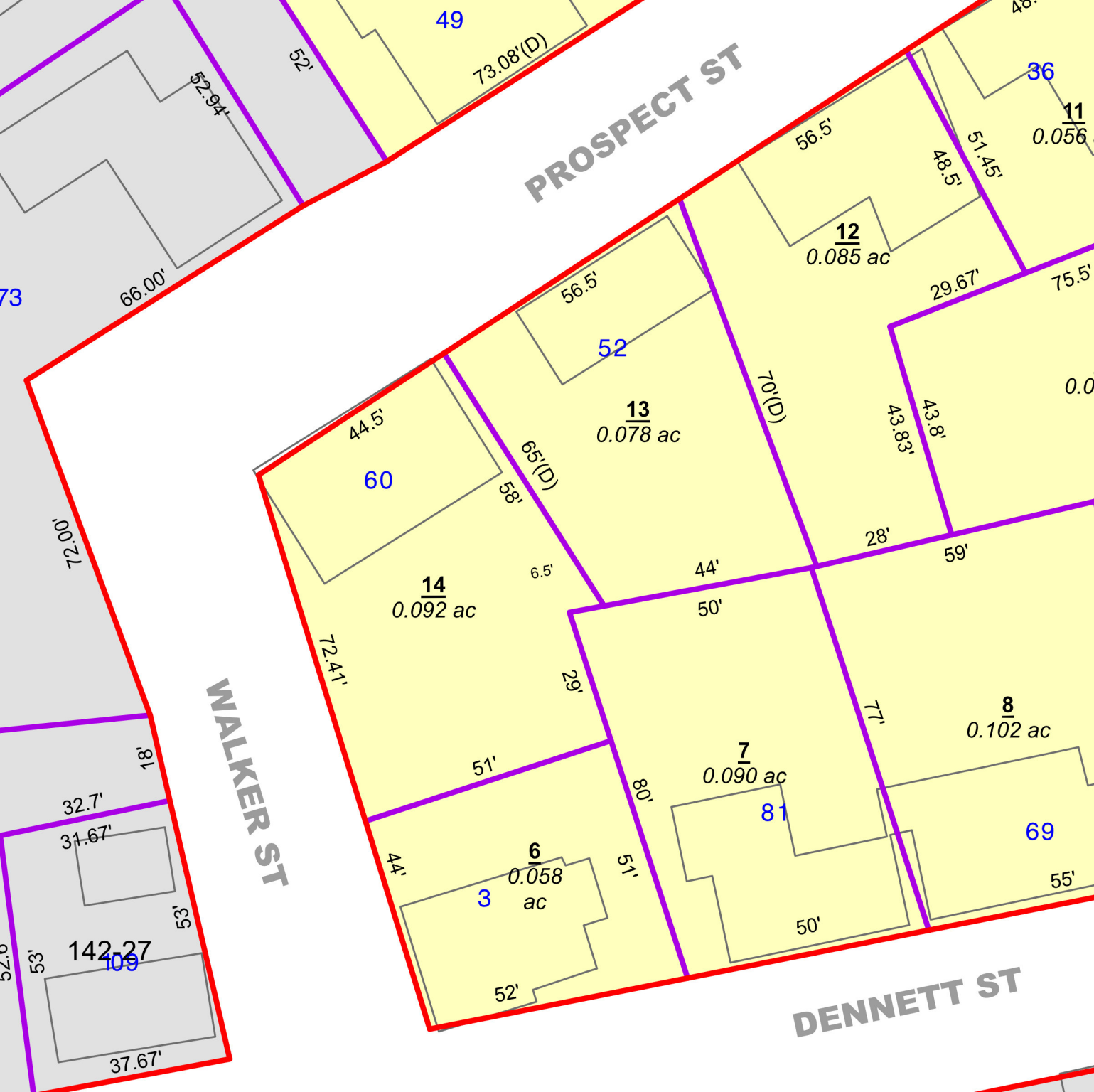
Stipulations:

1. _____
2. _____
3. _____









Your Proposal

Option 1

Customer: Rosalind Grant

Address: 21 Walker Street Portsmouth, NH 03801

Phone: [\(603\) 380-4611](tel:6033804611)

Email: rozzygrant@juno.com

Consultation Code: ENGD9B5HN

Date Presented: Oct 13, 2025

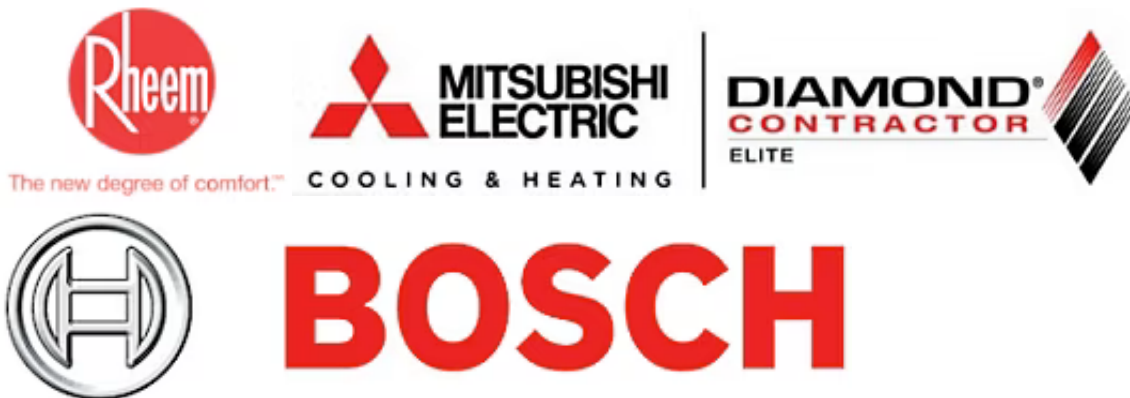
Date Accepted: Oct 13, 2025

Presented by: Josh Davis

Phone: [\(603\) 430-9414](tel:6034309414)

Email: joshd@eastcoasthvac.com

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](#). 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

Two Zone System:

First Floor: 15,000 btu wall unit

Primary bedroom: 6,000 btu wall unit

System

Mitsubishi MXZ-2D Ductless 1.5 Ton

SUBTOTAL: \$14,500.00

See total investment below

EQUIPMENT

Quantity: 1



Category: Outdoor Unit
Mitsubishi - MXZ-3D - R-454B - 1.66-Ton - 2 Zone Standard D-Gen Heat Pump Outdoor Unit - 24K BTU/H
MISMXZ2D20NL

ACCESSORIES

Quantity: 5



Category: Ductless
Mitsubishi - MSZ-GX - R-454B - 1.25-Ton - Premier Wall Mounted Indoor Unit - 15K BTU/H
MISMSZGX15NL / Quantity: 1
- Enjoy year-round comfort with Hyper-Heating Inverter technology, providing 100% heating capacity at 5° F and guaranteed heating down to -22° F. - ENERGY STAR certifie...

Category: Ductless

Mitsubishi - MSZ-GX - R-454B - 0.5-Ton - Premier Wall Mounted Indoor Unit - 6K BTU/H



MISMSZGX06NL / Quantity: 1

- Enjoy year-round comfort with Hyper-Heating Inverter technology, providing 100% heating capacity at 5° F and guaranteed heating down to -22° F. - ENERGY STAR certified...

Category: Services

100% Satisfaction Guarantee



CUSTOM-184Z1U / Quantity: 1

Although we anticipate that your project will go smoothly, and will run without any issue for an extended period of time, we take PRIDE in how we respond to any customer...

Category: Services

2025 Tax Credit Opportunity!



CUSTOM-KKULDZ / Quantity: 1

Only on systems installed by 12/31/25! Your system may qualify for a Tax Credit. Tax credits and associated filing are your responsibility, and we strongly recommend that y...

Category: Services

Mitsubishi Elite Diamond Contractor & 12-Year Warranty



CUSTOM-A08ERQ / Quantity: 1

THIS is what a Mitsubishi solution should look like in YOUR home, and we strive to make every one of our installations a professional showcase of this great product. Not a...

WHAT YOU'LL GET

Quantity: 8

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 II - 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. Level II power ups include additional wiring, conduit, and labor required to get the job done. Please note that 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.

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:

2

Ductless Unit Line Set Installation Per 10FT

Quantity: 6

Fortress Enclosure (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:

5

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.

Two-Day Installation: Your installation should take our crew two full days to complete!

INVESTMENT DETAILS

Sale Price	\$14,500.00
Total Investment The Total Investment is the total cost of the goods and services described in this proposal	\$14,500.00

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.

For new build, renovation, and rough in jobs please see notes at top for details on progress billing break downs. Payments will be broken down into three installments and due after each stage is completed and before the next stage can begin. If partially financing total amount due, financing amount will be collected as part of last installment.

Deposit	- \$7,250.00
Balance Due After Deposit	\$7,250.00

REVIEW AND SIGN PROPOSAL

Rosalind Grant

TERMS AND CONDITIONS

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

TAX CREDIT AND REBATE AGREEMENT

Tax Credit Disclaimer:

East Coast Heating & AC, LLC (ECHVAC)

is not responsible for facilitating, processing, or ensuring eligibility for the 25C tax credit associated with equipment installations. It is the sole responsibility of the customer to research, understand, and comply with all applicable tax laws and regulations. Customers are advised that tax laws and regulations may change over time. It is their responsibility to stay informed about any updates or amendments that may impact their eligibility for any tax credit related to this installation and agreement. ECHVAC strongly recommends that customers consult with a qualified tax professional, to ensure accurate understanding of tax laws, eligibility criteria, and filing requirements related to all tax credits. All NET INVESTMENT values shown on proposals that are adjusted due to an applicable rebate, are the sole responsibility of the customer, to confirm eligibility and process after installation.

Third Party Rebate Disclaimer: East Coast Heating & AC, LLC (ECHVAC) is not responsible for facilitating, processing, or ensuring approval and/or monetary distribution of any third-party rebates associated with this installation. Although ECHVAC is happy to provide pertinent documents or information, it is the sole responsibility of the customer to research, understand, and comply with all terms and conditions set forth by the relevant rebate programs. All NET INVESTMENT values shown on proposals that are adjusted due to an applicable rebate, are the sole responsibility of the customer, to confirm eligibility and process after installation.

Customer Acknowledgement: By checking the box below, you acknowledge that you have read and understood this Tax Credit and Rebate Agreement, in its entirety.

6. 111 Gates Street

-Recommended Approval

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

1. TWO PROPOSED WINDOWS ON BOTH BEDROOMS 3 AND BEDROOM 4.

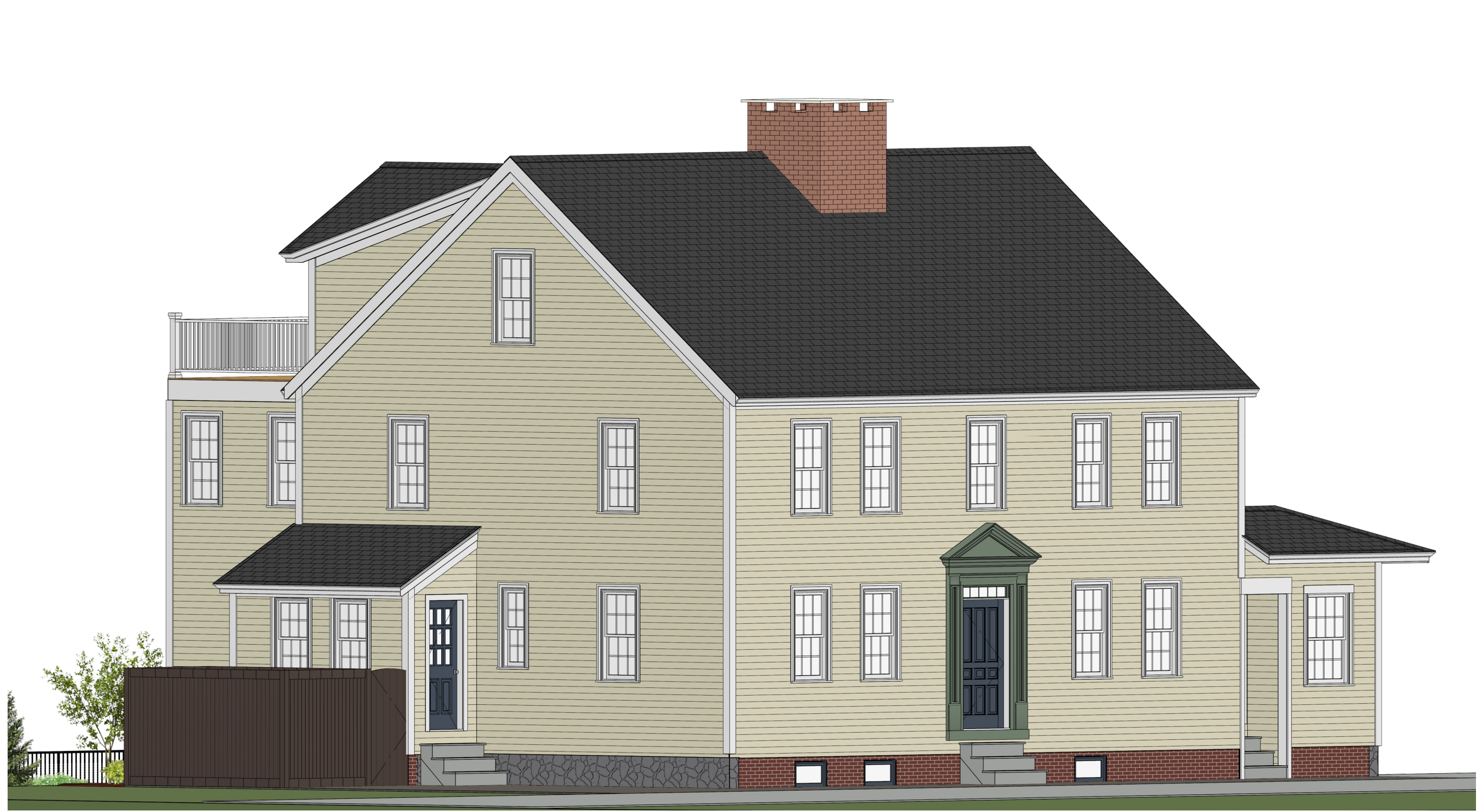
(SEE RED CLOUDED AREAS ON DRAWINGS FOR EXACT LOCATIONS.)

2. ONE PROPOSED NEW WINDOW ON EAST WALL

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



EXTERIOR CHANGES FROM V8 (HDC – THIRD ROUND SUBMISSION)

- 1 TWO PROPOSED WINDOWS ON BOTH BEDROOMS 3 AND BEDROOM 4.
(SEE RED CLOUDED AREAS ON DRAWINGS FOR EXACT LOCATIONS.)
2 ONE PROPOSED NEW WINDOW ON EAST WALL

SPECIFICATIONS + NOTES

- *ROOFING MATERIAL
*ALL TRIM PACKAGE: PVC OR BORAL
*SIDING:
*BRACKETS:ProWood Market - Bracket 02T9 - P 32", H:42", T: 5.5" (Ptd: WHITE)
*COLUMNS:
*STAIR SYSTEM:
 _EXTERIOR:
 *BROSCO: Liberty Extruded Rail System
 *RISER: AZEC- WHITE
 *TREAD: SELECTWOOD, ZURI "Weathered Grey"
 _INTERIOR:
 *NEWEL
 *HANDRAIL
 *BALUSTERS
 *RISER FINISH
 *TREAD
*WINDOWS:
 _MANUFACTURER:
 _EXT. FINISH:
 _INT. FINISH:
*DOORS:
 _MANUFACTURER:
 _EXT. FINISH:
 _INT. FINISH:
*BATHROOMS:
 _FLOORING
 _TUB DESIGN
 _SHOWER FLOOR
 _SHOWER WALLS
 _SHOWER HEADS
 _SHOWER NICHE VS. SHELVES
 _SHOWER DOOR
 _NOTE: MAJOR PLUMBING CHANGES
- *FLOORING:
 _1ST FLOOR:
 _2ND FLOOR:
 _HEATED FLOOR:
 _REFINISH AREAS:
*KITCHEN:
 _CABINETRY NOTES: Specs to be prepared on 11 x 17 doc.
 _BUILT-IN NOTES:
 _APPLIANCES
*MANTLE:
*FIREPLACE:
 _GAS
 _WOOD: INT. FIREBOX: RED BRICK VS. YELLOW BRICK
 _HEARTH: RAISED VS. FLUSH
 *MATERIAL:
NOTES:
*CEILING HEIGHTS: 1ST FLOOR: _____ | 2ND FLOOR: _____
*CORNER BOARDS: 6" TYP
*WATER TABLE: 10" W/ COPPER FLASHING TYP.
*RAKE BOARD: 8" TYP. PVC OR BORAL. (FILLED & PAINTED)
*SOFFIT - BEADBOARD AZEC OR EQ.
*ROOF VENT - RIDGE VENT VS. BROSCO LOUVERED VENT VS. SOFFIT VENT
*ARCHITECTURAL DETAIL:
*WINDOW TRIM: 4-1/2" TYP. PVC
TOTAL SQUARE FOOTAGE:
 _NEW
 _RENOVATED SF
 _TOTAL

© AMY DUTTON HOME
DRAWINGS USED EXPRESSIVELY FOR
DESIGN ONLY FOR NOTED CLIENT. ALL
STRUCTURAL ENGINEERING PROVIDED BY
OTHER.

Building contractor / home owner to review and verify all
dimensions, specs and connections before construction
begins.
PRIMARY:
● INTERNATIONAL RESIDENTIAL CODE (IRC 2021)
SECONDARY:
● ELECTRICAL CODE SYSTEM: NEC 2020
● MECHANICAL SYSTEM CODE: IMC 2021
● PLUMBING SYSTEM CODE: (IPC 2021)
● INTERNATIONAL ENERGY CONSERVATION CODE
(IECC 2021)

FINAL CD SET DATE: 09.18.2025

LIVING AREA

FIRST FLOOR	1582 sqft
SECOND FLOOR	1294 sqft
ATTIC	510sqft
TOTAL	3446 sqft

DIM DISCLAIMER

BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS.

OVERVIEW

SCALE: NTS

Layout Page Table	
Label	Title
O-1	OVERVIEW
G-1	GENERAL NOTES
G-2	GENERAL NOTES
A-1	PLOT PLAN
A1	SITE PLAN
A-2	FOUNDATION
A-3	FIRST FLOOR
A-4	SECOND FLOOR
A-5	THIRD FLOOR
A-6	ROOFS
A-7	WINDOW SCHEDULE
A-8	DOOR SCHEDULE
A-9	DOOR SCHEDULE
A-10	ELEVATIONS
A-11	ELEVATIONS
A-12	ELEVATIONS
A-13	ELEVATIONS
A-14	SECTION
A-15	SECTION
A-16	SECTION
A-17	SECTION
D-1	DETAILS
E-1	ELECTRICAL
E-2	ELECTRICAL
L-1	LANDSCAPE PLAN

Revision Table	
Number	Description

OVERVIEW

CLIENT:
BLACK DOBROWNSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.397.2020

DATE:

10/23/2025

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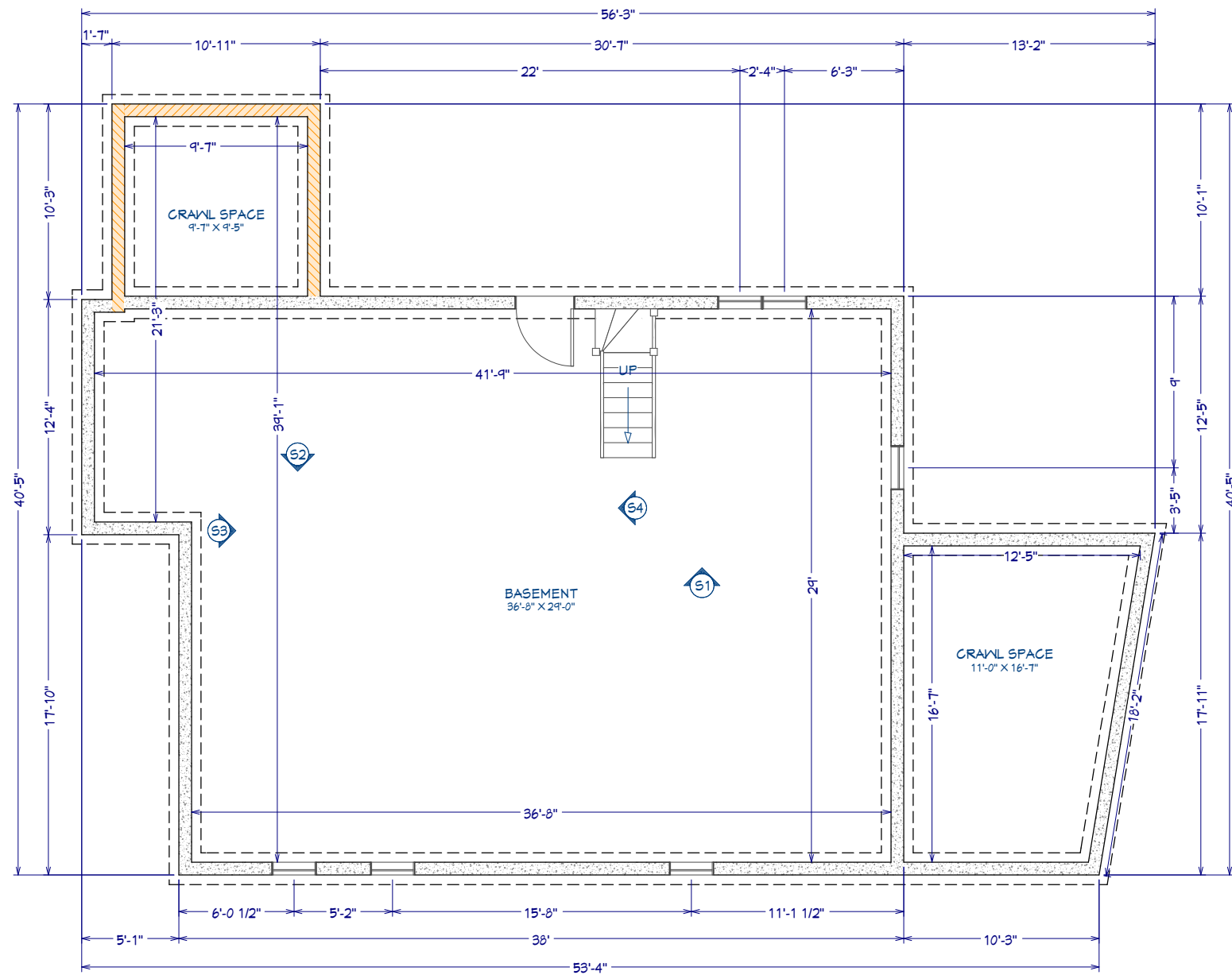
SCALED FOR:
24" X 36"

SCALE:

SEE SCALE
ON DRAWINGS

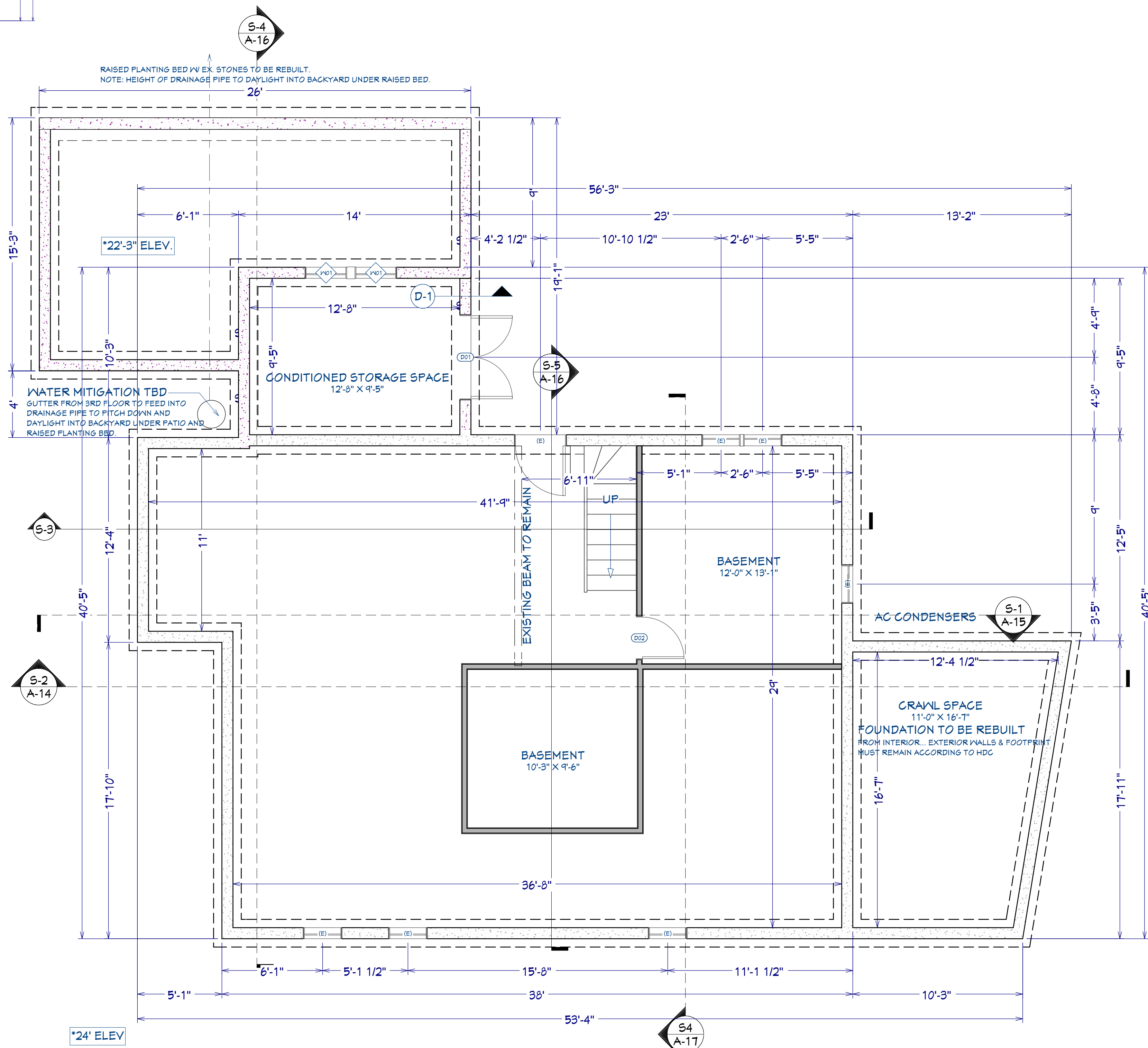
SHEET:

O-1



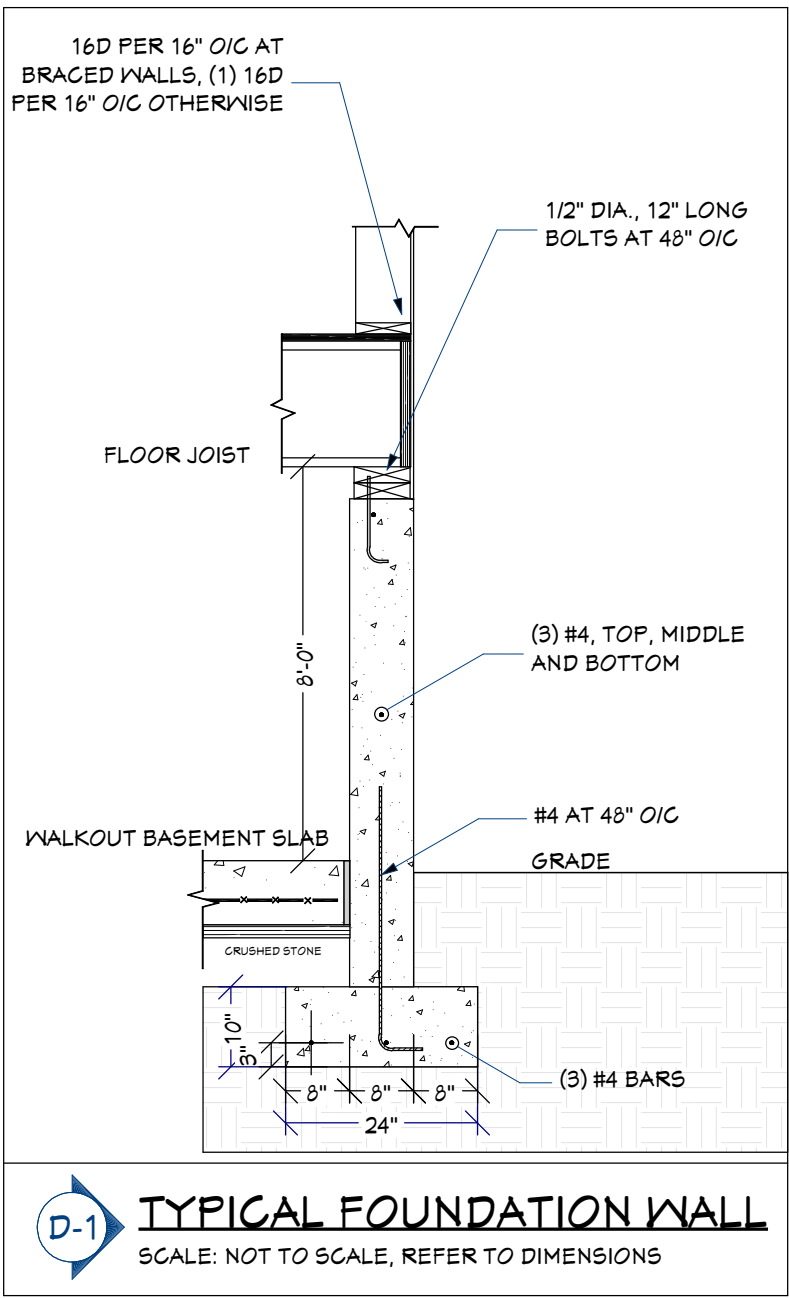
EXISTING FOUNDATION PLAN

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

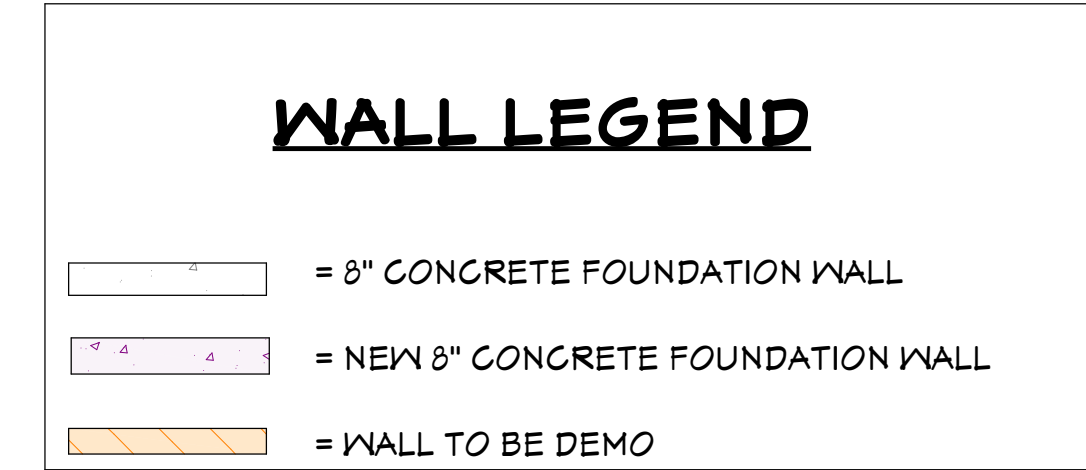


PROPOSED FOUNDATION PLAN

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



TYPICAL FOUNDATION WALL
SCALE: NOT TO SCALE, REFER TO DIMENSIONS



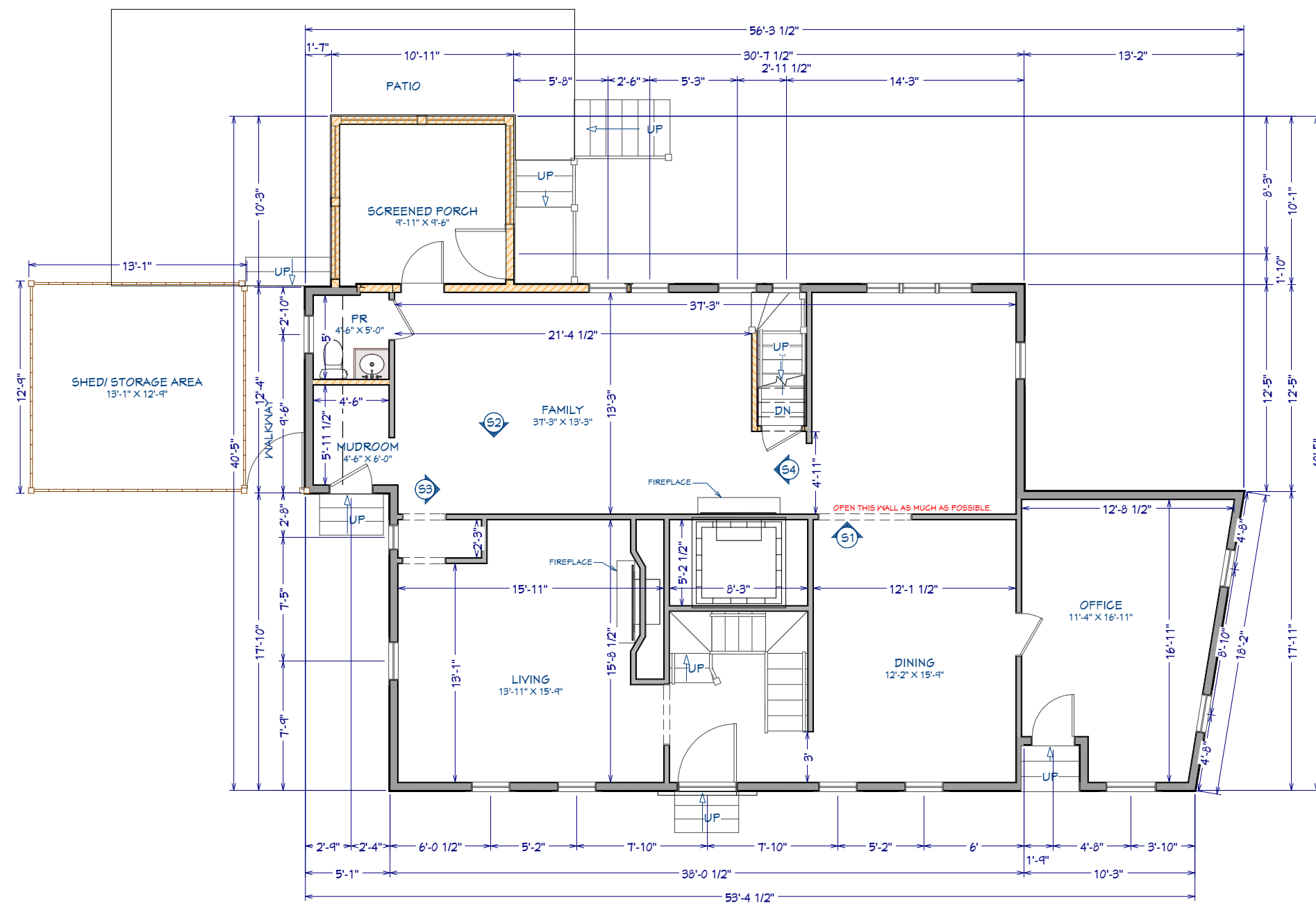
Revision Table	
Number	Description

FOUNDATION

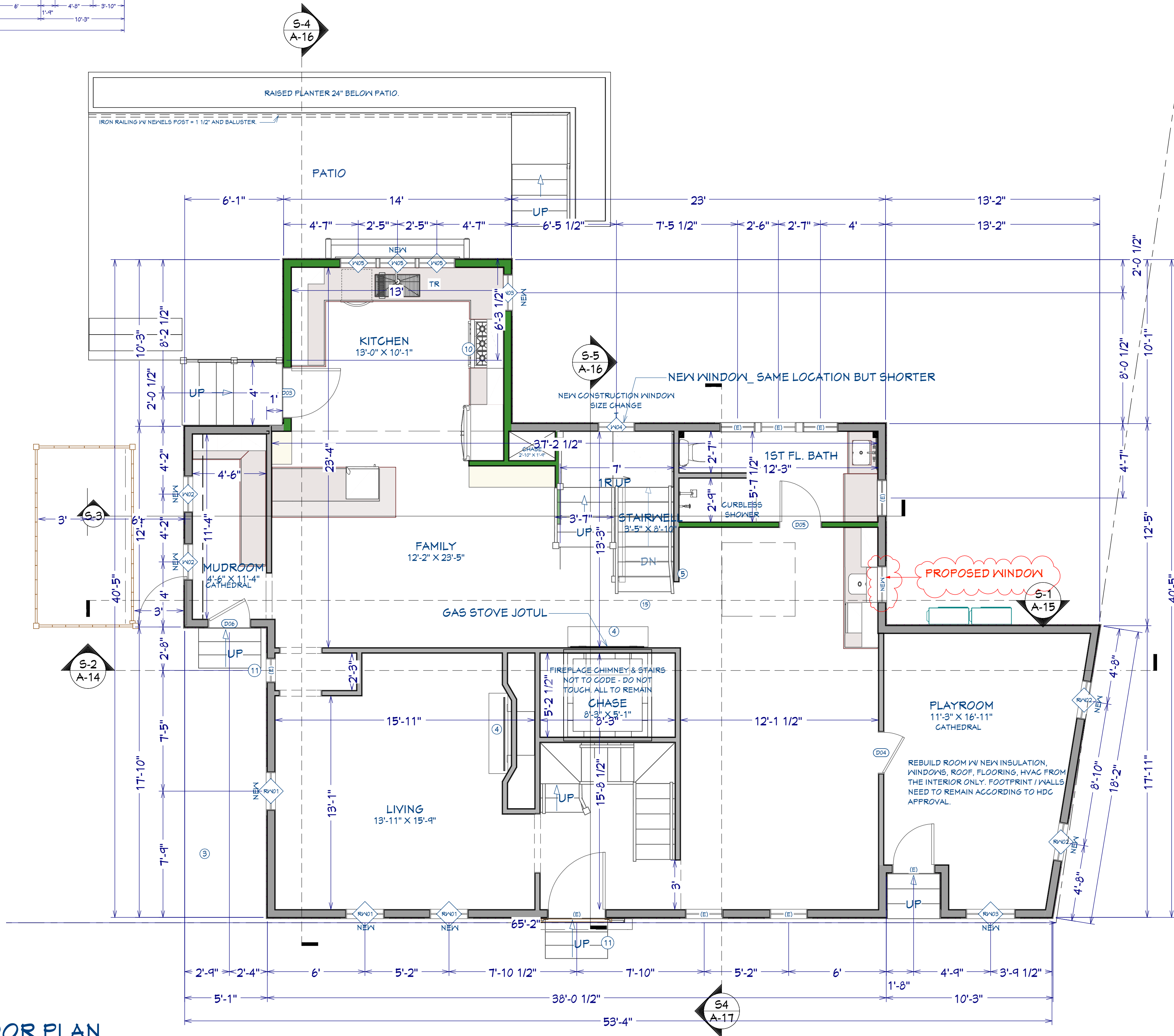
CLIENT:
BLACK DOVROMSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@duttonhome.com
207.397.2020

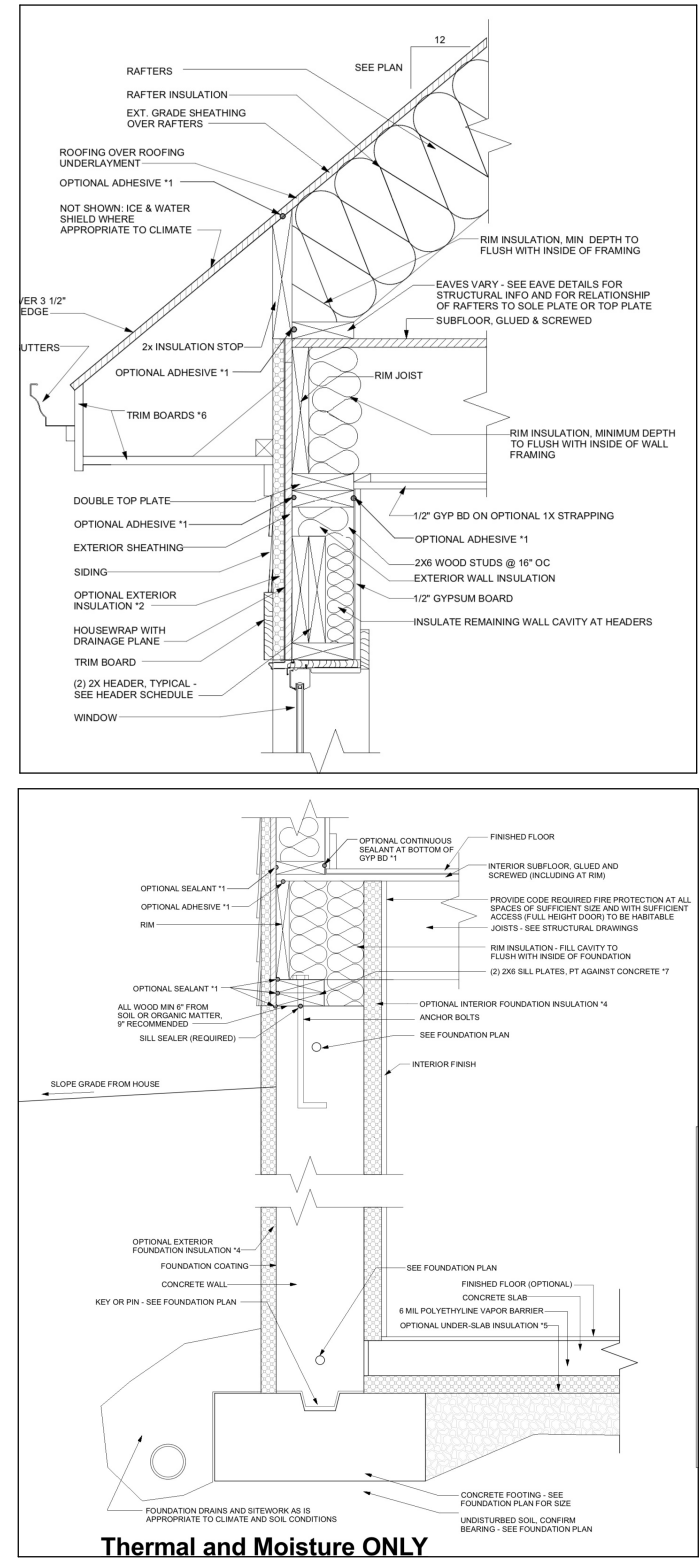
DATE:
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24" X 36"
SCALE:
SEE SCALE
ON DRAWINGS
SHEET:
A-2



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



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



WALL LEGEND

- [Thick grey line] = EXTERIOR WALL - 2x6 wood stud
- [Medium grey line] = INTERIOR WALL - 2x4 wood stud, unless noted
- [Thin grey line] = GLASS TOP TILE BOTTOM PONY WALL
- [Dashed line] = GLASS SHOWER WALL
- [Green line] = NEW WALL

NOTE: 2X6 & 2X4 Wood stud, 16" oc unless otherwise noted.

Revision Table	
Number	Description

FIRST FLOOR

CLIENT:
BLACK DOBROVSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.357.1020

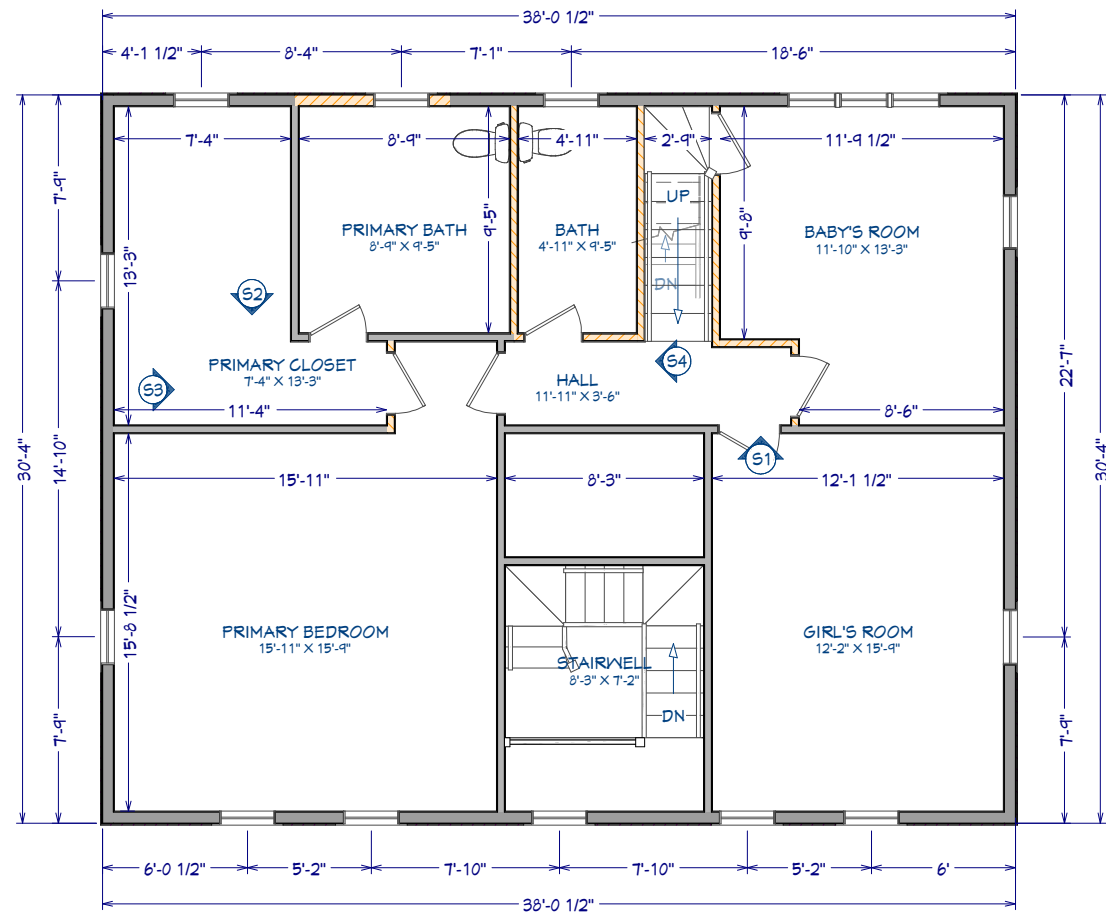
DATE:
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SCALED FOR:
24" X 36"

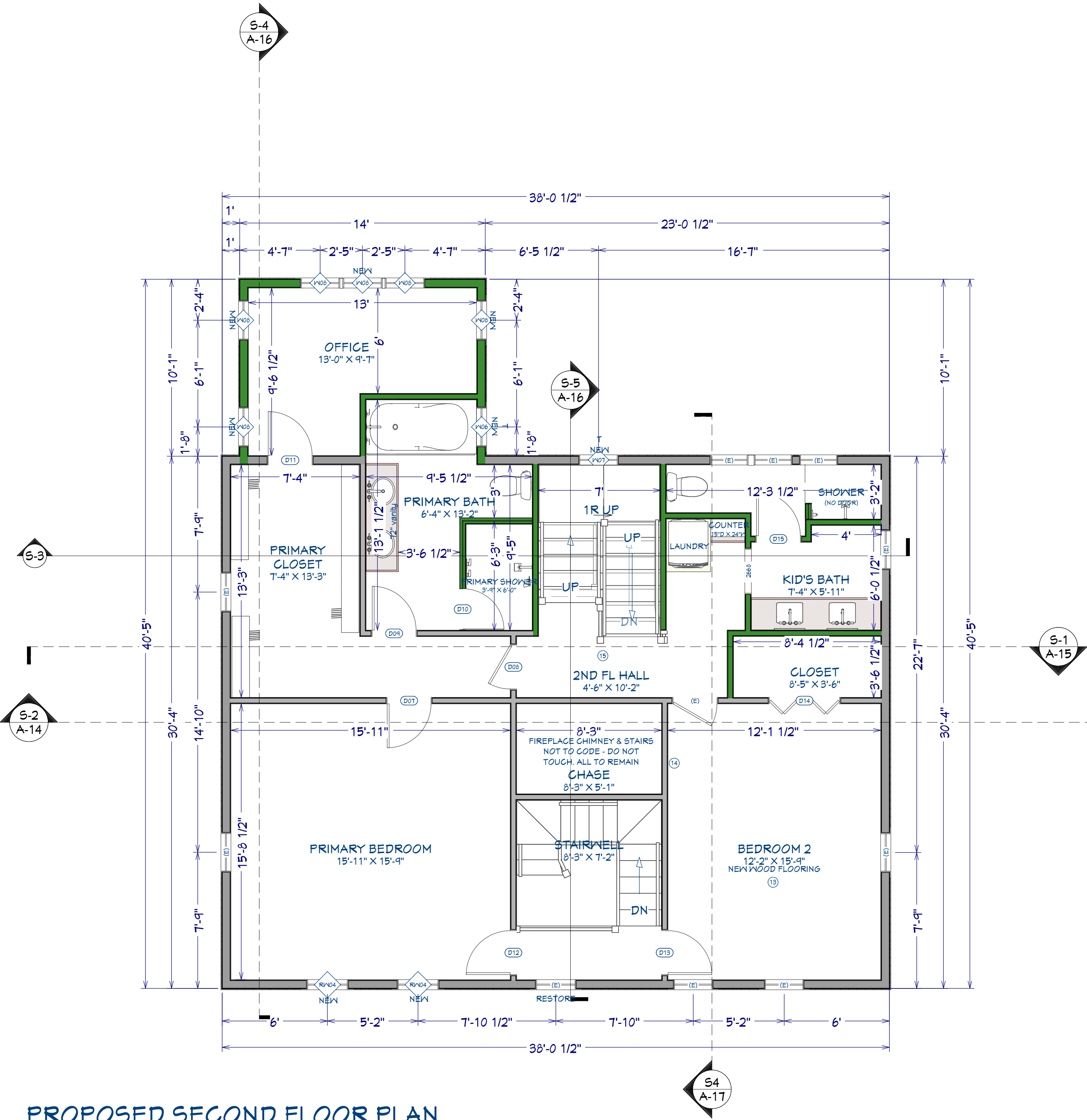
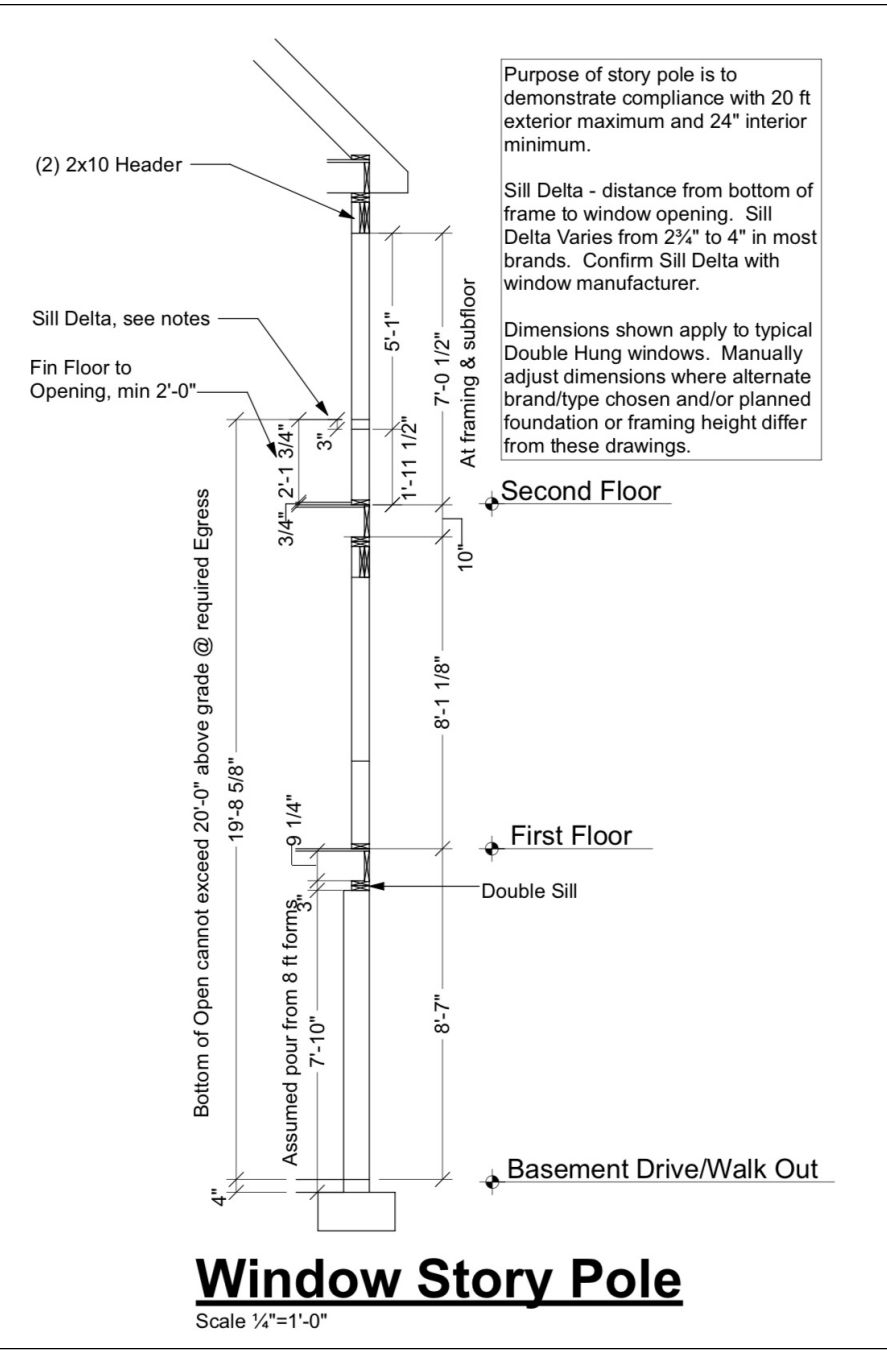
SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-3



EXISTING SECOND FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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

WALL LEGEND

- [Thick grey line] = EXTERIOR WALL - 2x6 wood stud
- [Thin grey line] = INTERIOR WALL - 2x4 wood stud, unless noted
- [Double line] = GLASS TOP TILE BOTTOM PONY WALL
- [Blue line] = GLASS SHOWER WALL
- [Green line] = NEW WALL

NOTE: 2X6 & 2X4 Wood stud, 16" oc unless otherwise noted.

Revision Table	
Number	Description

SECOND FLOOR

CLIENT:
BLACK DOBROMSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.357.2020

DATE:
10/23/2025

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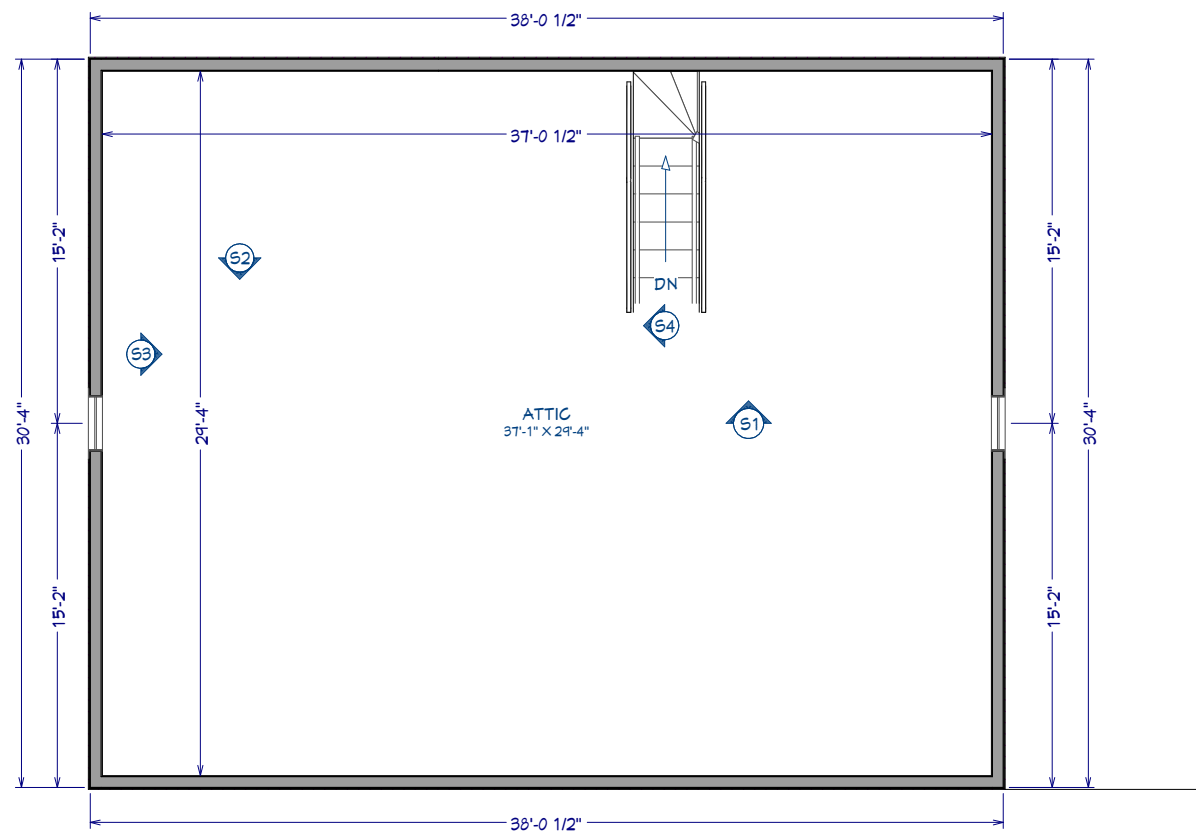
SCALED FOR:
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

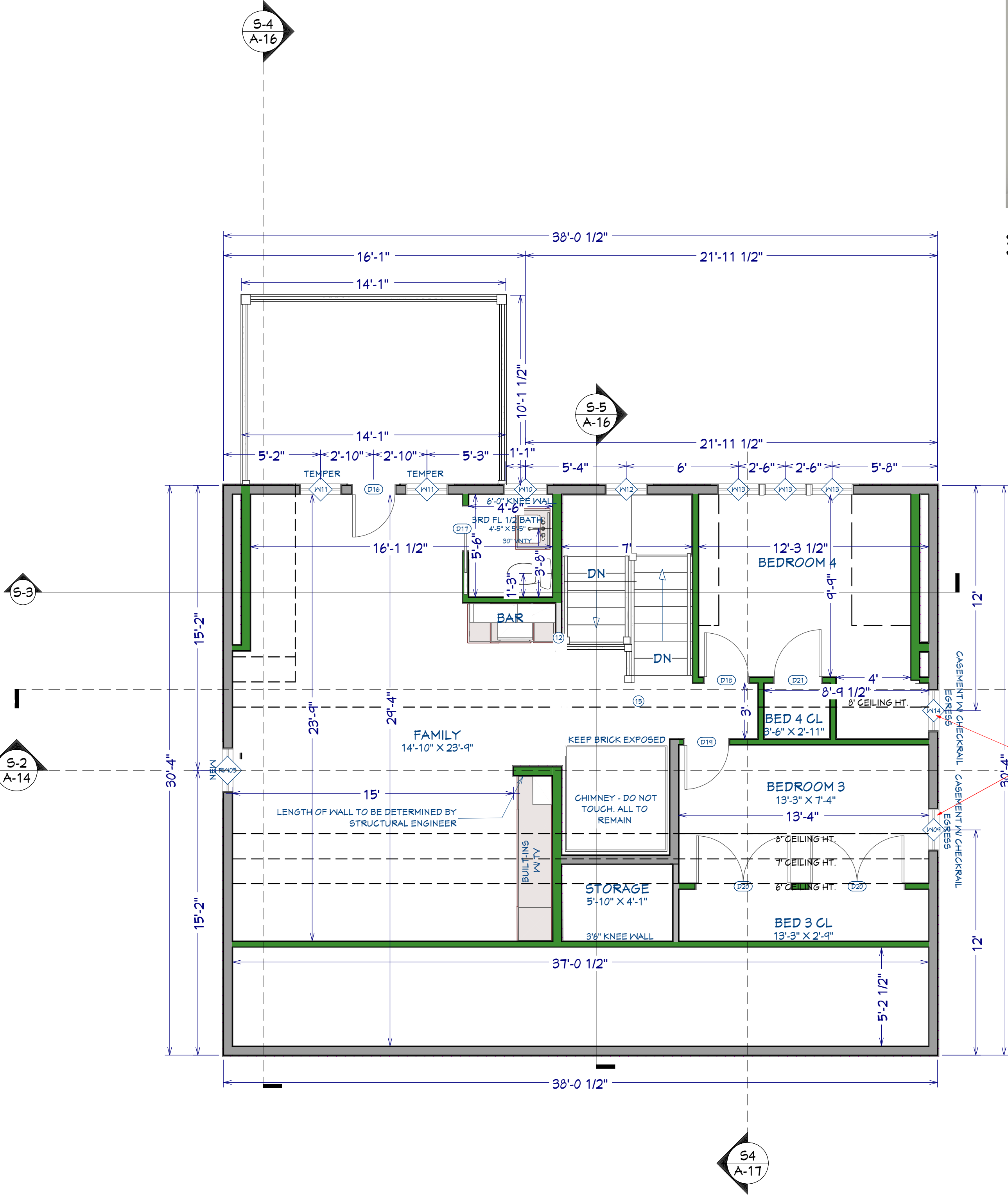
SHEET:

A-4



EXISTING THIRD FLOOR PLAN

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



PROPOSED THIRD FLOOR PLAN

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



3rd FLOOR PERSPECTIVE

WALL LEGEND

- EXTERIOR WALL - 2x6 wood stud
- INTERIOR WALL - 2x4 wood stud, unless noted
- GLASS TOP TILE BOTTOM PONY WALL
- GLASS SHOWER WALL
- NEW WALL

NOTE: 2X6 & 2X4 Wood stud, 16" oc unless otherwise noted.

Revision Table	
Number	Description

THIRD FLOOR

CLIENT:
BLACK DOWBROMSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@duttonhome.com
207.337.2020

DATE:

10/23/2025

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ON DRAWINGS

SHEET:

A-5



APPROVED FRONT VIEW

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



PROPOSED FRONT VIEW

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

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

ELEVATIONS

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

Revision Table	
Number	Description

ELEVATIONS

CLIENT:
BLACK DOWBROMSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.357.2020

DATE:
10/23/2025
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SCALED FOR: 24" X 36"
SCALE:
SEE SCALE ON DRAWINGS
SHEET:
A-10

NEIGHBORHOOD HOUSE PHOTOS



ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

Revision Table	
Number	Date

ELEVATIONS

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.337-2020

DATE:

10/23/2025

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SCALED FOR:
24" x 36"

SCALE:

SEE SCALE
ON DRAWINGS

SHEET:

A-11

LINE LEGEND

EXISTING

APPROVED

PROPOSED

ELEVATIONS

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

EXAMPLES OF TWO WINDOWS IN THE GABLE END
ALL LOCATED WITHIN THE HISTORIC DISTRICT OF PORTSMOUTH, NH



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



APPROVED EAST ELEVATION | SIDE VIEW
SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION | SIDE VIEW
SCALE: 1/4" = 1'-0"

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

Revision Table	
Number	Description

ELEVATIONS

CLIENT:
BLACK DOBROMSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.397.2020

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SCALED FOR:
24" X 36"
SCALE:
SEE SCALE
ON DRAWINGS
SHEET:



APPROVED WEST ELEVATION | SIDE VIEW
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION | SIDE VIEW
SCALE: 1/4" = 1'-0"

Revision Table	
Number	Description

ELEVATIONS

CLIENT:
BLACK DOBROMSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.357.2020

DATE:
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SCALE:
SEE SCALE ON DRAWINGS
SHEET:
A-13

7. 112 New Castle Avenue

-Recommended Approval

Background: The applicant is seeking approval for the in-fill of (1) rear window.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

Kitchen Window Removal Plan
112 New Castle Ave.
Portsmouth, NH 03801
October 14, 2025

We have started some of the interior construction in our house since the HDC approval last month. When we opened up the wall between the dining room and kitchen, the kitchen was flooded with light from the dining room windows. There was no need for the small kitchen window to provide light in the kitchen. This window is in a place that causes an awkward spacing with the range. Therefore, we would like to remove this window which faces the rear of the house and is hidden by large evergreen trees. After the window is removed, the space will be in-filled with clapboard to match the existing siding. Here is a picture of the window



8. 320 South Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment (2 condensers with vertical insets)

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

Clews

320 South St Portsmouth

(2) mitsubishi mini splits to be installed side by side, between (2) existing windows on steel wall brackets on the right side of house. Lineset to be run in 4-1/2" white fortress up right side of house to connect to (3) heads on the interior of house on same wall. All equipment designed to be hidden from road and to be installed behind existing shrubbery on right side of house.







MXZ Ported Multi-zone Heat Pump Outdoor Unit

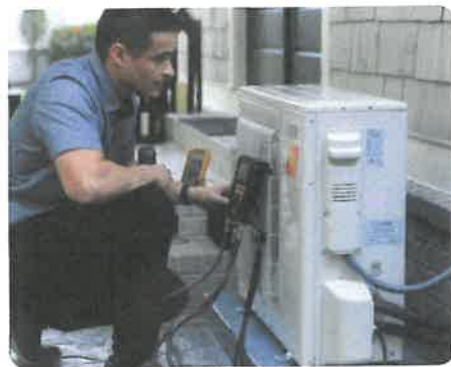
Engineered for versatility and exceptional efficiency, the MXZ Ported Multi-zone Heat Pump Outdoor Unit is ideal for most residential applications. The unit is able to connect up to five indoor units to one outdoor unit without the need for a branch box, which allows for installation flexibility.

MXZ Ported Outdoor Units are available in both standard and Hyper-Heating options. The standard heat pump option comes in 20,000 – 42,000 BTU/H capacities. Hyper-Heating units are available in 20,000 – 30,000 BTU/H capacities. The size of the chassis for the standard 42,000 BTU/H capacity and all Hyper-Heating models have been updated to a more compact design, which will support a wider range of applications through the smaller footprint.

The Standard 30,000 BTU/H model previously only featured three ports, and the 36,000 BTU/H model came with four ports. This has been increased to four and five ports, respectively.

Hyper-heating models come with a Freeze-prevention base pan heater, which limits capacity reduction and operational shutdown caused by drain water freezing after a defrost cycle, ensuring reliable performance in low-temperature environments. Advanced Frost Detection provides longer continuous heating during frigid temperatures, maintaining comfort by reducing the number of defrost cycles.

MXZ Ported Outdoor Units do not require any additional refrigerant during installation. All units come factory-charged with refrigerant, ensuring quicker and more streamlined installation and enhanced performance. Maximum piping lengths and height restrictions still apply.



Exceptional efficiency



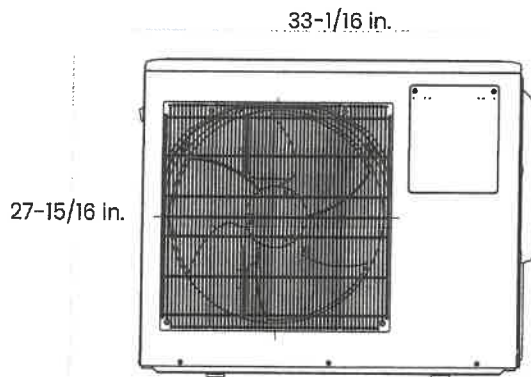
Give your homeowners an ENERGY STAR® upgrade. MXZ Ported Outdoor Units include ENERGY STAR® and ENERGY STAR® Cold Climate combinations*.

*Specific combinations qualify, refer to submittals or the AHRI database for efficiency values and ENERGY STAR certified combinations.

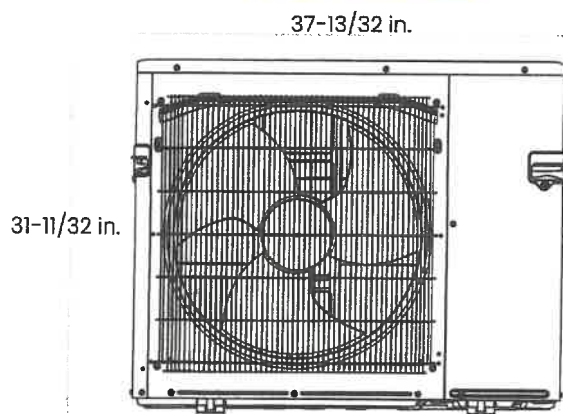
Outdoor unit features and details

Features	
Multi-zone	Connects to up to 5 indoor units and provides personalized comfort in multiple spaces. This functionality eliminates problem hot and cold spots in the home and allows for energy to be used only in the zones that need it.
Indoor Unit Versatility	Connects up to five M- and P-Series indoor units to one outdoor unit without the need for a branch box.
Hyper-Heating INVERTER® (H2i®)	Hyper-Heating INVERTER® models provide heating even with ambient outdoor temperatures as low as -13°F, producing up to 100% heating capacity at 5° F. These units offer year-round comfort even in extreme climates.
Freeze prevention base pan heater - standard	This advanced base pan heater limits capacity reduction and operational shutdown caused by drain water freezing after a defrost cycle, ensuring reliable performance in low-temperature environments.
Blue Fin Coating	An anti-corrosion treatment applied to the aluminum fins of the heat exchanger of the outdoor unit to protect against corrosion caused by salt, sulfur, and other airborne contaminants, especially in coastal and industrial areas.
Advanced Frost Detection	Provides longer continuous heating during frigid temperatures, maintaining comfort by reducing the number of defrost cycles.
Efficiency	
SEER2	Up to 21.0
HSPF2	Up to 10.0
COP at 47° F	Up to 4.30

MXZ-2D20NL



MXZ-3D24/4D30/5D36/5D42NL (Std) MXZ-2D20/3D24/3D30NLHZ (H2i)



Compatible indoor units

- FX Deluxe Wall-mounted (MSZ-FX)
- **GX Premium Wall-mounted (MSZ-GX)**
- EX Designer Wall-mounted (MSZ-EX)
- One-way Ceiling Cassette, EZ FIT® (MLZ-KX)
- Floor-mounted (MFZ-KX)
- Multi-position Air Handler (SVZ)
- Mid Static Horizontal Ducted (PEAD)
- 2' x 2' Ceiling Cassette (SLZ)
- Low static Horizontal-ducted (SEZ)
- intelli-HEAT® Cased Coil (PAA)

Elevated comfort is just an installation away with the new MXZ Ported Multi-zone Heat Pump outdoor unit. The ease of installation flexibility makes it the perfect choice for a wide range of applications.

See full details and technical documents at [MitsubishiPro.com](https://www.mitsubishi-pro.com)