

# HDC

## ADMINISTRATIVE APPROVALS

August 05, 2020

- |    |                                      |                       |
|----|--------------------------------------|-----------------------|
| 1. | 421 pleasant Street (LUHD-167)       | -Recommended Approval |
| 2. | 241 South Street (LUHD-168)          | -Recommended Approval |
| 3. | 36 Richards Avenue (LUHD-170)        | -Recommended Approval |
| 4. | 10 Commercial Aly, Unit 2 (LUHD-171) | -Recommended Approval |
| 5. | 28 Dearborn Street (LUHD-174)        | -Recommended Approval |
| 6. | 57 Salter Street (LUHD-175)          | -Recommended Approval |
| 7. | 105 Chapel Street (LUHD-176)         | -Recommended Approval |
| 8. | 35 Mark Street (LUHD-177)            | -Recommended Approval |
| 9. | 170 Mechanic Street (LUHD-178)       | -Recommended Approval |

**1. 421 Pleasant Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for 112 ft. of replacement fence on the property. The existing wood fence is 7 ft. tall, the proposed cedar fence is 6 ft. tall. The zoning only allows for a 4 foot fence in the front yard so the applicant is also seeking a variance for the change.

**Staff Comment:** Recommended Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Scroll down for **SUPPORTING DOCUMENTS AND PHOTOS** - 421 Pleasant St

Current Fencing PHOTOS:



Dark Green (road front) is currently 7' high. Driveway side to left is 6'. Looking to replace all 112' with 6' height.

Left side (currently 6' high) – replacing in-kind

- (8) 6' cedar 1x4 privacy panels
- (9) 5" cedar posts with post caps

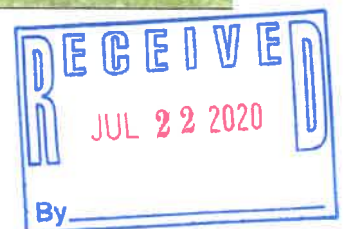
Road Facing side (currently 7' high)

- (4) 6' cedar 1x4 privacy panels
- (5) 5" cedar posts with post caps
- (1) 6' x 16' double drive gate with all necessary hardware

Photo of planned Replacement Fence: (CENTRAL FENCE)



SEE DETAILED PLANS FROM CENTRAL FENCE BELOW



Tues 6/9 @ 4:00

Order No. 4972

**Central Fence & Deck Home Improvement Agreement: Proposal for Fencing Installation**  
 #162 Route 108 • Somersworth, NH 03878  
 603-749-1100

Customer's Last Name, First Name: Martin, James Date: 6/22/2020

Service Address: 405 Pleasant St. PRICE IS VALID FOR 30 DAYS FROM DATE OF PROPOSAL

City: Portsmouth State: NH Zip: 03801

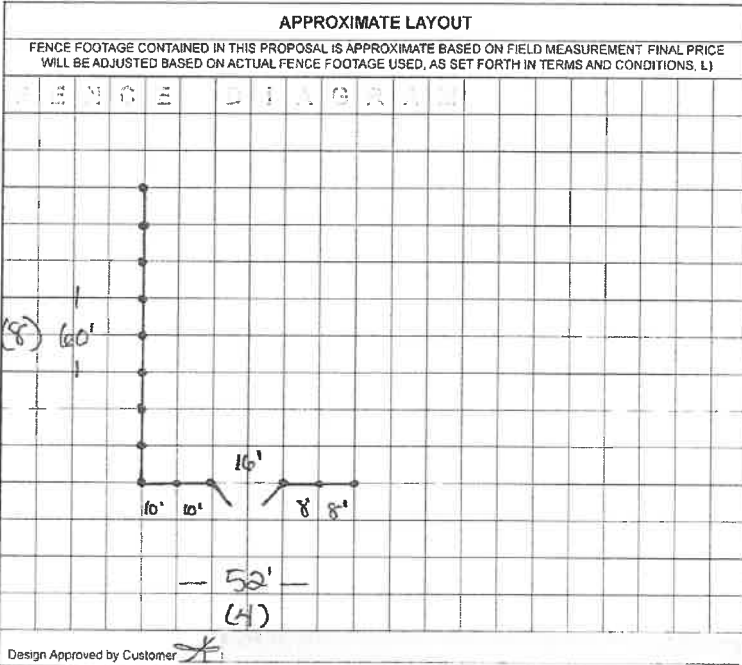
Customer's Daytime Phone No.: 603-498-1970 Customer's Evening Phone No.: \_\_\_\_\_ Customer's E-mail Address: jamieandchris@comcast.net

Nearest Cross Street

PERMIT/INSPECTION INFORMATION

Permit required?  Yes  No  Homeowner to obtain permit (Installation Professional requires copy of permit before installation)  Installation professional to obtain permit

Selection	\$7084 @
ADDITIONAL COST OPTIONS ADD THE PRICES IN THIS COLUMN TO THE SELECTION	
TAKE DOWN AND HAUL AWAY OLD FENCE	\$
PERMIT COST	\$
SUB TOTAL	\$
SALES TAX	\$
DEPOSIT <u>VISA 9167</u>	\$2833 @
BALANCE DUE (UPON COMPLETION)	\$425 @



- CASH
- CHECK # \_\_\_\_\_
- CREDIT 046860
- DEBIT

FENCE INSTALLATION RELATED TO GRADE: PLEASE INITIAL ONE

<input checked="" type="checkbox"/> PLEASING TO THE EYE  FENCE TO BE LEVEL WITH HIGHEST GRADE (CUSTOMER TO FILL IN GAPS)	<input type="checkbox"/> FOLLOWING FLOW  SLIGHTLY UNEVEN GRADE WITH FENCE FOLLOWING FLOW OF THE GROUND - FENCE WILL BE UNEVEN AT TOP	<input type="checkbox"/> STEPPED INSTALLATION  STEEP SLOPE WHERE FENCE CANNOT BE BUILT TO FOLLOW GRADE AND MUST BE STEPPED. RESULT TO BE LARGE GAPS UNDER FENCE - (CUSTOMER TO FILL IN GAPS)
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Product: <u>Cedar w/ CapStrip</u>
Style: <u>Privacy</u> Height: <u>6'</u>
Footage: <u>124'</u> If Gates: <u>1-16' DG</u>
Post Cap: <u>NE</u> Color: _____
Rail Type: <u>2x3</u> Post Type: <u>5x5C</u>
Picket Type: <u>6x4</u> \$7084 @

Product	Style:	Height:
Footage:	If Gates:	
Post Cap:	Color:	
Rail Type:	Post Type:	
Picket Type:	\$	

Product	Style:	Height:
Footage:	If Gates:	
Post Cap:	Color:	
Rail Type:	Post Type:	
Picket Type:	\$	

Customer has the right to cancel project within 3 days of signing contract and/or making deposit. After which customer will be responsible for cost of materials and a 20% restocking fee.

DISTRIBUTION: White - Central Fence Copy Yellow - Customer Copy Pink - Installation Professional Copy

Property

421 PLEASANT ST

421 PLEASANT ST  
205 0694 0000  
22042

Owner  
BARBARA ANN C BAKER  
44208 B

Address  
421 PLEASANT STREET,  
PORTSMOUTH, VA 23801

Valuation  
SQUARING  
\$0.00 1971 55 04  
1971 04 08  
228 1224

Land  
Lot Use: R22  
Lot Size: SINGLE FAMILY LOT

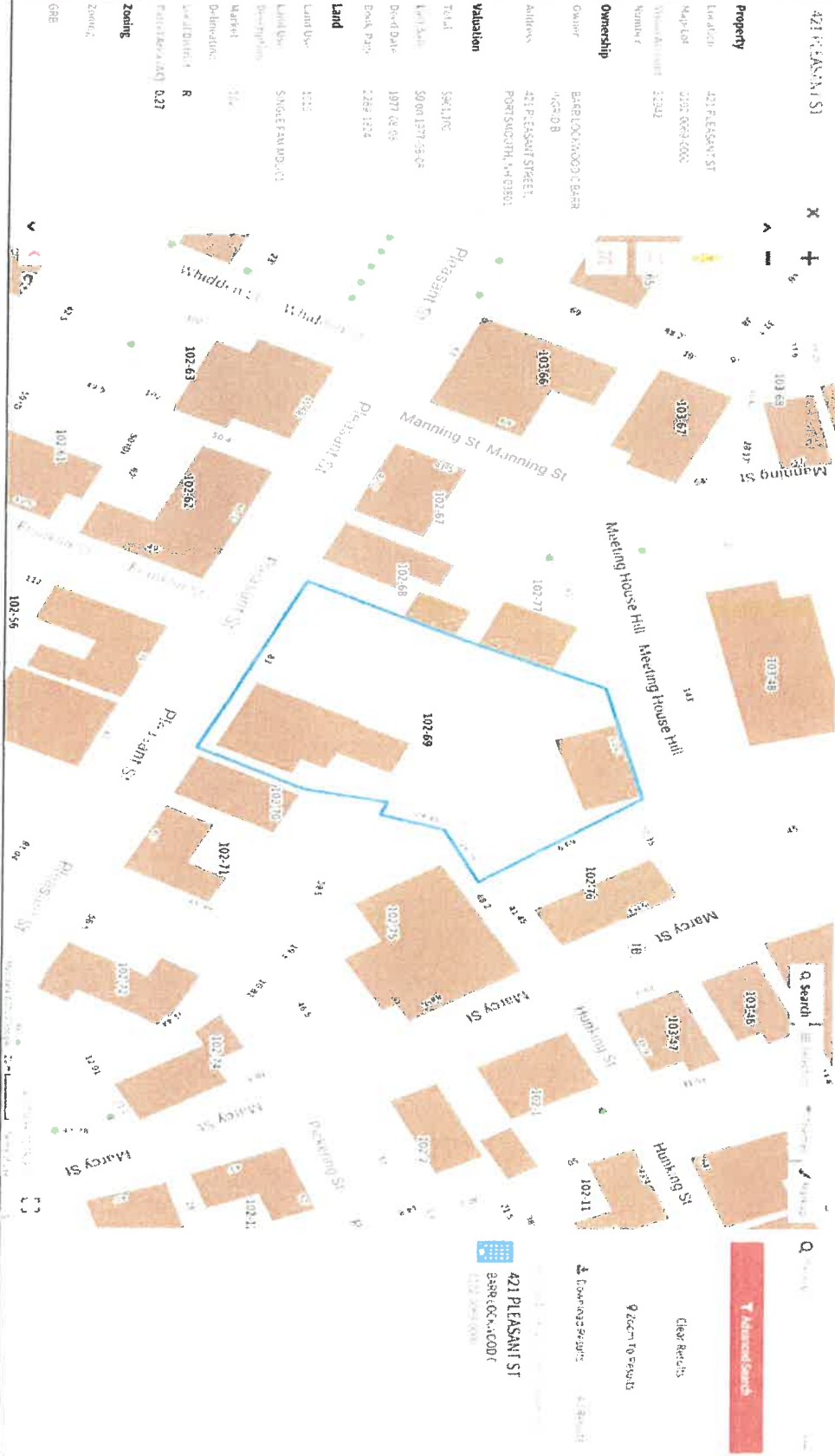
Market  
Market: R

Parcel Number: 027

Zoning: R22

Zone: R22

Map: 696



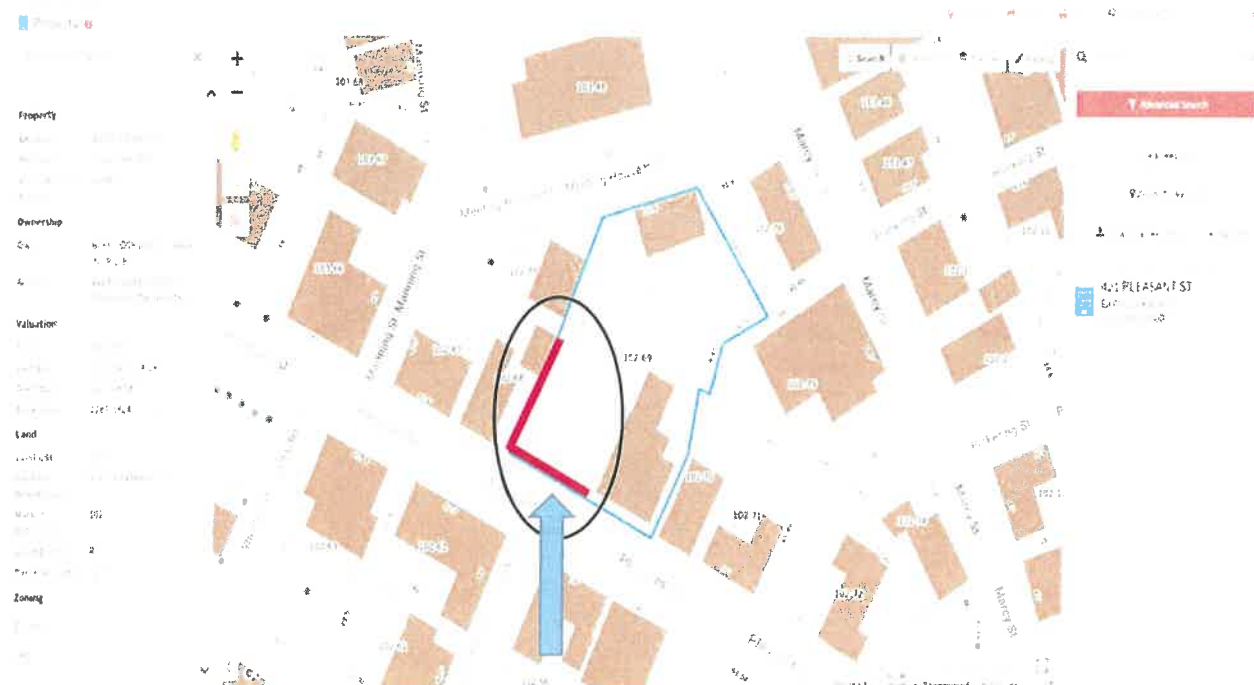
Q Search

Advanced Search

421 PLEASANT ST  
BARBARA ANN C BAKER  
205 0694 0000

Clear Results  
Reset Results

Download Results



Replacement location above

Property Location: 421 PLEASANT ST  
 Vision ID: 32942  
 Account # 32942  
 MAP ID: 0102/0069/0000/1  
 Bldg #: 1 of 1  
 Bldg Name:  
 Sec #: 1 of 1  
 Card 1 of 1  
 State Use: 1010  
 Print Date: 09/27/2019 22:27

CURRENT OWNER		TYPE	UTILITIES	STRT ROAD	LOCATION	CURRENT ASSESSMENT				
BARR LOCKWOOD C BARR INGRID B 421 PLEASANT STREET PORTSMOUTH, NH 03501 Additional Owners:						Description	Code	Appraised Value	Assessed Value	
Other ID: 0102-0069-0000 OLDACTNUM: 36429 PHOTO WARD REC. 1/2 HSE GIS ID: 32942						RESIDNTL	1010	460,500	460,500	
SUPPLEMENTAL DATA						RES LAND	1010	474,100	474,100	
CONDO CV ENLAWYN LOT SPLIT 2015 Reval V JM Ex/Gr-Applic ASSOC PID#						RESIDNTL	1010	26,500	26,500	
RECORD OF OWNERSHIP						Total		961,100	961,100	
BARR LOCKWOOD C						PREVIOUS ASSESSMENTS HISTORY				
Year	Type	Appraised Value	Code	Assessed Value	Code	Appraised Value	Code	Assessed Value		
2019	1010	460,500	1010	460,500	1010	474,100	1010	474,100	2019	1010
2019	1010	474,100	1010	474,100	1010	26,500	1010	26,500	2019	1010
EXEMPTIONS						Total:		961,100	Total:	961,100
OTHER ASSESSMENTS						Total:		961,100	Total:	801,200
Year	Type	Description	Amount	Code	Description	Amount	Code	Description	Amount	Code
2008	1	VETERAN	500							
ASSESSING NEIGHBORHOOD						APPRaised VALUE SUMMARY				
NOTES						Appraised Bldg. Value (Card)				
EXT WORNATE DETAILING; RPL WINS						Appraised XF (B) Value (Bldg)				
INT:PNTD FLUSH CAB/GRAN W/SL REC SS LTS						Appraised OB (L) Value (Bldg)				
1/2 BATH W/GRAN TOP VAN; BATH-CLAWFOOT						Appraised Land Value (Bldg)				
MAPLETOP VAN; ORNATE STAIRCASE						Special Land Value				
BUILDING PERMIT RECORD						Total Appraised Parcel Value				
USMT CHANGE HISTORY						Valuation Method:				
LANDLINE VALUATION SECTION						Adjustment:				
Total Card Land Units:						Net Total Appraised Parcel Value				
Parcel Total Land Area:						961,100				
Total Land Value:						474,100				

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)																																																																																																																																																																																			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description																																																																																																																																																																																
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Model	01		Residential																																																																																																																																																																																				
Korade	A+		A-																																																																																																																																																																																				
Stones	2																																																																																																																																																																																						
Occupancy	1																																																																																																																																																																																						
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Exterior Wall 2																																																																																																																																																																																							
Roof Structure	03		Gable/Hip																																																																																																																																																																																				
Roof Cover	03		Asph/F Glu/Cmp																																																																																																																																																																																				
Interior Wall 1	03		Plastered																																																																																																																																																																																				
Interior Wall 2																																																																																																																																																																																							
Interior Flr 1	99		Pine/Soft Wood																																																																																																																																																																																				
Interior Flr 2																																																																																																																																																																																							
Heat Fuel	03		Gas																																																																																																																																																																																				
Heat Type	04		Hot Water																																																																																																																																																																																				
AC Type	01		None																																																																																																																																																																																				
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Kitchen Style	1		Avg Quality																																																																																																																																																																																				
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**REASON FOR VARIANCE REQUEST:**

**FENCE REPLACEMENT – 421 Pleasant St., Portsmouth, NH 03801: Reason for Variance request (aligning to Zoning Ordinance Art. 2, section 10.233.20)**

The reason for this variance request is the homeowner (Ingrid Barr) is not comfortable replacing her current deteriorating 7' fence (roadfront) with only a 4' fence (per town ordinance) as it would remove the privacy that she needs and has been accustomed to for the last 40 years (example: she regularly has her grandchildren over to play in her yard and would not be comfortable with only a 4' fence between them and the sidewalk/road). Replacing with only a 4' high fence would create an unnecessary hardship.

We are seeking approval to replace the current 7' fence, which is deteriorating and falling apart, with a new 6' high cedar fence. This new fence would not be contrary to the public interest as it will be replacing an old fence which is in bad shape, with a new cedar plank fence that is commonly used in the area and keeping in spirit of the historic district. It will also be 1' shorter than the current one.

As mentioned above, the planned new fence is 6' tall with 1x4 cedar planks and post and caps every 8' which will only help with values of surrounding properties. This new fence would only result in improvement to the property values in the vicinity and would not change the essential characteristics of the neighborhood.

Thank you for your consideration.

Jamie Martin (405 Pleasant St.)  
On behalf of Ingrid Barr (421 Pleasant St.)



**2. 241 South Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for replacement granite steps. The proposed steps are to be the full width of the entry with a 3ft. landing and two 12" steps. The applicant will also be seeking a license from the City Council as the steps are located within the right-of-way.

**Staff Comment:** Recommended Approval

**Stipulations:**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

Current steps



Proposal

**LUHD-168**

Bottom step will be flush to wood walls to avoid any issues with snow plows.

Top landing will be close to ~31 deep.



**3. 36 Richards Avenue - Recommended Approval**

**Background:** The applicant is seeking approval for the installation of a Mitsubishi mini-split A/C system with condenser to be screened with cedar lattice.

**Staff Comment:** Recommended Approval

**Stipulations:**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

### ASHP Design Form NH

Customer Name Stacy-Coyle  
 Customer Address 36 Richards Ave Portsmouth NH

Quoted By Eric St Pierre Date

Indoor Units	Unit Location/label	Square Footage	Btu/Ft2/HR = (15, 25, etc.)	Target BTU	Unit Size	Notes	Qty of 25' Linesets		
							(6,9,12k) 1/4x3/8	(15, 18k) 1/4x1/2	(24k, BB) 3/8x5/8
Total Sq Footage of House or Target Area			15	0					
A	1st Floor Living Room	870	15	13050	18000	wall mounted indoor unit			
B	2nd floor master bedroom	305	15	4575	6000	wall mounted indoor unit			
C			15	0					
D			12	0					
E			12	0					
F			20	0					
G			20	0					
totals		1175		17625	24000		0	0	0

Unit size total should be ≥ target BTU

kWh use	heat 4564	a/c 409	total 4973
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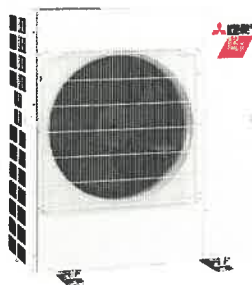
Outdoor Units	size	placement	IDUs attached	Mount style	Rain Hood?	Notes
1	30K BTU/hr	Adjacent to North gable wall	6K & 18K	ground	No	MXZ-3C24NAHZ2-U1
2						
3						
4						
5						
BB						



Job Name:

System Reference:

Date:



Outdoor Unit: MXZ-3C24NAHZ2

### ACCESSORIES

The outdoor unit is delivered with the base pan heater factory installed.

- Airflow Guide (PAC-SH96SG-E)
- 3/8" x 1/2" Port Adapter (MAC-A454JP-E)
- 1/2" x 3/8" Port Adapter (MAC-A455JP-E)
- 1/2" x 5/8" Port Adapter (MAC-A456JP-E)
- M-NET Adapter (PAC-IF01MNT-E)

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

Specifications			Model Name
Unit Type			MXZ-3C24NAHZ2
Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	22,000 / 23,600
	Capacity Range	Btu/h	6,000 - 23,600
	Rated Total Input	W	1,630 / 2,360
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	25,000 / 24,600
	Capacity Range	Btu/h	7,200 - 30,600
	Rated Total Input	W	1,725 / 1,871
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	14,000 / 14,000
	Maximum Capacity	Btu/h	25,000 / 24,600
	Rated Total Input	W	1,622 / 1,635
Heating at 5°F*	Maximum Capacity	Btu/h	25,000
Energy Star® (ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.)			Yes
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	40
	MCA	A	30.5
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor			DC INVERTER-driven Twin Rotary
Fan Motor (ECM)		F.L.A.	2.43
Sound Pressure Level (Non-ducted/Ducted)	Cooling	dB(A)	54
	Heating		58
External Dimensions (H x W x D)		In / mm	41-9/32 x 37-13/32 x 13 1048 x 950 x 330
Net Weight		Lbs / kg	189 / 86
External Finish			Munsell No. 3Y 7.8/11
Refrigerant Pipe Size O.D. — Eight Ports	Liquid (High Pressure)	In / mm	1/4 / 6.35
	Gas (Low Pressure)		A:1/2 / 12.7 ; B,C: 3/8 / 9.52
Max. Refrigerant Line Length		Ft / m	230 / 70
Max. Piping Length for Each Indoor Unit		Ft / m	82 / 25
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	49 / 15
	If IDU is Below ODU		49 / 15
Connection Method			Flared/Flared
Refrigerant			R410A

\* Rating Conditions per AHRI Standard:

Cooling | Indoor: 80° F (27° C) DB / 67° F (19° C) WB

Cooling | Outdoor: 95° F (35° C) DB / W.B. 23.9° C (75° F)

Heating at 47°F | Indoor: 70° F (21° C) DB / 60° F (16° C) WB

Heating at 47°F | Outdoor: 47° F (8° C) DB / 43° F (6° C) WB

Heating at 17° F | Indoor: 70° F (21° C) DB

Heating at 17° F | Outdoor: 17° F (-8° C) DB / 15° F (-9° C) WB

# SPECIFICATIONS: MXZ-3C24NAHZ2

## OPERATING RANGE:

	Outdoor
Cooling	D.B. 14 to 115° F [ D.B. -10 to 46° C]*1
Heating	W.B. -13 to 65° F [ W.B. -25 to 18° C ]

\*1. D.B. 5 to 115° F [ D.B. -15 to 46° C ], when an optional Air Outlet Guide is installed.

## ENERGY EFFICIENCIES:

Indoor Unit Type	SEER	EER	HSPF	COP @ 47°F	COP @ 17°F
<b>Non-ducted (06 + 06 + 09)</b>	19.0	13.5	10.0	4.25	2.53
<b>Ducted and Non-ducted</b>	17.3	11.75	9.5	4.03	2.52
<b>Ducted (09 + 09 + 09)</b>	15.5	10.0	9.0	3.80	2.51

## NOTES:

- Minimum of two Indoor Units must be connected to the MXZ-3C24NAHZ2.
- Minimum installed capacity cannot be less than 12,000 Btu/h.
- Total connected capacity must not exceed 130% of outdoor unit capacity.
- System can operate with only one Indoor Unit turned on.
- Information provided at 208/230V.
- For Reference:
  - MXZ-C Technical & Service Manual for detailed specifications and additional information per Indoor Unit Combination.
  - MXZ Series Multi-Zone Indoor/Outdoor Combination Table for allowed unit combinations.

## MVZ CONNECTION RULES:

- Only 1 MVZ may be used on any system.
- When an MVZ is connected, total connected capacity must be 100% or less.
- When an MVZ is connected, no P-Series indoor units can be used (PCA, PLA, or PEAD).

---

Notes:



# MXZ-3C24NAHZ2 OPERATIONAL PERFORMANCE

**NON-DUCTED:**

# of indoor unit	Total Nominal Capacity (x1000 Btu/h)	Total Indoor Unit Capacity (Btu/h)	Operational Performance for Indoor Unit Combinations (Unit A + Unit B + Unit C)	Cooling Capacity Range (Btu/h)		
				Heating Capacity Range (Btu/h)		
				Unit A	Unit B	Unit C
1	6	6,000	6	6,000	-	-
		7,400		7,400	-	-
1	9	9,000	9	9,000	-	-
		11,000		11,000	-	-
1	12	12,000	12	12,000	-	-
		14,400		14,400	-	-
1	15	14,000	15	14,000	-	-
		18,000		18,000	-	-
1	18	17,200	18	17,200	-	-
		21,600		21,600	-	-
2	12	12,000	6 + 6	6,000	6,000	-
		14,800		7,400	7,400	-
2	15	15,000	6 + 9	6,000	9,000	-
		18,400		7,400	11,000	-
2	18	18,000	6 + 12	6,000	12,000	-
		22,000		7,500	14,500	-
2	18	18,000	9 + 9	9,000	9,000	-
		22,000		11,000	11,000	-
2	21	20,000	6 + 15	6,000	14,000	-
		22,000		6,400	15,600	-
2	21	20,000	9 + 12	8,600	11,400	-
		22,000		9,500	12,500	-
2	24	21,800	6 + 18	5,600	16,200	-
		22,000		5,600	16,400	-
2	24	21,800	9 + 15	8,500	13,300	-
		22,000		8,300	13,700	-
2	24	21,800	12 + 12	10,900	10,900	-
		22,000		11,000	11,000	-
2	27	21,800	9 + 18	7,500	14,300	-
		22,000		7,400	14,600	-
2	27	21,800	12 + 15	10,100	11,700	-
		22,000		9,800	12,200	-
3	18	18,000	6 + 6 + 6	6,000	6,000	6,000
		22,200		7,400	7,400	7,400
3	21	18,000	6 + 6 + 9	5,100	5,100	7,700
		24,800		7,100	7,100	10,600
3	24	22,000	6 + 6 + 12	5,500	5,500	11,000
		25,000		6,300	6,300	12,300
3	24	22,000	6 + 9 + 9	5,500	8,300	8,300
		25,000		6,300	9,400	9,400
3	27	24,000	6 + 6 + 15	5,500	5,500	12,900
		25,000		5,600	5,600	13,700
3	27	24,000	6 + 9 + 12	5,300	8,000	10,700
		25,000		5,600	8,400	11,000
3	27	24,000	9 + 9 + 9	8,000	8,000	8,000
		25,000		8,300	8,300	8,300

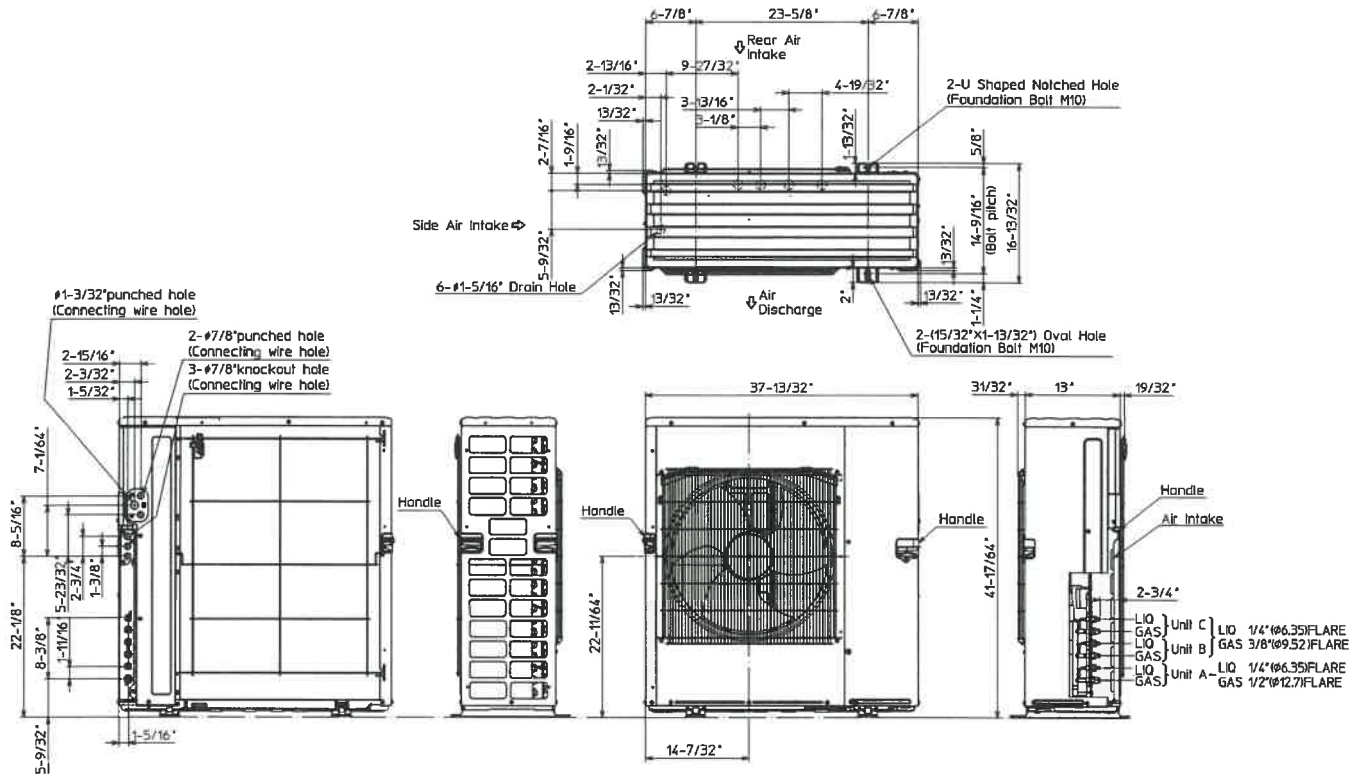
# MXZ-3C24NAHZ2 OPERATIONAL PERFORMANCE, contd.

**DUCTED:**

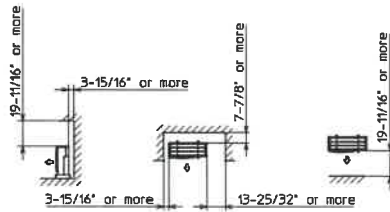
# of indoor unit	Total Nominal Capacity (x1000 Btu/h)	Total Indoor Unit Capacity (Btu/h)	Operational Performance for Indoor Unit Combinations (Unit A + Unit B + Unit C)	Cooling Capacity Range (Btu/h)		
				Heating Capacity Range (Btu/h)		
				Unit A	Unit B	Unit C
1	9	9,000	9	9,000	-	-
		10,900		10,900	-	-
1	12	12,000	12	12,000	-	-
		13,600		13,600	-	-
1	15	15,000	15	15,000	-	-
		18,000		18,000	-	-
1	18	17,200	18	17,200	-	-
		21,600		21,600	-	-
2	18	18,000	9 + 9	9,000	9,000	-
		21,800		10,900	10,900	-
2	21	21,000	9 + 12	9,000	12,000	-
		21,800		9,700	12,100	-
2	24	21,800	9 + 15	8,200	13,600	-
		21,800		8,200	13,600	-
2	24	21,800	12 + 12	10,900	10,900	-
		21,800		10,900	10,900	-
2	27	21,800	9 + 18	7,500	14,300	-
		21,800		7,300	14,500	-
2	27	21,800	12 + 15	9,700	12,100	-
		21,800		9,400	12,400	-
3	27	23,600	9 + 9 + 9	7,900	7,900	7,900
		24,600		8,200	8,200	8,200

# DIMENSIONS: MXZ-3C24NAHZ2

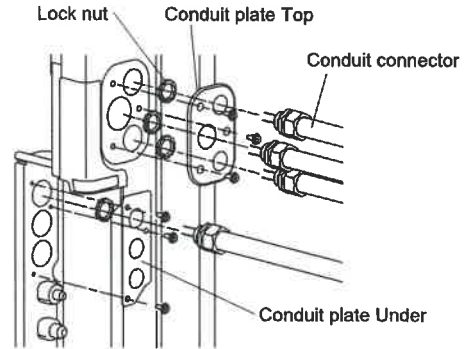
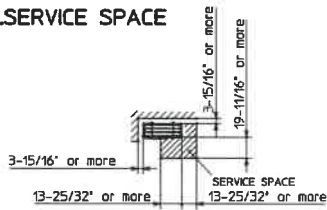
Unit: inch (mm)



### 1. FREE SPACE



### 2. SERVICE SPACE



1340 Satellite Boulevard, Suwanee, GA 30024  
Toll Free: 800-433-4822 www.mehvac.com





#### 4. 10 Commercial Aly, Unit 2 - Recommended Approval

**Background:** The applicant is seeking approval for the installation of a new door that will serve as a point of a service to the adjacent exterior parking lot. This is a result of the abutter providing access to the private surface parking spaces which are temporarily being used as outdoor dining during Covid.

**Staff Comment:** Recommended Approval

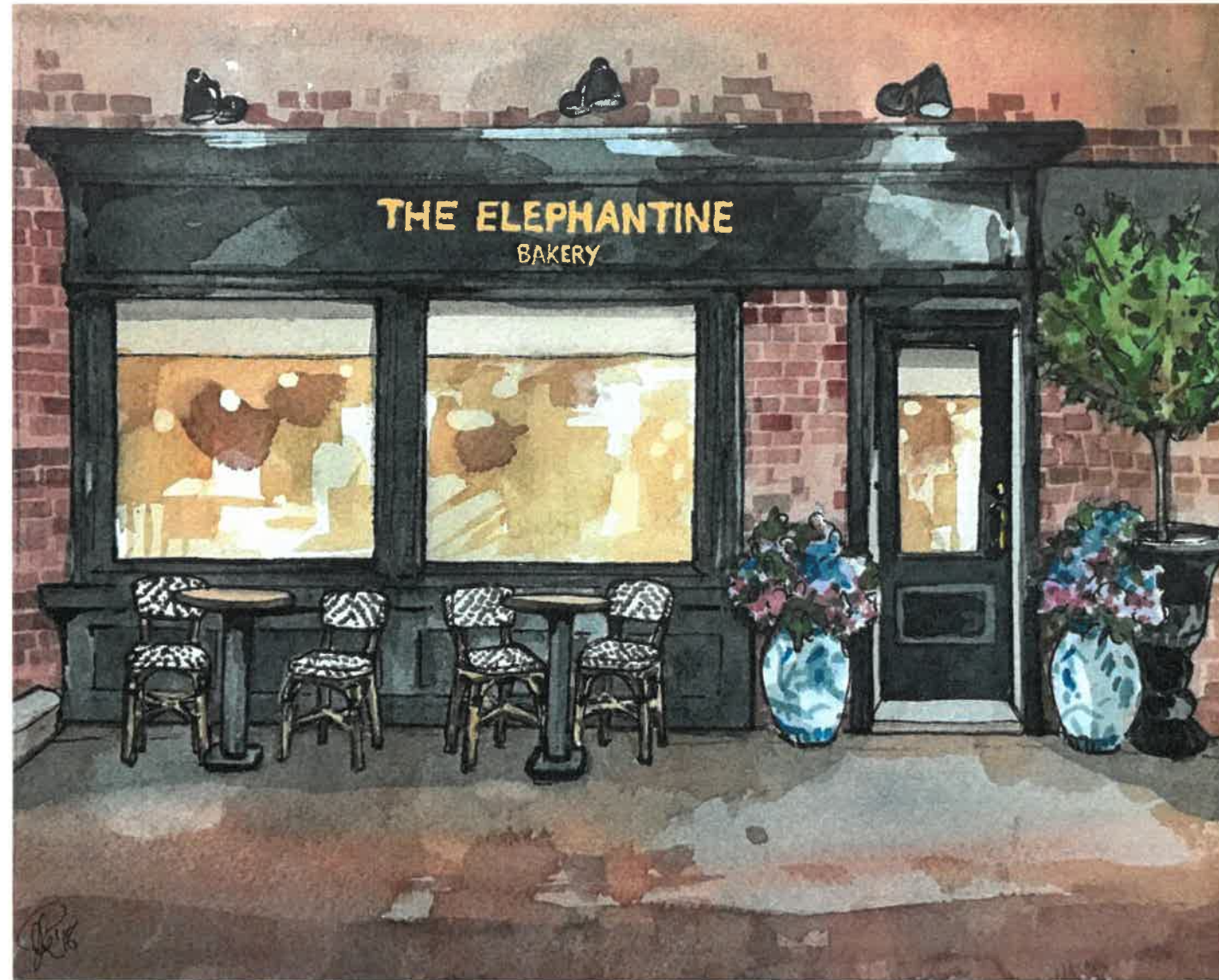
#### Stipulations:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Request for  
HDC Approval  
for adding an  
exterior door to  
additional  
private outdoor  
seating area**

13 August 2020

**The Elephantine Bakery  
10 Commercial Alley #2**



- **Current view of parking lot at Penhallow & Commercial Alley**



- **As a result of COVID, we have worked with our landlord to rent additional outdoor patio space on his privately-owned parking lot to provide additional tables/chairs.**
- **We would like to add a door connecting the inside of the bakery to the new patio (on the landlord's privately owned lot) to facilitate service and setup/clean-up of the new seating area.**
- **The door would we put in the location of the existing black-iron faux door that currently exists**

**Proposed location of new exterior door**





- **The proposed new door would match the style, size, and scale of our existing front-door that patrons use to enter/exit the bakery.**
- **It would be a 36" wide Mahogany door with glass on the upper-portion of the door**



- **Proposed change to the patio**



- **Future view  
of parking lot  
at Penhallow  
& Commercial  
Alley**



**7044 — THERMAL SASH**

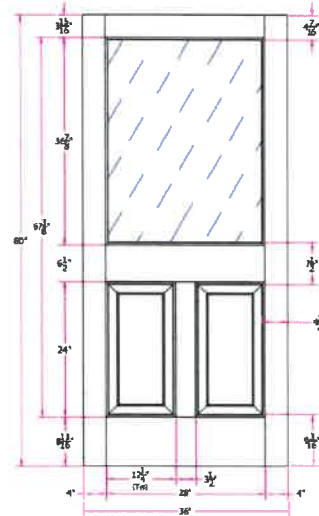


**SERIES:** Exterior French & Sash Doors  
**TYPE:** Exterior French & Sash  
**APPLICATIONS:** Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.





**Construction Type:**  
 Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

**Panels:** 1-7/16" Innerbond® Double Hip-Raised Panel  
**Profile:** Ovolo Sticking  
**Glass:** 3/4" Insulated Glazing

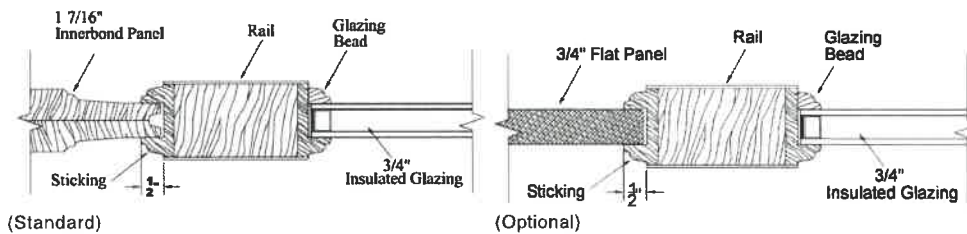
**DETAILED DRAWING**



**STANDARD FEATURES**

-  Any Wood Species
-  Virtually Any Size
-  Glass Options
-  Privacy Rating: 1

**DETAILS**



**Spec Sheet of the proposed door**

**5. 28 Dearborn Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for the replacement of an existing wooden deck and railing system with composite material.

**Staff Comment:** Recommended Approval

**Stipulations:**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

**PLAN APPROVED:**

1) **APPROVED BY THE PORTSMOUTH PLANNING BOARD** ON OCTOBER 16, 2010.

2) **APPROVED BY THE PORTSMOUTH PLANNING BOARD** ON OCTOBER 16, 2010.

3) **APPROVED BY THE PORTSMOUTH PLANNING BOARD** ON OCTOBER 16, 2010.

4) **APPROVED BY THE PORTSMOUTH PLANNING BOARD** ON OCTOBER 16, 2010.

5) **APPROVED BY THE PORTSMOUTH PLANNING BOARD** ON OCTOBER 16, 2010.

6) **APPROVED BY THE PORTSMOUTH PLANNING BOARD** ON OCTOBER 16, 2010.

7) **APPROVED BY THE PORTSMOUTH PLANNING BOARD** ON OCTOBER 16, 2010.

8) **APPROVED BY THE PORTSMOUTH PLANNING BOARD** ON OCTOBER 16, 2010.

9) **APPROVED BY THE PORTSMOUTH PLANNING BOARD** ON OCTOBER 16, 2010.

10) **APPROVED BY THE PORTSMOUTH PLANNING BOARD** ON OCTOBER 16, 2010.

**NOTES:**

1. ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.

2. ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.

3. ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.

4. ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.

5. ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.

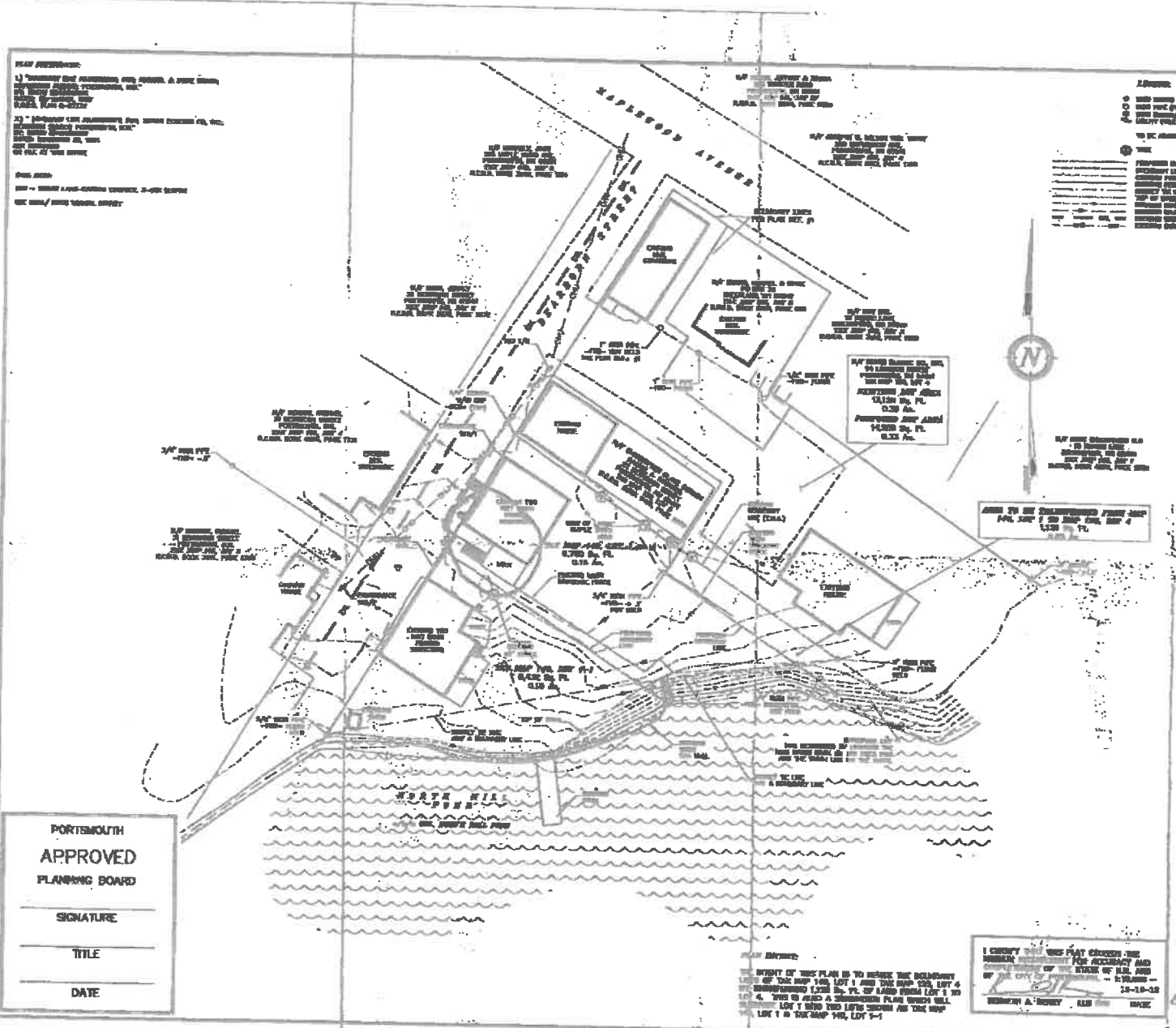
6. ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.

7. ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.

8. ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.

9. ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.

10. ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.



- NOTES:**
- 1) **OWNER:** BERRY & TRUMAN TRUST, 20 BERRY STREET, PORTSMOUTH, NH 03801.
    - a. THE MAP 100, LOT 1
    - b. DIMENSION LOT AREA: 14,201 Sq. Ft. (327 AC)
    - c. DIMENSION LOT AREA: 14,201 Sq. Ft. (327 AC)
    - d. DIMENSION LOT AREA: 14,201 Sq. Ft. (327 AC)
  - 2) **OWNER:** BERRY & TRUMAN TRUST, 20 BERRY STREET, PORTSMOUTH, NH 03801.
    - A. THE MAP 100, LOT 4
    - B. DIMENSION LOT AREA: 14,201 Sq. Ft. (327 AC)
    - C. DIMENSION LOT AREA: 14,201 Sq. Ft. (327 AC)
  - 3) **OWNER:** BERRY & TRUMAN TRUST, 20 BERRY STREET, PORTSMOUTH, NH 03801.
    - A. THE MAP 100, LOT 4
    - B. DIMENSION LOT AREA: 14,201 Sq. Ft. (327 AC)
    - C. DIMENSION LOT AREA: 14,201 Sq. Ft. (327 AC)
  - 4) **OWNER:** BERRY & TRUMAN TRUST, 20 BERRY STREET, PORTSMOUTH, NH 03801.
    - A. THE MAP 100, LOT 4
    - B. DIMENSION LOT AREA: 14,201 Sq. Ft. (327 AC)
    - C. DIMENSION LOT AREA: 14,201 Sq. Ft. (327 AC)



**PORTSMOUTH**  
**APPROVED**  
**PLANNING BOARD**

SIGNATURE \_\_\_\_\_

TITLE \_\_\_\_\_

DATE \_\_\_\_\_

REVISION	DATE	DESCRIPTION
1	10/16/10	SUBMISSION & LOT LINE REVISION (TOPOGRAPHY)
2	10/16/10	LAND OF BERRY & TRUMAN TRUST & BERRY ELECTRIC
3	10/16/10	DEVELOPMENT STREET
4	10/16/10	PORTSMOUTH, NH
5	10/16/10	MAP 100, LOT 1 & 4

**BERRY SURVEYING & ENGINEERING**  
335 SECOND STREET, PORTSMOUTH, NH 03801  
SCALE: 1" = 100'-0" FT.  
DATE: OCTOBER 16, 2010  
FILE NO.: DS 2010 - 020

I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW HAMPSHIRE AND THAT I HAVE PREPARED THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF NEW HAMPSHIRE.

**BERRY & TRUMAN TRUST**  
15-10-10

**NOTES:**

1. THE INTENT OF THIS PLAN IS TO REVEAL THE BOUNDARY LINES OF THE MAP 100, LOT 1 AND THE MAP 100, LOT 4 AND THE MAP 100, LOT 1 AND THE MAP 100, LOT 4.

2. THIS IS A SUBMISSION PLAN WHICH WILL BE USED TO REVEAL THE BOUNDARY LINES OF THE MAP 100, LOT 1 AND THE MAP 100, LOT 4.

3. THE INTENT OF THIS PLAN IS TO REVEAL THE BOUNDARY LINES OF THE MAP 100, LOT 1 AND THE MAP 100, LOT 4.

4. THIS IS A SUBMISSION PLAN WHICH WILL BE USED TO REVEAL THE BOUNDARY LINES OF THE MAP 100, LOT 1 AND THE MAP 100, LOT 4.

5. THE INTENT OF THIS PLAN IS TO REVEAL THE BOUNDARY LINES OF THE MAP 100, LOT 1 AND THE MAP 100, LOT 4.

6. THIS IS A SUBMISSION PLAN WHICH WILL BE USED TO REVEAL THE BOUNDARY LINES OF THE MAP 100, LOT 1 AND THE MAP 100, LOT 4.

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8. THIS IS A SUBMISSION PLAN WHICH WILL BE USED TO REVEAL THE BOUNDARY LINES OF THE MAP 100, LOT 1 AND THE MAP 100, LOT 4.

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10. THIS IS A SUBMISSION PLAN WHICH WILL BE USED TO REVEAL THE BOUNDARY LINES OF THE MAP 100, LOT 1 AND THE MAP 100, LOT 4.





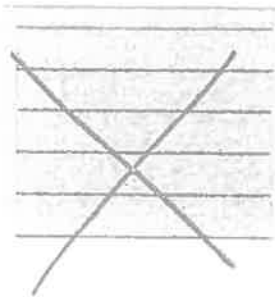


# Pro Deck Design™

Plan View

16

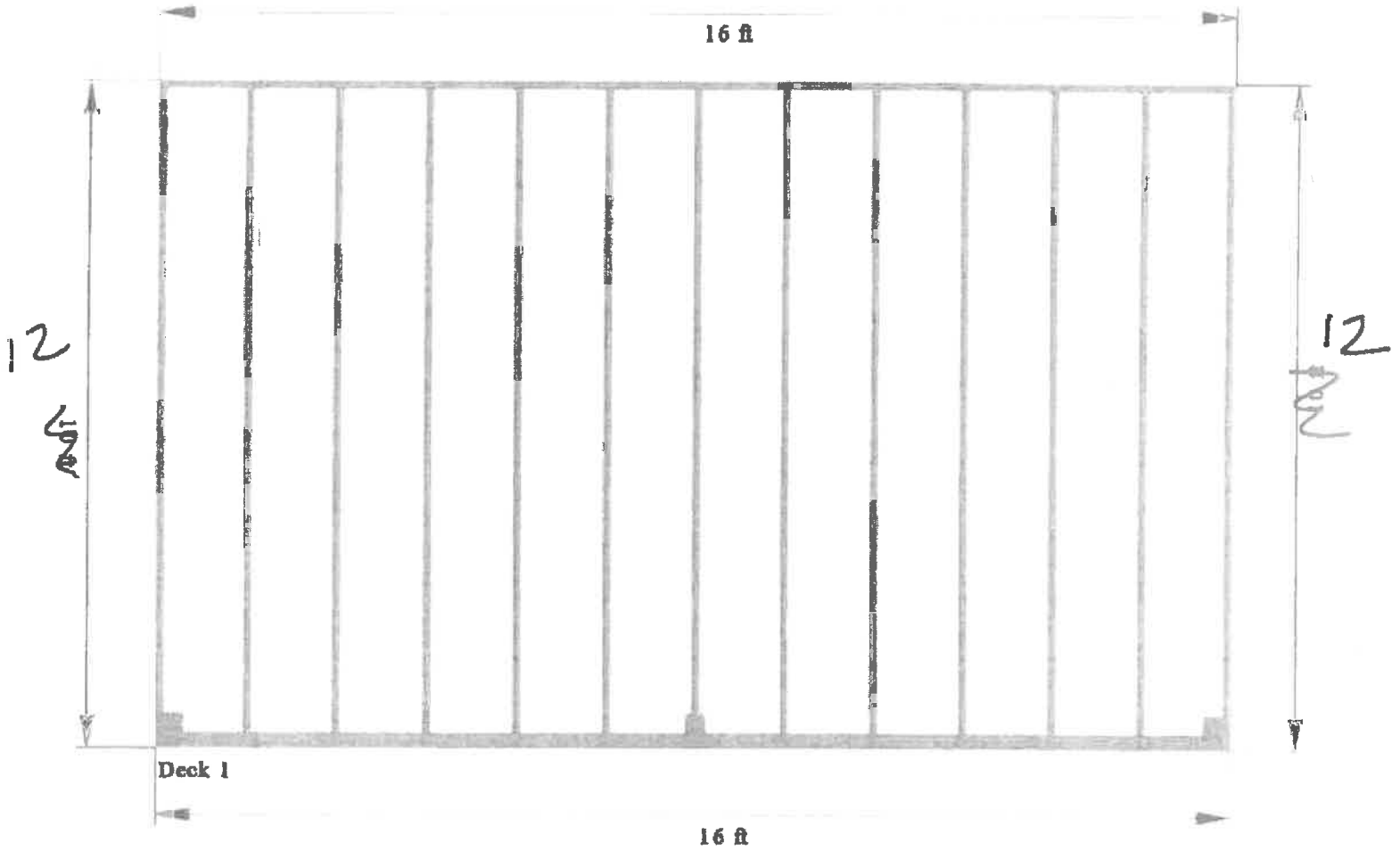
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# Pro Deck Design™

## Dimension View



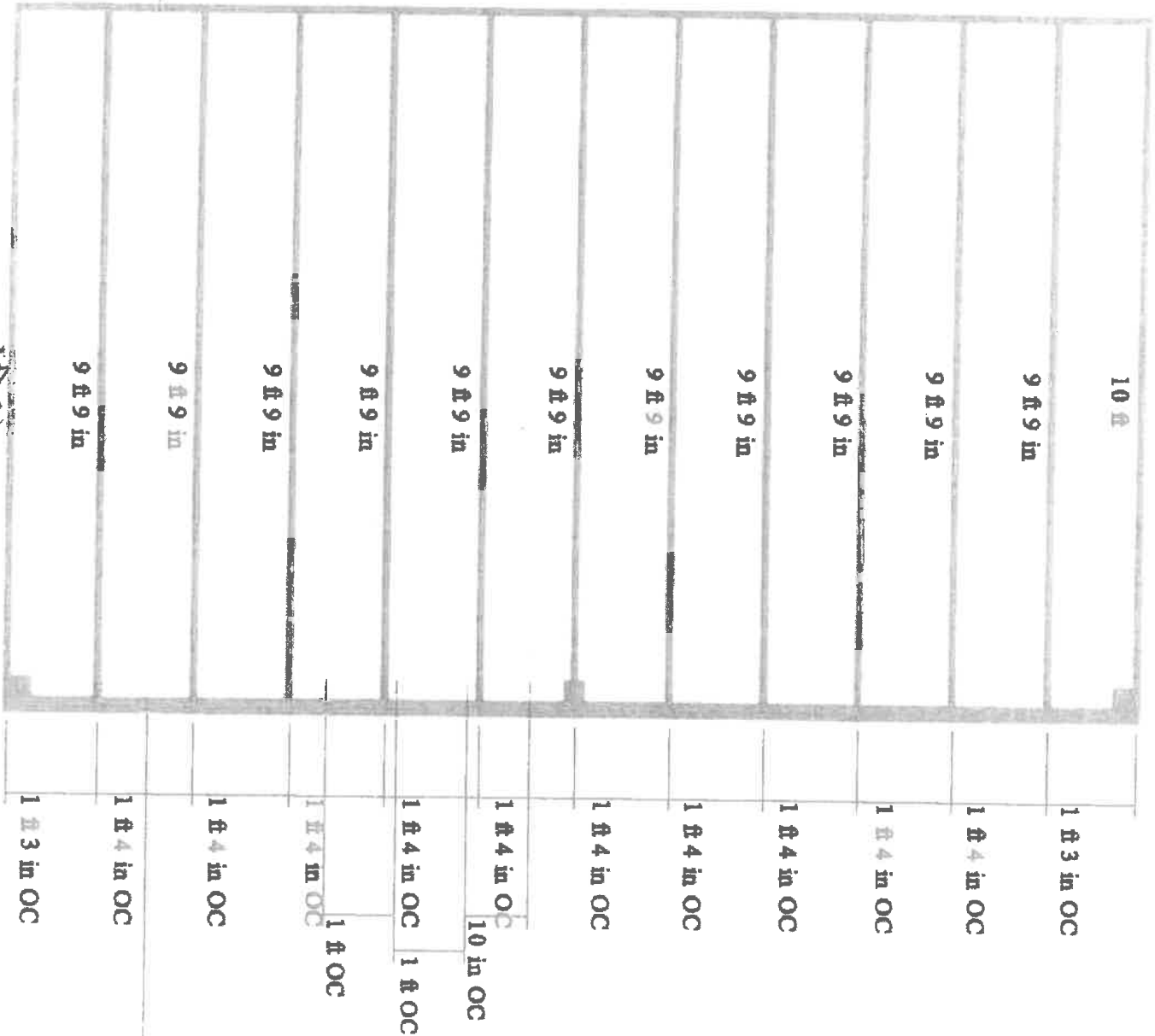
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# Pro Deck Design™

## Joist Layout View

12  
10 ft

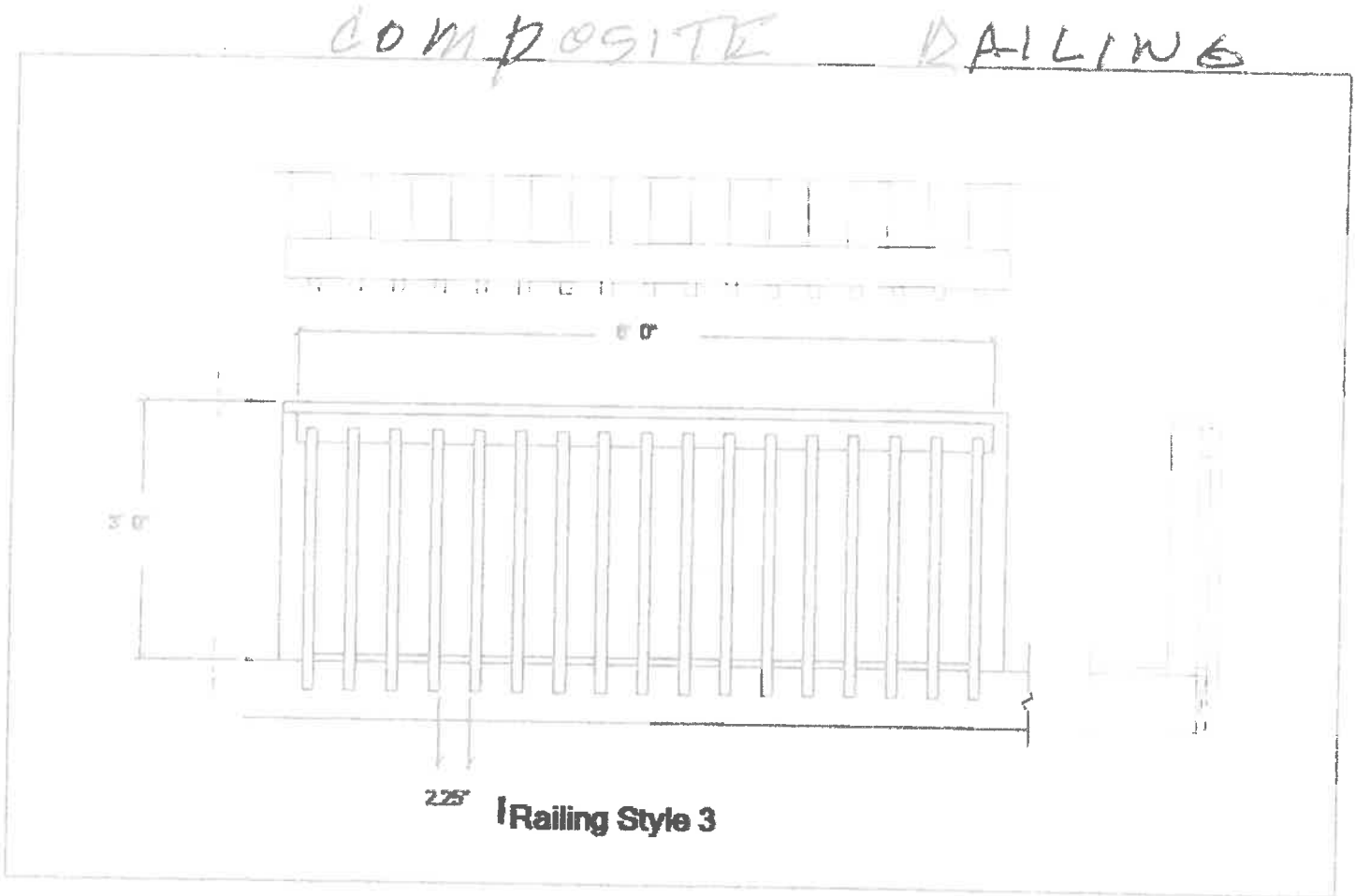


**Notes:**

All joist and stringer spacing dimensions are measured in OC.

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## Railing Details View



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**6. 57 Salter Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for a proposed wooden fence on the property.

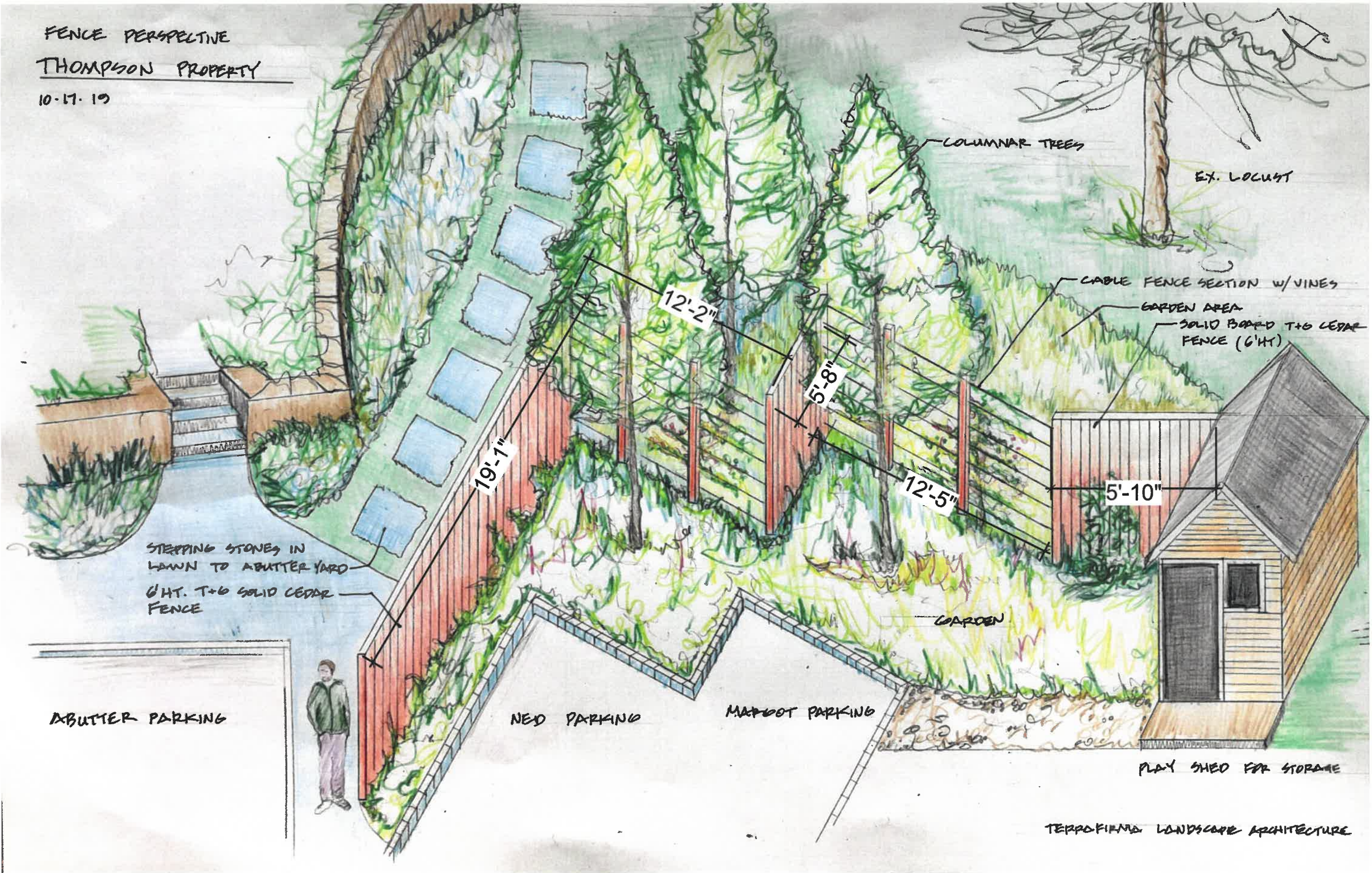
**Staff Comment:** Recommended Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

FENCE PERSPECTIVE  
 THOMPSON PROPERTY

10-17-19



STEPPING STONES IN  
 LAWN TO ABUTTER YARD  
 6' HT. T+G SOLID CEDAR  
 FENCE

ABUTTER PARKING

NED PARKING

MAPLOT PARKING

GARDEN

COLUMNAR TREES

EX. LOCUST

CABLE FENCE SECTION W/ VINES

GARDEN AREA  
 SOLID BOARD T+G CEDAR  
 FENCE (6' HT)

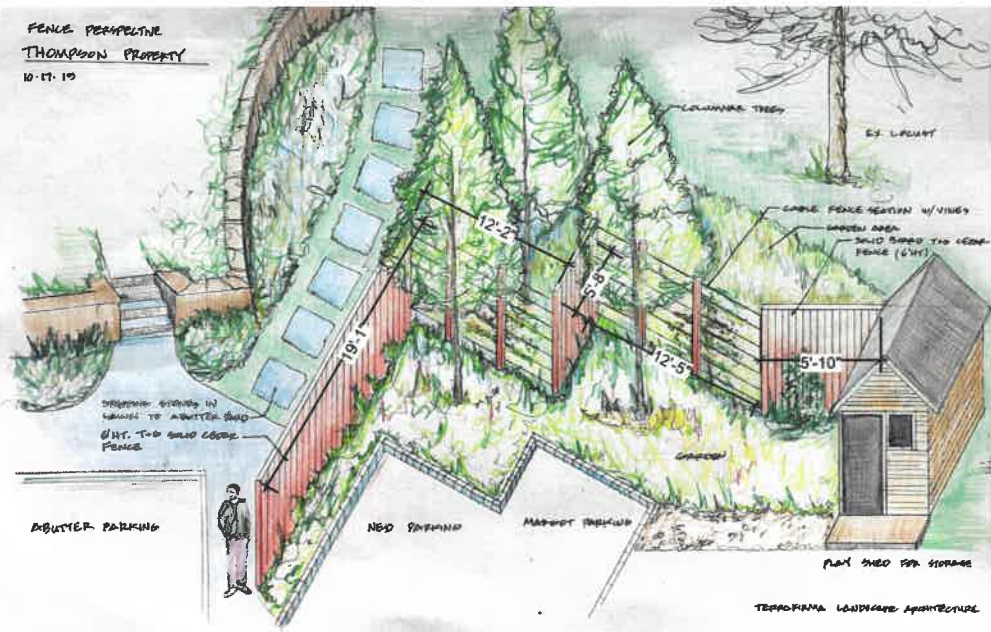
PLAY SHED FOR STORAGE

TERRAFIRMA LANDSCAPE ARCHITECTURE

terra firma  
 landscape architecture  
 163.a court street - portsmouth, nh 03801  
 phone: 603.436.8888 | terrace: terrafirmahandarch.com



Project No.	7/3/20	Issue Notes
Revision	THOMPSON	ADMIN. APPROVAL MINOR AMENDMENTS SUBMISSION
Project ID	THOMPSON	No.
Drawing Code	THOMPSON	Date
Client Name	THOMPSON	No.
Project Manager	00/00/00	Date
Discipline	TP	
Checked By	TC	
Created By	TP	
Reviewed By	TP	
Submitted By	TP	
Project Name	terra firma landscape architecture 163.a Court St. Portsmouth, NH	
Project File	THOMPSON	Fence Sketch
Scale	NTS	
Sheet No.	L-02	
	1	



Date		7/19/20		Revision		THOMPSON		Project ID		THOMPSON		Drawing Code		Drawing Code		GDP File Name		THOMPSON		P&L Date		00/00/00		No.		A		Date		7/22/20		ADMIN. APPROVAL MINOR AMENDMENTS SUBMISSION		Issue Notes	
Designed By		TP		Checked By		TP		Reviewed By		TP		Submitted By		TP		Project Manager																			
Design Firm		terra firma landscape architecture		163.a Court St.		Portsmouth, NH																													
Project Title		THOMPSON		Landscape Plan																															
Scale		1/8"=1'-0"																																	
Sheet No.		L-01		of		1																													



**7. 105 Chapel Street**

**- Recommended Approval**

**Background:** The applicant is submitting cut sheets as requested by the Historic District Commission for a previously approved project (LU-20-108) which include: windows, doors, lighting, roofing, pavers, stairs, and wood details.

**Staff Comment:** Recommended Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



# Wm MICHAEL CAMPBELL AIA

## ARCHITECT

P.O. BOX 86  
FARMINGDALE, NJ 07727  
PHONE: 732-919-2750  
FAX: 732-919-2751  
MOBILE: 732-241-6516

July 22, 2020

Historic District Commission  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, New Hampshire 03801

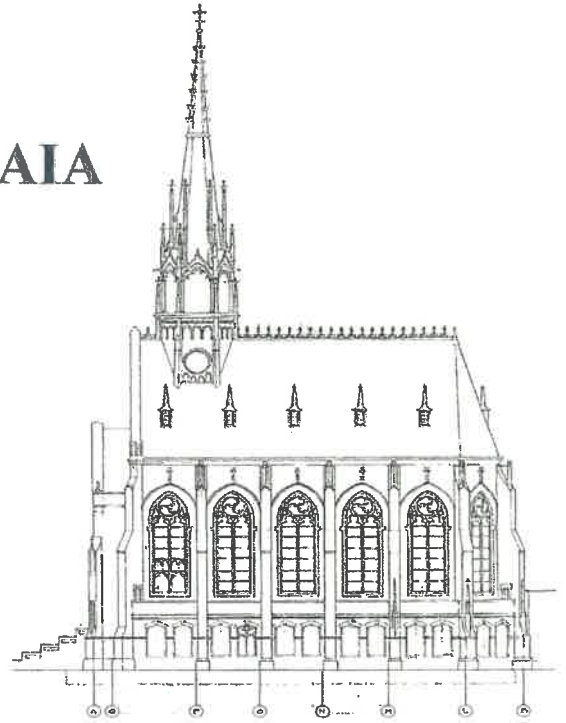
RE: St. John's Episcopal Church #LUHD-117

Dear HDC Board Members,

As per discussions at our last meeting attached are cut sheets and more detailed descriptions of various materials and fixtures to be incorporated into the above referenced project.

Submittals are as follows:

1. Windows – Pella Reserve Series with simulated divided lights, interior spacer bar and wood interior and exterior stiles and mullions to match size and profile of the existing church windows. Painted exterior to match “St. John’s Yellow”.
2. Doors – Pella Reserve Series Commercial doors with simulated divided lights, interior spacer bar and wood interior and exterior stiles and mullions. Mullions to match profile and dimensions of existing windows. Painted exterior to match “St. John’s Yellow”.



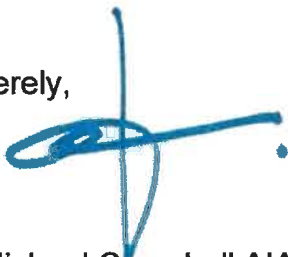
3. Lighting – six lanterns at rear elevation. Front elevation – wall washing up lights at masonry piers set in planter. Similar to up lights on the church. Six lanterns at rear / patio elevation as shown in attachment.
4. Roofing – Boral Inspire Solutions to match existing, recently installed, roofing on church proper.
5. Pavers – Rear patio and front ramp/landings to be brick pavers to match existing public sidewalk and ramp. A significant quantity of existing pavers can be salvaged and reused.
6. Stairs – Granite one-piece treads and risers. Treads minimum 1 ½” thickness.
7. Wood casing, wood molding and trim – Rot resistant wood species such as cedar or cypress painted to match “St. John’s Yellow”. Fascia and cornices to match dimensions and profiles of existing cornice on Thaxter Hall north elevation (facing church and smaller of the two sizes of cornice on the building).

Submittals for 1-4 above are attached. 5-6 are natural or existing materials.

Key plans and elevations are also attached.

If there are any questions or concerns, please forward or we can discuss at the next meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "W. Michael Campbell". The signature is stylized with a large loop and a horizontal stroke.

W. Michael Campbell AIA



Exterior Perspective 7



St John's Episcopal Church  
Portsmouth, New Hampshire

W. Michael Campbell  
269 West Farms Road  
Farmingdale, NJ 07727  
[www.religiousarchitecture.com](http://www.religiousarchitecture.com)

Exterior Perspective 9



St John's Episcopal Church  
Portsmouth, New Hampshire

W. Michael Campbell  
369 West Farms Road  
Farmingdale, NJ 07727  
[www.religiousarchitecture.com](http://www.religiousarchitecture.com)



Pella®  
Reserve™  
Traditional



Photograph(s)  
© Scott Barrow Photography

## Authentically Detailed.

Meticulously designed to replicate the historical millwork process, Pella® Reserve™ offers unparalleled authenticity. Each piece is original, featuring excellent craftsmanship to reflect your project's unique personality and customized to fit your vision.

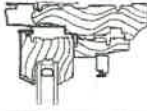
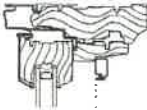
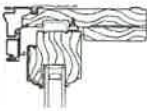
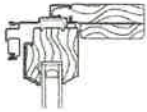
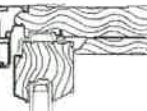
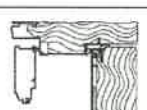
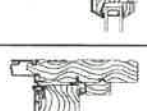
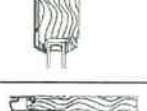
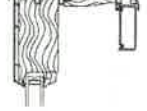
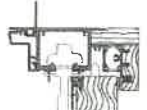
- A wide range of glazing options as well as impact-resistant.
- Divided light options available in Integral Light Technology® grilles, grilles-between-the-glass or wood removable grilles in standard and custom patterns.
- Wide range of historically authentic features and attributes including butt joinery and through stiles.
- Two exterior sash profiles are available: Ogee and Putty Glaze.
- Virtually unlimited exterior color options, EnduraClad® protective finish in 27 standard colors plus nearly unlimited custom colors.



Wood Windows and Patio Doors

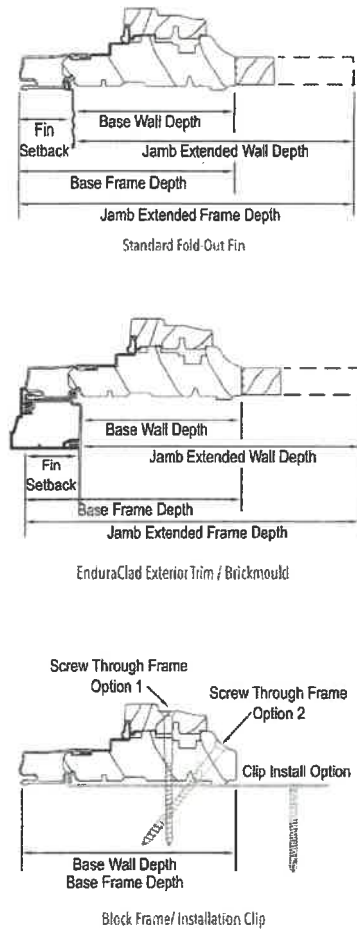


Available with factory-installed  
integrated security sensors.

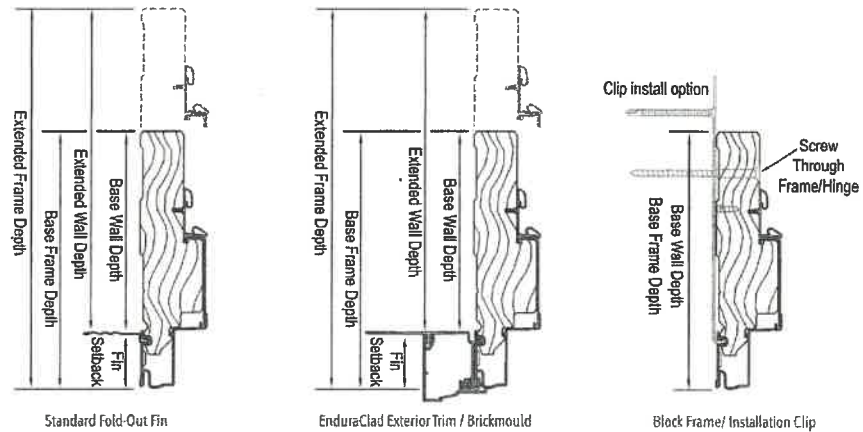
	Cross Section	Frame / Install	Wall Depth Range	Performance Range
Awning Vent and Fixed		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1-5/16" Base Wall Depth: 3-11/16" Jamb extended wall depth: 3-11/16" - 9-3/16"	LC30 - CW50 U: 0.25 - 0.34 SHGC: 0.16 - 0.47 STC: up to 35
Casement Vent and Fixed		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1-5/16" Base Wall Depth: 3-11/16" Jamb extended wall depth: 3-11/16" - 9-3/16"	CW30 - CW50 U: 0.25 - 0.34 SHGC: 0.16 - 0.49 STC: up to 35
Single and Double-Hung		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1-5/16" Base Wall Depth: 3-11/16" Jamb extended wall depth: 3-11/16" - 9-3/16"	CW30 - CW50 U: 0.25 - 0.30 SHGC: 0.19 - 0.53 STC: up to 35
Precision Fit Double-Hung		Pocket Replacement	Overall frame depth: 4" Pocket frame depth: 3-1/4"	CW40 - CW50 U: 0.25 - 0.31 SHGC: 0.19 - 0.53 STC: up to 30
Monumental-Hung		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Jamb extended wall depth: 4-9/16" - 7-3/16"	LC25 - CW50 U: 0.25 - 0.30 SHGC: 0.17 - 0.47 STC: up to 34
In-Swing Patio Door		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Extended wall depth: 4-9/16" - 7-5/16"	LC40 - LC55 U: 0.25 - 0.32 SHGC: 0.13 - 0.40 STC: up to 35
Out-Swing Patio Door		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Jamb Extended wall depth: 4-9/16" - 9-3/16"	LC40 - LC70 U: 0.25 - 0.33 SHGC: 0.12 - 0.39 STC: up to 35
Sliding Patio Door		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Jamb Extended wall depth: 4-9/16" - 9-3/16"	LC25 - LC70 U: 0.29 - 0.32 SHGC: 0.15 - 0.42 STC: up to 35
Bifold Patio Door		Contact your local Pella Sales representative or Pella Architectural Support for assistance and additional details.		Out-Swing, Standard Sill: R15 - LC25 U: 0.26 - 0.44 SHGC: 0.13 - 0.45
Multi-Slide Patio Door		Contact your local Pella Sales representative or Pella Architectural Support for assistance and additional details.		1-1/2" Weep sill: R15 - LC25 Varies by sill type: U: 0.30 - 0.36 SHGC: 0.15 - 0.46

Performance ranges shown are for single-units and do not account for combinations (multiple units mulled together). Drawings are not to scale.

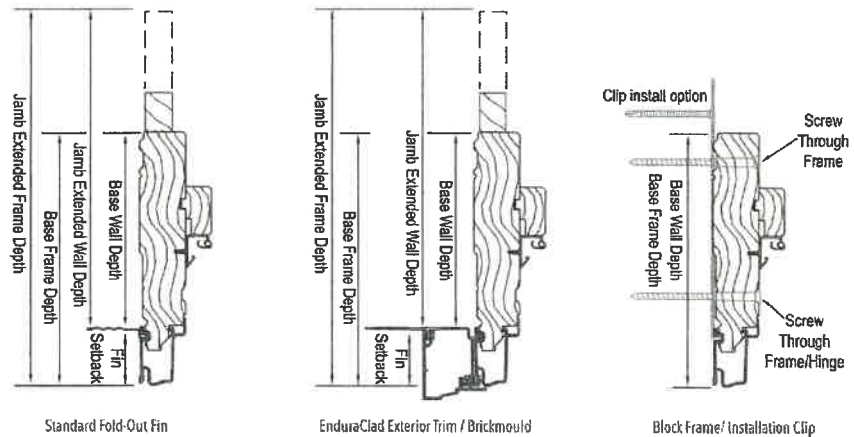
## Window frame dimensions



## In-Swing door frame dimensions



## Out-Swing door frame dimensions



Window and door frames shown are typical products only and may not apply to specialty windows, custom products or Multi-panel patio doors.

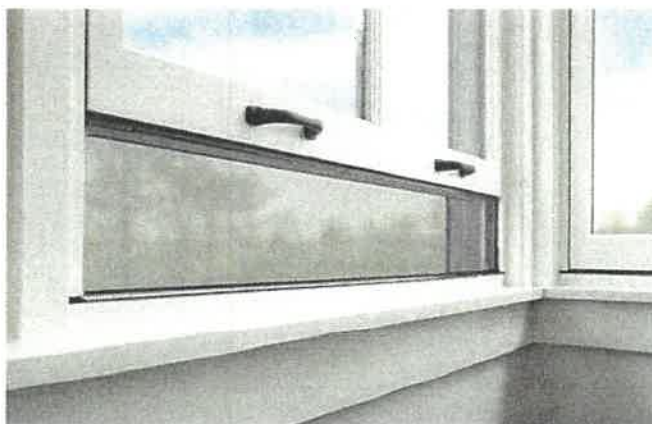
For Trim and Install accessories, see the first section of the Architectural Design Manual.

For Installation instructions visit [InstallPella.com](http://InstallPella.com).



Use this Quick-Read (QR) code with your mobile device for quick access.

You may need to first install a QR code reading App, an Internet connection is required.



## Rolscreen® retractable screens

Optional Rolscreen retractable screen rolls out of sight when you're not using it, so the screen stays protected.

Soft-closing retractable screens are available for casement windows and sliding patio doors.

## Integrated Rolscreen® retractable screen

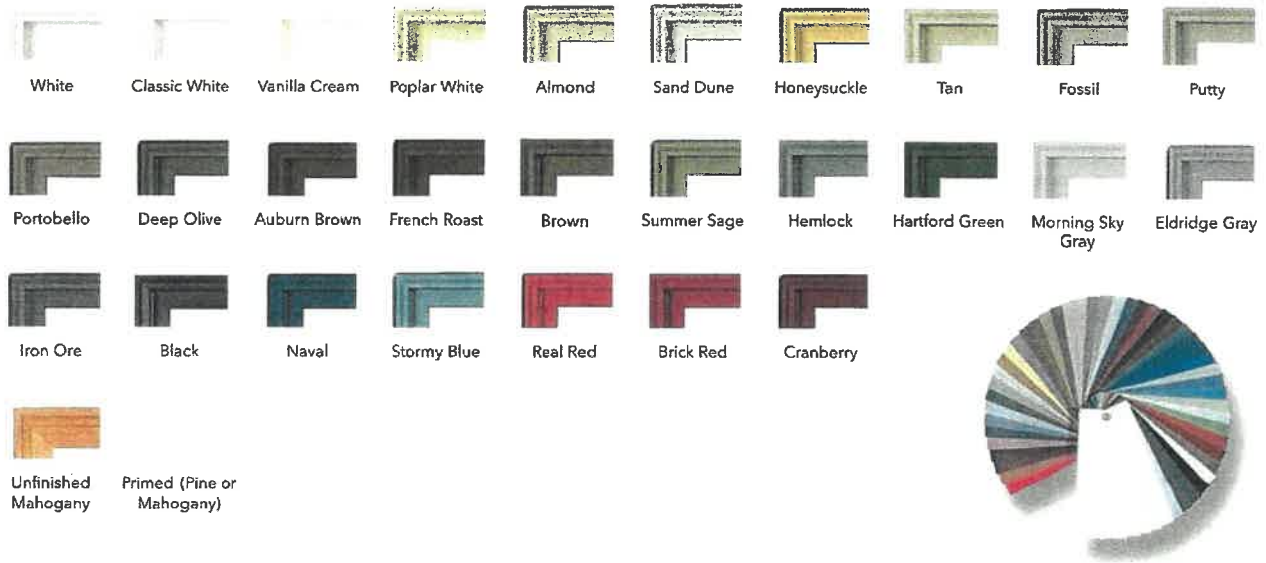
Our Patented retractable screen that moves seamlessly with the sash of a single- or double-hung window - appearing when you open the window and rolling out of sight when you close it. Providing a cleaner more polished look that allows more natural light into the space than a full screen.

This feature is exclusively offered on Pella® Reserve™ windows.

WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

## Finishes

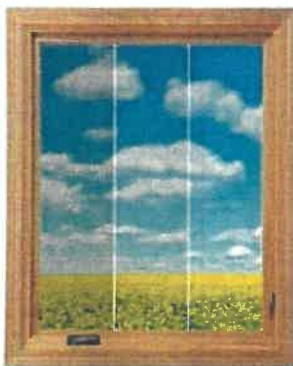
### EnduraClad® Protective Finish Standard Colors + Virtually Unlimited Custom Colors and Wood Options



### Interior Prefinished Colors



## Screens



### Vivid View® Screen

Provides the sharpest view and available as an upgrade on Pella wood windows and patio doors. Allows in 29% more light and is 21% more open to airflow compared to conventional screen. PVDF 21/17 mesh, 78% light transmissive.

### InView™ Screen

Standard screen on Pella wood windows and patio doors, as well as Rolscreen® retractable screens on wood casement windows and Integrated Rolscreen® on Pella® Reserve™ single- and double-hung windows. More transparent than conventional fiberglass, allows 14% more light and is 8% more open to airflow than conventional screen. Vinyl coated 18/18 mesh fiberglass, Complies with performance requirements of SMA 1201.

### Conventional Screen

Standard on Rolscreen® retractable screens on patio doors. Black vinyl coated 18/14 mesh fiberglass, Complies with ASTM D 3656 and SMA 1201.

Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

Because of printing and display limitations, actual colors may vary from those shown.



# Brand Overview

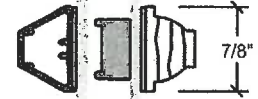
## Grilles

For a full list of grille size and pattern availability contact your local Pella sales representative.

### Integral Light Technology® Grilles

- Extruded aluminum or wood grilles are adhered to the exterior face
- Wood grilles are adhered to the interior face
- Between-the-glass foam spacers, which are aligned with the interior and exterior grilles, replicate the appearance of true divided lights
- Typical grilles are 7/8" wide putty glazed or ogee profile, other standard and custom widths are available
- Custom grille patterns are available

### Grille Profile

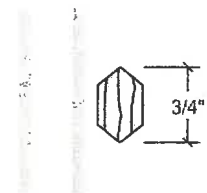


5/8" 7/8", 1-1/4", and 2" widths

### Roomside Removable Grilles

- Roomside wood grilles are securely attached to the interior, but can be removed for glass cleaning
- Typical grilles are 3/4" wide, other standard and custom widths and profiles are available

### Grille Profile

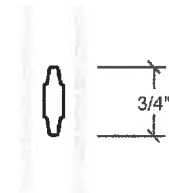


3/4", 1-1/4", and 2" widths

### Grilles-Between-the-Glass<sup>1</sup>

- Permanent aluminum grilles are factory-installed inside the airspace of insulating glass
- White, Tan<sup>2</sup>, Brown, Putty<sup>2</sup>, Black, Morning Sky Gray, Ivory, Sand Dune, Harvest, Cordovan or Brickstone interior.
- Grilles are 3/4" wide
- Interior colors complements today's most popular interior finishes; choose a color to coordinate with the window or door frame, or select a contrasting grille color for a one-of-a-kind look

### Grille Profile

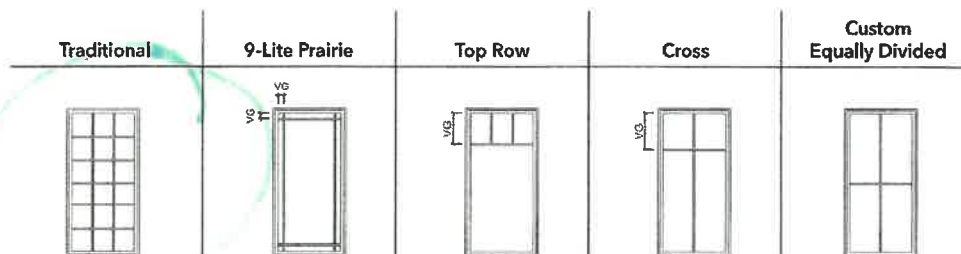


3/4" width

### Interior GBG Colors



### Available Patterns



Pattern availability may vary depending on size of unit.

Custom configurations are also available, for details contact your local Pella sales representative.

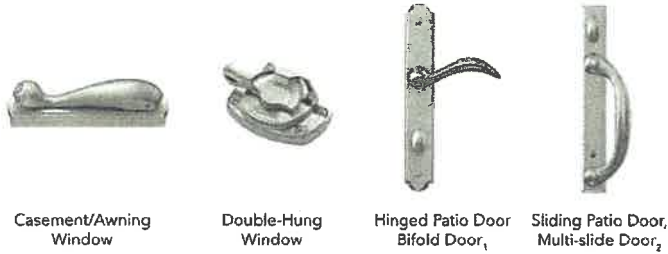
<sup>1</sup>) Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

<sup>2</sup>) Tan or Putty Interior GBG colors are available in single-tone (Tan/Tan or Putty/Putty).

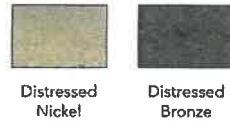
## Hardware

Consult your local Pella Sales Representative for a full list of available hardware options.

### Rustic Collection



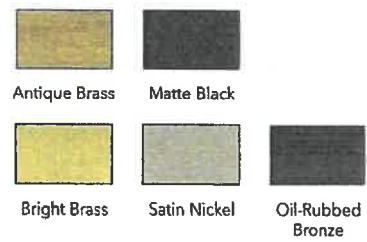
### Finishes



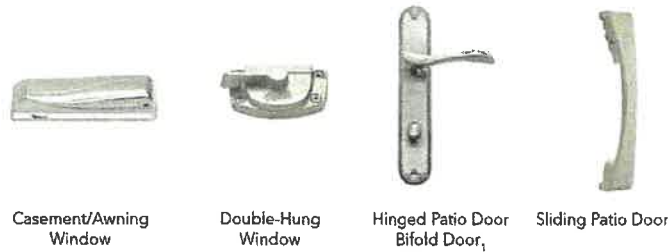
### Classic Collection



### Finishes



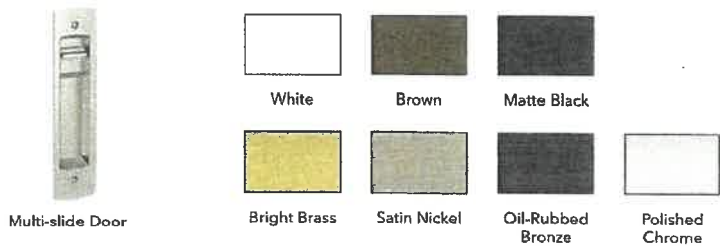
### Essential Collection



### Finishes

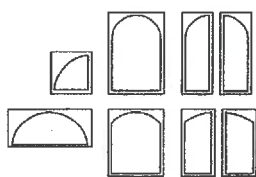


### Finishes



## Custom Capabilities

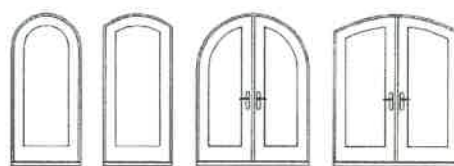
Consult your local Pella Sales Representative for available options.



Custom Glass Shapes Available



Custom Stile and Rail Widths Available



Custom Door Shapes Available

(1) Only available on Bifold configurations with a passage door. (2) Will not allow lead panel to stack completely. Because of printing and display limitations, actual colors may vary from those shown.

Search entire store here...



Click to expand

## Wheelhouse Wall Lamp - Solid Brass



£265.99

Code: Wheelhouse Wall Lamp

Finish

Polished Brass (Unlacquered): ( £265.99 )



Quantity: &lt; 1 &gt;

ADD TO CART

ENQUIRE

DETAIL

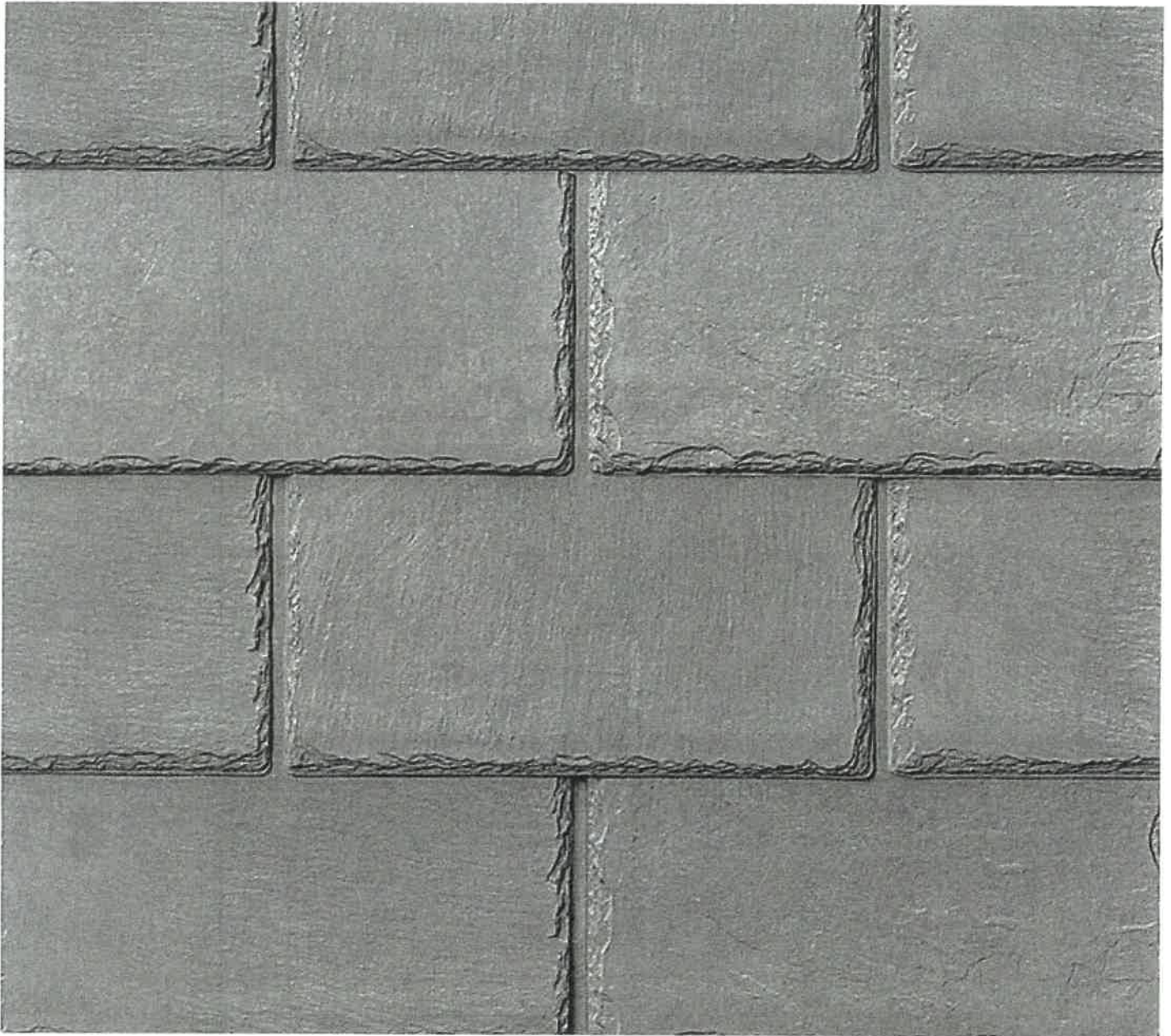
SPECIFICATION

REVIEWS

Manufacturer	Limehouse Lamp Company
Lampholder	B22 (BC)
Bulb Type	GLS
No.of Lamps	1
Wattage (max)	40w
Height (mm)	345
Width (mm)	215
Projection (mm)	320
Finish	Polished Brass (Unlacquered)
MPN	448W PBUL



**INSPIRE**  
ROOFING PRODUCTS  
by BORAL



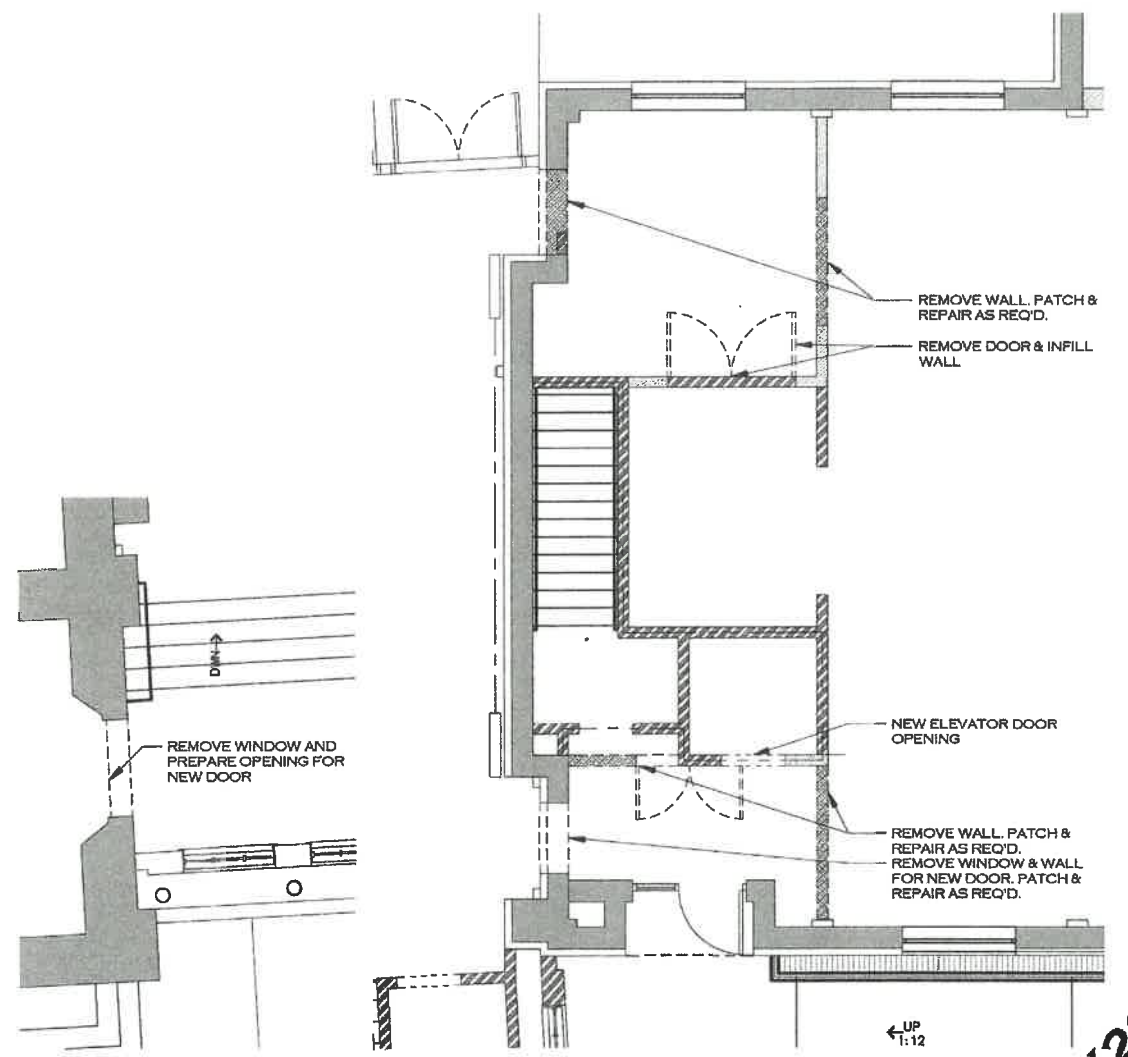
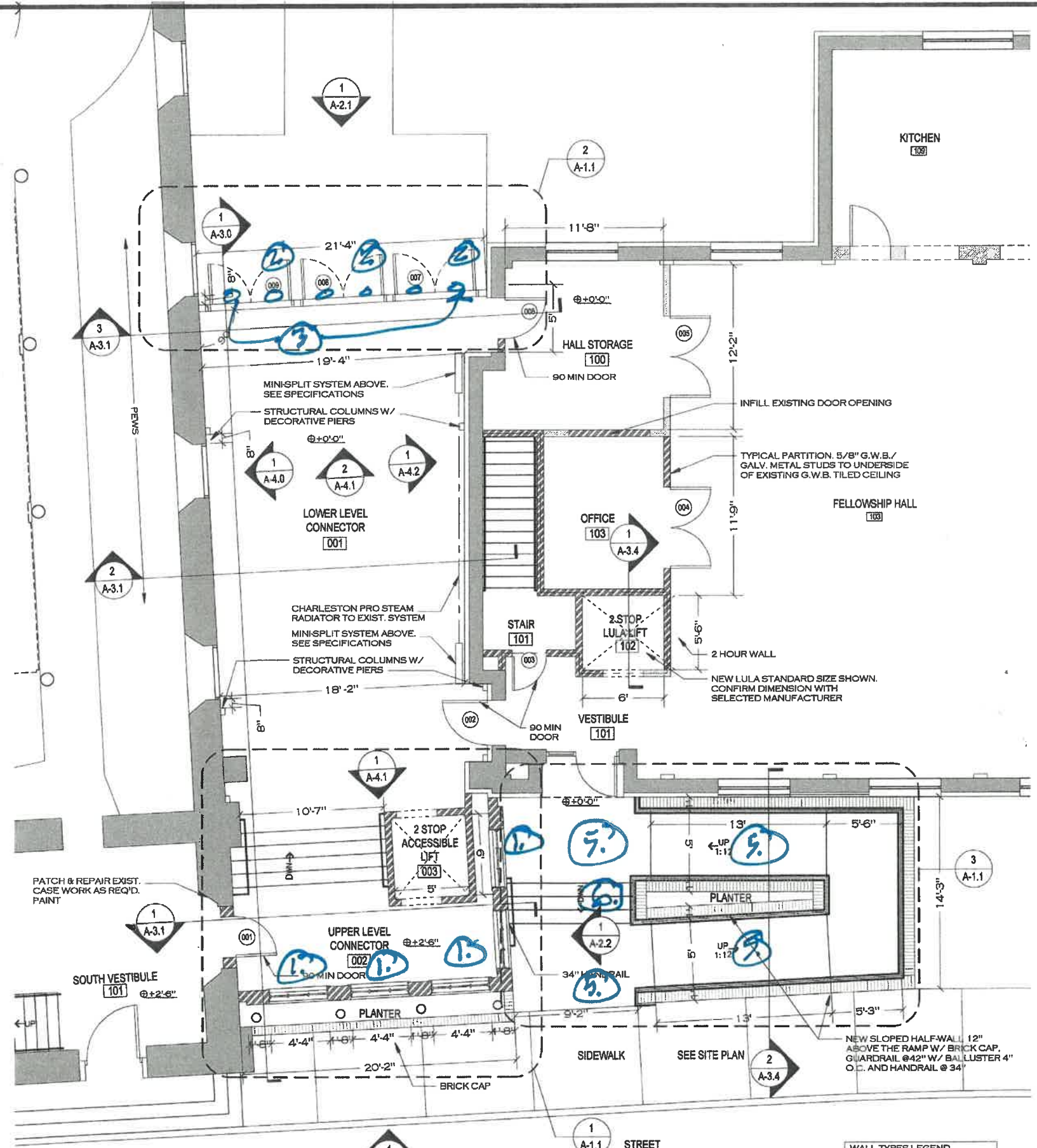
SKU: 41FUE5205

Classic Slate - Ash Grey

[www.BoralRoof.com](http://www.BoralRoof.com)

REV.	DATE	REMARK
6-15-20		RELEASED FOR BID

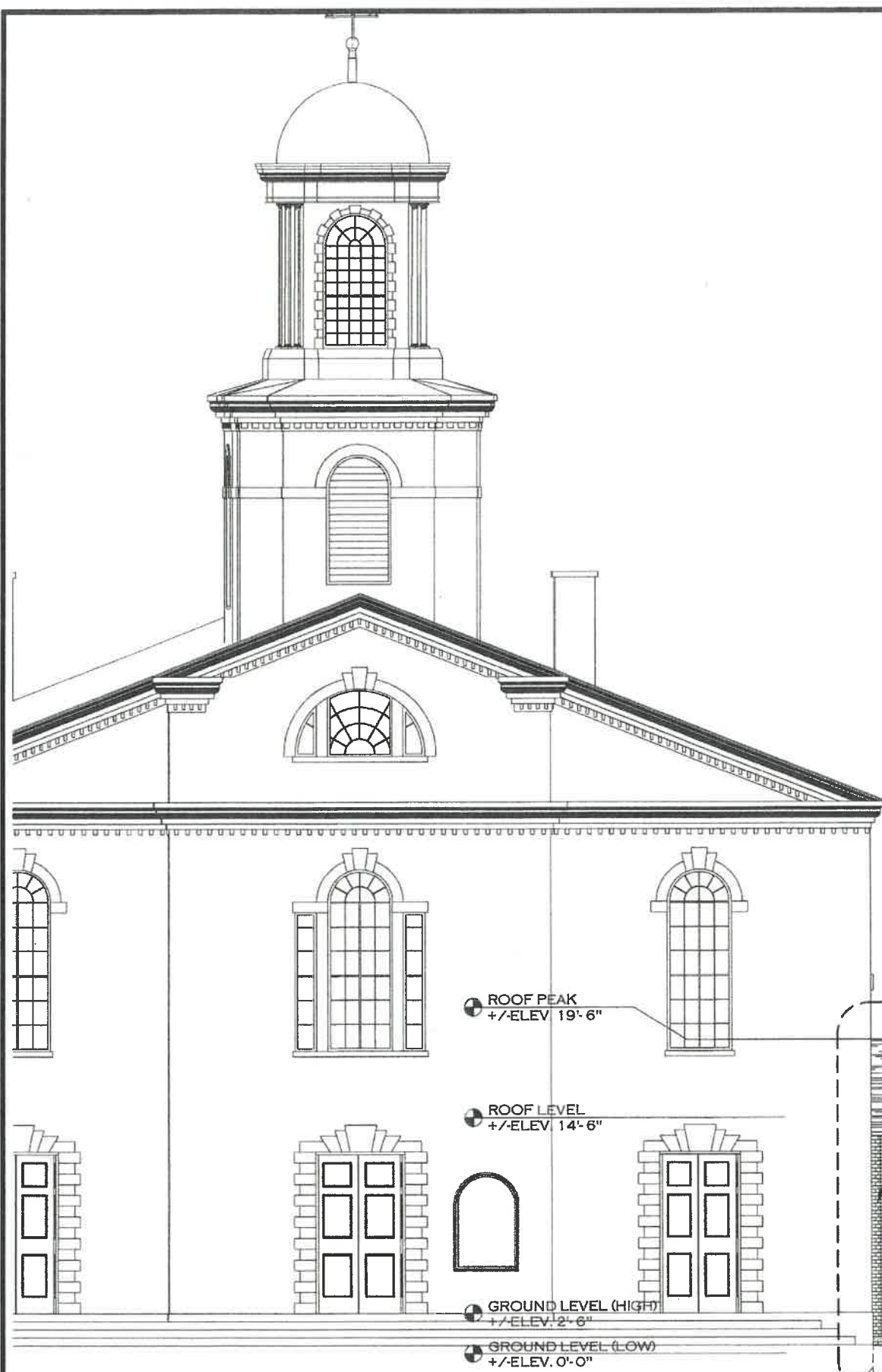
Wm MICHAEL CAMPBELL, A.I.A.  
NH License No: 04746



**RELEASED FOR BID 6/14/20**  
**WM MICHAEL CAMPBELL AIA**  
**ARCHITECT & PLANNER**  
 369 WEST FARMS ROAD, FARMINGDALE, N.J. 07727  
 PHONE 732-919-2750 FAX 732-919-2751  
**ST JOHN'S CHURCH**  
 101 CHAPEL STREET  
 PORTSMOUTH, NH  
 FLOOR PLAN  
 DRAWN BY: ARD  
 SHY A-1.0



REV.	DATE	REMARK
8-15-20		RELEASED FOR BID
		Wm MICHAEL CAMPBELL, A.I.A.
		NH License No: 04746



**FRONT ELEVATION**

1  
A-2.0

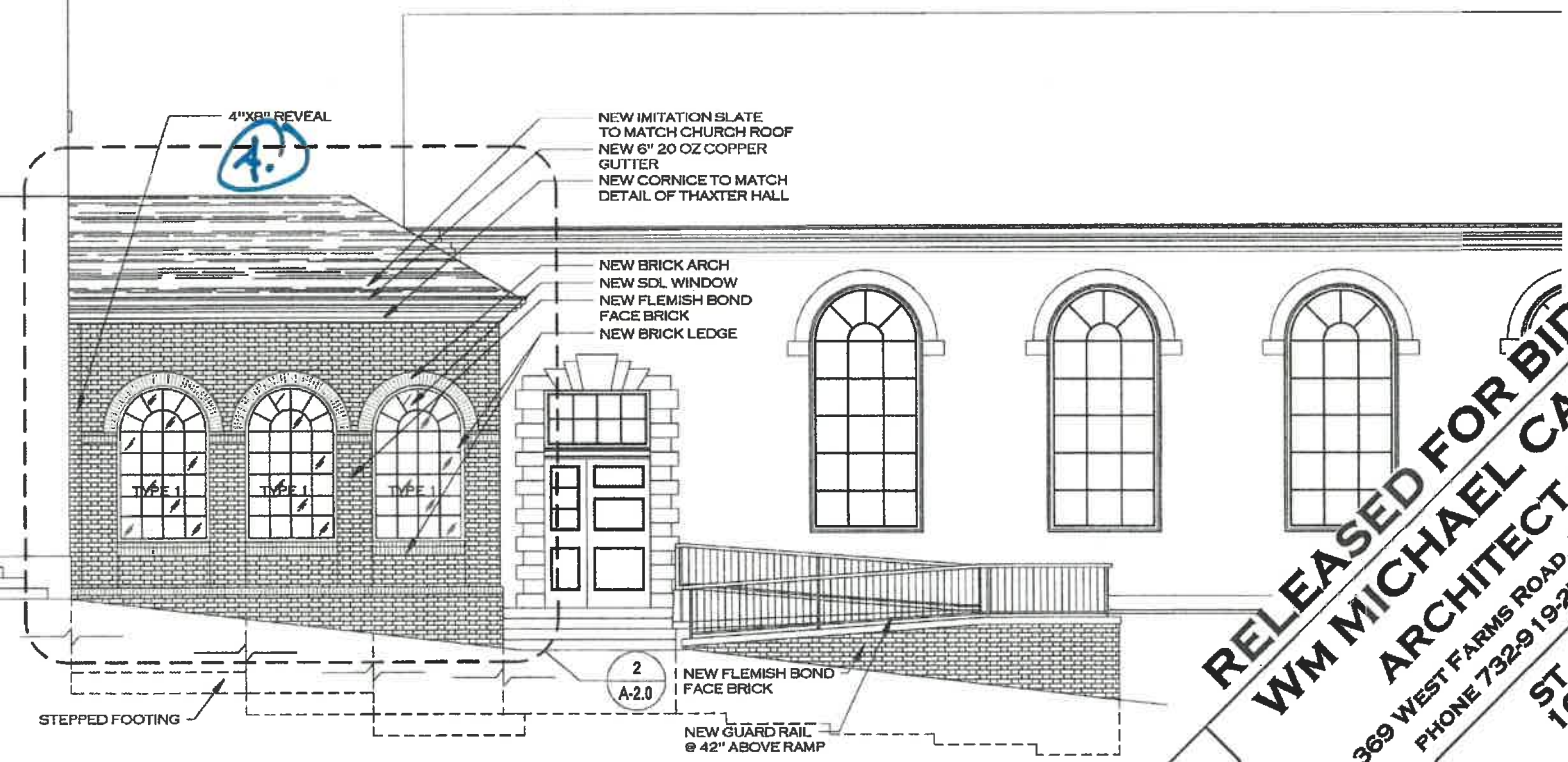
Scale: 1/4"=1'-0"



**ENLARGE ELEVATION**

1  
A-2.0

Scale: 1/2"=1'-0"



2  
A-2.0

**RELEASED FOR BID 6/14/20**  
**WM MICHAEL CAMPBELL AIA**  
**ARCHITECT & PLANNER**  
 369 WEST FARMS ROAD, FARMINGDALE, N.J. 07727  
 PHONE 732-919-2750 FAX 732-919-2751  
**ST JOHN'S CHURCH**  
 101 CHAPEL STREET  
 PORTSMOUTH, NH  
 FRONT ELEVATION  
 DRAWN BY: ARD  
 SHT A-2.0





**8. 35 Mark Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for the installation of an egress door and HVAC condenser at the rear of the garage on the property.

**Staff Comment:** Recommended Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

July 27, 2020

HDC Proposal for: 35 Mark St. Portsmouth NH

Contact/Owner: Jason and Katie Jenkins  
(603) 431-1743  
jasonrjenkins@gmail.com

This document is a request for HDC administrative approval for two minor changes on our existing approved plan that was approved September 4<sup>th</sup>, 2019. (Land Use Application LU-19-188)

The first involves adding a mini-split HVAC condenser to the back of the garage where it will be obscured by a tall privacy fence. I did note this condition in my presentation to the HDC at the time, but it was not mentioned in the actual application, so I just want to update the HDC records ensure the condenser is included in the official approval. The unit we have specified is a Mitsubishi MUZ-FH15NAH which measures 33"Wx34"Hx13"D. See full specification included in this packet.

The second request is to add an exterior door to the back of the garage. The need for this door was not apparent until noted by the building inspector that it will be required for fire safety egress. On the interior of the garage is an existing staircase in the back corner. This will be the only means of accessing the upstairs. For egress safety we are not allowed to exit into the first-floor garage space, instead we must have an exit directly to the exterior. The best place to do this is from the interior landing in the back corner where the new door will exit the rear of the building to a 3'x3' granite landing approx. 14" above grade. Because of the low height we do not need a variance or a railing. This new door will be on the same wall as the HVAC condenser and both are obscured by the privacy fence. The door specified is a Therma-Tru Fiberglass Smooth-Star Simulated Divided-lite Half Lite 2 Panel Style No. S262XG-SDL.

Thank you for your time and consideration in evaluating this proposal.

Sincerely,

Jason & Katie Jenkins

35 Mark St. Portsmouth NH 03801



35 Mark St. Garage. Existing Condition (above) vs. Proposed (below)



35 Mark St. Portsmouth  
Existing Conditions of Detached 2-car garage





Existing Conditions

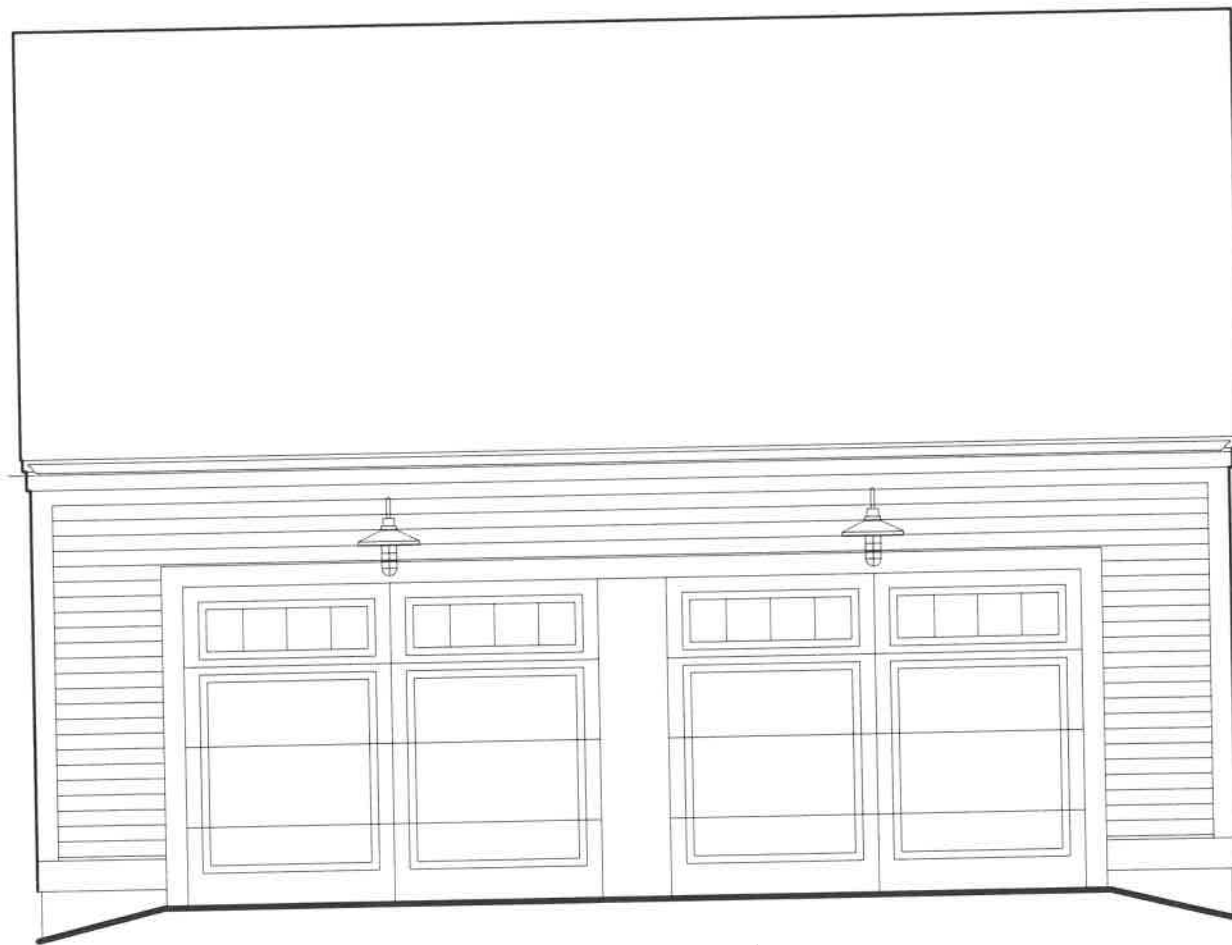
2 GARAGE: SIDE ELEVATION (PLAY YARD)  
1/4" = 1'-0"



Proposed

2 GARAGE: SIDE ELEVATION (PLAY YARD)  
1/4" = 1'-0"

2nd FLR.  
T.O. SUBFLR.  
(EXIST'G)



Existing Conditions



GARAGE: FRONT ELEVATION (MARK ST.)

1/4" = 1'-0"

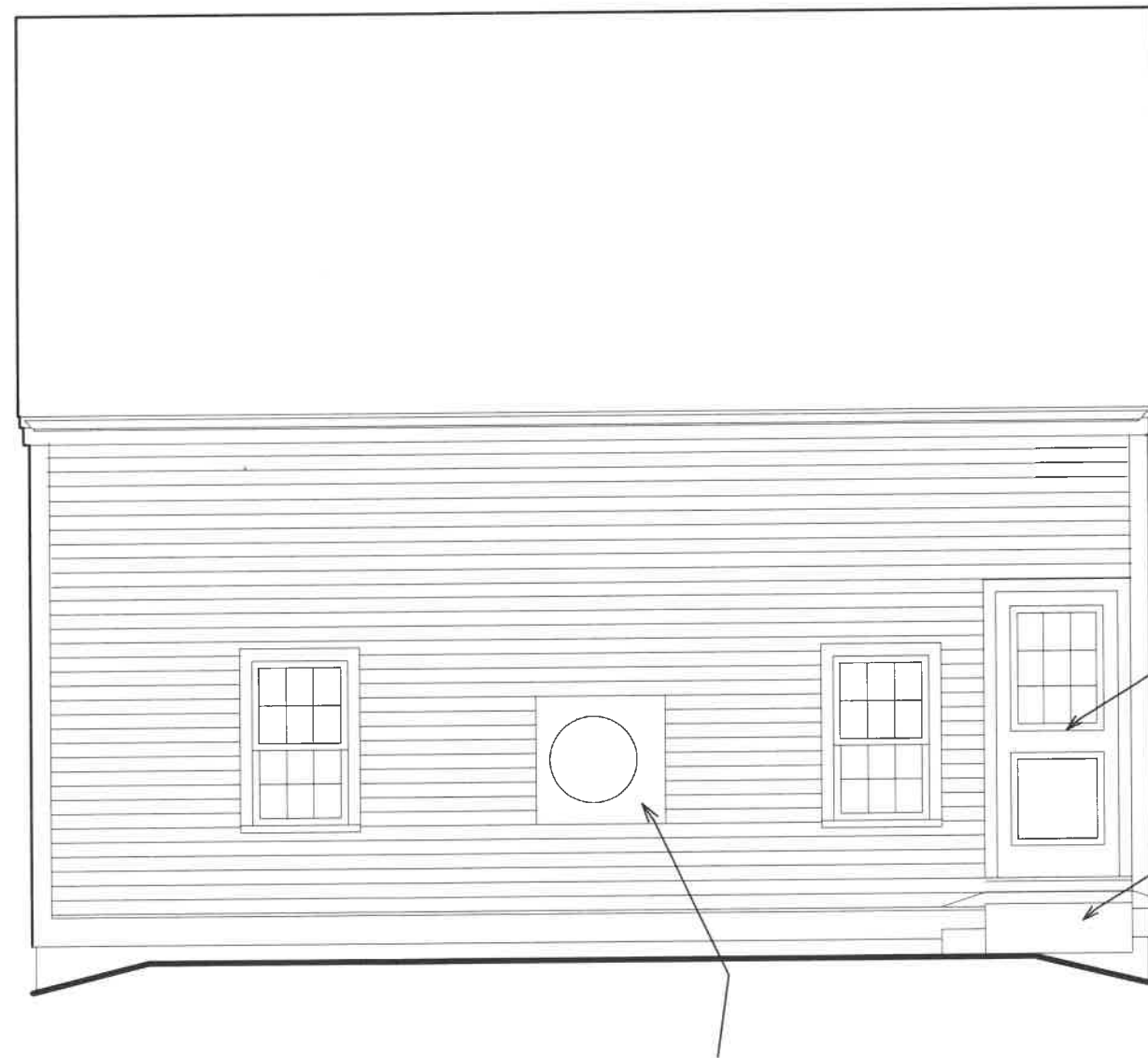


2nd FLR.  
T.O. SUBFLR.  
(EXISTG)



Proposed

1 GARAGE: FRONT ELEVATION (MARK ST.)  
1/4" = 1'-0"



New exterior door at bottom of interior stairwell to provide fire egress from upstairs. Threshold approx 21" above grade.

New exterior landing granite 14"H - 36"x36" with one step down to grade. No railing.

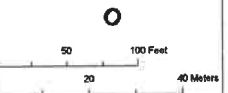
New HVAC condenser  
33"Wx34"Hx13"D

\*Note: Back of garage is obscured by a tall privacy fence, so this door and condenser will be barely noticeable.

3 GARAGE: BACK ELEVATION  
1/4" = 1'-0"



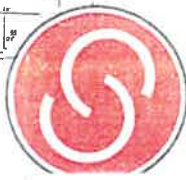
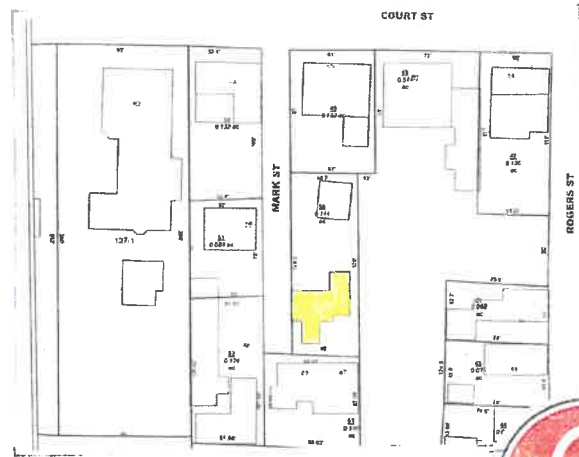
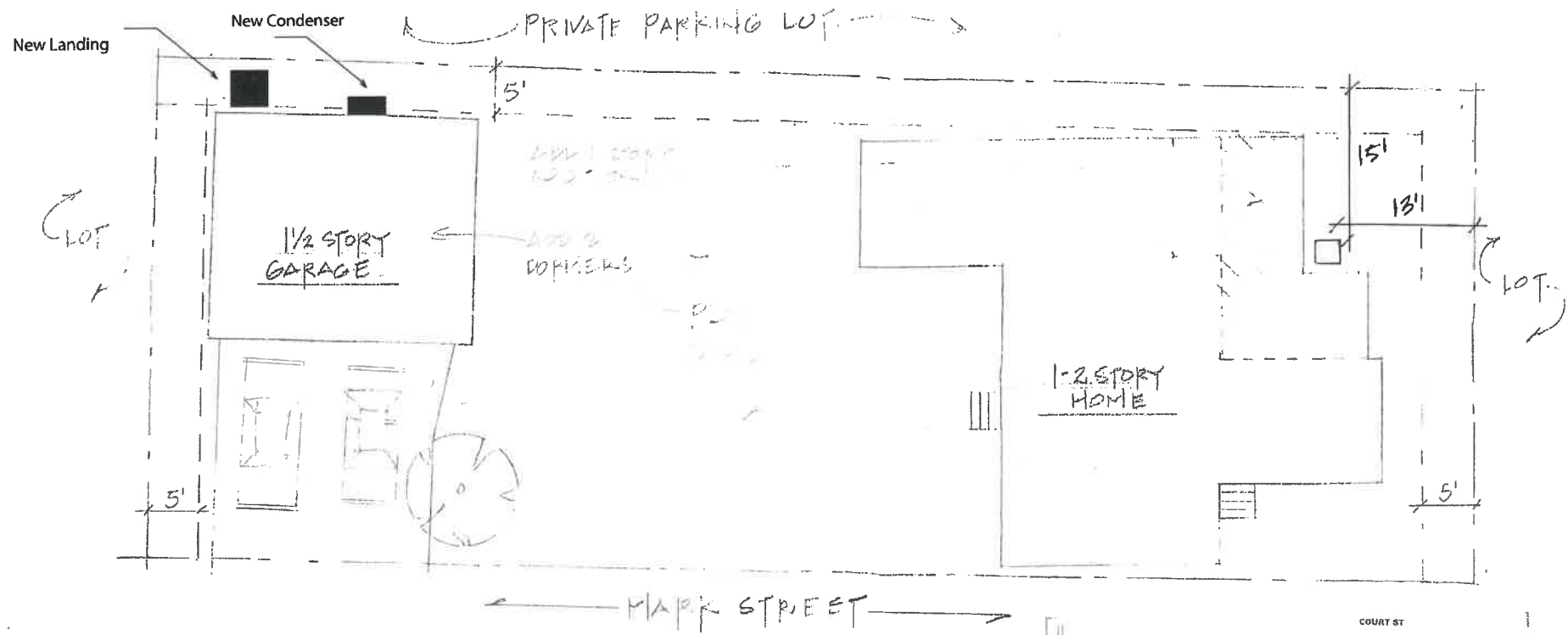
- Partial Legend**  
 See the cover sheet for the complete legend.
- 7-5A Lot or lot-unit number
  - 2.54 m Parcel area in acres (ac) or square feet (sf)
  - Address number
  - 223-127 Parcel number from a neighboring map
  - Parcel line dimension
- SIMS AVE** Street name
- Parcel/Parcel boundary
  - Parcel/RDW boundary
  - Water boundary
  - Structure (1994 data)
  - Parcel covered by this map
  - Parcel from a neighboring map (see other map for current status)



*This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are re-assessed as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent postal or legal addresses.*



Portsmouth, New Hampshire  
 2018  
**Tax Map 116**

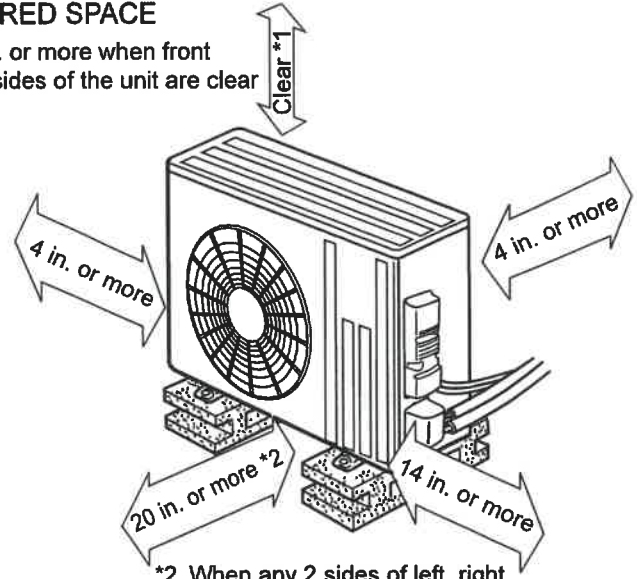


# DIMENSIONS: MUZ-FH15NAH

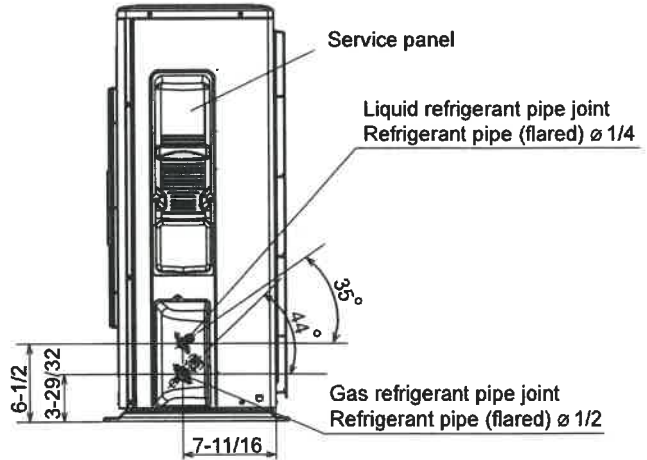
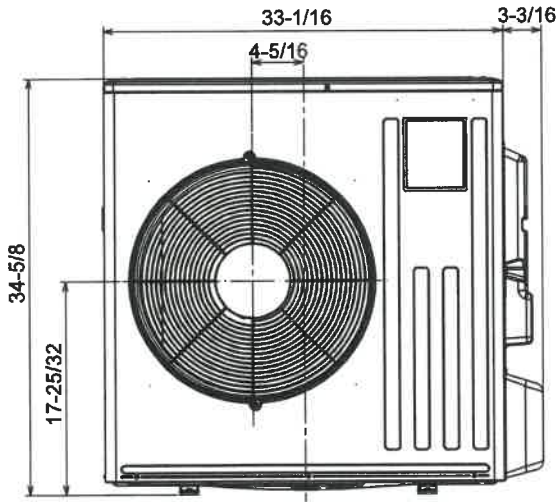
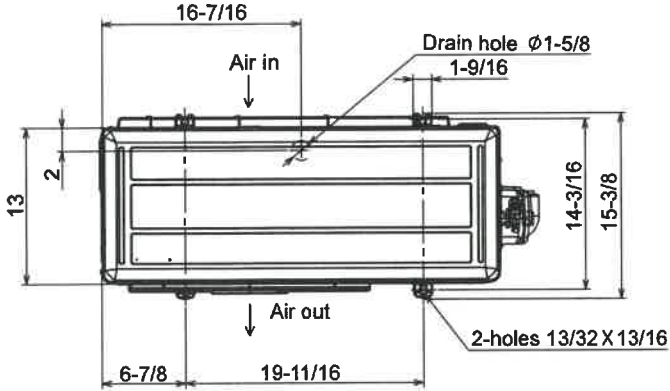
Unit: inch

### REQUIRED SPACE

\*1 20 in. or more when front and sides of the unit are clear



\*2 When any 2 sides of left, right and rear of the unit are clear



1340 Satellite Boulevard, Suwanee, GA 30024  
Toll Free: 800-433-4822 www.mehvac.com



## Smooth-Star<sup>®</sup>

Half Lite 2 Panel | Style No. S262-SDL 



3.6 (13) [Write a review](#)

### 6 Available Sizes

2'8" x 6'8" 2'8" x 7'0" 2'10" x 6'8" 2'10" x 7'0" 3'0" x 6'8" 3'0" x 7'0"

>





## Double-Hung Windows

Andersen® E-Series double-hung windows come in custom colors, unlimited interior options and dynamic sizes and shapes. Every E-Series double-hung window is made to your exact specifications, giving you unmatched freedom.



### DURABLE

- Virtually maintenance-free
- Exteriors never need painting and won't crack, peel, flake or blister\*
- Extruded aluminum exteriors provide greater structural capabilities than thinner, roll-form aluminum

### ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many E-Series double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

### BEAUTIFUL

- 50 exterior colors, seven anodized finishes and custom colors
- Variety of wood species and interior finishes
- Extensive hardware selection, grilles, decorative glass options and more



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

®ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.

**OPTIONS & ACCESSORIES**

- Energy-efficient & decorative glass options
- Stormwatch® protection for coastal areas
- VeriLock® security sensors
- Wide variety of hardware styles & finishes
- Variety of grille styles & sizes
- Exterior trim options

**EXTERIOR COLOR OPTIONS**



**Anodized Finishes**



Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen dealer for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

**INTERIOR OPTIONS**

**Wood Species**



**Interior Finishes & Painted Options**



**HARDWARE FINISHES**

**Sash Locks**



**Optional Sash Lifts**



\*The mahogany name is representative of non-endangered African mahoganies.  
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For more information or to find a dealer, visit [andersenwindows.com/ac](http://andersenwindows.com/ac) or call 877.577.7655.



**9. 170 Mechanic Street - Recommended Approval**

**Background:** The applicant is seeking approval for changes to a previously approved project (LU-19-53) the applicant has eliminated two windows on the west side addition, changes the basement windows from a 3 light to a 2 light, a total of 12 replacement windows were made to match the rest of the new Anderson Woodright 400 Series double-hung windows, and would like to eliminate the garage window on the west side.

**Staff Comment:** Recommended Approval

**Stipulations:**

- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_

FOR TYPICAL ELEVATION NOTES SEE REAR ELEVATION, SHEET 8

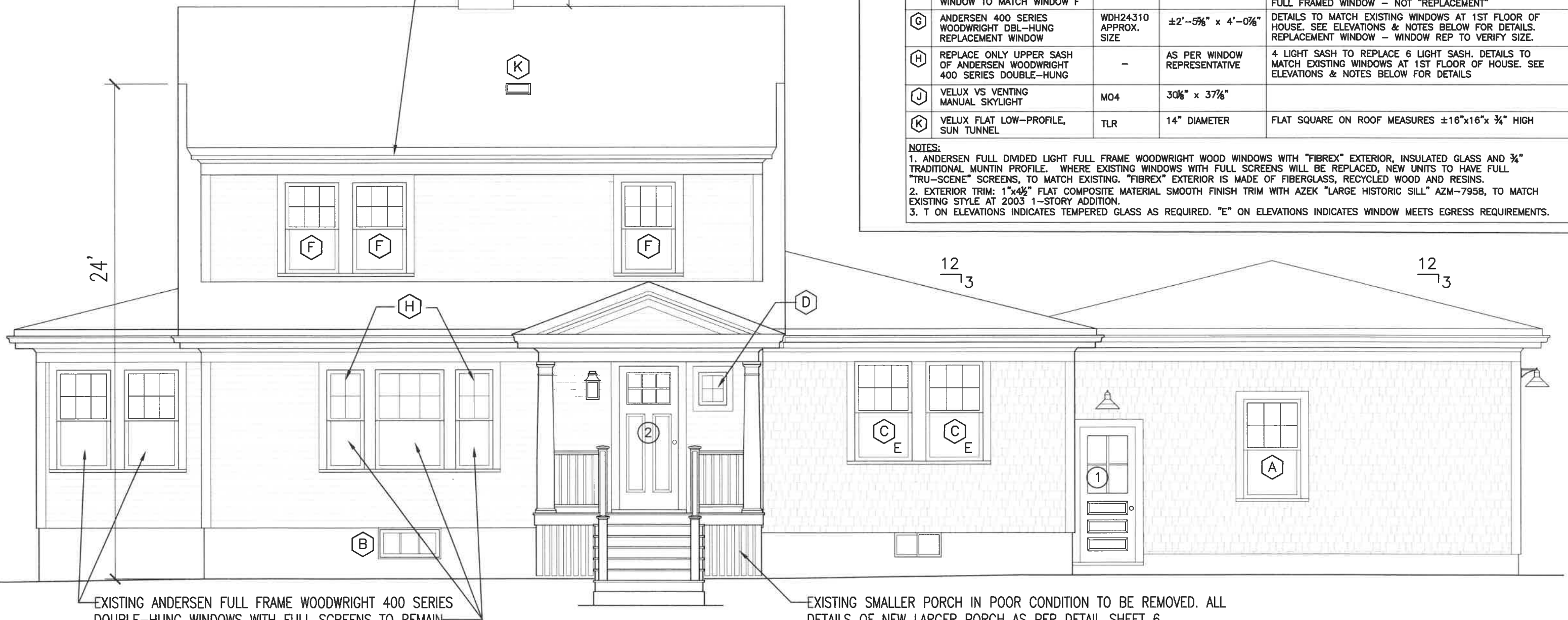
2ND FLR FRONT FASCIA TRIM: REPAIR / REPLACE AS REQUIRED:

- BROSCO WOOD CROWN MOULDING WM57 8004 1 1/16" x 5 1/4" OVER 3/4" LIFESPAN SOLID SELECT PINE FASCIA BOARD TO MATCH EXISTING

- BROSCO WOOD BED MOULDING WM70 8019 9/16" x 2 3/4" OVER 1" x COMPOSITE MATERIAL FRIEZE BOARD TO MATCH EXISTING

NEW BRICK CHIMNEY FROM ROOF TO TOP OF CAP. STYLE TO MATCH THAT OF CHIMNEY TOP AT 49 PICKERING STREET. BRICK TO MATCH EXISTING. SEE PHOTO ON SHEET 4.

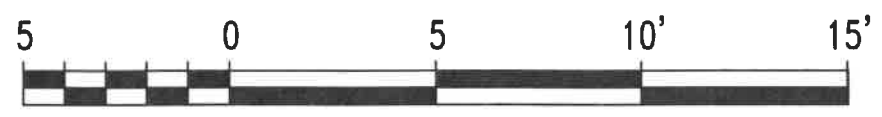
BLUESTONE TOP



WINDOW SCHEDULE				
SYM	STYLE	UNIT #	WIN. DIMENSION	NOTES
A	ANDERSEN FULL FRAME WOODWRIGHT 400 SERIES DOUBLE-HUNG, AT GARAGE	WDH28410	2'-9 5/8" x 5'-0 7/8"	DETAILS TO MATCH EXISTING WINDOWS AT 1ST FLOOR OF HOUSE, EXCEPT SCREENS TO BE "TRU-SCENE" 1/2 SCREENS. SEE ELEVATIONS & NOTES BELOW FOR MORE DETAILS.
B	ANDERSEN 100 SERIES BASEMENT AWNING	3016	2'-11 1/2" x 1'-5 1/2"	WHITE FIBREX INSULATED WINDOW. 3 LIGHT, FULL DIVIDED LIGHT, TO MATCH EXISTING WOOD BASEMENT WINDOWS - CURRENTLY HIDDEN BY SLIDING STORM WINDOWS
C	ANDERSEN FULL FRAME WOODWRIGHT 400 SERIES DOUBLE-HUNG	WDH2846	2'-9 5/8" x 4'-8 7/8"	DETAILS TO MATCH EXISTING WINDOWS AT 1ST FLOOR OF HOUSE. SEE ELEVATIONS & NOTES BELOW FOR DETAILS. FULL FRAMED WINDOW - NOT "REPLACEMENT"
D	MARVIN CLAD ULTIMATE CASEMENT WINDOW, FIXED	CUCA1620	1'-4" x 1'-7 7/8"	DETAILS TO MATCH EXISTING WINDOWS AT 1ST FLOOR OF HOUSE. SEE ELEVATIONS & NOTES BELOW FOR DETAILS
E	ANDERSEN FULL FRAME WOODWRIGHT 400 SERIES DOUBLE-HUNG	WDH2442 REP. TO VERIFY	2'-5 5/8" x 4'-4 7/8"	DETAILS TO MATCH EXISTING WINDOWS AT 1ST FLOOR OF HOUSE. SEE ELEVATIONS & NOTES BELOW FOR DETAILS. FULL FRAMED WINDOW - NOT "REPLACEMENT"
F	ANDERSEN FULL FRAME WOODWRIGHT 400 SERIES DOUBLE-HUNG	WDH2642 REP. TO VERIFY	2'-7 7/8" x 4'-4 7/8"	DETAILS TO MATCH EXISTING WINDOWS AT 1ST FLOOR OF HOUSE. SEE ELEVATIONS & NOTES BELOW FOR DETAILS. FULL FRAMED WINDOW - NOT "REPLACEMENT"
F1	ANDERSEN FULL FRAME 400 SERIES EGRESS CASEMENT WINDOW TO MATCH WINDOW F	CX145 REP. TO VERIFY	2'-7 1/2" x 4'-4 13/16"	DETAILS TO MATCH WINDOW F, BUT WITH "SIMULATED CHECK RAIL". FULL FRAMED WINDOW - NOT "REPLACEMENT"
G	ANDERSEN 400 SERIES WOODWRIGHT DBL-HUNG REPLACEMENT WINDOW	WDH24310 APPROX. SIZE	±2'-5 5/8" x 4'-0 7/8"	DETAILS TO MATCH EXISTING WINDOWS AT 1ST FLOOR OF HOUSE. SEE ELEVATIONS & NOTES BELOW FOR DETAILS. REPLACEMENT WINDOW - WINDOW REP TO VERIFY SIZE.
H	REPLACE ONLY UPPER SASH OF ANDERSEN WOODWRIGHT 400 SERIES DOUBLE-HUNG	-	AS PER WINDOW REPRESENTATIVE	4 LIGHT SASH TO REPLACE 6 LIGHT SASH. DETAILS TO MATCH EXISTING WINDOWS AT 1ST FLOOR OF HOUSE. SEE ELEVATIONS & NOTES BELOW FOR DETAILS
J	VELUX VS VENTING MANUAL SKYLIGHT	MO4	30 1/8" x 37 7/8"	
K	VELUX FLAT LOW-PROFILE, SUN TUNNEL	TLR	14" DIAMETER	FLAT SQUARE ON ROOF MEASURES ±16"x16"x 3/4" HIGH

NOTES:  
 1. ANDERSEN FULL DIVIDED LIGHT FULL FRAME WOODWRIGHT WOOD WINDOWS WITH "FIBREX" EXTERIOR, INSULATED GLASS AND 3/4" TRADITIONAL MUNTIN PROFILE. WHERE EXISTING WINDOWS WITH FULL SCREENS WILL BE REPLACED, NEW UNITS TO HAVE FULL "TRU-SCENE" SCREENS, TO MATCH EXISTING. "FIBREX" EXTERIOR IS MADE OF FIBERGLASS, RECYCLED WOOD AND RESINS.  
 2. EXTERIOR TRIM: 1"x4 1/2" FLAT COMPOSITE MATERIAL SMOOTH FINISH TRIM WITH AZEK "LARGE HISTORIC SILL" AZM-7958, TO MATCH EXISTING STYLE AT 2003 1-STORY ADDITION.  
 3. T ON ELEVATIONS INDICATES TEMPERED GLASS AS REQUIRED. "E" ON ELEVATIONS INDICATES WINDOW MEETS EGRESS REQUIREMENTS.

FRONT ELEVATION - MECHANIC STREET

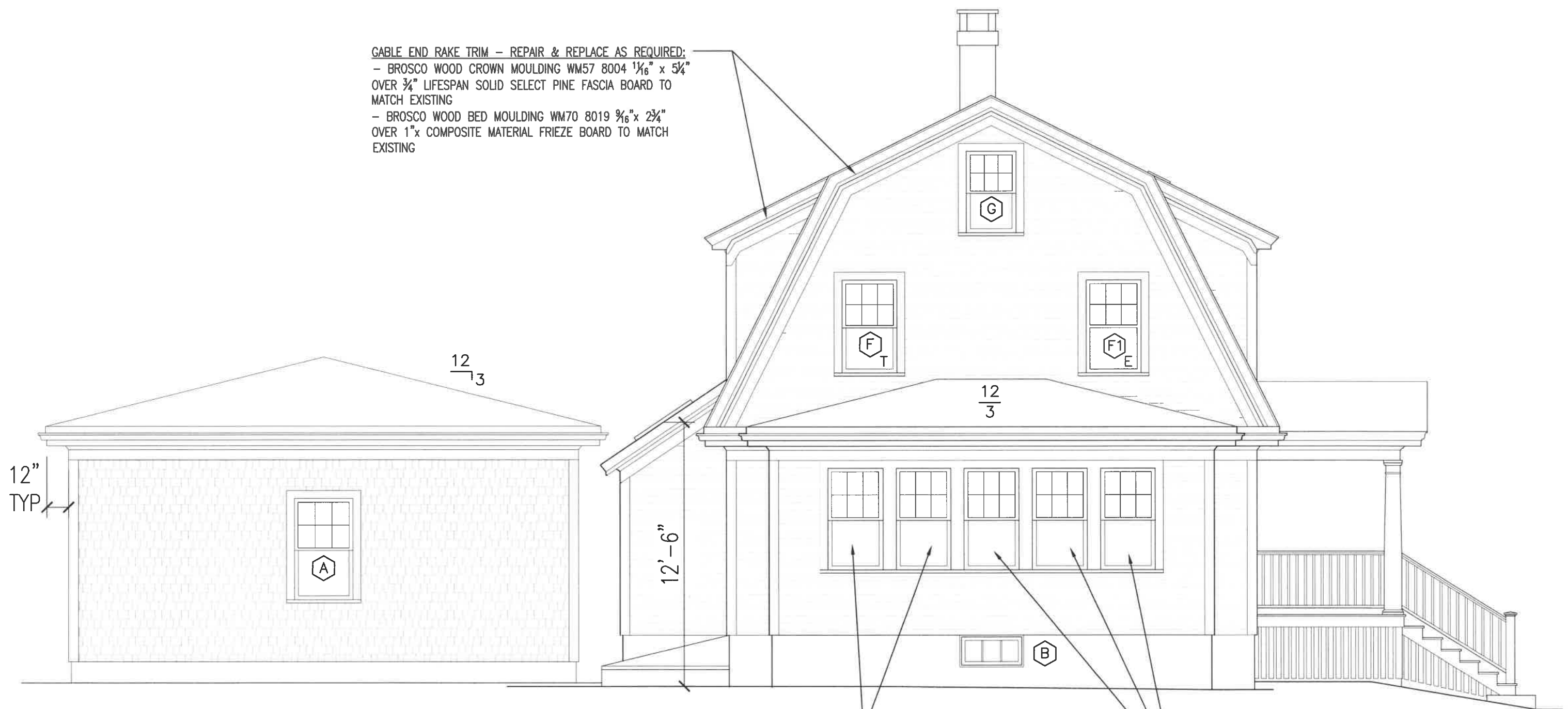


PUBLIC HEARING

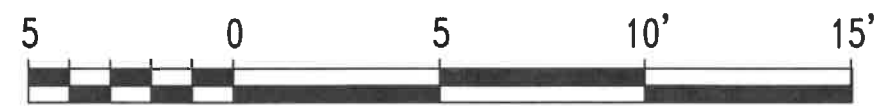
<b>HUNKING HOLDINGS, LLC</b> Project at: 170 MECHANIC STREET PORTSMOUTH, NH 03801	ARILDA DESIGN arilda@comcast.net / www.arilda.com 9 Adams Lane, Unit 2 Kittery, Maine 03904 207-604-6848	HDC Application Map 102, Lot 7 Front Elevation	date: Jun 21, 2019 see graphic scale	SHT. 5



GABLE END RAKE TRIM – REPAIR & REPLACE AS REQUIRED:  
 – BROSCO WOOD CROWN MOULDING WM57 8004 1 1/8" x 5 1/4"  
 OVER 3/4" LIFESPAN SOLID SELECT PINE FASCIA BOARD TO  
 MATCH EXISTING  
 – BROSCO WOOD BED MOULDING WM70 8019 3/16" x 2 3/4"  
 OVER 1" x COMPOSITE MATERIAL FRIEZE BOARD TO MATCH  
 EXISTING



LEFT SIDE — PICKERING STREET



EXISTING ANDERSEN FULL FRAME  
 WOODWRIGHT 400 SERIES DOUBLE-HUNG  
 WINDOWS WITH FULL SCREENS TO REMAIN

PUBLIC HEARING

<p><b>HUNKING HOLDINGS, LLC</b>          Project at: 170 MECHANIC STREET          PORTSMOUTH, NH 03801</p>	<p>ARILDA DESIGN          arilda@comcast.net / www.arilda.com          9 Adams Lane, Unit 2          Kittery, Maine 03904          207-604-6848</p>	<p>HDC Application          Map 102, Lot 7          Left Side Elevation</p>	<p>date: Jun 21, 2019          see graphic scale</p>	<p>SHT. 9</p>
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**TRIM NOTES - REAR ELEVATION:**

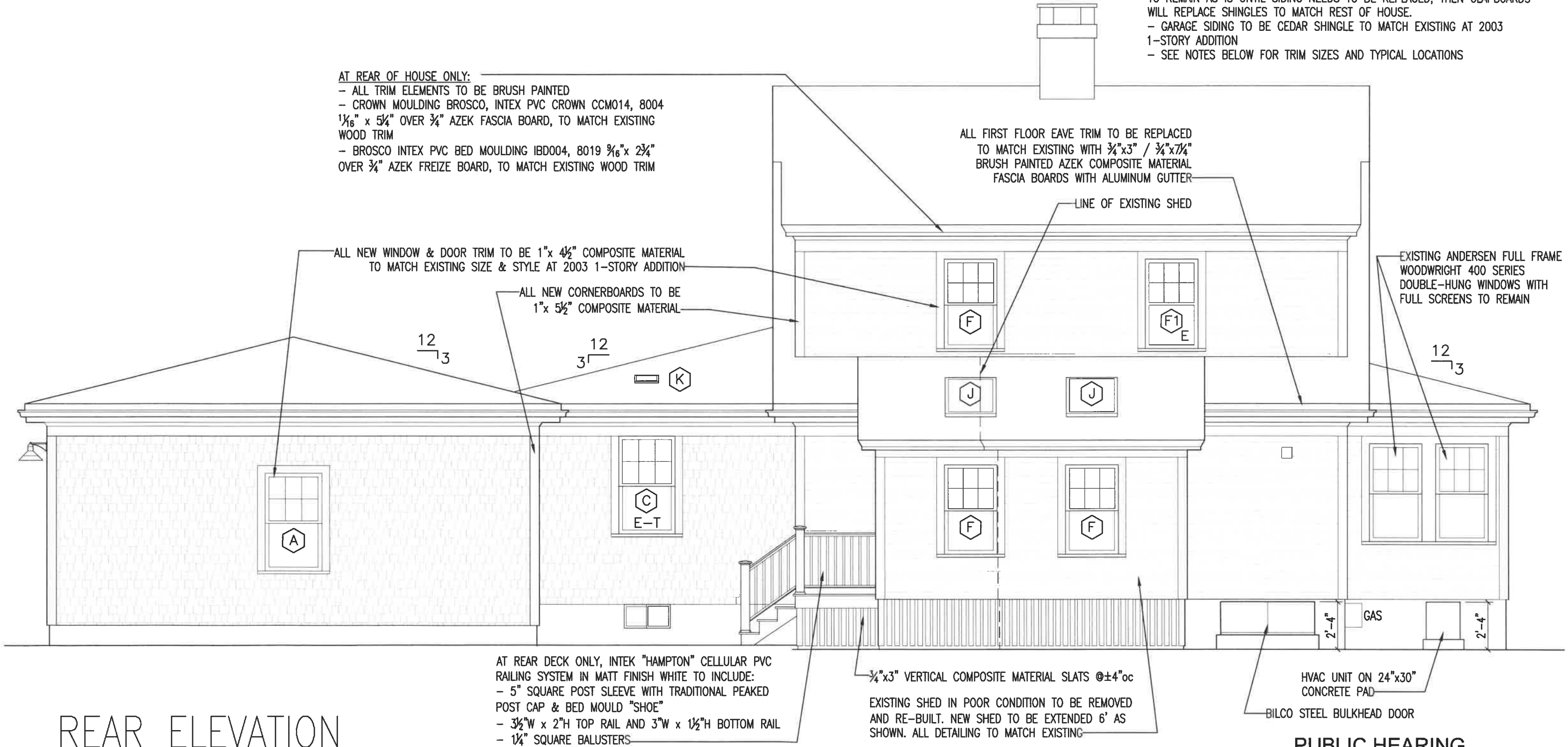
1. ALL NEW CROWN & BED MOULDINGS AND FASCIA BOARDS AT REAR ELEVATION & GARAGE TO BE MADE OF BRUSH PAINTED INTEX PVC COMPOSITE MATERIAL
2. ALL FLAT PIECES: WINDOW & DOOR TRIM, CORNERBOARDS & FRIEZE BOARDS, ON ENTIRE HOUSE AND GARAGE (NOT ON FRONT PORCH), TO BE MADE OF BRUSH PAINTED AZEK COMPOSITE MATERIAL.

**TYPICAL ELEVATION NOTES:**

- PITCH OF GARAGE ROOF TO MATCH THAT OF EXISTING 1 STORY ADDITIONS
- ALL NEW ROOFING SHINGLES AT HOUSE AND GARAGE TO BE GAF, TIMBERLINE ASPHALT ROOFING SHINGLES, ARCHITECTURAL STYLE
- REMOVE ALL EXISTING VINYL SIDING AND TRIM
- ALL NEW SIDING AT HOUSE (EXCEPT FOR 2003 SHINGLED 1-STORY ADDITION) TO BE CEDAR CLAPBOARD WITH 4" EXPOSURE. SHINGLED ADDITION TO REMAIN AS IS UNTIL SIDING NEEDS TO BE REPLACED, THEN CLAPBOARDS WILL REPLACE SHINGLES TO MATCH REST OF HOUSE.
- GARAGE SIDING TO BE CEDAR SHINGLE TO MATCH EXISTING AT 2003 1-STORY ADDITION
- SEE NOTES BELOW FOR TRIM SIZES AND TYPICAL LOCATIONS

**AT REAR OF HOUSE ONLY:**

- ALL TRIM ELEMENTS TO BE BRUSH PAINTED
- CROWN MOULDING BROSCO, INTEX PVC CROWN CCM014, 8004 1 1/8" x 5 1/4" OVER 3/4" AZEK FASCIA BOARD, TO MATCH EXISTING WOOD TRIM
- BROSCO INTEX PVC BED MOULDING IBD004, 8019 5/8" x 2 3/4" OVER 3/4" AZEK FRIEZE BOARD, TO MATCH EXISTING WOOD TRIM



REAR ELEVATION



**PUBLIC HEARING**

<p><b>HUNKING HOLDINGS, LLC</b>                  Project at: 170 MECHANIC STREET                  PORTSMOUTH, NH 03801</p>	<p>ARILDA DESIGN                  arilda@comcast.net / www.arilda.com                  9 Adams Lane, Unit 2                  Kittery, Maine 03904                  207-604-6848</p>	<p><b>HDC Application</b>                  Map 102, Lot 7                  Rear Elevation</p>	<p>date: Jun 21, 2019                  see graphic scale  <b>SHT. 8</b></p>
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