

# 238 DEER STREET: MIXED-USE BUILDING

HISTORIC DISTRICT COMMISSION PUBLIC HEARING / WORK SESSION -  
NOVEMBER 2021, PORTSMOUTH, NEW HAMPSHIRE

- GENERAL PROJECT DESCRIPTION (ZONING BOARD OF ADJUSTMENT APPROVAL 09/28/2021):
- REMOVAL OF EXISTING MASONRY BUILDING
  - CONSTRUCT NEW 3 STORY, WITH A PENTHOUSE, MIXED-USE BUILDING TO INCLUDE:
    - GROUND FLOOR RETAIL
    - 21 APARTMENTS (400-500 SF EACH) ON UPPER FLOORS

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A5	FLOOR PLANS
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A8	BRIDGE STREET ELEVATION
A9	PUBLIC WALKWAY ELEVATION
A10	REAR ELEVATION
A12	DETAILS
A13	WINDOW & DOOR TYPES
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APPENDIX A	PELLA LIFESTYLE SERIES PRODUCT DATA - OR EQUAL
APPENDIX B	KAWNEER WINDOW WALL PRODUCT DATA - OR EQUAL
APPENDIX C	BORAL TRUEX EXTERIOR PRODUCT DATA - OR EQUAL
APPENDIX D	ALUMINUM RAILING PRODUCT DATA - OR EQUAL
APPENDIX E	PORTSMOUTH BRICK PRODUCT DATA - OR EQUAL
APPENDIX F	MITSUBUSHI CONDENSER UNIT - OR EQUAL



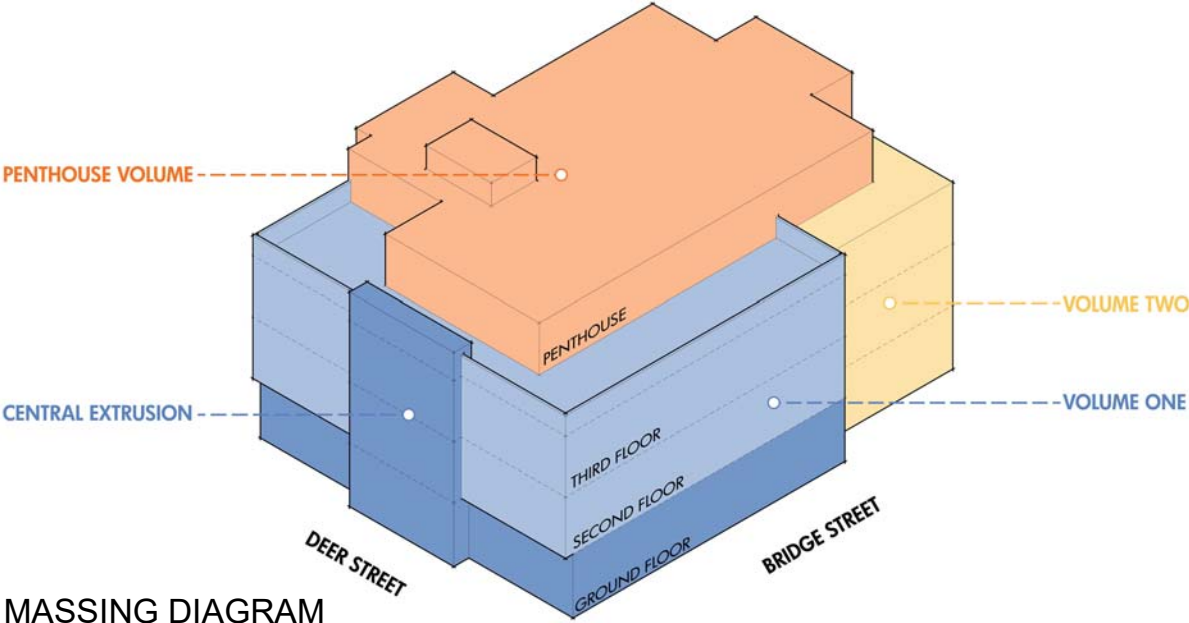
PERSPECTIVE FROM DEER STREET



LOCUS MAP

238 DEER STREET  
PORTSMOUTH, NH 03801

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MASSING DIAGRAM

DEER ST. MIXED-USE BUILDING

238 DEER STREET  
PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE

4 Market Street

Portsmouth, New Hampshire

C

11/03/2021

McHA: SM/RD/MG

NOT TO SCALE





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CONTEXT AND SITE PLAN  
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A1

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DEER STREET RENDERING

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A2

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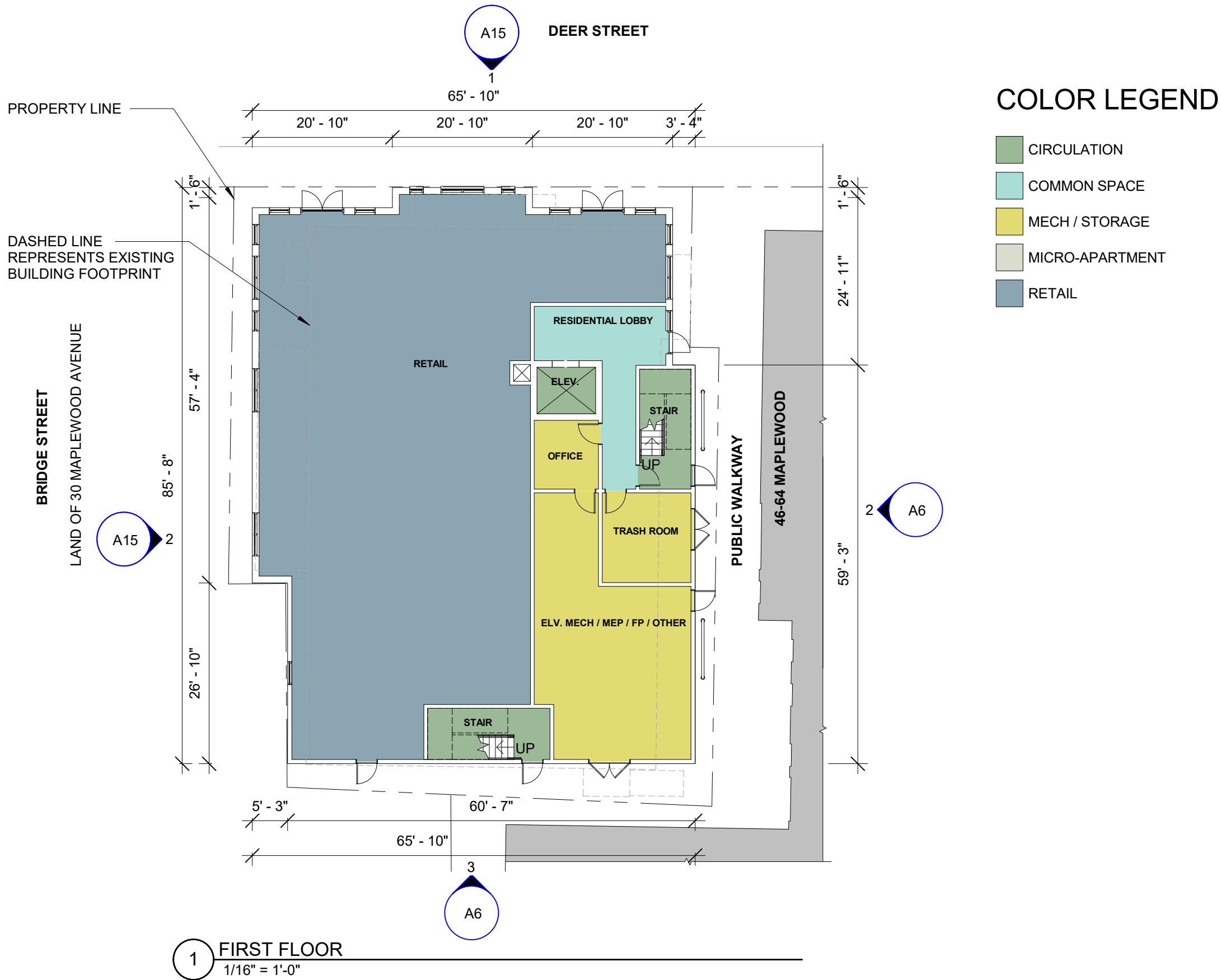
AERIAL RENDERING  
HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

A3

11/03/2021  
McHA: SM/RD/MG  
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PORTSMOUTH, NH 03801

FLOOR PLANS

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

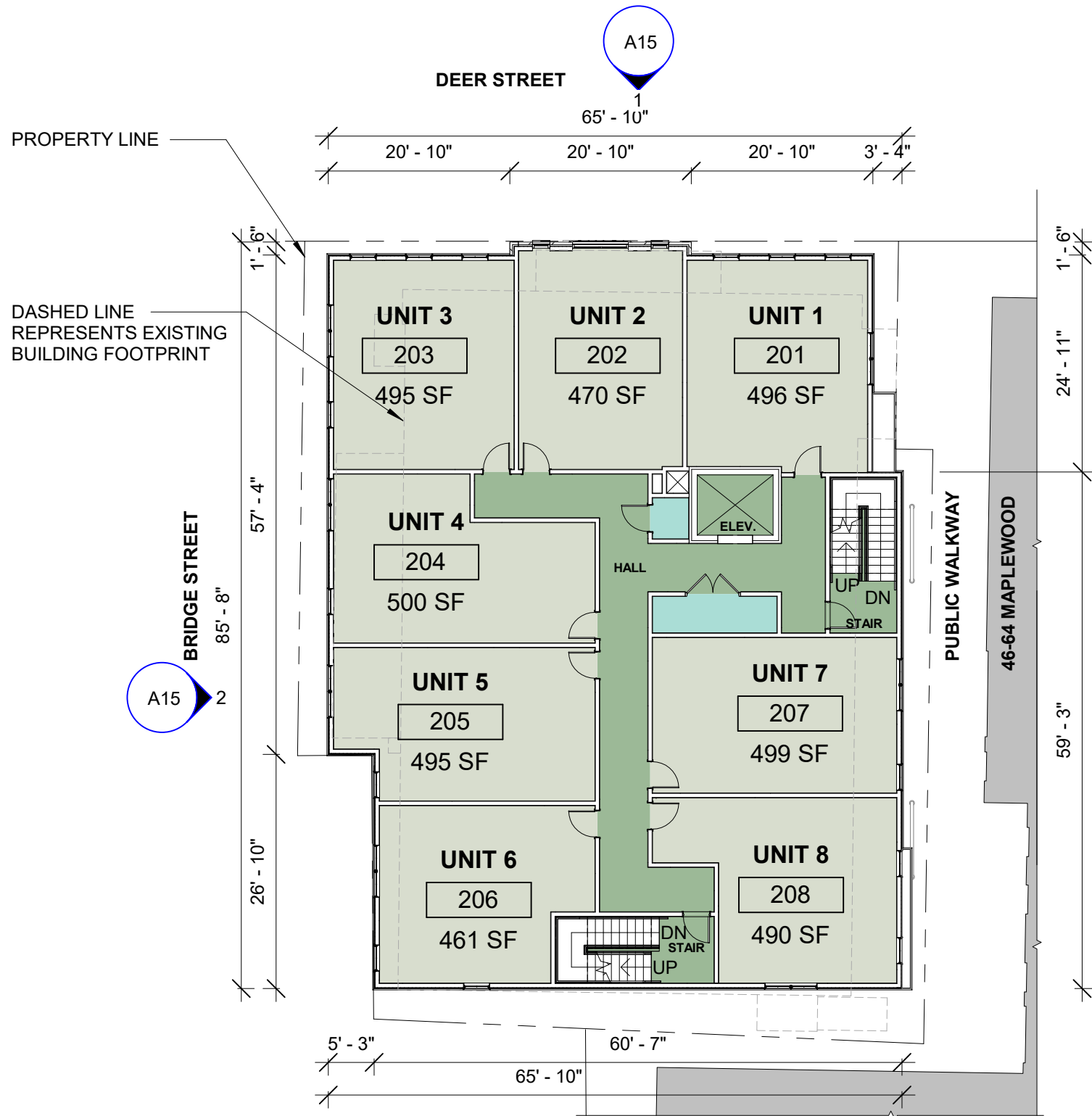
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4 Market Street  
Portsmouth, New Hampshire

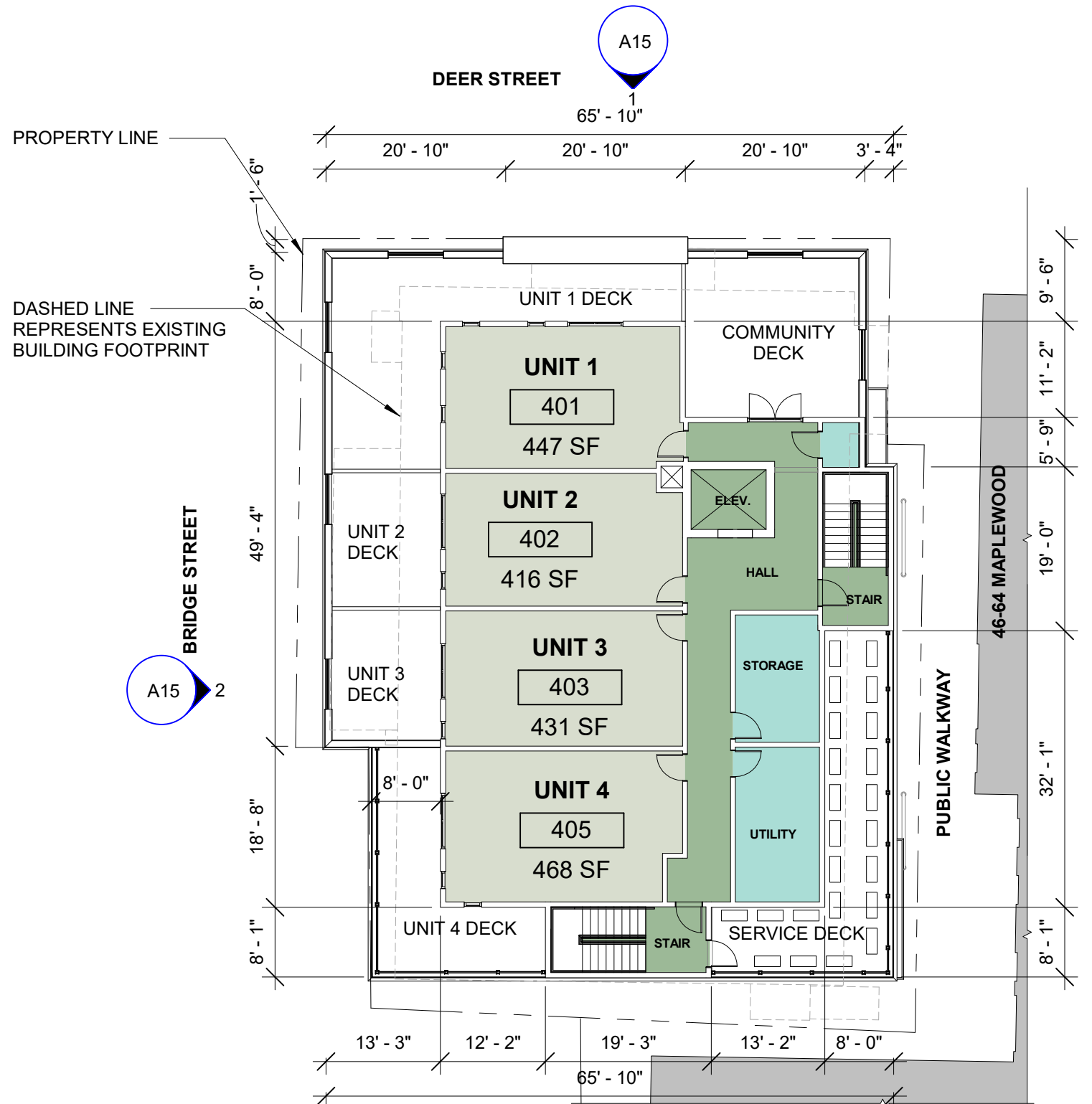
A4

11/03/2021  
McHA: SM/RD/MG  
Scale: 1/16" = 1'-0"





1 SECOND AND THIRD FLOOR  
1/16" = 1'-0"



2 FOURTH FLOOR  
1/16" = 1'-0"

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FLOOR PLANS

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4 Market Street  
Portsmouth, New Hampshire

A5

11/03/2021

McHA: SM/RD/MG

Scale: 1/16" = 1'-0"

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<p><b>DEER ST. MIXED-USE BUILDING</b></p> <p>238 DEER STREET PORTSMOUTH, NH 03801</p>	<p><b>OVERALL ELEVATIONS</b></p> <p>HISTORIC DISTRICT COMMISSION, OCTOBER 2021</p>	<p><b>McHENRY ARCHITECTURE</b></p> <p>4 Market Street Portsmouth, New Hampshire</p>	<p><b>A6</b></p>	<p>11/03/2021</p> <p>McHA: SM/RD/MG</p> <p>Scale: 1/16" = 1'-0"</p>
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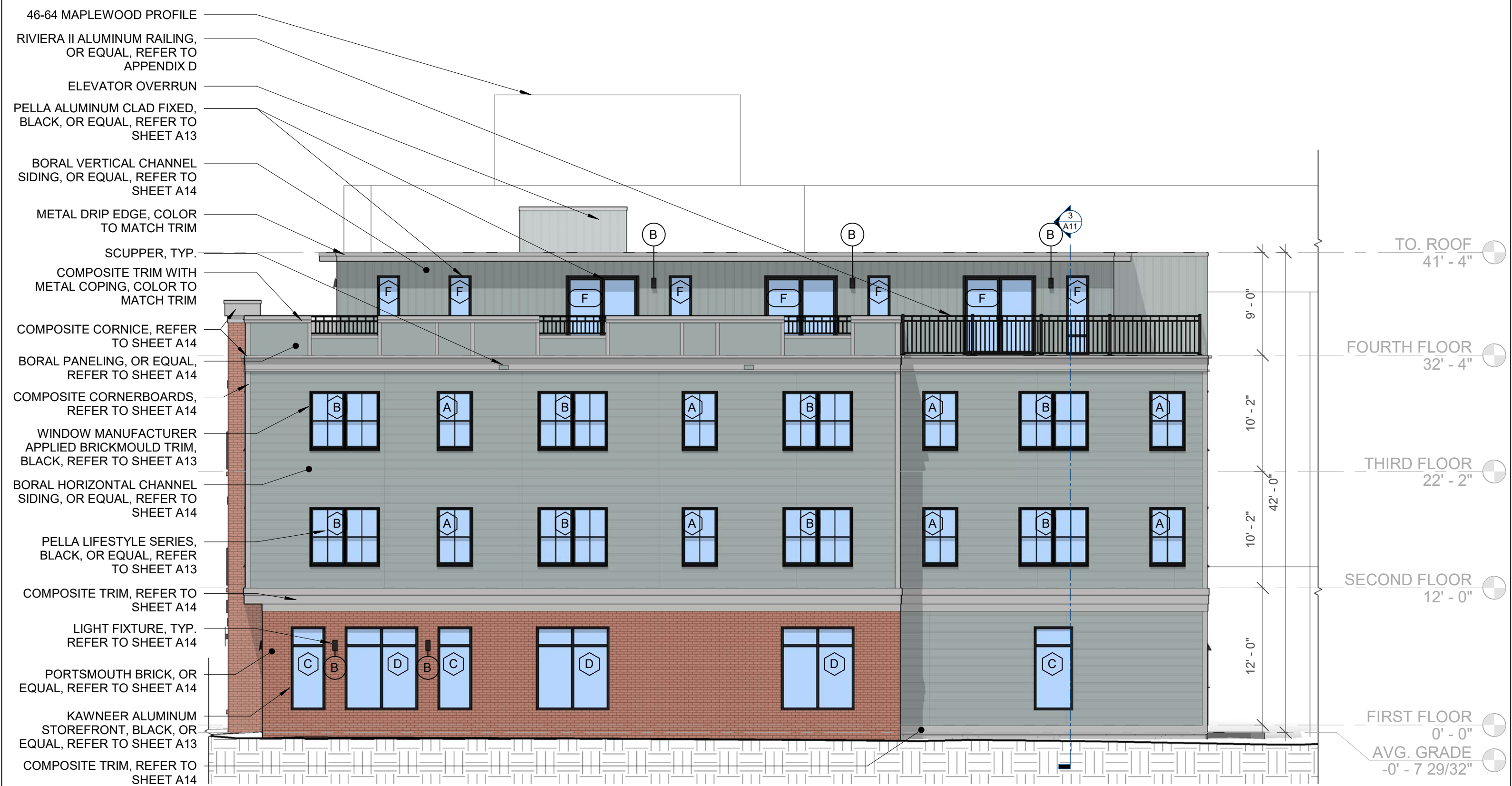


1 NORTH ELEVATION (DEER STREET)  
1/8" = 1'-0"

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<div>DEER ST. MIXED-USE BUILDING</div> <div>238 DEER STREET PORTSMOUTH, NH 03801</div>	<div>DEER STREET ELEVATION</div> <div>HISTORIC DISTRICT COMMISSION, OCTOBER 2021</div>	<div>McHENRY ARCHITECTURE</div> <div>4 Market Street Portsmouth, New Hampshire</div>	<div>A7</div>	<div>11/03/2021</div> <div>McHA: SM/RD/MG</div> <div>Scale: 1/8" = 1'-0"</div>
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1 WEST ELEVATION (BRIDGE STREET)  
1/8" = 1'-0"

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238 DEER STREET  
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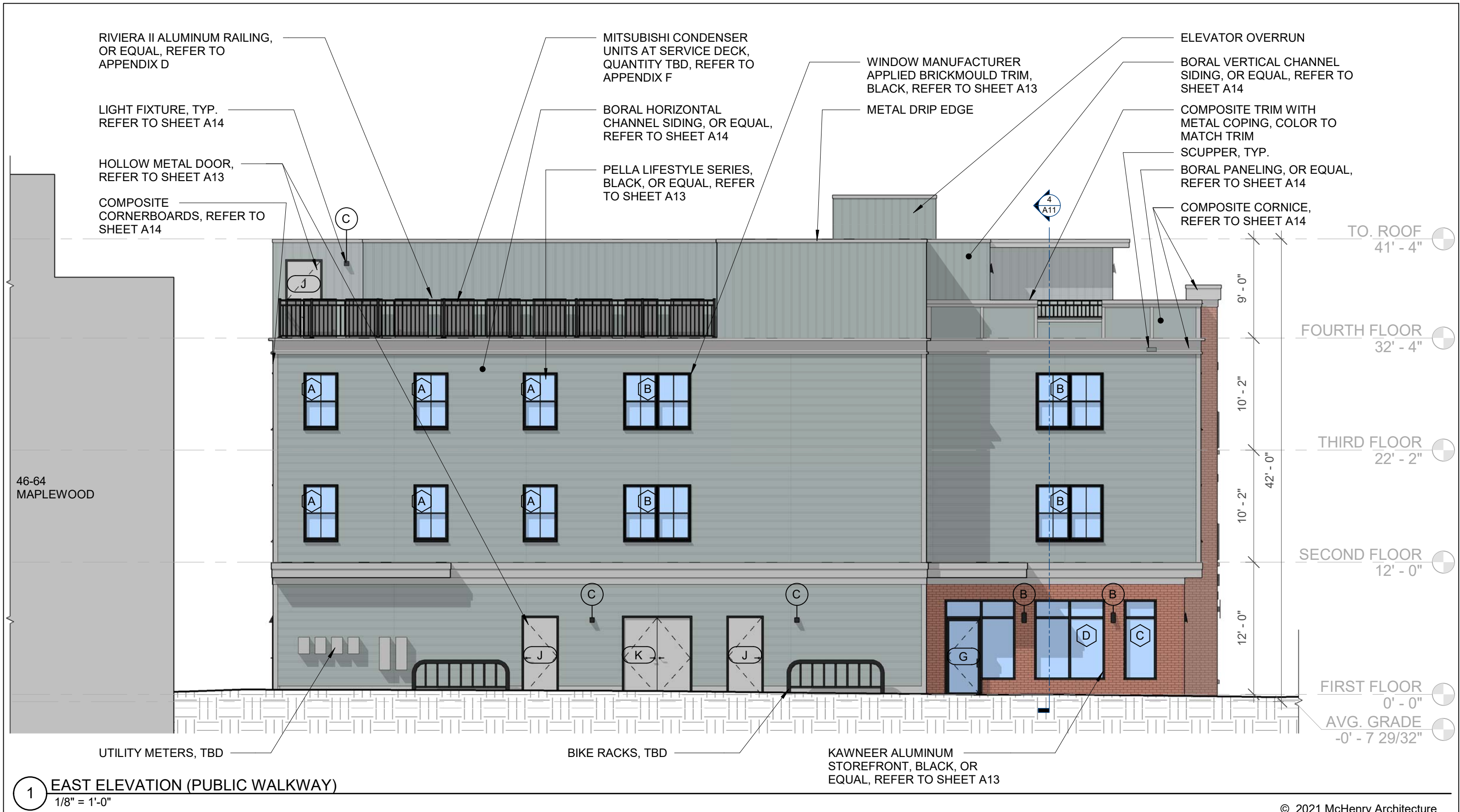
BRIDGE STREET ELEVATION  
HISTORIC DISTRICT COMMISSION, OCTOBER 2021

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4 Market Street  
Portsmouth, New Hampshire

A8

11/03/2021  
McHA: SM/RD/MG  
Scale: 1/8" = 1'-0"





DEER ST. MIXED-USE BUILDING

238 DEER STREET  
PORTSMOUTH, NH 03801

PUBLIC WALKWAY ELEVATION

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

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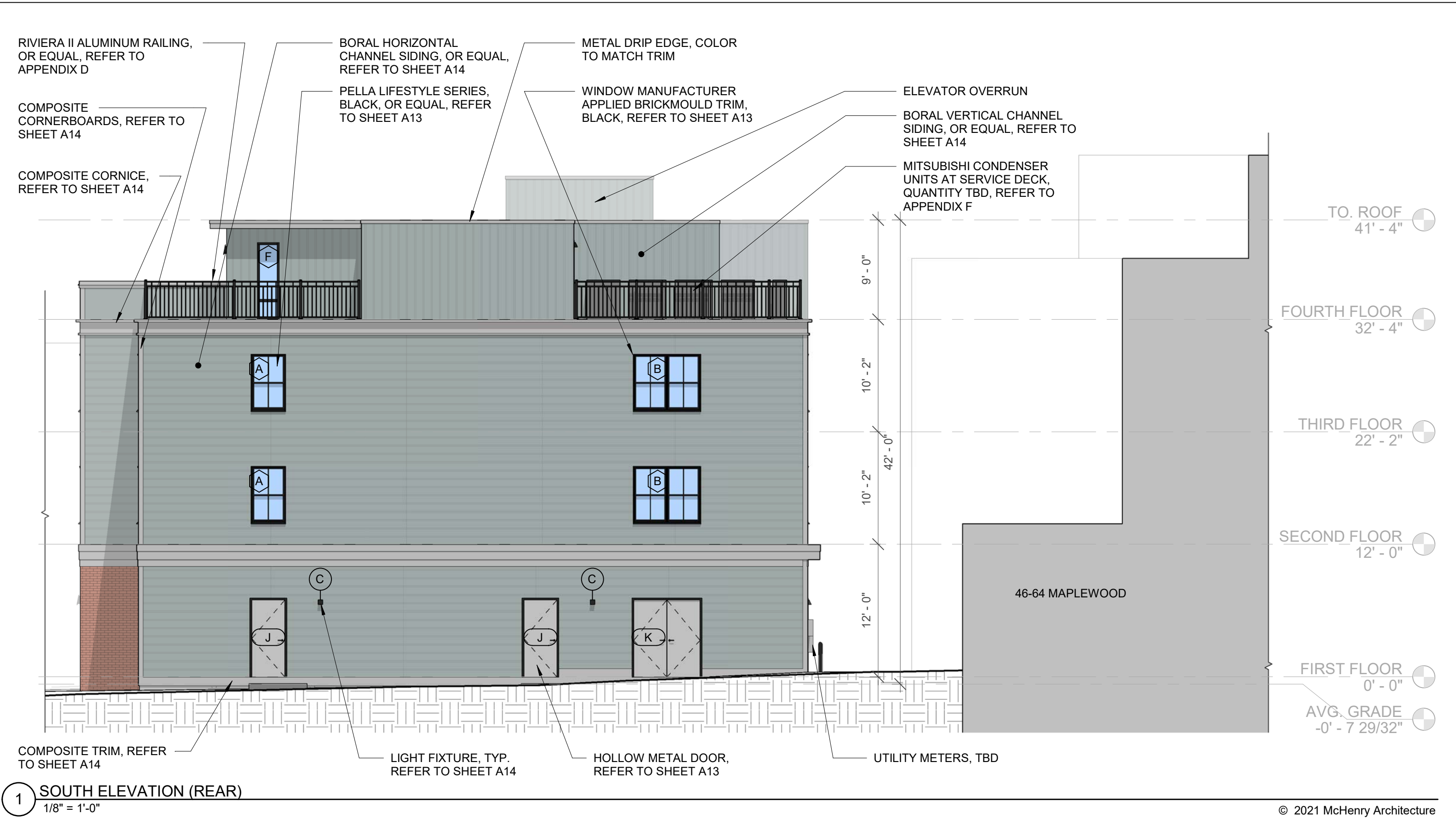
4 Market Street  
Portsmouth, New Hampshire

A9

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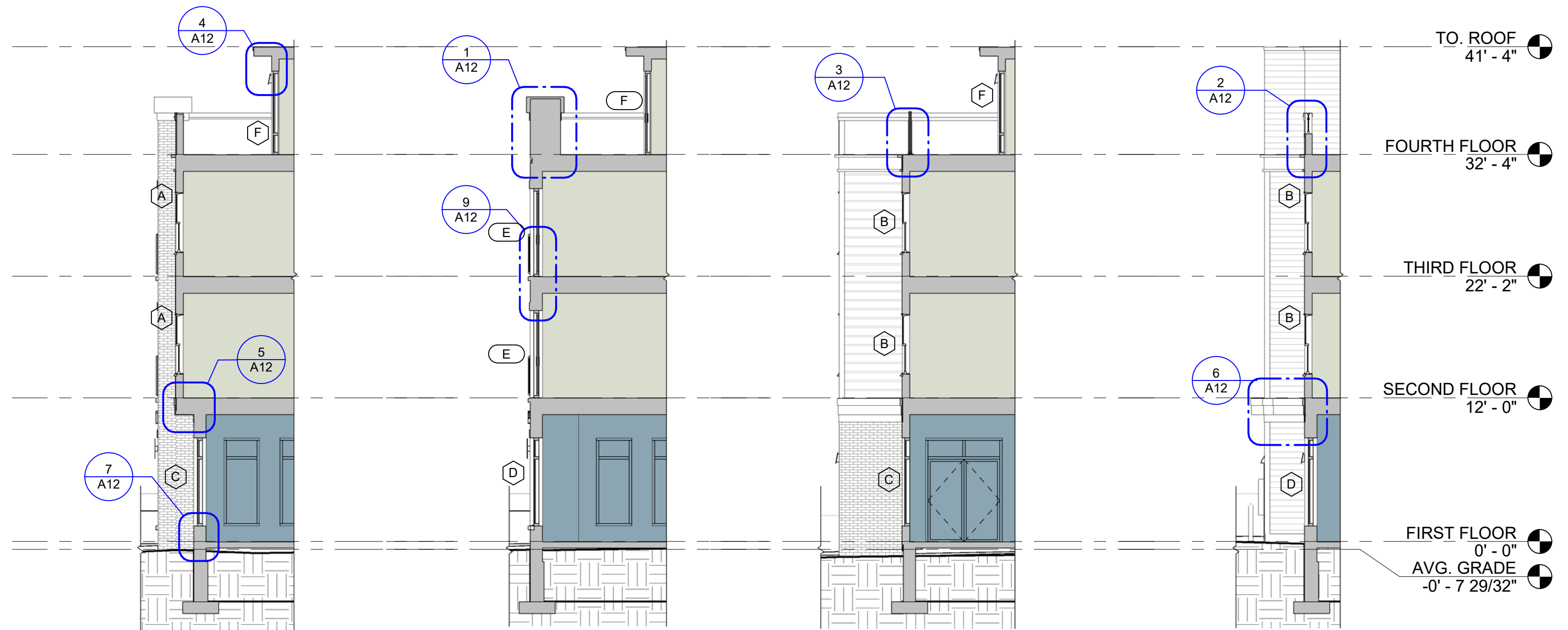
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<div>DEER ST. MIXED-USE BUILDING</div> <div>238 DEER STREET PORTSMOUTH, NH 03801</div>	<div>REAR ELEVATION</div> <div>HISTORIC DISTRICT COMMISSION, OCTOBER 2021</div>	<div>McHENRY ARCHITECTURE</div> <div>4 Market Street Portsmouth, New Hampshire</div>	<div>11/03/2021</div> <div>McHA: SM/RD/MG</div> <div>Scale: 1/8" = 1'-0"</div> <div>A10</div>
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1 SECTION AT DEER STREET ELEVATION  
1/8" = 1'-0"

2 SECTION AT CENTRAL EXTRUSION  
1/8" = 1'-0"

3 SECTION AT BRIDGE STREET ELEVATION  
1/8" = 1'-0"

4 SECTION AT PUBLIC WALKWAY ELEVATION  
1/8" = 1'-0"

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DEER ST. MIXED-USE BUILDING

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PORTSMOUTH, NH 03801

SECTIONS

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

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4 Market Street  
Portsmouth, New Hampshire

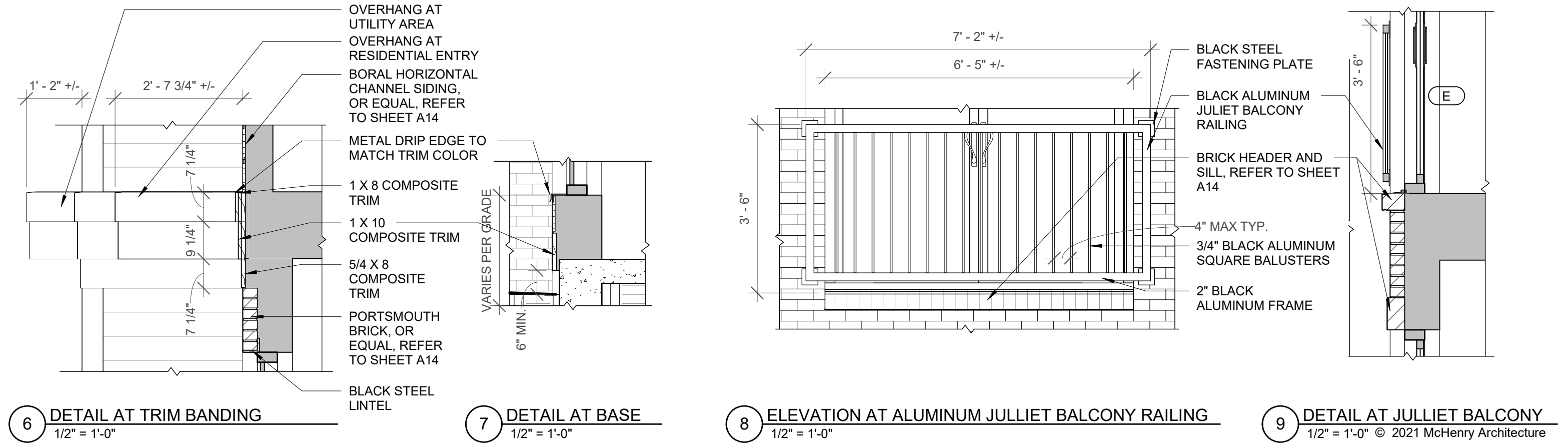
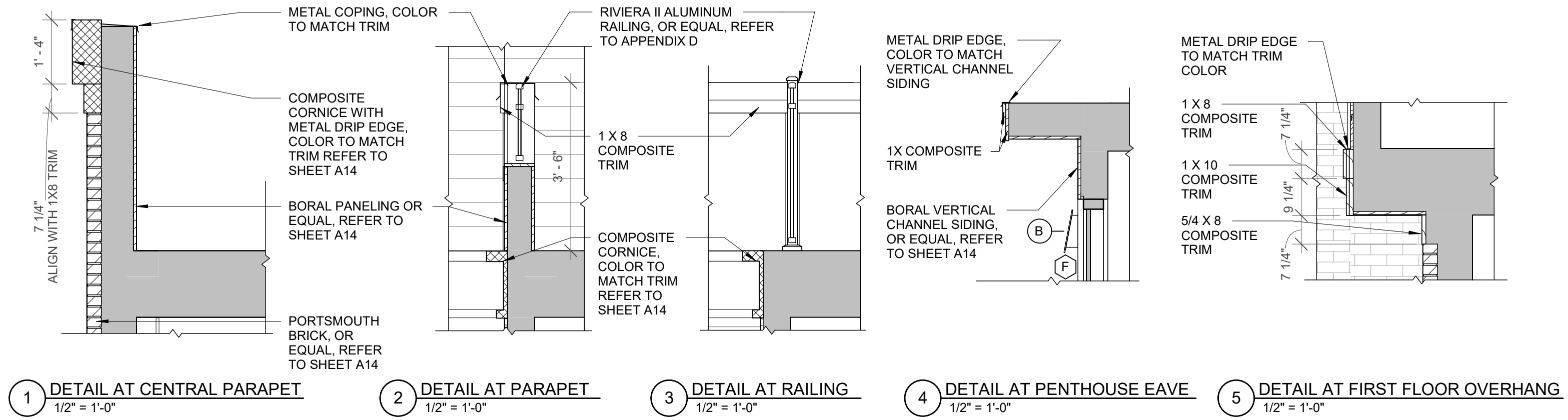
A11

11/03/2021

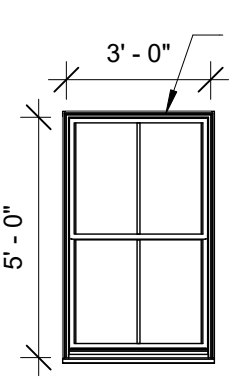
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Scale: 1/8" = 1'-0"





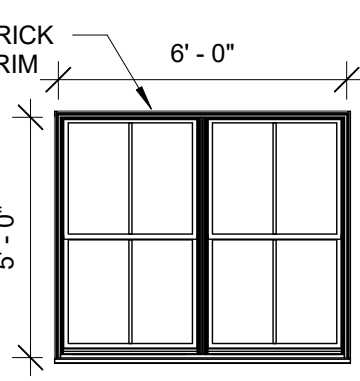




**TYPE A:**  
PELLA LIFESTYLE SERIES; ALUMINUM-CLAD WOOD WINDOW, OR EQUAL

2 OVER 2 DOUBLE HUNG, BLACK EXTERIOR, BLACK FACTORY APPLIED BRICK MOULD

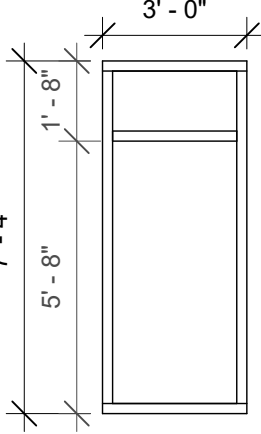
REFER TO APPENDIX A



**TYPE B:**  
PELLA LIFESTYLE SERIES; ALUMINUM-CLAD WOOD WINDOW, OR EQUAL

PAIRED 2 OVER 2 DOUBLE HUNG, BLACK EXTERIOR, BLACK FACTORY APPLIED BRICK MOULD

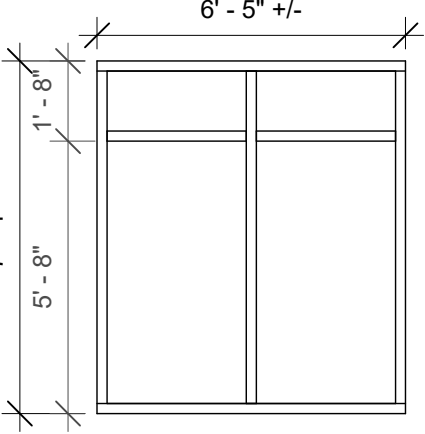
REFER TO APPENDIX A



**TYPE C:**  
KAWNEER WINDOW WALL; ALUMINUM STOREFRONT, OR EQUAL

FIXED, BLACK EXTERIOR

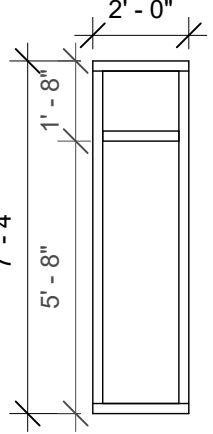
REFER TO APPENDIX B



**TYPE D:**  
KAWNEER WINDOW WALL; ALUMINUM STOREFRONT, OR EQUAL

FIXED, BLACK EXTERIOR

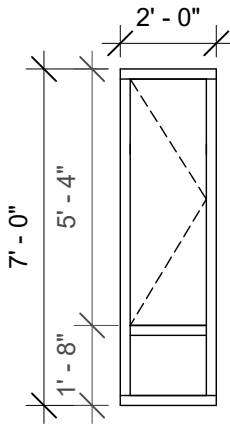
REFER TO APPENDIX B



**TYPE E:**  
PELLA; ALUMINUM CLAD FIXED, OR EQUAL

FIXED, BLACK EXTERIOR

REFER TO APPENDIX A



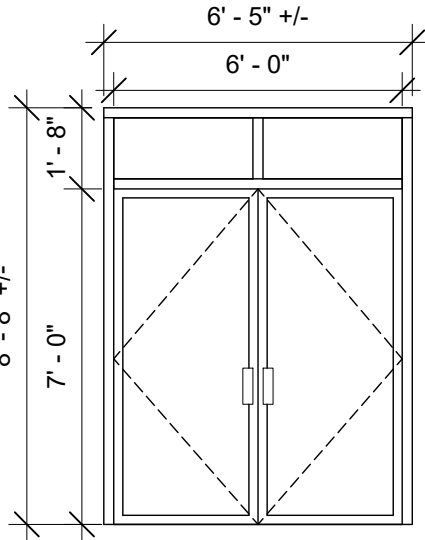
**TYPE F:**  
PELLA ALUMINUM CLAD CASEMENT OVER FIXED, OR EQUAL

FIXED, BLACK EXTERIOR

REFER TO APPENDIX A

WINDOW TYPES

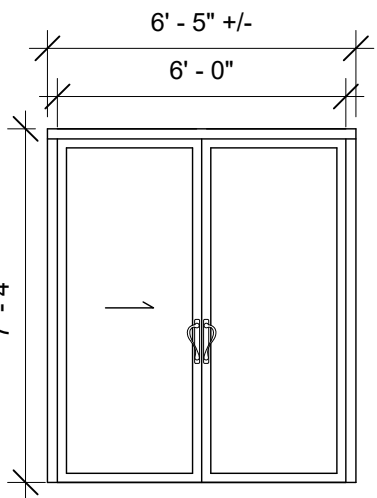
1/4" = 1'-0"



**TYPE C:**  
KAWNEER WINDOW WALL; ALUMINUM STOREFRONT, OR EQUAL

DOUBLE DOOR, FIXED TRANSOM, BLACK EXTERIOR

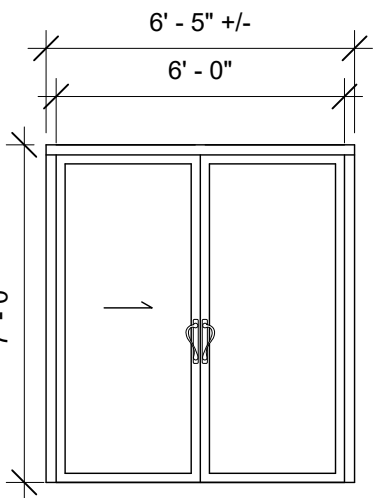
REFER TO APPENDIX B



**TYPE E:**  
PELLA ALUMINUM-CLAD, OR EQUAL

SLIDING DOUBLE DOOR (TBD), BLACK EXTERIOR

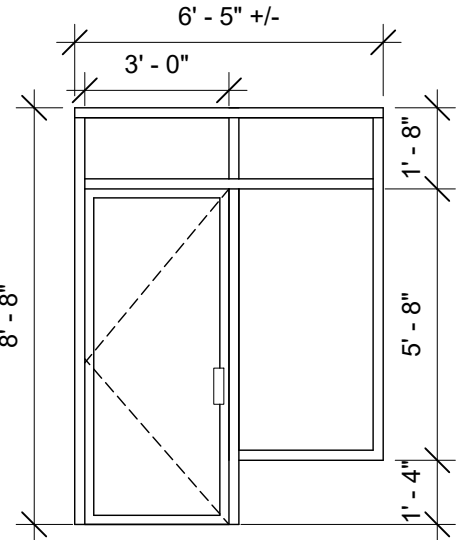
REFER TO APPENDIX A



**TYPE F:**  
PELLA ALUMINUM-CLAD, OR EQUAL

SLIDING DOUBLE DOOR (TBD), BLACK EXTERIOR

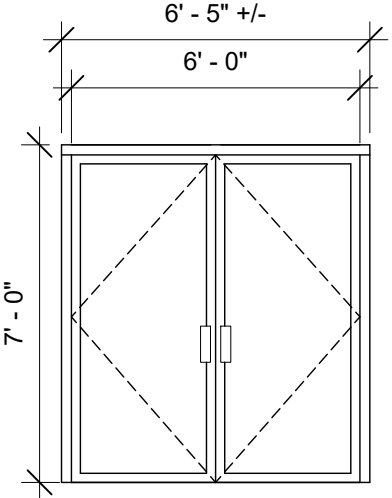
REFER TO APPENDIX A



**TYPE G:**  
KAWNEER WINDOW WALL; ALUMINUM STOREFRONT, OR EQUAL

SINGLE DOOR, FIXED TRANSOM AND SIDE LITE, BLACK EXTERIOR

REFER TO APPENDIX A



**TYPE H:**  
PELLA ALUMINUM-CLAD, OR EQUAL

DOUBLE DOOR (TBD), BLACK EXTERIOR

REFER TO APPENDIX A

DOOR TYPES

1/4" = 1'-0"

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<div><div><div>Icon LED Outdoor Wall Sconce</div><div>By dweLED</div></div><div><div><div><div><div></div><div>LUMENS</div><div>LIGHT AND LIVING</div></div><div>Call Us 877.445.4486</div></div></div><div><div><div>Icon LED Outdoor Wall Sconce</div><div>By dweLED</div></div><div><div>Product Options</div><div><div>Finish: <del>Brushed Aluminum</del>, Black</div><div>Size: <del>14-Inch</del>, 20-Inch</div></div></div><div><div>Details</div><div><ul style="list-style-type: none"><li>Construction, Aluminum hardware with glass diffuser</li><li>Weather-resistant powder coat finish</li><li>Shielded light source for low-glare illumination</li><li>Driver concealed within the fixture</li><li>Material: Aluminum</li><li>Dimmable when used with a Electronic low voltage (ELV) Dimmer (Not Included)</li><li>Dimmer Range: 100 - 10%</li><li>ADA compliant</li><li>ETL Listed Wet</li><li>Warranty: 5 Year Functional, 2 Year Finish</li><li>Made In China</li></ul></div></div><div><div>Dimensions</div><div><div>14-Inch Option Fixture: Width 5", Height 14", Depth 3"</div><div>14-Inch Option Supply Cord: Weight 4.14Lbs</div><div>14-Inch Option Wall Plate: Length 4.5", Width 5.5", Depth 0.5"</div><div>20-Inch Option Fixture: Width 5", Height 20", Depth 3"</div><div>20-Inch Option Supply Cord: Weight 5.13Lbs</div><div>20-Inch Option Wall Plate: Length 4.5", Width 5.5", Depth 0.5"</div></div></div><div><div>Lighting</div><div><ul style="list-style-type: none"><li>14-Inch Option: 10.9 Watt (845 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 54000 hours</li><li>20-Inch Option: 11.1 Watt (847 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 54000 hours</li></ul></div></div><div><div>Additional Details</div><div><div>Product URL:</div><div>https://www.lumens.com/icon-led-outdoor-wall-sconce-by-dweled-DWEP154761.html</div><div>Rating: ETL Listed Wet</div></div><div><div>Product ID: DWEP154761</div></div></div></div></div></div>		<div><div><div>Slant LED Indoor &amp; Outdoor Wall Light</div><div>By dweLED</div></div><div><div><div><div><div></div><div>LUMENS</div><div>LIGHT AND LIVING</div></div><div>Call Us 877.445.4486</div></div></div><div><div><div>Slant LED Indoor &amp; Outdoor Wall Light</div><div>By dweLED</div></div><div><div>Product Options</div><div><div>Finish: <del>Brushed Aluminum</del>, Black</div></div></div><div><div>Details</div><div><ul style="list-style-type: none"><li>May be mounted on wall vertically or upside down</li><li>ACLED driver</li><li>Designed in 2019</li><li>Material: Aluminum</li><li>Dimmable when used with a Electronic low voltage (ELV) Dimmer (Not Included)</li><li>Dimmer Range: ELV Dimming: 100 - 10%</li><li>ADA compliant, Dark Sky compliant, Title 24 compliant</li><li>ETL Listed Wet</li><li>Warranty: 5 Years Functional, 2 Years Finish</li><li>Made In China</li></ul></div></div><div><div>Dimensions</div><div>Fixture: Length 5", Width 3.25", Height 10.63"</div></div><div><div>Lighting</div><div><ul style="list-style-type: none"><li>7 Watt (440 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 50000 hours</li></ul></div></div><div><div>Additional Details</div><div><div>Product URL:</div><div>https://www.lumens.com/slant-led-indoor-and-outdoor-wall-light-by-dweled-DWEP266554.html</div><div>Rating: ETL Listed Wet</div></div><div><div>Product ID: DWEP266554</div></div></div></div></div></div>		<div><div><div>Pitch LED Indoor/Outdoor Wall Sconce</div><div>By Tech Lighting</div></div><div><div><div><div><div></div><div>LUMENS</div><div>LIGHT AND LIVING</div></div><div>Call Us 877.445.4486</div></div></div><div><div><div>Pitch LED Indoor/Outdoor Wall Sconce</div><div>By Tech Lighting</div></div><div><div>Product Options</div><div><div>Finish: Black, <del>Brushed Aluminum</del>, Silver</div><div>Voltage: 120 Volt, 277 Volt</div></div></div><div><div>Details</div><div><ul style="list-style-type: none"><li>May be mounted up or down</li><li>Marine-grade powder coat finishes</li><li>Stainless Steel mounting hardware</li><li>Impact-resistant, UV stabilized frosted acrylic lensing</li><li>Material: Die-Cast Metal</li><li>ADA compliant, Dark Sky compliant, Title 24 compliant</li><li>ETL Listed Wet</li><li>Marine Grade</li><li>Warranty: 5 years</li><li>Made In China</li></ul></div></div><div><div>Dimensions</div><div><div>120 Volt Option Fixture: Width 5", Height 5", Depth 3.9", Weight 1.66Lbs</div><div>277 Volt Option Fixture: Width 5", Height 5", Depth 3.9", Weight 1.66Lbs</div></div></div><div><div>Lighting</div><div><ul style="list-style-type: none"><li>120 Volt Option: 26.1 Watt (823 Lumens) 120 Volt Integrated LED: CRI: 80 Color Temp: 3000K Lifespan: 70000 hours</li><li>277 Volt Option: 26.1 Watt (823 Lumens) 277 Volt Integrated LED: CRI: 80 Color Temp: 3000K Lifespan: 70000 hours</li></ul></div></div><div><div>Additional Details</div><div><div>Product URL:</div><div>https://www.lumens.com/pitch-led-indoor-outdoor-wall-sconce-by-tech-lighting-TECP90024.html</div><div>Rating: ETL Listed Wet</div></div><div><div>Product ID: TECP90024</div></div></div></div></div></div>		<div><div><div>Pop-in 4in Square LED New Construction Recessed Downlight</div><div>By WAC Lighting</div></div><div><div><div><div><div></div><div>LUMENS</div><div>LIGHT AND LIVING</div></div><div>Call Us 877.445.4486</div></div></div><div><div><div>Pop-in 4in Square LED New Construction Recessed Downlight</div><div>By WAC Lighting</div></div><div><div>Details</div><div><ul style="list-style-type: none"><li>Designed in 2020</li><li>Finish: Electrostatically Powder Coated White</li><li>Material: Aluminum</li><li>Housing Type: IC Remodel Housing</li><li>Trim Type: Deep Reflector</li><li>Title 24 compliant</li><li>Energy Star Qualified</li><li>ETL Listed Wet</li><li>Warranty: 5 Years Functional, 2 Years Finish</li><li>Made In China</li></ul></div></div><div><div>Dimensions</div><div><div>Cut-out: Width 4.13", Depth 4.13"</div><div>Fixture: Length 14.5", Width 8.6", Height 4.6"</div></div></div><div><div>Lighting</div><div><ul style="list-style-type: none"><li>12 Watt 120/240/277 Volt Integrated LED: CRI: 90 Color Temp: 3000K</li></ul></div></div><div><div>Additional Details</div><div><div>Product URL:</div><div>https://www.lumens.com/pop-in-4in-square-led-new-construction-recessed-downlight-by-wac-lighting-WACP312393.html</div><div>Rating: ETL Listed Wet</div></div><div><div>Product ID: WACP312393</div></div></div></div></div></div>		<div><div><div>BORAL TRUEX</div><div>EXTERIOR (POLY-ASH)</div><div>OR EQUAL</div></div><div><div><div>PAINTED 10" CHANNEL SIDING, VERTICAL AND HORIZONTAL APPLICATIONS, TRIM AND PANELING TO BE SIMILAR MATERIAL, REFER TO ELEVATIONS AND APPENDIX C</div></div></div></div>		<div><div><div>PORTSMOUTH BRICK</div><div>OR EQUAL</div></div><div><div><div>MODULAR SIZE, REFER TO ELEVATIONS FOR LOCATIONS AND APPENDIX E</div></div></div></div>		<div>© 2021 McHenry Architecture</div>	
<div>DEER ST. MIXED-USE BUILDING</div> <div>238 DEER STREET</div> <div>PORTSMOUTH, NH 03801</div>		<div>MATERIALS AND PRODUCT DATA</div> <div>HISTORIC DISTRICT COMMISSION, OCTOBER 2021</div>		<div>McHENRY ARCHITECTURE</div> <div>4 Market Street</div> <div>Portsmouth, New Hampshire</div>		<div>A14</div>		<div>11/03/2021</div> <div>McHA: SM/RD/MG</div> <div>NOT TO SCALE</div>					





1 NORTH ELEVATION (DEER STREET)  
1/16" = 1'-0"

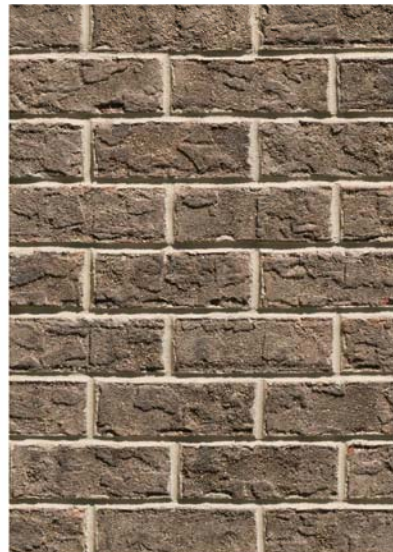


2 WEST ELEVATION (BRIDGE STREET)  
1/16" = 1'-0"

TO. ROOF 41' - 4"  
FOURTH FLOOR 32' - 4"  
THIRD FLOOR 22' - 2"  
SECOND FLOOR 12' - 0"  
FIRST FLOOR 0' - 0"  
AVG. GRADE -0' - 7 29/32"



AERIAL PERSPECTIVE - COLOR OPTION 2



**CHESAPEAKE GREY BRICK**  
OR EQUAL

ENGINEER SIZE, REFER TO  
ELEVATIONS FOR LOCATIONS



**EVERLAST SIDING/PANELING/TRIM**  
"COMPOSITE OF POLYMERIC RESINS  
AND PERFORMANCE MINERALS"  
OR EQUAL

MISTY TAUPE: CLAPBOARDS  
CHESTNUT: PANELING AND TRIM



**PRECAST CONCRETE HEADER/SILL/CORNICE**  
COLOR TO COMPLEMENT CHESAPEAKE BRICK  
(NORTHERN DESIGN CHOCOLATE 2 SHOWN)

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DEER ST. MIXED-USE BUILDING

238 DEER STREET  
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EXTERIOR COLOR OPTION 2

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

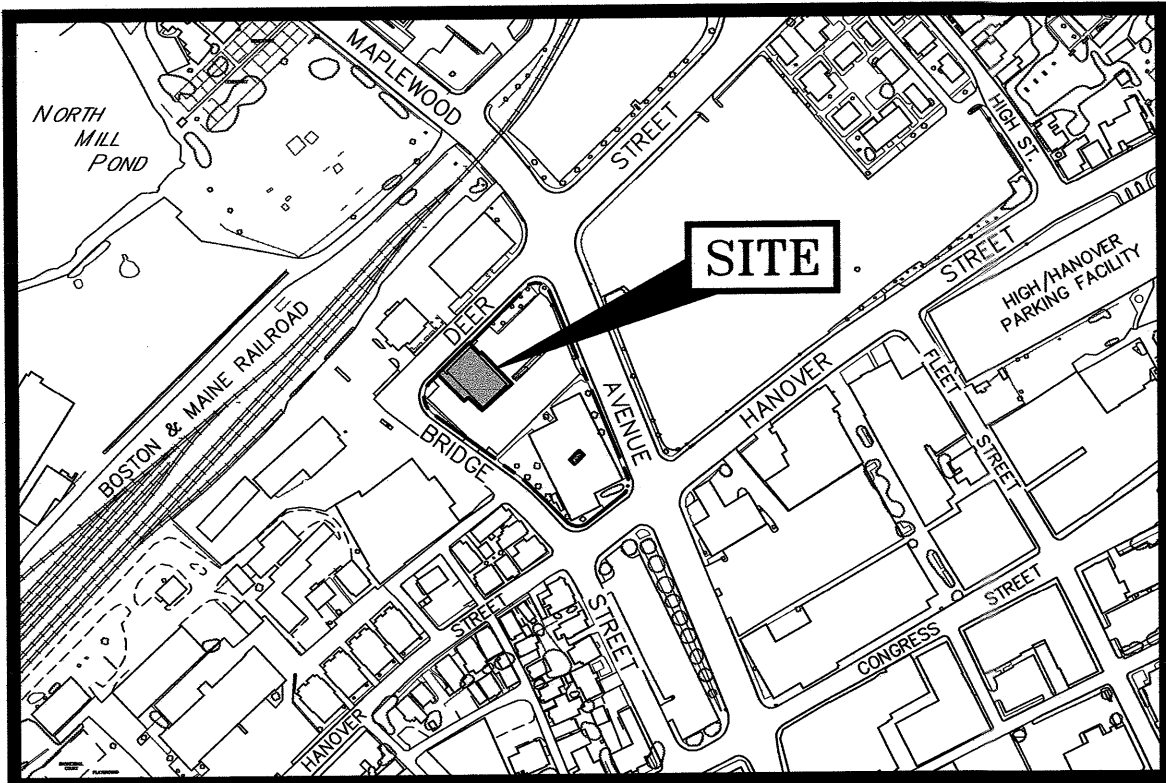
McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

A15

11/03/2021  
McHA: SM/RD/MG  
AS INDICATED



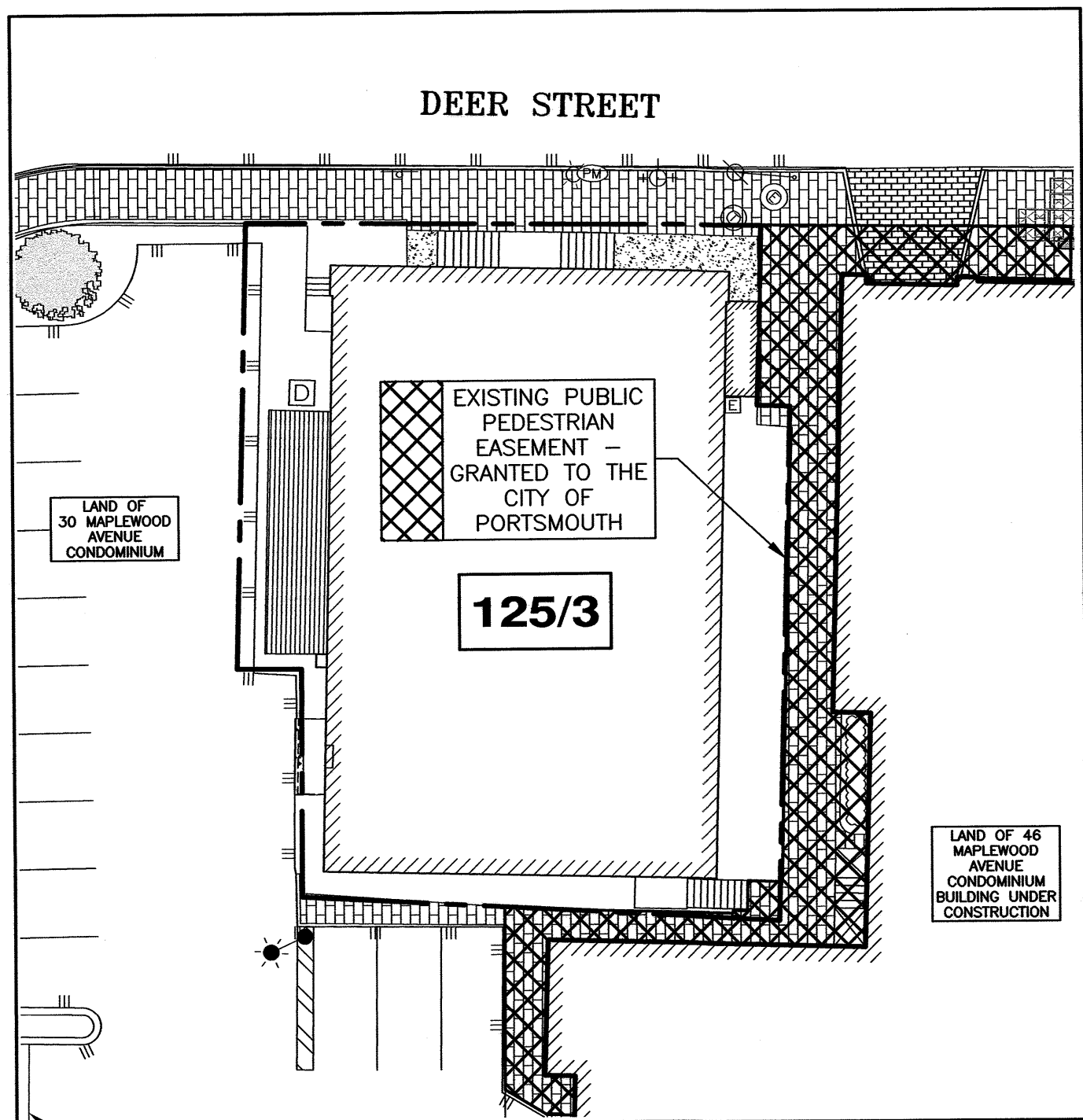


LOCATION MAP

SCALE: 1" = 300'

PLAN REFERENCES:

1. VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION PLAN PARCEL 7. DATED OCT. 1973 BY ANDERSON-NIHOLS & CO., INC. RCRD #D-4119.
2. VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION PLAN PARCEL 10. DATED OCT. 1973 BY ANDERSON-NIHOLS & CO., INC. RCRD #D-4125.
3. VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION MAP. DATED NOV. 1969 BY ANDERSON-NIHOLS & CO., INC. RCRD #D-2408.
4. EASEMENT SITE PLAN, TAX MAP 125 - LOT 2, 30 MAPLEWOOD, LLC TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE (PSNH), SCALE: 1" = 20', OCTOBER 2013 BY AMBIT ENGINEERING. RCRD D-38148.
5. PROPOSED EASEMENT TO CITY OF PORTSMOUTH, SCALE: 1" = 10', 9/18/13 BY AMBIT ENGINEERING. BK 5512, PG 1046.
6. CONDOMINIUM SITE PLAN, TAX MAP 125 - LOT 2, BY AMBIT ENGINEERING. RCRD D-38936; AMENDED AT RCRD D-39005.
7. SUBDIVISION PLAN TAX MAP 125 - LOT 2, OWNER: 30 MAPLEWOOD, LLC, 30-46 MAPLEWOOD AVENUE, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, PREPARED BY AMBIT ENGINEERING, INC., SCALE 1" = 20', DATED OCTOBER 2015 REVISED 4/18/17, RCRD D-40246
8. PLAN OF LAND NO. 238 DEER ST. PORTSMOUTH, N.H., SCALE: 1IN = 10 FT., DATED MAY 1954 PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS RCRD #02164



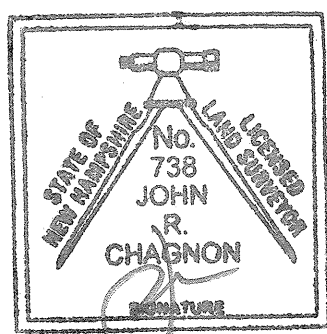
PUBLIC WALKWAY EASEMENT

1"=20'

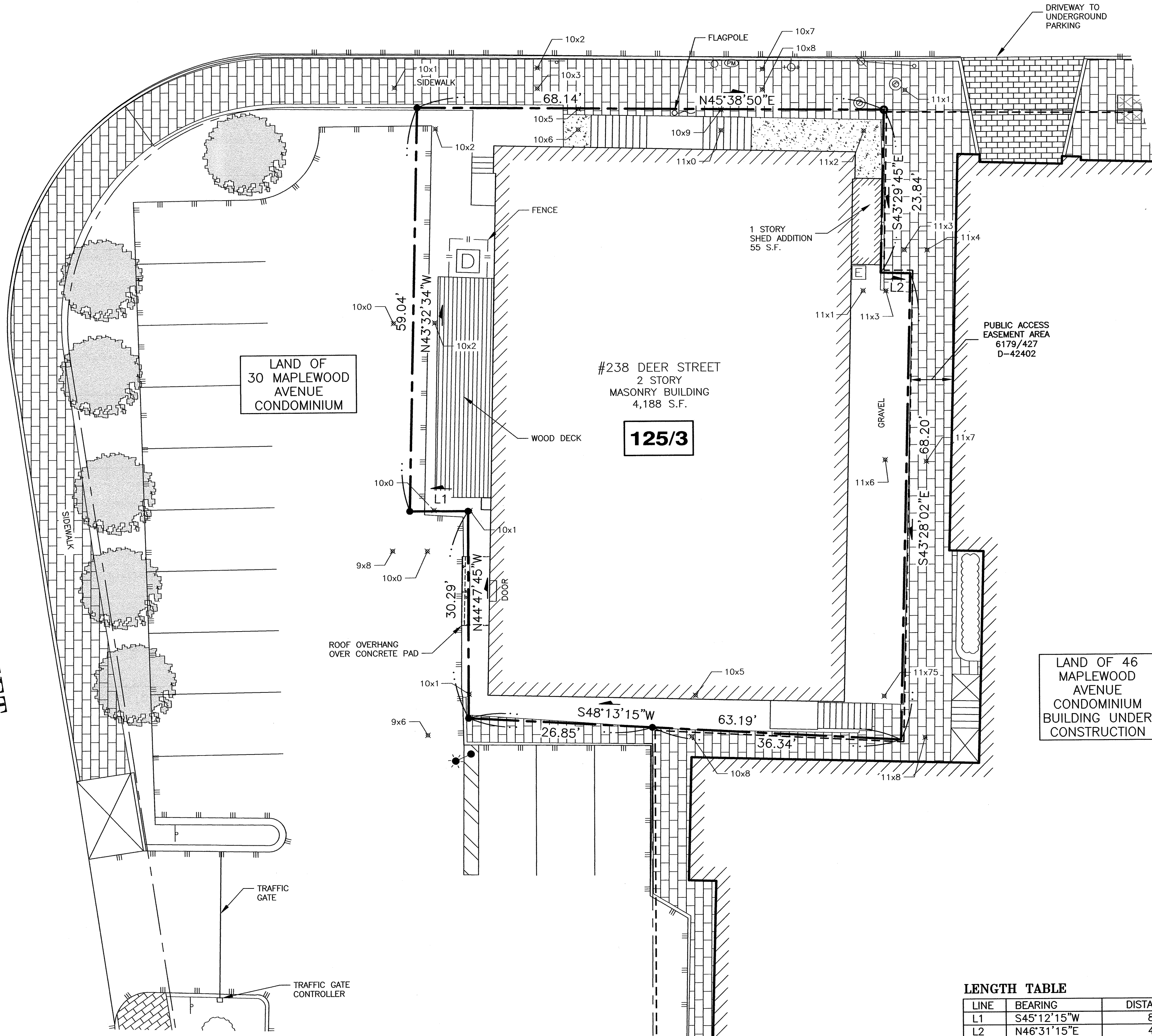
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

JOHN R. CHAGNON, LLS 738

9.1.21  
DATE



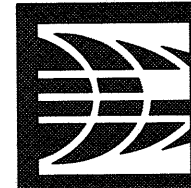
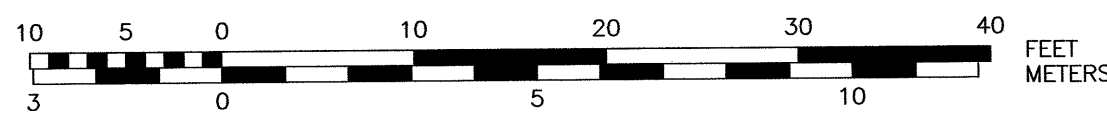
BRIDGE STREET



LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S45°12'15"W	8.50'
L2	N46°31'15"E	4.30'

GRAPHIC SCALE



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 3.

2) OWNER OF RECORD:  
238 DEER STREET, LLC.  
238 DEER STREET  
PORTSMOUTH, NH 03801  
5890/1712  
RCRD #02164

3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4, HISTORIC DISTRICT, AND DOWNTOWN OVERLAY DISTRICT.

4) DIMENSIONAL REQUIREMENTS:

CHARACTER DISTRICT 4 (CD4):	
MIN. LOT AREA:	NO REQUIREMENT
FRONTAGE:	NO REQUIREMENT
SETBACKS:	
FRONT (MAX.)	10 FEET (PRIMARY)
SIDE	NO REQUIREMENT
REAR	5 FEET
MAXIMUM STRUCTURE HEIGHT:	40 FEET
MAXIMUM STRUCTURE COVERAGE:	90%
MAXIMUM BUILDING FOOTPRINT:	15,000 S.F.
MINIMUM OPEN SPACE:	10%
MINIMUM FRONT LOT LINE BUILDOUT:	50%

5) LOT AREA: 6,181 S.F., 0.1419 ACRES.

6) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, JANUARY 29, 2021

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS ON MAP 125, LOT 3.

SITE DEVELOPMENT  
238 DEER STREET, LLC  
238 DEER STREET  
PORTSMOUTH, N.H.

0	ISSUED FOR COMMENT	9/1/21
NO.	DESCRIPTION	DATE

REVISIONS

SCALE: 1" = 10' AUGUST 2021

EXISTING  
CONDITIONS PLAN

C1



# ZONING DEVELOPMENT STANDARD

CD4: CHARACTER DISTRICT 4

BUILDING PLACEMENT (PRINCIPLE):

	REQUIRED	EXISTING	PROPOSED
MAX. PRINCIPLE FRONT YARD:	10.0'	1'	0'
MAX. SECONDARY FRONT YARD:	N/A	N/A	N/A
MIN. SIDE YARD:	NR	0'	0'
MIN. REAR YARD:	5.0'	3.5'	3.5'
FRONT LOT LINE BUILDOUT:	50% MIN.	78%	92%

BUILDING TYPES:

ALLOWED BUILDING TYPES: ROWHOUSE, APARTMENT, LIVE/WORK, SMALL/LARGE COMMERCIAL  
PROHIBITED: HOUSE & DUPLEX

ALLOWED FACADE TYPE: STOOP, STEP, SHOPFRONT, OFFICEFRONT, RECESSED-ENTRY  
PROHIBITED: PORCH & FORECOURT

BUILDING FORM:

	REQUIRED	EXISTING	PROPOSED
MAX STRUCTURE HEIGHT:	40.0' + 2.0' PENTHOUSE	23' +/-	42'
STRUCTURE HEIGHT (IN STORIES):	3	1	3 + PENTHOUSE
PENTHOUSE AREA:	50% MAX. OF STORY BELOW	N/A	3,206 S.F. - 60% 1,907 S.F. - 35.6%
PENTHOUSE SETBACK:	15.0'	N/A	8.0'
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	6'	1'
MIN. GROUND STORY HEIGHT:	12.0'	14.0'	12.0'
MIN. SECOND STORY HEIGHT:	10.0'	N/A	10.5'
FACADE GLAZING (OTHER):	20% MIN. TO 50% MAX.	N/A	42%

ROOF TYPE ALLOWED: FLAT, GABLE, HIP, GAMBREL, MANSARD

LOT OCCUPATION:

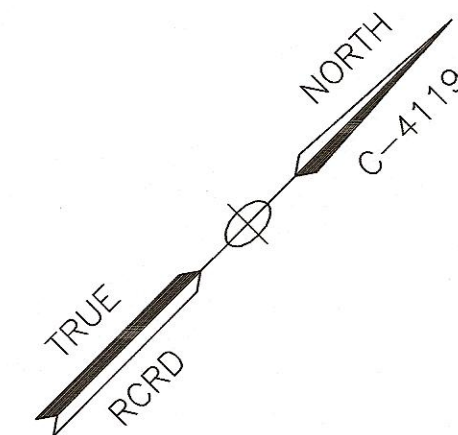
	REQUIRED	EXISTING	PROPOSED
MAX BUILDING BLOCK:	200'	53'	63'
MAX FACADE MOD. LENGTH:	80'	53'	21'
MIN. ENTRANCE SPACING:	50'	N/A	N/A
MAX BUILDING COVERAGE:	90%	74%	85%
MAX BUILDING FOOTPRINT:	15,000 SF	4,243 S.F.	5,286 S.F.
GROSS BUILDING:		8,346 S.F.	19,190 S.F.
MIN. LOT AREA:	NR	6,181 S.F.	6,181 S.F.
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	NR	N/A	N/A
MIN. OPEN SPACE :	10%	9.67%	2.7%

## IMPERVIOUS SURFACE AREAS

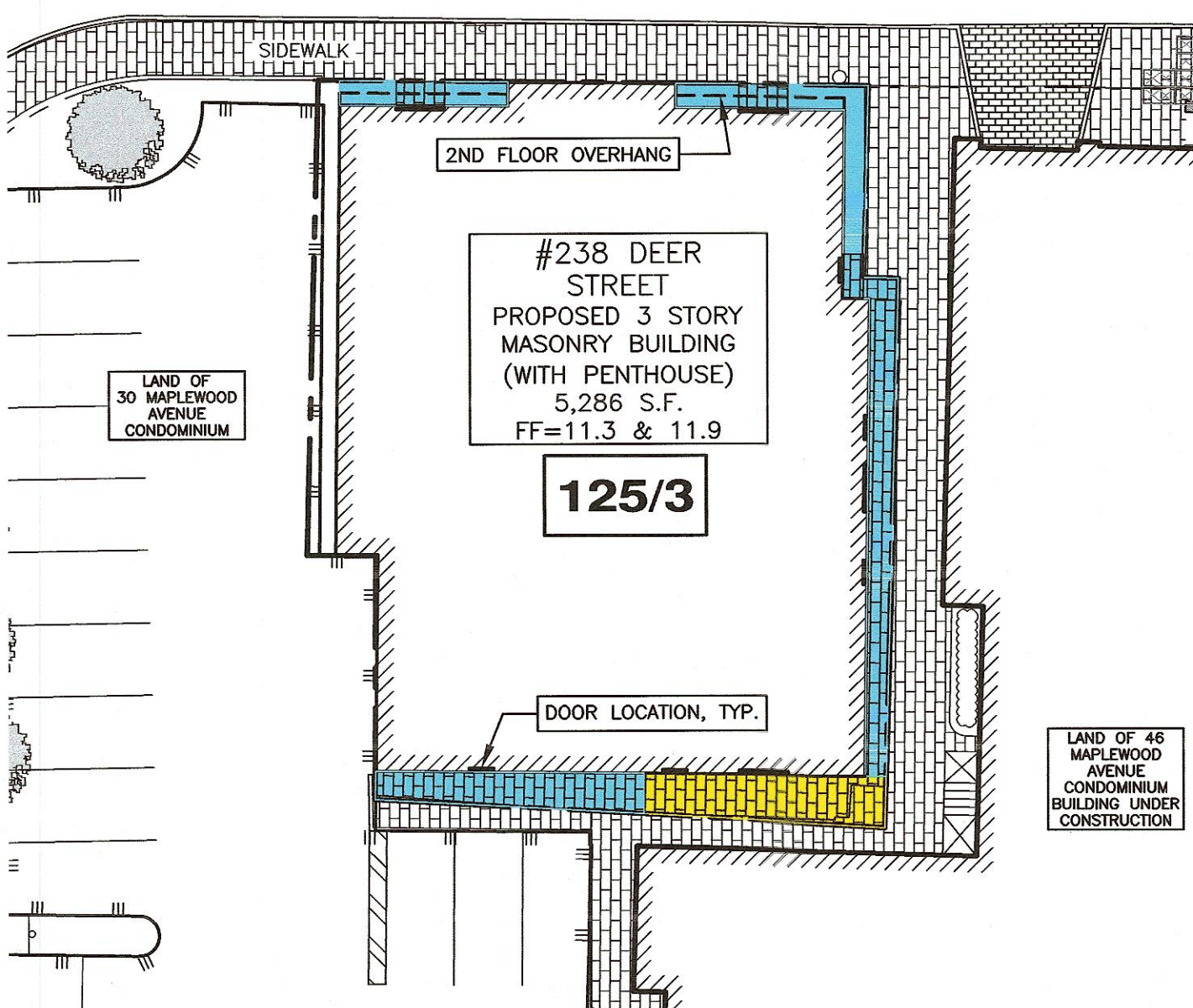
(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
BUILDING	4,243	5,286
DECKS	264	0
STAIRS	194	0
CONCRETE	137	0
PAVEMENT	458	70
BRICK WALKWAY	104	559
GRAVEL	531	0
TOTAL	5931	5915
LOT SIZE	6,181	6,181
% LOT COVERAGE	96.0%	95.7%

## DEER STREET



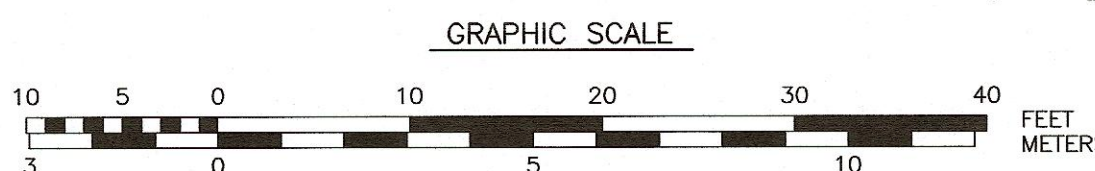
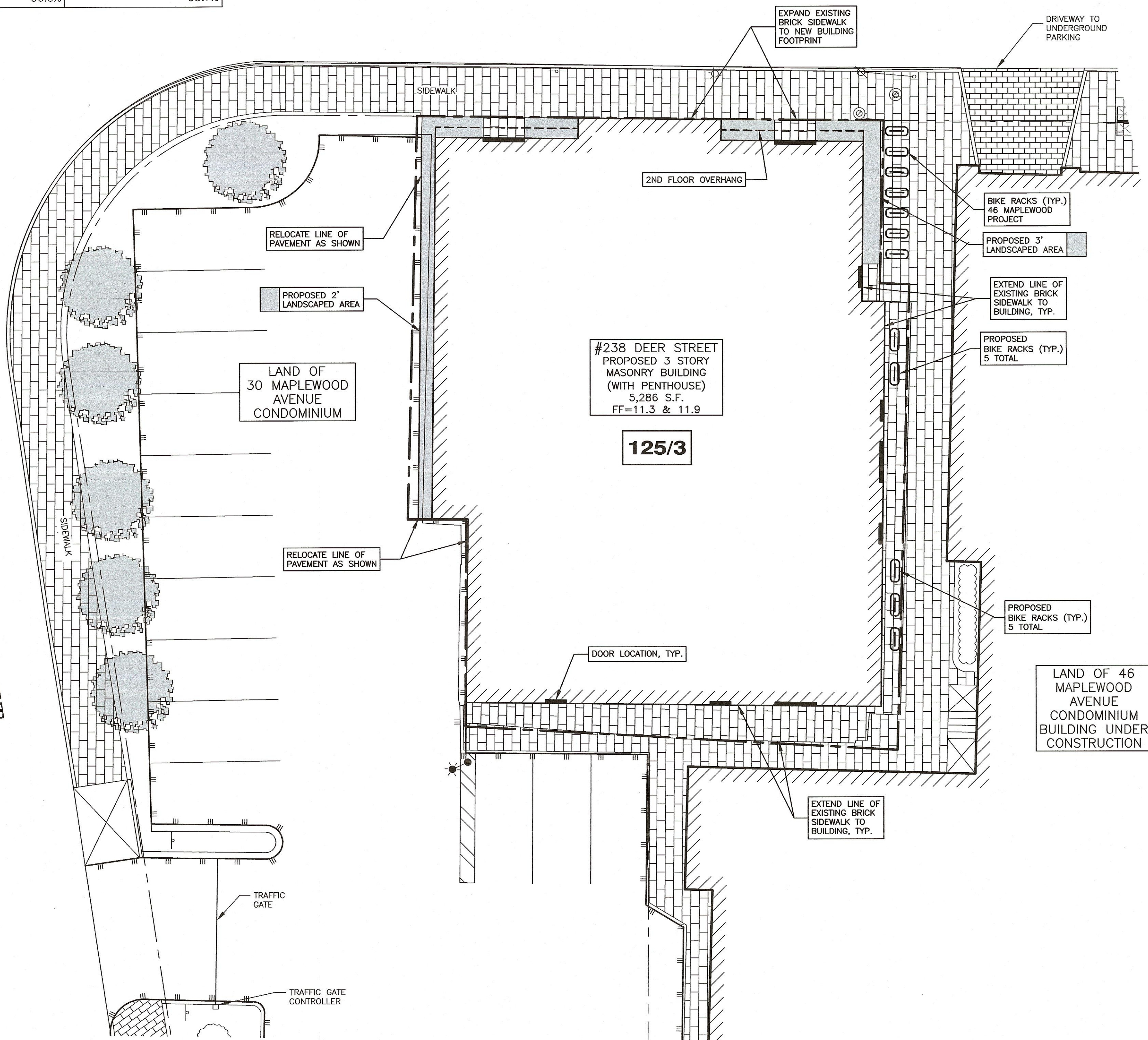
## DEER STREET



### OPEN SPACE EXHIBIT 1"=20'

MEETS ORDINANCE CRITERIA		169 S.F. (2.7%)
MEETS ORDINANCE INTENT		536 S.F. (8.7%)
TOTAL		705 S.F. (11.4%)

## BRIDGE STREET



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

### NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 3.

2) OWNER OF RECORD:  
238 DEER STREET, LLC.  
238 DEER STREET  
PORTSMOUTH, NH 03801  
5890/1712  
RCRD #02164

3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4, HISTORIC DISTRICT, AND DOWNTOWN OVERLAY DISTRICT.

4) DIMENSIONAL REQUIREMENTS:

CHARACTER DISTRICT 4 (CD4):	
MIN. LOT AREA:	NO REQUIREMENT
FRONTAGE:	NO REQUIREMENT
SETBACKS:	
FRONT (MAX.)	10 FEET (PRIMARY)
SIDE	NO REQUIREMENT
REAR	5 FEET
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MAXIMUM BUILDING FOOTPRINT:	15,000 S.F.
MINIMUM OPEN SPACE:	10%
MINIMUM FRONT LOT LINE BUILDOUT:	50%

5) LOT AREA: 6,181 S.F., 0.1419 ACRES.

6) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, JANUARY 29, 2021

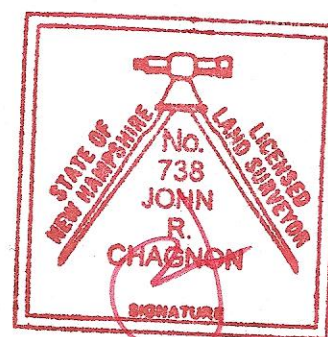
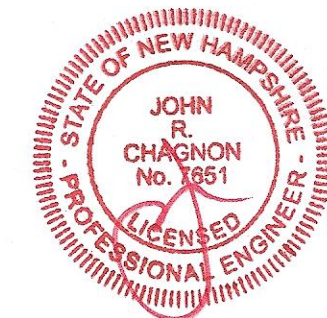
7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED REPLACEMENT STRUCTURE ON MAP 125, LOT 3.

### SITE DEVELOPMENT

238 DEER STREET, LLC  
238 DEER STREET  
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	9/1/21

#### REVISIONS



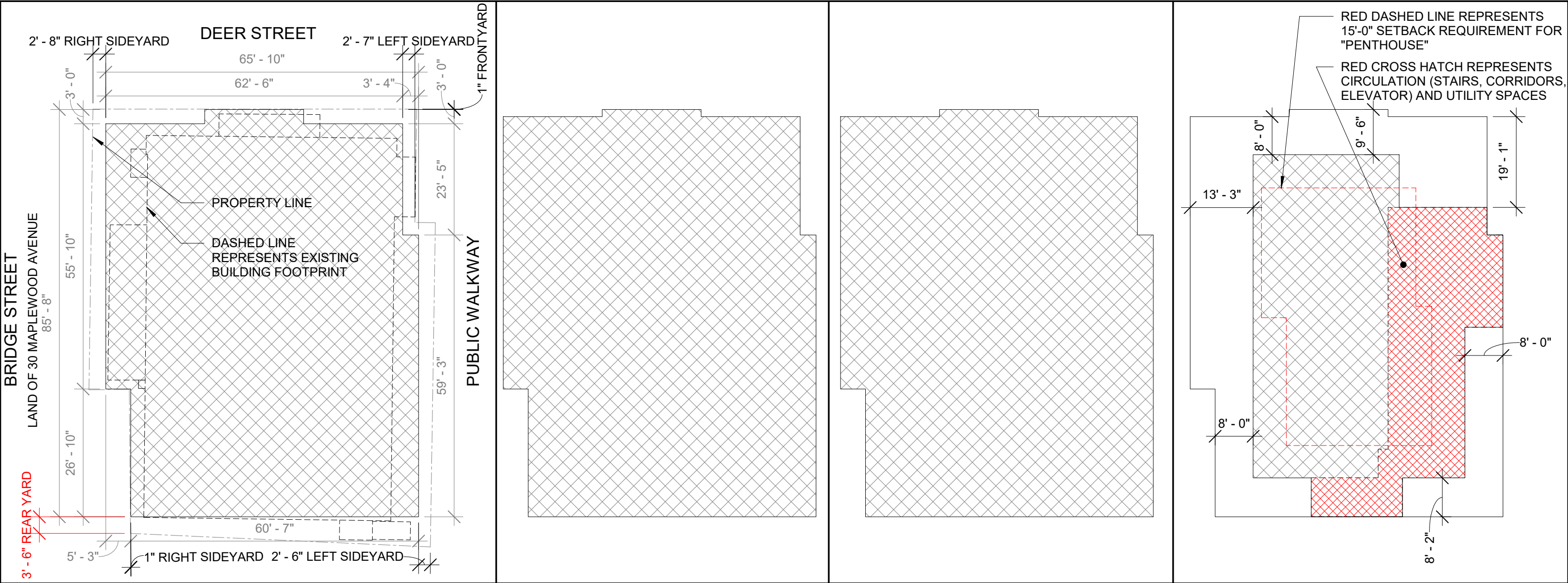
SCALE: 1" = 10'

AUGUST 2021

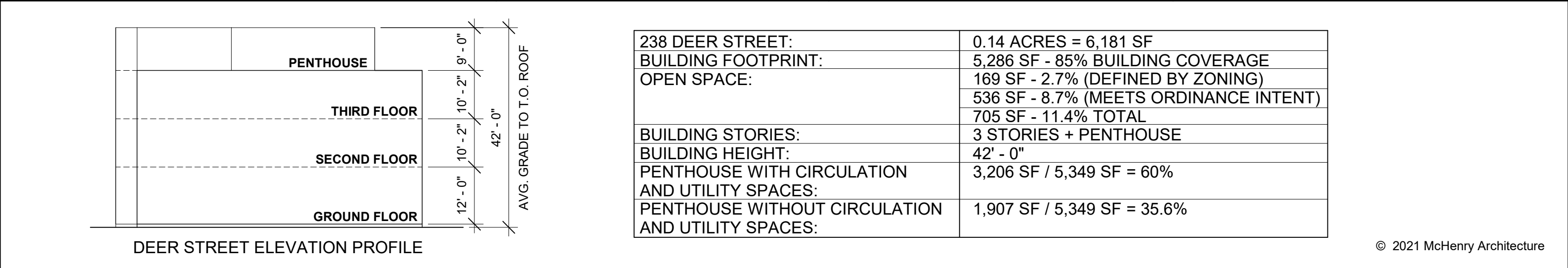
SITE PLAN

C2





GROUND FLOOR: 5,286 SF RETAIL: 3,500 SF	SECOND FLOOR: 5,349 SF NINE UNITS: 3,989 SF	THIRD FLOOR: 5,349 SF EIGHT UNITS: 3,989 SF	PENTHOUSE: 3,206 SF FOUR UNITS: 1,907 SF
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DEER ST. MIXED-USE BUILDING 238 DEER STREET PORTSMOUTH, NH 03801	BUILDING DATA HISTORIC DISTRICT COMMISSION, OCTOBER 2021	McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire	A16	11/03/2021
				McHA: SM/RD/MG
				NOT TO SCALE





EXAMPLE EFFICIENCY UNIT FLOOR PLAN - 400SF



EXAMPLE EFFICIENCY UNIT



EXAMPLE EFFICIENCY UNIT

OWNER CONCEPT  
PRECEDENT:  
EXAMPLE  
EFFICIENCY UNIT



EXAMPLE EFFICIENCY UNIT

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DEER ST. MIXED-USE BUILDING  
238 DEER STREET  
PORTSMOUTH, NH 03801

INTERIOR CONCEPT / OWNER  
INSPIRATION

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

A17

11/03/2021  
McHA: SM/RD/MG  
NOT TO SCALE



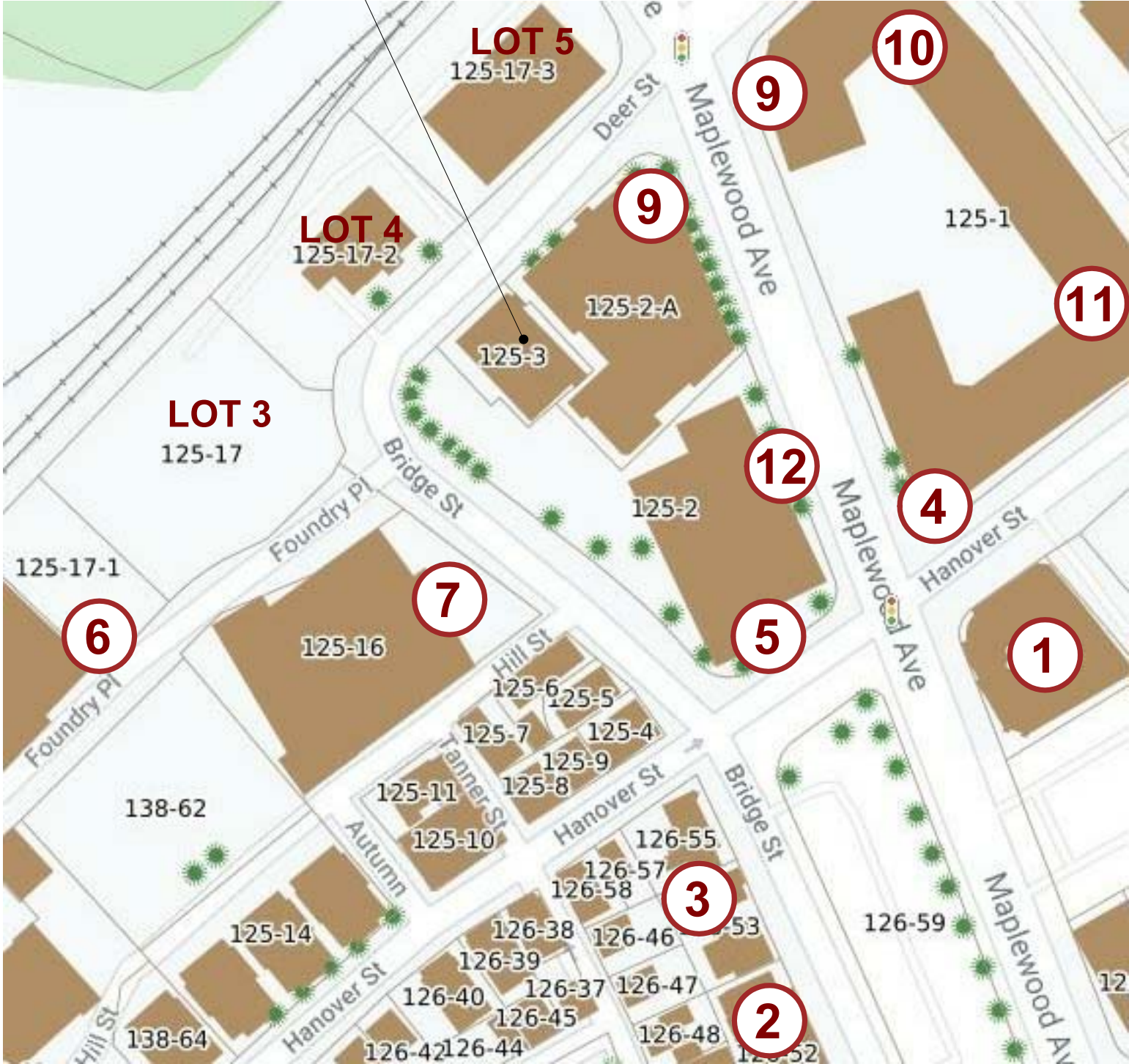


EXISTING PICTURE FROM DEER STREET AND MAPLEWOOD AVE INTERSECTION



EXISTING PICTURE FROM FOUNDRY GARAGE ROOF

238 DEET STREET  
PORTSMOUTH, NH 03801



CONTEXT PHOTO KEY MAP

© 2021 McHenry Architecture

DEER ST. MIXED-USE BUILDING

238 DEER STREET  
PORTSMOUTH, NH 03801

EXISTING PHOTOGRAPHS

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

A18

11/03/2021  
McHA: SM/RD/MG  
NOT TO SCALE





1: 25 MAPLEWOOD AVE



2: 40 BRIDGE STREET



1: BRIDGE STREET



4: 195 HANOVER ST - PORTWALK



5: 30 MAPLEWOOD AVE



6: 100 FOUNDRY PLACE

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DEER ST. MIXED-USE BUILDING  
238 DEER STREET  
PORTSMOUTH, NH 03801

CONTEXT PHOTOGRAPHS  
HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

A19

11/03/2021  
McHA: SM/RD/MG  
NOT TO SCALE





7: 126 BRIDGE STREET



8: 46 MAPLEWOOD AVE



9: 195 HANOVER ST - PORTWALK



10: 195 HANOVER ST - PORTWALK



11: 195 HANOVER ST - PORTWALK



12: 30 MAPLEWOOD AVE

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DEER ST. MIXED-USE BUILDING  
238 DEER STREET  
PORTSMOUTH, NH 03801

CONTEXT PHOTOGRAPHS  
HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

A20

11/03/2021  
McHA: SM/RD/MG  
NOT TO SCALE





LOT 3: APPROVED FOUNDRY PLACE



LOT 4: APPROVED FOUNDRY PLACE



LOT 5: APPROVED FOUNDRY PLACE



LOT 3: 165 DEER STREET



LOT 4: 163 DEER STREET



LOT 5: 161 DEER STREET

© 2021 McHenry Architecture

<p>DEER ST. MIXED-USE BUILDING</p> <p>238 DEER STREET PORTSMOUTH, NH 03801</p>	<p>FOUNDRY PLACE CONTEXT</p> <p>HISTORIC DISTRICT COMMISSION, OCTOBER 2021</p>	<p>McHENRY ARCHITECTURE</p> <p>4 Market Street Portsmouth, New Hampshire</p>	<p>A21</p>	<p>11/03/2021</p> <p>McHA: SM/RD/MG</p> <p>NOT TO SCALE</p>
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# Pella® Lifestyle Series

Aluminum-Clad Wood

APPENDIX A - OR EQUAL

## #1 performing wood window and patio door<sup>1</sup>

For the combination of energy, sound and value.

## 37 time-tested innovations

Create unique, room-by-room solutions to meet real-life needs.

## 83% more energy efficient<sup>2</sup>

On average compared to single-pane windows – with performance solutions for improved comfort.

Pella Lifestyle Series



## Exceptional performance and style.

**Style flexibility.** Whether your client's home is traditional, modern or somewhere in between, create beautiful windows and patio doors that fit their style.

**Redefining performance.** Get both unrivaled energy efficiency and sound performance at an incredible value. With the Ultimate Performance package, windows are on average 79% more energy efficient and reduce 52% more outside noise than single-pane windows.<sup>2,5</sup>

**Enhanced durability.** Our windows and patio doors are designed to stand the test of time with exterior wood parts treated with exclusive EnduraGuard® wood protection and an aluminum-clad exterior with EnduraClad® finish.

## Room-by-room solutions.

### Most desired features, options and innovations.

Complement your project with the most popular colors, finishes, grille patterns and more. Many innovative solutions also come standard.

**Integrated blinds and shades.** Intentionally designed to be accessible, blinds and shades are tucked between glass panes and are protected from dust, pets and little hands.

**Added security and convenience.** Add peace of mind with optional Pella Insynctive™ built-in window and door sensors and motorized between-the-glass blinds and shades that raise and lower with a button.

Create solutions that are perfect for real life. Covered by the best limited lifetime warranty in the industry for wood windows and patio doors, Pella Lifestyle Series offers everything you love about wood – including beauty, durability and style flexibility.<sup>3</sup> Begin with dual- or triple-pane glass and then select from the most desired features and options.<sup>4</sup>

Pella Lifestyle Series is the #1 performing wood window and patio door for the combination of energy, sound and value.<sup>1</sup> Packed with purposeful innovations like Integrated Blinds, Shades and Security Sensors, we designed windows and patio doors to work for your project, room by room.

<sup>1</sup> Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

<sup>2</sup> Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when comparing Pella Lifestyle Series windows with Advanced Comfort Low-E triple-pane glass with argon and mixed glass thickness to a single pane wood or vinyl window. Double-hung windows are not available with triple-pane glass. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see [pella.com/methodology](https://pella.com/methodology).

<sup>3</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at [pella.com/warranty](https://pella.com/warranty), or contact Pella Customer Service at 866-319-0397.

<sup>4</sup> Double-hung window only available with dual-pane glass.

<sup>5</sup> Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with triple-pane glass with mixed glass thickness to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

## Available in these window and patio door styles:




Special shapes also available.

Colors & Finishes

Wood Type

A beautiful wood species to complement your home’s interior.



Pine

Prefinished Pine Interior Colors

We can prefinish in your choice of a variety of beautiful paints and stains. Unfinished or primed and ready-to-paint are also available.



White




Bright White



Linen White



Natural Stain¹




Golden Oak Stain



Early American Stain



Provincial Stain



Dark Mahogany Stain¹




Red Mahogany Stain¹



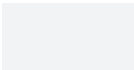
Black Stain

Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years.



Black




White



Brown



Fossil




Iron Ore



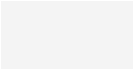
Portobello



Putty



Almond




Classic White



Brick Red




Hartford Green




Wolf Gray

Glass²


InsulShield® Low-E Glass³




Advanced Low-E insulating dual-pane glass with argon or triple-pane glass with argon



AdvancedComfort Low-E insulating dual-pane glass with argon and triple-pane glass with argon




NaturalSun Low-E insulating dual-pane glass with argon or triple-pane glass with argon




SunDefense™ Low-E insulating dual-pane glass with argon or triple-pane glass with argon

Additional Glass Options



Tempered glass available on dual- and triple-pane products




Obscure and frosted obscure glass available on dual- and triple-pane products

Performance Packages

To make things easier, we’ve created performance packages that highlight what’s most important to your customers.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹ Upgrade from a dual- to a triple-pane glass design with the packages below to meet the unique needs of each room in your customer’s home.

All values below are averages compared with single-pane windows.




Performance

Improved energy efficiency and sound performance.

71%  
More Energy Efficient²

+


34%  
Noise Reduction³



Sound Control

Exceptional noise control for a quieter home.


52%  
Noise Reduction³



Energy Efficiency

Superior energy efficiency for a more comfortable home.

83%  
More Energy Efficient²




Ultimate Performance

The best combination of energy efficiency and noise control.

79%  
More Energy Efficient²

+

52%  
Noise Reduction³



Scan the QR code with your smartphone camera to learn more about how each performance package can benefit your client's home.

¹ Availability may be limited. Please contact your local Pella expert for details.  
² Double-hung window available with dual-pane glass only.  
³ Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

¹ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glazing thickness glass. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.  
² Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.  
³ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

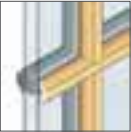


Grilles

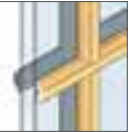
**Grille Types**

Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.


**Dual-Pane:**




Simulated-Divided-Light with Spacer 7/8"



Simulated-Divided-Light without Spacer 7/8"




Roomside Removable Grilles 3/4"<sup>1,2</sup>




Aluminum Grilles-Between-the-Glass 3/4"<sup>3</sup>

**Triple-Pane:**




Simulated-Divided-Light with Aluminum Contoured Grilles-Between-the-Glass 3/4"<sup>3</sup>



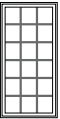
Aluminum Grilles-Between-The-Glass 3/4"<sup>3</sup>

**Grille Patterns**


In addition to the patterns shown here, custom grille patterns are available.




9-Lite Prairie




Traditional



Top Row



Cross



Custom

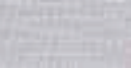
Screens<sup>4</sup>

**Rolscreen®**


Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows and sliding patio doors.

**Flat**

InView™ screens are clearer than conventional screens and come standard. Vivid View® screens offer the sharpest view and are optional.



InView™



Vivid View®

Added Peace of Mind


**Integrated Security Sensors**

Optional integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.<sup>5</sup> For more information, go to connectpella.com.


Integrated Blinds & Shades

**Integrated Blinds\***


Raise blinds up for an unobstructed view or tilt to let in the right amount of light. Our accessible, integrated blinds are available with or without motorization powered by Pella Insynctive® technology.




White




Poplar White




Bisque



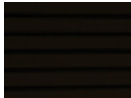
Golden



Mocha



Storm




Black


**Integrated Shades\***

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Our accessible, integrated shades are available with or without motorization powered by Pella Insynctive® technology.


**Light-Filtering:**



White




Maize




Silver


**Room-Darkening:**



Cotton




Bamboo



Ash

Haven't landed on your final blind or shade color yet? No problem. With our patented triple-pane design, you can make the decision later in the process. Our triple-pane products come with all of the hardware to add blinds or shades before they arrive to your home or later in the building or remodeling process.




Scan the QR code with your smartphone camera to learn more about our motorized Insynctive blinds and shades.


Window Hardware

**Essential Collection**

Our most popular designs with finishes to suit every style.




Fold-Away Crank

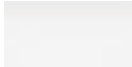


Cam-Action Lock


**Finishes:**



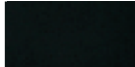
Champagne




White



Brown



Matte Black




Satin Nickel


Patio Door Hardware

**Essential Collection**

Elevate your style and transform your home with elegant selections.




Hinged Patio Door Handle

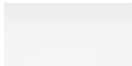


Sliding Patio Door Handle


**Finishes:**




Champagne




White



Brown



Matte Black



Satin Nickel

<sup>1</sup> Color-matched to your product's interior and exterior color.  
<sup>2</sup> Availability may be limited. Please contact your local Pella expert for details.  
<sup>3</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.  
<sup>4</sup> Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.  
<sup>5</sup> Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.



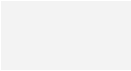
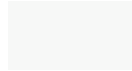











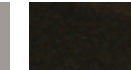






\* Available on triple-pane products only.

30


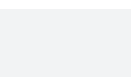






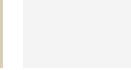
















31



# Window & Door Trim Options

<b>Interior Wood Trim</b>	<p>Dramatically reduce installation time with factory-applied and factory-finished trim. Pella's beautiful trim options provide a vast range of choices that are true to your customer's home architectural style and décor.</p> <p>The trim around Pella® wood, fiberglass or vinyl windows and doors can coordinate with other trim on your project, including baseboards, crown molding and chair rails. Optional accessories to coordinate with trim profiles are available.</p>
<b>Wood Types</b>	<p>Choose the wood species that best complements your project's interior.</p> <div><div> Pine</div><div> Oak</div></div>
<b>Prefinished Pine Interior Colors</b>	<p>Trim is available prefinished in your choice four paint colors and eleven stains. Unfinished or primed and ready-to-paint are also available.</p> <div><div> White</div><div> Bright White</div><div> Linen White</div><div> Artisan Greige*</div><div> Natural Stain</div><div> Wheat Stain*</div><div> Golden Oak Stain</div><div> Early American Stain</div></div> <div><div> Provincial Stain</div><div> Dark Mahogany Stain</div><div> Red Mahogany Stain</div><div> Espresso Stain</div><div> Skyline Gray Stain*</div><div> Charcoal Stain</div><div> Black Stain</div></div>
<b>Interior Trim Styles</b>	<p>Choose from over 50 styles of prefinished or unfinished wood interior trim to fit your project including these popular styles. Select trim styles available in Oak.</p> <div><div> Craftsman</div><div> Ranch</div><div> Provincial</div><div> Colonial</div><div> Curved</div></div>

\* Availability may be limited. Please contact your local Pella expert for details.

<b>EnduraClad® Exterior Trim</b>	<p>Add distinctive architectural detail to your project and set off the Pella wood windows and patio doors with style. Our low-maintenance, aluminum-clad exterior trim arrives factory-applied on windows and patio doors to save installation time and costs.</p>
<b>Exterior Finish Colors</b>	<p>Our low-maintenance, aluminum EnduraClad® exterior finish resists chalking and fading. Custom colors are also available.</p> <div><div> Black</div><div> White</div><div> Brown</div><div> Fossil</div></div> <div><div> Iron Ore</div><div> Portobello</div><div> Putty</div><div> Almond</div><div> Classic White</div><div> Brick Red</div><div> Hartford Green</div><div> Pearl Gray</div></div> <div><div> Soft Linen</div><div> Satin Steel</div><div> Matte Gray</div><div> Wolf Gray</div><div> Spice Red</div><div> Sage</div><div> Frost Blue</div><div> Blue Ash</div></div>
<b>Exterior Trim Styles</b>	<p>EnduraClad exterior aluminum trim is available in five standard profiles. Or choose a custom design.</p> <div><div> Monroe</div><div> Brickmould</div><div> Jefferson</div><div> 3-1/2" Flat Casing</div><div> 3-1/2" Brickmould*</div></div>
<b>Installation Methods</b>	<p>Pella makes installing windows and doors easy. Multiple installation methods and exclusive features save time and help reduce costly callbacks.</p> <p>For complete installation instructions and videos, visit <a href="https://installpella.com">installpella.com</a>.</p>

\* Shown in a custom color. Contact your local Pella representative for more information on available colors.



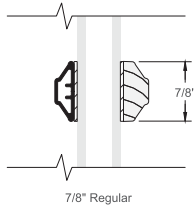


# Lifestyle Series Double-Hung

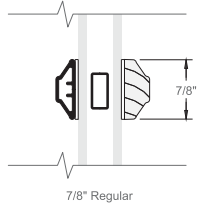
## Grilles

### Grille Profiles

**Simulated-Divided-Light Grilles**

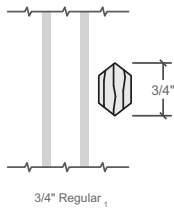


**Simulated-Divided-Light Grilles with optional spacer**

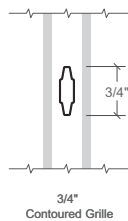


**NOTE: HALF  
SCREENS AT ALL  
DOUBLE HUNG  
WINDOWS**

**Roomside Removable Grilles**

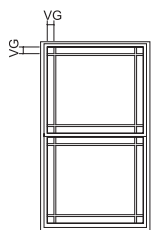


**Grilles-Between-the-Glass**

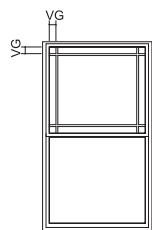


### Grille Patterns

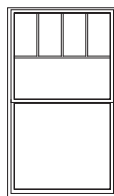
**Grilles-Between-the-Glass and Simulated-Divided-Light Grilles**



9-Lite Prairie



9-Lite Prairie  
Top Sash Only



Top Row



Cross

**9-Lite Prairie**

- Standard corner lite dimension for Prairie patterns = 2-1/2" VG.
- Available in transoms  $\geq$  1'3" height and width.

**Cross**

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

**Top Row**

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

For traditional patterns, see size tables.

VG = Visible Glass

(1) Grilles are available in traditional patterns only.

Lite dimensions noted can vary.

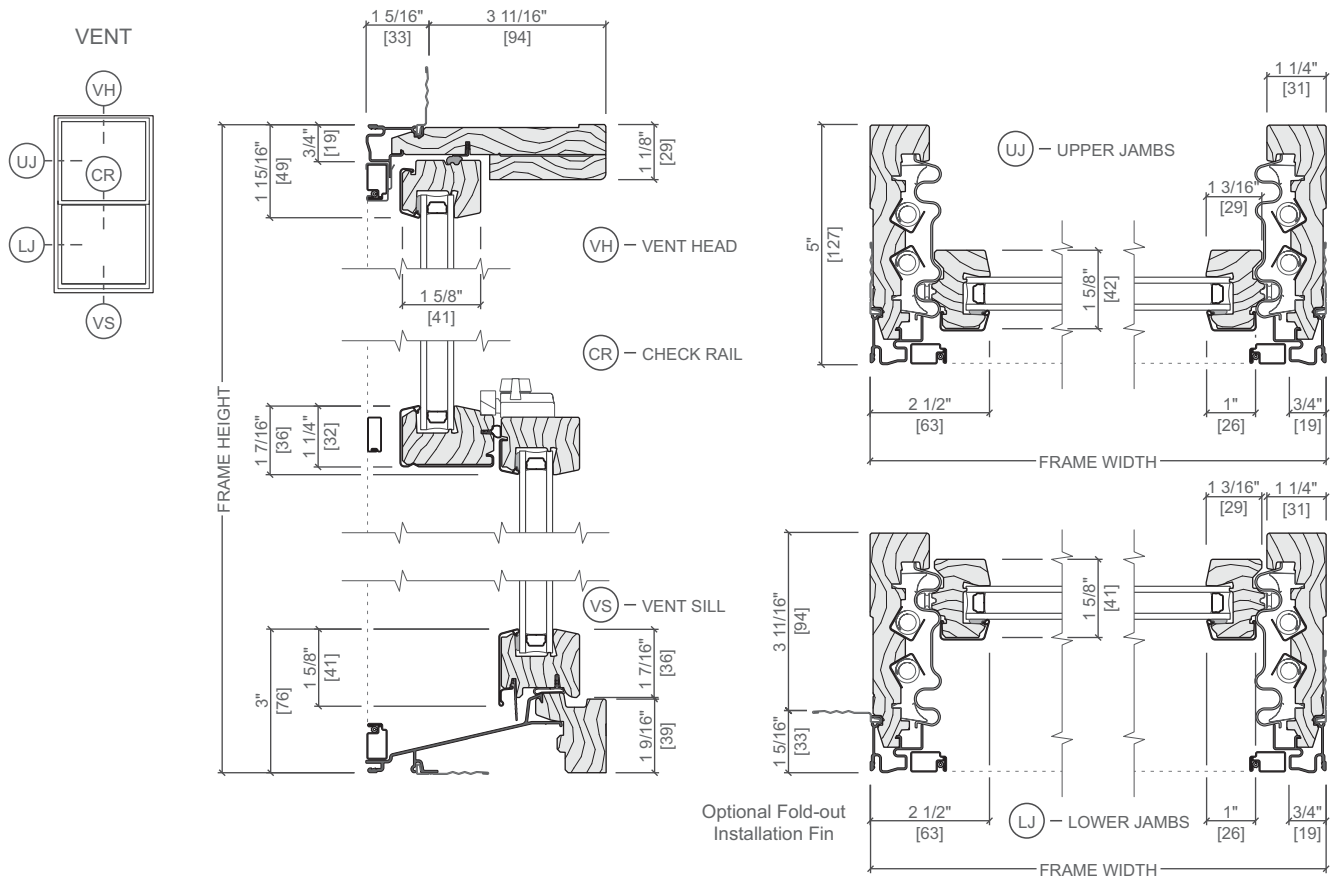
For size and pattern availability contact your local Pella sales representative.





## Lifestyle Series Double-Hung

### Unit Sections



Scale 3" = 1' 0"

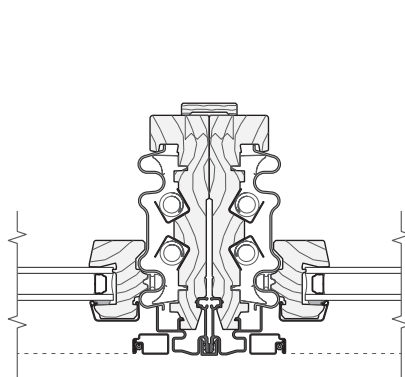
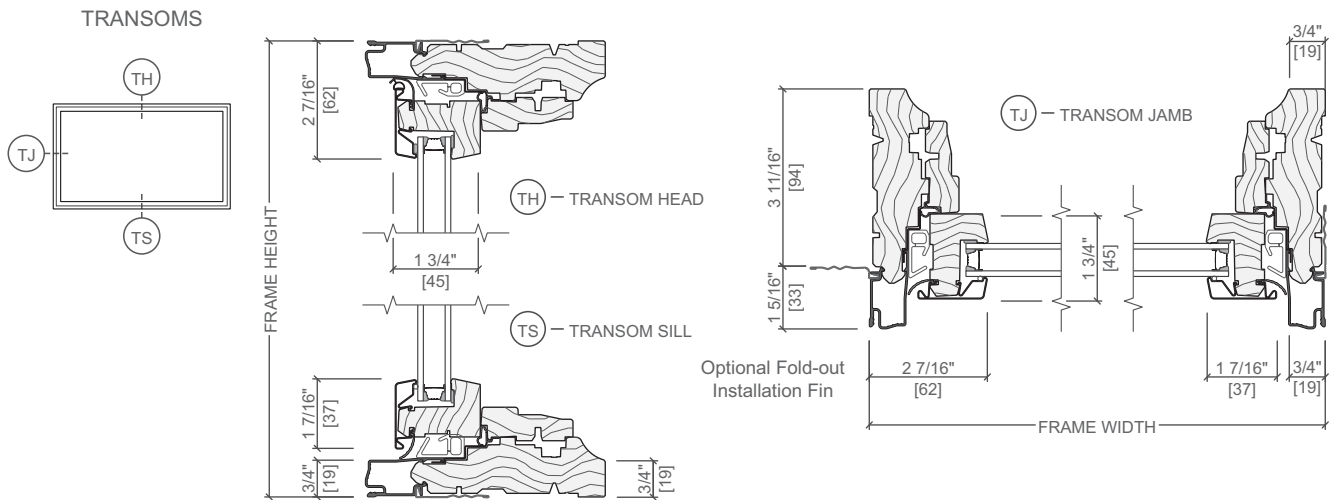
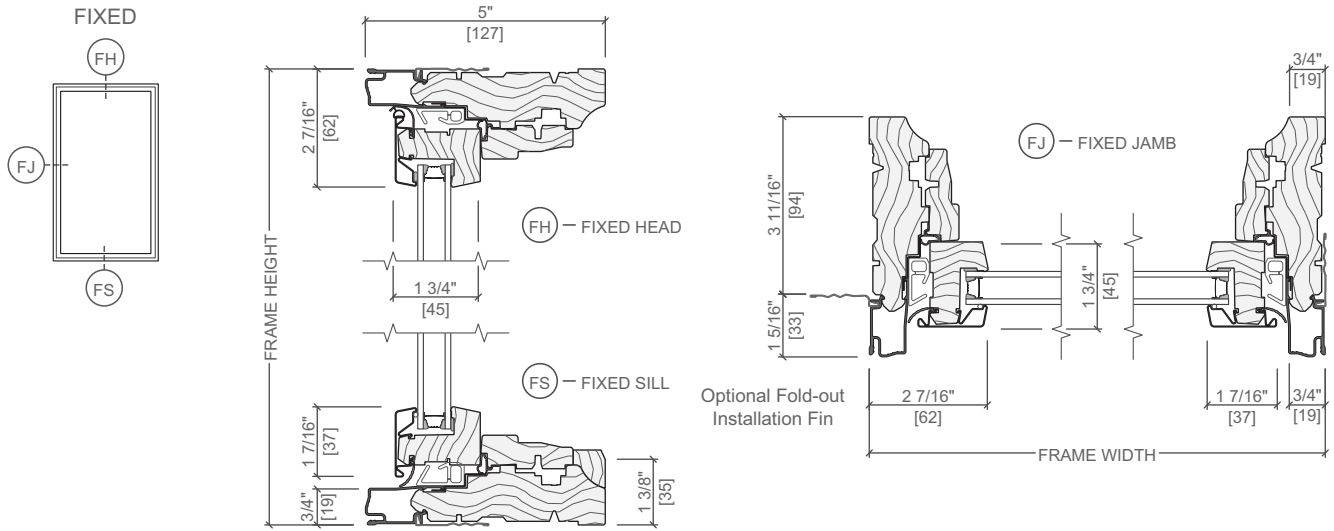
All dimensions are approximate.



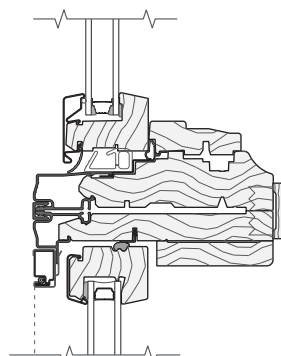


# Lifestyle Series Double-Hung

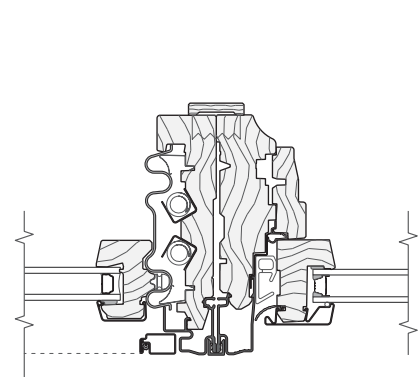
## Unit Sections



VERTICAL JOINING MULLION  
VENT / VENT



HORIZONTAL JOINING MULLION  
TRANSOM / VENT



VERTICAL JOINING MULLION  
VENT / FIXED

Scale 3" = 1' 0"

All dimensions are approximate.

See [www.Pella.com](http://www.Pella.com) for mullion limitations and reinforcing requirements.



# Urban Elegance with an Economical Point of View

## APPENDIX B - OR EQUAL



20 Fulton East Apartments  
Grand Rapids, Michigan  
ARCHITECT  
Pappageorge Haymes Partners, Chicago, Illinois  
WINDOW INSTALLER  
Vos Glass, Grand Rapids, Michigan  
PHOTOGRAPHY  
©Bill Gnech / The Apple Group

Sleek, efficient and versatile. FG 501T Window Wall – the first in the MetroView™ Window Wall series – packs the desired aesthetics of a curtain wall into a cost-efficient window wall system. Ideal for mid-rise commercial projects and sophisticated multifamily housing, MetroView™ FG 501T Window Wall delivers the refined design features that are so popular in today's urban and near-urban cityscapes.

MetroView™ FG 501T Window Wall offers the look of a true curtain wall with a slab-to-slab aluminum frame design. For maximum square footage in interior spaces, FG 501T Window Wall is engineered for shallow horizontal inside glazing with the glass set to the front of the system. Screw spline fabrication and joinery means easy construction and low installation costs. And for designs that put skylines within immediate reach, balcony doors can be easily and seamlessly integrated

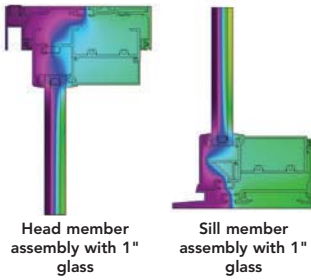
into the system. With air and water performance equal to many curtain walls and a range of aesthetic options including slab edge covers for a seamless transition between floors, MetroView™ FG 501T Window Wall offers a beautiful frame for life.

### PERFORMANCE

MetroView™ FG 501T Window Wall is an economical solution that does not compromise performance to achieve the true look of a curtain wall. The framing process is as streamlined as its appearance, with simple two-piece receptors designed for efficient installation. Optional outside glazing allows for job-site flexibility.



Thermal simulations showing temperature variations from exterior/cold side to interior/warm side



Additionally, the IsoLock™ thermal break process is used to eliminate expansion and contraction of the polyurethane. Prior to the pouring operation, the aluminum is lanced into the cavity at a predetermined increment. The lanced aluminum creates a positive interlock in the polyurethane before it hardens, eliminating any potential for shrinkage. The mechanical locks, combined with the adhesive bond of the polyurethane to the aluminum, create a composite section used to meet design wind loads.

The system is fully tested according to industry standards, as indicated below:

#### PERFORMANCE TEST STANDARDS

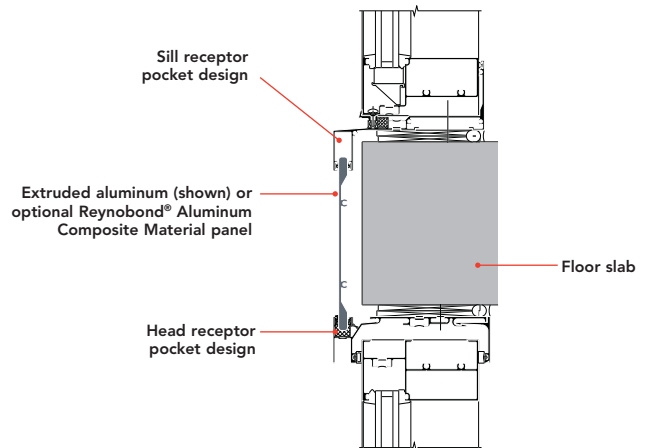
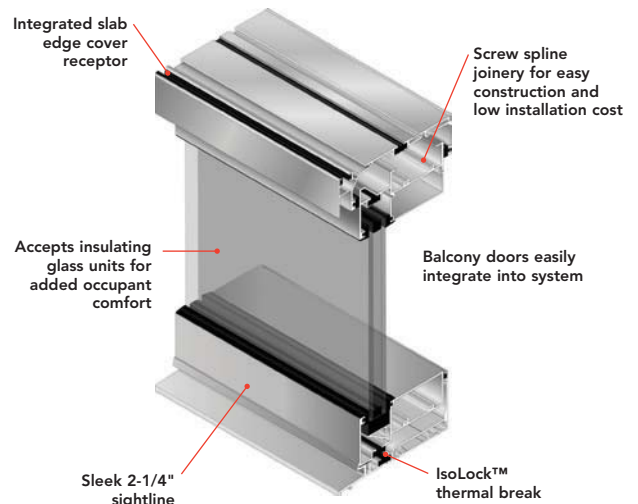
Air Infiltration	ASTM E283, NFRC 400, TAS 202
Water	ASTM E331, ASTM E547, TAS 202
Severe Wind-Driven Rain	AAMA 520
Structural – Uniform Wind Load	ASTM E330, TAS 202
Large Missile Impact	ASTM E1886, ASTM E1996
Acoustical Testing, STC and OITC	AAMA 1801, ASTM E90, ASTM E1425
Thermal Transmittance – U-Factor	NFRC 100, AAMA 1503, AAMA 507
Condensation Resistance (CRF and CR)	AAMA 1503, NFRC 500
Overall Solar Heat Gain (SHGC, VT)	AAMA 507, NFRC 200
Condensation Resistance	AAMA 1503

Thermal performance is enhanced with our IsoLock™ thermal break. The factory-supplied pour and debridge thermal break involves pouring liquid polyurethane into a cavity or thermal pocket, allowing it to harden and then cutting away a small section of aluminum opposite the pour area to fully separate the exterior aluminum from the interior aluminum. This thermal barrier improves the U-factor and condensation resistance and also means there are fewer parts to cut and assemble.

#### AESTHETICS AND VERSATILITY

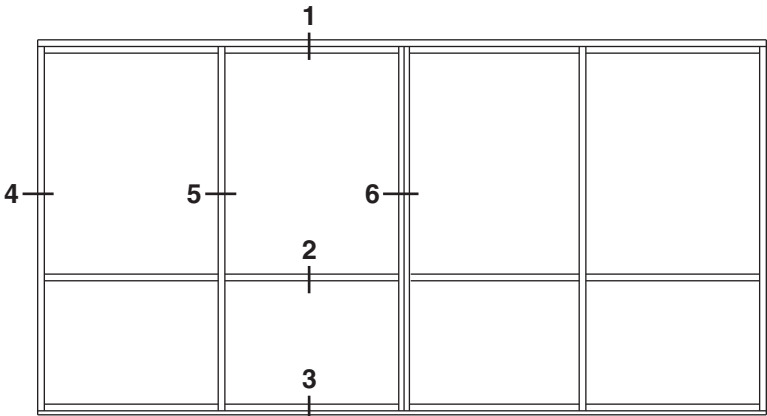
It is easy to achieve dramatic floor-to-ceiling views with FG 501T Window Wall. The 2-1/4" sightline and standard 5" depth make it easy to achieve stylish urban aesthetics. For clean design lines, the system features a slab-to-slab application with an integrated slab edge. The system provides an appealing look for any type of application and accommodates single- and multi-punched openings or ribbon windows. Corner members for either 90° or 135° applications increase design flexibility, and expansion verticals can be incorporated as desired for a truly customized application.

Painted finishes in standard and custom choices are available.



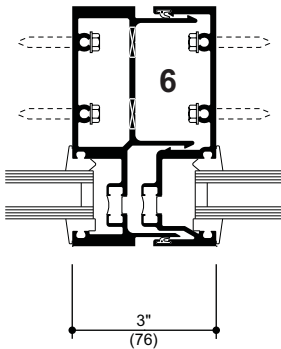
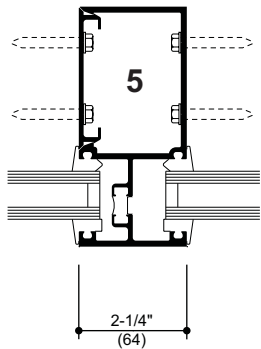
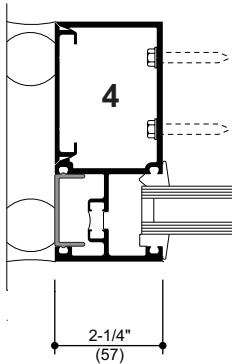
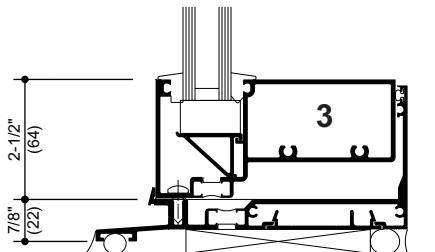
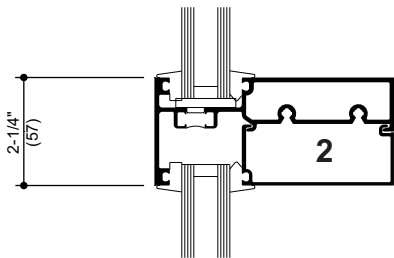
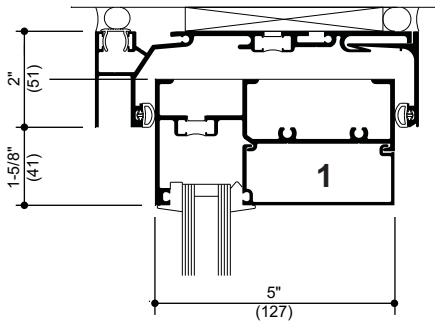


Additional information and CAD details are available at [www.kawneer.com](http://www.kawneer.com)



ELEVATION IS NUMBER KEYED TO DETAILS

INSIDE GLAZED

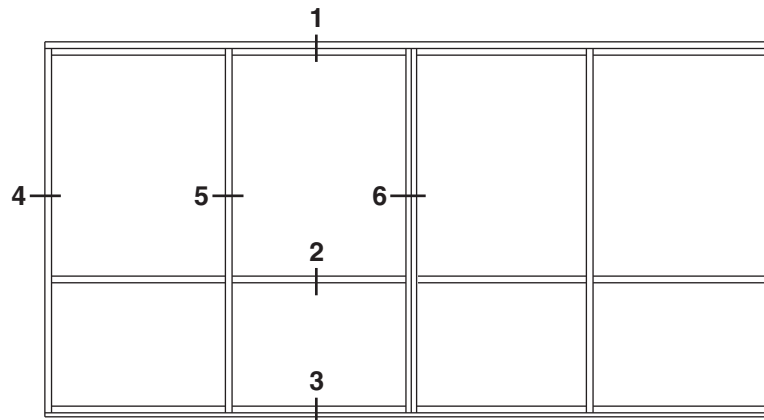


Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.  
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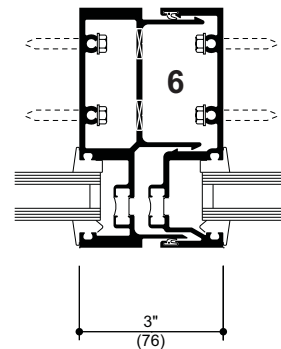
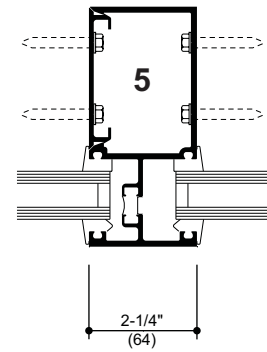
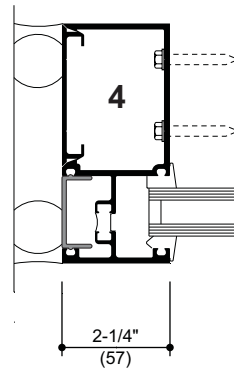
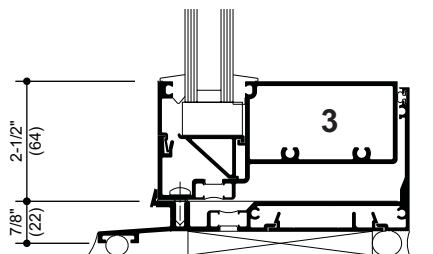
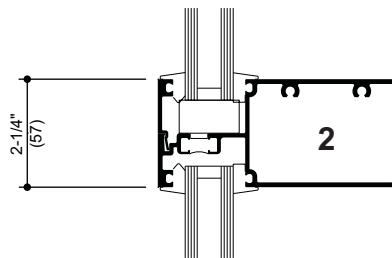
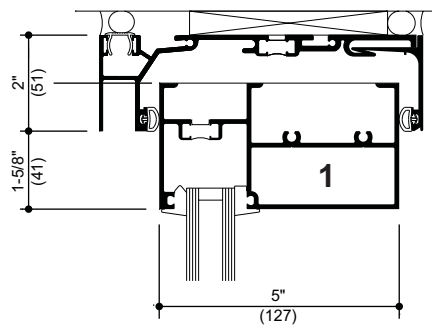


Additional information and CAD details are available at [www.kawneer.com](http://www.kawneer.com)



ELEVATION IS NUMBER KEYED TO DETAILS

### OUTSIDE GLAZED



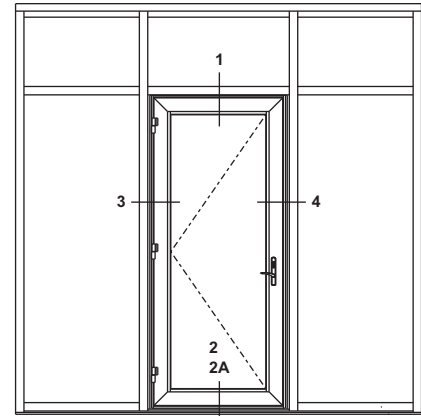
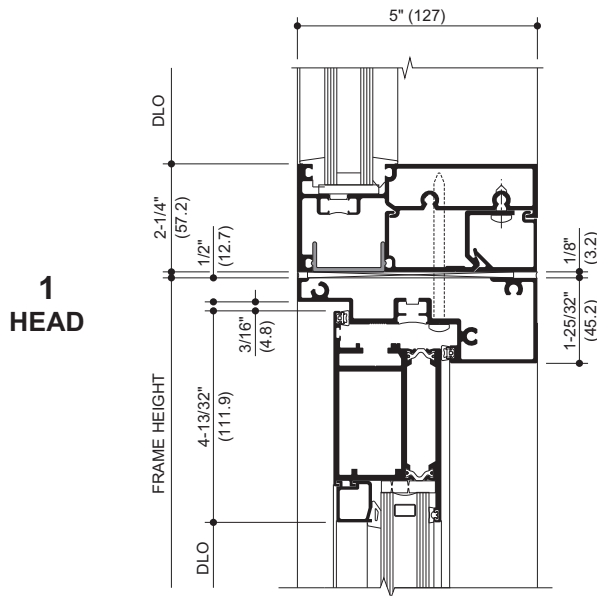
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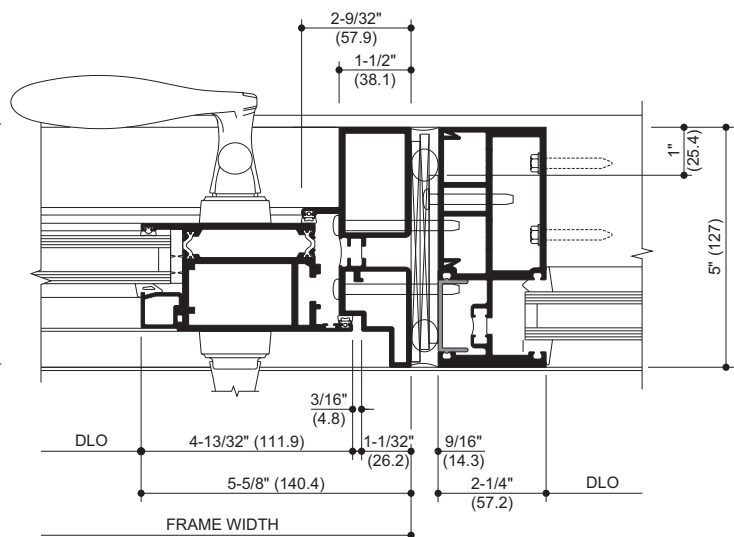
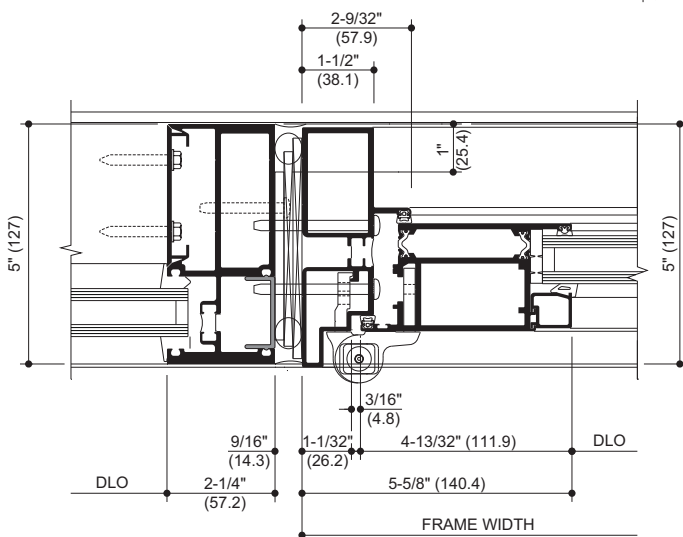
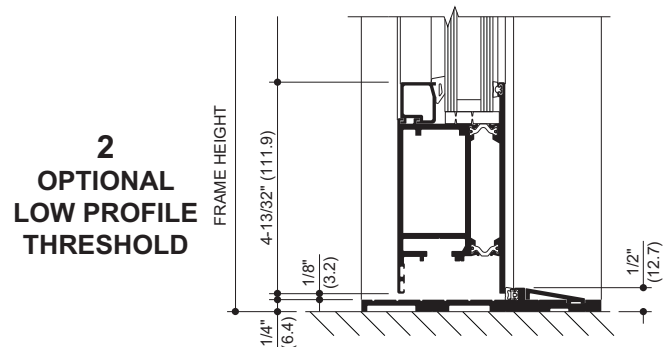
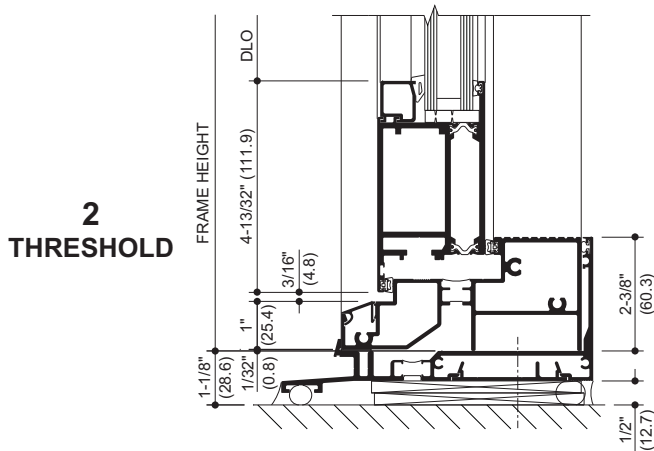
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**Additional information and CAD details are available at [www.kawneer.com](http://www.kawneer.com)**



## OUTSWING DOORS & FRAME



### 3 PIVOT JAMB

**4  
LOCK JAMB  
AT DEADBOLT/LATCHLOCK**

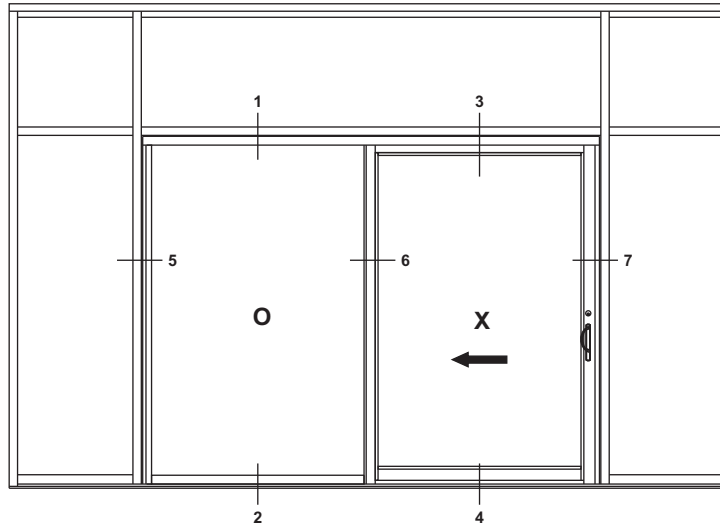
Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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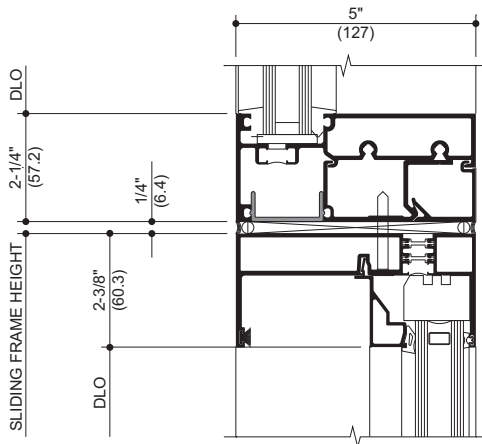
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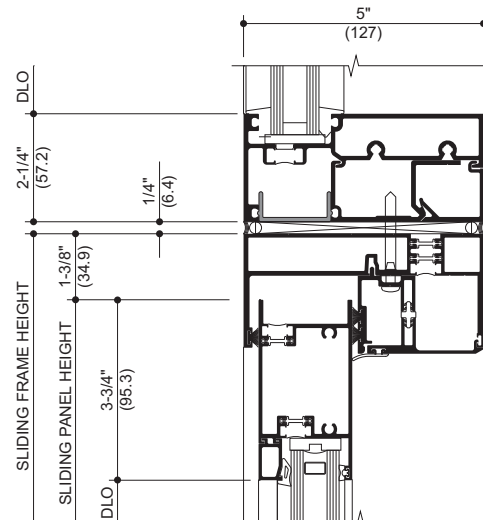
**FG 501T WINDOW WALL WITH AA®3200M THERMAL SLIDING DOOR**



**1**

**HORIZONTAL HEAD**

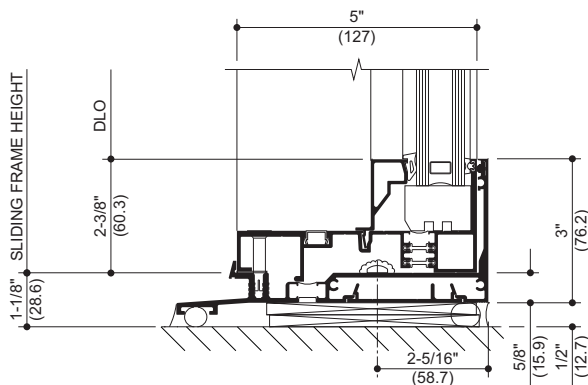
**Sliding Door Fixed Panel at Horizontal**



**3**

**SLIDING DOOR**

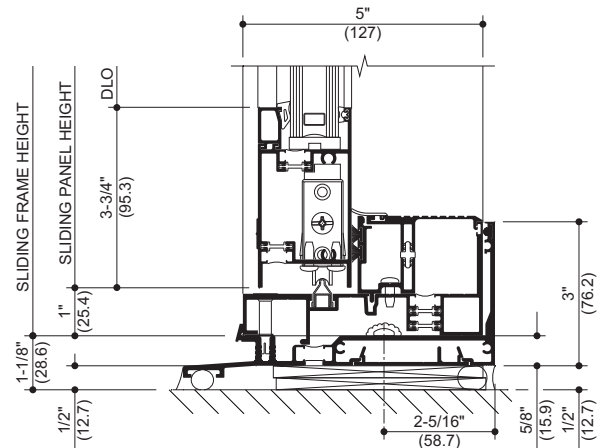
**Sliding Panel at Horizontal**



**2**

**SLIDING DOOR HORIZONTAL SILL**

**Fixed Panel at Sidelite**



**4**

**SLIDING DOOR HORIZONTAL SILL**

**Sliding Panel at Sidelite**

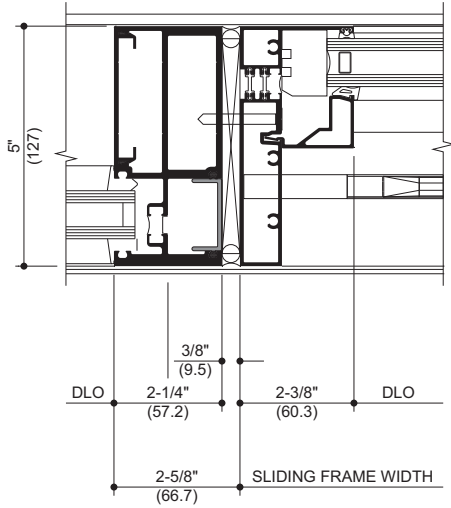
Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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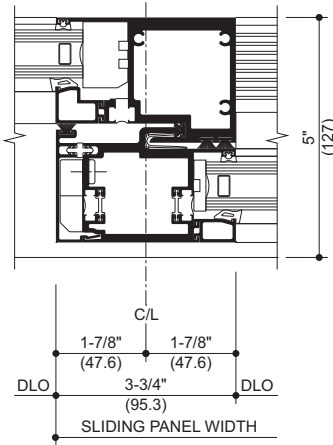
© 2015, Kawneer Company, Inc.



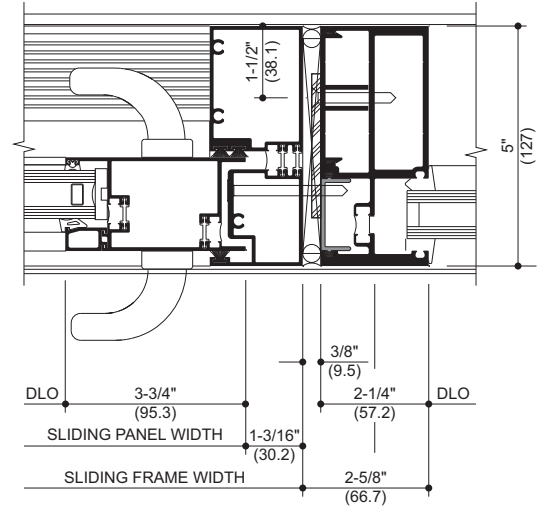
Additional information and CAD details are available at [www.kawneer.com](http://www.kawneer.com)



**5**  
**SLIDING DOOR HEAVY MULLION**  
**Fixed Panel at Vertical**



**6**  
**SLIDING DOOR INTERLOCK**  
**Fixed Sliding at Intermediate**



**7**  
**SLIDING DOOR**  
**Sliding Panel at Intermediate**  
**with Std. "D" Pull**

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.  
© 2015, Kawneer Company, Inc.



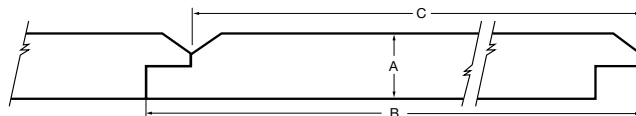
## APPENDIX C - OR EQUAL

### V-RUSTIC

The V-Rustic profile features a deep "V" groove that creates an appealing shadow line effect.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	5"
1 x 8	11/16"	7-1/2"	7"
1 x 10	11/16"	9-1/2"	9"

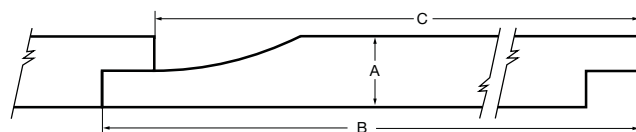


### COVE/DUTCH LAP

The Cove/Dutch Lap profile features a subtle curve that creates a unique, eased appearance.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"

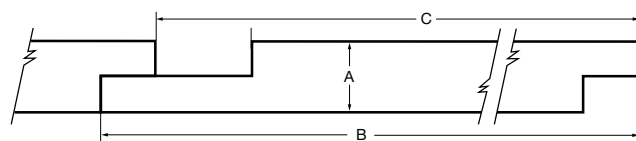


### CHANNEL

The Channel profile's wide groove creates a rich shadow line effect.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"

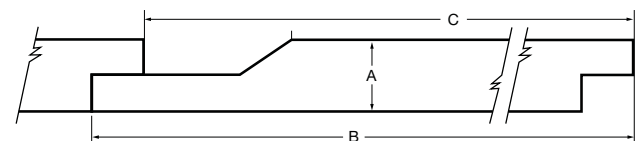


### CHANNEL BEVEL

The Channel Bevel profile features a channel-style joint with an angled edge.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/2"	6-31/32"
1 x 10	11/16"	9-1/2"	8-31/32"



TruExterior Siding comes pre-primed and does require paint.





5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1-1/2" x 1-1/2"
—	—	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
—	—	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

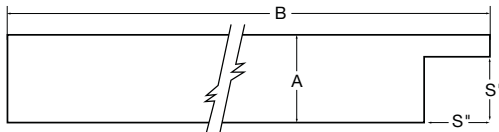
TruExterior® Trim is reversible with woodgrain on one side and a smooth finish on the reverse. Available in a 16' length.

**Reversible Smooth/Woodgrain Finish**

\*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com.



Nominal Size	Actual Thickness (A)	Actual Width (B)	Siding Pocket (S' x S'')
5/4 x 3	1"	2-1/2"	3/4" x 3/4"
5/4 x 4	1"	3-1/2"	3/4" x 3/4"
5/4 x 5	1"	4-1/2"	3/4" x 3/4"
5/4 x 6	1"	5-1/2"	3/4" x 3/4"
5/4 x 8	1"	7-1/4"	3/4" x 3/4"



### SIDING POCKET RABBETED TRIM

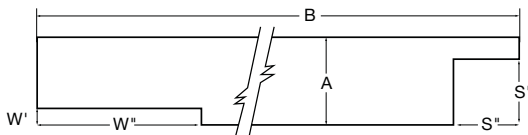
Perfect for end wall terminations, this trim with a 3/4" siding pocket accepts all TruExterior® Siding profiles.

**Available Finishes:**

- Smooth
- Woodgrain



Nominal Size	Actual Thickness (A)	Actual Width (B)	Window Pocket (W' x W'')	Siding Pocket (S' x S'')
5/4 x 4	1"	3-1/2"	3/16" x 1-7/8"	3/4" x 3/4"
5/4 x 6	1"	5-1/2"	3/16" x 1-7/8"	3/4" x 3/4"
5/4 x 8	1"	7-1/4"	3/16" x 1-7/8"	3/4" x 3/4"

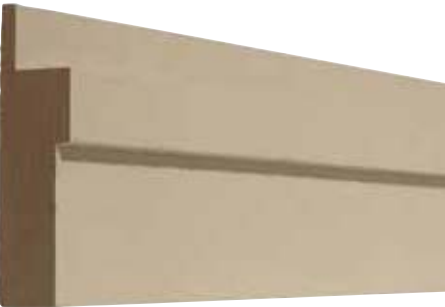


### WINDOW AND SIDING POCKET RABBETED TRIM

The ultimate accessory to build a neat, professional-looking window surround.

**Available Finishes:**

- Smooth
- Woodgrain





# TruExterior® Siding & Trim Reference Guide

## SUSTAINABILITY

The sustainable properties of TruExterior® Siding & Trim are a result of a combination of proprietary polymer chemistry and highly refined, recovered coal combustion products (fly ash), which are endorsed by the U.S. Green Building Council (USGBC) for use in construction materials.

- Contains a minimum of 70% recycled content—verified by SCS Global Services





## CODE LISTINGS



TruExterior® Siding & Trim have undergone rigorous internal and third-party testing to provide building officials, architects, contractors, specifiers, designers and others with reliable, high-performing products.

- PEI Evaluation Service Report ESR-14090—Trim and Beadboard
- PEI Evaluation Service Report ESR-13069—Siding
- ICC-ES Evaluation Report ESR-3597 verifies that TruExterior® Siding meets code requirements
- California's Wildland-Urban Interface (WUI) listed
- Florida Product Approval FL17285
- Texas Department of Insurance (TDI) EC-92


## PROJECT ESTIMATOR

V-Rustic		Cove/Dutch Lap	
			
Nominal	Boards per square	Nominal	Boards per square
	16' Length		16' Length
1 x 6	15	1 x 6	15
1 x 8	11	1 x 8	12
1 x 10	9	1 x 10	9



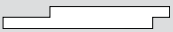
  

Channel		Channel Bevel	
			
Nominal	Boards per square	Nominal	Boards per square
	16' Length		16' Length
1 x 6	15	1 x 6	15
1 x 8	12	1 x 8	11
1 x 10	9	1 x 10	9

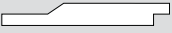
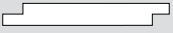
  

Reversible Shiplap-Nickel Gap	
	
1.75	Boards per square
	16' Length
1 x 4	24
1 x 6	15
1 x 8	11
1 x 10	9


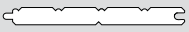
## Craftsman Collection™ Siding

V-Rustic		Cove/Dutch Lap		Channel	
					
Nominal	Actual	Nominal	Actual	Nominal	Actual
1 x 6	11/16" x 5-1/2"	1 x 6	11/16" x 5-1/2"	1 x 6	11/16" x 5-1/2"
1 x 8	11/16" x 7-1/2"	1 x 8	11/16" x 7-1/4"	1 x 8	11/16" x 7-1/4"
1 x 10	11/16" x 9-1/2"	1 x 10	11/16" x 9-1/4"	1 x 10	11/16" x 9-1/4"

Channel Bevel		Reversible Shiplap-Nickel Gap	
			
Nominal	Actual	Nominal	Actual
1 x 6	11/16" x 5-1/2"	1 x 4	11/16" x 3-1/2"
1 x 8	11/16" x 7-1/2"	1 x 6	11/16" x 5-1/2"
1 x 10	11/16" x 9-1/2"	1 x 8	11/16" x 7-1/4"
		1 x 10	11/16" x 9-1/4"





## Beadboard

Single		Double	
			
Nominal Size	Actual	Nominal	Actual
5/8 x 4	5/8" x 3-1/2"	5/8 x 8	5/8" x 6-9/16"
5/8 x 6	5/8" x 5-5/16"	5/8 x 12	5/8" x 10-1/4"

## Trim

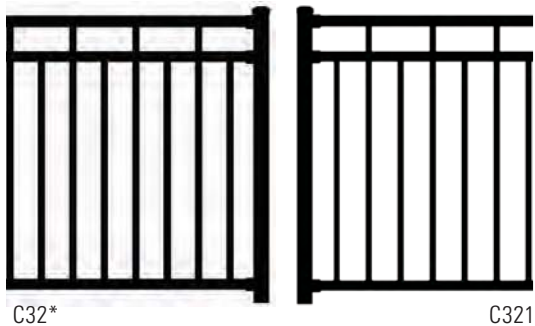
5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1-1/2" x 1-1/2"
—	—	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
—	—	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

## Accessories

Skirt Board		Window Pocket Rabbeted Trim		Siding Pocket Rabbeted Trim		Window and Siding Pocket Rabbeted Trim	
							
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
1 x 6	3/4" x 5-1/2"	5/4 x 4	1" x 3-1/2"	5/4 x 3	1" x 2-1/2"	5/4 x 4	1" x 3-1/2"
1 x 8	3/4" x 7-1/4"	5/4 x 6	1" x 5-1/2"	5/4 x 4	1" x 3-1/2"	5/4 x 6	1" x 5-1/2"
5/4 x 6	1" x 5-1/2"	5/4 x 8	1" x 7-1/4"	5/4 x 5	1" x 4-1/2"	5/4 x 8	1" x 7-1/4"
5/4 x 8	1" x 7-1/4"			5/4 x 6	1" x 5-1/2"		
				5/4 x 8	1" x 7-1/4"		

**Note:** All TruExterior® Siding, Trim, Beadboard and Accessory products are available in standard 16' length.





#### SPECIFICATIONS

- Railing Heights: ~~36", 42"~~
- Railing Lengths: ~~4', 5', 6', 7', 8'~~
- Stair Rail Lengths: ~~4', 5', 6', 7', 8'~~
- C32 Baluster: 3/4" x 3/4" x (.045" wall)
- C321 Baluster: 3/4" Round (.050" wall)
- Baluster Spacing: 3.875", 3.625" Stairs
- Stylish Top Rail: 1-3/4" w (.090") x 1-3/8" t (.085")
- Mid Rail: 1-3/4" w (.070") x 1-1/4" t (.070")
- Bottom Rail: 1-3/4" w (.090") x 1-1/4" t (.120")
- Vinyl Insert Baluster Retainer (Top, Mid and Bottom Rails)
- Bottom Rail Support: 5', 6', 7', 8'
- Adjustable Gates: 36"W, 48"W, and 60"W Openings

NOTE: Baluster end spacing may vary by length.

All sections do not come out even on each end as shown above.



Top Rail Profile



Mid Rail Profile



Bottom Rail Profile

# Riviera II

## Styles C32\* & C321

The Riviera II Series embraces a proud statement by taking the ordinary to the extraordinary. The look and feel of every other Baluster in the top section compliments the full balusters below.



**D** Style: C32  
Color: Gloss White

CCRR-0163 complies with IBC, IRC, and FBC



\*For 4' through 6' Sections

\*For Stair Rail Racking Information visit our website.

COLOR TBD

# Colors

## Standard Colors & Custom Colors

Westbury® Aluminum Railing is offered in a variety of colors and textures to compliment your home. Our 12 standard colors include satin, textured and multi-color finishes. Westbury® Aluminum Railing is also available in custom colors to meet your design vision, the possibilities are endless.

## Powder Coating



Verified AAMA 2604 Compliant Powder Coating

## AAMA 2604 & AAMA 2605

DSI uses AAMA 2604 rated powder coating on all Westbury® Aluminum Railing. Our PCI-4000 Certified Powder Coating process offers an uncompromising quality created by state-of-the-art technology. AAMA 2605 Powder Coating is also available as an option for your Westbury® Aluminum Railing.



**A** Style: C10  
Color: Black Fine Texture  
With Level Crossover Post

Satin Black

Black Fine Texture

Ninety Bronze

Bronze Fine Texture

Gloss Beige

Gloss White

White Fine Texture

Clay

Speckled Walnut

Sandy Shore

Chocolate

Silver

Colors shown are a close representation of the true color.  
Please consult actual samples for accurate powder coating colors.

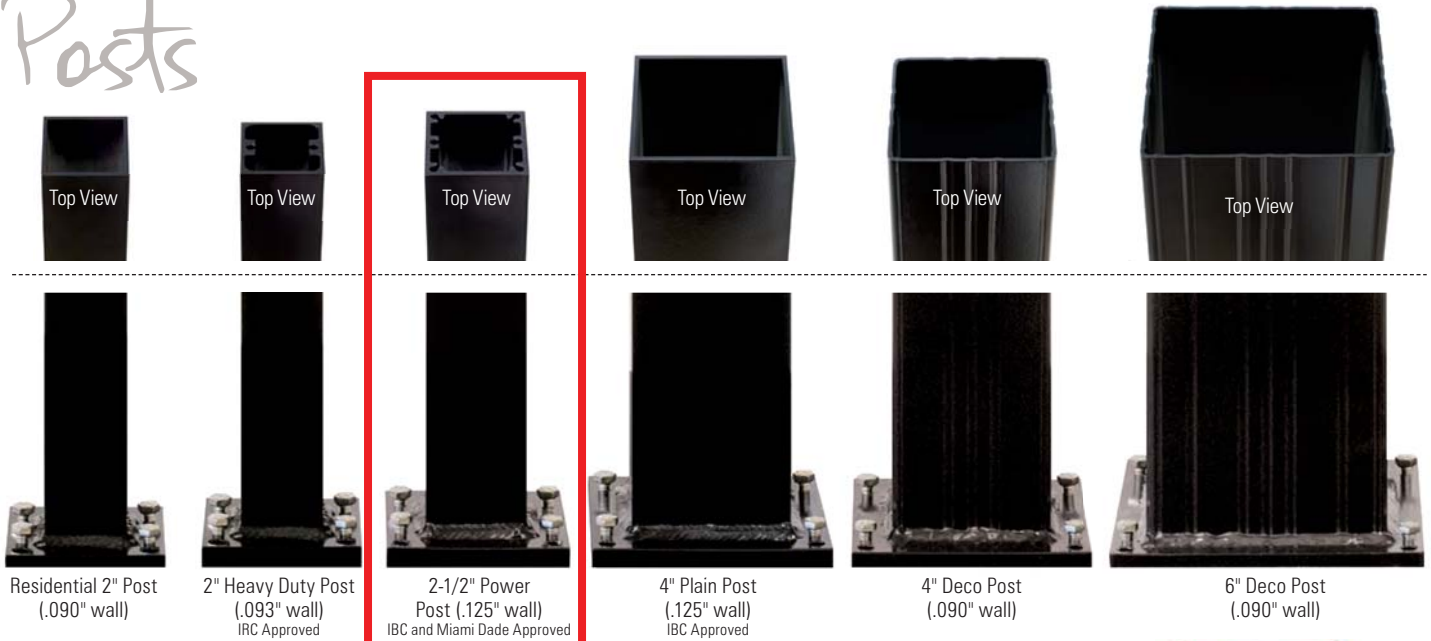


# Accessories

## Brackets, Posts, Caps, & Flairs

Westbury® Accessories add the finishing touch to your masterpiece. A variety of post sizes and wall thicknesses add strength to your railing. The combination of mounts and crossover options provides you with the ability to adapt Westbury® railing to your needs. Optional post caps finished off by the convenience of a 2-piece post flair creates a variety of looks.

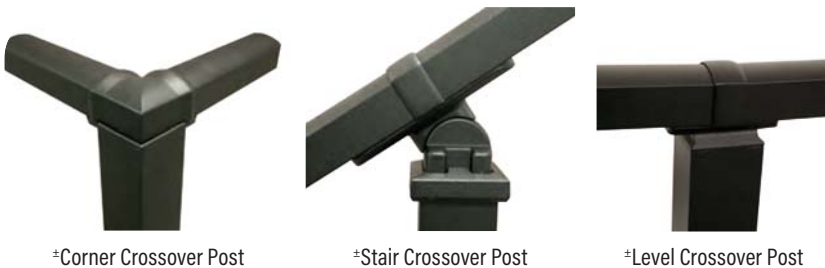
## Posts



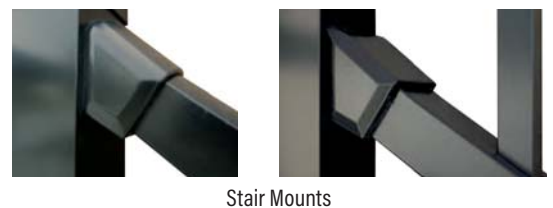
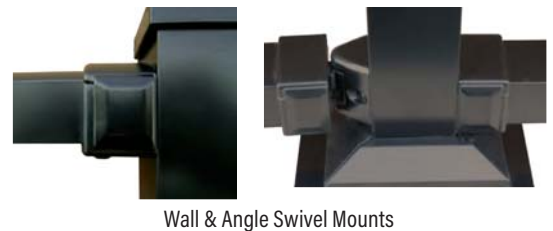
Testing Results - CCRR-0163 complies with IBC, IRC, and FBC. Note: Please check with local code authorities for requirements.



## Crossovers



## Mounts



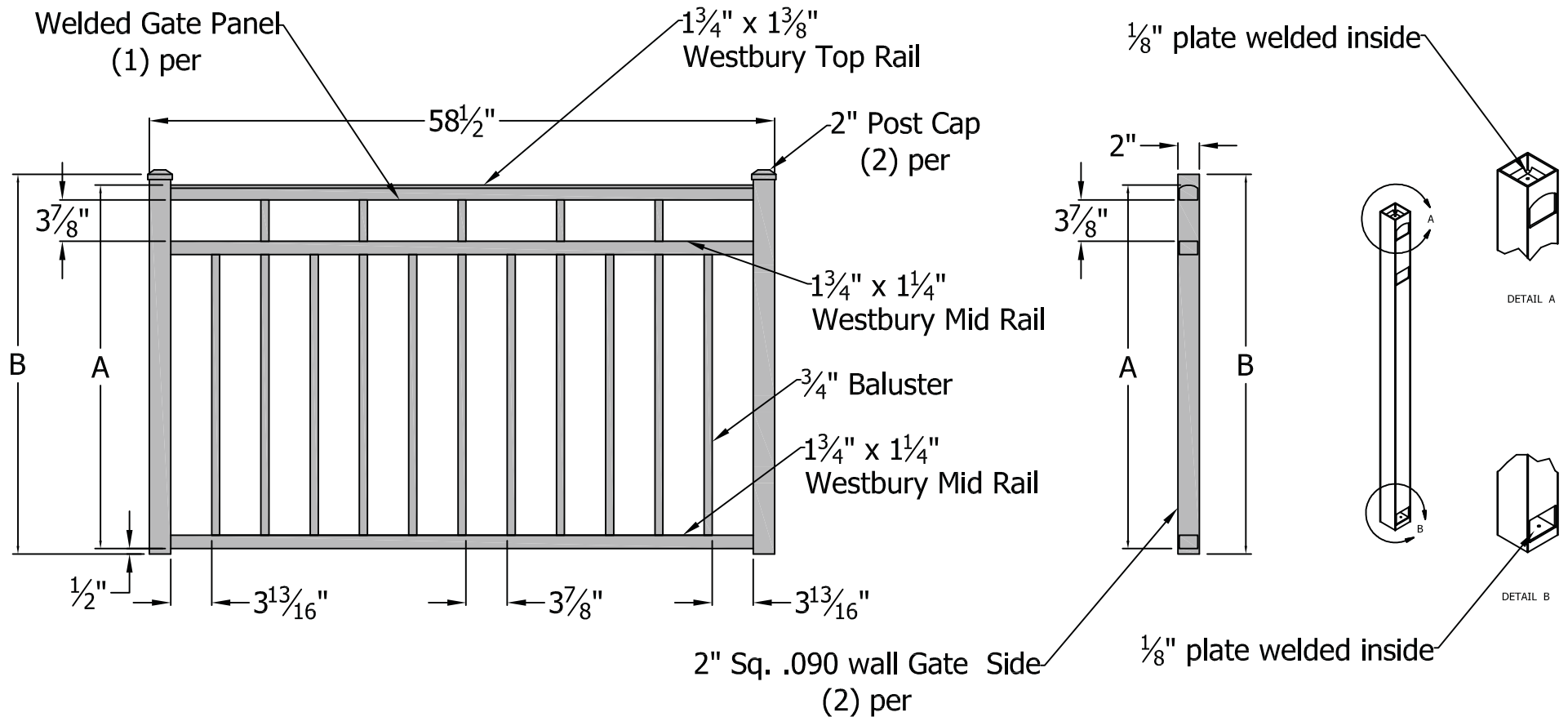
## Accessories



Patent No. 8,998,175±

Nominal Rail Height	Baluster Style	Part #	A	B
36"	Square	73318	34"	35½"
36"	Round	73332	34"	35½"
42"	Square	73319	40"	41½"
42"	Round	73333	40"	41½"

PART NUMBER:		
REV.	REVISION	DATE
A	RELEASE PENDING APPROVAL	
B	Reduced bottom rail height from 8" to 3"	03/29/2016



APPROVED BY:

DATE APPROVED:

FINISH:



3446 US 6 EAST  
Bremen, IN 46506

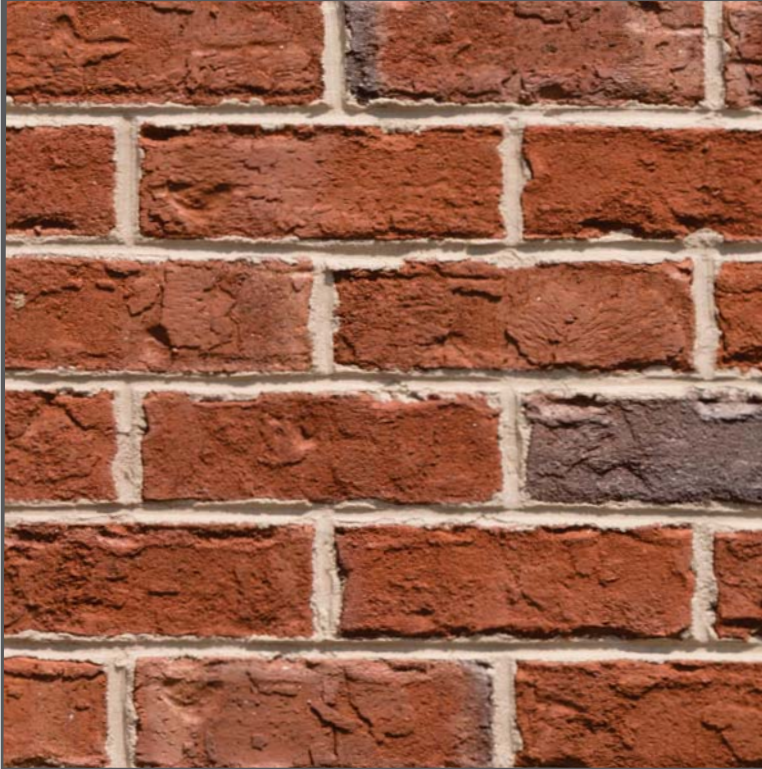
SHEET SIZE= C	DRAWN BY: CM	PART NUMBER or STYLE: C32_C321 Gate 60in Wide	
SCALE = 1":1"	DATE DRAWN: 02-18-2016	Quote requested by:	
STANDARD TOLERANCE: .00 ±.01 FRACTIONS: .000 ±.005 ANG. ±.5° ±T8	LOC: Z:\Aluminum\Westbury\C30 Riviera\C32 Riviera\Gates	PART NAME: Gate	SHEET OF B
FIRST USED ON:	DRAFT: 20160218-12C		





APPENDIX E - OR EQUAL

## PORTSMOUTH



Photography is intended to show the general appearance of the brick color.

### For the proud patriot.

Set on the coast of New Hampshire, Portsmouth has long boasted a wealth of stunning, classical architecture, much now carefully preserved in the city's historic district.

Triangle Brick Company's Portsmouth brick is reminiscent of the Colonial-era handmade brick made in the days of this now historic seaport's thriving trade economy.

Featuring a bright, dark red base with charcoal accents, our tumbled Portsmouth brick is classified under our Premium product tier.

Like the rich tones of the Portsmouth brick but want a modern texture and shape? Try our Williamsburg brick.

## BRICK SPECIFICATIONS

BRICK SIZE	DIMENSIONS INCHES (H x W x L)	NUMBER OF BRICK PER CUBE	APPROX DRY WEIGHT (each)	APPROX # PER SQ.FT.
FACE BRICK				
MODULAR	2 1/4 x 3 9/16 x 7 5/8	510	3.8 lbs.	7
ENGINEER	2 3/4 x 3 9/16 x 7 5/8	410	4.7 lbs.	5.75
QUEEN	2 3/4 x 2 3/4 x 7 5/8	500	3.6 lbs.	5.75

Complies with ASTM C-216, Grade SW, Type FBS. All brick are pre-blended then packaged using our Half Pack™ Technology.

1.800.672.8547

trianglebrick.com

**MSZ-FS18NA & MUZ-FS18NAH**  
**18,000 BTU/H DELUXE WALL MOUNT**  
**18,000 BTU/H HYPER-HEATING OUTDOOR UNIT W/BASE PAN HEATER**



Job Name:

System Reference:

Date:

**APPENDIX F - OR EQUAL**



Indoor Unit.....MSZ-FS18NA

Outdoor Unit.....MUZ-FS18NAH

**INDOOR UNIT FEATURES**

- Slim wall-mounted indoor units provide zone comfort control
- Dual Barrier Coating applied to the heat exchanger, vanes and fan to prevent hydrophilic and hydrophobic dirt build-up
- Multiple fan speed options: Quiet, Low, Medium, High, Super-high, Auto
- 3D i-see Sensor® enables advance features:
  - Indirect or Direct Airflow for personalized comfort
  - Absence Detection for energy-saving mode
  - Double Vane features:
    - Separates airflow to deliver air across a large area
    - Simultaneously deliver to air separate sections of a room
    - Generates more comfortable natural airflow pattern
- Multiple control options available:
  - Back-lit screen handheld remote controller (provided with unit)
  - kumo cloud® smart device app for remote access
  - Third-party interface options
  - Wired or wireless controllers
- Triple-action Filtration: Nano Platinum Filter, Deodorizing Filter, & Electrostatic Anti-Allergy Enzyme Filter
- Hot-Start Technology: no cold air rush at equipment startup or when restarting after Defrost Cycle
- Quiet operation

**OUTDOOR UNIT FEATURES**

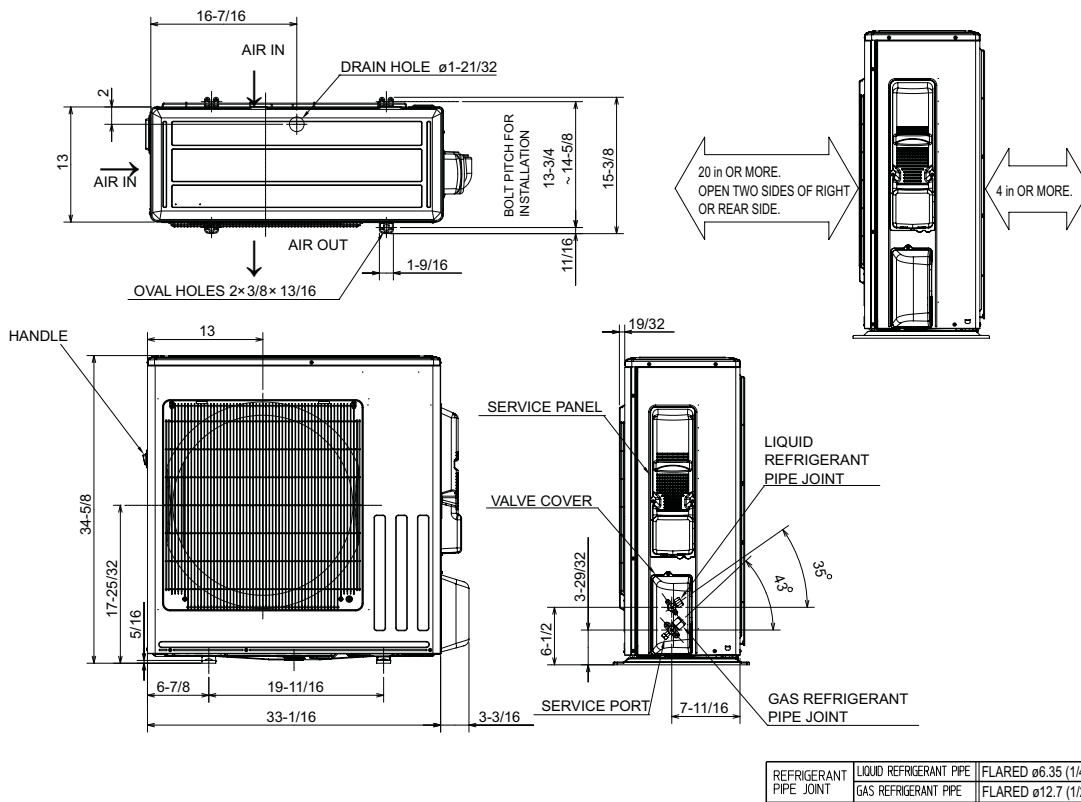
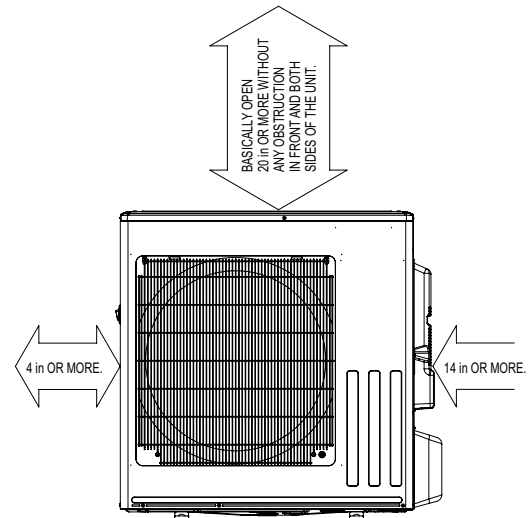
- INVERTER-driven compressor and LEV provide high efficiency and comfort while using only the energy needed to maintain maximum performance
- H2i plus™ performance offers 100% heating capacity at -5° and 70% to 81% heating capacity at -13° F
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life
- Built-in base pan heater



# OUTDOOR UNIT DIMENSIONS: MUZ-FS18NAH

Unit: inch

## REQUIRED SPACE



1340 Satellite Boulevard Suwanee, GA 30024  
Toll Free: 800-433-4822 [www.mehvac.com](http://www.mehvac.com)

FORM# MSZ-FS18NA-U1 & MUZ-FS18NAH-U1 - 202103

