

**CONTENTS, HDC APPLICATION FOR PROPOSED REMODEL AND CHANGES TO #57
SALTER ST., PORTSMOUTH, NH.**

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***8-Proposed Elevations.**

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**PROPOSED REMODEL AND CHANGES TO 57 SALTER ST., PORTSMOUTH, NH.
10.16.2020.**

NARRATIVE

City information Tax card information suggests that this house dates to 1720. However, it was initially (2) separate structures which were joined, along with a major gut and rebuild, in 1990. At this time the vast majority of the timber frame, including knee braces, were removed and replaced with 2x framing lumber. Further to this, the exterior sheathing was removed and replaced with ½" plywood.

A further remodel is intended to remove some of the approaches utilized in the 1990 rebuild. The skylights added at this time are to be removed and a new, more historically sympathetic window arrangement imposed. The new windows are to be all wood, Green Mountain Doors and Windows.

A new Side Entry Porch is proposed.

Stacked, recessed Porches are proposed to the North East Corner, underneath the Gable roof of an addition to the original house structure.

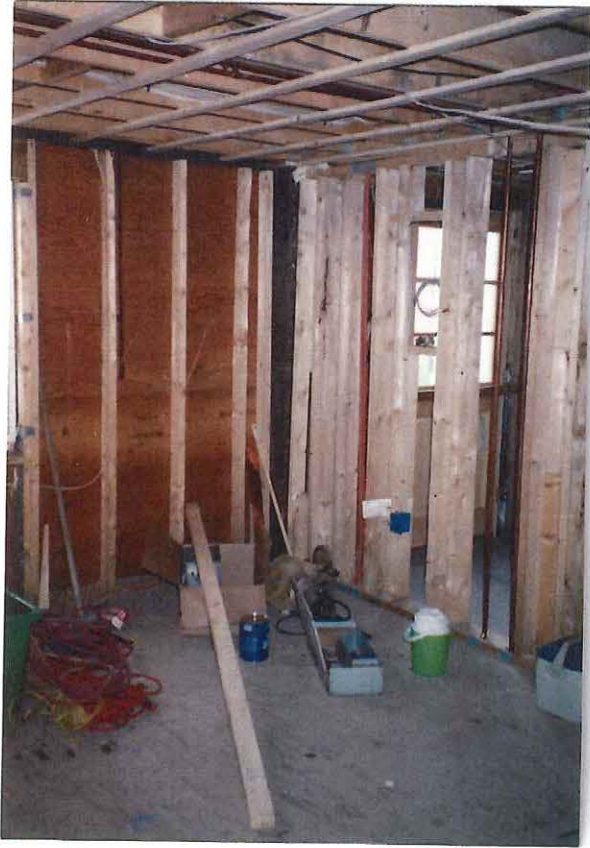
Generally, the exterior is to be repaired and replaced in kind (wood).

The existing shed on the northern side is to be repaired and replaced in kind.

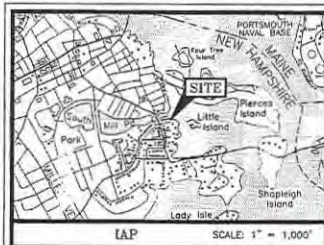












END:

HOW OR FORMERLY
RECORD OF PROPERTY
ROCKINGHAM COUNTY
CITY OF SEASIDE
MAP 11 / L.P. 51

BOUNDARY
INT BOUNDARY
NON HIGH WATER LINE
MARINE SPINE FOUND/SET
NON ROD FOUND/SET
NON PWS FOUND/SET
WALL HOLE FOUND/SET
WALL - / DRILL HOLE
TANK BOUND - / WALL HOLE
EXIST LINE
JOINT DRAIN
WEEK LINE
NEIGHBORHOOD ELECTRIC
W/RECORD ELECTRIC/ARMS
RIG OF PATENT (EP)

NOTES:

FOR ROBERT BRYNES & PATRICK
30 PORTSMOUTH, NH. PREPARED BY
OCTOBER 13, 2004. R.C.R.D. PLAN

NONV COLLES IN PORTSMOUTH, NH.
F ENGINEERING ASSOCIATES, INC.
188 R.C.R.D. PLAN D-15123.

RECORD PLAN 745 MAP 102-1025
F BROWN A. FORBES AND
WELSH, 29 PRAY STREET & 26
PORTSMOUTH, COUNTY OF
NEW HAMPSHIRE. PREPARED BY
1 DATED DECEMBER 2007. FINAL
2010 R.C.R.D. PLAN D-36438

BY SURVEY TAX MAP 102 - LOT 18,
KOVACH & AMY E. KOVACH, 29
PORTSMOUTH, COUNTY OF
NEW HAMPSHIRE. PREPARED BY
1 DATED JANUARY 2017. FINAL
27, 2017. R.C.R.D. PLAN D-39970.

THIS WAS PREPARED UNDER MY DIRECT
THE RESULT OF A FIELD SURVEY
2 AN ACCURACY OF THE ORDER
1 THE PRECISION OF 1:15,000.

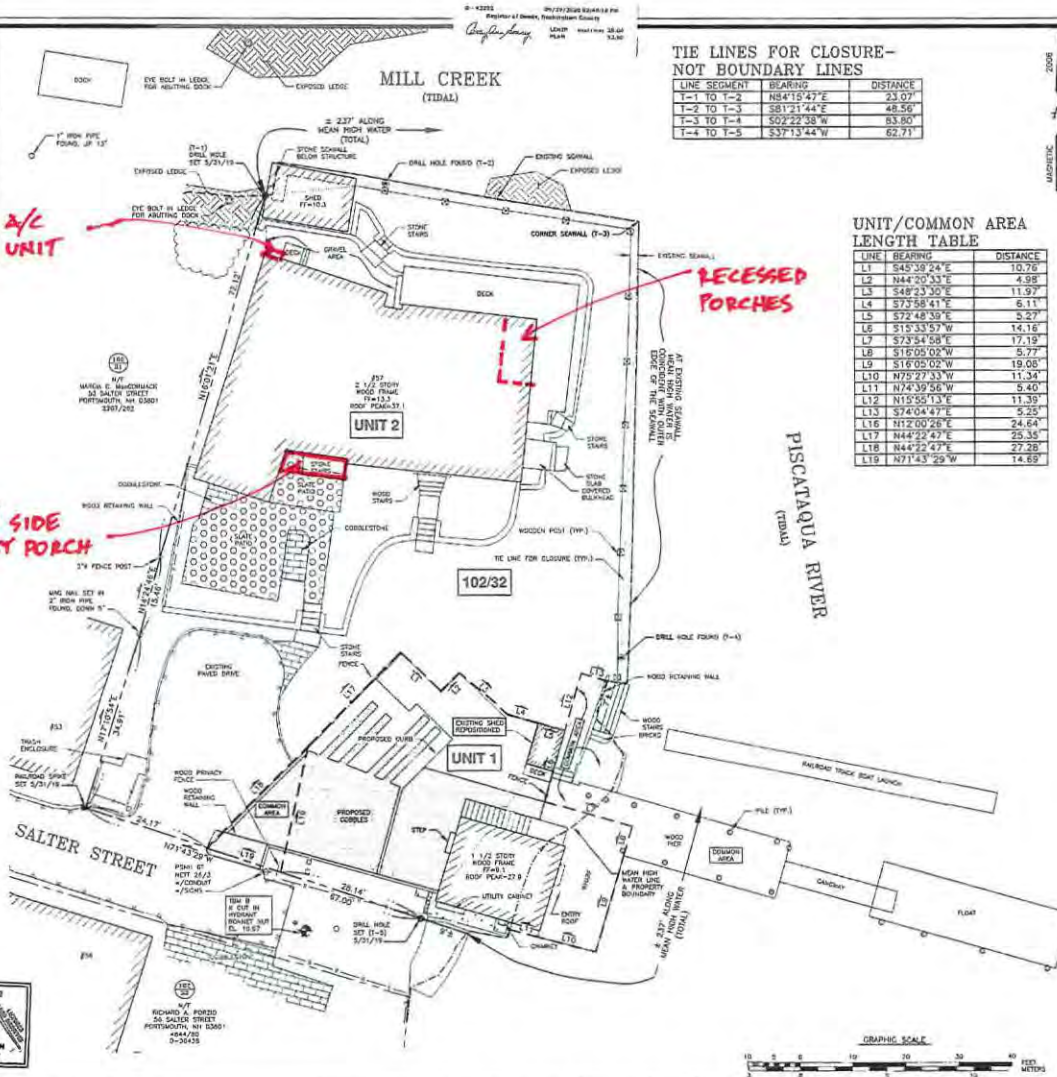
CONVEYED LAND
CERTIFY
PLAN ACCURATELY DEPICTS THE
DIMENSIONS OF THE IMPROVEMENTS
SPECIFICALLY UNITS 1 & 2

1 & 2 HAVE
ALREADY COMPLETED, AND
COMPLIES WITH THE
RSA 355-B - 25.

INLAW INSTRUMENT UNDER RSA
NOT A SUBDIVISION OF LAND.

EVERY PLAT IS NOT A SUBDIVISION
AND THAT THE LINES OF
AN ARE THOSE OF PUBLIC OR
IS ALREADY ESTABLISHED AND
SHOWN.

7-23-20
DATE



TIE LINES FOR CLOSURE - NOT BOUNDARY LINES

| LINE SEGMENT | BEARING | DISTANCE |
|--------------|-------------|----------|
| 1-1 TO 1-2 | N84°15'47"E | 23.07' |
| 1-2 TO 1-3 | S81°15'44"E | 48.56' |
| 1-3 TO 1-4 | S02°22'38"W | 53.80' |
| 1-4 TO 1-5 | S37°13'44"W | 62.71' |

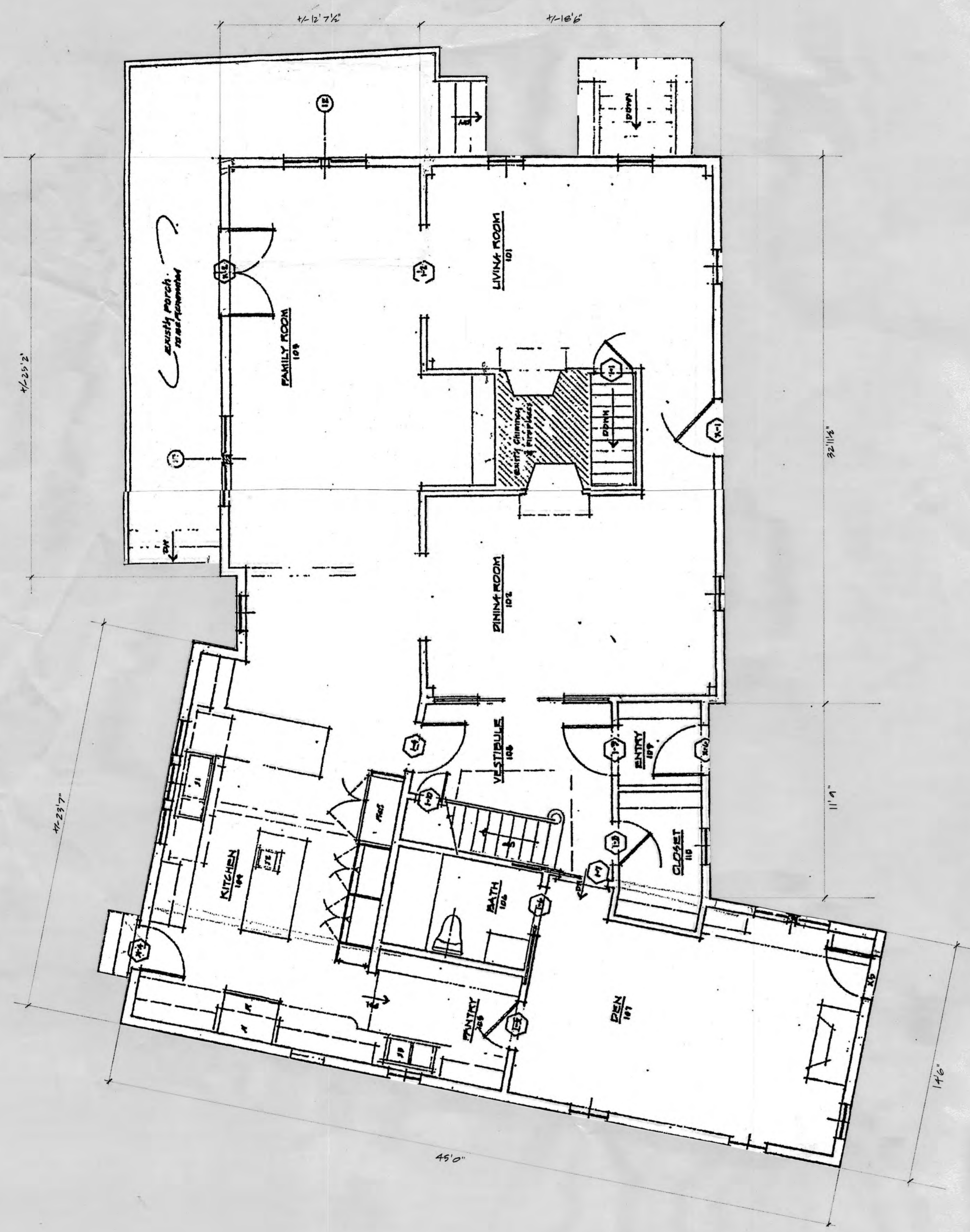
UNIT/Common AREA LENGTH TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S43°39'24"E | 10.78' |
| L2 | N44°20'33"E | 4.95' |
| L3 | S48°23'30"E | 11.97' |
| L4 | S73°58'41"E | 6.11' |
| L5 | S72°40'39"E | 5.27' |
| L6 | S15°33'57"W | 14.16' |
| L7 | S73°54'58"E | 17.19' |
| L8 | S16°05'02"W | 5.77' |
| L9 | S16°05'02"W | 19.05' |
| L10 | N75°27'33"W | 11.34' |
| L11 | N74°39'56"W | 5.40' |
| L12 | N15°55'13"E | 11.39' |
| L13 | S74°04'47"E | 5.25' |
| L16 | N12°00'28"E | 24.64' |
| L17 | N44°22'47"E | 25.35' |
| L18 | N44°22'47"E | 27.28' |
| L19 | N71°23'25"W | 14.83' |



- NOTES:
- 1) PARCEL IS SHOWN ASSESSOR'S MAP 1C
 - 2) OWNER OF RED MARGOT L. 37 SALTER PORTSMOUTH 2955/811
 - 3) PARCEL IS IN A PL. EL. 9) AS SHOWN EFFECTIVE DATE MAP
 - 4) EXISTING LOT AREA TO HIGH HIGH 11,327 S.F. 0.2600 ACF
 - 5) PARCEL IS LOCATED AND THE HISTORIC I
 - 6) THE PURPOSE OF CONDOMINIUM AT THE
 - 7) VERTICAL DATUM OF VERTICAL DATUM (VD)
 - 8) MEAN HIGH WATER ON NOAA TIDE STATION PORTSMOUTH HARBOUR MEAN HIGH WATER L
 - 9) PARCEL IS SUBMITTED TO USE IN CONFORM WITH SALTER STREET, PART OF SAID STRAIGHTEN SCHMELZ IS NOW L 678/123.
 - 10) LOT IS ENTIRE BUFFER ZONE.
 - 11) THE UNITS SHOWN EXISTING AND FUTURE DOCUMENTS.
 - 12) THE OUTER ED UNIT 2.
- | NO. | ISSUED FOR | DATE |
|-----|-------------------|------|
| 4 | REVISED UNIT LINE | |
| 3 | REVISED UNIT LINE | |
| 2 | ADD NOTE 12, 7 | |
| 1 | ISSUED TO CLIENT | |
| 0 | ISSUED FOR COPY | |
- CONDOMINIUM POINT OF TAX MAP OWN MARGOT L. 37 SALTER CITY OF PORTSMOUTH COUNTY STATE OF NH
- SCALE 1" = 10'
- FD 332 PG 31

D-42392 Sh. 1 of 2



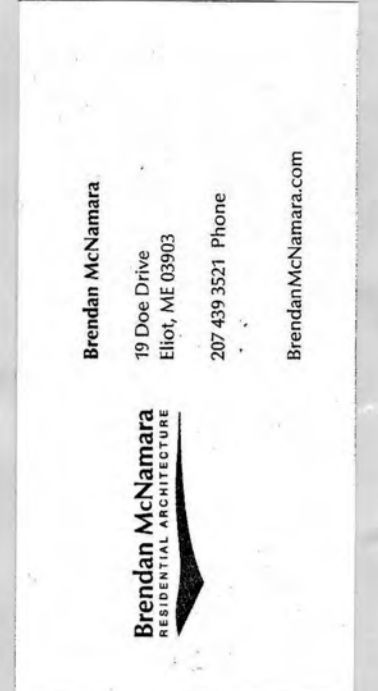
EXISTING FIRST FLOOR PLAN 1/4"=1'-0"

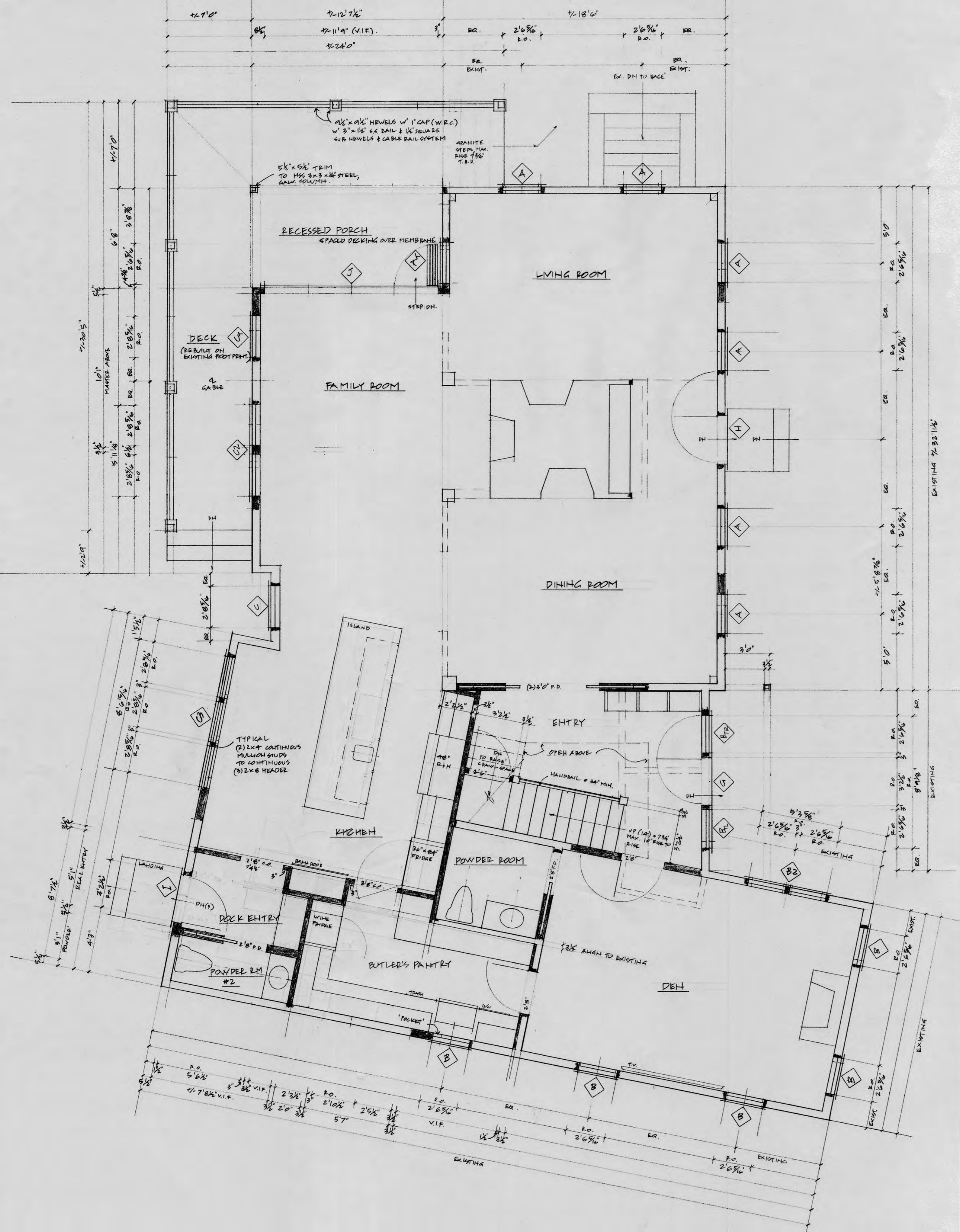


EXISTING SECOND FLOOR PLAN 1/4"=1'-0"

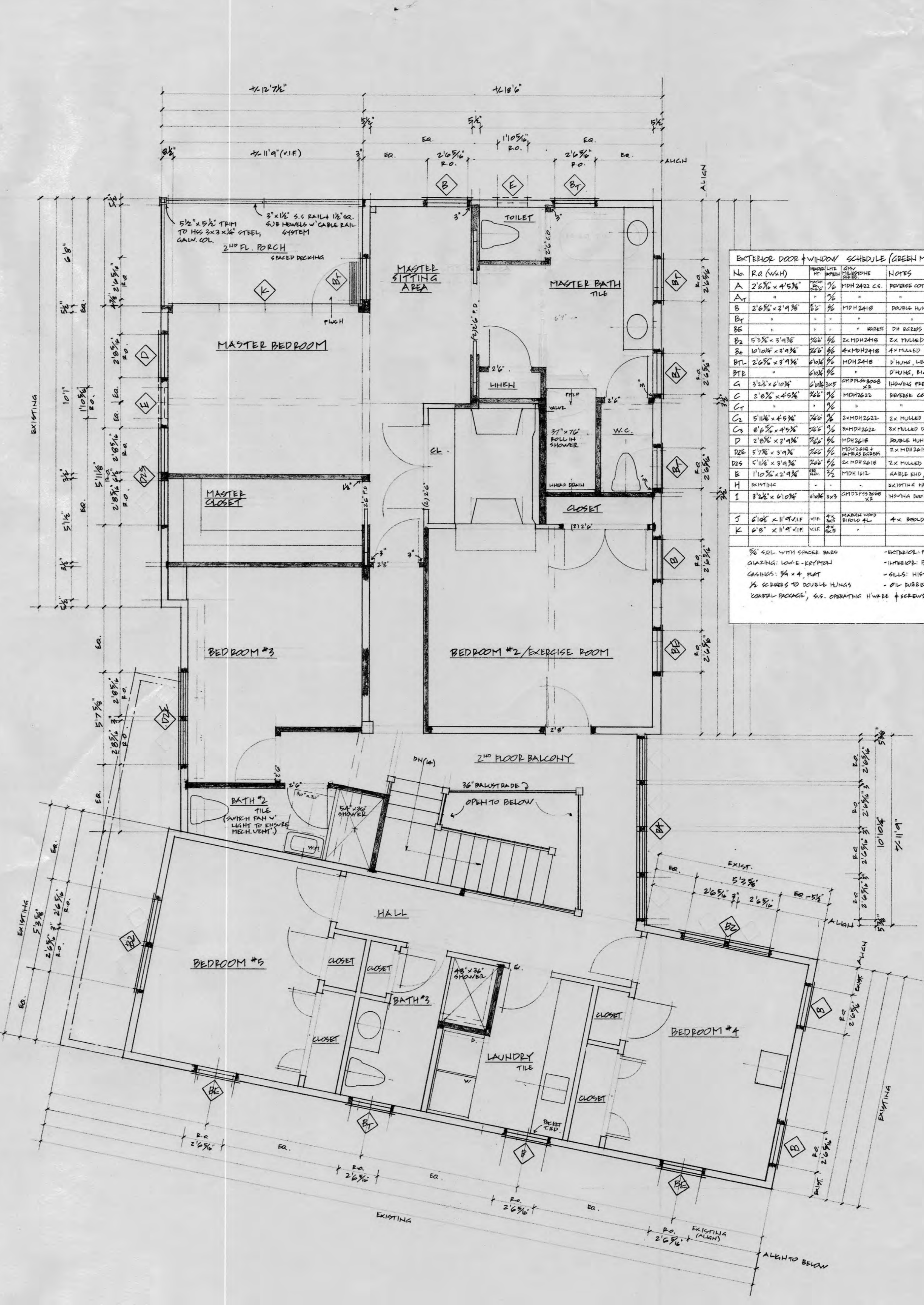
POSTERNAK RESIDENCE
 57 SALTER ST.,
 PORTSMOUTH, NH

TITLE: EXISTING 1ST & 2ND FLOOR PLANS (TAKEN FROM 6.7.1990, KEEP PLANS)
 SCALE: 1/4"=1'-0"
 DATE: 9.16.2020
 REVISIONS:





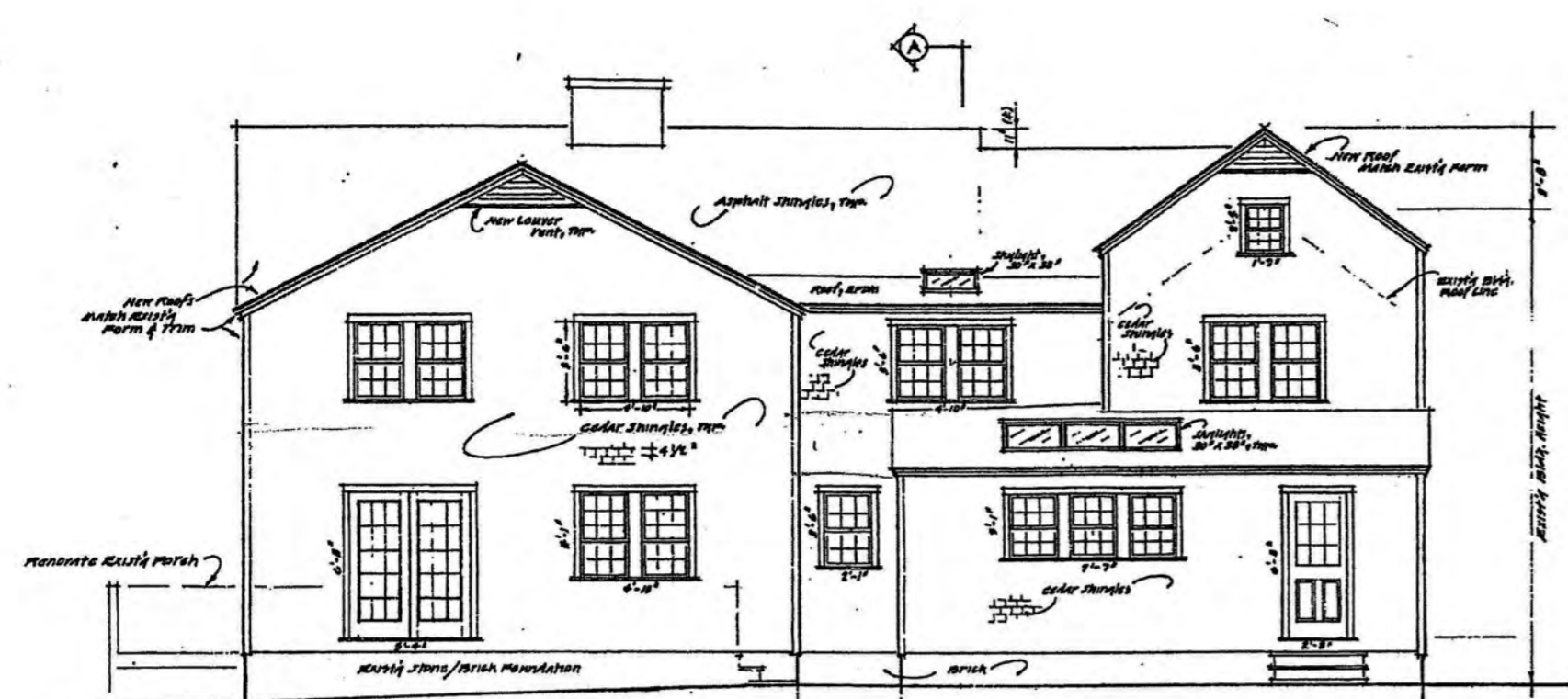
PROPOSED FIRST FLOOR PLAN 1/4"=1'0"



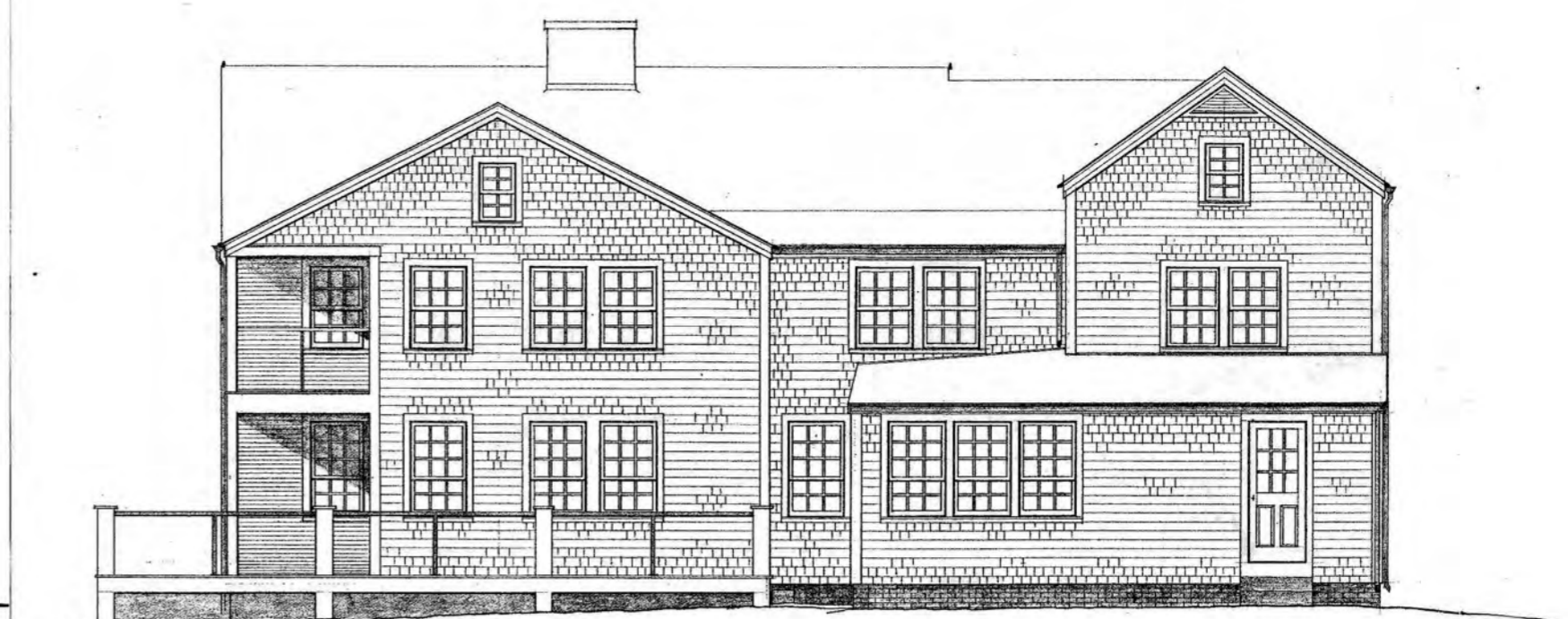
PROPOSED SECOND FLOOR PLAN 1/4"=1'0"

| NO. | ROOM | SIZE | TYPE | NOTES |
|------|-----------------|-----------------|-------------|---|
| A | 2 1/2" x 4 1/4" | 2 1/2" x 4 1/4" | MDH 2418 CK | DOUBLE CONTIGUOUS STYLE DOUBLE HUNG W/ X GREENS |
| B | 2 1/2" x 4 1/4" | 2 1/2" x 4 1/4" | MDH 2418 | DOUBLE HUNG WITH X GREENS |
| B1 | | | | TEMP GLASS |
| B2 | | | | TEMP GLASS |
| B3 | | | | TEMP GLASS |
| B4 | | | | TEMP GLASS |
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| B100 | | | | TEMP GLASS |

TITLE: PROPOSED 1ST & 2ND FLOOR PLANS
 SCALE: 1/4"=1'0"
 DATE: 9.16.2020
 REVISIONS: 10.16.2020



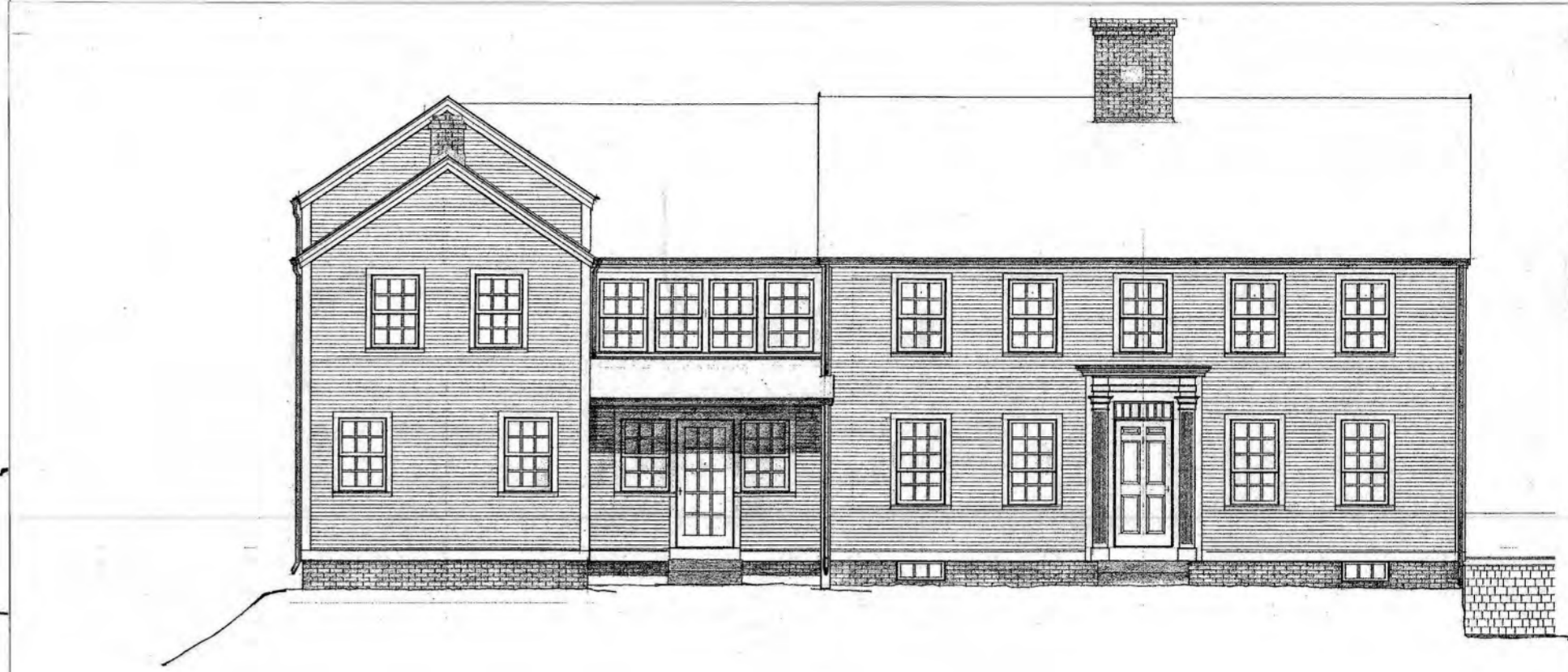
NORTH (REAR) ELEVATION
EXISTING CONDITIONS



PROPOSED NORTH ELEVATION



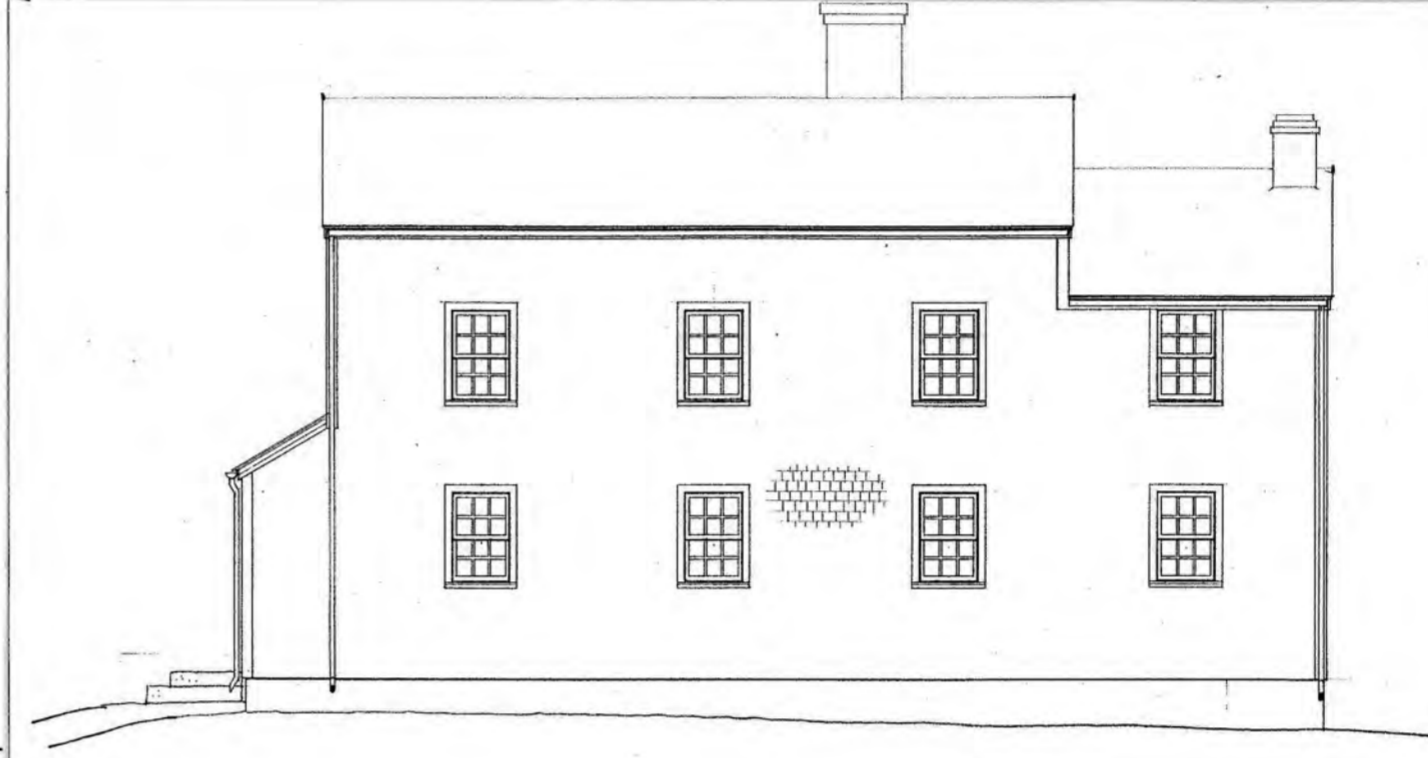
SOUTH (FRONT) ELEVATION
EXISTING CONDITIONS



PROPOSED SOUTH ELEVATION



WEST (LEFT SIDE) ELEVATION
EXISTING CONDITIONS



PROPOSED WEST ELEVATION



EAST (RIGHT, WATER SIDE) ELEVATION
EXISTING CONDITIONS



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



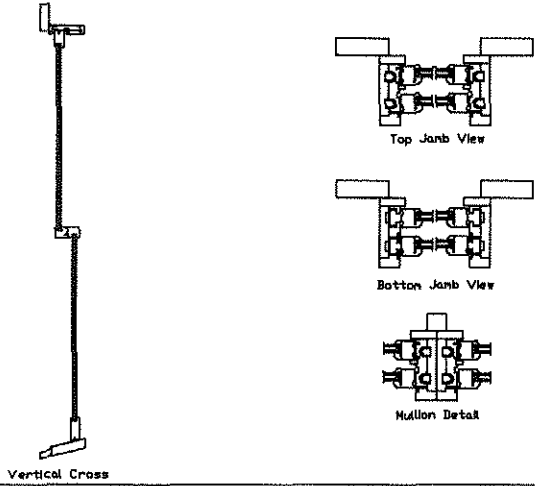
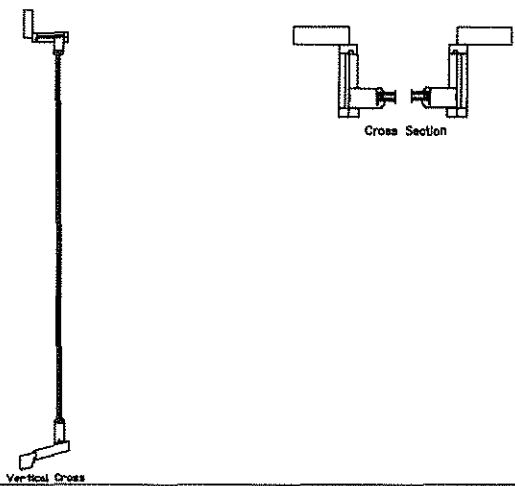
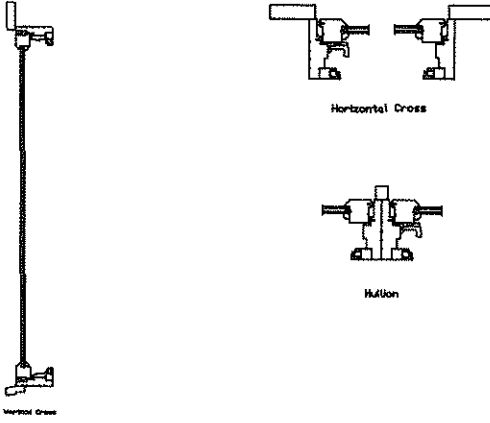
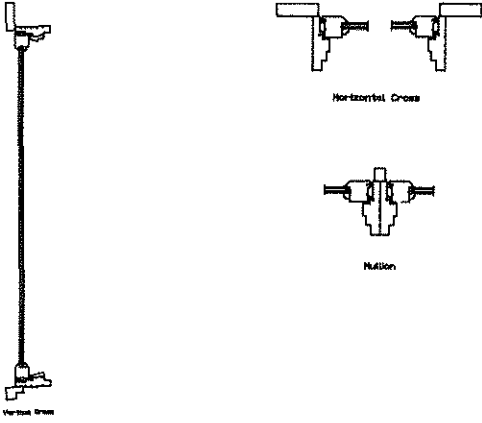
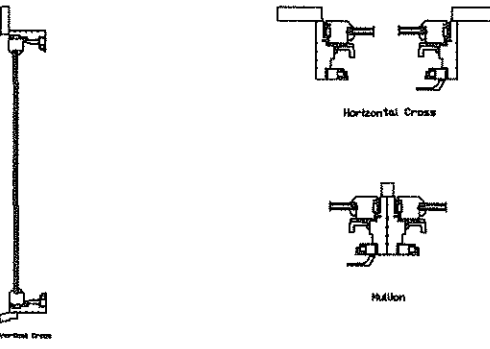
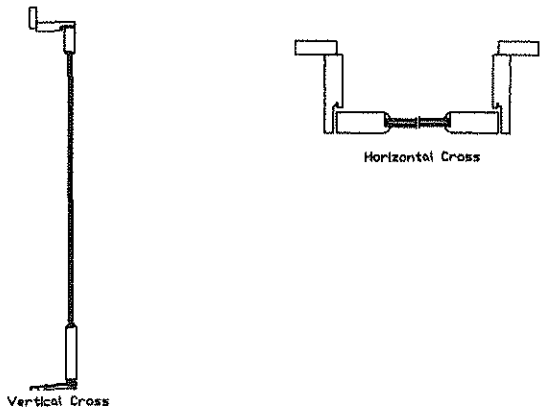
PROPOSED WEST ELEVATION

* RESTORE / OR REPLACE TRIM + DETAILS TO MATCH EXISTING USING PRETRIMED WESTERN RED CEDAR OR MAHOGANY

TITLE: PROPOSED ELEVATIONS
 SCALE: 1/4"=1'0"
 DATE: 10.5.2020
 REVISIONS: 10.16.2020

POSTERNAK RESIDENCE
 57 SALTER ST.,
 PORTSMOUTH, NH

Cross Sections for Milestone Series Window & Green Mountain Door (Wood Exterior)

| | |
|--|--|
|  <p style="text-align: center;">Vertical Cross</p> <p style="text-align: center;">Top Jamb View</p> <p style="text-align: center;">Bottom Jamb View</p> <p style="text-align: center;">Mullion Detail</p> |  <p style="text-align: center;">Vertical Cross</p> <p style="text-align: center;">Cross Section</p> |
| Milestone Double Hung | Double Hung Picture with Historic Sill Nose |
|  <p style="text-align: center;">Vertical Cross</p> <p style="text-align: center;">Horizontal Cross</p> <p style="text-align: center;">Mullion</p> |  <p style="text-align: center;">Vertical Cross</p> <p style="text-align: center;">Horizontal Cross</p> <p style="text-align: center;">Mullion</p> |
| Milestone Casement | Milestone Cmt./Awn. Picture with Historic Nose |
|  <p style="text-align: center;">Vertical Cross</p> <p style="text-align: center;">Horizontal Cross</p> <p style="text-align: center;">Mullion</p> |  <p style="text-align: center;">Vertical Cross</p> <p style="text-align: center;">Horizontal Cross</p> |
| Milestone Awning | Swing Door |



Green Mountain Window Co.

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



Green Mountain Window's DH Style Egress Window[®]

Meets Egress with Windows As Small As 2-0x3-10 Sash Size (2' 2" x 4' 0" Frame Size)
Matches the Glazing of a Double Hung with Offset Glass for Top and Bottom Lites
Matches the Dual Sash Appearance of a Double Hung with Offset Sash Plane on Exterior

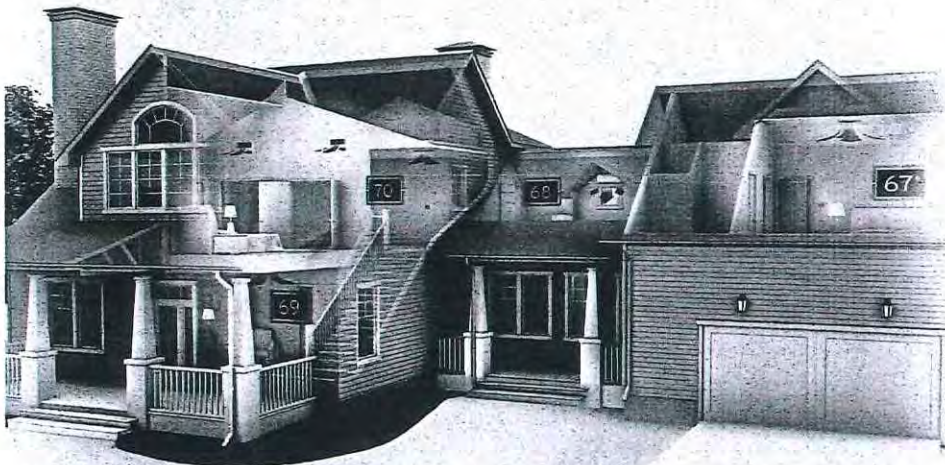
Available as a new construction window (shown above) or as an insert replacement unit. Any divided lite pattern available (2/2, 6/6, 12/12, etc) with glass sizes and stiles / rail dimensions that match traditional double hung windows. Optional meeting rail sash lock (shown above).

Patents Pending

These drawings, details, photos and specifications are the exclusive property of Green Mountain Window Company. These drawings, details, photos and specifications shall only be used for specifying Green Mountain Window Company products and for no other purposes, other than use by the US Patent and Trademark Office. No other use or reproduction of these drawings and specifications shall be permitted in any form, whether by electronic, mechanical, photocopying, recording or other means, without the prior written consent of Green Mountain Window, and any unauthorized use or reproduction is strictly prohibited.



MULTI-ZONE SYSTEMS



M-SERIES HIGH PERFORMANCE HYPER-HEATING MULTI-ZONE SYSTEMS

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Product Description Reviews ³ Product Q&A ¹ Recommended Accessories How-To Articles Manuals

Features

For over 50 years, Mitsubishi has remained at the forefront of the mini split industry thanks to their dedication to providing efficient, user-friendly comfort solutions. The MXZ-4C36NAHZ is an H2i hyper-heating outdoor condenser for multi-zone mini split applications in freezing climates. It supports up to four indoor units, allowing you to create a custom zoned heating and cooling system based entirely around the specific needs of your home. With a broad range of compatible indoor units, efficiency-boosting inverter technology, and heating capabilities that withstand some of the coldest conditions, the MXZ-4C36NAHZ is a smart addition for nearly any home.

H2i Technology

- Low and negative ambient temperatures don't bother the MXZ-4C36NAHZ. It is rated for 100% heating capacity at 5 degrees F and continues to provide heating in outdoor conditions as low as -13 degrees F.

Precision Temperature Control Technology

- This outdoor condenser is equipped with inverter technology and an electronic linear expansion valve. By adjusting compressor speed and refrigerant flow, these components provide precise temperature control and incredible efficiency.

Integrated Base Pan Heater

- MXZ-C outdoor condensers have a factory-installed base pan heater in the drain pan. This prevents condensate from freezing and damaging the unit in frigid climates.

Mix and Match

- The MXZ-4C36NAHZ is compatible with more than two dozen different indoor units. It even works with the advanced MSZ-FH indoor units. This makes it easy to design a system that suits your home, no matter how it is arranged.

Product Compatible With

- Mitsubishi MSZ-GE Wall Mounted Mini Split Indoor Units
- Mitsubishi MSZ-FE Wall Mounted Hyper-Heating Mini Split Indoor Units
- Mitsubishi MSZ-FH Wall Mounted Hyper-Heating Mini Split Indoor Units
- Mitsubishi MFZ-KA Floor Standing Mini Split Indoor Units
- Mitsubishi SEZ-KD Concealed Duct Mini Split Indoor Units
- Mitsubishi SLZ-KA Ceiling Cassette Mini Split Indoor Units
- Mitsubishi PLA-A12BA4 Ceiling Cassette Mini Split Indoor Units
- Mitsubishi PLA-A18BA4 Ceiling Cassette Mini Split Indoor Units
- Mitsubishi PLA-A24BA4 Ceiling Cassette Mini Split Indoor Units
- Mitsubishi PEAD-A24AA4 Concealed Duct Mini Split Indoor Units

Product Note

Specifications

General Information

| | |
|----------------------------------|-------------------|
| Type | Outdoor Condenser |
| Product Line | M-Series H2i |
| Operating Mode [Ⓜ] | Cooling + Heating |
| Maximum Number of Zones | 4 |
| Multi-Zone Compatible | Yes |
| Installation Location | Outdoor |
| Branch Box Required [Ⓜ] | Yes |

Performance

| | |
|--|-----------|
| Nominal Capacity | 36000 BTU |
| Maximum Sound Level [Ⓜ] | 53 dB |
| Minimum Outdoor Temperature for Heating [Ⓜ] | -13 F |
| Minimum Outdoor Temperature for Cooling | 23 F |

Electrical Data

| | |
|--------------------------|---------------|
| Voltage | 208/230 Volts |
| Phase | 1 |
| Frequency | 60 Hz |
| Minimum Circuit Ampacity | 42 Amps |
| Recommended Breaker Size | 50 Amps |

Dimensions

| | |
|------------------------|-----------------|
| Maximum Line Length | 492 Feet |
| Liquid Connection Size | 0.375 Inches |
| Gas Connection Size | 0.625 Inches |
| Product Height | 52.6875 Inches |
| Product Width | 41.34375 Inches |
| Product Depth | 14 Inches |
| Product Weight | 276 Pounds |

Certifications

| | |
|--------------------|-----|
| Energy Star Listed | Yes |
| ETL Listed | Yes |

NEWELS & BALUSTRADE

