HDC

ADMINISTRATIVE APPROVALS

November 04, 2026

1. **31 Market Street**
2. **394 Pleasant Street**
3. **303 Pleasant Street**
4. **53 Bow Street**
5. **139 South Street, Unit E**
6. **111 Gates Street**
7. **369 Pleasant Street**
8. **72 Congress Street**

1. 31 Market Street -Recommended Approval

<u>Background</u>: The applicant is seeking approval for the installation of metal flooring at the entry of the structure. The applicant is willing to paint the metal dark brown/copper or black.

<u>Staff Comment</u>: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____





2. 394 Pleasant Street -Recommended Approval

Background: The applicant is seeking approval for chimney repairs and a new chimney cap.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Subject: Proposal attachment
Date: Apr 9, 2026 at 3:07:15 PM

Gilmartin CHIMNEY and VENT

(603) 948-1045

(207)324-3473 603-948-1045 1-877-793-3763

Certified by the Chimney Safety Institute of America - member of the National Chimney Sweep Guild, The Northeast Association of Chimney and Hearth Professionals- A+ rated by the BBB- **Highest rated chimney sweep and repair company in southern Maine and New Hampshire**

Proposal 02/18/2026

Anderson, Catherine & David
394 Pleasant St. Portsmouth, NH 03801
603-431-0634 canderson03801@outlook.com

Mr. & Mrs. Anderson,

Below is our proposal for repairs to the top of your chimney. Repairs include removing the stone chimney cover and its decaying pillars, demo of the broken mortar wash/cap and then building forms to pour a reinforced concrete crown with an overhang. We would then install a custom sized stainless steel chimney cover. Everything needed to perform this work is included in this proposal.

EXTERIOR CHIMNEY REPAIRS

- Removal and disposal of stone cap and decayed brick supports: $ 700.00
- Demo of broken mortar cap/wash, then building custom forms and pouring a reinforced concrete crown with an overhang. This would require a return trip to remove forms after concrete has set up. We would then "finish" the crown before installing a cap: $ 2900.00
- Custom size, stainless steel chimney cover-shipped and installed: $ 900.00
- Spraying the chimney with a vapor-permeable water repellent: $ 400.00

TOTAL **$ 4900.00**

If you have any questions concerning this proposal, please feel free to reach out to us. If you would like to schedule an appointment to have this work done, we would need a signed copy of this proposal returned to us before any materials can be ordered. No deposit due at this time. Balance would be due upon completion of work.
Thank you for allowing us the opportunity to help you with your chimney needs.

Authorized signature Ben Gilmartin 02/18/2026

Proposal acceptance C M Anderson DATE

Seacoast Maine and New Hampshire and Greater Manchester







3. 303 Pleasant Street -Recommended Approval

Background: The applicant is seeking approval for the installation of fencing and (2) gates.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

ESTIMATE

Brentwood Fence
300 Route 125
Brentwood, NH 03833
(603) 867-7856

Sales Representative
Matt Souther
(603) 773-8944
matt@brentwoodfence.com

Karen Beals
Job #1489 - Karen Beals Portsmouth House
303 pleasant st
Portsmouth, NH

Estimate #	7857
Date	8/19/2026

Item	Description	Unit of Measure	Qty	Amount
Miscellaneous Install	3131 36" tall black aluminum to close in the garden area on the corner of pleasant st and Washington st Including 1-3' wide single walk gate 1-4' wide single walk gate	Items	132.00	$9,985.80



PLEASE SEE SECOND PAGE FOR WARRANTY AND INSTALLATION DATES

NOTE: If Ledge Drilling or Jack Hammering is needed for holes, an up-charge of $75 per hole will be added to the final invoice.
There is 3% surcharge for all credit card processing,
You can avoid the surcharge by using E-Check or Debit card.
****Final payment due on day of install, please pay foreman or call the office with payment.**
Thank You

Sub Total	$9,985.80
Total	$9,985.80

SPECIAL INSTRUCTIONS

Sent 8/19/24

Brick House on Corner

Name: Karen Beals Street: 303 Pleasant St. Town/State: Portsmouth, NH

Phone: 603-370-0862 Cell: _____ Email: _____

Style 1: BLK Alum to Match

Style 2: * NO TRAILERS *

Sections: ☐ Gate posts: ☐ Hinges: ☐ Date: _____

Lines: ☐ Corners: ☐ Locking device: ☐ Gate 1: _____

Ends: ☐ Caps: ☐ Drop Rod: ☐ Gate 2: _____

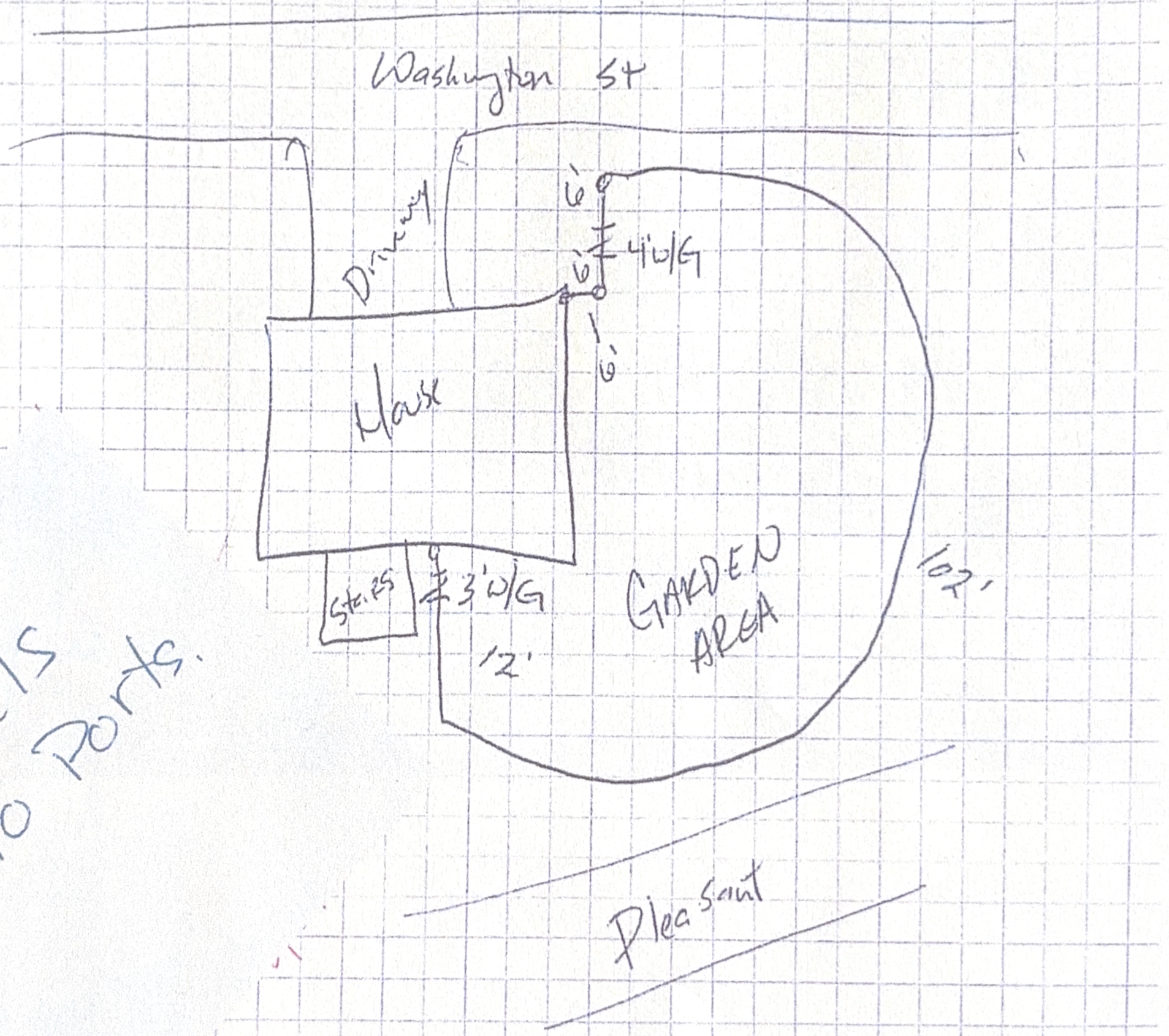
Ledge: ☐

Notes: 3' Tall Spear Top Straight ALUM

BLK Alum

Price Quote 1:

Price Quote 2:





©2011 Ethan Allen Global, Inc.



303 Pleasant Street- Example photo: Installation by Brentwood Fence using the same material, showcasing how it can curve.




Pleasant St
SPEED LIMIT
20


Keyboard shortcuts

4. 53 Bow Street -Recommended Approval

Background: The applicant is seeking approval for the replacement and enlargement of (1) existing skylight. The skylight is minimally visible.

Staff Comment: Recommended Approval

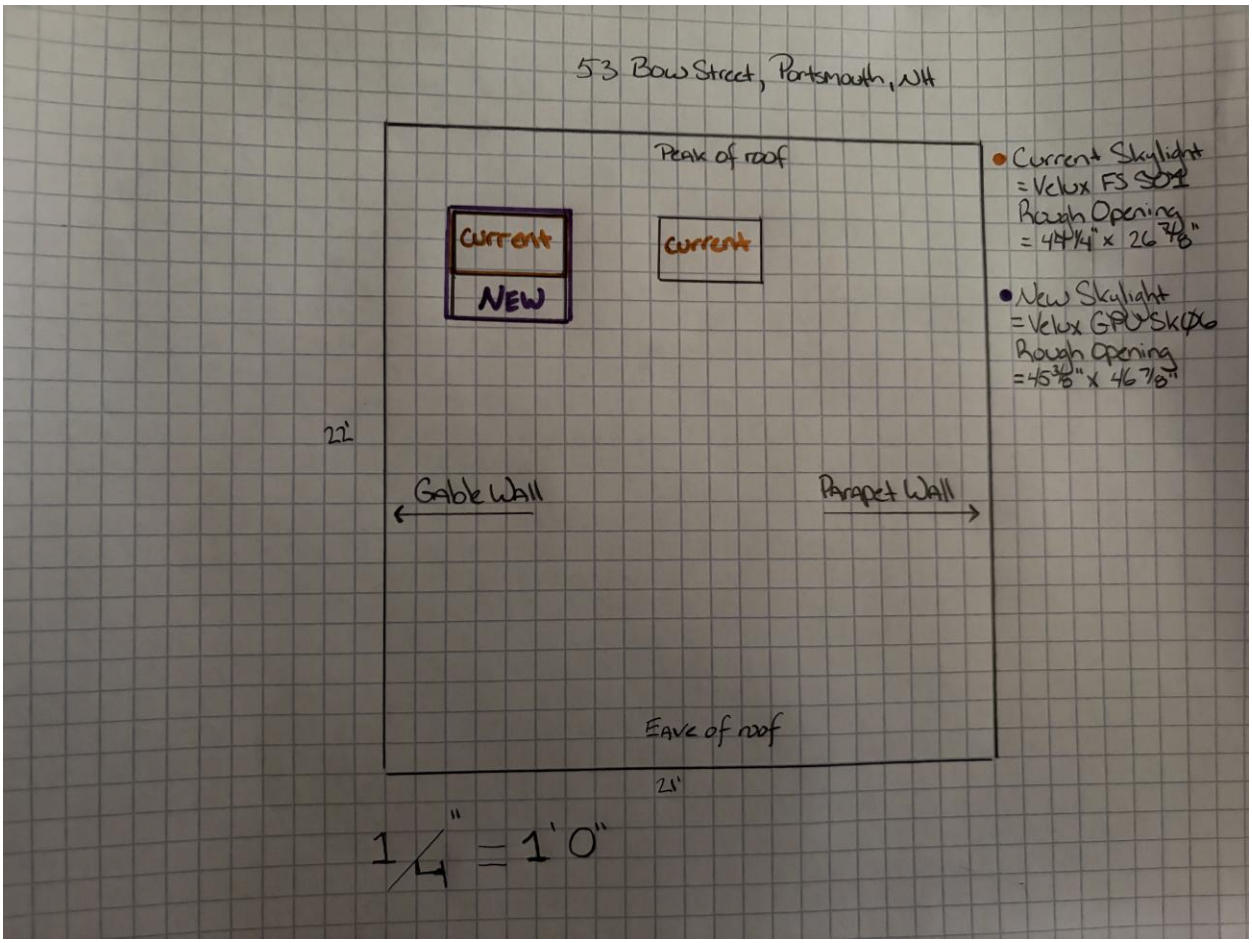
Stipulations:

1. _____
2. _____
3. _____


106-53
106-52
106-51
106-47
106-50
106-49
106-48
Bow St
Bow St






53 Bow Street, Portsmouth, NH
Peak of roof
current
NEW
current
Current Skylight
= Velux FS SK01
Rough Opening
= 44 1/4" x 26 3/8"
New Skylight
= Velux GPU SK06
Rough Opening
= 45 3/8" x 46 7/8"
22'
Gable Wall
Parapet Wall
Eave of roof
21'
1/4" = 1' 0"

5. 139 South Street, Unit E -Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment (condenser unit and exterior line sets).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



View of 139 South Street, Unit E from South Street.



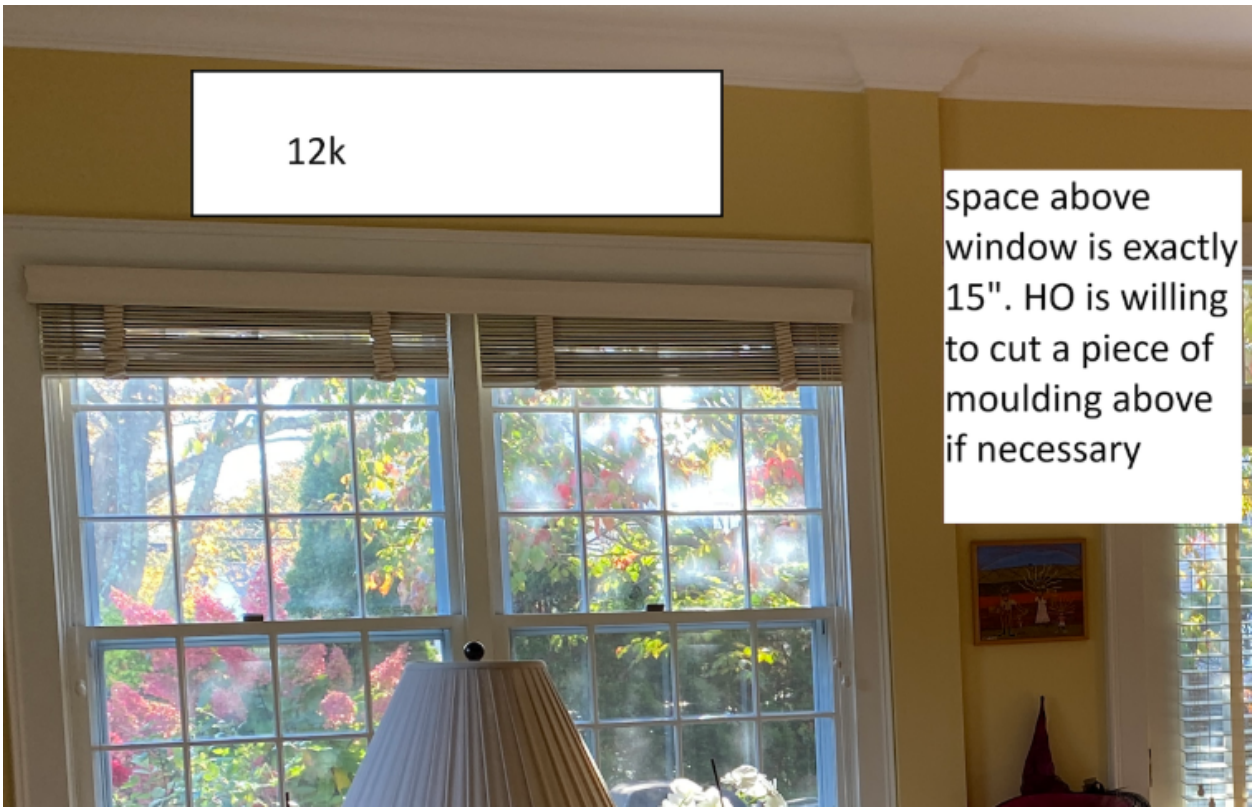
View of Unit E from lower driveway. The Mitsubishi External Unit will be placed next to the fence adjacent to the external wall facing South Street. It will be covered by a lattice enclosure which will be surrounded by plants to obscure the unit.



The Heat Pump Unit will be adjacent to the fence next to the patio garden. It will be surrounded by lattice and plants will obscure viewing the unit.



The three external conduits to the first, second and third floor internal units will be painted the same color as the house, which was repainted this past summer (2026).



The first-floor internal unit will be placed above the double window facing the patio garden.



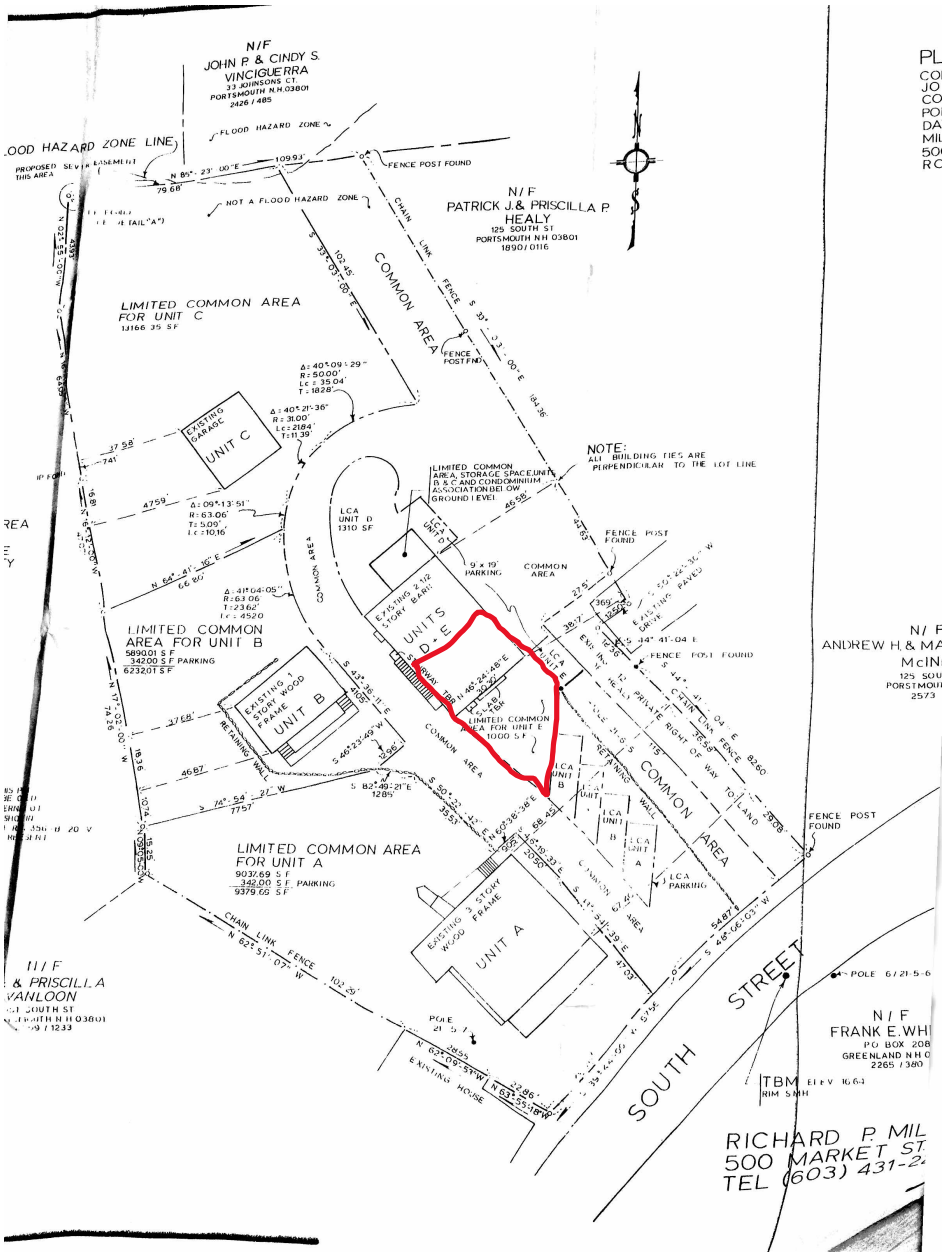
The second floor internal unit will be placed in the Master Bedroom next to the window facing the patio garden.



The third floor unit will be placed above the triple window facing the patio garden.



This is the front of Unit E facing the upper driveway. The external Heat Pump unit will not be visible from the front of the building.


N/F
JOHN P. & CINDY S.
VINCIGUERRA
33 JOHNSONS CT.
PORTSMOUTH, N.H. 03801
2426 / 485
FLOOD HAZARD ZONE LINE
PROPOSED SEWER EASEMENT
FLOOD HAZARD ZONE "X"
NOT A FLOOD HAZARD ZONE
N 86° 23' 00" E
109.93'
79.68'
FENCE POST FOUND
N/F
PATRICK J.& PRISCILLA P
HEALY
125 SOUTH ST.
PORTSMOUTH, N.H. 03801
1890/0116
CHAIN LINK FENCE
S 33° 03' 00" E
102.45'
COMMON AREA
LIMITED COMMON AREA
FOR UNIT C
1,166.35 S.F.
Δ = 40°09'29"
R = 50.00'
L.C. = 35.04'
T = 18.28'
Δ = 40°21'36"
R = 31.00'
L.C. = 21.84'
T = 11.39'
EXISTING GARAGE
UNIT C
NOTE:
ALL BUILDING TIES ARE
PERPENDICULAR TO THE LOT LINE
LIMITED COMMON
AREA, STORAGE SPACE,UNIT
B & C AND CONDOMINIUM
ASSOCIATION,BELOW
GROUND LEVEL
LCA
UNIT D
1310 S.F.
LCA
UNIT D
9' x 19'
PARKING
COMMON
AREA
FENCE POST
FOUND
EXISTING 2 1/2
STORY BARN
UNITS
D - E
Δ = 09°13'51"
R = 63.06'
T = 5.09'
L.C. = 10.16'
N 64° 41' 06" E
66.80'
Δ = 41°04'05"
R = 63.06'
T = 23.62'
L.C. = 45.20'
LIMITED COMMON
AREA FOR UNIT B
5890.01 S.F.
3420.0 S.F. PARKING
6232.01 S.F.
EXISTING 1
STORY WOOD
FRAME
UNIT B
RETAINING WALL
S 43° 36' 11" E
40.51'
S 46° 23' 49" W
12.96'
S 82° 49' 21" E
12.85'
S 50° 22' 45" E
35.53'
S 60° 38' 38" E
49.68'
LIMITED COMMON
AREA FOR UNIT E
1000 S.F.
LCA
UNIT E
LCA
UNIT
B
LCA
UNIT
A
LCA
PARKING
COMMON AREA
RETAINING WALL
S 44° 41' 04" E
116.15'
PRIVATE RIGHT OF WAY TO LAND
CHAIN LINK FENCE
N/F
ANDREW H. & MA
McIN
125 SOU
PORTSMOU
2573
FENCE POST FOUND
LIMITED COMMON AREA
FOR UNIT A
9037.69 S.F.
3420.00 S.F. PARKING
9379.69 S.F.
EXISTING 3 STORY
WOOD FRAME
UNIT A
S 15° 51' 39" E
47.03'
S 54° 46' 03" W
54.87'
POLE 6/21.5-6
CHAIN LINK FENCE
N 62° 51' 07" W
102.25'
POLE
21.5/7
N 63° 09' 59" W
39.56'
EXISTING HOUSE
N 63° 55' 18" W
22.86'
N/F
& PRISCILLA
VANLOON
SOUTH ST
PORTSMOUTH N.H. 03801
/ 1233
SOUTH STREET
N/F
FRANK E. WH
PO BOX 208
GREENLAND N.H.
2265 / 380
TBM Elev 16.64
RIM SMH
RICHARD P. MIL
500 MARKET ST.
TEL (603) 431-2

SOUTH MILL CONDOMINIUM ASSOCIATION
139 South Street, Portsmouth, NH 03801

October 19, 2026

John Moeschler and Jan Nisbet
139 South Street, Unit E
Portsmouth, NH 03801
Re: Approval and Support for Heat Pump Installation – Unit E

Dear John and Jan,

To avoid any potential conflict of interest, as you serve as President of the South Mill Condominium Association, I am writing this letter on behalf of the Association in support of your upcoming application to the Historic District Commission (HDC) of Portsmouth.
Earlier this fall, you circulated the proposed plans for installing a heat pump unit at Unit E to all owners for feedback. The Association received no objections or concerns regarding the project.
Furthermore, we note that you have secured the appropriate electrical permits and completed your due diligence regarding setbacks and property line requirements, including plans to appropriately screen any exterior mechanical components with landscaping and foliage.
In accordance with our Association bylaws, the board has reviewed your plans. We have no required modifications and hereby grant full Association approval for the proposed installation as presented.

Should the Historic District Commission require any modifications to your installation plan during the city review process, please submit those updated plans to the board for a brief review. I am happy to work with you directly to ensure any follow-up process is handled as quickly and smoothly as possible.

We wish you the best with the Historic District Commission review.

Sincerely,

Elliot Savitzky
Treasurer, South Mill Condominium Association
139 South Street, Unit D
Portsmouth, NH 03801
Elliot.savitzky@gmail.com | 908-963-0280

6. 111 Gates Street -Recommended Approval

Background: The applicant is seeking approval for window modifications on the rear elevation:

Rear window modification from previously approved elevation plan set. The two sets of three mulled windows in the bathrooms on the back of the house were originally going to remain the windows from the 1990's. However, when we decided to change the front elevation windows, it left us with all new windows and therefore replacing those windows with matching windows with the front and side of the house. The window in the stairwell did not work due to elevation height and we had to remove it.

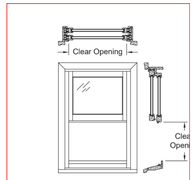
Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

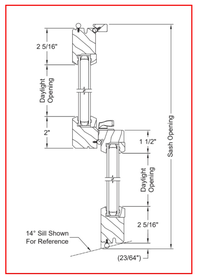


WINDOWS SPEC DETAILS



Double-Hung (Even Divide)
Width = Frame Width - 3 3/4"
Height = (Frame Height /2) - 2 27/32"





WITH THIS JELD WEN WINDOW WE WILL BE ABLE TO MAINTAIN THIS WINDOW INSTALLATION & DETAIL

APPROVED

Charlie Turner
58 Old Rochester Rd.
Dover NH 03820

QUOTE BY : Charlie Turner
QUOTE # : JW260100LVW - Version 0
SOLD TO : HAVEN HILL
111 Gates Street
Portsmouth NH
SHIP TO :
PO# :
PROJECT NAME : 111 GATES STREET
Ship Via : Ground
REFERENCE : HAVEN HILL
U-Factor Weighted Average: 0.29
SHGC Weighted Average: 0.18
Volume: 3.24
Weight: 46.46

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Sash Opening : 28 1/2 X 55	Siteline Wood Double Hung, Auralast Pine, Sash Replacement Kit, Sash Opening= 28 1/2 X 55 Primed Exterior, Primed Interior, 10 Deg Sill, White Jambliner, Matte Black Hardware, ,Recessed Sash Lock, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N-885-05921-00001 PEV 2025.4.0.5399/PDV 8.143 (12/04/25)CW	$1,003.50	1	$1,003.50

Viewed from Exterior. Scale: 1/2" =1'

Total:	$1,003.50
Tariff Surcharge:	$7.63
Net Total:	$1,011.13
Total Units:	1

AuraLast: Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

cust-57876 Page 1 of 1 (Prices are subject to change.) JW260100LVW (Ver:0) 01/29/2026 6:46 PM
Quote Date: 01/28/2026 Drawings are for visual reference only and may not be to exact scale. Last Modified: 01/29/2026

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



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.

PRELIMINARY - NOT FOR CONSTRUCTION USE

Revision Table

Number	Date	Description

ELEVATIONS

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

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

DATE:
3/11/2026

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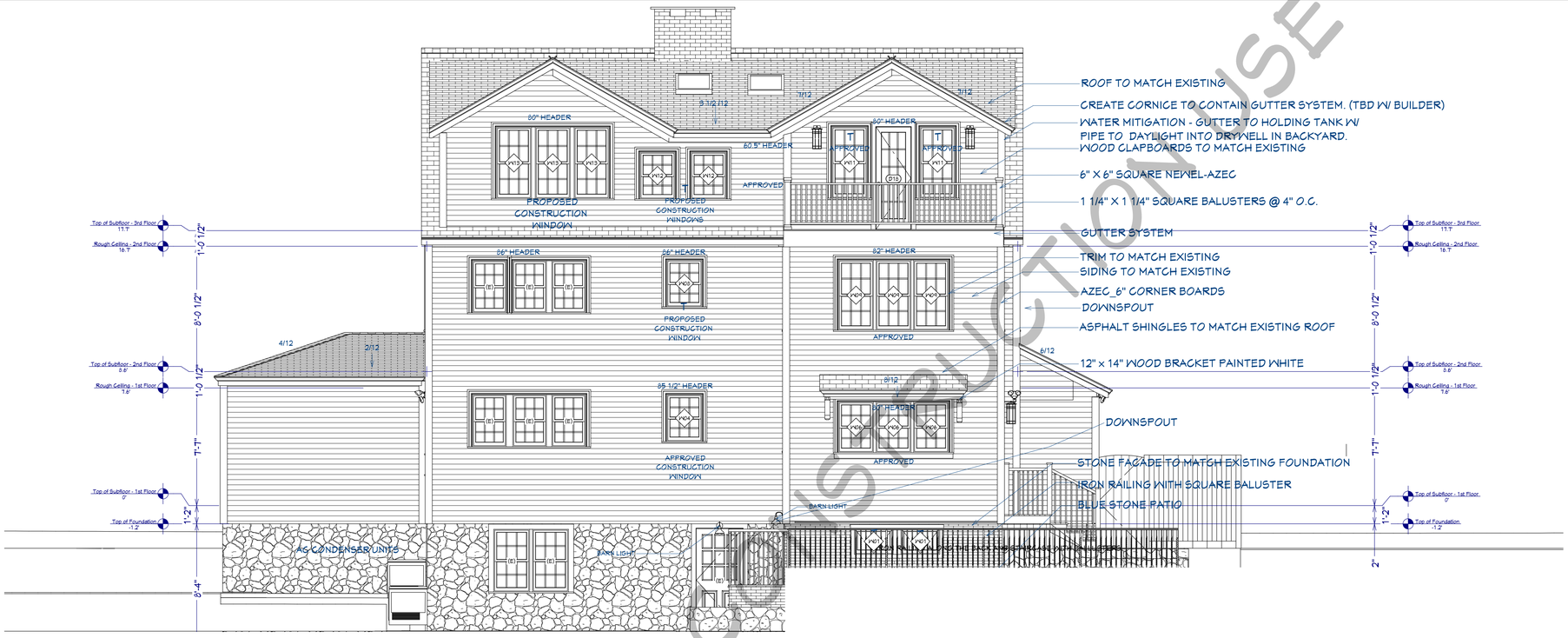
SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-10

EXISTING CONDITION PHOTOS

NEIGHBORHOOD HOUSE PHOTOS



APPROVED REAR VIEW

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



PROPOSED REAR 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.

LINE LEGEND

- EXISTING
- APPROVED
- PROPOSED

ELEVATIONS

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

PRELIMINARY - NOT FOR CONSTRUCTION USE

Revision Table

Number	Date	Description

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:
3/11/2026

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SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-11

PROPOSED WATER TABLE INFORMATION



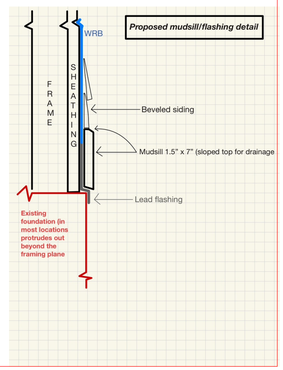






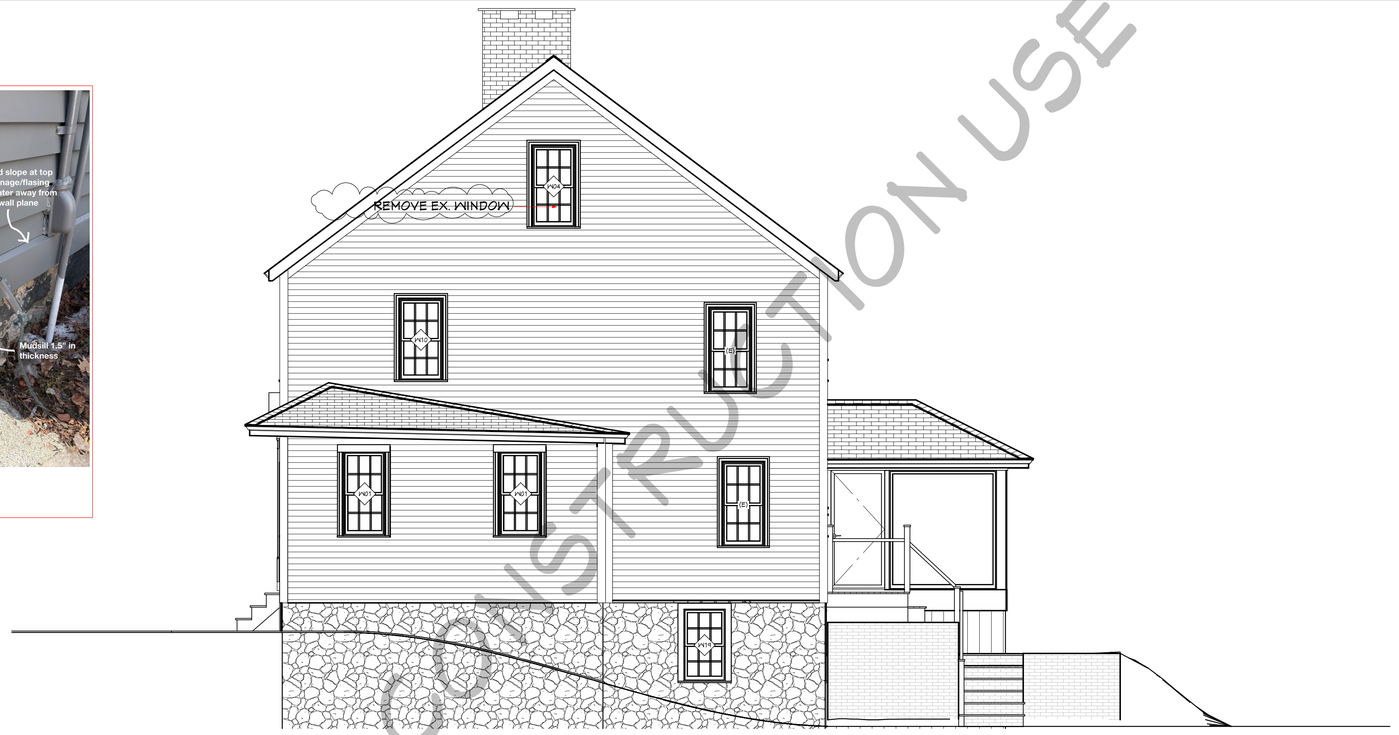






ELEVATIONS

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.

PRELIMINARY - NOT FOR CONSTRUCTION USE

Revision Table

Number	Date	Description

ELEVATIONS

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

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

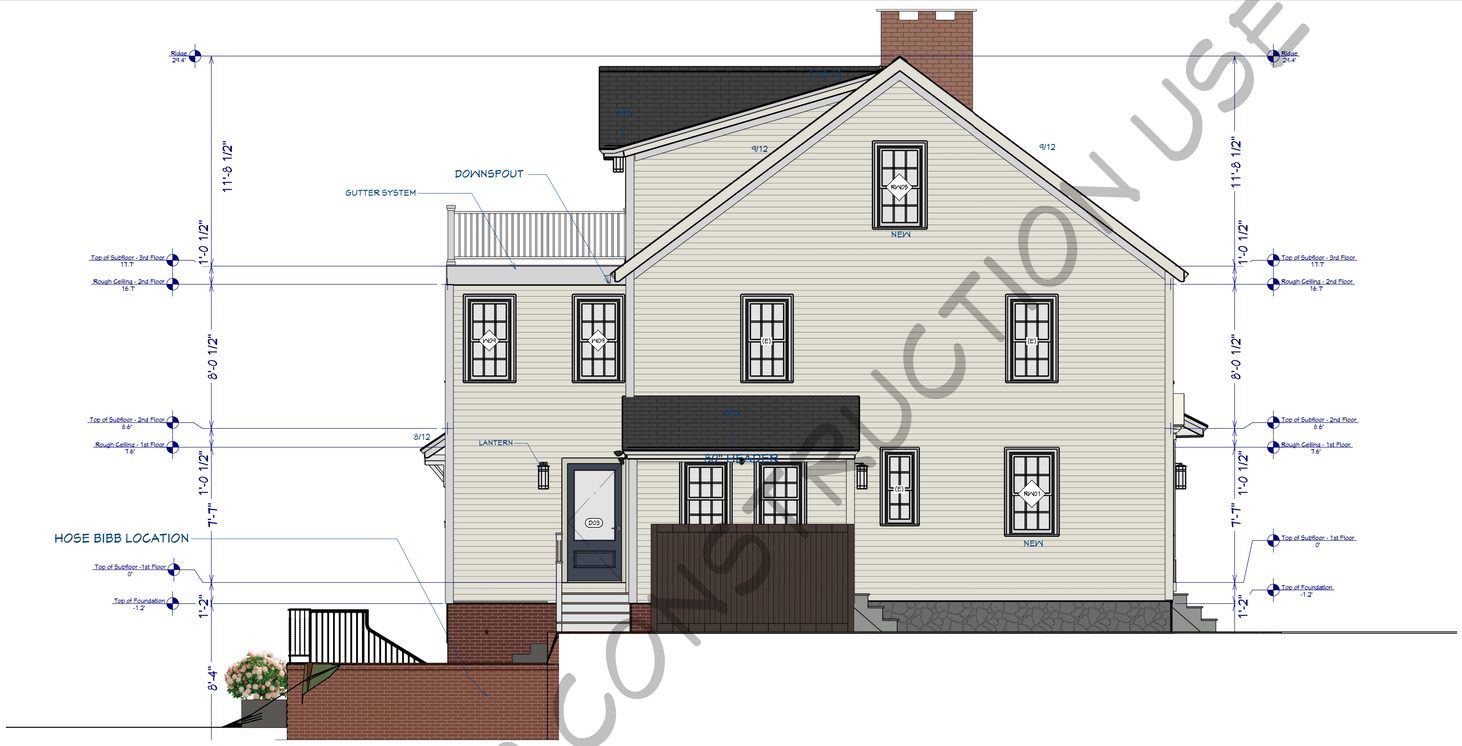
DATE:
3/11/2026

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SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-12



APPROVED WEST ELEVATION | SIDE VIEW

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

PROPOSED WEST 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.

ELEVATIONS

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

PRELIMINARY - NOT FOR CONSTRUCTION USE

Revision Table

Number	Date	Description

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:
3/11/2026

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SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-13

7. 369 Pleasant Street -Recommended Approval

Background: The applicant is seeking approval for the installation of (2) Velux skylights for attic venting. The skylights will not be visible from a public way.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____


369


369



INTRODUCTION

Confidentially prepared for:
Greg Martin
369 Pleasant Street Portsmouth, New Hampshire 03801

Greg,

Thank you for providing James & Whitney Co. with the opportunity to partner with you on your project. Inside this proposal you will find our quote, along with any applicable options.

Any additional options are detailed on the Authorization Page. Please select any applicable options that you would like to add.

The following estimate includes:

- Removal and disposal of old materials
- Supply and install new materials
- Dedicated Account Manager and Production Quality Team support
- Dedicated Project Manager
- 10-year Workmanship Warranty on complete projects (excluding repair/patching)
- Upon job completion, we will perform an additional full inspection on your home to ensure the project meets our strict standards and the site is spotless.

**Certificate of Insurance included in the quote.*

Safety is of the utmost importance to James & Whitney Co. We routinely hold mandatory trainings for our staff to ensure safe practices on the job site are being administered at all times.

Again, on behalf of James & Whitney Co., Thank you for the opportunity. If you have any questions, my contact information is provided below.

Kind regards,

Travis Hayes
Exterior Specialist
C: (207) 415-8982
E: thayes@jameswhitneyco.com

SCOPE OF WORK

Scope of Work: Velux Skylight Installation
Separate from roofing project.

1. Project Overview
This Scope of Work outlines the labor, materials, and processes required to install a new Velux skylight system.

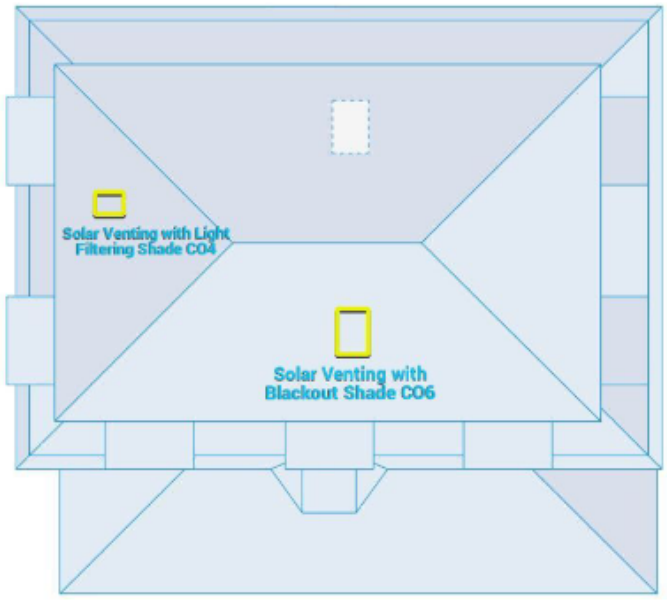
2. Pre-Project Preparation
- Coordinate and deliver necessary materials, including skylight unit, flashing kit, and underlayment.
- Assemble required tools and safety equipment, including fall protection.

3. Installation of Velux Skylight
- Carefully remove the existing skylight from the rough opening of the roof.
- Remove roofing materials as needed and dispose of debris in accordance with local regulations.
- Inspect roof decking and surrounding areas for any rot or damage; repair as necessary (this may require an appoved Change Order by the unit owner).
- Install ice and water shield underlayment around the opening to provide weatherproof protection.
- Set and secure the Velux skylight unit in place according to manufacturer specifications and industry best practices.
- Install the prefabricated Velux flashing system to ensure proper water drainage and prevent leaks.
- Reinstall and integrate roofing materials (shingles or equivalent) around the skylight for a seamless finish.
- Interior trim installation not included.

4. Post-Installation Activities
- Inspect installation to confirm proper sealing, operation, and weatherproofing.
- Remove all equipment, materials, and debris from the job site.

5. Warranty
- Backed by James & Whitney Co.'s 15-year Workmanship Warranty.
- Velux skylight warranty provided directly by the manufacturer to the unit owner.

VISUAL SCOPE OF WORK



Skylight Installation Included in Quote:

- The yellow rectangles identify the locations of the new Solar Venting CO6 (with blackout shade) and Solar Venting CO4 (with light filtering shade) skylights included in the estimate



VELUX®

World-Leading Skylights

April 2025 Product Information & Price List

Skylights, Sun Tunnels, Roof Windows & Accessories

V2

Contents

4 Pitched Roof Skylights
FS Fixed Skylight
VS Manual Skylight
VSE Electric Skylight
VSS Solar Skylight

8 Flat Roof Skylights
FCM Fixed Skylight
VCM Manual Skylight
VCS Solar Skylight

12 Roof Windows
GGL Centre-Pivot
GPL Dual Action

14 Sun Tunnels
TWF Flexible (Tiled Roof)
TWR Rigid (Tiled Roof)
TCR Rigid (Flat Roof)

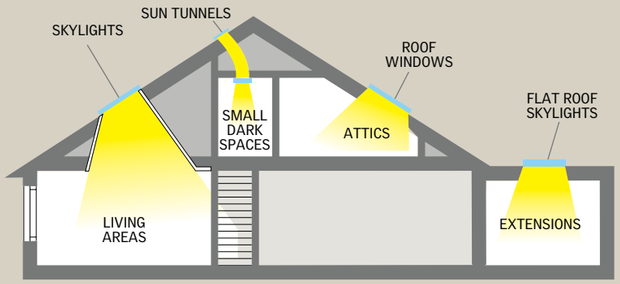
16 Blinds
Honeycomb Blackout
Pleated Translucent

18 Flashing

20 Light Shafts

21 Accessories
Manual Controls
Electric Controls
VELUX ACTIVE

22 Price List and Sizes



VELUX®

Transforming Spaces



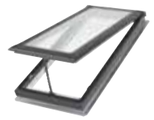
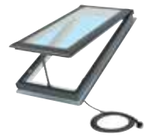
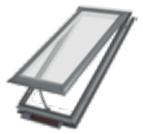
Pitched Roof Skylights

15°-90°
INSTALLATION PITCH

Designed to bring daylight and fresh air into any room, our pitched roof skylights are ideal for roofs over 15° and can be easily installed on tile and corrugated iron roofs using the VELUX EDW flashing kits, or custom flashed to suit a wide variety of metal roofs.

Crafted with a durable timber frame, they combine strength, style, and performance–helping to transform your home with the beauty of natural light.

*EDW flashing not suitable for wide span metal profiles such as Trimdek or Klip-lok

FIXED SKYLIGHT (FS)	MANUAL SKYLIGHT (VS)	ELECTRIC SKYLIGHT (VSE)	SOLAR SKYLIGHT (VSS)
NATURAL LIGHT: Contributes toward NCC (building code) regulations requiring natural light			
✓	✓	✓	✓
MADE FOR AUSTRALIA: Tested to guarantee reliability and to meet all relevant Australian standards			
✓	✓	✓	✓
DESIGN FLEXIBILITY: Without vertical windows, walls can be utilised for storage, decoration, or appliances, and have added privacy			
✓	✓	✓	✓
VENTILATION: Contributes toward NCC (building code) regulations requiring ventilation			
	✓	✓	✓
REDUCED A/C: Reduce the need to install A/C units by building homes that naturally ventilate rising heat			
	✓	✓	✓
REDUCE MOISTURE: Ventilate in kitchens to remove steam, or bathrooms for ventilation with privacy			
	✓	✓	✓
REMOTE OPERATED: Skylight is operated by RF wall-mounted keypad with a range of approx. 10m. Multiple skylights can be operated from 1 keypad			
		✓	✓
RAIN SENSOR: Skylight automatically closes when rain is detected for peace of mind (included)			
		✓	✓
USES STANDARD GPO: No hard wiring, plugs into standard GPO located in roof cavity (2m cable provided)			
		✓	
SOLAR POWERED: Solar panel charges a concealed battery, allowing operation day or night and doesn't require an electrician to install			
			✓
BATTERY POWER BANK: Concealed battery pack charges during the day, providing up to 100 uses when fully charged			
			✓
NO ELECTRICIAN REQUIRED: Low voltage cables can be safely handled by anyone (does not come with power plug)			
			✓

Blinds - details on page 16 & 17	FS	VS, VSE, VSS
Honeycomb Blackout	FSCD	FSCH
Pleated Translucent	FSLD	FSLH

Flashing Information (refer to page 18, 19)

Guarantee Information

10 Years - Skylight, glazing, frame, manual operators, flashing and coverings
3 Years - Blinds & electronic components

Package inclusions

VS - Insect screen, operator (manual), and operating eyelet (manual controls purchased separately)
VSE - Insect screen, operator (electric), wall mounted keypad, rain sensor
VSS - Insect screen, operator (solar), battery pack, wall mounted keypad, rain sensor, solar panel



BUILDING CODE REGULATIONS & TECHNICAL PERFORMANCE	FIXED SKYLIGHT (FS)	MANUAL SKYLIGHT (VS)	ELECTRIC SKYLIGHT (VSE)	SOLAR SKYLIGHT (VSS)
U VALUE	Skylight: 2.6 Glass: 1.93	Skylight: 2.5 Glass: 1.93	Skylight: 2.5 Glass: 1.93	Skylight: 2.5 Glass: 1.93
SHGC (Solar Heat Gain Co-efficient)	Skylight: 0.24 Glass: 0.28	Skylight: 0.21 Glass: 0.28	Skylight: 0.21 Glass: 0.28	Skylight: 0.21 Glass: 0.28
UV PROTECTION 99% Reduction of harmful UV spectrum (UVA & UVB)	✓	✓	✓	✓
BUSHFIRE (AS3959) BAL 40 *Custom-made flashing required. Skylight tested in closed position, metal flywire mesh protection required for opening apertures (consult local council). Roof pitch; 18°-75°	✓	✓	✓	✓
HAIL TEST VELUX Simulated Tests ASTM E822-2009 *Hailstone test not performed on solar panel. Solar panel not attached during test.	✓	✓	✓	✓
Window Energy Rating Scheme (WERS) Maximum 5-star summer rating	✓	✓	✓	✓
SKYLIGHT STANDARD (AS4285)	✓	✓	✓	✓
OVERHEAD GLAZING (AS1288) Laminated glass (standard) must be used for skylights installed 3m or more above floor level.	✓	✓	✓	✓
WIND LOADS - NON-CYCLONIC REGIONS (AS4055)	✓	✓	✓	✓
BOUNDARY SEPARATION Class 1 and Class 10 buildings: Within 900mm of a boundary wall Class 2 to Class 9 buildings: 3 metres from a boundary wall *CSIRO assessment report available on request. VELUX recommends consultation with relevant authority for possible Performance Solution before work commences. Skylight assessed in closed position.	✓	✓	✓	✓

HAIL TESTED

BUSHFIRE BAL40

WIND LOADS

CODEMARK® Australia 30090

Blinds - details on page 16 & 17	FS	VS, VSE, VSS
Honeycomb Blackout	FSCD	FSCH
Pleated Translucent	FSLD	FSLH

ACCESSORIES (Sold Separately)

Manual Controls (VS only)	
In-reach - Winder handle:	ZZZ 201
Just out of reach - Short control rod (60cm):	ZOZ 032
Out of reach - Extension Rod (up to 285cm):	ZCT 300

(See page 21 for more information)

Electric Controls (VSE/VSS only)

Wall Mounted Keypad KLI 310 (Included with VSE/VSS)

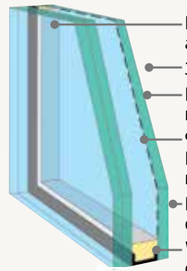
VELUX ACTIVE **KIX 300**
Indoor climate control system

Smart Home Interface Unit: **KLF 200**
Building management system interface

Read more about our electric control solutions on page 21.

GLAZING

High Performance Double Glazing



- Laminated inner panes (total 5.36mm) for added safety.
- 3mm outer pane of toughened safety glass.
- Low-E³ coating maximises Light Transmittance / reduces Solar Heat Gain.
- 9mm Argon filled cavity together with Low-E³ coating increases thermal performance by reducing heat flow through the pane.
- NEAT™ Coating on outer pane reduces cleaning frequency.
- Warm edge technology increases energy efficiency.



Flat Roof Skylights

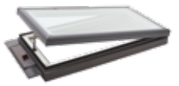
0°-60°
INSTALLATION PITCH

VELUX flat roof skylights are designed to provide flat roofs with a versatile and high-performance skylight, enabling the transformation of home extensions and other spaces with flat roofs when used in combination with custom flashing.

The curb mounted construction makes them an ideal upgrade when replacing aging plastic dome skylights, as they fit onto the same flashing base while providing hail resistance and the superior insulation of double glazing.







Fixed Skylight (FCM)	Manual Skylight (VCM)	Solar Skylight (VCS)
NATURAL LIGHT: Contributes toward NCC (building code) regulations requiring natural light		
✓	✓	✓
DESIGN FLEXIBILITY: Without vertical windows, walls can be utilised for storage, decoration, or appliances, and have added privacy		
✓	✓	✓
SKYLIGHT REPLACEMENT: Perfect double glazed product to replace old plastic dome skylights.		
✓	✓	✓
VENTILATION: Contributes toward NCC (building code) regulations requiring ventilation		
	✓	✓
REDUCED A/C: Reduce the need to install A/C units by building homes that naturally ventilate rising heat		
	✓	✓
REDUCE MOISTURE: Ventilate in kitchens to remove steam, or bathrooms for ventilation with privacy		
	✓	✓
REMOTE OPERATED: Skylight is operated by RF wall-mounted keypad with a range of approx. 10m.		
		✓
RAIN SENSOR: Skylight automatically closes when rain is detected by the externally mounted rain sensor (included)		
		✓
BATTERY POWER BANK: Concealed battery pack charges during the day, providing up to 100 uses when fully charged		
		✓
SOLAR POWERED: Solar panel charges a concealed battery, allowing operation day or night and doesn't require an electrician to install		
		✓
NO ELECTRICIAN REQUIRED: Low voltage cables can be safely handled by anyone		
		✓

Blinds - details on page 16 & 17	FCM	VCM, VCS
Honeycomb Blackout	FSCC + ZZZ 199 Tray*	FSCC

*Requires ZZZ 199 tray

Flashing Information (refer to page 18, 19)

Guarantee Information

10 Years - Skylight, glazing, frame, manual operators, coverings
3 Years - Blinds & electronic components

Package inclusions

VCM - Insect screen, operator (manual), and operating eyelet (manual controls purchased separately)
VCS - Insect screen, operator (solar), battery pack, wall mounted keypad, rain sensor, solar panel

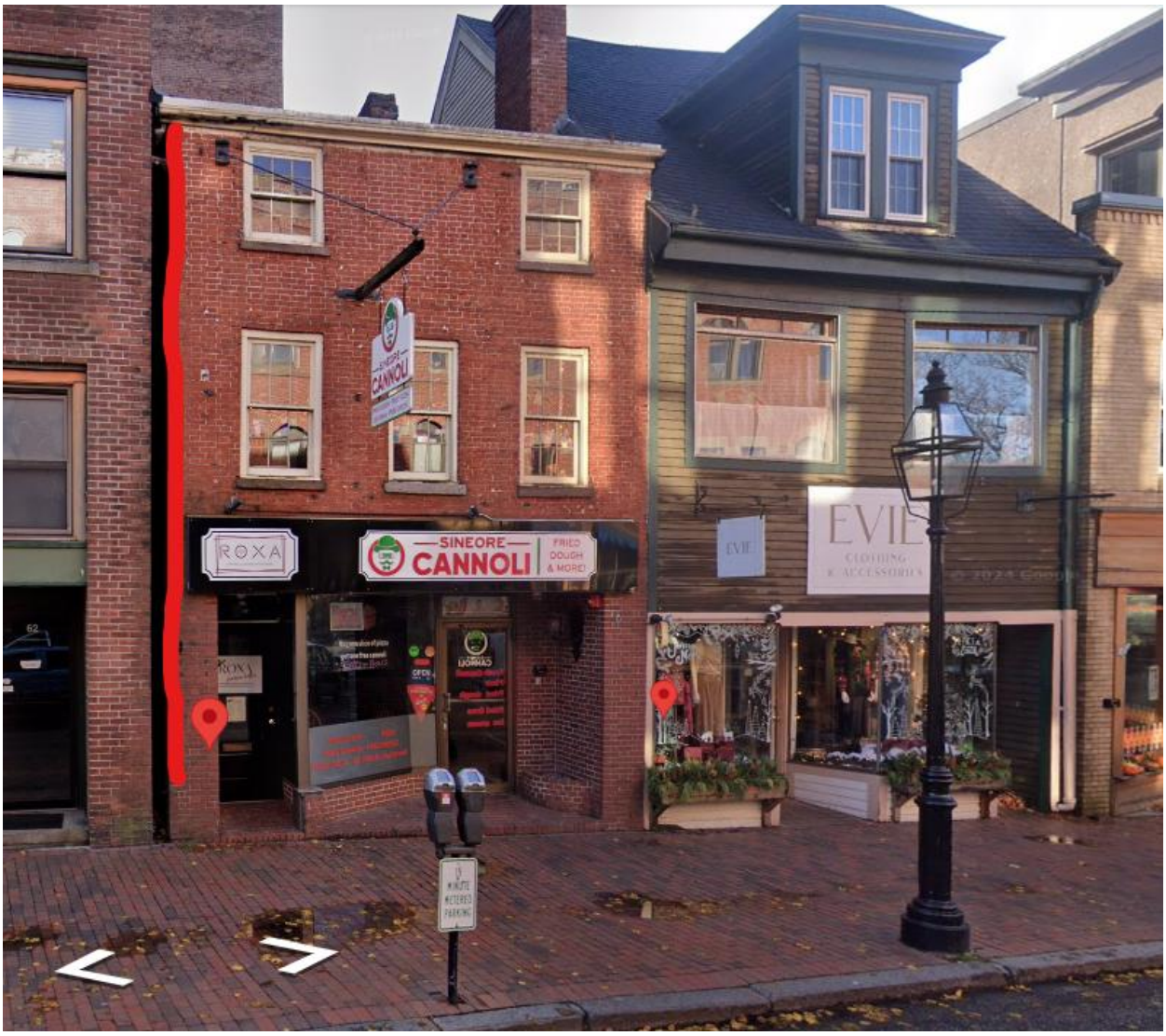
8. 72 Congress Street -Recommended Approval

Background: The applicant is seeking approval for the installation of an aluminum downspout for the newly replaced wood gutter. The downspout will lead directly into the City's collection spout on the left side of the front façade.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



The existing wood gutter was recently replaced in-kind. The city recently installed a collection spout to the left of the front façade. An aluminum downspout (painted to blend in with the brick) is proposed to meet at the city's collection spout.