

HDC

ADMINISTRATIVE APPROVALS

December 14, 2022

- | | | |
|----|--------------------------------|-----------------------|
| 1. | 40 Court Street (LUHD-550) | -TBD |
| 2. | 11 Sheafe Street (LUHD-552) | -TBD |
| 3. | 55 Gates Street (LUHD-553) | -TBD |
| 4. | 47 Howard Street (LUHD-554) | -TBD |
| 5. | 7 Hancock Street (LUHD-536) | -TBD |
| 6. | 40 Pleasant Street (LU-22-170) | -TBD |
| 7. | 147 Congress Street (LUHD-559) | -Recommended Approval |
| 8. | 161 Deer Street (LUHD-558) | -Recommended Approval |
| 9. | 1 Walton Alley (LUHD-561) | -Recommended Approval |

1. 40 Court Street

- TBD

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

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



12/01/2022

LUHD-550

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Nov 18, 2022

Applicant

Nick Gendron
nick@customclimates.com
88 Priscilla Ln
Auburn , NH 03032
6038609534

Primary Location

40 COURT ST
Portsmouth, NH 03801

Owner:

40 COURT STREET HOLDINGS LLC
29 MAIN ST AMESBURY, MA 01913

Application Type

Please select application type from the drop down menu below
Administrative Approval

Alternative Project Address

--

Project Information

Brief Description of Proposed Work
Mini split installation (permit application previously submitted)

Description of Proposed Work (Planning Staff)
--

Project Representatives

Relationship to Project

Other

If you selected "Other", please state relationship to project.
Contractor

Full Name (First and Last)

Nick Gendron

Business Name (if applicable)

Custom Climates HVAC

Mailing Address (Street)

88 Priscilla Ln

City/Town

Auburn

State

NH

Zip Code

03032

Phone

6032621623

Email Address

Nick@customclimates.com

Relationship to Project

Other

If you selected "Other", please state relationship to project.
Custom Climates General Manager

Full Name (First and Last)

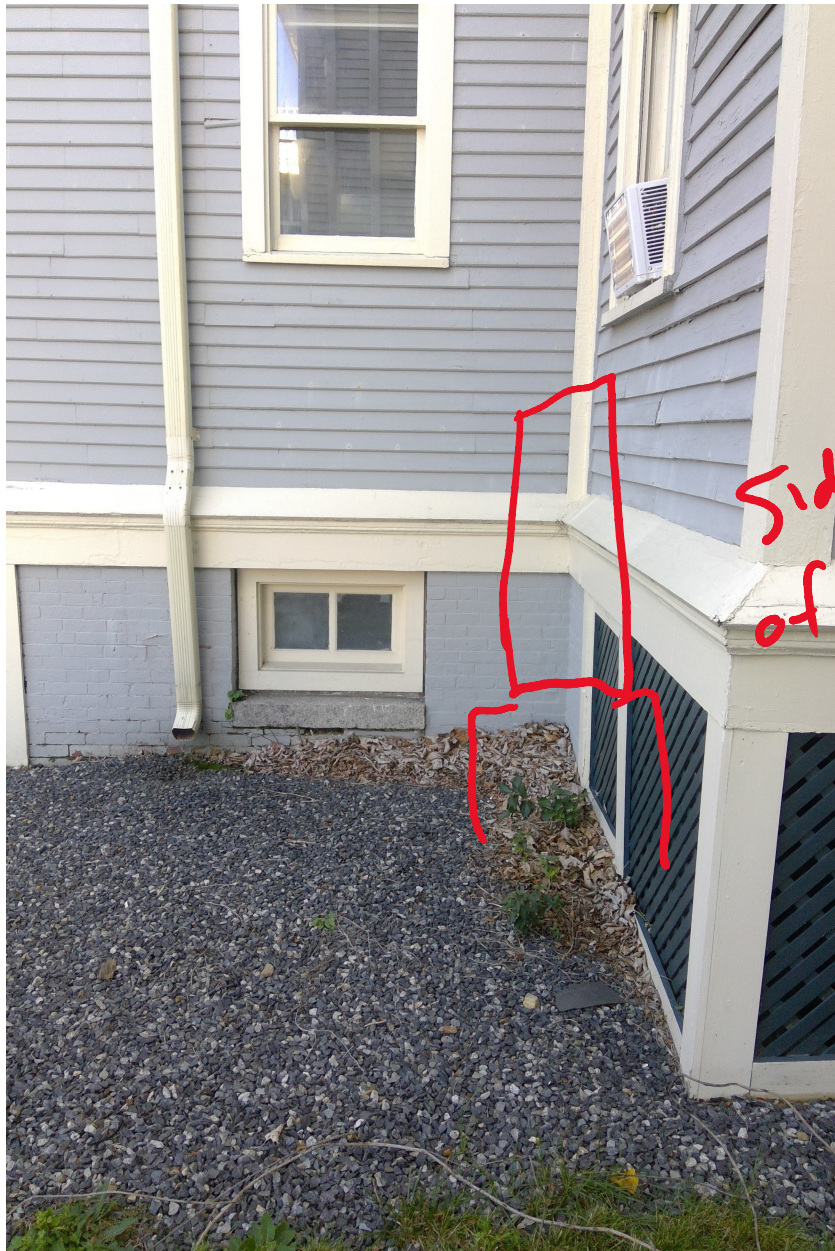
Tracy Abbott

Business Name (if applicable)

Custom Climates



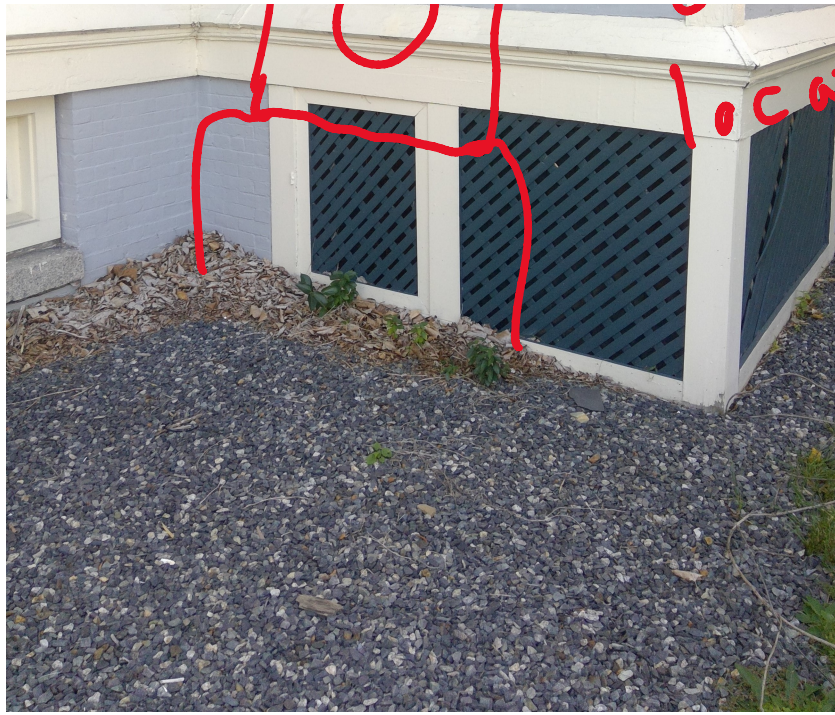
line sets
running down
and under
bump out



Side view
of condenser



Condenser
location





line sets
under bump
out. Condenser
on other side

MFZ-KJ09NA & MUFZ-KJ09NAHZ
9,000 BTU/H FLOOR-MOUNTED INDOOR UNIT
9,000 BTU/H HYPER-HEATING OUTDOOR UNIT



Job Name:

System Reference:

Date:



Indoor Unit.....MFZ-KJ09NA

Outdoor Unit.....MUFZ-KJ09NAHZ

INDOOR UNIT FEATURES

- Floor-mounted indoor unit mounts on the floor or up to 5" above the floor
- Floor front panel access to the filter for ease of cleaning
- Perfect for difficult areas that may be smaller or don't have usable space on the walls
- Multiple fan speed options: Low, Medium, High, Powerful, Auto
- Quiet operation
- Multi-flow vane for faster heating
- Multiple control options available:
 - Hand-held Remote Controller (provided with unit)
 - kumo cloud® smart device app for remote access
 - Third-party interface options
 - Wired or wireless controllers
- Unit can be recessed mounted into wall

OUTDOOR UNIT FEATURES

- Built-in base pan heater

SPECIFICATIONS: MFZ-KJ09NA & MUFZ-KJ09NAHZ

Cooling at 95°F ¹	Maximum Capacity	BTU/H	14,000
	Rated Capacity	BTU/H	9,000
	Minimum Capacity	BTU/H	2,300
	Maximum Power Input	W	1,250
	Rated Power Input	W	570
	Moisture Removal	Pints/h	1.4
	Sensible Heat Factor		0.79
Heating at 47°F ²	Power Factor [208V / 230V]	%	86.0 / 86.0
	Maximum Capacity	BTU/H	19,000
	Rated Capacity	BTU/H	11,000
	Minimum Capacity	BTU/H	2,900
	Maximum Power Input	W	2,370
	Rated Power Input	W	750
Heating at 17°F ³	Power Factor [208V / 230V]	%	94.0 / 94.0
	Maximum Capacity	BTU/H	13,400
	Rated Capacity	BTU/H	7,500
	Maximum Power Input	W	1,860
Heating at 5°F ⁴	Rated Power Input	W	810
	Maximum Capacity	BTU/H	11,000
Heating at 5°F ⁴	Maximum Power Input	W	1,600
Heating at -4°F ⁵	Maximum Capacity	BTU/H	9,130
Heating at -13°F ⁷	Maximum Capacity	BTU/H	7,260
Efficiency	SEER		28.2
	EER ¹		15.8
	HSPF [IV]		13.0
	COP at 47°F ²		4.3
	COP at 17°F at Maximum Capacity ³		2.11
	COP at 5°F at Maximum Capacity ⁴		2.01
	ENERGY STAR® Certified		Yes
Electrical	Voltage, Phase, Frequency		208/230, 1, 60
	Guaranteed Voltage Range	V AC	187 - 253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating [SCCR]	kA	5
	Recommended Fuse/Breaker Size (Outdoor)	A	15
	Recommended Wire Size [Indoor - Outdoor]	AWG	14
Indoor Unit	Power Supply		Indoor unit is powered by the outdoor unit
	MCA	A	1.0
	Fan Motor Full Load Amperage	A	0.62
	Fan Motor Type		DC Motor
	Airflow Rate at Cooling, Dry	CFM	138–198–272–360–417
	Airflow Rate at Cooling, Wet	CFM	117–168–231–306–354
	Airflow Rate at Heating, Dry	CFM	138–191–254–328–417
	Sound Pressure Level [Cooling]	dB[A]	21–27–34–41–46
	Sound Pressure Level [Heating]	dB[A]	21–27–34–40–46
	Drain Pipe Size	In. [mm]	5/8 O.D [15]
	Coating on Heat Exchanger		—
	External Finish Color		Munsell 1.0Y 9.2/0.2
	Unit Dimensions	W x D x H: In. [mm]	29-17/32 x 8-15/32 x 23-5/8 [750 x 215 x 600]
	Package Dimensions	W x D x H: In. [mm]	32-2/16 x 10-3/16 x 27-2/16 [816 x 275 x 693]
	Unit Weight	Lbs. [kg]	33 [15.0]
	Package Weight	Lbs. [kg]	41 [18.5]
Indoor Unit Operating Temperature Range	Cooling Intake Air Temp [Maximum / Minimum]*	°F	90 DB, 73 WB / 67 DB, 57 WB
	Heating Intake Air Temp [Maximum / Minimum]	°F	80 DB / 70 DB

NOTES:

AHRI Rated Conditions
(Rated data is determined at a fixed compressor speed)

¹Cooling (Indoor // Outdoor) °F 80 DB, 67 WB // 95 DB, 75 WB
²Heating at 47°F (Indoor // Outdoor) °F 70 DB, 60 WB // 47 DB, 43 WB
³Heating at 17°F (Indoor // Outdoor) °F 70 DB, 60 WB // 17 DB, 15 WB

Conditions

⁴Heating at 5°F (Indoor // Outdoor) °F 70 DB, 60 WB // 5 DB, 4 WB
⁵Heating at -4°F (Indoor // Outdoor) °F 70 DB, 60 WB // -4 DB, -5 WB
⁷Heating at -13°F (Indoor // Outdoor) °F 70 DB, 60 WB // -13 DB, -14 WB

*Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):

- Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

**Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):

- System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.

SPECIFICATIONS: MFZ-KJ09NA & MUFZ-KJ09NAHZ

Outdoor Unit	MCA	A	11.0
	MOCP	A	15
	Fan Motor Full Load Amperage	A	0.5
	Fan Motor Output	W	50
	Airflow Rate [Cooling / Heating]	CFM	1074 / 1202
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Sound Pressure Level, Cooling ¹	dB(A)	48
	Sound Pressure Level, Heating ²	dB(A)	50
	Compressor Type		DC INVERTER-driven Twin Rotary
	Compressor Model		SNB140FQUMT
	Compressor Rated Load Amps	A	8.2
	Compressor Locked Rotor Amps	A	10.3
	Compressor Oil [Type // Charge]	oz.	FV50S // 11.8
	External Finish Color		Munsell 3Y 7.8/1.1
	Base Pan Heater		Built-in
	Unit Dimensions	W x D x H: In. [mm]	31-1/2 x 11-1/4 x 21-5/8 [800 x 285 x 550]
	Package Dimensions	W x D x H: In. [mm]	37 x 14-15/16 x 24-13/16 [940 x 380 x 630]
	Unit Weight	Lbs. [kg]	83 [38]
	Package Weight	Lbs. [kg]	90 [90]
Outdoor Unit Operating Temperature Range	Cooling Air Temp [Maximum / Minimum]*	°F	115 DB / 14 DB
	Cooling Thermal Lock-out / Re-start Temperatures**	°F	11 / 14
	Heating Air Temp [Maximum / Minimum]	°F	75 DB, 65 WB / -13 DB, -14 WB
	Heating Thermal Lock-out / Re-start Temperatures**	°F	-18 / -14
Refrigerant	Maximum Charge Quantity	Lbs, oz	2.0, 10.0
	Initial Charge Quantity	Ft. [m]	25.0 [7.5]
	Additional Refrigerant Charge Per Additional Piping Length	oz./Ft. [g/m]	0.216 [20]
Piping	Gas Pipe Size O.D. [Flared]	In.[mm]	3/8 [9.52]
	Liquid Pipe Size O.D. [Flared]	In.[mm]	1/4 [6.35]
	Maximum Piping Length	Ft. [m]	65 [20]
	Maximum Height Difference	Ft. [m]	40 [12]
	Maximum Number of Bends		10

NOTES:

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

¹ Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
² Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
³ Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB

Conditions

⁴ Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB
⁵ Heating at -4°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -4 DB, -5 WB
⁷ Heating at -13°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -13 DB, -14 WB

*Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):

- Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

**Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):

- System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.

INDOOR UNIT ACCESSORIES: MFZ-KJ09NA

Control Interface	BACnet® and Modbus® Interface	PAC-UKPRC001-CN-1
	CN24 Relay Kit	CN24RELAY-KIT-CM3
	IT Extender	PAC-WHS01IE-E
	kumo station® for kumo cloud®	PAC-WHS01HC-E
	Lockdown bracket for remote controller	RCMKP1CB
	System Control Interface	MAC-334IF-E
	Thermostat Interface	PAC-US444CN-1
	Thermostat Interface	PAC-US445CN-1
	USNAP Adapter	PAC-WHS01UP-E
	Wireless Interface for kumo cloud®	PAC-USWHS002-WF-2
Remote Sensor	Wired Remote Sensor	M21EAA307
	Wireless temperature and humidity sensor for kumo cloud®	PAC-USWHS003-TH-1
Wired Remote Controller	Deluxe Wired MA Remote Controller†	PAR-40MAAU
	Simple MA Remote Controller†	PAC-YT53CRAU-J
	Touch MA Controller†	PAR-CT01MAU-SB
Wireless Remote Controller	kumo touch™ RedLINK™ Wireless Controller	MHK2
Condensate	Blue Diamond (Advanced) Mini Condensate Pump w/ Reservoir & Sensor (208/230V) [recommended]	X87-721
	Blue Diamond (MicroBlue) Mini Condensate Pump (110/208/230V) up to 18,000 BTU/H	X86-003
	Blue Diamond Alarm Extension Cable — 6.5 Ft.	C13-192
	Blue Diamond MultiTank — collection tank for use with multiple pumps	C21-014
	Blue Diamond Sensor Extension Cable — 15 Ft.	C13-103
	Refco Condensate Pump (100-240 VAC) up to 120,000 BTU/H	COMBI
	Sauermann Condensate Pump	SI30-230
Disconnect Switch	(30A/600V/UL) [fits 2" X 4" utility box] - Black	TAZ-MS303
	(30A/600V/UL) [fits 2" X 4" utility box] - White	TAZ-MS303W
Drain Hose	Flexible Mini-Split Drain Hose	DRX-16
Filter	Anti-allergy Enzyme Filter	MAC-408FT-E
Floor Mount Air Guide	Floor Mount Air Guide	MAC-760FD-E
Lineset	15' x 1/4" x 15' / 3/8" Lineset (Twin-Tube Insulation)	MLS143812T-15
	30' x 1/4" x 30' / 3/8" Lineset (Twin-Tube Insulation)	MLS143812T-30
	50' x 1/4" x 50' / 3/8" Lineset (Twin-Tube Insulation)	MLS143812T-50
	65' x 1/4" x 65' / 3/8" Lineset (Twin-Tube Insulation)	MLS143812T-65

NOTES:

†Requires MAC-334IF-E

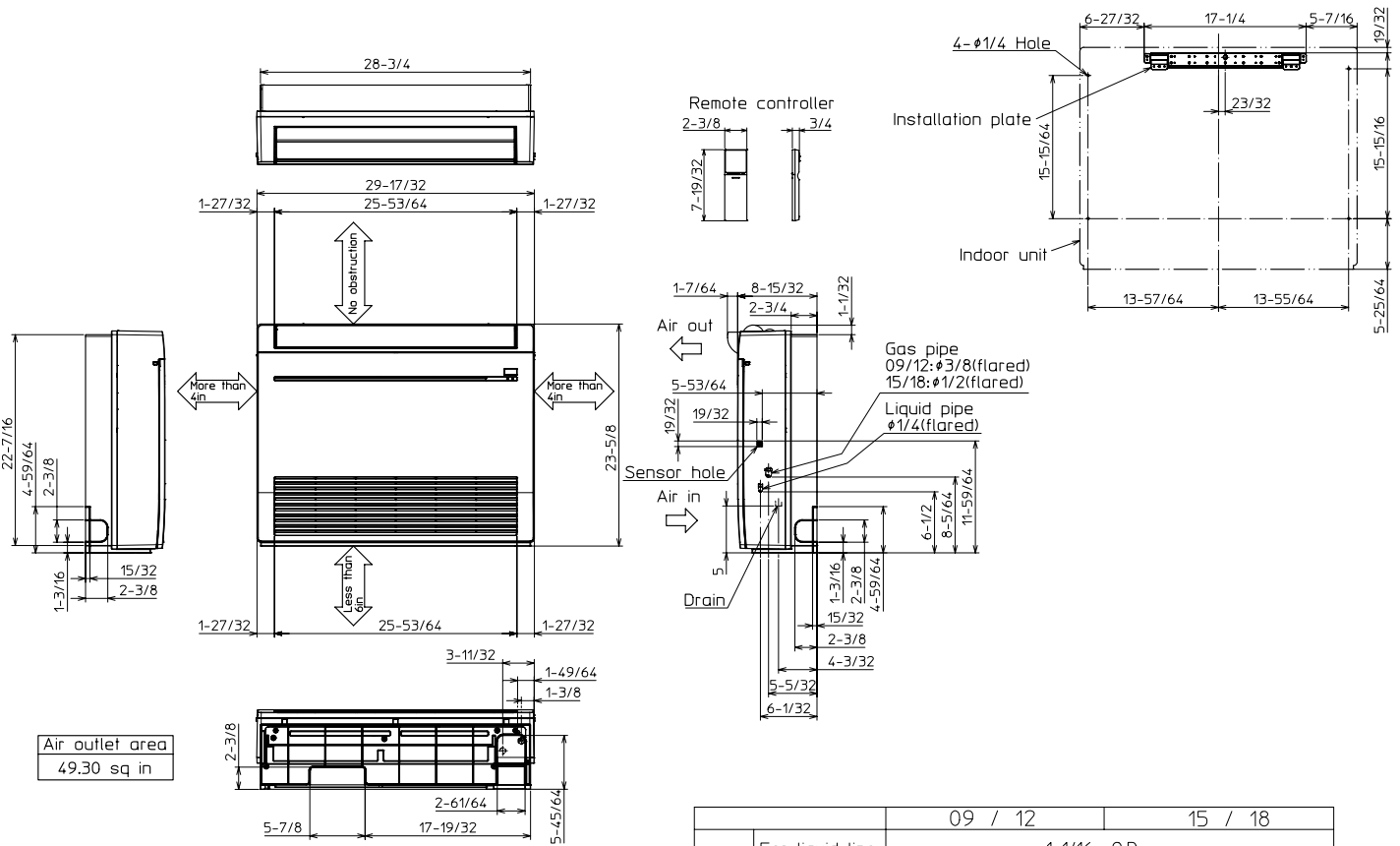
- M-Series EZ FIT® Recessed Ceiling Cassette, Floor-mount and Wall-mount
Allows indoor units to connect to an MA Controller:
Deluxe MA Remote Controller
Simple MA Controller
Touch MA Controller

OUTDOOR UNIT ACCESSORIES: MUFZ-KJ09NAHZ

Air Outlet Guide	Air Outlet Guide	MAC-881SG
	Air Outlet Guide	MAC-886SG-E
Control/Service Tool	M- & P-Series Maintenance Tool Cable Set	M21EC0397
	USB/UART Conversion Cable (Required for all laptop connection)	M21EC1397
Hail Guards	Hail Guard	HG-A7
	Hail Guard	HG-B4
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S164-50
Mounting Pad	Condensing Unit Mounting Pad: 16" x 36" x 3"	ULTRILITE1
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	DSD-400P
Stand	18" Single Fan Stand	QSMS1801M
	24" Single Fan Stand	QSMS2401M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit Stand — 12" High	QSMS1201M

INDOOR UNIT DIMENSIONS: MFZ-KJ09NA

Unit: inch



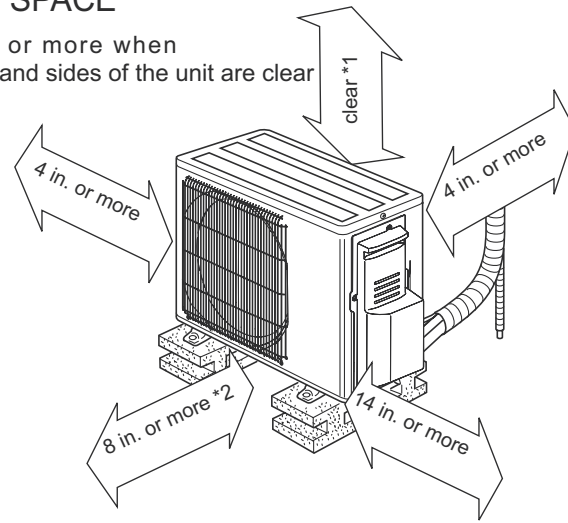
		09 / 12	15 / 18
Pipe cover	For liquid line	1-1/16 O.D	
	For gas line	1-1/16 O.D	1-7/32 O.D
Piping	Liquid line	Flared connection 1/4	
	Gas line	Flared connection 3/8	Flared connection 1/2
Drain hose		Heat insulator 1-9/64 O.D	Connection point 5/8 O.D Effective length 13-25/32 (case of right backward piping)

OUTDOOR UNIT DIMENSIONS: MUFZ-KJ09NAHZ

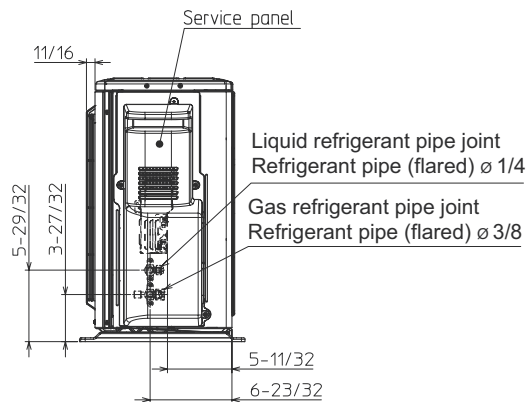
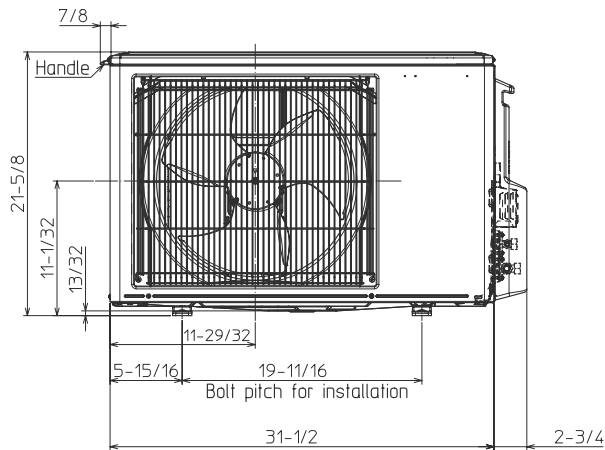
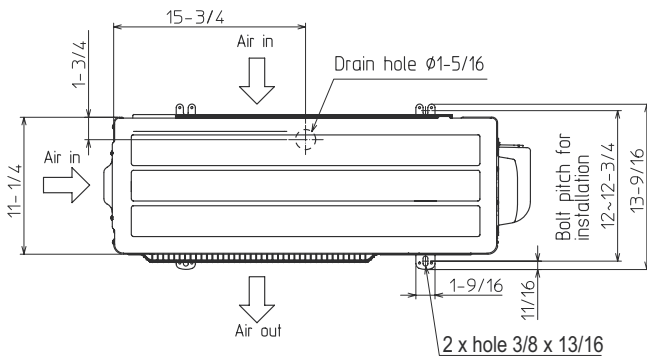
Unit: inch

REQUIRED SPACE

*1 4 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

FORM# MFZ-KJ09NA & MUFZ-KJ09NAHZ - 202211



2. 11 Sheafe Street

- TBD

Background: The applicant is seeking approval for replacement roofing, siding (on rear addition), new bulk head and chimney cap.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

12/01/2022

LUHD-552

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Nov 18, 2022**Applicant**

Matt Silva
matt@profilehomesnh.com
31 County Farm Rd
Dover, NH 03820
603-765-6648

Primary Location

11 SHEAFE ST
Portsmouth, NH 03801

Owner:

NARCAJ ALEXANDER & GUROWSKY ANNA
11 SHEAFE ST PORTSMOUTH, NH 03801

Application Type**Please select application type from the drop down menu below**

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Exterior Siding, HVAC System, roofing

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Other

If you selected "Other", please state relationship to project.

Project Manager

Full Name (First and Last)

Kinnon Nolan

Business Name (if applicable)

Profile HOMes

Mailing Address (Street)

953 Islington St

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

6037656648

Email Address

kinnon@profilehomesnh.com

Acknowledgement**I certify that the information given is true and correct to the best of my knowledge.****By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction****I hereby certify that as the applicant for permit, I am**

Other

Date: 11/16/22

**Profile Homes NH
953 Islington St, Unit 22C
Portsmouth, NH 03801
603-433-2464**

City of Portsmouth Historical District Commission

RE: 11 Sheafe Street Request for Administrative approval or public hearing

Dear Members of the Historical District Commission,

Please see the attached request for a hearing regarding the above mentioned project.

Our company has been hired by the owners of this structure to updated the interior of the structure including the heating and cooling systems and the areas of the home that have been neglected.

As these photos show the exterior of the home has an addition that was installed with vinyl siding on it that needs replacement and a bulkhead which has begun to rust away. The owners also wish to install new heating and cooling system to the home that requires outdoor heat pumps that will also be under review through the Portsmouth ZBA due to proximity to the property line.

We appreciate the opportunity for discussion related to this property so we may comfortably continue construction and rebuilding.

Thank you,

Kinnon Nolan-Finkel
Profile Homes of NH

Attached is the description for these documents which relative to the exterior improvements which include:

Siding
Roofing
Bulkhead
Heatpumps

Introduction:

The property is located in the CD4 zoning district within downtown.

The proposed improvements to the site consist of re-siding the building and replacing the current roofing. We will also be installing a chimney cap and will be replacing the old rusted-out bulkhead. Additionally, we will be installing new energy-efficient Mitsubishi heat-pumps which will be mounted on the exterior of the building.

SPECIFICATIONS:

Siding: The original wood siding on the addition at the back of the building has not been well maintained and is in need of replacement. We have elected to strip all layers of siding off the building and install a weather air barrier (WRB) against the sheathing. Clapboards will be painted to be a colonial shade of blue.

Trim details will be done in wood to match the existing or original on the structure and from the historical photo's made available.

Roofing: Current roof is old and in need of replacement. We will be installing architectural asphalt shingles.

Bulkhead: Current bulkhead is rusted-out and is in a state of disrepair. Our plan is to replace with a new black bulkhead.

Heat pumps: Our company has a long standing history of energy efficient improvements to historical and new construction buildings. In the method of the energy efficiency improvements to the air sealing and added insulation to the building we are seeking to allow owners of the building the rights to install Mitsubishi heat-pumps which will be installed on the exterior of the building.

Please note all photo's attached for representation and discussion

Thank you,

Kinnon Nolan-Finkel
Profile Homes

BULKHEAD:



ROOFING SHINGLE:



mitsubishi heat pump:



Existing Location:



3. 55 Gates Street - TBD

Background: The applicant is seeking approval for the installation of HVAC equipment with screening and new rear siding.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____

**LUHD-553**

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Nov 22, 2022**Applicant**

Anne Whitney
archwhit@aol.com
801 Islington St, Suite 32
Portsmouth, NH 03801
603-502-4387

Primary Location

55 GATES ST
Portsmouth, NH 03801

Owner:

STONE DONALD & RASA REV TST & STONE RASA K & DONALD A TTEES
55 GATES ST PORTSMOUTH, NH 03801

Application Type**Please select application type from the drop down menu below**

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Locate 2 Heatpumps with Fence Screening at Rear Elevation & Hardi-Plank Siding at Rear Elevation within 5 feet of property line. This work is part of LU-22-43 & BLDG-22-834.

Description of Proposed Work (Planning Staff)

--

Acknowledgement**I certify that the information given is true and correct to the best of my knowledge.****By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction****I hereby certify that as the applicant for permit, I am**

Other

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

Architect

INTERNAL USE ONLY -- Historic District Commission Review and Approval**HDC Certificate of Approval Granted****HDC Approval Date**

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Planning Staff Comments

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INTERNAL USE ONLY -- Letter of Decision Information**Owner Addressee Full Name and Title**

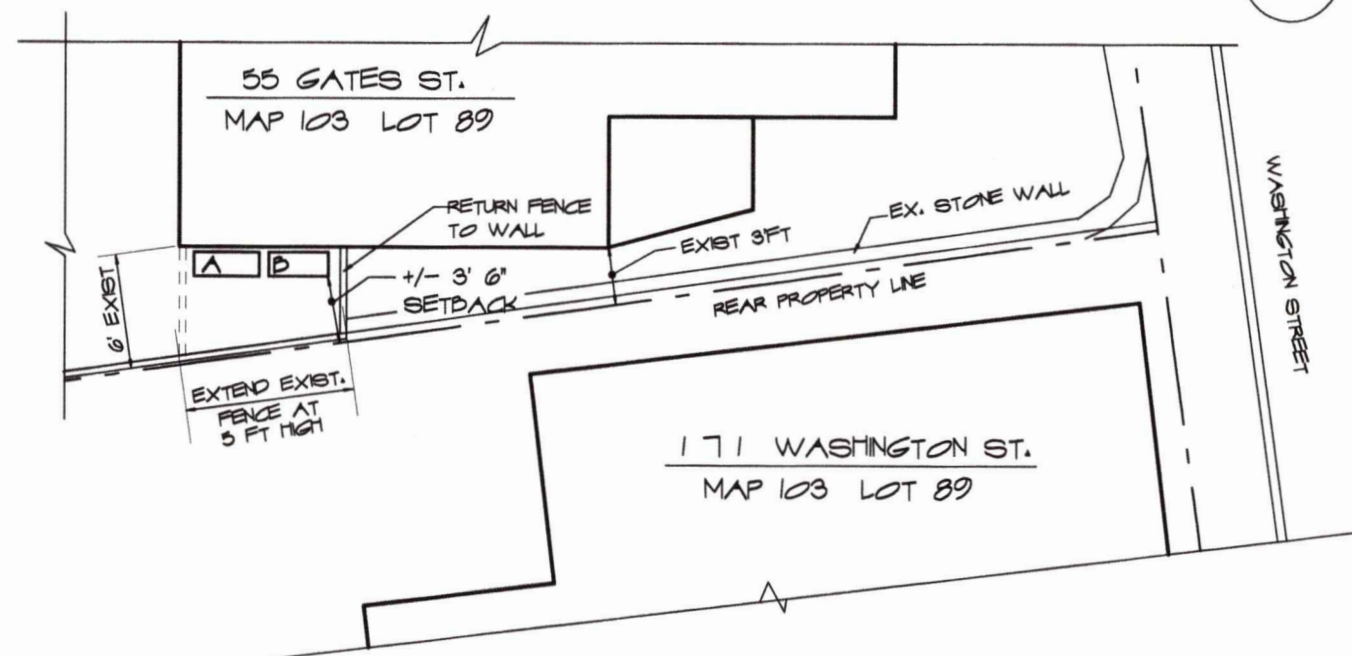
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Owner Addressee Prefix and Last Name

--



REAR ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED HEAT PUMP LOCATION
SCALE: 1" = 10'-0"
NOTE: LOT PLAN GENERATED FROM TAX MAP AND FIELD MEASUREMENT BY ANNE WHITNEY ARCHITECT

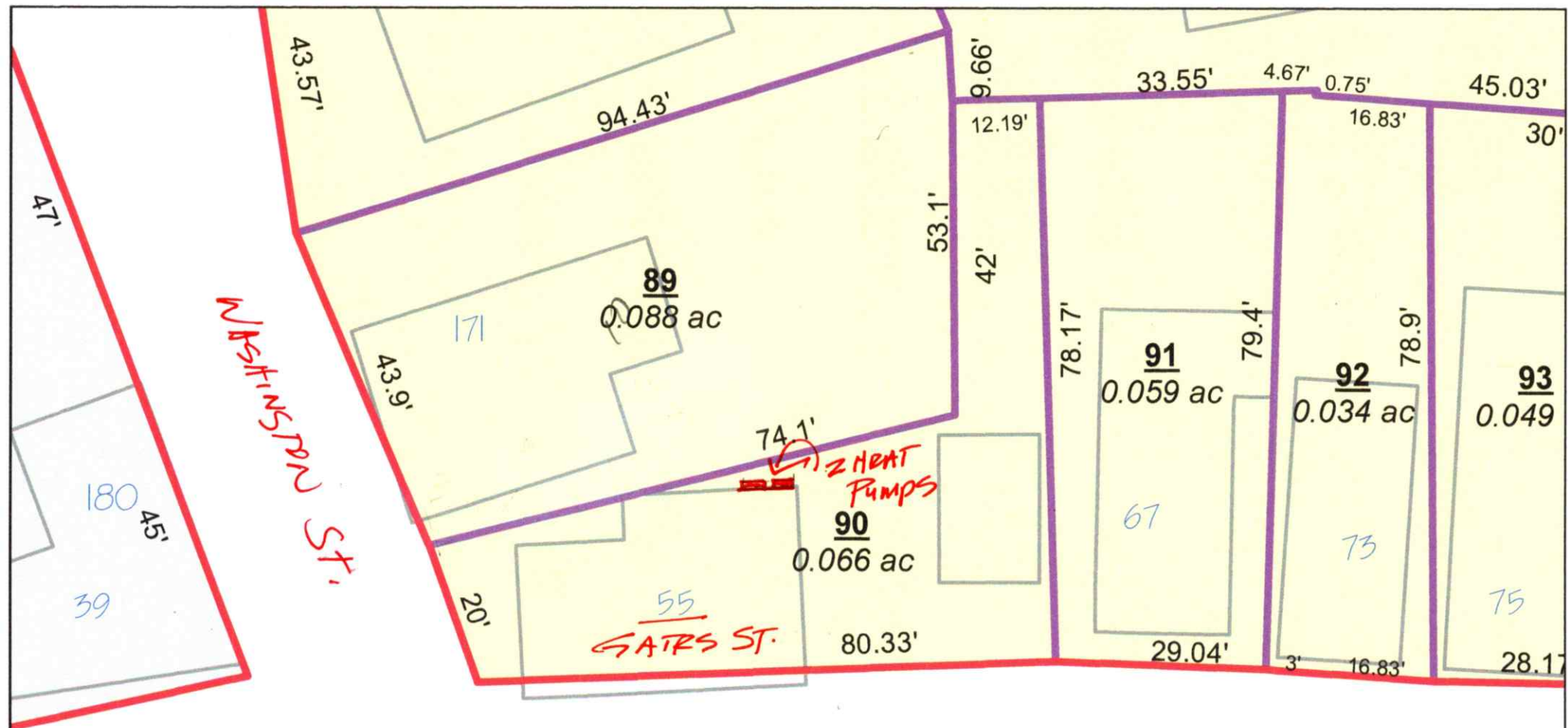


RIGHT SIDE & REAR ELEVATION

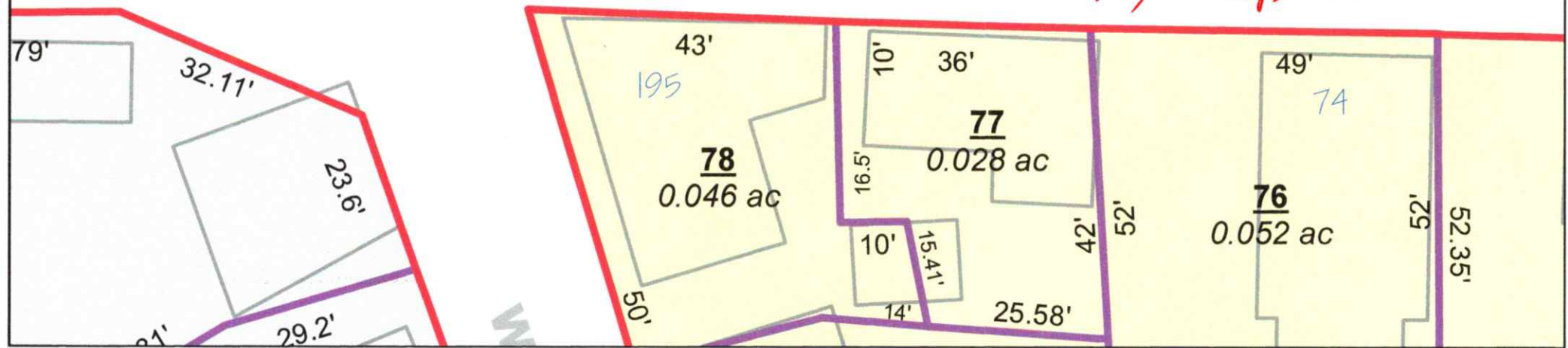


VIEW FROM MANCOCK STREET

801 Islington St, Suite 32 Portsmouth, NH 03801 603-582-4387 archwhit@aol.com		Project: 2110 Revisions:	Date: 11/22/22
HDC ADMIN. HEATPUMPS & HARD-PLANK AT REAR ELE. RENOVATIONS, STONE RESIDENCE 55 GATES STREET PORTSMOUTH, NH		ANNE WHITNEY ARCHITECT 1 OF 1	



Tax Map 103



Samsung "Max Heat" FJM Series, 4 Port Condensing Unit

Job Name _____
 Purchaser _____
 Submitted to _____
 Unit Designation _____

Location _____
 Engineer _____
 Reference ☐ Approval ☐ Construction ☐
 Schedule # _____

Model	US Code		JXH36S4B
	Model Number		AJ036BXS4CH/AA
Performance*	Capacity (standard / max.)	Cooling (Btu/h)	34,000 / 39,600
		Heating (Btu/h)	36,000 / 36,600
	Heating Capacity at 5°F OA, 70° Indoor DB (Btu/h)		36,600
	Heating Capacity at -13°F OA, 70° Indoor DB (Btu/h)		25,590
	Minimum Cooling Capacity (Btu/h)		6,500
	Minimum Heating Capacity (Btu/h)		7,500
	SEER (Ducted / Mixed / Non-ducted)		18.0 / 19.0 / 20.0
	EER (Ducted / Mixed / Non-ducted)		11.0 / 11.75 / 12.5
	HSPF (Ducted / Mixed / Non-ducted)		9.1 / 9.8 / 10.5
Power	Voltage	(v/Hz)	1 / 208-230 / 60
	Nominal Current ¹	Cooling (A)	13.0
		Heating (A)	12.2
	Max. Breaker	Amps	40
	Minimum Circuit Ampacity (A)		36.5
Dimensions	W X H X D	Inches	37 x 47 5/8 x 13
	Weight	lbs.	192.9
Noise Level	Cooling	dB (A)	52
	Heating	dB (A)	55
Operating Temperatures	Cooling		14 ~ 114.8°F (-5 ~ 46.0°C)
	Heating		-13 ~ 75°F (-25 ~ 24.0°C)
Pipe Connections	High Side		1/4" X 4
	Low Side (suction)		3/8" X 2 + 1/2" X 2
	Maximum Individual Line Set Length		82 ft
	Maximum Line Set Length (total)		230 ft
	Maximum Vertical Separation	Outdoor to Indoor	49 ft
		Highest to lowest indoor	25 ft
	Included Pipe Adapters		2 - 1/2" X 3/8", 2 - 1/2" X 5/8"
Condenser Fan	Motor		BLDC With Propeller Fan (2)
	Output	Watts / FLA	125 X 2 / 1.28 X 2
		CFM	3,885
Compressor	Type		Twin BLDC Rotary Inverter
	RLA	Amps	25.6
Heat Exchanger	Type	Aluminum Fin - Copper Tube	
Refrigerant	Type		R410A
	Control Method		Electronic Expansion Valve
	Factory Charge		127 oz
	Charged for		164 ft
	Additional Refrigerant		0.22 oz/ft over 164 ft
Accessories	Wall Bracket		<input type="checkbox"/> CKN-250
	Wind Baffle	Front	<input type="checkbox"/> WBF-1M2
		Back	<input type="checkbox"/> WBB-2M-B
Certifications	Safety		ETL (UL 1995)
	AHRI Certification Number	Non-Ducted	207349920
		Ducted	207350085
		Mixed	207350834
	ENERGY STAR® Certification		Applies to AHRI non ducted listing
Warranty	10 Years compressor, 10 year parts, 1 year limited labor (registration required)		

* Certified in accordance with the AHRI Unitary Small Air-Source Heat Pumps (USHP) Certification Program which is based on the latest edition of AHRI Standard 210/240. Refer to www.AHRIdirectory.org for current reference numbers.

¹ Rated current is based on highest combination ratio of non-ducted indoor units.

Samsung HVAC maintains a policy of ongoing development, specifications are subject to change without notice.



A

General Information

- The Samsung Max Heat system shall provide high heating capacity at -13°F outside temperature
- The outdoor unit shall supply power individually to the indoor units via 14 AWG X 3 power wire
- The outdoor unit shall have a base pan heater as standard to ensure optimal defrost cycle water drainage
- Auto-restart after power loss
- Available maximum current setting option to reduce operating current.
- System energy consumption can be viewed using Samsung SmartThings mobile app (not revenue grade, for reference only).
- Soft-start to reduce current demand during compressor start
- Optional snow accumulation prevention setting to prevent snow drifting against idle outdoor units
- Auto or manual addressing of indoor units

Construction

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

Heat Exchanger

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

Controls

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

Refrigerant System

- The refrigerant shall be R410A
- The compressor shall be hermetically sealed, inverter controlled, Twin BLDC Rotary
- Refrigerant flow shall be controlled by 4 separate electronic expansion valves at outdoor unit

Indoor Unit Compatibility

Will only operate with Samsung evaporator model numbers:
 AR**TSFABWKNCV (RNS**ABT): 7,000 - 24,000 Btu/h models
 AR**BSFCMWKNCV (RNS**CMB): 7,000 - 24,000 Btu/h models
 AR**TSFYBWKNCV (RNS**YBT): 7,000 - 24,000 Btu/h models
 AC0**BNNDCH/AA (CNH**NDB): 9,000 - 18,000 Btu/h models
 AC0**BN1DCH/AA (CNH**1DB): 9,000 - 12,000 Btu/h models
 AC0**BNJDCH/AA (CNH**JDB): 9,000 - 18,000 Btu/h models
 AC0**BNLDCH/AA (CNH**LDB): 9,000 - 18,000 Btu/h models
 AC0**BNZDCH/AA (CNH**ZDB): 12,000 - 24,000 Btu/h models
 AJ0**BNHDCH/AA (JNH**HDB): 9,000 - 18,000 Btu/h models

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



Samsung "Max Heat" FJM Series, 4 Port Condensing Unit

Job Name _____
 Purchaser _____
 Submitted to _____
 Unit Designation _____

Location _____
 Engineer _____
 Reference ☐ Approval ☐ Construction ☐
 Schedule # _____

Model	US Code		JXH30S4B
	Model Number		AJ030BXS4CH/AA
Performance*	Capacity (standard / max.)	Cooling (Btu/h)	28,400 / 28,400
		Heating (Btu/h)	28,600 / 28,600
	Heating Capacity at 5°F OA, 70° Indoor DB (Btu/h)		28,600
	Heating Capacity at -13°F OA, 70° Indoor DB (Btu/h)		20,000
	Minimum Cooling Capacity (Btu/h)		6,500
	Minimum Heating Capacity (Btu/h)		7,500
	SEER (Ducted / Mixed / Non-ducted)		17.0 / 18.0 / 19.0
	EER (Ducted / Mixed / Non-ducted)		10.5 / 11.5 / 12.5
	HSPF (Ducted / Mixed / Non-ducted)		9.8 / 10.4 / 11.0
Power	Voltage	(v/Hz)	1 / 208-230 / 60
	Nominal Current ¹	Cooling (A)	10.9
		Heating (A)	10.0
	Max. Breaker	Amps	30
	Minimum Circuit Ampacity (A)		26.0
Dimensions	W X H X D	Inches	37 x 39 5/16 x 13
	Weight	lbs.	173.1
Noise Level	Cooling	dB (A)	54
	Heating	dB (A)	58
Operating Temperatures	Cooling	14 ~ 114.8°F (-10 ~ 46.0°C)	
	Heating	-13 ~ 75°F (-25 ~ 24.0°C)	
Pipe Connections	High Side		1/4" X 4
	Low Side (suction)		3/8" X 2 + 1/2" X 2
	Maximum Individual Line Set Length		82 ft
	Maximum Line Set Length (total)		230 ft
	Maximum Vertical Separation	Outdoor to Indoor	49 ft
		Highest to lowest indoor	25 ft
	Included Pipe Adapters		2 - 1/2" X 3/8"
Condenser Fan	Motor		BLDC With Propeller Fan (1)
	Output	Watts / FLA	125 / 1.28
		CFM	2,493
Compressor	Type		Twin BLDC Rotary Inverter
	RLA	Amps	18.4
Heat Exchanger	Type	Aluminum Fin - Copper Tube	
Refrigerant	Type		R410A
	Control Method		Electronic Expansion Valve
	Factory Charge		119.9 oz
	Charged for		131 ft
	Additional Refrigerant		0.22 oz/ft over 131 ft
Accessories	Wall Bracket		<input type="checkbox"/> CKN-250
	Wind Baffle	Front	<input type="checkbox"/> WBF-2M-B
		Back	<input type="checkbox"/> WBB-11M
Certifications	Safety		ETL (UL 1995)
	AHRI Certification Number	Non-Ducted	207349919
		Ducted	207350083
		Mixed	207350096
	ENERGY STAR® Certification		Applies to AHRI non ducted listing
Warranty	10 Years compressor, 10 year parts, 1 year limited labor (registration required)		

* Certified in accordance with the AHRI Unitary Small Air-Source Heat Pumps (USHP) Certification Program which is based on the latest edition of AHRI Standard 210/240. Refer to www.AHRIdirectory.org for current reference numbers.

¹ Rated current is based on highest combination ratio of non-ducted indoor units.

Samsung HVAC maintains a policy of ongoing development, specifications are subject to change without notice.



B

General Information

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- Available maximum current setting option to reduce operating current.
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 AR**TSFYBWKNCV (RNS**YBT): 7,000 - 24,000 Btu/h models
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 AC0**BNJDCH/AA (CNH**JDB): 9,000 - 18,000 Btu/h models
 AC0**BNLDCH/AA (CNH**LDB): 9,000 - 18,000 Btu/h models
 AC0**BNZDCH/AA (CNH**ZDB): 12,000 - 18,000 Btu/h models
 AJ0**BNHDCH/AA (JNH**HDB): 9,000 - 18,000 Btu/h models

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



4. 47 Howard Street

- TBD

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

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

12/01/2022

LUHD-554

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Nov 23, 2022**Applicant**

Justin Zeimetz
zeimetz@gmail.com
47 Howard Street
Portsmouth, NH 03801
8572430179

Primary Location

47 HOWARD ST
Portsmouth, NH 03801

Owner:

GARDENT SARAH M REV TST & GARDENT SARAH M TTEE
47 HOWARD ST PORTSMOUTH, NH 03801

Application Type**Please select application type from the drop down menu below**

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

Installation of mini split HVAC system to serve the main house.

Description of Proposed Work (Planning Staff)

--

Acknowledgement**I certify that the information given is true and correct to the best of my knowledge.****By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction****I hereby certify that as the applicant for permit, I am**

Other

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

Husband of the individual who holds the trust that the property is legally listed under.

INTERNAL USE ONLY -- Historic District Commission Review and Approval**HDC Certificate of Approval Granted****HDC Approval Date**

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information**Owner Addressee Full Name and Title**

--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name**Owner Contact Street Address**

BACK OF HOUSE

PROPOSED ROUTING OF
EXTERIOR MECHANICAL LINES.

PROPOSED LOCATION OF
EXTERIOR MINI SPLIT UNIT.

EXTERIOR MECHANICAL LINES TO BE
ENCASED & CONCEALED IN WHITE PVC TRIM



BACK OF HOUSE

PROPOSED ROUTING OF
EXTERIOR MECHANICAL LINES.

EXTERIOR MECHANICAL LINES TO BE
ENCASED & CONCEALED IN WHITE PVC TRIM



**Property Information**

Property ID 0109-0019-0000
Location 290 PLEASANT ST
Owner LIVERMORE CONDO MASTERCARD



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/21/2022
 Data updated 3/9/2022

Print map scale is approximate.
 Critical layout or measurement activities should not be done using this resource.

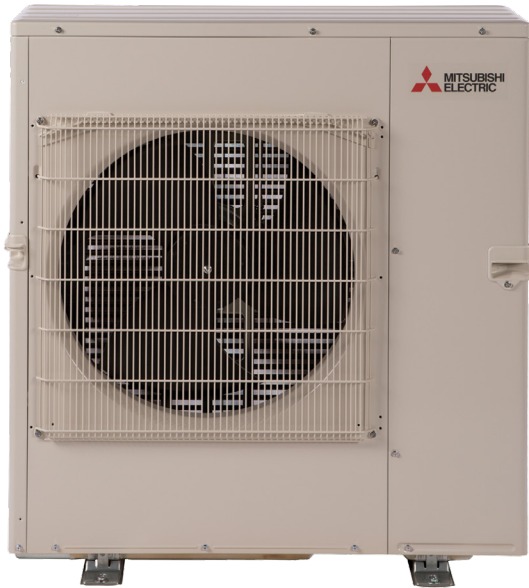
MXZ-5C42NA3 3.5-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name:

System Reference:

Date:



FEATURES

- Variable speed INVERTER-driven compressor
- Optional base pan heater
- Quiet outdoor unit operation as low as 56 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection

SPECIFICATIONS: MXZ-5C42NA3

Cooling ¹ (Non-Ducted // Mix // Ducted)	Maximum Capacity	BTU/H	43,000 // 43,000 // 43,000
	Rated Capacity	BTU/H	40,500 // 39,000 // 37,500
	Minimum Capacity	BTU/H	12,600 // 12,600 // 12,600
	Maximum Power Input	W	4,775 // 4,775 // 4,775
	Rated Power Input	W	4,403 // 4,286 // 4,112
	Power Factor (208V, 230V)	%	98.9, 98.9 // 98.9, 98.9 // 98.9, 98.9
Heating at 47°F ² (Non-Ducted // Mix // Ducted)	Maximum Capacity	BTU/H	53,600 // 53,600 // 53,600
	Rated Capacity	BTU/H	45,000 // 43,000 // 41,000
	Minimum Capacity	BTU/H	11,400 // 11,400 // 11,400
	Maximum Power Input	W	6,160 // 6,160 // 6,160
	Rated Power Input	W	3,575 // 3,519 // 3,463
	Power Factor (208V, 230V)	%	98.1, 98.1 // 98.2, 98.2 // 98.2, 98.2
Heating at 17°F ³ (Non-Ducted // Mix // Ducted)	Maximum Capacity	BTU/H	30,500 // 29,800 // 29,100
	Rated Capacity	BTU/H	24,400 // 23,700 // 23,000
	Maximum Power Input	W	4,750 // 4,991 // 5,231
	Rated Power Input	W	2,943 // 2,906 // 2,869
Heating at 5°F ⁴ (Non-Ducted // Mix // Ducted)	Maximum Capacity	BTU/H	25,000 // 25,000 // 25,000
	Maximum Power Input	W	5,000 // 5,200 // 5,400
Efficiency (Non-Ducted // Mix // Ducted)	SEER		19.7 // 17.4 // 15.2
	EER ¹		9.2 // 9.1 // 9.0
	HSPF (IV)		10.3 // 9.7 // 9.1
	COP at 47°F ²		3.69 // 3.58 // 3.47
	COP at 17°F at Maximum Capacity ³		1.88 // 1.75 // 1.63
	COP at 5°F at Maximum Capacity ⁴		1.47 // 1.42 // 1.36
	ENERGY STAR® Certified		No // No // No
Electrical	Electrical Power Requirements	Voltage, Phase, Frequency	208/230, 1, 60
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	kA	5
	Recommended Fuse/Breaker Size	A	40
	Recommended Wire Size	AWG	14
	Minimum Circuit Ampacity	A	32.5
	Maximum Overcurrent Protection	A	40
	Fan Motor Full Load Amperage	A	2.43
Outdoor unit	Airflow Rate (Cooling / Heating)	CFM	2,150 / 2,550
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Heat Exchanger Type		Plate fin coil
	Sound Pressure Level, Cooling ¹	dB(A)	56
	Sound Pressure Level, Heating ²	dB(A)	58
	Compressor Type		DC INVERTER-driven Twin Rotary
	Compressor Model		MNB33FBTMC-L
	Compressor Rated Load Amps	A	20
	Compressor Locked Rotor Amps	A	28.8
	Compressor Oil Type // Charge	oz.	FV50S // 37.2
	Base Pan Heater		Optional
	Unit Dimensions	W: In. [mm]	37-13/32 [950]
		D: In. [mm]	13 [330]
		H: In. [mm]	41-17/64 [1,048]
	Package Dimensions	W: In. [mm]	41-3/8 [1,050]
		D: In. [mm]	17-3/8 [440]
		H: In. [mm]	46-3/4 [1,190]
	Unit Weight	Lbs.[kg]	189 [86]
	Package Weight	Lbs.[kg]	214 [97]
	Cooling Intake Air Temp (Maximum / Minimum [^])	°FDB	115 / 14
	Cooling Thermal Lock-out / Re-start Temperatures	°FDB	10.4 / 14
	Heating Intake Air Temp (Maximum / Minimum)	°FWB	65 / 5
	Heating Thermal Lock-out / Re-start Temperatures	°FDB	1.4 / 5
Refrigerant	Charge	Lbs, oz	8.0, 13.0
	Chargeless Piping Length	Ft. [m]	98.0 [30.0]
	Additional Refrigerant Charge Per Additional Piping Length	oz./Ft. [g/m]	0.216 [20]

NOTES:

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

¹Cooling (Indoor // Outdoor)

²Heating at 47°F (Indoor // Outdoor)

³Heating at 17°F (Indoor // Outdoor)

°F 80 DB, 67 WB // 95 DB, 75 WB

°F 70 DB, 60 WB // 47 DB, 43 WB

°F 70 DB, 60 WB // 17 DB, 15 WB

Conditions

⁴Heating at 5°F (Indoor // Outdoor)

°F 70 DB, 60 WB // 5 DB, 4 WB

*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

[^] 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

SPECIFICATIONS: MXZ-5C42NA3

Indoor unit connection	Maximum Number of Connected IDU		5
	Minimum Number of Connected IDU		2
	Minimum connected capacity	BTU/H	12,000
	Maximum connected capacity	BTU/H	51,000
Piping	Liquid Pipe Size O.D. (Flared)	In.[mm]	A,B,C,D,E: 1/4 [A,B,C,D,E: 6.35]
	Gas Pipe Size O.D. (Flared)	In.[mm]	A: 1/2; B,C,D,E: 3/8 [A: 12.72; B,C,D,E: 9.52]
	Total Piping Length	Ft. [m]	262 [80]
	Maximum Height Difference, ODU above IDU	Ft. [m]	49 [15]
	Maximum Height Difference, ODU below IDU	Ft. [m]	49 [15]
	Farthest Piping Length from ODU to IDU	Ft. [m]	82 [25]
	Maximum Number of Bends for IDU		80

NOTES:

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed)	¹ Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
	² Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
	³ Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB

Conditions	⁴ Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB
------------	---	----	----------------------------

*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

*^ 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

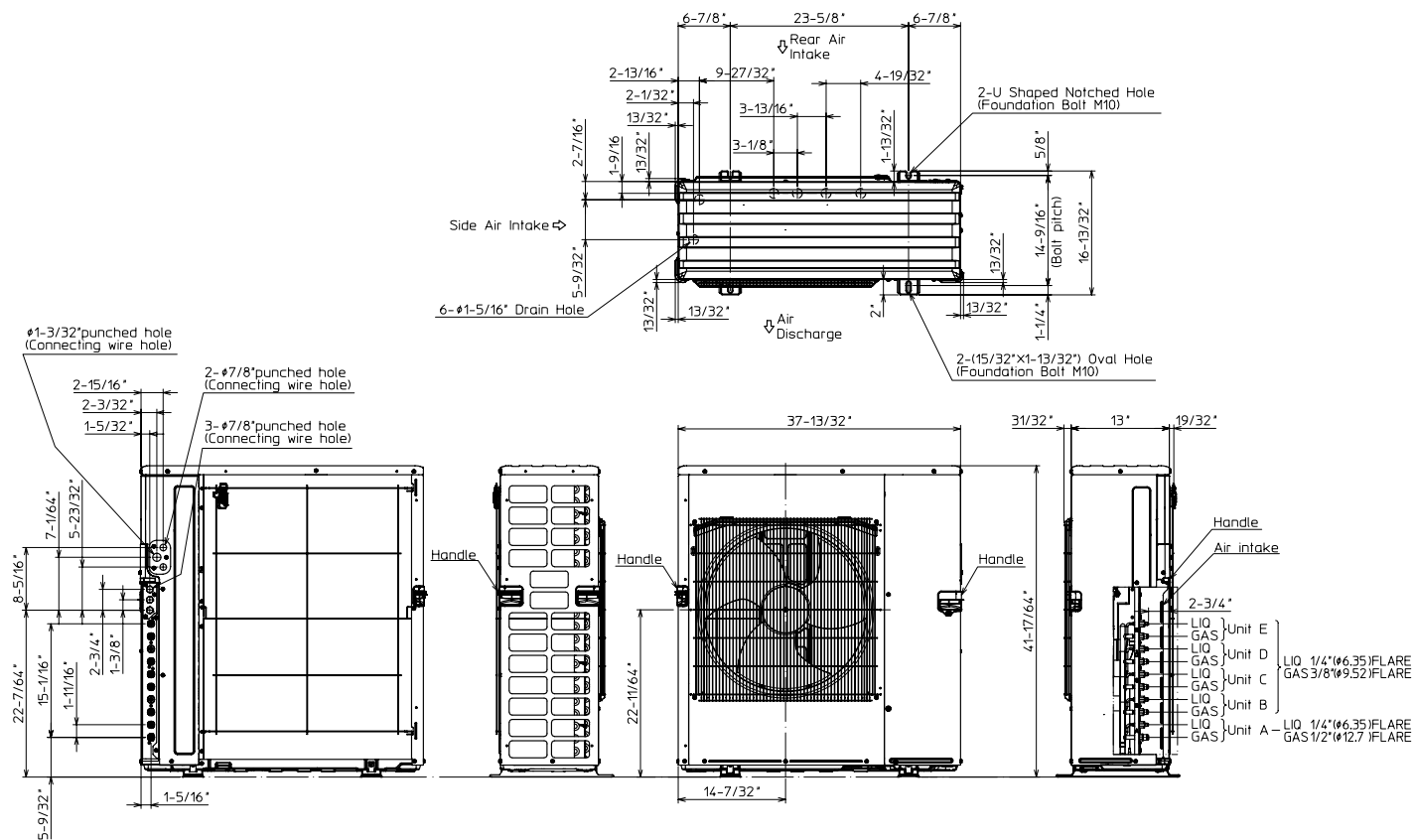
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OUTDOOR UNIT ACCESSORIES: MXZ-5C42NA3

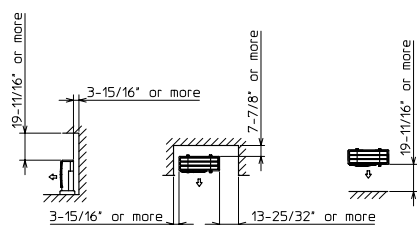
Air Outlet Guide	Air Outlet Guide (1 Piece)	PAC-SH96SG-E
Ball Valve	Refrigeration Ball Valve - 1/2"	BV12FFSI2
	Refrigeration Ball Valve - 1/4"	BV14FFSI2
	Refrigeration Ball Valve - 3/8"	BV38FFSI2
	Refrigeration Ball Valve - 5/8"	BV58FFSI2
Control Wire	M-Net Control Wire, 1,000' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-1000
	M-Net Control Wire, 250' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-250
Drain Socket	Drain Socket	PAC-SG60DS-E
Hail Guards	Hail Guard	HG-A1
M-NET Converter	M-NET Converter	PAC-IF01MNT-E
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S144-250
	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	SW144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S144-50
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	SW144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S164-250
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	SW164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S164-50
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	SW164-50
Mounting Pad	Condensing Unit Mounting Pad: 16" x 36" x 3"	ULTRILITE1
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	DSD-400P
Optional Defrost Heater	Optional Defrost Heater	PAC-645BH-E
Port Adapter	Adaptor: 1/2" x 3/8"	MAC-A455JP-E
	Adaptor: 1/2" x 5/8"	MAC-A456JP-E
	Adaptor: 3/8" x 1/2"	MAC-A454JP-E
	Adaptor: 3/8" x 5/8"	PAC-SG76RJ-E
Stand	18" Single Fan Stand	QSMS1801M
	24" Single Fan Stand	QSMS2401M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit Stand — 12" High	QSMS1201M

OUTDOOR UNIT DIMENSIONS: MXZ-5C42NA3

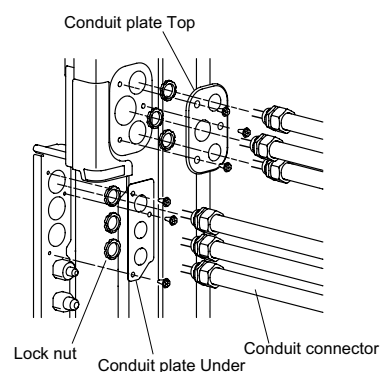
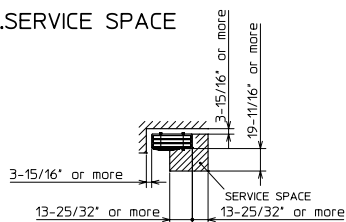
Unit: inch (mm)



1.FREE SPACE



2.SERVICE SPACE



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

FORM# MXZ-5C42NA3 - 202206



5. 7 Hancock Street

- TBD

Background: The applicant is seeking approval for a screening design to hide HVAC equipment.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____

**LUHD-536**

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Sep 28, 2022**Applicant**

Ann-Marie Waterhouse
aliceandbirdinteriors@gmail.com
10 Rudolph Ave
Kittery, ME 03904
603-781-6329

Primary Location

7 HANCOCK ST
Portsmouth, NH 03801

Owner:

FOSTER PETER & FOSTER JOANNE
7 HANCOCK ST PORTSMOUTH, NH 03801

Application Type**Please select application type from the drop down menu below**

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

The homeowner would like to add mini-split units to their home. We intend to run all of the lines inside the structure + locate the air handler on the back patio. This is an obscure location, and will be between the bulkhead and the sunroom. Lines will enter the house directly behind the unit.

Description of Proposed Work (Planning Staff)

for the installation of HVAC equipment

Project Representatives**Relationship to Project**

Other

If you selected "Other", please state relationship to project.

Project Manager

Full Name (First and Last)

Ann-Marie Waterhouse

Business Name (if applicable)

Alice + Bird

Mailing Address (Street)

10 Rudolph Ave

City/Town

Kittery

State

ME

Zip Code

03904

Phone

603-781-6329

Email Address

aliceandbirdinteriors@gmail.com

Acknowledgement**I certify that the information given is true and correct to the best of my knowledge.****By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction****I hereby certify that as the applicant for permit, I am**



Inspiration for proposed screening.



Proposed design.





UNIT
LOCATION

6. 40 Pleasant Street

- TBD

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

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____

**LU-22-170**

Land Use Application

Status: Active**Date Created:** Aug 19, 2022**Applicant**

Ben Kelley
ben@kelleyfamilyproperties.com
PO Box 1374

Concord, NH 03302
6032311240

Primary Location

40 PLEASANT ST
Portsmouth, NH 03801

Owner:

ALLISON STREET HOLDINGS LLC % & 69 WARREN STREET LLC %
7 Church Street DEERFIELD, NH 03037

Applicant Information**Please indicate your relationship to this project**

A. Property Owner

Alternative Project Address**Alternative Project Address**

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it

☐

New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above

☐

Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure

☒

Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial

☐

New Use/Change in Use: for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications

☐

Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)

☐

Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work

☐

Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line

☐

Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval

☐

Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)

☐

Request for Extension of Previously Granted Land Use Approval

40 PLEASANT STREET

40 PLEASANT STREET
HISTORIC DISTRICT COMMISSION

ADMINISTRATIVE APPROVAL (for LIGHTING) - 12/14/2022

PREVIOUS SUBMISSIONS:

PUBLIC HEARING - 10/05/2022

PUBLIC HEARING / WORK SESSION - 09/07/2022

SITE LOCATION MAP:



DESIGN INTENT:

- REPLACE EXISTING WINDOWS WITH NEW WINDOWS THAT UPHOLD THE HISTORICAL APPEARANCE OF THE CUSTOM HOUSE
- ~~REMOVE EXISTING CANVAS AWNINGS AND CONSTRUCT NEW STEEL AND GLASS AWNINGS AT PLEASANT, CHURCH, AND STATE STREET ENTRANCES~~ REMOVED FROM SUBMISSION
- REPLACE EXISTING ENTRY DOOR WITH NEW DOOR AND FRAMES THAT UPHOLD THE HISTORICAL APPEARANCE OF THE CUSTOM HOUSE
- REPLACE CURRENT SIGNAGE WITH NEW SIGNAGE THAT BETTER RESPECTS THE BUILDING ARCHITECTURE
- INSTALL NEW EXTERIOR LIGHTING TO ENHANCE THE FACADES AT NIGHT

DRAWING INDEX:

GENERAL

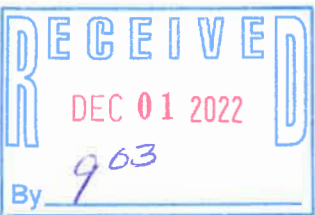
- T0.1 TITLE SHEET
- T1.0 CONTEXT - HISTORIC
- T1.1 CONTEXT - EXISTING

EXISTING DRAWINGS

- AE1.0 EXISTING GROUND PLAN
- AE2.0 EXISTING NORTH ELEVATION
- AE2.1 EXISTING EAST ELEVATION
- AE2.2 EXISTING SOUTH ELEVATION
- AE2.3 EXISTING WEST ELEVATION
- AE7.0 EXISTING WINDOW TYPES / DETAILS
- AE9.0 EXISTING WINDOW IMAGES

ARCHITECTURAL DRAWINGS

- A2.0 PROPOSED NORTH ELEVATION
- A2.1 PROPOSED EAST ELEVATION
- A2.2 PROPOSED SOUTH ELEVATION
- A2.3 PROPOSED WEST ELEVATION
- A5.0 SECTIONS AND DETAILS
- A5.1 SECTIONS AND DETAILS
- A5.2 SECTIONS AND DETAILS
- ~~A5.3 SECTIONS AND DETAILS~~ REMOVED FROM SUBMISSION
- ~~A6.0 PERSPECTIVE IMAGES~~ REMOVED FROM SUBMISSION
- A6.1 LIGHTING PERSPECTIVE IMAGES
- A6.2 LIGHTING PERSPECTIVE IMAGES
- A7.0 WINDOW TYPES
- A7.1 DOOR TYPES
- A7.2 WINDOW DETAIL COMPARISON
- A7.3 LIGHTING DETAILS
- A8.0 WINDOW CUT SHEET
- A8.1 LIGHTING CUT SHEET
- ~~A9.0 CANOPY PLAN/INSPIRATION~~ REMOVED FROM SUBMISSION
- A9.1 LIGHTING INSPIRATION



40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:

KEY:

WINTER
HOLBEN

architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:

40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801

PROJECT NO.:

22065

DRAWN BY:

GL/RW

APPROVED BY:

BH

ISSUE DATE:

9/23/2022

DRAWING NAME:

TITLE SHEET

SCALE:

DRAWING NO.:

T0.1

SHEETS FOR LIGHTING SUBMISSION SHOWN
SHADED

© 2022 WINTER HOLBEN DESIGN, LLC



EXISTING NORTH WEST BUILDING CORNER



EXISTING NORTH EAST BUILDING CORNER



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING SOUTH EAST BUILDING CORNER



EXISTING WEST ELEVATION

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

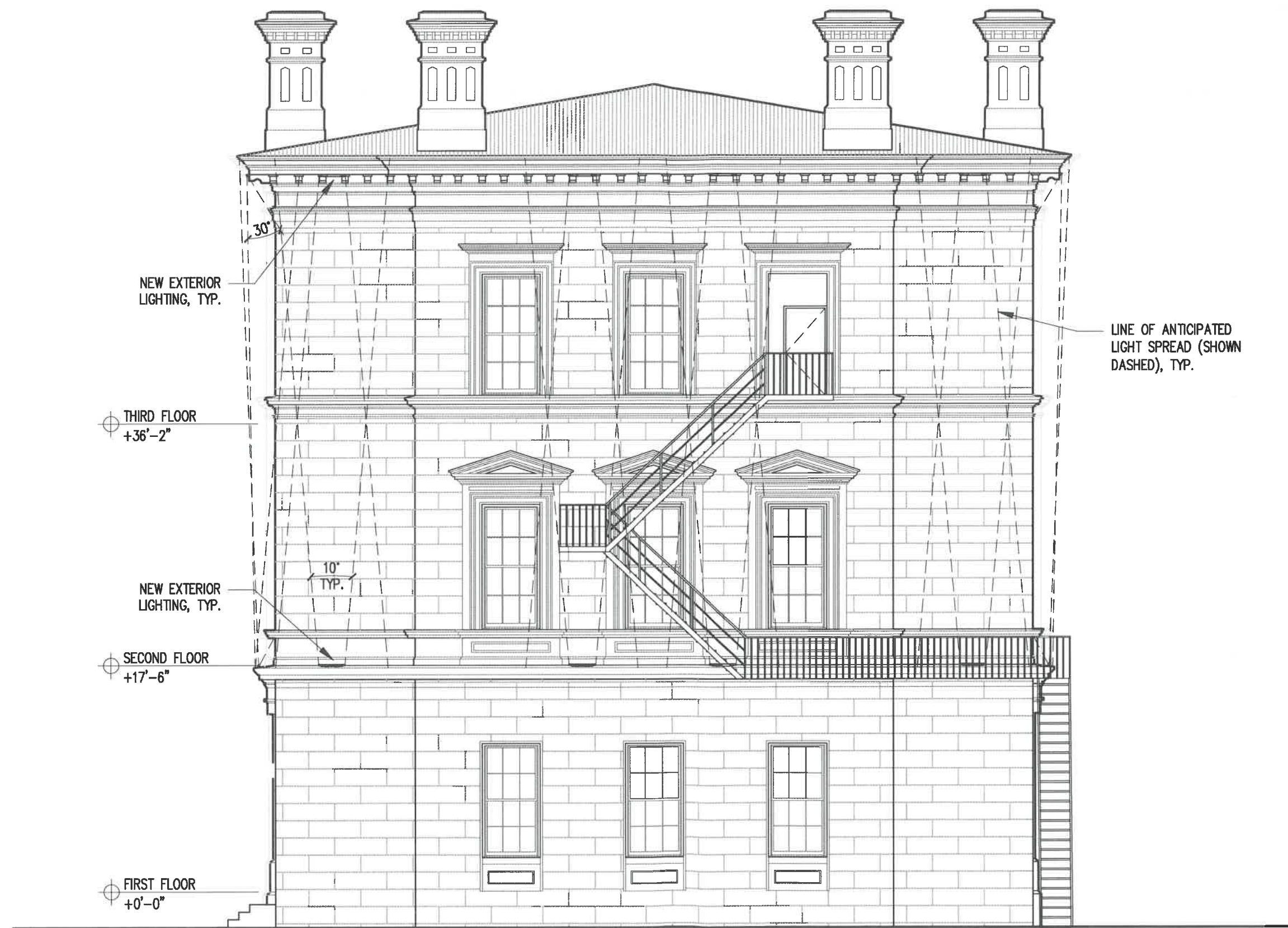
REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:

CONTEXT -
EXISTING

SCALE:
DRAWING NO.:

T1.1



PROPOSED NORTH ELEV. (PORTER ST.)
SCALE 1/8"=1'-0"

A2.0 1

40 PLEASANT STREET

40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-B
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:
PROPOSED NORTH
ELEVATION

SCALE:
DRAWING NO.:

A2.0



PROPOSED EAST ELEV. (PLEASANT ST).
SCALE 1/8"=1'-0"

A2.1 1

40 PLEASANT STREET

40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

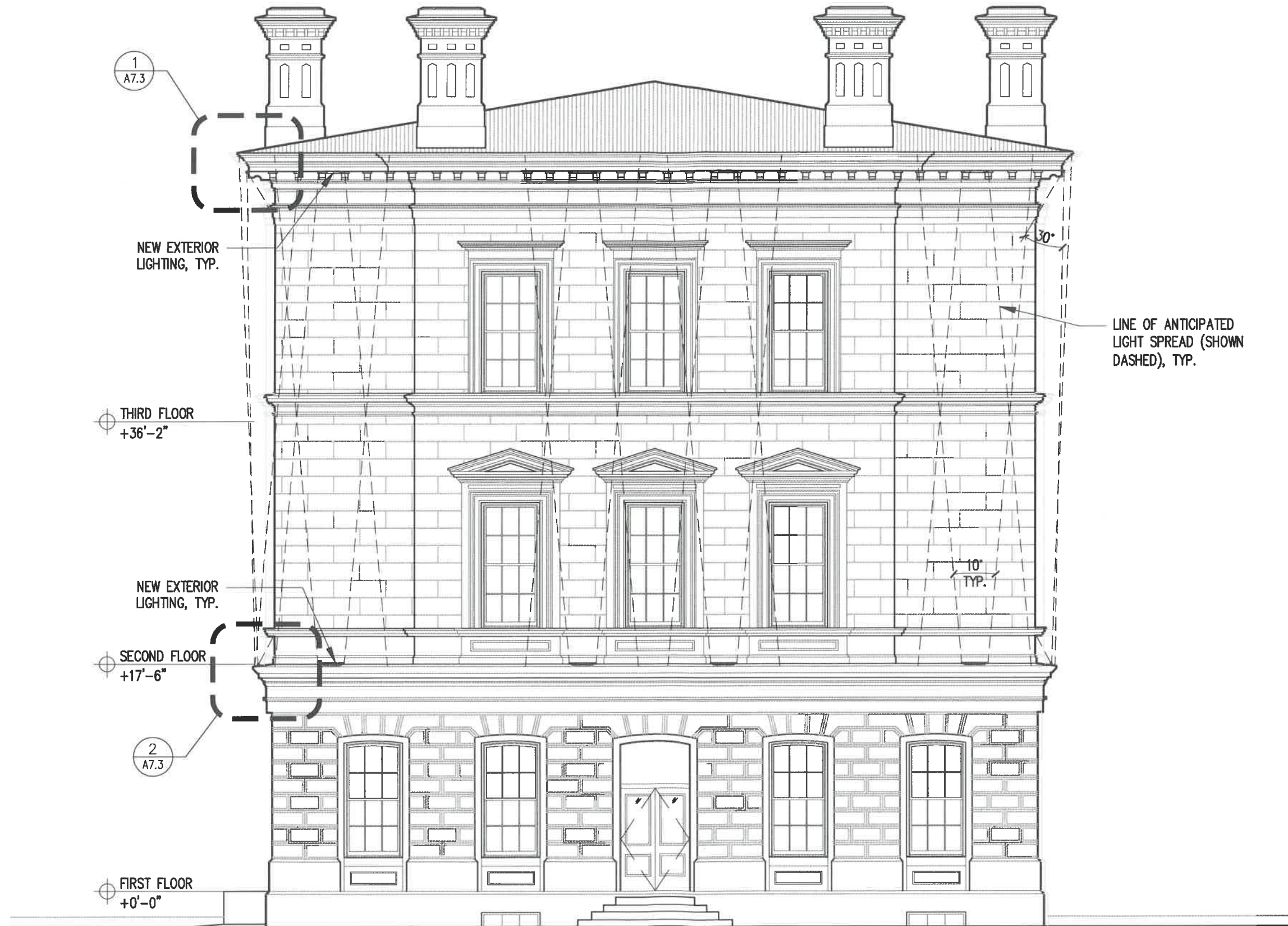
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PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:

PROPOSED EAST
ELEVATION

SCALE:
DRAWING NO.:

A2.1



PROPOSED NORTH ELEV. (STATE ST.)
SCALE 1/8"=1'-0"

A2.2 1

40 PLEASANT STREET

40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

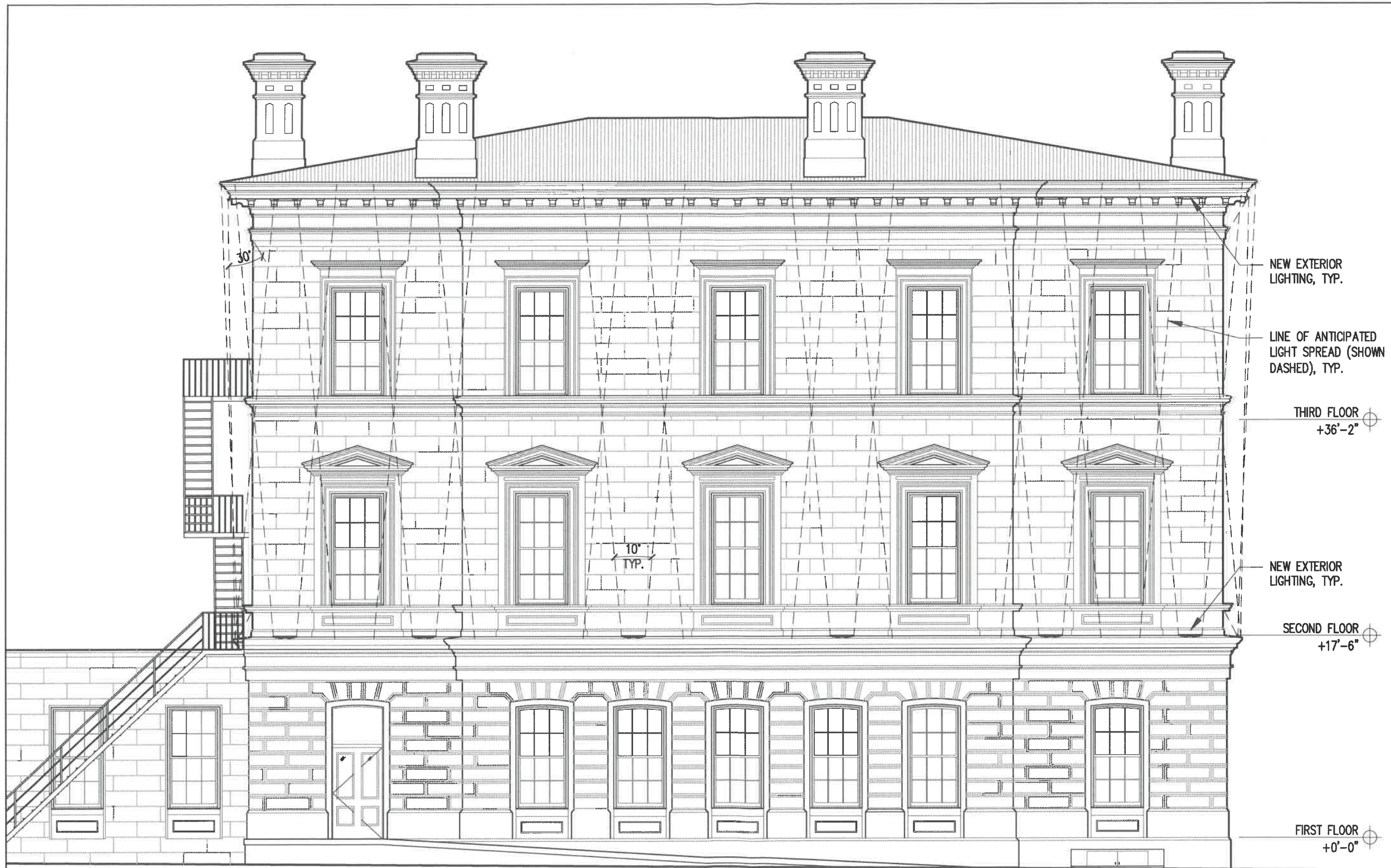
7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:
PROPOSED SOUTH
ELEVATION

SCALE:
DRAWING NO.:

A2.2



PROPOSED WEST ELEV. (CHURCH ST.)
SCALE: 1/8"=1'-0"

A2.3

1

40 PLEASANT STREET

40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:
PROPOSED WEST
ELEVATION

SCALE:
DRAWING NO.:

A2.3



40 PLEASANT STREET FROM CORNER OF PLEASANT AND STATE - DAY TIME

SCALE: N.T.S.

A6.1



40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

WINTER
HOLBEN
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:

LIGHTING
PERSPECTIVE

SCALE:
DRAWING NO.:

A6.1



40 PLEASANT STREET FROM CORNER OF PLEASANT AND STATE - NIGHT TIME

SCALE: N.T.S.

A6.1

1

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

WINTER
HOLBEN
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

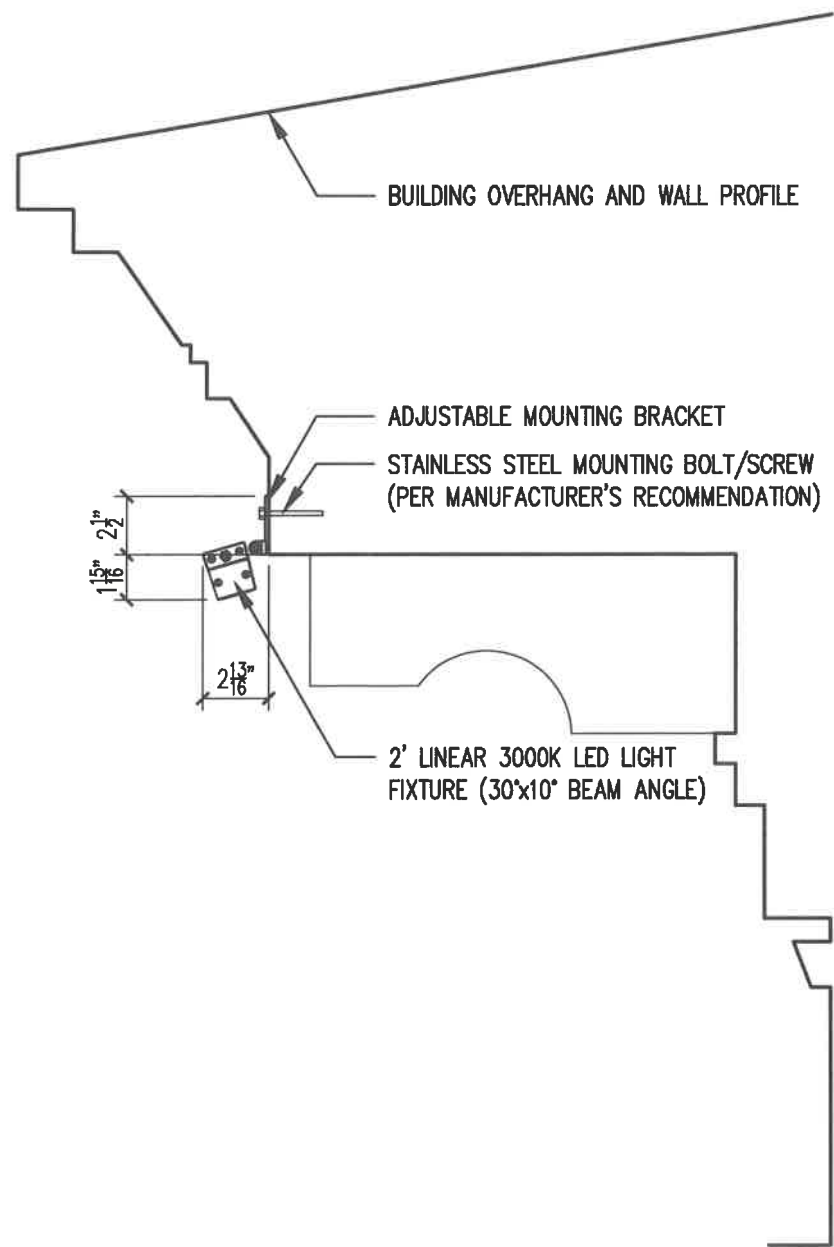
REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:

LIGHTING
PERSPECTIVE

SCALE:
DRAWING NO.:

A6.2

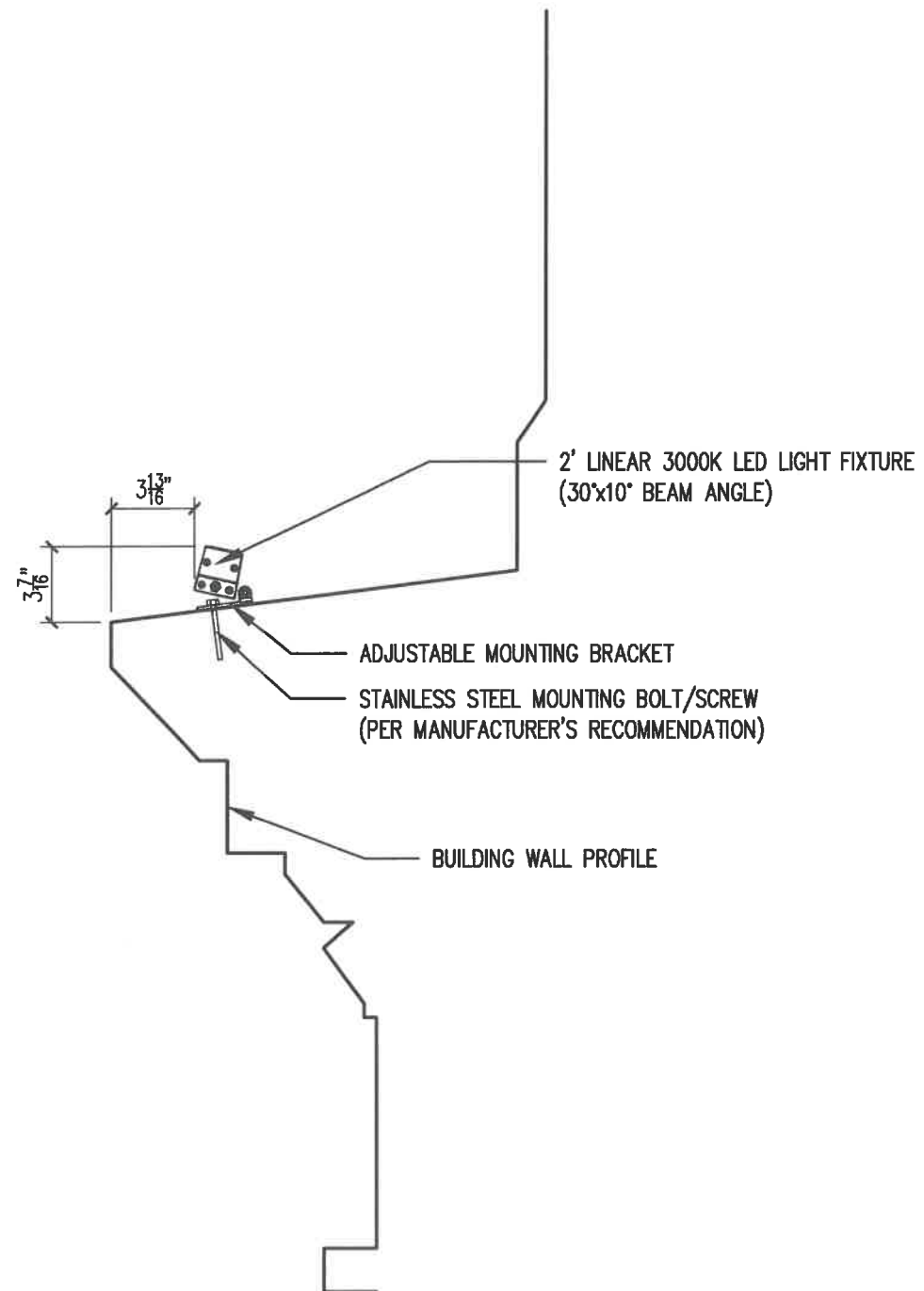


LIGHTING DETAIL AT OVERHANG

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

A7.3

1



LIGHTING DETAIL AT WATERTABLE

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

A7.3

2

40 PLEASANT STREET

40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-B
KITTELY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:

LIGHTING DETAILS

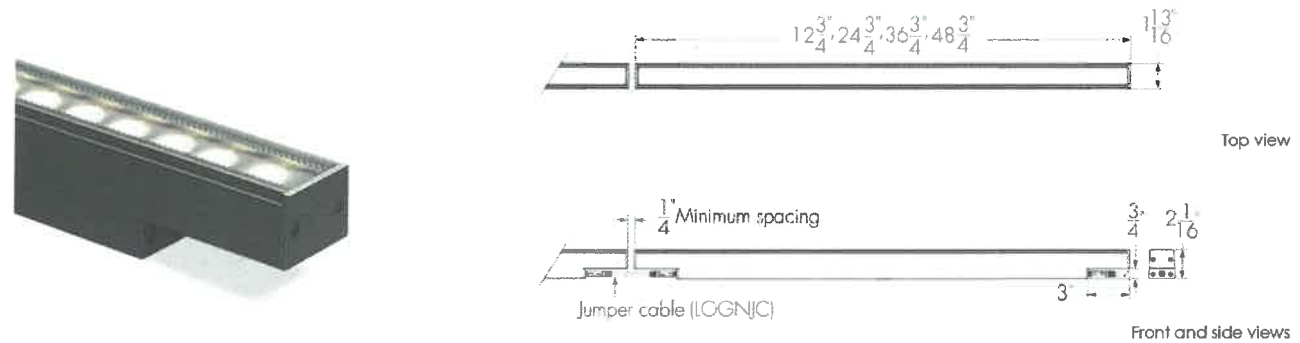
SCALE:
DRAWING NO.:

A7.3

Specification Sheet

lumenfacade nano
LOGN
WHITE AND STATIC COLORS

Project Name _____ Qty _____
Type _____ Catalog / Part Number _____

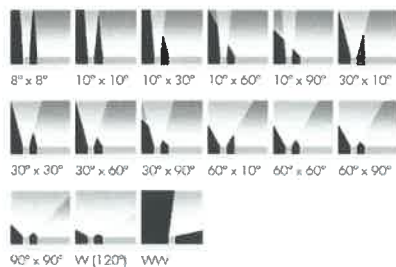


Photometric Summary (7 W/ft)

	Delivered output (lm)	Intensity (peak cd)
8°x8°	2,173	58,720
10°x10°	2,102	45,812
10°x30°	2,038	12,959
10°x60°	2,026	6,911
10°x90°	2,031	3,622
30°x10°	2,043	12,919
30°x30°	2,986	6,894
30°x60°	2,895	4,362
30°x90°	2,917	3,152
60°x10°	2,025	8,019
60°x60°	2,924	2,162
60°x90°	2,905	2,603
90°x90°	2,856	1,766
W (120°)	1,225	602
WW	2,164	10,498

Based on 4000K, CRI 80+, 4ft [1219mm], NO control.
Photometric performance is measured in compliance with
IESNA LM-79-08.

Optics



Description

The Lumenfacade Nano White and Static Colors is a high-efficiency linear LED luminaire that goes where no facade lighting has gone before. Available in 12 in, 24 in, 36 in or 48 in sections, the Lumenfacade Nano is the right fit for general urban structures, historical buildings and those hardest to reach places. The Lumenfacade Nano packs all the bells and whistles of the larger members of the Lumenfacade family and can be configured with a wide number of options, including: optics for grazing, floodlighting or wall washing; a choice of outputs; various color temperatures or static colors; various mounting options, finishes, accessories and controls. Now with 3G vibration-rating options, this little fixture can really go anywhere.

Features

Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
Optics	8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 30° x 10°, 30° x 30°, 30° x 60°, 30° x 90°, 60° x 10°, 60° x 60°, 60° x 90°, 90° x 90°, Wide 120°, Asymmetric Wallwash
Options	Corrosion-resistant coating for hostile environments, 3G ANSI C136.31-2010 Vibration Rating for bridge applications
Power Consumption	2 W/ft, 4 W/ft, 7 W/ft
Warranty	5-year limited warranty

Performance

Maximum Delivered Output	884 lm (2 W/ft, 48 in fixture, 4000K CRI 80+, 30° x 30°, NO control), 1,767 lm (4 W/ft, 48 in fixture, 4000K CRI 80+, 30° x 30°, NO control), 2,986 lm (7 W/ft, 48 in fixture, 4000K CRI 80+, 30° x 30°, NO control)
Maximum Delivered Intensity	20,676 cd at nadir (2 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control), 41,352 cd at nadir (4 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control), 58,720 cd at nadir (7 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control)

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1220 Marie-Victorin Blvd., Longueuil, QC, J4G 2H9, CA info@lumenpulse.com www.lumenpulse.com T United States 617.307.5700 | Canada 1.877.937.3003 | 514.937.3003 F 514.937.6289 www.lumenpulse.com/products/2543

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EM - R13

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Specification Sheet

lumenfacade nano
LOGN
WHITE AND STATIC COLORS

Colors and Color Temperatures



Controls

ON/OFF UCTL

Ratings

IP66 IK08

Certifications



Illuminance at Distance	Minimum 1 fc at 144 ft [2 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control], Minimum 1 fc at 203 ft [4 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control], Minimum 1 fc at 242 ft [7 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control]
-------------------------	--

Color Consistency	3 SDCM (2 SDCM for 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 30° x 10°, 60° x 10°, W and WW optics)
-------------------	--

Color Rendering	CRI 80+, CRI 90+ (27K and 30K color temperatures only)
-----------------	--

Lumen Maintenance	L70 >90,000 hrs
-------------------	-----------------

Physical

Housing Material	Low copper content extruded aluminum
------------------	--------------------------------------

Lens Material	Clear tempered glass
---------------	----------------------

Hardware Material	Stainless steel
-------------------	-----------------

End Cap Material	Machined aluminum
------------------	-------------------

Gasket Material	Silicone
-----------------	----------

Surface Finish	Electrostatically applied polyester powder coat
----------------	---

Weight	1.4 lbs [12 in], 2.9 lbs [24 in], 4.4 lbs [36 in], 6 lbs [48 in]
--------	--

Electrical and control

Voltage	48 VDC
---------	--------

Resolution (DMX/RDM)	Per fixture, 8-bit or 16-bit
----------------------	------------------------------

Control	On/Off control, Universal control (compatible with 0-10V, DALI or DMX/RDM systems)
---------	--

Environmental

Storage Temperature	-40 °F to 185 °F (device must reach start-up temperature value before operating)
---------------------	--

Start-up Temperature	-13 °F to 122 °F
----------------------	------------------

Operating Temperature	-40 °F to 122 °F
-----------------------	------------------

Ingress Protection Rating	IP66
---------------------------	------

Impact Resistance Rating	IK08 (IK09 for 48 in fixtures)
--------------------------	--------------------------------

Application Wind Speed	Luminaires were designed based on AASHTO 2013 standard to ensure highest quality and safety. Installation should be validated by a local project engineer to ensure the luminaires are suitable for the wind speed and exposure of the specific application
------------------------	---

Accessories (order separately)

Cables	Lumenfacade Nano Jumper Cable (LOGNJC), Trunk Power Cable (IKPWR), Trunk Data Cable (TKDMX), Lumenfacade Nano Jumper Cable Joiner (LOGNJC-JOINER)
--------	---

Control Boxes	Low-Voltage Control Box (LCBX), Low-Voltage Splitter Box (LSBX)
---------------	---

Remote Power Supply	Large Power Supply (LGPSU)
---------------------	----------------------------

Optical Accessories	Lumenfacade Nano Radial Louver (LOGNRD), Lumenfacade Nano Visor (LOGNVS)
---------------------	--

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2 / 16

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

WINTER
HOLBEN
architecture + design

7 WALLINGFORD SQ
UNIT 209-B
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:

LIGHTING CUT
SHEET

SCALE:
DRAWING NO.:

A8.1



LIGHTING PRECEDENT 1



LIGHTING PRECEDENT 2



LIGHTING PRECEDENT 3



LIGHTING PRECEDENT 4

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:

KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-B
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
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PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:

LIGHTING
INSPIRATION
IMAGES

SCALE:

DRAWING NO.:

A9.1

7. 161 Deer Street

- Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

LUHD-558

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Dec 5, 2022**Applicant**

Carla Goodknight
carla@cjarchitects.net
233 Vaughan Street
Suite 101
Portsmouth, NH 03801
6034312808

Primary Location

161 DEER ST
Portsmouth, NH 03801

Owner:

EIGHTKPH LLC
233 VAUGHN ST UNIT 301 PORTSMOUTH, NH 03801

Application Type**Please select application type from the drop down menu below**

Administrative Approval

Alternative Project Address

70 Maplewood

Project Information**Brief Description of Proposed Work**

During TAC work session review, it was determined that the Garage Exit & Entry on Maplewood Avenue would not be permitted. The applicant proposed relocating the Garage Exit & Entry to the opposite side of the building abutting the adjacent lot.

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Architect

If you selected "Other", please state relationship to project.

--

Full Name (First and Last)

Carla

Business Name (if applicable)

Goodknight

Mailing Address (Street)

233 Vaughan Street

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

6034312808

Email Address

carla@cjarchitects.net

Acknowledgement**I certify that the information given is true and correct to the best of my knowledge.****By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction****I hereby certify that as the applicant for permit, I am**

LETTER OF AGENDA

We respectfully submit this Application for Amended Approval.

Property Address Updates:

The property address originally intended to be 88 Maplewood Avenue has been revised to be 70 Maplewood Avenue. The project will be presented to the Portsmouth Planning board at the December 15th meeting as 161 Deer Street.

TAC Review Comments and Revisions:

During TAC work session review, it was determined that the Garage Exit & Entry on Maplewood Avenue would not be permitted. The applicant proposed relocating the Garage Exit & Entry to the opposite side of the building abutting the adjacent lot.

The garage door will not face Maplewood Avenue or Deer Street in this proposed revision.

Thank you for your consideration.

Sincerely,



Carla Goodknight, AIA, NCARB
Principal, CJ Architects



70 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

APPROVED VIEW FROM VAUGHAN STREET
HDC APPLICATION TO AMEND PREVIOUS APPROVAL: DECEMBER 7, 2022





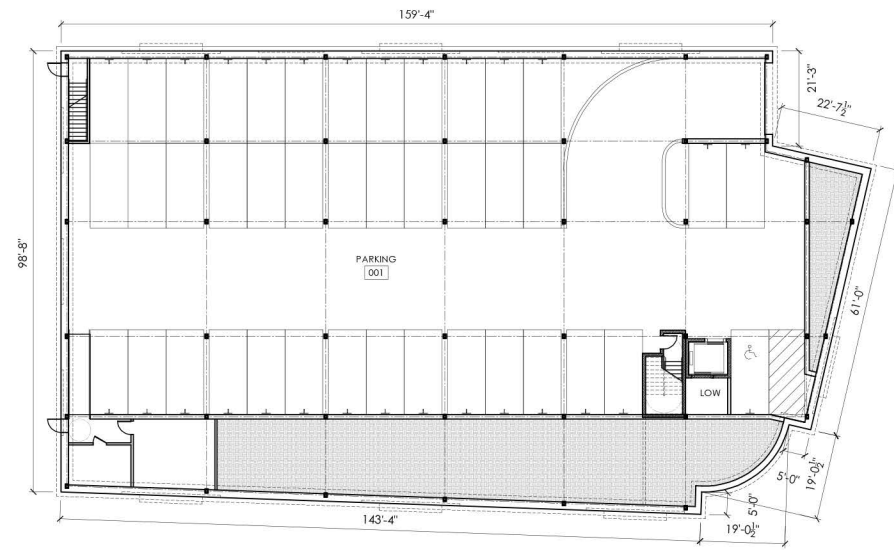
70 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED VIEW FROM VAUGHAN STREET

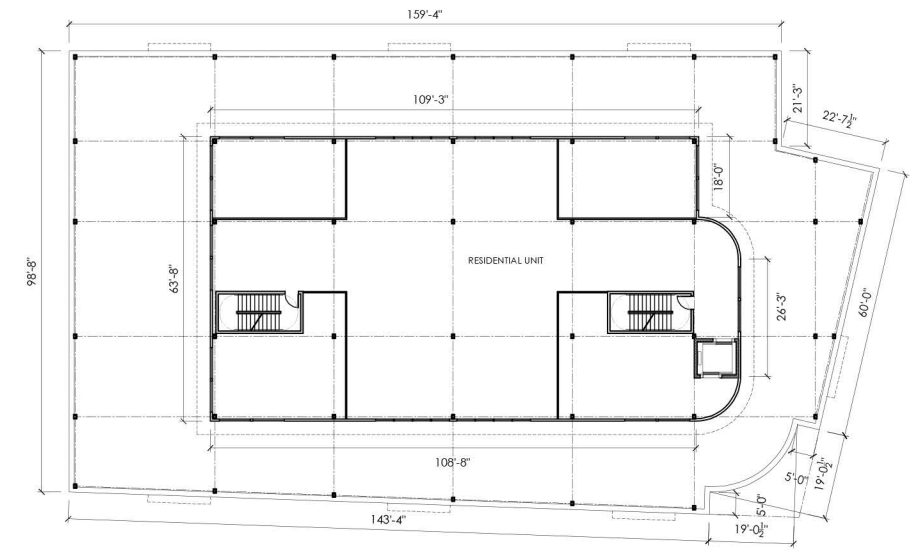
HDC APPLICATION TO AMEND PREVIOUS APPROVAL: DECEMBER 7, 2022



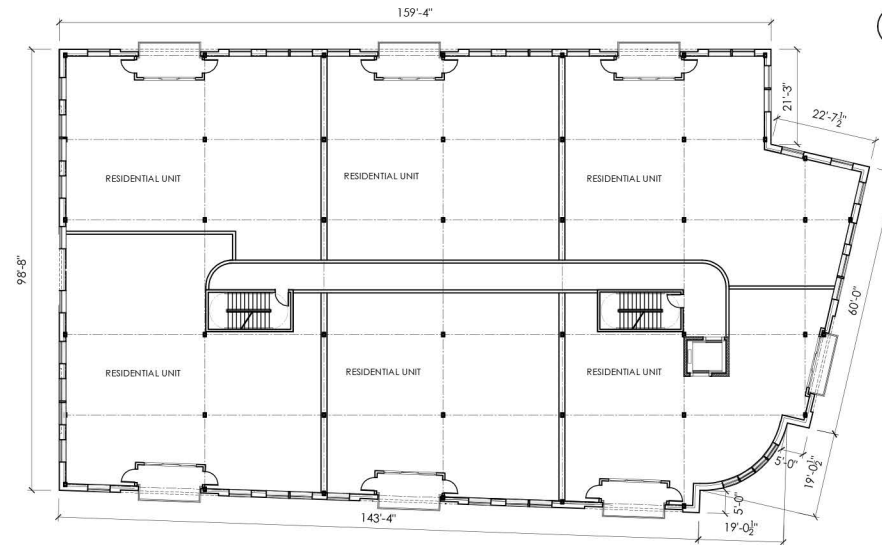
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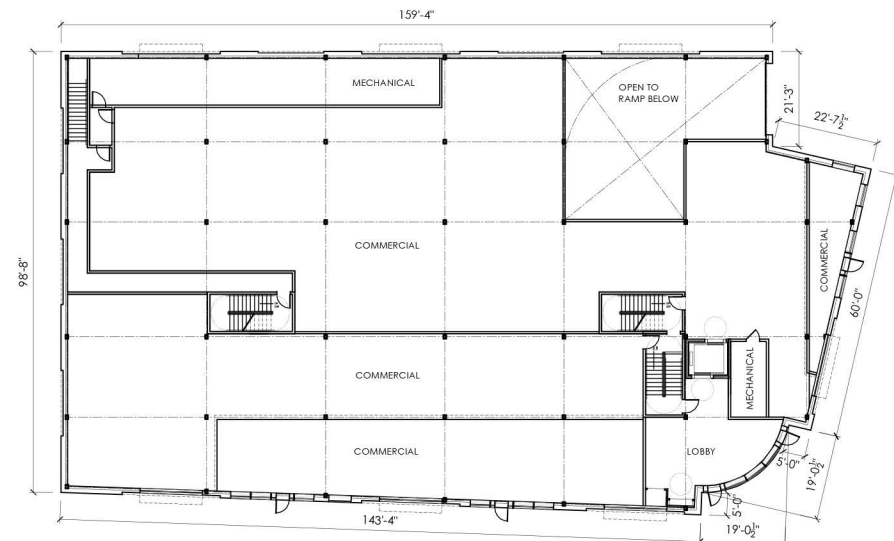
1 LOWER LEVEL PLAN
NTS



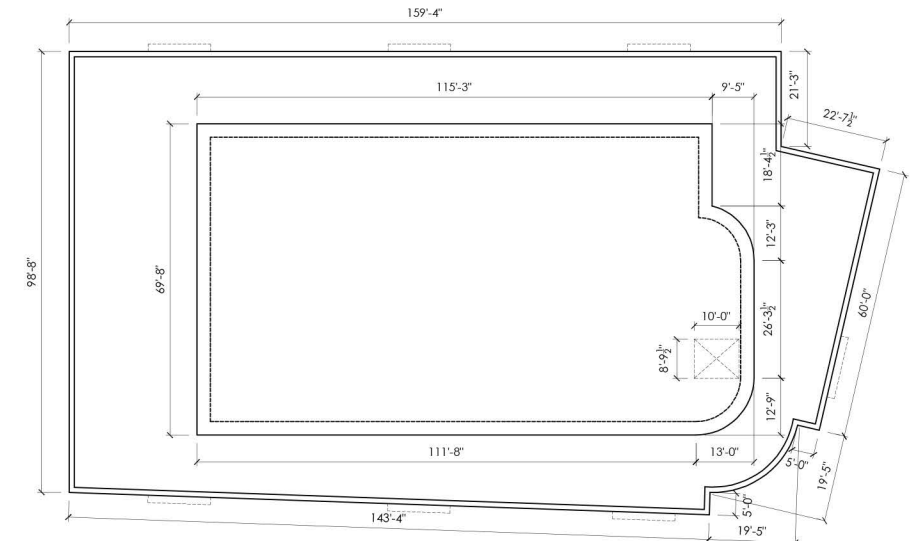
4 PENTHOUSE LEVEL PLAN
NTS



3 SECOND, THIRD, AND FOURTH LEVEL PLAN
NTS



2 FIRST LEVEL PLAN
NTS



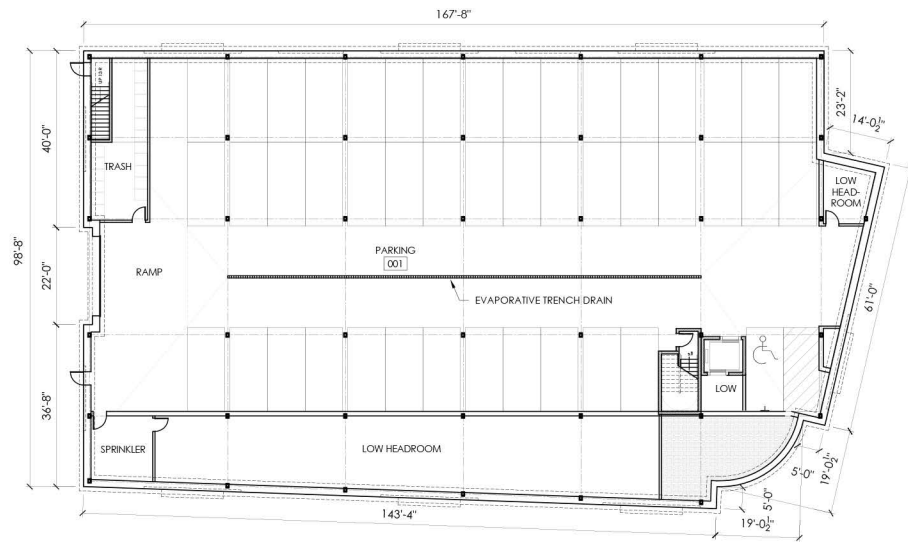
5 ROOF PLAN
NTS

70 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

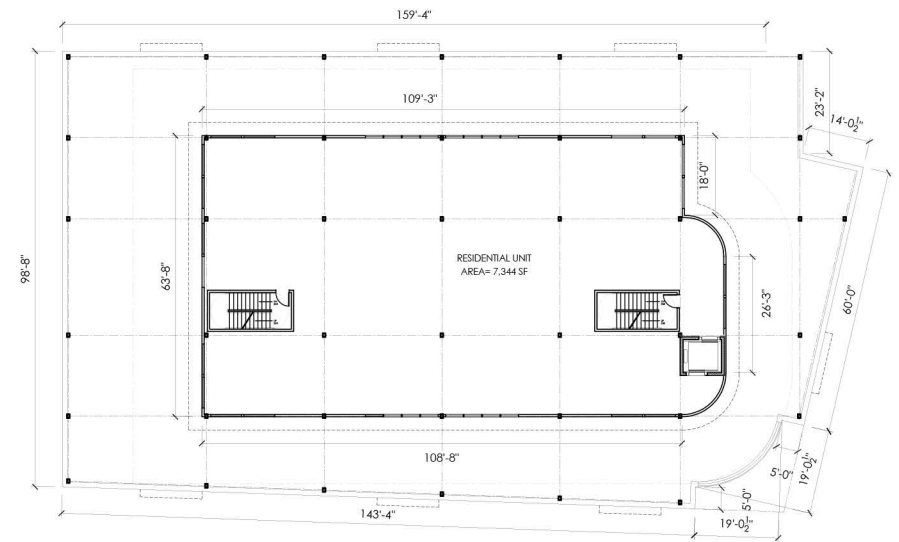
APPROVED FLOOR PLANS
HDC APPLICATION TO AMEND PREVIOUS APPROVAL: DECEMBER 7, 2022



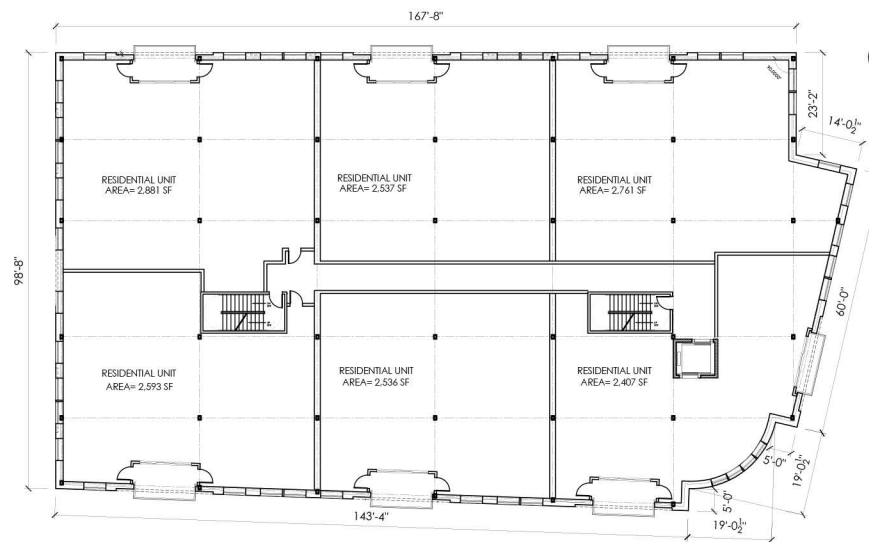
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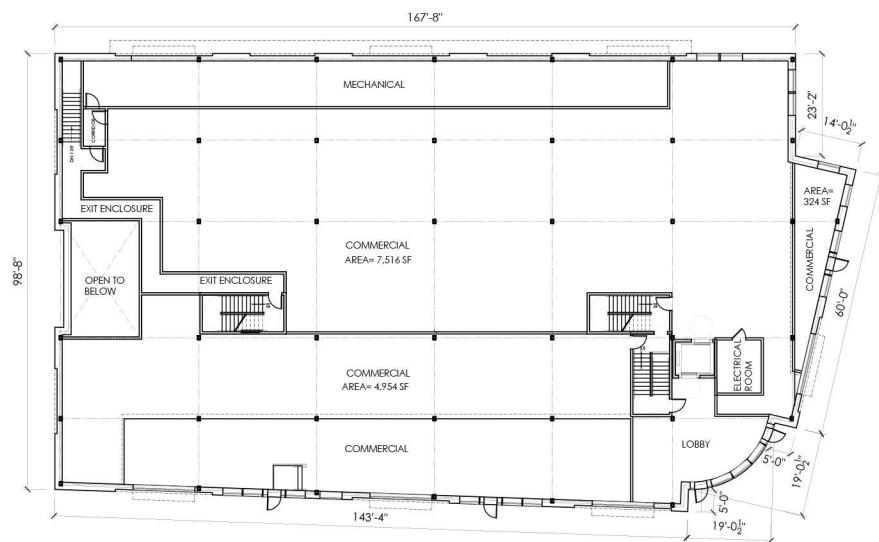
1 LOWER LEVEL PLAN
1"= 20'



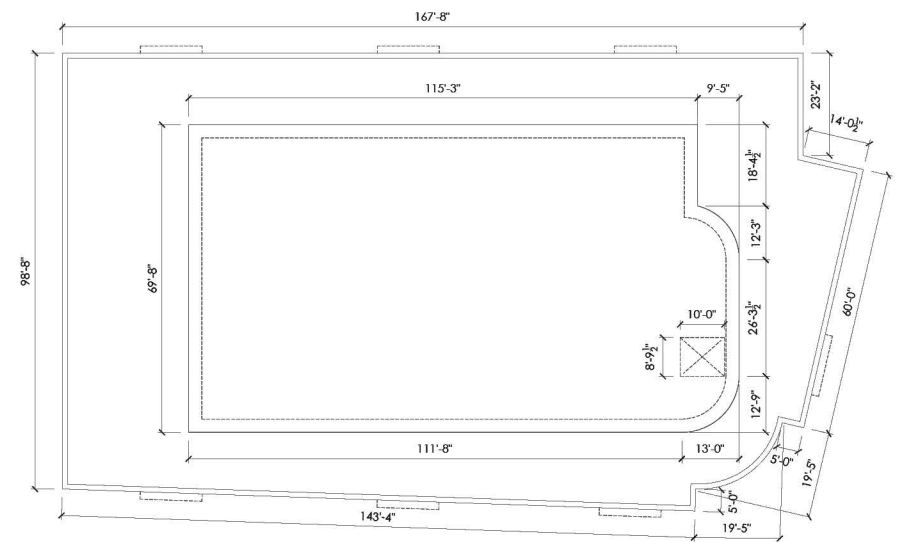
4 PENTHOUSE LEVEL PLAN
1"= 20'



3 SECOND, THIRD, AND FOURTH LEVEL PLAN
1"= 20'



2 FIRST LEVEL PLAN
1"= 20'



5 ROOF PLAN
1"= 20'

70 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED FLOOR PLANS
HDC APPLICATION TO AMEND PREVIOUS APPROVAL: DECEMBER 7, 2022





DEER STREET ELEVATION



MAPLEWOOD AVENUE ELEVATION



RAIL CORRIDOR ELEVATION



WEST ELEVATION



DEER STREET ELEVATION



MAPLEWOOD AVENUE ELEVATION



RAIL CORRIDOR ELEVATION



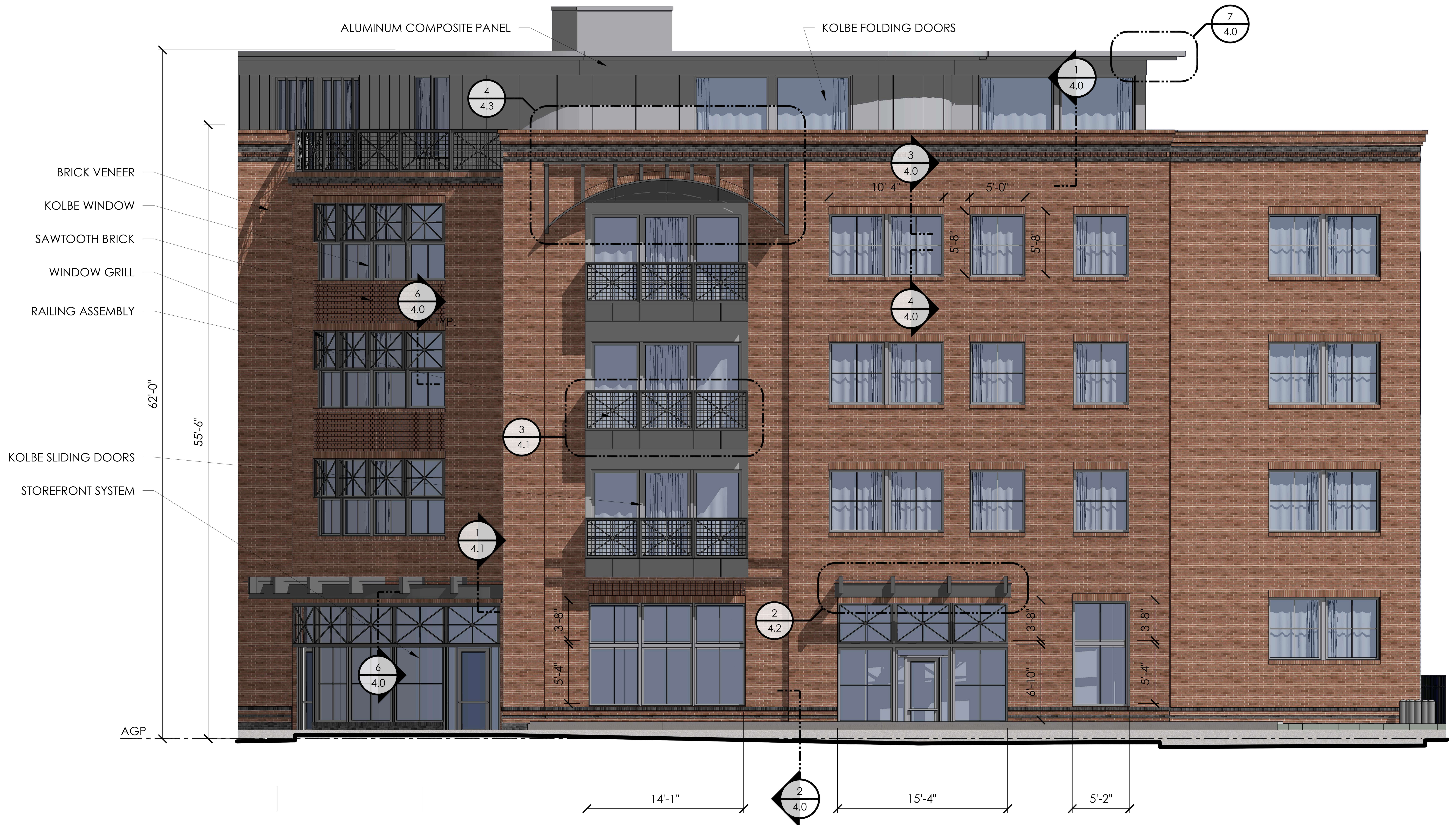
WEST ELEVATION



70 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

APPROVED MAPLEWOOD AVENUE ELEVATION
1/4" = 1'-0" ON 22x34 SHEET
HDC APPLICATION TO AMEND PREVIOUS APPROVAL: DECEMBER 7, 2022





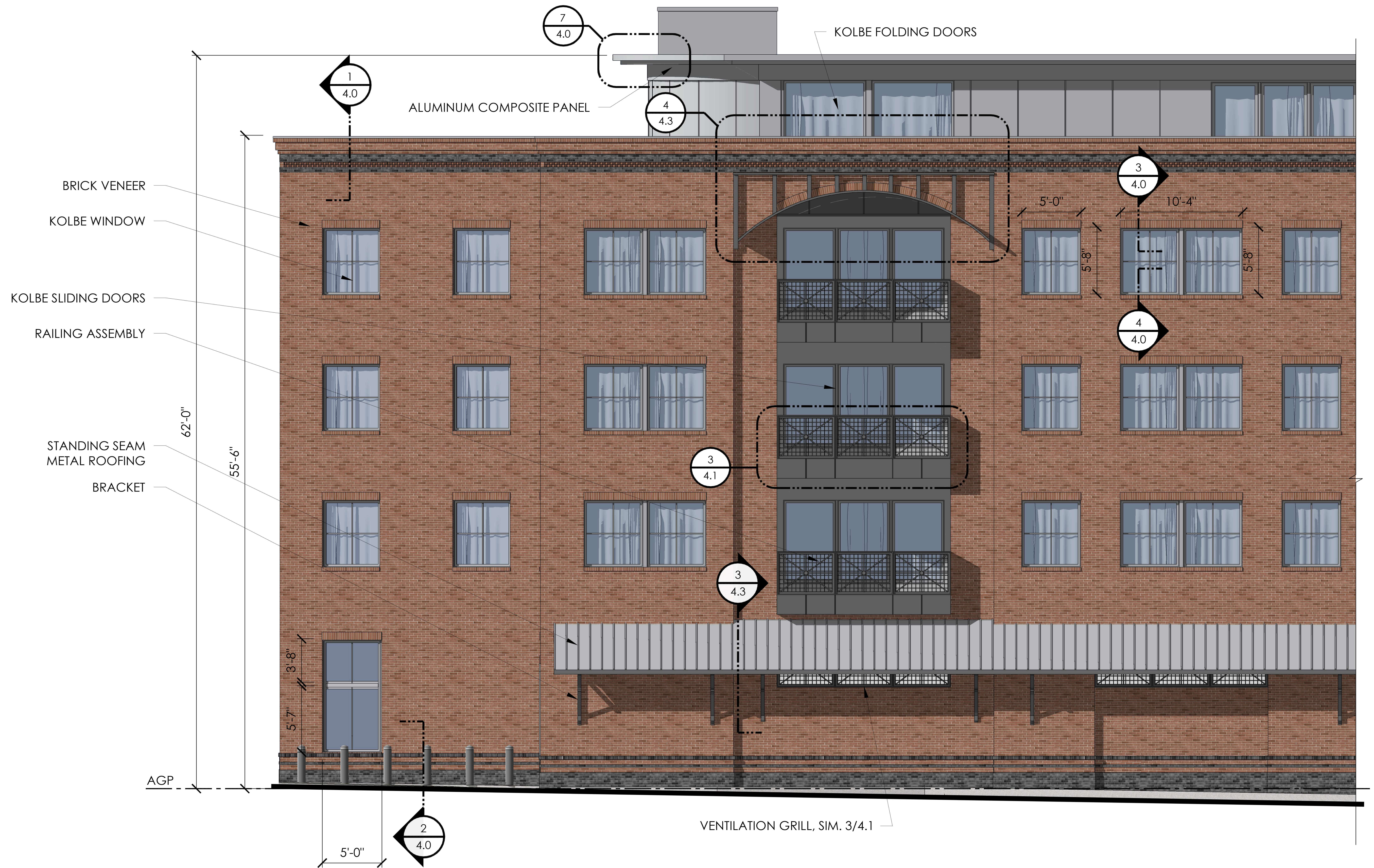
70 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MAPLEWOOD AVENUE ELEVATION
1/4" = 1'-0" ON 22x34 SHEET

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: DECEMBER 7, 2022



4.2



70 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

APPROVED PARTIAL RAIL CORRIDOR ELEVATION (LEFT SIDE)
1/4" = 1'-0" ON 22x34 SHEET

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: DECEMBER 7, 2022



5.1





70 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

APPROVED WEST ELEVATION
1/4" = 1'-0" ON 22x34 SHEET

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: DECEMBER 7, 2022



6.1



70 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED WEST ELEVATION
1/4" = 1'-0" ON 22x34 SHEET

HDC APPLICATION TO AMEND PREVIOUS APPROVAL: DECEMBER 7, 2022



6.2

8. 147 Congress Street

- Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

LUHD-559**Historic District Commission Work Session or Administrative Approval Application****Status:** Active**Date Created:** Dec 6, 2022**Applicant**

Danielle Cain
dcain@marketsquarearchitects.com
104 Congress St
Suite 203
Portsmouth, NH 03801
603-501-0202

Primary Location

147 CONGRESS ST
Portsmouth, NH 03801

Owner:

LUCKY THIRTEEN PROPERTIES LLC
PO BOX 300 RYE, NH 03870-0300

Application Type**Please select application type from the drop down menu below**

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

- MOCKUP OF BRICK STAIN FOR RECORD, SITE VISIT NOT REQUIRED IF HDC MEMBERS CAN VISIT ON THEIR OWN TIME. SEE PLAN FOR LOCATION.
- REPLACEMENT OF EXISTING STOREFRONT WITH NEW STOREFRONT
- ADJUSTMENT TO NORTH ELEVATION CANOPY FOOTPRINT
- ADJUSTMENT TO WEST ELEVATION STAIR LOCATION AND GLAZING SIZE
- EXTERIOR LIGHTING
- MEP VENT LOCATIONS

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Architect

If you selected "Other", please state relationship to project.

--

Full Name (First and Last)

sarah howard

Business Name (if applicable)

Market Square Architects

Mailing Address (Street)

104 Congress St

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603.501.0202

Email Address

showard@marketsquarearchitects.com

Acknowledgement**I certify that the information given is true and correct to the best of my knowledge.**

147 CONGRESS STREET

GENERAL PROJECT DESCRIPTION:

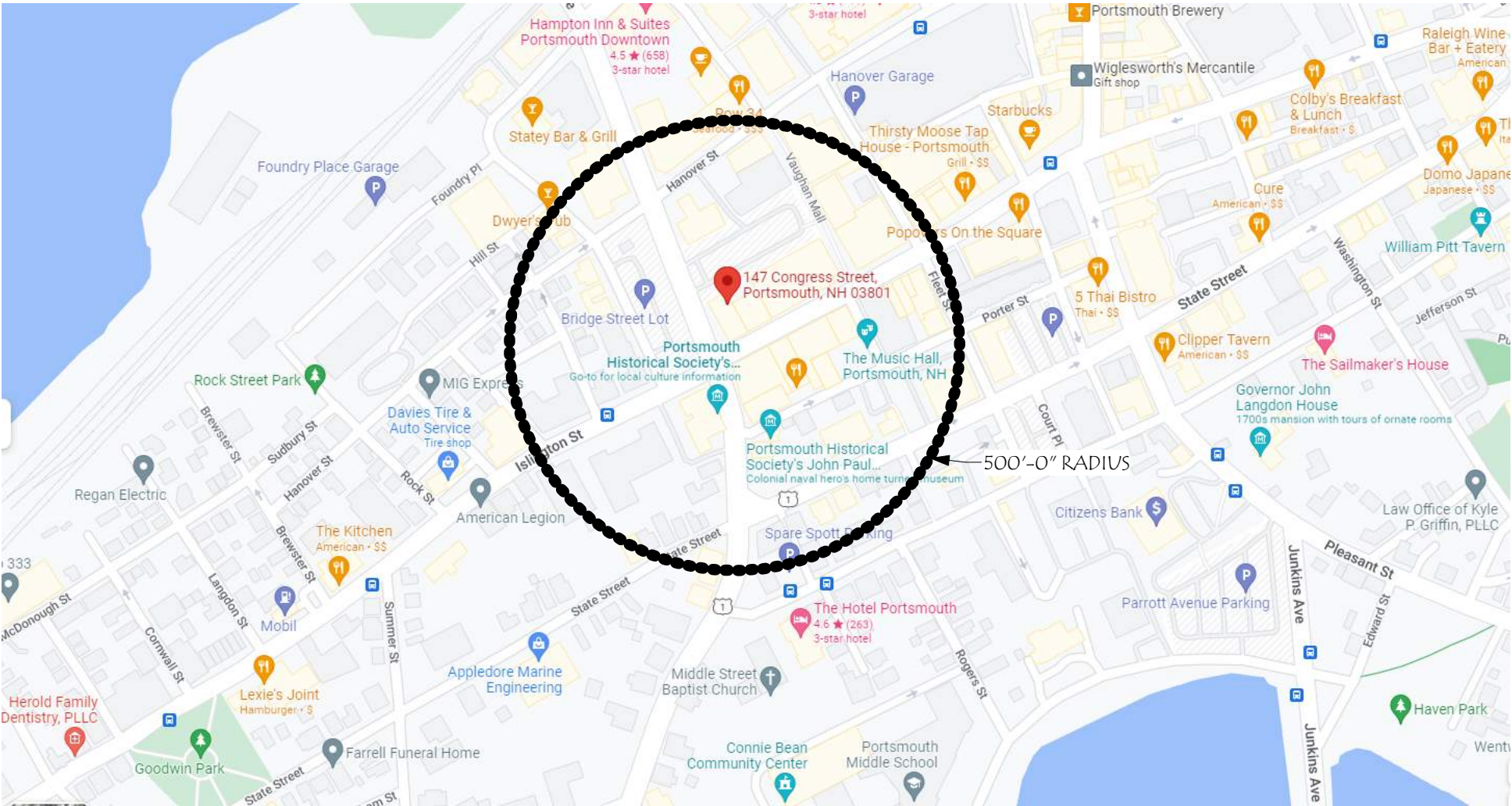
THIS PROJECT CONSISTS OF THE ADDITION OF A NEW GROUND UP SINGLE STORY STRUCTURE TO AN EXISTING BUILDING

NEW SCOPE:

- ◇ MOCKUP OF BRICK STAIN FOR RECORD, SITE VISIT NOT REQUIRED IF HDC MEMBERS CAN VISIT ON THEIR OWN TIME. SEE PLAN FOR LOCATION.
- ◇ REPLACEMENT OF EXISTING STOREFRONT WITH NEW STOREFRONT
- ◇ ADJUSTMENT TO NORTH ELEVATION CANOPY FOOTPRINT
- ◇ ADJUSTMENT TO WEST ELEVATION STAIR LOCATION AND GLAZING SIZE
- ◇ EXTERIOR LIGHTING
- ◇ MEP VENT LOCATIONS

ZONING SUMMARY:

ZONING DISTRICT: HISTORIC DISTRICT CD5,
DOWNTOWN OVERLAY DISTRICT
LOT SIZE: ~6,282 SF
MIN OPEN SPACE: 5%
BUILDING HEIGHT: 2-3 STORIES, 40'-0" ALLOWED
MIN GROUND STORY HEIGHT : 12'-0" MIN REQUIRED
MIN GROUND STORY HEIGHT: ~11'-0" EXISTING
REQUIRED FACADE TYPE: SHOPFRONT



HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL
DECEMBER 2022

147 CONGRESS

147 Congress St
Portsmouth, NH 03801

Revisions:	Description	Date
#		

SCALE:	SNH
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TITLE:	COVER SHEET
	1



147 CONGRESS ST

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HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL DECEMBER 2022	
147 CONGRESS 147 Congress St Portsmouth, NH 03801	
Revisions: # Description Date	
SCALE:	SNH
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DATE:	
TITLE: PROPOSED CONTEXT	6



PROPOSED

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HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL
DECEMBER 2022

147 CONGRESS
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Revisions:	Description	Date
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TITLE:	
PROPOSED CONTEXT	7

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147 CONGRESS		147 Congress St Portsmouth, NH 03801	
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SCALE:			
DRAWN BY:	SNH		
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PROJECT NO.:	202209		
DATE:	11/18/22		
TITLE: PROPOSED CONTEXT			
8			



147 CONGRESS ST

SIGNAGE

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TITLE:	
PROPOSED CONTEXT	9

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147 Congress St
Portsmouth, NH 03801

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	DATE: <td>11/18/22</td>	11/18/22

TITLE: PROPOSED CONTEXT	10
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DECEMBER 2022

147 CONGRESS

147 Congress St
Portsmouth, NH 03801

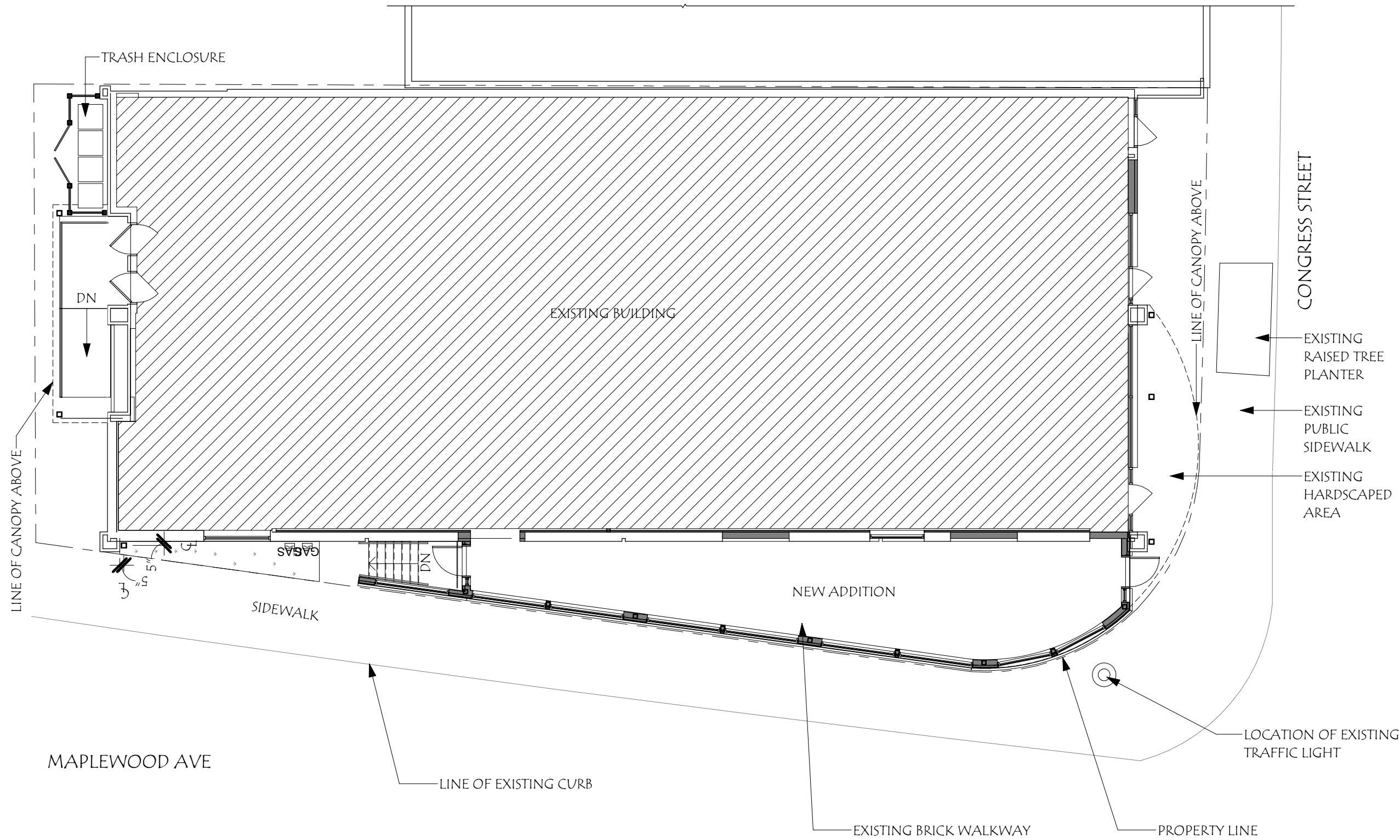
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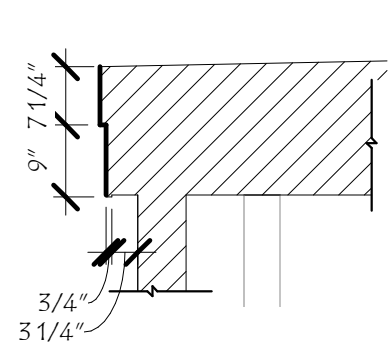
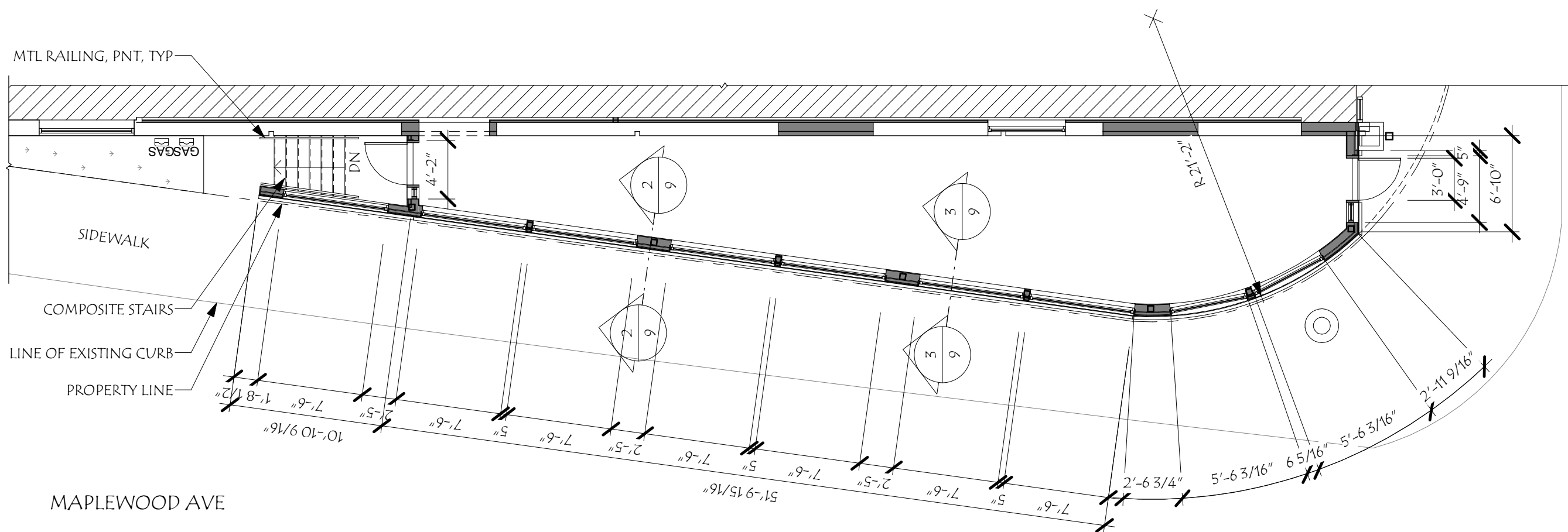
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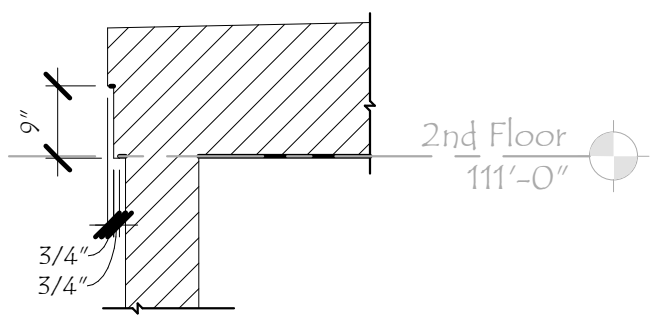


FLOOR PLAN
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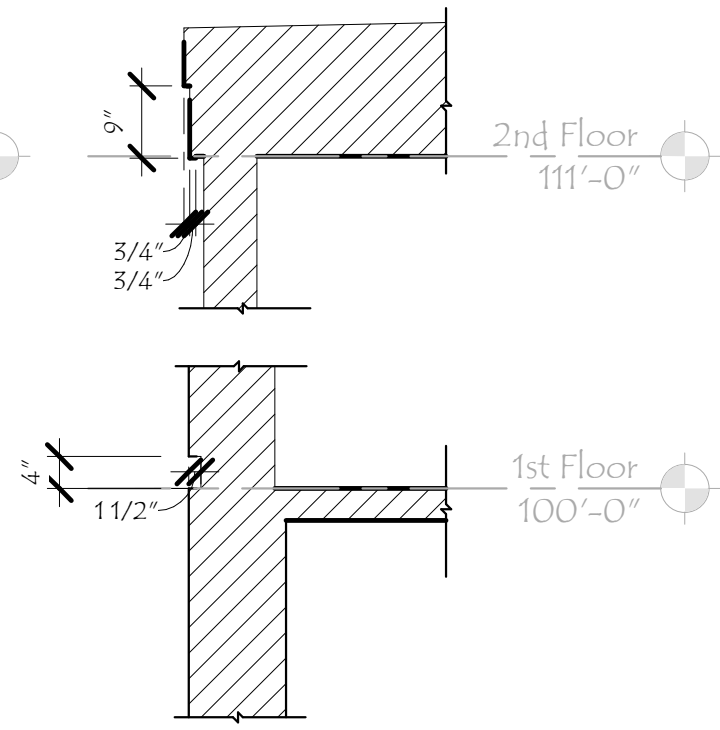
MARKET SQUARE ARCHITECTS 104 Congress St., STE 205 Portsmouth, NH 03801 PH: 603.501.0202																			
HISTORIC DISTRICT COMMISSION WORKSESSION/ PUBLIC HEARING OCTOBER 2022																			
147 CONGRESS 147 Congress St Portsmouth, NH 03801																			
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DRAWN BY:	SNH																		
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PROJECT NO.:	202209																		
DATE:	10/05/22																		
8																			



DETAIL 3




DETAIL 2



DETAIL 1

PREVIOUSLY APPROVED
ENLARGED WEST ADDITION PLAN

**MARKET SQUARE ARCHITECTS**
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PH: 603.501.0202

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TITLE:
ENLARGED PLAN

9

Revisions:	Description	Date

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DATE:	10/05/22

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MTL RAILING, PNT, TYP

EXISTING GAS METERS

SIDEWALK

COMPOSITE STAIRS

LINE OF EXISTING CURB

PROPERTY LINE

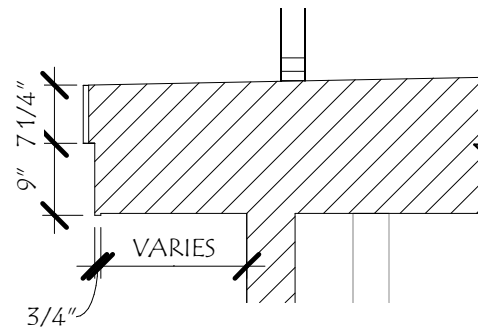
MAPLEWOOD AVE

AREA OF ALTERATION:

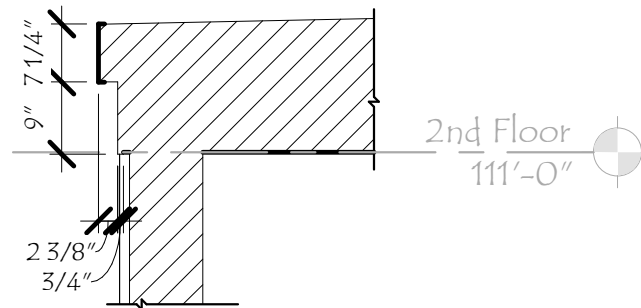
- ♦ SHIFTED EXTERIOR STAIRS AWAY FROM WORTH LOT TO ACCOMMODATE LARGER GAS SERVICE
- ♦ GLAZING AND PILASTER DIMENSIONS HAVE BEEN REDUCED TO ACCOMMODATE SHIFTED STAIRS

AREA OF ALTERATION

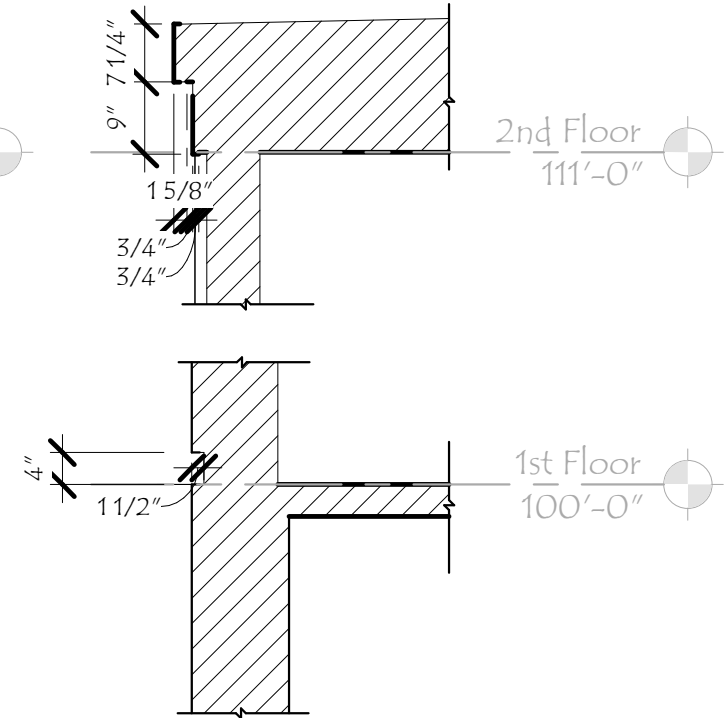
ENLARGED WEST ADDITION **PROPOSED**



DETAIL 3



DETAIL 2



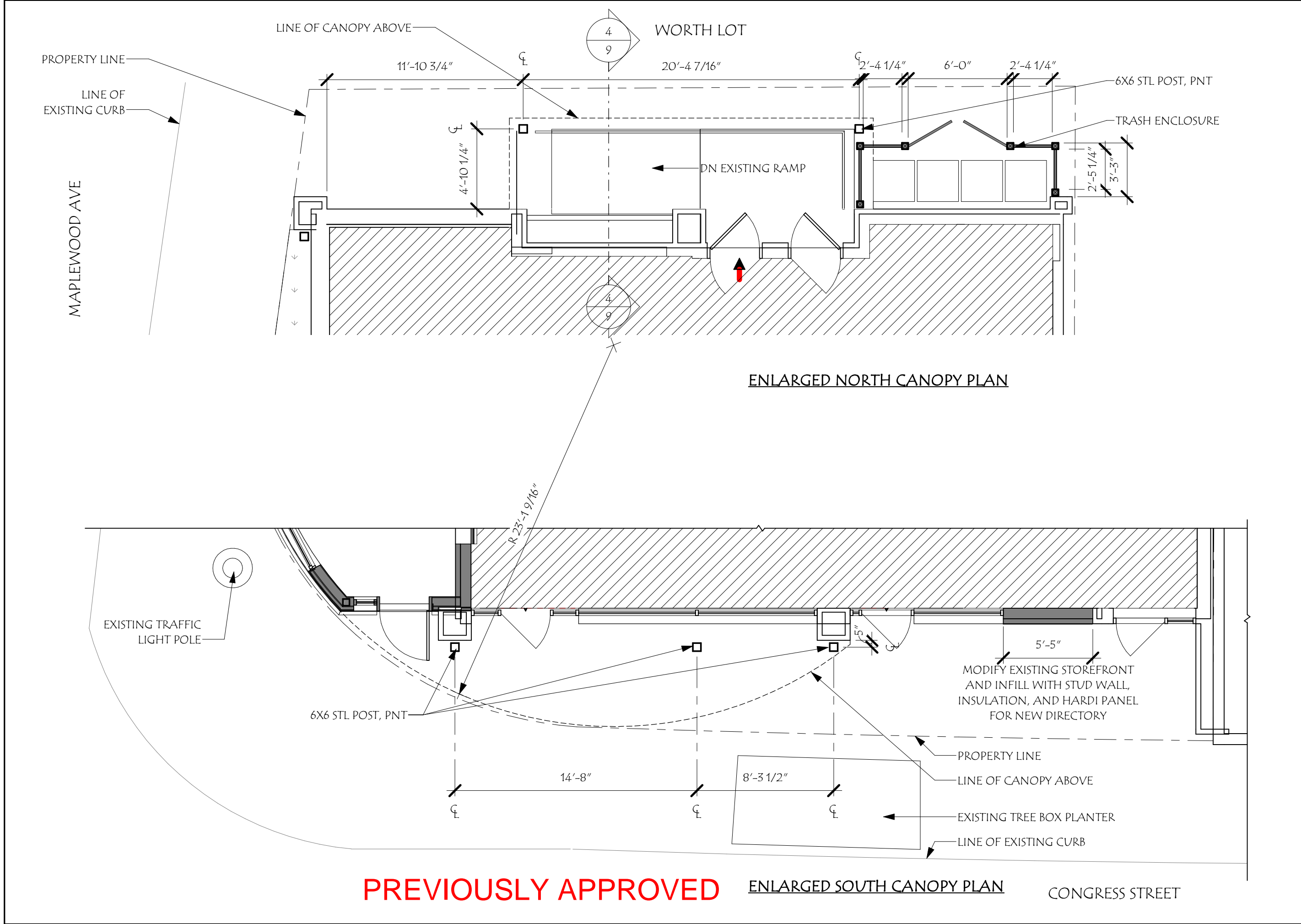
DETAIL 1


CONGRESS STREET

Revisions:	Description	Date
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147 CONGRESS

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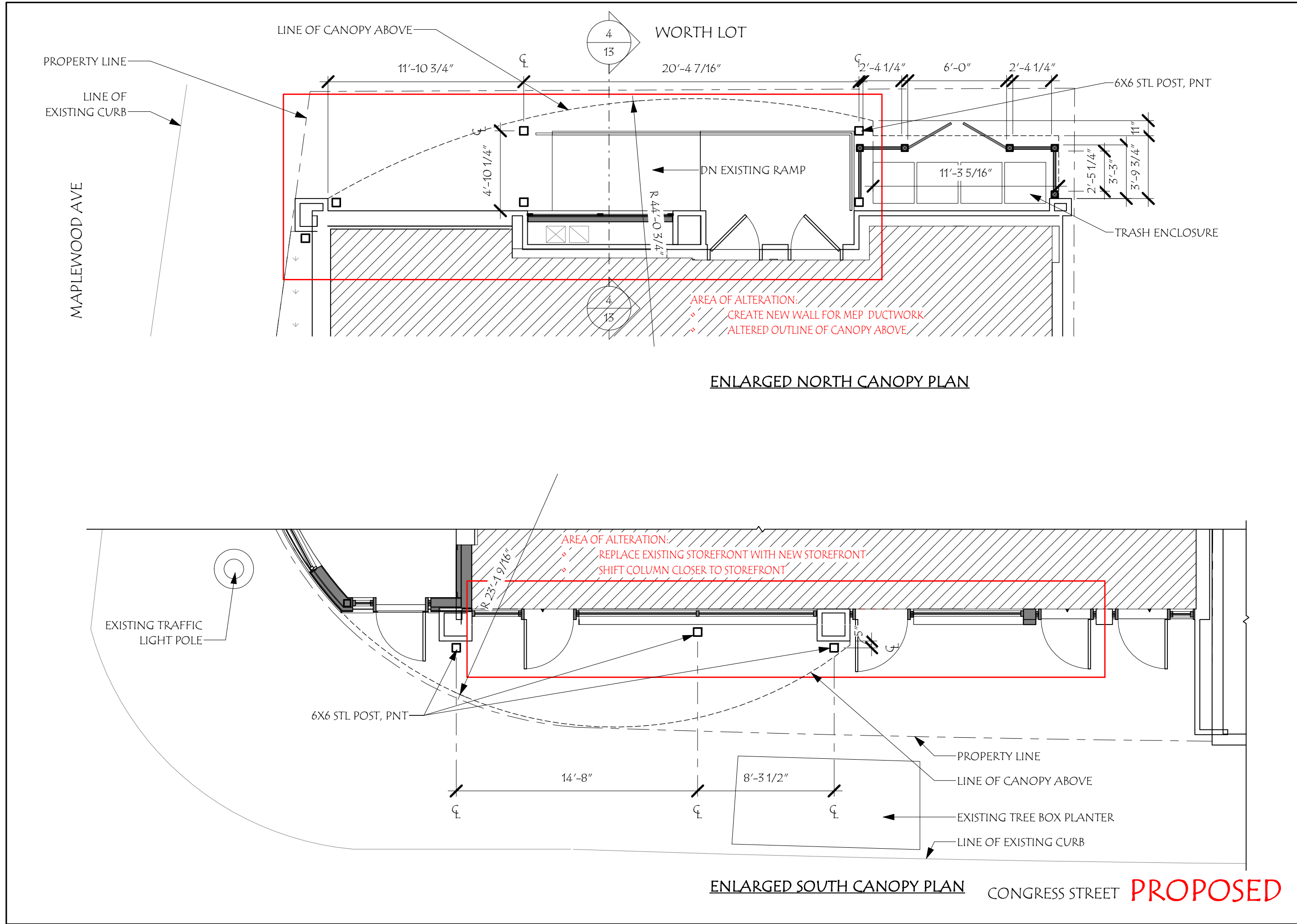
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	10

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DECEMBER 2022

147 CONGRESS

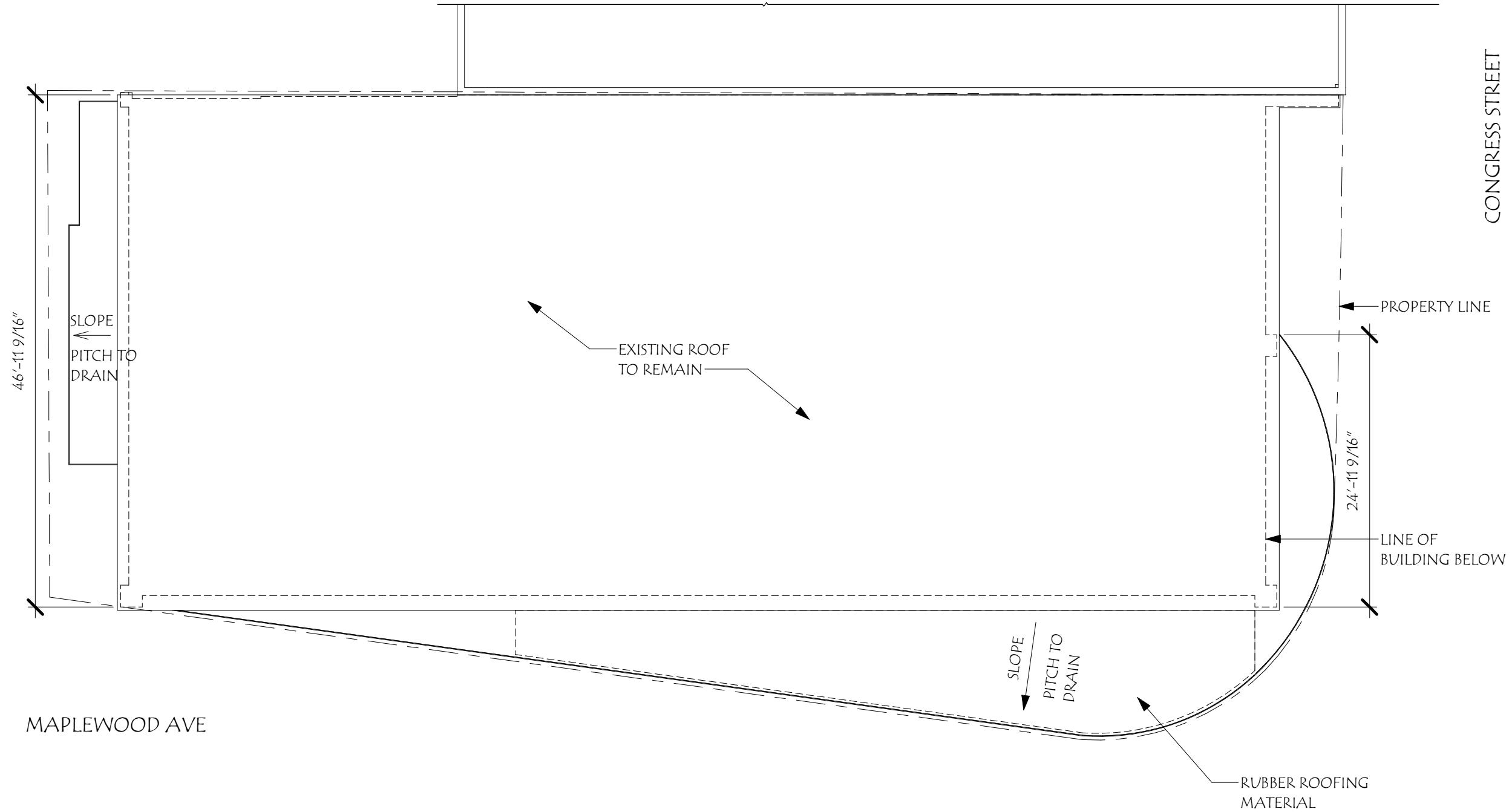
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Description					

TITLE: ENLARGED PLAN


14

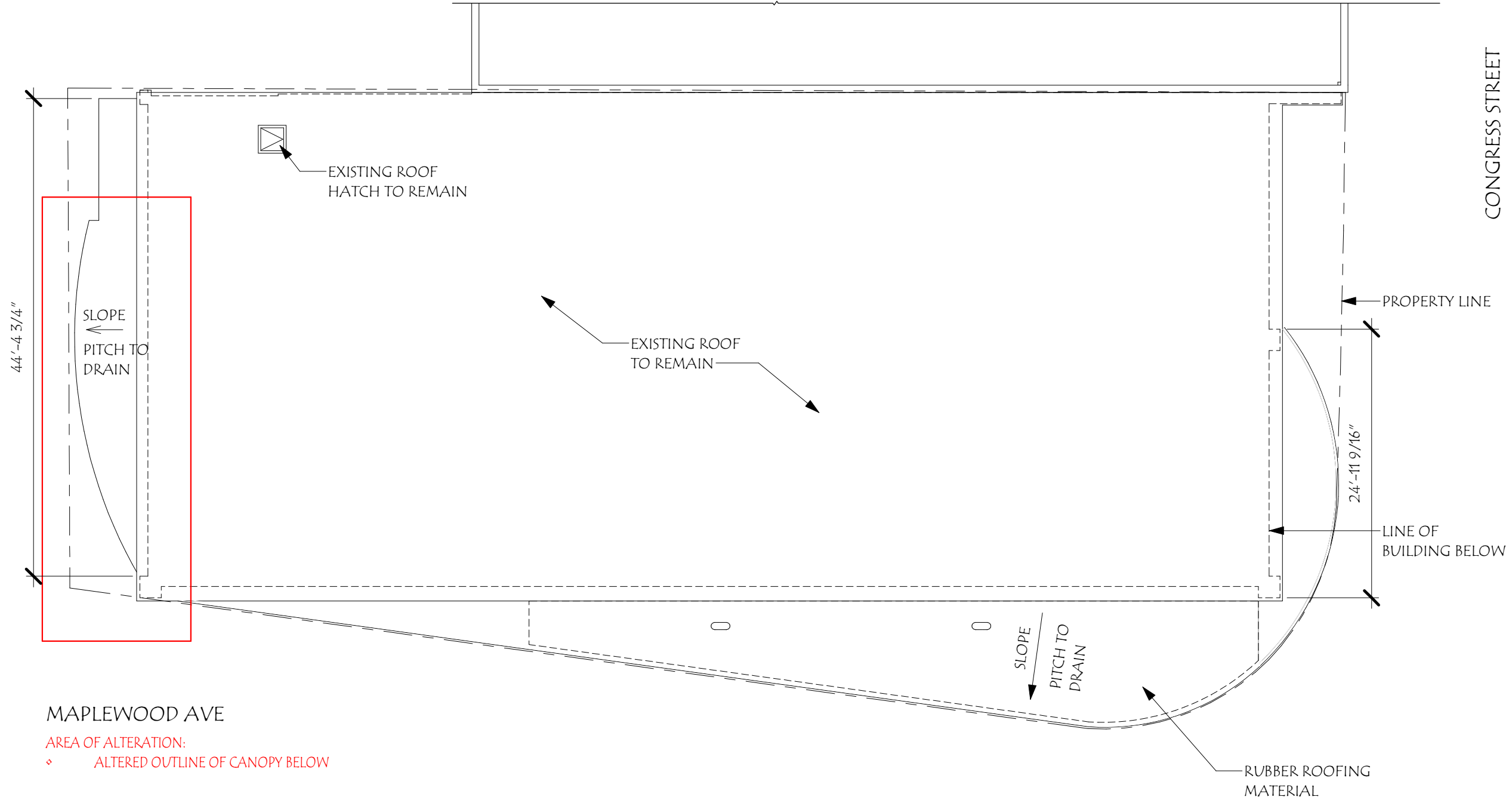
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ROOF PLAN

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	DRAWN BY: SNH CHECKED BY: RJH PROJECT NO.: 202209 DATE: 10/05/22				
11					



MAPLEWOOD AVE

AREA OF ALTERATION:
♦ ALTERED OUTLINE OF CANOPY BELOW

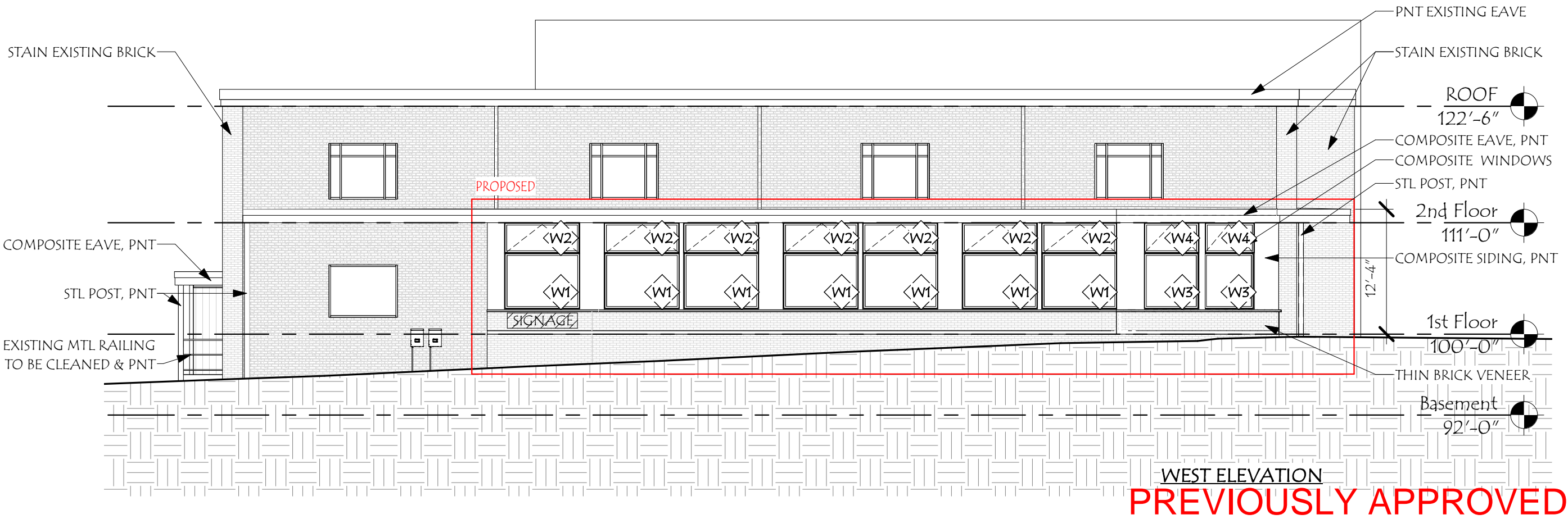
ROOF PLAN

PROPOSED

MARKET SQUARE ARCHITECTS 104 Congress St., STE 203 PORTSMOUTH, NH 03801 PH: 603.501.0202		HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL DECEMBER 2022		147 CONGRESS 147 Congress St Portsmouth, NH 03801		<table><tr><th>Revisions:</th><th>Description</th><th>Date</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>		Revisions:	Description	Date																					
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INSPIRATION IMAGES AND MATERIALS



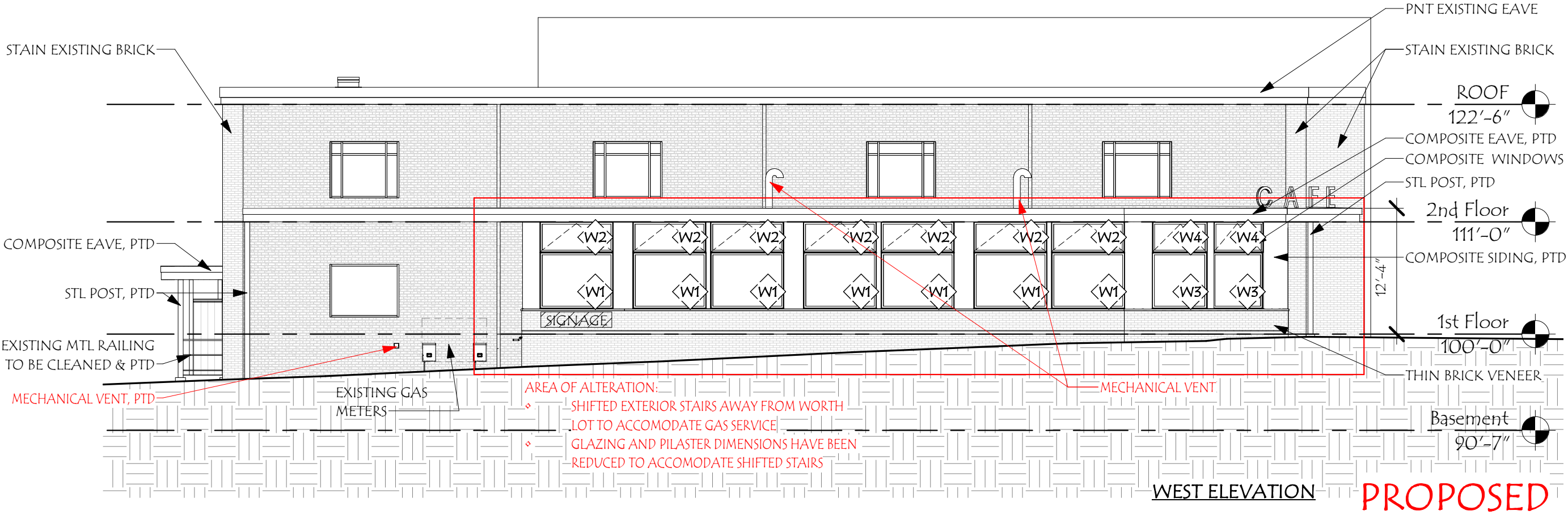
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CHECKED BY:			
PROJECT NO.:			
DATE:			
TITLE: PROPOSED ELEVATIONS	12		



INSPIRATION IMAGES AND MATERIALS



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DECEMBER 2022

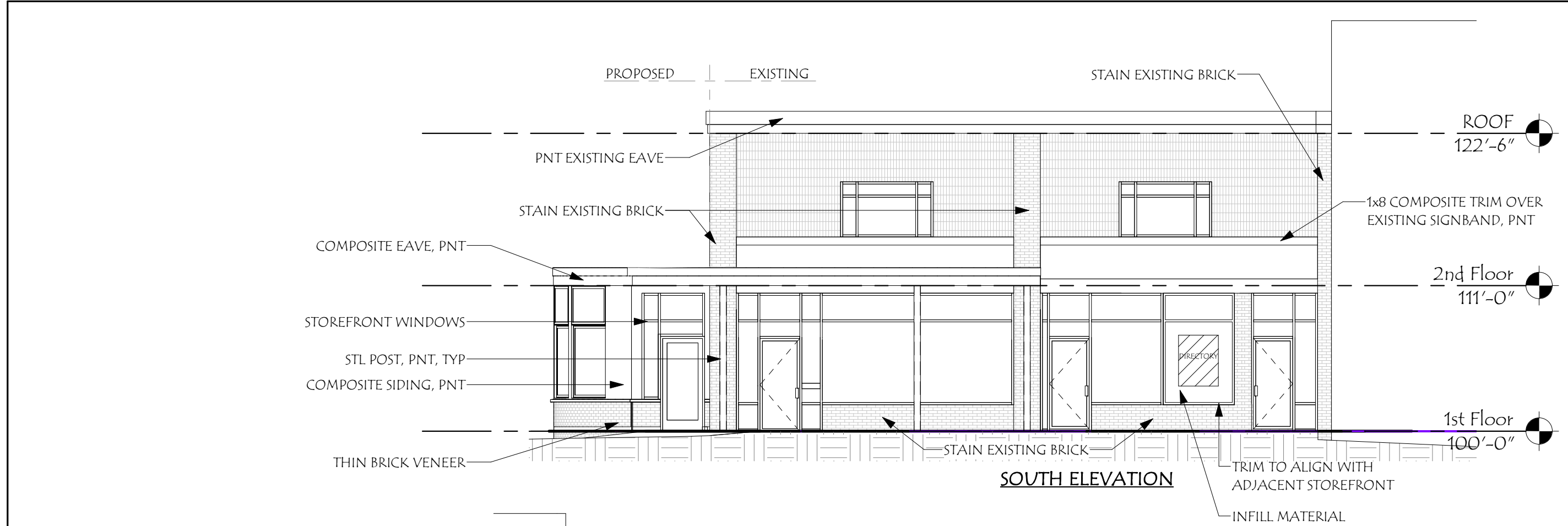
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Portsmouth, NH 03801

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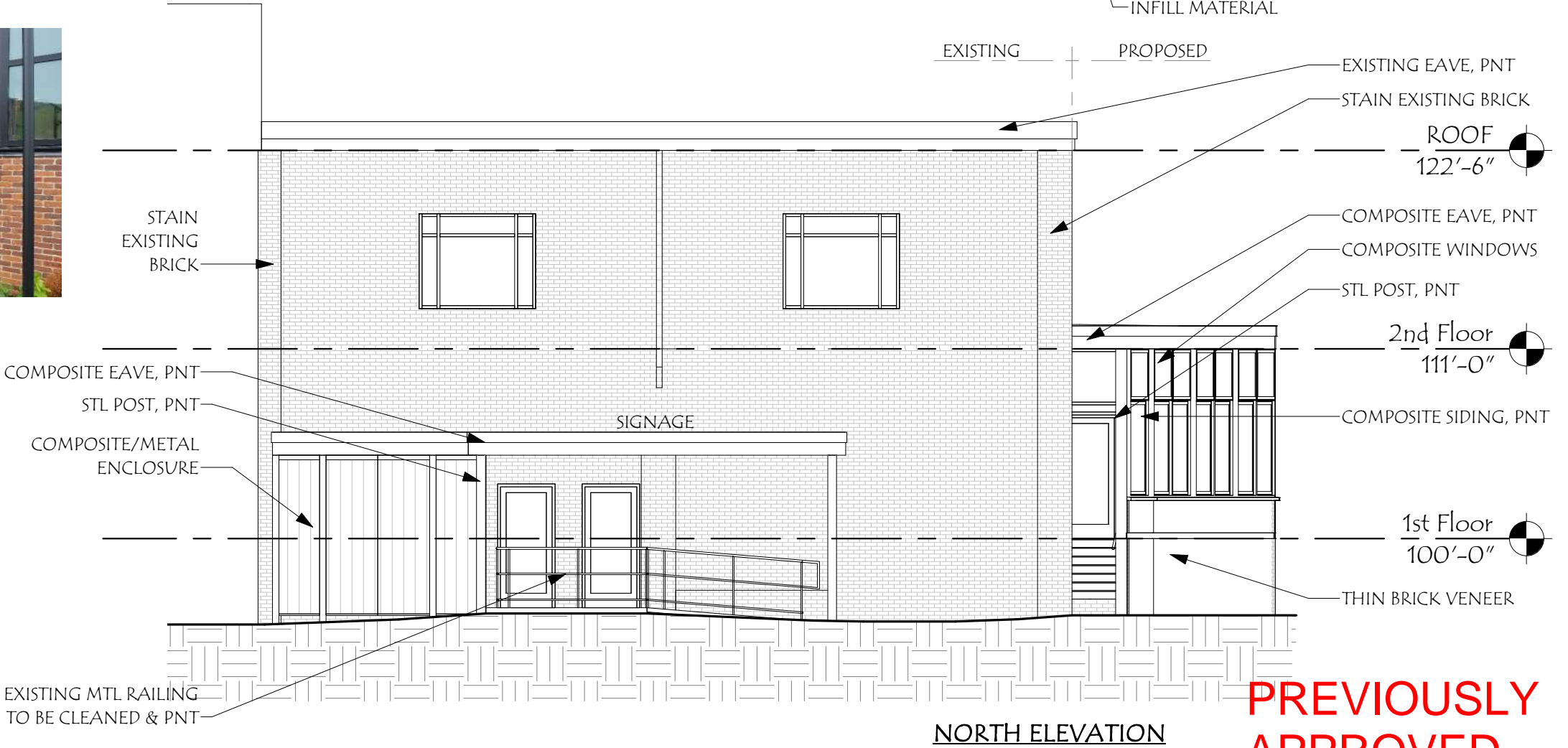
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TITLE: PROPOSED ELEVATIONS	16
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ENCLOSURE INSPIRATION

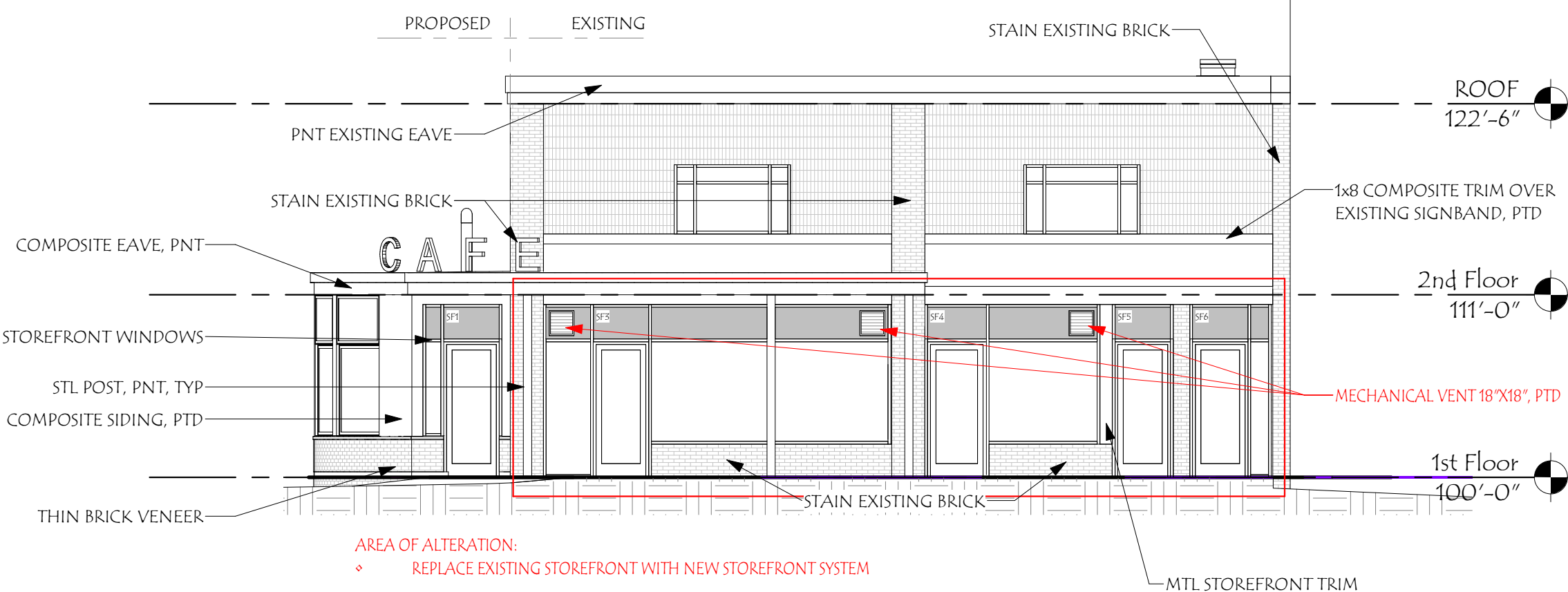


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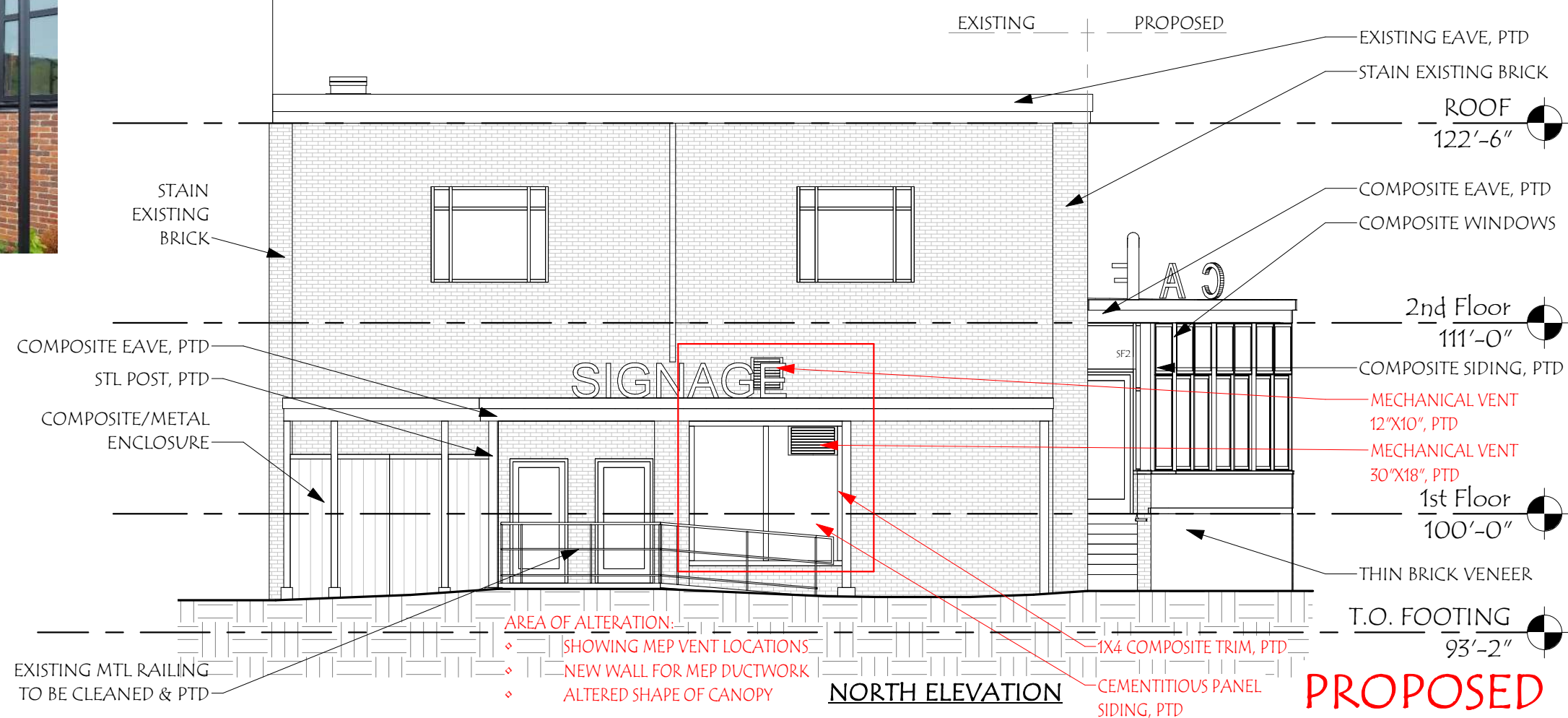
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DRAWN BY:	SNH
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PROJECT NO.:	202209
DATE:	10/05/22

TITLE: PROPOSED ELEVATIONS	13
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SOUTH ELEVATION



NORTH ELEVATION

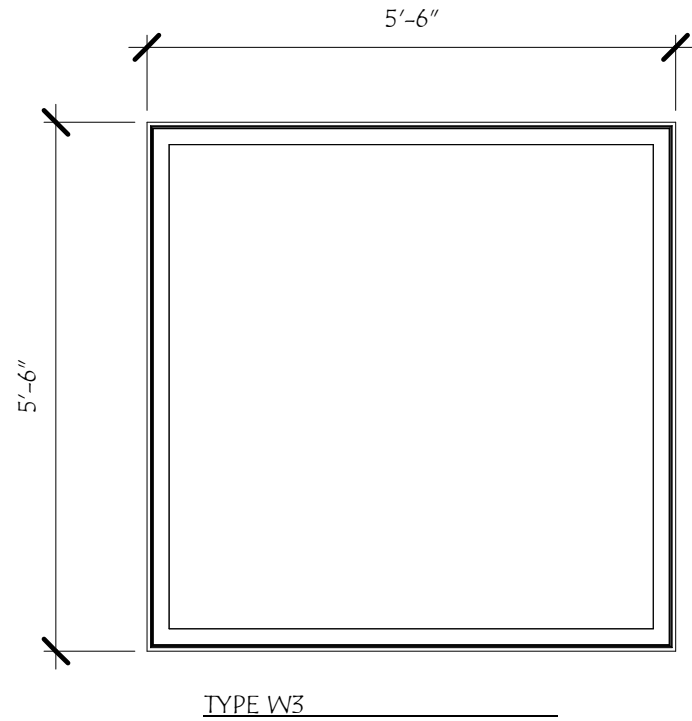
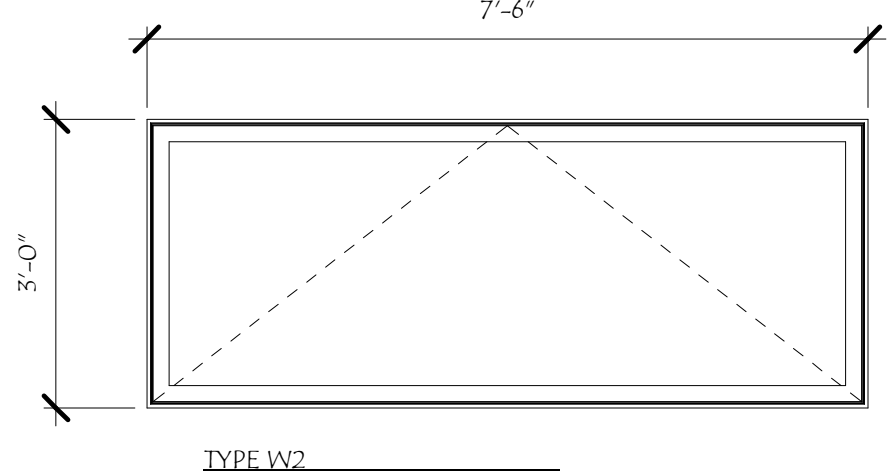
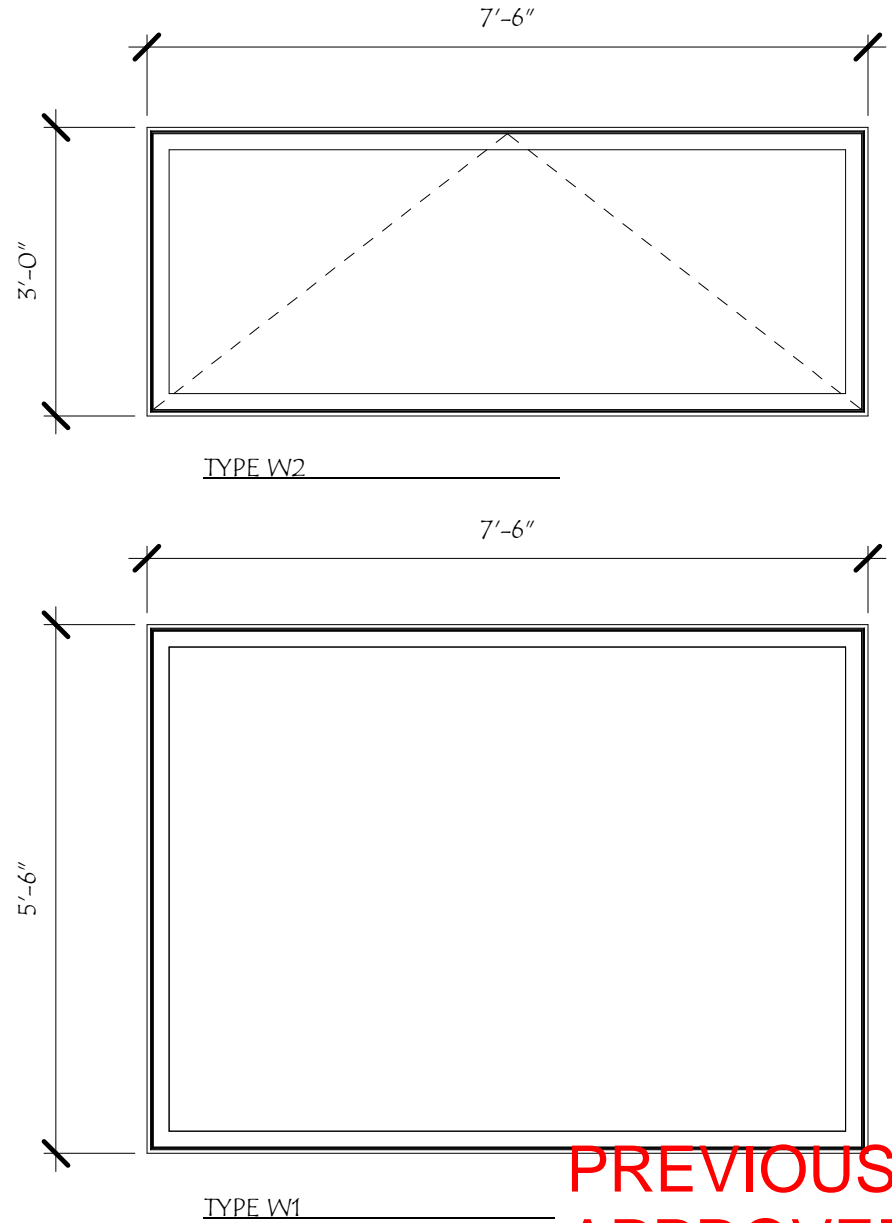
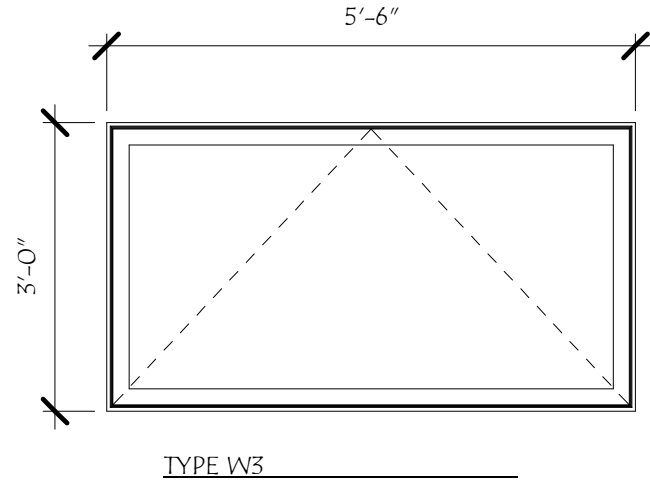
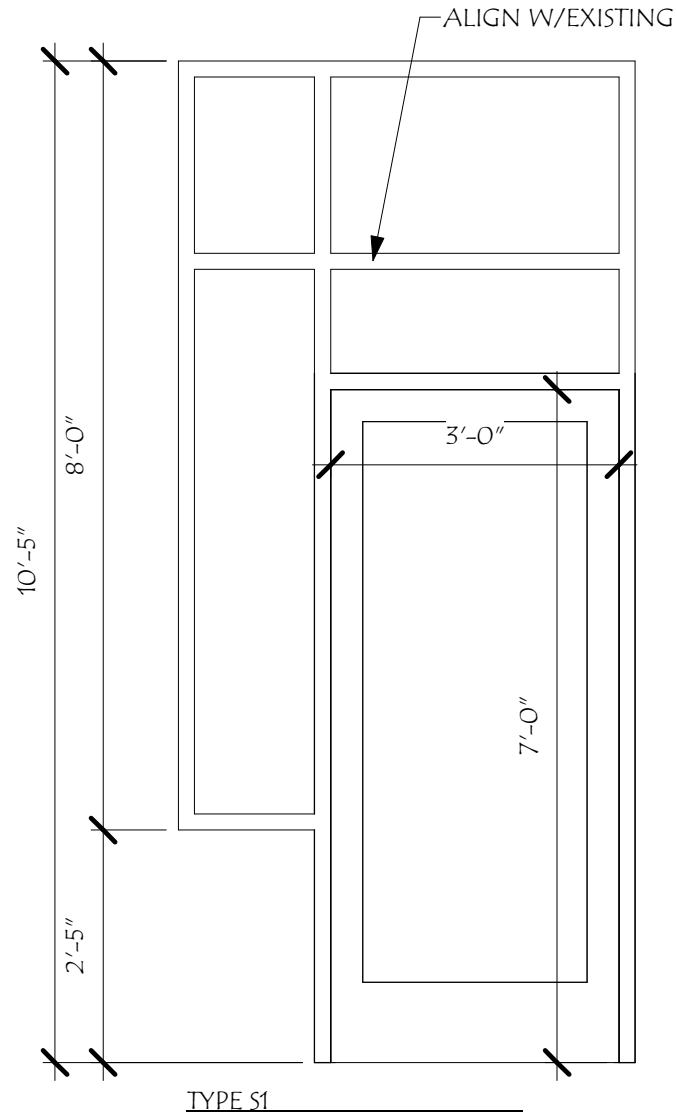
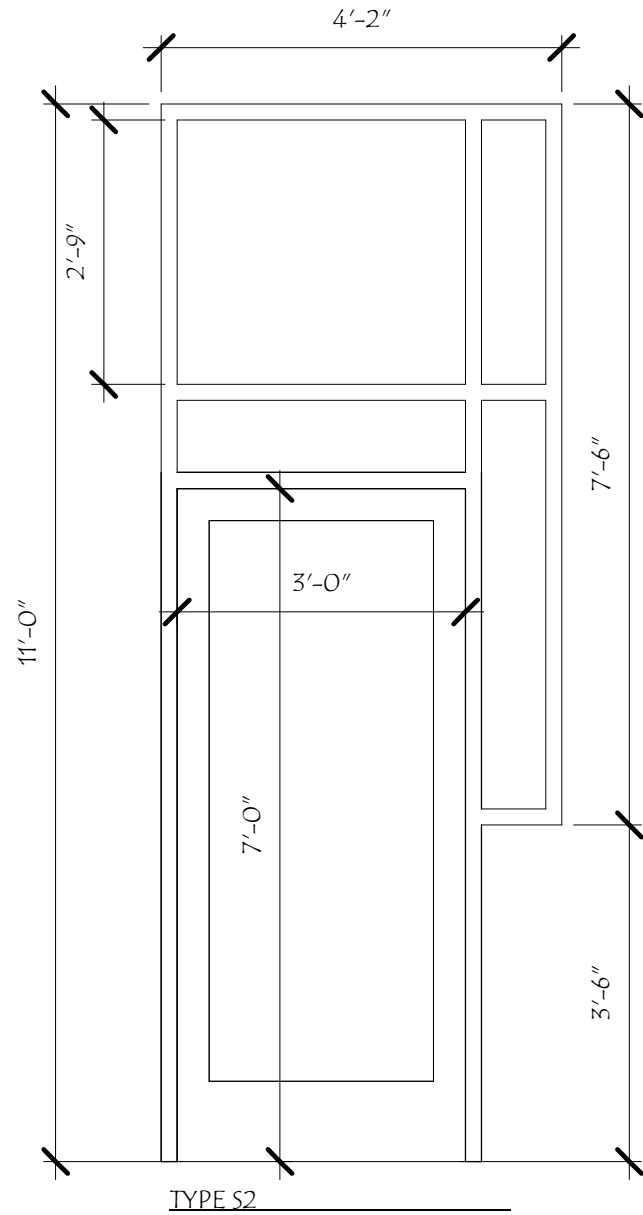
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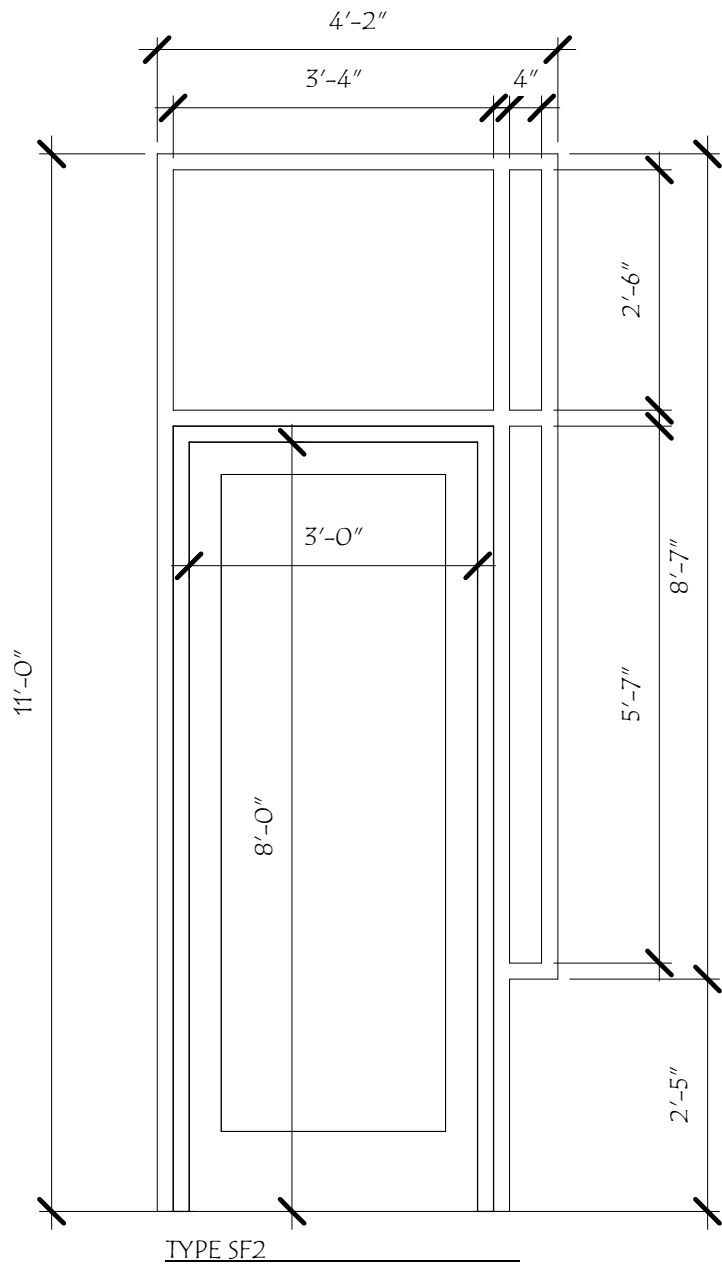
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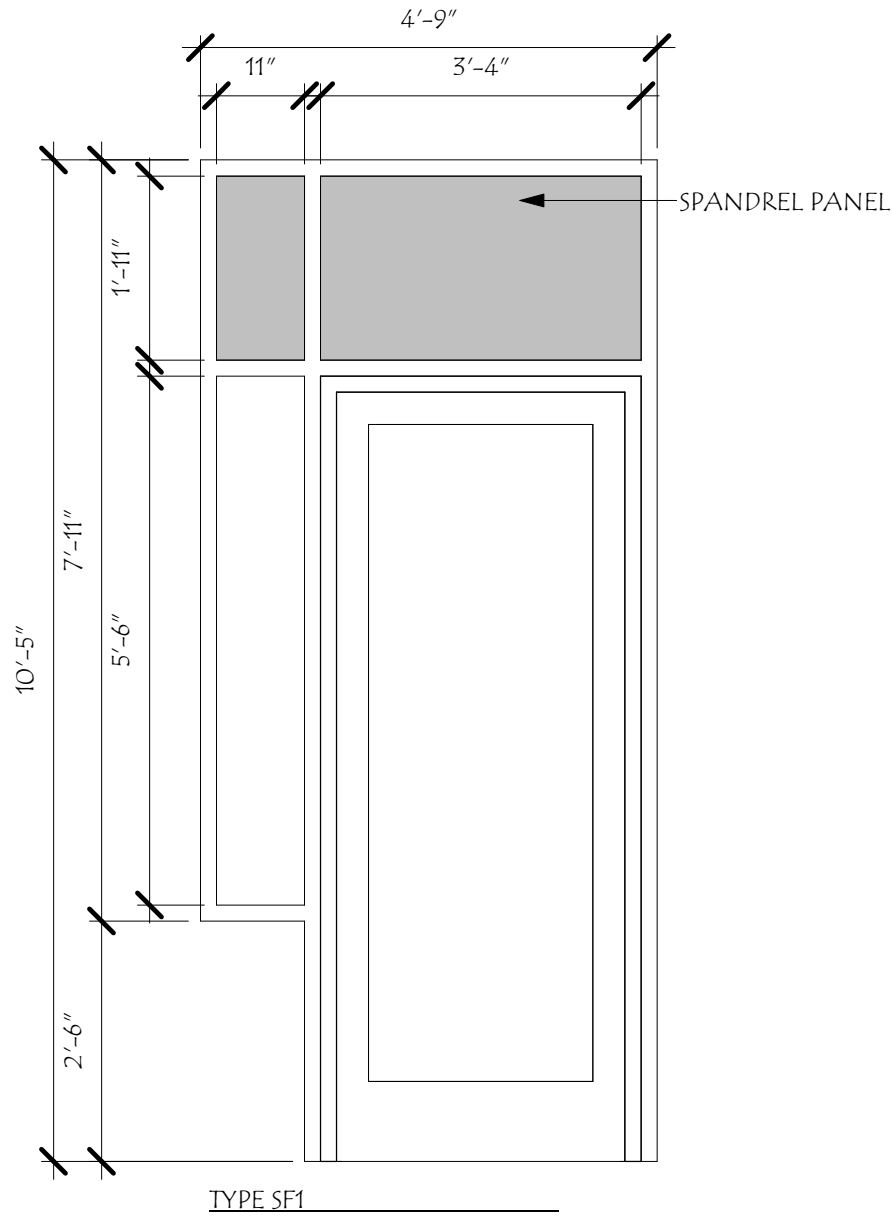
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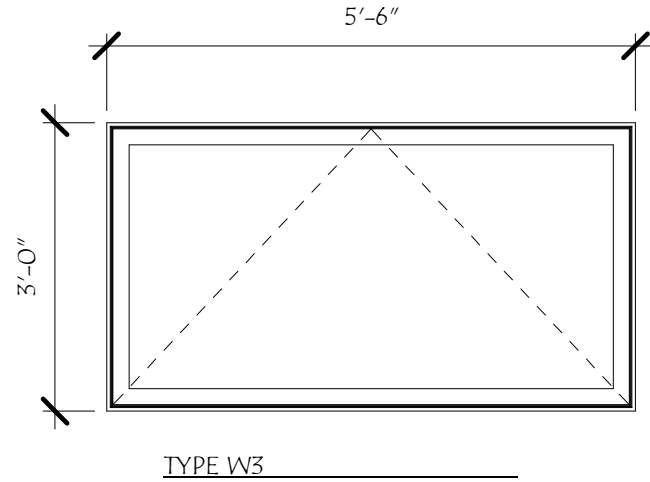
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PUBLIC HEARING
OCTOBER 2022



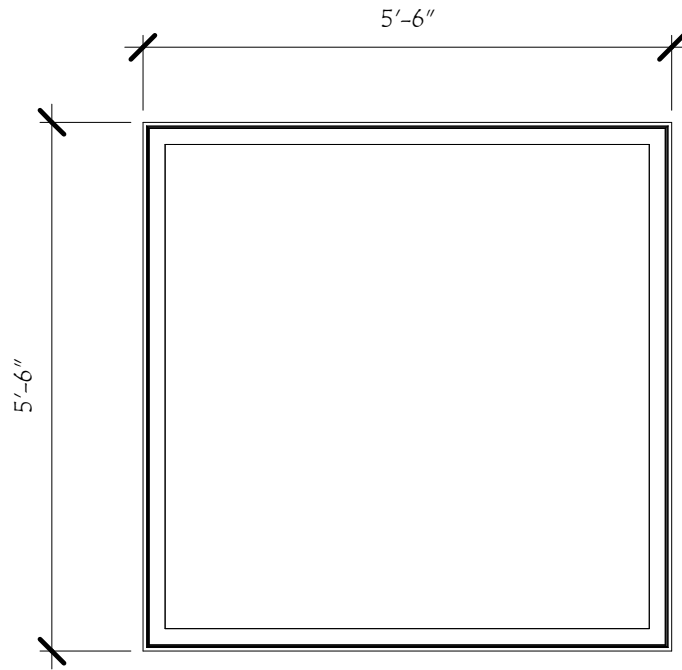
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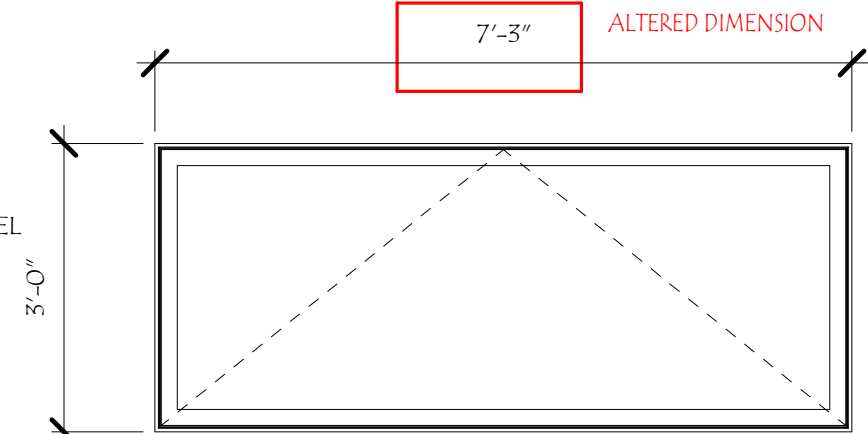
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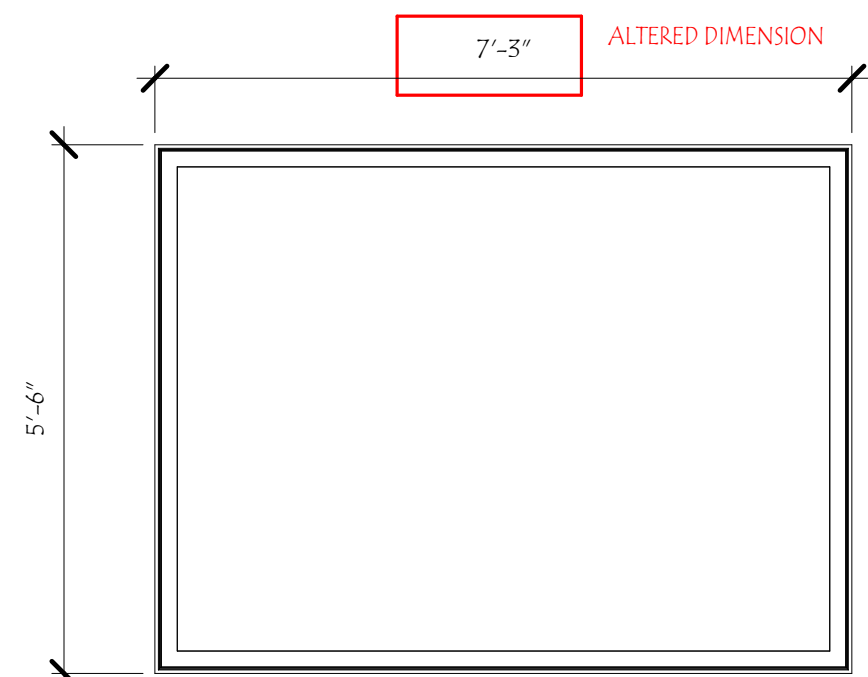
TYPE W3



TYPE W3



TYPE W2



TYPE W1

PROPOSED

TITLE: FENESTRATION	18			
	SCALE:	1/2" = 1'-0"	Revisions:	Date
DRAWN BY:	SNH	R/H	202209	11/18/22
CHECKED BY:	202209	11/18/22	11/18/22	11/18/22
PROJECT NO.:	202209	11/18/22	11/18/22	11/18/22
DATE:	11/18/22	11/18/22	11/18/22	11/18/22

147 CONGRESS

147 Congress St
Portsmouth, NH 03801

HISTORIC
DISTRICT
COMMISSION
ADMINISTRATIVE
APPROVAL
DECEMBER 2022

MARKET
SQUARE
ARCHITECTS
104 Congress St., STE 203
Portsmouth, NH 03801
PH: 603.501.1022

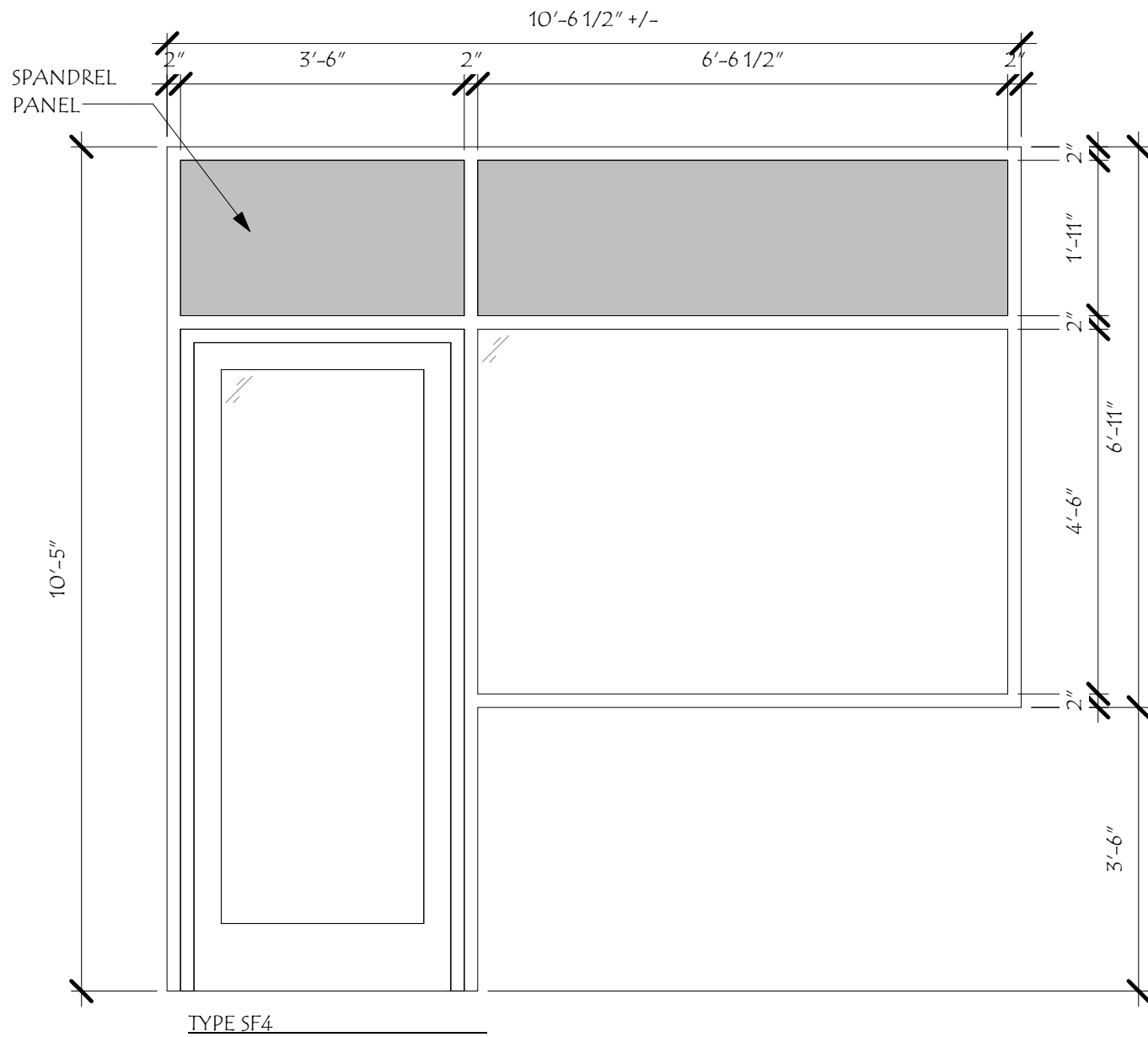
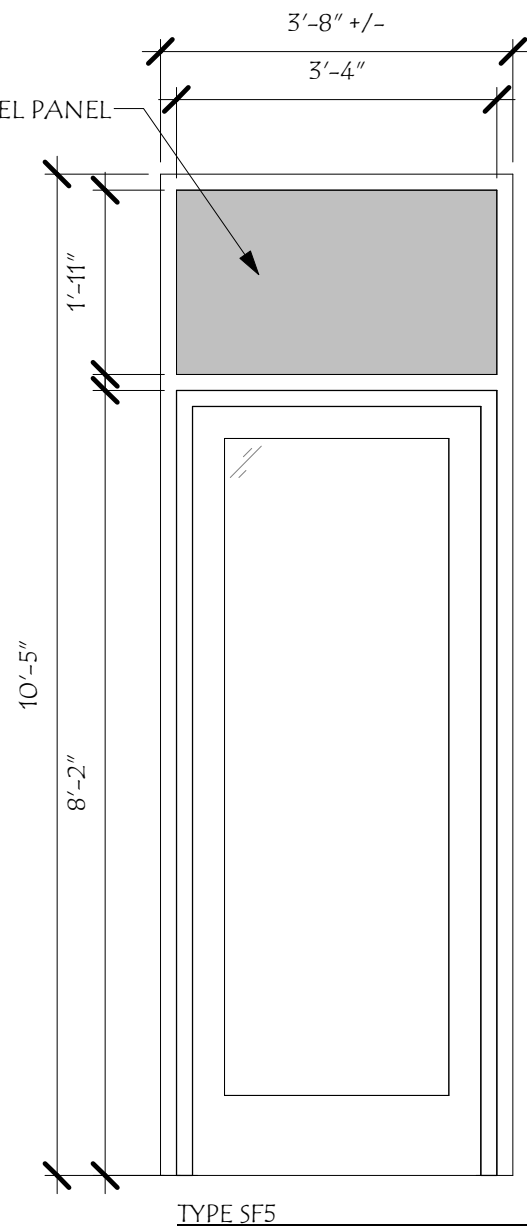
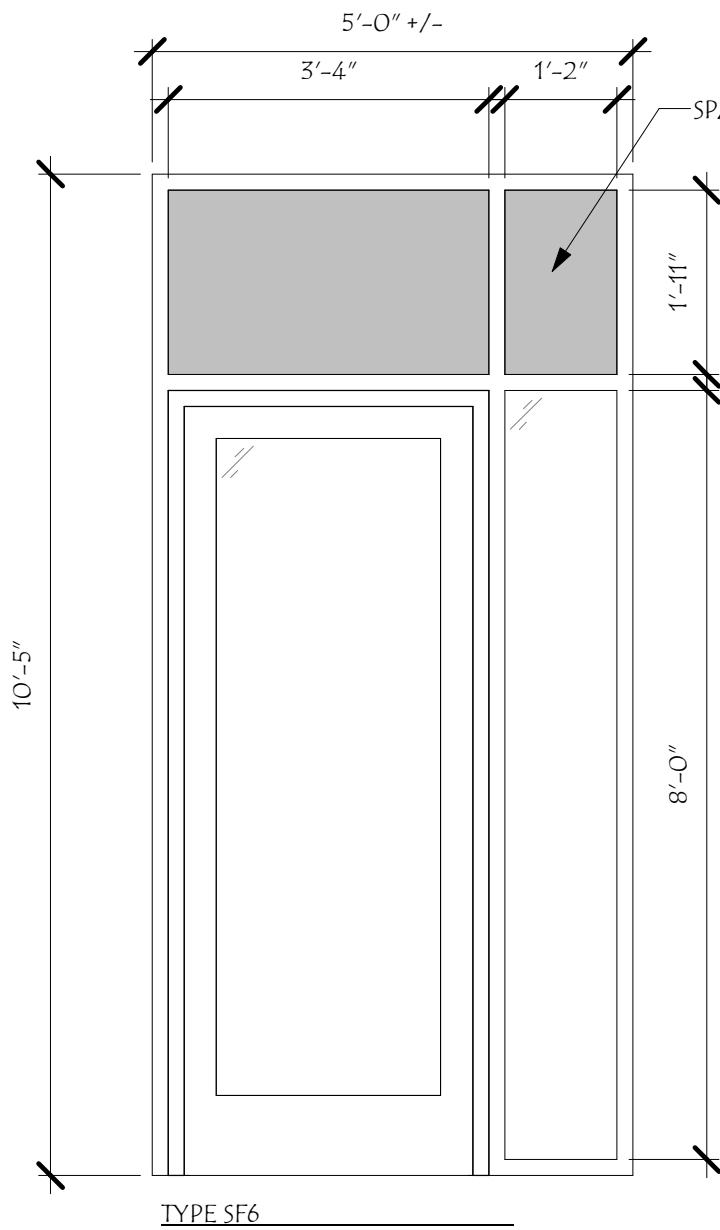


TITLE: FENESTRATION	19
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147 Congress St
Portsmouth, NH 03801

HISTORIC
DISTRICT
COMMISSION
ADMINISTRATIVE
APPROVAL
DECEMBER 2022





PROPOSED

TITLE:
FENESTRATION

20

SCALE:	1/2" = 1'-0"
DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT NO.:	202209
DATE:	11/18/22

Revisions:	Description	Date
#		

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DECEMBER 2022



ARCHITECTS
104 Congress St., STE 203
Portsmouth, NH 03801
PH: 603.501.1202

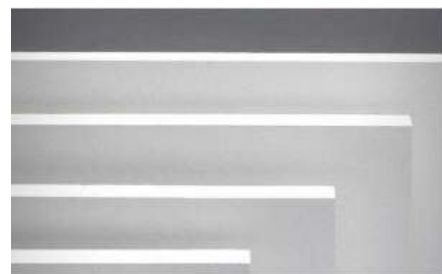


HARDIE® PANEL VERTICAL SIDING
SMOOTH

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.

AVAILABLE SIZES

THICKNESS: 0.312"	LENGTH: 120"
	WIDTHS: 48"



HARDIE® TRIM BOARDS
4/4 SMOOTH

This trim's simplicity never goes out of style. In a color from our Statement Collection products or Dream Collection products, it has even more staying power. Also available primed for paint.

AVAILABLE SIZES

THICKNESS:	0.75"
LENGTH:	144" boards
WIDTHS:	3.5" 5.5"
	7.25" 9.25"
	11.25"



SPAULDING BRICK
COMPANY, INC.
an employee owned company

OR ARCHITECT
APPROVED EQUAL



BRICK MATERIAL- FINAL SELECTION TO
MATCH STAINED EXISTING BRICK



TECHNICAL DATA SHEET

KEIM RESTAURO® STAIN

OR ARCHITECT APPROVED EQUAL

SOL-SILICATE PIGMENTED MINERAL STAIN AND GLAZE

PRODUCT DESCRIPTION

Sol-silicate based, non-film forming mineral stain provides a penetrating, low pigment or translucent finish when diluted with RESTAURO Dilution/Thinner. The original look and feel of natural or precast stone and masonry or brick are not filled-in or altered by RESTAURO, except for color tone. It may be used as a solid-color finish (undiluted) or as a transparent stain/glaze when mixed with dilution/thinner. Pigment and opacity level is the result of how much dilution (clear) is added. Stains ranging from mostly opaque to almost clear are possible. It has water repellent properties and fulfills the requirements of DIN 18363 sect. 2.4.1.

FIELD OF APPLICATION

RESTAURO Pigmented Mineral Stain is uniquely formulated for use on interior or exterior new or bare, aged brick, mortar, mortar repairs and natural and precast stone. It should not be applied to existing latex or acrylic painted surfaces. It is used to decorate or add color or to visually conceal color variations in new or old masonry and for blending and minimizing the appearance of repairs. It may also be used to provide a stained appearance on entire stone or brick facades.

RESTAURO Stain can also be applied as an opaque thin-layer finish retaining the natural surface texture and providing a protective water and weather resistant finishes.

Water proofing may be further enhanced by a pretreatment with SILAN--100 Silane Penetrating Water Repellent. The application of DESIGN Stain together with SILAN--100 complies with water protection requirements as per DIN EN 1504-2/2.2.

RESTAURO Stain is less weather resistant on horizontal and slightly inclined surfaces.



KEIM Mineral Coatings of America, Inc.
3935 Perimeter West, Suite 100
Charlotte, NC 28214
keim.com
1-866-906-5346 or 704-588-4811
Email: info@keim.com

PRODUCT PROPERTIES

RESTAURO Stain protects masonry from the action of weather and prevents the penetration of atmospheric pollutants. Surface textures are fully retained and never "filled-in". It provides a natural mineral matte finish.

- Sol-silicate penetrates and forms permanent chemical bonds—won't peel or lose adhesion
- Light fast, color will not fade
- Extremely vapor permeable—masonry remains dryer
- Weather and moisture resistant
- Not affected by pollution or acid rain
- Darkens when wet—repairs blend into natural masonry wet or dry

Technical data

Density	1.1—1.3 g/cm³
Weight	10.1 lbs/gal
VOC by ASTM D6886	< 1 g/liter
Vapor Diffusion	sd (H2O) = <0.02 m
Water Absorption Coefficient (DIN EN 1504)	W=0.20 kg/m² h 0.5
Lightfastness of color pigment (Fb-Code acc. to BFS technical bulletin No. 26)	A1 Best in class rating No color change after 4 years
Vapor Permeability (ASTM E96)	75—85 Perms
Flashpoint	Non-Flammable
Alkali Resistance ASTM D1308	Passes
Mildew Resistance ASTM D3273/D3274	Passes
Thermal Expansion	Comparable to the concrete substrate
Gloss at 85°	2.0 Mineral Matte Flat
All test results performed on 2 coats Restauro Stain applied at 425—475 sf/gallon	



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APPROVAL
DECEMBER 2022

147 CONGRESS

147 Congress St
Portsmouth, NH 03801

Revisions:	Description	Date
#		

SCALE:	Author
DRAWN BY:	Checker
CHECKED BY:	202209
PROJECT NO.:	11/18/22
DATE:	

TITLE:
PRODUCT SHEET

22

PREVIOUSLY APPROVED



MECHANICAL GOOSENECK VENTS, PAINTED TO MATCH BUILDING SURFACE



2-SRF 2" Flanged Frame Louver

MECHANICAL LOUVER VENTS, VARIOUS SIZES, PAINTED TO MATCH INSTALLATION SURFACE



6X6 EXHAUST VENT CAP, PAINTED TO MATCH INSTALLATION SURFACE

PROPOSED

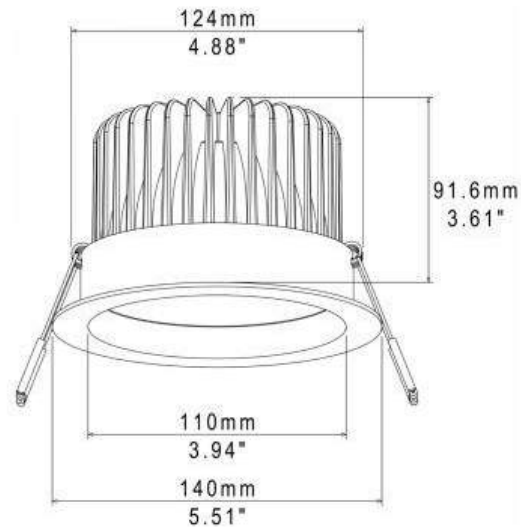
ZANIBONI[®]
LIGHTING



LUNA 4

1 Light Sources				
4" 2823 lm / per light source Round Fixed Downlight				
Performance Options	9W	13W	18W	26W
Source Lumens	1199 lm	1627 lm	2056 lm	2855 lm
Delivered Lumens	893 lm	1191 lm	1965 lm	2823 lm
Lumens / Watt	99 lm	92 lm	109 lm	109 lm
Current	250 mA	350 mA	500 mA	700 mA
CRI/CCT Multiplier	2700°K	3000°K	3500°K	4000°K
80 CRI	0.93	1.00	1.00	1.07
95 CRI	0.69	0.75	0.81	0.87

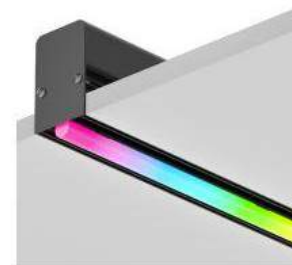
Project	147 Congress
Type	N/A
Contact	N/A



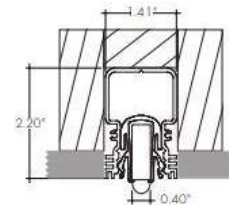
RECESSED CAN LIGHT AT CANOPY

Plexineon Recessed Mount

RGB, RGBW and RGBW Pixel



- For interior and exterior accent lighting.
- Neon look providing a crisp, clear line of light visible for miles
- Mounting Clips are included in the appropriate quantities
- Operating Temperature: -40° F to 140° F (-40° C to 60° C)
- 24VDC Class 2
- IK10 and 3G rated
- Wet Rated
- 5 year warranty indoor, 3 year warranty outdoor



In Recessed Extrusion



Technical Information

MODEL	Plexineon RGB	Plexineon RGBW	Plexineon Pixel RGBW
OUTPUT OPTIONS	SQ		
Lumens Output (all channels full on)	72 lm/ft	84 lm/ft	84 lm/ft
Average Power Consumption (for a 4' section)	4.1 W/ft	4.9 W/ft	5.7 W/ft
Efficacy	17.5 lm/W	17.1 lm/W	14.7 lm/W
Cut Increment	1.97"	3.94"	3.94"
Max Run Length (in series)	32 ft	20 ft	16 ft
SPI Protocol	N/A	N/A	UCS 2904
DMX Addresses Occupied	N/A	N/A	4-channels per pixel

RGBW (3000K)				
Model	CRI	R _f	R _g	R _b
RGBW	85	84	98	22
RGBW-PXSPI	85	84	98	22

Dominant Wavelength	
Color	RGB
Red	622nm
Green	525nm
Blue	468nm

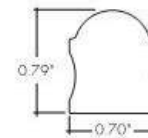
RECESSED LIGHT AT BRICK REVEAL

Kendo M Graze Wet Dynamic Color Linear Illumination System



Features

- 24VDC Class 2 and IP68 rated for wet locations; fixtures made to order up to 116". Fixtures can be linked up to 30' depending on output
- Suitable for undercabinet, millwork recessed, and surface mount applications
- Proprietary strong bond solder method handles up to 50 lbs of pull force on wire leads and connectors.
- Warm Dim follows the incandescent dimming curve and is compatible with MLV, ELV, and Incandescent dimmers.
- Dynamic White allows individual control of CCT and output
- RGB options offer balanced output across the color gamut and a true white with RGBW
- 3 year warranty



Finish Options

- Silver anodized
- Bronze powder coated
- Black powder coated
- White powder coated



Technical Information

TYPE	Warm Dim	Dynamic White		RGBW		RGB	
OUTPUT OPTIONS	WD6850 (19K-27K)	DW5250 (19K-27K)	DW5250 (22K-30K)	RGBW3650	RGBW36HO	RGB4250	RGB42HO
Lumens Output (all channels full on)	197 lm/ft	118 lm/ft	149 lm/ft	120 lm/ft	199 lm/ft	119 lm/ft	175 lm/ft
Average Power Consumption (for a 4' section)	4.8 W/ft	4.3 W/ft	4.3 W/ft	4.0 W/ft	7.6 W/ft	4.5 W/ft	8.3 W/ft
Efficacy	41 lm/W	27 lm/W	35 lm/W	30 lm/W	26 lm/W	26 lm/W	21 lm/W
Max Run Length (in series)	10 ft	30 ft	30 ft	26 ft	13 ft	28 ft	13 ft
Control/Dimming Protocol	MLV, ELV, Inc.	0-10V, DMX		DMX			



EXAMPLES OF WALL GRAZE LIGHT INSTALLATION

PROPOSED



EXAMPLE OF RECESSED LIGHT AT BRICK REVAL INSTALLATION



HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL DECEMBER 2022

147 CONGRESS

147 Congress St
Portsmouth, NH 03801

Revisions:	Description	Date
#		

SCALE:	Author
DRAWN BY:	Checker
CHECKED BY:	202209
PROJECT NO.:	11/18/22
DATE:	

TITLE: PRODUCT SHEET

24

9. 1 Walton Alley - Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

LUHD-561

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Dec 9, 2022**Applicant**

Richard Desjardins
richard@mchenryarchitecture.com
4 Market Street
Portsmouth, NH 03801
603-430-0274

Primary Location

1 WALTON ALY
Portsmouth, NH 03801

Owner:

WOODS JAMES WILLIAM & MEINARDI ANNA ROELINE
1 WALTON ALY PORTSMOUTH, NH 03801

Application Type**Please select application type from the drop down menu below**

Administrative Approval

Alternative Project Address

--

Project Information**Brief Description of Proposed Work**

PROPOSED ALTERATIONS TO THE WORK:

- REDUCTION IN ADDITION FOOTPRINT
1. CHANGED FROM 8'-0" x 14'-0" to 8'-6" x 12'-10"
- REMOVE EXISTING REAR ENTRY DOOR AND REPLACE WITH A WINDOW TO MATCH THE EXISTING ADJACENT WINDOWS
 - REAR ADDITION IS NOW INSET FROM THE SOUTH ELEVATION BY 6" FOR CONTRACTIBILITY WITH FOUNDATION AND EXISTING WINDOWS
 - ADD REAR ENTRY POINT DIRECTLY INTO MUD ROOM AT ADDITION
 - ATTIC GABLE END DOUBLE-HUNG WINDOW TO BE REPLACED WITH WOOD GREEN MOUNTAIN CASEMENT WINDOW TO APPEAR AS A DOUBLE HUNG FOR EGRESS PURPOSES. WINDOW TO HAVE SIMILAR PROPORTIONS AS EXISTING WINDOW.

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Architect

If you selected "Other", please state relationship to project.

--

Full Name (First and Last)

Mark Gianniny

Business Name (if applicable)

McHenry Architecture

Mailing Address (Street)

4 Market Street

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

6034300274

Email Address

mark@mchenryarchitecture.com

Relationship to Project

Architect

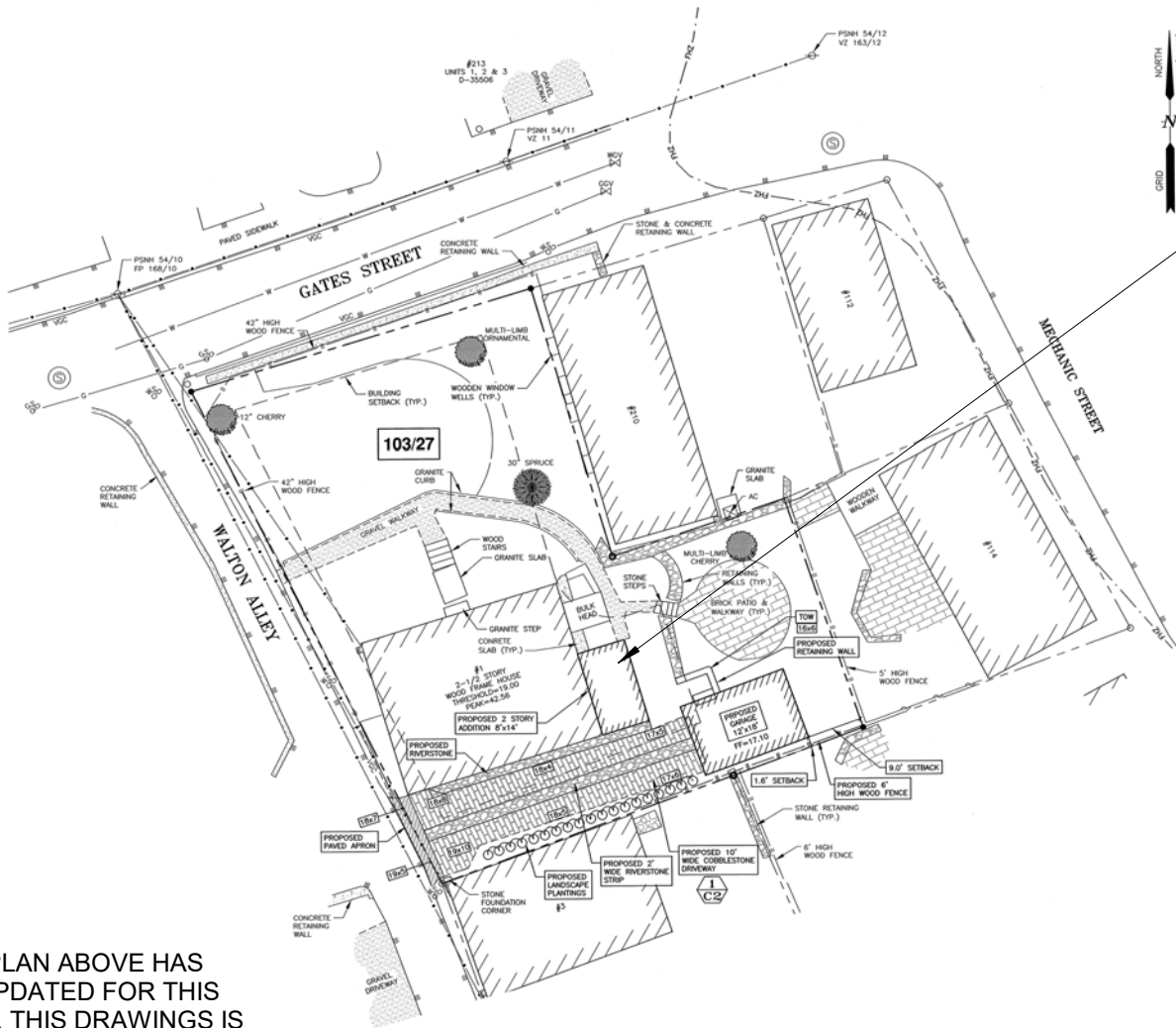
WALTON ALLEY ADDITION

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - DECEMBER 2022, PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION:

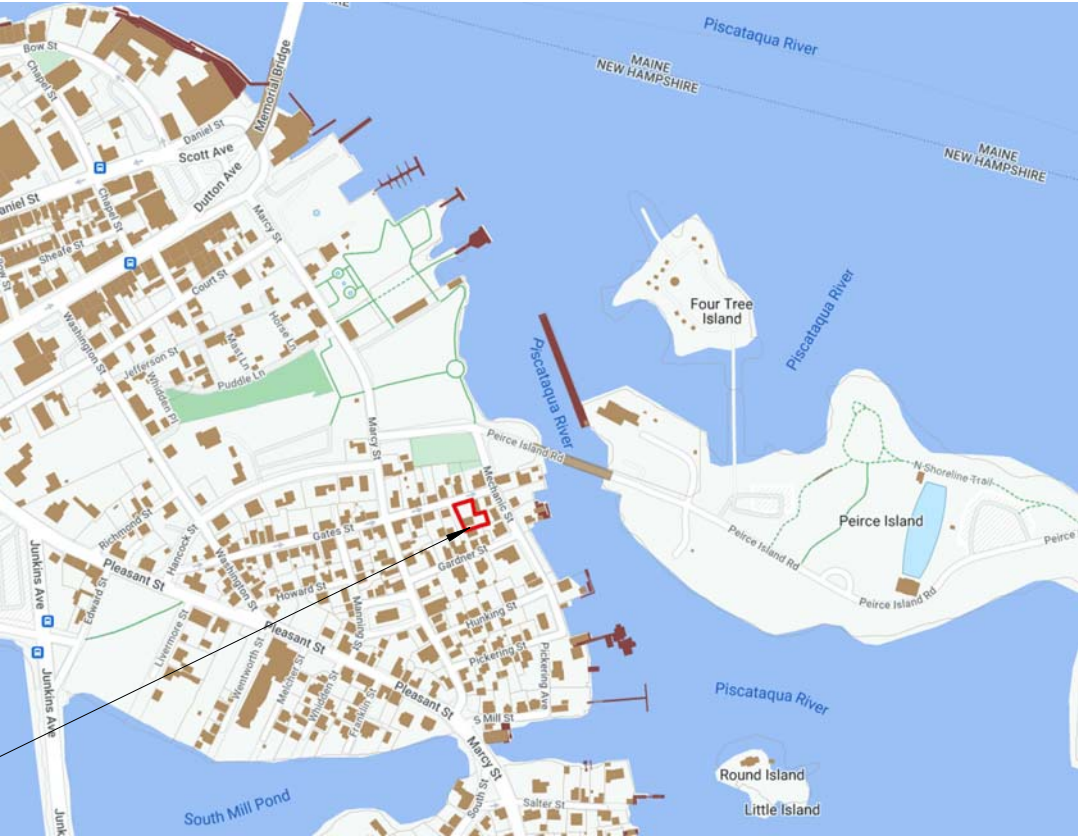
PROPOSED ALTERATIONS TO THE WORK:

- REDUCTION IN ADDITION FOOTPRINT
 1. CHANGED FROM 8'-0" X 14'-0" TO 8'-6" X 12'-10"
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NOTE: SITE PLAN ABOVE HAS NOT BEEN UPDATED FOR THIS SUBMISSION, THIS DRAWINGS IS FOR CONTEXT ONLY

1 WALTON ALLEY
PORTSMOUTH, NH 03801



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WALTON ALLEY ADDITION

1 WALTON ALLEY
PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL - DECEMBER 14TH, 2022

McHENRY ARCHITECTURE

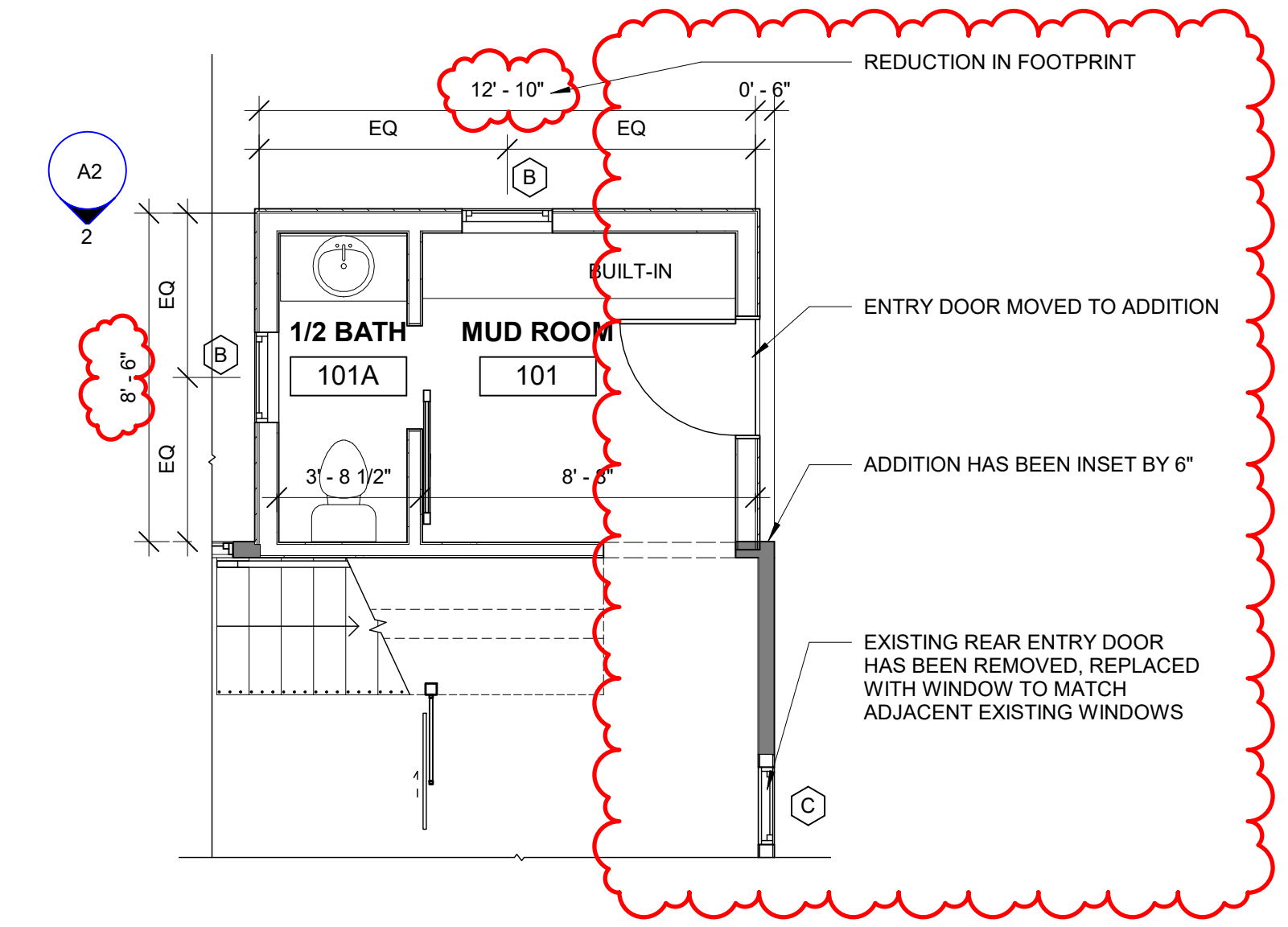
4 Market Street
Portsmouth, New Hampshire

C

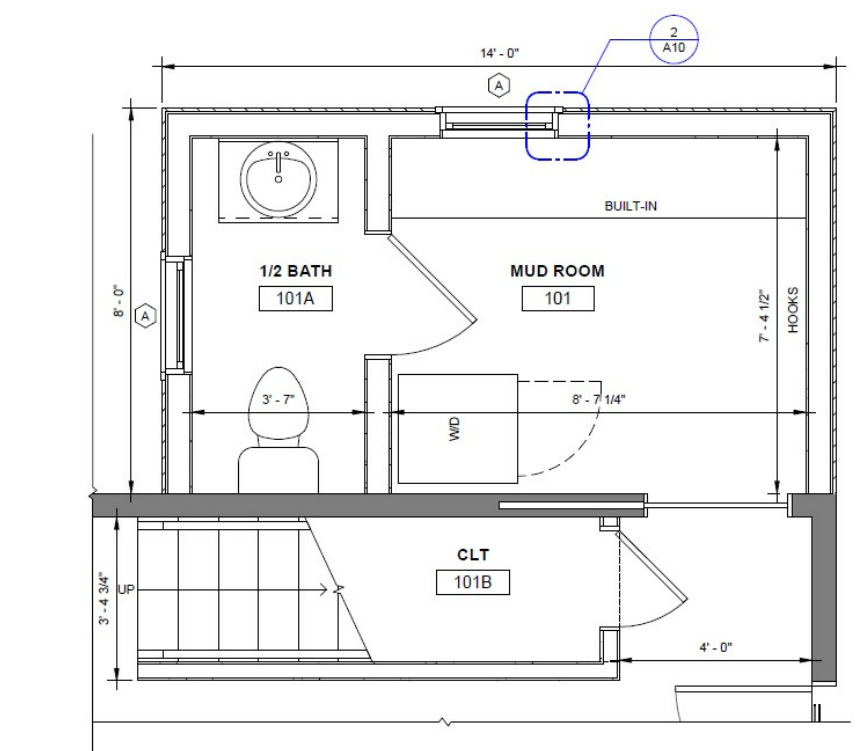
12/09/2022

McHA: RD / MG

NOT TO SCALE



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



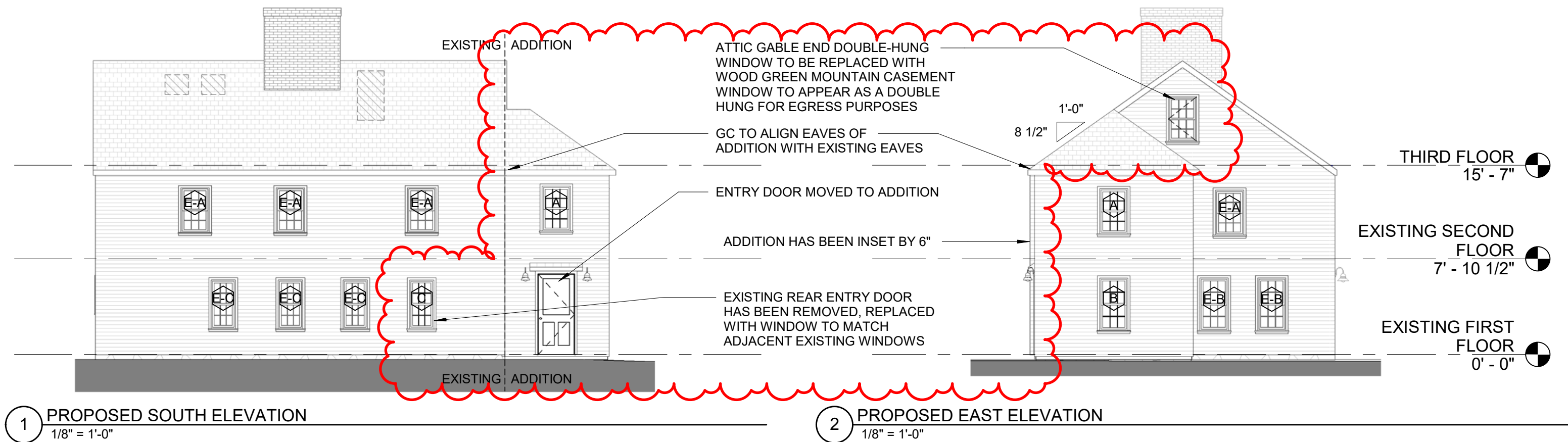
2 PREVIOUSLY APPROVED FLOOR PLAN
1/4" = 1'-0"

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<p>WALTON ALLEY ADDITION 1 WALTON ALLEY PORTSMOUTH, NH 03801</p>	<p>FLOOR PLAN HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - DECEMBER 14TH, 2022</p>	<p>McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire</p>	<p>A1</p>	<p>12/09/2022 McHA: RD / MG Scale: 1/4" = 1'-0"</p>
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PREVIOUSLY APPROVED RENDERINGS



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WALTON ALLEY ADDITION

1 WALTON ALLEY
PORTSMOUTH, NH 03801

ELEVATIONS

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL - DECEMBER 14TH, 2022

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A2

12/09/2022
McHA: RD /MG
AS INDICATED