SITE WALK - 55 GATES STREET – MAY 04, 2022 – 5:30 PM

MEETING OF
THE HISTORIC DISTRICT COMMISSION

1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

Members of the public also have the option to join the meeting over Zoom
*(See below for more details)**

6:30 p.m. **May 04, 2022**

AGENDA (revised on April 29, 2022)

The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.

I. APPROVAL OF MINUTES

1. April 06, 2022
2. April 13, 2022

II. ADMINISTRATIVE APPROVALS

1. 60 Penhallow Street (LUHD-464)
2. 303 Pleasant Street (LUHD-448)
3. 333 Marcy Street (LUHD-466)
4. 29 Vaughan Street (LUHD-467)
5. 17 South Street (LUHD-468)
6. 414 State Street, Unit #4 (LUHD-449)

III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **Donald and Rasa Stone, owners,** for property located at **55 Gates Street,** wherein permission is requested to allow renovations to an existing structure (replace windows, repair or replace siding and trim, repair foundation, replace bulkhead, and remove chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 90 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-43)

B. Petition of **531 Islington Street Portsmouth, LLC,** owner, for property located at **531 Islington Street (Dunkin Donuts)** wherein permission is requested to allow renovations to an existing structure (new signage, siding, and other exterior improvements) as per plans on file in the Planning department. Said property is shown on Assessor Map 157 as Lot 5 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-22-38)

C. Petition of **Nerbonne Family Revocable Trust, owner,** for property located at **189 Gates Street,** wherein permission is requested to allow new construction to an existing structure (construct new addition to existing garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 6 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-30)

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. (Work Session/Public Hearing) requested by **85 Daniel Street, LLC, owner,** for property located at **85 Daniel Street,** wherein permission is requested to allow new construction to an existing structure (remove and replace rear addition and remove and replace roof with new dormers) and renovations to an existing structure (replace windows, siding, trim, and front stoop) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 8 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-75)

2. Petition of **David J. & Vasilia Tooley, owners,** for property located at **166 New Castle Avenue,** wherein permission is requested to allow exterior renovations to an existing structure (add (1) new window to existing garage second floor) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 24 and lies within the Single Residence B (SRB) and Historic Districts. (LU-22-83)

3. Petition of **404 Islington Street, owner,** for property located at **404 Islington Street,** wherein permission is requested to allow exterior renovations to an existing structure (removal and infill of (1) door, installation of mechanical equipment and installation of an ADA compliant ramp) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 33 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-22-74)

4. Petition of **Gideon Walker House Trust, James H. Somes Jr., Trustee, owner,** for property located at **154 Maplewood Avenue,** wherein permission is requested to allow exterior renovations to an existing structure (replacement of (9) windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 7 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts. (LU-22-70)

5. Petition of **Sheafe Street Condominium Association, owner and Smith Family Declaration of Trust, Todd C. Smith, Trustee, applicant,** for property located at **159 State Street, Unit #3A,** wherein permission is requested to allow the installation of mechanical equipment (HVAC condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 46-303A and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-68)

6. **REQUEST TO POSTPONE-** Petition of **Sandra L. Smith-Wiese, owner,** for property located at **138 Gates Street,** wherein permission is requested to allow new construction to an existing structure (add 1-story rear addition with steps and landing) and exterior renovations to an existing structure (replace windows, repair or replace siding and trim) as per plans on file in the Planning Department. Said property is shown on Assessor

Map 103 as Lot 54 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-55)

7. (Work Session/Public Hearing) requested **by129 State Street, LLC, owner,** for property located at **129 State Street,** wherein permission is requested to allow renovations and new construction to an existing structure (removal of shutters, addition of dormers, and roofing and siding changes) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 47 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-78)

V. ADJOURMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_fJjuUN8RR9m50IOm2qz-qQ

MINUTES
HISTORIC DISTRICT COMMISSION

1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m. **April 6, 2022**

MEMBERS PRESENT: Chairman Jon Wyckoff; Vice-Chair Reagan Ruedig; City Council Representative Rick Blalock; members Margot Doering, Martin Ryan, David Adams, and Dan Brown; Alternates Heinz Sauk-Schubert and Karen Bouffard

MEMBERS EXCUSED:

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

Chairman Wyckoff called the meeting to order at 6:50 p.m.

I. APPROVAL OF MINUTES

1. February 02, 2022
2. February 09, 2022

The February 2 and 9 minutes were unanimously **approved** as presented.

3. March 02, 2022
4. March 09, 2022

The March 2 and 9 minutes were unanimously **approved** as presented.

II. ADMINISTRATIVE APPROVALS

Note: Items 2, 6, 7, and 10 were pulled out of order due to recusals and other issues.

1. 28 Chapel Street (LUHD-437)

Mr. Cracknell said there were several requests that were all replacements in kind and that the aluminum storms would be replaced with wood storms. Mr. Adams noted that a lot of repair work was done on the clapboards and that several original construction features of the house were still there. He suggested reinterpreting the damaged areas in a period fashion and stipulating that the joints be scarfed, and the applicant agreed.

Stipulation: the joints shall be scarfed.

2. 64 Mt. Vernon Street (LUHD-441)

Vice-Chair Ruedig recused herself. The request was for a condenser with a louvered screen. The owner Erica Beer was present and said the unit would be placed behind the house and not visible from the street and would have a structure placed around it.

*Ms. Doering moved to **approve** the item as presented, seconded by City Council Representative Blalock. The motion **passed** by unanimous vote, 7-0.*

3. 92 Pleasant Street (LUHD-443)

The request was for replacement windows. Mr. Cracknell said the applicant asked for a continuance to the April 13 meeting to address other issues but wanted permission that evening to replace the attic windows with Green Mountain 6/6 sash windows.

Stipulation: If the windows have screens, half-screens shall be used.

4. 284 New Castle Avenue (LUHD-442)

The request was to construct a screen for an outdoor shower that would not be very visible.

5. 137 Daniel Street, Unit # D301 (LUHD-439)

The request was to replace the alleyway door with a door of a different design.

6. 35 Bow Street (LUHD-446)

City Council Representative Blalock recused himself. The request was to move a condenser to a location where there was existing mechanical equipment. Mr. Cracknell noted that it was already screened with a mesh-like fence.

*Mr. Brown moved to **approve** the item, seconded by Vice-Chair Ruedig. The motion **passed** unanimously, 7-0.*

7. 414 State Street, Unit #4 (LUHD-449)

Mr. Cracknell said the request was for a mini split condenser with a conduit running up the building and that there didn't seem to be any suggested screening. Chairman Wyckoff noted that there were a lot of gas meters, protecting posts, and garbage cans. Vice-Chair Ruedig asked if there was already a chase going up the building. Mr. Adams said the aluminum thing Vice-Chair Ruedig saw was an escape ladder. Vice-Chair Ruedig said it should be painted brown. Mr. Cracknell suggested a fin screen, and it was further discussed. Vice-Chair Ruedig asked to stipulate that a fin screen be used and that the ladder be painted brown. Ms. Doering said she wasn't thrilled about having a conduit go up the side of the beautiful house, and Mr. Adams agreed. Mr. Cracknell suggested moving the item to the April 13 meeting so that the applicant could be present and explain why the chosen location was appropriate.

*Mr. Adams moved to re-hear the item at the April 13 meeting, seconded by Ms. Doering. The motion **passed** unanimously, 7-0.*

8. 77 Wentworth Street (LUHD-450)

Mr. Cracknell said the request was for a HVAC unit with a louvered screen. The applicant was present and said the proposed location was an area surrounded on four sides by a fence, a stairway, and the garage and said the condenser would not be visible from the street. In response to Ms. Doering's question, he pointed out where the condenser would go and said he would replace the existing side fence with a better one.

9. 100 Deer Street (LUHD-451)

The request was to replace the existing awning with a pergola. The applicant's represented Eben Tormey was present and said the pergola was actually a permanent structure frame with a retractable awning that would protect the seating area in increment weather.

*Vice-Chair Ruedig moved to **approve** Administrative Items 1, 3, 4, 5, 8 and 9, seconded by Ms. Doering. The motion **passed** unanimously, 7-0.*

10. 52 Prospect Street (LUHD-452)

Mr. Cracknell said the request was to modify a previous approval. He explained that the three previous options proposed were Option 1, to use HardiePlank on the entire house; Option 2 was to use HardiePlank on all sides except on the front; and Option 3 was to use HardiePlank only on the addition. He said the applicant preferred Option 1. He said the other request was to use new construction window due to concerns about the framing on the existing windows. The applicants Tim and Sue Malloy and their designer Hubert Krah were present.

Chairman Wyckoff asked why the replacement windows couldn't go in. Mr. Krah said there were existing replacement windows and ancient sashes and that they had intended to preserve the sashes but found that there would be serious problems due to rot and leak issues. Vice-Chair Ruedig asked if the window trim would get replaced. Mr. Krah agreed. Chairman Wyckoff said the trim looked very old but that new construction windows would necessitate tearing all the outside casings off and probably the interior trim and then trying to match everything up. Vice-Chair Ruedig said she preferred Option 2 so that wood siding would at least be on the façade, seeing that the house was right up on the street. The applicant said the cost would be high, and it was further discussed. Chairman Wyckoff did some calculations and said the difference in price between the cement siding and the wood was quite high and wondered why.

Ms. Doering said the building was so close to the street that both the front and the sides should be wood. Chairman Wyckoff agreed and said wood six inches to the weather would be required. It was further discussed. Mr. Ryan said doing the front elevation in wood was a good compromise and noted that construction and labor costs had risen. Mr. Krah said corner boards would be added. He showed the Commission a sample of the siding.

Mr. Adams said he was uncomfortable and had the same reaction to the cost figures. He said the corner boards were there but covered with aluminum, and the Commission knew the coursing of the clapboards and had a good idea of what the original trim looked like. He said any approval should reflect the history of the house but that the Commission didn't have the opportunity to see it. It was further discussed.

*Vice-Chair Ruedig moved to **grant** the Certificate of Approval to approve the new construction windows, Option 2 for the siding to have wood on the façade and HardiePlank on the sides, and the reveal of four inches as approved on the original plans. Mr. Ryan seconded.*

*The motion **passed** by a vote of 6-1, with Ms. Doering voting in opposition.*

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Donald and Rasa Stone, owners,** for property located at **55 Gates Street,** wherein permission was requested to allow renovations to an existing structure (replace windows, repair or replace siding and trim, repair foundation, replace bulkhead, and remove chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 90 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-43)

SPEAKING TO THE PETITION

Architect Anne Whitney was present on behalf of the applicant to review the petition. She said the siding and trim were in bad shape and that there were also structural issues, so it made sense to do a full replacement of windows. She said the new windows would be Marvin Elevate ones. She said the side bay needed structural work done, so she wanted to replace the brick and reset the foundation. She explained why certain windows needed new sizes and why a patio door would be replaced. She said she wanted to remove a chimney to open up that space.

Mr. Brown asked if there was a good view of the two chimneys, and Ms. Whitney showed a photo of them. Ms. Doering asked if both chimneys dated from the same time period. Ms. Whitney said she didn't think so but knew that the Washington Street chimney had an old surround for a coal stove. She said a faux chimney could be done. Mr. Adams asked what the species of wood was for the Marvin window. Ms. Whitney said the Lifespan made of pine with two coats of primer was normally used and that she would match the sill of the existing house and use a similar band mold size. Mr. Adams asked why there wasn't a hood over the triple slider door. Ms. Whitney suggested stipulating that she would rework the top trim and the whole surround of the door and then return for an approval for it.

Vice-Chair Ruedig said a lot of historic material was being removed. She said the wood clapboards were fine but asked if all the trim would be stripped. Ms. Whitney said it would be removed only where it was in disrepair, but the windows would need to have the trim replaced. She said the siding was a mixed bag of new and patched things and some of it would have to be repaired. Vice-Chair Ruedig said she wasn't comfortable with the replacement of all the windows because they were historic and some looked like they were in decent condition. Ms. Whitney said they're weren't repairable on the inside and none of them opened. Vice-Chair

Ruedig said the house would look brand new with all the new siding, trim, and windows and that she wanted to see more information and more photos documenting it. Mr. Brown asked when the windows were put in. Ms. Whitney said they didn't have weights, aluminum or sash from the last 50 years, so it was difficult to say. She said the sashes were in very poor condition and the middle of the house was sinking, which affected a lot of doors and windows. Mr. Cracknell said the house was an 1850s Greek revival. Chairman Wyckoff said the siding was very close together, so it wasn't 1850s clapboard siding, and the fact that there were no weights indicated that the house wasn't built for windows that had weights. He said he thought the house had 6/6 windows upstairs and 9/6 ones on the first floor when it was built, which made the house much older than 1850s. It was further discussed.

Vice-Chair Ruedig recommended a site walk to look at the windows and said she also wanted more information on the windows because of the way Elevate windows looked when installed. Others agreed that a site walk was necessary, and Mr. Cracknell said he would coordinate it.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Note: The public hearing wasn't opened because it was decided to do a site walk and continue the petition.

DECISION OF THE COMMISSION

*Mr. Adams moved to **continue** the petition to the May 4 meeting, seconded by Mr. Brown. The motion **passed** unanimously, 7-0.*

2. Petition of **531 Islington Street Portsmouth, LLC,** owner, for property located at **531 Islington Street (Dunkin Donuts)** wherein permission is requested to allow renovations to an existing structure (new signage, siding, and other exterior improvements) as per plans on file in the Planning department. Said property is shown on Assessor Map 157 as Lot 5 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-22-38)

SPEAKING TO THE PETITION

The applicant was not present.

DECISION OF THE COMMISSION

*Vice-Chair Ruedig moved to **continue** the petition to the May 4 meeting, seconded by Mr. Ryan. The motion **passed** unanimously, 7-0.*

3. Petition of **David and Ellen Kozel, owners,** for property located at **75 Gates Street,** wherein permission was requested to allow renovations to an existing structure (remove cedar shake siding and replace with cedar clapboards and repair or replace the existing trim) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 93 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-29)

SPEAKING TO THE PETITION

Contractor Jeff Halldorson and owner David Kozel were present to speak to the petition. Mr. Halldorson said the house was built in 1933 and was referred to as the 'candy store'. He said they proposed to use a vertical grain clapboard made by the Ward Company in Vermont. He said they wanted to fix the siding, clean up the windows, and make the front of the building fit in better with the property by doing a modern underlayment with a historic covering.

Chairman Wyckoff said Mr. Halldorson first proposed to replace the cedar shakes on the front with cedar clapboards but was now talking about using Douglas fir siding. Mr. Halldorson said the new clapboards were milled historical ones. Chairman Wyckoff asked if they were sharp-edged, and Mr. Halldorson agreed. Mr. Adams said if the building was built in 1930, then a historic clapboard should match it. Ms. Doering asked what was under the cedar shakes or if there was any historic document or photo noting that there was clapboard and corner boards before the shakes were put on. Mr. Halldorson said the second floor used to be cedar shakes and the bottom used to be a glass storefront. Ms. Doering said the building had a history of shakes, not clapboards. She said the owner should be proud that he had the one odd building on the street with its own history. She said she questioned the change of the history of the building going from a 1930s infill candy store to something that was trying to look like the other Federal homes. Mr. Kozel said he wanted the façade to look similar to the other homes on the street and wanted the shakes replaced with clapboard. Mr. Halldorson said they understood that the house was the youngest on the street but wanted to ensure that the proper materials were used regardless of the house's history. Ms. Doering said the house stood out as the only non-weathered building on the street, and she asked if the applicant considered what it would look like if the historic shakes were kept and painted. Mr. Halldorson it was their backup option.

Chairman Wyckoff said the cedar shingles were 15 years old at the most so they weren't historic, and he didn't see any precedent for wood shingles to be placed on the house. Vice-Chair Ruedig said it wouldn't be inappropriate to put clapboards on but suggested that more research be done to see if an earlier photo of the house could be found. She said there was no need to do scarf joints if clapboards were done and that it could be much simpler on the front. Mr. Ryan said the rendering submitted didn't look as good as what existed, and he wished the applicant had submitted a full picture of the façade. He asked if anything would be done on the sides of the house, and the applicant said no. Mr. Ryan said the applicant therefore had a lot of latitude, given the building's age, but suggested that the rendering be reconsidered.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*Ms. Doering moved to **deny** the petition, seconded by Mr. Adams.*

Mr. Adams said a clapboard attempt at changing the building's period in time would be contrary to the issues that the Commission promotes. He said the Commission didn't try to recreate history but allowed buildings and owners to move through time in a logical fashion. He said a reverse fashion was a rare occurrence, and the building had no history for it to revert it. He said the appropriate style for the building was shingle. Vice-Chair Ruedig hoped the applicant didn't see the motion as a full stop to the project because there were more things he could go forward with to get to a finish that he liked. Mr. Ryan said there was some latitude and that telling the applicant that he couldn't do what he proposed wasn't in the proper spirit of what the Commission represented. He said he would vote in opposition because he sat on the board to ensure that people didn't decide what other people should do, and he thought people's property rights were protected and respected.

Ms. Doering said the reason she made the motion was because the applicant didn't offer to return with suggestions of different ways that could be used, or come back to present something else. She said the Commission was supposed to preserve the integrity of the District. She said the building was a 1933 building and that the Commission also had to look at anomalies and preserve those anomalies because the building 50 or 100 years from now would be as valued by the people in the future as the buildings to the left and right of the applicant's building were valued today. She said it made up the fabric and character of the District, and to change it to something completely different was against what the historic district was all about. She said she didn't believe that approving the request to change to clapboard and put on corner boards was in keeping with preserving the integrity of the District.

*The motion **passed** by a vote of 4-3, with Mr. Ryan, City Council Representative Blalock, and Chairman Wyckoff voting against the motion.*

4. **REQUEST TO POSTPONE-** Petition of **Nerbonne Family Revocable Trust, owner,** for property located at **189 Gates Street,** wherein permission is requested to allow new construction to an existing structure (construct new addition to existing garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 6 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-30)

DECISION OF THE COMMISSION

*Vice-Chair Ruedig moved to **postpone** the petition to the May 4 meeting, seconded City Council Representative Blalock. The motion **passed** unanimously, 7-0.*

5. Petition of **Cherie A. Holmes and Yvonne P. Goldsberry, owners,** for property located at **45 Richmond Street,** wherein permission was requested to allow the demolition of the existing garage and rear 1-story addition on the existing home, new construction to an existing structure (construct 2-story rear addition, 1-story side addition, and dormer addition), and the construction of a new detached garage and screen-house as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 18 and lies within the Mixed Research Office (MRO) and Historic Districts. (LU-20-249)

SPEAKING TO THE PETITION

Architect Anne Whitney was present on behalf of the applicant. She explained that the project was approved in March 2021 but that she missed the deadline for an extension. She said there were no changes at all. She reviewed the petition and explained why certain widows would be replaced. She said the garage would be replaced with a single-bay one and an ell extension. She said the rear elevation would match the pitch and form of the existing New Englander with the two-story addition. She said she would return with details for the greenhouse.

In response to the Commission's questions, Ms. Whitney said there were no comments from the neighbors about the greenhouse, nor had there been any opposition to it at the original public hearing. She said the interior stairway was existing and would not change.

Chairman Wyckoff opened the public hearing.

SPEAKING TO. FOR, OR AGAINST THE PETITION

No one spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Ruedig moved to **grant** the Certificate of Approval for the petition as presented, with the following **stipulation**:*

1. *The applicant shall return with the greenhouse plans for an administrative approval.*

Mr. Ryan seconded.

Vice-Chair Ruedig said the project will conserve and enhance property values and will be consistent with the special and defining character of surrounding properties.

*The motion **passed** by a vote of 6-1, with Mr. Adams voting in opposition.*

6. Petition of **Courtyard Condominium Association, owner,** for property located at **50 Daniel Street,** wherein permission is requested to allow renovations to an existing structure (several exterior modifications) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 17 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts. (LU-22-40)

SPEAKING TO THE PETITION

Jeff Whitmore of Courtyard Condominiums was present to speak to the petition. He said the front façade had several issues, including rot and degradation. He said a similar renovation was done on the alley side façade four years ago and that HardiePlank was used. He said they proposed to use a more appropriate cedar clapboard on the front; re-trim corner boards, friezes, and the window trims; replace the copper roof; and re-trim the storefront windows.

Mr. Brown asked what would be done with the sign bracket. Mr. Whitmore said it would be restored and put back, as would the barn-style lights. In response to Chairman Wyckoff's questions, Mr. Whitmore said the windows would have 5-1/4 trim and corner boards to make

sure it protruded enough on the siding itself. He said some of the vinyl replacement windows needed replacing due to decay and functioning problems. Chairman Wyckoff said that was a separate application and that they should be replaced with a quality window like Green Mountain with wood on the outside that could be painted.

Mr. Adams said the building was old and was an 1810 or 1815 building and that the applicant didn't have anything that improved its historic nature or presence on the street. He said he wondered if the third floor had a 6/6 sash window when it was built because the building seemed like an awkward Federal one. He said it could be the time to do some rethinking on the proposed changes if everything on the building was going to be replaced. Chairman Wyckoff said the second-story windows seemed to be shrunk down because there was an abnormal amount of space between the second- and third-story windows. Vice-Chair Ruedig said the Commission couldn't ask the applicant to change his design. Mr. Whitmore said the windows were vinyl replacement ones, so the size automatically shrunk. He said it didn't mean that a taller and grander window wasn't there originally and that full-sized wood windows would look better and be more appropriate, but they would get it as close to historic as possible.

Mr. Ryan said he could accept everything as a replacement in kind except for the covered brick with the paneling at the base. Mr. Whitmore said the brick was in rough condition and the plan was to panelize it to make it historically appropriate. He said the wood panels framed with a molding around each one would be more historical than the 20th-century brick. Mr. Ryan said the brick was a natural material and would be covered up. He suggested pulling that part of the petition out so that the Commission could see more photos. Ms. Bouffard said the panels would enhance the difference in the window sizes and that she preferred that it be left off. Vice-Chair Ruedig showed a historic photo of the building and said the Athenaeum might have more photos. Mr. Sauk-Schubert said the window header on the second floor was most likely in the same position but the sill was lower, which increased the window's height. It was further discussed.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **grant** the Certificate of Approval for the petition with the following **stipulation**:*

1. *That the applicant return to show the Commission what he intended to do with the base and provide details.*

City Council Representative Blalock seconded.

Mr. Ryan said the project will preserve the integrity of the District and will be consistent with the special and defining characters of the surrounding properties.
*The motion **passed** by a vote of 6-1, with Mr. Adams voting in opposition.*

VI. ADJOURNMENT

The meeting was adjourned at 8:47 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

MINUTES
HISTORIC DISTRICT COMMISSION

1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m. **April 13, 2022**

MEMBERS PRESENT: Chairman Jon Wyckoff; Vice-Chair Reagan Ruedig; City Council Representative Rick Blalock; members Margot Doering, Martin Ryan, and David Adams.

MEMBERS EXCUSED: Dan Brown, Alternates Karen Bouffard and Heinz Sauk-Schubert

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

I. ADMINISTRATIVE APPROVALS

1. 687 Middle Street (LUHD453)

The request was to install a generator in an area of existing condensers. Mr. Cracknell said there was no screening and that the conduit went into the basement.

2. 123 Congress Street (LUHD-454)

The request was to add gooseneck lighting to the building.

Stipulation: the conduit shall be painted to match the siding material.

3. 333 State Street (LUHD-455)

The request was to replace the incandescent lighting under the drive-thru portion of the bank with LED lighting.

4. 130 Gates Street (LUHD-457)

The request was to replace two rotted Brosco windows with Marvin Integrity double hung SDL 6/6 windows that had the same grill pattern and paintable fiberglass.

5. 99 Bow Street (lUHD-458)

City Council Representative Blalock recused himself. The request was to modify the previously-approved project with the following changes: 1) reduce the overall deck size by 543 square feet; 2) increase the public deck area by 500 square feet; 3) remove all the proposed sculpture and art work and replace it with the previously-approved rail system; and 4) move the planter locations.

*Vice-Chair Ruedig moved to **approve** Item 5, 99 Bow Street, as presented, seconded by Mr. Ryan. The motion **passed** by unanimous vote, 5-0. (Councilor Blalock recused).*

*Vice-Chair Ruedig moved to **approve** Items 1 through 4, including the stipulation on Item 2. City Council Representative Blalock seconded. The motion **passed** by unanimous vote, 6-0.*

II. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Market Wharf Condominium Association, owner,** for property located at **33 Deer Street,** wherein permission is requested to allow renovations to an existing property (extend 3rd floor decks, replace balcony railings, lighting and other miscellaneous improvements) as per plan on file in the Planning Department. Said property is shown on Assessor Map 119 as Lot 1B and lies within Character District 5 (CD5), Downtown Overlay, and Historic Districts. (LU-22-64)

SPEAKING TO THE PETITION

Architect Joshua Butkus was present on behalf of the applicant. He reviewed the petition and noted the following:

- The railings and stairs will match the synthetic board finish.
- HVAC screens and the rear concrete retaining walls will be updated.
- Real wood-finish AZEK will be used and a product named Dry Space will be used under the new deck extension, and the rear deck will be extended three feet and covered.
- Rails will be replaced around the building with a black aluminum railing.
- Corner posts and lighting fixtures will be replaced in kind.

Ms. Doering asked if the black railings would front Deer Street. Mr. Butkus agreed and noted that there were black railings across the street and on nearby buildings. Vice-Chair Ruedig said she thought the front railing would remain white. Mr. Butkus said they decided to do a uniform aesthetic around the building by using a black railing. Mr. Adams asked if the lighting met the City's dark-sky program. Mr. Butkus said he would find out and get a specification for it. Vice-Chair Ruedig asked why the Dry Space finish would be used under the extension instead of a real wood finish. Mr. Butkus said the decks at the rear were not fully waterproof and there was existing framing that could create undulating ceiling conditions, so it was simpler to use the Dry Space and carry that aesthetic up to provide one cohesive surface.

Chairman Wyckoff opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Attorney John Lyons representing the Sheraton Hotel was present and said the hotel was a direct abutter. He said the Market Wharf Two condominium was contained within the Sheraton and the deed and easement for Market Wharf One provided for 58 parking spots on the surface lot across the street. He said the deed allowed his client to relocate those spaces and that his client had provided 58 temporary parking spaces in the Sheraton's underground garage, but there was litigation that arose about it. He said the notice his client received as an abutter referenced Deer

Street condominium parking but didn't indicate that it was Market Wharf One. He said there were pending issues on where the parking was located and that his client disputed the fact that Market Wharf One had any condo parking in the areas as shown on the plan.

No one else spoke, and Chairman Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Ruedig moved to **grant** the Certificate of Approval for the application as presented, with the following **stipulations**:*

1. *The lighting shall be dark-sky compliant;*
2. *All balcony railing systems shall be black aluminum; and*
3. *All parking consideration shall be removed from the drawing.*

Ms. Doering seconded.

Mr. Adams asked for further discussion. He said the Commission was led to believe at the previous work session that the balustrades on the Deer Street façade would be white. He said most of the metal fencing in Portsmouth was black, so black seemed historically appropriate, but the tall entry porticos were early Greek revival and trimmed with wooden balusters and rails and typically painted the color of the trim, so he he didn't think it was an appropriate location for an upstairs black railing. Mr. Ryan agreed and said the white color would have less of an impact and would fade into the rest of the façade. Vice-Chair Ruedig said she thought it was fine either way. City Council Representative Blalock said the white color was less impactful on the Deer Street side. Ms. Doering said she didn't see where the black color tied in on the Deer Street side.

Chairman Wyckoff asked the applicant if he wanted the proposal amended to have white rails on the Deer Street side. Mr. Butkus said a black railing indicated a metal railing and had a higher value and also gave the building more curb appeal.

Kevin Schultz of Port City Realty rose to speak and said they would prefer the black railings because they would bring attention to the commercial businesses on the first floors of the two buildings. It was further discussed and decided that the black railings would remain.

Vice-Chair Ruedig said the project will conserve and enhance property values and relate to the architectural value of the existing structure.

*The motion **passed** by a vote of 5-1, with Mr. Adams voting in opposition.*

At this point, Chairman Wyckoff said there were two requests to postpone, Work Session B for Port Harbor Land and Work Session D for 445 Marcy Street.

*Mr. Ryan moved to **postpone** the two petitions to the May 4 meeting, seconded by City Council Representative Blalock. The motion **passed** by unanimous vote, 6-0.*

III. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **One Raynes Ave, LLC, 31 Raynes LLC, and 203 Maplewood Avenue, LLC, owners,** for properties located at **1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue,** wherein permission is requested to allow the construction of a 4-5 story mixed-use building and a 5 story hotel) as per plans on file in the Planning Department. Said property is shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lies within the Character District 4 (CD4) and Historic Districts. (LUHD-234)

WORK SESSION

Architect Carla Goodknight and Eben Tormey were present on behalf of the applicant. Ms. Goodknight said she incorporated the Commissions' previous comments about using more traditional elements and less massing, using different entry elements, having a setback on North Mill Pond, and establishing more of a presence on Maplewood Avenue. She reviewed the changes, which included the following:

- They removed a big piece of the 4th floor wrapping around the corner closest to North Mill Pond and brought up the massing on Maplewood Avenue to be a more unified 3-story piece; strong vertical massing elements were introduced, and the hotel's top floor was set back.
- The penthouse setback on North Mill Pond is further enhanced by the 4th floor setback and is in a clapboard finish; there are residential double hung windows and traditional masonry sills; and the large glazed sections on Maplewood Avenue open out.
- The storefronts are framed in more traditional masonry and the balconies are recessed.
- A section of the building is more subservient to the North Mill Pond.

Vice-Chair Ruedig said the massing changes and the section of the building that stepped down toward the pond were very positive, but what was lost was the sense that the lower front part of the building on Maplewood Avenue was its own smaller structure because it looked bigger due to the extended brick. She said overall there was a push to simplify and be more traditional but now the building looked boring. Mr. Ryan agreed and suggested using some features to distinguish it and give it some expression. He said the building looked squashy and needed a parapet, and the entrance and multiple-story gestures on the hotel didn't help the project. He thought the entrance would be more interesting if it was only one story high. Mr. Adams said he was pleased with the overall sense of 'boring' that was introduced and that it was what he had wanted to see all along. He said he liked what happened to the Maplewood Avenue façade; he agreed that the elevation of the little piece on Maplewood Avenue made it blend into the rest of the building and suggested that it be broken up to look like a standalone building and have a bit of a roof or something to provide a counterpoint to the penthouse extension on the roof, which would give the Maplewood Avenue side more presence. He said the brick, separate windows, rhythm, and horizontal banding were the best he had seen on the site.

City Council Representative Blalock said he liked that the building was scaled down and thought the most important part of the scale was the Maplewood Avenue façade due to the houses across the street and the water views. He said he wouldn't mind the 3-story structure on Maplewood Avenue going to two stories to break it up from the rest, noting that the massing on that side was his biggest concern. Ms. Doering said she still had concerns about the mass of the building.

She said one of the features she had liked about 111 Maplewood Avenue was that the corner was made into an entrance, but now it was a harsh corner that wasn't welcoming. She said the garage doors read like garage doors and that they would only be open a few months out of the year. She said the top floor of the third-floor section would be more respectful to the house across the way if it stepped down toward it. Chairman Wyckoff said he appreciated the traditional styling and windows and thought the direction that the Maplewood Avenue side was going in was good but it seemed to fall apart at the very end and was boring. He suggested eliminating the third story. He said there was something awkward about the fourth floor and the penthouse being on top of each other and thought it might be the white color. He agreed with Mr. Ryan that the 3-story entry on Raynes Avenue wasn't needed and that something more creative could be put there. He said the large vertical element should be given more detail besides the darker brick so that it amplified the front door.

Mr. Tormey said they thought three stories would help make Maplewood Avenue have a stronger presence. Mr. Adams said much of the Maplewood Avenue façade was 2-story buildings, and while the third story wasn't in conflict, it was different and would read like a 2-story building compared to the building it was up against. He said the dark brick stripe with the two windows wasn't enough for a modern building and that something lighter could be done, like a glass tower. Mr. Ryan said he thought it was the right height and he was comfortable that it would fit in. It was further discussed.

Ms. Goodknight discussed the hotel portion and said its brick texture was a more modern element that was introduced on the first floor and wrapped around the building. She said the entry massing frames were refined and the corner element picked up those same materials, and the brick was introduced as a more traditional horizontal masonry banding. She said the large entrance for the vehicular drive-under facing the pond was reconfigured as a larger element. She showed contextual images, massing elevations, and floor plans.

Mr. Ryan said he didn't feel great about the large gestures that went up, across, and down because they were big gestures that belonged on bigger buildings, with no detail or interest. He said it was the same over the garage door opening and that he preferred just a nice band across the first story and then bringing the language across. He said he liked the modern corner element because it had texture and interest but he didn't see it anywhere else in the building. He asked what happened to the inspirational drawing that was presented at an earlier work session, and it was further discussed. Vice-Chair Ruedig asked what the greenish-gray paneling's true color was. Mr. Tormey said it was charcoal. She said she'd want to see what it looked like in real life against the brick. She referred to the contrast in colors and design and said the brick was perhaps too speckled and there was a lot going on with the colors. She said the entrance over the garage reminded her of a 1920s Deco façade on a courthouse and seemed very out of place with the rest of the building, and she suggested using different materials or detailing. Mr. Adams said he wasn't inspired by the arched openings, noting that one of them seemed a little stark and large. He said the corner with the new material did a lot to break it up into smaller pieces, and the blank unfinished part on the concrete vertical corners needed more attention. It was further discussed. City Council Representative Blalock said he liked the glass on the corners and agreed that the entrance over the garage looked like a big federal building and thought it should be welcoming. Ms. Doering agreed. She said the view of the white around the corner made one notice a thing

that didn't relate to anything else and looked like a shield of a utility area. She said she agreed with the comments on the framing of the front door and thought if it were heavier, it wouldn't be good because of the façade's scale, and if it were shorter and framed the one-story around the door with Art Deco elements like carvings or textures it might be more interesting. She said she liked the simple white corners on the buildings because they made a difference in defining the building even though they were understated.

Chairman Wyckoff said he'd like to see an Art Deco look on the entrance, although he didn't think there was enough room for it. He suggested putting in some dramatic glass and other elements normally used for modern entry canopies. He said just having a rectangle over the door and calling it a design didn't work. He said it didn't make any sense to have that white line go all the way up and then stop and go across. He asked if the cornice was a brick or metal element. Ms. Goodknight said it was brick with a metal flashing. Chairman Wyckoff said it wouldn't match any of the corner details. He said he couldn't see why the designers tried to accent the garage doors, which he thought should be hidden. He said the building's basic shape had a 19th Century industrial look to it that was appropriate at that location but thought the modern elements looked stuck on. Vice-Chair Ruedig said the fifth-floor setback didn't really look set back and said it could be a mansard-type element to give it some relief or shape at the top.

Chairman Wyckoff opened the public comment session.

Public Comment

Susan Stery said she was the Portsmouth Cemetery Committee Co-Chair and was coordinating the redesign of the property around the North and Union Cemeteries. She said Portsmouth would end up with lots of tall buildings that would make the historic places look like little parks.

Elizabeth Bratter of 159 McDonough Street suggested dropping the front of the condo building by one story so that it wouldn't be so busy and dropping the hotel height on the corner by 3S Artspace down to three stories like other developers had been asked to do; getting garage doors that looked like folding doors; using brown brick to match other nearby buildings; and adding rounding elements so that the buildings weren't so straight vertically and horizontally.

No one else spoke, and Chairman Wyckoff closed the public comment.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed unanimously (6-0) to **continue** the work session to the May 4 meeting.*

B. **REQUEST TO POSTPONE-** Work Session requested by **Port Harbor Land, LLC, owner,** for property located at **2 Russell Street and 0 Deer Street (2 lots),** wherein permission is requested to allow the construction of a new freestanding structure (3-5-story mixed-use building) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 12, Map 118 as Lot 28, and Map 125 as Lot 21 and lie within the Character District 5 (CD5), Downtown Overlay, and Historic Districts. (LUHD-366)

DECISION OF THE COMMISSION

*It was moved, seconded, and passed unanimously (6-0) to **postpone** the work session to the May 4 meeting.*

At this point in the meeting, Chairman Wyckoff asked for a motion to postpone Work Session F for 92 Pleasant Street.

*Vice-Chair Ruedig moved to **postpone** the work session to the May 4 meeting, seconded by Mr. Ryan. The motion **passed** by unanimous vote, 6-0.*

C. Work Session requested by **One Market Square, LLC,** owner for property located at **1 Congress Street & 0 High Street,** wherein permission is requested to allow renovations to an existing structure (repair and upgrade building facades along Congress and High Streets) and new construction to an existing structure (replace rear shed additions with new 4-5 story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 14 & 15 and lies within the Character District 4 (CD4), Character District 5 (CD5), Downtown Overlay and Historic Districts. (LUHD-425)

Note: Originally the applicant was not ready to present, so the Commission went to Work Session E, 129 State Street. The applicant later asked to **postpone** the work session.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed unanimously (6-0) to **postpone** the work session to the May 4 meeting.*

D. **REQUEST TO POSTPONE-** Work Session requested by **445 Marcy Street, LLC,** owner for property located at **445 Marcy Street,** wherein permission is requested to allow the construction of a new single family residence with attached garage as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 3 and lies within the General Residence B (GRB) and Historic Districts. (LUHD-424)

DECISION OF THE COMMISSION

*It was moved, seconded, and passed unanimously (6-0) to **postpone** the work session to the May 4 meeting.*

E. Work Session requested by **129 State Street, LLC, owner,** for property located at **129 State Street,** wherein permission is requested to allow renovations and new construction to an existing structure (removal of shutters, addition of dormers, and roof and siding changes) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 47 and lies within the Character District 4 (CD4) and Historic Districts. (LUHD-414)

WORK SESSION

Project construction manager Shayne Forsley was present on behalf of the applicant. He reviewed the proposed changes, which included the following:

- Remove the decorative window dressings and replace the non-historic windows.
- Add two skylights and limestone sills and headers on the State Street façade.
- Refine the design of the oculus and add a hip roof to the modern structure.
- Replace the asphalt roof with synthetic slate.
- Reconfigure the pedestrian and vehicular entries on Sheafe Street.
- Replace vinyl siding with clapboard or composite.
- Reconfigure the pedestrian and garage entries and add exterior lights.
- Add windows, dormers, a new roof and a shed dormer.
- Add a metal railing to the balcony and metal paneling in the lower portion.

Chairman Wyckoff said he noticed during the site walk that the building used to be a plain one and that the bricks were painted or covered with whitewash or limestone. He said some of the large buildings on State Street had the same type of decorative element over their widows that were added as a way of upgrading the buildings around the 1860s, but there was no way of telling what might have been the house's door surround and that it was shown as a roof around 1906. Mr. Adams said he was concerned about the removal of one part of a massive renovation of the building because it didn't suit the 19th Century aesthetic. He said there was no reason to believe that the raking trim on the courtyard side or the doorway side was part of the decorative window treatment because there was nothing that tied those elements together, and that there was no reason to tear out the woodwork of the cornice and doorway to satisfy an uncertain aesthetic. He said the elements of the windows appeared to have had a history before they were put on. Chairman Wyckoff said the windows didn't fit on the second floor of the State Street façade.

Mr. Ryan said he didn't go on the site walk but had similar comments about the fenestration on the smaller wood-framed area. He said he had hoped to see more of a detailed oculus like a slight dome or something because it looked more like a piece of mechanical equipment. He said he was comfortable with the direction the project was going in. City Council Representative Blalock agreed with Mr. Ryan's comments. Vice-Chair Ruedig said the changes to the new addition in the back were fine and the design was appropriate for the District because it was new construction. She said minimizing the oculus as much as possible was preferable, noting that it shouldn't be a showpiece for the building. Mr. Adams said he didn't know of an oculus to have been anything extravagant historically and thought the 7-ft height was a bit much. He said he was willing to live with the shed dormer on the back because of the space's livability. He said Sheafe Street was very narrow, so the opportunities were small for the shed dormer to have an impact on the community and he saw no reason to deny it. He said he was thrown by the doghouse dormer on the little bump behind the garage, but everything else seemed to make good sense. Chairman Wyckoff said the addition was complicated on the back and asked why the doghouse dormer was there. Mr. Forsley said it was a little hip roof and would bring light into the third-floor bathroom. Chairman Wyckoff said it could be a skylight instead of a dormer. Mr. Ryan said he thought it was a cute dormer. Ms. Doering said she was torn between the benefit of 'cute' and the distraction of 'busy'.

Mr. Ryan said he was concerned about the oculus and hoped it didn't end up being a white plexiglass bubble or something similar. Mr. Cracknell said a few Commissioners were concerned

about the diameter of the oculus because typically they were half that size, and he asked Mr. Forsley's why it wasn't smaller. Mr. Forsley said his research found that an oculus was usually three or four feet high but that the diameter of their oculus was complimentary to the radius staircase and the space below and its effect in that area wouldn't be as great if it were smaller. He said they were still refining the design, however, and that it would be fabricated by a skylight manufacturer. Ms. Doering suggested an oculus with more of a steeple effect.

Vice-Chair Ruedig asked about the two different types of door treatment options. Mr. Forsley said the preferred the option that kept the existing door, sidelights, and transom and played off the roof architecture. City Council Representative Blalock said that doorway treatment looked like a miniature of the house and was glad it would be kept. Chairman Wyckoff said the small dormer added complexity to the back and said he wouldn't mind a skylight there.

Chairman Wyckoff opened the public comment session.

Public Comment

Marie Bodi of 121 State Street said she was concerned about the existing conditions vs. proposed conditions regarding the height. She noted that there was an approved 2-story expansion at a previous 2011 HDC meeting but now it was asked to go up to three stories. Her other concerns were the mechanical equipment and the fact that added square footage would require more HVAC units. She said the existing vinyl siding wasn't approved back in 2011. She said the massing would be too much for Sheafe Street. She said she also represented some of her neighbors who were away and hadn't known that the work session would be held that night.

Mark Bodi of 121 State Street said the applicant's property was on State Street but that its viewscape was predominantly on Sheafe Street and the design was very complicated for that street. He said the massing created a visual distraction on a very historic street and thought the project was masquerading as a small renovation when it was actually a major project. He said the entire garage structure would be leveled and a full foundation would be dug at the narrowest spot on Sheafe Street. He said the existing conditions already posed challenges.

No one else spoke, and Chairman Wyckoff closed the public comment.

Ms. Doering said there was no reference in the plan to any foundation work. Mr. Forsley showed a basement plan and said it had been partially excavated already. Chairman Wyckoff asked if it would go closer to Sheafe Street. Mr. Forsley said the footprint pushed out about 20.5 feet toward Sheafe Street. Vice-Chair Ruedig said there wouldn't be room to fit in any parking. Mr. Forsley said they would go before other City boards for a technical analysis. Mr. Cracknell noted that the structure would be in the City's 3D model at the next work session and that it was a moderate project compared to a major project like a hotel.

DECISION OF THE COMMISSION

*Vice-Chair Ruedig moved to **continue** the work session to the May 4 meeting, seconded by City Council Representative Blalock. The motion **passed** unanimously, 6-0.*

Note: At this point in the meeting, the applicant for One Congress Street who previously delayed her work session asked that it be postponed. See Page 7).

F. **REQUEST TO POSTPONE- Work** Session requested by **Working Stiff Properties, LLC,** owner for property located at **92 Pleasant Street**, wherein permission is requested to allow renovations to an existing structure (replace windows and storm windows, construct an iron balcony and replace two windows with balcony doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 76 and lies within the Character District 4 (CD4), Downtown Overlay and Historic Districts. (LUHD-422)

DECISION OF THE COMMISSION

*It was moved, seconded, and passed unanimously (6-0) to **postpone** the work session to the May 4 meeting.*

IV. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **ELG, LLC, owner,** for property located at **85 Daniel Street,** wherein permission is requested to allow new construction to an existing structure (remove and replace rear addition and remove and replace roof with new dormers) and renovations to an existing structure (replace windows, siding, trim, and front stoop) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 8 and lies within the Character District 4 (CD4) and Historic Districts. (LUHD-445)

WORK SESSION

Mark Gianniny and Richard Desjardins of McHenry Architects were present on behalf of the applicant. Also present were the owner Andrew Rutter and the contractor. Mr. Desjardins said the front façade would remain intact but the siding, trim, and detail work would be painted and patched. He said the faux brick asphalt would be replaced with wood clapboards and the rear addition and chimney would be removed. He noted that most of the windows would be replaced and dormers would be installed. He said the addition would be 27x20 square feet, with the first floor used as a 2-car garage, the second floor a small living space, and the top floor consisting of a roof and decks. Mr. Gianniny said the third-floor dormers would be set back five feet.

City Council Representative Blalock said he liked that the building's façade would be kept but was concerned about the increase in the massing from the dormers. Mr. Adams said he wasn't a fan of the dormers but thought it was a small price to pay for the preservation of the rest of the building. He said he appreciated that the dormers were set back from the eave edges and also liked the detailing, like the hood over the rear side door and over the garage door. He said he had some concern for the crooked wall between the two units on the back deck. Vice-Chair Ruedig said she agreed with a lot of the comments and would like to see the dormers set back even more. She suggested bringing it back one window bay or breaking it up a bit more. She said setting it back as much as possible would help the façade. She encouraged the applicant to consider restoring the historic windows because they defined the historic nature of the façade. She said otherwise, everything else was appropriate. Ms. Doering said she'd also like to see the dormers set back more and agreed that the historic windows should be restored. She asked why the

wooden stairs were being replaced by a combination of wood and granite. Mr. Desjardins said the granite steps fit in well with the brick.

DECISION OF THE COMMISSION

*City Council Representative Blalock moved to **continue** the work session to the May 4 meeting, seconded by Ms. Doering. The motion **passed** unanimously, 6-0.*

V. ADJOURNMENT

The meeting was adjourned at 9:47 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

HDC

ADMINISTRATIVE APPROVALS

May 04, 2022

1.	**60 Penhallow Street (LUHD-464)**	**-Recommended Approval**
2.	**303 Pleasant Street (LUHD-448)**	**-Recommended Approval**
3.	**333 Marcy Street (LUHD-466)**	**-Recommended Approval**
4.	**29 Vaughan Street (LUHD-467)**	**-Recommended Approval**
5.	**17 South Street (LUHD-468)**	**-Recommended Approval**
6.	**414 State Street, Unit #4 (LUHD-449)**	**-Recommended Approval**

1. 60 Penhallow Street - Recommended Approval

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

Stipulations:

1. _____
2. _____
3. _____

City of Portsmouth, NH

04/28/2022

LUHD-464

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 15, 2022

Applicant

Tracy Kozak
tracyskozak@gmail.com
3 Congress Street, Suite 1
Portsmouth, New Hampshire 03801
603-731-5187

Location

60 PENHALLOW ST
Portsmouth, NH 03801

Owner:

DAGNY TAGGART LLC
3 PLEASANT 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
Minor revisions to previously approved application - at roof, remove solar panels, add vent stacks.

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)
Tracy Kozak

Business Name (if applicable)
--

Mailing Address (Street)
273 Corporate Dr

City/Town
Portsmouth

State
NH

Zip Code
03801

Phone
603.731.5187

Email Address
tracy.kozak@arcove.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

60 PENHALLOW STREET

AT

BRICK MARKET

HDC REVISION 4 - APRIL 14, 2022

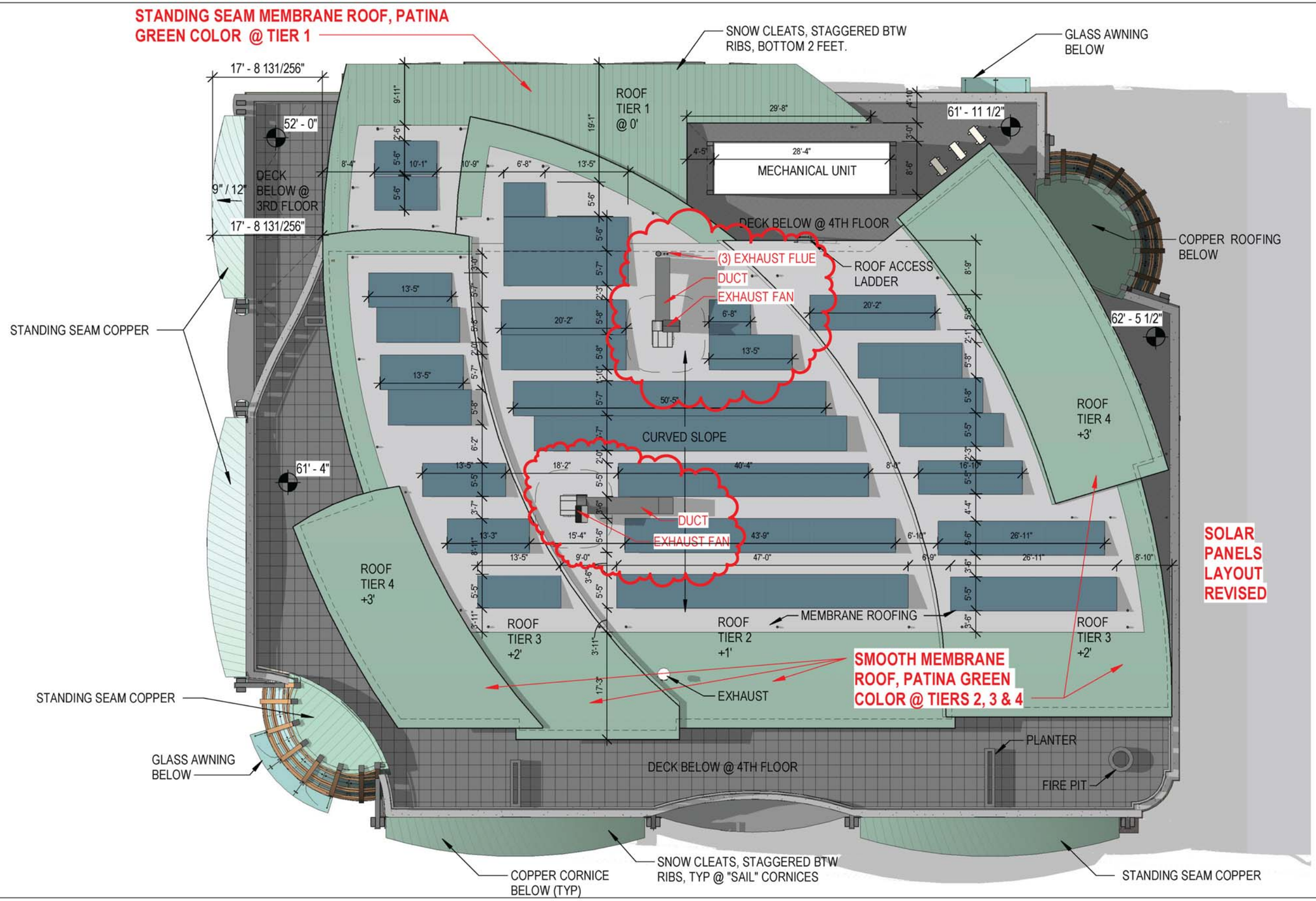
HDC - APRIL 2022 SHEET LIST	
Sheet Number	Sheet Name
H1.1	COVER
H1.2A	ROOF PLAN - PREVIOUS
H1.2B	ROOF PLAN - PROPOSED
H2.1A	EAST ELEVATION (PENHALLOW ST) PREVIOUS
H2.1B	EAST ELEVATION (PENHALLOW ST) PROPOSED
H2.2A	SOUTH ELEVATION (SOUTH ALLEY) PREVIOUS
H2.2B	SOUTH ELEVATION (SOUTH ALLEY) PROPOSED
H3.1A	PERSPECTIVES - PREVIOUS
H3.1B	PERSPECTIVES - PROPOSED
H3.2	SITE PHOTOS & CUT SHEET

SUMMARY OF REVISIONS

1. Removed (4) solar panels in response to Portsmouth's Fire Department comments.

2. Added fireplace flue at roof for tenant fitout

3. Added (2) Boiler flues at roof per coordination with manufacturer



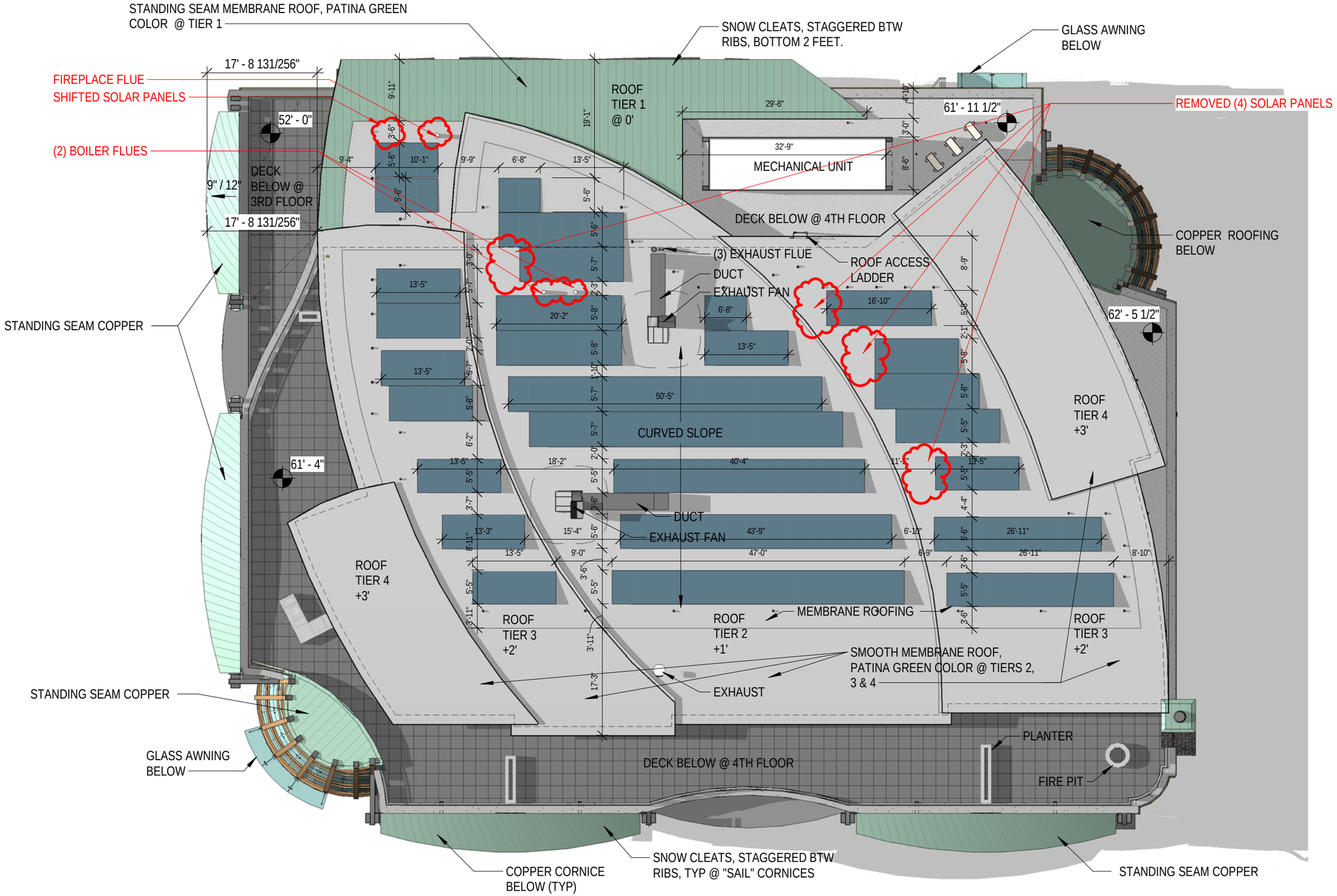
PREVIOUSLY APPROVED

H1.2A

ROOF PLAN - PREVIOUS

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 4, 04/14/2022

JSA
ARCHITECTS
INTERIORS
PLANNERS



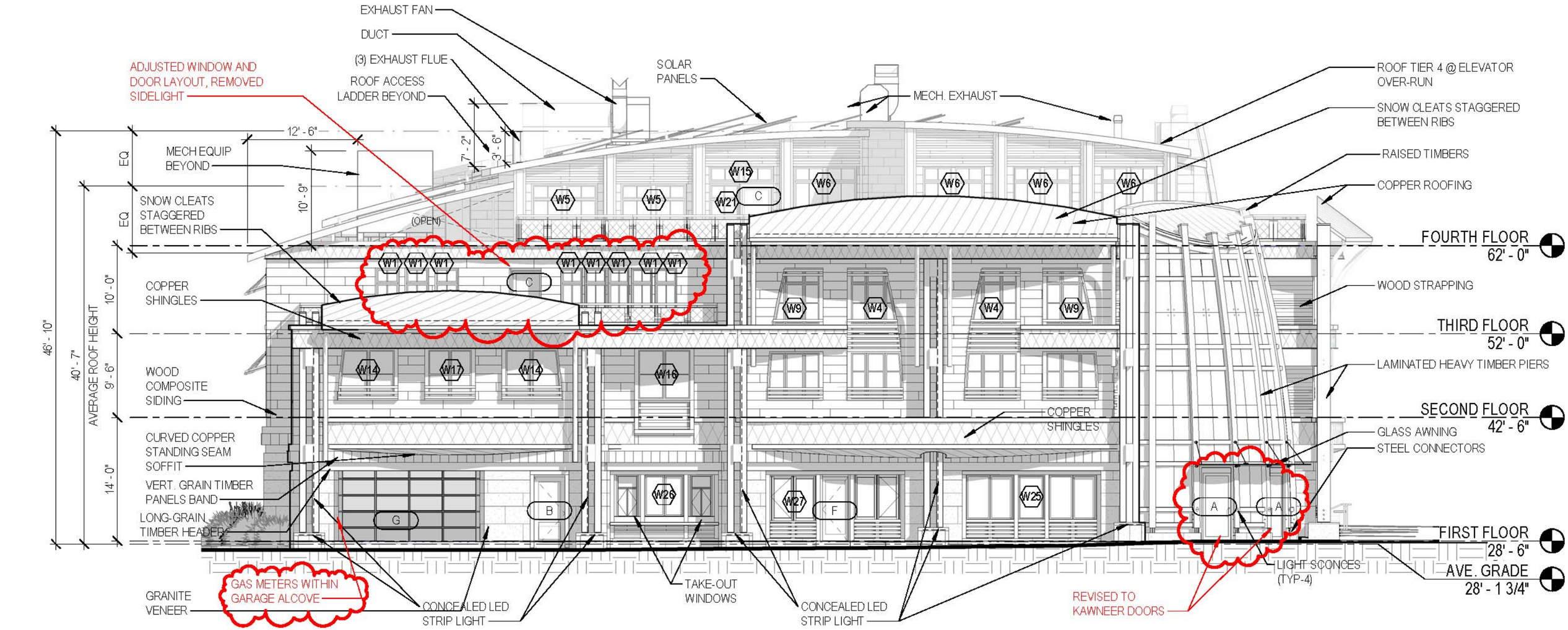
1 ROOF OVERALL PLAN
1/16" = 1'-0"

H1.2B

ROOF PLAN - PROPOSED

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 4, 04/14/2022

JSA ARCHITECTS INTERIORS PLANNERS



1 **EAST ELEVATION - PENHALLOW STREET**
3/32" = 1'-0"

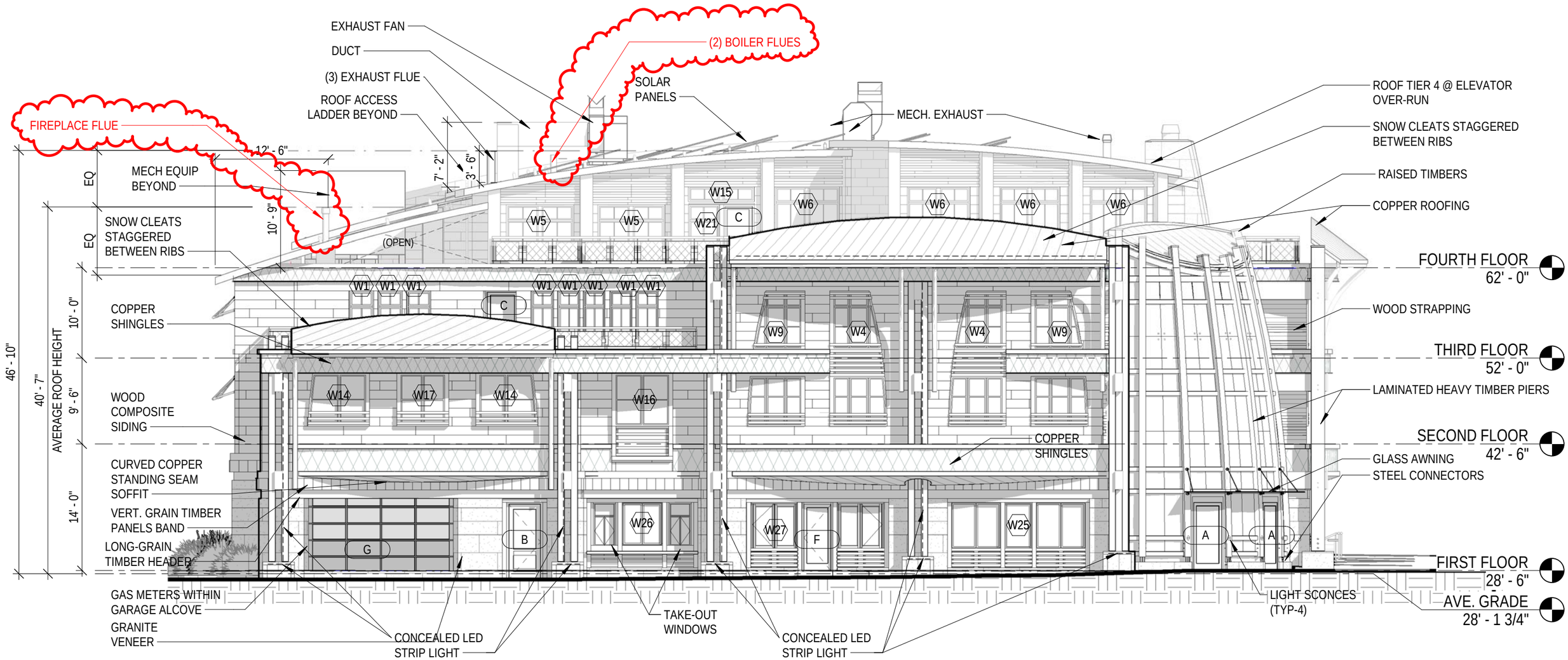
PREVIOUSLY APPROVED

H2.1A

EAST ELEVATION (PENHALLOW ST) PREVIOUS

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 4, 04/14/2022

JSA
ARCHITECTS
INTERIORS
PLANNERS



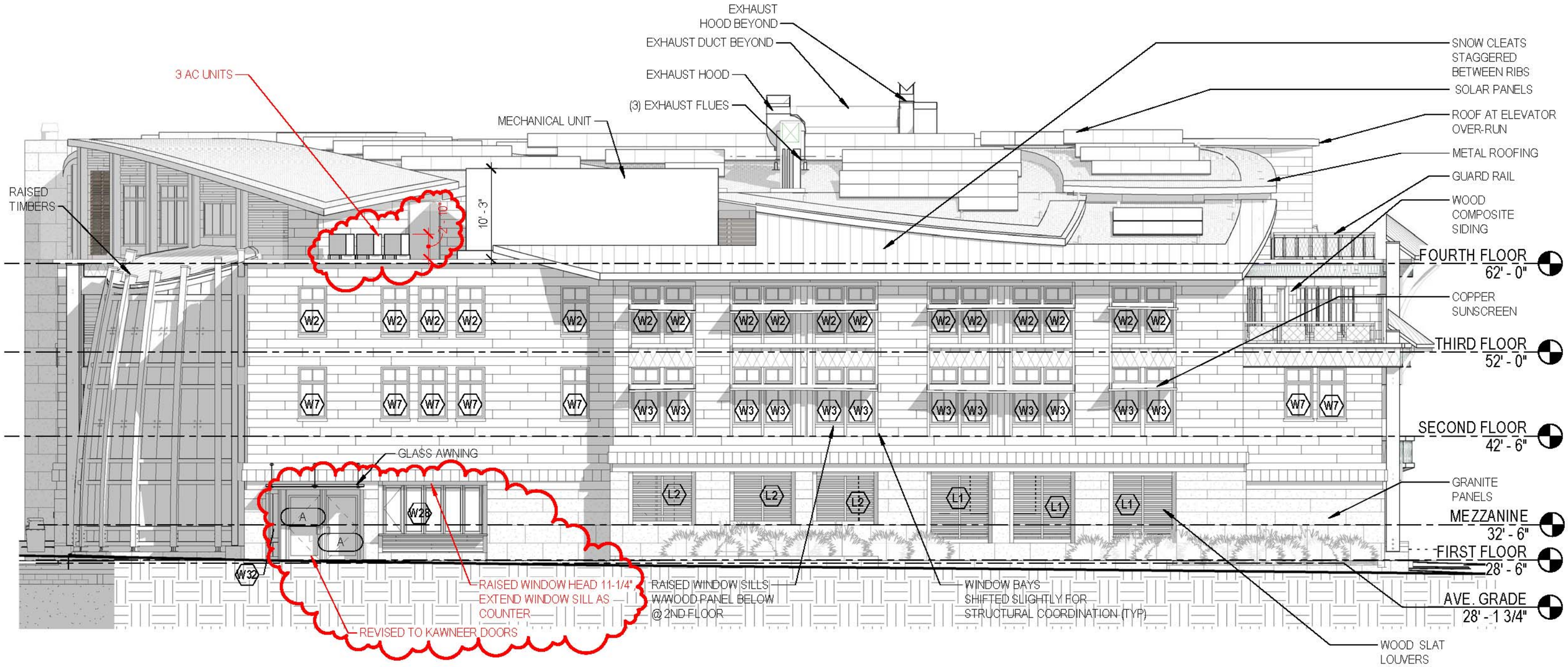
1 EAST ELEVATION - PENHALLOW STREET
3/32" = 1'-0"

H2.1B

EAST ELEVATION (PENHALLOW ST) PROPOSED

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 4, 04/14/2022

JSA
ARCHITECTS
INTERIORS
PLANNERS



1 **SOUTH ELEVATION - ALLEY**
3/32" = 1'-0"

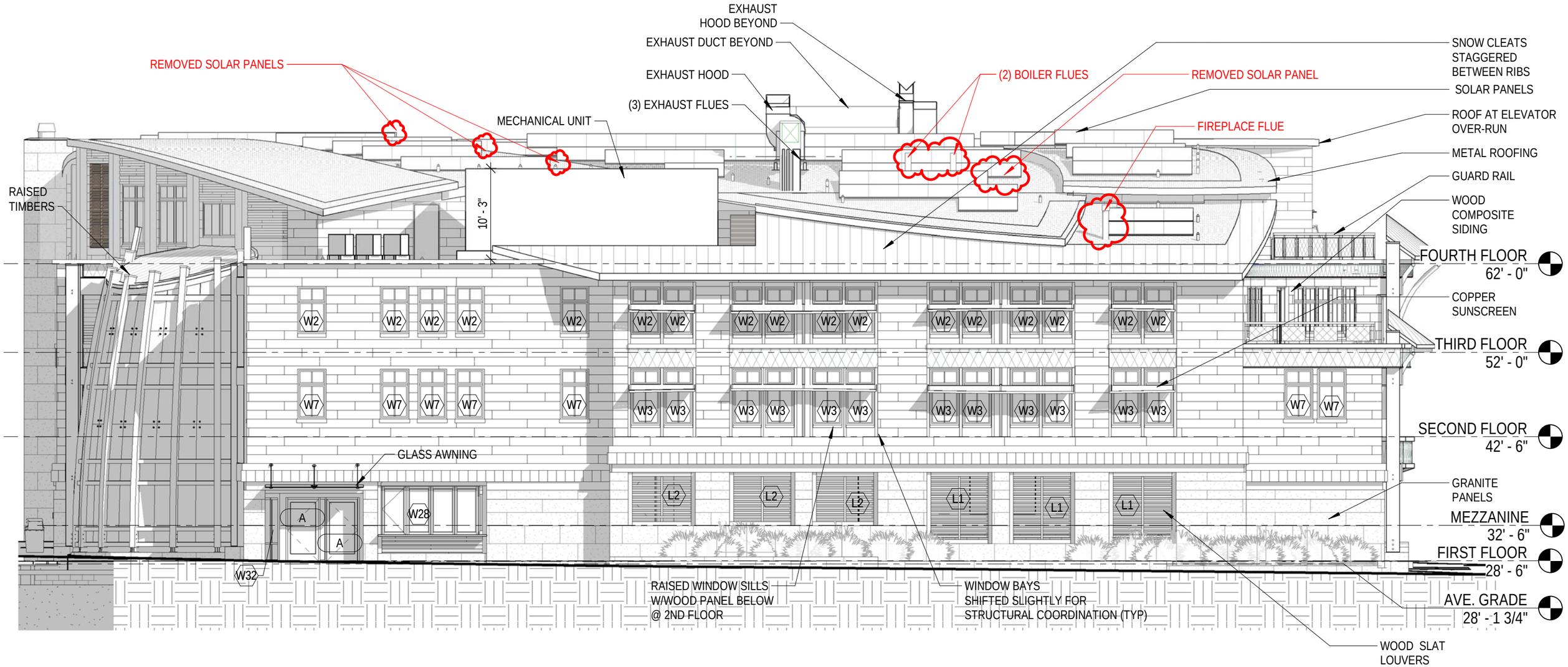
PREVIOUSLY APPROVED

H2.2A

SOUTH ELEVATION (SOUTH ALLEY) PREVIOUS

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 4, 04/14/2022

JSA
ARCHITECTS
INTERIORS
PLANNERS



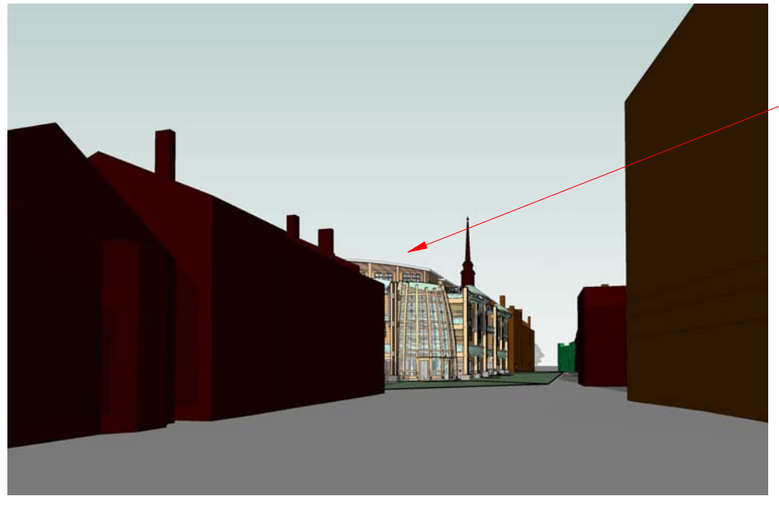
1 SOUTH ELEVATION - ALLEY
3/32" = 1'-0"

H2.2B

SOUTH ELEVATION (SOUTH ALLEY) PROPOSED

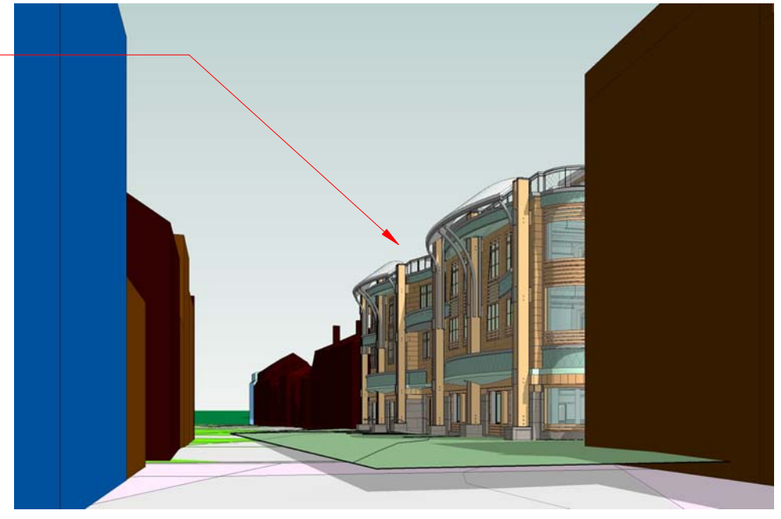
60 PENHALLOW STREET at BRICK MARKET
HDC Revision 4, 04/14/2022

JSA
ARCHITECTS
INTERIORS
PLANNERS



1
NE DANIEL STREET

2



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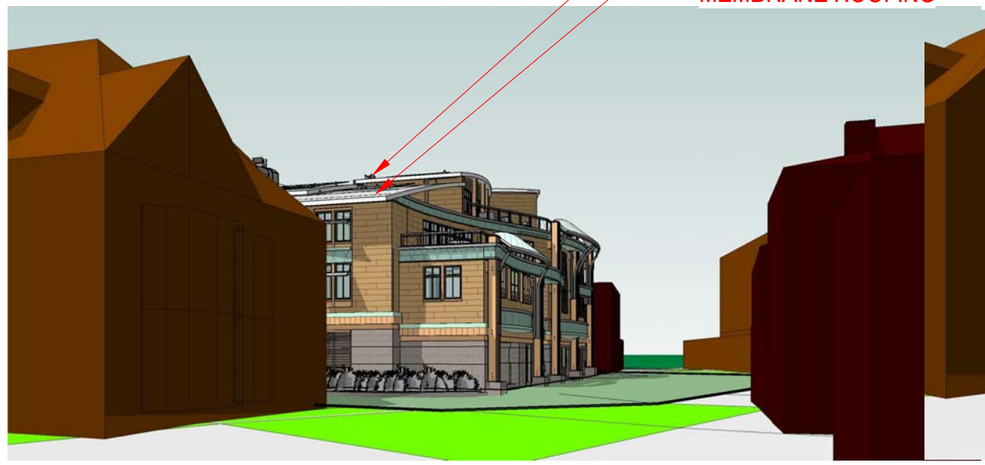


4
60P from State Street at Penhallow HDC

5

6

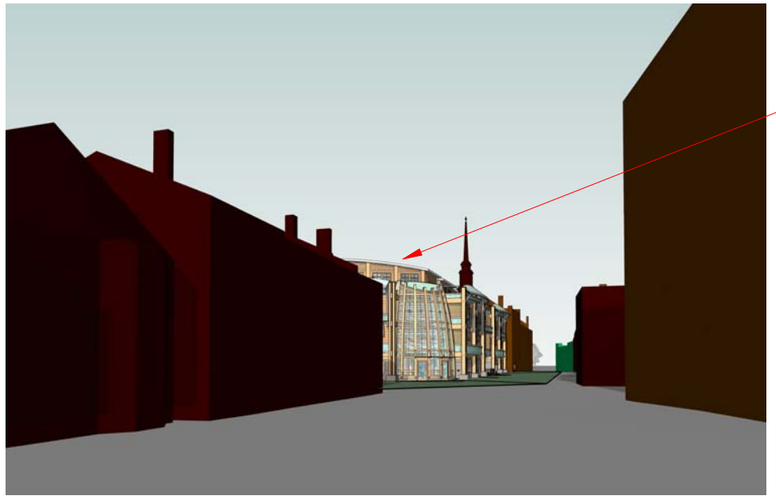
PREVIOUSLY APPROVED

H3.1A

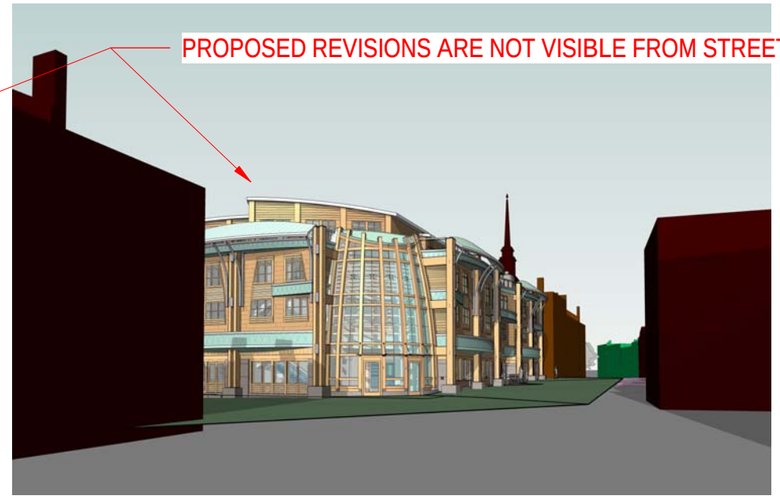
PERSPECTIVES - PREVIOUS

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 4, 04/14/2022

JSA
ARCHITECTS
INTERIORS
PLANNERS



1
NE DANIEL STREET



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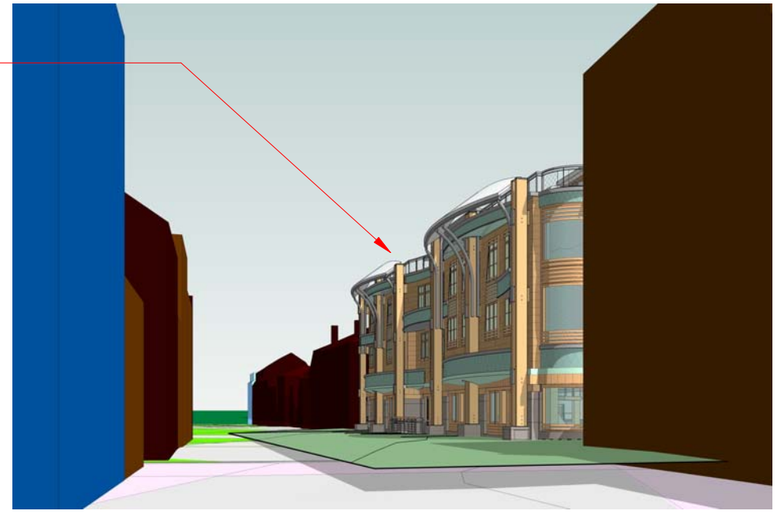

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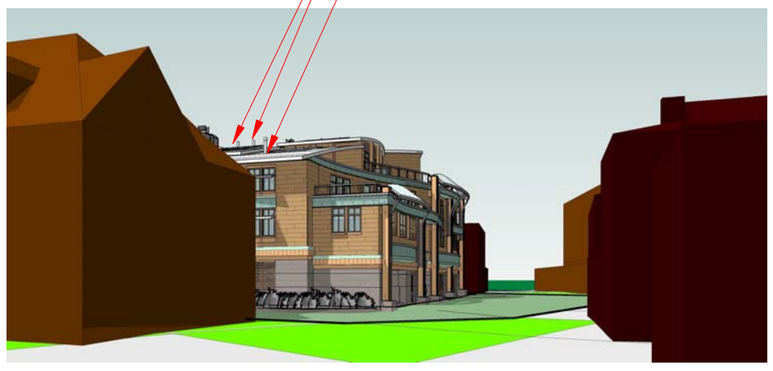
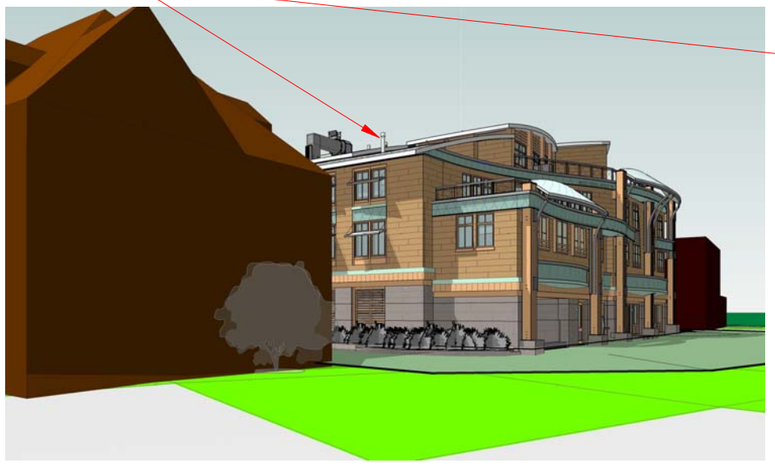


4
60P from State Street at Penhallow HDC



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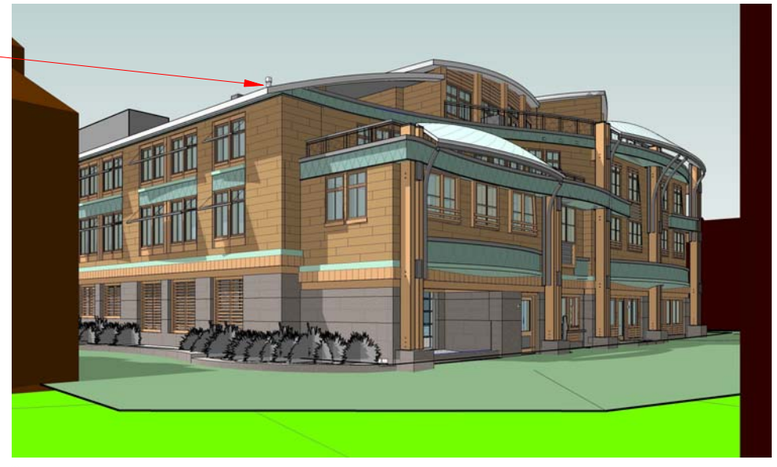


6

H3.1B

PERSPECTIVES - PROPOSED

60 PENHALLOW STREET at BRICK MARKET
HDC Revision 4, 04/14/2022

JSA
ARCHITECTS
INTERIORS
PLANNERS

High-Wind Termination Cap

Use for vertical terminations only. Provides improved performance in high wind conditions. For vertical terminations only. Available in aluminum.

SIZE	ORDER #	STOCK #	A	B	C	D
4" x 6 5/8"	46DVA-VCH	810001359	12 3/8"	6 5/8"	7 5/8"	10 1/2"
5" x 8"	58DVA-VCH	810001432	12 3/8"	8"	7 5/8"	10 1/2"

TERMINATION CAP PHOTO

60P from State Street Site photos

2. 303 Pleasant Street - Recommended Approval

Background: The applicant is seeking approval for the installation of 30' of new white cedar fencing in the southwest corner of the property.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

City of Portsmouth, NH

04/28/2022

LUHD-448

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Mar 22, 2022

Applicant

Mary Thomas
sarmcmatt@gmail.com
303 Pleasant Street
Portsmouth, NH 03801
603-969-3583

Location

303 PLEASANT ST
Portsmouth, NH 03801

Owner:

THOMAS GREGORY R & THOMAS MARY D
303 PLEASANT 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
Add approximately 30 linear feet of 4' tall privacy fence and custom gate from one southwest corner of property in northeasterly direction to terminate at corner of brick residence, as per plan. Fencing material and gate to be made of northern white cedar to enhance Japanese aesthetic.

Description of Proposed Work (Planning Staff)
--

Project Representatives

Relationship to Project
Other

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

Full Name (First and Last)
Mark Hogan

Business Name (if applicable)
Piscataqua Landscaping

Mailing Address (Street)
26 MacClellan Lane

City/Town
Eliot

State
ME

Zip Code
03903

Phone
207-439-2241

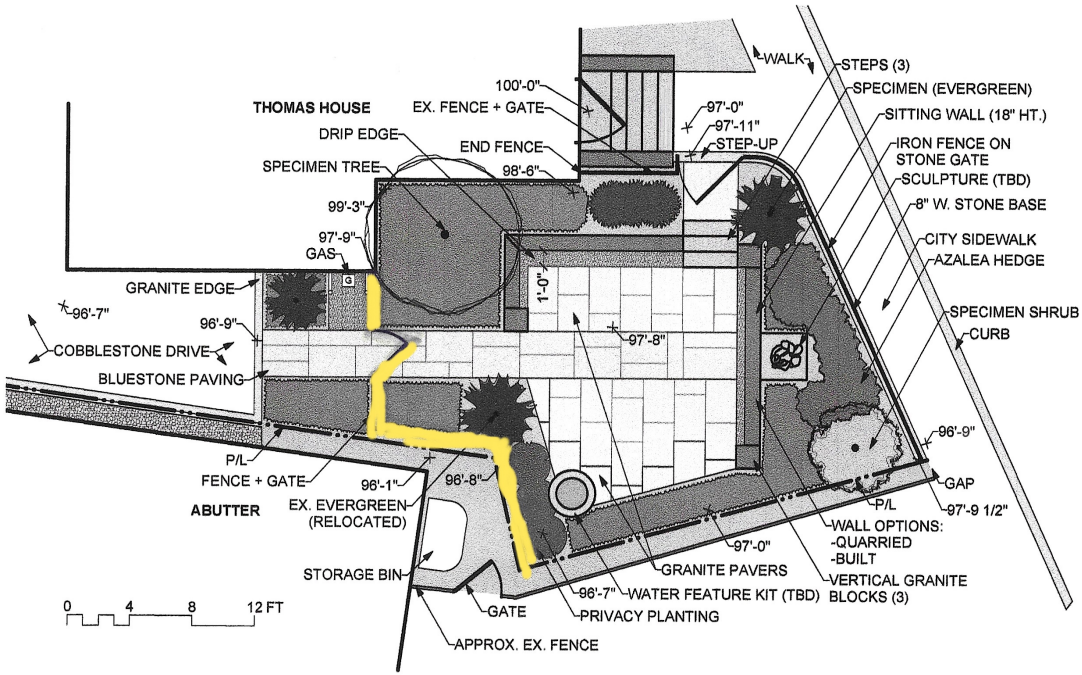
Email Address
mhogan@piscataqualandscaping.com

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


THOMAS HOUSE
EX. FENCE + GATE
100'-0"
DRIP EDGE
END FENCE
98'-6"
SPECIMEN TREE
99'-3"
97'-9"
GAS
GRANITE EDGE
96'-7"
96'-9"
COBBLESTONE DRIVE
BLUESTONE PAVING
1'-0"
97'-8"
P/L
FENCE + GATE
96'-1"
96'-8"
ABUTTER
EX. EVERGREEN (RELOCATED)
STORAGE BIN
0 4 8 12 FT
GATE
APPROX. EX. FENCE
PRIVACY PLANTING
96'-7"
WATER FEATURE KIT (TBD)
97'-0"
GRANITE PAVERS
WALL OPTIONS:
-QUARRIED
-BUILT
VERTICAL GRANITE BLOCKS (3)
P/L
GAP
97'-9 1/2"
96'-9"
WALK
STEPS (3)
SPECIMEN (EVERGREEN)
SITTING WALL (18" HT.)
97'-0"
97'-11"
STEP-UP
IRON FENCE ON STONE GATE
SCULPTURE (TBD)
8" W. STONE BASE
CITY SIDEWALK
AZALEA HEDGE
SPECIMEN SHRUB
CURB

PLATINUM
FENCE

3. 333 Marcy Street - Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

City of Portsmouth, NH

04/28/2022

LUHD-466

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 22, 2022

Applicant

Heritage Home Service
permits@justcallheritage.com
28 Commercial Ct.
Auburn, NH 03032
603-647-4881

Location

333 MARCY ST
Portsmouth, NH 03801

Owner:

DIKA FAMILY TRUST FUND & DIKA JOHN A & SANDRA S TRUSTEES
333 MARCY 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
Installing a replacement Natural gas furnace and a new Amana AC system,
Installing a direct replacement of a 40 gallon electric water heater

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)
William Landry

Business Name (if applicable)
Heritage Home Service

Mailing Address (Street)
28 Commercial Court

City/Town
Auburn

State
NH

Zip Code
03032

Phone
603-339-7688

Email Address
wlandry@justcallheritage.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

Proposed location of exterior line set and condenser

Existing Condensate termination

CALCULATION WORKSHEET: PIPE SIZING, LONGEST LENGTH METHOD

Step 1:

- Draw a sketch of a piping system in the space to the right. Use the back of this page or a separate sheet if more space is needed.

Step 2:

- Enter the system information. Note that demand is the amount of gas flowing through a section of pipe.
- Use total Btu/hr rating/1000 (ft^3/hr) for natural gas.
- Use total Btu/hr for propane.

Step 3:

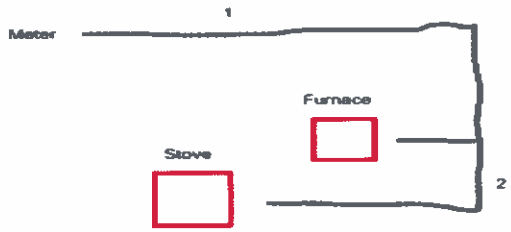
- Determine the gas used and system pressure, and enter it to the right.
- Determine the piping material and enter it to the right.
- Select the appropriate pipe sizing table from Chapter 6 and enter it to the right.

Step 4:

- On the sketch, label the section of pipe from the point of delivery (meter or regulator) to the first tee as Section 1.
- Label the section from the first tee to the second tee as Section 3. Use similar section numbers for additional sections.

Step 5:

- Determine the longest length of piping from the point of delivery to the most remote appliance. Enter this length for all pipe sections in Table 1.



Pipe system sketch

Gas: _____

System pressure: _____

Piping material: _____

Table used: _____

Pressure drop: _____

Table 1 Piping System Table

Section	Demand	Section length	Size
1			
2			
3			
4			
5			

Step 6:

- Enter the input rating for each appliance in Table 2. For natural gas appliances, enter the input rating in Btu/hr/1000 (ft^3/hr). For propane appliances, enter the input rating in Btu/hr.

Step 7:

- From the table, determine the length of each pipe section using the appropriate table, using only the row with the longest length. Round up to the lengths in the table. Read across until a capacity equal to or greater than the required demand for the section is found. Read up to find the size. Repeat for each section of piping. Enter this size in Table 2.

Table 2 Appliances Table

Appliance	Demand	Section length	Size
Furnace			
Furnace			
Water heater			
Water heater			
Range			
Oven			
Dryer			
Other			
Other			
Other			
Other			
Total			

Job: _____ **Prepared by:** _____ **Date:** _____

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Project Report

General Project Information

Project Title:	Dika
Designed By:	Bill Landry
Project Date:	Friday, December 31, 2021
Company Name:	Heritage Phce
Company Representative:	Bill Landry
Company Address:	28 Commercial Court
Company City:	Auburn NH 03032
Company Phone:	603-668-4438
Company Fax:	603-627-2140
Company E-Mail Address:	wlandry@justcallheritage.com
Company Website:	justcallheritage.com

Design Data

Reference City:		Manchester Grenier AFB, New Hampshire
Building Orientation:		Front door faces West
Daily Temperature Range:		Medium
Latitude:	43	Degrees
Elevation:	233	ft.
Altitude Factor:	0.992	

	Outdoor Dry Bulb	Outdoor Wet Bulb	Outdoor Rel Hum	Indoor Rel Hum	Indoor Dry Bulb	Grains Difference
Winter:	-20	-20	n/a	n/a	72	n/a
Summer:	95	75	40%	50%	75	34

Check Figures

Total Building Supply CFM:	924	CFM Per Square ft.:	0.676
Square ft. of Room Area:	1,368	Square ft. Per Ton:	611
Volume (ft³):	11,057		

Building Loads

Total Heating Required Including Ventilation Air:	48,003	Btuh	48.003	MBH
Total Sensible Gain:	20,159	Btuh	93	%
Total Latent Gain:	1,438	Btuh	7	%
Total Cooling Required Including Ventilation Air:	21,598	Btuh	2.24	Tons (Based On 75% Sensible Capacity)

Notes

Rhvac is an ACCA approved Manual J and Manual D computer program.
Calculations are performed per ACCA Manual J 8th Edition, Version 2, and ACCA Manual D.
All computed results are estimates as building use and weather may vary.
Be sure to select a unit that meets both sensible and latent loads according to the manufacturer's performance data at your design conditions.

Manual S Performance Data - System 1

Loads and Design Conditions

Cooling:

Outdoor Dry Bulb:	0	Sensible Gain:	20,159
Outdoor Wet Bulb:	75	Latent Gain:	1,438
Indoor Dry Bulb:	75	Total Gain:	21,598
Indoor RH:	50	Load SHR:	0.93
Supply Airflow:	0	Entering Dry Bulb:	0
		Entering Wet Bulb:	0

Heating:

Outdoor Dry Bulb:	-20	Sensible Loss:	48,003
Indoor Dry Bulb:	72	Entering Dry Bulb:	72.0
Indoor RH:	45	Supply Airflow:	917

Equipment Performance Data at System Design Conditions

Cooling:
Model Type: Standard Air Conditioner, Model: ASX160311, Nominal Capacity: 30,000, Manufacturer: AMANA

Interpolation Results:

		Load	Percent of Load
Sensible Capacity:	0	20,159	0%
Latent Capacity:	0	1,438	0%
Total Capacity:	0	21,598	0%

Heating:
Model Type: Two Stage Furnace, Model: AMVM960603BN, Nominal Capacity: 60,000, Manufacturer: AMANA

Results:

		Load	Percent of Load
Heating Capacity:	60,000	48,003	125%

System 1 Room Load Summary

No	Room Name	Area SF	Htg Sens Btuh	Min Htg CFM	Run Duct Size	Run Duct Vel	Clg Sens Btuh	Clg Lat Btuh	Min Clg CFM	Act Sys CFM
—Zone 1—										
1	Living	117	6,156	118	2-6	301	2,575	66	118	118
2	Dining	195	6,112	117	1-6	394	1,687	74	77	77
3	Hall	84	1,914	37	1-6	113	485	16	22	22
4	Den	154	6,484	124	2-8	357	3,059	66	140	140
5	Kitchen	140	6,484	124	2-6	486	4,161	64	191	191
6	Bedroom 1	160	5,487	105	1-6	527	2,258	99	103	103
7	Hall	75	1,859	36	1-6	179	767	27	35	35
8	Bath 1	78	1,030	20	1-6	111	477	16	22	22
9	Office	104	3,065	59	1-6	225	963	56	44	44
10	Attic Bed	126	4,612	88	1-6	434	1,860	98	85	85
11	Storage	135	4,798	92	1-6	436	1,867	103	86	86
	Duct Latent							753		
	System 1 total	1,368	48,003	917			20,159	1,438	924	924

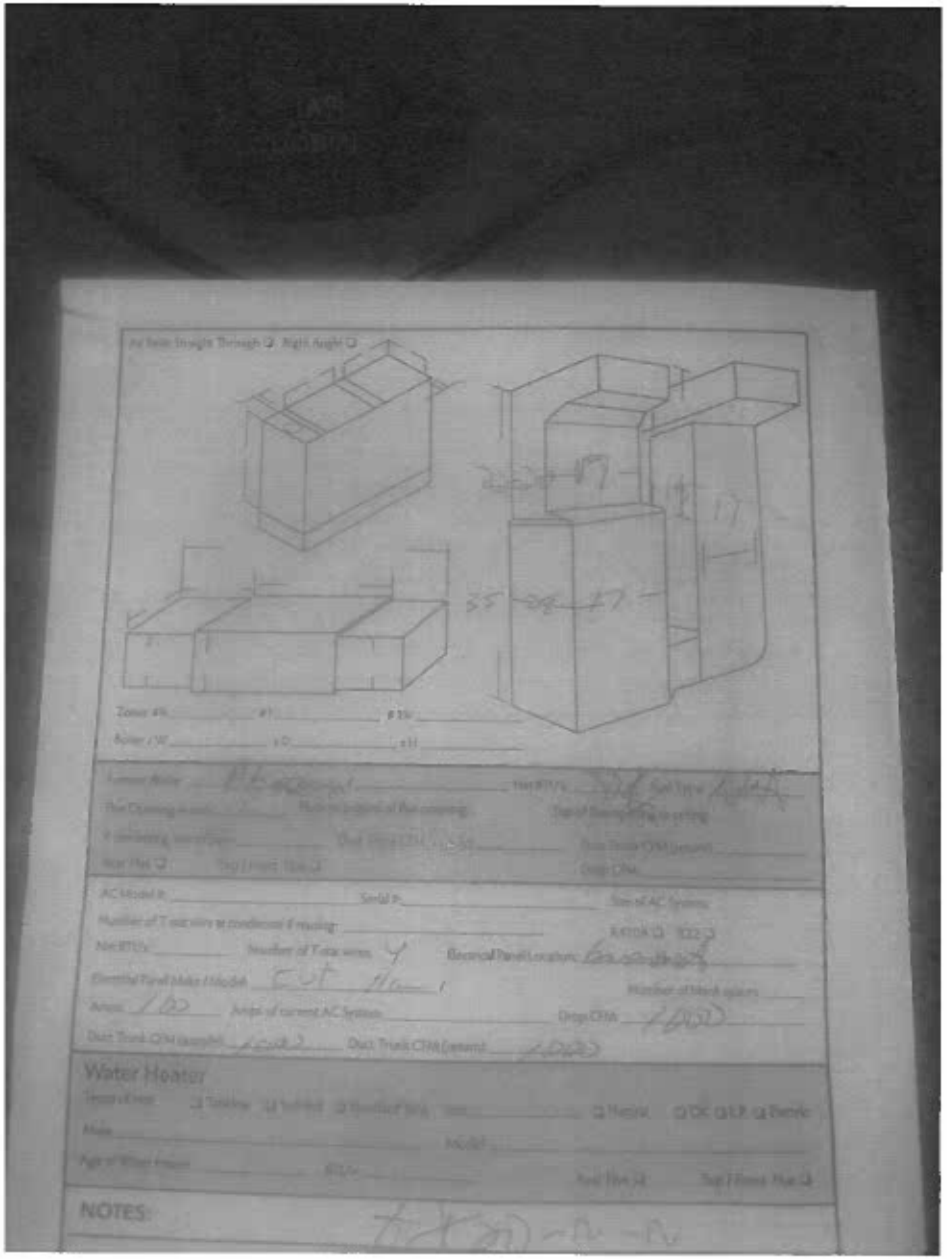
System 1 Main Trunk Size: 20x8 in.
Velocity: 832 ft./min
Loss per 100 ft.: 0.093 in.wg

Cooling System Summary

	Cooling Tons	Sensible/Latent Split	Sensible Btuh	Latent Btuh	Total Btuh
Recommended:	2.24	75% / 25%	20,159	6,720	26,879
Actual:	2.50				30,000

Equipment Data

	Heating System	Cooling System
Type:	Propane Furnace	Standard Air Conditioner
Model:	AMVM960603BN	
Indoor Model:		
Brand:		
Efficiency:	0 AFUE	0 SEER
Sound:	0	0
Capacity:	60,000 Btuh	30,000 Btuh
Sensible Capacity:	n/a	0 Btuh
Latent Capacity:	n/a	0 Btuh



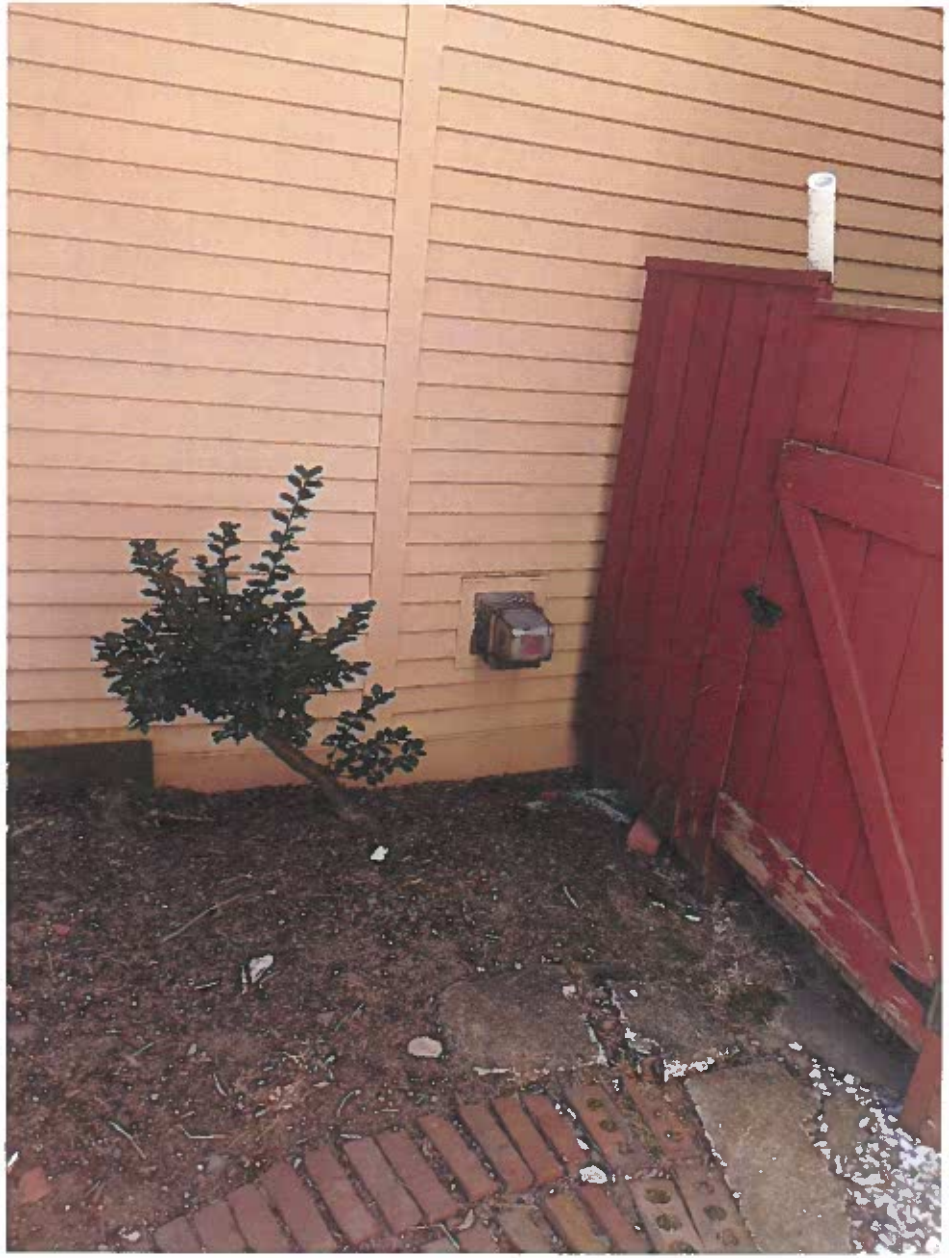
Water Heater

NOTES:

Engineering forms

Existing Direct venting, interior

Existing direct venting, exterior



4. 29 Vaughan Street - Recommended Approval

Background: The applicant is seeking approval for the replacement of the upper and lower glass panels of the store front.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

City of Portsmouth, NH

04/28/2022

LUHD-467

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 26, 2022

Applicant

Laura Ludes
ludesl@comcast.net
PO Box 822
New Castle, NH 03854
603-498-4685

Location

29 VAUGHAN ST
Portsmouth, NH 03801

Owner:

SJW LTD & C/O GENE FISK & ASSOCIATES LLC
4 GREENLEAF WOODS DR STE 102 PORTSMOUTH, NH 03801

Application Type

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

Alternative Project Address
Unit #35

Project Information

Brief Description of Proposed Work
Replace upper glass and bottom panel with single pane of glass (Unit #35).

Description of Proposed Work (Planning Staff)
--

Project Representatives

Relationship to Project
Other

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

Full Name (First and Last)
Joan Dickinson

Business Name (if applicable)
J. Hilburn

Mailing Address (Street)
220 Walker Bungalow Road

City/Town
Portsmouth

State
NH

Zip Code
03801

Phone
603-858-5626

Email Address
joan.dickinson@comcast.net

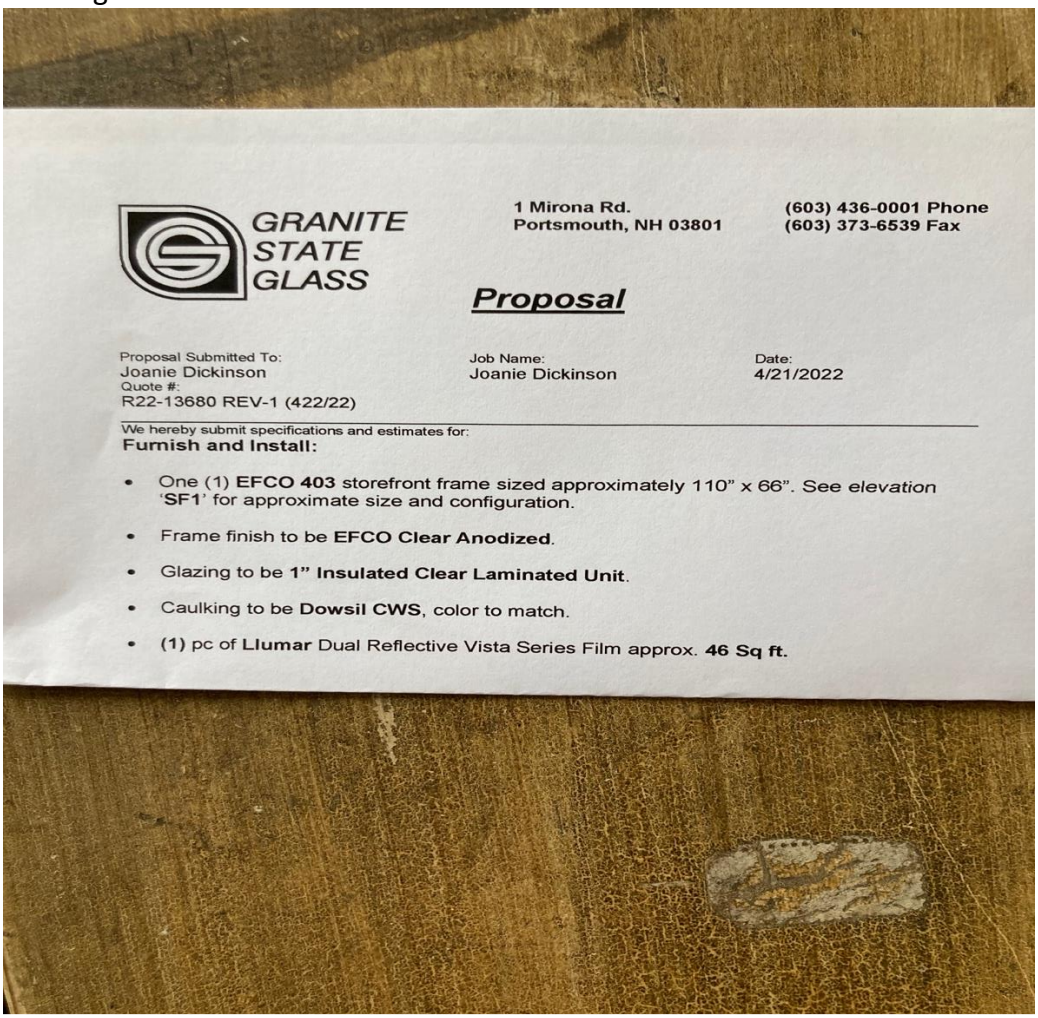
Acknowledgement

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
Other

Supporting Materials for Glass Replacement
29 Vaughan St. – Unit #35



GRANITE STATE GLASS

1 Mirona Rd.
Portsmouth, NH 03801

(603) 436-0001 Phone
(603) 373-6539 Fax

Proposal

Proposal Submitted To:
Joanie Dickinson
Quote #:
R22-13680 REV-1 (422/22)

Job Name:
Joanie Dickinson

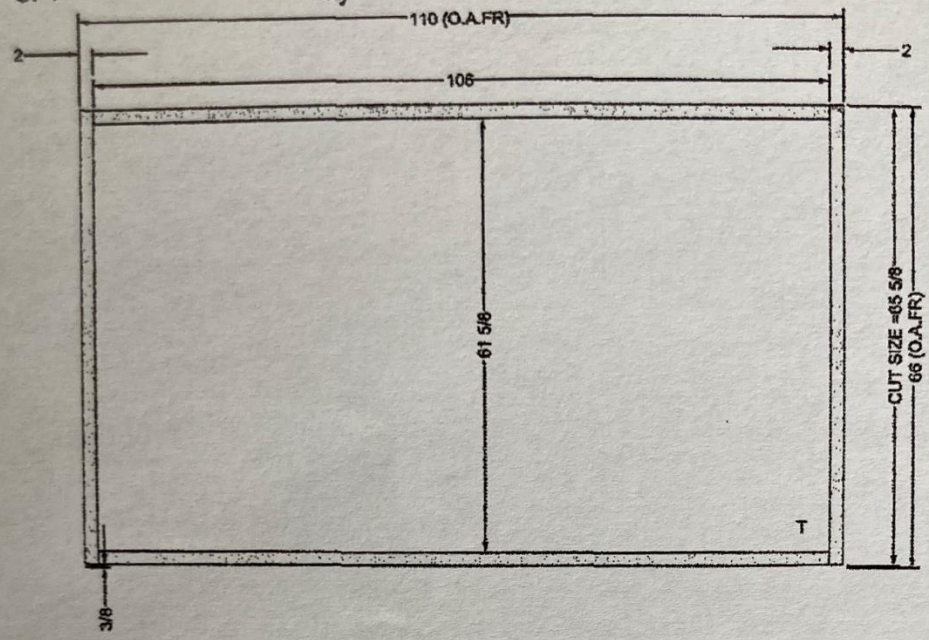
Date:
4/21/2022

We hereby submit specifications and estimates for:
Furnish and Install:

- One (1) **EFCO 403** storefront frame sized approximately 110" x 66". See *elevation* '**SF1**' for approximate size and configuration.
- Frame finish to be **EFCO Clear Anodized**.
- Glazing to be **1" Insulated Clear Laminated Unit**.
- Caulking to be **Dowsil CWS**, color to match.
- **(1)** pc of **Llumar** Dual Reflective Vista Series Film approx. **46 Sq ft.**

Project Name - 13680 Joanie Dickinson

SF1 Qty: 1



Private Office/Commercial Space
Available Immediately
Contact Gene Fisk & Associates
603-431-8866

5. 17 South Street - Recommended Approval

Background: The applicant is seeking approval for the replacement of the existing fence.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

City of Portsmouth, NH

04/28/2022

LUHD-468

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 27, 2022

Applicant

Kristin Goodwillie
kristin.goodwillie@gmail.com
17 South Street
Portsmouth, NH 03801
6037816827

Location

17 SOUTH ST
Portsmouth, NH 03801

Owner:

Kristin W Goodwillie
17 South Street 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
Replace current wooden fence with a natural cedar fence

Description of Proposed Work (Planning Staff)
--

Project Representatives

Relationship to Project
Owner

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

Full Name (First and Last)
Kristin Goodwillie

Business Name (if applicable)
Millgate Condominium Association

Mailing Address (Street)
17 South Street

City/Town
Portsmouth

State
NH

Zip Code
08301

Phone
6037816827

Email Address
kristin.goodwillie@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
Owner of this property

Existing Fence.

Proposed Fence.

6. 414 State Street - Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment on the second floor.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

City of Portsmouth, NH

04/28/2022

LUHD-449

Historic District Commission Work Session or Administrative Approval Application

Status: Complete

Date Created: Mar 22, 2022

Applicant

Jeremiah Comeford
jeremiah@prohvac1.com
PO Box 1173
Dover, NH 03821
603-743-4822

Location

414 STATE ST Unit 4
Unit 4
Portsmouth, NH 03801

Owner:

PIEL CARL-HENRY & KENDALL-PIEL COLLEEN
414 STATE ST UNIT 4 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
Install a ductless heat pump in the 2nd floor front living room on the inside back wall of the room. Install Fortress pipe chase down the outside wall to the condenser on a heat pump stand on the right side of the building. Enclose the condenser and stand. Paint the Fortress the same color as the building.

Description of Proposed Work (Planning Staff)
the installation of HVAC equipment on the second floor

Project Representatives

Relationship to Project
Other

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

Full Name (First and Last)
Mike Meserve

Business Name (if applicable)
Prohvac LLC

Mailing Address (Street)
PO Box 1173

City/Town
Dover

State
NH

Zip Code
03821

Phone
603-507-0908

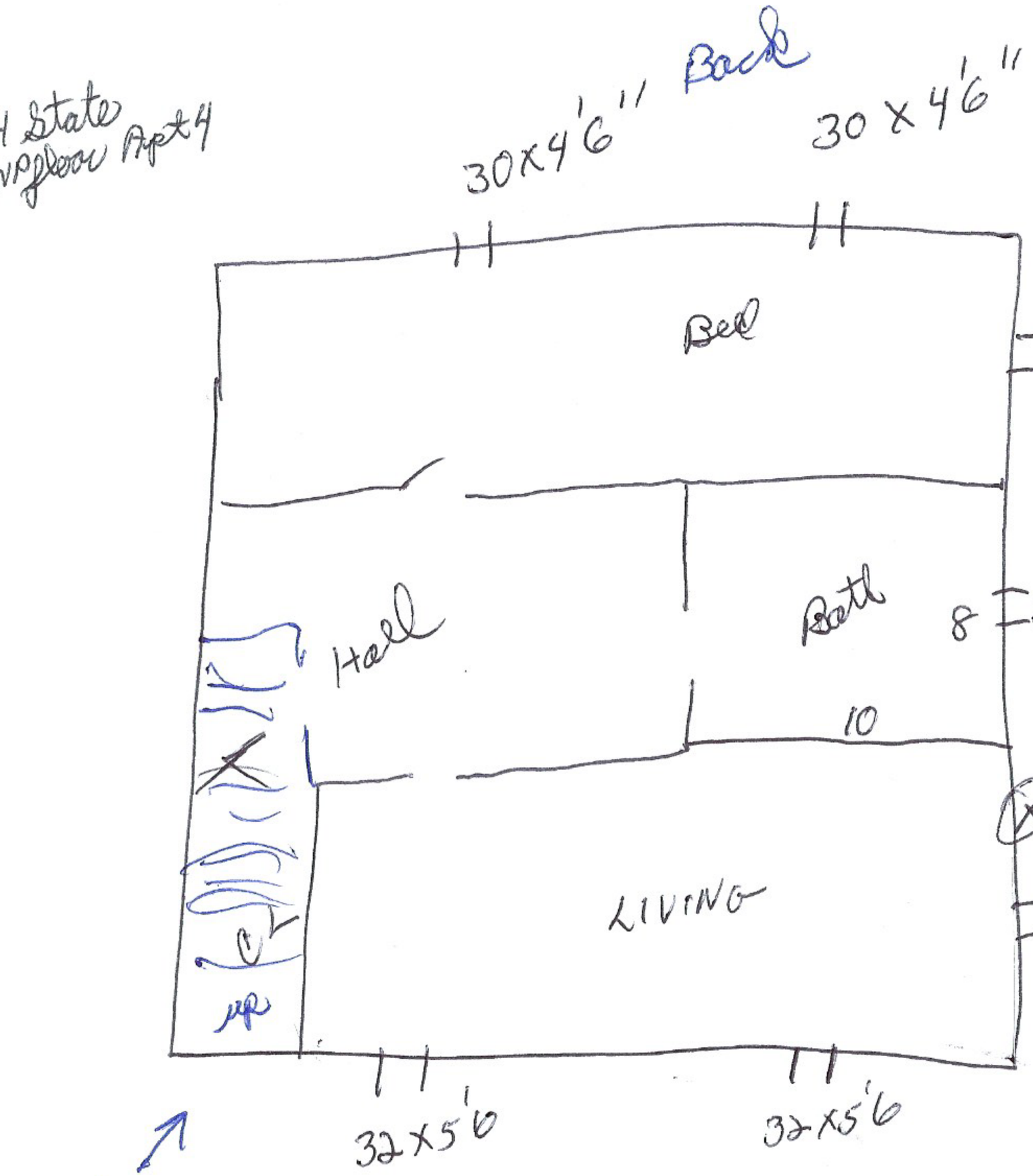
Email Address
jeremiah@prohvac1.com

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
☑

414 State
2nd floor Apt 4



Mike Normand
603-507-0908
PMGC-21-308

590 sq ft

(x) wall air handler - one room

driveway

2nd fl
PIEL
414 State St Unit 4
Portsmouth NH

front door

2nd floor

— State St —

has a central baseboard heating zone in this condo.

ARO9TSFABWKNCV

ARO9TSFACWK&CV

Manual S+J for 2nd floor condo only heat pump for living room

- windows 20 yrs old
- attic has 16" blown in
- walls very poor insulation

Untitled Map

Write a description for your map.

Legend

414 State Street

Counseling Center
OF PORTSMOUTH
431-3004

3 HOUR PAY METER

P

11

1st floor only / front livingroom

8.92 ft

Google Earth

© 2021 Google

PMGC-21-308

1 December 2021

Portsmouth Historic District Commission
To Whom it may concern,

I have asked Michael Reserve of PRO HVAC to contact you directly regarding the permits required to install a heating/cooling system on my property located at:

414 State Street, Suite 4 Portsmouth, NH 03801

If you have any questions or concerns, please feel free to contact me directly at:
603-767-6513

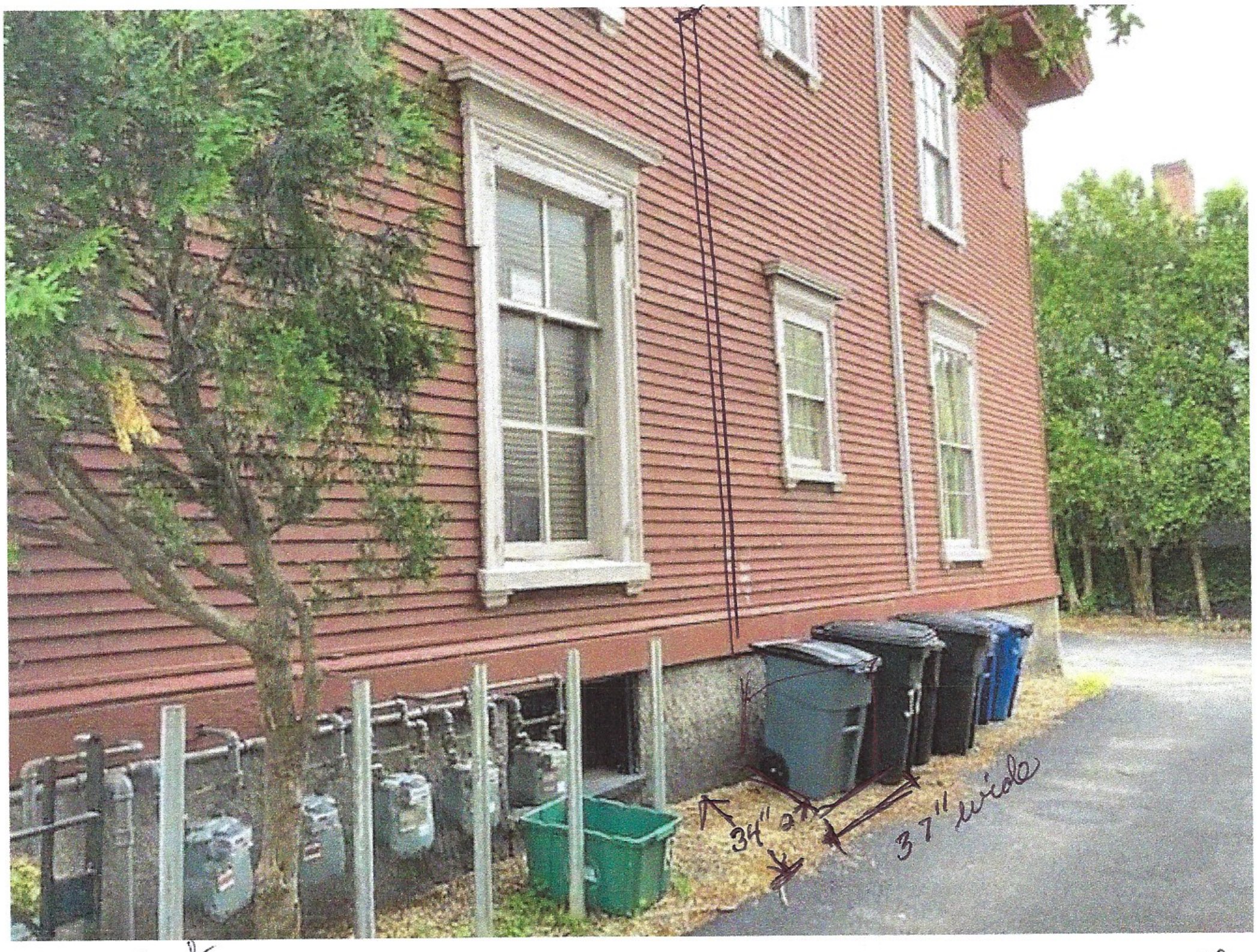
Or to contact Micheal Meserve at:
603-507-0908

with kind regards,

Colleen Kendall-Piel
414 State Street, Suite 4
Portsmouth, NH 03801
603-767-6513
colleenpiel@masiello.com, ckp13@comcast.net

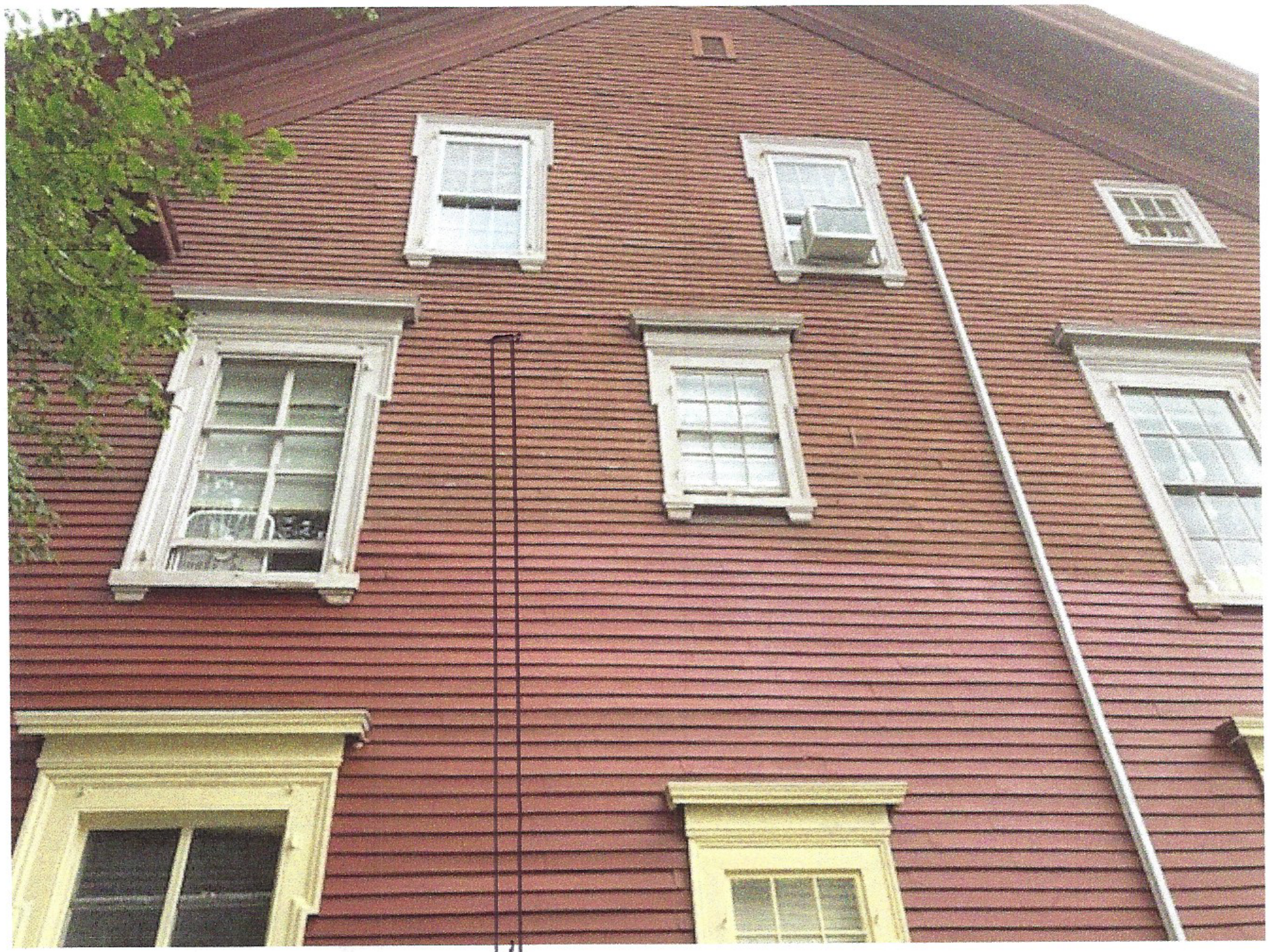
3½" brown Fortress pipe chase

Utility Easement



Front

Stand flange foot 27" from stone wall



Fortress 3½" wide
brown plastic pipe

Brown on red bin body

unit 21 9/16 high
stand 12" high
Total - 33 9/16 high

from ground

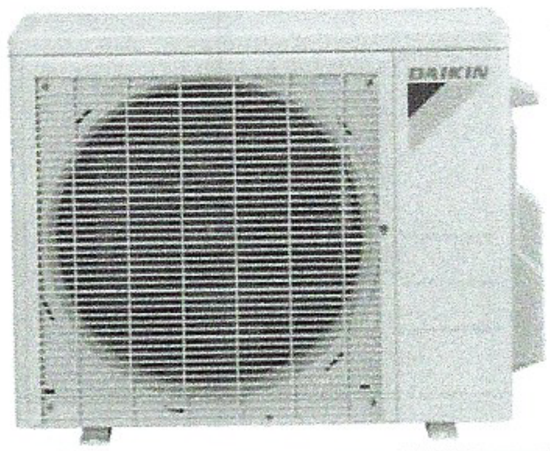
Job Name:	
Tag#	

DAIKIN

Submittal Data Sheet

FTX09NMVJU / RX09NMVJU

0.75-Ton Wall Mounted Heat Pump System



* 12 YEAR PARTS LIMITED WARRANTY

Complete warranty details available from your local dealer or at www.daikincomfort.com. To receive the 12-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec. *If product is installed in a commercial application, limited warranty period is 5 years.*

Efficiency

Cooling		Heating	
SEER	19	HSPF	9.0
EER	12.5	COP	4.06

Performance

Cooling (Btu/hr)	
Rated (Min/Max)	9,000 (4,400 / 10,200)
Sensible @ AHRI	8,170
Moisture Removal gal/h	.32
Standard Operating Range	50°F – 115°F
Extended Operating Range*	-4°F - 115°F

Rated Cooling Conditions: Indoor: 80°F DB/67°F WB
Outdoor: 95°F DB/75°F WB

***With field settings and wind baffle**

Heating (Btu/hr)	
1:@ 47° Rated (Min/Max)	10,000 (4,400 / 13,000)
2: @ 17° Rated	6,000
3: @ 5° Max	4,470
Operating Range	5°F – 65°F

1: Rated Heating Conditions: Indoor: 70°F DB/60°F WB
Outdoor: 47°F DB/43°F WB

2: Rated Heating Conditions: Indoor: 70°F DB/60°F WB
Outdoor: 17°F DB/15°F WB

3: Rated Heating Conditions: Indoor: 70°F DB/60°F WB
Outdoor: 5°F DB/5°F WB

Indoor Specifications

	Cooling		Heating	
Airflow Rate (cfm)	H	M	H	M
	417	297	403	328
	L	SL	L	SL
	244	141	251	215
Sound (dBA) H / M / L / SL	43 / 36 / 30 / 19		43 / 36 / 29 / 25	
Dimensions (H × W × D) (in)	11-1/4 × 30-5/16 × 8-3/4			
Weight (Lbs)	18			

Outdoor Specifications

Compressor	Hermetically Sealed Swing Type			
Refrigerant	R-410A			
Refrigerant Oil	PVE (FVC50K)			
Airflow Rate (cfm)	Cooling		Heating	
	H	1,102	H	1,006
	SL	1,035	SL	918
Sound Power Level (dBA)	46 / 48			
Dimensions (H × W × D) (in)	21-5/8 × 26-9/16 × 11-3/16			
Weight (Lbs)	55			

Electrical

	208/60/1	230/60/1
System MCA	12.1	12.1
System MFA	15	15
Compressor RLA	8.5	8.5
Outdoor fan motor FLA	.13	.13
Outdoor fan motor W	14	14
Indoor fan motor FLA	.20	.20
Indoor fan motor W	21	21

MFA: Max. fuse amps **MCA**: Min. circuit amps (A) **FLA**: Full load amps (A)
RLA: Rated load amps (A) **W**: Fan motor rated output (W)

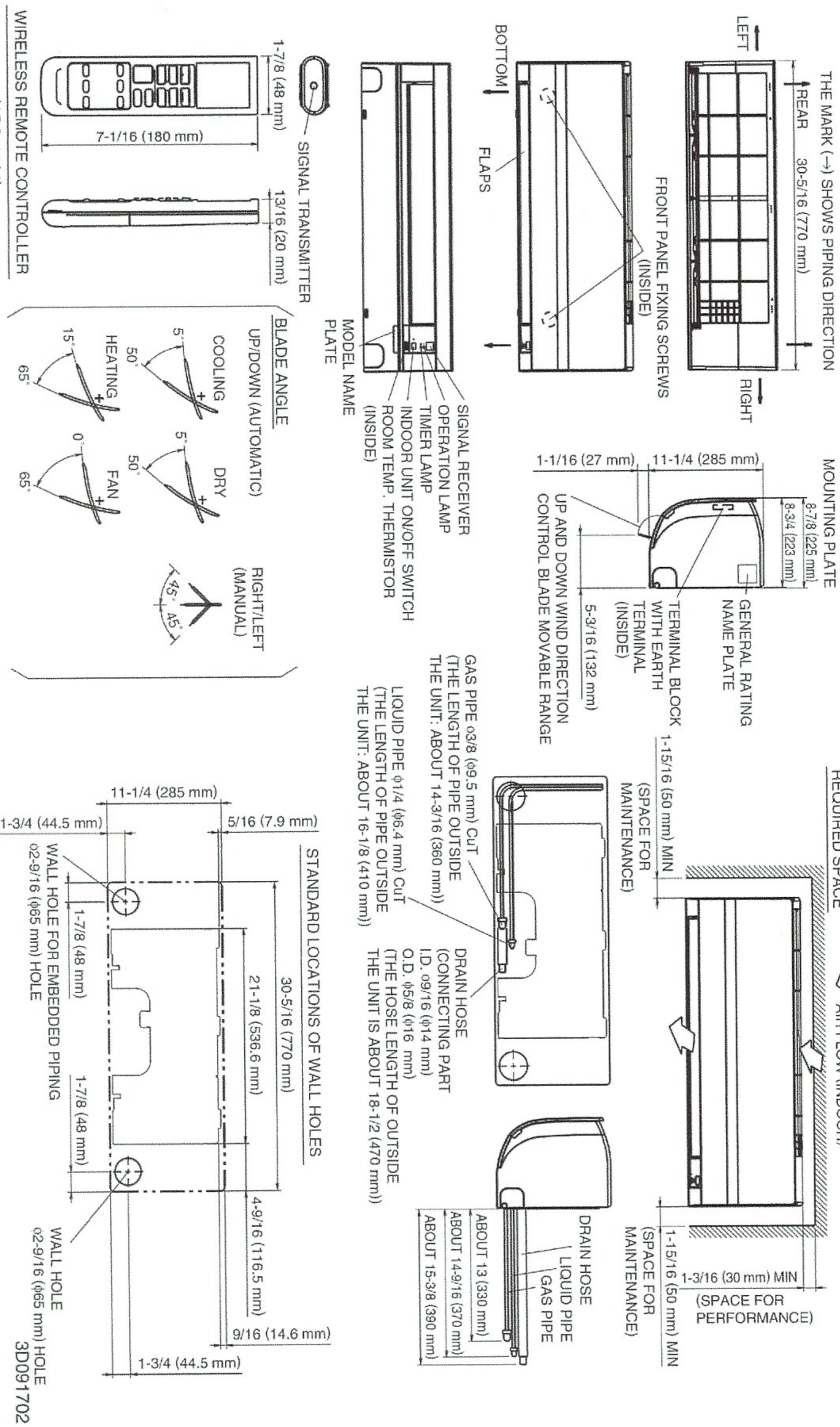
Piping

Liquid (in)	1/4
Gas (in)	3/8
Drain (in)	5/8
Max. Interunit Piping Length (ft)	65.625
Max. Interunit Height Difference (ft)	49.25
Chargeless (ft)	32.8
Additional Charge of Refrigerant (oz/ft)	.21

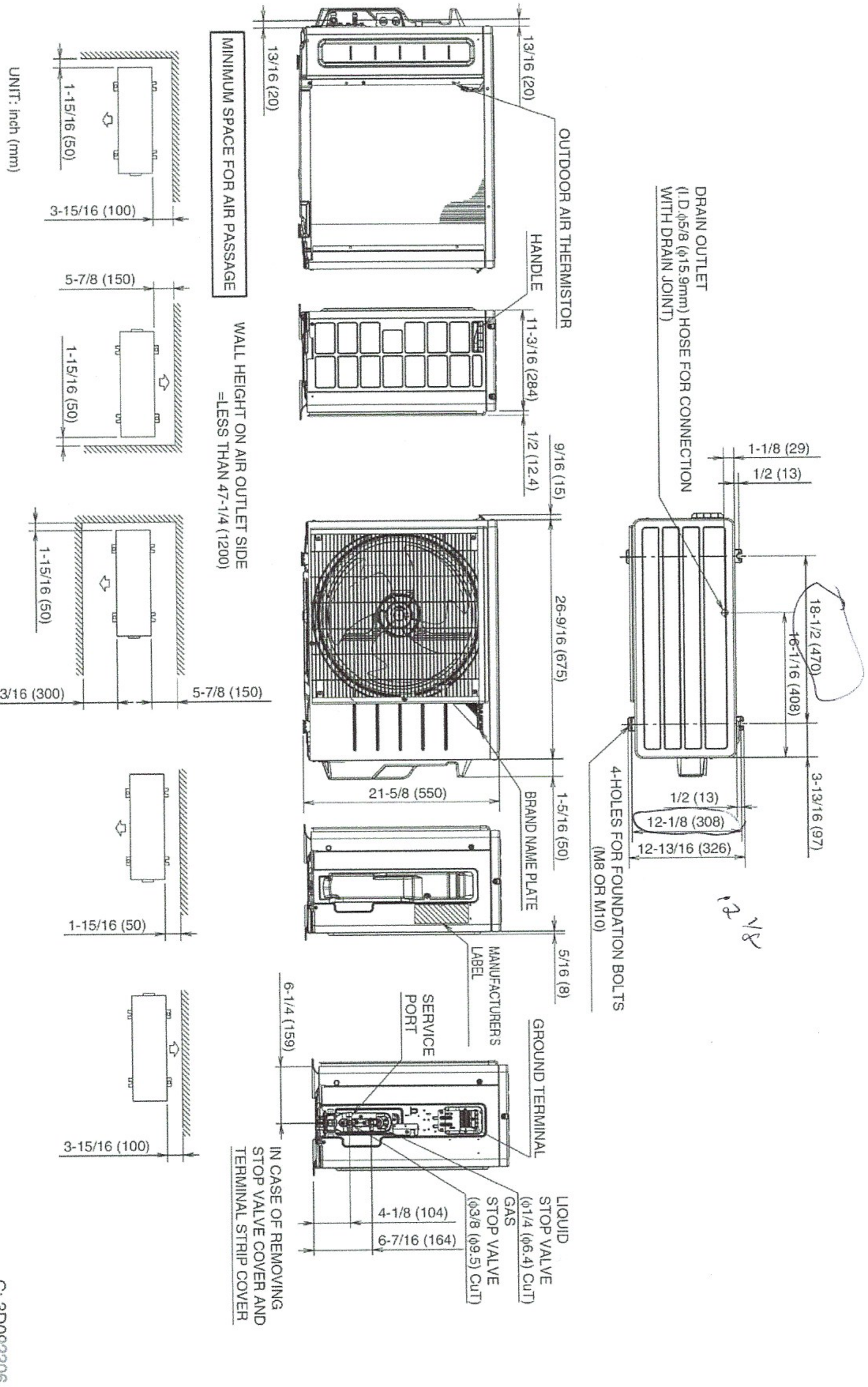
(Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without incurring any obligations)

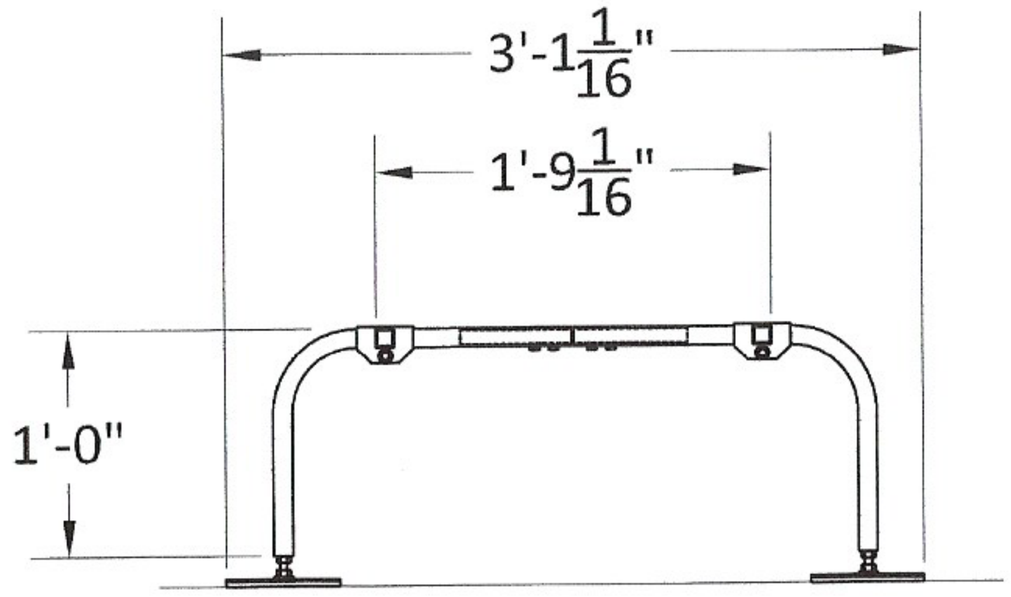
Submittal Creation Date: July 2017

FTX09NMVJU Dimensional Data

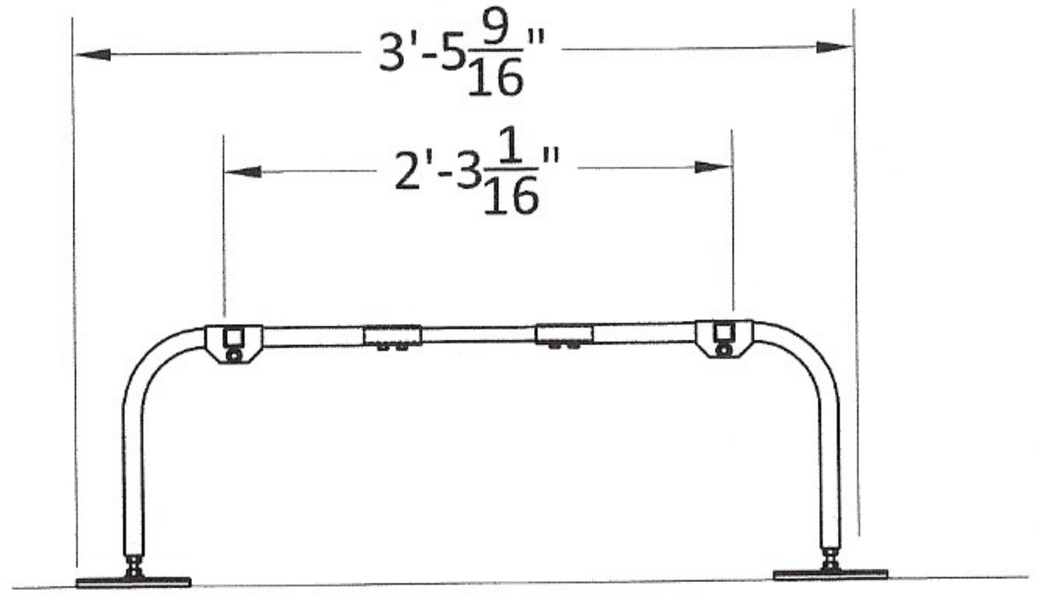


RX09NMVJU Dimensional Data

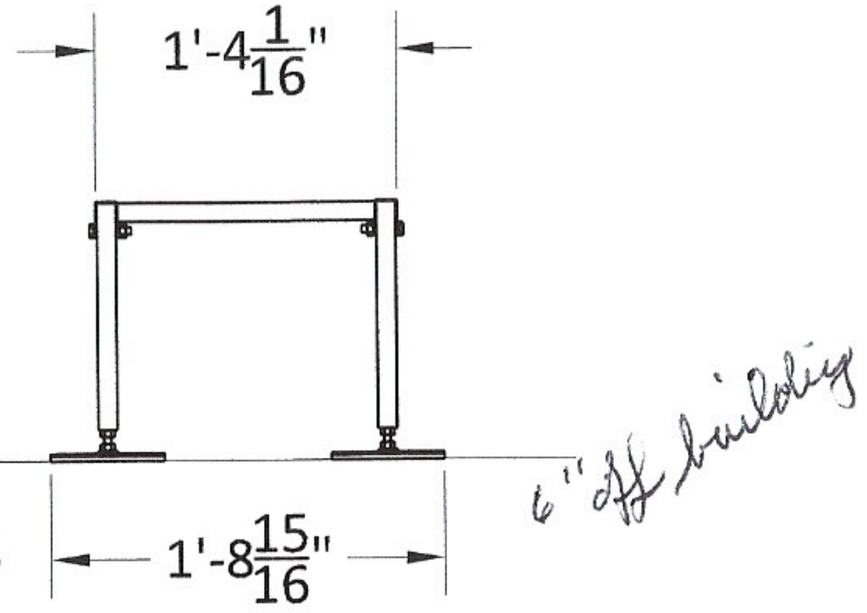




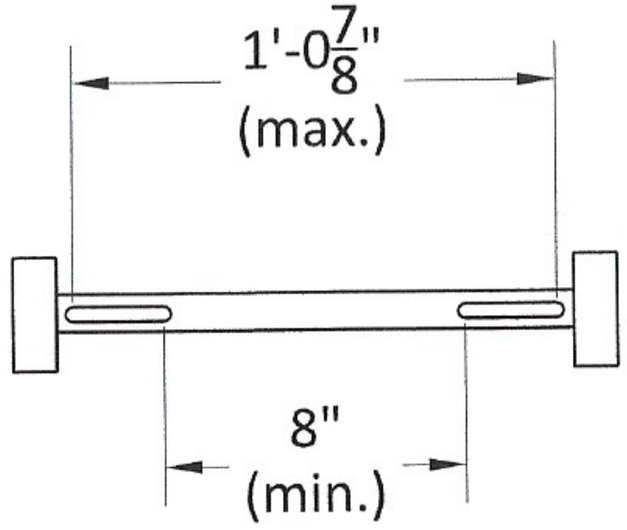
Side View - Retracted



Side View - Expanded



End View - Fixed



Spacer Bar Detail
(Showing Range of Bolt Spacing)

QUICK-SLING	ASSEMBLY DRAWING "MINI-SPLIT 12" ADJUSTABLE STAND - THIN MODEL NO. QSMS1200	www.quick-sling.com email: info@quick-sling.com fax: 1-(800)-699-0423	Quick Sling, LLC 391 W. Water Street Taunton, MA 02780 1-(800)-699-0543

U.S. Patent No. 8,827,232 B2

Eligible for Federal Tax Credit.

Certificate of Product Ratings

AHRI Certified Reference Number : 205132630 Date : 12-29-2021 Model Status : Active

AHRI Type : HRCU-A-CB-O (Mini-Split Heat Pump, with Remote Outdoor Unit Air-Source, Free Delivery)

Series Name : Wind-Free™ 2.0

Outdoor Unit Brand Name : SAMSUNG

Outdoor Unit Model Number : AR09TSFABWKX

Indoor Type : Mini-Splits (Non-Ducted)

Indoor Model Number(s) : AR09TSFABWKN

Rated as follows in accordance with the latest edition of AHRI 210/240 - 2017 with Addendum 1, Performance Rating of Unitary Air-Conditioning & Air-Source Heat Pump Equipment and subject to rating accuracy by AHRI-sponsored, independent, third party testing:

Cooling Capacity (A2) - Single or High Stage (95F), btuh : 9000

SEER : 24.50

EER (A2) - Single or High Stage (95F) : 15.50

Heating Capacity (H12) - Single or High Stage (47F) : 11000

HSPF (Region IV) : 12.50

Sold in? : USA, Canada

†"Active" Model Status are those that an AHRI Certification Program Participant is currently producing AND selling or offering for sale; OR new models that are being marketed but are not yet being produced."Production Stopped" Model Status are those that an AHRI Certification Program Participant is no longer producing BUT is still selling or offering for sale.
Ratings that are accompanied by WAS indicate an involuntary re-rate. The new published rating is shown along with the previous (i.e. WAS) rating.

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CERTIFICATE VERIFICATION

The information for the model cited on this certificate can be verified at www.ahridirectory.org, click on "Verify Certificate" link and enter the AHRI Certified Reference Number and the date on which the certificate was issued, which is listed above, and the Certificate No., which is listed at bottom right.

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CERTIFICATE NO.: 132852879816090613

FW Webb Company
218 Knox Marsh Road - Dover, New Hampshire 03820
603-749-3100 - lyman@fwwebb.com

Sales Consultant:
Job#: 122921-Pro HVAC
Date: 12/29/2021

Residence at 414 State Street Unit 4
414 State Street Unit 4
Portsmouth , NH 03801

Heat Pump (Average Load Procedure)

Design Conditions

Location:	Portsmouth Pease International Tradeport,		Elevation:	102 ft	Daily Range: Medium
Input Data:	Outdoor Dry Bulb	Indoor Dry Bulb	Latitude:	43° N	Design Grains: 26
Summer:	95	72	Heated Area	345 Sq.Ft.	
Winter:	5	72	Cooled Area	345 Sq.Ft.	

Heat/Loss Summary (July Heat Load Calculations)

	Gross Area	Loss	Sensible Gain	Latent Gain
Walls	304	1708	870	0
Windows	41.25	1575	1565	0
Doors	0	0	0	0
Ceilings	184	752	673	0
Skylights	0	0	0	0
Floors	0	0	0	0
Room Internal Loads	0	1024	0	
Blower Load		0	0	
Hot Water Piping Load	0	0	0	
Winter Humidification Load	725	0	0	
Infiltration	2456	442	309	
Ventilation	0	0	0	
Duct Loss/Gain EHLF=0 ESGF=0	0	0	0	
AED Excursion	n/a	262	n/a	
Subtotal	7216	4836	309	

Total Heating	7216	Btuh
Total Cooling	5145	Btuh

Approved ACCA MJ8 Calculations

14 Linear ft. of Hydronic Baseboard

*Calculations are based on the ACCA Manual J 8th Edition and are approved by ACCA. All computed calculations are estimates based on building use, weather data, and inputted values such as R-Values, window types, duct loss, etc. Equipment selection should meet both the latent and sensible gain as well as building heat loss.

This application has glass areas that produce relatively large cooling loads for part of the day. Variable air volume devices may be required to overcome spikes in solar load for one or more rooms. A zoned system may be required, or some rooms may require zone control (provided by individual, motorized, thermostatically controlled dampers).

FW Webb Company
218 Knox Marsh Road - Dover, New Hampshire 03820
603-749-3100 - lyman@fwwebb.com

Residence at 414 State Street Unit 4
414 State Street Unit 4
Portsmouth , NH 03801

Sales Consultant:
Job#: 122921-Pro HVAC
Date: 12/29/2021

Living Room (Average Load Procedure)

Design Conditions

Location:	Portsmouth Pease International Tradeport,		Elevation:	102 ft	Daily Range: Medium
Input Data:	Outdoor Dry Bulb	Indoor Dry Bulb	Latitude:	43° N	Design Grains: 26
Summer:	95	72	Heated Area	345 Sq.Ft.	
Winter:	5	72	Cooled Area	345 Sq.Ft.	

Heat/Loss Summary (July Heat Load Calculations)

	Gross Area	Loss	Sensible Gain	Latent Gain
Walls	304	1708	870	0
Windows	41.25	1575	1565	0
Doors	0	0	0	0
Ceilings	184	752	673	0
Skylights	0	0	0	0
Floors	0	0	0	0
Room Internal Loads		0	1024	0
Blower Load	725	0	0	
Hot Water Piping Load		0	0	
Winter Humidification Load		0	0	
Infiltration	2456	442	309	
Ventilation	0	0	0	
Duct Loss/Gain	0	0	0	
AED Excursion	n/a	262	n/a	
Subtotal	7216	4836	309	

Total Heating	7216	Btuh
Total Cooling	5145	Btuh

Approved ACCA MJ8 Calculations

14 Linear ft. of Hydronic Baseboard

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Date: 12/29/2021

Residence at 414 State Street Unit 4
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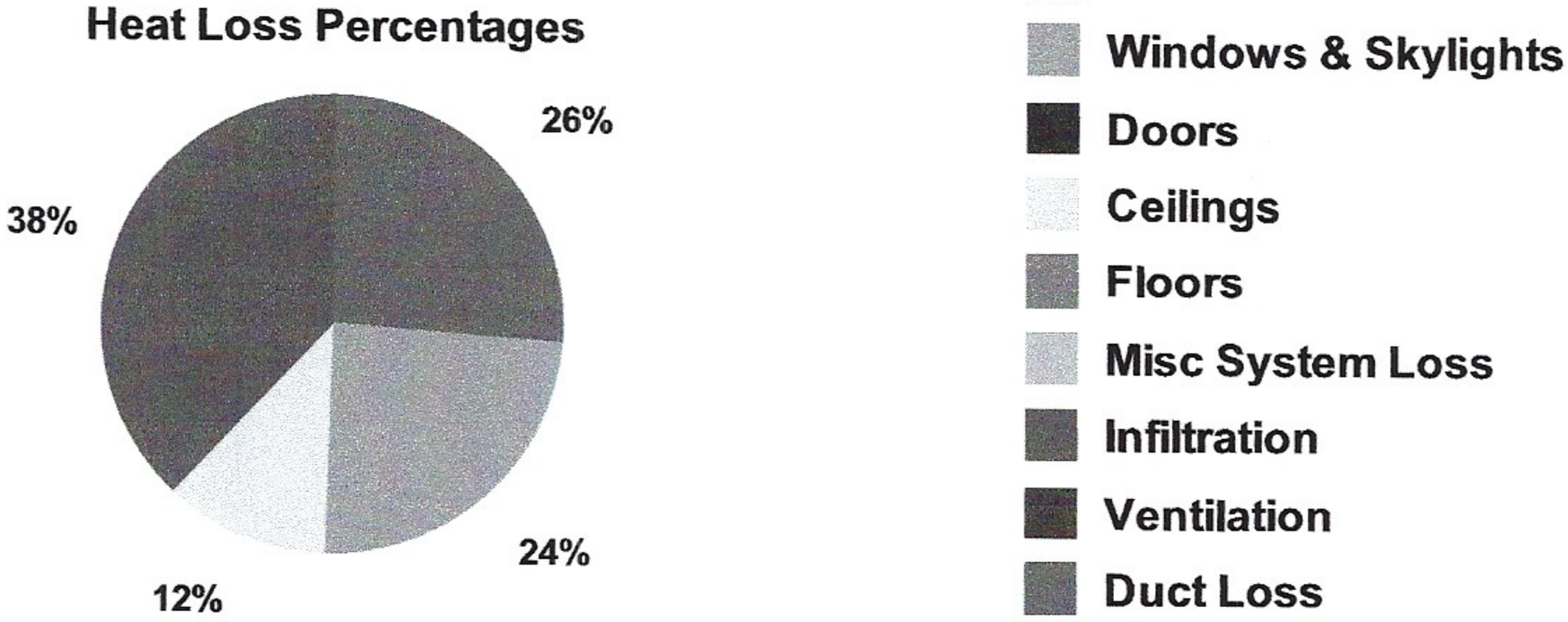
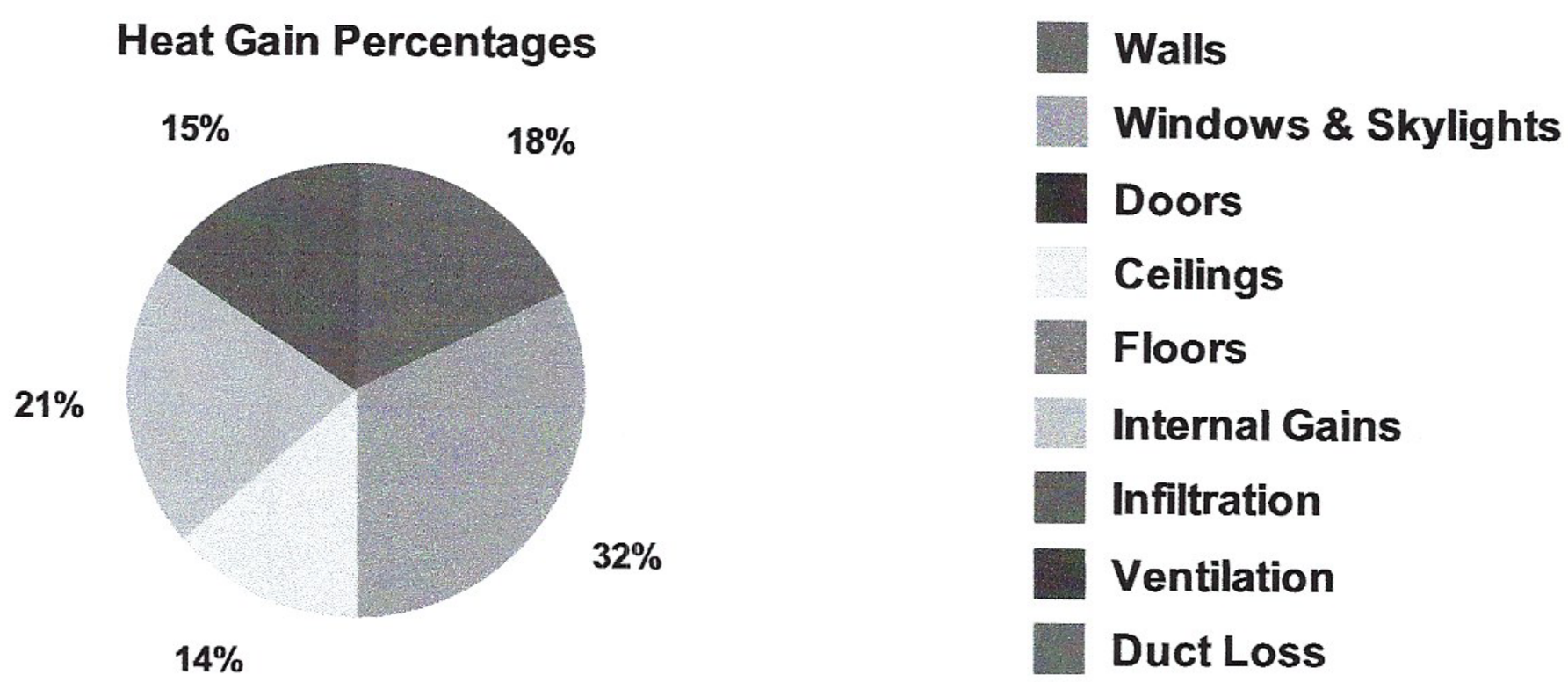
Portsmouth , NH 03801

Living Room Load Chart





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Date: 12/29/2021

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Portsmouth , NH 03801

Heat Pump Breakdown

Item Name	U-Value /SHGC	Net Area	Htg. HTM.	Clg. HTM	Sens. Htg.	Sens. Clg.	Lat. Clg.	Total Clg.
Construction Type								
Heat Pump					725	0	0	0
Living Room					0	1024	0	1024
Ceiling	0.061	184	4.087	3.66	752	673	0	673
	Ceiling under Unvented Attic or Attic Knee Wall, With Radiant Barrier|Any|Any|R-15 insulation							
West Wall	0.097	100.25	6.499	3.31	652	332	0	332
	Frame Wall/Partition|NA|NA|Wood|R-11|None|NA|Siding or Stucco|NA							
Window-2.5x5.5	0.57/0.56	13.75	38.19	65.96	525	907	0	907
	Operable|Normal Window|Clear|2 Pane|Wood, Wood with Metal Clad, or Vinyl							
North Wall	0.097	162.5	6.499	3.31	1056	538	0	538
	Frame Wall/Partition|NA|NA|Wood|R-11|None|NA|Siding or Stucco|NA							
Window-2.5x5.5	0.57/0.56	13.75	38.19	23.93	525	329	0	329
	Operable|Normal Window|Clear|2 Pane|Wood, Wood with Metal Clad, or Vinyl							
Window-2.5x5.5	0.57/0.56	13.75	38.19	23.93	525	329	0	329
	Operable|Normal Window|Clear|2 Pane|Wood, Wood with Metal Clad, or Vinyl							

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Sales Consultant:

Job#: 122921-Pro HVAC

Date: 12/29/2021

Residence at 414 State Street Unit 4
414 State Street Unit 4
Portsmouth , NH 03801

Heat Pump (Average Load Procedure)

Design Conditions

Location:	Portsmouth Pease International Tradeport,		Elevation:	102 ft	Daily Range: Medium
Input Data:	Outdoor Dry Bulb	Indoor Dry Bulb	Latitude:	43° N	Design Grains: 26
Summer:	95	72	Heated Area	345 Sq.Ft.	
Winter:	5	72	Cooled Area	345 Sq.Ft.	

Heat/Loss Summary (July Heat Load Calculations)

	Gross Area	Loss	Sensible Gain	Latent Gain
Walls	304	1708	870	0
Windows	41.25	1575	1565	0
Doors	0	0	0	0
Ceilings	184	752	673	0
Skylights	0	0	0	0
Floors	0	0	0	0
Room Internal Loads		0	1024	0
Blower Load			0	0
Hot Water Piping Load	0	0	0	0
Winter Humidification Load	725	0	0	
Infiltration	2456	442	309	
Ventilation	0	0	0	
Duct Loss/Gain EHLF=0 ESGF=0	0	0	0	
AED Excursion	n/a	262	n/a	
Subtotal	7216	4836	309	

Total Heating	7216	Btuh
Total Cooling	5145	Btuh

Approved ACCA MJ8 Calculations

14 Linear ft. of Hydronic Baseboard

*Calculations are based on the ACCA Manual J 8th Edition and are approved by ACCA. All computed calculations are estimates based on building use, weather data, and inputted values such as R-Values, window types, duct loss, etc. Equipment selection should meet both the latent and sensible gain as well as building heat loss.

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Sales Consultant:
Job#: 122921-Pro HVAC
Date: 12/29/2021

Residence at 414 State Street Unit 4
414 State Street Unit 4
Portsmouth , NH 03801

Equipment Selection

Design Conditions

Design Location:	Portsmouth Pease	Relative Humidity:	50%
Elevation:	102 ft	Summer Outdoor Design:	95
Latitude:	43° N	Winter Outdoor Design:	5
Daily Range:	Medium	Summer Indoor Design:	72
Design Grains	26	Winter Indoor Design:	72

Heating Equipment

Mfg:	SAMSUNG	Altitude Correction Factor:	0
Model:	AR09TSFABWKN	Heating Input (btuh):	
AHRI Ref #:	205132630	Heating Output (btuh):	11000
Efficiency (AFUE):		Calculated HeatPump Output @ Design (btuh):	9200

Cooling Equipment

Mfg:	SAMSUNG	Altitude Correction Factor:	0
Oudoor Unit Model:	AR09TSFABWKX	Rated Total Cooling (btuh):	9000
Coil:		Sensible Cooling (btuh):	8100
Furnace:		Latent Cooling (btuh):	900
AHRI Ref #:	205132630	SEER - EER@95:	
		Heat Pump HSPF:	

Summary

MJ8 Calculations		Status	Equipment Capacities	
Sensible Gain (btuh):	4836	Sufficient	Sensible Capacity (btuh):	8100
Latent Gain (btuh):	309	Sufficient	Latent Capacity (btuh):	900
Total Heat Gain (btuh):	5145	Sufficient	Total Capacity (btuh):	9000
Heat Loss (btuh):	7216	Sufficient	Heating Capacity (btuh):	11000

Historic District Commission

Staff Report – May 4th, 2022

May 4th MEETING

Administrative Approvals:

1. **414 State St. (LUHD-449)** - **Recommend Approval**
2. **60 Penhallow St. (LUHD-464)** - **Recommend Approval**
3. **303 Pleasant St. (LUHD-448)** - **Recommend Approval**
4. **333 Marcy St. (LUHD-466)** - **Recommend Approval**
5. **29 Vaughan St. (LUHD-467)** - **Recommend Approval**
6. **17 South St. (LUHD-468)** - **Recommend Approval**

PUBLIC HEARINGS – OLD BUSINESS:

A. 55 Gates Street. (LU-22-43) (windows, siding & trim)
B. 531 Islington Street (LU-22-38) (signage and siding)
C. 189 Gates Street (LU-22-30) (garden cottage)

PUBLIC HEARINGS – NEW BUSINESS:

1. 85 Daniel St. (LUHD-445) (rear addition & dormers)
2. 166 New Castle Ave. (LU-22-83) (window)
3. 404 Islington Street (LU-22-74) (door and HVAC)
4. 154 Maplewood Ave.(LU-22-70) (9 windows)
5. 159 State St. (LU-22-68) (HVAC)
6. 138 Gates St. (LU-22-55) (windows, siding and trim)
7. 129 State St. (LUHD-414) (skylights and rear additions)

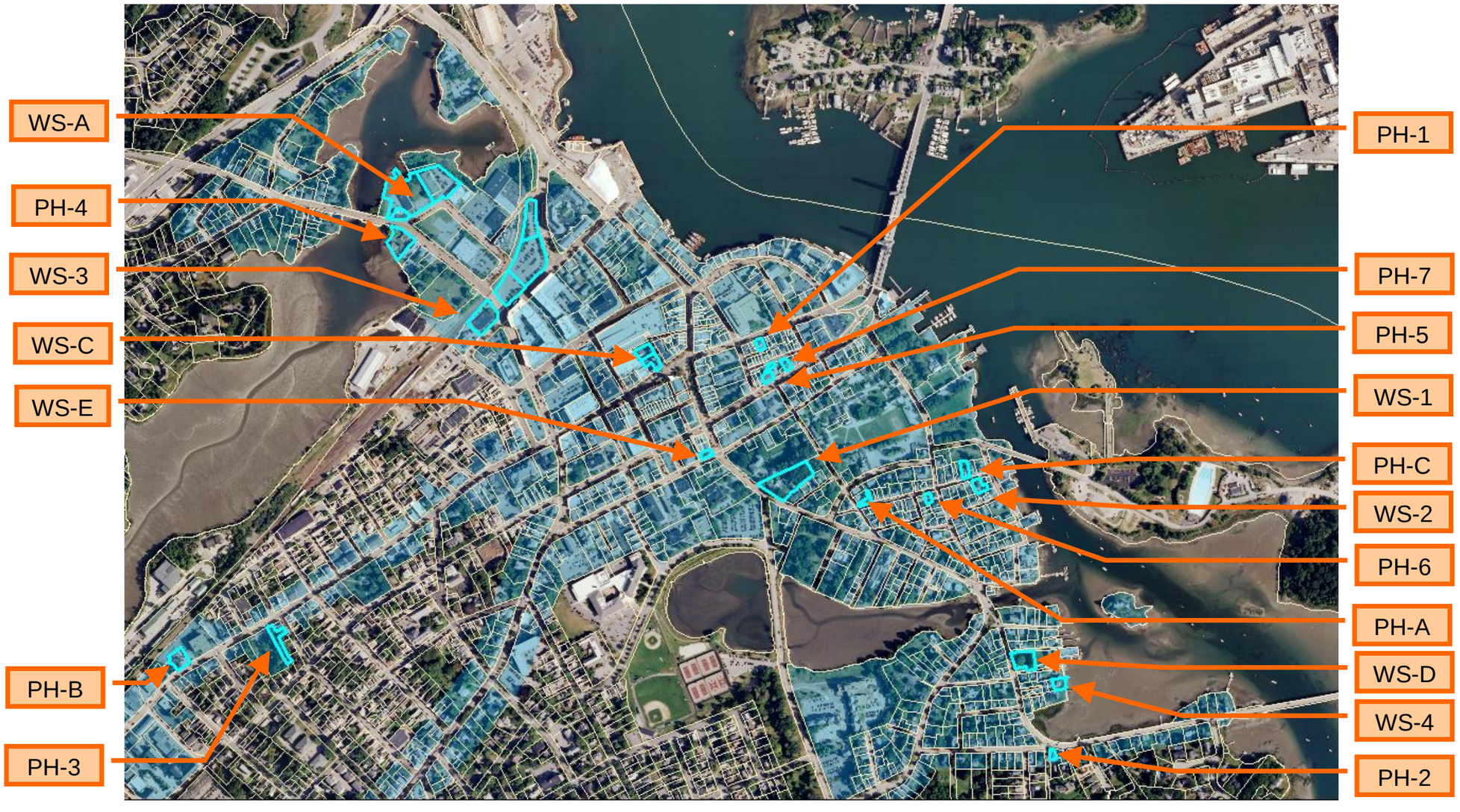
May 11th MEETING

WORK SESSIONS – OLD BUSINESS:

A. 1 Raynes Ave. (LUHD-234) (2 new buildings)
B. 2 Russell / 0 Deer St. (LUHD-366) (3 new buildings)
C. 1 Congress St. (LUHD-425) (infill building)
D. 445 Marcy St. (LUHD-424) (new single family)
E. 92 Pleasant St. (LUHD-422) (windows & balconies)

WORK SESSIONS – NEW BUSINESS:

1. 179 Pleasant St. (LUHD-463) (outbuildings)
2. 1 Walton Alley (LUHD-461) (garage and rear addition)
3. 161 Deer St. (LUHD-462) (4 story infill building)
4. 43 Holmes Court (LUHD-465) (demo and new single family)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: May 4th and 11th
APPLICATIONS: 25

Historic District Commission

Project Address: **55 GATES ST. (LU-22-43)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #A**

A. Property Information - General:

Existing Conditions:
- Zoning District: GRB
- Land Use: Single Family
- Land Area: 2,854 SF +/-
- Estimated Age of Structure: c.1850-70
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: View from Gates and Washington St.
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace windows, siding and trim, & remove chimney.

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☐ Mid-Block
☑ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

☑ Principal ☐ Accessory ☐ Demolition

F. Sensitivity of Context:

☑ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☑ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

- The existing contributing structure is located along the intersection of Washington and Gates Streets in the heart of the South End. It is surrounded with many contributing historic structures with buildings, all located along the street with no front- and shallow side-yard setbacks, and deeper rear yards.

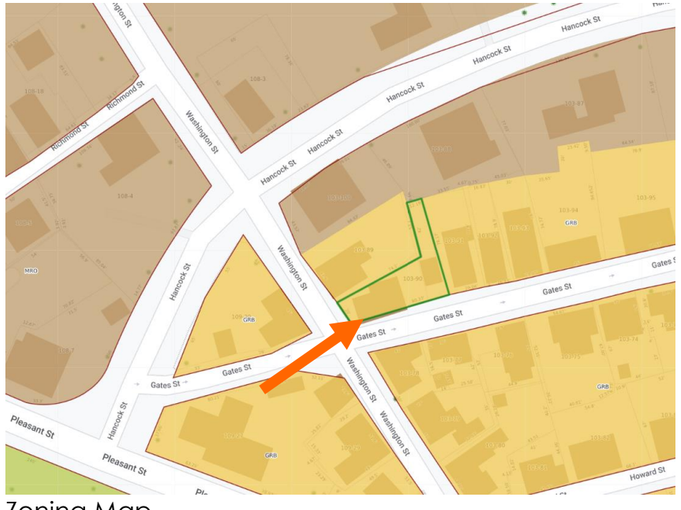
J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
  - Replace bulkhead and existing cedar siding in-kind;
  - Make trim and foundation repairs; and
  - Remove the existing chimney (2nd chimney to remain).

Design Guideline Reference – *Guidelines for Exterior Woodwork (05), Masonry and Stucco (07) and Windows & Doors (08).*

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

55 GATES ST. (LU-22-43) – PUBLIC HEARING #1 (MINOR PROJECT)

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MODERATE PROJECT

- REPLACE WINDOWS, SIDING, REPAIR FOUNDATION & REMOVE CHIMNEY -

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Number and Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Storm Windows / Screens			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages / Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls / Screenwalls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:55 GATESST.. Case No.: A Date: 5-4-22

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **531 ISLINGTON STREET (LU-22-38)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #B**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L2
- Land Use: Commercial
- Land Area: 11,325 SF +/-
- Estimated Age of Structure: c.1999
- Building Style: Commercial
- Number of Stories: 1
- Historical Significance: NA
- Public View of Proposed Work: View from Islington Street
- Unique Features: NA
- Neighborhood Association: Islington Creek

B. Proposed Work: To replace signage, siding and other misc. changes.

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Context:

☐ Highly Sensitive ☐ Sensitive ☑ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☑ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This structure is located along Islington Street. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.

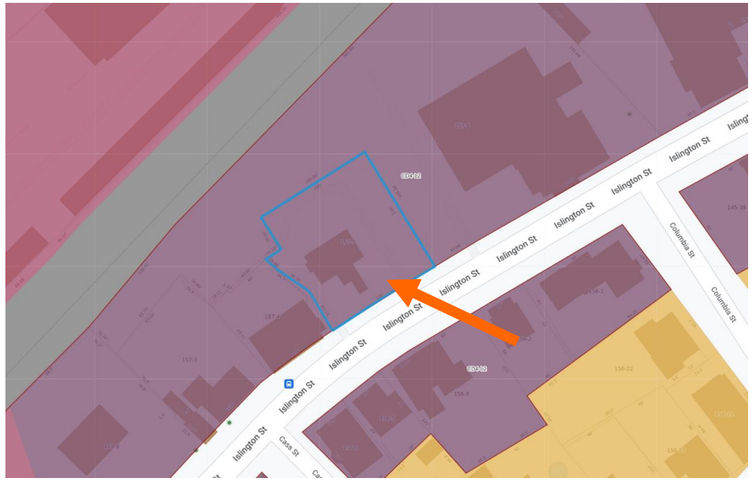
J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
  - Replace and add signage to the drive through; and
  - Reside the existing structure

Design Guideline Reference – *Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)*

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

NA

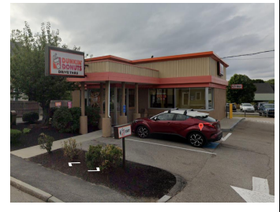
531 ISLINGTON STREET (LU-22-38) – PUBLIC HEARING #2 (MINOR)

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures (Average)	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MINOR PROJECT
– NEW SIGNAGE, SIDING AND MISC. ALTERNATIONS ONLY –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY:531 ISLINGTON STREET Case No.:B Date: 5-4-22
Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
   Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **189 GATES ST. (LU-22-30)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #C**

A. Property Information - General:

Existing Conditions:

- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 5,175 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: Greek Revival – Temple Form
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Gates Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To convert the garage into a garden cottage (ADU Unit).

C. Other Permits Required:

☑ Board of Adjustment ☑ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☐ Principal ☑ Accessory ☐ Significant Demolition

F. Sensitivity of Context:

☑ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☑ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This 2.5 story wood-sided structure is located on Gates Street and is surrounded with many contributing historic structures. Most buildings on Gate Street have little to no front-yard setbacks, shallow side-yards with deeper rear yards.

J. Staff Comments and Suggestions for Consideration:

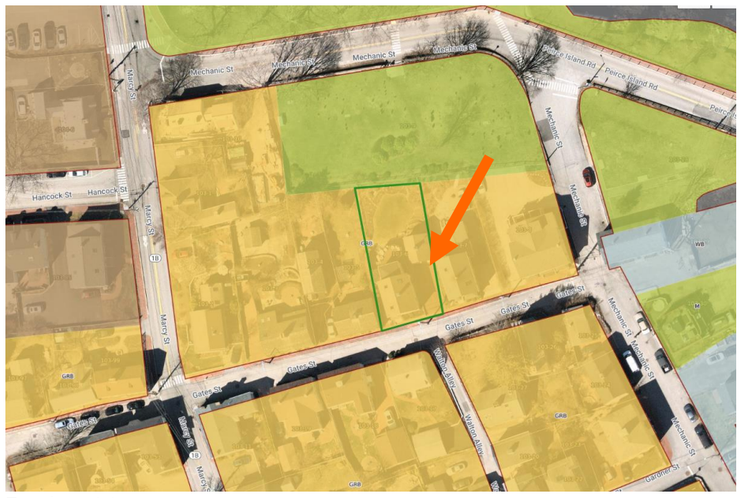
The project includes:

- The repurposing of the detached garage to a 546 SF garden cottage to be used as an accessory dwelling unit.
- The BOA also approved a variance for the project.
- Note that the rear deck appears to have been removed from the design due to privacy and shadowing concerns of the abutter.

- **Design Guideline Reference: *Guidelines for Exterior Woodwork (05), Porches, Stoops and Decks (06), and Windows and Doors (08)***

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

189 GATES STREET (LU-22-30) – PUBLIC HEARING #C (MODERATE)

STAFF		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MINOR PROJECT
– REPURPOSE GARAGE AS AN ACCESSORY DWELLING UNIT –
-

HISTORIC DISTRICT COMMISSION MEMBERS			PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:189 GATES STREET Case No.:C Date: 5-4-22

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: **85 DANIEL ST. (LU-22-75)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #1**

Existing Conditions:

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Greek Revival
- Historical Significance: C
- Public View of Proposed Work: View from Daniel St. and Custom house Way
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To replace rear addition, windows and stoop and add dormers.

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Demolition

F. Sensitivity of Context:

☐ Highly Sensitive ☑ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☑ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

a. This 2.5 story historic structure is located along Daniel Street. It is surrounded with many 2 1/2 -3 story wood-sided and brick historic structures with no front yards and shallow side and rear yards. Rear access to the buildings is available along Custom House Way.

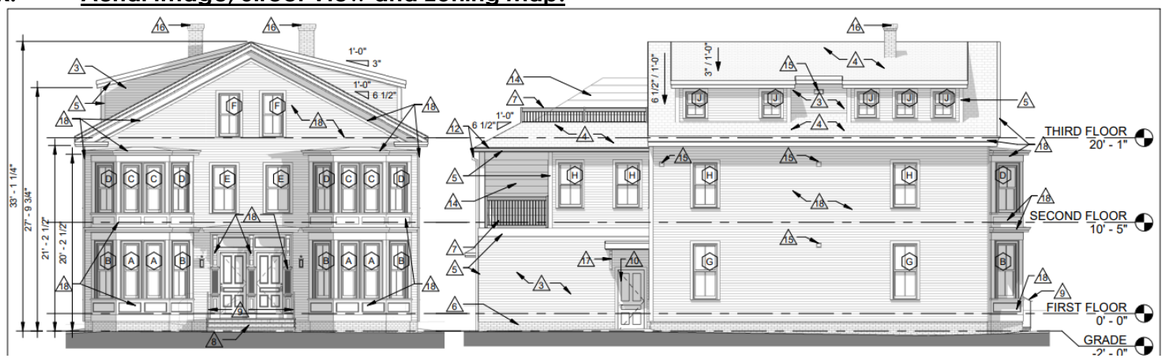
J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Remove and redevelop the rear addition to the structure in order to support a two-car garage with an upper floor deck.
- Add wide shed dormers to the roof to support reuse of the attic level.
- Note that the applicant is proposing live/work space so the commercial use along the street edge is maintained.

Design Guideline Reference – *Guidelines for Exterior Woodwork (05), Porches, Steps and Decks (06), Windows and Doors (08,) and Small Scale New Construction and Additions (10).*

K. Aerial Image, Street View and Zoning Map:



Proposed Alterations and Existing Conditions

Zoning Map

HISTORIC SURVEY RATING

C

85 DANIEL ST. (LU-22-75) – PUBLIC HEARING #1 (MODERATE)

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures (Average)	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MODERATE PROJECT
– REPLACE REAR ADDITON AND FRONT STOOP AND ADD DORMERS –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			□ Appropriate □ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			□ Appropriate □ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			□ Appropriate □ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			□ Appropriate □ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			□ Appropriate □ Inappropriate
		13	Style and Slope			□ Appropriate □ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			□ Appropriate □ Inappropriate
		15	Roof Materials			□ Appropriate □ Inappropriate
		16	**Cornice Line**			□ Appropriate □ Inappropriate
		17	Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate
		18	**Walls**			□ Appropriate □ Inappropriate
		19	Siding / Material			□ Appropriate □ Inappropriate
		20	Projections (i.e. bays, balconies…)			□ Appropriate □ Inappropriate
		21	**Doors and Windows**			□ Appropriate □ Inappropriate
		22	Window Openings and Proportions			□ Appropriate □ Inappropriate
		23	Window Casing/ Trim			□ Appropriate □ Inappropriate
		24	Window Shutters / Hardware			□ Appropriate □ Inappropriate
		25	Awnings			□ Appropriate □ Inappropriate
		26	Doors			□ Appropriate □ Inappropriate
		27	**Porches and Balconies**			□ Appropriate □ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			□ Appropriate □ Inappropriate
		29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate
		30	**Lighting** (i.e. wall, post…)			□ Appropriate □ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			□ Appropriate □ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			□ Appropriate □ Inappropriate
		33	**Decks**			□ Appropriate □ Inappropriate
		34	**Garages/ Barns / Sheds** (i.e. doors, placement…)			□ Appropriate □ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			□ Appropriate □ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			□ Appropriate □ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			□ Appropriate □ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			□ Appropriate □ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			□ Appropriate □ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			□ Appropriate □ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:85 DANIEL ST. Case No.:1 Date: 5-4-22

Decision: □ Approved □ Approved with Stipulations □ Denied □ Continued □ Postponed □ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: □ Yes □ No
2. Assessment of the Historical Significance: □ Yes □ No
3. Conservation and enhancement of property values: □ Yes □ No
4. Maintain the special character of the District: □ Yes □ No
5. Complement and enhance the architectural and historic character: □ Yes □ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: □ Yes □ No
2. Compatibility of design with surrounding properties: □ Yes □ No
3. Relation to historic and architectural value of existing structure: □ Yes □ No
4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

Historic District Commission

Project Address: **166 NEW CASTLE AVE. (LU-22-83)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #2**

Existing Conditions:
- Zoning District: SRB
- Land Use: Single Family
- Land Area: 4,860 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Greek Revival
- Historical Significance: C
- Public View of Proposed Work: View from New Castle Ave. and Fernald St.
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To add a single window over the garage.

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☐ Mid-Block
☑ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Demolition

F. Sensitivity of Context:

☐ Highly Sensitive ☐ Sensitive ☑ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☑ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:
- The building is located near the intersection of New Castle Ave. and Fernald Street in the heart of the South End. It is surrounded with many 2-3 story wood-sided historic structures with small rear yards and garden areas.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:
- Add a new double hung window above the garage level in the side yard. The window will match the existing 1/1 replacement windows.

Design Guideline Reference – *Guidelines for Exterior Woodwork (05), Porches, Steps and Decks (06), Windows and Doors (08,) and Small Scale New Construction and Additions (10).*

K. Aerial Image, Street View and Zoning Map:

Proposed Alterations and Existing Conditions

Zoning Map

HISTORIC SURVEY RATING

C

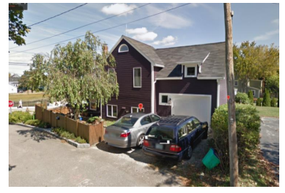
166 NEW CASTLE AVE. (LU-22-83) – PUBLIC HEARING #2 (MODERATE)

STAFF	No.	INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MODERATE PROJECT
– ADD SIDE WINDOW ABOVE GARAGE ONLY –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and Windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages/ Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY:166 NEW CASTLE AVE. Case No.:2 Date: 5-4-22
Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **404 ISLINGTON ST. (LU-22-74)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #3**

A. Property Information - General:

Existing Conditions:
- Zoning District: CD4-L2
- Land Use: Inn
- Land Area: 12,665 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Islington Street
- Unique Features: NA
- Neighborhood Association: Islington Creek

B. Proposed Work: To add HVAC equipment, a door and a handicapped ramp.

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Context:

☐ Highly Sensitive ☐ Sensitive ☑ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☑ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

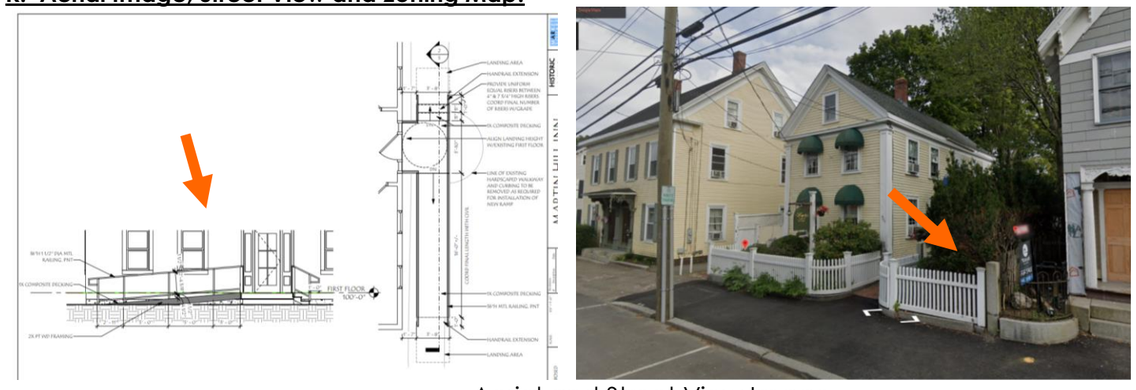
- This 2 ½ story wood-sided structure is located on Islington Street and is surrounded with many contributing historic structures. It is surrounded with many 2 -2 ½ story wood- sided historic structures with little to no front yard setback along the street and narrow side yards.

J. Staff Comments and Suggestions for Consideration:

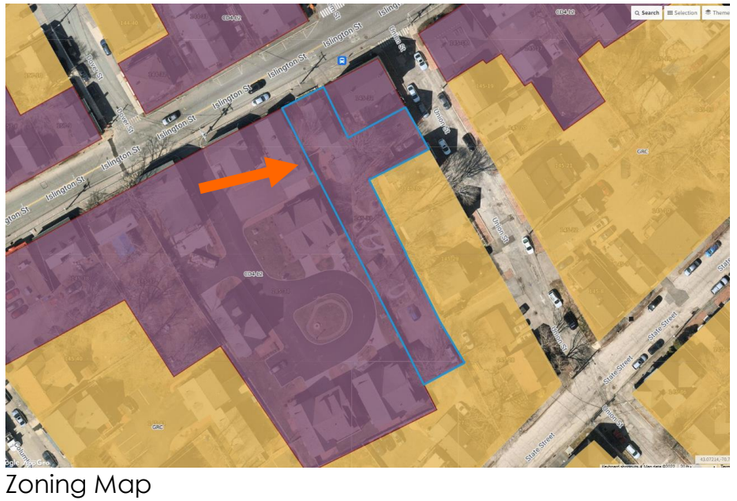
The project includes:
- Add a handicapped ramp on the west side of the building in order to support the Inn use of the property.
- HVAC equipment is also being added to the site.

- **Design Guideline Reference: *Guidelines for Porches, Steps and Decks, Windows and Doors (08) and Site elements and Streetscapes (09).***

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

404 ISLINGTON ST. (LU-22-74) – PUBLIC HEARING #3 (MINOR)

STAFF		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MINOR PROJECT
– ADD ADA RAMP TO SIDE DOOR ONLY –
-

HISTORIC DISTRICT COMMISSION MEMBERS			PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:404 ISLINGTON ST. Case No.:3 Date: 5-4-22

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: **154 MAPLEWOOD AVE. (LU-22-70)**
Permit Requested: **CERTIFCATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #4**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Mixed-Use
- Land Area: 19,600 SF +/-
- Estimated Age of Structure: c.1803
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: Limited public view
- Unique Features: NA
- Neighborhood Association: North End

B. Proposed Work: To replace 9 windows.

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

☑ Principal ☐ Accessory ☐ Demolition

F. Sensitivity of Context:

☐ Highly Sensitive ☐ Sensitive ☑ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☑ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

J. Neighborhood Context:

- This building is located along Maplewood Ave. The property is surrounded with many modern and historically significant structures. The structures in this neighborhood have shallow setbacks along the street and narrow side yards and deeper rear yards.

K. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Replace 9 windows.

Design Guideline Reference – *Guidelines for Windows and Doors (08).*

I. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

C

154 MAPLEWOOD AVE. (LU-22-70) – PUBLIC HEARING #4 (MINOR)

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MINOR PROJECT
- REPLACEMENT OF 9 WIINDOWS ONLY -

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Number and Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Storm Windows / Screens			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages / Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls / Screenwalls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:154 MAPLEWOOD AVE Case No.: 4 Date: 5-4-22

Decision: ☐ Approved ☐ Appoved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: **159 STATE ST. (LU-22-68)**
Permit Requested: **CERTIFCATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #5**

A. Property Information - General:

Existing Conditions:
- Zoning District: CD4
- Land Use: Multi-Family
- Land Area: 3,920 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: Italianate
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: View from Sheafe Street
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To add wall-mounted HVAC to the second floor.

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

☑ Principal ☐ Accessory ☐ Demolition

F. Sensitivity of Context:

☐ Highly Sensitive ☑ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☑ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

L. Neighborhood Context:

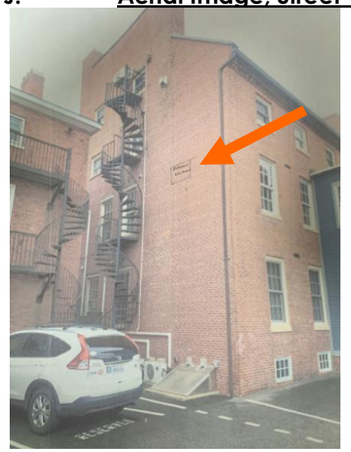
- This building is located along State and Sheafe Streets. The property is surrounded with many historically significant brick-sided structures. The structures in this neighborhood have little to no front yard setbacks along the street and narrow side yards.

M. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:
- Add a wall-mounted HVAC unit on the 2nd floor of the exterior wall of the structure. Conduit will also be applied to the wall.

Design Guideline Reference – *Guidelines for Masonry and Stucco (07) and Site Elements and Streetscapes (09).*

J. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

C

159 STATE ST. (LU-22-68) – PUBLIC HEARING #5 (MINOR)

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MINOR PROJECT
- WALL-MOUNTED HVAC CONDENSOR ONLY -

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Number and Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Storm Windows / Screens			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages / Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls / Screenwalls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:159 STATE ST. Case No.: 5 Date: 5-4-22

Decision: ☐ Approved ☐ Appoved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: **129 STATE ST. (LU-22-78)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION /PUBLIC HEARING #7**

A. Property Information - General:

Existing Conditions:
- Zoning District: CD4
- Land Use: Single Family
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c1815
- Building Style: Federal
- Number of Stories: 3.0
- Historical Significance: NA
- Public View of Proposed Work: View from State and Sheafe Streets
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To add dormers, modify rear additions and rooflines.

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

☑ Principal ☐ Accessory ☐ Demolition

F. Sensitivity of Context:

☐ Highly Sensitive ☑ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☑ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☑ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

- The new building is located along lower State Street and is surrounded with many contributing historic structures with uniform cornice heights and federal architectural design. The buildings are fronting directly along the street with no front yard setbacks and, where available, have shallow side or rear yards.

J. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
  - Removal of decorative window dressings
  - Adding skylights and oculus.
  - Replace and reconfigure the rear additions to the main structure.
- **Note that the small hip-dormer has been removed on the rear elevation and the roof line and height of the oculus has been modified to reduce visibility from State Street. Stud pockets have also been added to the mulled windows.**

Design Guideline Reference – *Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)*

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

C

129 STATE ST. (LU-22-78) – WORK SESSION / PUBLIC HEARING #7 (MODERATE PROJECT)

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MODERATE PROJECT

- ADD SKYLIGHTS, OCULUS, AND MODIFY REAR ADDITION -

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Number and Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Storm Windows / Screens			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages / Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls / Screenwalls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:129 STATE STREET Case No.: 7 Date: 5-4-22

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: **1 & 31 RAYNES AVE. (LUHD-234)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #A**

Existing Conditions:
- Zoning District: CD4
- Land Use: Vacant / Gym
- Land Area: 2.4 Acres +/-
- Estimated Age of Structure: c.1960s
- Building Style: Contemporary
- Historical Significance: NA
- Public View of Proposed Work: View from Maplewood and Raynes Ave.
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To construct a 4 story mixed-use building and 5 story hotel.

C. Other Permits Required:

☐ Board of Adjustment ☑ Planning Board ☐ City Council

D. Lot Location:

☑ Terminal Vista ☐ Gateway ☑ Mid-Block
☑ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Demolition

F. Sensitivity of Context:

☐ Highly Sensitive ☑ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☑ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:
- The building(s) is located along Maplewood Ave. and Raynes Ave. along the North Mill Pond. It is surrounded with many 2-2.5 story wood-sided historic structures along Maplewood Ave. and newer infill commercial structures along Vaughan St. and Raynes Ave.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:
- Demolish the existing buildings and replace them with two multi-story buildings including a hotel and a mixed-use building with ground floor commercial and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.
- **Note that the updated plan show modification for the penthouse level, the vertical recessed elements and entryways. We will get this into the City's 3D Massing Model in advance of the work session.**

Design Guideline Reference – *Guidelines for Commercial Developments and Storefronts (12).*

K. Aerial Image, Street View and Zoning Map:

Mixed-Use and Hotel Building Renderings

CD4
CD4-A
CD4-A
CD4-A

1 & 31 RAYNES AVE. (LUHD-234) – WORK SESSION #A (MAJOR PROJECT)

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures (Average)	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MAJOR PROJECT
– CONSTRUCT A 4 STORY MIXED-USE BUILDING AND 5 STORY HOTEL –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and Windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages/ Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY:1 & 31 Raynes Ave. Case No.:A Date: 5-11-22
Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: **2 RUSSELL & 0 DEER ST (LUHD-366)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #B**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Vacant /Parking
- Land Area: 85,746 SF +/-
- Estimated Age of Structure: NA
- Building Style: NA
- Number of Stories: NA
- Historical Significance: NA
- Public View of Proposed Work: View from Deer & Russell Streets & Maplewood Ave.
- Unique Features: Surface Parking Lot
- Neighborhood Association: North End

B. Proposed Work: To construct 4-5 story, mixed-use buildings.

C. Other Permits Required:

☐ Board of Adjustment ☑ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☑ Gateway ☐ Mid-Block
☑ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

☑ Principal ☐ Accessory ☐ Demolition

F. Sensitivity of Context:

☐ Highly Sensitive ☑ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☑ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

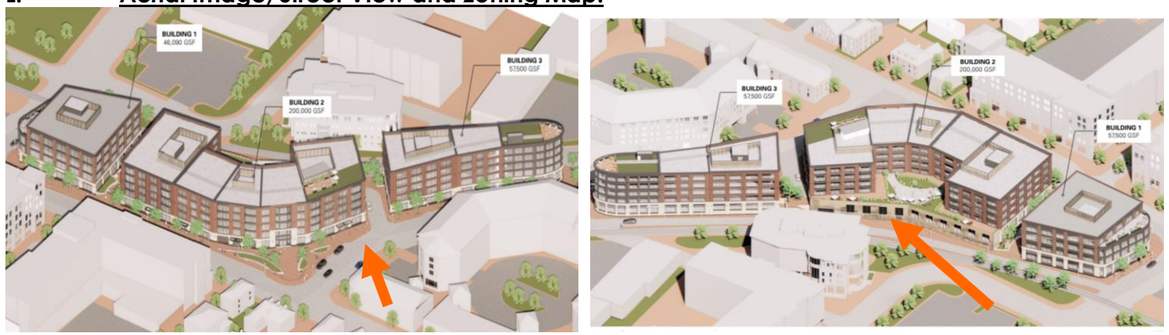
- The new building is located along Maplewood Ave., Russell and Deer Streets. It is surrounded with many new and proposed infill buildings ranging from 2.5 to 5 stories in height. The neighborhood is predominantly made up of newer, 4-5 story brick structures on large lots with little to no setback from the sidewalk.

J. Staff Comments and/ or Suggestions for Consideration:

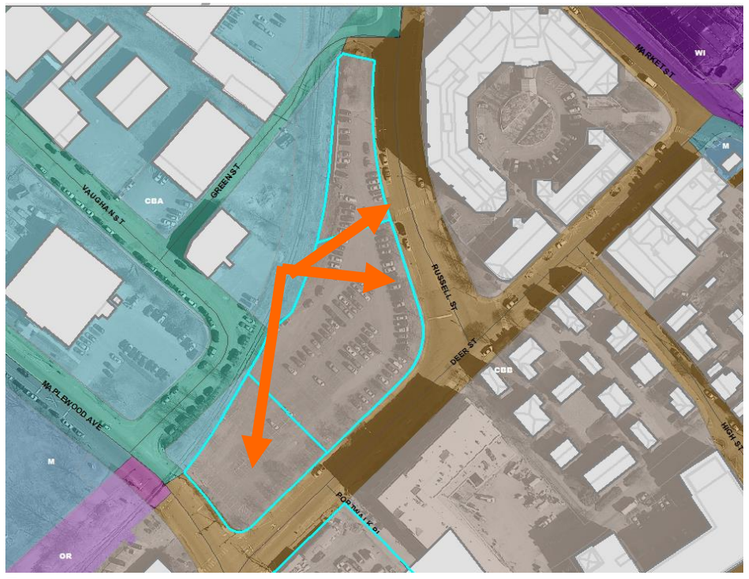
- The proposed site plan shows three individual buildings. Building 1 is a commercial building along Maplewood Ave., and building, 2 and 3 is a mixed-use buildings.
- Many changes requested by the HDC have been incorporated into the revised elevations and detail sheets on the materials have been included.
- **Note that the GIS Department is working to get this into the City's 3D Massing Model in advance of the work session.**

Design Guideline Reference – *Guidelines for Commercial Developments and Storefronts (12).*

L. Aerial Image, Street View and Zoning Map:



Front and Rear Axonometric Drawings



Zoning Map

HISTORIC SURVEY RATING

NA

2 RUSSELL & 0 DEER STREET (LUHD-366) – WORK SESSION #B (MAJOR PROJECT)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MAJOR PROJECT
- CONSTRUCT THREE, 4-5 STORY BUILDINGS -

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			□ Appropriate □ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			□ Appropriate □ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			□ Appropriate □ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			□ Appropriate □ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			□ Appropriate □ Inappropriate
		13	Style and Slope			□ Appropriate □ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			□ Appropriate □ Inappropriate
		15	Roof Materials			□ Appropriate □ Inappropriate
		16	**Cornice Line**			□ Appropriate □ Inappropriate
		17	Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate
		18	**Walls**			□ Appropriate □ Inappropriate
		19	Number and Material			□ Appropriate □ Inappropriate
		20	Projections (i.e. bays, balconies…)			□ Appropriate □ Inappropriate
		21	**Doors and windows**			□ Appropriate □ Inappropriate
		22	Window Openings and Proportions			□ Appropriate □ Inappropriate
		23	Window Casing/ Trim			□ Appropriate □ Inappropriate
		24	Window Shutters / Hardware			□ Appropriate □ Inappropriate
		25	Storm Windows / Screens			□ Appropriate □ Inappropriate
		26	Doors			□ Appropriate □ Inappropriate
		27	**Porches and Balconies**			□ Appropriate □ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			□ Appropriate □ Inappropriate
		29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate
		30	**Lighting** (i.e. wall, post…)			□ Appropriate □ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			□ Appropriate □ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			□ Appropriate □ Inappropriate
		33	**Decks**			□ Appropriate □ Inappropriate
		34	**Garages / Barns / Sheds** (i.e. doors, placement…)			□ Appropriate □ Inappropriate
	SITE DESIGN	35	**Fence / Walls / Screenwalls** (i.e. materials, type…)			□ Appropriate □ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			□ Appropriate □ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			□ Appropriate □ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			□ Appropriate □ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			□ Appropriate □ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			□ Appropriate □ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:2 RUSELL & 0 DEER ST. Case No.: B Date: 5-11-22

Decision: □ Approved □ Approved with Stipulations □ Denied □ Continued □ Postponed □ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: □ Yes □ No
2. Assessment of the Historical Significance: □ Yes □ No
3. Conservation and enhancement of property values: □ Yes □ No
4. Maintain the special character of the District: □ Yes □ No
5. Complement and enhance the architectural and historic character: □ Yes □ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: □ Yes □ No
2. Compatibility of design with surrounding properties: □ Yes □ No
3. Relation to historic and architectural value of existing structure: □ Yes □ No
4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

Historic District Commission

Project Address: 1 CONGRESS ST. (LUHD-425)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #C

A. Property Information - General:

Existing Conditions:
- Zoning District: CD4& CD5
- Land Use: Commercial
- Land Area: 13,940 SF +/-
- Estimated Age of Structure: c1860 & 1892
- Building Style: Italianate & Richardsonian Romanesque
- Number of Stories: 3 &3.5
- Historical Significance: Contributing (1860) & Focal (1892)
- Public View of Proposed Work: View from Congress and High Streets
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To renovate the existing buildings and add a new 4-story building.

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☐ Mid-Block
☑ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

☑ Principal ☐ Accessory ☐ Demolition

F. Sensitivity of Context:

☐ Highly Sensitive ☑ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☑ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

- The new building is located market square and High Street with many contributing historic structures. The building front directly along the street with no front yard or side yard setbacks. The abutting parking lot previous had a three-story wood-frame hotel building.

J. Staff Comments and/ or Suggestions for Consideration:

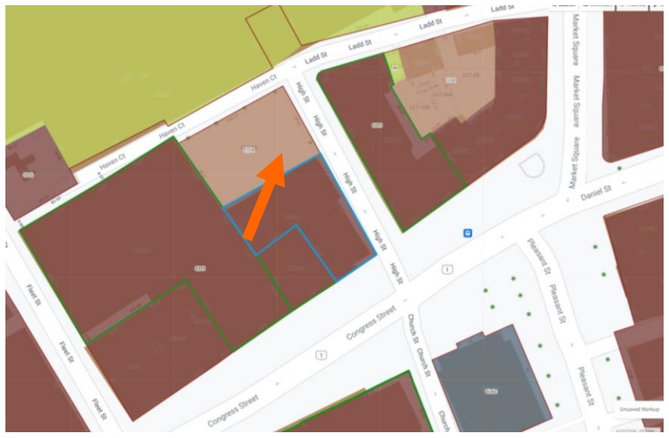
- The applicant is proposing to:
  - Make significant renovations to the existing historic structures and add a three-story addition to fill the existing surface parking lot.
  - The project also proposes improvements to Haven Court as a pedestrian alleyway connecting to Fleet Street.

- **Note that we will have this revised building design inserted into the City's 3D Massing Model in advance of the meeting.**

- **Design Guideline Reference – *Guidelines for Commercial Development and Storefronts (12)***

K. Aerial Image, Street View and Zoning Map:

Elevation and Rendering of Proposed New Building



Zoning Map

HISTORIC SURVEY RATING

C

1 CONGRESS ST. (LUHD-425) – WORK SESSION #C (MAJOR PROJECT)

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MAJOR PROJECT

- ALTERATIONS TO EXISTING HISTORIC BUILDINGS & ADD A 4-STORY BUILDING -

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			□ Appropriate □ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			□ Appropriate □ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			□ Appropriate □ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			□ Appropriate □ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			□ Appropriate □ Inappropriate
		13	Style and Slope			□ Appropriate □ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			□ Appropriate □ Inappropriate
		15	Roof Materials			□ Appropriate □ Inappropriate
		16	**Cornice Line**			□ Appropriate □ Inappropriate
		17	Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate
		18	**Walls**			□ Appropriate □ Inappropriate
		19	Number and Material			□ Appropriate □ Inappropriate
		20	Projections (i.e. bays, balconies…)			□ Appropriate □ Inappropriate
		21	**Doors and windows**			□ Appropriate □ Inappropriate
		22	Window Openings and Proportions			□ Appropriate □ Inappropriate
		23	Window Casing/ Trim			□ Appropriate □ Inappropriate
		24	Window Shutters / Hardware			□ Appropriate □ Inappropriate
		25	Storm Windows / Screens			□ Appropriate □ Inappropriate
		26	Doors			□ Appropriate □ Inappropriate
		27	**Porches and Balconies**			□ Appropriate □ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			□ Appropriate □ Inappropriate
		29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate
		30	**Lighting** (i.e. wall, post…)			□ Appropriate □ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			□ Appropriate □ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			□ Appropriate □ Inappropriate
		33	**Decks**			□ Appropriate □ Inappropriate
		34	**Garages / Barns / Sheds** (i.e. doors, placement…)			□ Appropriate □ Inappropriate
	SITE DESIGN	35	**Fence / Walls / Screenwalls** (i.e. materials, type…)			□ Appropriate □ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			□ Appropriate □ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			□ Appropriate □ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			□ Appropriate □ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			□ Appropriate □ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			□ Appropriate □ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:1 CONGRESS ST. Case No.: C Date: 5-11-22

Decision: □ Approved □ Approved with Stipulations □ Denied □ Continued □ Postponed □ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: □ Yes □ No
2. Assessment of the Historical Significance: □ Yes □ No
3. Conservation and enhancement of property values: □ Yes □ No
4. Maintain the special character of the District: □ Yes □ No
5. Complement and enhance the architectural and historic character: □ Yes □ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: □ Yes □ No
2. Compatibility of design with surrounding properties: □ Yes □ No
3. Relation to historic and architectural value of existing structure: □ Yes □ No
4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

Historic District Commission

Project Evaluation Form: **445 MARCY STREET (LUHD-424)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #D**

A. Property Information - General:
Existing Conditions:
- Zoning District: GRB
- Land Use: Single- Family
- Land Area: 14,810 SF +/-
- Estimated Age of Structure: NA
- Building Style: NA
- Number of Stories: 2.5
- Historical Significance: NA
- Public View of Proposed Work: View from Pray and Marcy Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To add a single family residence.

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Context:

☑ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☑ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

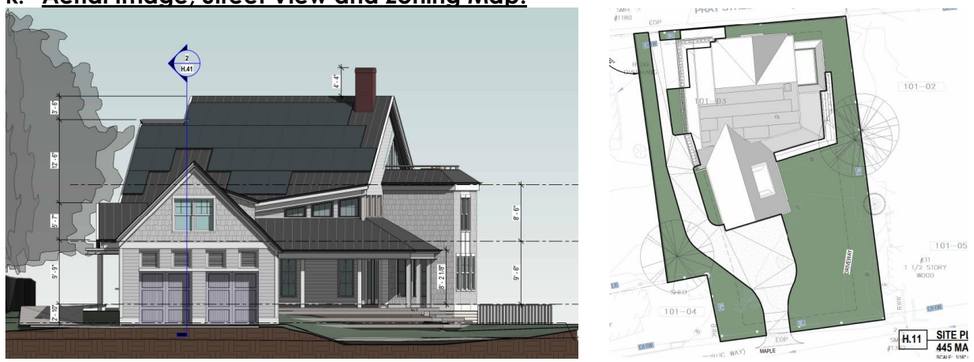
☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☑ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:
- This proposed structure is located along Pray Street and will be surrounded with many wood-sided, 2.5- story contributing historic structures. Most buildings have a shallow front- and side-yard setbacks and deeper but still relatively compact rear yards.

J. Staff Comments and Suggestions for Consideration:
- The applicant proposes to revise the previous approval for:
- Adding a new single family structure on the lot where previous a historic structure was located.
- **HDC concerns primarily related to the proposed building mass and the building height in relation to other structures along Pray Street. Note that the second curb-cut for the driveway has been removed from Pray Street.**

Design Guideline Reference – *Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)*

K. Aerial Image, Street View and Zoning Map:



Rear Elevation and Revised Site Plan

Zoning Map

HISTORIC SURVEY RATING

NA

445 MARCY STREET (LUHD-424) – WORK SESSION #D (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MODERATE PROJECT
– ADD A NEW SINGLE FAMILY STRUCTURE ONLY –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			□ Appropriate □ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			□ Appropriate □ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			□ Appropriate □ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			□ Appropriate □ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			□ Appropriate □ Inappropriate
		13	Style and Slope			□ Appropriate □ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			□ Appropriate □ Inappropriate
		15	Roof Materials			□ Appropriate □ Inappropriate
		16	**Cornice Line**			□ Appropriate □ Inappropriate
		17	Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate
		18	**Walls**			□ Appropriate □ Inappropriate
		19	Siding / Material			□ Appropriate □ Inappropriate
		20	Projections (i.e. bays, balconies…)			□ Appropriate □ Inappropriate
		21	**Doors and windows**			□ Appropriate □ Inappropriate
		22	Window Openings and Proportions			□ Appropriate □ Inappropriate
		23	Window Casing/ Trim			□ Appropriate □ Inappropriate
		24	Window Shutters / Hardware			□ Appropriate □ Inappropriate
		25	Awnings			□ Appropriate □ Inappropriate
		26	Doors			□ Appropriate □ Inappropriate
		27	**Porches and Balconies**			□ Appropriate □ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			□ Appropriate □ Inappropriate
		29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate
		30	**Lighting** (i.e. wall, post…)			□ Appropriate □ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			□ Appropriate □ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			□ Appropriate □ Inappropriate
		33	**Decks**			□ Appropriate □ Inappropriate
		34	**Garages** (i.e. doors, placement…)			□ Appropriate □ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			□ Appropriate □ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			□ Appropriate □ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			□ Appropriate □ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			□ Appropriate □ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			□ Appropriate □ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			□ Appropriate □ Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY:445 MARCY STREET Case No.:D Date: 5-11-22
Decision: □ Approved □ Approved with Stipulations □ Denied □ Continued □ Postponed □ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: □ Yes □ No
2. Assessment of the Historical Significance: □ Yes □ No
3. Conservation and enhancement of property values: □ Yes □ No
4. Maintain the special character of the District: □ Yes □ No
5. Complement and enhance the architectural and historic character: □ Yes □ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: □ Yes □ No
2. Compatibility of design with surrounding properties: □ Yes □ No
3. Relation to historic and architectural value of existing structure: □ Yes □ No
   Compatibility of innovative technologies with surrounding properties: □ Yes □ No

Historic District Commission

Project Address: **92 PLEASANT ST. (LUHD-422)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #E**

A. Property Information - General:

Existing Conditions:
- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c. 1880
- Building Style: Colonial Revival
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: View from Court and Pleasant St.
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To replace windows, add a balcony and doors.

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☐ Mid-Block
☑ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

☑ Principal ☐ Accessory ☐ Demolition

F. Sensitivity of Context:

☐ Highly Sensitive ☑ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☑ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☑ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alternations, additions or expansions)

K. Neighborhood Context:

- The new building is located along Court and Pleasant Streets in the Downtown neighborhood. It is surrounded with many multi-storied, contributing historic structures on a narrow street with buildings located directly along the street with no front or side yard setbacks.

L. Staff Comments and/ or Suggestions for Consideration:

- The applicant is proposing to:
  - Replace the existing windows and aluminum storm windows.
  - Add a balcony on the second floor of the rear elevation.
  - Add doors to access the balcony.
- **NOTE THAT IF THIS APPLICATION IS BEING PRESENTED IN MAY, REVISED APPLICATION MATERIAL WILL BE AVAILABLE ON MAY4TH.**

- **Design Guideline Reference – *Guidelines for Exterior Windows & Doors (08), and Porches, Steps and Decks (06)***

M. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

C

92 PLEASANT ST. (LUHD-422) – WORK SESSION #F (MINOR PROJECT)

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MINOR PROJECT

- REPLACE WINDOWS, ADD A BALCONY AND DOORS ONLY -

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Number and Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Storm Windows / Screens			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages / Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls / Screenwalls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:92 PLEASANT ST. Case No.: E Date: 5-11-22

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **179 PLEASANT STREET (LUHD-463)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #1**

A. Property Information - General:

Existing Conditions:

- Zoning District: MRO
- Land Use: Single- Family
- Land Area: 32,410 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Georgian
- Number of Stories: 2.5
- Historical Significance: Focal
- Public View of Proposed Work: View from Pleasant Street
- Unique Features: Thomas Thompson House
- Neighborhood Association: South End

B. Proposed Work: To renovate the accessory buildings.

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☑ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Context:

☑ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☑ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This focal historic structure is located along Pleasant Street and sits at the terminal vista of Junkins Ave. The structure is surrounded with many wood-sided, 2.5-3 story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
  - Add a radius connector to the main house and T-Shaped addition that connects to the renovated carriage house.
  - **Note that a site visit would likely be useful to review and evaluate the existing conditions**.

Design Guideline Reference – *Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)*

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

C

179 PLEASANT STREET (LUHD-463) – WORK SESSION #1 (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MODERATE PROJECT
– SUBSTANTIAL RENOVATIONS TO THE OUTBUILDINGS –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:179 PLEASANT STREET Case No.:1 Date: 5-11-22

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
   Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **1 WALTON ALLEY (LUHD-461)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #2**

A. Property Information - General:

Existing Conditions:

- Zoning District: GRB
- Land Use: Single- Family
- Land Area: 5,663 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: Georgian/ Federal
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Walton Alley
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To add a single-car garage and small rear addition.

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☑ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Context:

☑ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☑ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This focal historic structure is located along Gates Street and Walton Alley. The lot is larger than most abutting lots with mature vegetation. It is surrounded with many wood-sided, 2.5- story contributing structures. Most buildings have a shallow front- and side-yard setbacks and deep rear yards.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
  - Add a small rear addition
  - Add a single car garage
  - Add HVAC equipment
  - Remove skylights and replace roof with red cedar shingles.

Design Guideline Reference – *Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)*

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

C

1 WALTON ALLEY (LUHD-461) – WORK SESSION #2 (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
STAFF		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MODERATE PROJECT
– ADDING A GARAGE AND REAR ADDITION –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:1 WALTON ALLEY Case No.:2 Date: 5-11-22

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
   Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **161 DEER STREET (LUHD-462)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #3**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 22,650 SF +/-
- Estimated Age of Structure: c.1970
- Building Style: Contemporary
- Number of Stories: 1
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Maplewood Ave. and Deer Street
- Unique Features: Former Rail Station
- Neighborhood Association: North End

B. Proposed Work: To replace the existing building with a 4 ½ story mixed-use building.

C. Other Permits Required:

☑ Board of Adjustment ☑ Planning Board ☐ City Council

D. Lot Location:

☑ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Context:

☐ Highly Sensitive ☐ Sensitive ☑ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☑ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

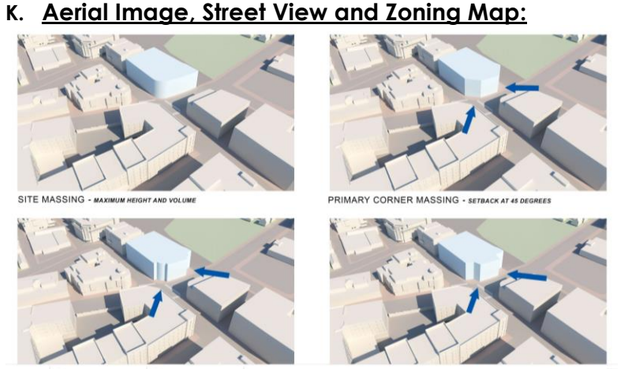
- This property is located within the Urban Renewal Area of the North End. The existing building was constructed in the 1970s and is non-contributing. . The structure is surrounded with many brick non-contributing structure constructed in the 1960s-1980s. Many building in the surrounding neighborhood are now being replaced with multi-story, mixed-use buildings.

J. Staff Comments and Suggestions for Consideration:

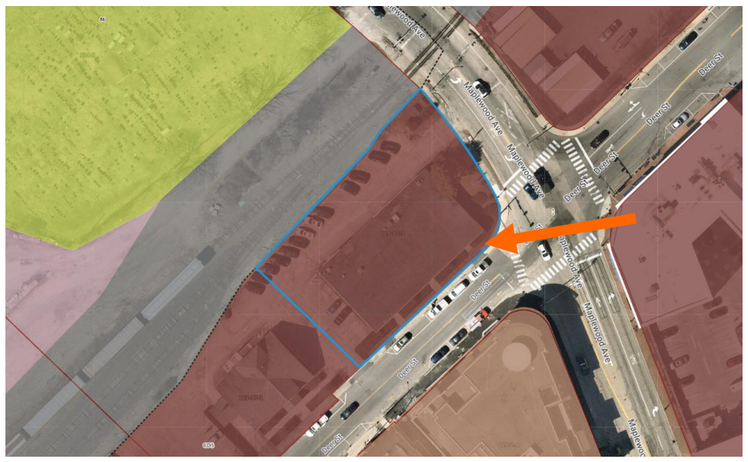
- The applicant proposes to revise the previous approval for the following items:
  - Remove the existing building.
  - Construct a 4 story building with a penthouse on the 5th floor.
  - The parking level is on the lower level and is proposed to be elevated above the ground water table which will require this building to seek approval by the BOA for added height to the building. Note, unlike the previous proposal for this site, the applicant is not seeking to use the Incentive Overlay District to obtain the added height.

Design Guideline Reference – *Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)*

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

161 DEER STREET (LUHD-462) – WORK SESSION #3 (MAJOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
STAFF		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MAJOR PROJECT
– NEW 4 STORY INFILL BUILDING WITH A PENTHOUSE LEVEL –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:161 DEER STREET Case No.:3 Date: 5-11-22

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
   Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **43 HOLMES COURT (LUHD-465)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #4**

A. Property Information - General:

Existing Conditions:

- Zoning District: WB
- Land Use: Single- Family
- Land Area: 5,662 SF +/-
- Estimated Age of Structure: c.1903
- Building Style: Late Gothic Revival
- Number of Stories: 1.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Holmes Court
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace the existing house with a 2 story traditionally-designed house.

C. Other Permits Required:

☑ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☑ Terminal Vista ☐ Gateway ☐ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Context:

☑ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☑ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This historic structure is located at the terminal vista of Holmes Court in the South End. It is the only house on the block that is zoned Waterfront Business. The structure is surrounded with many wood-sided, 2.5 story contributing structures. Most buildings have a shallow front- and side-yard setbacks with deeper rear yards.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to revise the previous approval for the following items:
  - Remove and replace the existing structure with a traditionally-design small house that is fully code compliant and is elevated out of the floodplain.

Design Guideline Reference – *Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Small-Scale New Construction and Additions (10)*

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map

HISTORIC SURVEY RATING

C

43 HOLMES COURT (LUHD-465) – WORK SESSION #4 (MODERATE)

STAFF	No.	INFO/ EVALUATION CRITERIA: Project Information	SUBJECT PROPERTY: Existing Building	SUBJECT PROPERTY: Proposed Building (+/-)	NEIGHBORHOOD CONTEXT: Abutting Structures (Average)	NEIGHBORHOOD CONTEXT: Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MODERATE PROJECT
– REMOVAL & REPLACEMENT OF A SINGLE FAMILY HOUSE –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY:43 HOLMES COURT Case No.:4 Date: 5-11-22
Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
   Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

City of Portsmouth, NH

04/29/2022

LU-22-43

Land Use Application

Status: Active

Date Created: Mar 17, 2022

Applicant

Anne Whitney
archwhit@aol.com
9 Sheafe St
Portsmouth, NH 03801
603-427-2832

Location

55 GATES ST
Portsmouth, NH 03801

Owner:

STONE DONALD & RASA REV TST & STONE RASA K & DONALD A TTEES
110 SUNRISE CT KALISPELL, MT 59901

Applicant Information

Please indicate your relationship to this project

B. Property Owner's Representative

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

EXTERIOR RENOVATION NOTES:

- REPLACE EXISTING BEVELED SIDING WITH PREPRIMED CEDAR. MATCH EXISTING TO WEATHER SPACING.
- REPAIR OR REPLACE EXISTING TRIM DETAILS AT ROOF, HOUSE, WINDOWS.
- REPAIR FOUNDATION AT BOX BAY & RESUPPORT FLOOR AT 1-STORY ELL AT REAR, SEEN FROM WASHINGTON STREET.
- REMOVE EXISTING CHIMNEY AS SHOWN ON DRAWINGS. 2ND CHIMNEY TO REMAIN.
- REPLACE EXISTING BULKHEAD COVER AT RIGHT SIDE WITH PAINTED METAL "BILCO" COVER.

WINDOW & EXTERIOR DOOR SCHEDULES

SYM.	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
WINDOWS					
(A)	ELDH 2260	2/2	1' 10 1/4" X 5' 1/4"	MARVIN INC., ELEVATE, Doublehung, 7/8" SDL w/ Low E Glazing, Cladding "Stone White" Hardware to be chosen by Owner. In existing wall	2
(B)	ELDH 3260	2/2	2' 8 1/4" X 5' 1/4"	DITTO	7
(C)	ELDH 2252	2/2	1' 10 1/4" X 4' 4 1/4"	DITTO	1
				(C*) Units Tempered	3
(D)	ELDH 3260	2/2	2' 8 1/4" X 4' 4 1/4"	DITTO	9
				(D*) Units Tempered	3
(E)	ELAWN 2923	2	2' 5" X 2' 3 5/8"	MARVIN INC., ELEVATE, Awning, 7/8" SDL w/ Low E Glazing, Cladding "Ebony" Hardware to be chosen by Owner. In existing wall	1
EXTERIOR DOOR					
(1)	ELSFD 9068 0X0-RH	8	8' 11 1/2" x 6' 10 1/2"	MARVIN INC., ELEVATE, Sliding French Door, 7/8" SDL w/ Low E Glazing, Cladding "Stone White" Hardware to be chosen by Owner. in existing wall.	1

WINDOW - EXT. DOOR NOTES

1. VERIFY WINDOW SIZING IN EXISTING OPENINGS, ADJUST AS REQUIRED.
2. SUBMIT FINAL WINDOW/DOOR ORDER & SHOP DRAWINGS TO ARCHITECT FOR APPROVAL BEFORE ORDERING

VIEW AT THE CORNER OF WASHINGTON & GATES STREET

(D) 5 AT 2ND FLOOR

(B) 4 AT 1ST FLOOR

EXISTING FRONT ELEVATION GATES STREET

SCHEMATIC DESIGN

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

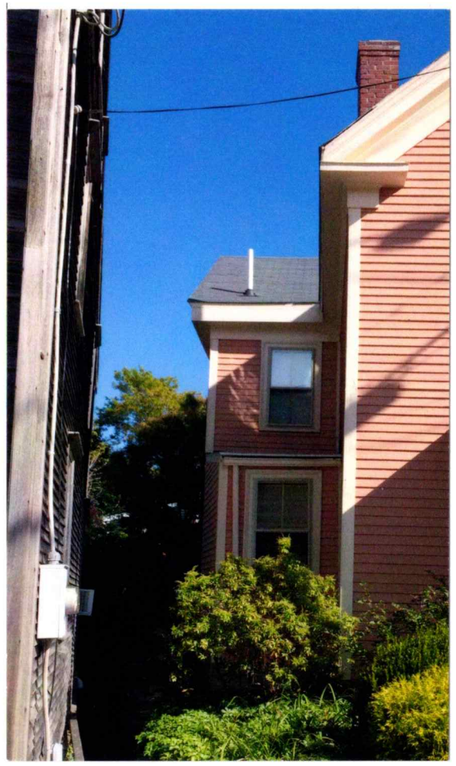
RENOVATIONS, STONE RESIDENCE

55 GATES STREET PORTSMOUTH, NH

Project: # 2110

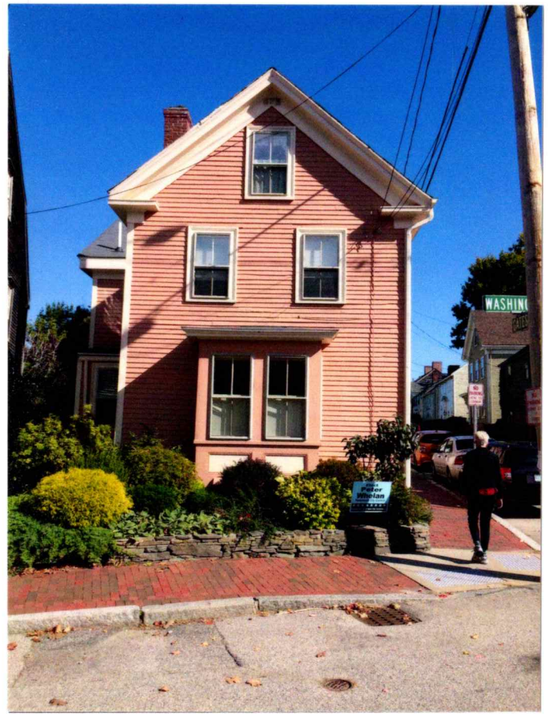
Revisions:

Date: 3/16/22



VIEW ALONG REAR PROPERTY LINE
FROM WASHINGTON STREET

WASHINGTON STREET ELEVATION
SCALE : 1/4" = 1'-0"



WASHINGTON STREET ELEVATION

SCHEMATIC DESIGN

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

RENOVATIONS, STONE RESIDENCE

55 GATES STREET PORTSMOUTH, NH

Project: #2110

Revisions:

Date: 3/16/22

RIGHT SIDE ELEVATION
SCALE : 1/4" = 1'-0"

VIEW ON RIGHT SIDE ELEVATION

SCHEMATIC DESIGN

RENOVATIONS, STONE RESIDENCE

55 GATES STREET PORTSMOUTH, NH

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

Project: #2110

Revisions:

Date: 3/16/22

VIEW FROM HANCOCK STREET

CONDITION OF EXISTING WINDOW TRIM & SILLS

MARVIN, ELEVATED PROFILE WITH WOOD TRIM

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

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

SCHEMATIC DESIGN

RENOVATIONS, STONE RESIDENCE

55 GATES STREET PORTSMOUTH, NH

Project: #2110

Revisions:

Date: 3/16/22

55 GATES STREET

MARVIN ELEVATE™ COLLECTION

DOUBLE HUNG

MO (mm)	1-10 (559)	2-2 (660)	2-6 (762)	2-8 (813)	2-10 (864)
RO (mm)	1-10 1/2 (572)	2-2 1/2 (673)	2-6 1/2 (775)	2-8 1/2 (826)	2-10 1/2 (876)
FS (mm)	1-9 1/2 (546)	2-1 1/2 (648)	2-5 1/2 (749)	2-7 1/2 (800)	2-9 1/2 (851)
DLO (mm)	1-3 11/16 (398)	1-7 11/16 (500)	1-11 11/16 (602)	2-1 11/16 (652)	2-3 11/16 (703)

3-0 (914) / 3-0 1/4 (921) / 2-11 3/4 (908) / 1-1 11/16 (348)	(S.O. 1-8 x 2-10)	ELDH2236	(S.O. 2-0 x 2-10)	ELDH2636	(S.O. 2-4 x 2-10)	ELDH3036	(S.O. 2-6 x 2-10)	ELDH3236	(S.O. 2-8 x 2-10)	ELDH3436
3-4 (1016) / 3-4 1/4 (1022) / 3-3 3/4 (1010) / 1-3 11/16 (398)	(S.O. 1-8 x 3-2)	ELDH2240	(S.O. 2-0 x 3-2)	ELDH2640	(S.O. 2-4 x 3-2)	ELDH3040	(S.O. 2-6 x 3-2)	ELDH3240	(S.O. 2-8 x 3-2)	ELDH3440
3-8 (1176) / 3-8 1/4 (1124) / 3-7 3/4 (1111) / 1-5 11/16 (449)	(S.O. 1-8 x 3-6)	ELDH2244	(S.O. 2-0 x 3-6)	ELDH2644	(S.O. 2-4 x 3-6)	ELDH3044	(S.O. 2-6 x 3-6)	ELDH3244	(S.O. 2-8 x 3-6)	ELDH3444
4-0 (1219) / 4-0 1/4 (1226) / 3-11 3/4 (1213) / 1-7 11/16 (500)	(S.O. 1-8 x 3-10)	ELDH2248	(S.O. 2-0 x 3-10)	ELDH2648	(S.O. 2-4 x 3-10)	ELDH3048	(S.O. 2-6 x 3-10)	ELDH3248	(S.O. 2-8 x 3-10)	ELDH3448
4-4 (1321) / 4-4 1/4 (1327) / 4-3 3/4 (1314) / 1-9 11/16 (551)	(S.O. 1-8 x 4-2)	ELDH2252	(S.O. 2-0 x 4-2)	ELDH2652	(S.O. 2-4 x 4-2)	ELDH3052	(S.O. 2-6 x 4-2)	ELDH3252	(S.O. 2-8 x 4-2)	ELDH3452
4-8 (1422) / 4-8 1/4 (1429) / 4-7 3/4 (1416) / 1-11 11/16 (602)	(S.O. 1-8 x 4-6)	ELDH2256	(S.O. 2-0 x 4-6)	ELDH2656	(S.O. 2-4 x 4-6)	ELDH3056	(S.O. 2-6 x 4-6)	ELDH3256	(S.O. 2-8 x 4-6)	ELDH3456
5-0 (1524) / 5-0 1/4 (1530) / 4-11 3/4 (1518) / 2-1 11/16 (652)	(S.O. 1-8 x 4-10)	ELDH2260	(S.O. 2-0 x 4-10)	ELDH2660	(S.O. 2-4 x 4-10)	ELDH3060	(S.O. 2-6 x 4-10)	ELDH3260	(S.O. 2-8 x 4-10)	ELDH3460

AWNING

MO (mm)	2-0 1/2 (622)	2-4 1/2 (724)
RO (mm)	2-1 (635)	2-5 (737)
FS (mm)	2-0 (610)	2-4 (711)
DLO (mm)	1-6 25/32 (477)	1-10 25/32 (579)

1-7 3/8 (492) / 1-7 5/8 (498) / 1-7 1/8 (486) / 1-1 29/32 (353)	ELAWN2519	ELAWN2919
1-11 3/8 (594) / 1-11 5/8 (600) / 1-11 1/8 (587) / 1-5 29/32 (455)	ELAWN2523	ELAWN2923
2-3 3/8 (695) / 2-3 5/8 (702) / 2-3 1/8 (689) / 1-9 29/32 (557)	ELAWN2527	ELAWN2927

MARVIN ELEVATE™ COLLECTION

SLIDING FRENCH DOOR

3 Panel

MO (mm)				8-11 (2718)
RO (mm)				8-11 1/2 (2731)
FS (mm)				8-10 1/2 (2705
DLO (mm)				28 3/8 (721)
6-7 3/4 (2026) / 6-8 (2032) / 6-7 1/2 (2019) / 67 3/32 (1704)	ELSFD 9065 XOO	ELSFD 9065 OOX	ELSFD 9065 OXO-LH	ELSFD 9065 OXO-RH
6-10 1/4 (2089) / 6-10 1/2 (2096) / 6-10 (2083) / 69 19/32 (1768)	ELSFD 9068 XOO	ELSFD 9068 OOX	ELSFD 9068 OXO-LH	ELSFD 9068 OXO-RH

City of Portsmouth, NH

04/29/2022

LU-22-38

Land Use Application

Status: Active

Date Created: Mar 2, 2022

Applicant

Brian Ribeiro
brian@eribeirocorp.com
3 New Industrial Way
Warren, RI 02885
4016266465

Location

531 ISLINGTON ST
Portsmouth, NH 03801

Owner:

Joe Salema & Dorothy Salema Normand
780 Portsmouth Avenue Greenland, NH 03840

Applicant Information

Please indicate your relationship to this project

B. Property Owner's Representative

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

☐

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☑

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)

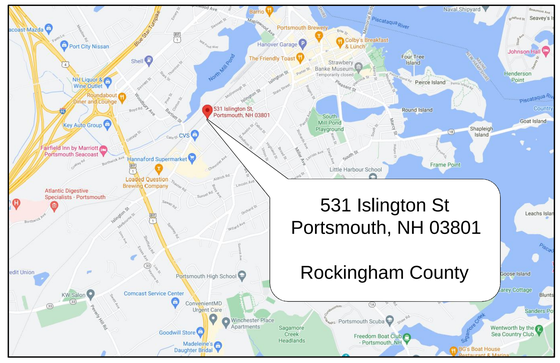
☑

Request for Extension of Previously Granted Land Use Approval

DUNKIN'

531 ISLINGTON STREET
PORTSMOUTH,
NEW HAMPSHIRE
03801
ROCKINGHAM COUNTY

NOVEMBER 19, 2021
FOR CONSTRUCTION



Project
Design by:

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ABBREVIATION INDEX

&	AND
@	AT
A/C	AIR CONDITIONING
AF	ABOVE FLOOR
ALUM	ALUMINUM
ALT	ALTERNATE
APPROX	APPROXIMATE
BD	BOARD
BG	BELOW GRADE
BLDG	BUILDING
BM	BEAM
BSMT	BASEMENT
BTWN	BETWEEN
BOT	BOTTOM
C/L	CENTER LINE
CT	CERAMIC TILE
CLG	CEILING
CLO	CLOSET
CM	CONSTRUCTION MGR
CMU	CONC MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
DEPT	DEPARTMENT
DTL	DETAIL
DIA/ø	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXIST TO REMAIN
EXIST	EXISTING
EXT	EXTERIOR
FCB	FIBER CEMENT BD
FD	FLOOR DRAIN
FIN	FINISH
FL	FLOOR
FO	FACE OF
FR	FIRE RETARDANT
FT	FOOT
FURN	FURNITURE
GA	GAUGE
GALV	GALVINIZED
GYP BD	GYPSUM BOARD
HDWD	HARDWOOD
HDR	HEADER
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HGT	HEIGHT
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
KIT	KITCHEN
LAM	LAMINATE
LAV	LAVATORY
LT	LIGHT
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MANUF	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OCH	ON CENTER HORIZONTALLY
OCV	ON CENTER VERTICALLY
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPT	OPTIONAL
PL	PLATE
PLAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PLYWD	PLYWOOD
PR	PAIR
PROP	PROPERTY
PSF	PER SQUARE FOOT
PSI	PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAINTED
PVC	POLY VINYL CHLORIDE
QT	QUARRY TILE
QTY	QUANTITY
RAD	RADIUS
REF	REFRIGERATOR
REINF	REINFORCING
REV	REVISION
REQD	REQUIRED
RES	RESILIENT
RM	ROOM
RO	ROUGH OPENING
SCHED	SCHEDULE
SEC	SECTION
SF	SQUARE FOOT
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
TBD	TO BE DETERMINED
TEL	TELEPHONE
THK	THICK
THRU	THROUGH
TOP	TOP OF PLATE
TOS	TOP OF STEEL
TOSL	TOP OF SLAB
TRT	TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
w/	WITH
WC	WATER CLOSET
WD	WOOD
W/O	WITHOUT
WP	WATERPROOFING
WT	WEIGHT
WWF	WELDED WIRE FABRIC

DUNKIN' BRANDS REVIEW FOR DESIGN CONFORMANCE ONLY

APPROVAL FOR THESE PLANS BY DUNKIN' DONUTS DOES NOT IMPLY THAT DUNKIN' BRANDS HAS REVIEWED THEM FOR CONFORMITY TO APPLICABLE CODES OR REGULATIONS.

- ☐ APPROVED
- ☐ APPROVED AS NOTED:
  Submit Record Copy for Archives
- ☐ DISAPPROVED AS NOTED:
  Revise and Resubmit
- ☐ INCOMPLETE INFORMATION:
  Add requested information and resubmit

DUNKIN' BRANDS Construction Manager _____ DATE _____

PC

3013996

FRANCHISEE

DOROTHY NORMAND
MOBILE: (603) 770-8228
EMAIL: ddsalemanormand@gmail.com

CONSTRUCTION MANAGER

CHRIS JESSON
OFFICE: (339) 222-6471
FAX: (781) 737-4541
EMAIL: CJesson@inspirebrands.com

DUNKIN' BRANDS DATA

IMAGE TYPE:
NEXTGEN IMAGE: WARM PALETTE

STORE DIMENSIONS:

SERVICE AREA:	366	NET SF ±
DINING/SALES AREAS:	183	NET SF ±
BACK ROOM:	304	NET SF ±
OFFICE:	91	NET SF ±
RESTROOM(S):	47	NET SF ±
WALK-IN BOX:	59	NET SF ±
TOTAL:	1,050	NET SF ±

RESTROOMS:

# OF RESTROOMS:	1
PUBLIC ACCESS	N
HANDICAP ACCESSIBLE:	Y

SEATING: N/A

DRIVE-THRU:

APPLICABLE:	Y
# OF D/T WINDOWS:	1
MENU BOARD TYPE:	2 PANEL w/ SEP. SPEAKER
ESCAPE LANE:	N

NDW TO MENU BD CAR STACKING: 4 CARS

PROJECT DATA

CODES, RULES, REGULATIONS

FEDERAL, STATE AND MUNICIPAL LAWS

PORTSMOUTH, NEW HAMPSHIRE RULES AND/OR REGULATIONS

INTERNATIONAL EXISTING BUILDING CODE 2015 w/ AMENDMENTS

ALTERATION LEVEL: 3

INTERNATIONAL ENERGY CONSERVATION CODE 2015; w/ AMENDMENTS

INTERNATIONAL MECHANICAL CODE 2015 w/ AMENDMENTS

INTERNATIONAL PLUMBING CODE 2015 w/ AMENDMENTS

NATIONAL ELECTRICAL CODE 2017 w/ AMENDMENTS

INTERNATIONAL FIRE CODE, 2018

LIFE SAFETY CODE 2015 NFPA 101

NEW HAMPSHIRE STATE FIRE CODE; SAF-C 6000 W/ NFPA 1, UNIFORM FIRE CODE 2015

ANSI A117.1 2009 ACCESSIBILITY CODE

NEW HAMPSHIRE CODE FOR BARRIER-FREE DESIGN

ANY PREVAILING RULES, REGULATIONS PERTAINING TO ADEQUATE PROTECTION AND/OR GUARDING OF ANY MOVING PARTS OR OTHERWISE HAZARDOUS LOCATIONS.

ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 OR REVISIONS THERETO, WHICH ARE APPLICABLE DURING THE TERM OF THIS CONTRACT AND HOLD THE OWNER AND/OR HIS/HER AGENTS HARMLESS FROM ANY CLAIM OR LOSS THAT MAY RESULT FROM VIOLATIONS OF OR CLAIMS UNDER THIS ACT.

IPC 2015 w/ AMENDMENTS
403.3 EXCEPTION #2:
PUBLIC TOILET FACILITIES SHALL NOT BE REQUIRED IN STRUCTURES AND TENANT SPACES INTENDED FOR QUICK TRANSACTIONS, INCLUDING TAKEOUT, PICKUP & DROP-OFF, HAVING A PUBLIC ACCESS AREA LESS THAN OR EQUAL TO 300 SQUARE FEET.

BUILDING CODE DESIGN CRITERIA

DD USE GROUP:
(EXISTING) BUSINESS (B)
PROPOSED: NO CHANGE

DD CONSTRUCTION TYPE:
(EXISTING) ASSUMED TYPE 3B
PROPOSED: NO CHANGE

DD AREA:
EXISTING: 1,235 ± GROSS SF
PROPOSED: NO CHANGE

DD OCCUPANT LOAD:
(SEE A0.1 FOR OCCUPANCY DIAGRAM)

STANDING AREA (PUBLIC)
43± / 5 N = 9 OCCUPANTS

KITCHEN AREA (NON PUBLIC)
418± / 200 G = 3 OCCUPANTS

UTILITY/STORAGE (NON PUBLIC)
461± / 300 G = 2 OCCUPANTS

OFFICE (NON PUBLIC)
121± / 100 G = 2 OCCUPANTS

TOTAL OCCUPANT LOAD = 16

LENGTH OF EXIT ACCESS TRAVEL:
200' MAXIMUM W/O SPRINKLER SYSTEM

SPRINKLER SYSTEM:
NONE

FIRE ALARM SYSTEM:
EXISTING TO REMAIN

DD HEATING/COOLING:
EXISTING TO REMAIN

DD ELECTRICAL SYSTEM:
EXISTING TO REMAIN - 120/208V, 3ph

GRAPHIC SYMBOLS

- INTERIOR ELEVATION NUMBER/SHEET
- SECTION OR DETAIL KEY NUMBER/SHEET
- DETAIL KEY
- ETR CONSTRUCTION
- EXIST CONSTRUCTION TO BE REMOVED
- NEW PARTITION
- KEYED PLAN NOTES
- ROOM NAME / ROOM NUMBER
- FINISH NUMBER
- DOOR TYPE
- EQUIPMENT TAG
- PARTITION TYPE
- AREAS NOT IN SCOPE
- SLAB DEMO/INFILL

ADA STATEMENT

I HEREBY CERTIFY THAT THE PLANS AND DRAWINGS FOR THIS PROJECT WERE DRAWN IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, INCLUDING, BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (THE "ADA"), THE ADA ACCESSIBILITY GUIDELINES AND ANY STATE OR LOCAL ACCESSIBILITY CODES, REGULATIONS, OR STANDARDS

ARCHITECT'S SIGNATURE HERE _____ DATE _____

GENERAL DEMOLITION NOTES

PROTECTION

1) ALL RULES AND REGULATIONS GOVERNING THE RESPECTIVE UTILITIES SHALL BE OBSERVED IN EXECUTING ALL WORK UNDER THIS SECTION. ALL WORK SHALL BE EXECUTED IN SUCH A MANNER AS TO PREVENT ANY DAMAGE TO THE EXISTING BUILDING, SERVICE UTILITY LINES AND STRUCTURES.

2) THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGES TO THE EXISTING BUILDING AS WELL AS ADJOINING PRIVATE SPACES AND PROPERTY CAUSED BY HIS SUBCONTRACTOR'S EQUIPMENT AND PERSONNEL.

3) PERFORM THE WORK IN SUCH A MANNER AS TO CAUSE NO INTERFERENCE WITH ACCESS BY THIS SUBCONTRACTOR OR OTHER CONTRACTORS TO ALL PORTIONS OF THE BUILDING AS NECESSARY FOR THE NORMAL CONDUCT OF THEIR WORK.

4) THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL ITEMS SCHEDULED TO REMAIN HAVE BEEN ADEQUATELY PROTECTED. TAKE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGING THOSE ITEMS WHICH HAVE BEEN SPECIFIED BY THE OWNER TO BE SALVAGED AND/OR STOCKPILED.

5) WALK-IN BOXES TO REMAIN FULLY OPERATIONAL THROUGHOUT DURATION OF PROJECT.

PREPARATION

1) NOTIFY ALL CORPORATIONS, COMPANIES, INDIVIDUALS OR LOCAL AUTHORITIES OWNING, OR HAVING JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION OPERATIONS.

2) HAVE ALL UTILITY SERVICES NOT OTHERWISE DESIGNATED TO BE DISCONNECTED BY THE CONTRACTOR, DISCONNECTED AT SERVICE MAINS BY THE GOVERNING UTILITY INVOLVED, UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR DIRECTED BY THE ARCHITECT.

DEMOLITION

1) DEMOLISH DESIGNATED EXISTING FEATURES ABOVE AND BELOW FLOOR LEVELS, WITHIN THE CONTRACT LIMIT LINES, AS NOTED TO PREPARE THE BUILDING FOR ALL OTHER WORK AS SPECIFIED OR AS SHOWN ON THE DRAWINGS AND AS ORDERED BY THE ARCHITECT.

2) COMPLY WITH ALL STATE OF NEW HAMPSHIRE DEPARTMENT OF HEALTH STANDARDS DURING DEMOLITION OPERATIONS.

3) REMOVE AND SALVAGE MATERIAL REQUIRED FOR LATER REUSE AS SHOWN ON THE DRAWINGS AND AS DIRECTED BY THE ARCHITECT.

4) REMOVE AND DISPOSE OF ALL UNSUITABLE MATERIAL OFF SITE. THE OWNER SHALL HAVE RIGHT OF FIRST REFUSAL FOR ALL MATERIALS. REMOVE ANY STOCKPILED MATERIAL DEEMED SURPLUS BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

5) REFER TO KEYED DEMOLITION NOTES AND THE DEMOLITION FLOOR PLAN FOR FURTHER CLARIFICATION OF ITEMS SCHEDULED FOR DEMOLITION.

DISPOSAL AND CLEAN UP

1) PROMPTLY REMOVE ANY DEMOLITION DEBRIS OR SIMILAR MATERIAL, KEEPING THE AREA CLEAN AT ALL TIMES.

2) DEMOLISHED MATERIAL

A) ALL DEMOLISHED MATERIAL DECLARED UNSUITABLE BY THE ARCHITECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OFF THE PREMISES, UNLESS OTHERWISE INDICATED OR SPECIFIED.

B) KEEP ALL EXITS, PUBLIC WAYS AND EGRESS PASSAGEWAYS CLEAR OF ALL DEBRIS AT ALL TIMES.

3) PREMISES: LEAVE THE PREMISES IN A SAFE, CLEAN AND RELATIVELY ORDERLY CONDITION UPON COMPLETION OF WORK.

LEGEND

ALL ITEMS SHOWN DASHED — — — — ARE TO BE REMOVED

FLOOR DEMO NOTES

A#

A1 REMOVE MILLWORK, COUNTERTOPS, EQUIPMENT & ALL RELATED ACCESSORIES AS SHOWN. SOME EQUIPMENT MAY BE SALVAGED & REUSED IN NEW LAYOUT AT FRANCHISEE'S DISCRETION. CUT & CAP ELECTRICAL, WASTE AND/OR WATER LINES AS REQ'D TO RECEIVE NEW WORK.

A2 REMOVE ALL WALL FINISHES, WALL PAPER, WOOD CHAIR RAIL & WALL MOUNTED EQUIPMENT. SALVAGE WALL MOUNTED EQUIPMENT FOR REINSTALLATION IN NEW LAYOUT. WOOD WINDOW SILLS TO REMAIN. REMOVE ANY DAMAGED WOOD SILLS / TRIM AS REQ'D.

A3 REMOVE TILE WALL FINISH, TILE WALL BASE & SUBSTRATE BACK TO ETR STUDS. SALVAGE ANY WALL MOUNTED EQUIPMENT FOR REINSTALLATION IN NEW LAYOUT.

A4 REMOVE WALL FINISH, TILE WALL BASE & GYP BOARD BACK TO ETR STUDS AS REQ'D FOR NEW SUBSTRATE @ NEW TILE ACCENT WALL. SALVAGE ANY WALL MOUNTED EQUIPMENT FOR REINSTALLATION / RELOCATION.

A5 REMOVE TILE WALL BASE & FLOOR TILE IN THIS AREA.

A6 FLOOR TILE TO REMAIN IN THIS AREA.

A7 REMOVE ALL SEATING, TABLE TOPS & TABLE BASES.

A8 REMOVE EXISTING ICE MACHINE WATER FILTRATION SYSTEM & ALL RELATED ACCESSORIES. MAINTAIN WATER PIPING FOR REUSE - COORD w/ PLUMBING DWGS.

A9 CUT EXISTING WALLS FOR POS/POWER CONDUIT AS REQ'D. SEE ELEC DWGS.

A10 CUT EXIST CONC SLAB AS REQ'D IN ALL AREAS OF REQUIRED WASTE PIPING & ELEC CONDUIT INSTALLATION. COORD EXTENT OF WORK / SLAB CUTTING IN FIELD w/ EXISTING WASTE CONDITIONS. SEE A1.0, PLUMB DWGS & ELEC DWGS.

A11 REMOVE HAND SINK, ALL RELATED ACCESSORIES & SALVAGE FOR REINSTALLATION. MAINTAIN WATER & WASTE LINES FOR REUSE.

A12 REMOVE TOILET ALL RELATED ATTACHMENTS AS REQ'D FOR NEW FLOOR FINISH. MAINTAIN PLUMBING CONNECTIONS FOR REUSE. SALVAGE TOILET FOR REINSTALLATION.

A13 REMOVE "D" DOOR PULL & ALL RELATED ACCESSORIES.

A14 REMOVE PARTITION AS INDICATED BY ▨. REMOVE ALL MECHANICAL, PLUMBING & ELECTRICAL ITEMS WITHIN (IF EXISTS) & CAP OR ABANDON AS REQD.

A15 REMOVE PORTION OF PARTITION AS INDICATED BY ▨ FOR DOOR INSTALLATION AS REQ'D. REMOVE ALL MECHANICAL, PLUMBING & ELECTRICAL ITEMS WITHIN (IF EXISTS) & CAP OR ABANDON AS REQD. COORD w/ A1.1.

A16 REMOVE DOOR, FRAME & ALL RELATED ACCESSORIES.

A17 REMOVE EXISTING D/T MENU BOARD, SPEAKER TOWER, CONCRETE FOUNDATION, ELEC & POS CONDUITS & ALL RELATED ACCESSORIES. SEE AO.2.

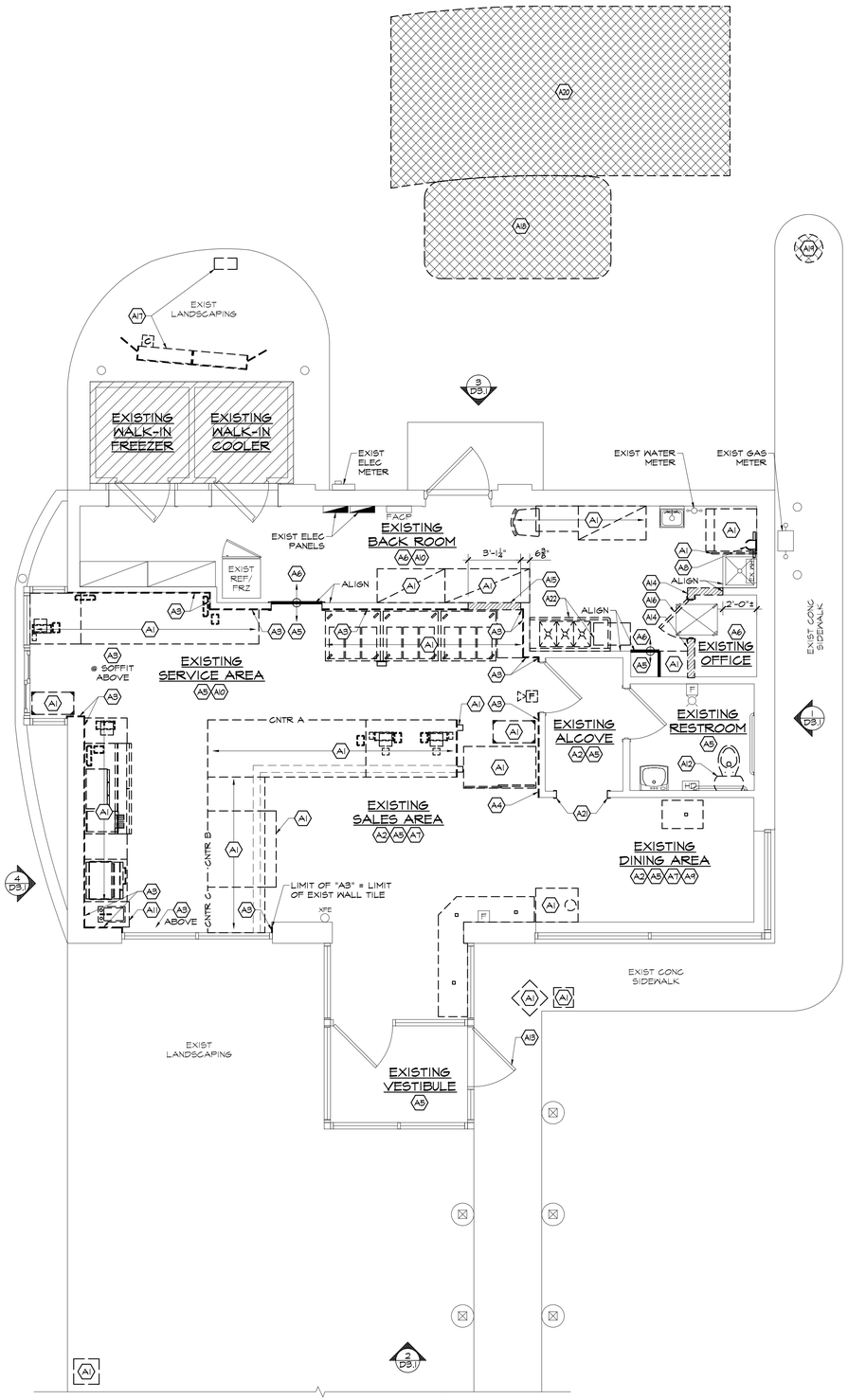
A18 REMOVE PORTION OF SITE WORK AS REQ'D FOR NEW CURBING, D/T MENU BOARD & SPEAKER TOWER INSTALLATION. COORD w/ MANUFACTURER FOR D/T MENU BOARD ELEC, POS & ALL OTHER INSTALLATION REQUIREMENTS. SEE AO.2.

A19 REMOVE PORTION OF PAVEMENT & CONCRETE CURBING AS REQ'D FOR D/T HEIGHT LIMIT BAR FOUNDATION & ELEC CONDUIT INSTALLATION. SEE AO.2. GC TO COORD FINAL LOCATION IN FIELD w/ FRANCHISEE & CM.

A20 REMOVE PORTION OF PAVEMENT & CONCRETE CURBING AS REQ'D FOR 20'x10'x6" THICK CONCRETE PAD. SEE AO.2. GC TO COORD FINAL LOCAITON IN FIELD w/ FRANCHISEE & CM. SEE AO.2.

A22 REMOVE FRAME & ALL RELATED ACCESSORIES.

A23 REMOVE 3-BAY SINK, ABOVE-GROUND GREASE TRAP & ALL RELATED ACCESSORIES. MAINTAIN WATER LINES FOR REUSE. CUT & CAP WASTE LINES BACK TO FLOOR AS REQ'D. CHEM SYSTEM TO REMAIN.



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REVISIONS

NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM
PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE

DEMOLITION
FLOOR PLAN

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY	CHECKED BY
ZRA	AH

DRAWING NUMBER

D1.1

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B# CEILING DEMO NOTES

B1 REMOVE ENTIRE SUSPENDED CEILING SYSTEM, ALL LIGHT FIXTURES, CEILING MOUNTED DEVICES, SUPPLY DIFFUSERS & RETURN GRILLES. SALVAGE CEILING MOUNTED DEVICES FOR REUSE IN NEW LAYOUT. DUCTWORK ABOVE CEILING SYSTEM TO REMAIN.

B2 REMOVE LIGHT FIXTURE & SUPPLY DIFFUSER & FROM ETR GYP BOARD CEILING. DUCTWORK ABOVE CEILING SYSTEM TO REMAIN. ELEC TO REMAIN FOR REUSE.

B3 REMOVE ENTIRE CEILING CONSTRUCTION.

B4 REMOVE RECESSED LIGHT FIXTURE. ELEC TO REMAIN FOR REUSE.

B5 REMOVE LAMP FROM ETR CAN LIGHT.

B6 REMOVE PORTION OF SOFFIT CONSTRUCTION & ALL RELATED ACCESSORIES.

B7 REMOVE ENTIRE SOFFIT CONSTRUCTION & ALL RELATED ACCESSORIES.

B8 REMOVE PORTION OF SOFFIT AS REQ'D FOR LIGHT FIXTURE INSTALLATION. SEE A1.3.

B9 REMOVE PORTION OF SOFFIT AS REQ'D FOR HATCH INSTALLATION. SEE A1.3.

B10 REMOVE STATIC MENU BOARDS, BRACKETS & ALL RELATED ACCESSORIES.

B11 VERIFY IN FIELD IF EXISTING WALK IN BOX LIGHT FIXTURE(S) ARE LED AND/OR CONNECTED TO OCCUPANCY SENSOR. IF NOT, COORD W/ FRANCHISEE & WALK-IN BOX MANUFACTURER FOR REPLACEMENT.

B12 REMOVE EMERGENCY LIGHT FIXTURES & ALL RELATED ACCESSORIES. ELEC TO REMAIN FOR REUSE WHERE NEW FIXTURES ARE PROVIDED - SEE A1.3.

B13 REMOVE AWNING, AWNING FRAME, LIGHT FIXTURE & ALL RELATED ACCESSORIES. ELEC TO REMAIN FOR REUSE IN NEW PRE-FAB CANOPY.

B14 REMOVE BUILDING SIGN & ALL RELATED ACCESSORIES. ELEC TO REMAIN FOR REUSE.

B15 GC TO VERIFY IF EXTERIOR LIGHT FIXTURE IS LED. IF NOT, REMOVE LAMP & RETROFIT ETR LIGHT FIXTURE TO RECEIVE LED LAMP. IF FIXTURE CANNOT UTILIZE LED LAMPS OR NOT BE RETROFITTED, GC TO REMOVE FIXTURE & ALL RELATED ACCESSORIES. MAINTAIN ELEC FOR REUSE.

B16 REMOVE EXTERIOR LIGHT FIXTURE & ALL RELATED ACCESSORIES. MAINTAIN ELEC FOR REUSE.

B17 ETR EXHAUST HOOD - REMOVE HOOD AS REQ'D FOR WALL FINISH WORK & SALVAGE FOR REINSTALLATION IN SAME LOCATION. DUCTWORK & EXHAUST FAN TO REMAIN FOR REUSE.

B18 GC TO VERIFY CONDITION OF EXTERIOR VINYL SOFFIT PANELS & CONSULT W/ OWNER FOR REPAIR / REPLACEMENT OF ANY DAMAGED SOFFIT PANELS.

B19 REMOVE PORTION OF GYP BOARD CEILING AS REQ'D FOR SPEAKER INSTALLATION. SEE A1.3.

B20 REMOVE FACE(S) FROM ETR BLADE SIGN. SEE A0.2.

B21 REMOVE LIGHT SWITCH & ALL RELATED ACCESSORIES. CUT & ABANDON ELEC AS REQ'D.

LEGEND

ALL ITEMS SHOWN DASHED — — ARE TO BE REMOVED

2x4 CEILING GRID

RETURN AIR GRILLE

SUPPLY AIR DIFFUSER

2X4 LAY-IN LIGHT FIXTURE

CAN LIGHT

MENU BOARD LIGHT

WALL PACK

WALL MOUNTED EMERG LIGHT

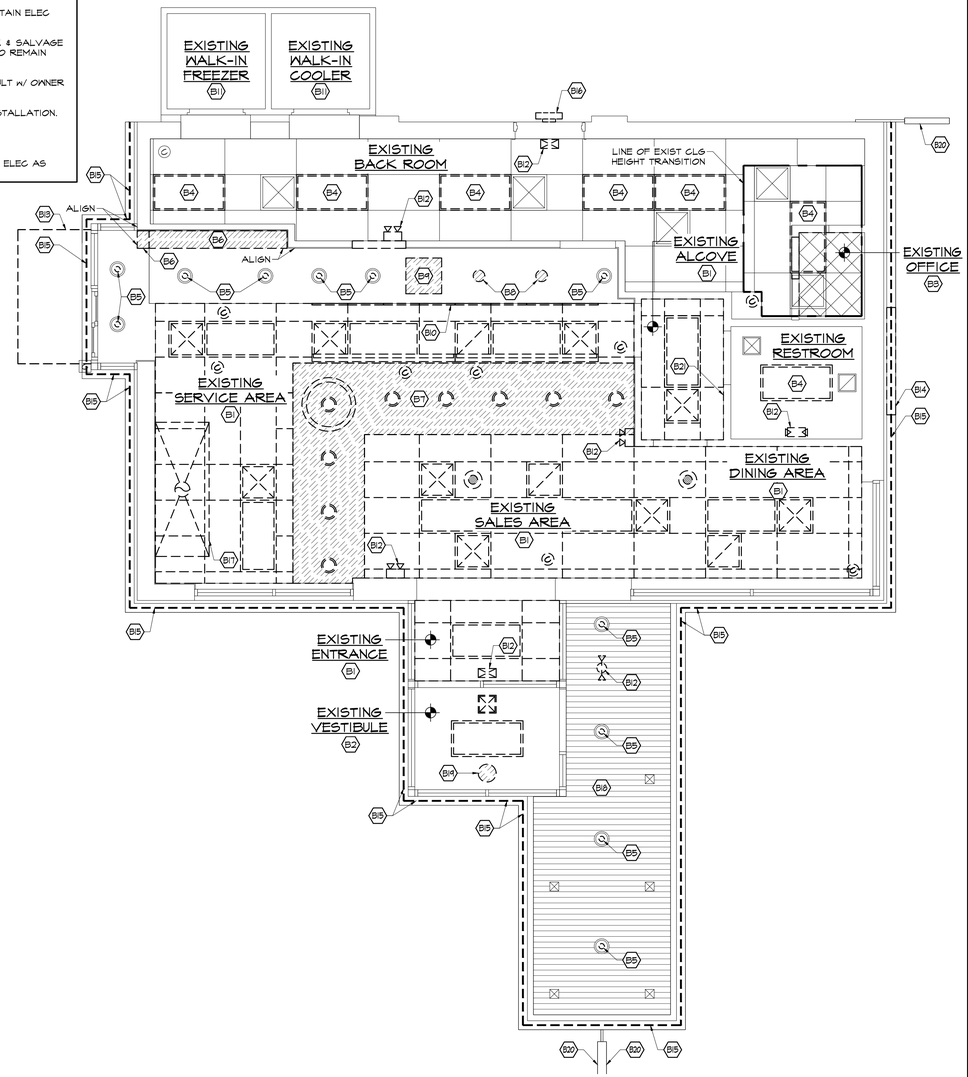
CEILING MOUNTED EMERG LIGHT

EXIT SIGN

CAMERA

WALL MTD CAMERA

SPEAKER



1 DEMOLITION CEILING PLAN
SCALE: 1/4" = 1'-0"

N PLAN

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FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

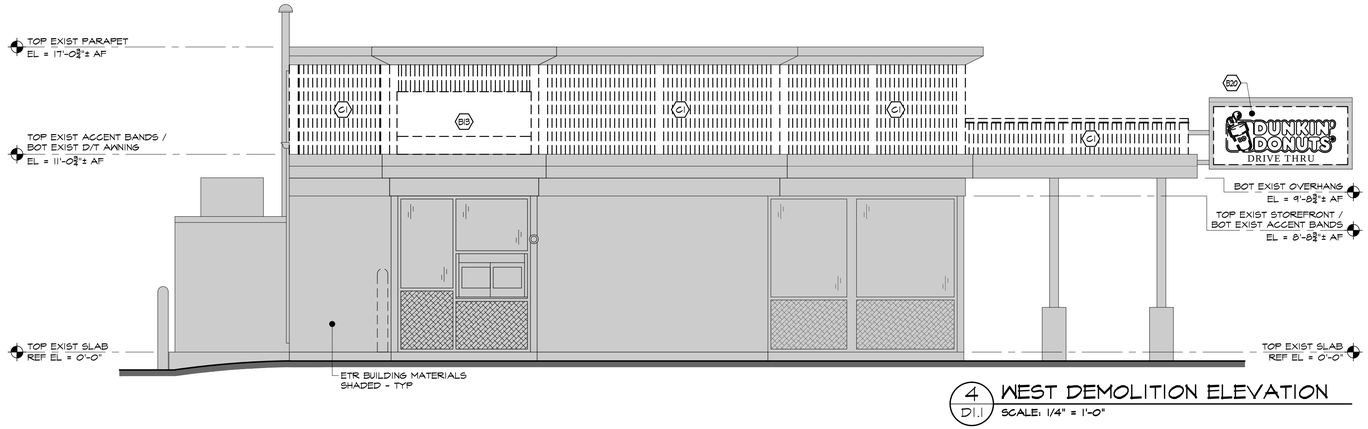
DRAWING TITLE

DEMOLITION CEILING PLAN

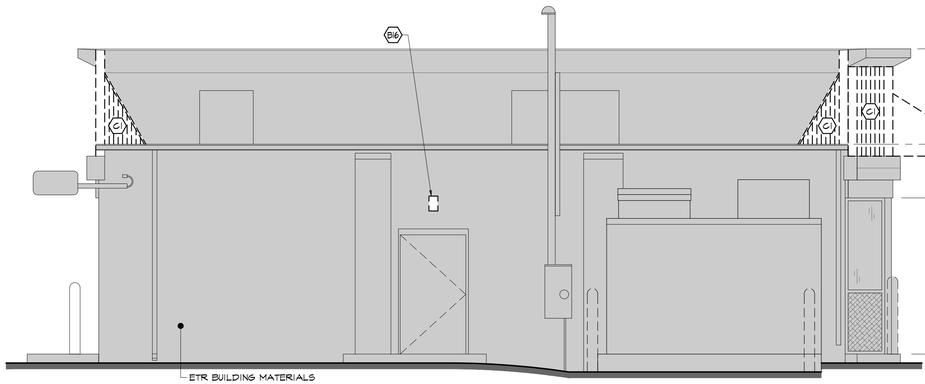
DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY	CHECKED BY
ZRA	AH

DRAWING NUMBER

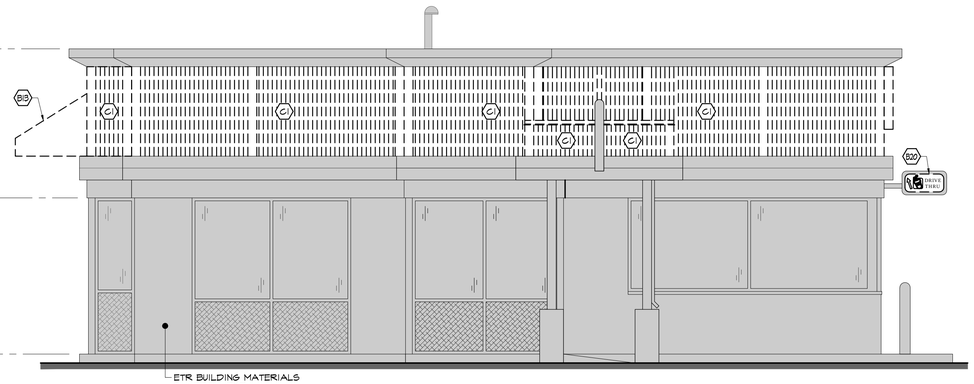
D1.2



4 D1.1 **WEST DEMOLITION ELEVATION**
SCALE: 1/4" = 1'-0"



3 D1.1 **NORTH DEMOLITION ELEVATION**
SCALE: 1/4" = 1'-0"



2 D1.1 **SOUTH DEMOLITION ELEVATION**
SCALE: 1/4" = 1'-0"

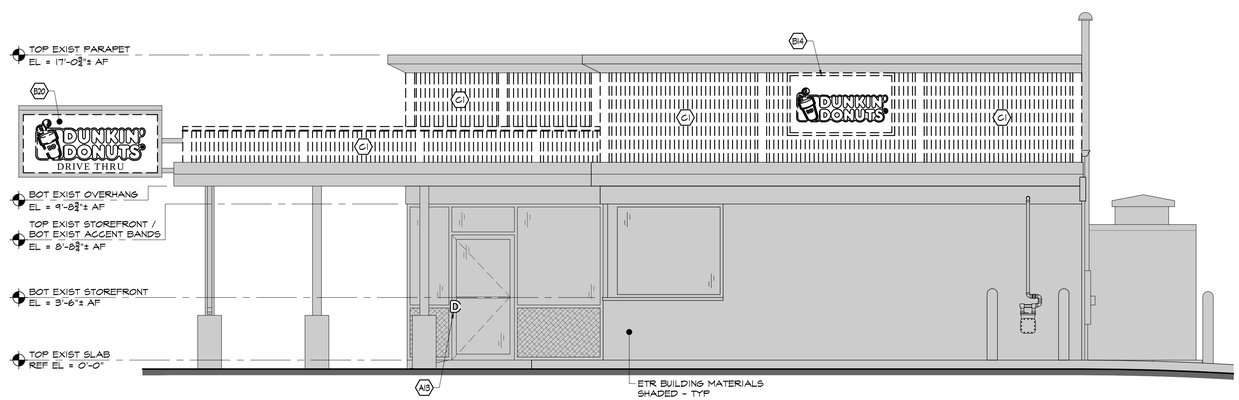
C# EXTERIOR DEMO NOTES

C↓ REMOVE METAL FASCIA, METAL COPING & ALL WALL MTD ACCESSORIES BACK TO ETR PLYWOOD SHEATHING AS REQ'D. METAL CORNICE TO REMAIN. SEE A3.1, A3.2 & A4.1.

NOTE

SEE D1.1 FOR KEYED FLOOR DEMO NOTES A#

SEE D1.2 FOR KEYED CEILING DEMO NOTES D#



1 D1.1 **EAST DEMOLITION ELEVATION**
SCALE: 1/4" = 1'-0"

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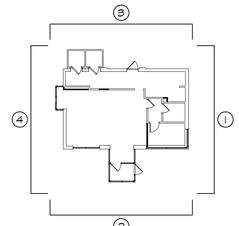


REVISIONS

NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

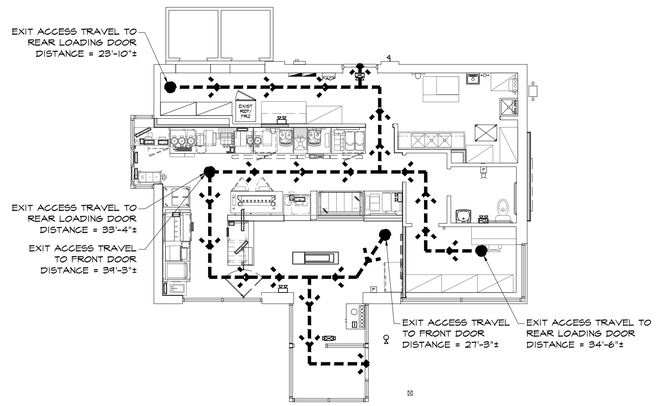
DRAWING TITLE

DEMOLITION ELEVATIONS

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY	CHECKED BY
ZRA	AH

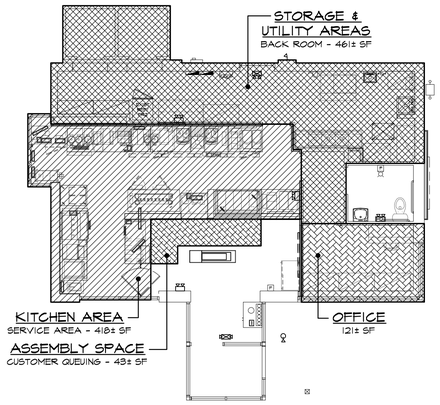
DRAWING NUMBER

D3.1



2 EGRESS DIAGRAM
SCALE: 1/8" = 1'-0"

N
PLAN



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

N
PLAN

SCHEDULE OF RESPONSIBILITY

ALL WORK SHALL BE PROVIDED (SUPPLIED & INSTALLED) BY THE DUNKIN' DONUTS GC UNLESS OTHERWISE NOTED IN THIS SCHEDULE OR ELSEWHERE IN THE DRAWINGS.

ALL MENTION THROUGHOUT THIS SET OF "OWNER" SHALL BE IN REFERENCE TO THE DUNKIN' DONUTS FRANCHISEE.

ALL MENTION THROUGHOUT THIS SET OF "OTHERS" SHALL BE IN REFERENCE TO A VENDOR UNDER SEPARATE CONTRACT WITH THE DUNKIN' DONUTS FRANCHISEE.

GC SHALL BE RESPONSIBLE FOR COORDINATION OF INSTALLATION OF ALL ITEMS RELATED TO THE DUNKIN' DONUTS ON THE JOB SITE.

DIVISION ITEM	SUPPLIED BY	INSTALLED BY	M-E-P ROUGH-INS	FINAL M-E-P CONNECTIONS
DIV 10 - SPECIALTIES				
BUILDING SIGNS	OTHERS	OTHERS	GC	OTHERS
SITE SIGNS, INCLUDING EXTERIOR MENU BOARD	OTHERS	OTHERS	GC	OTHERS
SITE SIGNS STRUCTURAL SUPPORT (FOOTINGS & BOLTS)	OTHERS	GC	GC	N/A
INTERIOR DIGITAL MENU BOARD	OTHERS	OTHERS	GC*	OTHERS
PRE-FAB METAL CANOPY	GC	GC**	GC	GC
DIV 11 - EQUIPMENT				
KITCHEN EQUIPMENT	OTHERS	OTHERS	GC	GC
DIV 12 - FURNISHINGS				
WALL ART	OTHERS	OTHERS	N/A	N/A
MILLWORK	OTHERS	**	GC	GC
FURNITURE	OTHERS	OTHERS	GC	GC
DIV 22 - PLUMBING				
PLUMBING FIXTURES (EXCEPT 3-BAY AND HAND SINKS)	GC	GC	GC	GC
PLUMBING FIXTURES: 3-BAY & HAND SINKS	OTHERS	OTHERS	GC	GC
DIV 26 - ELECTRICAL				
POS POWER & DATA	OTHERS	OTHERS	OTHERS	OTHERS
ELECTRICAL WIRING & CONDUITS FOR SITE SIGNS, GROUND LOOPS & EXTERIOR MENU BOARD	OTHERS	GC	GC	GC
DIV 27 - COMMUNICATIONS				
CEILING MOUNTED SPEAKERS & RECEIVER	OTHERS	GC	GC	GC
CCTV SYSTEM	OTHERS	OTHERS	OTHERS	OTHERS
POS SYSTEM	OTHERS	OTHERS	OTHERS	OTHERS

* CONFIRM DMB WIRING CONNECTION RESPONSIBILITIES W/ OWNER - SEE THE ELECTRICAL DRAWINGS
** GC TO COORDINATE INSTALLATION OPTIONS

01005 - ADMINISTRATIVE REQUIREMENTS

01005-1: REFERENCE

A. THESE SPECIFICATIONS ARE TO SERVE AS A SUPPLEMENT TO ALL OTHER DRAWINGS. WHERE THERE IS A CONFLICT IN REQUIREMENTS OF THOSE DRAWINGS, THE MOST STRINGENT OR PROHIBITIVE SHALL APPLY.

B. AIA GENERAL CONDITIONS (A201) ARE HEREBY INCORPORATED INTO THE CONTRACT DOCUMENTS BY REFERENCE.

01005-2: SECTION INCLUDES

A. CODES, RULES AND REGULATIONS
B. CONTRACTOR USE OF PREMISES
C. TEMPORARY FACILITIES
D. COORDINATION
E. FIELD ENGINEERING
F. EXISTING UTILITIES AND STRUCTURES
G. CONTRACTOR QUALITY CONTROL
H. DELIVERY, HANDLING AND STORAGE OF MATERIALS
I. PROTECTION OF INSTALLED WORK
J. SUBMITTALS
K. SUBSTITUTIONS
L. PROJECT CLOSEOUT

01005-3: CODES, RULES, REGULATIONS

A. SEE COVER SHEET

01005-4: CONTRACTOR USE OF PREMISES

A. WORK BEING PERFORMED UNDER SEPARATE CONTRACTS WITH THE OWNER COULD BE CONCURRENT WITH WORK UNDER THIS CONTRACT. COORDINATE WORK UNDER THIS CONTRACT SUCH AS SEQUENCE AND ACCESS WITH OTHER SEPARATE CONTRACTORS AS DIRECTED BY THE OWNER.

B. LIMIT USE OF PREMISES FOR WORK AND FOR CONSTRUCTION OPERATIONS AND TO ALLOW FOR WORK BY OTHER CONTRACTORS.

01005-5: TEMPORARY FACILITIES

A. CONTRACTOR IS TO LIMIT ITS ENTIRE WORK FORCE TO THE BUILDING AND IMMEDIATE SITE.
   1. CONTRACTOR SHALL PROVIDE TEMPORARY FACILITIES FOR ITS USE ON THE SITE, INCLUDING TEMPORARY OFFICE AND SANITARY FACILITIES.

B. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR PERFORMANCE OF THE WORK.

01005-6: COORDINATION

A. COORDINATE THE WORK TO ASSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF CONSTRUCTION ELEMENTS, WITH PROVISIONS FOR ACCOMMODATING ITEMS INSTALLED LATER.

B. VERIFY CHARACTERISTICS OF ELEMENTS OF INTERRELATED OPERATING EQUIPMENT ARE COMPATIBLE. COORDINATE WORK HAVING INTERDEPENDENT RESPONSIBILITIES FOR INSTALLING, CONNECTING TO AND PLACING IN SERVICE SUCH EQUIPMENT.

C. COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WHICH ARE INDICATED DIAGRAMMATICALLY ON DRAWINGS. FOLLOW ROUTING SHOWN FOR PIPES, DUCTS AND CONDUITS AS CLOSELY AS PRACTICABLE; MAKE RUNS PARALLEL WITH LINES OF BUILDING. UTILIZE SPACES EFFICIENTLY TO MAXIMIZE ACCESSIBILITY FOR OTHER INSTALLATIONS, FOR MAINTENANCE AND FOR REPAIRS.

D. IN FINISHED AREAS, CONCEAL PIPES, DUCTS AND WIRING IN THE CONSTRUCTION. COORDINATE LOCATIONS OF FIXTURES AND OUTLETS WITH FINISH ELEMENTS.

E. EXECUTE CUTTING AND PATCHING TO INTEGRATE ELEMENTS OF WORK, UNCOVER ILL-TIMED, DEFECTIVE AND NON-CONFORMING WORK, PROVIDE OPENINGS FOR PENETRATIONS OF EXISTING SURFACES AND PROVIDE SAMPLES FOR TESTING, SEAL PENETRATIONS THROUGH FLOORS, WALLS AND CEILINGS.

01005-7: FIELD ENGINEERING

A. CONTRACTOR SHALL PROVIDE FIELD ENGINEERING SERVICES REQUIRED TO ESTABLISH GRADES, LINES AND LEVELS BY USE OF RECOGNIZED ENGINEERING SURVEY PRACTICES.

B. CONTRACTOR SHALL ESTABLISH AND VERIFY ALL REQUIRED BENCH MARKS, GRADES, LINES AND LEVELS AND DIMENSIONS SHOWN ON THE DRAWINGS PRIOR TO COMMENCEMENT OF WORK. INCONSISTENCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO START OF WORK.

C. CONTRACTOR SHALL NOT DEVIATE FROM ESTABLISHED GRADES AND LINES, EXCEPT BY WRITTEN APPROVAL OF THE ARCHITECT OR IF OBVIOUS ERROR EXISTS IN DESIGNATED GRADES AND LINES.

D. CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING OUT THE BUILDING ADDITION ON THE SITE, AS WELL AS THE ENTIRE LAYOUT OF ALL SITE IMPROVEMENTS, UTILITIES, GRADING, LANDSCAPING AND SIMILAR ITEMS AS REQUIRED TO COMPLETE THE WORK.

01005-8: EXISTING UTILITIES

A. CONTRACTOR SHALL BE RESPONSIBLE FOR INJURY TO ANY UTILITY PIPING, ELECTRICAL WIRING AND CONDUITS, BUILDINGS AND OTHER STRUCTURES THAT MAY BE MET WITHIN THE PROSECUTION OF THE WORK. CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGES TO ITEMS RESULTING FROM WORK OF THIS CONTRACTOR.

01005-9: CONTRACTOR QUALITY ASSURANCE/CONTROL OF INSTALLATION

A. MONITOR QUALITY CONTROL OVER SUPPLIERS, MANUFACTURERS, PRODUCTS, SERVICES, SITE CONDITIONS AND WORKMANSHIP.

B. COMPLY FULLY WITH MANUFACTURERS' INSTRUCTIONS INCLUDING EACH STEP IN SEQUENCE.

C. SHOULD MANUFACTURERS' INSTRUCTIONS CONFLICT WITH CONTRACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.

D. COMPLY WITH SPECIFIED STANDARDS AS A MINIMUM QUALITY FOR THE WORK EXCEPT WHEN MORE STRINGENT TOLERANCES, CODES OR SPECIFIED REQUIREMENTS INDICATE HIGHER STANDARDS OR MORE PRECISE WORKMANSHIP.

E. PERFORM WORK BY PERSONS QUALIFIED TO PRODUCE WORKMANSHIP OF SPECIFIED QUALITY.

F. SECURE PRODUCTS IN PLACE WITH POSITIVE ANCHORAGE DEVICES DESIGNED AND SIZED TO WITHSTAND STRESSES, VIBRATION, PHYSICAL DISTORTION OR DISFIGUREMENT.

01005-10: DELIVERY, HANDLING AND STORAGE OF MATERIALS

A. PRODUCTS: MEANS NEW MATERIAL, MACHINERY, COMPONENTS, EQUIPMENT, FIXTURES AND SYSTEMS FORMING THE WORK. DOES NOT INCLUDE MACHINERY AND EQUIPMENT USED FOR PREPARATION, FABRICATION, CONVEYING AND ERECTION OF THE WORK. PRODUCTS MAY ALSO INCLUDE EXISTING MATERIALS OR COMPONENTS REQUIRED FOR REUSE.

B. TRANSPORTATION AND HANDLING
   1. TRANSPORT AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.
   2. PROMPTLY INSPECT SHIPMENTS TO ASSURE THAT PRODUCTS COMPLY WITH REQUIREMENTS, QUANTITIES ARE CORRECT AND PRODUCTS ARE UNDAMAGED.
   3. PROVIDE EQUIPMENT AND PERSONNEL TO HANDLE PRODUCTS BY METHODS TO PREVENT SOILING, DISFIGUREMENT OR DAMAGE.

C. STORAGE AND PROTECTION
   1. STORE AND PROTECT PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, WITH SEALS AND LABELS INTACT AND LEGIBLE. STORE SENSITIVE PRODUCTS IN WEATHER-TIGHT, CLIMATE CONTROLLED ENCLOSURES.
   2. ARRANGE STORAGE OF PRODUCTS TO PERMIT ACCESS FOR INSPECTION. PERIODICALLY INSPECT TO ASSURE PRODUCTS ARE UNDAMAGED AND ARE MAINTAINED UNDER SPECIFIED CONDITIONS.

01005-11: PROTECTION OF INSTALLED WORK

A. PROTECT INSTALLED WORK AND PROVIDE SPECIAL PROTECTION AS REQUIRED.

B. PROVIDE TEMPORARY AND REMOVABLE PROTECTION FOR INSTALLED PRODUCTS. CONTROL ACTIVITY IN IMMEDIATE WORK AREA TO MINIMIZE DAMAGE.

C. PROVIDE PROTECTIVE COVERINGS AT WALLS, PROJECTIONS, JAMBS, SILLS AND SOFFITS OF OPENINGS.

D. PROTECT FINISHED FLOORS AND OTHER SURFACES FROM TRAFFIC, DIRT, WEAR, DAMAGE OR MOVEMENT OF HEAVY OBJECTS BY PROTECTING WITH DURABLE SHEET MATERIALS.

01005-12: SUBMITTALS - GENERAL

A. THE CONTRACTOR MUST SUBMIT TO THE ARCHITECT FOR REVIEW AND APPROVAL, SHOP DRAWINGS, PRODUCT DATA AND SAMPLES REQUIRED BY THE SUBMITTAL LIST OR AS DIRECTED BY THE ARCHITECT.

B. SUBMIT TO THE ARCHITECT AS REQUIRED TO MAINTAIN PROJECT. ARCHITECT WILL RETAIN ONE COPY.

01005-13: SHOP DRAWING SUBMITTALS

A. PRESENT IN A CLEAR AND THOROUGH MANNER. TITLE EACH DRAWING WITH PROJECT NAME AND NUMBER.

B. IDENTIFY FIELD DIMENSIONS, SHOW RELATION TO ADJACENT OR CRITICAL FEATURES OR WORK OR PRODUCTS.

C. NUMBER AND TYPE OF COPIES AS FOLLOWS:
   1. SUBMIT THE NUMBER OF COPIES WHICH THE CONTRACTOR REQUIRES, PLUS ONE COPY WHICH WILL BE RETAINED BY ARCHITECT.

D. CONTRACTOR REVIEW
   1. REVIEW SUBMITTALS PRIOR TO TRANSMITTAL DETERMINE AND VERIFY FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MANUFACTURER'S CATALOG NUMBERS AND CONFORMANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS.
   2. SIGN OR INITIAL EACH SHEET OF SHOP DRAWINGS AND PRODUCT DATA, AND EACH SAMPLE LABEL TO CERTIFY COMPLIANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS. NOTIFY ARCHITECT, IN WRITING, AT TIME OF SUBMITTAL, OF ANY DEVIATIONS FROM REQUIREMENTS OF CONTRACT DOCUMENTS. FAILURE TO DO SO WILL BE REASON FOR REJECTION FOR SUBMITTAL OR WORK IN PLACE.
   3. DO NOT FABRICATE PRODUCTS TO BEGIN WORK WHICH REQUIRE SUBMITTALS WITH ARCHITECT APPROVAL.
   4. REVISE AND RESUBMIT SUBMITTAL AS REQUIRED; IDENTIFY ALL CHANGES MADE SINCE PREVIOUS SUBMITTAL. FAILURE TO DO SO WILL BE REASON TO REJECT SUBMITTAL.

01005-14: PRODUCT DATA SUBMITTALS

A. SUBMIT THE NUMBER OF COPIES WHICH THE CONTRACTOR REQUIRES PLUS ONE COPY WHICH WILL BE RETAINED BY THE ARCHITECT AND ONE COPY TO THE BUILDING DEPT.

B. MARK EACH COPY OF DATA TO IDENTIFY PERTINENT PRODUCTS, SHOW REFERENCE STANDARDS, PERFORMANCE CHARACTERISTICS AND CAPACITIES, WIRING AND PIPING DIAGRAMS AND CONTROLS; COMPONENT PARTS; FINISHES, DIMENSIONS AND REQUIRED CLEARANCES.

C. MODIFY MANUFACTURER'S STANDARD SCHEMATIC DRAWINGS AND DIAGRAMS TO SUPPLEMENT STANDARD INFORMATION AND TO PROVIDE INFORMATION SPECIFICALLY APPLICABLE TO THE WORK. DELETE INFORMATION NOT APPLICABLE.

D. SUPPLEMENT MANUFACTURERS' STANDARD DATA TO PROVIDE INFORMATION UNIQUE TO THIS PROJECT.

01005-15: SUBSTITUTIONS

A. SUBSTITUTIONS ARE NOT ALLOWED, EXCEPT AS FOLLOWS:
   1. SUBSTITUTE PRODUCTS SHALL NOT BE ORDERED OR INSTALLED WITHOUT PRIOR WRITTEN ACCEPTANCE.
   2. ARCHITECT AND/OR OWNER HAS SOLE RIGHT OF DETERMINATION OF ACCEPTABILITY OF SUBSTITUTIONS.
   3. A CONTRACTOR OR SUBCONTRACTOR WHO CARRIES THE COST OF A SUBSTITUTE IN IT'S BID WITHOUT PRIOR REVIEW BY THE ARCHITECT, DOES SO AT IT'S OWN RISK. THE OWNER IS NO WAY OBLIGATED TO REVIEW NOR ALLOW THAT A SPECULATIVE SUBSTITUTION BE FURNISHED.

B. REQUESTS FOR SUBSTITUTIONS: SUBMIT SEPARATE REQUEST FOR EACH SUBSTITUTION. DOCUMENT EACH REQUEST WITH COMPLETE DATA SUBSTANTIATING COMPLIANCE OF PROPOSED SUBSTITUTION WITH REQUIREMENTS OF CONTRACT DOCUMENTS.

C. CONTRACTOR REPRESENTATION
   1. REQUEST FOR SUBSTITUTION CONSTITUTES A REPRESENTATION THAT CONTRACTOR HAS INVESTIGATED PROPOSED PRODUCT AND HAS DETERMINED THAT IT IS EQUAL TO OR SUPERIOR IN ALL RESPECTS TO SPECIFIED PRODUCT OR THAT THE COST REDUCTION OFFERED IS AMPLE JUSTIFICATION FOR ACCEPTING THE OFFERED SUBSTITUTION.
   2. CONTRACTOR WAIVES CLAIMS FOR ADDITIONAL COSTS RELATED TO SUBSTITUTION WHICH MAY LATER BECOME APPARENT.

01005-16: PROJECT CLOSEOUT

A. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHEN THE WORK IS SUBSTANTIALLY COMPLETE.

B. WITHIN A REASONABLE TIME AFTER RECEIPT OF SUCH NOTICE, THE ARCHITECT WILL MAKE AN INSPECTION TO DETERMINE THE STATUS OF COMPLETION.

C. SHOULD THE ARCHITECT DETERMINE THAT THE WORK IS NOT SUBSTANTIALLY COMPLETE, ARCHITECT WILL PROMPTLY NOTIFY THE CONTRACTOR, GIVING THE REASONS THEREFORE. CONTRACTOR SHALL REMEDY THE DEFICIENCIES IN THE WORK AND NOTIFY THE ARCHITECT AND REQUEST REINSPECTION OF THE WORK.

D. WHEN THE ARCHITECT CONCURS THAT THE WORK IS SUBSTANTIALLY COMPLETE, HE/SHE WILL PREPARE A CERTIFICATE OF SUBSTANTIAL COMPLETIONS, ACCOMPANIED BY A LIST OF ITEMS TO BE COMPLETED OR CORRECTED.

E. SUBMITTALS REQUIRED FOR PROJECT CLOSEOUT SHALL INCLUDE:
   1. CERTIFICATE OF OCCUPANCY.
   2. IN ADDITION TO THE WARRANTY AND GUARANTEE REQUIREMENTS OF THE GENERAL CONDITIONS, PROVIDE ALL OTHER GUARANTEES, BONDS, AFFIDAVITS AND CERTIFICATES REQUIRED THROUGHOUT THE SPECIFICATIONS.
   3. CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS.
   4. CONTRACTOR'S AFFIDAVIT OF RELEASE OF LIENS.

END OF SECTION

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REVISIONS

NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'
PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

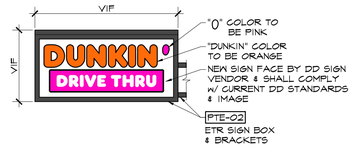
DRAWING TITLE
ADMINISTRATIVE REQUIREMENTS, SCHEDULE OF RESPONSIBILITY, EGRESS & OCCUPANCY DIAGRAMS

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY	CHECKED BY
ZRA	AH

DRAWING NUMBER
A0.1

BLADE SIGN NOTES

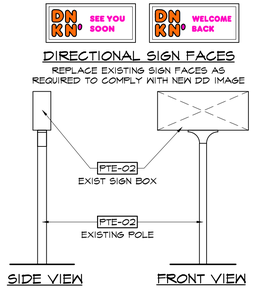
1) FACE TO BE FORMED CLEAR POLYCARBONATE, DECORATED SECOND SURFACE VINYL.
2) VINYL COLORS TO BE: DD ORANGE 3M #3630-3123; DD MAGENTA 3M #3630-1379.
3) ILLUMINATION: EXISTING INTERNALLY ILLUMINATED. SIGN VENDOR TO VERIFY IF LIGHTING IS LED & REPLACE W/ LEDs AS REQUIRED.
4) SEE NATIONAL ACCOUNTS FOR ORDERING INFORMATION.
5) SEE A7.2 & A7.3 FOR FINISH INFORMATION.



9 / A0.2 BLADE SIGN DETAIL
SCALE: 1/4" = 1'-0"

DIRECTIONAL SIGN FACES

REPLACE EXISTING SIGN FACES AS REQUIRED TO COMPLY WITH NEW DD IMAGE



DIRECTIONAL SIGN NOTES

1) SEE DUNKIN' BRANDS WEBSITE FOR COMPLETE INFORMATION AND DETAILS.
2) AREA OF SIGN = EXISTING TO REMAIN.
3) LIGHTING = EXISTING INTERNALLY ILLUMINATED. SIGN VENDOR TO VERIFY IF LIGHTING IS LED & REPLACE W/ LEDs AS REQUIRED.
4) REFACE & PAINT ALL EXISTING DIRECTIONAL SIGNS ON SITE UNO.

8 / A0.2 DIRECTIONAL SIGN DETAILS
SCALE: 1/2" = 1'-0"

SITE NOTES

1) CLEAN & PREP ALL SURFACES AS REQ'D PER PAINT MANUF SPECIFICATIONS PRIOR TO PAINTING. VERIFY CONDITION OF EXISTING MATERIALS - REPAIR / REPLACE MATERIALS TO MATCH EXISTING AS REQD. APPLY PAINT IN STRICT ACCORDANCE WITH PAINT MANUF SPECIFICATIONS.
2) SITE & SIGN DETAILS SHOWN ARE SCHEMATIC ONLY. COORDINATE LOCATIONS IN FIELD WITH FRANCHISEE.
3) CUT/PATCH/REPAIR EXISTING PAVEMENT AS REQUIRED. COORDINATE WITH FRANCHISEE FOR EXTENT OF WORK.
4) SEALCOAT & RESTRIPE EXISTING PARKING LOT. SEE T/A0.2 FOR STRIPING DETAILS.
5) POWERWASH EXISTING SIDEWALKS, CURBS & CONC PADS. CLEAN, WEED & REMULCH ANY EXISTING LANDSCAPING.
6) PROVIDE NEXTGEN BOLLARD COVERS ON ALL ETR BOLLARDS ON SITE. COORD W/ NATIONAL ACCOUNTS FOR ORDERING. GC TO ENSURE ALL ETR BOLLARDS ARE PROPERLY SET & CONSULT WITH FRANCHISEE IF ADDITIONAL WORK IS REQUIRED.

SITE / BUILDING SIGN SCHEDULE

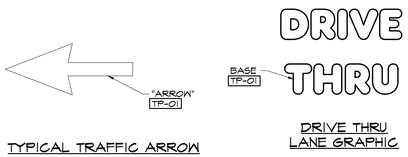
QTY	LOCATION	OVERALL DIMENSIONS	LETTERS	AREA
1	X BLADE SIGN	VERIFY IN FIELD	VIF	VIF
2	SITE (DIRECTIONAL)	VERIFY IN FIELD	VIF	VIF
1	X BUILDING (DIRECTIONAL)	VERIFY IN FIELD	VIF	VIF

KEYED PLAN NOTES

1. 18"X54" GROUND LOOP W/ 1" PVC CONDUIT, HOME RUN CONDUIT TO DRIVE THRU TIMER MONITOR ADJACENT TO DRIVE THRU WINDOW. REFER TO SITE PLAN, DETAILS & ELECT DRAWINGS FOR CONDUIT SIZE REQUIREMENTS. MULTIPLE GROUND LOOP WIRING MUST BE IN SEPARATE CONDUITS TO AVOID INTERFERENCE.
2. 20'X10'X6" THICK CONC PAD W/ REINFORCING. TOP OF SLAB SHALL BE FLUSH WITH ADJACENT PAVEMENT. CONTOUR CONC PAD TO MATCH THE ADJACENT CONC CURBING AS REQ'D. SEE 4/A0.2.
3. SIGN VENDOR TO PROVIDE "WELCOME BACK" FACE ON ETR DIRECTIONAL SIGN. SEE 8/A0.2.
4. SIGN VENDOR TO PROVIDE "SEE YOU SOON" FACE ON ETR DIRECTIONAL SIGN. SEE 8/A0.2.
5. DRIVE THRU HEIGHT LIMIT BAR. SEE 6/A0.2.
6. CONCRETE FILLED STEEL BOLLARD. SEE 5/A0.2.
7. "DRIVE THRU LANE GRAPHIC". SEE 7/A0.2.
8. "TRAFFIC ARROW BEFORE D/T LANE" [TP-01]. SEE 7/A0.2.
9. "DRIVE THRU START LANE GRAPHIC". SEE 7/A0.2.
10. "TYPICAL TRAFFIC ARROW" [TP-01]. SEE 7/A0.2.
11. LINE STRIPING - [TP-01].
12. D/T STACK & MENU BOARD CAMERA MTD TO BUILDING. COORD FINAL LOCATION W/ OWNER.
13. ETR DRIVE THRU WINDOW LOCATION.
14. SIGN VENDOR TO PROVIDE NEW FACE ON ETR BLADE SIGN SIGN. SEE 9/A0.2.
15. PROVIDE NEW VINYL SLATS FOR ETR CHAIN LINK FENCE AROUND ETR DUMPSTER. COLOR TO BE GRAY.
16. DIGITAL MENU BOARD - SEE 3/A0.2.
17. ORDER CANOPY W/ BUILT-IN CONFIRMATION DISPLAY & SPEAKER. SEE 3/A0.2.
18. PATCH / REPAIR ALL SITE AS REQ'D TO MATCH EXIST IN ALL AREAS OF DEMOLITION. COORD W/ D1.1.
19. NEW CURBING TO ACCOMMODATE NEW DT MENU BOARD LOCATION.
20. ETR CONCRETE PAD & GROUND LOOP.
21. SIGN VENDOR TO PROVIDE "DRIVE THRU" FACE ON ETR DIRECTIONAL SIGN. SEE 8/A0.2.

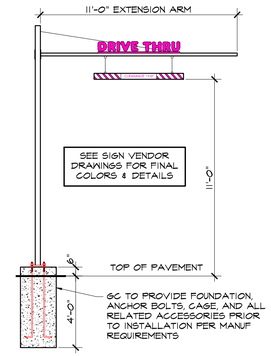
SITE GRAPHIC & STRIPING NOTES

1) PROPERLY PREP THE ASPHALT BEING PAINTED VIA PRESSURE WASH BEFORE PAINTING ALL DIRECTIONAL GRAPHICS.
2) COORDINATE WITH FRANCHISEE ON FINAL LOCATIONS OF ALL GRAPHICS & DIRECTIONALS.
3) SEE FINISH SCHEDULES FOR TRAFFIC STRIPING INFORMATION.
4) PAINT TEMPLATE FOR SITE GRAPHIC AVAILABLE THROUGH PAVEMENT STENCIL COMPANY - SEE NATL. ACCOUNTS.

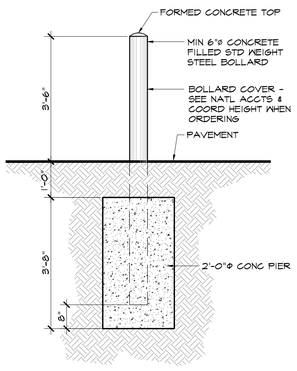


7 / A0.2 TRAFFIC STRIPING DETAILS
SCALE: 1/4" = 1'-0"

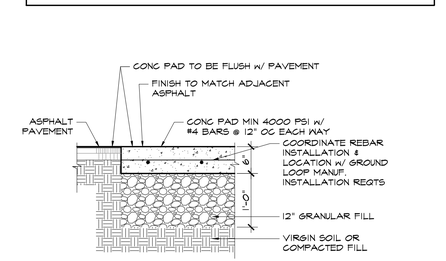
LIMIT BAR NOTE:
GC & FRANCHISEE TO FIELD VERIFY FINAL HEIGHT OF D/T HEIGHT LIMIT BAR W/ PRE-FAB CANOPY & SPEAKER TOWER CANOPY PRIOR TO START OF CONSTR. MAINTAIN 6" FROM BOT PRE-FAB CANOPY & SPEAKER TOWER CANOPY TO HEIGHT LIMIT BAR "CRASH TUBE" FROM HIGHEST POINT OF PAVEMENT AT D/T WINDOW.



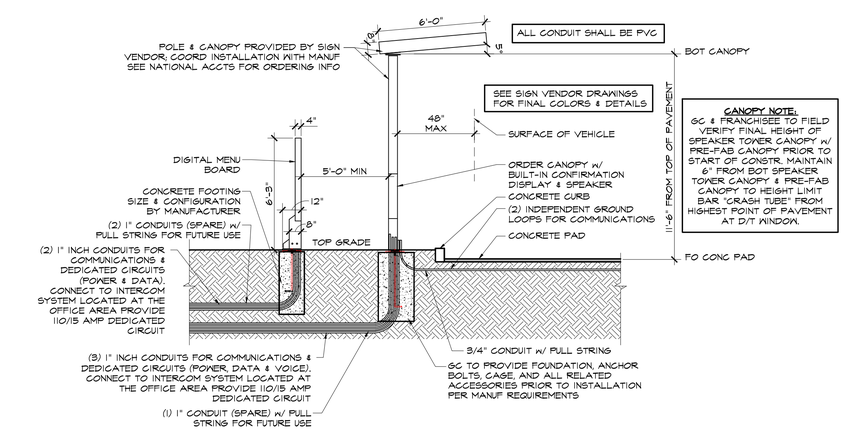
6 / A0.2 LIMIT BAR DETAIL
SCALE: 1/4" = 1'-0"



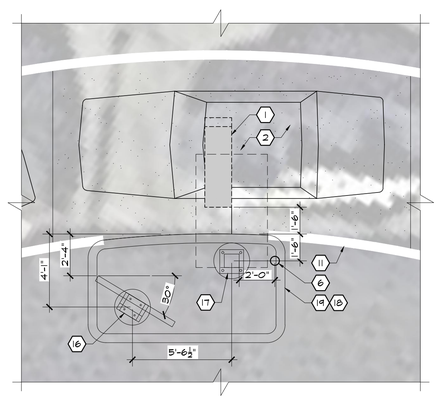
5 / A0.2 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



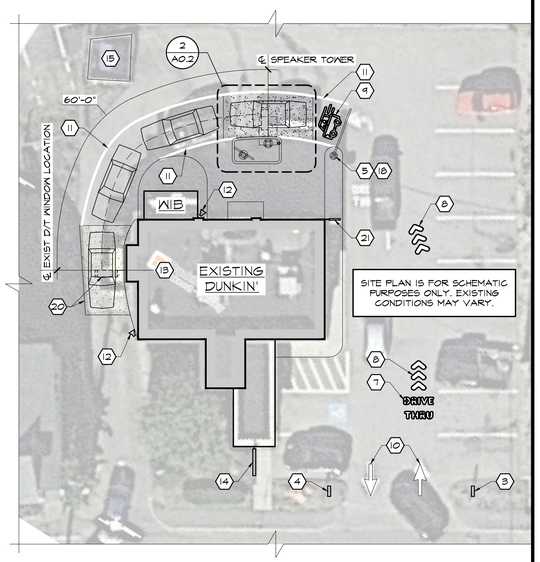
4 / A0.2 SECTION @ CONC PAD
SCALE: 3/4" = 1'-0"



3 / A0.2 MENU BOARD & SPEAKER TOWER DETAIL
NOT TO SCALE



2 / A0.2 MENU BOARD LOCATION
SCALE: 1/4" = 1'-0"



1 SCHEMATIC SITE PLAN
SCALE: 1/16" = 1'-0"

N
PLAN

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REVISIONS

NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE
DUNKIN'
PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE
SCHEMATIC SITE PLAN, SCHEDULE & DETAILS

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY	CHECKED BY
ZRA	AH

DRAWING NUMBER
A0.2

NOTES

1) LAYOUT DIMENSIONS INDICATED ON THIS DRAWING ARE INTENDED TO BE UTILIZED FOR GUIDELINE PURPOSES ONLY. REFER TO MANUFACTURER'S INSTALLATION GUIDELINES FOR INSTALLATION TOLERANCES REQUIRED FOR SPECIFIC PLUMBING FIXTURES AND ACCESSORIES.
2) PLUMBER'S WORK TO END 10' FROM THE BUILDING ALL CONNECTIONS TO SITE UTILITY PIPING SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR.
3) SEE PLUMBING DWGS FOR PLUMBING PRODUCT SPECIFICATIONS.
4) ALL DIMENSIONS ARE FROM FACE OF INTERIOR SUBSTRATE TO CENTERLINE OF PENETRATION UNLESS NOTED OTHERWISE.

LEGEND

- SLAB PENETRATION
- DEMOED SLAB / SLAB INFILL

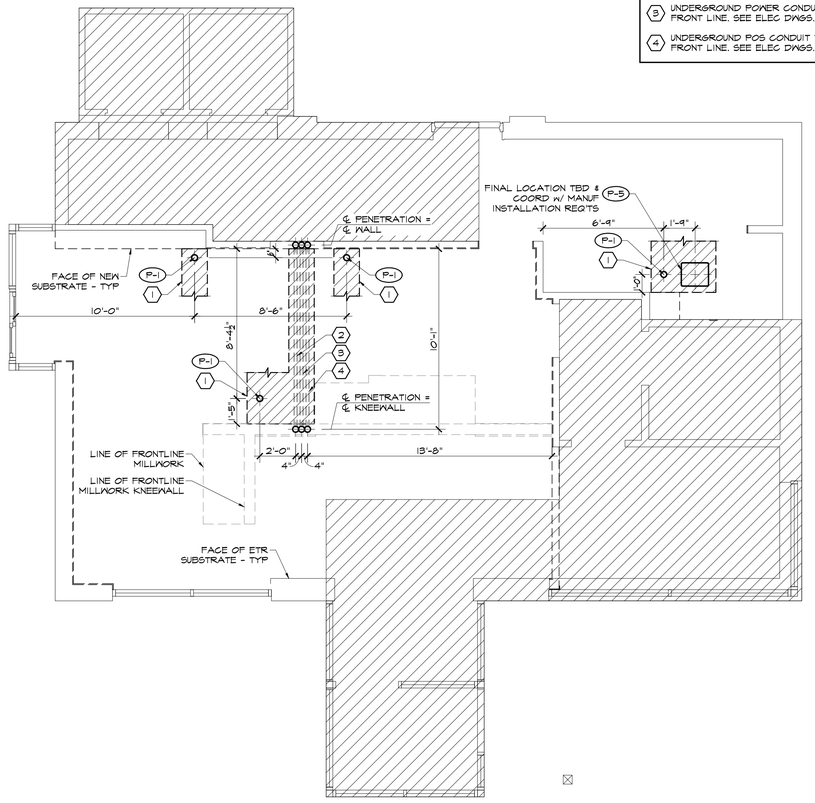
PLUMBING FIXTURE KEY

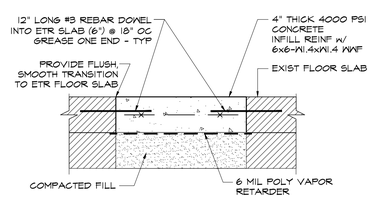
SEE PLUMB DWGS FOR PLUMBING SPECIFICATIONS

- P-1 FLOOR SINK
- P-5 GREASE REMOVAL SYSTEM

KEYED PLAN NOTES

1. CUT EXIST CONC SLAB AS REQUIRED IN ALL AREAS OF REQUIRED WASTE PIPING & ELEC CONDUIT INSTALLATION. COORD EXTENT OF CUT WORK IN FIELD w/ EXISTING WASTE PIPING. SEE PLUMBING DWGS, ELECTRICAL DWGS & 2/A1.0.
2. UNDERGROUND WATER CONDUIT TO FRONT LINE. SEE PLUMB DWGS.
3. UNDERGROUND POWER CONDUIT TO FRONT LINE. SEE ELEC DWGS.
4. UNDERGROUND POS CONDUIT TO FRONT LINE. SEE ELEC DWGS.





2 A1.0 TYP SLAB INFILL DETAIL
SCALE: 1 1/2" = 1'-0"

1 SLAB PENETRATION PLAN
SCALE: 1/4" = 1'-0"

N PLAN

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REVISIONS

NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE

SLAB PENETRATION PLAN & DETAIL

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY	CHECKED BY
ZRA	AH

DRAWING NUMBER

A1.0

DOOR SCHEDULE

MARK/LOCATION		DOOR						FRAME					HDW	REMARKS	
No.	ROOM (FROM / TO)	TYPE	WIDTH	HEIGHT	THICK.	MAT	FINISH	HEAD DTL	JAMB DTL	TYPE	MAT	FINISH	SET		No.
100	EXISTING ALCOVE / OFFICE	D1	3'-0"	6'-8"	1 3/4"	WOOD	PT-01 (W)	5/A1.1	5/A1.1	F1	HM	PT-01 (W)	0-1	UNDERCUT DOOR 3/4" AFF	100

DOOR & FRAME NOTES / SPECS

1) HM FRAMES - STEELCRAFT OR APPROVED EQUAL.

   - INTERIOR FRAME: 16 GAUGE SHOP PRIMED, REINFORCED TO RECEIVE SCREWS FOR HARDWARE.

2) INTERIOR WOOD DOORS: COMMERCIAL GRADE HEAVY DUTY WITH FIVE-PLY CONSTRUCTION, PARTICLEBOARD CORE, TYPE II GLUE BOND, SHOP PRIME MDF, PAINT GRADE VENEER, SIDE EDGES TO BE 1-1/8", TOP AND BOTTOM EDGES TO BE 2-1/2" MILL OPTION SPECIES, PREPARE FOR FIELD FINISH.

3) SEE A7.0 - A7.4 FOR MASTER FINISH SCHEDULES & NATIONAL ACCOUNTS.

HARDWARE SETS

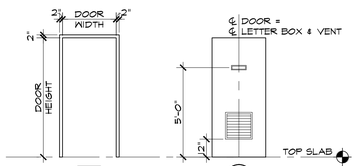
ALL HARDWARE SHALL BE ADA COMPLIANT WHETHER OR NOT SPECIFIED HEREIN

SET 0-1

2 HINGES	HAGER 1279 US26D
1 SPRING HINGE	HAGER 1250 US26D
1 LOCK SET	HAGER 3480 WTN US26D
1 LETTER SLOT	IVES 620 PA28
1 SLEEVE	IVES 621
1 FLOOR STOP	HAGER 241F US26D
1 LOUVERED VENT	1'-6" x 1'-6"
1 SET SILENCERS	HAGER 307D

HARDWARE NOTES

1) POWER OPERATOR:
   HORTON AUTOMATICS; EASYACCESS SERIES 7100; STD HEADER CASE; AUTOMATIC OPERATION W/ SERIES 6131S-2 (4-1/2") SQUARE PUSH PLATE, 9S SWITCH AT 4 1/2" STOREFRONT SYS & WALLS, ENGRAVING - INTERNAL SYM FOR ACCESSIBILITY & "PRESS TO OPEN"; 120V, 1 PH, 15 AMPS FOR S&L DOORS & DBL DOORS; 313-R1 CLEAR ANODIZED CLASS 1 COATING; INSTALL IN STRICT ACCORDANCE W/ MANUFACTURER'S INSTRUCTIONS.



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

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

PARTITION TYPES

INTERIOR WALL INSULATION & FIRE BLOCKING

*** ALL INTERIOR PARTITIONS ARE TO BE INSULATED USING UNFACED BATT INSULATION. REFER TO PARTITION TYPE KEYS THROUGHOUT PLANS.**

*** UNFACED BATT INSULATION ALSO ACTS AS FIRE BLOCKING WITHIN THE STUD WALLS; SECURE INSULATION WITHIN STUD SPACING.**

*** BATT INSULATION SHALL FILL THE ENTIRE DEPTH OF WALL CAVITY. PACK TIGHTLY AROUND PIPING OR CONDUIT WITHIN WALL CAVITY.**

*** EXTEND INSULATION 12" ABOVE CEILING LINE.**

NOTES:

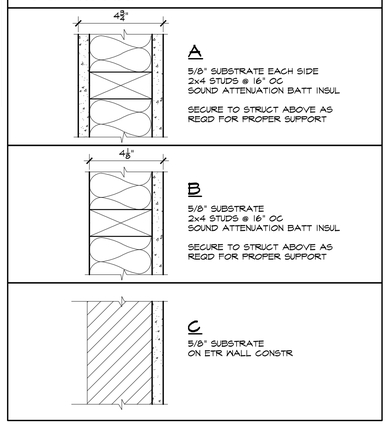
1) WALL SUBSTRATES ARE AS FOLLOWS:

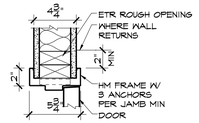
   EXIST SERVICE AREA, OFFICE & EXIST BACK ROOM:
   5/8" DUROCK CEMENT BOARD FROM FLOOR TO 4'-0" AF &
   5/8" OSB FROM 4'-0" AF & ABOVE
   (5/8" DUROCK CEMENT BOARD BEHIND TILE AREAS)

   EXIST SALES AREA:
   5/8" GYP BOARD - SEE GEN. NOTE #9
   (5/8" DUROCK CEMENT BOARD BEHIND TILE AREAS)

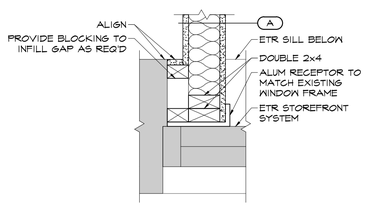
2) ALL WOOD IN CONTACT W/ CONCRETE SHALL BE PRESERVATIVE PRESSURE TREATED.

3) CONTRACTOR'S OPTION: GC MAY USE 3-5/8"x20GA METAL STUDS IN LIEU OF 2x4 WOOD STUDS.

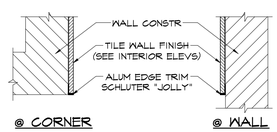




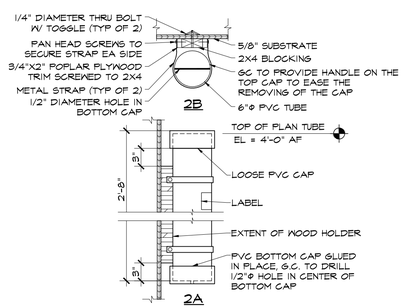
5 / A1.1 TYP INT HEAD/JAMB DTL SCALE: 1 1/2" = 1'-0"



4 / A1.1 PARTITION END WALL TRANSITION SCALE: 1 1/2" = 1'-0"



3 / A1.1 TILE EDGE TRIM DTL SCALE: 1 1/2" = 1'-0"



2 / A1.1 PLAN TUBE DETAILS SCALE: 1" = 1'-0"

GENERAL NOTES

1) THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS NECESSARY TO INSURE ISSUANCE OF AN OCCUPANCY CERTIFICATE UPON COMPLETION OF THE WORK.

2) THE CONTRACTOR SHALL MAINTAIN ALL INSURANCE REQ'D BY THE OWNER AND/OR GOVERNMENTAL AUTHORITIES AND SHALL PROVIDE PROOF OF SUCH INSURANCE AS REQUIRED.

3) ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, CITY OF PORTSMOUTH, NEW HAMPSHIRE REQUIREMENTS AND AS PUT FORTH IN THESE CONSTRUCTION DOCUMENTS. WHERE CONFLICTS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL BE MET.

4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING ALL WORK DURING CONSTRUCTION.

5) THE DRAWINGS MAY NOT BE TO SCALE. SEE PLANS AND DETAILS FOR DIMENSIONS.

6) ALL EXTERIOR DIMENSIONS SHOWN ARE TO THE FACE OF FRAMING. ALL INTERIOR DIMENSIONS SHOWN ARE TO THE FACE OF SUBSTRATE.

7) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING.

8) THE CONTRACTOR SHALL ANCHOR WALL MOUNTED EQUIPMENT AND ACCESSORIES TO EXISTING WALLS AS REQD FOR PROPER SUPPORT. PROVIDE BLOCKING AS REQ'D.

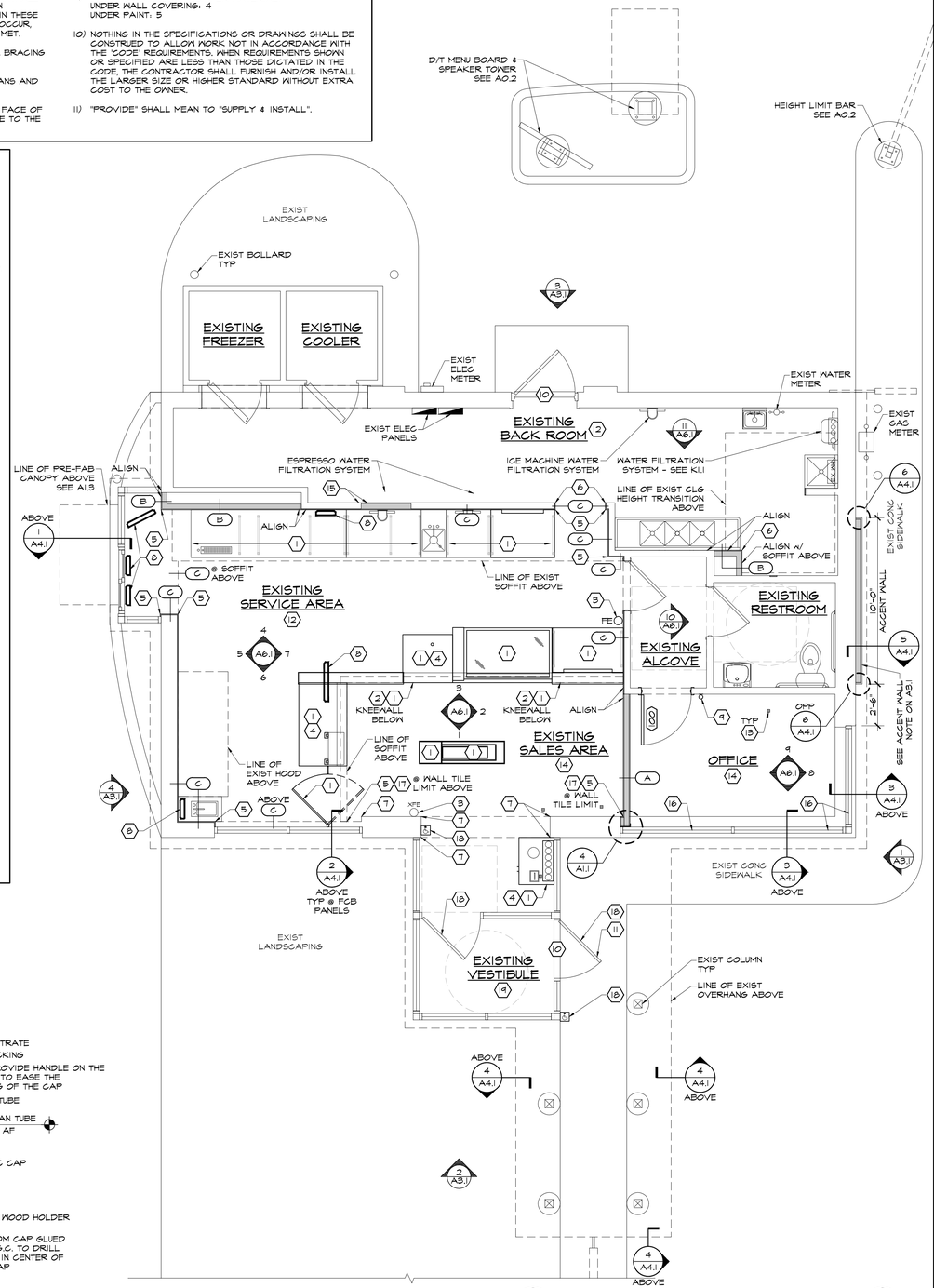
9) LEVEL OF GYP BD FINISH PER MATERIAL:
   UNDER WALL COVERING: 4
   UNDER PAINT: 5

10) NOTHING IN THE SPECIFICATIONS OR DRAWINGS SHALL BE CONSTRUED TO ALLOW WORK NOT IN ACCORDANCE WITH THE CODE REQUIREMENTS. WHEN REQUIREMENTS SHOWN OR SPECIFIED ARE LESS THAN THOSE DICTATED IN THE CODE, THE CONTRACTOR SHALL FURNISH AND/OR INSTALL THE LARGER SIZE OR HIGHER STANDARD WITHOUT EXTRA COST TO THE OWNER.

11) "PROVIDE" SHALL MEAN TO "SUPPLY & INSTALL".

KEYED PLAN NOTES

1. MILLWORK & EQUIPMENT PROVIDED BY OTHERS. SEE K1.1 & K1.2.
2. MILLWORK SUPPLIER SHALL PROVIDE ACCESS FOR UTILITIES & CLEANING AT ALL FRONT LINE MILLWORK.
3. VERIFY LOCATIONS & FUNCTION OF EXISTING FIRE EXTINGUISHERS IN FIELD. IF NONE EXIST OR ARE INOPERABLE, PROVIDE TYPE ABC FIRE EXTINGUISHER, MOUNTED AT 4'-0" AF FROM TOP BY GC; COORDINATE ALL FINAL LOCATIONS & QUANTITY WITH LOCAL FIRE DEPT.
4. HANDICAP ACCESSIBLE COUNTERS SHALL BE MAX 34" AF.
5. PROVIDE CLEAR ANODIZED ALUM EDGE TRIM (SCHLUTER "JOLLY") FOR FULL HEIGHT OF WALL @ EXTERNAL TILE CORNERS & ALL LOCATIONS WHERE TILE ENDS. SEE 9/A1.1.
6. PROVIDE 2"x2" STAINLESS STEEL CORNER GUARD - FULL HEIGHT OF WALL UP TO CEILING.
7. PROVIDE IMPACT SPECIALTIES CORNER GUARD (WP-C1) FOR 6'-0" AF @ EXTERIOR CORNER. INSTALL AS REQ'D PER MANUF SPECIFICATIONS.
8. PROVIDE BLOCKING IN WALL/CEILING AT VDU MOUNTING LOCATIONS - SEE ELEC DWGS - TYP.
9. "PLAN TUBE" MOUNTED ON WALL. COORD FINAL LOCATION IN FIELD W/ FRANCHISEE. SEE 2/A1.1.
10. VERIFY EXIST THRESHOLD IS ADA COMPLIANT. PROVIDE ADA COMPLIANT ALUMINUM THRESHOLD WITH DOOR BOTTOM SWEEP IF REQUIRED.
11. PROVIDE NEXTGEN DOOR PULL - SEE NATIONAL ACCOUNTS FOR INFORMATION.
12. PATCH EXIST CONC SLAB AS REQUIRED IN ALL AREAS OF DEMOLITION. SEE A1.0, P1.1 & E1.1.
13. PATCH ETR CONCRETE SLAB TO MATCH & ALIGN W/ EXIST ADJACENT @ ALL AREAS OF REMOVED TABLE BASES.
14. PATCH INTERIOR FINISHES TO MATCH & ALIGN W/ EXISTING ADJACENT IN ALL AREAS OF DEMOLITION AS REQ'D.
15. WALL CONSTRUCTION TO MATCH & ALIGN W/ EXISTING ADJACENT.
16. PROVIDE DD WINDOW GRAPHICS @ INTERIOR FACE OF GLAZING. GC TO PROVIDE FROM DGS RETAIL. COORD SELECTION OF GRAPHIC W/ OWNER.
17. WALL SUBSTRATE TRANSITION - SEE "PARTITION TYPES".
18. GC TO RETROFIT POWER OPERATOR & PUSH PLATE FOR ADA AUTOMATIC DOOR OPERATOR @ EXIST DOORS - SEE A2.1 & E1.1.
19. BOTH INTERIOR & EXTERIOR VESTIBULE DOORS TO OPERATE SIMULTANEOUSLY WHEN ONE BUTTON IS ACTIVATED. ONLY ONE 3'-0" LEAF PER PAIR OF DOORS TO BE CONNECTED BY ADA PUSH BUTTON.



1 / A1.1 FLOOR PLAN SCALE: 1/4" = 1'-0"

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REVISIONS

NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE
FLOOR PLAN, DOOR SCHEDULE & DETAILS

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY	CHECKED BY
ZRA	AH

DRAWING NUMBER
A1.1

FLOOR FINISH NOTES

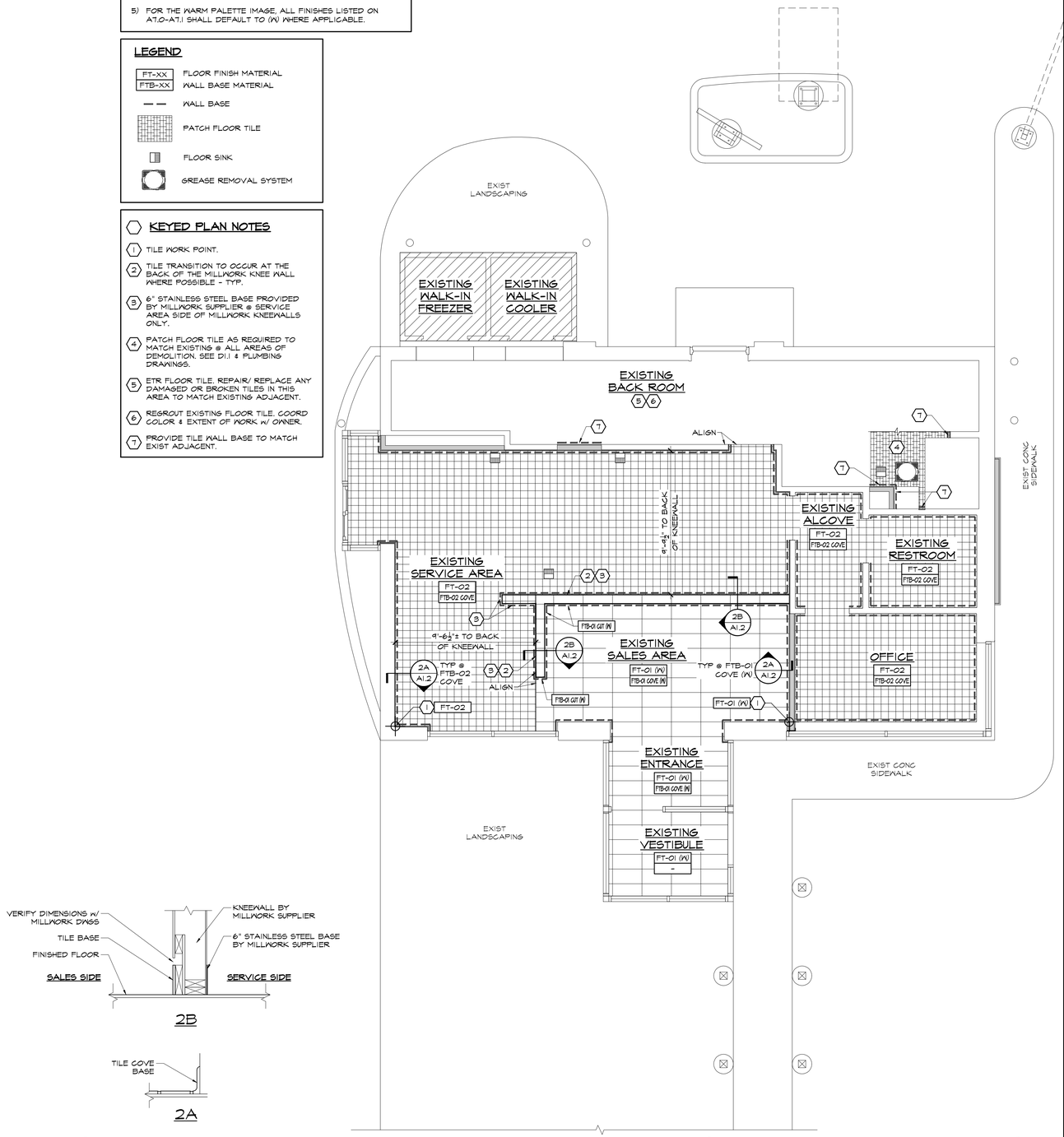
1) SEE A7.0 - A7.3 FOR MASTER FINISH SCHEDULES FOR ALL FINISHES.
2) THIS INSTALLATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEXTGEN IMAGE - WARM PALETTE.
3) CONSULT FRANCHISEE FOR FINISHES WITH ALTERNATES.
4) SCHLUTER TRIM @ CUT TILE BASE IS DEPENDENT ON WALL TILE SPECIFIED ABOVE. SEE INTERIOR ELEVATIONS & COORD W/ A7.0-A7.3
5) FOR THE WARM PALETTE IMAGE, ALL FINISHES LISTED ON A7.0-A7.1 SHALL DEFAULT TO (W) WHERE APPLICABLE.

LEGEND

- FT-XX — FLOOR FINISH MATERIAL
- FTB-XX — WALL BASE MATERIAL
- WALL BASE
- PATCH FLOOR TILE
- FLOOR SINK
- GREASE REMOVAL SYSTEM

KEYED PLAN NOTES

1. TILE WORK POINT.
2. TILE TRANSITION TO OCCUR AT THE BACK OF THE MILLWORK KNEE WALL WHERE POSSIBLE - TYP.
3. 6" STAINLESS STEEL BASE PROVIDED BY MILLWORK SUPPLIER @ SERVICE AREA SIDE OF MILLWORK KNEEWALLS ONLY.
4. PATCH FLOOR TILE AS REQUIRED TO MATCH EXISTING @ ALL AREAS OF DEMOLITION. SEE D1.1 & PLUMBING DRAWINGS.
5. ETR FLOOR TILE. REPAIR/ REPLACE ANY DAMAGED OR BROKEN TILES IN THIS AREA TO MATCH EXISTING ADJACENT.
6. REGROUT EXISTING FLOOR TILE. COORD COLOR & EXTENT OF WORK W/ OWNER.
7. PROVIDE TILE WALL BASE TO MATCH EXIST ADJACENT.



2 / A1.2 TILE BASE DETAILS
SCALE: 1" = 1'-0"

1 FLOOR FINISH PLAN
SCALE: 1/4" = 1'-0"

N PLAN

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PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE

FLOOR FINISH PLAN & DETAILS

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY: ZRA	CHECKED BY: AH

DRAWING NUMBER

A1.2

REFLECTED CEILING PLAN LEGEND

- 2x4 CEILING GRID
- LED RECESSED LIGHT FIXTURE PROVIDED BY CANOPY MANUF
- A — LED DOWNLIGHT LIGHT FIXTURE
- ETR 2x4 CEILING GRID
- ACCENT BAND LED LIGHT FIXTURE
- LED-I4 LIGHT FIXTURE
- 2x2 CEILING GRID
- RX — LED LINEAR BAR
- ORDER STATUS BOARD
- GYP BD
- EMS-I — WALL PACK
- SUPPLY AIR DIFFUSER
- WSCX-2 — WALL SPOT LIGHT FIXTURE
- RETURN AIR GRILLE
- EBU-W — WALL MTD EMERG LIGHT
- ETR SUPPLY AIR DIFFUSER
- EXI-W — WALL MTD EMERG LIGHT / EXIT SIGN COMBO
- EXI-B — CLG MTD EMERG LIGHT/ EXIT SIGN COMBO
- ETR RETURN AIR GRILLE
- EMR-I — EMERGENCY LIGHT REMOTE HEAD
- SPEAKER
- ETR EXHAUST HOOD DUCT
- XR — RELOCATED / REINSTALLED EXIST CAMERA
- R5 — 2x4 LAY-IN LIGHT FIXTURE
- ETR CAMERA
- ETR WALL MTD CAMERA
- R2 — 2x2 LAY-IN LIGHT FIXTURE
- XX-XX / XX-XX / X'-X" AF — CEILING MATERIAL / CEILING FINISH / CEILING ELEVATION
- HOOD LIGHT
- ACCESS HATCH
- R1 — LED RECESSED LIGHT FIXTURE

LIGHTING NOTES

1) THE ELECTRICAL CONTRACTOR SHALL BE FAMILIAR WITH ALL OTHER DIVISIONS AND SECTIONS OF THIS CONTRACT.
2) WORK UNDER THIS CONTRACT SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, OSHA, NFPA, STATE AND LOCAL CODES.
3) ALL WIRING SHALL BE CONCEALED WITHIN THE WALL AND CEILING SPACES. ALL WIRING AND HOME RUNS BACK TO PANEL SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER.
4) ALL LIGHTING FIXTURES SHALL BE PROPERLY SECURED TO THE BUILDING STRUCTURE.
5) PROVIDE ALL FIXTURES COMPLETE WITH LAMPS. REFER TO NATIONAL ACCOUNT SOURCE FOR LAMP SPECIFICATIONS.
6) ALL INCANDESCENT LAMPS SHALL BE RATED 130 VOLTS.
7) ALL BALLASTS SHALL BE HIGH POWER FACTOR.
8) PROVIDE HOLD DOWN CLIPS FOR EACH CORNER OF LAY-IN LIGHT FIXTURES.
9) PROVIDE ALL REQUIRED MOUNTING OR HANGING HARDWARE.
10) MAINTAIN EXISTING SWITCHING PATTERN FOR LIGHT FIXTURES IN EXISTING SPACES. ANY NEW SWITCHES TO BE MOUNTED AT 48" AF UNLESS NOTED OTHERWISE.
11) COORDINATE INSTALLATION IN FIELD WITH ARCHITECT AND ENGINEER. COORDINATE AIMING OF ADJUSTABLE FIXTURES IN FIELD WITH LIGHTING CONSULTANT.
12) ALL CEILING-MOUNTED EQUIPMENT SHALL BE CONNECTED BACK TO EXISTING SYSTEMS. THESE ITEMS SHOWN ON PLAN ARE FOR REFERENCE ONLY.
13) LED LAMPS SHALL BE 3500K COLOR TEMP, RATED 120V TYP. LAMPS SHALL BE MANUFACTURED BY SYLVANIA, WESTINGHOUSE, GENERAL ELECTRIC OR APPROVED EQUAL & SHALL BE PURCHASED THROUGH NATIONAL ACCOUNT REP.
14) SEE E0.1 FOR GENERAL ELECTRICAL NOTES.
15) RE-USE EXISTING CIRCUITS WHEREVER POSSIBLE FOR ALL NEW LIGHTING AT EXISTING BUILDINGS.

KEYED PLAN NOTES

1. CEILING HEIGHT TRANSITION INDICATED BY
2. CEILING GRID WORK POINT.
3. MENU BOARDS HORIZONTALLY MOUNTED ON FACE OF SOFFIT. SEE A6.1, K1.1 & K1.2.
4. WALL ART / GRAPHIC PANELS - SEE A6.1, K1.1 & K1.2.
5. PROVIDE 24"x24" ACCESS HATCH IN SOFFIT CENTERED ON DIGITAL MENU BOARDS. PAINT TO MATCH ADJACENT SOFFIT.
6. ETR CAN LIGHT - INSTALL LED LAMP - TYP. IF FIXTURE CAN'T RETROFIT TO LED, REPLACE W/ "R1" FIXTURE.
7. ETR CAN LIGHT - INSTALL LED LAMP - TYP. IF FIXTURE CAN'T RETROFIT TO LED, REPLACE IN KIND W/ EXTERIOR LED FIXTURE.
8. PATCH GYPSUM BOARD CEILING TO MATCH EXISTING ADJACENT.
9. INSTALL FIXTURE IN SAME LOCATION AS EXIST & CONNECT BACK TO EXIST ELEC AS REQ'D.
10. INSTALL SUSPENDED CEILING SYSTEM @ SAME HEIGHT AS REMOVED.
11. INSTALL SUSPENDED CEILING SYSTEM IN CENTER OF ROOM AS SHOWN.
12. GC TO SUPPLY & INSTALL CEILING HUNG MOUNT FOR ORDER STATUS BOARD. COORD W/ MANUF REQ'TS.
13. SUPPLY DIFFUSERS & RETURN GRILLES BY OWNER. COORD ALL HVAC WORK W/ OWNER'S HVAC TECHNICIAN. COLOR: "BLACK" IN ALL AREAS RECEIVING CT-02 OR PT-02(W); "WHITE" IN ALL AREAS RECEIVING CT-03, PT-03(W) OR ETR.
14. REPAIR / REPLACE ALL DAMAGED CEILING TILES & CEILING GRID AS REQ'D. PAINT CEILING GRID "WHITE". CONSULT W/ FRANCHISEE FOR EXTENT OF WORK PRIOR TO START OF CONSTRUCTION.
15. VERIFY IN FIELD IF LIGHT FIXTURE(S) ARE LED AND/OR CONNECTED TO OCCUPANCY SENSOR. IF NOT COORD W/ FRANCHISEE & WALK-IN BOX MANUF. FOR REPLACEMENT IN SAME LOCATIONS. RE-CIRCUIT WIRING TO OCCUPANCY SENSOR AS REQ'D.
16. PROVIDE SPEAKER (TO BE COMPATIBLE W/ EXIST SYSTEM) & CONNECT BACK TO EXIST MUSIC SYSTEM RECEIVER. COLOR: BLACK IN ALL AREAS RECEIVING CT-02 OR PT-02(W).
17. GC TO VERIFY FINAL SIZE AND LOCATION OF ACCENT WALL GRAPHIC BELOW, AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO LIGHT FIXTURE INSTALLATION.
18. MODIFY EXHAUST HOOD AS REQ'D FOR HOOD LIGHT INSTALLATION.
19. GC TO VERIFY CONDITION OF EXTERIOR VINYL SOFFIT PANELS & CONSULT W/ OWNER REGARDING REPAIR / REPLACEMENT OF ANY DAMAGED PANELS.
20. GC TO VERIFY IF EXTERIOR LIGHT FIXTURE IS LED. IF NOT, RETROFIT ETR LIGHT FIXTURE TO RECEIVE LED LAMP. IF FIXTURE CANNOT UTILIZE LED LAMPS OR NOT BE RETROFITTED, FIXTURE TO BE REPLACED W/ "LED-T5" FIXTURE.
21. PAINT ETR SUPPLY DIFFUSER/RETURN GRILLE "WHITE" TO MATCH PT-03 (W).
22. LIGHT FIXTURE(S) TO BE WIRED TO NEW OCCUPANCY SENSOR.

MUSIC SYSTEM NOTES

1) MUSIC SYSTEM IS REQUIRED IN ALL STORES. MODIFY EXIST SYSTEM AS REQ'D TO ADD SPEAKERS WHERE NEEDED. CEILING SPEAKERS TO BE FLUSH MOUNTED @ GYP BOARD CEILING & ACT CEILING. PROVIDE SPEAKERS FINISHED TO MATCH MOUNTING SURFACE. ALL EXTERIOR SPEAKERS TO BE BLACK, WATERPROOF.
2) PROVIDE A MINIMUM OF ONE SPEAKER IN THE SALES AREA & ONE IN THE VESTIBULE.
3) PROVIDE SPEAKER AT EXTERIOR OF BUILDING ADJACENT TO ENTRY.
4) IF POSSIBLE, MODIFY EXIST SYSTEM TO PROVIDE SEPARATE VOLUME CONTROLS FOR EACH AREA (VESTIBULE, SALES AREA).
5) EXIST HARDWARE LOCATED IN OFFICE - VIF.

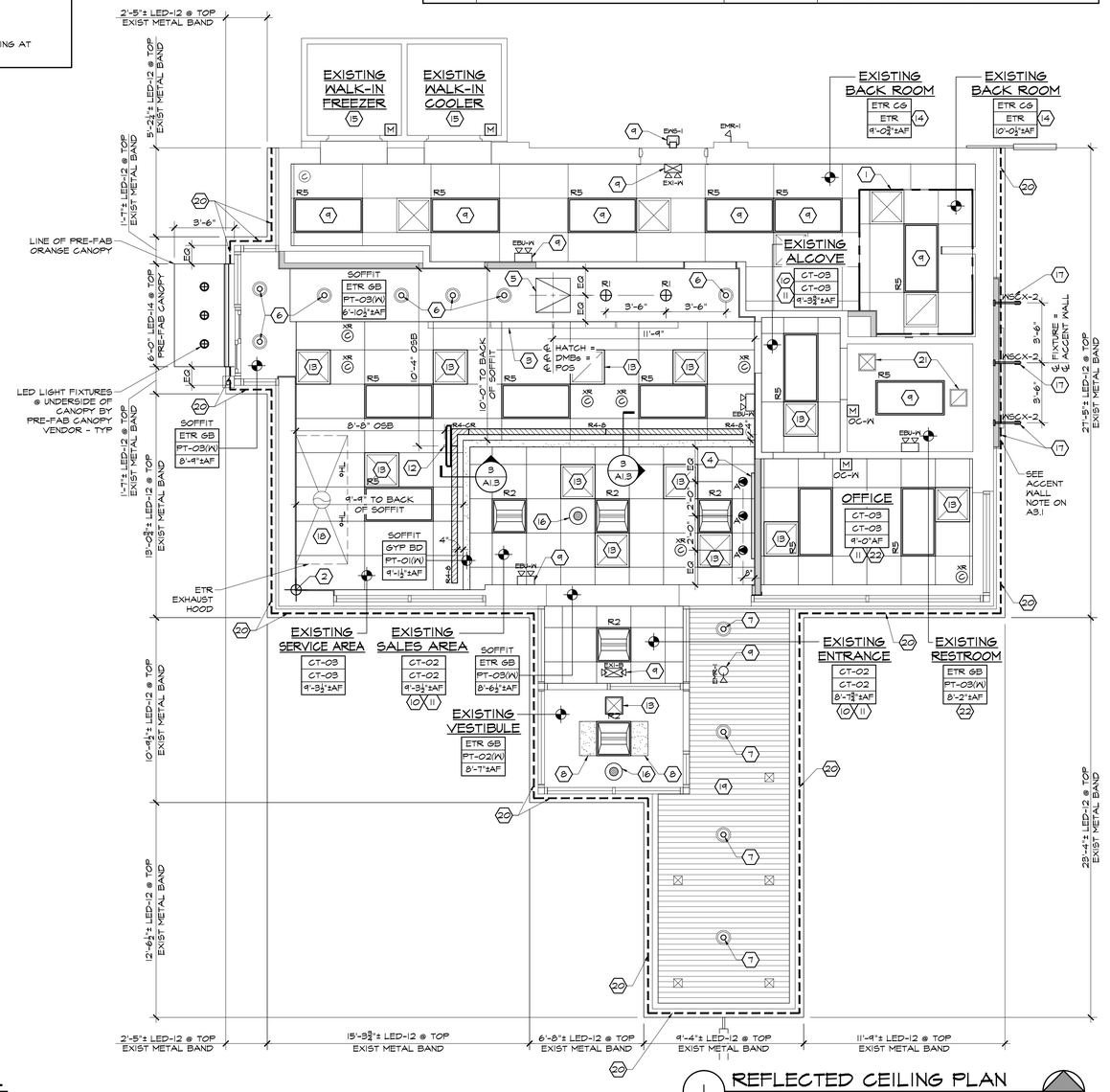
CEILING FINISH NOTES

1) ANY EXISTING SMOKE DETECTORS, SECURITY CAMERAS & ALL RELATED EQUIPMENT THAT ARE REMOVED DURING CONSTRUCTION SHALL BE RE-INSTALLED IN SAME/SIMILAR LOCATIONS TO COMPLY WITH APPLICABLE CODES. IF A FIXTURE IS DEEMED UNACCEPTABLE FOR REUSE, A NEW FIXTURE SHALL BE PROVIDED TO MATCH EXISTING.
2) CONSULT FRANCHISEE FOR FINISHES WITH ALTERNATES.
3) SEE A7.0-A7.3 FOR MASTER FINISH SCHEDULES.

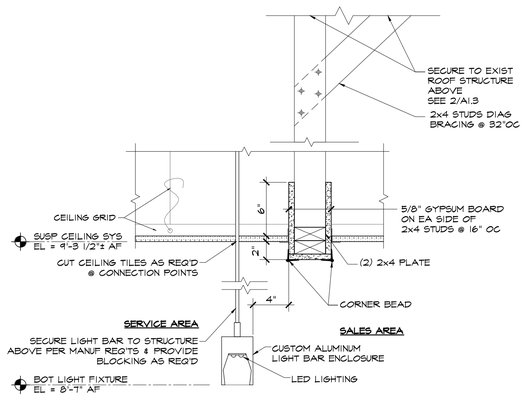
LIGHT FIXTURE SCHEDULE

ALL LED LIGHT FIXTURES ARE SUPPLIED BY GC UNLESS NOTED OTHERWISE

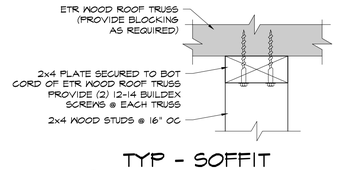
CODE	DESCRIPTION	MANUF	PRODUCT #
A	WALL-WASH FIXTURE	CONTECH	RL20SA3-35K-12-D/ CTR2002CLR-P
EBU-W	ULTRA COMPACT LED EMERGENCY UNIT, WHITE	EXITRONIX	EBU-W-LED-51/52 (WHITE)
EMR-I	EXTERIOR LED REMOTE LIGHT HEAD, GRAY	EXITRONIX	TYPE EMR EXITRONIX MLED1-G-NP (GRAY) USED ABOVE OR ADJACENT TO EXIT DOORS
EMS-I	WALL PACK, GRAY	WAC	WP-LED227-30-A6H-GRAY
EXI-W	COMBO LED EXIT SIGN W/ LIGHT HEADS, WHITE	EXITRONIX	VLED-U-WH-EL90 (WHITE)
EXI-B	COMBO LED EXIT SIGN W/ LIGHT HEADS, BLACK	EXITRONIX	VLED-U-BL-EL90 (BLACK)
HL	SURFACE JELLY JAR W/ LED SCREW-IN 9W LED LAMP	CREE	E-MTIA1O1-G/TCP LED9A19D40K
LED-I2	EXTERIOR LIGHT FIXTURE	SOLID STATE LUMINARIES SOLUTIONS OF LIGHTING	SSL-LSSL-5165-400 LUMENS
LED-I4	EXTERIOR LIGHT FIXTURE	LED POWER	HB308-48"-41K-15D-AC
LED-T5	EXTERIOR LIGHT FIXTURE (IF REQ'D)	SPECIALTY LIGHTING GROUP	AT-T5-XX-XX-35K
R1	RECESSED LED LIGHT FIXTURE	CREE	RC6-CR6T-1600L-35K (WHITE)
R2	2X2 RECESSED LIGHT FIXTURE	CREE	CR22-32L-35K-S-HD
R4-8	LED LINEAR BAR	PINNACLE ARCHITECTURAL LIGHTING	EXBD-A-N-835VHO-8'-S/AC120ST MOUNTED ABOVE FRONT LINE PROVIDE BLANK ENDS & CORNER PIECES AS REQ'D
R4-CR	12" x 12" CORNER	PINNACLE ARCHITECTURAL LIGHTING	EXBD CH-835VHO-AC/S-U-OLI-I-O-CC-PMS165 ORANGE ILLUMINATED CORNER
R5	2X4 LED RECESSED LIGHT FIXTURE	LSI	SFP24-LED-50-UE-DIM-35-U (2X4), USED IN BACK OF HOUSE
WSCX-2	EXTERIOR SPOT LIGHT FIXTURE	HI-LITE MFG INC.	H-HDMR-16/18-I-119/ MR16ADIG2430IOT-10-SI USED @ EXTERIOR ACCENT WALL



1 A1.3 — REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



3 A1.3 — LINEAR LIGHT BAR DETAIL
SCALE: 1 1/2" = 1'-0"



TYP - SOFFIT
2 A1.3 — CONNECTION DETAIL
SCALE: 3" = 1'-0"

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REVISIONS

NUMBER	REMARKS	DATE

FOR CONSTRUCTION

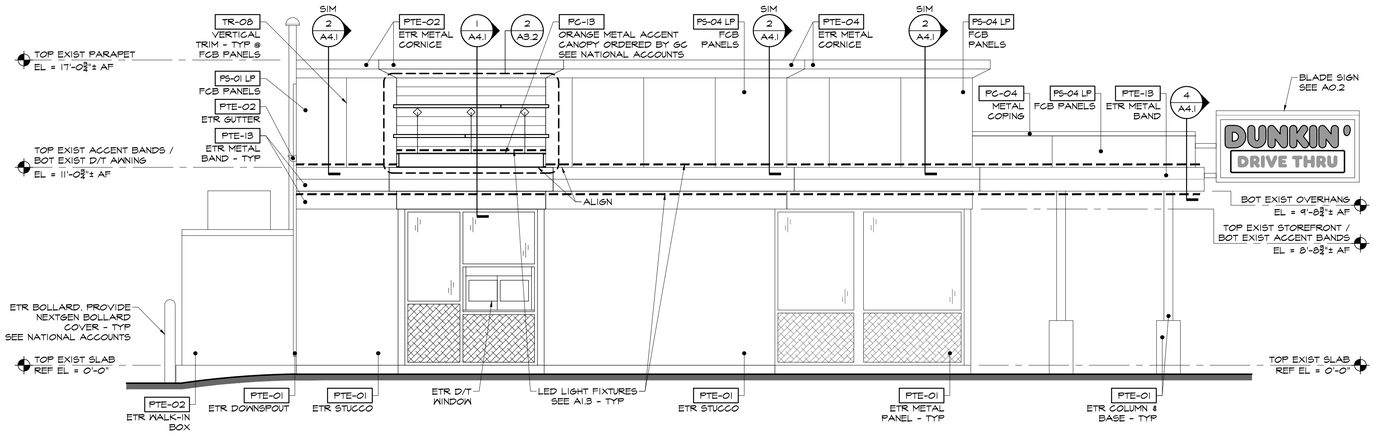
PROJECT TITLE
DUNKIN'
PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

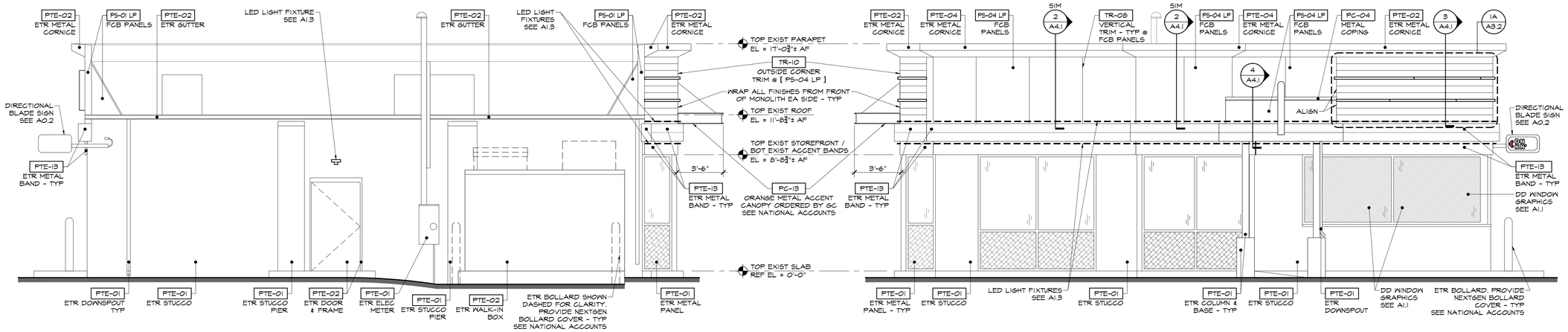
DRAWING TITLE
REFLECTED CEILING PLAN, SCHEDULE & DETAILS

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY: ZRA	CHECKED BY: AH

DRAWING NUMBER
A1.3



4 A1.1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 A1.1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

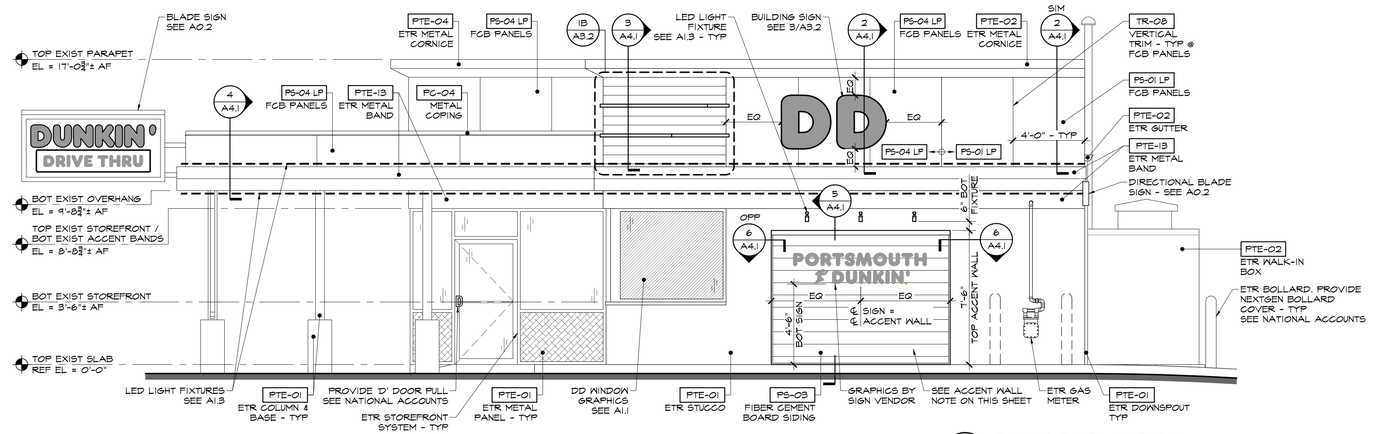
2 A1.1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ACCENT WALL NOTE

GC TO COORD W/ CM, SIGN VENDOR, & OWNER PRIOR TO START OF WORK IF GRAPHICS ("PORTSMOUTH RUNS ON DUNKIN'") ARE ALLOWED. IF NOT, THEN ACCENT WALL CONSTRUCTION & LIGHT FIXTURES SHALL NOT BE INSTALLED. GC TO INCLUDE THIS AS A LINE ITEM IN THEIR BID.

COLOR LEGEND

-01	"GAUNTLET GRAY"
-02	"CHARCOAL"
-03	"WOOD"
-04	"OFF WHITE"
-12	"DUNKIN' PINK"
-13	"DUNKIN' ORANGE"



1 A1.1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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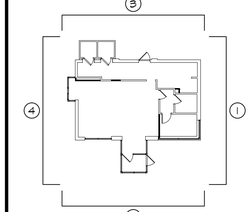


REVISIONS

NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE

EXTERIOR ELEVATIONS

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY: ZRA	CHECKED BY: AH

DRAWING NUMBER

A3.1

PRODUCT SPECS

SEALANT

ALL EXTERIOR CONDITIONS: TREMCO SPECTREM 1; GENERAL PURPOSE, HIGH-PERFORMANCE, ULTRA-LOW MODULUS, ONE-PART, MOISTURE CURING, NON-STAINING, CONSTRUCTION GRADE. +100%/-50% JOINT MOVEMENT CAPABILITY IN EXTENSION AND COMPRESSION.

ALL INTERIOR CONDITIONS EXCEPT "WET" AREAS: TREMCO TREMFLEX 834 SILICONIZED ACRYLIC LATEX SEALANT; GENERAL PURPOSE, INTERIOR, ONE-PART, PAINTABLE, PURE ACRYLIC LATEX SEALANT. +/- 12 ½% JOINT MOVEMENT CAPABILITY.

ALL INTERIOR "WET" LOCATIONS (TOILET ROOMS, KITCHEN, JANITOR'S CLOSET, ETC): TREMCO TREMSIL 200; ONE-PART, ACETOXY SILICONE SEALANT. WHITE & CLEAR COLOR AVAIL, CONTAINING FUNGICIDE.

PAINT

ALL PAINT MATERIALS SHALL BE THE FIRST LINE PRODUCTS OF SHERWIN WILLIAMS OR BENJAMIN MOORE; SEE PAINT SPECS. SECONDARY PRODUCTS NOT SPECIFIED BY NAME AND REQUIRED FOR THE JOB, SUCH AS SHELLAC, THINNERS, PUTTY, ETC, SHALL BE THE "BEST GRADE" OR "FIRST LINE" PRODUCTS OF A REPUTABLE MANUFACTURER.

PAINT - CONT

INTERIOR SURFACES:

STEEL - PRIMED:	PRIME COAT:	ACRYLIC LATEX
	1ST FINISH COAT:	ACRYLIC LATEX
	2ND FINISH COAT:	ACRYLIC LATEX
GYP BD WALLS & CLGS:	PRIME COAT:	ACRYLIC LATEX
	1ST FINISH COAT:	ACRYLIC LATEX
	2ND FINISH COAT:	ACRYLIC LATEX

EXTERIOR SURFACES:

STEEL - SHOP PRIMED:	PRIME COAT:	ACRYLIC LATEX
	1ST FINISH COAT:	ALKYD ENAMEL
	2ND FINISH COAT:	ALKYD ENAMEL
STEEL - GALVANIZED:	PRIME COAT:	ZINC RICH PRIMER
	1ST FINISH COAT:	ALKYD ENAMEL
	2ND FINISH COAT:	ALKYD ENAMEL
ALUMINUM TRIM:	PRIME COAT:	ACRYLIC LATEX
	1ST FINISH COAT:	ALKYD ENAMEL
	2ND FINISH COAT:	ALKYD ENAMEL
FCB SIDING & TRIM:	PRIME COAT:	ACRYLIC LATEX
	1ST FINISH COAT:	ACRYLIC LATEX
	2ND FINISH COAT:	ACRYLIC LATEX

FCB PANEL NOTE:

1) JAMES HARDIE FCB PANEL SYSTEMS ARE VENTILATED FACADES (RAIN SCREENS) & SHALL BE INSTALLED PER THE MANUFACTURERS REQUIREMENTS.

2) GC TO ENSURE THE FCB PANEL SYSTEMS ARE INSTALLED AS REQUIRED TO GUARANTEE THE MANUFACTURERS WARRANTY & EXPECTED PERFORMANCE.

3) ALL CUT EDGES OF FIBER CEMENT BOARD PANELS AND SIDING THAT ARE NOT CONCEALED WITHIN A TRIM SHALL BE SEALED PER MANUFACTURERS REQUIREMENTS & PAINTED TO MATCH THE FCB PANEL/SIDING.

COLOR LEGEND

- -01 "GAUNTLET GRAY"
- -02 "CHARCOAL"
- -03 "WOOD"
- -04 "OFF WHITE"
- -12 "DUNKIN' PINK"
- -13 "DUNKIN' ORANGE"

EXTERIOR ELEVATION NOTES

1) CLEAN & PREP ALL SURFACES AS REQ'D PER PAINT MANUF SPECIFICATIONS PRIOR TO PAINTING. VERIFY CONDITION OF EXISTING MATERIALS - REPAIR / REPLACE MATERIALS TO MATCH EXISTING AS REQ'D. APPLY PAINT IN STRICT ACCORDANCE WITH PAINT MANUF SPECIFICATIONS.

2) REMOVE ALL SURFACE MTD ITEMS @ EXIST EXTERIOR WALL AS REQ'D TO APPLY SCHEDULED FINISHES. SALVAGE ALL ITEMS FOR REINSTALLATION IN SAME LOCATIONS UNO.

BUILDING SIGN NOTES

1) FACE TO BE FORMED CLEAR POLYCARBONATE, DECORATED SECOND SURFACE VINYL.

2) VINYL COLORS TO BE: DD ORANGE 3M #3630-3123; DD MAGENTA 3M #3630-1379.

3) ILLUMINATION: INTERNAL ILLUMINATION - WHITE NICHIA LEDs.

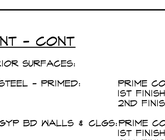
4) SEE NATIONAL ACCOUNTS FOR ORDERING INFORMATION.

BUILDING SIGN SCHEDULE

QTY	LOCATION	OVERALL DIMENSIONS	LETTERS	AREA
1	BUILDING, EAST	5'-10 1/4"L x 3'-0"H x 5"D	36" H	17.6 SF

GC NOTE

GC TO INVESTIGATE IF ACCESS HATCH CAN BE INSTALLED BEHIND PARAPET. IF SO, PROVIDE, ACCESS HATCH: NYSTROM 16 GAUGE STEEL ARCHITECTURAL ACCESS DOOR W/ 1" EXPOSED FLANGE, CONCEALED SPRING BUTTON HINGE, KEY OPERATED CAM LATCH, GALVANNEALED FINISH. REF NTL24x24BSL. IF ACCESS HATCH CAN NOT BE INSTALLED, COORD W/ SIGN VENDOR ON ALTERNATE ACCESS OPTIONS.

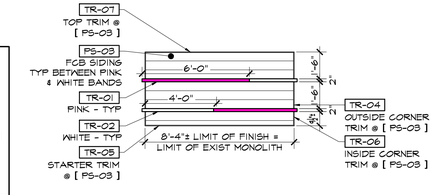


3 / A3.1 SIGN ELEVATION
SCALE: 1/4" = 1'-0"

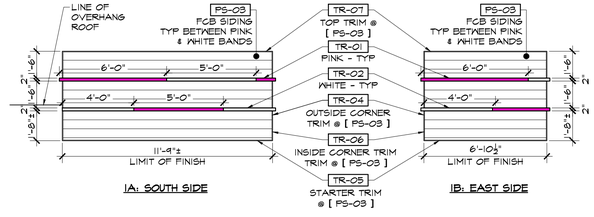
LEGEND

- CONT 2"x2" EXTRUDED METAL CHANNEL [TR-01]
- CONT 2"x2" EXTRUDED METAL CHANNEL [TR-02]
- D/T MONOLITH & SWITCH FIBER CEMENT BOARD SIDING [PS-03]

PINK & WHITE COLOR BANDS PROVIDED BY GC - ORDER THRU TAMLYN OR HORACIOS - SEE NATIONAL ACCOUNTS.



2 / A3.1 D/T MONOLITH DETAIL
SCALE: 1/4" = 1'-0"



1 / A3.1 FRONT MONOLITH DETAIL
SCALE: 1/4" = 1'-0"

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REVISIONS

NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE

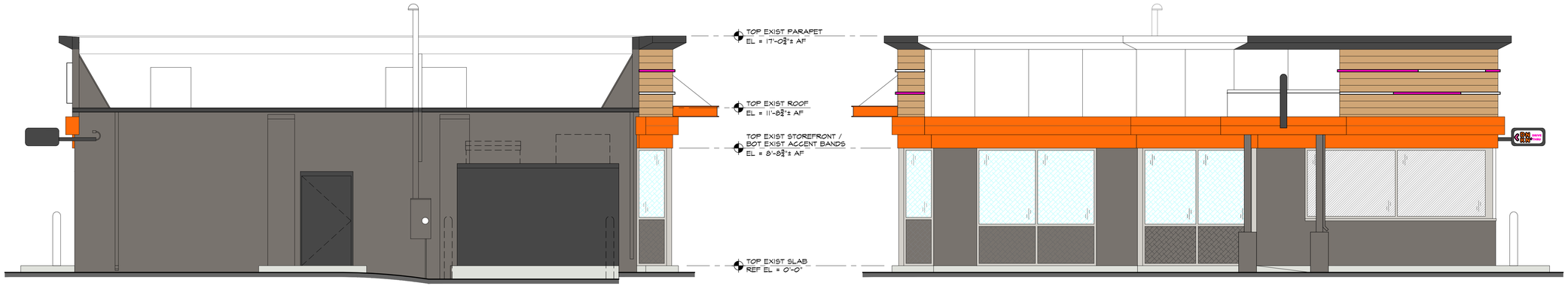
EXTERIOR DETAILS

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY: ZRA	CHECKED BY: AH

DRAWING NUMBER

A3.2

4 A1.1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

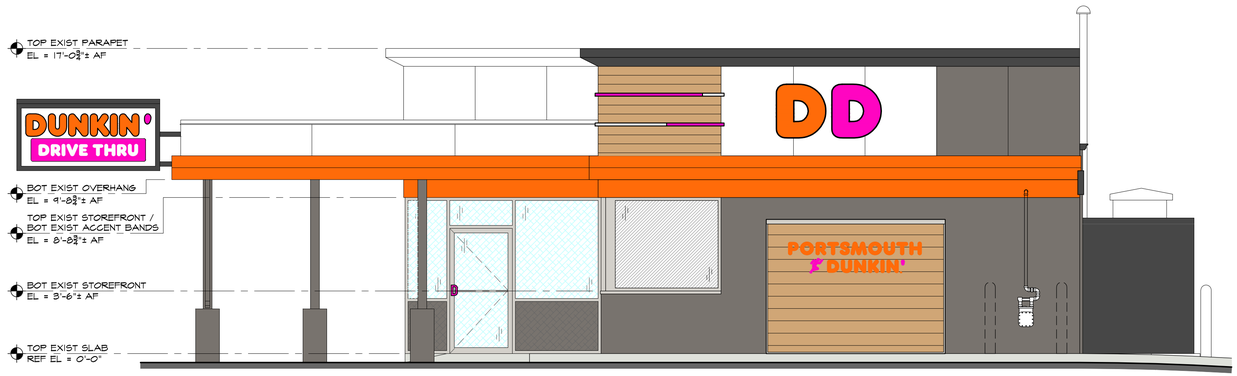


3 A1.1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2 A1.1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

COLOR LEGEND

	-01 "GAUNTLET GRAY"
	-02 "CHARCOAL"
	-03 "WOOD"
	-04 "OFF WHITE"
	-12 "DUNKIN' PINK"
	-13 "DUNKIN' ORANGE"



1 A1.1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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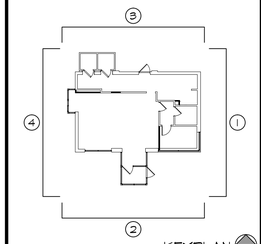


REVISIONS

NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

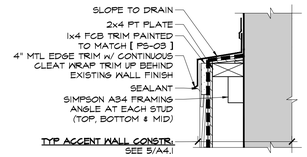
DRAWING TITLE

COLORED EXTERIOR ELEVATIONS

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY: ZRA	CHECKED BY: AH

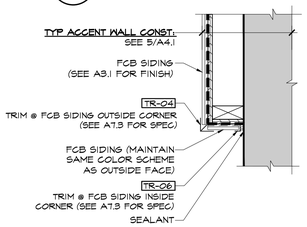
DRAWING NUMBER

A3.3



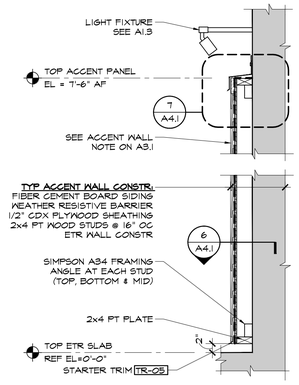
7 A4.1 TOP OF ACCENT WALL DETAIL

SCALE: 3/4" = 1'-0"



6 A4.1 JAMB/SIDE OF ACCENT WALL DETAIL

SCALE: 3/4" = 1'-0"



5 A1.1 ACCENT WALL SECTION

SCALE: 3/4" = 1'-0"

NOTE

ALL EXTERIOR WOOD FRAMING @ ACCENT WALL TO BE PRESSURE TREATED.

GC NOTE

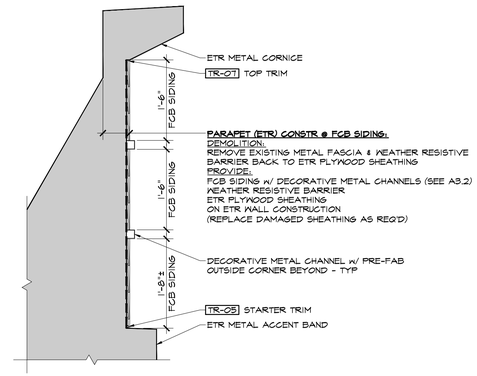
GC TO INVESTIGATE IF ACCESS HATCH CAN BE INSTALLED BEHIND PARAPET. IF SO, PROVIDE ACCESS HATCH: NYSTROM 16 GAUGE STEEL ARCHITECTURAL ACCESS DOOR W/ 1" EXPOSED FLANGE, CONCEALED SPRING BUTTON HINGE, KEY OPERATED CAM LATCH, GALVANNEALED FINISH. REF NTL.24x24BSL. IF ACCESS HATCH CAN NOT BE INSTALLED, COORD W/ SIGN VENDOR ON ALTERNATE ACCESS OPTIONS.

GC NOTE

GC SHALL VERIFY EXISTING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION. IF EXISTING CONDITION/STRUCTURE IS DIFFERENT THAN SHOWN & NOTED ON DWGS. GC SHALL CONSULT W/ ARCHITECT PRIOR TO START OF WORK WITH FINDINGS.

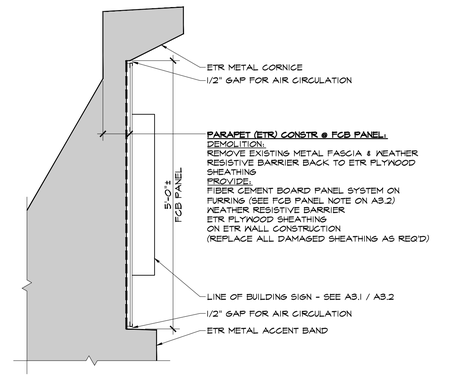
FCB PANEL NOTE:

SEE A3.1 FOR GUIDANCE FOR INSTALLATION & NOTES.



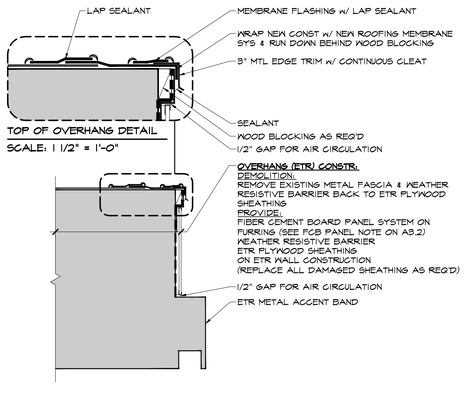
3 A3.1 PARAPET SECTION @ FCB SIDING

SCALE: 3/4" = 1'-0"



2 A3.1 PARAPET SECTION @ FCB PANEL

SCALE: 3/4" = 1'-0"

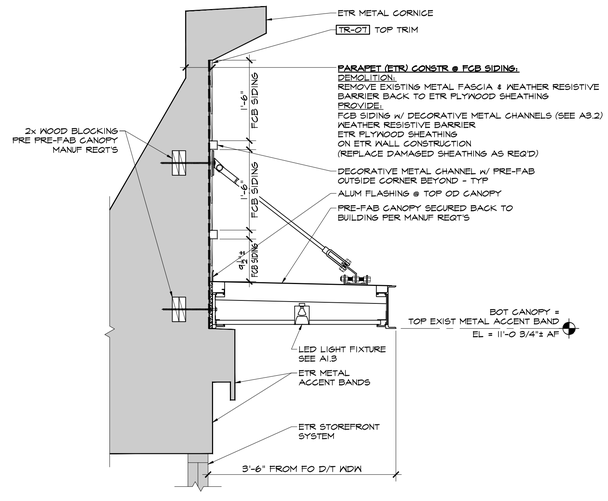


TOP OF OVERHANG DETAIL

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

4 A3.1 WALL SECTION @ OVERHANG

SCALE: 3/4" = 1'-0"



1 A3.1 WALL SECTION @ D/T MONOLITH

SCALE: 3/4" = 1'-0"

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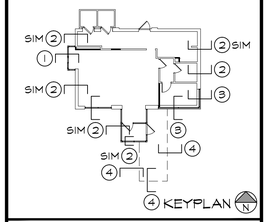


REVISIONS

NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

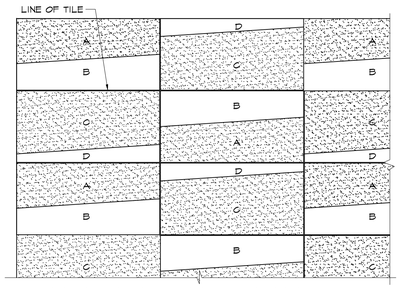
DRAWING TITLE

WALL SECTIONS & DETAILS

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY	CHECKED BY
ZRA	AH

DRAWING NUMBER

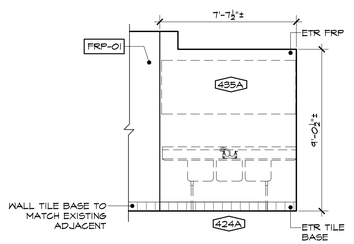
A4.1



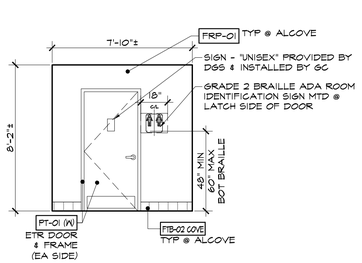
12 A6.1 WT-01 (W) PATTERN
SCALE: 1" = 1'-0"

WALL FINISH NOTES

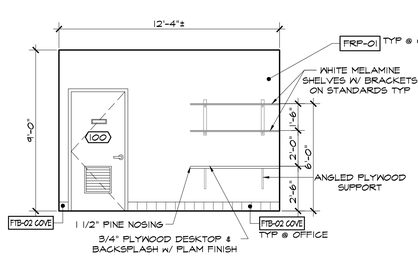
1) THIS INSTALLATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEXTGEN - WARM PALETTE" IMAGE
2) ⬡ EQUIPMENT TAG SEE EQUIPMENT SCHEDULE
3) BACK ROOM AND OFFICE SHALL RECEIVE FRP-01 W/ TILE WALL BASE TO MATCH EXIST ADJACENT - UNO. ALL DOORS & FRAMES IN THESE AREAS SHALL BE PAINTED PT-01 (W) - UNO.
4) WALL TILE FINISH MANUF TO BE CHOSEN BY FRANCHISEE PRIOR TO START OF PROJECT. DALTILE & CREATIVE MATERIALS ARE BOTH DD APPROVED MANUF / PRODUCTS.
5) SEE A7.0 - A7.3 FOR MASTER FINISH SCHEDULES.
6) **FOR THE WARM PALETTE IMAGE, ALL FINISHES LISTED ON A7.0-A7.1 SHALL DEFAULT TO (W) WHERE APPLICABLE.**



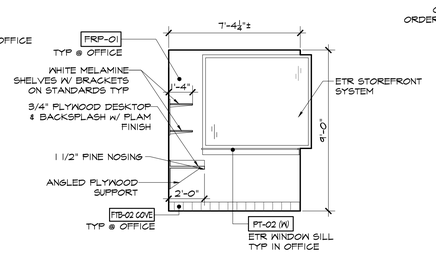
11 A1.1 BACK ROOM ELEVATION
SCALE: 1/4" = 1'-0"



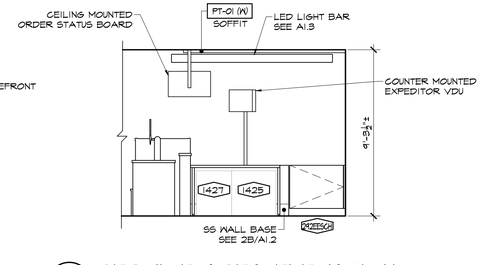
10 A1.1 ALCOVE ELEVATION
SCALE: 1/4" = 1'-0"



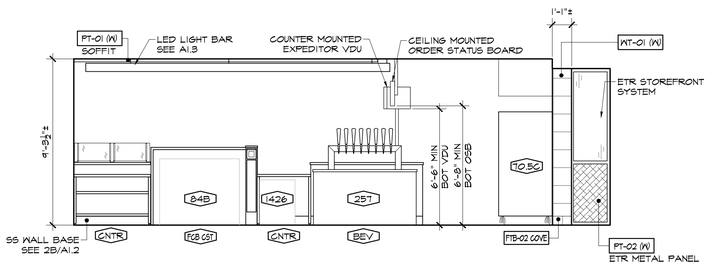
9 A1.1 OFFICE ELEVATION
SCALE: 1/4" = 1'-0"



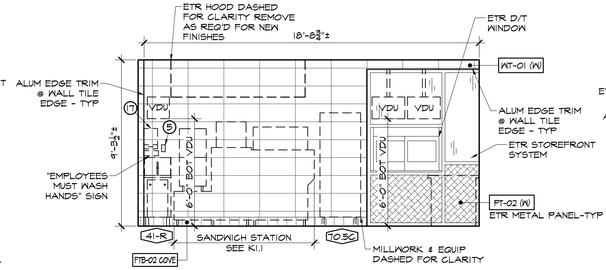
8 A1.1 OFFICE ELEVATION
SCALE: 1/4" = 1'-0"



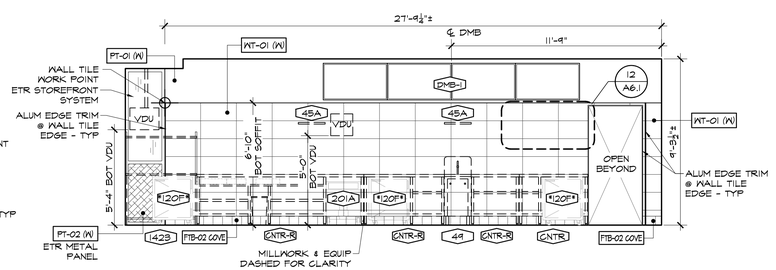
7 A1.1 SERVICE AREA ELEVATION
SCALE: 1/4" = 1'-0"



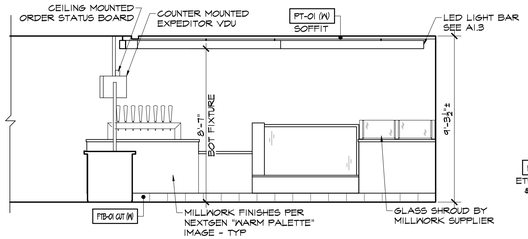
6 A1.1 SERVICE AREA ELEVATION
SCALE: 1/4" = 1'-0"



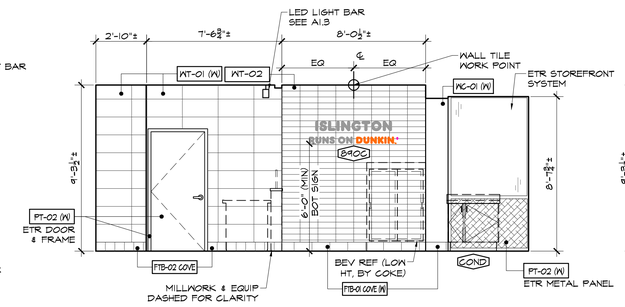
5 A1.1 SERVICE AREA ELEVATION
SCALE: 1/4" = 1'-0"



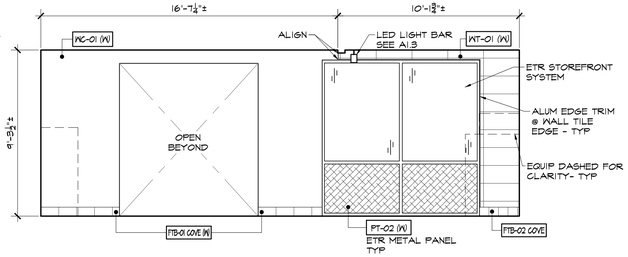
4 A1.1 SERVICE AREA ELEVATION
SCALE: 1/4" = 1'-0"



3 A1.1 SALES AREA ELEVATION
SCALE: 1/4" = 1'-0"



2 A1.1 SERVICE/SALES AREA ELEVATION
SCALE: 1/4" = 1'-0"



1 A1.1 SALES AREA ELEVATION
SCALE: 1/4" = 1'-0"

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REVISIONS

△ NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE
INTERIOR ELEVATIONS & DETAIL

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY: ER	CHECKED BY: AH

DRAWING NUMBER
A6.1

SCHEDULE UPDATED 2020/05/06 PER "PROTOTYPE UPDATES" DATED 2020/04/27

4/27/2020

TILE - DALTILE

DAL TILE PALETTE					
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
G-01 (C)	GROUT	MAPEI	ULTRSCOLOR PLUS FA # 27 - SILVER	CUSTOMER AREA GROUT- SEE FINISH SCHEDULE FLOOR TILE (FT) COMMENTS FOR LOCATION	ALL INQUIRIES MUST MENTION THE NATIONAL ACCOUNT WITH DUNKIN BRANDS PHONE: 877-556-5728 EMAIL:NATIONAL_ACCOUNTS@DALTILE.COM DBI REP : PAULA TOSTI 978.835.7793 EMAIL: PAULA.TOSTI@DALTILE.COM
G-01 (W)	GROUT	LATRICRETE	# 35 - MOCHA	CUSTOMER AREA GROUT- SEE FINISH SCHEDULE FLOOR TILE (FT) COMMENTS FOR LOCATION	
		CUSTOM TILE PRODUCTS	# 540 - TRUFFLE	CUSTOMER AREA GROUT- SEE FINISH SCHEDULE FLOOR TILE (FT) COMMENTS FOR LOCATION	
G-02	GROUT	MAPEI	ULTRSCOLOR PLUS FA # 47 - CHARCOAL	BACK OF HOUSE GROUT- SEE FINISH SCHEDULE FLOOR TILE (FT) COMMENTS FOR LOCATION	
G-03	GROUT	MAPEI	ULTRSCOLOR PLUS FA # 38 - AVALANCHE	BACK LINE GROUT- SEE FINISH SCHEDULE WALL TILE (WT) COMMENTS FOR LOCATION	
G-04	GROUT	MAPEI	ULTRSCOLOR PLUS FA # 10 - BLACK	BRICK TILE GROUT- SEE FINISH SCHEDULE FLOOR TILE (FT) OR WALL TILE (WT) COMMENTS FOR LOCATION	
G-05	GROUT	MAPEI	ULTRSCOLOR PLUS FA # 09 - GRAY	RESTROOM GROUT- SEE FINISH SCHEDULE WALL TILE (WT) COMMENTS FOR LOCATION	
~~G-06~~	NOT USED				
FT-01 (C)	PORCELAIN TILE	DAL TILE	DB PORTFOLIO POR – 12X24 FLOOR PF05 "ASH GREY STD" # PF0512241PK	**COOL PALETTE -** 12"X24" FRONT OF HOUSE (PUBLIC AREAS) AND RESTROOM AREA TILE - USE W/ GROUT G-01 (C)	
FT-01 (W)	PORCELAIN TILE	DAL TILE	AFFINITY TILE - BIEGE AF02 12" X 24" / MATTE FINISH	**WARM PALETTE-** 12"X24" FRONT OF HOUSE (PUBLIC AREAS) AND RESTROOM AREA TILE - USE W/ GROUT G-04	
FT-01 (E)	PORCELAIN TILE	DAL TILE	**REMODEL KEEPING EXISTING FLOOR TILE**	2015 IMAGE TILE (TAN COLOR) MAYBE AVAILABLE (COLOR MATCH REQUIRED) FROM DAL TILE N500 "PUNKIN LATTE"	
~~FT-01- ALT (C)~~	NOT USED				
~~FT-01- ALT (W)~~	NOT USED				
FT-02	QUARRY TILE	DAL TILE	DB TEXTURES - 6X6X1/2 FLOOR CE 0T03 "ASHEN GRAY STD" # 0T0396I1P	**COOL AND WARM PALETTE -** 6"X6"; BACKLINE/SERVICE AREA & B.O.H. AREAS - USE W/ GROUT G-02	
FT-02 (E)	QUARRY TILE	DAL TILE	**REMODEL KEEPING EXISTING FLOOR TILE**		
~~FT-03 (C)~~	NOT USED				
FT-03 (W)	PORCELAIN TILE	DAL TILE	SADDLE BROOK TILE - FARMHOUSE SD14 6" X 46" MATTE FINISH	**WARM PALETTE -** 6" X 36" TILE SEATING AREA ACCENT FLOOR TILE. USE W/ GROUT G-04	
FTB-01 CUT (C)	PORCELAIN TILE	DAL TILE	DB PORTFOLIO POR – 12X24 FLOOR PF05 "ASH GREY STD" # PF0512241PK	**COOL PALETTE -** CUT 12"X24" FLOOR TILE W/ BRUSHED NICKEL SCHLUTER STRIP CAP JOLLY - ANIGB COLOR MATCH WALL TILE ALUMINUM TRIM MATTE WHITE TSDA DARK ANTHRACITE TSSG STONE GREY	
FTB-01 CUT (W)	PORCELAIN TILE	DAL TILE	PORTFOLIO 12X24 FLOOR PF-03 "FANGO	**WARM PALETTE -** CUT 12"X24" FLOOR TILE W/ BRUSHED NICKEL SCHLUTER STRIP CAP JOLLY - ANIGB COLOR MATCH WALL TILE ALUMINUM TRIM MATTE WHITE TSDA DARK ANTHRACITE TSSG STONE GREY USE W/ GROUT G-04	
~~FTB-01 ALT CUT (C)~~	NOT USED			**COOL PALETTE -** CUT 12"X12" FLOOR TILE W/ BRUSHED NICKEL SCHLUTER STRIP CAP JOLLY - ANIGB COLOR MATCH WALL TILE ALUMINUM TRIM MATTE WHITE TSDA DARK ANTHRACITE TSSG STONE GREY	
~~FTB-01 ALT CUT (W)~~	NOT USED				
FTB-01 COVE (C)	PORCELAIN TILE	DAL TILE	DB PORTFOLIO PORC - 6X12 COVE BASE HM05 "ASH GREY STD" # FP05P36C9TB1P2	**COOL PALETTE -** 6"X12" COVED BASE TILE (OPTIONAL UPGRADE FOR FRONT OF HOUSE PUBLIC AREAS AND RESTROOMS)	
FTB-01 COVE (W)	PORCELAIN TILE	DAL TILE	PORTFOLIO COVE BASE PF-03 "FANGO"	**WARM PALETTE -** USE W/ GROUT G-04	
FTB-02 COVE	QUARRY TILE WALL BASE	DAL TILE	DB TEXTURES Q3565U 0T03 "ASHEN GRAY STD" # 0T03Q3565U1P	**COOL AND WARM PALETTE -** 5"X 6" COVE BASE- SEE NATIONAL ACCOUNTS FOR INSIDE/OUTSIDE CORNER PRODUCT NUMBERS # 0T03Q3565U1P - COVE BASE # 0T03QCL3565U1P - LEFT CORNER # 0T03QCR3565U1P - RIGHT CORNER # 0T03QBS565U1P - INSIDER CORNER USE W/ GRO	
~~FTB-03 CUT(C)~~	NOT USED				
FTB-03 CUT(W)	PORCELAIN TILE	DAL TILE	SADDLE BROOK TILE - FARMHOUSE SD14 6" X 36" MATTE FINISH	**WARM PALETTE -** USE W/ 6" X 36" TILE WALL BASE @SEATING AREA ACCENT FLOOR TILE. USE W/ GROUT G-04	
~~FTB-03 ALT CUT (C)~~	NOT USED				
~~FTB-03 ALT CUT (W)~~	NOT USED				
~~FTB-03 COVE(C)~~	NOT USED				
FTB-03 COVE(W)	PORCELAIN TILE	DAL TILE	SADDLE BROOK TILE - FARMHOUSE SD14 6" X 36" MATTE FINISH	**WARM PALETTE -** USE W/ 6" X 36" COVE TILE WALL BASE @SEATING AREA ACCENT FLOOR TILE. USE W/ GROUT G-04	
WT-01 (C)	PORCELAIN TILE	DAL TILE	DB DUNKIN SWITCH ACCENT 12" x 24" (backline wall) # N812DD12241P2	**COOL PALETTE -** INSTALL PER PATTERN SHOWN IN DETAIL # 5/A9.0 BACKLINE WALL TIILE - 12X24 BACKLINE WALL TIILE - USE W/ GROUT G-03 ALUMINUM PROFILE: SCHLUTER, JOLLY, MBW MATTE WHITE HEIGHT 10 mm (3/8") A100MBW	
WT-01 (W)	PORCELAIN TILE	DAL TILE	DB DUNKIN SWITCH WARM ACCENT 12" x 24" (backline wall) # N515SA0212224P2	**WARM PALETTE OR REMODEL USE ONLY - WHEN KEEPING EXITING 2015 IMAGE FLOOR TILE (TAN COLOR)** INSTALL PER PATTERN SHOWN IN DETAIL # 5/A9.0 BACKLINE WALL TIILE - USE W/ GROUT G-03 ALUMINUM PROFILE: SCHLUTER, JOLLY, MBW MATTE WHITE HEIGHT 10 mm (3/8") A100MBW	
WT-02	PORCELAIN TILE	DAL TILE	DB PORTFOLIO POR – 6X24 FLOOR PF99 "CHARCOAL" # PF0962241PK	**COOL AND WARM PALETTE -** BRICK STYLE 6" X 24" OR "4 X 12" SP. ORDER CUT TO SIZE (WT-2) - USE W/ GROUT G-04 ALUMINUM PROFILE: SCHLUTER, JOLLY, TSDA DARK ANTHRACITE HEIGHT 8 mm (5/16") A80TSDA	
WT-03	PORCELAIN TILE	DAL TILE	DB FIELD - 6"X18" WHITE (RESTROOMS) # N5166181P2	**COOL AND WARM PALETTE -** RESTROOMS INSTALL IN A STACK BOND PATTERN 6"X18" - USE W/ GROUT G-5 ALUMINUM PROFILE: SCHLUTER, JOLLY, MBW MATTE WHITE HEIGHT 8 mm (5/16") A80MBW	
WT-04 (C)	PORCELAIN TILE	DAL TILE	DB BLOCK PARTY 6" X 6" - 2TILE ACCENT (RESTROOMS) # N515BP01661P4	**COOL PALETTE -** INSTALL PER PATTERN SHOWN IN DETAIL # 3/A9.0 RESTROOM ACCENT 6" X 6" - USE W/ GROUT G-5 ALUMINUM PROFILE: SCHLUTER, JOLLY, TSSG STONE GREY 8 mm (5/16") A80TSSG	
WT-04 (W)	PORCELAIN TILE	DAL TILE	DB BLOCK PARTY 6" X 6" - 2TILE ACCENT (RESTROOMS) #N515BP02661P4	**WARM PALETTE OR REMODEL USE ONLY WHEN KEEPING EXISTING 2015 IMAGE FLOOR TILE (TAN COLOR)** INSTALL PER PATTERN SHOWN IN DETAIL # 3/A9.0 - BACKLINE WALL TIILE - RESTROOM ACCENT INSTALL IN A RANDOM PATTERN 6" X 6" - USE W/ GROUT G-5 ALUMINUM PROFILE: SCHLUTER, JOLLY, TSSG STONE GREY 8 mm (5/16") A80TSSG	

SCHEDULE UPDATED 2020/05/06 PER "PROTOTYPE UPDATES" DATED 2020/04/27

TILE - CREATIVE MATERIALS

CREATIVE MATERIALS PALETTE					
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
G-01 (C)	GROUT	MAPEI	ULTRSCOLOR PLUS FA # 27 - SILVER	CUSTOMER AREA GROUT- SEE FINISH SCHEDULE FLOOR TILE (FC) COMMENTS FOR LOCATION	CONTACT INFORMATION PHONE: 800.207.2967 EXT. 3865 (DUNK) FAX: 518-452-9153 EMAIL: DUNKINTILE@CREATIVEMATERIALSCORP.COM
G-01 (W)	GROUT	LATRICRETE	# 35 - MOCHA	CUSTOMER AREA GROUT- SEE FINISH SCHEDULE FLOOR TILE (FC) COMMENTS FOR LOCATION	
		CUSTOM TILE PRODUCTS	# 540 - TRUFFLE	CUSTOMER AREA GROUT- SEE FINISH SCHEDULE FLOOR TILE (FC) COMMENTS FOR LOCATION	
G-02	GROUT	MAPEI	ULTRSCOLOR PLUS FA # 47 - CHARCOAL	BACK OF HOUSE GROUT- SEE FINISH SCHEDULE FLOOR TILE (FC) COMMENTS FOR LOCATION	
G-03	GROUT	MAPEI	ULTRSCOLOR PLUS FA # 38 - AVALANCHE	BACK LINE GROUT- SEE FINISH SCHEDULE WALL TILE (WT) COMMENTS FOR LOCATION	
G-04	GROUT	MAPEI	ULTRSCOLOR PLUS FA # 10 - BLACK	BRICK TILE GROUT- SEE FINISH SCHEDULE FLOOR TILE (FT) OR WALL TILE (WT) COMMENTS FOR LOCATION	
G-05	GROUT	MAPEI	ULTRSCOLOR PLUS FA # 09 - GRAY	RESTROOM GROUT- SEE FINISH SCHEDULE WALL TILE (WT) COMMENTS FOR LOCATION	
~~G-06~~	NOT USED				
FT-01 (C)	PORCELAIN TILE	CREATIVE MATERIALS	LAVA LIGHT GRAY	**COOL PALETTE -** 12"X24" FRONT OF HOUSE (PUBLIC AREAS) AND RESTROOM AREA TILE - USE W/ GROUT G-01 (C)	
FT-01 (W)	PORCELAIN TILE	CREATIVE MATERIALS	"LAVA SAND" 12X24 NATURAL MATTE FINISH	**WARM PALETTE -** 12"X24" FRONT OF HOUSE (PUBLIC AREAS) AND RESTROOM AREA TILE - USE W/ GROUT G-04	
FT-01 (E)	PORCELAIN TILE	CREATIVE MATERIALS	**REMODEL KEEPING EXISTING FLOOR TILE**	2015 IMAGE TILE (TAN COLOR) MAY BE AVAILABLE (COLOR MATCH REQUIRED) FROM DAL TILE N500 "PUNKIN LATTE".	
~~FT-01- ALT (C)~~	NOT USED			12 X 12 - NOT USED	
~~FT-01- ALT (W)~~	NOT USED				
FT-02	QUARRY TILE	CREATIVE MATERIALS	PURITAN GRAY	**COOL AND WARM PALETTE -** 6"X6"; BACKLINE/SERVICE AREA & B.O.H. AREAS - USE W/ GROUT G-02	
FT-02 (E)	QUARRY TILE	CREATIVE MATERIALS	**REMODEL KEEPING EXISTING FLOOR TILE**		
~~FT-03 (C)~~	NOT USED				
FT-03 (W)	PORCELAIN TILE	CREATIVE MATERIALS	MOTIVATE - WALNUT 6" X 36" MATTE FINISH	**WARM PALETTE -** 6" X 36" TILE SEATING AREA ACCENT FLOOR TILE. USE W/ GROUT G-04	
FTB-01 CUT (C)	PORCELAIN TILE	CREATIVE MATERIALS	LAVA LIGHT GRAY	**COOL PALETTE -** CUT 12"X24" FLOOR TILE W/ BRUSHED NICKEL SCHLUTER STRIP CAP JOLLY - ANIGB COLOR MATCH WALL TILE ALUMINUM TRIM MATTE WHITE TSDA DARK ANTHRACITE TSSG STONE GREY	
~~FTB-01 CUT (W)~~	NOT USED				
~~FTB-01 ALT CUT (C)~~	NOT USED				
~~FTB-01 ALT CUT (W)~~	NOT USED				
FTB-01 COVE (C)	PORCELAIN TILE	CREATIVE MATERIALS	LAVA LIGHT GRAY	**COOL PALETTE -** 6"X12" COVED BASE TILE (OPTIONAL UPGRADE) USE W/ GROUT G-01 (C)	
FTB-01 COVE (W)	PORCELAIN TILE	CREATIVE MATERIALS	"LAVA NUT" 12X24 NATURAL	**WARM PALETTE -** USE W/ GROUT G-04	
FTB-02 COVE	QUARRY TILE WALL BASE	CREATIVE MATERIALS	PURITAN GRAY	**COOL AND WARM PALETTE -** 5"X 6" COVE BASE- SEE NATIONAL ACCOUNTS FOR INSIDE/OUTSIDE CORNER PRODUCT NUMBERS - COVE BASE - LEFT CORNER- RIGHT CORNER - INSIDER CORNER USE W/ GROUT G-02	
~~FTB-03 CUT (C)~~	NOT USED				
FTB-03 CUT (W)	PORCELAIN TILE	CREATIVE MATERIALS	MOTIVATE - WALNUT 6" X 36" MATTE FINISH	**WARM PALETTE -** USE W/ 6" X 36" TILE WALL BASE TILE @ SEATING AREA ACCENT FLOOR TILE. USE W/ GROUT G-04	
~~FTB-03 ALT (C)~~	NOT USED				
~~FTB-03 ALT (W)~~	NOT USED				
~~FTB-03 COVE(C)~~	NOT USED				
FTB-03 COVE(W)	PORCELAIN TILE	CREATIVE MATERIALS	MOTIVATE - WALNUT 6" X 36" MATTE FINISH	**WARM PALETTE -** USE W/ 6" X 36" TILE WALL BASE TILE @ SEATING AREA ACCENT FLOOR TILE. USE W/ GROUT G-04	
WT-01 (C)	PORCELAIN TILE	CREATIVE MATERIALS	STRATA WHITE 12" x 24" - SERVICE LINE TILE #63443	**COOL PALETTE -** INSTALL PER PATTERN SHOWN IN DETAIL # 5/A9.0 BACKLINE WALL TIILE - 12X24 BACKLINE WALL TIILE - USE W/ GROUT G- 03 ALUMINUM PROFILE: SCHLUTER, JOLLY, MBW MATTE WHITE HEIGHT 10 mm (3/8") A100MBW	
WT-01 (W)	PORCELAIN TILE	CREATIVE MATERIALS	STRATA BEIGE 12" x 24" - SERVICE LINE TILE #64589	**WARM PALETTE OR REMODEL USE ONLY WHEN KEEPING EXISTING 2015 IMAGE FLOOR TILE (TAN COLOR)** INSTALL PER PATTERN SHOWN IN DETAIL # 5/A9.0 BACKLINE WALL TIILE - USE W/ GROUT G- 03 ALUMINUM PROFILE: SCHLUTER, JOLLY, TSI IVORY HEIGHT 8 mm (5/16") A80TSI	
WT-02	PORCELAIN TILE	CREATIVE MATERIALS	BRICKWORLD SOHO BLACK - DINING AREA TILE	**COOL AND WARM PALETTE -** BRICK STYLE 3" X 12". - USE W/ GROUT G-04 ALUMINUM PROFILE: SCHLUTER, JOLLY, TSDA DARK ANTHRACITE HEIGHT 8 mm (5/16") A80TSDA	
WT-03	PORCELAIN TILE	CREATIVE MATERIALS	HOLIDAY WHITE 64725 8" X 16"	**COOL AND WARM PALETTE -** RESTROOMS INSTALL IN A STACK BOND PATTERN 8"X16" - USE W/ GROUT G-05 ALUMINUM PROFILE: SCHLUTER, JOLLY, MBW MATTE WHITE HEIGHT 8 mm (5/16") A80MBW	
WT-04 (C)	PORCELAIN TILE	CREATIVE MATERIALS	STRATA TAUPE 64738 8" X 8"	**COOL PALETTE** - INSTALL PER PATTERN SHOWN IN DETAIL # 3/A9.0 - RESTROOM 8"X8" - USE W/ GROUT G-05 ALUMINUM PROFILE: SCHLUTER, JOLLY, TSSG STONE GREY 8 mm (5/16") A80TSSG	
WT-04 (W)	PORCELAIN TILE	CREATIVE MATERIALS		**WARM PALETTE OR FOR REMODEL USE ONLY WHEN KEEPING EXISTING 2015 IMAGE FLOOR TILE (TAN COLOR):**	

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REVISIONS

NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE

MASTER FINISH SCHEDULES

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY: ZRA	CHECKED BY: AH

DRAWING NUMBER

A7.0

GENERAL NOTES

1) NEW & REMODEL STORES HAVE THE OPTION OF A COOL OR WARM PALETTE FOR INTERIOR FINISHES
2) CODE SUFFIX (C) = COOL PALETTE FINISHES
3) CODE SUFFIX (W) = WARM PALETTE OR REMODEL FINISHES WHEN KEEPING 2015 IMAGE FLOOR TILE
4) CODE SUFFIX (E) = EXISTING
5) FINISHES WITHOUT SUFFIX ARE UNIVERSAL TO THE COOL & WARM PALETTE
6) REMODEL STORES KEEPING EXISTING 2015 IMAGE FLOOR TILE (TAN COLOR) SHALL ONLY USE THE WARM PALETTE

SCHEDULE UPDATED 2020/05/06 PER "PROTOTYPE UPDATES" DATED 2020/04/27

CEILING FINISH

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
CT-01	ACOUSTIC CEILING TILE	ARMSTRONG	**WHITE FACTORY FINISH** #1732 WH (2' X 2')	WHITE, FINE FISSURED TILE WITH WHITE GRID [ARMSTRONG/#7300 WH/ SIZE: 5/16"]	PLEASE CONTACT ARMSTRONG @ 1-800-442-4212
CT-02	CEILING TILE AND GRID SYSTEM	ARMSTRONG	**BLACK FACTORY FINISH** 1728 BL (2' X 2')	BLACK, FINE FISSURED-TILE AND BLACK GRID NOTE: STANDARD CLG. TILE IN PUBLIC AREAS (SALES & SEATING AREA)- FOR NEW &	CLEARLY STATE THAT YOUR ARE A MEMBER OF DUNKIN' BRANDS, INC. STRATEGIC ACCOUNT UPON PURCHASING MATERIAL TO RECEIVE NATIONAL PRICING.
CT-03	VINYL FACED CLG TILE	ARMSTRONG	#870 (2' X 4') / #868 (2' X2')	WHITE TILE AND GRID	
VP-01	VINYL SOFFIT PANELS	MASTIC	VENTURA: FULLY VENTED COLOR: WHITE (HIDDEN VENT)		
GYP BD	GYPSUM BOARD	ARMSTRONG			
SUSP GB	SUSPENDED GYPSUM BOARD	ARMSTRONG			
CG-X	CEILING GRID MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	
CT-X	CEILING TILE MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	
VP-X	VINYL SOFFIT PANELS MATCH EXISTING	MATCH EXISTING	MATCH EXISTING		
E TR CG	EXISTING TO REMAIN CEILING GRID				
E TR CT	EXISTING TO REMAIN CEILING TILE				
E TR GB	EXISTING TO REMAIN GYPSUM BOARD				
E TR-VP	EXISTING TO REMAIN VINYL SOFFIT PANELS			WHITE TILE AND GRID	

SCHEDULE UPDATED 2020/10/06 PER FINISH UPDATES DATED 2020/08/30

MILLWORK INTERIOR SOLID SURFACE

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
SS-01 (C)	SOLID SURFACE	LG HI-MACS	CUSTOM COLOR: CANTON FINISH: POLISHED	**COOL PALETTE** (HANDOFF,BAKERY AND TAPS)	PROVIDED BY MILLWORK VENDOR
SS-01 (W)	SOLID SURFACE	LG HI-MACS	CUSTOM COLOR: G122 BAMBOO LEAF FINISH: POLISHED	**WARM PALETTE** (HANDOFF,BAKERY AND TAPS)	
SS-02	QUARTZ SURFACES	CAESAR STONE	COLOR: 4120 (2CM) RAVEN FINISH: POLISHED EDGE PROFILE: REFERENCE MILLWORK DETAILS		
~~SS-03 (C)~~	NOT USED				
~~SS-03 (W)~~	NOT USED				

SCHEDULE UPDATED 2020/05/06 PER "PROTOTYPE UPDATES" DATED 2020/04/27

MILLWORK LAMINATES

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
PL-01 (C)	LAMINATE	FORMICA	5887-58 "MILLENNIUM OAK" MATTE FINISH		
~~PL-01 (W)~~	NOT USED				
PL-02	LAMINATE	FORMICA	837-58 GRAPHITE MATTE FINISH		
PL-03	LAMINATE	WILSONART	4830K-18 SATIN STAINLESS		
		FORMICA	ALTERNATE: M2022-99 BRUSHED ALUMINUM DECO METAL FINISH		
PL-04 (C)	LAMINATE	WILSONART	1500 "GRAY" MATTE FINISH		
PL-04 (W)	LAMINATE	WILSONART	D427-60 "LINEN" MATTE FINISH	**WARM PALETTE OR REMODEL USE ONLY - WHEN KEEPING EXISTING 2015 IMAGE FLOOR TILE (TAN COLOR).**	
PL-05	LAMINATE	FORMICA	459-58 BRITE WHITE MATTE FINISH		
PL-06 (C)	LAMINATE	WILSONART	4783 "WHITE TIGRIS"	MILLWORK TABLE TOPS	
PL-06 (W)	LAMINATE	WILSONART	4841 "DESERT ZEPHYR"	WARM PALETTE OR REMODEL USE ONLY - WHEN KEEPING EXISTING 2015 IMAGE FLOOR TILE (TAN COLOR) MILLWORK TABLE TOPS	
PL-07	LAMINATE	FORMICA	BLACK LAMINATE		
PL-08	NOT USED				
PL-09	LAMINATE	FORMICA	NJ103-3959-48 "COOL WHITE"	MILLWORK CABINETS & INTERIOR SHELF FINISHES	
PL-10 (C)	LAMINATE	WILSONART	4857-60 "SHADOW ZEPHYR"	WAINSCOT	
PL-10 (W)	LAMINATE	FORMICA	5884 "CHESTNUT WOODLINE" MATTE FINISH (SAME AS WP-PL2(W))	**KNEE WALL WARM PALETTE OR REMODEL USE ONLY - WHEN KEEPING EXISTING 2015 IMAGE FLOOR**	
~~PL-11~~	NOT USED				

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SCHEDULE UPDATED 2021/07/06

VINYL WALL COVERING

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
WC-01 (C)	TYPE II VINYL WALL COVERING	DL COUCH	DLC-122 "MINERAL" VERSA ARIES PATTERN 20 OZ TYPE II w/AQUASAFE	ARCHITECT/G.C. TO CONFIRM FRANCHISEE PREFERENCE ON MANUFACTURER	CLEARLY STATE THAT YOUR ARE A MEMBER OF DUNKIN' BRANDS, INC. STRATEGIC ACCOUNT UPON PURCHASING MATERIAL TO RECEIVE NATIONAL PRICING. KAITLYN FEASTER - ACCOUNT MANAGER 800.366.6839 X326 CUSTOMERSERVICE@MOMTEX.COM
		WOLF GORDON	DUNKIN RIVULET 54" WIDE GOH 31818546 COLOR NEXTGEN NEUTRAL COOL PALETTE		CLEARLY STATE THAT YOUR ARE A MEMBER OF DUNKIN' BRANDS, INC. STRATEGIC ACCOUNT UPON PURCHASING MATERIAL TO RECEIVE NATIONAL PRICING. FAX ORDER FORM TO :718.706.5912 OR ALFREDO.ORTIZ@WOLFGORDON.COM
WC-01 (W)	TYPE II VINYL WALL COVERING	DL COUCH	SKETCH TEX - TEA WASH (T2-TX-20)	ARCHITECT/G.C. TO CONFIRM FRANCHISEE PREFERENCE ON MANUFACTURER	CLEARLY STATE THAT YOUR ARE A MEMBER OF DUNKIN' BRANDS, INC. STRATEGIC ACCOUNT UPON PURCHASING MATERIAL TO RECEIVE NATIONAL PRICING. KAITLYN FEASTER - ACCOUNT MANAGER 800.366.6839 X326 CUSTOMERSERVICE@MOMTEX.COM
	TYPE II VINYL WALL COVERING	WOLF GORDON	DUNKIN RIVULET 54" WIDE GOH 31802393		CLEARLY STATE THAT YOUR ARE A MEMBER OF DUNKIN' BRANDS, INC. STRATEGIC ACCOUNT UPON PURCHASING MATERIAL TO RECEIVE NATIONAL PRICING. FAX ORDER FORM TO :718.706.5912 OR ALFREDO.ORTIZ@WOLFGORDON.COM
WC-02 (C)	TYPE III (VINYL WALL PROTECTION)	DL COUCH	VERSAGAURD HALCYN TYP3 127860 "WINDWARD"	ARCHITECT/G.C. TO CONFIRM FRANCHISEE PREFERENCE ON MANUFACTURER	CLEARLY STATE THAT YOUR ARE A MEMBER OF DUNKIN' BRANDS, INC. STRATEGIC ACCOUNT UPON PURCHASING MATERIAL TO RECEIVE NATIONAL PRICING. KAITLYN FEASTER - ACCOUNT MANAGER 800.366.6839 X326 CUSTOMERSERVICE@MOMTEX.COM
		WOLF GORDON	RAMPART 52"WIDE WG 12691266		CLEARLY STATE THAT YOUR ARE A MEMBER OF DUNKIN' BRANDS, INC. STRATEGIC ACCOUNT UPON PURCHASING MATERIAL TO RECEIVE NATIONAL PRICING. FAX ORDER FORM TO :718.706.5912 OR ALFREDO.ORTIZ@WOLFGORDON.COM
WC-02 (W)	TYPE III (VINYL WALL PROTECTION)	DL COUCH	VERSAGAURD PANAMA LINEN - SUGAR CANE (TYPE III)	ARCHITECT/G.C. TO CONFIRM FRANCHISEE PREFERENCE ON MANUFACTURER	CLEARLY STATE THAT YOUR ARE A MEMBER OF DUNKIN' BRANDS, INC. STRATEGIC ACCOUNT UPON PURCHASING MATERIAL TO RECEIVE NATIONAL PRICING. KAITLYN FEASTER - ACCOUNT MANAGER 800.366.6839 X326 CUSTOMERSERVICE@MOMTEX.COM
		WOLF GORDON	RAMPART 52" WIDE GOH 31802395		CLEARLY STATE THAT YOUR ARE A MEMBER OF DUNKIN' BRANDS, INC. STRATEGIC ACCOUNT UPON PURCHASING MATERIAL TO RECEIVE NATIONAL PRICING. FAX ORDER FORM TO :718.706.5912 OR ALFREDO.ORTIZ@WOLFGORDON.COM
WC-03 (C)	ADVANCED WALL PROTECTION	DL COUCH	DLC-26519C WOOD WALL P3TEC (NATURELLE) (48" WIDE 15 YARD BOLT)	WOOD WALL MUST BE INSTALLED RAILROADED. ALRTERANTE FOR WD-01	CLEARLY STATE THAT YOUR ARE A MEMBER OF DUNKIN' BRANDS, INC. STRATEGIC ACCOUNT UPON PURCHASING MATERIAL TO RECEIVE NATIONAL PRICING. KAITLYN FEASTER - ACCOUNT MANAGER 800.366.6839 X326 CUSTOMERSERVICE@MOMTEX.COM
	NOT USED	WOLF GORDON	SEE DL COUCH WC-03 (C)		CLEARLY STATE THAT YOUR ARE A MEMBER OF DUNKIN' BRANDS, INC. STRATEGIC ACCOUNT UPON PURCHASING MATERIAL TO RECEIVE NATIONAL PRICING. FAX ORDER FORM TO :718.706.5912 OR ALFREDO.ORTIZ@WOLFGORDON.COM
WC-03 (W)	NOT USED	DL COUCH			CLEARLY STATE THAT YOUR ARE A MEMBER OF DUNKIN' BRANDS, INC. STRATEGIC ACCOUNT UPON PURCHASING MATERIAL TO RECEIVE NATIONAL PRICING. KAITLYN FEASTER - ACCOUNT MANAGER 800.366.6839 X326 CUSTOMERSERVICE@MOMTEX.COM
	NOT USED	WOLF GORDON			CLEARLY STATE THAT YOUR ARE A MEMBER OF DUNKIN' BRANDS, INC. STRATEGIC ACCOUNT UPON PURCHASING MATERIAL TO RECEIVE NATIONAL PRICING. FAX ORDER FORM TO :718.706.5912 OR ALFREDO.ORTIZ@WOLFGORDON.COM
WC-04	TYPE III WALL COVERING	DL COUCH	ASTORIA A197-582 "CHAINMAIL" TYPE III WALL PROTECTION	CHARCOAL WALL ALRTERANTE FOR WT-02	CLEARLY STATE THAT YOUR ARE A MEMBER OF DUNKIN' BRANDS, INC. STRATEGIC ACCOUNT UPON PURCHASING MATERIAL TO RECEIVE NATIONAL PRICING. KAITLYN FEASTER - ACCOUNT MANAGER 800.366.6839 X326 CUSTOMERSERVICE@MOMTEX.COM
	TYPE III (WALL PROTECTION)	WOLF GORDON	RAMPART 52" WIDE CHARCOAL GOH 31818583 TYPE III WALL PROTECTION.		CLEARLY STATE THAT YOUR ARE A MEMBER OF DUNKIN' BRANDS, INC. STRATEGIC ACCOUNT UPON PURCHASING MATERIAL TO RECEIVE NATIONAL PRICING. FAX ORDER FORM TO :718.706.5912 OR ALFREDO.ORTIZ@WOLFGORDON.COM

SCHEDULE UPDATED 2020/10/06 PER FINISH UPDATES DATED 2020/08/30

WALL PROTECTION

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
~~WP-PL1 (C)~~	NOT USED				
~~WP-PL1 (W)~~	NOT USED				
WP-PL2 (C)	LAMNATE	WILSONART	4857-60 "SHADOW ZEPHYR" MATTE FINISH (SAME AS PL-10)	PLAM WALL PANELS 48" x 96" (MILLWORK FABRICATED ITEM)	
WP-PL2 (W)	LAMNATE	FORMICA	5884 "CHESTNUT WOODLINE" MATTE FINISH (SAME AS PL-10(W))	**WARM PALETTE OR REMODEL USE ONLY** - PLAM WALL PANELS 48" x 96" (MILLWORK FABRICATED ITEM)	
WP-CR1		IMPACT SPECIALTIES	COLOR: "BRUSHED NICKEL"	SARATOGA CHAIR RAIL 3" H x 114"L x 1/2" THK. VA200 "BRUSHED NICKEL" CORNER GUARD	CLEARLY STATE THAT YOUR ARE A MEMBER OF DUNKIN' BRANDS, INC. STRATEGIC ACCOUNT UPON PURCHASING MATERIAL TO RECEIVE NATIONAL PRICING. FOR ASSISTANCE, PLEASE CONTACT CUSTOMER SERVICE AT PHONE: 888-424-6287
WP-CR2 (C)	SOLID SURFACE	LG HI-MACS	CUSTOM COLOR: CANTON (SEE AS SS-01(C)) FINISH: POLISHED EDGE PROFILE: REFERENCE MILLWORK DETAIL ALUMINUM PROFILE: SCHLUTER, JOLLY	SOLID SURFACE CHAIR RAIL	
WP-CR2 (W)	SOLID SURFACES	LG HI-MACS	CUSTOM COLOR: G122 BAMBOO LEAF (SEE AS SS-01 (W)) FINISH: POLISHED EDGE PROFILE: REFERENCE MILLWORK DETAIL ALUMINUM PROFILE: SCHLUTER, JOLLY	SOLID SURFACE CHAIR RAIL	
WP-C1		IMPACT SPECIALTIES	COLOR: "BRUSHED NICKEL" VA-200 CORNER 72" X 1 1/2" X 1 1/2"	CHAIR RAIL CORNER PIECE	CLEARLY STATE THAT YOUR ARE A MEMBER OF DUNKIN' BRANDS, INC. STRATEGIC ACCOUNT UPON PURCHASING MATERIAL TO RECEIVE NATIONAL PRICING. FOR ASSISTANCE, PLEASE CONTACT CUSTOMER SERVICE AT PHONE: 888-424-6287
~~NOT USED~~					
~~NOT USED~~					

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REVISIONS

△ NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE

MASTER FINISH SCHEDULES

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY: ZRA	CHECKED BY: AH

DRAWING NUMBER

A7.1

SCHEDULE UPDATED 2020/05/06 PER "PROTOTYPE UPDATES" DATED 2020/04/27

EXTERIOR EIFS

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
EIFS-01	EIFS	DRYVIT	MAIN GRAY COLOR	DRYVIT #DUDO 29 2745 ST: MATCH SW 7019 "GAUNTLET GRAY"; LIMESTONE FINISH"	ROBERT DAZEL C: 734-276-0404 BOB.DAZEL@DRYVIT.COM
EIFS-02	EIFS	DRYVIT	**CHARCOAL PATTERN**	"CHARCOAL" EIFS; DRYVIT #DUDO 3127365: MATCH SW 7069 IRON ORE; SANDPEBBLE FINE	
EIFS-02 BR	EIFS	DRYVIT	**CHARCOAL BRICK PATTERN**	"BRICK" EFIS; DRYVIT NEWBRICK MODULAR WIRE CUT; GATE HOUSE; IRON SPOT AND FLASHED	
~~EIF-03~~	NOT USED		**WOOD PATTERN**	SEE WOODTONES PS-03	
EIFS-04	EIFS	DRYVIT	**OFF WHITE PATTERN**	"WHITE" EIFS; DRYVIT #DUDO 23 2736S ST: MATCH SW 7063 NEBULOUS WHITE; SANDPEBBLE FINE	
EIFS-05	NOT USED				
~~EIFS-06~~	NOT USED				
~~EIFS-07~~	NOT USED				
~~EIFS-08~~	NOT USED				
~~EIFS-09~~	NOT USED		**WALK -IN BOX**	SEE EXTERIOR PAINT PTE-09	
~~EIFS-10~~	NOT USED		**SECONDARY MID-TONE FINISH**		
~~EIFS-11~~	NOT USED		**LINEN WHITE**	SEE SPEC FOR METAL PAINT PC-10	
EIFS-12	EIFS	DRYVIT	**PINK BAND**	COLOR: PINK – DUDO 33 1413 S NOTE: STRATOTONE COLORANT	
EIFS-13	EIFS	DRYVIT	**ORANGE BAND**	ORANGE – DUDO 34 1413 S NOTE: STRATOTONE COLORANT	
~~EIFS-14~~	NOT USED				

SCHEDULE UPDATED 2020/08/06 PER FINISH UPDATES DATED 2020/08/30

EXTERIOR FIBER CEMENT SIDING AND PANELS

EXTERIOR FIBER-CEMENT SIDINGAND PANELS

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
PS-01	FIBER CEMENT PANEL	JAMES HARDIE	MAIN GRAY COLOR	COLOR:"AGED PEWTER" SURFACE: HARDIE SIDING DIMENSION: 8 1/4" X 12' X 5/16" THK WITH 7" SIDING EXPOSURE; FINISH: SMOOTH	JEFF HARVEY 774-287-6278 JEFFERY.HARVEY@JAMESHARDIE.COM
PS-01 LP	FIBER CEMENT PANEL	JAMES HARDIE	MAIN GRAY COLOR	COLOR:"AGED PEWTER" SURFACE: REVEAL PANEL DIMENSION: (48" X 96" PANE)	
PS-02	FIBER CEMENT SIDING	JAMES HARDIE	**CHARCOAL FINISH**	COLOR:"IRON GRAY - VOLCANO GRAY" SURFACE: HARDIE SIDING DIMENSION: 7'1/4" X 12' X 5/16" THK WITH 6" SIDDING EXPOSURE	
PS-02 LP	FIBER CEMENT PANEL	JAMES HARDIE	**CHARCOAL FINISH**	COLOR:"IRON GRAY - VOLCANO GRAY" SURFACE: REVEAL PANEL DIMENSION: (48"X96"PANEL)	
PS-03	FIBER CEMENT SIDING	WOODTONE	**WOOD FINISH** RUSTIC SERIES WOODTONE	COLOR:"HONEY GLAZE" WOOD PATTERN SURFACE: WOOD PATTERN PLANK DIMENSION: 7 1/4" X 12' X 5/16" THK WITH 6" SIDDING EXPOSURE NOTE: NAILS TO MATCH WOOD FINISH	FOR WOODTONE PRODUCTS: PAUL ADOLPHE P. 800.663.9844 X1124 PAUL@WOODTONE.COM TIM FOLSTER, MANAGER STRATEGIC ACCOUNTS P. 800.663.9844 X1122 TIMM@WOODTONE.COM
PS-04	SEE BELOW				
PS-04 LP	FIBER CEMENT PANEL	JAMES HARDIE	**OFF WHITE FINISH LARGE FORMAT PANEL**	COLOR:"ARCTIC WHITE" SURFACE: REVEAL PANEL DIMENSION: (48"X96"PANEL)	
PS-05	NOT USED				
PS-06 LP	NOT USED				
~~PS-06~~	NOT USED				
~~PS-07~~	NOT USED				
~~PS-08~~	NOT USED				

	PS-04	FIBER CEMENT SIDING & TRIM	JAMES HARDIE	OFF WHITE CEDARMILL FINISH	COLOR:"ARCTIC WHITE" SURFACE: HARDIE SIDING DIMENSIONS: 7 1/4" X 12' X 5/16" THK WITH 6" SIDDING EXPOSURE
				OFF WHITE SMOOTH FINISH	COLOR:"ARCTIC WHITE" SURFACE: HARDIE TRIM DIMENSIONS: 3 1/2" X 12' X 3/4" THK WITH 3 1/2" EXPOSURE

SCHEDULE UPDATED 2020/05/06 PER "PROTOTYPE UPDATES" DATED 2020/04/27

EXTERIOR FIBER-CEMENT CLADDING SYSTEMS

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
PP-01	FIBER-CEMENT CLADDING	NICHIHA	MAIN GRAY COLOR TUFFBLOCK "PEWTER"	COLOR: "PEWTER" FINISH: STANDARD DIMENSION: 17 7/8"H x 71 9/16"L x 5/8"TH TRIM: NICHIHA MTCK-01 METAL TRIM CORNER KEY 1 1/2" X 1/2" COLOR: CLEAR ANNODIZED	**Scott Landi** Account Order Manager: P: 678.296.9537 Email:dunkindonuts@nichiha.com **Matt Stephenson** Project Manager C: 770-789-8228 Email:mstephenson@nichiha.com
PP-02	FIBER-CEMENT CLADDING	NICHIHA	**CHARCOAL FINISH** TUFFBLOCK "STEEL" EPF644F	COLOR:"STEEL" SURFACE: STANDARD Dimension: 17 7/8"H x119 5/16"L x 5/8"TH TRIM: NICHIHA REPF644FM COLOR: TUFF BLOCK "STEEL" DIMENSION: 1'-6" F83X 3'-1/2" RETURNS	
~~PP-03~~	NOT USED		**WOOD FINISH**	SEE FIBER CEMENT LAP SIDING FINISH PS-03	
PP-04	FIBER-CEMENT CLADDING	NICHIHA	**OFF WHITE FINISH** ILLUMINATION SERIES-ED680-G09 AWP 1818 SMOOTH	COLOR: "ELDER WHITE" TEXTURE / SURFACE: DIMENSION: 17 7/8"H x 71 9/16"L x 5/8"TH TRIM: NICHIHA RED420-G09	
PP-05	NOT USED				
~~PP-06~~	NOT USED				
~~PP-07~~	NOT USED				
~~PP-08~~	NOT USED				

SCHEDULE UPDATED 2020/05/06 PER "PROTOTYPE UPDATES" DATED 2020/04/27

EXTERIOR METAL PAINTED COATINGS

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
PC-01	PAINTED COATING	SHERWIN WILLIAMS	MAIN GRAY COLOR	SW 7019 "GAUNTLET GRAY"	PLACE ORDER WITH LOCAL SHERWIN WILLIAMS STORE FOR A STORE NEAR YOU CALL: 800-474-3794 MARK T. WEINER NATIONAL ACCOUNT EXECUTIVE 93 CHURCH ST. BARRINGTON RI 02806 M: 617-438-1408 O: 401-245-5176 EMAIL: MARK.T.WEINER@SHERWIN.COM
	PAINTED COATING	POWDER COAT	MAIN GRAY COLOR	SW 7019 "GAUNTLET GRAY"	
PC-02	PAINTED COATING	MATTHEWS PAINT	**CHARCOAL FINISH**	COLOR: MP10269 DARK SLATE FINISH LVS SATIN V2.0	
	PAINTED COATING	SHERWIN WILLIAMS	**CHARCOAL FINISH**	SW 7069 "IRON ORE"	
	PAINTED COATING	POWDER COAT	**CHARCOAL FINISH**	SW 7069 "IRON ORE"	
~~PC-03~~	NOT USED				
	NOT USED				
PC-04	PAINTED COATING	MATTHEWS PAINT	**OFF WHITE FINISH**	**COLOR MATCH PMS COOL GREY 1C** MAP ULTRA LOW V.O.C.	
	PAINTED COATING	SHERWIN WILLIAMS	**OFF WHITE FINISH**	SW 7063 "NEBULOUS WHITE"	
	PAINTED COATING	POWDER COAT	**OFF WHITE FINISH**	SW 7063 "NEBULOUS WHITE"	
PC-05	NOT USED				
	NOT USED				
~~PC-06~~	NOT USED	N/A			
	NOT USED	N/A			
~~PC-07~~	PAINTED COATING	SHERWIN WILLIAMS	**OFF WHITE FINISH**	SW 7063 "NEBULOUS WHITE"	
	PAINTED COATING	POWDER COAT	**OFF WHITE FINISH**	SW 7063 "NEBULOUS WHITE"	
~~PC-08~~	PAINTED COATING	SHERWIN WILLIAMS	**CHARCOAL FINISH**	SW 7069 "IRON ORE"	
	PAINTED COATING	POWDER COAT	**CHARCOAL FINISH**	SW 7069 "IRON ORE"	
PC-09	PAINTED COATING	SHERWIN WILLIAMS	**WALK-IN**	SW 7064 "PASSIVE"	
	PAINTED COATING	POWDER COAT	**WALK-IN**	SW 7064 "PASSIVE"	
~~PC-10~~	PAINTED COATING	SHERWIN WILLIAMS	**MID-TONE FINISH #2**	SW 6255 "MORNING FOG"	
	PAINTED COATING	POWDER COAT	**MID-TONE FINISH #2**	SW 6255 "MORNING FOG"	
	PAINTED COATING		**LINEN WHITE**	**COLOR MATCH WILSONART PLAM "LINEN"** MAP ULTRA LOW V.O.C.	
	PAINTED COATING	POWDER COAT	**LINEN WHITE**	**COLOR MATCH WILSONART PLAM "LINEN"** MAP ULTRA LOW V.O.C.	
PC-12	PAINTED COATING	MATTHEWS PAINT	**DD PINK FINISH**	**COLOR MATCH PMS 219 C** COLOR: MP79206 R161426 FINISH: LVS SATIN V1.0 OVER MP55898 WHITE BASECOAT	
	PAINTED COATING	SHERWIN WILLIAMS	**DD PINK FINISH**	**COLOR MATCH PMS 219 C**	
	PAINTED COATING	POWDER COAT	**DD PINK FINISH**	**COLOR MATCH PMS 219 C**	
PC-13	PAINTED COATING	MATTHEWS PAINT	**DD ORANGE FINISH**	**COLOR MATCH PMS 165C** COLOR: MP797700 R161426 FINISH LVS SATIN V1.0 OVER MP55898 WHITE BASECOAT	
	PAINTED COATING	SHERWIN WILLIAMS	**DD ORANGE FINISH** COLOR # 5059990	Blended At: Sherwin Williams Product Finishes, Lowell MA Product: LV3 - Genesis Low VOC Satin GT 1039 Orange Toner 785.97g / .19gal GT 1511 Low VOC Gloss Clear 529.21g / .12gal GT 1043 Autumn Orange 194.04g / .05gal GT 1011 Artic White 137.20g / .02gal GR1088	
	PAINTED COATING	POWDER COAT	**DD ORANGE FINISH**	**COLOR MATCH PMS 165C**	

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REVISIONS

△ NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE

MASTER FINISH SCHEDULES

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY: ZRA	CHECKED BY: AH

DRAWING NUMBER

A7.2

SCHEDULE UPDATED 2020/05/06 PER "PROTOTYPE UPDATES" DATED 2020/04/27

WOOD LAMINATE

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
WD-01	WOOD LAMINATE		SEE MILLWORK FINISHES PL-01 (C)	OPTIONAL UPGRADE FOR COOL PALETTE ONLY	
~~WD-02~~	NOT USED				
~~WD-03~~	NOT USED				

SCHEDULE UPDATED 2020/05/06 PER "PROTOTYPE UPDATES" DATED 2020/04/27

INTERIOR PAINT

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
PT-01 (C)	PAINT	SHERWIN WILLIAMS	LIGHT GREY SW 7671 "ON THE ROCKS"	SHEEN: SATIN/EGGSHELL - WALL / SOFFIT PAINT WHERE INDICATED	PLACE ORDER WITH LOCAL SHERWIN WILLIAMS STORE FOR A STORE NEAR YOU CALL: 800-474-3794 MARK T. WEINER NATIONAL ACCOUNT EXECUTIVE 93 CHURCH ST BARRINGTON RI 02806 M: 617-438-1408 O: 401-245-5176 EMAIL: MARK.T.WEINER@SHERWIN.COM
PT-01 (W)	PAINT	SHERWIN WILLIAMS	SW 9088 "UTAUPEIA"	WALL / SOFFIT PAINT WHERE INDICATED	
PT-02 (C)	PAINT	SHERWIN WILLIAMS	CHARCOAL SW 7069 "IRON ORE"	SHEEN: FLAT FOR CEILING / SOFFIT; SEMIGLOSS FOR DOORS AND FRAMES	
PT-02 (W)	PAINT	SHERWIN WILLIAMS	SW 6005 "FOLKSTONE"	SHEEN: FLAT FOR CEILING / SOFFIT; SEMIGLOSS FOR DOORS AND FRAMES	
PT-03 (C)	PAINT	SHERWIN WILLIAMS	OFF WHITE SW 6252 "ICE CUBE"	SHEEN: FLAT FOR CEILING; SEMIGLOSS FOR DOORS AND FRAMES	
PT-03 (W)	PAINT	SHERWIN WILLIAMS	SW 9109 "NATURAL LINEN"	SHEEN: FLAT FOR CEILING; SEMIGLOSS FOR DOORS AND FRAMES	
~~PT-04~~	NOT USED				
~~PT-05~~	NOT USED				

SCHEDULE UPDATED 2020/05/06 PER "PROTOTYPE UPDATES" DATED 2020/04/27

TRAFFIC STRIPING PAINT

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION	VENDOR CONTACTS
TP-01	PAINT	SHERWIN WILLIAMS	PRO PARK	"WHITE": B97WD2434	PLACE ORDER WITH LOCAL SHERWIN WILLIAMS STORE FOR A STORE NEAR YOU CALL: 800-474-3794 MARK T. WEINER NATIONAL ACCOUNT EXECUTIVE 93 CHURCH ST BARRINGTON RI 02806 M: 617-438-1408 O: 401-245-5176 EMAIL: MARK.T.WEINER@SHERWIN.COM
TP-02	PAINT	SHERWIN WILLIAMS	PRO PARK	"BLUE": B97LD2022	
TP-03	PAINT	SHERWIN WILLIAMS	PRO PARK	"YELLOW": B97YD2467	
TP-04	PAINT	SHERWIN WILLIAMS	PRO PARK	"ORANGE": CUSTOM MIX B97YD2467 CCE* COLORANT 0Z 32 64 128 W1-WHITE - 6 1 --- R4-NEW RED 4 53 1 --- Y3-DEEP GOLD - 06 - 1	
TP-05	PAINT	SHERWIN WILLIAMS	PRO PARK	"PINK": CUSTOM MIX B97RD2012 CEE* COLORANT 0Z 32 64 128 W1-WHITE 6 -- -- -- L1- BLUE - 6 -- --	
~~TP-06~~	NOT USED				

SCHEDULE UPDATED 2020/05/06 PER "PROTOTYPE UPDATES" DATED 2020/04/27

FRP FIBERGLASS PANEL

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
FRP-01	FIBERGLASS REINFORCED PANELS	CRANE COMPOSITES	GLASBOARD COLOR: 48- PEARL GRAY TEXTURE: EMBOSSED (PEBBLE FINISH)	BOH/KITCHEN AREAS NOT IN PUBLIC VIEW	CRANE - KEMLITE COMPOSITES VENDOR CONTACT: JEFF TOLLE P: 1-800-435-0080 OR 1-815-467-8600 OR 1-815-274-9125 (DIRECT) C: 330-260-7627 SALES@CRANECOMPOSITES.COM
FRP-01 ALT	FIBERGLASS REINFORCED PANELS	MARLITE	COLOR: P151 "LIGHT GRAY" TEXTURE: EMBOSSED (PEBBLE FINISH)	BOH/KITCHEN AREAS NOT IN PUBLIC VIEW	
~~FRP-02 ALT~~	NOT USED				
FRP-03 (C)	FIBERGLASS REINFORCED PANELS	CRANE COMPOSITES	COLOR: 113DCP 4' X 8' PART # 113 DCP8 OR 4' X 10' PART # 113 DCP10	**COOL PALETTE -** APPROVED FOR BACK LINE WALL IN NEW AND REMODEL RESTAURANTS.	CRANE - KEMLITE COMPOSITES VENDOR CONTACT: JEFF TOLLE P: 1-800-435-0080 OR 1-815-467-8600 OR 1-815-274-9125 (DIRECT) C: 330-260-7627 SALES@CRANECOMPOSITES.COM
FRP-03 (W)	FIBERGLASS REINFORCED PANELS	CRANE COMPOSITES	COLOR: 113DWP 4' X 8' PART # 113 DWP8 OR 4' X 10' PART # 113 DWP10	**WARM PALETTE -** APPROVED FOR BACK LINE WALL IN NEW AND REMODEL RESTAURANTS.	
~~FRP-04 ALT~~	NOT USED				

SCHEDULE UPDATED 2020/05/06 PER "PROTOTYPE UPDATES" DATED 2020/04/27

THIN BRICK

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
~~BR-01~~	NOT USED				
BR-02	THIN BRICK	ENDICOTT BRICK		ENDICOTT BRICK (CREATIVE MATERIALS PRODUCT) "MANGANESE IRON SPOT" 2 2/5X7 685 SMOOTH MAPEI ULTRAFLEX LFT #10 "BLACK" OR EIFS-06 GROUT TYPE S MORTAR BLACK PIGMENT	CONTACT INFORMATION PHONE: 800.207.2967 EXT. 3865 (DUNK) FAX: 518-452-9153 EMAIL: DUNKINTILE@CREATIVEMATERIALSCORP.COM
~~BR-03~~	NOT USED				

SCHEDULE UPDATED 2020/05/06 PER "PROTOTYPE UPDATES" DATED 2020/04/27

METAL

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
MT-01	METAL		STAINLESS STEEL - #4 FINISH	FABRICATED ITEMS	
~~MT-02~~	NOT USED				

SCHEDULE UPDATED 2020/05/06 PER "PROTOTYPE UPDATES" DATED 2020/04/27

ACOUSTICAL PANELS

ALTERNATE INTERIOR FLOOR FINISH					
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
AP-01	REVERB TILE	NEW ENGLAND SOUND PROOFING	TRADITIONAL SERIES	ACOUSTICAL CEILING TILE TO BE USED @ OPEN CEILING APPLICATION.	NEW ENGLAND SOUND PROOFING 40 NORFOLK AVENUE, EASTON, MA, 02375 PHONE: 781-710-1261

SCHEDULE UPDATED 2020/05/06 PER "PROTOTYPE UPDATES" DATED 2020/04/27

EPOXY FLOOR

ALTERNATE INTERIOR FLOOR FINISH					
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
EXP-01	EPOXY FLOOR	STONHARD EPOXY	STONSHIELD HRI MEDIUM TEXTURE COLOR: GLACIER	APPROVED FOR BEHIND POS FRONT LINE AND KITCHEN AREAS ONLY.	STONHARD EPOXY SCOTT GARSTKA 413-237-9267, sgarstka@stonhard.com

SCHEDULE UPDATED 2020/05/06 PER "PROTOTYPE UPDATES" DATED 2020/04/27

EXTERIOR PAINT

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
PTE-01	PAINT	SHERWIN WILLIAMS	MAIN GRAY COLOR	SW 7019 "GAUNTLET GRAY"	PLACE ORDER WITH LOCAL SHERWIN WILLIAMS STORE FOR A STORE NEAR YOU CALL: 800-474-3794 MARK T. WEINER NATIONAL ACCOUNT EXECUTIVE 93 CHURCH ST BARRINGTON RI 02806 M: 617-438-1408 O: 401-245-5176 EMAIL: MARK.T.WEINER@SHERWIN.COM
PTE-02	PAINT	SHERWIN WILLIAMS	**CHARCOAL FINISH**	SW 7069 "IRON ORE"	
~~PTE-03~~	PAINT	SHERWIN WILLIAMS	WOOD COLOR	SW 6121 "WHOLE WHEAT"	
PTE-04	PAINT	SHERWIN WILLIAMS	**OFF WHITE FINISH**	SW 7063 "NEBULOUS WHITE"	
PTE-05	NOT USED				
~~PTE-06~~	NOT USED				
~~PTE-07~~	NOT USED				
~~PTE-08~~	NOT USED				
PTE-09	PAINT	SHERWIN WILLIAMS OR FACTORY FINISH TO MATCH SW COLOR	**WALK -IN BOX**	SW 7064 "PASSIVE"	
~~PTE-10~~	PAINT	SHERWIN WILLIAMS	**SECONDARY MID-TONE FINISH**	SW 6255 "MORNING FOG"	
~~PTE-11~~	NOT USED		**LINEN WHITE**	SEE SPEC FOR METAL PAINT PC-10	
PTE-12	PAINT		**DD PINK**	**COLOR MATCH PMS 219 C** MAP ULTRA LOW V.O.C.	
PTE-13	PAINT		**DD ORANGE**	**COLOR MATCH PMS 165C** MAP ULTRA LOW V.O.C.	
~~PTE-14~~	NOT USED				

SCHEDULE UPDATED 2020/05/06 PER "PROTOTYPE UPDATES" DATED 2020/04/27

EXTERIOR METAL TRIM

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
TR-01	METAL	TAMLYN	EXTRUDED METAL CHANNEL USED AT TOWER ELEMENT	**PINK ACCENT BAND** SEE SF03 (PINK)	TAMLYN - XTREME TRIM IAN DANIELS 713-446-3075, idaniels@tamlyn.com OR HORACIO'S SHEET METAL MICHAEL TAVERES P: 508-885-9940; mike@horacios.com OR AGI RANDY KERR 800-877-3810 EXT. 3248; rkerr@agi.net
	METAL	HORACIO			
	METAL	AGI			
TR-02	METAL	TAMLYN	EXTRUDED METAL CHANNEL USED AT TOWER ELEMENT	**OFF WHITE ACCENT BAND** SEE SF04 (WHITE)	
	METAL	HORACIO			
	METAL	AGI			
~~TR-03~~	NOT USED				
TR-04	METAL	TAMLYN	(XOCLP34) OUTSIDE CORNER TRIM. USED AT TOWER ELEMENT	TO MATCH FIBER CEMENT LAP SIDING PS-03	TAMLYN - XTREME TRIM IAN DANIELS 713-446-3075, idaniels@tamlyn.com
TR-05	METAL	TAMLYN	(XS516) BOTTOM "STARTER" TRIM. USED AT TOWER ELEMENT	CLEAR ANODIZIED	
TR-06	METAL	TAMLYN	(JMH34) VERTICAL TERMINATION TRIM-TYP. USED AT TOWER ELEMENT	FACTORY FINISH TO MATCH FIBER CEMENT LAP SIDING PS-03	
TR-07	METAL	TAMLYN	(JMH716) TOP TRIM USED AT TOWER ELEMENT	FACTORY FINISH TO MATCH FIBER CEMENT LAP SIDING PS-03	
TR-08	METAL	JAMES HARDIE	JH SURROUND VERTICAL TRIM	FINISH: FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS, USED WITH JAMES HARDIE REVEAL PANELS	JEFF HARVEY 774-287-6278 JEFFERY.HARVEY@JAMESHARDIE.COM
TR-09	METAL	JAMES HARDIE	JH SURROUND HORIZONTAL TRIM	FINISH: FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS, USED WITH JAMES HARDIE REVEAL PANELS	
TR-10	METAL	JAMES HARDIE	JH SURROUND OUTSIDE CORNER TRIM	FINISH: FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS, USED WITH JAMES HARDIE REVEAL PANELS	
TR-11	METAL	JAMES HARDIE	JH SURROUND J-CHANNEL TRIM	FINISH: FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS, USED WITH JAMES HARDIE REVEAL PANELS NOTE: CAN BE USED VERTICALLY & HORIZONTALLY @ PENETRATION OR TRANSITION W/ OTHER MATERIALS	
~~TR-12~~	NOT USED				

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REVISIONS

NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE

MASTER FINISH SCHEDULES

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY	CHECKED BY
ZRA	AH

DRAWING NUMBER

A7.3

NATIONAL ACCOUNT INFORMATION

FOR COMPLETE NATIONAL ACCOUNTS SOURCE INFORMATION, REFER TO THE DUNKIN' BRANDS NATIONAL ACCOUNT WEB SITE (http://extranet.dunkinbrands.com). TO OBTAIN A USER NAME AND PASSWORD PLEASE CONSULT YOUR LOCAL CONSTRUCTION MANAGER.

CONTRACTOR TO IDENTIFY ONESELF AS WORKING WITH DUNKIN' BRANDS WHEN ORDERING FROM NATIONAL ACCOUNTS.

ACOUSTICAL CEILING TILES & GRIDS
(ALL REGIONS)
ARMSTRONG WORLD INDUSTRIES
VENDOR CONTACT: MAUREEN CONE
P: 703-384-2701
E: MMCONE@ARMSTRONGCEILINGS.COM
WWW.ARMSTRONG.COM/CEILINGS

ACOUSTICAL PANELS
NEW ENGLAND SOUND PROOFING
P: 781-710-1261
WWW.NEWENGLANDSOUNDPROOFING.COM

ALLEN INDUSTRIES
VENDOR CONTACT: KEITH WHITLEY
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E: KEITH.WHITLEY@ALLENINDUSTRIES.COM
WWW.ALLENINDUSTRIES.COM

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VENDOR CONTACT: TOM SPOONER
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JARRETT SERVICES
VENDOR CONTECT: ERIC JOHNSTONE
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E: SALES@JARRETTFORCASH.COM
WWW.JARRETTFORCASH.COM

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VENDOR CONTACT: KEN HUGGINS
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BOLLARD COVERS
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1-800-751-1722

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VILLA LIGHTING
VENDOR CONTACT: DEANNA MCCLANAHAN
P: 1-800-325-0963
E: DEANNA.MCCLANAHAN@VILLALIGHTING.COM
WWW.VILLALIGHTING.COM

SPECIALTY LIGHTING GROUP
VENDOR CONTACT: ANUSH KAZARIAN & LORRAINE GARIGLIANO
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OR DUNKIN@SSLIGHTING.COM
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EPOXY FLOORING
STONHARD
VENDOR CONTACT: SCOTT GARSTKA
C: 413-237-9267
P: 800-854-0310 OFFICE X-5158
F: 856-321-7510
E: SGARSTKA@STONHARD.COM
WWW.STONHARD.COM

EXTERIOR INSULATED FIBERGLASS SYSTEMS (EIFS)
DRYVIT SYSTEMS
ROBERT DAZAL
C: 734-216-0404
EMAIL: BOB.DAZAL@DRYVIT.COM
WWW.DRYVIT.COM

EXTRUDED METAL CHANNEL @ EXTERIOR
AGI
VENDOR CONTACT: RANDY KERR
P: 800-877-3810 EXT.3248
E: RKERR@AGI.NET
WWW.AGI.NET

HORACIO'S SHEET METAL
VENDOR CONTACT: MICHAEL TAVARES
P: 508-985-9940
F: 508-985-9965
E: MIKE@HORACIOS.COM
WWW.HORACIOS.COM

TAMLYN - XTREME TRIM
VENDOR CONTACT: IAN DANIELS
P: 713-446-3075
E: IDANIELS@TAMLYN.COM
WWW.TAMLYN.COM

FCB PANELS
NICHIHA
SCOTT LANDI
ACCOUNT ORDER MANAGER
P: 678.296.9587
E: DUNKINDONUTS@NICHIHA.COM

MATT STEPHENSON
NATIONAL COMMERCIAL ACCOUNTS MANAGER
P: 770.805.9466
E: MSTEPHENSON@NICHIHA.COM

FCB SIDING
JAMES HARDIE
JEFF HARVEY
P: 774-287-6278
EMAIL: JEFFERY.HARVEY@JAMESHARDIE.COM

WOODTONE
PAUL ADOLPHE
P: 800.663.9844 XII24
EMAIL: PAUL@WOODTONE.COM

FIBERGLASS REINFORCED PANELS (F.R.P.)
MARLITE
VENDOR CONTACT: JAMIE MCEDWARD
P: 800-377-1221 OR 603-424-9128
F: 330-343-4668
C: 330-260-7627
E: JMCEDWARD@MARLITE.COM
WWW.MARLITE.COM

CRANE - KEMLITE COMPOSITES
VENDOR CONTACT: JEFF TOLLE
P: 1-800-435-2050 OR 1-815-467-8600 OR 1-815-274-9125 (DIRECT)
C: 330-260-7627
E: SALES@CRANECOMPOSITES.COM
WWW.CRANECOMPOSITES.COM

HVAC ROOFTOP UNITS
TRANE
VENDOR CONTACT: JONATHAN RALYS
P: 781-305-1335
F: 781-438-8412
E: JONATHANRALYS@TRANE.COM
WWW.TRANE.COM

CARRIER CORPORATION
WWW.CARRIER.COM
ORDER MANAGER: CAROL VAVONESE
OFFICE PHONE: 315-432-3254
EMAIL: *CAROL.J.VAVONESE@CARRIER.UTC.COM
EMAIL: *STRATEGICACCOUNTS2@CARRIER.UTC.COM

ACCOUNT GENERAL MANAGER: PAUL WITZ
CELL PHONE: 315-317-2481
EMAIL: *PAUL.WITZ@CARRIER.UTC.COM

SERVICE CONTACT: DEREK BIRDSALL
CELL PHONE: 315-726-2258
EMAIL: *DEREK.BIRDSALL@CARRIER.UTC.COM

BUSINESS MANAGER: ROB ROHDE
OFFICE PHONE: 315-432-3377
EMAIL: *SCOTT.GILLISPIE@CARRIER.UTC.COM

RHEEM MANUFACTURING COMP.
WWW.RHEEM.COM
VENDOR CONTACT: LUKE BABEY
P: 904-271-1126
E: LUKE.BABEY@RHEEM.COM

IN STORE MUSIC
FRANCHISEES TO SOURCE LOCALLY

INTERIOR MENU BOARDS
(STATIC)
VGS
VENDOR CONTACT: ELIOT COHEN
C: 201-528-2122
E: ECOHEN@VGS-INC.COM
WWW.VGS-INC.COM

(DIGITAL)
TEXAS DIGITAL
P: 877.504.4887 OPTION 2
E: DUNKIN.TDS@NCR.COM

KITCHEN HOODS/EXHAUST SYSTEMS
CAPTIVE-AIRE SYSTEMS
DAVID CRITTENDEN
P: 813-435-3388
E: RE562@CAPTIVEAIRE.COM
WWW.CAPTIVEAIR.COM

KITCHEN SWING DOOR
ELIASON CORPORATION
VENDOR CONTACT: JOE DUSENBERY
P: (800) 828-3655
F: (800) 828-3755
E: DOORS@ELIASONCORP.COM

LAMINATES
FORMICA
FOR LOCAL DISTRIBUTOR CALL
KAREN KENNEY
866-573-3512
E: K.KENNEY@FORMICA.COM
REP: JEAN MARIE REMICK
O: (781) 235-4165
C: (617) 217-8146
JEANMARIE.BISSON@FORMICA.COM WWW.FORMICA.COM

WILSONART
FOR ORDERS CALL
800-433-3222 FOR A LOCAL DISTRIBUTOR.
REPRESENTATIVE: AMY MORGENEWECK
P: 917.951.6524
E: MORGENA@WILSONART.COM*

LIGHTING FIXTURES: INTERIOR & EXTERIOR
VILLA LIGHTING
VENDOR CONTACT: DEANNA MCCLANAHAN
P: 1-800-325-0963
E: DEANNA.MCCLANAHAN@VILLALIGHTING.COM
WWW.VILLALIGHTING.COM

SPECIALTY LIGHTING GROUP
VENDOR CONTACT: ANUSH KAZARIAN & LORRAINE GARIGLIANO
P: 508-922-0786
P: 860-767-0110 X 252
E: ANUSH.KAZARIAN@SSLIGHTING.COM
OR DUNKIN@SSLIGHTING.COM
WWW.SSLIGHTING.COM

MILLWORK/EQUIPMENT CONSOLIDATOR
QUALSERV
VENDOR CONTACT: HEATH HAYDON
P: 478-420-0298
E: HHAYDON@QUALSERVCORP.COM
WWW.QUALSERVCORP.COM

HOCKENBERGS
VENDOR CONTACT: TOM NEMMERS
P: 913-526-9816
E: TOMN@HOCKENBERGS.COM
WWW.HOCKENBERGS.COM

CONCEPT SERVICES
VENDOR CONTACT: CHRIS PARNELL
P: 512-343-3100
E: CPARNELL@CONCEPTSERV.COM

MILLWORK FABRICATOR
HOMELAND BUILDERS
VENDOR CONTACT: BRIAN RIBEIRO
P: 508-677-0401 X 221
E: BRIANR@HOMELANDBUILDERS.COM
WWW.HOMELANDBUILDERS.COM

HORACIO'S SHEET METAL
VENDOR CONTACT: MICHAEL TAVARES
P: 508-985-9940
F: 508-985-9965
E: MIKE@HORACIOS.COM
WWW.HORACIOS.COM

NEXTGEN "D" DOOR HANDLES:
TRIMCO
VENDOR CONTACT:
P: 323.262.4181 X 2
E: CSR@TRIMCOHARDWARE.COM

OLD STYLE "D" DOOR HANDLES:
MICHAEL HEALY DESIGNS
VENDOR CONTACT: NATASHA DURAND
P: 1-800-995-0988
E: CUSTOMERSERVICE@MICHAELHEALY.COM

OUTSIDE FURNITURE: (LIGHT WEIGHT)
KEY OFFICE INTERIORS
ACCOUNT MANAGER: DOUGLAS BUMSTEAD
P: 857-991-1376
F: 617-484-0322
E: DUNKINORDERS@KEYOFFICEINTERIORS.COM

UMBRELLAS:
EAST COAST UBRELLAS
VENDOR CONTACT: NICOLE MASON
P: 910-462-2500 X 1223
E: UMBRELLAS@EASTCOASTUMBRELLA.COM

TUCI
VENDOR CONTACT: TAMMY LENHAM
P: 305-637-6881
E: TLENHAM@TUCI.COM

PATIO
FLORIDA SEATING
VENDOR CONTACT: ERROL ROSARIO
P: 727-540-9802
E: ERROL@FLORIDASEATING.COM

HJC (RAILING)
VENDOR CONTACT: DAVID LIGHTFOOT
P: 478-366-0642
E: DAVID. LIGHTFOOT@HJCINC.COM

PAINT
SHERWIN WILLIAMS
MARK T. WEINER
NATIONAL ACCOUNT EXECUTIVE
93 CHURCH STREET
BARRINGTON, RI 02806
P: 800-474-3794
O: 781-245-5176
M: 617-438-1408
EMAIL: JAMES.COOLEY@SHERWIN.COM

P&G CLEANING AND SANITATION PROGRAM
PROCTOR & GAMBLE
VENDOR CONTACT: CARLA EVANS
P: 513-983-9599
E: EGCINCINNATI.IM@PG.COM
WWW.PG.COM

PIVOTING CANOPY AT DRIVE-THRU SPEAKER & CLEARANCE BAR
UNI-STRUCTURES, INC.
VENDOR CONTACT: DANA MCDOUGAL
C: 678.874.1773
E: D.MCDOUGAL@UNISTRUCTURES.COM
WWW.UNISTRUCTURES.COM

DT/ ENTRANCE CANOPY & ORANGE BAND
HORACIO'S SHEET METAL
VENDOR CONTACT: MICHAEL TAVARES
P: 508-985-9940
F: 508-985-9965
E: MIKE@HORACIOS.COM
WWW.HORACIOS.COM

ALTERNATE:
UNI-STRUCTURES, INC.
VENDOR CONTACT: DANA MCDOUGAL
C: 678.874.1773
E: D.MCDOUGAL@UNISTRUCTURES.COM
WWW.UNISTRUCTURES.COM

POS (BR)
PAR
VENDOR CONTACT: AMY GILLETTE
P: 1-800-448-6505 X 64778
E: AMY.GILLETTE@PARTECH.COM
WWW.PARTECH.COM

POS (DD AND DD/BR)
RADIANT
VENDOR CONTACT: NANY COOPER
P: 770-298-6881
E: NANCY.COOPER@NCR.COM
RADIANTORDERS.HSR@NCR.COM

PRICE CONFIRMATION DISPLAY/SCANNERS
RADIANT
VENDOR CONTACT: NANY COOPER
P: 770-298-6881
E: NANCY.COOPER@NCR.COM
RADIANTORDERS.HSR@NCR.COM

RESTROOM FIXTURES AND ACCESSORIES
NEXTON DISTRIBUTORS
VENDOR CONTACT: PEDRO GRULLON
P: 877-837-7745
E: PEDRO@NEXTONDISTRIBUTINS.COM
WWW.NEXTONDISTRIBUTING.COM

TOILET ROOM FIXTURES
RESTROOM REMODELS
15 HAMMATT ST.
PO BOX 34
IPSWICH, MA 01938
PHONE: 617-500-2554
FAX: 617-845-0350
WWW.RESTROOMREMODELS.COM
SALES@RESTROOMREMODELS.COM

ROOFING:
DURO-LAST ROOFING
VENDOR CONTACT: JIM SCHRIBER
P: 800-248-0280 X 2257
E: JSCHRIBER@DURO-LAST.COM OR:
CORPORATEACCOUNTS@DURO-LAST.COM

SALES AREA, SERVICE/PREP. AREA FLOOR & WALL TILES
DAL TILE
VENDOR CONTACT: PAULA TOSTI
P: 978-835-7793
E: PAULA.TOSTI@DALTILE.COM
WWW.DALETILEPRODUCTS.COM
ALL INQUIRIES MUST MENTION THE NATIONAL ACCOUNT WITH DUNKIN BRANDS
PHONE: 877-556-5728
EMAIL:NATIONAL.ACCOUNTS@DALTILE.COM
DBI REP ; PAULA TOSTI

CREATIVE MATERIALS
CONTACT INFORMATION
P: 800.207.2467 EXT. 3865 (DUNK)
F: 518-452-9153
EMAIL: DUNKINTILE@CREATIVEMATERIALSCORP.COM
WWW.CREATIVEMATERIALSCORP.COM

SECURITY PCI COMPLIANCE/ WIFI
COMCAST
DBI_COMCAST_ORDERING@COMCAST.NET
OR
ROSE VAZQUEZ
P: 508-314-7545
ROSE_VAZQUEZ@COMCAST.COM

SIGN MANUFACTURER
ALLEN INDUSTRIES
VENDOR CONTACT: KEITH WHITLEY
P: 919-410-1234
E: KEITH.WHITLEY@ALLENINDUSTRIES.COM
WWW.ALLENINDUSTRIES.COM

DASCO
VENDOR CONTACT: SCOTT STANTON
P: 207-477-2456
E: SCOTT@DASCOSIGNS.COM
WWW.DASCO-SIGNS.COM

EVERBRITE
VENDOR CONTACT: ANA DOMINGUEZ
P: 414-529-1107
E: ADOMINGUEZ@EVERBRITE.COM
WWW.EVERBRITE.COM

HILTON DISPLAYS
VENDOR CONTACT: JIM PRENTICE
P: 865-347-2412
E: JIMPRENTICE@HILTONDISPLAYS.COM
WWW.HILTONDISPLAYS.COM

VIEWPOINT
VENDOR CONTACT: JEFF KNASS
P: (508)-393-8200
E: JEFF@VIEWPOINTSIGNS.COM
WWW.VIEWPOINTSIGNS.COM

POYANT SIGNS
VENDOR CONTACT: JASON FREDETTE
P: 508-207-1274
E: JFREDETTE@POYANTSIGNS.COM
WWW.POYANTSIGNS.COM

SUPERIOR SIGNS
VENDOR CONTACT: PATTI SKOGLUND
P: 562-256-3158
E: PATTI@SUPERIORSIGNS.COM
WWW.SUPERIORSIGNS.COM

PERSONA SIGNS
VENDOR CONTACT: SUSAN KOELZER
P: 605-882-2244 X 340
E: SKOELZER@PERSONASIGNS.COM
WWW.PERSONASIGNS.COM

STORE GRAPHICS
DGS RETAIL
VENDOR CONTACT: KAREN MCGUE
E: KARENMCGUE@DGSRETAIL.COM
P: 508-337-2490
P: 508-337-5040
WWW.DGSRETAIL.COM

STORE SURVEILLANCE
SECURITY SOURCE/MARCH SYSTEMS
VENDOR CONTACT: SHAWNA REEVES
P: 800-323-7612 X 108
E: SREEVES@SECURITYSOURCE.COM/
SECURITYSOURCEORDERS
@SECURITYSOURCE.COM
WWW.SECURITYSOURCE.COM

SOLAR SHADES
PHIFER
P: 205-345-2120
E: INFO@PHIFER.COM
WWW.PHIFER.COM

ROLL-A-SHADE
VENDOR CONTACT: RIC BERS
P: 952-245-5077 X 113
E: RIC@ROLLASHADE.COM
WWW.RIC@ROLLASHADE.COM

TANKLESS HOT WATER HEATERS
RINNAI
RINNAI AMERICA CORPORATION
103 INTERNATIONAL DRIVE
PEACHTREE CITY, GA 30269
P: 866-383-0707

TECHNICAL SUPPORT:
DESK: 1-888-746-6247

NATIONAL SALES MANAGER - CORPORATE ACCOUNTS
WALLY RICHARDSON
DESK: 800-621-4419
CELL: 678-848-1240
EMAIL: WRICHARDSON@RINNAI.US

THUNDER GROUP
ORDER CONTACT INFORMATION:
THUNDER GROUP, INC.
NDCP
EMAIL: DUNKINSALES@THUNDERSGROUP.COM
P: 626-435-1605
780 SOUTH NOGALES STREET
CITY OF INDUSTRY, CA 91748

THIN BRICK
CREATIVE MATERIALS CORPORATION
DOUG SALATINO
P: 518-281-8264
EMAIL: DSALATINO@CREATIVEMATERIALSCORP.COM

WALK-IN BOX
NORLAKE
VENDOR CONTACT: DAVID VIOLA
P: 715-386-2323
E: DAVID@VIOLAGROUP.COM
WWW.NORLAKE.COM

KOLPAK
VENDOR CONTACT: PHIL LETVINCHUK
P: 508-320-3434
E: PHILL@HATCH-JENNINGS.COM
WWW.KOLPAK.COM

THERMAL RITE
VENDOR CONTACT: BECKY MURPHY
P: 763-543-0136
E: BECKY.MURPHY@THERMALRITE.COM
WWW.THERMALRITE.COM

WALL COVERINGS:
APA GRAPHICS
VENDOR CONTACT: MO KIM
P: (404) 355-1355 X 206
F: (404) 355-1359
E: DUNKINORDERS@APACOLORGRAPHICS.COM
WWW.APACOLORGRAPHICS.COM

WALL COVERING (VINYL):
DL COUCH
KAITLYN FEASTER- ACCOUNT MANAGER
P: 800.433.0740
E: DUNKINORDERS@DLCOUCH.COM
WWW.DLCOUCH.COM

WOLF GORDON
FAX ORDER FORM TO :718.706.5412
OR
ALFREDO.ORTIZ@WOLFGORDON.COM
WWW.WOLFGORDON.COM

WALL PROTECTION:
IMPACT SPECIALTIES
FOR ASSISTANCE, PLEASE CONTACT CUSTOMER SERVICE AT
PHONE: 888-424-6287
WWW.IMPACTSPECIALTIES.COM

WATER QUALITY REQUIREMENTS:
WATER BOOSTER SYSTEM
MULTIPLEX FDSER
VENDOR CONTACT: JENNY FORD
P: 812-748-3333
E: JENNIFER.FORD@MTWFS.COM
WWW.MULTIPLEXBEVERAGE.COM

WATER QUALITY:
WATER FILTRATION SYSTEM
3M FILTRATION

ORDERS & WATER TEST KITS
AMS DISTRIBUTING, INC.
JENNIFER BARAN
PHONE: 800-333-2866 (CUNO)
FAX: 630-836-1743
3MFILTERORDERS@SBCGLOBAL.NET

3M SALES NATIONAL ACCOUNT REP:
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PHONE: 518-281-7754
DPRADLIFF@MMM.COM

3M FIELD OPERATIONS
FRED ABBOTT
PHONE: 509 272 6493
FHABBOTT@MMM.COM
WWW.SOLUTIONS.3M.COM/WPS/PORTAL/3M/EN_US/3M-PURIFICATION-INC/3MPI-US/

WATER FILTRATION SYSTEM
PENTAIR (EVERPURE)

ORDERS & WATER TEST KITS
1800-842-6193
DUNKIN2OKIT@PENTAIR.COM

JOHN HINER
STRATEGIC ACCOUNT MANAGER
PENTAIR FILTRATION SOLUTIONS
PENTAIR WATER QUALITY SYSTEMS
P: 201-417-5564
E: JOHN.HINER@PENTAIR.COM

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REVISIONS

NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE

NATIONAL ACCTS

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY: ZRA	CHECKED BY: AH

DRAWING NUMBER

A7.4

EQUIPMENT NOTES

1) EQUIPMENT SUPPLIER TO PLACE ALL NEW & RELOCATED EXISTING EQUIPMENT.

2) CONTRACTOR TO MAKE ALL MECHANICAL, PLUMBING AND ELECTRICAL CONNECTIONS FOR ALL EQUIPMENT.

3) REFER TO DUNKIN' BRANDS MULTIBRAND EQUIPMENT SPECIFICATIONS ON DUNKIN' BRANDS WEB SITE http://extranet.dunkinbrands.com/ FOR COMPLETE EQUIPMENT AND UTILITY INFORMATION. DUNKIN' BRANDS WEBSITE ALWAYS TAKES PRECEDENCE OVER THE DRAWINGS IN INSTANCE OF CONFLICT.

4) THE ASTERISKS "*" IN THE "ITEM NO." INDICATES THAT THERE ARE MULTIPLE CHOICES AVAILABLE FOR THE RESPECTIVE PIECE OF EQUIPMENT OR MILLWORK. IT IS UP TO THE FRANCHISEE AND/OR FIELD TEAM TO MAKE THE APPROPRIATE SELECTION FOR THE LOCATION. THE CONTRACTOR SHALL MAKE ELECTRICAL AND PLUMBING MODIFICATIONS TO ACCOMMODATE FINAL EQUIPMENT SELECTION.

5) THIS INSTALLATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DUNKIN' BRANDS "NEXTGEN WARM PALETTE" IMAGE STANDARDS.

6) CONSULT FRANCHISEE FOR FINISHES WITH ALTERNATES.

7) SEE A7.0 - A7.3 FOR MASTER FINISH SCHEDULES.

8) **FOR THE WARM PALETTE IMAGE, ALL FINISHES LISTED ON A7.0-A7.1 SHALL DEFAULT TO (N) WHERE APPLICABLE**

9) **CONSULT FRANCHISEE BEFORE ORDERING ANY COFFEE/ COUNTERTOP EQUIPMENT.**

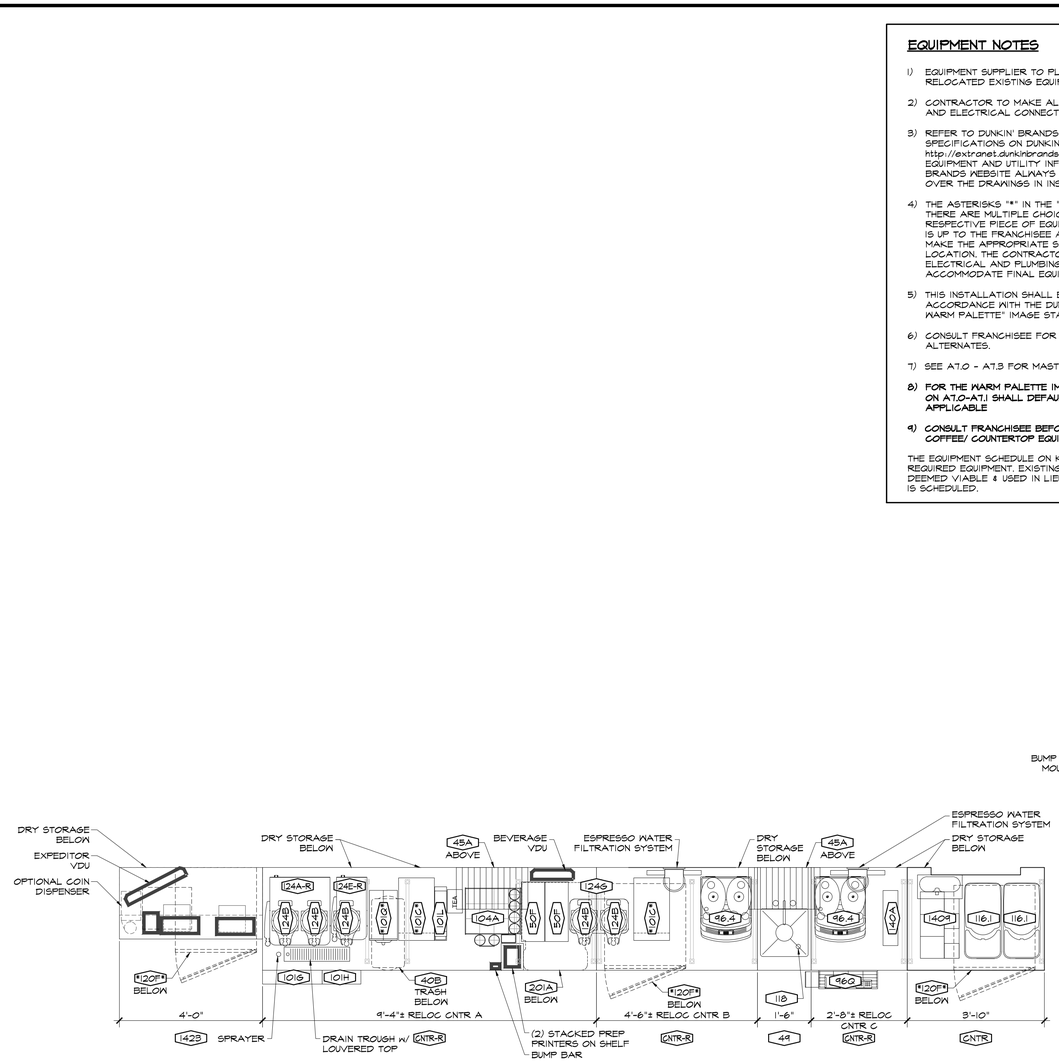
THE EQUIPMENT SCHEDULE ON K1.2 IS A GUIDE FOR REQUIRED EQUIPMENT. EXISTING EQUIPMENT MAY BE DEEMED VIABLE & USED IN LIEU OF NEW EQUIPMENT THAT IS SCHEDULED.

EQUIPMENT PLAN KEYED NOTES

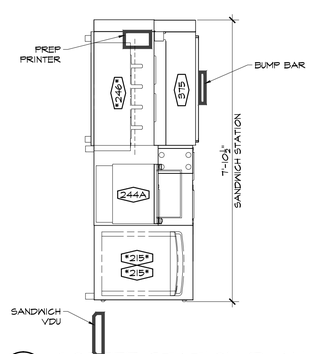
1. TILE ACCENT WALL. SEE A6.1.
2. PROVIDE GLASS SHROUD ON KNEEWALL.
3. WATER FILTRATION SYSTEM PROVIDED BY OWNER.

LEGEND

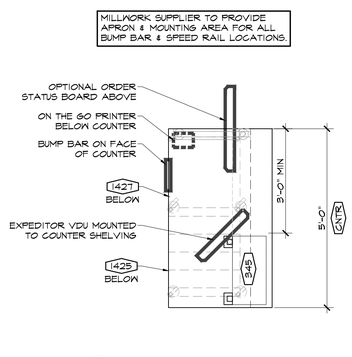
- FLOOR SINK
- XFD — ETR FLOOR DRAIN
- XFCO — ETR FLOOR CLEAN OUT
- XIFD — ETR INDIRECT FLOOR DRAIN
- *XIFD — POSSIBLE INDIRECT FLOOR DRAIN - VIF PRIOR TO START OF PROJECT



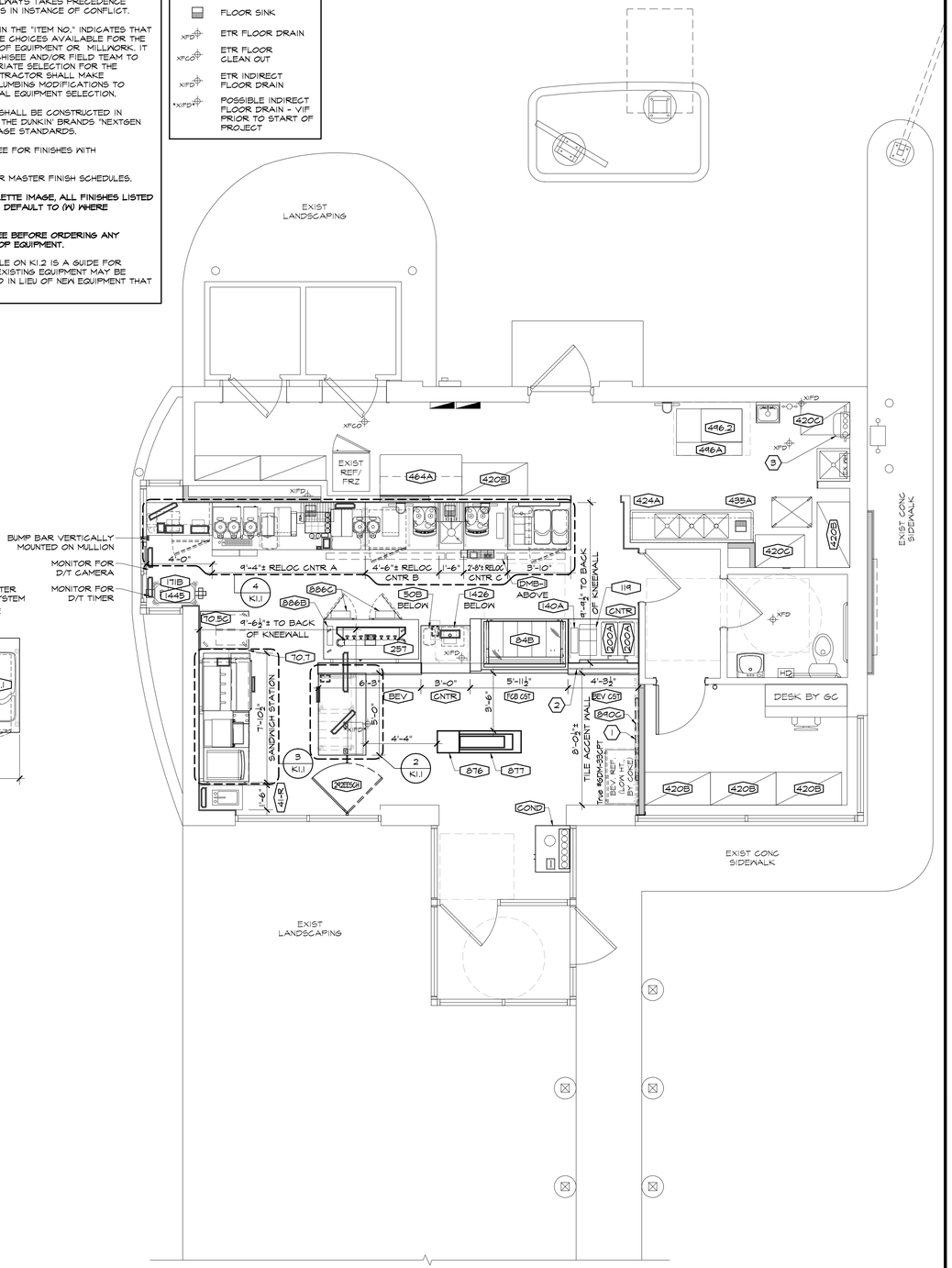
4 K1.1 COFFEE STATION PLAN
SCALE: 1/2" = 1'-0"



3 K1.1 COFFEE STATION PLAN
SCALE: 1/2" = 1'-0"



2 K1.1 COFFEE STATION PLAN
SCALE: 1/2" = 1'-0"



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

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REVISIONS

NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE

EQUIPMENT PLAN

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY	CHECKED BY
JAA	AH

DRAWING NUMBER

K1.1

EQUIPMENT SCHEDULE

ITEM NO	QTY	DESCRIPTION	MANUFACTURER	MODEL NO	REMARKS	ELECTRICAL					
						LOAD VOLTS	LOAD AMPS	CB	CORD PLUG	RECEPT	REMARKS
BEV	1	TAPS STATION MILLWORK	MILLWORK SUPPLIER								
BEV CST	1	BEVERAGE STATION MILLWORK	MILLWORK SUPPLIER		SEE PLAN FOR DIMENSIONS - FINISH TO MATCH IMAGE						
CNTR	4	CUSTOM STAINLESS STEEL COUNTERS - SEE PLAN FOR DIMS	MILLWORK SUPPLIER								
CNTR-R	3	RELOCATED EXISTING STAINLESS STEEL COUNTERS - SEE PLAN FOR DIMS			RELOCATED EXISTING						
COND	1	NEXTGEN CONDIMENT / TRASH UNIT	MILLWORK SUPPLIER	DNG #COND	39" CONDIMENT STATION - FINISH TO MATCH IMAGE						
DMB-1	4	DIGITAL MENU BOARDS	SAMSUNG	PM49H	49" LED MENU BOARD	**	**	**			**VERIFY ALL ELECT REQTS W/ MANUF
FCB CST	1	FRONT CASE BAKERY	MILLWORK SUPPLIER		TO ACCOMMODATE (1) 4 TIER x 5 WIDE FRONT LINE BAKERY CASE						
40B	1	TRASH RECEPTACLE	RUBBERMAID	3541							
41-R	1	EXISTING HAND SINK W/ SPLASH GUARDS			REINSTALLED / RELOCATED EXISTING HAND SINK						
45A	2	WALL MOUNT DRAIN SHELF	METRO	1424NK3							
49	1	18"W X 34"D DUMP SINK W/ 12" SPLASH GUARDS	UNIVERSAL	DD-18GBT34-001							
50B	1	TRASH RECEPTACLE	RUBBERMAID	TBD							
50F	2	FOUR SECTION VERTICAL WIRE RACK CUP ORGANIZER	DISPENSE-RITE	WR-CT-4							
70.5C	1	BAKERY DISPLAY RACK (12 BASKETS)	VULCAN	1015021-00V0164		120V		20A/1P	YES	5-15R	
70.7	1	REMOVABLE TISSUE BAG AND BOX HOLDER	VULCAN	1014178							
84B	1	4TIER x 5WIDE FRONT LINE BAKERY CASE	MIDDLEBY FABRICATION	DD4T5WTRLY		**	**	**	**	**	**VERIFY ALL ELECT REQTS W/ MANUF
96.4	2	COFFEE ART TOUCH ESPRESSO MACHINE	SCHAERER	040381-00022EUS		208V	50A	50A/2P	YES	L6-30R	
96Q	1	ESPRESSO SPEED RAIL	WIREFAB	WF 33801							
101C	101C-1	0	DAIRY DISPENSER	AC DISPENSING	320-FP-7		120V	3.0	15A/1P	YES	5-15R	
	101C-2	0	DAIRY DISPENSER	TAYLOR	C005		115V	2.2	15A/1P	YES	5-15R	
	101C-3	2	DAIRY DISPENSER	SILVER KING	SKED12-V3-1-KE1		120V	1.8	15A/1P	YES	5-15R	
101G	1	20" SPEED RAIL FOR LIDS	MICROWIRE	AD-HLDR-2							
101H	1	13" SUGAR/TEA BAG/ STIRRER HOLDER	MICROWIRE	AD-SH-1							
101L	1	MULTI-SWEETENER DISPENSER	AC DISPENSING	AC2-SP-5		120V	5A	15A/1P	YES	5-15R	
101G	101G-2	0	DUAL HOPPER COFFEE GRINDER	CURTIS	DHG-10-020		VIF	VIF	VIF	VIF	VIF	VERIFY ELEC REQTS W/ MANUF
	101G-3	1	MULTI HOPPER COFFEE GRINDER	BUNN-O-MATIC	35600.0041		120V	11.0	15A/1P	YES	5-15R	
104A	1	PUMP / SWIRL STATION	WIREFAB	WF35522							
116.1	2	MAGNABLEND BLENDER / ISLAND OASIS	TAYLOR	SB2412-WDD		115V	10	15A	YES	5-15R	
118	1	SINK MOUNT RINSE-O-MATIC	VITA-MIX	1442							
119	1	HOT CHOCOLATE MACHINE	BUNN	38600.0057		120/208	20	20A/1P	YES	L14-20P	
120F	120F-1	3	27¾"W X 27¾"D UNDERCOUNTER REFRIGERATOR W/ CASTERS	DELFIELD	406-CA-DHR	RIGHT HAND HINGE	115V	7.0	20A/1P	YES	5-15R	
	120F-2	0	27¾"W X 27¾"D UNDERCOUNTER REFRIGERATOR W/ CASTERS	DELFIELD	406-CA-DHL	LEFT HAND HINGE	115V	7.0	20A/1P	YES	5-15R	
	120F-3	0	27"W X 30½"D UNDERCOUNTER REFRIGERATOR W/ CASTERS	VICTORY	VR-27-SST-AD	DOOR CAN BE RE-HINGED IN FIELD	115V	5.6	20A/1P	YES	5-15R	
124A-R	1	RELOC EXISTING TWIN SH BREWER			RELOCATED EXISTING	VIF	VIF	VIF	VIF	VIF	VERIFY ELEC REQTS W/ MANUF
124B	5	1.5 GAL SH SERVER	BUNN-O-MATIC	27850.0209							
124E-R	1	RELOC EXISTING SINGLE SH BREWER			RELOCATED EXISTING	VIF	VIF	VIF	VIF	VIF	VERIFY ELEC REQTS W/ MANUF
124S	1	TWIN SH STAND W/ WIFI	BUNN-O-MATIC	27875.0201		120V	1.8	15A/1P	YES	5-15R	
140A	2	DOME LID DISPENSER	DISPENSE RITE	WR-4							
171B	1	DRIVE-THRU STAGING MAT	TRYAD	2.1							
200A	2	ICED COFFEE BREWER IC3-DD	BUNN-O-MATIC	IC3-DBC 45100.0000		120/208	19.5	30A/2P	YES	L14-30R	
201A	1	ICE CADDY	CAMBRO	ICS100LI51							
215	215	2	CONVECTION OVEN	TURBOCHEF BULLET OVEN	ENG-9600-640-30EM		208/240	30.0	30A/2P	YES	6-30R	
	261		CONVECTION OVEN	ACP XPRESSCHEF OVEN	MXP22TLT		208/240	27.4	30A/2P	YES	6-30R	
244A	1	DOUBLE LANE TOASTER	HATCO	ITG-1750-2C-DD		208/240		30A/2P	YES	6-30R	
246	246A-1	1	SINGLE SIDED HOT HOLDING UNIT	CARTER-HOFFMAN	MZ3435-DD		120V	15.0	20A/1P	YES	5-20R	
	246A-2		SINGLE SIDED HOT HOLDING UNIT	PRINCE CASTLE	DHB3PT-3SDD		208/240		15A/1P	YES	6-15R	
257	1	8-TAP BEVERAGE DISPENSING SYSTEM	MICROMATIC	MMDD8TAPVI		115V	6.5	15A/1P	YES	5-15R	VERIFY ALL ELEC REQTS W/ MANUF.
292EESCH	1	HAND OFF SWING GATE	SENNECA / ELIASON	SCPCF-(LH/RH)38DD6							
345	1	OMO 25" SHELVING UNIT	WIREFAB INC.	WF37038							
375	1	DD APOD 94" STATION HYBRID	DUKE		STATION A - PURCHASE ALL PANS & ACCESSORIES AS REQ'D	115	10.4			5-15R	VERIFY ALL ELEC REQTS W/ MANUF
					STATION B - PURCHASE ALL PANS & ACCESSORIES AS REQ'D	120	3.9			5-15R	VERIFY ALL ELEC REQTS W/ MANUF
420B	5	24" X 48" SHELVING	METRO	2448BR	ORDER 5 SHELVES PER UNIT						
420C	2	24" X 36" SHELVING	METRO	2436BR	ORDER 5 SHELVES PER UNIT						
424A	1	THREE COMPARTMENT SINK	UNIVERSAL	DD-3N(8)(8)42D18S/ 15B-1S3-B/15B-1S6	SEE PLUMBING DWGS FOR ACCESSORIES						
435A	1	90° SINK TRAX SHELVING WORKSTATION	ISS	WST1435E							
464A	1	60"x30" SS WORKTABLE W/ BACKSPLASH & OVERSHELF	UNIVERSAL	DD-5SLSB30-0SC12		**	**	**	**	**	**VERIFY ALL ELECT REQTS W/ MANUF
496.2	1	ICE MACHINE 1298LB/24HR CAPACITY	HOSHIZAKI AMERICA	KM1301SAH3		208/230	9.5	20A/1P			MUST BE HARD WIRED IN FIELD
496A	1	ICE BIN 550 LB CAPACITY	HOSHIZAKI AMERICA	B-700SF							
876	1	SQUARE MERCHANDISER	SPECTAS	1412-364							
877	1	WATERFALL MERCHANDISER	SPECTAS	2002-043							
886B	1	MIXER CUP STATION	WIREFAB	WF35597							
886C	2	LARGE LID RACK	WIREFAB	WF35573							
890C	1	"LOCATION RUNS ON DUNKIN" 60"W	DGS RETAIL	DD-NS-7N	FOR WALL SIZES 68"W OR LARGER						
917	1	ALL IMAGE KIT #1 - D/T (17 PIECES)	LANE PRINTING	DD-0170							
1409	1	PUMP & POWDER RACK	WIREFAB	WF36260							
1423	1	48" D/T CASH CART	METRO	DD2448CS							
1425	1	30" UNDERCOUNTER CART	METRO	DD2430CLC							
1426	1	24" UNDERCOUNTER POS CART	METRO	DD2424POS							
1427	1	24" UNDERCOUNTER HOS CART	METRO	DD24240TS							
1445	1	DT STAGING CART W/ OMO SHELVING	METRO	DD-DT300MO							

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REVISIONS

△ NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE

EQUIPMENT SCHEDULE

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY: JAA	CHECKED BY: AH

DRAWING NUMBER

K1.2

EQUIPMENT PIPING SCHEDULE

(XXX) (P-X)

ITEM NO	FIXTURE	DESCRIPTION	WATER			WASTE			REMARKS
			HW	CW	FCW	DIR	IND	VENT	
CNTR-R		COFFEE STATION			*		*		* RELOCATED EXIST - VERIFY SIZES IN FIELD
41-R	P-2	HAND SINK	*	*		*		*	* RELOCATED EXIST - VERIFY SIZES IN FIELD
44	P-3	DUMP SINK	1/2"	1/2"			2"		
96.4		ESPRESSO MACHINE			3/8"		1"		PROVIDE PRESSURE REDUCING VALVE & WATER SHUT-OFF VALVE w/ 3/8" COMPRESSION FITTING
116.1		ISLAND OASIS BLENDER			3/8"		1"		(1) WATER CONNECTIONS REQUIRED
119		HOT CHOCOLATE MACHINE			1/4"				20-100 PSI. MACHINE SUPPLIED WITH A 1/4" MALE FLARE FITTING
124A-R		TWIN SH BREWER			*				* RELOCATED EXIST - VERIFY SIZES IN FIELD
124E-R		SINGLE SH BREWER			*				* RELOCATED EXIST - VERIFY SIZES IN FIELD
200A		ICED COFFEE BREWER			1/2"				20-90 PSI. MACHINE SUPPLIED WITH 1/4" OD MALE FLARE FITTING
257		8 TAP SYSTEM			*		*		*COORDINATE w/ MANUFACTURER SPECIFICATIONS - SEE 2/P1.2
424A	P-6	3-BAY SINK	3/4"	3/4"		3"		2"	
446.2		ICE MACHINE		**1/2"			3/4"		
	P-1	FLOOR SINK				3"		2"	
	P-4	REINSTALLED EXIST TOILET		*			*		* RELOCATED EXIST - VERIFY SIZES IN FIELD
	P-5	GREASE TRAP				3"		2"	

** COLD WATER PIPING CONNECTED TO SEPARATE ICE MACHINE WATER FILTRATION SYSTEM.

LEGEND

- C — ELBOW DOWN
- O — ELBOW UP
- ⊡ — REQUIRED WASTE IN FLOOR SLAB. CONTRACTOR TO VERIFY LOCATIONS OF EXIST DRAINS & USE EXIST WHERE POSSIBLE
- ——GW—— GREASE WASTE PIPING
- ———— WASTE PIPING
- — — — VENT PIPING
- = = = = UNDERSLAB VENT PIPING

XIFD	ETR INDIRECT FLOOR DRAIN
XFD	ETR FLOOR DRAIN
XFCO	ETR FLOOR CLEANOUT
FCO	FLOOR CLEANOUT
CO	CLEANOUT
GW	GREASE WASTE LINE
W	WASTE LINE
XIFD	POSSIBLE EXISTING INDIRECT FLOOR DRAIN - VIF IF EXISTS PRIOR TO START OF PROJECT.

PLUMBING NOTES

1) ALL PIPING SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS SHALL BE DETERMINED IN FIELD AFTER CAREFUL COORDINATION WITH OTHER TRADES. ROUTING SHALL BE SUBJECT TO THE ARCHITECT'S APPROVAL. ANY WORK PERFORMED BY THIS CONTRACTOR THAT INTERFERES WITH WORK BY OTHERS AND WAS NOT FIRST COORDINATED SHALL BE REMOVED AND RELOCATED AT THE PLUMBING CONTRACTOR'S EXPENSE.

2) REFER TO EQUIPMENT SCHEDULE AND EQUIPMENT SPECIFICATIONS FOR EXACT LOCATIONS & REQUIREMENTS OF PLUMBING CONNECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES AND THE PLACEMENT OF ALL PLUMBING EQUIPMENT PRIOR TO THE START OF HIS WORK. NO EXTRAS WILL BE ALLOWED DUE TO EQUIPMENT LOCATION CHANGES FROM THAT SHOWN ON THE DRAWINGS.

3) PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND ARRANGE ALL REQUIRED INSPECTIONS. ALL UTILITY WORK, INCLUDING TEMPORARY SHUT DOWN OF SERVICES SHALL BE COORDINATED WITH THE APPROPRIATE AUTHORITY HAVING JURISDICTION.

4) IT IS THE INTENT THAT THE WORK SHALL BE COMPLETE IN EVERY ASPECT AND THAT ANY MATERIAL OR WORK NOT SPECIFICALLY MENTIONED OR SHOWN ON THE DRAWINGS BUT NECESSARY TO FULLY COMPLETE THE WORK SHALL BE PROVIDED.

5) ALL WORK SHALL COMPLY AND BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND AUTHORITIES HAVING JURISDICTION AND DUNKIN' DONUTS MINIMUM REQUIREMENTS. IN ALL CASES, THE MOST STRINGENT SHALL APPLY.

6) PROVIDE ALL NECESSARY VALVES, TRAPS AND ANY CONTROL DEVICES REQUIRED FOR PROPER COMPLETION OF UTILITY PIPING.

7) ALL WASTE & VENT PIPING SHALL BE STD WEIGHT HUB & SPIGOT CAST IRON PIPE w/ NEOPRENE GASKET FITTINGS. ALL PIPING SHALL BE PROPERLY PITCHED IN THE DIRECTION OF FLOW.

   PVC PIPING & FITTINGS MAY BE SUBSTITUTED IN PLACE OF CAST IRON WHENEVER PERMITTED BY CODE, THE LOCAL AUTHORITY HAVING JURISDICTION & THE OWNER.

8) ALL PIPING AND EQUIPMENT SHALL BE PROPERLY SUPPORTED FROM THE STRUCTURE.

9) PROVIDE SHUT-OFF VALVES AT ALL FIXTURES AND ON HOT AND COLD WATER PIPING AT WATER HEATER.

10) PROVIDE BACKFLOW PREVENTERS IN WATER LINES AS REQUIRED BY LOCAL REGULATORY AUTHORITIES.

11) DOMESTIC WATER PIPING SHALL BE INSULATED WITH A MINIMUM OF 1/2" FIBERGLASS INSULATION HAVING A VAPOR BARRIER JACKET WITH SEALED JOINTS.

12) ALL WATER PIPING SHALL BE CONCEALED WITHIN A WALL OR PIPE CHASE EXCEPT FOR THOSE CHROME PLATED PORTIONS THAT ARE REQUIRED TO MAKE FINAL CONNECTIONS TO PLUMBING FIXTURES.

13) ALL WATER SUPPLY PIPING TO FIXTURES OR GROUPS OF FIXTURES MUST INCLUDE WATER HAMMER ARRESTOR'S, SIZED IN ACCORDANCE WITH P.D.I. STANDARDS. AIR CHAMBERS WILL BE ALLOWED AS AN ACCEPTABLE ALTERNATE.

14) PROVIDE CHROME PLATED ESCUTCHEONS WHERE PIPES PENETRATE FLOORS, WALLS OR CEILINGS.

15) CONDENSATE DRAINS SHALL BE HUB DRAINS, FLOOR DRAIN WITH OPEN FUNNEL TYPE OR FLOOR SINK WITH INTEGRAL TRAP.

16) ALL CONDENSATE DRAIN LINES FROM EQUIPMENT TO DRAIN LOCATIONS SHALL BE PVC.

17) ALL EQUIPMENT WILL BE FURNISHED WITH TRIM, FAUCETS, ESCUTCHEONS, ETC. PLUMBING CONTRACTOR SHALL PROVIDE ALL ROUGH-IN TRAPS AND MAKE ALL FINAL CONNECTIONS. SEE EQUIPMENT SCHEDULE.

18) PLUMBING CONTRACTOR SHALL PROVIDE ALL PIPE HANGERS, AND SUPPORTS IN ACCORDANCE WITH THE LOCAL APPLICABLE CODES.

19) PLUMBING CONTRACTOR TO PROVIDE TRAP PRIMERS OR TRAP SEAL ON ALL FLOOR DRAINS AS PER APPLICABLE CODE.

20) PLUMBING CONTRACTOR SHALL REPAIR ALL CONSTRUCTION AND FINISHES DAMAGED DURING INSTALLATION OF PLUMBING SUPPLY/ WASTE LINES AND ALL PLUMBING FIXTURES TO LIKE NEW CONDITION.

21) ENTIRE INSTALLATION SHALL BE GUARANTEED FREE OF DEFECTS AND CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DEFECTIVE MATERIALS OR EQUIPMENT AT NO COST TO THE OWNER FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY ARCHITECT.

22) ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT / OWNER.

23) PLUMBING CONTRACTOR SHALL PROVIDE AERATORS ON ALL HAND SINKS AND LAVATORIES THROUGHOUT THE FACILITY.

24) CONTRACTOR SHALL REFER TO ALL DEMO, ARCHITECTURAL & ENGINEERING DRAWINGS FOR FULL EXTENT OF SCOPE OF WORK.

PLUMBING SPECIFICATIONS

INTERIOR DOMESTIC WATER PIPING

1) PIPE: COPPER TUBE, ASTM B88, TYPE K OR L, DRAWN. FOR PIPE 6 INCHES AND LARGER, STAINLESS STEEL ASTM A312, SCHEDULE 10 MAY BE USED.

   PEX PIPING & FITTINGS MAY BE SUBSTITUTED IN PLACE OF COPPER WHENEVER PERMITTED BY CODE, THE LOCAL AUTHORITY HAVING JURISDICTION & THE OWNER.

2) FITTINGS FOR COPPER TUBE:

A) WROUGHT COPPER OR BRONZE CASTINGS CONFORMING TO ANSI B16.18 AND B16.2

B) UNIONS SHALL BE BRONZE, FED SPEC WW-U- 516. SOLDER OR BRAZE JOINTS.

3) ADAPTERS: PROVIDE ADAPTERS FOR JOINING SCREWED PIPE TO COPPER TUBING.

4) SOLDER: ASTM B32 COMPOSITION SB5 HA OR HB. PROVIDE NONCORROSIVE FLUX.

TRAPS

1) PROVIDE ON ALL SANITARY BRANCH WASTE CONNECTIONS FROM FIXTURES OR EQUIPMENT NOT PROVIDED WITH TRAPS.

2) EXPOSED BRASS SHALL BE POLISHED BRASS CHROMIUM PLATED WITH NIPPLE AND SET SCREW ESCUTCHEONS.

3) CONCEALED TRAPS MAY BE ROUGHCAST BRASS OR SAME MATERIAL AS PIPE CONNECTED TO IT.

4) SLIP JOINTS NOT PERMITTED ON SEWER SIDE OF TRAP.

5) TRAPS SHALL CORRESPOND TO FITTINGS, AND SIZE SHALL BE AS REQUIRED BY CONNECTED SERVICE OR FIXTURE.

KEYED PLAN NOTES

1. SANITARY WASTE LINE TIED TO EXISTING.
2. VENT PIPING TIED TO EXISTING.
3. CONNECT EQUIPMENT DRAIN TO FLOOR SINK.
4. CONNECT COFFEE STATION DRAIN TROUGH TO FLOOR SINK.
5. CONNECT FIXTURE BACK TO EXIST WASTE PIPING AS REQ'D.
6. CAP *XIFD* IF EXISTS BEYOND FRONT OF MILLWORK KNEEWALL @ SALES AREA SIDE.
7. CONNECT EQUIPMENT DRAIN TO XIFD.

PLUMBING FIXTURE SPECIFICATIONS

(P-1) **FLOOR SINK**
JOSAM MANUFACTURING CO., SERIES No. 49300 W/ HALF GRATE, NICKALOY TOP AND SEDIMENT BUCKET (3" PIPE). SEE 6/P1.2

(P-2) **HAND SINK**
REINSTALLED EXISTING HAND SINK

(P-3) **DUMP SINK**
STAINLESS STEEL DUMP SINK SUPPLIED BY MILLWORK SUPPLIER W/ DROP-IN INK BOWL & BULLET FEET. PROVIDE ENCORE KN4-4006 4" DECK FAUCET W/ SWING SPOUT, 3/8" CHROME SUPPLIES W/ ANGLE STOPS, ADJUSTABLE "P" BRASS TRAP TO SUIT DRAIN. TUBING DRAIN TO WALL, 1 1/4" IN INLET, 1 1/2" OUTLET, ESCUTCHEON - CHROME FINISH.

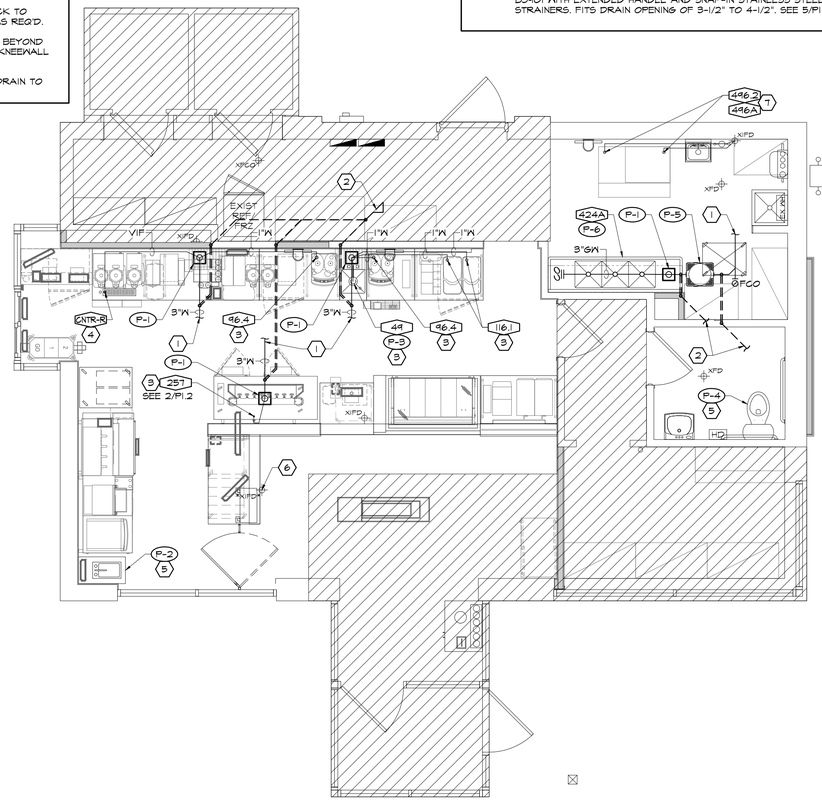
(P-4) **TOILET**
REINSTALLED EXISTING TOILET

(P-5) **GREASE REMOVAL SYSTEM**
JOSAM, MODEL NO. 60106-SA-RT SEMI-AUTOMATIC RECESSED POINT SOURCE GREASE TRAP REMOVAL SYSTEM w/ FLOW CONTROL VALVE 25 GPM, FLUSH FLOOR COVER, REMOVABLE BUCKET & TWIST LOCK HANDLE. 50+ POUNDS GREASE RETENTION CAPACITY. TOP OF COVER SHALL BE FLUSH w/ FLOOR FINISH. EPOXY COATED STEEL.

(P-6) **3 BAY SINK**
THREE COMPARTMENT SINK SUPPLIED BY MILLWORK SUPPLIER. BOWLS 18"X18"X14"D, (2) 18" DRAIN BOARDS, (3) TWIST HANDLE LEVER DRAINS, T&S PRERINSE WALL MOUNT UNIT (INCLUDES BRACKET) WITH ADD-A-FAUCET, 12" SPOUT TO SHIP WITH 3 BAY SINK. EACH COMPARTMENT TO HAVE KOHLER No. 8801 BRASS WASTE OUTLET, CHROME PLATED, SATIN FINISH, WITH A 3-1/2" DIAMETER STAINLESS STEEL, PERFORATED, FLUSH STRAINER PLATE, THREADED FOR CONNECTION TO A 2" DRAIN LINE.

FITTINGS SHALL BE T&S No. B-133 PRE-RINSE SPRAY WITH No. B-107C SPRAY HEAD, No. B-104 WALL BRACKET, No. B-156 ADF ADD-A-FAUCET WITH 12" NOZZLE AND SPECIAL 4" CHROME NIPPLE, No. B-231 SINK MIXING FAUCET FOR THREE COMPARTMENT SINK.

DRAIN SHALL INCLUDE ROTARY NASTE VALVE SIMILAR TO T&S No. B3401 WITH EXTENDED HANDLE AND SNAP-IN STAINLESS STEEL STRAINERS. FITS DRAIN OPENINGS OF 3-1/2" TO 4-1/2". SEE 5/P1.2



1 WASTE & VENT LINE PLUMBING PLAN
SCALE: 1/4" = 1'-0"

N PLAN

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REVISIONS

NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE
WASTE & VENT LINE PLUMBING PLAN & SCHEDULE

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY: ZRA	CHECKED BY: AH

DRAWING NUMBER
P1.1

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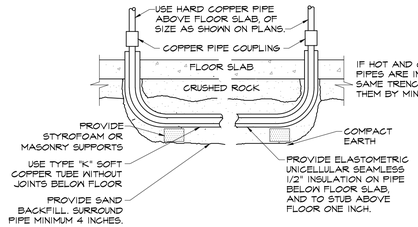
LEGEND

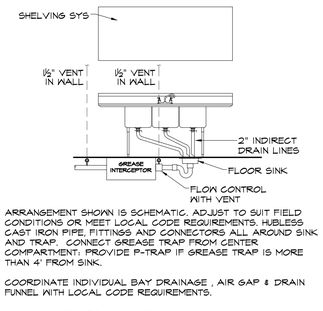
C	ELBOW DOWN	FCW PIPING	CW COLD WATER
O	ELBOW UP	CW PIPING	FCW FILTERED CW
⋈	BALL VALVE	UNDERSLAB CW PIPING	HW HOT WATER
⋈	PRESSURE REDCUING VALVE	HW PIPING	
—△—	BACK FLOW PREVENTER WATTS #8A		

KEYED PLAN NOTES

1. CONNECT/EXTEND TO CW/HW PIPING AS REQ'D.
2. CONNECT/EXTEND TO FCW PIPING AS REQ'D.
3. CONNECT FIXTURE BACK TO EXIST CW/HW PIPING AS REQ'D.
4. CAPPED FCW FOR FUTURE EQUIPMENT.
5. FCW DROP IN WALL - RUN PIPING UNDER SLAB & STUB UP IN FRONTLINE MILLWORK CHASE TO FEED FRONTLINE EQUIP.
6. INSTALL ESPRESSO WATER FILTRATION SYSTEM & ALL RELATED ACCESSORIES. COORD w/ MANUF. REQ'TS.
7. INSTALL ICE MACHINE WATER FILTRATION SYSTEM & ALL RELATED ACCESSORIES. COORD w/ MANUF. REQ'TS.
8. RUN PIPING INBOARD OF WALL INSULATION & PROVIDE INSULATED JACKET TO PREVENT FREEZING.
9. WATER FILTRATION SYSTEM BY OWNER.
10. FCW DROP IN WALL - RUN FCW PIPING IN MILLWORK CHASE TO FEED FRONTLINE EQUIP.



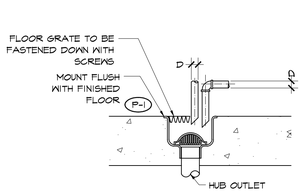
7 WATER PIPE UNDER SLAB
NOT TO SCALE



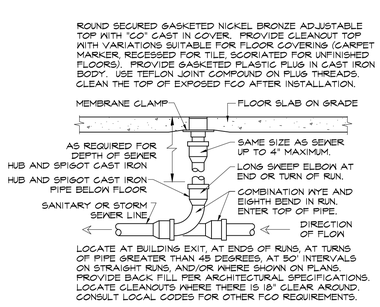
ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST TO SUIT FIELD CONDITIONS OR MEET LOCAL CODE REQUIREMENTS. HUBLESS CAST IRON PIPE, FITTINGS AND CONNECTORS ALL AROUND SINK AND TRAP. CONNECT GREASE TRAP FROM CENTER COMPARTMENT. PROVIDE P-TRAP IF GREASE TRAP IS MORE THAN 4' FROM SINK.

COORDINATE INDIVIDUAL BAY DRAINAGE , AIR GAP & DRAIN FUNNEL WITH LOCAL CODE REQUIREMENTS.

3 BAY SINK & GREASE TRAP DETAIL
5 P1.1 NOT TO SCALE

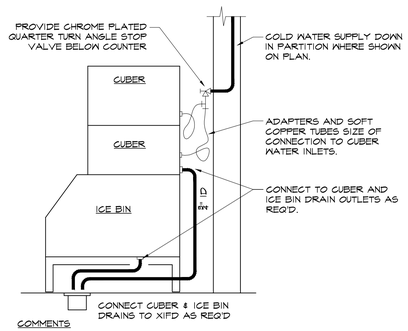


6 FLOOR SINK DETAIL
P1.1 NOT TO SCALE



LOCATE AT BUILDING EXIT, AT ENDS OF RUNS, AT TURNS OF PIPE GREATER THAN 45 DEGREES, AT 50' INTERVALS ON STRAIGHT RUNS, AND/OR WHERE SHOWN ON PLANS. PROVIDE BACK FILL PER ARCHITECTURAL SPECIFICATIONS. LOCATE CLEANOUTS WHERE THERE IS 18" CLEAR AROUND. CONSULT LOCAL CODES FOR OTHER FCO REQUIREMENTS.

4 FLOOR CLEANOUT DETAIL
NOT TO SCALE

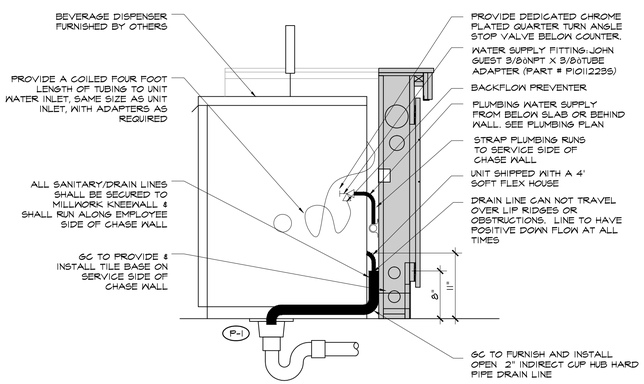


COMMENTS

1) PROVIDE COLD WATER ROUGH-IN AT FRONT OF ICE MACHINE. ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST AS REQUIRED TO SUIT CONDITIONS. VERIFY CONNECTIONS WITH MANUFACTURER.

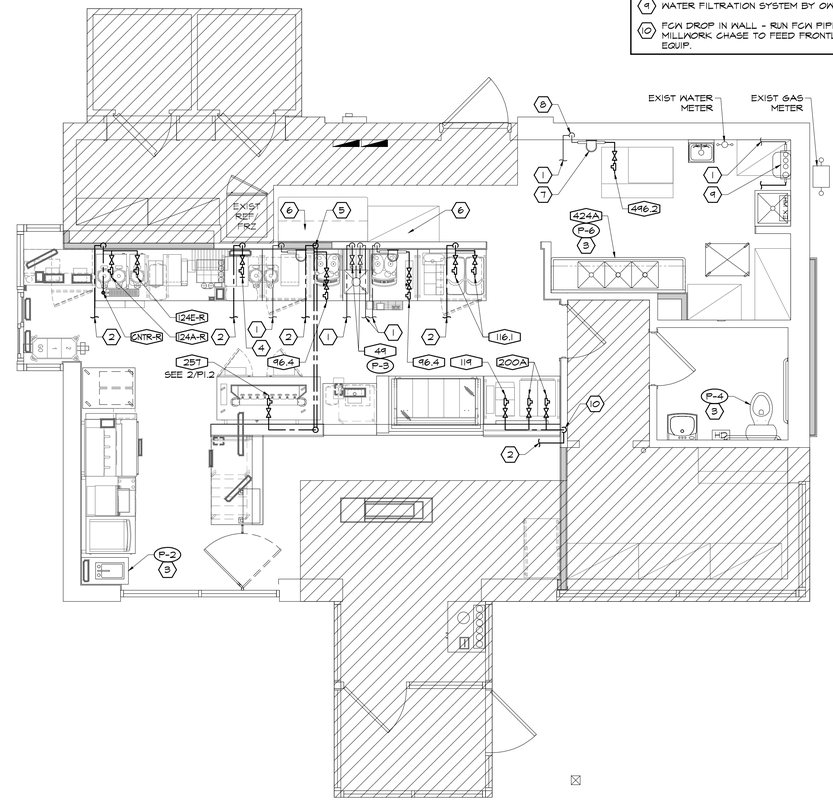
2) INSTALL WATER FILTERS PER MANUFACTURER'S INSTRUCTIONS.

3 P1.1 ICE MACHINE DETAIL
NOT TO SCALE



COMMENTS:
1) ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST AS REQUIRED TO SUIT CONDITIONS. VERIFY CONNECTIONS WITH MANUFACTURER.

WASTE LINE PIPING DETAIL @ TAPS SYSTEM
2 P1.1 NOT TO SCALE



1 WATER LINE PLUMBING PLAN
SCALE: 1/4" = 1'-0"

N PLAN

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REVISIONS

△ NUMBER	REMARKS	DATE

FOR CONSTRUCTION

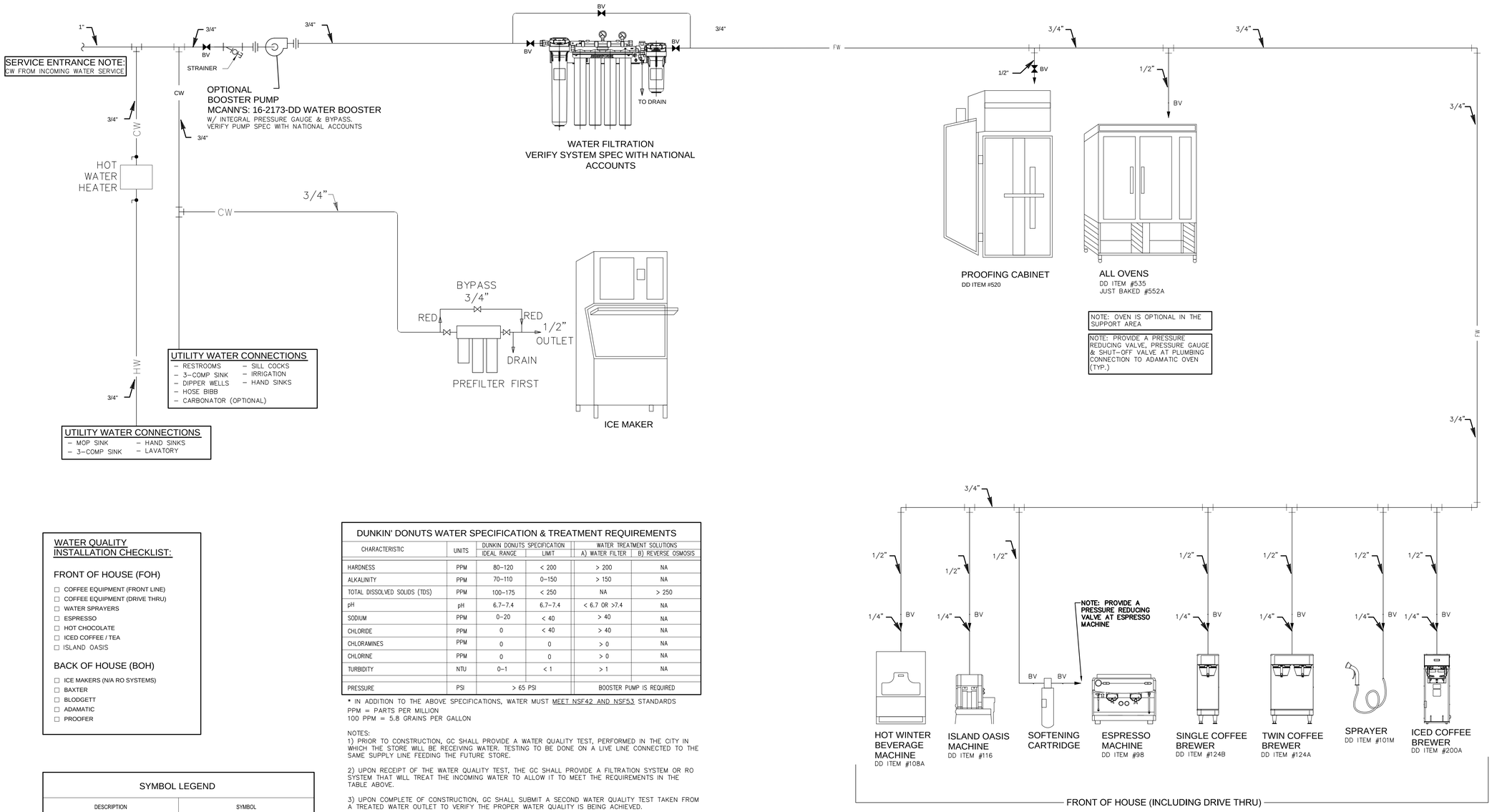
PROJECT TITLE
DUNKIN'
PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE
WATER LINE PLUMBING PLAN & DETAILS

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY	CHECKED BY
ZRA	AH

DRAWING NUMBER
P1.2



WATER QUALITY INSTALLATION CHECKLIST:

FRONT OF HOUSE (FOH)

- ☐ COFFEE EQUIPMENT (FRONT LINE)
- ☐ COFFEE EQUIPMENT (DRIVE THRU)
- ☐ WATER SPRAYERS
- ☐ ESPRESSO
- ☐ HOT CHOCOLATE
- ☐ ICED COFFEE / TEA
- ☐ ISLAND OASIS

BACK OF HOUSE (BOH)

- ☐ ICE MAKERS (N/A RO SYSTEMS)
- ☐ BAXTER
- ☐ BLODGETT
- ☐ ADAMATIC
- ☐ PROOFER

SYMBOL LEGEND

DESCRIPTION	SYMBOL
COLD WATER PIPING (UNFILTERED)	CW
FILTERED WATER	FW
RO WATER	RO
BALL VALVE	BV
UNION	
STRAINER	
CHECK VALVE	CV

DUNKIN' DONUTS WATER SPECIFICATION & TREATMENT REQUIREMENTS

CHARACTERISTIC	UNITS	DUNKIN DONUTS SPECIFICATION		WATER TREATMENT SOLUTIONS	
		IDEAL RANGE	LIMIT	A) WATER FILTER	B) REVERSE OSMOSIS
HARDNESS	PPM	80–120	< 200	> 200	NA
ALKALINITY	PPM	70–110	0–150	> 150	NA
TOTAL DISSOLVED SOLIDS (TDS)	PPM	100–175	< 250	NA	> 250
pH	pH	6.7–7.4	6.7–7.4	< 6.7 OR >7.4	NA
SODIUM	PPM	0–20	< 40	> 40	NA
CHLORIDE	PPM	0	< 40	> 40	NA
CHLORAMINES	PPM	0	0	> 0	NA
CHLORINE	PPM	0	0	> 0	NA
TURBIDITY	NTU	0–1	< 1	> 1	NA
PRESSURE	PSI	> 65 PSI		BOOSTER PUMP IS REQUIRED	

* IN ADDITION TO THE ABOVE SPECIFICATIONS, WATER MUST MEET NSF42 AND NSF53 STANDARDS

PPM = PARTS PER MILLION
100 PPM = 5.8 GRAINS PER GALLON

NOTES:
1) PRIOR TO CONSTRUCTION, GC SHALL PROVIDE A WATER QUALITY TEST, PERFORMED IN THE CITY IN WHICH THE STORE WILL BE RECEIVING WATER. TESTING TO BE DONE ON A LIVE LINE CONNECTED TO THE SAME SUPPLY LINE FEEDING THE FUTURE STORE.

2) UPON RECEIPT OF THE WATER QUALITY TEST, THE GC SHALL PROVIDE A FILTRATION SYSTEM OR RO SYSTEM THAT WILL TREAT THE INCOMING WATER TO ALLOW IT TO MEET THE REQUIREMENTS IN THE TABLE ABOVE.

3) UPON COMPLETE OF CONSTRUCTION, GC SHALL SUBMIT A SECOND WATER QUALITY TEST TAKEN FROM A TREATED WATER OUTLET TO VERIFY THE PROPER WATER QUALITY IS BEING ACHIEVED.

SEPARATE PURCHASE OF A McCANNS BOOSTER PUMP IS REQUIRED IN ALL STORES WITH TWO EXCEPTIONS:
1. STORES INSTALLING AN EVERPURE RO SYSTEM ARE NOT REQUIRED TO PURCHASE THE PUMP, AS THERE IS A BOOSTER PUMP INTEGRAL TO EVERPURE'S SYSTEM.
2. STORES WITH AN INCOMING WATER PRESSURE DOCUMENTED TO BE GREATER THAN 65 P.S.I. ARE NOT REQUIRED TO HAVE A BOOSTER PUMP INSTALLED.

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REVISIONS

△ NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE

OPTION #4 WATER FILTRATION SYSTEM DETAIL

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY	CHECKED BY
ZRA	AH

DRAWING NUMBER

P2.1

TELEPHONE & DATA RACEWAY NOTES

1) NO SECTION OF CONDUIT SHALL BE LONGER THAN 100 FEET BETWEEN PULL POINTS.

2) NO SECTION OF CONDUIT SHALL CONTAIN MORE THAN TWO 90 DEGREE BENDS, OR EQUIVALENT, BETWEEN PULL POINTS (eg. OUTLET BOXES, TELECOMMUNICATIONS CLOSETS OR PULL BOXES). IF THERE IS A REVERSE (U-SHAPED) BEND IN THE SECTION, A PULL BOX SHALL BE INSTALLED.

3) THE INSIDE RADIUS OF A BEND IN CONDUIT SHALL BE AT LEAST 6 TIMES THE INTERNAL DIAMETER. BENDS IN THE CONDUIT SHALL NOT CONTAIN ANY KINKS OR OTHER DISCONTINUITIES THAT MAY HAVE A DETRIMENTAL EFFECT ON THE CABLE SHEATH DURING CABLE PULLING OPERATIONS.

4) ANY SINGLE CONDUIT RUN EXTENDING FROM A TELECOMMUNICATIONS CLOSET SHALL NOT SERVE MORE THAN THREE OUTLET BOXES.

5) CONDUITS PROTRUDING / PENETRATING THROUGH THE FLOOR IN THE TELECOMMUNICATIONS CLOSETS SHALL BE TERMINATED 3-INCHES ABOVE THE FLOOR ADJACENT TO WALLS. PROTRUSIONS / PENETRATIONS SHALL BE LOCATED TO AVOID CREATING A TRIPPING HAZARD WITHIN THE CLOSETS. FIRESTOP ALL PROTRUSIONS / PENETRATIONS THRU FIRE RATED ASSEMBLIES.

6) WHERE A TELECOMMUNICATIONS CONDUIT IS TO BE INSTALLED TO A DEVICE EXPOSED TO THE WEATHER, CARE SHALL BE TAKEN TO PREVENT THE INGRESS OF MOISTURE. CARE SHALL ALSO BE TAKEN TO ENSURE THAT MOISTURE WILL NOT COLLECT IN LOW POINTS, FREEZE AND DAMAGE THE CABLE. NONMETALLIC CONDUIT SHALL BE UV RESISTANT AND MARKED ACCORDINGLY.

7) CONDUITS SHALL BE REAMED TO ELIMINATE SHARP EDGES. METALLIC CONDUIT SHALL BE TERMINATED WITH AN INSULATED BUSHING.

8) REFER TO ANSI/TIA/EIA-606 FOR ADMINISTRATION OF THE CONDUIT SYSTEM IDENTIFICATION.

9) ALL CONDUITS SHALL BE PROVIDED WITH PULL STRINGS.

10) JUNCTION BOXES SHALL BE NO SMALLER THAN 2-INCHES WIDE, 3" HIGH AND 2.5" DEEP. THIS WILL ACCOMMODATE ONE OR TWO 3/4" CONDUITS. WHERE A LARGER CONDUIT IS REQUIRED, THE BOX SHALL BE INCREASED ACCORDINGLY. A MAXIMUM 1-1/4" CONDUIT WILL REQUIRE A 4-11/16" x 4-11/16" x 2-1/2" BOX.

11) CONDUIT TYPES SHALL BE ELECTRICAL METALLIC TUBING (EMT) OR RIGID METAL CONDUIT. LOCATIONS SUBJECT TO MOISTURE SHALL BE RIGID PVC. FLEXIBLE CONDUIT SHALL NOT BE USED FOR TELE/DATA RACEWAYS.

12) CONDUIT REQUIREMENTS FOR SUPPORT, END PROTECTION AND CONTINUITY SHALL COMPLY WITH APPROPRIATE ELECTRICAL CODES.

13) CONDUIT AND BOXES FOR TELE/DATA WIRING SHALL BE DEDICATED TO THOSE SYSTEMS. POWER WIRING SHALL BE KEPT OUT OF CONDUIT AND BOXES DEDICATED TO TELE/DATA WIRING.

14) CONDUIT SIZE FOR MAXIMUM NUMBER OF CABLES. SEE TABLE BELOW.

Conduit Trade Size	Maximum number of cables based upon allowable fill									
	Cable Outside Diameter in Inches									
	0.13	0.18	0.22	0.24	0.29	0.31	0.37	0.58	0.62	0.70
1/2"	1	1	0	0	0	0	0	0	0	0
3/4"	6	5	4	3	2	2	1	0	0	0
1"	8	8	7	6	3	3	2	1	0	0
1-1/4"	16	14	12	10	6	4	3	1	1	1
1-1/2"	20	18	16	15	7	6	4	2	1	1
2"	30	26	22	20	14	12	7	4	3	2
2-1/2"	45	40	36	30	17	14	12	6	3	3
3"	70	60	50	40	20	20	17	7	6	6
3-1/2"	-	-	-	-	-	-	22	12	7	6
4"	-	-	-	-	-	-	30	14	12	7

POS - COMMUNICATIONS NOTES

GENERAL NOTES

1) FINAL ELECTRICAL DRAWINGS SHALL BE PROVIDED TO POS VENDOR THAT IS SELECTED BY FRANCHISEE.

2) ALL POS POWER WIRING SHALL BE 3-WIRE w/ ISOLATED GROUND AND SHALL BE TERMINATED WITHIN 4 FEET OF THE DEVICE.

3) PROVIDE HUBBELL #5362 IVORY 16 RECEPTACLES FOR ALL POS DEVICES. LABEL RECEPTACLES "POS ONLY".

4) LOW VOLTAGE WIRE SHALL BE CATEGORY #5 CABLE RUN IN 1-1/2" RIGID CONDUIT WITH PULL STRING FOR POS EQUIPMENT ONLY AND MUST BE TERMINATED WITH RJ-45 JACKS.

5) A 12" MINIMUM SEPARATION MUST BE MAINTAINED BETWEEN LOW VOLTAGE WIRES AND POWER WIRING TO AVOID ELECTRICAL INTERFERENCE.

6) ALL ELECTRICAL / DATA OUTLETS ARE SHOWN SCHEMATICALLY BASED ON EQUIPMENT REQUIREMENTS. VERIFY IN FIELD.

7) ALL CONDUIT TO BE 3/4" UNLESS NOTED OTHERWISE OR REQUIRED BY QUANTITY OF CABLES.

VDU NOTES

COORDINATE VDU HEIGHT WITH EQUIPMENT AND SIGNAGE. SEE INTERIOR ELEVATIONS.

TELEPHONE / DATA NOTES

HIGH-SPEED INTERNET ACCESS IS REQUIRED. IT SHALL BE THE FRANCHISEE'S RESPONSIBILITY TO COORDINATE ANY UPGRADE OR INSTALLATION AS MAY BE REQ'D.

PROVIDE 3/4" CONDUIT AND PULL STRINGS FROM RECEPTACLES TO 6" ABOVE CEILING. VERIFY EXACT REQUIREMENTS WITH TELEPHONE EQUIPMENT SUPPLIER AND INSTALLER.

POWER NOTES

1) OUTLETS ARE SHOWN FOR POSITIONING PURPOSES ONLY. COORDINATE ALL EQUIPMENT UTILITY INFORMATION SHOWN ON THIS DWG WITH THE DUNKIN' BRANDS EQUIPMENT SCHEDULE AND EQUIPMENT MANUFACTURER'S CUT SHEETS.

2) ALL ELECTRIC INFORMATION SHOWN ON THIS DWG IS REQUIRED FOR EQUIPMENT ONLY. ALL CONVENIENCE POWER LOCATIONS SHALL BE COORDINATED WITH THE FRANCHISEE. TYPICAL LOCATIONS FOR ADDITIONAL OUTLETS: FRONT AND BACK LINE COUNTERS, OFFICE, ABOVE CEILING IN SALES AREA AND VESTIBULE, ROOF FOR HOLIDAY LIGHTING; PROVIDE IN ACCORDANCE WITH LOCAL CODES

3) ALL OUTLETS SHOWN SHALL BE MOUNTED @ 18" AF UNLESS NOTED OTHERWISE.

4) VERIFY FINAL PLACEMENT OF RACEWAYS, OUTLETS AND DEVICES WITH ARCHITECT'S DWGS AND EQUIP SUPPLIER'S RECOMMENDATIONS PRIOR TO INSTALLATION. PROVIDE OUTLET BOXES, DEVICES, COVER PLATES AND FLANGES AS REQUIRED.

5) CONVENIENCE OUTLETS: NEMA TYPE 5-20R, SPECIFICATION GRADE (HUBBELL #5352) DUPLEX RECEPTACLES WITH COVER PLATES. COLOR: IVORY. ACCEPTABLE MANUFACTURERS:
HUBBELL
LEVITON
PASS & SEYMOUR

6) ISOLATED GROUND DEVICES (IG) AND GROUND FAULT INTERRUPT (GFI) DEVICES: 20 AMPS RATED w/ DEDICATED INSULATED GREEN GROUND WIRE. THE GROUND WIRE SHALL BE RUN CONTINUOUS AND UNSPLICED BETWEEN DEVICE AND PANEL GROUND BUS.

7) COMBINATION POWER DEVICE: HUBBELL #USB15W2W (WHITE) / NP26W (WHITE) COMBINATION USB CHARGER w/ TAMPER RESISTANT RECEPTACLE; 2 POLE 3 WIRE 15 AMP 125V; 5V DC 700MA.

8) PROVIDE EZ CONTROLS 24-HOUR, 7-DAY TIME CLOCK TO CONTROL SIGNS, LIGHTING AND OTHER CYCLIC LOADS IDENTIFIED BY OWNER'S REPRESENTATIVE. PROVIDE CONTACTORS AS REQUIRED. VERIFY WIRING REQUIREMENTS w/ MANUF. VERIFY LOCATION w/ FRANCHISEE.

9) INSTALLATION: PROVIDE DROPS FROM JUNCTION BOXES TO DEVICES AS INDICATED. ADDITIONAL JUNCTION BOXES MAY BE REQUIRED BEYOND THOSE SHOWN.

10) EQUIPMENT EXPOSED TO WEATHER SHALL BE WEATHERPROOF.

11) IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO VERIFY CONSTRUCTION METHODS AND REQUIREMENTS OF THE OTHER CONSTRUCTION DOCUMENTS AND INTENDED ROUTING OF WIRING TO THE VARIOUS ITEMS OF EQUIPMENT IN THE VARIOUS LOCATIONS IN ORDER TO DETERMINE WIRING METHOD (UNDERGROUND OR OVERHEAD). ALL WIRING SHALL BE CONCEALED IN ALL AREAS. NO WIRING SHALL BE EXPOSED IN ANY PORTIONS OF THE BUILDING. SEE SPECIFICATIONS.

12) EC SHALL VERIFY CONSTRUCTION OF ALL EQUIPMENT AND CABINETS AND VERIFY EXACT LOCATIONS AND METHODS OF CONNECTIONS AND PROVIDE ALL NECESSARY ACCESSORIES, EQUIPMENT, DEVICES AND WIRING METHODS IN ORDER TO CONNECT THE EQUIPMENT.

13) WHERE WIRING IS REQUIRED TO BE UNDER THE SLAB, SCHEDULE 40 PVC SHALL BE USED.

14) WHERE OVERHEAD THE WIRING METHOD MAY BE TYPE M/C CABLE OR EMT AND WIRE.

15) ALL SITE WIRING SHALL BE IN SCHEDULE 40 PVC.

16) COORDINATE ALL STUB UPS OF CONDUITS WITH THE GENERAL CONTRACTOR AND VARIOUS VENDORS OF THE EQUIPMENT.

17) VERIFY ALL INFORMATION PRIOR TO START OF CONSTRUCTION SO THAT ALL UNDERGROUND WIRING WILL BE ABLE TO BE ROUGHED-IN TO COMPLY WITH CONSTRUCTION SCHEDULES.

18) ALL RECEPTACLES AND EQUIPMENT CONNECTIONS SHALL BE CONCEALED FROM VISUAL SIGHT BUT SHALL BE ACCESSIBLE IN ORDER TO BE USED AS EQUIPMENT DISCONNECTS. VERIFY EXACT LOCATIONS ON SITE WITH EQUIPMENT BEING INSTALLED AND OTHER DRAWINGS AND DETAILS.

19) IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL WIRING REQUIREMENTS OF THE ACTUAL EQUIPMENT TO BE INSTALLED AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

20) ALL WIRING DEVICES SHALL BE FLUSH MOUNT TYPE. WHERE REQUIRED TO BE SURFACE MOUNTED WITHIN CABINET WORK, PROVIDE OLD WORK OUTLET BOXES. WHERE FLUSH MOUNTING IS AVAILABLE PROVIDE FLUSH MOUNT BOXES.

21) ALL WIRING DEVICE PLATES FOR EQUIPMENT SHALL BE TYPE 302 (NON MAGNETIC HIGH NICKEL CONTENT) STAINLESS STEEL.

22) ALL ELECTRICAL FIELD CONNECTIONS AND RELATED INTERCONNECTIONS TO THE EXHAUST HOOD & FANS SHALL BE PROVIDED AS REQUIRED BY ELECTRICAL CONTRACTOR.

23) ALL RECEPTACLES LOCATED IN THE KITCHEN AREAS RATED 125 VOLT, SINGLE-PHASE, 15 AND 20 AMPERES SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION PER NEC, ARTICLE 210.8(B). WHERE A SPECIFIC RECEPTACLE IS NOT AVAILABLE WITH GFCI PROTECTION THEN A GFCI CIRCUIT BREAKER SHALL BE USED ON THE CIRCUIT SERVING THAT RECEPTACLE.

GENERAL ELECTRICAL NOTES

1) COMPLETE SYSTEMS:

A) PROVIDE LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION TO RECEIVE, INSTALL, ADJUST AND PUT INTO OPERATION COMPLETE ELECTRICAL SYSTEMS IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.

B) PROVIDE PRODUCTS NOT MENTIONED BUT OBVIOUSLY NECESSARY AND INCIDENTAL TO THE COMPLETION OF THIS WORK.

C) CONTRACTOR SHALL REFER TO ALL DEMO, ARCHITECTURAL & ENGINEERING DRAWINGS FOR FULL EXTENT OF SCOPE OF WORK.

2) UTILITIES:

A) COORDINATE WITH ALL UTILITY SERVICES.

B) NOTIFY UTILITIES OF COMMENCEMENT OF WORK.

C) MAKE ALL ARRANGEMENTS FOR TEMPORARY SERVICES.

D) POWER CONSUMED SHALL BE PAID FOR BY THE OWNER.

E) PROVIDE ALL WORK AND MATERIALS NECESSARY TO COMPLY WITH ALL UTILITY REGULATIONS AND REQUIREMENTS.

F) COORDINATE INTERRUPTING CAPACITY OF ELECTRIC PANELS AND ALL BREAKERS w/ UTILITY CO.

G) PROVIDE TYPE WRITTEN DIRECTORIES FOR ALL PANELS PER CIRCUIT USAGE.

3) PERMITS:

A) OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK.

B) PAY ALL ASSOCIATED FEES FOR PERMITS AND OTHER MUNICIPAL AND GOVERNING REQUIREMENTS.

C) ELECTRICAL CONTRACTOR TO PROVIDE LOAD LETTER w/ BUILDING PERMIT APPLICATION.

4) EXPERIENCE:
ALL WORK DONE SHALL BE PERFORMED BY QUALIFIED ELECTRICIANS, UNDER THE SUPERVISION AND DIRECTION OF A SUPERINTENDENT HAVING SUCCESSFUL EXPERIENCE INSTALLING AND SUPERVISING EQUIPMENT AND SYSTEMS OF SIMILAR TYPE AND SIZE AS INDICATED BY CONTRACT DOCUMENTS.

5) REGULATIONS:
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT RULES, REGULATIONS AND INDUSTRY STANDARDS OF THE NATIONAL ELECTRICAL CODE, UL, IPCEA, NEMA, NFPA, OSHA, NATIONAL ELECTRICAL SAFETY CODE, ADA AND ANY LOCAL CODES, LAWS OR ORDINANCES. IN THE EVENT THAT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

6) COSTS AND CONDITIONS:

A) EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY.

B) SURVEY THE PROJECT AND BECOME FAMILIAR WITH EXISTING CONDITIONS AND SCOPE OF WORK.

C) ALL COSTS SUBMITTED SHALL BE BASED ON A THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED.

D) ANY ADDITIONAL COSTS DUE TO FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

7) SPECIFICATIONS:

A) BECOME FAMILIAR WITH ALL SPECIFICATIONS, DESIGN CRITERIA AND EQUIPMENT REQUIREMENTS PRIOR TO ANY EQUIPMENT PURCHASE OR INSTALLATION.

B) REFERENCE SPECIFICATIONS FOR DEVICES, MATERIALS AND WORKMANSHIP REQUIREMENTS. ADDITIONAL REQUIREMENTS ARE GIVEN IN THESE NOTES AND THE DRAWINGS.

C) THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

8) COORDINATION:

A) COORDINATE WORK WITH ALL OTHER TRADES. GIVE SPECIAL CONSIDERATION TO COORDINATING INSTALLATION OF LIGHTING, SPRINKLER PIPING AND DUCTWORK.

B) COORDINATE WALL OUTLET LOCATIONS WITH MILLWORK.

C) COORDINATE WALL SWITCHES WITH DOOR SWINGS.

D) VERIFY EXACT LOCATION, COLOR AND FINISH OF OUTLETS AND DEVICES WITH INTERIOR DESIGNER, ARCHITECT OR DESIGNATED TENANT REPRESENTATIVE PRIOR TO INSTALLATION.

9) PRODUCTS:

A) ALL PRODUCTS SHALL BE NEW, SPECIFICATION GRADE. PRODUCTS OF A SIMILAR NATURE SHALL BE OF THE SAME TYPE AND MANUFACTURER.

B) PROVIDE THE STANDARD PRODUCTS OF MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF SPECIFIED PRODUCTS, UNLESS OTHERWISE REQUIRED BY DRAWINGS.

C) ALL PRODUCTS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH NATIONALLY RECOGNIZED AND ACCEPTED STANDARDS AND PROCEDURES.

10) COMPATIBILITY:
ALL NEW ELECTRICAL DISTRIBUTION EQUIPMENT SHALL MATCH AND BE COMPATIBLE WITH EXISTING EQUIPMENT, BY MANUFACTURER, TYPE, APPLICATION AND SHORT CIRCUIT RATING.

11) IDENTIFICATION:

A) ALL ELECTRICAL DISTRIBUTION EQUIPMENT, TRANSFORMERS, PANEL BOARDS AND OTHER ENCLOSED EQUIPMENT SHALL BE IDENTIFIED AS INDICATED IN THE CONTRACT DOCUMENTS.

B) SAID IDENTIFICATION SHALL CONSIST OF PERMANENTLY ATTACHED ENGRAVED LAMINATED PLASTIC NAMEPLATES.

C) EACH BRANCH CIRCUIT OVERCURRENT PROTECTION DEVICE SHALL BE IDENTIFIED BY CIRCUIT NUMBER AND SCHEDULED INSIDE PANEL DOOR.

D) EACH BRANCH CIRCUIT SPLICE OR TERMINATION SHALL BE IDENTIFIED BY PANEL AND CIRCUIT DESIGNATION SHOWN ON THE JUNCTION OR OUTLET BOX, OR UPON INDIVIDUAL WIRES IN CASES WHERE MORE THAN ONE OF EACH PHASE CONDUCTOR OCCUR.

12) WIRING:
ALL CONDUCTORS CARRYING GREATER THAN 50 VOLTS SHALL BE MINIMUM #12 AWG, SOLID, CU, SOFT DRAWN OF 98% CONDUCTIVITY, UNLESS NOTED OTHERWISE. LIGHTING: MINIMUM OF #12 THHN GAUGE FOR 20 AMPERE CIRCUITS. ALL EXPOSED WIRING SHALL BE RUN IN AIREMOLD.

13) INSULATION:

A) ALL WIRE SHALL BE THHN/THWN 600 VOLT INSULATION AND SHALL BE PROVIDED FROM THE PANEL BOARD CIRCUIT BREAKER TO THE EQUIPMENT CONNECTIONS. COORDINATE INSULATION TYPES WITH CONDITIONS, NEC REQUIREMENTS AND CONDUIT FILL REQUIREMENTS.

B) ALL WIRING SIZES ARE BASED ON 60 C OR 75 C INSULATION, ACCORDING TO CURRENT RATING, REGARDLESS OF ACTUAL INSULATION USED.

C) TYPE "MC" CABLE IS ACCEPTABLE ONLY WITH TYPE THHN INSULATION.

14) HOME RUNS:
PROVIDE MINIMUM # 10 AWG WIRING ON ALL HOME RUNS GREATER THAN 100 FEET.

15) NEUTRALS:

A) SIZE ALL NEUTRALS FULL UNLESS SPECIFICALLY REDUCED ON PLANS.

B) ALL WIRING INSTALLED UNDER THIS CONTRACT, PRIOR TO TURNING OVER THE WORK AS A COMPLETE UNIT, SHALL BE TESTED FOR PROPER CONNECTIONS, SHORT CIRCUITS AND GROUNDS.

16) GROUNDING:

A) ALL CIRCUITS SHALL BE RUN WITH A #12 AWG INSULATED GREEN COPPER GROUND WIRE, UNLESS OTHERWISE NOTED.

B) USE OF CONDUIT AS A GROUND IS UNACCEPTABLE.

C) AT TRANSFORMERS: PROVIDE GROUNDING ELECTRODE CONDUCTORS FROM ALL SEPARATELY DERIVED SYSTEMS.

D) GROUND TO BUILDING STEEL, EARTH OR METALLIC COLD WATER PIPE, PER NEC 250-26, 250-50, AND 250-80.

17) CONDUIT:

A) FLEXIBLE METAL CONDUIT, ENT, ALUMINUM CONDUIT, NM, NMC AND SNM ARE NOT ACCEPTABLE.

B) CONDUIT OVER 2" IN DIAMETER OR EXPOSED TO WEATHER OR EXPOSED TO POTENTIAL DAMAGE SHALL BE GALVANIZED RIGID STEEL TYPE.

C) CONDUIT ROUTING SHOWN IS SYMBOLIC AND DIAGRAMMATIC. INSTALL CONDUIT TO FIT ACTUAL FIELD CONDITIONS.

18) CONDUIT FITTINGS:
ALL FITTINGS SHALL BE COMPRESSION OR THREADED TYPE.
USE OF SET SCREW FITTINGS IS NOT ACCEPTABLE.

19) CIRCUIT BREAKERS:

A) ALL BRANCH CIRCUIT OVERCURRENT PROTECTION DEVICES SHALL BE 20 AMPERE INVERSE TIME TYPE CIRCUIT BREAKERS UNLESS NOTED OTHERWISE.

B) 120/240 VOLT CIRCUIT BREAKERS SHALL BE RATED AT 10,000 AIC MINIMUM.

C) ALL 277/480 VOLT CIRCUIT BREAKERS SHALL BE RATED AT 14,000 AIC MINIMUM, UNLESS NOTED OTHERWISE. REFERENCE ELECTRICAL ONE LINE AND RISER DIAGRAMS.

D) MULTI-POLE BREAKERS SHALL BE INTEGRAL UNITS. USE OF HANDLE TIES IS NOT ACCEPTABLE.

20) BRACING:
PROVIDE LATERAL BRACING FOR CONDUIT, BUSWAYS, GENERATORS, TRANSFORMERS AND OTHER FLOOR MOUNTED ELECTRICAL EQUIPMENT, BUS DUCT, SWITCHBOARDS AS REQUIRED BY LOCAL CODE.

21) FUSES:
ALL FUSES 600 AMPERES OR LESS SHALL BE UL LISTED, CLASS RK1 OR J, LOW-PEAK, DUAL ELEMENT, TIME DELAY, 600 VOLT. ACCEPTABLE MANUFACTURERS: BUSSMAN, GOULD, SHAWMUT.

22) PENETRATIONS:
COORDINATE FLOOR PENETRATIONS WITH STRUCTURAL ENGINEER. ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES AND PARTITIONS SHALL BE FIRE PROOFED TO THE SAME OR GREATER RATING THAN THAT OF THE SLAB OR PARTITION WHERE CONFLICTS OCCUR, NOTIFY ARCHITECT OR INTERIOR DESIGNER.

23) ALTERNATES & SUBSTITUTIONS:

A) SUBMIT TO ARCHITECT FOR APPROVAL.

B) THE CONTRACTOR SHALL BEAR THE BURDEN OF SHOWING PROOF THAT ALTERNATES REQUESTED FOR SUBSTITUTION PERFORM IN AN EQUAL OR SUPERIOR MANNER TO THE SPECIFIED ITEM.

C) INFORMATION SUBMITTED FOR ARCHITECT'S CONSIDERATION SHOULD INCLUDE PERFORMANCE CHARACTERISTICS, ILLUSTRATION OF FIELD APPLICATION, AND COMPARISON OF THE SPECIFIED ITEM TO THE INTENDED ALTERNATE. "ALTERNATE" REFERS TO A LUMINAIRE, FIXTURE, DEVICE, EQUIPMENT ITEM OR MANUFACTURER OTHER THAN THAT SPECIFIED ON THE DRAWINGS OR IN THE SPECIFICATIONS.

24) SHOP DRAWINGS & SUBMITTALS:

A) SUBMIT MANUFACTURERS' STANDARD PRODUCT INFORMATION, PERFORMANCE SPECIFICATIONS, PHYSICAL DIMENSIONS AND OTHER INFORMATION NECESSARY FOR ENGINEER TO INSURE COMPLIANCE WITH SPECIFICATIONS.

B) SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING AND INSTALLING ANY EQUIPMENT.

25) PROJECT RECORD DOCUMENTS:

A) UPON COMPLETION OF WORK, PREPARE LIGHTING AND POWER PROJECT RECORD DOCUMENTS ("AS-BUILTS") ON BOND PAPER.

B) SUBMIT THREE COMPLETED DRAWING SETS TO ARCHITECT. ARCHITECT TO REVIEW AND PROVIDE OWNER WITH COPY. "AS-BUILT" DRAWINGS SHALL INCLUDE ALL BRANCH CIRCUIT WORK, ANY PANEL BOARD INFORMATION AVAILABLE, FINAL SWITCHING, ETC.

26) INSPECTION:
CONTRACTOR SHALL OBTAIN AND PAY FOR BOTH ROUGH AND FINAL UNDERWRITERS OR OTHER APPROVED INSPECTION AGENCY CERTIFICATE OF "ELECTRICAL INSPECTION". THESE CERTIFICATES SHALL BE PRESENTED WITH REQUEST FOR FINAL PAYMENT.

27) CLEANING:
DURING CONSTRUCTION, CONTRACTOR SHALL REMOVE ALL DEBRIS AND STORE AT LOCATION AS DIRECTED BY OWNER. NO ITEMS SHALL BE LEFT AS TO CAUSE A HAZARD DURING WORKING HOURS. COORDINATE WITH OWNER AREAS THAT WORK CAN BE DONE IN.

28) WARRANTY:
WARRANT ALL MATERIALS, EQUIPMENT AND INSTALLATION FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER.

29) SEE P1.1 FOR ADDITIONAL RESPONSIBILITIES OF ELECTRICAL CONTRACTOR IN RELATION TO PLUMBING SYSTEMS.

30) SEE A1.3 FOR LIGHTING SPECIFICATIONS & LAYOUT.

POWER & POS LEGEND

POS	POINT OF SALES TERMINAL
VDU	VIDEO DISPLAY UNIT
R	ROUTER
SC	SITE CONTROL (SELF-MOUNTING) RADIANT ONLY
RP	RECEIPT PRINTER
PP	PREP PRINTER
FAX	FAX
BOH PC	BACK-OF-HOUSE PC
UPS	UPS
M	MODEM
SW	SWITCH
OT	ORDER TAKER TERMINAL
DTC	DRIVE THROUGH CONSOLE
DTT	DRIVE THROUGH TIMER
VS	VERIFONE SWITCH
PT	PAYMENT TERMINAL
CASH DR	CASH DRAWER
CD	COIN DISPENSER
MWS	MANAGER'S WORKSTATION
DVR	DVR SECURITY SYSTEM
CAM	SECURITY SYSTEM CAMERA
PCD	PRICE CONFIRMATION DISPLAY
OSB	ORDER STATUS BOARD
KIOSK SW	KIOSK SWITCH
DMB SW	DIGITAL MENU BOARD SWITCH
DMB	DIGITAL MENU BOARD
EXT DMB	DRIVE THRU EXTERIOR DIGITAL MENU BOARD
TEMP M	TEMP WIRELESS DIAL UP
OCB	DRIVE THRU ORDER CONFIRMATION BOARD
DPB	DRIVE THRU DIGITAL PREVIEW BOARD
OTT VOIP	OTT VOICE OVER-IP VOIP (PHONE)
S	SINGLE POLE SWITCH
	NEMA RECEPTACLE WITH GFCI (GROUND FAULT CIRCUIT INTERRUPTER)
	DUPLEX RECEPTACLE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE
IG	ISOLATED GROUND RECEPTACLE
IG	COMBO POWER RECEPTACLE MOUNT @ 3'-2 1/2" AF
	QUAD RECEPTACLE
J	JUNCTION BOX
	TELEPHONE OUTLET, RJ45, BOX
	DATA OUTLET, RJ45
	BUMP BAR
	VIDEO DISPLAY UNIT
	PRINTER
	POINT OF SALE TERMINAL
	SCANNER
	POS EQUIPMENT TAG
	J-BOX @ CEILING PROVIDE CONDUIT DOWN TO POS J-BOX @ 42" AF UNO
	UG CONDUIT

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REVISIONS

△ NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE

GENERAL ELECTRICAL NOTES

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY: JAA	CHECKED BY: AH

DRAWING NUMBER

E0.1

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EQUIPMENT SCHEDULE

ITEM NO	QTY	DESCRIPTION	ELECTRICAL VOLTS	LOAD AMPS	CB	CORD PLUG	RECEPT	REMARKS
BEV	1	TAPS STATION MILLWORK						
BEV CST	1	BEVERAGE STATION MILLWORK						
CNTR	4	CUSTOM STAINLESS STEEL COUNTERS - SEE PLAN FOR DIMS						
CNTR-R	3	RELOCATED EXISTING STAINLESS STEEL COUNTERS - SEE PLAN FOR DIMS						
COND	1	NEXTGEN CONDIMENT / TRASH UNIT						
DMB-1	4	DIGITAL MENU BOARDS	**	**	**			**VERIFY ALL ELECT REQTS W/ MANUF
FCB CST	1	FRONT CASE BAKERY						
40B	1	TRASH RECEPTACLE						
41-R	1	EXISTING HAND SINK w/ SPLASH GUARDS						
45A	2	WALL MOUNT DRAIN SHELF						
49	1	18"W X 34"D DUMP SINK w/ 12" SPLASH GUARDS						
50B	1	TRASH RECEPTACLE						
50F	2	FOUR SECTION VERTICAL WIRE RACK CUP ORGANIZER						
70.5C	1	BAKERY DISPLAY RACK (12 BASKETS)	120V		20A/1P	YES	5-15R	
70.7	1	REMOVABLE TISSUE BAG AND BOX HOLDER						
84B	1	4TIER x 5WIDE FRONT LINE BAKERY CASE	**	**	**	**	**	**VERIFY ALL ELECT REQTS W/ MANUF
96.4	2	COFFEE ART TOUCH ESPRESSO MACHINE	208V	30A	30A/2P	YES	L6-30R	
96Q	1	ESPRESSO SPEED RAIL						
101C	101C-1	0	DAIRY DISPENSER	120V	3.0	15A/1P	YES	5-15R	
	101C-2	0	DAIRY DISPENSER	115V	2.2	15A/1P	YES	5-15R	
	101C-3	2	DAIRY DISPENSER	120V	1.8	15A/1P	YES	5-15R	
101G	1	20" SPEED RAIL FOR LIDS						
101H	1	13" SUGAR/TEA BAG/ STIRRER HOLDER						
101L	1	MULTI-SWEETENER DISPENSER	120V	.5A	15A/1P	YES	5-15R	
101Q	101Q-2	0	DUAL HOPPER COFFEE GRINDER	VIF	VIF	VIF	VIF	VIF	VERIFY ELEC REQTS w/ MANUF
	101Q-3	1	MULTI HOPPER COFFEE GRINDER	120V	11.0	15A/1P	YES	5-15R	
104A	1	PUMP / SWIRL STATION						
116.1	2	MAGNABLEND BLENDER / ISLAND OASIS	115V	10	15A	YES	5-15R	
118	1	SINK MOUNT RINSE-O-MATIC						
119	1	HOT CHOCOLATE MACHINE	120/208	20	20A/1P	YES	L14-20P	
120F	120F-1	3	27¼"W X 27¾"D UNDERCOUNTER REFRIGERATOR W/ CASTERS	115V	7.0	20A/1P	YES	5-15R	
	120F-2	0	27¼"W X 27¾"D UNDERCOUNTER REFRIGERATOR W/ CASTERS	115V	7.0	20A/1P	YES	5-15R	
	120F-3	0	27"W X 30½"D UNDERCOUNTER REFRIGERATOR W/ CASTERS	115V	5.6	20A/1P	YES	5-15R	
124A-R	1	RELOC EXISTING TWIN SH BREWER	VIF	VIF	VIF	VIF	VIF	VERIFY ELEC REQTS W/ MANUF
124B	5	1.5 GAL SH SERVER						
124E-R	1	RELOC EXISTING SINGLE SH BREWER	VIF	VIF	VIF	VIF	VIF	VERIFY ELEC REQTS W/ MANUF
124G	1	TWIN SH STAND w/ WIFI	120V	1.8	15A/1P	YES	5-15R	
140A	2	DOME LID DISPENSER						
171B	1	DRIVE-THRU STAGING MAT						
200A	2	ICED COFFEE BREWER IC3-DD	120/208	19.5	30A/2P	YES	L14-30R	
201A	1	ICE CADDY						
215	215	2	CONVECTION OVEN	208/240	30.0	30A/2P	YES	6-30R	
	261		CONVECTION OVEN	208/240	27.4	30A/2P	YES	6-30R	
244A	1	DOUBLE LANE TOASTER	208/240		30A/2P	YES	6-30R	
246	246A-1	1	SINGLE SIDED HOT HOLDING UNIT	120V	15.0	20A/1P	YES	5-20R	
	246A-2		SINGLE SIDED HOT HOLDING UNIT	208/240		15A/1P	YES	6-15R	
257	1	8-TAP BEVERAGE DISPENSING SYSTEM	115V	6.5	15A/1P	YES	5-15R	VERIFY ELEC REQTS W/ MANUF.
292EESCH	1	HAND OFF SWING GATE						
345	1	OMO 25" SHELVING UNIT						
375	1	DD APOD 24" STATION HYBRID	115	10.4			5-15R	VERIFY ALL ELEC REQTS W/ MANUF
			120	3.9			5-15R	VERIFY ALL ELEC REQTS W/ MANUF
420B	5	24" X 48" SHELVING						
420C	2	24" X 36" SHELVING						
424A	1	THREE COMPARTMENT SINK						
435A	1	90° SINK TRAX SHELVING WORKSTATION						
464A	1	60"x30" SS WORKTABLE w/ BACKSPLASH & OVERSHELF	**	**	**	**	**	**VERIFY ALL ELECT REQTS w/ MANUF
496.2	1	ICE MACHINE 129LB/24HR CAPACITY	208/230	9.5	20A/1P			MUST BE HARD WIRED IN FIELD
496A	1	ICE BIN 550 LB CAPACITY						
876	1	SQUARE MERCHANDISER						
877	1	WATERFALL MERCHANDISER						
886B	1	MIXER CUP STATION						
886C	2	LARGE LID RACK						
890C	1	"LOCATION RUNS ON DUNKIN" 60"W						
917	1	ALL IMAGE KIT #1 - D/T (17 PIECES)						
1409	1	PUMP & POWDER RACK						
1423	1	48" D/T CASH CART						
1425	1	30" UNDERCOUNTER CART						
1426	1	24" UNDERCOUNTER POS CART						
1427	1	24" UNDERCOUNTER HOS CART						
1445	1	DT STAGING CART W/ OMO SHELVING						

FIRE ALARM LEGEND

- F — ETR MANUAL PULL STATION
- F — ETR FIRE ALARM STROBE UNIT
- FACP — ETR FIRE ALARM CONTROL PANEL

FIRE ALARM SYSTEM NOTES

EXISTING TO REMAIN. VERIFY & MAINTAIN PROPER FUNCTION OF EQUIPMENT DURING CONSTRUCTION AND AT FINAL COMPLETION

MISCELLANEOUS POWER SCHEDULE

ITEM	DESCRIPTION	LOAD VOLTS	LOAD AMPS	LOAD CB	CORD PLUG	RECEPTACLE	REMARKS
BP	BOOSTER PUMP - IF REQ'D						VERIFY ALL ELEC REQTS W/ MANUF

POWER PLAN NOTES

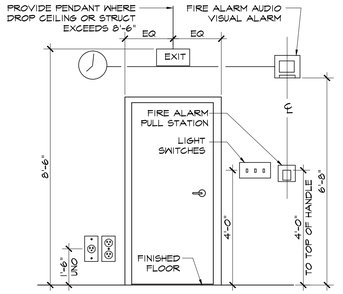
1) MODIFY EXISTING ELECTRICAL PANELS TO ACCOMMODATE EQUIPMENT CIRCUITS AS REQD.
2) ALL OUTLETS AND WIRING SHOWN AS NEW. IF THERE IS AN EXISTING OUTLET NEARBY THAT MATCHES THE REQUIREMENTS OF EQUIPMENT, THAT OUTLET MAY BE RE-USED. EC TO VERIFY IN FIELD.
3) THE ELECTRICAL CONTRACTOR IS REQUIRED TO VERIFY ALL ELECTRICAL REQUIREMENTS OF EQUIPMENT, WHETHER NEW OR EXISTING REUSED.
4) ALL OUTLETS ARE MOUNTED 18" AF UNLESS NOTED OTHERWISE BY A +.

KEYED PLAN NOTES

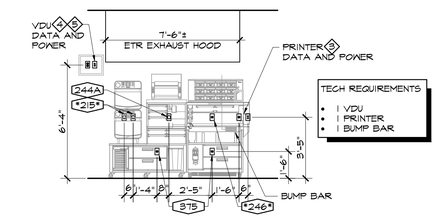
1. POWER FOR POWER OPERATOR. SEE A1.1 HARDWARE NOTE.
2. QUAD OUTLET IN MILLWORK KNEEWALL FOR FUTURE EQUIPMENT.
3. JBOX IN WALL @ 18" AF. EXTEND CONDUIT UNDER SLAB TO JBOX @ MILLWORK KNEEWALL.
4. JBOX IN MILLWORK KNEEWALL @ 18" AF. EXTEND CONDUIT THRU MILLWORK CHASE AS REQUIRED.
5. JBOX IN MILLWORK KNEEWALL @ 18" AF FOR MILLWORK LIGHTING..
6. PROVIDE GENERAL RECEPTACLE. COORD w/ OWNER FOR FINAL LOCATIONS & QUANTITY.
7. CONNECT BUILDING SIGN BACK TO ETR ELEC.
8. PROVIDE ELEC FOR SODA COOLER.

MTG HGT DTL NOTES

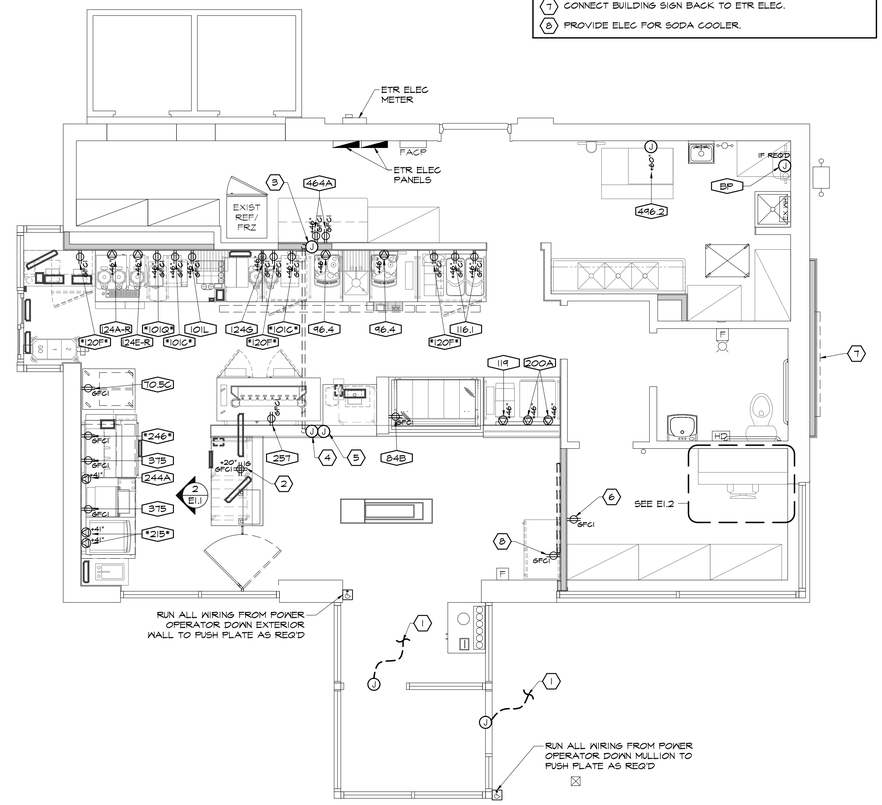
1) THIS DETAIL INDICATES CENTERLINE FOR FIRE ALARM/PULL STATION SWITCHES AND RECEPTACLES, HOWEVER THIS SAME CENTERLINE PRINCIPLE SHALL BE FOR ALL GROUP MTD ELECTRICAL DEVICES.
2) IF FIRE ALARM IS ON SAME SIDE OF DOOR AS SWITCHES, PULL STATION SHALL BE HORIZONTALLY SEPARATED BY A MINIMUM OF 18".
3) THIS ELEVATION IS A GENERAL ARRANGEMENT OF DEVICES. ARCHITECT PLANS TAKE PRECEDENCE FOR EXACT LOCATIONS.



3 MOUNTING HEIGHT DETAIL
SCALE: NOT TO SCALE



2 SANDWICH STATION ELEV
EI.1 SCALE: 1/4" = 1'-0"



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

N PLAN

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REVISIONS

NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE
DUNKIN'
PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE
POWER PLAN, SCHEDULES & DETAILS

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY: JAA	CHECKED BY: AH

DRAWING NUMBER
E1.1

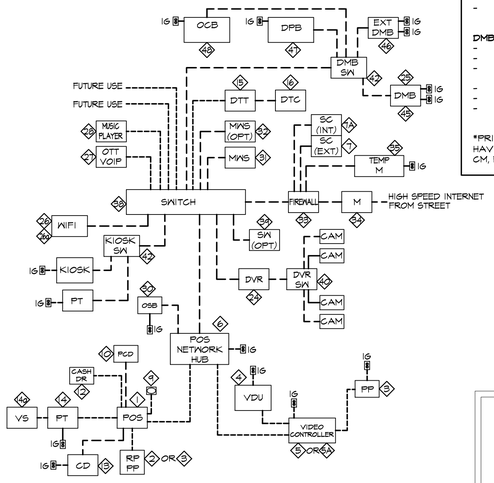
POS-COMMUNICATIONS EQUIPMENT SCHEDULE

POS EQUIP & WIRING BY OTHERS - ALL EQUIP TO BE RELOC EXIST. GC TO FIELD VERIFY QUANTITY OF EXISTING POS ITEMS & COORD W/ PLANS

#	QTY	DESCRIPTION	LOCATION	LOAD VOLTS	LOAD AMPS	CB	TRANS FORMER	LOVO TERM	REMARKS
POS EQUIPMENT									
1	3	POINT OF SALES TERMINAL (POS)	(1) FRONT COUNTER (1) D/T POS (1) D/T OT	100-120V	2.0	20A/1P	NO	RJ45	SHARES CIRCUIT WITH POS ITEMS 2 & 12
2	2	RECEIPT PRINTER	(1) FRONT COUNTER (1) D/T POS	100-240V	2.0	20A/1P	YES	RJ45	SHARE CIRCUIT WITH POS ITEMS 1 & 12
3	4	PREP PRINTER	(1) SANDWICH (1) HAND OFF (2 BEVERAGE STATION	24/34V	1.2	20A/1P	YES	RJ45	
4	4	VDU	(1) BEVERAGE STA (1) SANDWICH STA	100-240V	1.5	20A/1P	NO	N/A	SHARES CIRCUIT
5	4	VDU CONTROLLER (PC BASED)	(1) EXPEDITER @ D/T (1) EXPEDITER @ HAND OFF	100-120V	1.0	20A/1P	YES	RJ45	
6	1	POS NETWORK HUB/ SWITCH	POS COFFEE FRONT CHASE	100-120V	0.5	20A/1P	YES	RJ45	SHARES CIRCUIT WITH POS ITEMS 1, 2 & 12
7	1	PC SITE CONTROLLER EXTERNAL	OFFICE	100-120V	4.0	20A/1P	NO	RJ45	
7a	1	PC SITE CONTROLLER INTERNAL	OFFICE	100-120V	4.0	20A/1P	NO	RJ45	
8	1	PRINTER/FAX/COPIER (BOH)	OFFICE	100-120V	8.2	20A/1P	NO	N/A	
9	2	SCANNER	(1) FRONT COUNTER (1) D/T POS				NO	RJ45	CONNECTED TO POS UNITS
10	1	PRICE CONFIRMATION DISPLAY	MOUNT BEHIND FRONT POS UNITS				NO	RJ45	CONNECTED TO D/T POS UNIT
12	2	CASH DRAWER	UNDER CTR @ FRONT & D/T	N/A	N/A		NO	RJ45	SHARES CIRCUIT WITH POS ITEMS 1 & 2
13	1	COIN DISPENSER	(1) D/T COUNTER	N/A	N/A		NO	RJ45	VERIFY ALL ELEC & POS REQTS W/ MANUF
14	2	PAYMENT TERMINAL	(1) FRONT COUNTER (1) D/T POS	100-240V	0.5	20A/1P	NO	RJ45	VERIFY ALL ELEC & POS REQTS W/ MANUF
14a	2	VERIFONE SWITCH	(1) FRONT COUNTER (1) D/T POS						CONNECTED TO POS (1)
30	1	OPTIONAL ORDER STATUS BOARD	(1) FRONT COUNTER						VERIFY ALL ELEC & POS REQTS W/ MANUF **COORD W/ FRANCHISEE PRIOR TO ORDERING**
OTHER COMMUNICATION DEVICES									
15	1	DRIVE THRU (DT) TIMER CONSOLE	OFFICE	120V	N/A		NO	RS232	MUST BE WITHIN 60FT OF DISPLAY
16	1	DT TIMER VDU DISPLAY	NEAR DT, VISIBLE TO ENTIRE SERVICE AREA	LOW VOLT	N/A		NO		
PHONE & DATA LINES									
18	0	SPARE	OFFICE	LOW VOLT	N/A		N/A	RJ45	
19A	0	SPARE	OFFICE	LOW VOLT	N/A		N/A	RJ45	
20	1	FAX LINE	OFFICE	LOW VOLT	N/A		N/A	RJ45	FAX LINE FOR OFFICE
21	1	PHONE LINE	OFFICE	LOW VOLT	N/A		N/A	RJ45	PHONE LINE FOR OFFICE
23	1	HIGH SPEED INTERNET LINE (MNS)	OFFICE	LOW VOLT	N/A		N/A	RJ45	FOR SITE CONTROLLER & BOH PC
24	1	SYSTEM SECURITY DVR	SECURITY SYSTEM	LOW VOLT	N/A		N/A	RJ45	PLUGS INTO ROUTER PORT#2
25	8	DIGITAL MENU BOARD	OFFICE/SERVICE AREA	LOW VOLT	N/A		N/A	RJ45	PLUGS INTO ROUTER PORT#4
26	1	WIFI	OFFICE	LOW VOLT	N/A		N/A	RJ45	PLUGS INTO ROUTER PORT#5
26a	0	SECONDARY WIFI ACCESS POINT (OPT)	OFFICE	LOW VOLT	N/A		N/A	RJ45	PLUGS INTO ROUTER
27	1	OTT VOIP (PHONE)	OFFICE	LOW VOLT	N/A		N/A	RJ45	PLUGS INTO ROUTER
MUSIC SYSTEM									
28	1	MUSIC PLAYER	OFFICE						
WORKSTATION									
31	1	MANAGER'S WORKSTATION	OFFICE						
32	0	MANAGER'S WORKSTATION (OPT)							
FIREWALL									
33	1	FIREWALL	OFFICE	LOW VOLT	N/A		N/A	RJ45	
34	1	BROADBAND MODEM	OFFICE	LOW VOLT	N/A		N/A	RJ45	
35		TEMPORARY WIRELESS BROADBAND DIAL-UP DATA SOLUTION	OFFICE						
SWITCHES									
38	1	SWITCH	OFFICE						
39	1	DD UTILITY SWITCH (OPT)	OFFICE						
40	1	DVR NETWORK SWITCH	OFFICE						
41	1	DIGITAL MENU BOARD SWITCH	OFFICE						
42	1	KIOSK SWITCH	OFFICE						
MENU BOARD									
45	1	INT DIGITAL MENU BOARDS							
46	2	EXT DIGITAL MENU BOARDS	EXTERIOR DRIVE THRU						
48	1	ORDER CONFIRMATION BOARD	EXTERIOR DRIVE THRU						

7 TECHNOLOGY SCHEMATIC

SCALE: NOT TO SCALE



DIGITAL MENU BOARD RESPONSIBILITIES:

GC POWER/DATA RESPONSIBILITY
- EC TO RUN DEDICATED CONDUIT FROM POWER PANEL TO JUNCTION BOX ON BACK SIDE OF MENU BOARD FASCIA AT CENTER LINE OF POS
- EC TO RUN CONDUIT WITH J-BOX FROM BACK SIDE OF MENU BOARD FASCIA AT CENTERLINE OF POS TO OFFICE

DMB VENDOR POWER/DATA RESPONSIBILITY
- CUT HOLE IN MENU BOARD FASCIA FOR POWER/DATA STACK
- INSTALL POWER/DATA STACK IN FASCIA
- RUN ELECTRICAL CONDUCTOR WIRE FROM MENU BOARD FASCIA TO ELECTRICAL PANEL
- MAKE FINAL ELECTRICAL CONNECTION AT POWER/ DATA STACK
- MAKE FINAL ELECTRICAL CONNECTION TO CIRCUIT AT POWER PANEL
- RUN CAT-5E CABLES AND TERMINATE ENDS AT MENU BOARD FASCIA POWER/DATA STACK AND IN OFFICE

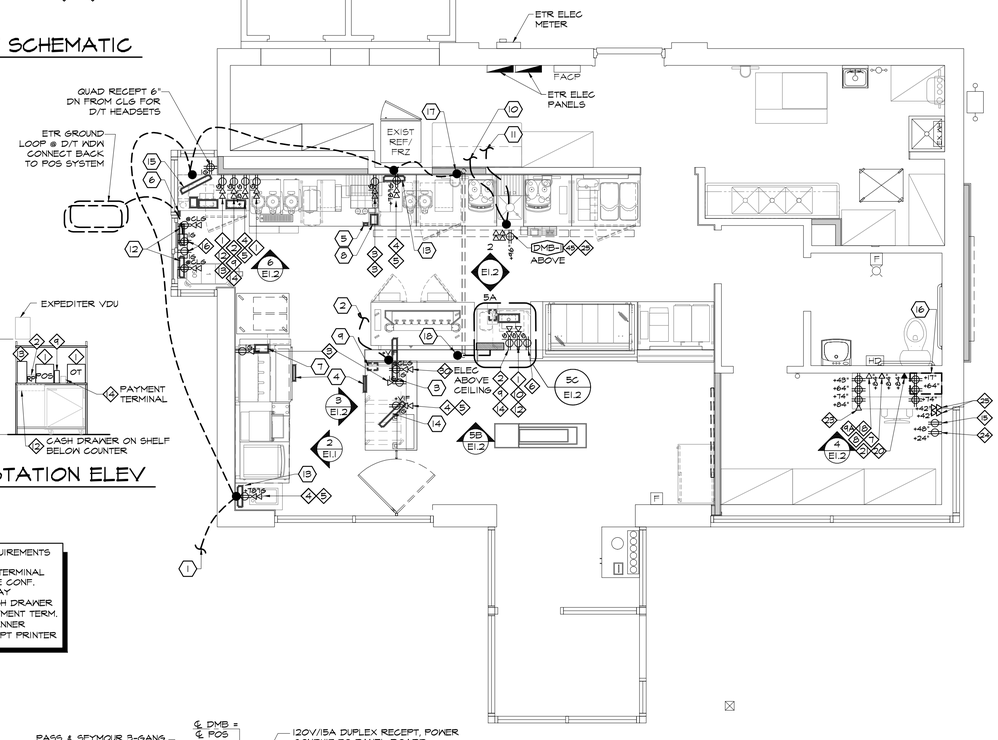
*PRIOR TO BIDDING OR PERFORMING WORK GC TO COORDINATE WITH AUTHORITY HAVING JURISDICTION (AHJ). AHJ MAY REQUIRE FULL WIRE PREP BY EC. GC TO ALERT CM, FF&E AND DMB INSTALLER IF EC MUST PERFORM ALL ELECTRICAL INSTALL WORK.

CONDUIT NOTES:

- DMB: PROVIDE (8) CAT 5 WIRE PULLS FROM (2) QUAD DATA OUTLETS IN MENU BOARD SOFFIT TO (2) QUAD DATA OUTLETS IN OFFICE WALL
- 2 CONDUITS MIN SHALL BE USED BETWEEN OFFICE & OTHER PARTS OF THE STORE
  1 CONDUIT FOR POS WIRING ONLY
  1 CONDUIT FOR NON-POS ITEMS

KEYED PLAN NOTES

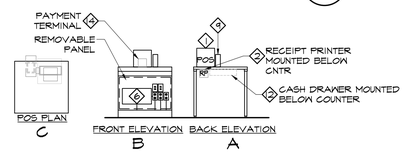
1. CONNECT BACK TO EXIST POWER / POS CONDUITS.
2. PVC CONDUIT WITH PULL STRING FROM ORDER STATUS BOARD TO OFFICE.
3. GC TO SUPPLY & INSTALL CEILING HUNG MOUNT FOR ORDER STATUS BOARD. COORD W/ MANUF REQTS. SEE A1.9.
4. BUMP BAR LOCATED ON FACE OF COUNTER / EQUIP.
5. BUMP BAR MOUNTED TO PRINTER STAND (VIF).
6. BUMP BAR VERTICAL ON MULLION.
7. PREP PRINTER LOCATED ON COUNTER / EQUIP.
8. (2) STACKED PREP PRINTERS ON SHELF.
9. OTG PRINTER LOCATED UNDER COUNTER.
10. 1" PVC CONDUIT WITH PULL STRINGS FROM MENU BOARD SOFFIT TO OFFICE.
11. CONDUIT ABOVE CEILING WITH PULLSTRINGS FROM MENU BOARD SOFFIT TO DMB ELECTRICAL CIRCUIT IN PANEL BOARD.
12. PROVIDE POWER & DATA FOR DT TIMER & CAMERA DISPLAYS AS REQ'D.
13. WALL MOUNTED VDU.
14. COUNTER MOUNTED VDU.
15. CEILING MOUNTED VDU.
16. MEDIA CABINET "NAVEPOINT" MODEL 6U - ENSURE SPACE ON ALL SIDES FOR VENTILATION.
17. JBOX IN WALL @ 18" AF. EXTEND CONDUIT UNDER SLAB TO JBOX @ MILLWORK KNEEWALL.
18. JBOX IN MILLWORK KNEEWALL @ 18" AF. EXTEND CONDUIT THRU MILLWORK CHASE AS REQUIRED.



TECH REQUIREMENTS
- 2 POS TERMINALS
- 1 PRICE CONF. DISPLAY (EXTERIOR)
- (1) CASH DRAWER
- (1) PAYMENT TERM.
- (1) SCANNER
- (1) RECEPT PRINTER
- (1) EXPEDITOR VDU
- (1) D/T TIMER DISPLAY
- (1) DRIVE THRU CAMERA MONITOR (OPT)

6 D/T POS STATION ELEV

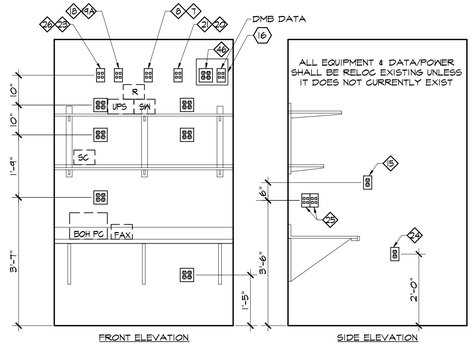
E1.2 SCALE: 1/4" = 1'-0"



TECH REQUIREMENTS
- 1 POS TERMINAL
- 1 PRICE CONF. DISPLAY
- (1) CASH DRAWER
- (1) PAYMENT TERM.
- (1) SCANNER
- (1) RECPT PRINTER

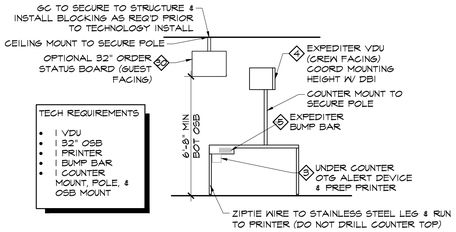
5 POS STATION ELEVATIONS

E1.2 SCALE: 1/4" = 1'-0"



4 OFFICE ELEVATIONS

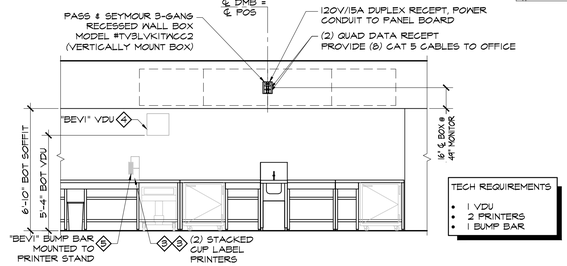
E1.2 SCALE: NOT TO SCALE



TECH REQUIREMENTS
- 1 VDU
- 1 32" OSB
- 1 PRINTER
- 1 BUMP BAR
- 1 COUNTER MOUNT, POLE, & OSB MOUNT

3 HAND OFF STATION ELEV

E1.2 SCALE: 1/4" = 1'-0"



TECH REQUIREMENTS
- 1 VDU
- 2 PRINTERS
- 1 BUMP BAR

2 BEVERAGE STATION ELEV

E1.2 SCALE: 1/4" = 1'-0"

1 POS COMMUNICATIONS PLAN

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

N PLAN

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AHARONIAN
& ASSOCIATES INC.
ARCHITECTS
310 George Washington Highway
Suite 100
Smithfield, Rhode Island
02917
T 401-232-5010
F 401-232-5080
WWW.ARCH-ENG.COM

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REVISIONS

NUMBER	REMARKS	DATE

FOR CONSTRUCTION

PROJECT TITLE

DUNKIN'

PC# 307396
IMAGE: NEXTGEN WARM PALETTE

531 ISLINGTON STREET
PORTSMOUTH, NH 03801
Rockingham County

DRAWING TITLE
POS COMM PLAN, SCHEDULE & DETAILS

DATE	PROJ NO
NOV 19, 2021	21057
DRAWN BY	CHECKED BY
JAA	AH

DRAWING NUMBER
E1.2

City of Portsmouth, NH

04/29/2022

LU-22-30

Land Use Application

Status: Active

Date Created: Feb 22, 2022

Applicant

Anne Whitney
archwhit@aol.com
9 Sheafe St
Portsmouth, NH 03801
603-427-2832

Location

189 GATES ST
Portsmouth, NH 03801

Owner:

NERBONNE FAMILY REVOCABLE TRUST & NERBONNE G P & M J & SANDERS K R & RUNKEL K R TTEES
189 GATES ST PORTSMOUTH, NH 03801

Applicant Information

Please indicate your relationship to this project

B. Property Owner's Representative

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

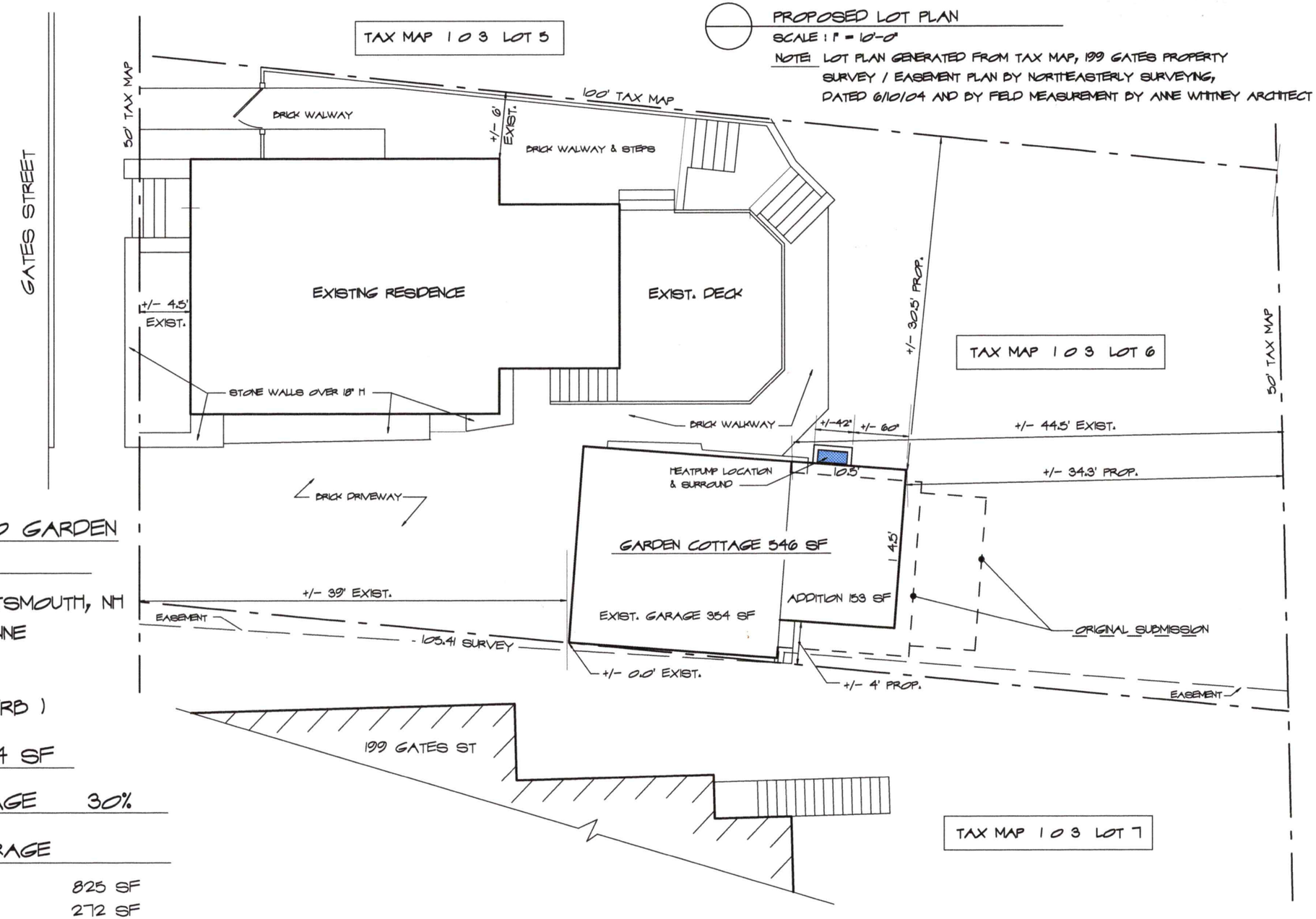
☐

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)

☐



GARAGE CONVERSION TO GARDEN COTTAGE WITH ADDITION

189 GATES STREET PORTSMOUTH, NH

FOR: PATRICK & JUDY NERBONNE

MAP 103 LOT 6

GENERAL RESIDENCE B (GRB)

LOT AREA 5184 SF

ALLOW. BUILDING COVERAGE 30%

PROPOSED BUILDING COVERAGE

EXISTING RESIDENCE	825 SF
EXISTING DECK & STEPS OVER 18"	272 SF
~~EXISTING STONE WALLS OVER 18"~~	~~108 SF~~
EXIST. GARAGE CONVERTED TO GARDEN COTTAGE WITH ADDITION	507 SF
	1604 SF (30.9%)

PROPOSED LOT PLAN

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

NERBONNE RESIDENCE

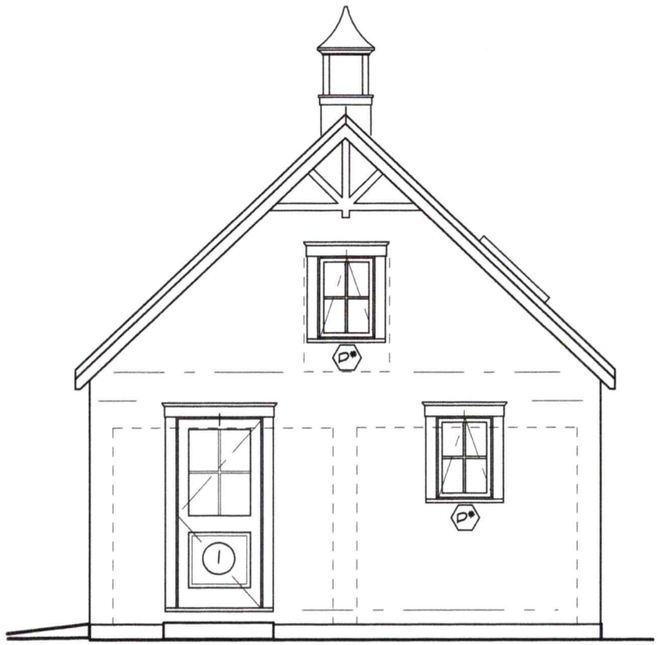
189 GATES STREET PORTSMOUTH, NH

Project: #2202

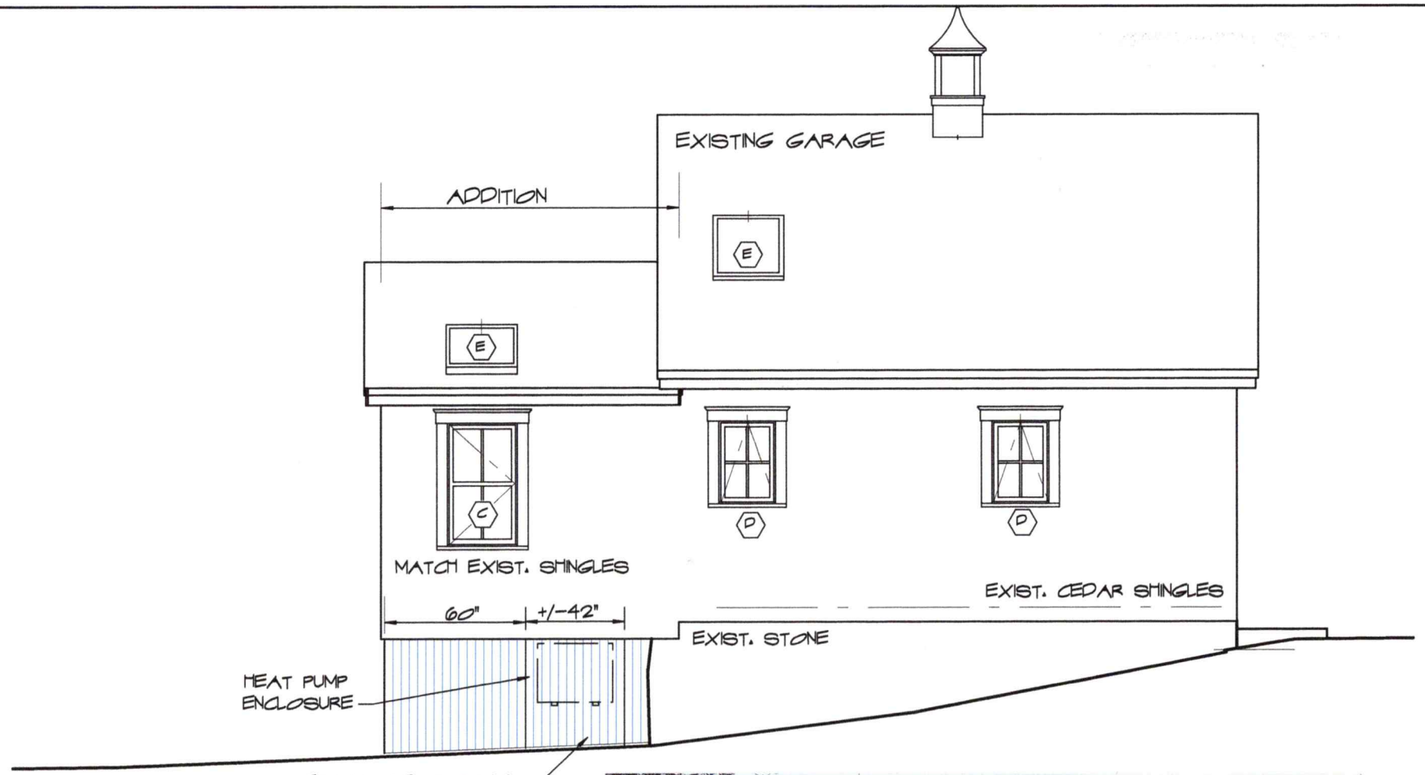
Revisions:
2/23/22
3/15/22
3/21/22
4/7/22

Date: 2/22/22

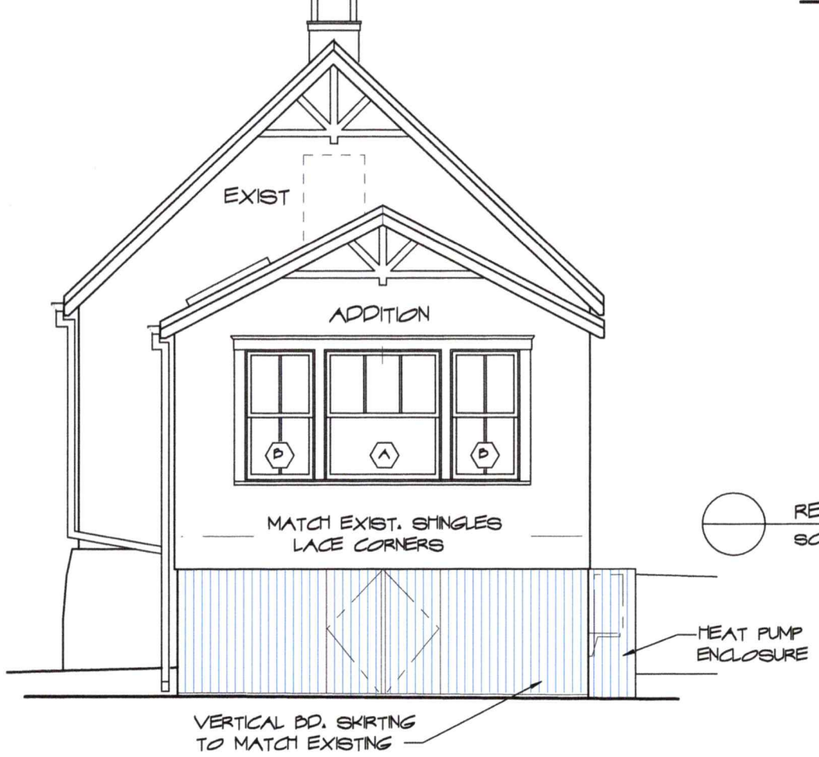
1 OF 3



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



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



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

VIEW FROM POINT OF GRAVES

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

SCHEMATIC DESIGN

GARAGE CONVERSION TO GARDEN COTTAGE WITH ADDITION

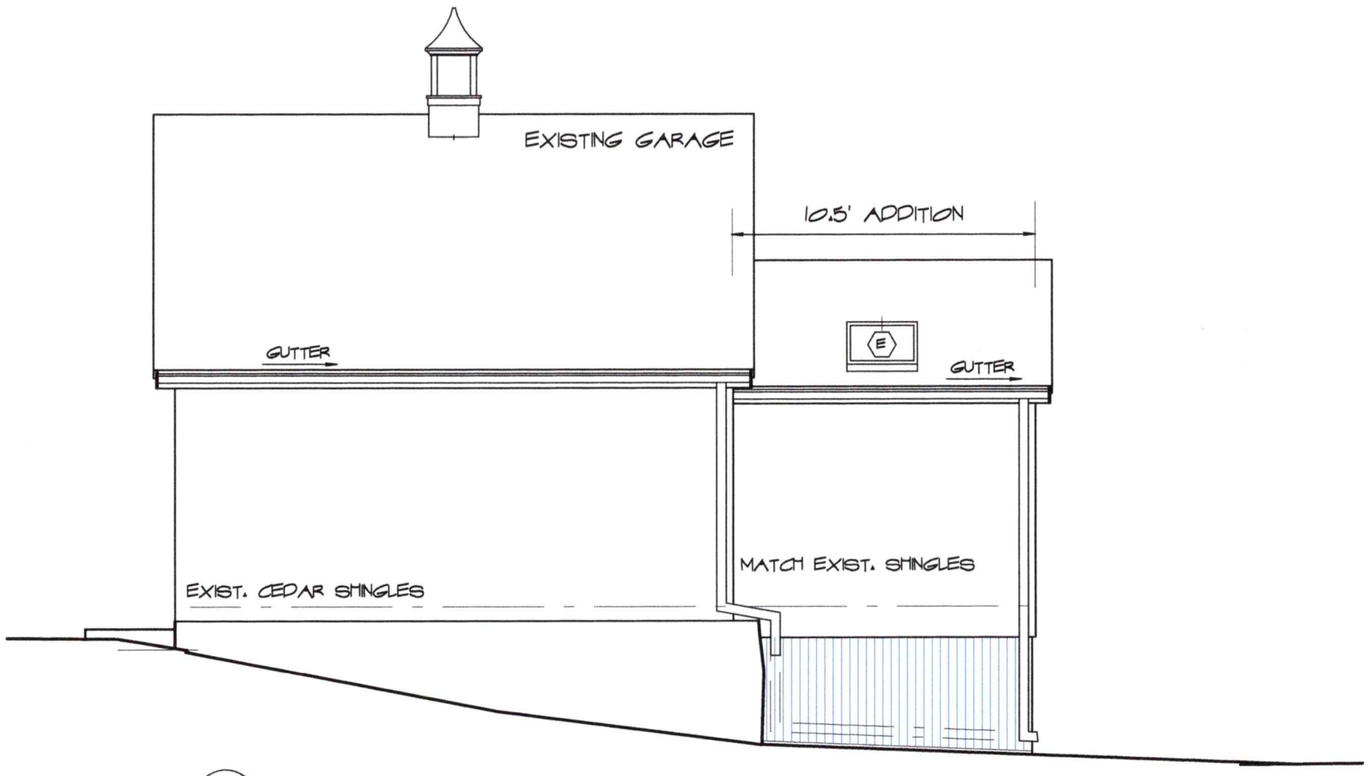
NERDONNE RESIDENCE 189 GATES STREET PORTSMOUTH, NH

Project: # 2202

Revisions:

Date: 4/8/22

VIEW FROM POINT OF GRAVES



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

WINDOW & EXTERIOR DOOR SCHEDULES

SYM.	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
WINDOWS					
A	ELDH 3056	2/2	2' 6 1/2" X 4' 8 1/4"	MARVIN INC., ELEVATE, Doublehung, 7/8" SDL w/ Low E Glazing, Cladding "Stone White" Hardware to be chosen by Owner. In 2x6 wall.	2
B	ELDH 4856	3/1	4' 0 1/2" X 4' 8 1/4"	DITTO	1
C	ELCA 3056 Match D-Hung with SDL	2/2	2' 6 1/2" X 4' 8 1/4"	MARVIN INC., ELEVATE, Casement, 7/8" SDL w/ Low E Glazing, Cladding "Stone White", Hardware to be chosen by Owner, in 2x6 wall	1 R
D	ELAWN 2536	4	2' 1" X 2' 11 5/8"	MARVIN INC., ELEVATE, Awnning, 7/8" SDL w/ Low E Glazing, Cladding "Stone White", Hardware to be chosen by Owner, in 2x6 wall	2
				d Unit Tempered	2
E	M O 4	1	30 1/16" X 37 7/8"	VELUX, Fixed Skylight	3
EXTERIOR DOOR					
1	S6021	4	38 1/2" x 82 1/2"	THERMA-TRU, SMOOTH STAR FIBERGLASS Entry Door, Flush Glazed with 7/8" SDL, 4 Lite, see Elev. Low-E Glazing, Hardware to be chosen by owner.	1 L

WINDOW - EXT. DOOR NOTES

1. SUBMIT FINAL WINDOW/DOOR ORDER & SHOP DRAWINGS TO ARCHITECT FOR APPROVAL BEFORE ORDERING

GARAGE FRONT ELEVATION

SCHEMATIC DESIGN

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

GARAGE CONVERSION TO GARDEN COTTAGE WITH ADDITION

NERBONNE RESIDENCE 189 GATES STREET PORTSMOUTH, NH

Project: • 2202

Revisions:

Date: 4/8/22

DOUBLE HUNG

189 Gates St.

MO (mm)		1-10 (559)	2-2 (660)	2-6 (762)	2-8 (813)	2-10 (864)	4-0 (1219)	4-6 (1372)
RO (mm)		1-10 1/2 (572)	2-2 1/2 (673)	2-6 1/2 (775)	2-8 1/2 (826)	2-10 1/2 (876)	4-0 1/2 (1232)	4-6 1/2 (1384)
FS (mm)		1-9 1/2 (546)	2-1 1/2 (648)	2-5 1/2 (749)	2-7 1/2 (800)	2-9 1/2 (851)	3-11 1/2 (1207)	4-5 1/2 (1359)
DLO (mm)		1-3 11/16 (398)	1-7 11/16 (500)	1-11 11/16 (602)	2-1 11/16 (652)	2-3 11/16 (703)	3-5 11/16 (1059)	3-11 11/16 (1211)
3-0 (914)	3-0 1/4 (921)	(S.O. 1-8 x 2-10)	(S.O. 2-0 x 2-10)	(S.O. 2-4 x 2-10)	(S.O. 2-6 x 2-10)	(S.O. 2-8 x 2-10)	(S.O.3-10 x 2-10)	(S.O. 4-4 x 2-10)
	2-11 3/4 (908)	ELDH2236	ELDH2636	ELDH3036	ELDH3236	ELDH3436	ELDH4836	ELDH5436
3-4 (1016)	3-4 1/4 (1022)	(S.O. 1-8 x 3-2)	(S.O. 2-0 x 3-2)	(S.O. 2-4 x 3-2)	(S.O. 2-6 x 3-2)	(S.O. 2-8 x 3-2)	(S.O. 3-10 x 3-2)	(S.O. 4-4 x 3-2)
	3-3 3/4 (1010)	ELDH2240	ELDH2640	ELDH3040	ELDH3240	ELDH3440	ELDH4840	ELDH5440
	1-3 11/16 (398)							
3-8 (1176)	3-8 1/4 (1124)	(S.O. 1-8 x 3-6)	(S.O. 2-0 x 3-6)	(S.O. 2-4 x 3-6)	(S.O. 2-6 x 3-6)	(S.O. 2-8 x 3-6)	(S.O. 3-10 x 3-6)	(S.O. 4-4 x 3-6)
	3-7 3/4 (1111)	ELDH2244	ELDH2644	ELDH3044	ELDH3244	ELDH3444	ELDH4844	ELDH5444
	1-5 11/16 (449)							
4-0 (1219)	4-0 1/4 (1226)	(S.O. 1-8 x 3-10)	(S.O. 2-0 x 3-10)	(S.O 2-4 x 3-10)	(S.O. 2-6 x 3-10)	(S.O. 2-8 x 3-10)	(S.O. 3-10 x 3-10)	(S.O. 4-4 x 3-10)
	3-11 3/4 (1213)	ELDH2248	ELDH2648	ELDH3048	ELDH3248	ELDH3448	ELDH4848	ELDH5448
	1-7 11/16 (500)							
4-4 (1321)	4-4 1/4 (1327)	(S.O. 1-8 x 4-2)	(S.O. 2-0 x 4-2)	(S.O. 2-4 x 4-2)	(S.O. 2-6 x 4-2)	(S.O. 2-8 x 4-2)	(S.O. 3-10 x 4-2)	(S.O. 4-4 x 4-2)
	4-3 3/4 (1314)	ELDH2252	ELDH2652	ELDH3052	ELDH3252	ELDH3452	ELDH4852	ELDH5452
	1-9 11/16 (551)							
4-8 (1422)	4-8 1/4 (1429)	(S.O. 1-8 x 4-6)	(S.O. 2-0 x 4-6)	(S.O. 2-4 x 4-6)	(S.O. 2-6 x 4-6)	(S.O. 2-8 x 4-6)	(S.O. 3-10 x 4-6)	(S.O. 4-4 x 4-6)
	4-7 3/4 (1416)	ELDH2256	ELDH2656	ELDH3056	ELDH3256	ELDH3456	ELDH4856	ELDH5456
	1-11 11/16 (602)							
5-0 (1524)	5-0 1/4 (1530)	(S.O. 1-8 x 4-10)	(S.O. 2-0 x 4-10)	(S.O. 2-4 x 4-10)	(S.O. 2-6 x 4-10)	(S.O. 2-8 x 4-10)	(S.O. 3-10 x 4-10)	(S.O. 4-4 x 4-10)
	4-11 3/4 (1518)	ELDH2260	ELDH2660	ELDH3060	ELDH3260	ELDH3460	ELDH4860 E	ELDH5460 E
	2-1 11/16 (652)							
5-4 (1626)	5-4 1/4 (1632)	(S.O 1-8 x 5-2)	(S.O. 2-0 x 5-2)	(S.O. 2-4 x 5-2)	(S.O. 2-6 x 5-2)	(S.O. 2-8 x 5-2)	(S.O. 3-10 x 5-2)	(S.O. 4-4 x 5-2)
	5-3 3/4 (1619)	ELDH2264	ELDH2664	ELDH3064	ELDH3264	ELDH3464	ELDH4864 E	ELDH5464 E
	2-3 11/16 (703)							
5-8 (1727)	5-8 1/4 (1734)	(S.O. 1-8 x 5-6)	(S.O.2-0 x 5-6)	(S.O. 2-4 x 5-6)	(S.O. 2-6 x 5-6)	(S.O. 2-8 x 5-6)	(S.O. 3-10 x 5-6)	(S.O. 4-4 x 5-6)
	5-7 3/4 (1721)	ELDH2268	ELDH2668	ELDH3068	ELDH3268 E	ELDH3468 E	ELDH4868 E	ELDH5468 E
	2-5 11/16 (754)							
6-0 (1829)	6-0 1/4 (1835)	(S.O. 1-8 x 5-10)	(S.O. 2-0 x 5-10)	(S.O. 2-4 x 5-10)	(S.O. 2-6 x 5-10)	(S.O. 2-8 x 5-10)	(S.O. 3-10 x 5-10)	(S.O. 4-4 x 5-10)
	5-11 3/4 (1822)	ELDH2272	ELDH2672	ELDH3072	ELDH3272 E	ELDH3472 E	ELDH4872 E	ELDH5472 E
	2-7 11/16 (805)							
6-4 (1930)	6-4 1/4 (1937)	(S.O. 1-8 x 6-2)	(S.O. 2-0 x 6-2)	(S.O. 2-4 x 6-2)	(S.O. 2-6 x 6-2)	(S.O. 2-8 x 6-2)	(S.O. 3-10 x 6-2)	(S.O. 4-4 x 6-2)
	6-3 3/4 (1924)	ELDH2276	ELDH2676	ELDH3076 E	ELDH3276 E	ELDH3476 E	ELDH4876 E	ELDH5476 E
	2-9 11/16 (856)							

A

C

B

CASEMENT

Details and Elevations not to

Special sized units available
CN matrix. Please contact yo

Minimum frame size: 17 1/2" x

Maximum frame size: 53 1/2"

Optional Double Hung GBGs
available in a standard Recta
Other available lite cuts show

When ordering 6 9/16" (167 m
(173 mm) jambs, add 1/4" (6
(3 mm) to height for Rough O
and Masonry Opening.

E = These windows meet Na
for fire evacuation. Local cod

Available in equal, cottage, a
sash configurations. Cottage
sash configurations are not a
36-height and above CN 68

For further details and drawi
'Tools and Documents' secti

MULTIPLE ASSEMBLIE

Multiple assemblies can be

MAXIMUM ROUGH OPENI
113 1/2" x 76 1/4" Maximum u
1 unit high.

MAXIMUM ROUGH OPENI
x 92" Maximum up to 3 unit

Field mull kits are available
reinforcement is required fo

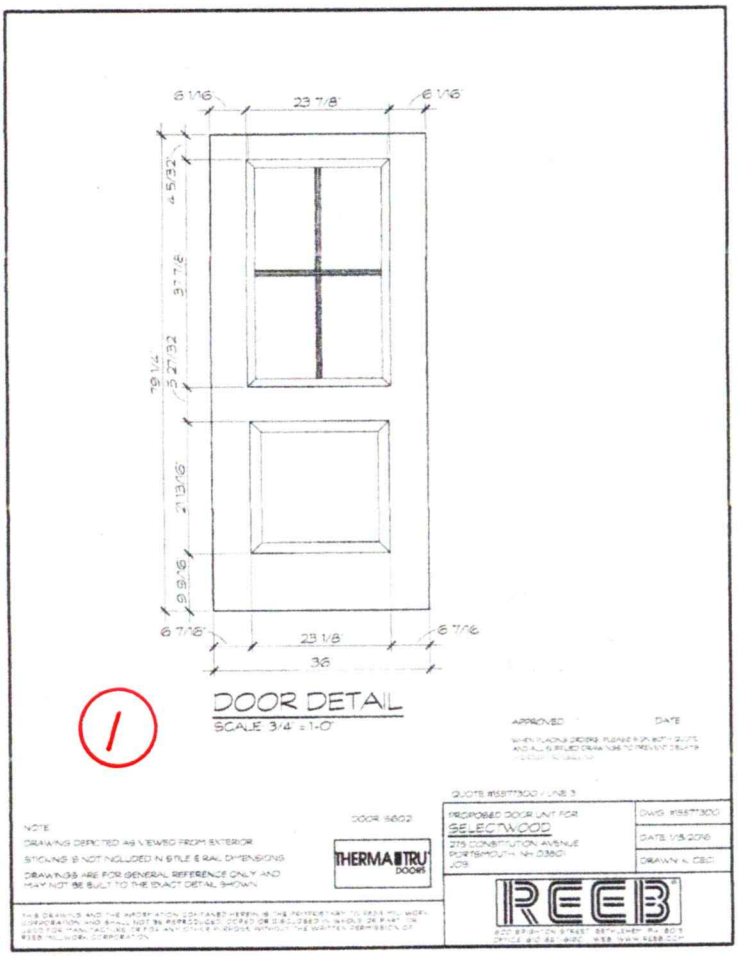
Please consult your local M
for more information.

139 GATES ST.

AWNING

MO (mm)	2-0 1/2 (622)	2-4 1/2 (724)
RO (mm)	2-1 (635)	2-5 (737)
FS (mm)	2-0 (610)	2-4 (711)
DLO (mm)	1-6 25/32 (477)	1-10 25/32 (579)
1-7 3/8 (492) 1-7 5/8 (498) 1-7 1/8 (486) 1-1 29/32 (353)	ELAWN2519	ELAWN2919
1-11 3/8 (594) 1-11 5/8 (600) 1-11 1/8 (587) 1-5 29/32 (455)	ELAWN2523	ELAWN2923
2-3 3/8 (695) 2-3 5/8 (702) 2-3 1/8 (689) 1-9 29/32 (557)	ELAWN2527	ELAWN2927
2-11 3/8 (899) 2-11 5/8 (905) 2-11 1/8 (892) 2-5 29/32 (760)	ELAWN2535	ELAWN2935

D



E

Size code		A06	C01	C04	C06	C08	C12	D26	D06	M02	M04	M06	M08	S01	S06
Outside frame	in.	15 1/4 x 46 1/4	21 1/2 x 27 3/8	21 1/2 x 38 3/8	21 1/2 x 46 1/4	21 1/2 x 54 15/16	21 1/2 x 70 3/4	23 1/4 x 23 7/16	23 1/4 x 46 1/4	30 9/16 x 30 1/2	30 9/16 x 38 3/8	30 9/16 x 46 1/4	30 9/16 x 54 15/16	44 3/4 x 27 3/8	44 3/4 x 46 1/4
Rough opening	in.	14 1/2 x 45 3/4	21 x 26 7/8	21 x 37 7/8	21 x 45 3/4	21 x 54 7/16	21 x 70 1/4	22 1/2 x 22 15/16	22 1/2 x 45 3/4	30 1/16 x 30	30 1/16 x 37 7/8	30 1/16 x 45 3/4	30 1/16 x 54 7/16	44 1/4 x 26 7/8	44 1/4 x 45 3/4
Daylight Area	in.	11.94 x 42.94	18.19 x 24.06	18.19 x 35.06	18.19 x 42.94	18.19 x 51.63	18.19 x 67.44	19.94 x 20.13	19.94 x 42.94	27.25 x 27.19	27.25x 35.06	27.25 x 42.94	27.25 x 51.63	41.44 x 24.06	41.44 x 42.94

Model FS sizes D26 and D06 fit perfectly between roof trusses.

Replacement skylight series - FSR

Size code		D26	D06	M02	S06
Outside frame	in.	23 1/4 x 23 7/16	23 1/4 x 46 1/4	30 9/16 x 30 1/2	44 3/4 x 46 1/4
Rough opening	in.	22 1/2 x 22 15/16	22 1/2 x 45 3/4	30 1/16 x 30	44 1/4 x 45 3/4
Ideal fit Width	in.	21 1/8 - 22 3/8	21 1/8 - 22 3/8	28 1/2 - 29 3/4	42 3/8 - 44
Ideal fit Height	in.	21 1/2 - 22 3/4	44 1/4 - 45 1/2	28 1/2 - 29 3/4	44 2/8 - 45 1/2

City of Portsmouth, NH

04/29/2022

LU-22-75

Land Use Application

Status: Active

Date Created: Apr 14, 2022

Applicant

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

Location

85 DANIEL ST
Portsmouth, NH 03801

Owner:

85 DANIEL STREET LLC
46 MANGROVE ST PORTSMOUTH, NH 03801

Applicant Information

Please indicate your relationship to this project

B. Property Owner's Representative

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

85 DANIEL STREET RENOVATIONS AND ADDITION

HISTORIC DISTRICT COMMISSION WORK SESSION / PUBLIC HEARING - PORTSMOUTH, NH - MAY 4, 2022

GENERAL PROJECT DESCRIPTION:

BUILDING HISTORY:

THE LAND WAS ORIGINALLY OWNED BY CAPTAIN WILLIAM STAVERS AND WAS LEASED TO REVEREND LEAVITT OF THE METHODIST CHURCH WHERE THE CHURCH BUILT A SMALL CHAPEL FOR THEIR SUNDAY SCHOOL. THE CHAPEL THAT WAS ORIGINALLY CONSTRUCTED ON THE LAND WAS COMPLETED IN 1859. THE BUILDING AND LAND WAS LATER SOLD TO GEORGE FRENCH IN ABOUT 1890 WHO TURNED THE CHAPEL INTO A TENEMENT HOUSE. THE EXTENT OF RENOVATIONS FROM A CHAPEL TO TENEMENT HOUSE ARE UNCLEAR HOWEVER, THE BUILDING THAT EXISTS TODAY RESEMBLES THESE RENOVATIONS. LATER IN THE 1900'S THE BUILDING WAS SOLD AGAIN WHERE THE FIRST FLOOR OF THE LEFT UNIT SERVED AT EMILIO'S LUNCH RESTAURANT AND GROCERY STORE FROM 1975 TO 2007. THE BUILDING HAS SERVED PORTSMOUTH RESIDENCES WITH MANY COMMERCIAL USES FROM A DOG GROOMER TO A JEWELRY SHOP WITH RESIDENTIAL UNITS ABOVE SINCE THE SALE IN THE LATE 1900'S.

PROPOSED WORK:

- REPAIRING AND REPLACING ALL EXISTING SIDING AND TRIM WORK IN KIND.
- REMOVAL OF FRONT STOOP. TO BE REPLACED WITH A BRICK STOOP WITH GRANITE TREADS OF SIMILAR SIZE.
- REPLACEMENT OF ALL EXISTING WINDOWS AT DANIEL STREET ELEVATION, REPLACEMENT WINDOWS TO MATCH EXISTING STYLE AND CONFIGURATION. SELECTIONS, TBD.
- THE EXISTING REAR ADDITION TO BE REMOVED AND REPLACED WITH A PROPOSED TWO CAR GARAGE AT THE GROUND LEVEL, BEDROOM AND CORRESPONDING DECK AT THE SECOND FLOOR, AND ROOF TOP DECK AT THE THIRD FLOOR.
- THE ROOF IS TO BE REBUILT WITH TWO SHED DORMERS, STEPPED BACK ON ALL SIDES TO DECREASE THEIR VISUAL APPEARANCE.

SHEET LIST

Sheet Number	Sheet Name
C	COVER
A1	EXISTING PHOTOGRAPHS
A2	CONTEXT PHOTOGRAPHS
A3	CONTEXT PHOTOGRAPHS
A4	SANBORN FIRE MAP - 1949
A5	EXISTING FLOOR PLANS
A6	EXISTING ELEVATIONS
A7	EXISTING ELEVATIONS
A8	FLOOR PLANS
A9	ELEVATIONS
A10	ELEVATIONS
A12	VIEW FROM DANIEL STREET
A13	VIEW FROM DANIEL STREET
A14	VIEW FROM REAR ALLEY
A15	VIEW FROM REAR ALLEY
A16	DETAILS
A17	WINDOW SCHEDULE
A18	DOOR SCHEDULE
A19	LIGHTING CUT SHEETS
A20	MATERIALS & SELECTIONS

GRAPHIC KEY

: EXISTING
: TO BE REMOVED
: PROPOSED

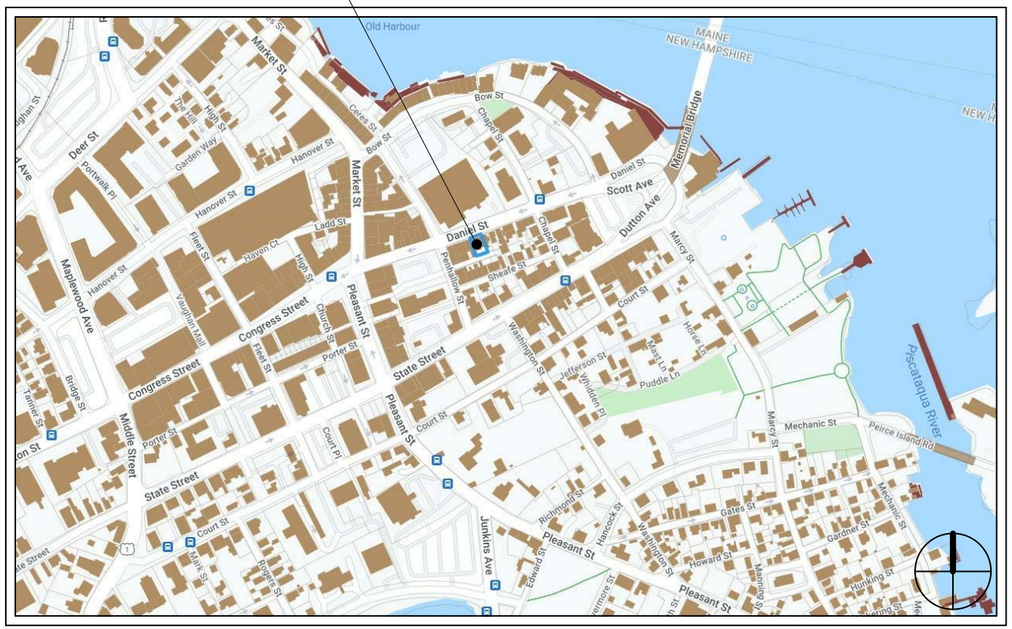
101 — DOOR NUMBER
1t — WINDOW TYPE
1 — KEYNOTE
LT-# — LIGHT FIXTURE TAG
TRUE NORTH
NORTH ARROW

DIMENSION KEY

XX' - XX" — DIMENSION FROM FINISH FACE TO FINISH FACE
XX' - XX" — DIMENSION FROM FACE OF STUD TO FACE OF STUD

PROPOSED PERSPECTIVE
85 DANIEL STREET (ABOVE)

85 DANIEL STREET
PORTSMOUTH, NH 03801



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RENOVATIONS & ADDITION
85 DANIEL STREET
PORTSMOUTH, NH 03801

COVER
HISTORIC DISTRICT COMMISSION - WORK SESSION / PUBLIC HEARING MAY 2022

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4 Market Street
Portsmouth, New Hampshire

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McHA: RD / MG
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EXISTING PHOTOGRAPH FROM DANIEL STREET

EXISTING PHOTOGRAPH FROM CUSTOM HOUSE LANE

IMAGE OF ASPHALT SIDING

EXISTING PHOTOGRAPH FROM DANIEL STREET

EXISTING PHOTOGRAPH FROM CUSTOM HOUSE LANE

IMAGE OF EXISTING ENTRY AND BAY WINDOW TRIM/MOULDING DETAILS

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RENOVATIONS & ADDITION

85 DANIEL STREET
PORTSMOUTH, NH 03801

EXISTING PHOTOGRAPHS

HISTORIC DISTRICT COMMISSION - WORK SESSION / PUBLIC HEARING MAY 2022

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A1

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1. APPROACH ON DANIEL STREET FROM MARKET SQUARE

2. APPROACH ON DANIEL STREET FROM MARKET SQUARE

3. APPROACH ON DANIEL STREET FROM MARKET SQUARE

1. APPROACH ON DANIEL STREET TO MARKET SQUARE

2. APPROACH ON DANIEL STREET TO MARKET SQUARE

3. APPROACH ON DANIEL STREET TO MARKET SQUARE

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RENOVATIONS & ADDITION

85 DANIEL STREET
PORTSMOUTH, NH 03801

CONTEXT PHOTOGRAPHS

HISTORIC DISTRICT COMMISSION - WORK SESSION / PUBLIC HEARING MAY 2022

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4 Market Street
Portsmouth, New Hampshire

A2

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McHA: RD / MG
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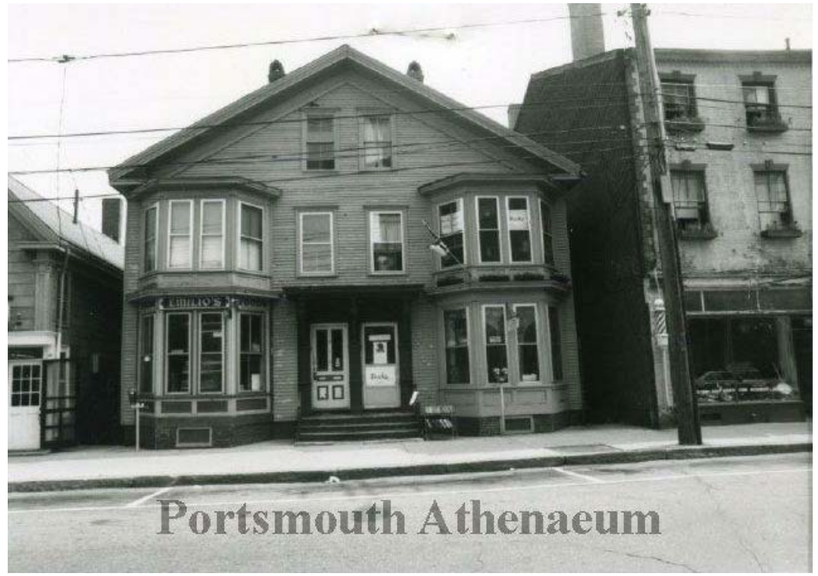
1. APPROACH ON DANIEL STREET TO MARKET SQUARE

1. APPROACH ON DANIEL STREET FROM MARKET SQUARE



1. HISTORIC PHOTOGRAPH - 1982

1. APPROACH ON CUSTOM HOUSE LANE FROM PENHALLOW STREET

2. APPROACH ON CUSTOM HOUSE LANE

2. HISTORIC PHOTOGRAPH - DATE UNKNOWN

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RENOVATIONS & ADDITION

85 DANIEL STREET
PORTSMOUTH, NH 03801

CONTEXT PHOTOGRAPHS

HISTORIC DISTRICT COMMISSION - WORK SESSION / PUBLIC HEARING MAY 2022

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Portsmouth, New Hampshire

A3

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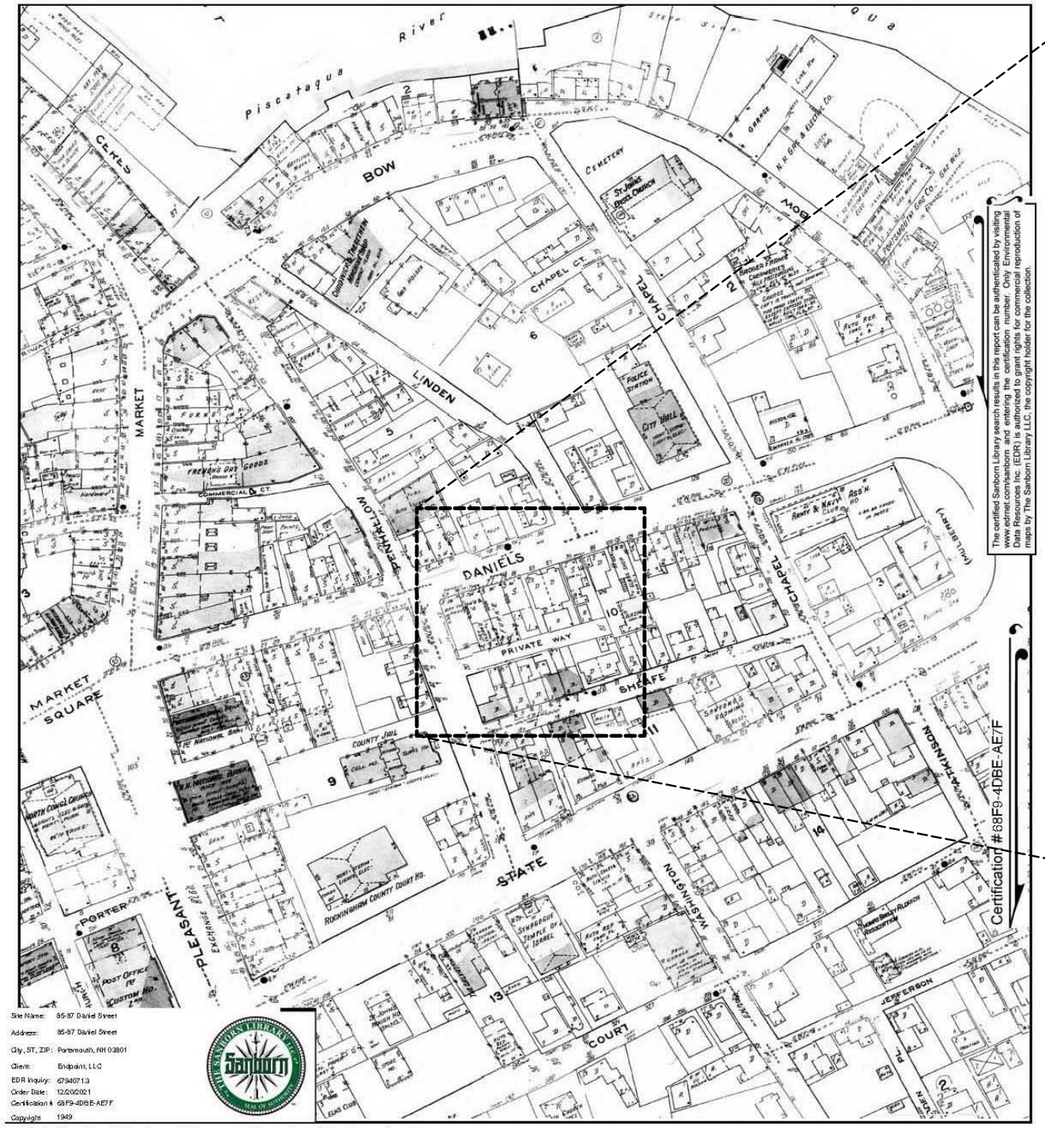
Certified Sanborn® Map

1949



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Address: 85-87 Daniel Street
City, ST, ZIP: Portsmouth, NH 03801
Client: Endpoint, LLC
EDR Inquiry: 6794071.3
Order Date: 12/20/2021
Certification #: 68F9-4DBE-AE7F
Copyright: 1949

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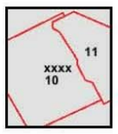

Volume 1, Sheet 11
Volume 1, Sheet 10
Volume 1, Sheet xxxx

0 Feet 150 300 600

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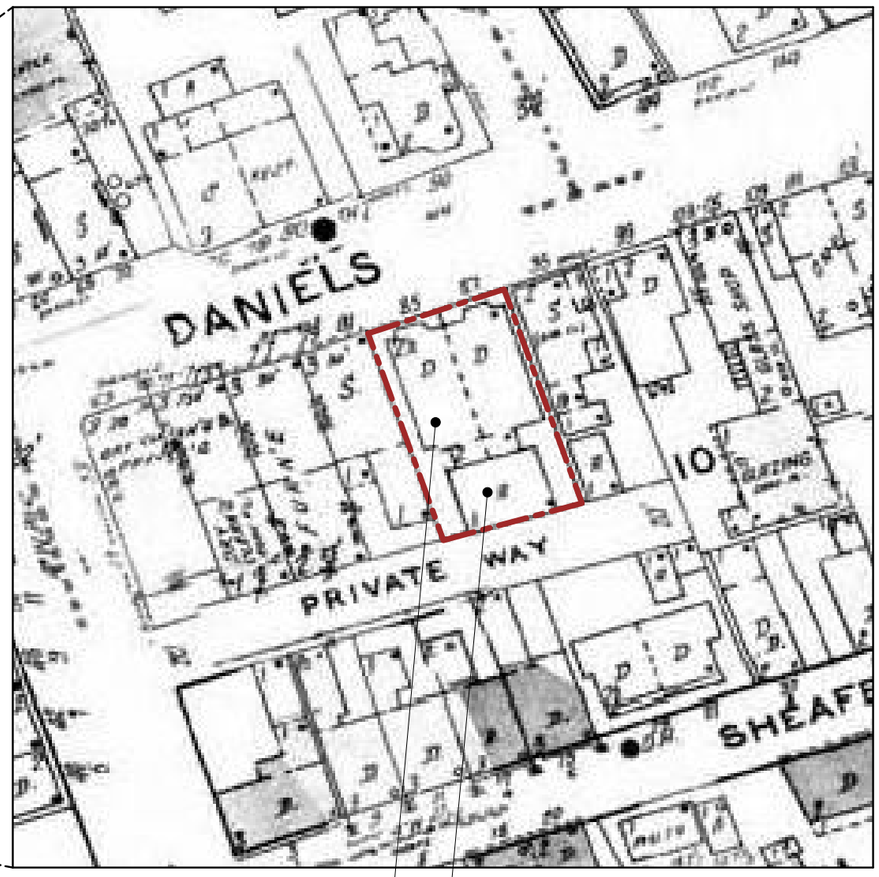
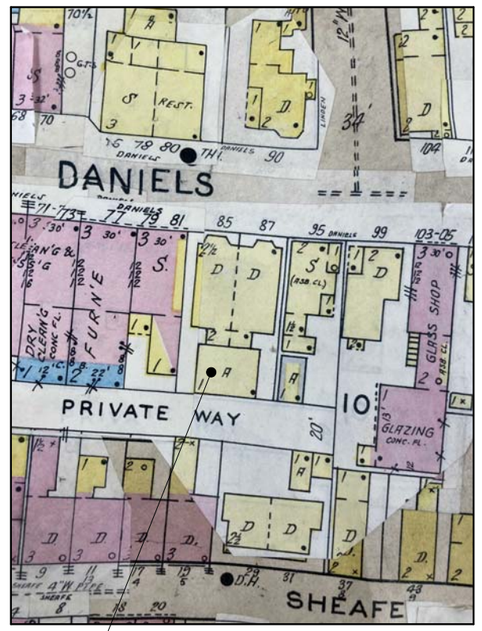
6794071 - 3 page 9



85 DANIEL STREET
PORTSMOUTH, NH 03801

FORMER GARAGE ADDITION AT 85 DANIEL STREET: DETAILS/IMAGES REGARDING THE FORMER GARAGE AND REASONS FOR WHY IT WAS REMOVED ARE UNKNOWN.



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RENOVATIONS & ADDITION

85 DANIEL STREET
PORTSMOUTH, NH 03801

SANBORN FIRE MAP - 1949

HISTORIC DISTRICT COMMISSION - WORK SESSION / PUBLIC HEARING MAY 2022

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A4

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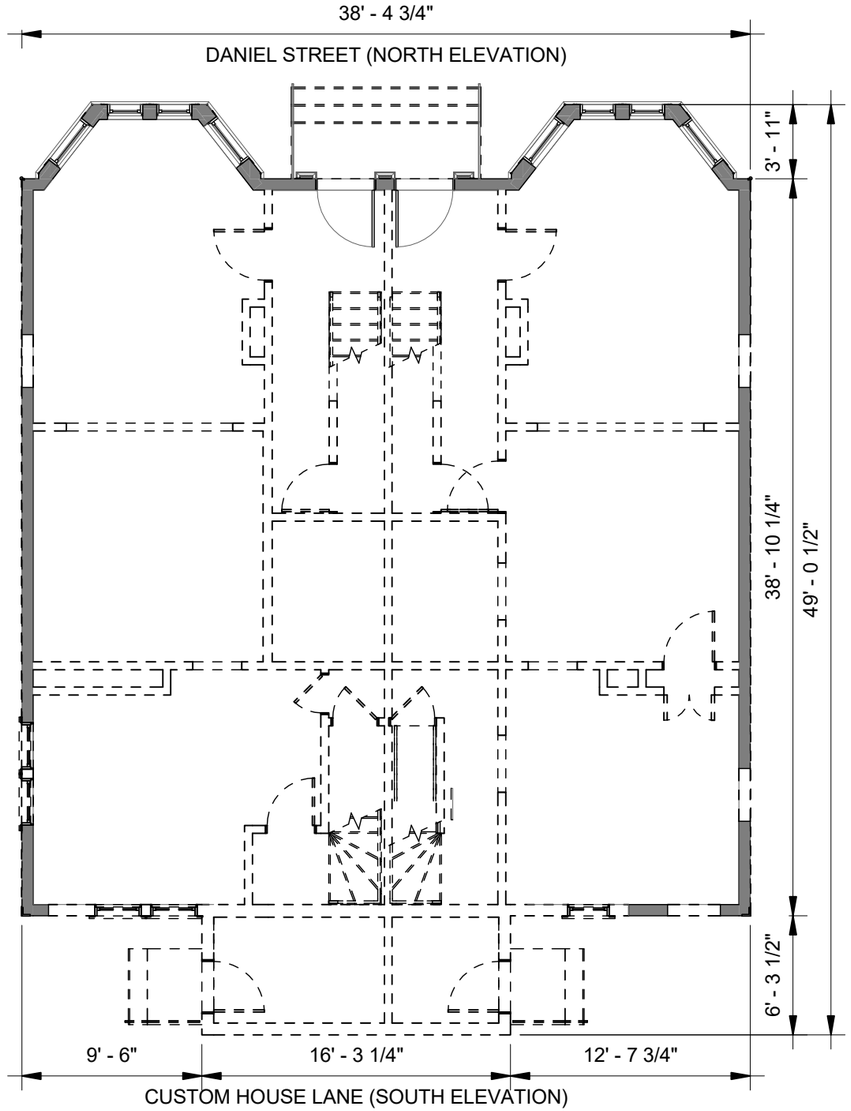
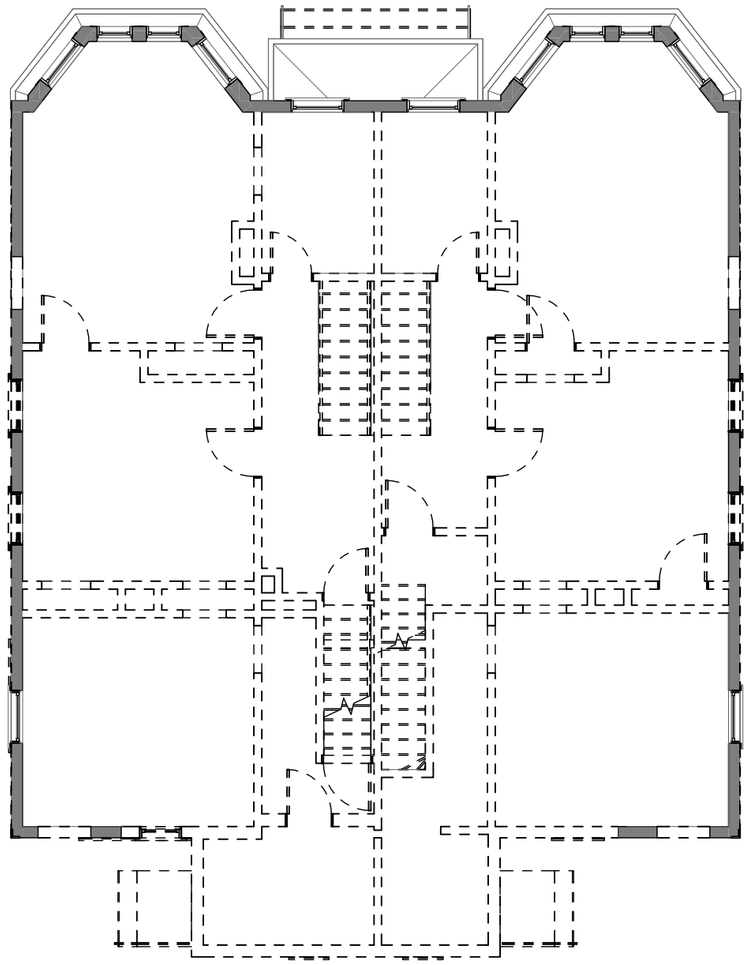
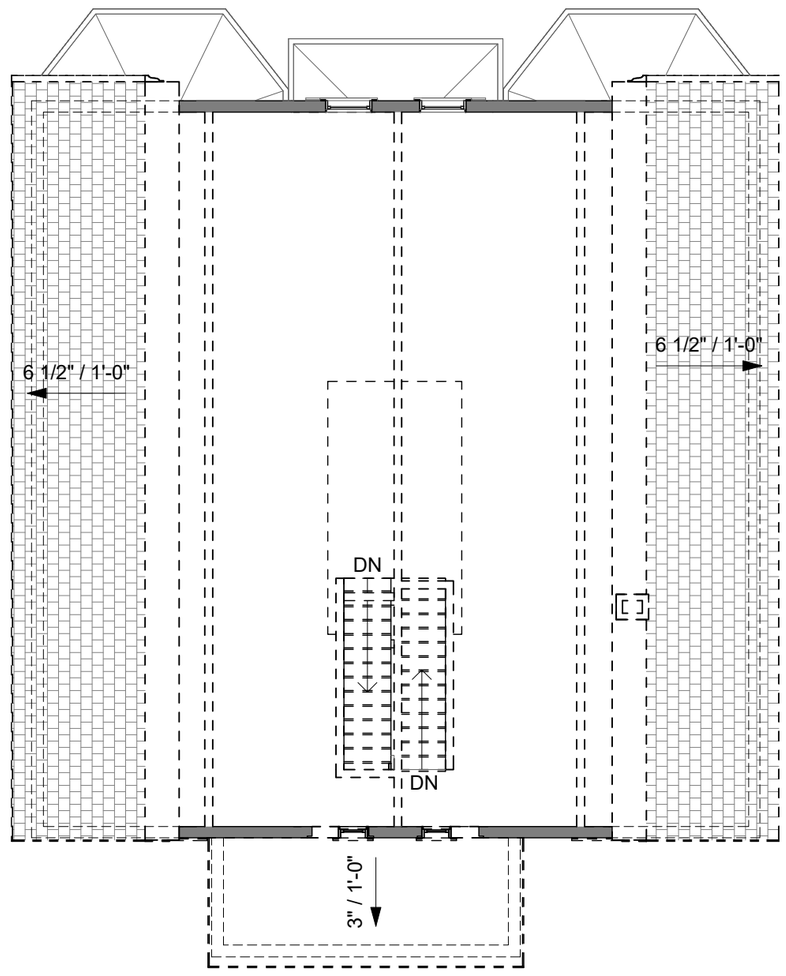


1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"



3 EXISTING THIRD FLOOR PLAN
1/8" = 1'-0"

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RENOVATIONS & ADDITION

85 DANIEL STREET
PORTSMOUTH, NH 03801

EXISTING FLOOR PLANS

HISTORIC DISTRICT COMMISSION - WORK SESSION / PUBLIC HEARING MAY 2022

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A5

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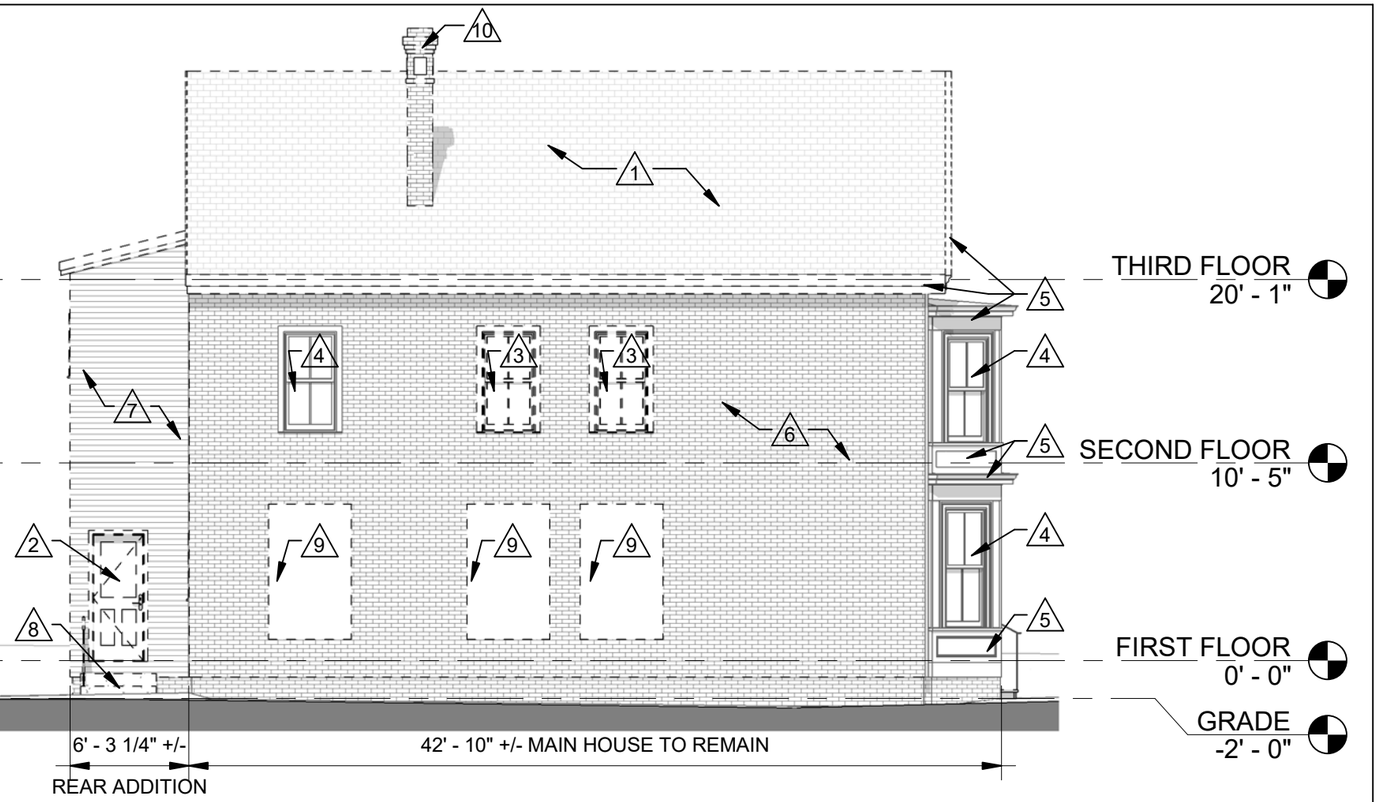
McHA: RD / MG
AS INDICATED



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

2 EXISTING EAST ELEVATION (LEFT SIDE YARD)
1/8" = 1'-0"

REMOVAL KEYNOTES

1. MAIN ROOF TO BE REMOVED AND REBUILT IN KIND
2. DOOR TO BE REMOVED
3. WINDOW TO BE REMOVED
4. WINDOW TO BE REMOVED AND REPLACED TO MATCH
5. PATCH, REPAIR, AND REPLACE EXISTING WOOD TRIM, PANELING, AND SIDING IN KIND
6. FAUX BRICK ASPHALT SIDING TO BE REMOVED, WOOD SIDING BEHIND TO BE REPAIRED AND REPLACED IN KIND
7. REAR ADDITION TO BE REMOVED, FOUNDATION TO ROOF.
8. REMOVE STAIR AND ASSOCIATED COMPONENTS
9. ASPHALT SIDING AT FORMER WINDOW OPENING TO BE REMOVED
10. REMOVE REPLACEMENT CHIMNEY
11. ALL EXISTING EXTERIOR LIGHTING TO BE REMOVED

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RENOVATIONS & ADDITION

85 DANIEL STREET
PORTSMOUTH, NH 03801

EXISTING ELEVATIONS

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4 Market Street
Portsmouth, New Hampshire

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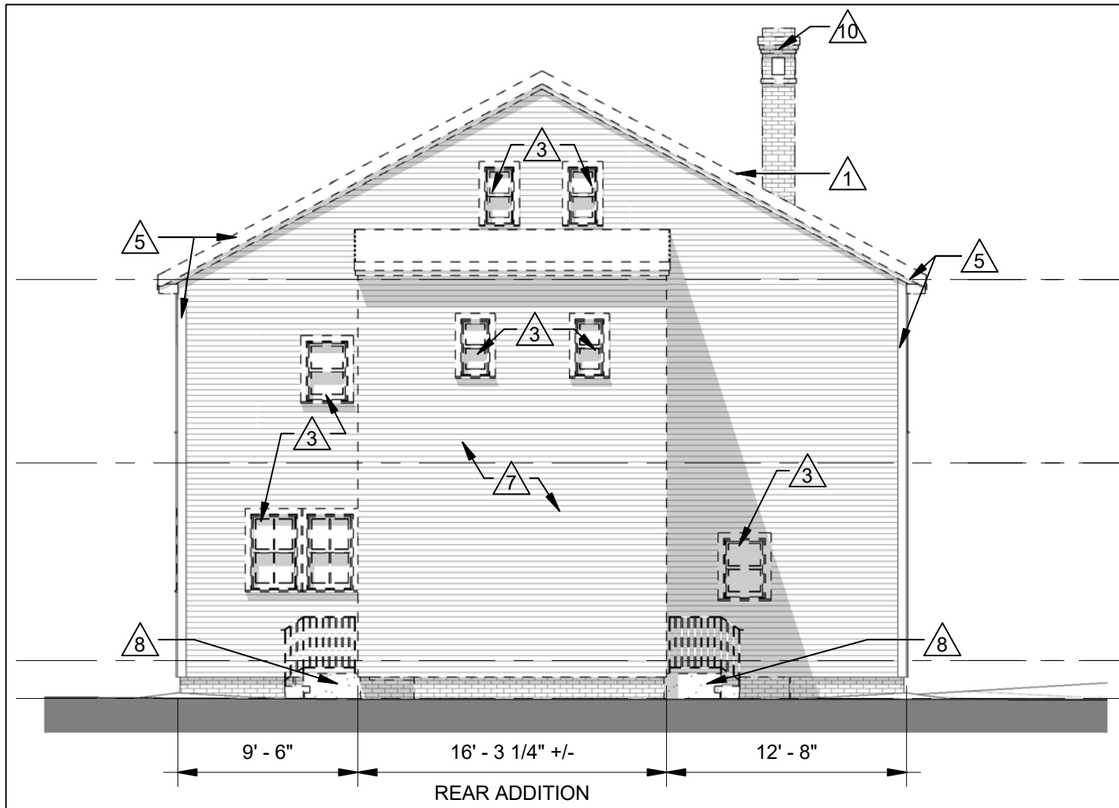
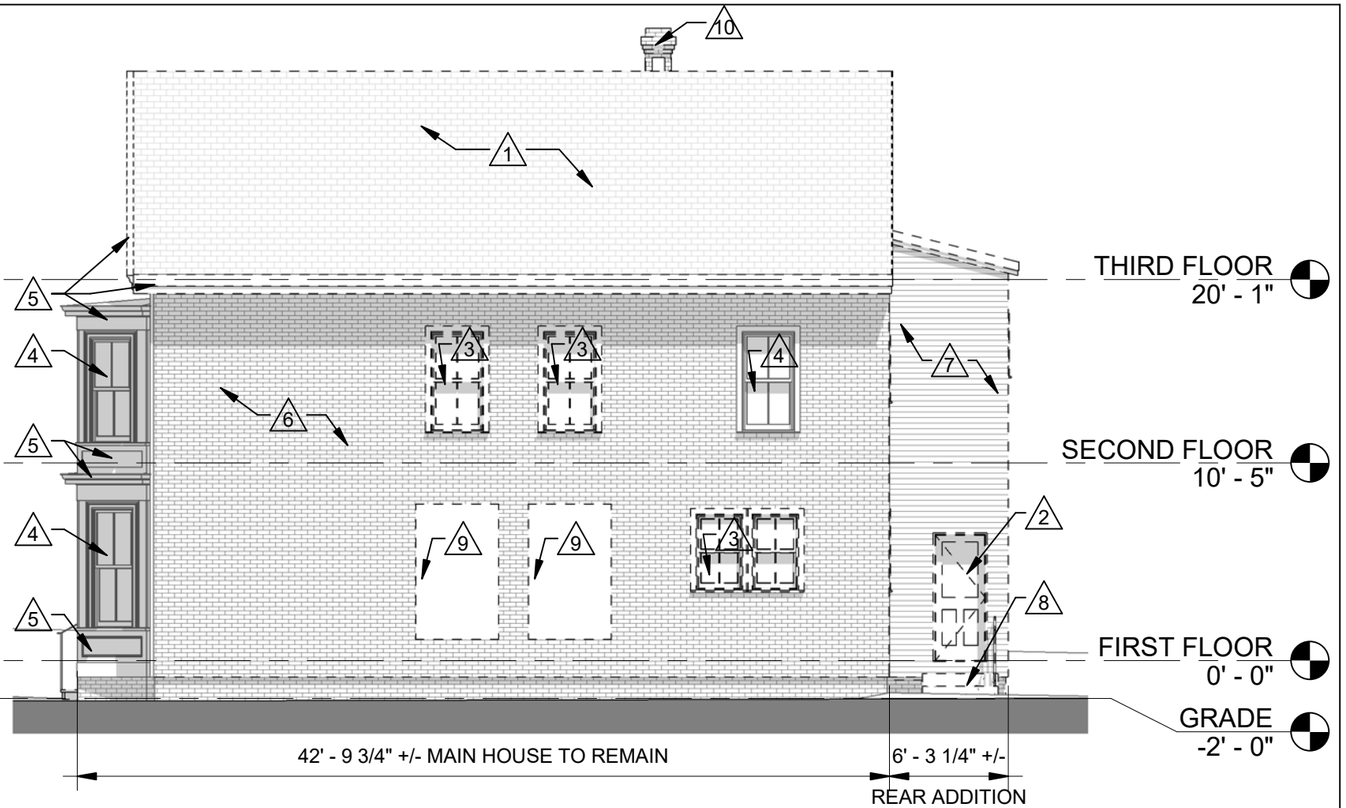


1 EXISTING SOUTH ELEVATION (CUSTOM HOUSE LANE)
1/8" = 1'-0"



2 EXISTING WEST ELEVATION (RIGHT SIDE YARD)
1/8" = 1'-0"

REMOVAL KEYNOTES

1. MAIN ROOF TO BE REMOVED AND REBUILT IN KIND
2. DOOR TO BE REMOVED
3. WINDOW TO BE REMOVED
4. WINDOW TO BE REMOVED AND REPLACED TO MATCH
5. PATCH, REPAIR, AND REPLACE EXISTING WOOD TRIM, PANELING, AND SIDING IN KIND
6. FAUX BRICK ASPHALT SIDING TO BE REMOVED, WOOD SIDING BEHIND TO BE REPAIRED AND REPLACED IN KIND
7. REAR ADDITION TO BE REMOVED, FOUNDATION TO ROOF.
8. REMOVE STAIR AND ASSOCIATED COMPONENTS
9. ASPHALT SIDING AT FORMER WINDOW OPENING TO BE REMOVED
10. REMOVE REPLACEMENT CHIMNEY
11. ALL EXISTING EXTERIOR LIGHTING TO BE REMOVED

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RENOVATIONS & ADDITION

85 DANIEL STREET
PORTSMOUTH, NH 03801

EXISTING ELEVATIONS

HISTORIC DISTRICT COMMISSION - WORK SESSION / PUBLIC HEARING MAY 2022

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A7

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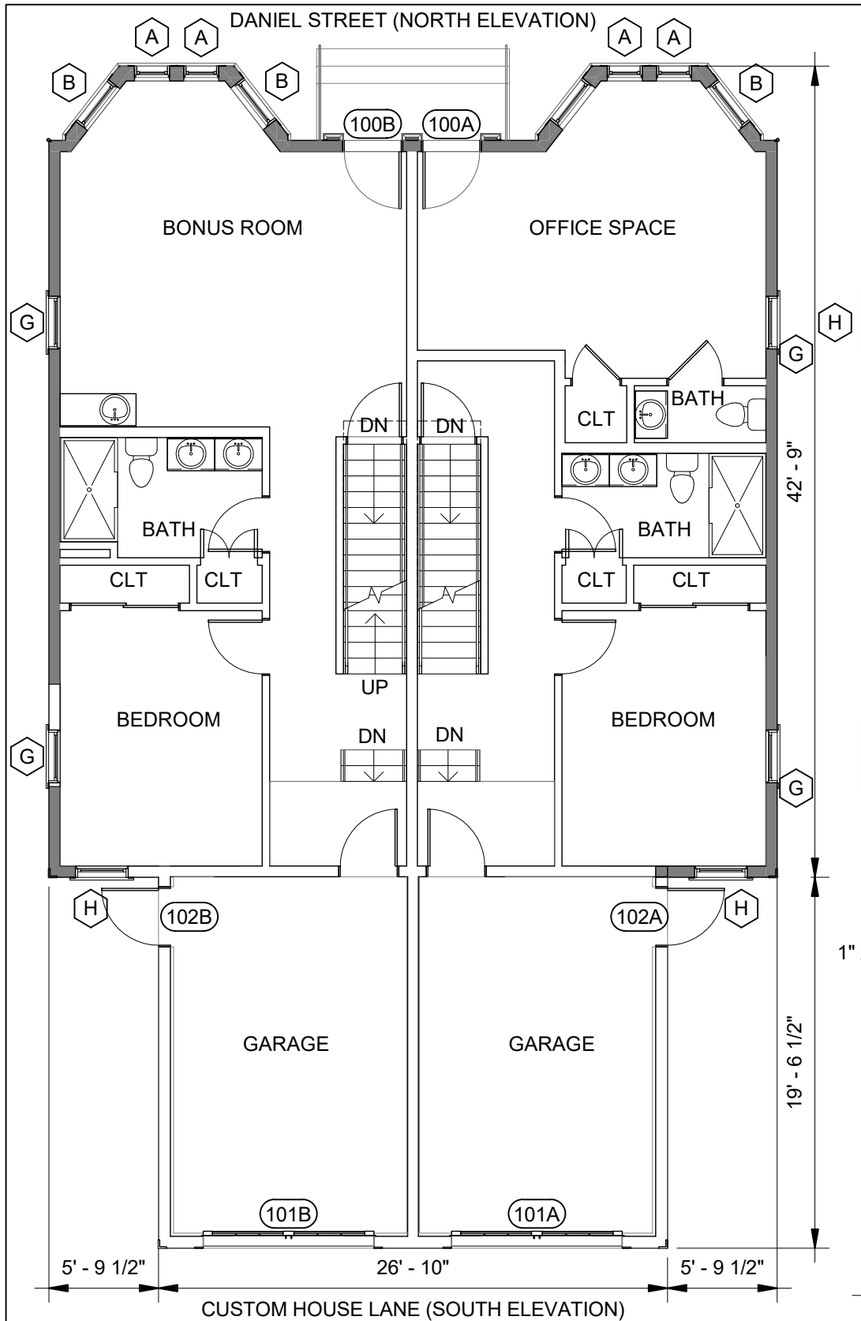
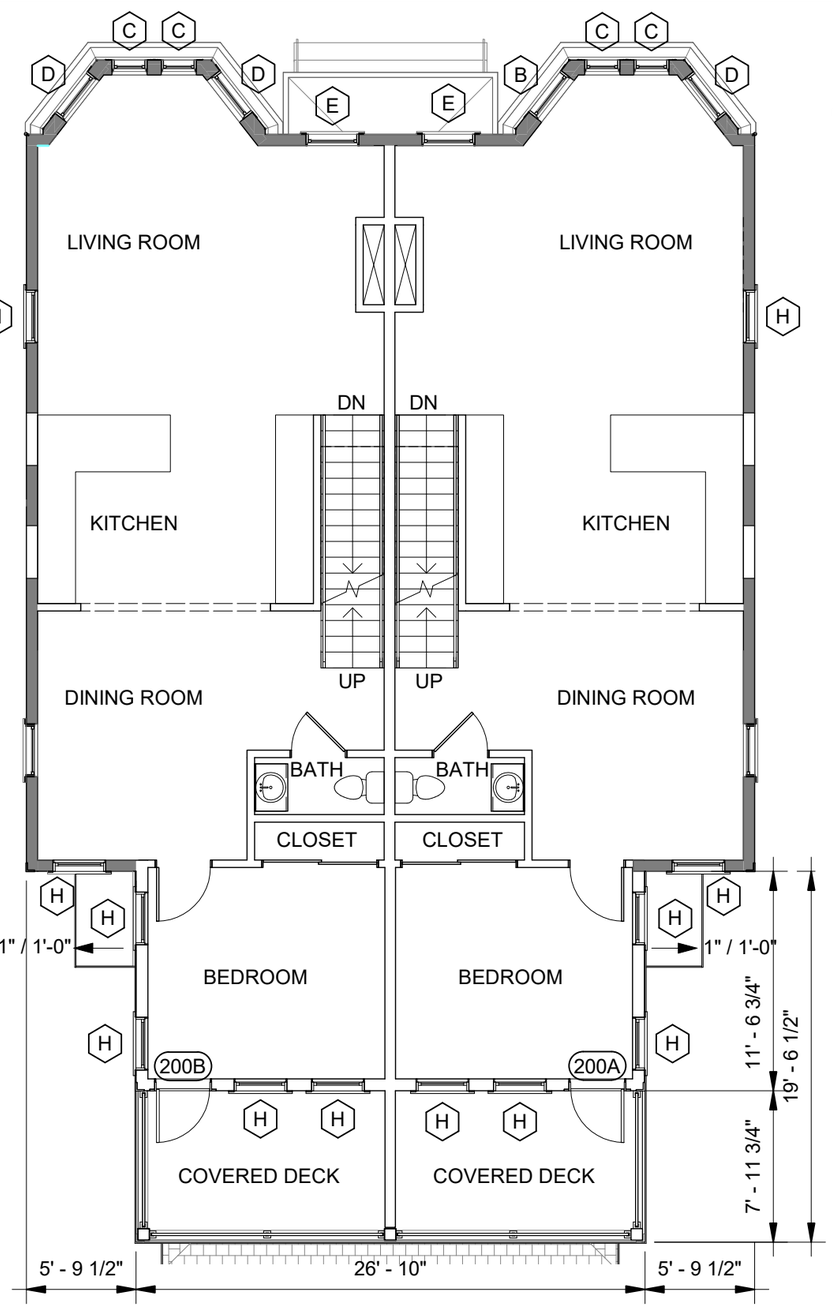
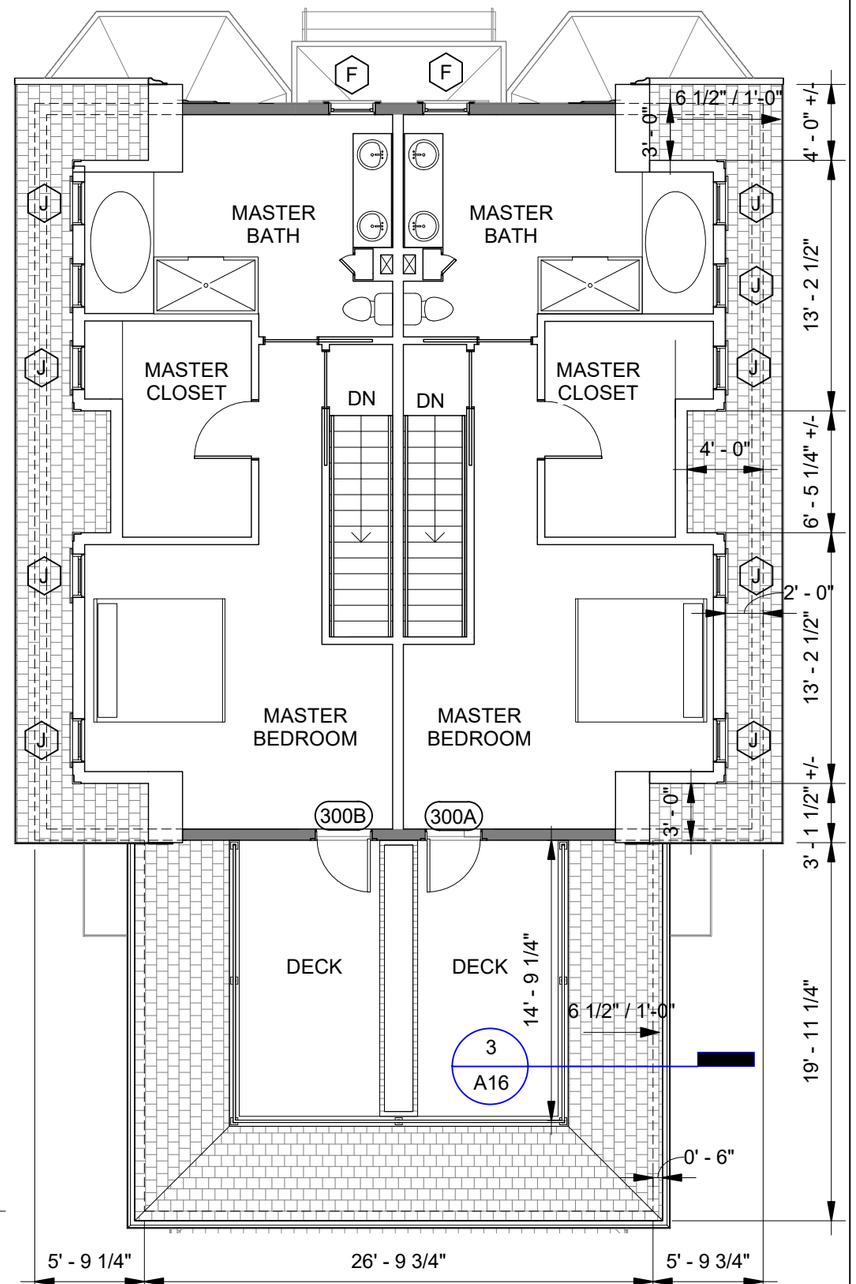
McHA: RD / MG
AS INDICATED



1 FIRST FLOOR
1/8" = 1'-0"



2 SECOND FLOOR PLAN
1/8" = 1'-0"



3 THIRD FLOOR PLAN
1/8" = 1'-0"

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RENOVATIONS & ADDITION

85 DANIEL STREET
PORTSMOUTH, NH 03801

FLOOR PLANS

HISTORIC DISTRICT COMMISSION - WORK SESSION / PUBLIC HEARING MAY 2022

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A8

05/04/2022
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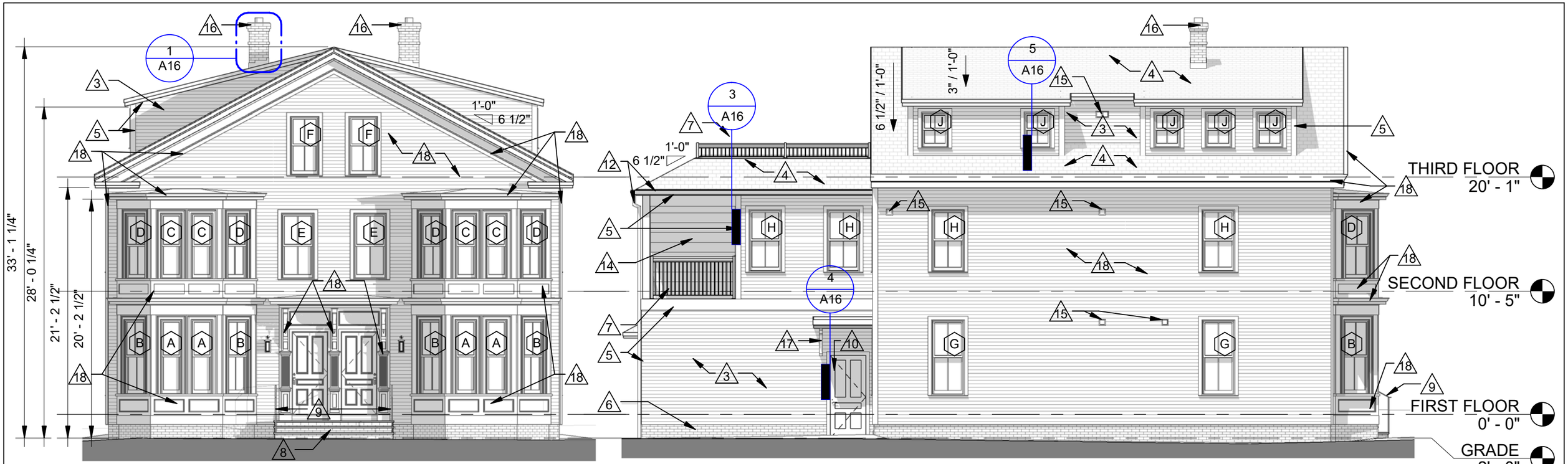

1 NORTH ELEVATION (DANIEL STREET)
1/8" = 1'-0"

2 EAST ELEVATION (LEFT SIDE YARD)
1/8" = 1'-0"

KEYNOTES

1. EXISTING WINDOW TO BE REPLACED WITH GREEN MOUNTAIN MILESTONE WINDOW TO MATCH EXISTING, TRIM TO MATCH EXISTING - WINDOW TAGS A THROUGH F, REFER TO WINDOW SCHEDULE
2. MARVIN ELEVATE SERIES WINDOW - WINDOW TAGS G THROUGH J, REFER TO WINDOW SCHEDULE
3. WOOD SIDING TO MATCH EXISTING HOUSE
4. ARCHITECTURAL SHINGLES
5. COMPOSITE TRIM (AZEK OR EQUAL)
6. BRICK VENEER TO MATCH EXISTING BRICK
7. TIMBER TECH IMPRESSION RAIL EXPRESS, REFER TO A20
8. FRONT STOOP: BRICK RISERS AND BASE TO MATCH EXISTING BRICK WITH GRANITE TREADS
9. EXISTING IRON RAILING TO BE REUSED
10. ENTRY DOOR, REFER TO DOOR SCHEDULE
11. OVERHEAD DOOR BY OVERHEAD DOOR COMPANY, REFER TO DOOR SCHEDULE
12. ALUMINUM GUTTER AND DOWNSPOUT AT ADDITION ROOF, WHITE
13. MECHANICAL UNIT, LOCATION AND SIZE TBD
14. DECK DEMISING WALL, REFER TO A19 FOR DESIGN INTENT
15. EXHAUST VENT, COLOR TO MATCH SIDING
16. PROPOSED FAUX CHIMNEY TO REPLICATE ORIGINAL CHIMNEY'S ALONG DANIEL STREET. LOCATIONS SHOWN ARE APPROXIMATELY ACCURATE TO ORIGINAL LOCATIONS. TO SERVE AS EXHAUST FOR GAS FIREPLACES WITHIN THE UNITS.
17. COMPOSITE BRACKET, TBD
18. PATCH, REPAIR, AND REPLACE EXISTING WOOD TRIM, PANELING, AND SIDING IN KIND

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RENOVATIONS & ADDITION

85 DANIEL STREET
PORTSMOUTH, NH 03801

ELEVATIONS

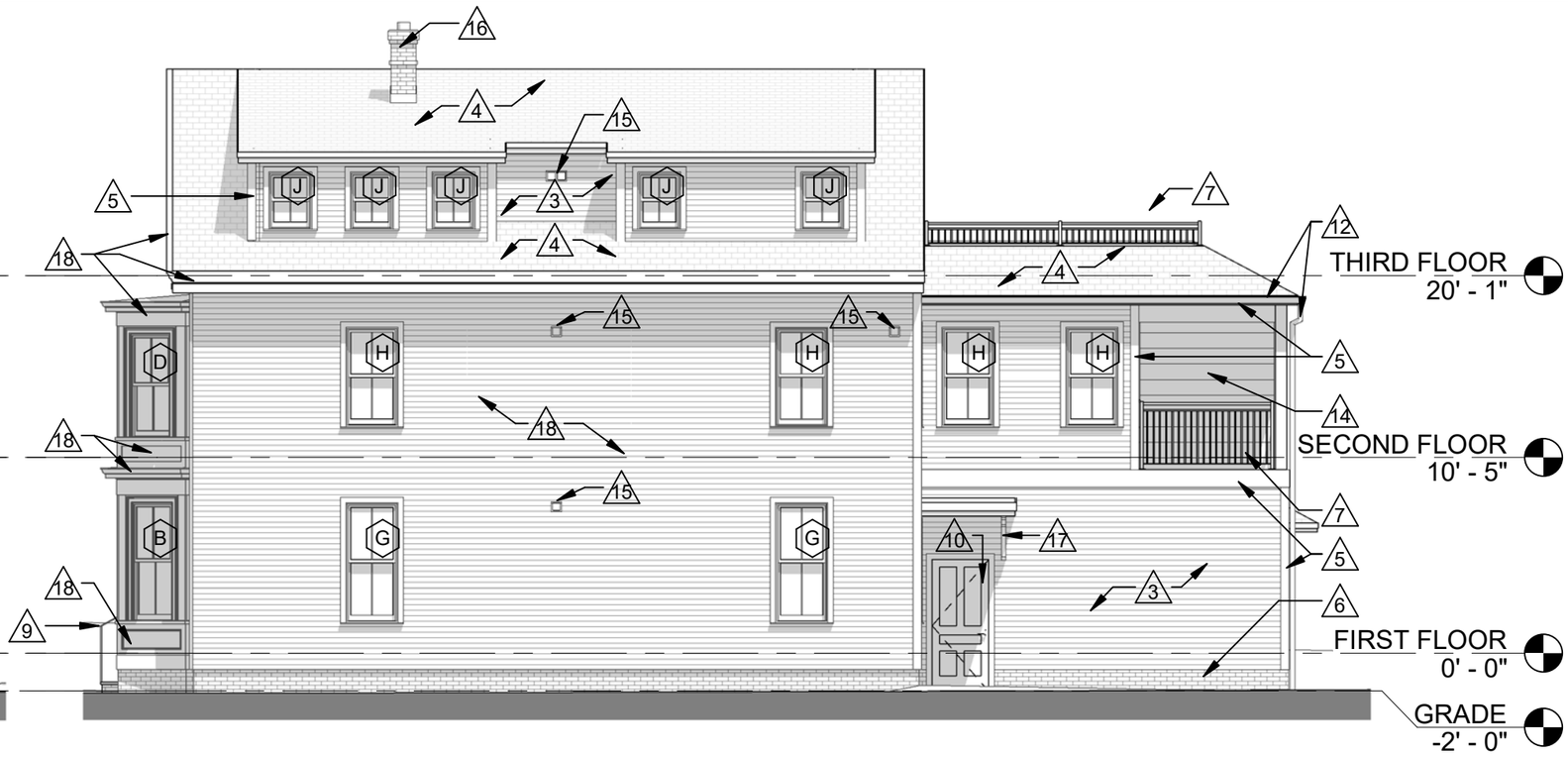
HISTORIC DISTRICT COMMISSION - WORK SESSION / PUBLIC HEARING MAY 2022

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A9

05/04/2022
McHA: RD / MG
AS INDICATED

1 SOUTH ELEVATION (CUSTOM HOUSE LANE)
1/8" = 1'-0"



2 WEST ELEVATION (RIGHT SIDE YARD)
1/8" = 1'-0"

KEYNOTES

1. EXISTING WINDOW TO BE REPLACED WITH GREEN MOUNTAIN MILESTONE WINDOW TO MATCH EXISTING, TRIM TO MATCH EXISTING - WINDOW TAGS A THROUGH F, REFER TO WINDOW SCHEDULE
2. MARVIN ELEVATE SERIES WINDOW - WINDOW TAGS G THROUGH J, REFER TO WINDOW SCHEDULE
3. WOOD SIDING TO MATCH EXISTING HOUSE
4. ARCHITECTURAL SHINGLES
5. COMPOSITE TRIM (AZEK OR EQUAL)
6. BRICK VENEER TO MATCH EXISTING BRICK
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9. EXISTING IRON RAILING TO BE REUSED
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12. ALUMINUM GUTTER AND DOWNSPOUT AT ADDITION ROOF, WHITE
13. MECHANICAL UNIT, LOCATION AND SIZE TBD
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15. EXHAUST VENT, COLOR TO MATCH SIDING
16. PROPOSED FAUX CHIMNEY TO REPLICATE ORIGINAL CHIMNEY'S ALONG DANIEL STREET. LOCATIONS SHOWN ARE APPROXIMATELY ACCURATE TO ORIGINAL LOCATIONS. TO SERVE AS EXHAUST FOR GAS FIREPLACES WITHIN THE UNITS.
17. COMPOSITE BRACKET, TBD
18. PATCH, REPAIR, AND REPLACE EXISTING WOOD TRIM, PANELING, AND SIDING IN KIND

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RENOVATIONS & ADDITION

85 DANIEL STREET
PORTSMOUTH, NH 03801

ELEVATIONS

HISTORIC DISTRICT COMMISSION - WORK SESSION / PUBLIC HEARING MAY 2022

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A10

05/04/2022
McHA: RD / MG
AS INDICATED

EXISTING PERSPECTIVE FROM OLD CITY HALL OF 85 DANIEL STREET

PERSPECTIVE FROM OLD CITY HALL OF 85 DANIEL STREET WITH PROPOSED DORMER

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RENOVATIONS & ADDITION
85 DANIEL STREET
PORTSMOUTH, NH 03801

DANIEL STREET RENDERING
HISTORIC DISTRICT COMMISSION - WORK SESSION / PUBLIC HEARING MAY 2022

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A11

05/04/2022
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NOT TO SCALE

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RENOVATIONS & ADDITION

85 DANIEL STREET
PORTSMOUTH, NH 03801

VIEW FROM DANIEL STREET

HISTORIC DISTRICT COMMISSION - WORK SESSION /
PUBLIC HEARING MAY 2022

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A12

05/04/2022
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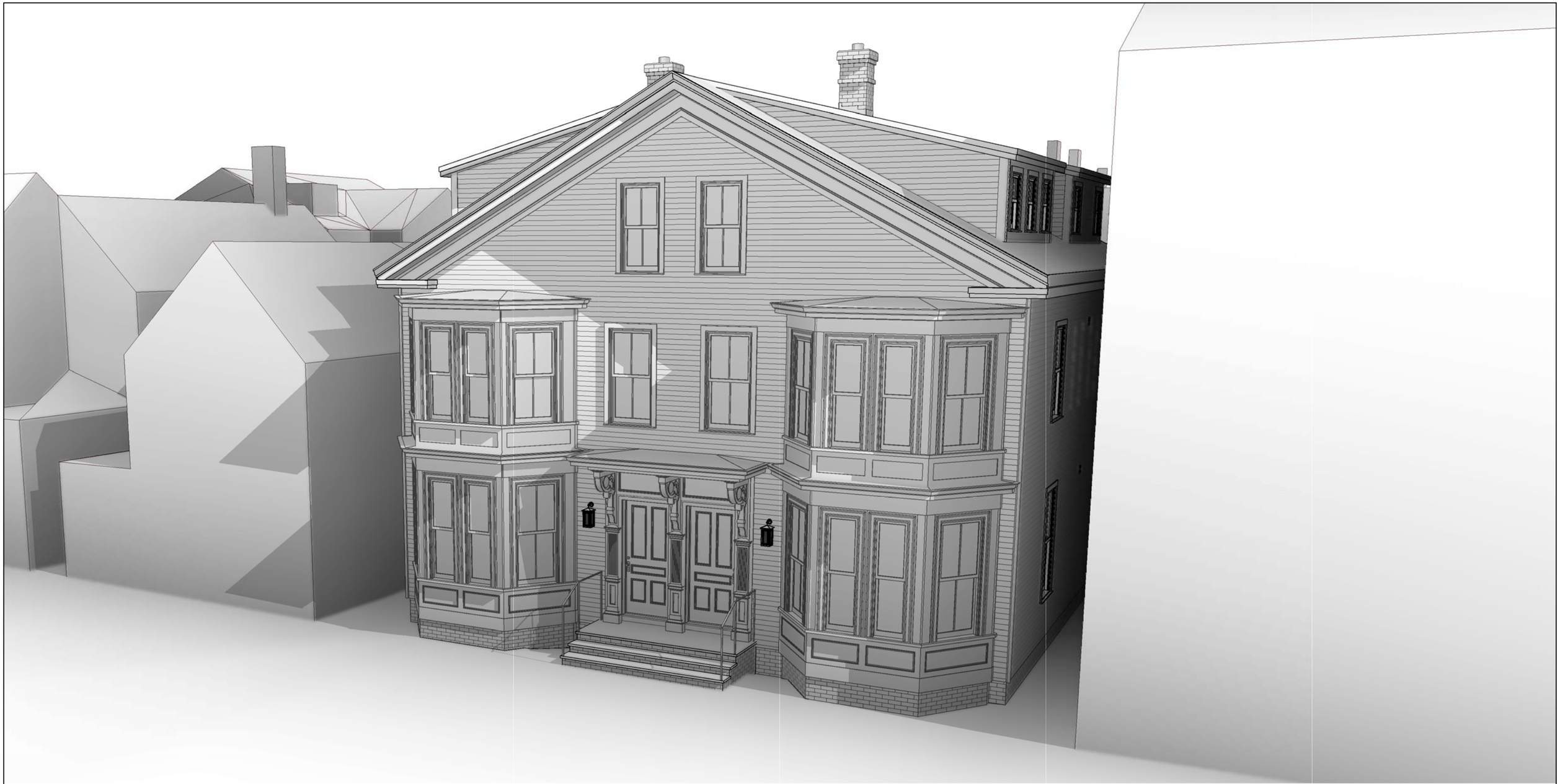

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RENOVATIONS & ADDITION

85 DANIEL STREET
PORTSMOUTH, NH 03801

VIEW FROM DANIEL STREET

HISTORIC DISTRICT COMMISSION - WORK SESSION /
PUBLIC HEARING MAY 2022

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A13

05/04/2022
McHA: RD / MG
NOT TO SCALE

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RENOVATIONS & ADDITION

85 DANIEL STREET
PORTSMOUTH, NH 03801

VIEW FROM REAR ALLEY

HISTORIC DISTRICT COMMISSION - WORK SESSION / PUBLIC HEARING MAY 2022

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

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RENOVATIONS & ADDITION

85 DANIEL STREET
PORTSMOUTH, NH 03801

VIEW FROM REAR ALLEY

HISTORIC DISTRICT COMMISSION - WORK SESSION /
PUBLIC HEARING MAY 2022

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

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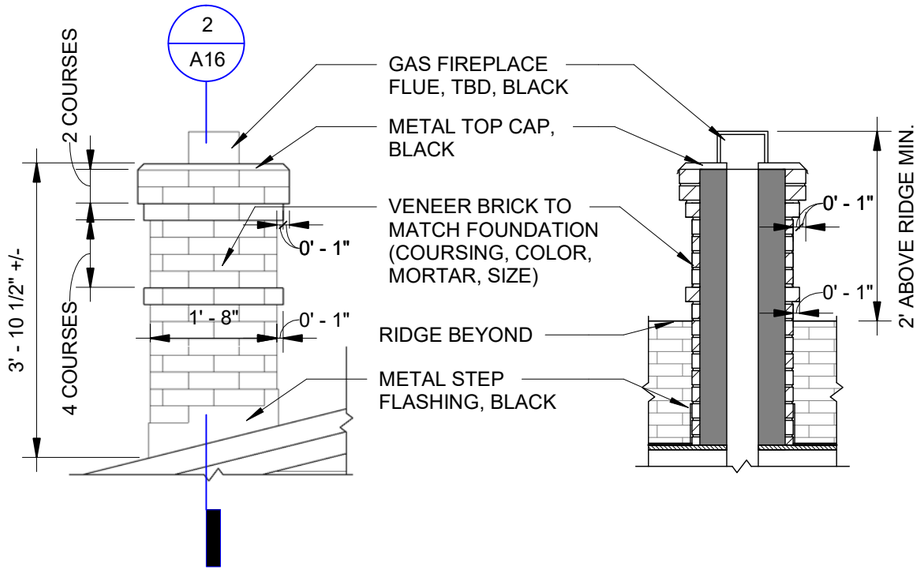
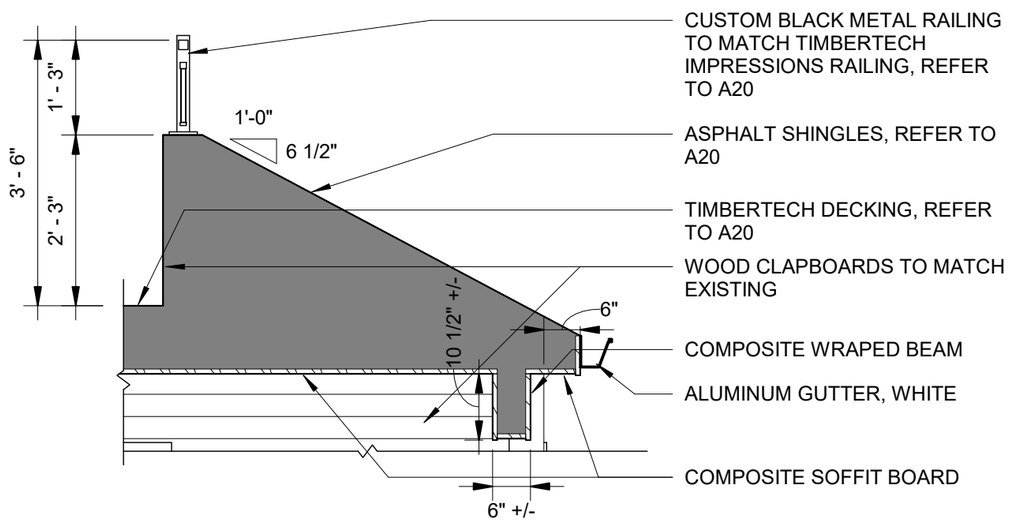
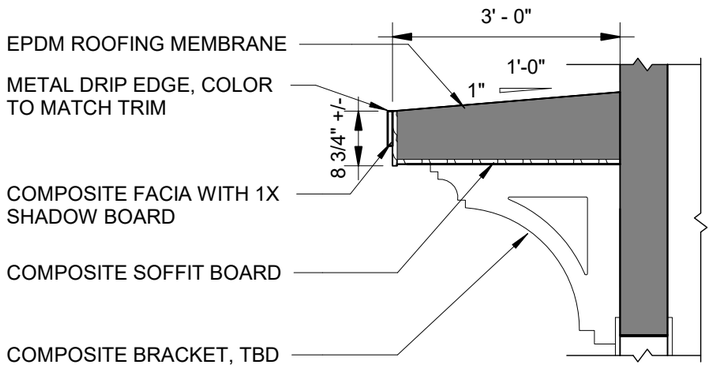


1 ELEVATION AT CHIMNEY
1/2" = 1'-0"

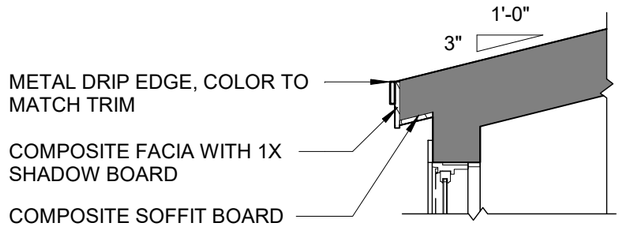
2 SECTION DETAIL AT CHIMNEY
1/2" = 1'-0"



3 DETAIL AT HIP ROOF
1/2" = 1'-0"



4 TYPICAL SECTION DETAIL THROUGH REAR ENTRY OVERHANG
1/2" = 1'-0"



5 TYPICAL EAVE DETAIL AT PROPOSED DORMER
1/2" = 1'-0"

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RENOVATIONS & ADDITION

85 DANIEL STREET
PORTSMOUTH, NH 03801

DETAILS

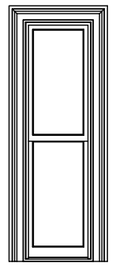
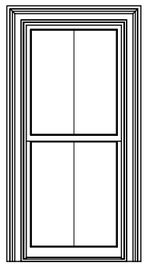
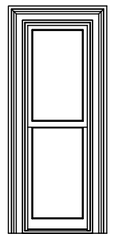
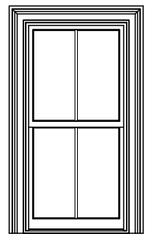
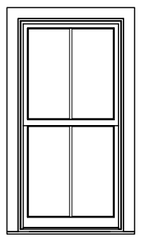
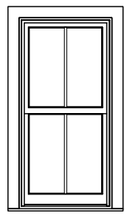
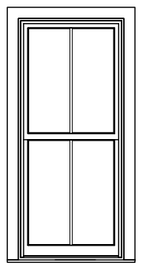
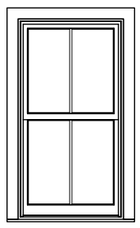
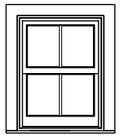
HISTORIC DISTRICT COMMISSION - WORK SESSION / PUBLIC HEARING MAY 2022

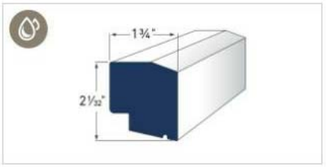
McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A16

05/04/2022
McHA: RD / MG
Scale: 1/2" = 1'-0"

WINDOW TYPES

								
TYPE A:	TYPE B:	TYPE C:	TYPE D:	TYPE E:	TYPE F:	TYPE G:	TYPE H:	TYPE J:
DOUBLE HUNG WINDOW TO MATCH EXISTING, 1 OVER 1	DOUBLE HUNG WINDOW TO MATCH EXISTING, 2 OVER 2	DOUBLE HUNG WINDOW TO MATCH EXISTING, 1 OVER 1	DOUBLE HUNG WINDOW TO MATCH EXISTING, 2 OVER 2	DOUBLE HUNG WINDOW TO MATCH EXISTING, 2 OVER 2	DOUBLE HUNG WINDOW TO MATCH EXISTING, 2 OVER 2	DOUBLE HUNG WINDOW, 2 OVER 2	DOUBLE HUNG WINDOW, 2 OVER 2	DOUBLE HUNG OR AWNING WINDOW, TBD, 2 OVER 2



Historic Sill AZM-6930

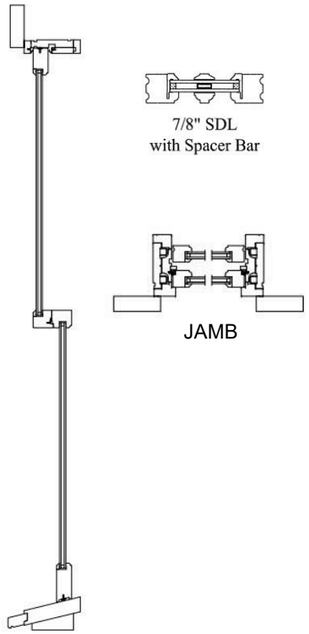
EAST, SOUTH, WEST ELEVATION WINDOW SILL TRIM, CASING TO BE SMOOTH 1X COMPOSITE TRIM (AZEK OR EQUAL)

WINDOW SCHEDULE

Type Mark	Nominal Width	Nominal Height	Sill Height	Comments
A	1' - 10 3/4"	6' - 4"	1' - 8 1/2"	GREEN MOUNTAIN (VIF - MATCH EXISTING), TRIM TO REMAIN, REPAIR AND REPLACE IN KIND
B	2' - 10"	6' - 4"	1' - 8 1/2"	GREEN MOUNTAIN (VIF - MATCH EXISTING), TRIM TO REMAIN, REPAIR AND REPLACE IN KIND
C	1' - 10 3/4"	5' - 7"	1' - 0 1/2"	GREEN MOUNTAIN (VIF - MATCH EXISTING), TRIM TO REMAIN, REPAIR AND REPLACE IN KIND
D	2' - 10"	5' - 7"	1' - 0 1/2"	GREEN MOUNTAIN (VIF - MATCH EXISTING), TRIM TO REMAIN, REPAIR AND REPLACE IN KIND
E	2' - 10"	5' - 7"	1' - 0 1/2"	GREEN MOUNTAIN (VIF - MATCH EXISTING), TRIM TO REMAIN, REPAIR AND REPLACE IN KIND
F	2' - 6"	5' - 0"	0' - 2"	GREEN MOUNTAIN (VIF - MATCH EXISTING), TRIM TO REMAIN, REPAIR AND REPLACE IN KIND
G	2' - 10"	6' - 4"	1' - 8"	MARVIN ELEVATE, COMPOSITE 1X TRIM AND HISTORIC SILL
H	2' - 10"	5' - 3"	1' - 8"	MARVIN ELEVATE, COMPOSITE 1X TRIM AND HISTORIC SILL
J	2' - 4"	3' - 0"	2' - 6"	MARVIN ELEVATE, COMPOSITE 1X TRIM AND HISTORIC SILL

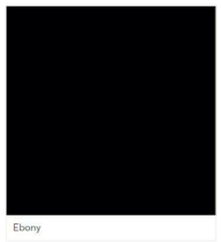
WINDOW NOTES

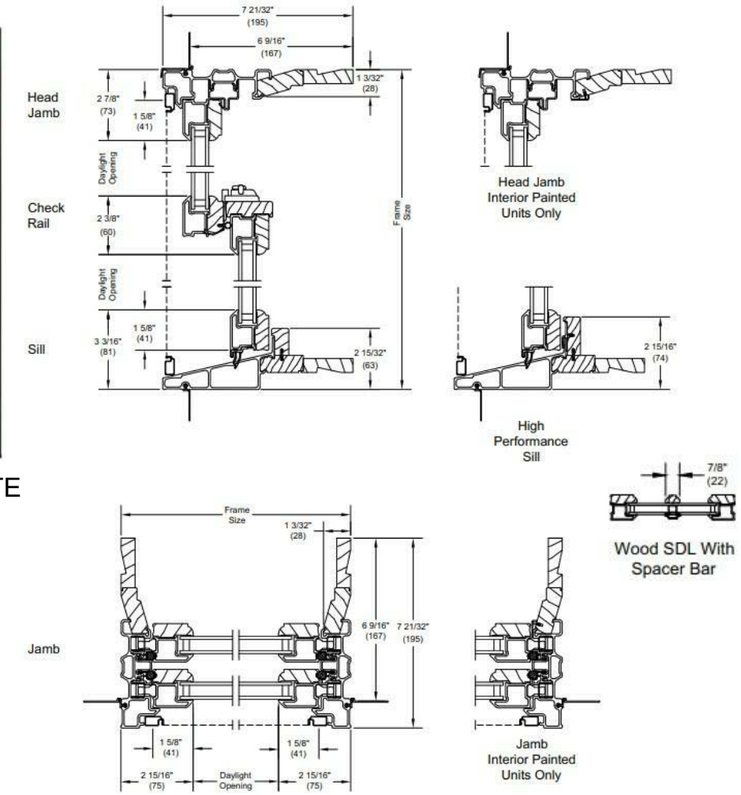
1. ALL WINDOWS ON EAST, SOUTH, AND WEST ELEVATIONS TO BE MARVIN ELEVATE SERIES.
   A. FRAME AND SASH EXTERIOR: EBONY FINISH (BLACK), PULTRUDED REINFORCED FIBERGLASS (ULTREX®), 0.075" (2MM) THICK
2. ALL WINDOWS ON NORTH ELEVATION TO BE GREEN MOUNTAIN MILESTONE WINDOWS
3. ALL MUNTINS TO BE SIMULATED DIVIDED LITES WITH SPACER BAR (SDLS). REFER TO WINDOW TYPES AND ELEVATIONS FOR PATTERNS.
4. ALL WINDOWS TO BE LOW-E ARGON FILLED.
5. PROVIDE HALF INSECT SCREENS AT ALL WINDOWS.
6. ALL WINDOWS ON EAST, SOUTH, AND WEST ELEVATIONS TO HAVE 1X COMPOSITE CASING AND HISTORIC SILL NOSE (AZEK OR EQUAL), COLOR TO MATCH SIDING.



GREN MOUNTAIN MILESTONE WINDOW DETAILS, NORTH ELEVATION WINDOW REPLACEMENTS

MARVIN ELEVATE ELEVATION





MARVIN ELEVATE WINDOW DETAILS

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RENOVATIONS & ADDITION

85 DANIEL STREET
PORTSMOUTH, NH 03801

WINDOW SCHEDULE

HISTORIC DISTRICT COMMISSION - WORK SESSION / PUBLIC HEARING MAY 2022

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A17

05/04/2022
McHA: RD / MG
AS INDICATED

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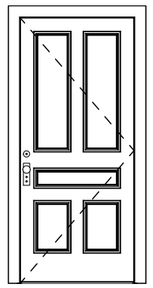
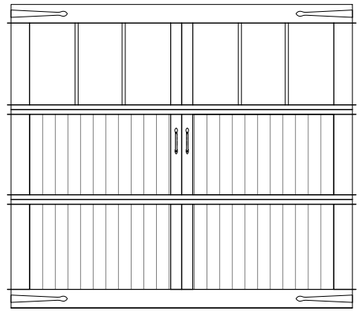
DOOR TYPES



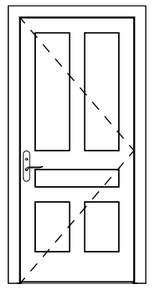
TYPE A:

EXISTING FRONT DOORS TO REMAIN, REPAIR AND PAINT



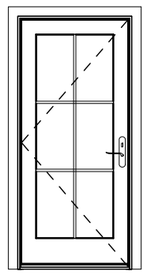
TYPE B:

HORMANN NORTHWEST DOOR "I0" DESIGN - 03S, SATIN ETCH GLAZING, DECO KIT B-TRADITIONAL SERIES



TYPE C:

TRUSTILE WOOD DOOR, 5 PANEL SIMILAR TO FRONT DOORS
MODEL: TS5060

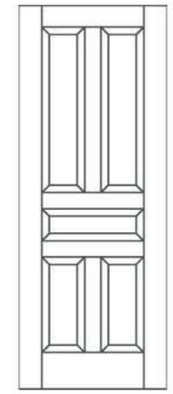


TYPE D:

TRUSTILE WOOD 6 LITE DOOR
MODEL: FL606

HISTORIC DISTRICT DOOR SCHEDULE

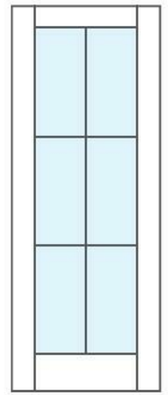
Mark	Size		Door			Comments
	Height	Width	Type Mark	Material	Finish	
100A	7' - 0"	3' - 0"	A	WOOD	REPAIR & PAINT	EXISTING FRONT DOOR TO REMAIN
100B	7' - 0"	3' - 0"	A	WOOD	REPAIR & PAINT	EXISTING FRONT DOOR TO REMAIN
101A	8' - 0"	9' - 0"	N	ALUMINUM	FACTORY FINISH, TBD	
101B	8' - 0"	9' - 0"	N	ALUMINUM	FACTORY FINISH, TBD	
102A	7' - 0"	3' - 0"	C	WOOD	PAINT	
102B	7' - 0"	3' - 0"	C	WOOD	PAINT	
200A	6' - 8"	3' - 0"	D	WOOD	PAINT	
200B	6' - 8"	3' - 0"	D	WOOD	PAINT	
300A	6' - 8"	3' - 0"	D	WOOD	PAINT	
300B	6' - 8"	3' - 0"	D	WOOD	PAINT	



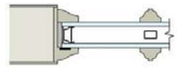
TS5060

Roman Ogee (OG) Sticking

TYPE C - TS5060:
5 PANEL WOOD DOOR
ROMAN OGEE STICKING
WITH FLAT PANEL



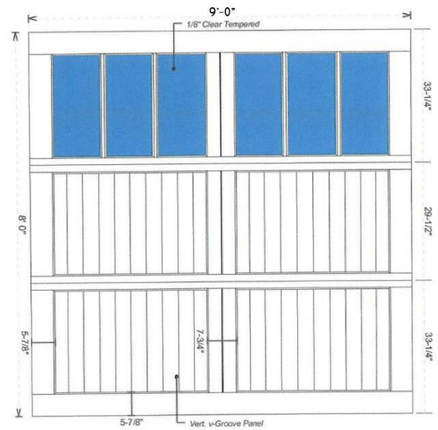
FL606



Roman Ogee (OG) SDL Glass

TYPE D - FL606:
6 LITE WOOD DOOR
ROMAN OGEE STICKING
WITH ROMAN OGEE
SIMULATED DIVIDED LITE

MARVIN TRUSTILE ENTRY DOORS



SATIN ETCH GLAZING

IMAGE OF SIMILAR DOOR

TYPE B - HORMANN NORTHWEST DOOR
"I0" DESIGN - 03S - SATIN ETCH GLAZING - DECO KIT B-TRADITIONAL SERIES

HORMANN NORTHWEST DOOR OVERHEAD DOOR

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RENOVATIONS & ADDITION
85 DANIEL STREET
PORTSMOUTH, NH 03801

DOOR SCHEDULE
HISTORIC DISTRICT COMMISSION - WORK SESSION / PUBLIC HEARING MAY 2022

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A18

05/04/2022
McHA: RD / MG
AS INDICATED

Bromley Outdoor Lantern Wall Sconce

By Hinkley

LUMENS LIGHT AND LIVING
Call Us 877.445.4486

Bromley Outdoor Lantern Wall Sconce
By Hinkley

Product Options

Finish: Museum Black,
Size: Small,
Light Option: LED

Details

OK for Use in Outdoor Areas
Material: Aluminum
Shade Material: Clear Glass
Dimmable When Used With a Electronic low voltage dimmable or standard (triac) incandescent dimmable Dimmer (Not Included)
UL Listed Wet
Warranty: Limited 2 Year
Made In China

Dimensions

Small Option Backplate: Width 4.75", Height 8.5"
Small Option Fixture: Width 8", Height 20", Depth 9.75", Weight 5Lbs

Lighting

Small

Lamp Type	LED
Total Lumens	700.0
# of Bulbs	2 (Included)
Bulb Type	5W CA10 Flame E12
Volts	120
Color Temp	2700 (Warm)
Average Lifespan	15000.00
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

LT-1: BROMLEY OUTDOOR LANTERN WALL SCONCE - FIRST FLOOR
OR EQUAL

Home / Franklin Iron Works / Style # 42F98

Franklin Iron Works Arnett 10 1/2" High Black Outdoor Wall Light

Product Details

Illuminate a dark outdoor space with this urban barn light from Franklin Iron Works.

Additional Info:

A careful balance of rusticity and elegance, this outdoor wall light is the perfect addition to your patio or balcony. In a classic urban barn style with a curving neck, it invokes a charmingly old-fashioned feel. A smooth black finish gives this fixture a clean, almost contemporary touch. Vertical installation only.

FRANKLIN IRON WORKS

Shop all Franklin Iron Works

- 12" wide x 10 1/2" high. Extends 14 1/2" from the wall. Backplate is 6 1/4" wide x 3/4" deep. Weighs 2.42 lbs.
- Uses one maximum 100 watt standard-medium base bulb (not included).
- Barn-style outdoor wall light from the Franklin Iron Works™ brand.
- Black finish over aluminum construction. Gooseneck arm.
- Vertical installation only. Distance from mounting point to top of fixture is 6".

LT-2: ARNETT 10 1/2" HIGH BLACK OUTDOOR WALL LIGHT - THIRD FLOOR PORCH
OR EQUAL

Pop-in 4in LED Round Remodel Recessed Downlight Multi-Pack

By WAC Lighting

LUMENS LIGHT AND LIVING
Call Us 877.445.4486

Pop-in 4in LED Round Remodel Recessed Downlight Multi-Pack
By WAC Lighting

Product Options

Quantity: 12-Pack

Details

Designed in 2019
Finish: Electrostatically Powder Coated White
Material: Aluminum
Housing Type: IC Remodel Housing
Trim Type: Deep Reflector
Title 24 compliant
Energy Star Qualified
ETL Listed Wet
Warranty: 5 Years Functional, 2 Years Finish
Made In China

Dimensions

Cut-out: Diameter 4"
Fixture: Height 4.6", Diameter 5"

Lighting

Lamp Type	LED Built-in
Total Lumens	1035
Total Watts	12.00
Volts	120 /277 Volt
Color Temp	3000 (Soft White)
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

LT-3:POP-IN 4IN LED ROUND REMODEL/NEW CONSTRUCTION RECESSED DOWNLIGHT - OVERHANGS AND CANOPIES
OR EQUAL

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RENOVATIONS & ADDITION 85 DANIEL STREET PORTSMOUTH, NH 03801	LIGHTING CUT SHEETS HISTORIC DISTRICT COMMISSION - WORK SESSION / PUBLIC HEARING MAY 2022	McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire	A19	05/04/2022 McHA: RD / MG AS INDICATED

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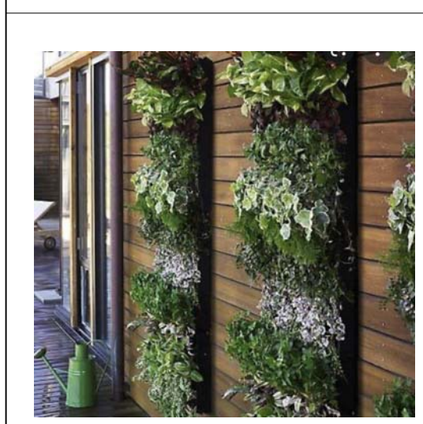
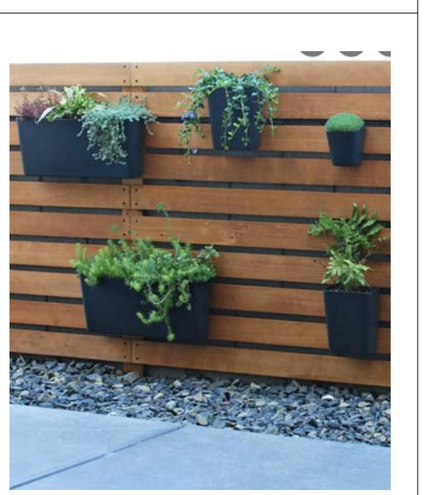
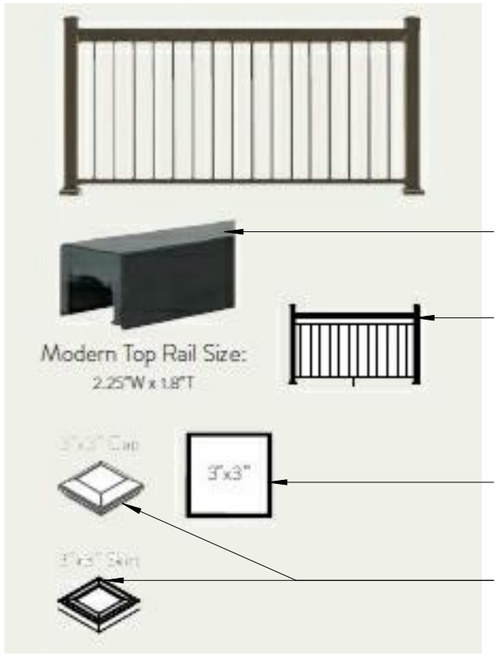
ASPHALT SHINGLES
CERTAINTEED LANDMARK SERIES OR EQUAL, COLOR TBD





DECK DEMISING WALL INSPIRATION
STAINED WOOD TO MATCH TIMBERTECH DECKING



MODERN TOP RAIL

ALUMINUM BALUSTERS WITH OPEN MID RAIL

3"X3" POST

3"X3" CAP AND SKIRT

REAR RAILING
TIMBERTECH IMPRESSIONS RAIL EXPRESS, MODERN TOP RAIL, ALUMINUM BALUSTERS WITH OPEN MID RAIL, 3"X3" POSTS WITH CAP AND SKIRT, BLACK

DECKING MATERIAL
TIMBERTECH AZEK VINTAGE COLLECTION - DARK HICKORY

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RENOVATIONS & ADDITION
85 DANIEL STREET
PORTSMOUTH, NH 03801

MATERIALS & SELECTIONS
HISTORIC DISTRICT COMMISSION - WORK SESSION / PUBLIC HEARING MAY 2022

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A20

05/04/2022
McHA: RD / MG
NOT TO SCALE

City of Portsmouth, NH

04/29/2022

LU-22-83

Land Use Application

Status: Active

Date Created: Apr 20, 2022

Applicant

Vasilia Tooley
btooley@comcast.net
166 New Castle Avenue
Portsmouth, NH 03801
603-770-0347

Location

166 NEW CASTLE AVE
Portsmouth, NH 03801

Owner:

TOOLEY DAVID J & TOOLEY VASILIA
166 NEW CASTLE AVE PORTSMOUTH, NH 03801

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

Marvin standard size double hung window – 28" x 48"

Using the same window placed on the adjoining side of the garage for the room above the garage

HONDA

POLARIS

City of Portsmouth, NH

04/29/2022

LU-22-74

Land Use Application

Status: Active

Date Created: Apr 14, 2022

Applicant

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

Location

404 ISLINGTON ST
Portsmouth, NH 03801

Owner:

404 ISLINGTON STREET LLC
404 ISLINGTON ST PORTSMOUTH, NH 03801

Applicant Information

Please indicate your relationship to this project

F. Applicant's Representative Filing on behalf of C., D. or E. above

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

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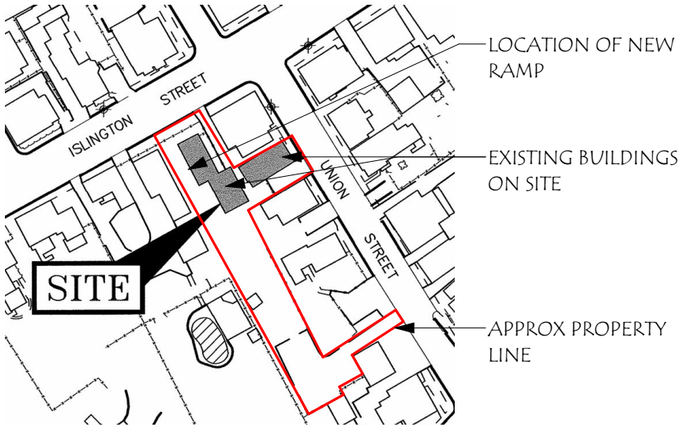
☐

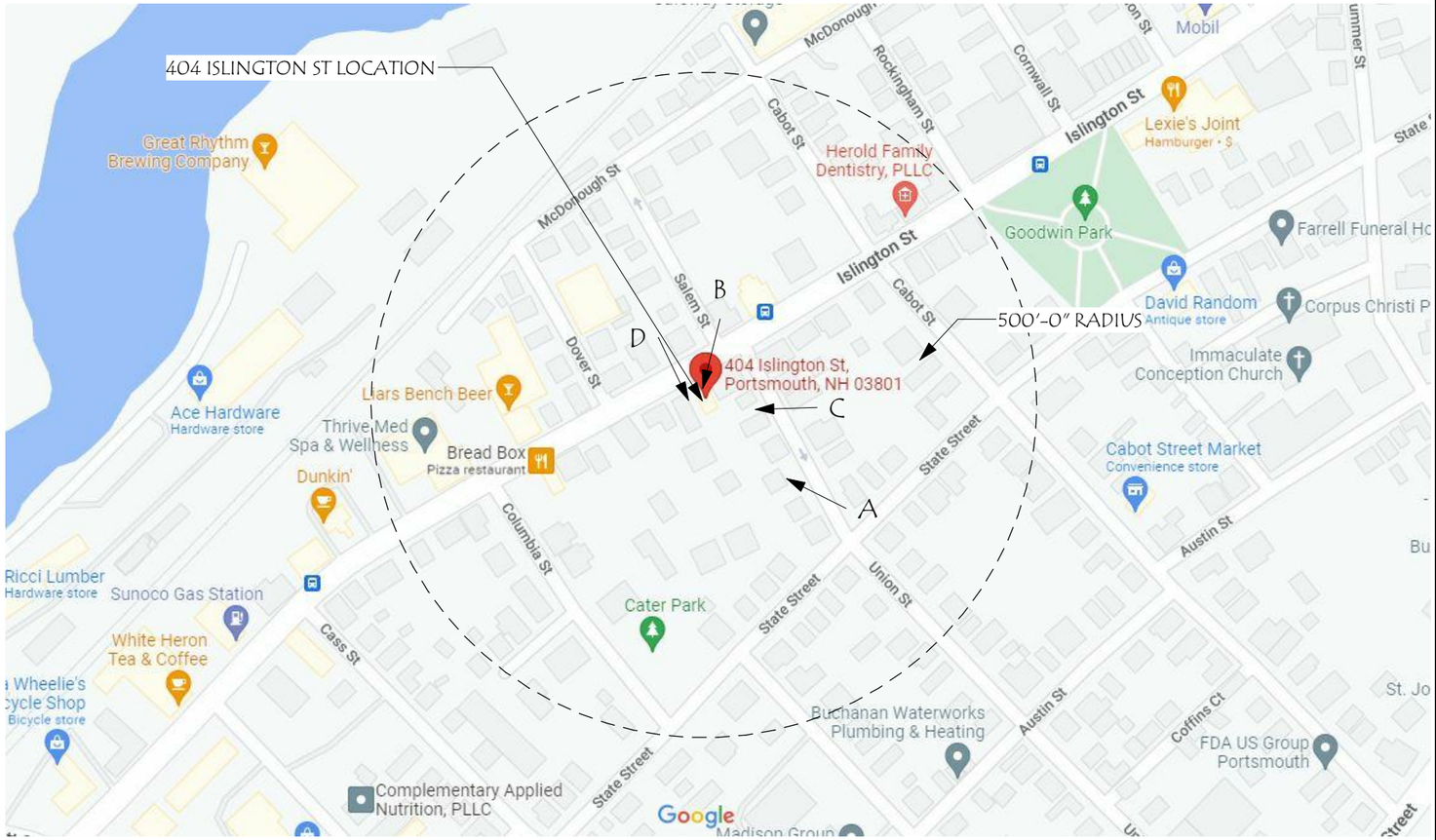
Request for Extension of Previously Granted Land Use Approval

404 ISLINGTON STREET

GENERAL PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE ADDITION OF A NEW ACCESSIBLE RAMP TO AN EXISTING STRUCTURE.





ZONING SUMMARY:

ZONING DISTRICT: CD4-L2
LOT SIZE: 12,630 SF
REQUIRED LOT AREA PER DWELLING UNIT:
BUILDING HEIGHT: 35'-0" ALLOWED
GROUND FLOOR ABOVE SIDEWALK: 11'-0" MIN
MIN GROUND STORY HEIGHT: ~8'-6" EXISTING

MARKET SQUARE ARCHITECTS
5121 Rec Cave Road, Suite 106
Austin, TX 78746
PH: 512.350.0350

HISTORIC DISTRIC COMMISSION
WORKSESSION/ PUBLIC HEARING
MAY 2022

MARTIN HILL INN
404 ISLINGTON ST.
PORTSMOUTH, NH, 03801

Revisions: #	Description	Date

SCALE:
DRAWN BY: Author
CHECKED BY: Checker
PROJECT NO.: 2022030
DATE: 05/25/22

TITLE: COVER SHEET

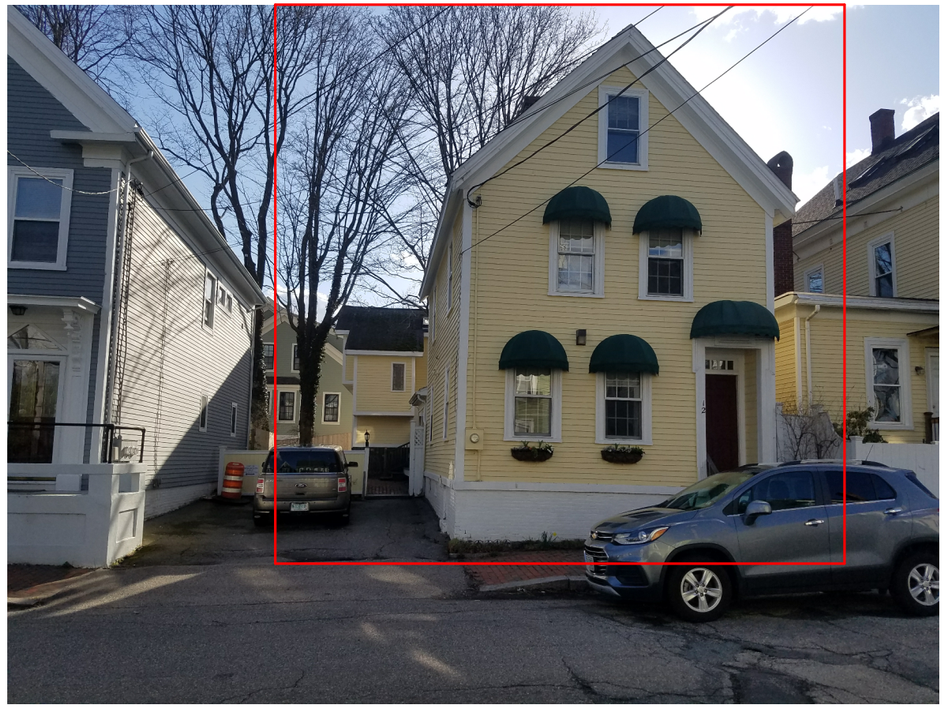
1

* 2022 Market Square Architects 4/14/2022 10:14:02 AM

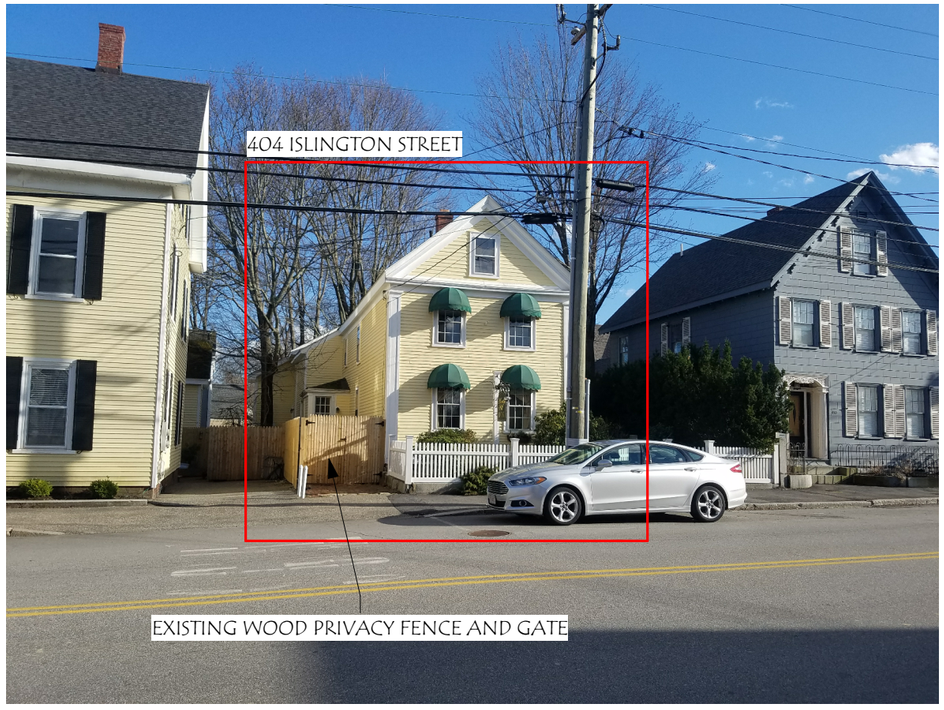
A: UNION STREET

B: ISLINGTON STREET

404 ISLINGTON STREET



C: UNION STREET



D: ISLINGTON STREET

MARKET SQUARE ARCHITECTS
512 Rec Cove Road, Suite 106
Austin, TX 78746
PH: 512.350.0350

HISTORIC DISTRIC COMMISSION
WORKSESSION/ PUBLIC HEARING
MAY 2022

MARTIN HILL INN

404 ISLINGTON ST.
PORTSMOUTH, NH, 03801

Revisions:
Description Date

SCALE:
DRAWN BY: Author
CHECKED BY: Checker
PROJECT NO.: 2022.030
DATE: 05/25/22

TITLE: EXISTING CONTEXT

2

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VIEW A

VIEW B

VIEW C

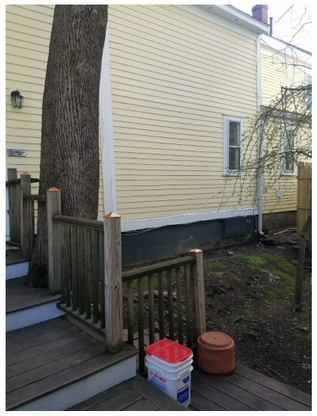
VIEW D

VIEW E

VIEW F

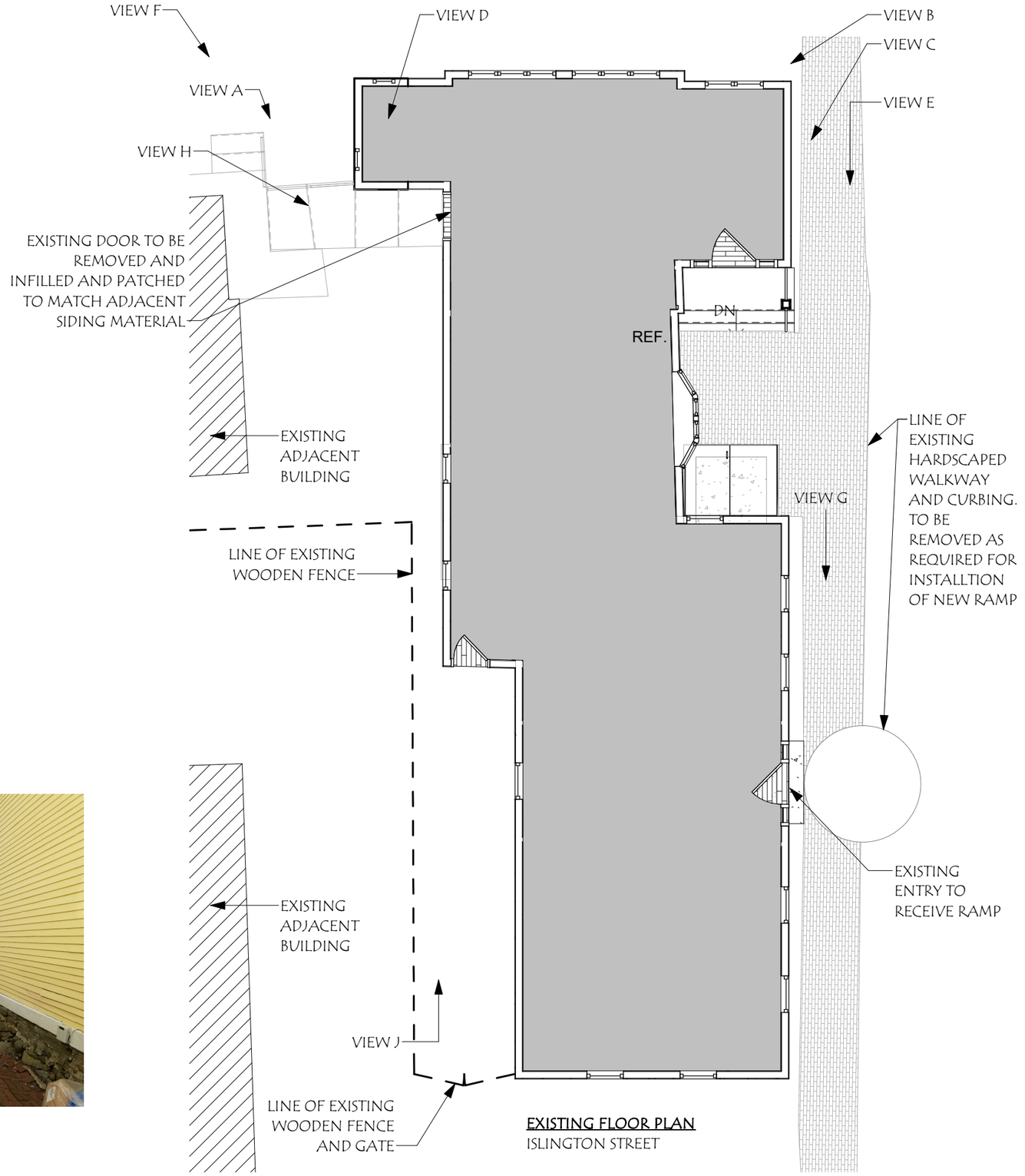
VIEW G

EXISTING ENTRY TO RECEIVE NEW RAMP



VIEW H

VIEW J



EXISTING FLOOR PLAN
ISLINGTON STREET

MARKET SQUARE ARCHITECTS
5121 Rec Cave Road, Suite 106
Austin, TX 78746
PH: 512.350.0330

HISTORIC DISTRIC COMMISSION
WORKSESSION/ PUBLIC HEARING
MAY 2022

MARTIN HILL INN

404 ISLINGTON ST.
PORTSMOUTH, NH, 03801

Revisions:
Description Date

SCALE: 1/8" = 1'-0"
DRAWN BY: SNH
CHECKED BY: RJH
PROJECT NO.: 2022030
DATE: 04/14/22

TITLE: EXISTING PLAN

3

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METAL RAILING EXAMPLE

Trex Enhance® Composite Decking

1" Square Edge Board

Our square edge boards install traditionally like wood–with deck screws.

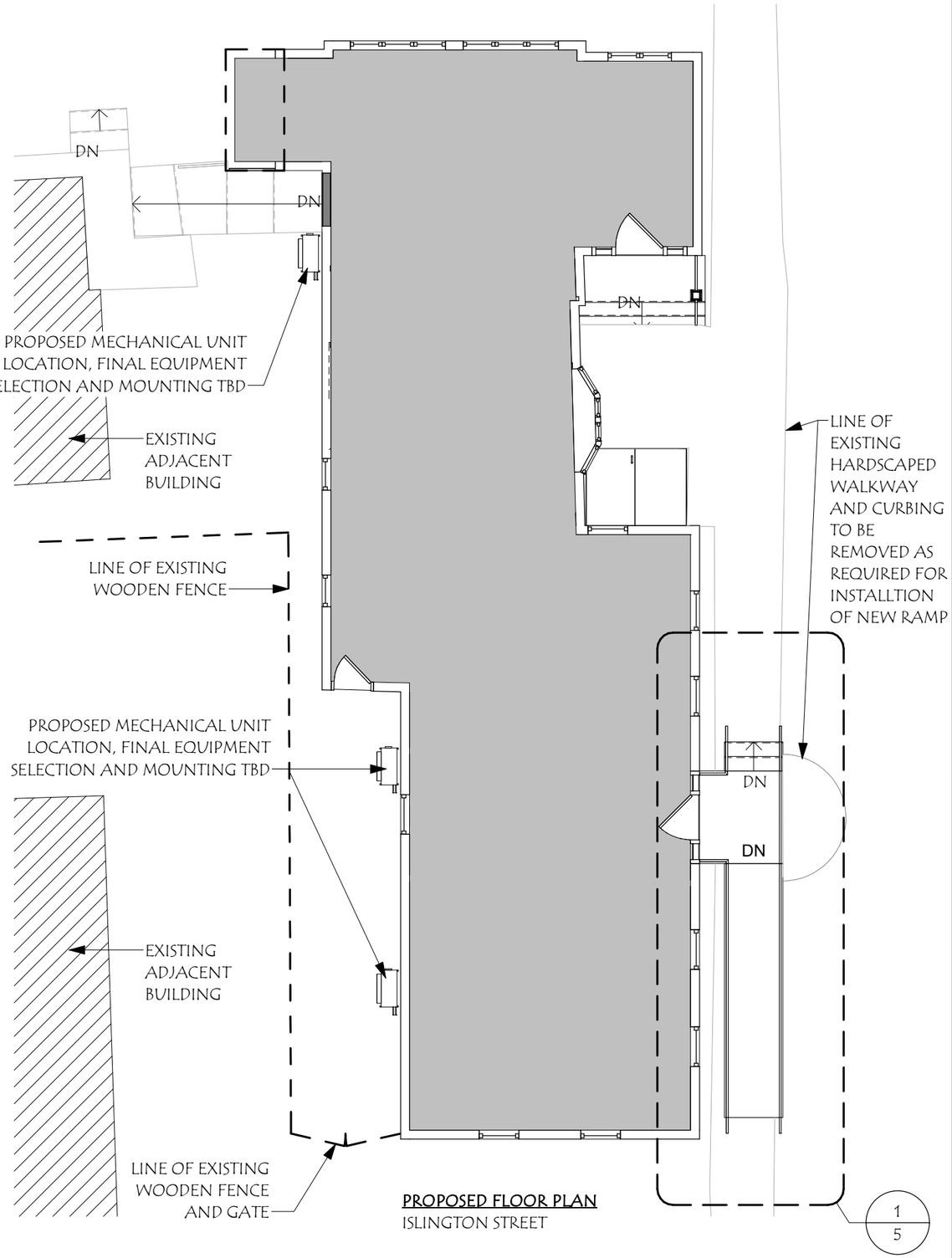
Actual Dimensions
.94 in x 5.5 in x 12 ft (24 mm x 140mm x 365 cm)

.94 in x 5.5 in x 16 ft (24 mm x 140mm x 487 cm)

.94 in x 5.5 in x 20 ft (24 mm x 140mm x 609 cm)

COMPOSITE DECKING OR APPROVED EQUAL
FINAL COLOR TBD

MECHANICAL UNIT EXAMPLE
FINAL SELECTION AND MOUNTING TBD



PROPOSED FLOOR PLAN
ISLINGTON STREET

MARKET SQUARE ARCHITECTS
512 Rec Cove Road, Suite 106
Austin, TX 78746
PH: 512.350.0350

HISTORIC DISTRIC COMMISSION
WORKSESSION/ PUBLIC HEARING
MAY 2022

MARTIN HILL INN

404 ISLINGTON ST.
PORTSMOUTH, NH, 03801

Revisions: #	Description	Date

SCALE: 1/8" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker
PROJECT NO.: 2022030
DATE: 05/25/22

TITLE: PROPOSED

4

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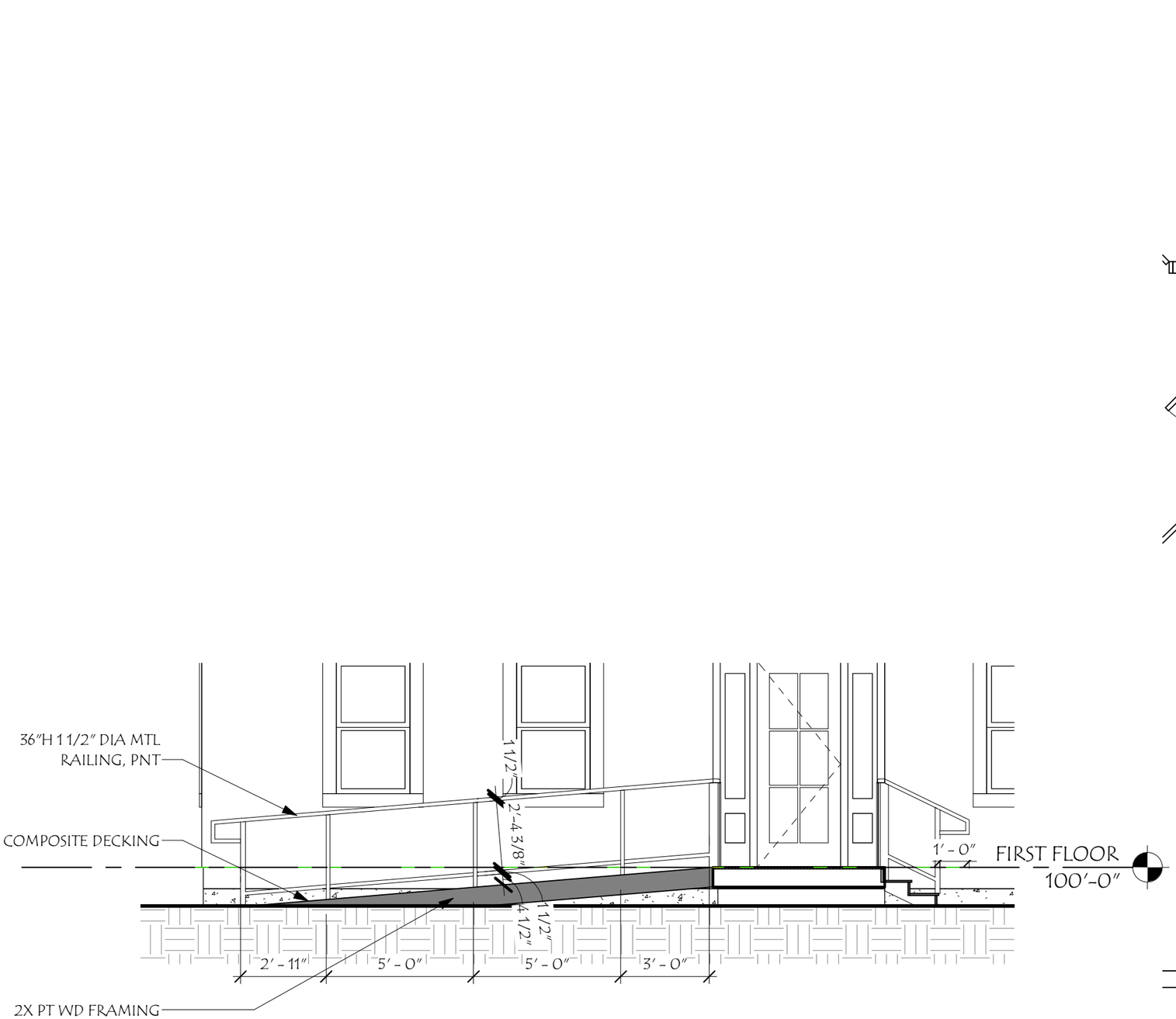
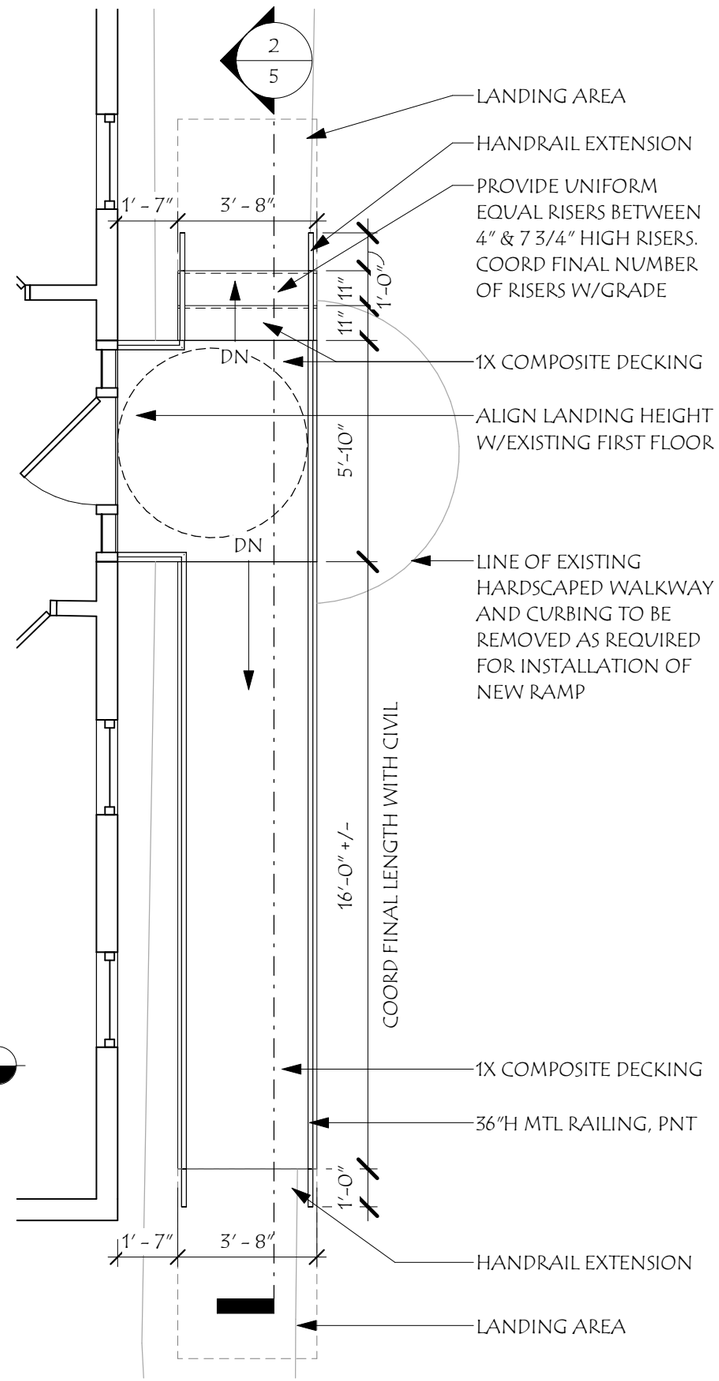
4/14/2022 10:14:06 AM





MARKET SQUARE ARCHITECTS
512 Rec Cave Road, Suite 106
Austin, TX 78746
PH: 512.350.0350

HISTORIC DISTRIC COMMISSION
WORKSESSION/ PUBLIC HEARING
MAY 2022

MARTIN HILL INN

404 ISLINGTON ST.
PORTSMOUTH, NH, 03801

Revisions: #	Description	Date

SCALE:	1/4" = 1'-0"
DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT NO.:	2022050
DATE:	04/11/22

TITLE: PROPOSED

5

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4/14/2022 10:14:06 AM

City of Portsmouth, NH

04/29/2022

LU-22-70

Land Use Application

Status: Active

Date Created: Apr 12, 2022

Applicant

Jaime Morin
rbabostonpermitting@andersencorp.com
30 Forbes Rd
Northborough, MA 01532
508-351-2282

Location

154 MAPLEWOOD AVE
Portsmouth, NH 03801

Owner:

GIDEON WALKER HOUSE TRUST & JAMES H SOMES JR TRUSTEE
154 MAPLEWOOD AVE PORTSMOUTH, NH 03801

Applicant Information

Please indicate your relationship to this project

B. Property Owner's Representative

Alternative Project Address

Alternative Project Address

--

Project Type

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☐

Request for Extension of Previously Granted Land Use Approval

Left side
205
108
109

102
103
104
105
107

108
106
110
101

ADVANTAGES AND APPLICATIONS

The awning window is one sash in a single frame. It is hinged at the top of the frame and pivots out and slightly upward from the bottom. Sash operation is controlled by a rotary operator, which closes the sash tightly onto the frame. Sash locks mounted on both sides of the frame securely tighten the sash. An insect screen is installed on the interior where it will not interfere with sash operation.

Renewal by Andersen® WINDOW REPLACEMENT an Andersen Company

Awning Replacement Windows

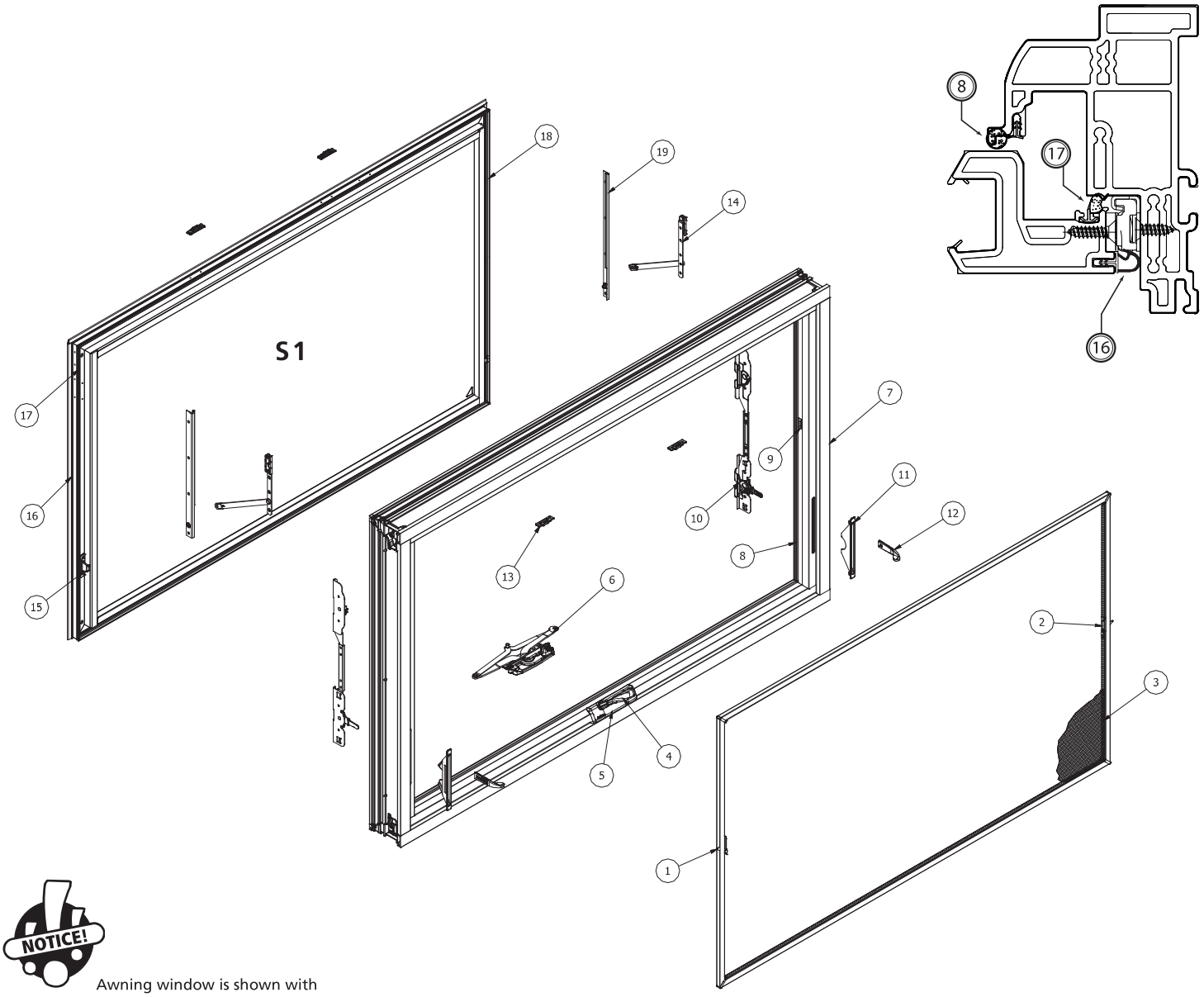
ADVANTAGES

- Ventilation occurs through the entire sash area.
- Window can be left partially open for ventilation during inclement weather.
- Multiple weatherstripping provides a weather-tight seal when sash is closed and locked.
- Patented Fibrex® material is more rigid than vinyl, allowing more glass area.
- Fibrex material with low-maintenance capstock gives a rich, low-luster finish to sash and frame, similar to painted wood.
- Smooth radius surfaces on frame and sash are pleasing to the eye and easier to clean.
- Mortise and tenon appearance on the interior and exterior sash and frame corners give a traditional hand-crafted look.

APPLICATIONS

- Excellent choice for clerestory applications. Awnings offer dramatic design accents when stacked vertically or combined horizontally in ribbons.
- Effectively used high on a wall for privacy or when wall space is needed for furniture or cabinet placement.
- Great use for over sink in kitchen.
- Recommended for use over countertops and other wide obstructions because operation is controlled by turning a handle—an easier motion than lifting or sliding sash.
- Awnings should not be used in areas where the open sash could obstruct walkways.
- Visually compatible with other Renewal by Andersen® products.
- Corrosion-resistant awning hardware is available for use in harsh and corrosive environments such as heavy industrial or coastal.
- Offers dramatic design accents when combined with fixed windows.

AWNING WINDOW EXPLODED VIEW



NOTICE!

Awning window is shown with standard frame although part usage is the same as or similar to that of the frame with extension jamb option.

AWNING WINDOW COMPONENTS

1. Insect screen latch
2. Universal insect screen latch retainer
3. Insect screen
4. Operator handle
5. Operator cover
6. Awning operator
7. Frame
8. Frame weatherstrip
9. Insect screen grommet
10. Lock assembly
11. Bezel
12. Lock handle
13. Universal snugger
14. Awning hinge (Corrosion-resistant upgrade option)
15. Lock strike
16. Sash rain screen weatherstrip
17. Sash bulb weatherstrip
18. Awning sash
19. Corrosion-resistant hinge track

STANDARD FEATURES

FOR ALL WINDOW STYLES

Described below are features that contribute to the awning window's low maintenance, energy efficiency, ease of operation, and pleasing appearance.

- **Frame –** Made of rigid Fibrex® material, a unique structural composite of wood fibers and a special thermoplastic polymer. Developed by Andersen, Fibrex® material combines the strength and stability of wood with the low-maintenance features of vinyl.

- **Sash –** Corner keys provide durable, watertight corners. The mortise and tenon joinery compliments the frame. A high-performance silicone sealant provides a watertight seal between glass and sash.

- **Glazing –** High-Performance™ Low-E4® glass with an inert, energy-efficient gas, is standard for every window. Glass is placed into sash before assembly for a strong, weather-tight assembly. A high-performance silicone sealant provides a watertight seal between glass and sash. See Options on page 2-6 for other glass choices.

- **Glass spacer –** The patented low-conductivity stainless steel spacer resists heat transfer four to five times better than aluminum spacers and is stronger than silicone or plastic spacers used by many other manufacturers.

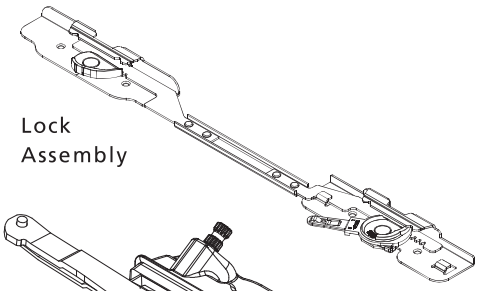
- **Removable protective film –** Packaging features a clear protective film that is factory applied to both the interior and exterior glass surfaces to help protect the glass from shipping and installation damage.

Use of electric openers is not recommended because sash locks are manually operated.

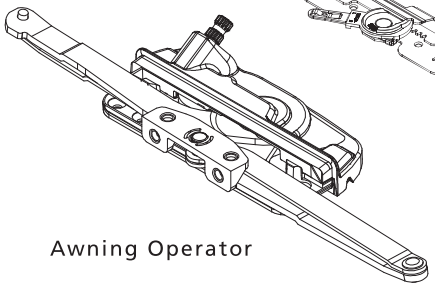
STANDARD FEATURES CONT.

AWNING WINDOW

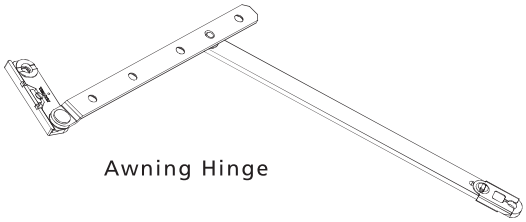
Window Height	Number of Locking Points Per Side
Less than 27"	1
27" to 53-15/16"	2



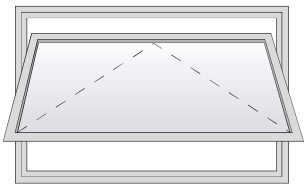
Lock Assembly



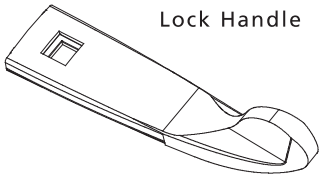
Awning Operator



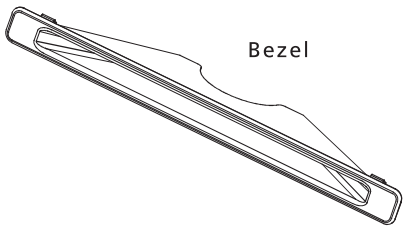
Awning Hinge



- **Awning Sash Lock Assembly and Lock Bar System –** One sash lock lever activates the lock assembly with up to two locking points per side for greater security and better weather tightness. The lock bezel is styled to fit and visually match the smooth radiased interior surface. The awning lock assembly is designed for smooth operation and durability from the elements.
- **Awning Operator –** The dual scissor-arm operator uses a hardened steel worm and gear drive for smooth, easy control. The operator includes a high-pressure die-cast zinc operator housing, crank handle and knob. The awning operator is styled to fit and visually match the smooth curved interior surface. A standard folding handle offers an integrated look when nesting in the operator cover and allows for easy insect screen removal.
- **Awning Hinge –** The dual pivot hinge gives smooth operation (all). Awning windows are hinged at the top and open outward to 9-1/2" (clear opening). **Awning windows cannot be used as code-required egress windows.**
- **Insect screen –** The standard insect screen is made with an aluminum frame and an easy-to-see-through fiberglass screen cloth (18 x 16 per inch mesh) in a glare-resistant charcoal gray finish. The frame is reinforced with a unique nylon corner spline to keep it from sagging, and is secured to the window with wing blade fasteners in nylon housings. Aluminum and TruScreen® insect screens are available for all sizes. Optional pine, oak and maple veneer are available for TruScreen® insect screens - see options on following page for details.
- **Interior/Exterior Color and Component Color –** Refer to the chart on page 2-10 for standard and optional color combinations.



Lock Handle



Bezel

Glass Options

High Performance® Low-E4 Smart Sun™ with Heatlock™ (no pattern)

High Performance® Low-E4 Smart Sun™ tinted

High Performance® Low-E4 Smart Sun™ (no pattern)

High Performance® Low-E4 (no pattern)

Obscure

Reed

Cascade

Fern

Unavailable Glass Patterns

Pattern	on windows wider than	or windows taller than
Reed*	56-7/8″	100-7/8″
Cascade*	56-7/8″	84-7/8″
Fern	56-7/8″	84-7/8″
Obscure	56-7/8″	84-7/8″

* Pattern is directional

The options shown here are available for all Renewal by Andersen® awning windows.

- **Dual-colors and Stainable Wood Interior Veneer** - Dual color windows are available that have different interior and exterior colors. Stainable wood interior veneers are also available (pine, maple and oak).

  The *Awning Window Component Color Combination Chart* on page 2-10 shows these different combinations and the default color of individual components for these combinations. Alternative component (e.g., insect screens, grilles, hardware) color combinations are available upon request.

- **Decorative Glass Patterns** – Standard windows have no glass pattern. Optional glazings are as follows:

  - Obscure
  - Reed
  - Cascade
  - Fern

- **Glass Coating** – High-Performance™ Low E-4® coating is standard with all windows. Optional glazings are as follows:

  - Clear (no coating)
  - SmartSun™
  - High-Performance Low-E4® Smart Sun™ tinted coating
  - High Performance® Low-E4 Smart Sun™ with Heatlock™

  * High Performance® Low-E4 Smart Sun™ with Heatlock™ not available with decorative glass patterns

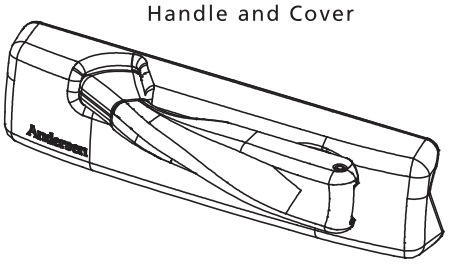
- **Tempered Glass** – Tempering is an option for all available glass options. Untempered glass is standard.

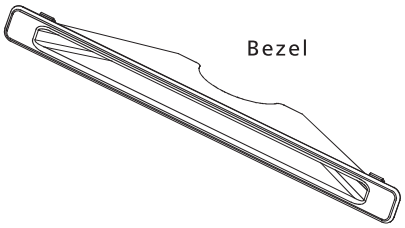
- **Glass Breather Tubes** – Breather tubes are available for glass intended for high-altitude installations. It is important to note that breather tubes will decrease the thermal performance of the unit. Refer to the Technical Data (Section 8) in this Spec and Tech Manual for altitude specifics.

OPTIONS, cont.

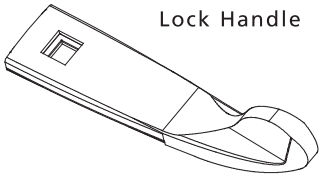
AWNING WINDOW

Estate Operator Handle and Cover





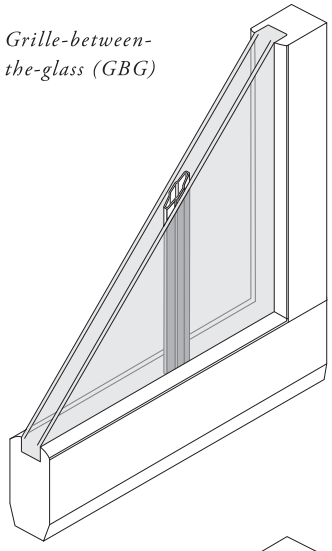
Lock Handle



- **TruScene™ Insect Screen—**Micro-fine stainless steel mesh (25 x 25 per inch mesh) that provides over 50% more clarity than standard Andersen insect screens.
- **Veneered TruScene® Insect Screen Frame—** Available in pine, maple and oak.
- **Aluminum Insect Screen –** Identical to the standard insect screen but with a durable aluminum screen cloth (18 x 16 per inch mesh) in a glare-resistant charcoal gray finish.
- **Estate™ Hardware** – Estate hardware is available for all operating windows and is available in high-performance bright brass, antique brass, high-performance satin nickel, distressed nickel, brushed chrome, polished chrome, distressed bronze, oil-rubbed bronze and dark bronze. The Estate hardware components for awning windows include the lock handle bezel, operator cover and operator handle and are pictured at left.
- **Corrosion-Resistant Hardware –** Made from 300 series stainless steel, this material is more resistant to harsh and corrosive environments such as heavy industrial or coastal areas. Parts include hinges, hinge track, operator arm and screws.

Available Grille Types

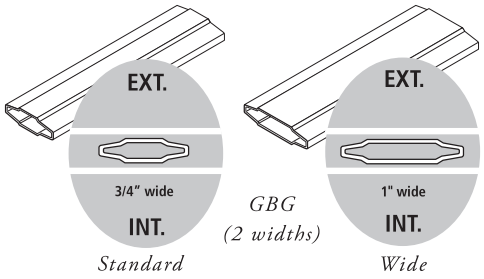
Three grille types are available. The interior and exterior sides of the grilles are color-coordinated with each side of the window frame. Consult the color combination charts in each window product section for detailed color information.



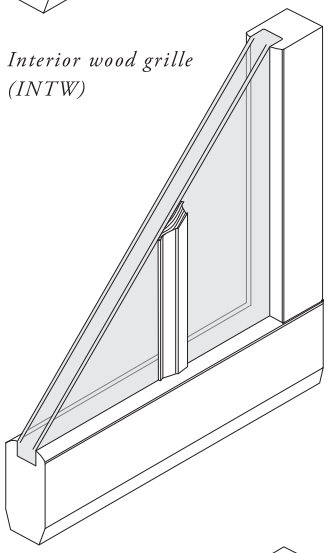
Grille-between-the-glass (GBG)

Grille-Between-the-Glass (GBG)

Sculpted aluminum grille members are manufactured between the glass panes, and are available in two widths. Enamel finish replicates interior and exterior face of window. If wood interior, interior facing surface will be gray.



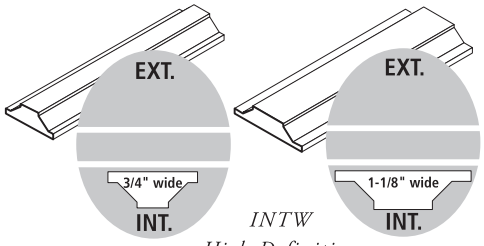
Standard *GBG (2 widths)* *Wide*



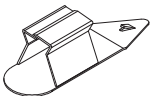
Interior wood grille (INTW)

Interior Wood Grille (INTW)

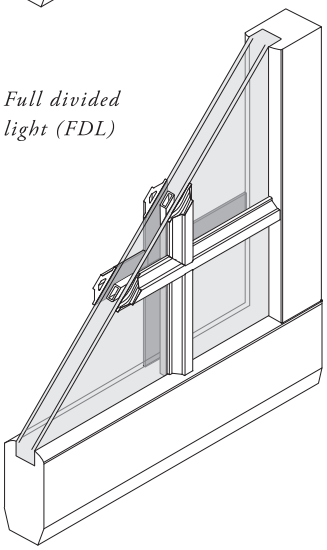
With the option of hardwood maple or oak, these grilles snap into clips placed around the interior side of the sash and may be removed to clean the glass. These high-definition interior wood grilles are available in two different widths.



Standard *INTW High-Definition (2 widths)* *Wide*



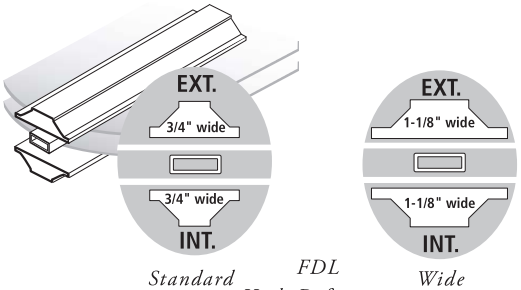
Interior wood grille clip



Full divided light (FDL)

Full Divided Light (FDL) Grille

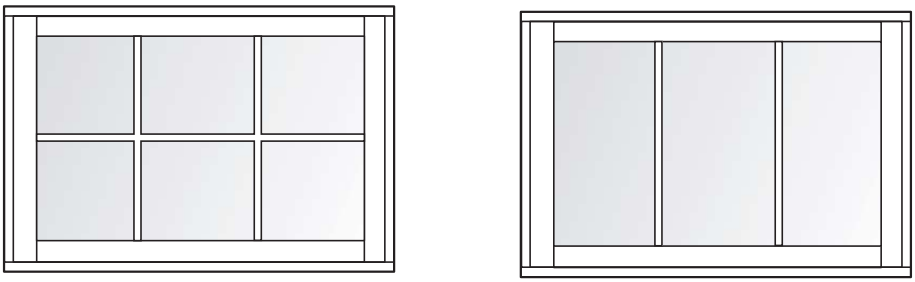
FDL grilles provide the classic look of a true divided light window. The high-definition exterior grille is made from Fibrex® material and is available in two different widths. Between the glass panes, an aluminum spacer stands slightly away from each pane to maintain thermal performance. The high-definition interior wood grille is available in hardwood, maple or oak and in two different widths, and may be permanently applied or removable.



Standard *FDL High-Definition (2 widths)* *Wide*

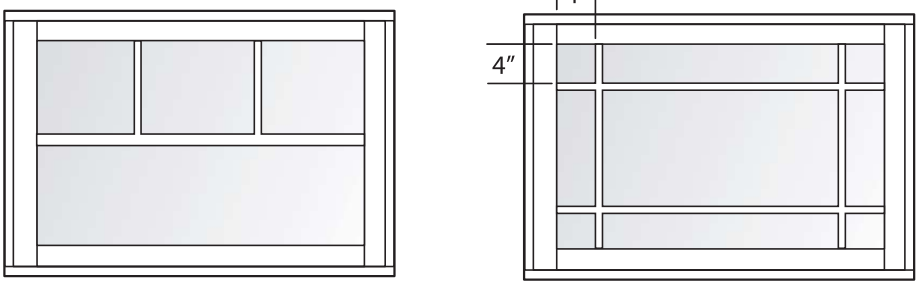
GRILL OPTIONS

- **Available Grille Patterns** – Grille pattern options include colonial, farmhouse, and prairie.



COLONIAL

Refer to colonial pattern grilles by pattern name and grille lites wide by grille lites high. Examples shown are colonial pattern, 3 lites wide by 2 lites tall on the left and colonial pattern, 3 lites wide by 1 lite tall on the right.



FARMHOUSE*

Default pattern consists of two evenly spaced vertical bars (3/4") over a 1" wide center bar to simulate a double-hung window. Number of lites wide can be more or less than 3.

PRAIRIE

Regardless of sash size, all prairie grilles intersect to form 4" squares in the corners of the sash.

*The prairie grille pattern is not available when an awning window is narrower **or** shorter than 20″.*

NOTICE!

* Horizontal grille bar divides glass height into 2 equal dimensions.

WINDOW COMPONENT COLOR COMBINATION CHART

AWNING WINDOW

	Window Color		Frame and Hardware		GBG		Grilles Full Divided Light	Interior Wood or Full Divided Light
	Exterior	**Interior**	**Insect Screen Frame**	**Hardware**	**Exterior**	**Interior**	**Exterior Facing**	**Interior Facing**
Single Color	White	White	White	White	White	White	White	White
	Canvas	Canvas	Canvas	Canvas	Canvas	Canvas	Canvas	Canvas
	Sandtone	Sandtone	Sandtone	Stone	Sandtone	Sandtone	Sandtone	Sandtone
	Terratone	Terratone	Terratone	Stone	Terratone	Terratone	Terratone	Terratone
	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze
	Exterior	**Interior**	**Insect Screen Frame**	**Hardware**	**Exterior**	**Interior**	**Exterior Facing**	**Interior Facing**
Dual Color	Canvas	White	White	White	Canvas	White	Canvas	White
	Sandtone	↓	↓	↓	Sandtone	↓	Sandtone	↓
	Terratone	↓	↓	↓	Terratone	↓	Terratone	↓
	Cocoa Bean	↓	↓	↓	Cocoa Bean	↓	Cocoa Bean	↓
	Dark Bronze	↓	↓	↓	Dark Bronze	↓	Dark Bronze	↓
	Forest Green	↓	↓	↓	Forest Green	↓	Forest Green	↓
	Black	↓	↓	↓	Black	↓	Black	↓
	Red Rock	↓	↓	↓	Red Rock	↓	Red Rock	↓
	White	Canvas	Canvas	Canvas	White	Canvas	White	Canvas
	Sandtone	↓	↓	↓	Sandtone	↓	Sandtone	
	Terratone	↓	↓	↓	Terratone	↓	Terratone	
	Cocoa Bean	↓	↓	↓	Cocoa Bean	↓	Cocoa Bean	
	Dark Bronze	↓	↓	↓	Dark Bronze	↓	Dark Bronze	
	Forest Green	↓	↓	↓	Forest Green	↓	Forest Green	
	Black	↓	↓	↓	Black	↓	Black	
	Red Rock	↓	↓	↓	Red Rock	↓	Red Rock	

	Exterior	**Interior**	**Low Maintenance Sash**	**Insect Screen Frame**	**Hardware**	**Exterior**	**Interior**	**Exterior**	**Interior**
Stainable Wood Interiors	White	Wood*	Canvas	Stone	Stone	White	Sandtone	White	**Unfinished wood
	Canvas	↓	↓	↓	↓	Canvas	↓	Canvas	↓
	Sandtone	↓	↓	↓	↓	Sandtone	↓	Sandtone	↓
	Terratone	↓	↓	↓	↓	Terratone	↓	Terratone	↓
	Cocoa Bean	↓	↓	↓	↓	Cocoa Bean	↓	Cocoa Bean	↓
	Dark Bronze	↓	↓	↓	↓	Dark Bronze	↓	Dark Bronze	↓
	Forest Green	↓	↓	↓	↓	Forest Green	↓	Forest Green	↓
	Black	↓	↓	↓	↓	Black	↓	Black	↓
	Red Rock	↓	↓	↓	↓	Red Rock	↓	Red Rock	↓

Alternative component and grille color combinations for each frame/sash color are available upon request

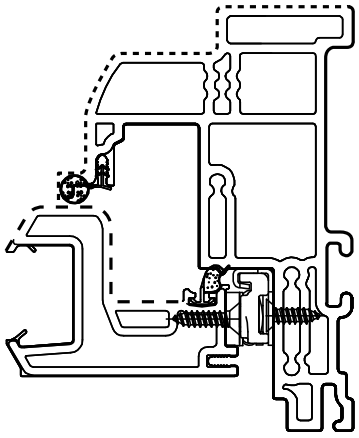
* Wood interiors available in: pine, maple and oak

** Pine and maple interiors will use maple species interior grilles. Oak interiors will use oak species interior grilles

Low maintainance sash option clarifications:

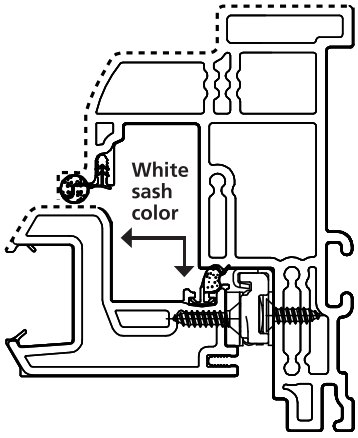
1. If window is offered as exterior color only (Example: Forest Green) then this portion of the sash will be canvas.

2. If window is offered as any other color, then interior of the sash will match exterior color of the sash.

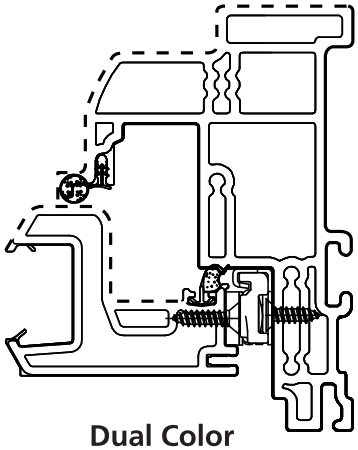


Exterior Color
Interior Color
Visible Wood

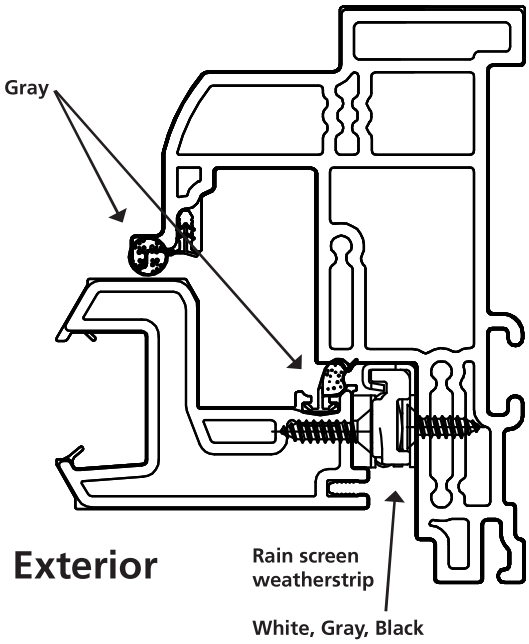
Fibrex® Material Sash and Frame Exterior/Wood Frame only Interior



Fibrex® Material Exterior/Wood Interior



Dual Color



Window Color Exterior	Rain Screen Weatherstrip Color
White or Canvas	White
Sandtone or Terratone	Gray
Cocoa Bean, Dark Bronze, Forest Green, Black or Red Rock	Black

Exterior Color
Interior Color
Visible Wood

City of Portsmouth, NH

04/29/2022

LU-22-68

Land Use Application

Status: Active

Date Created: Apr 6, 2022

Applicant

Matthew Beebe
matthewdbeebe@comcast.net
81 Lincoln Ave
Portsmouth, NH 03801
603-234-7398

Location

159 STATE ST Unit 3A
Unit 3A
Portsmouth, NH 03801

Owner:

SMITH FAMILY DECLARATION OF TRUST & SMITH C TODD TRUSTEE
3608 NE 25TH TERRACE FORT LAUDERDALE, FL 33308

Applicant Information

Please indicate your relationship to this project

B. Property Owner's Representative

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

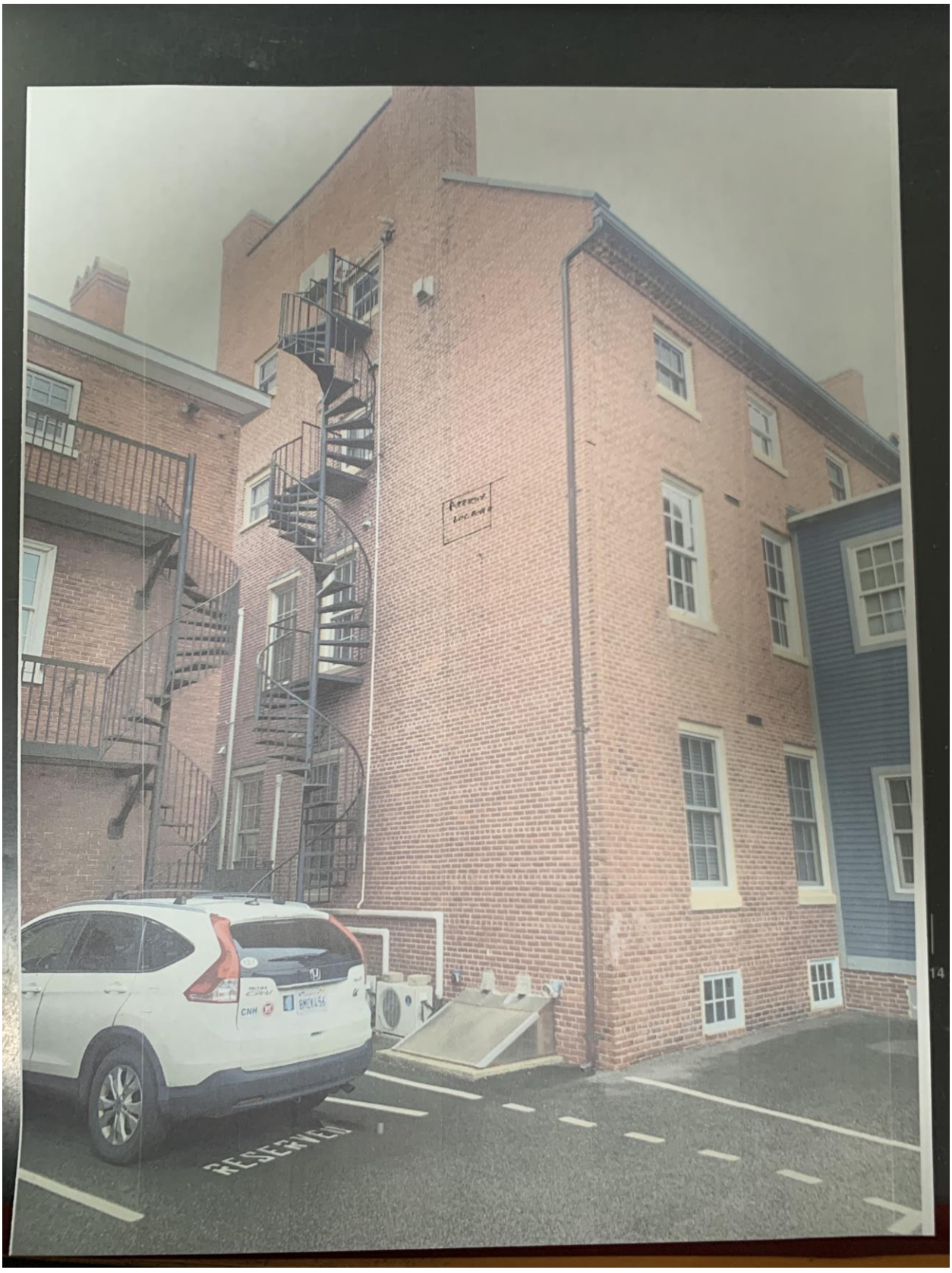
☐

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)

☐


RESERVED

City of Portsmouth, NH

04/29/2022

LU-22-78

Land Use Application

Status: Active

Date Created: Apr 19, 2022

Applicant

Shayne Forsley
shayne.forsley@hdcgc.net
41 Industrial Dr STE 20
Exeter, NH 03833
603-997-2519

Location

129 STATE ST
Portsmouth, NH 03801

Owner:

129 STATE STREET LLC
129 STATE ST PORTSMOUTH , NH 03801

Applicant Information

Please indicate your relationship to this project

B. Property Owner's Representative

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

☑

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☐

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

ATTN: Historic District Commission

RE: May 4, 2022 Meeting
129 State Street
Portsmouth, NH 03801

129 State Street
Doyle Residence – Bill Doyle & Stephanie Nam

CONTACT:
Shayne Forsley
Hampshire Development Corp.
Shayne.forsley@hdcgc.net
603.997.2519

HAMPSHIRE
DEVELOPMENT
CORPORATION
General Contractor

April 21, 2022

City of Portsmouth
Planning Department
1 Junkins Avenue
Portsmouth, NH 03801

Attention: Historic District Commission
RE: 129 State Street (LUHD-414)

The applicant and homeowners of 129 State Street, Bill & Stephanie Doyle requests to modify the façade to their property and add dormers for their use. The proposed design includes:

- Removal of the decorative window dressings
- Replacement of the non-historic windows & addition/reconfiguration of windows facing Sheafe Street
- Addition of limestone sills & headers on original masonry structure
- Addition of (2) skylights on State Street & shed dormer facing Sheafe Street
- Addition of oculus on main ridge of roof, and skylights on addition hip roof
- Addition of hip roof to rear portion of the modern structure
- New pediment option at main entry
- Replacement of asphalt shingle roof with synthetic slate
- Reconfiguration of garage entry & civilian entry at the rear of the modern addition on Sheafe Street
- Replacement of existing siding to modern addition with period appropriate clapboard or composite siding
- Addition of exterior lights above the garage doors and balcony facades
- General clean up of masonry & exterior trim to restore the structure back to its original form

The proposed architectural design is included in the package for your review and comment. We look forward to meeting with you for a work session for this project.

Sincerely,

Shayne Forsley
General Manager

Cc: Bill Doyle & Stephanie Nam - Owners
129 State Street
Portsmouth, NH 03801

Artistic Rendering - State Street Perspective

Artistic Rendering - Sheafe Street Perspective

4 Courtyard View 1

3 Sheafe St View 3

2 Sheafe St View 2

1 Sheafe St View 1

CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

Doyle
Townhouse
129 State St - Portsmouth, NH

SD - Not For Construction

#	Date	Note
3	2022.01.14	HDC Work Session
4	2022.02.18	HDC Work Session 2
5	2022.03.16	HDC

3D1

4/22/2022 9:57:20 AM

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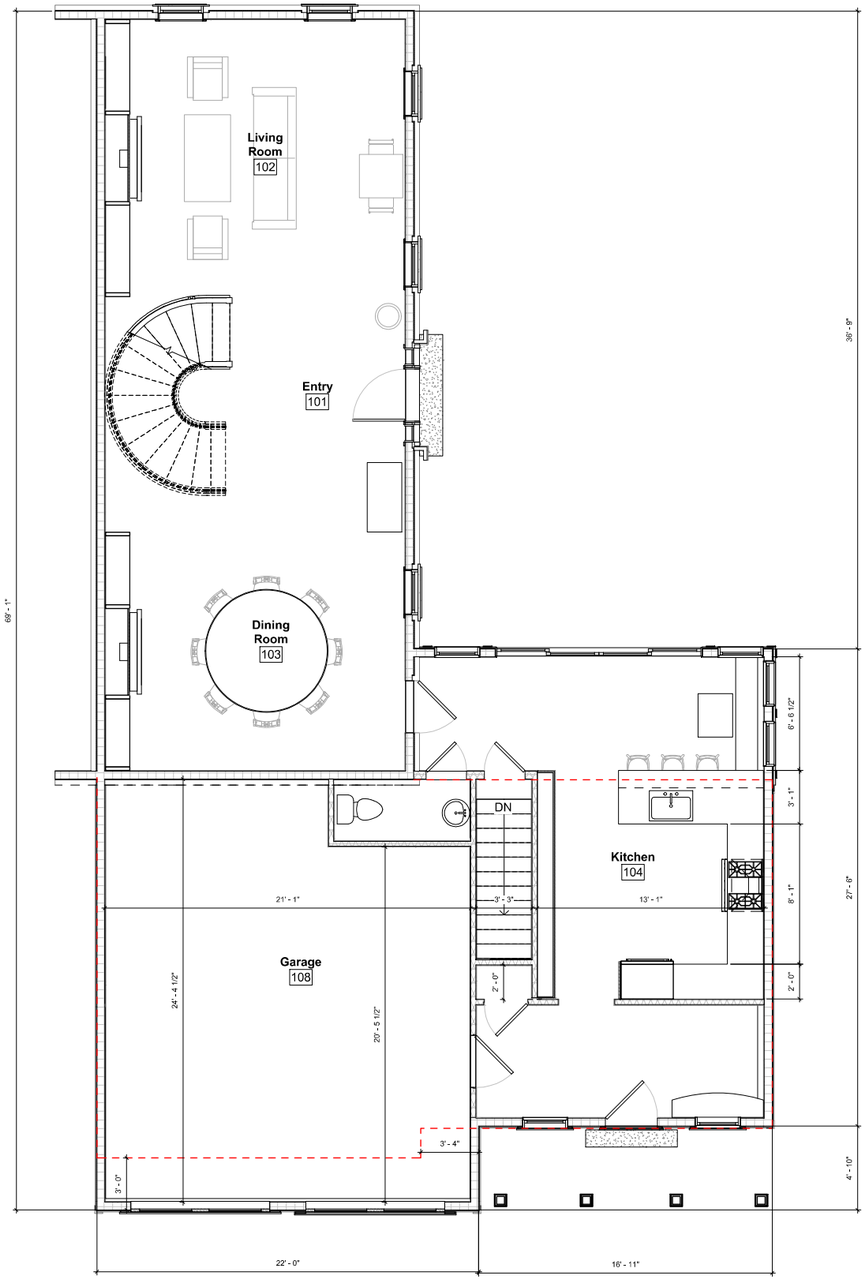
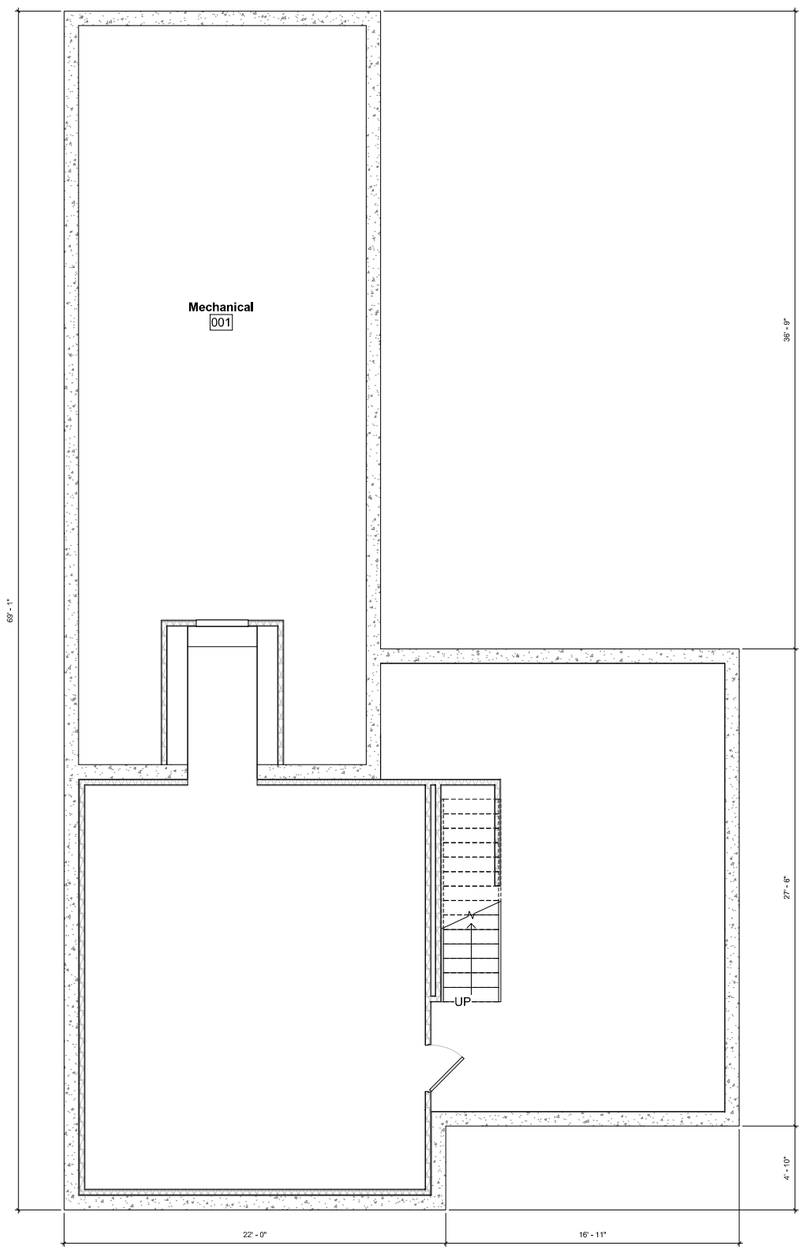


2 Floor 1
1/4" = 1'-0"



1 Basement
1/4" = 1'-0"

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Doyle
Townhouse
129 State St - Portsmouth, NH

SD - Not For Construction

#	Date	Note
3	2022.01.14	HDC Work Session
4	2022.02.18	HDC Work Session 2
5	2022.03.16	HDC
6	2022.04.22	HDC

A1.1

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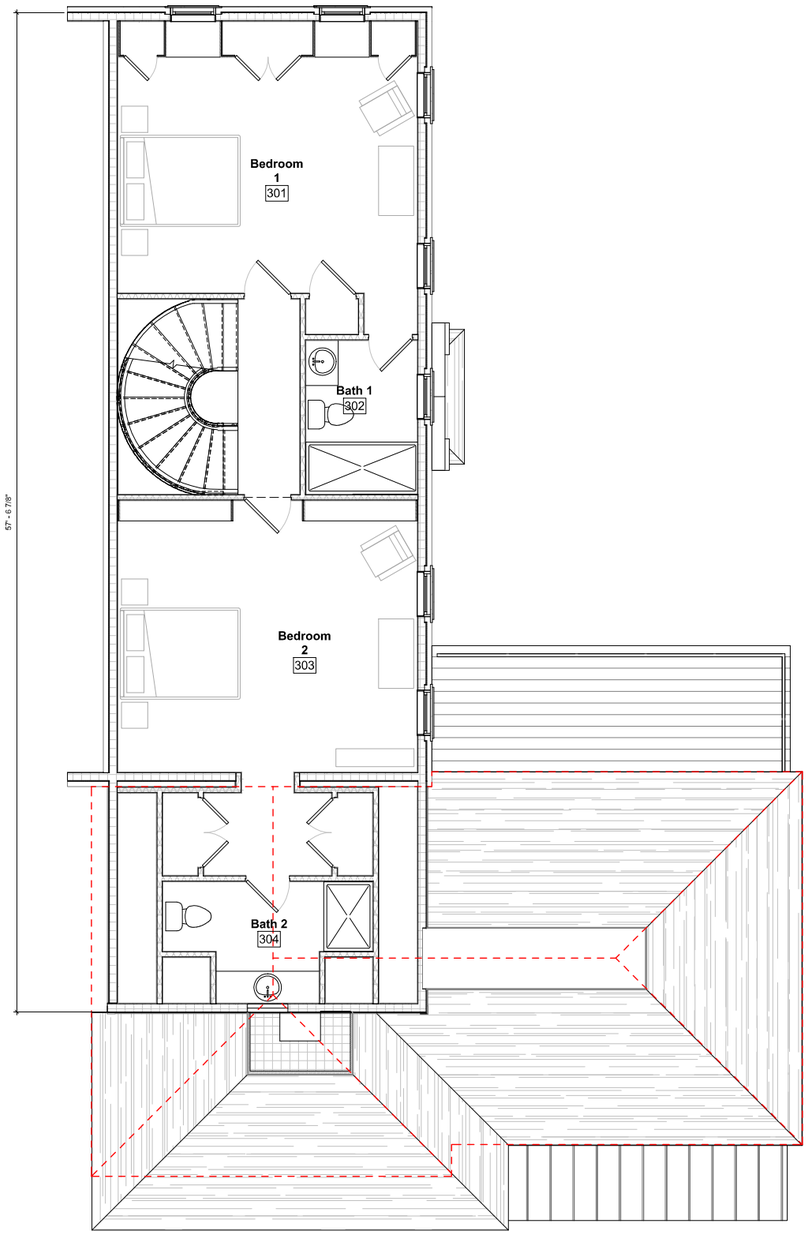
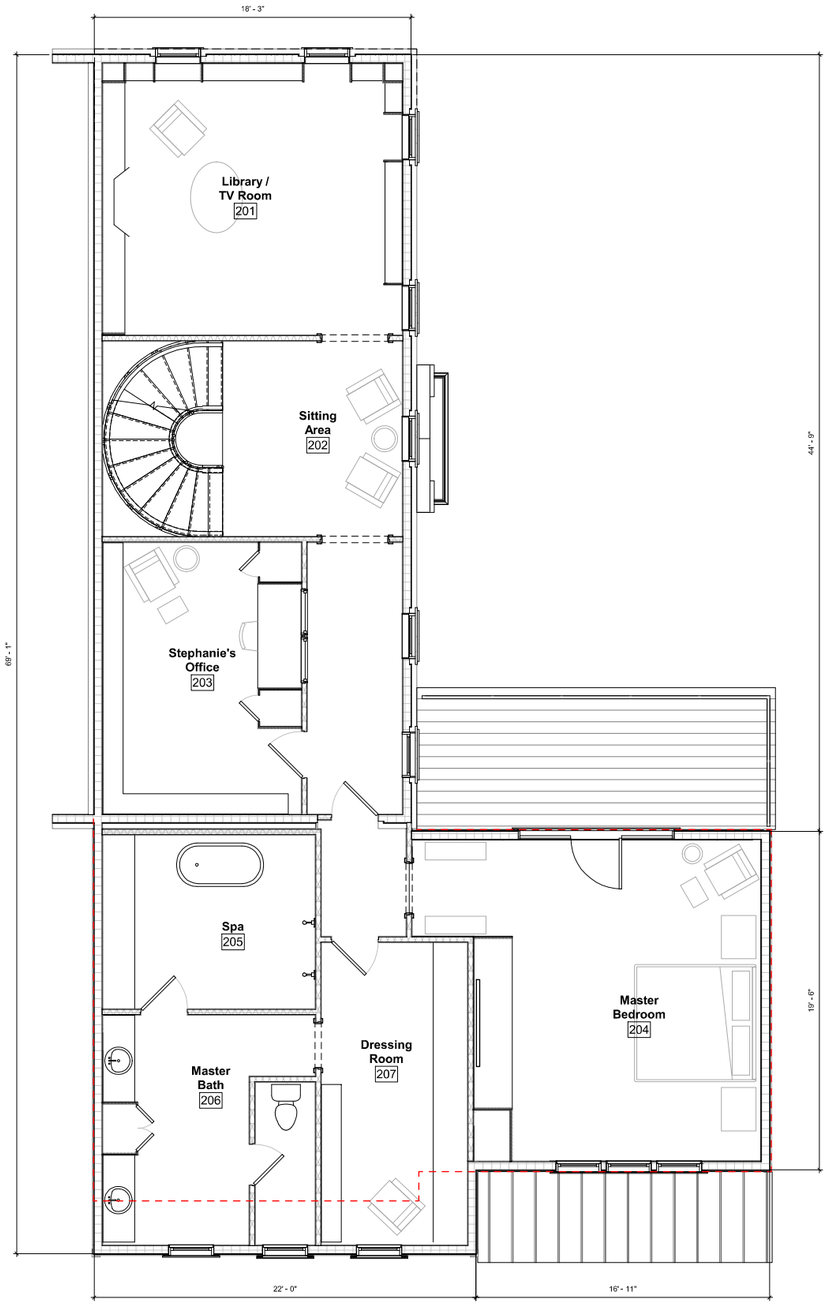


2 Floor 3
1/4" = 1'-0"



1 Floor 2
1/4" = 1'-0"

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Doyle
Townhouse
129 State St - Portsmouth, NH

SD - Not For Construction

#	Date	Note
3	2022.01.14	HDC Work Session
4	2022.02.18	HDC Work Session 2
5	2022.03.16	HDC
6	2022.04.22	HDC

A1.2

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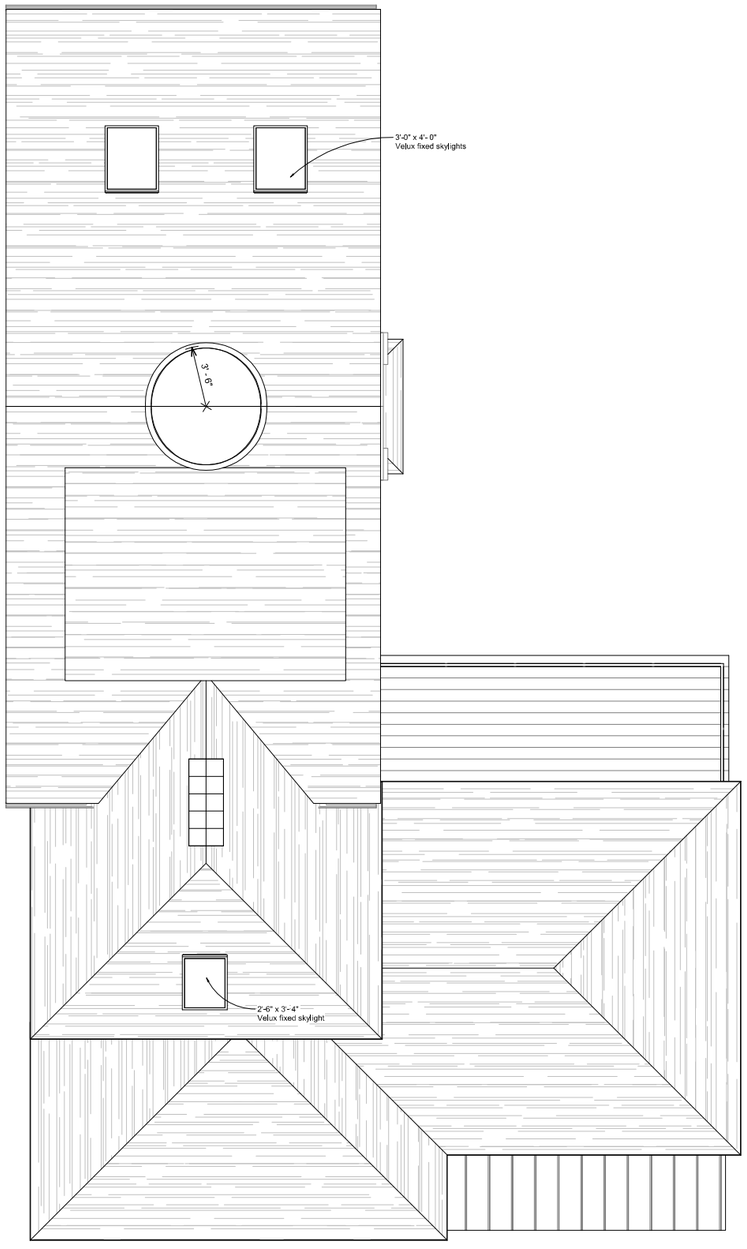
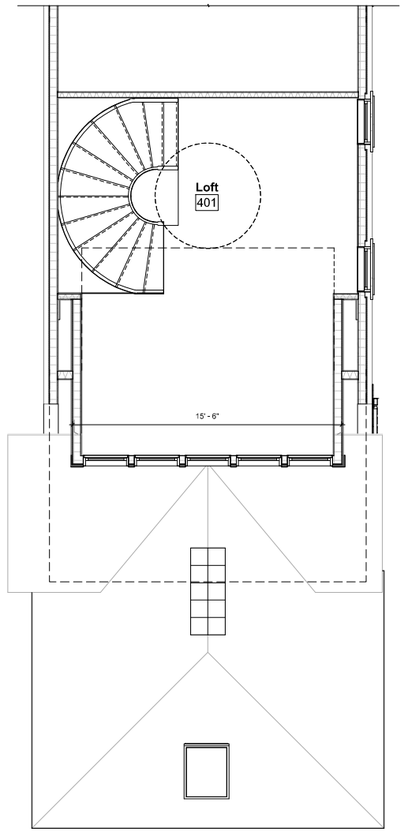


1 Proposed Roof Plan
1/4" = 1'-0"



2 Proposed Floor 4
1/4" = 1'-0"

Doyle
Townhouse
129 State St - Portsmouth, NH

SD - Not For Construction

#	Date	Note
3	2022.01.14	HDC Work Session
4	2022.02.18	HDC Work Session 2
5	2022.03.16	HDC

A1.3

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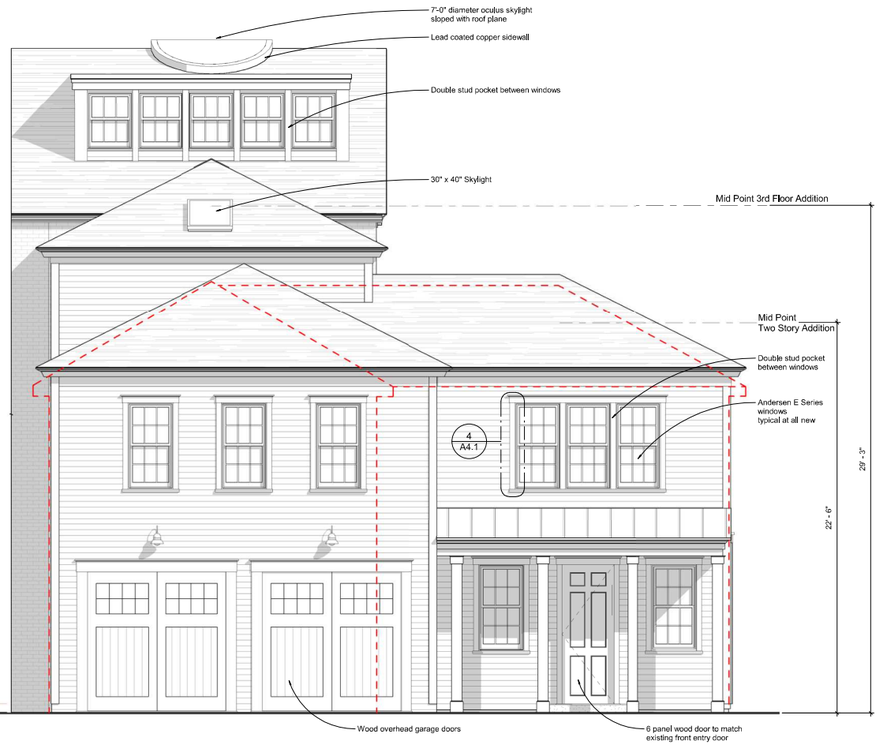
④ North - Existing
1/8" = 1'-0"

① South - Existing
1/8" = 1'-0"



③ North - Proposed
1/4" = 1'-0"

② South - Proposed
1/4" = 1'-0"

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Doyle
Townhouse
129 State St - Portsmouth, NH

SD - Not For Construction

#	Date	Note
3	2022.01.14	HDC Work Session
4	2022.02.18	HDC Work Session 2
5	2022.03.16	HDC
6	2022.04.22	HDC

A2.1

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CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

2 West - Existing
1/4" = 1'-0"

3 West Option - Existing Entry
1/4" = 1'-0"

1 West - Proposed
1/4" = 1'-0"

Doyle
Townhouse
129 State St - Portsmouth, NH

SD - Not For Construction

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3	2022.01.14	HDC Work Session
4	2022.02.18	HDC Work Session 2
5	2022.03.16	HDC
6	2022.04.22	HDC

A2.2

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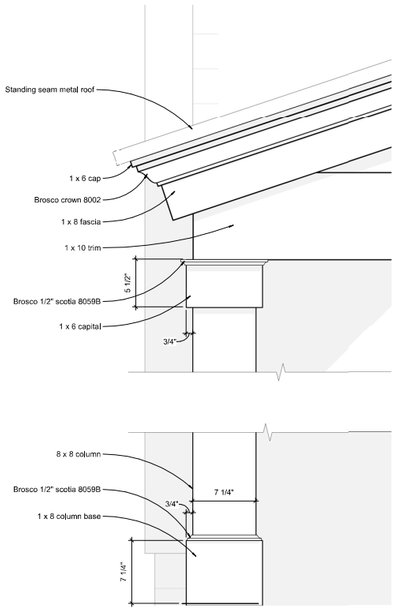
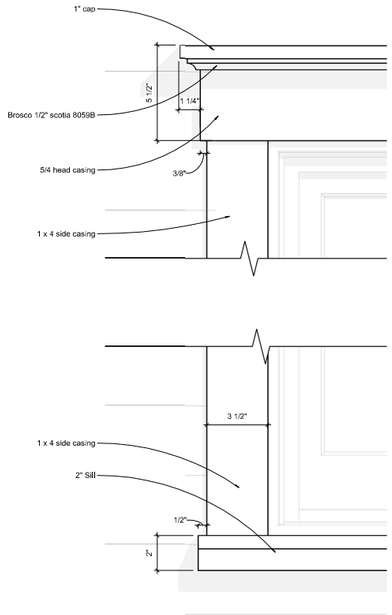
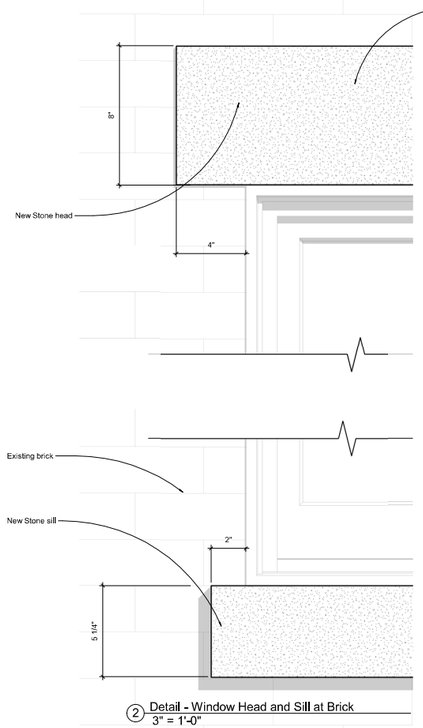


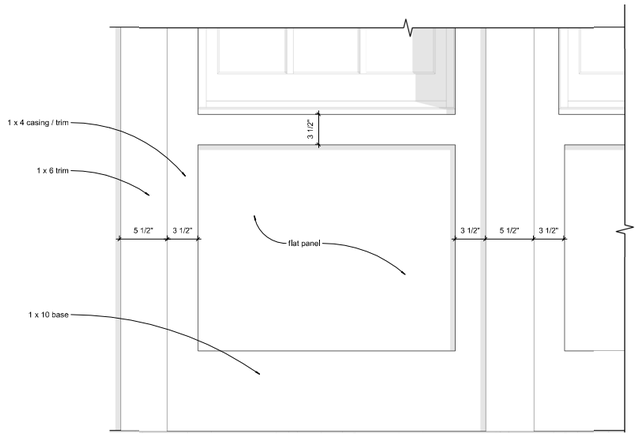
6 Detail - Porch Column and Eave
1 1/2" = 1'-0"



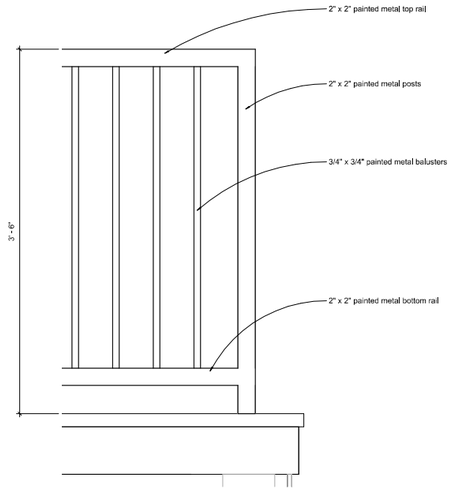
4 Detail - New Window Trim at Siding
3" = 1'-0"



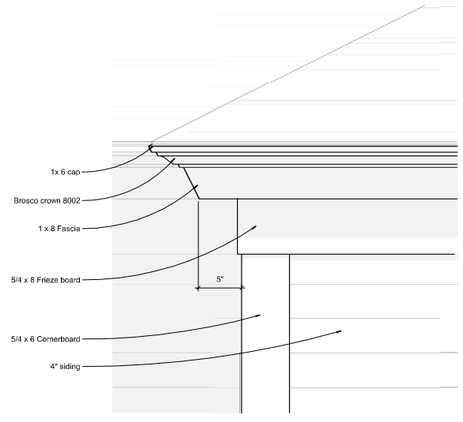
2 Detail - Window Head and Sill at Brick
3" = 1'-0"



7 Detail - Typical Metal Panel at Window
1 1/2" = 1'-0"



1 Detail - Metal Rail at Deck
1 1/2" = 1'-0"



3 Detail - Typical Eave at Proposed Addition
1 1/2" = 1'-0"

CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

Doyle
Townhouse
129 State St - Portsmouth, NH

SD - Not For Construction

#	Date	Note
3	2022.01.14	HDC Work Session
5	2022.03.16	HDC
6	2022.04.22	HDC

A4.1

4/22/2022 9:57:39 AM

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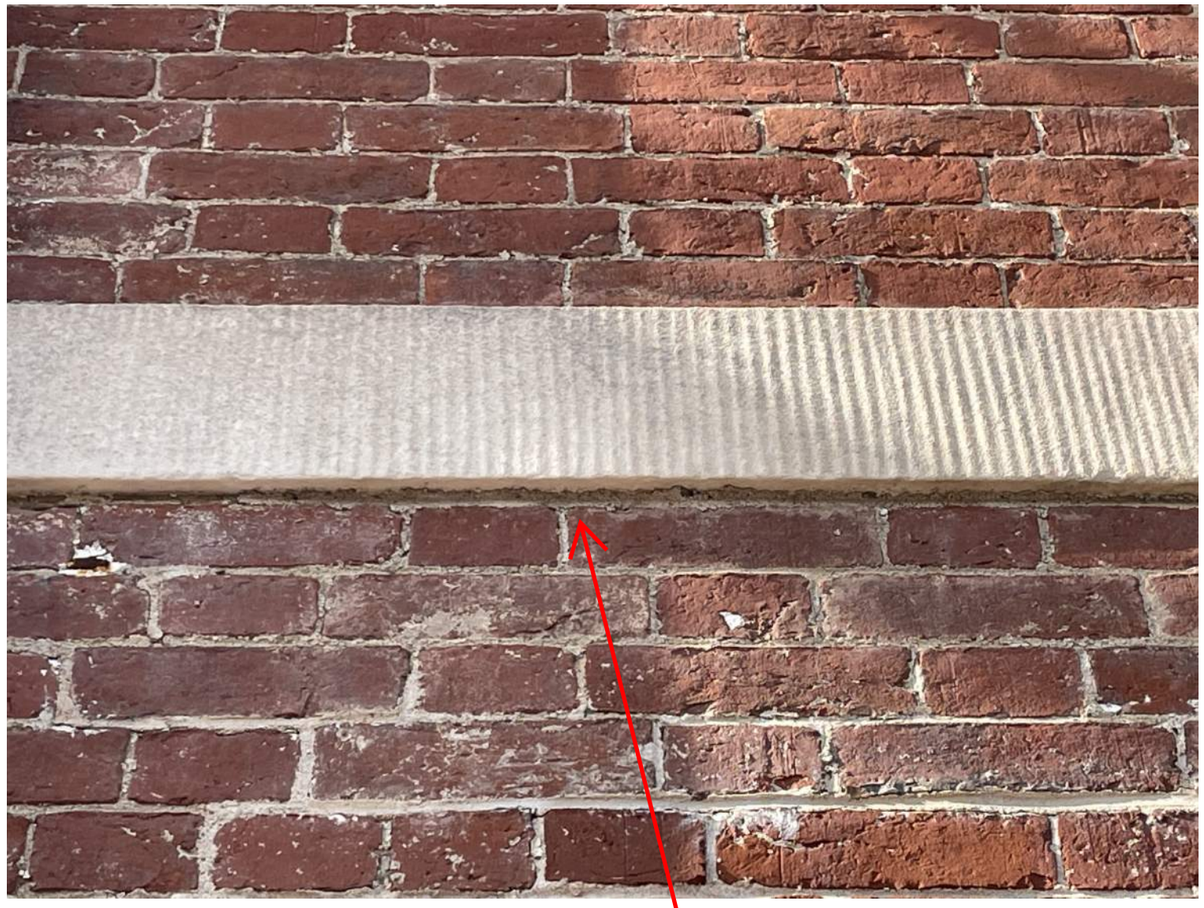
Material Specifications & Cut Sheets

Stone banding reference for proposed sills & heads

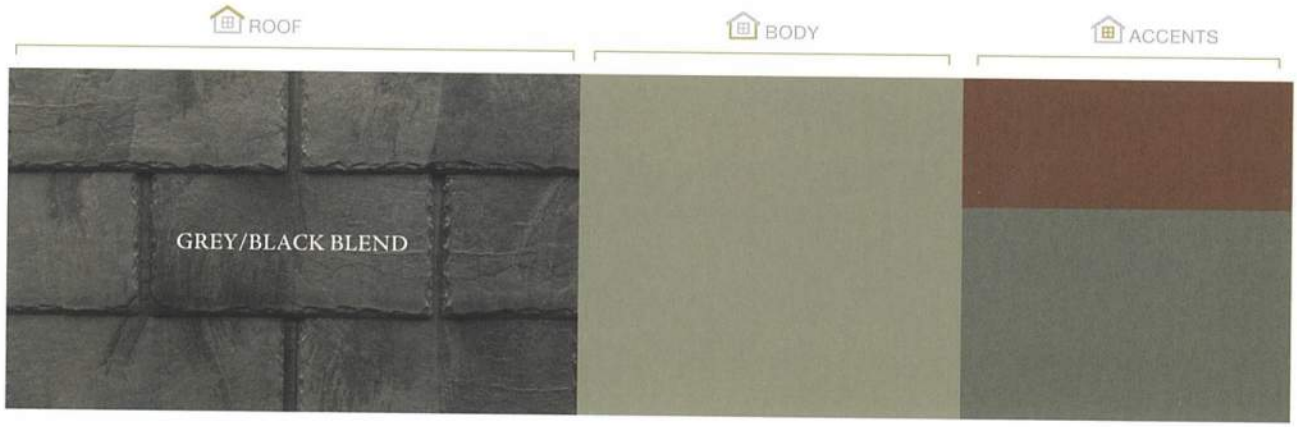
Limestone banding on State Street facade (EXISTING)

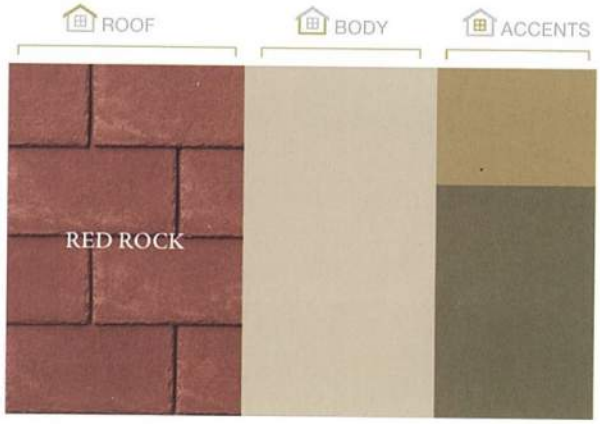


Limestone banding close-up (EXISTING)

Boral Inspire Synthetic Slate Shingles

Classic SLATE | Color

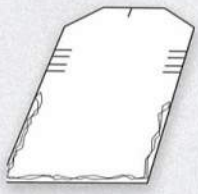




The printed colors shown in this brochure may vary from actual available tile colors. Always use actual product samples for color selection.

Specifications

CLASSIC SLATE | Single Width

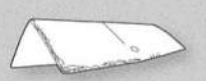
Class A: Item #4IFZE**** Class C: Item #4IFUE****	Exposure	Width	Height		Piece	Bundle	Square	Pallet	Truck
	Max: 7-1/2" Can be installed at 6" to 7-1/2"	12"	18"	Weight	1.5 lbs.	38 lbs.	240 lbs.	2,400 lbs.	42,500 lbs.
				Pieces	1	25	160	1,600	28,000
				Bundles	—	—	6.4	64	1,120
				Squares	—	—	—	10	175
				Pallets	—	—	—	—	18

CLASSIC SLATE - STARTER

Class A - Item #4IKZE****A Class C - Item #4IKUE****A	Width	Height	Weight / Piece	Weight / Bundle	Pieces / Bundle
	12"	13-1/2"	1 lbs.	25 lbs	25

Pieces / Liner Foot	Liner Feet / Bundle
1	25

CLASSIC SLATE - HIP AND RIDGE

Class A - Item #4INZE****A Class C - Item #4INUE****A	Width	Length	Exposure	Preformed Pitch	
	12"	18"	6"-7.5"	3/12 - 18/12	
	Weight / Piece	Weight / Bundle	Pieces / Bundle	Pieces / Liner Foot	Liner Feet / Bundle
	1.5 lbs.	38 lbs.	25	1.6	15.6

TEST	TESTING PERFORMED	RESULTS FOR
Fire Rating	In accordance with UL790 / ASTM E108	Class A* or Class C Fire Rated System. (Depending on system)
Hail Rating	In accordance with UL2218	Class 4
Accelerated Ultra Violet Exposure	In accordance with ASTM G154 Xenon Arc Chamber 9,500+ hours	Tile exhibited virtually no fade and with no trace of cracking, spalling or deformation.
Wind Driven Rain / Wind Uplift	In accordance TAS 100-95; UL 580	Up to 110 mph. No water infiltration through sheathing. No tiles blew off, tore or blew upward.
Freeze-Thaw Cycle	In accordance with ASTM C666/C666M	No signs of damage or cracking after 300+ cycles.
Water Absorption	In accordance with ASTM C272	No appreciable weight gain.
Water Permeation	In accordance with ASTM E96/E96M	Tile shown to be impermeable per ASTM test methods.
Approvals: Florida Building Code Org. FL#7409, FL#16269, FL#16856; Texas Department of Insurance RC-404; CCRR-0188		

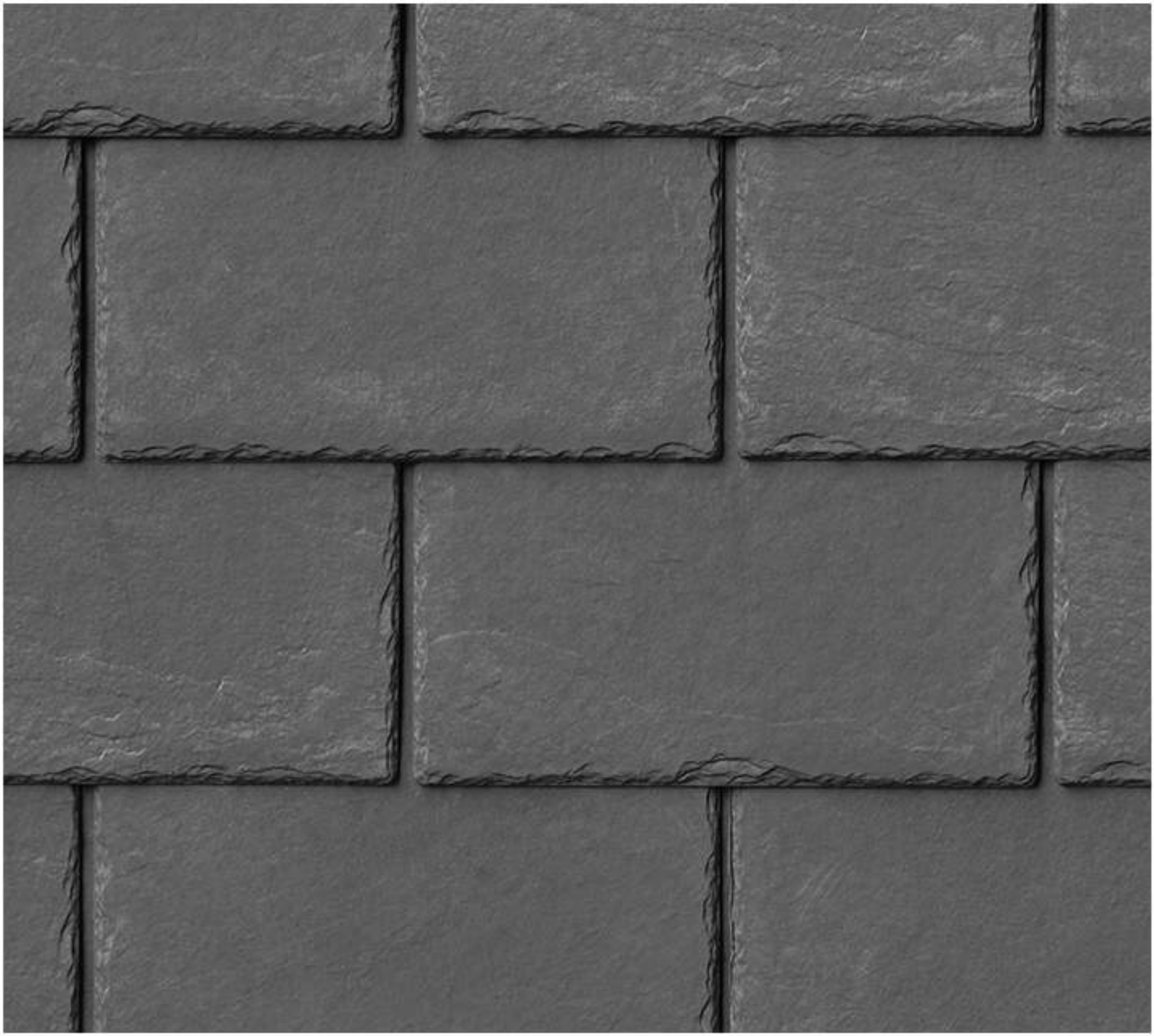
Please refer to our website for installation guides.

*Contact Inspire Roofing Products for specific application requirements for UL Class A Fire rated systems.
**** Indicates color number.

Cover: Classic | Granite

BORAL®

INSPIRE®
ROOFING PRODUCTS
by BORAL

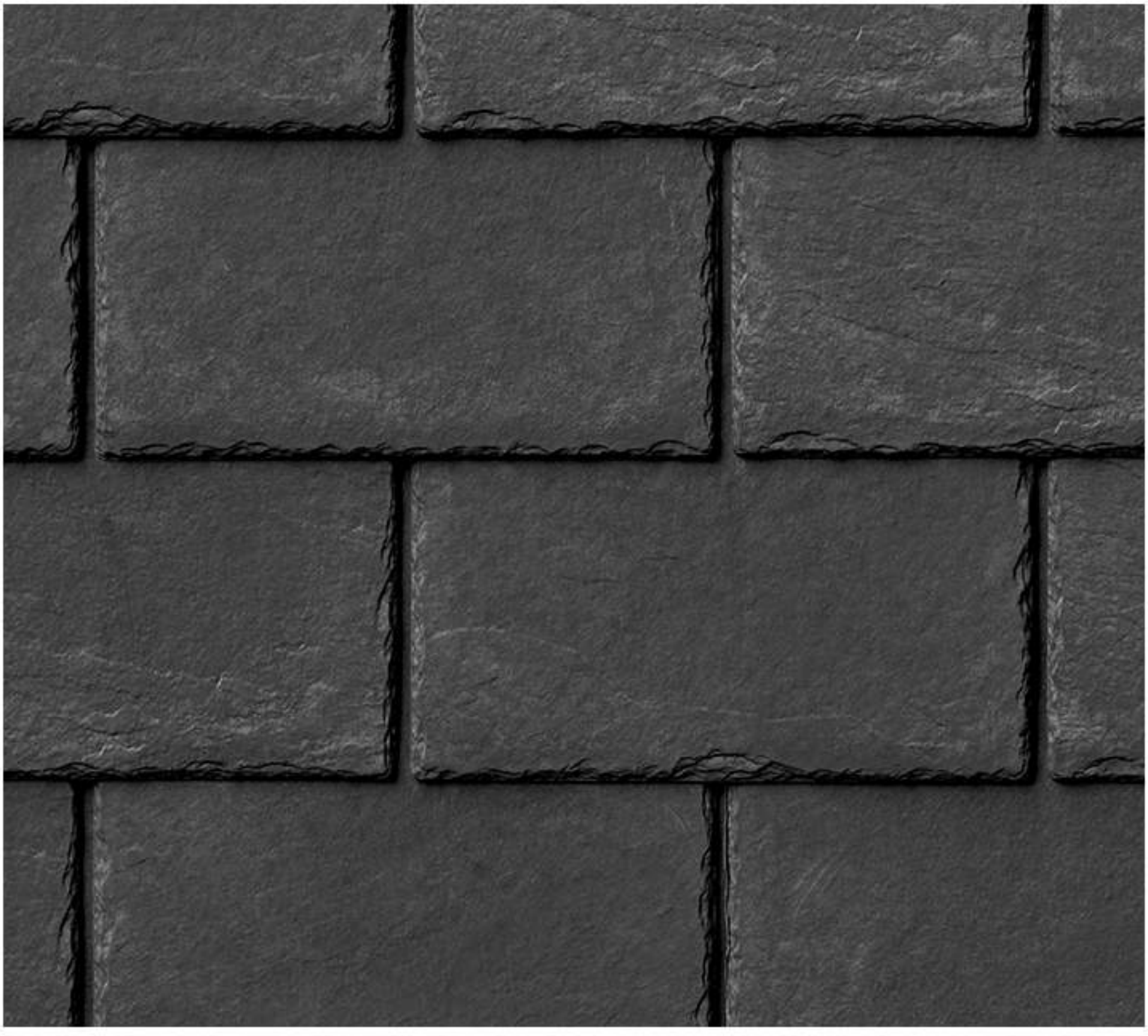


SKU: 41FUE5235

Classic Slate - Mist Grey

BORAL®

INSPIRE®
ROOFING PRODUCTS
by BORAL



SKU: 41FUE1150

Classic Slate - Steel Grey

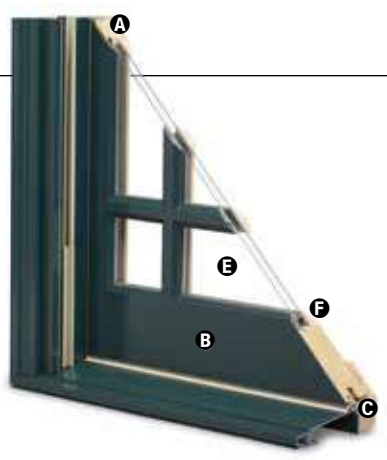
Lead Coated Copper - Dark Patina Finish

ANDERSEN E-Series
Double-Hung Windows

DOUBLE-HUNG WINDOW

FEATURES

DOUBLE-HUNG WINDOWS



FRAME & SASH

A Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany,* maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Factory-applied finishes are available in a variety of stain and paint options.

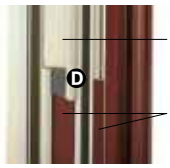
B Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

Optional vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

C Compression bulb weatherstrip is applied on the bottom sash, head jamb, at the meeting rail and on side jambs for a maximum weather seal.

Jamb liners encase balancer assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.

D Double-hung jamb liners incorporate synthetic interior and exterior inserts or optional painted aluminum exterior and wood-veneered interior inserts.



GLASS

E High-Performance Low-E4® glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

F Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

HARDWARE

Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Optional surface mount sash lifts allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

HARDWARE OPTIONS

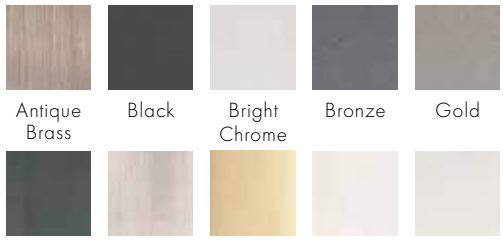
Lock

Sash Lift

Antique Brass | **Black** | Bright Chrome | Bronze | Gold
Oil Rubbed Bronze | Pewter | Polished Brass | Satin Chrome | White

Windows with VeriLock® sensors use a different sash lock. See the next page for details.

HARDWARE FINISHES



Oil rubbed bronze is a "living" finish that will change with time and use.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS 50 exterior colors, 7 anodized finishes and custom colors. See exterior colors on page 11.

INTERIOR WOOD SPECIES

FACTORY-FINISHED INTERIORS

Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

All factory-finished options are shown on pine.

Painted options available on pine.
Dark bronze and black painted options available on pine or maple.
Anodized silver painted option available on maple only.

Interior custom stains, paints and color matching available.

INTERIOR PAINTED OPTIONS

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.
Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.

ACCESSORIES Sold Separately

DOUBLE-HUNG WINDOWS

HARDWARE

Window Opening Control Device Kit

An optional Window Opening Control Device Kit is available, which limits opening the sash to less than 4" when the window is first opened. Available in stone and white.

SENSORS

VeriLock® Security Sensors

VeriLock sensors are unique as they detect whether the windows are locked or unlocked* — a feature no other sensors can provide. See page 27 for Smart Home options.

Open/Closed Sensors

Wireless open/closed sensors are available in four colors. See page 27 for details.

INSECT SCREENS

Conventional Insect Screens

Charcoal fiberglass screen mesh fits into an aluminum frame in all 50 exterior colors and seven anodized finishes. Available in half or full insect screens. Aluminum screen mesh is available as an option.

TruScene® Insect Screens

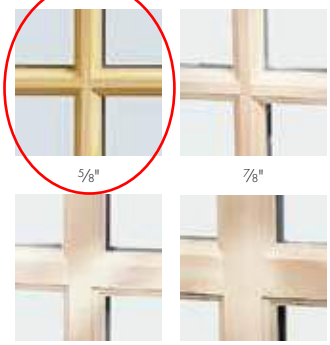
TruScene insect screens available in all 50 exterior colors and seven anodized finishes.

See page 24 for more information on our insect screen options.

GRILLES

Full Divided Light

Permanent interior and exterior grilles with grille spacer bars between two panes of glass. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths. Interior grilles are available with ovolo or contemporary profile (ovolo profile shown below). Not all widths are shown.



5/8" 7/8" 1 1/8" 1 1/2"

Simulated Divided Light

Permanent exterior and interior grilles without grille spacer bars. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths. Interior grilles are available with ovolo or contemporary profile (ovolo profile shown below). Not all widths are shown.

7/8"

Finelight™ Grilles-Between-the-Glass

Available in 5/8" flat or 1" contoured aluminum profiles. Two-tone colors of pebble tan/colony white, sierra bronze/colony white or forest green/colony white are available on the 1" profile.

5/8" Flat 1" Contoured

Removable Interior Wood Grilles

Removable interior wood grilles are available in a 7/8" width and ovolo or contemporary profiles. Optional surround for removable grille and permanent exterior grilles also available.

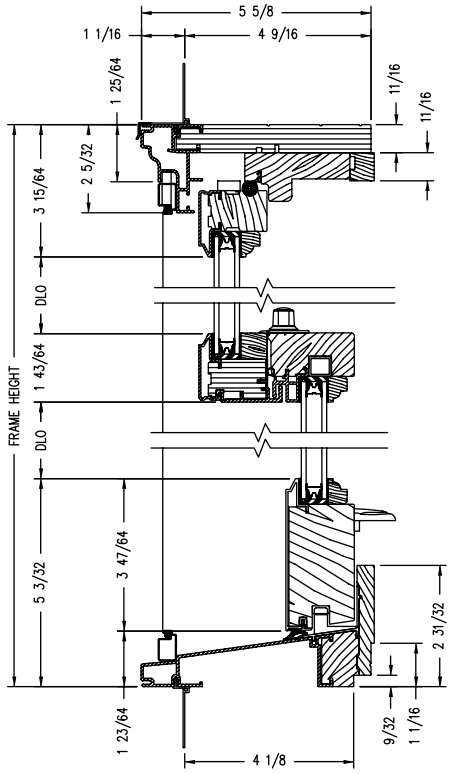
7/8"

See page 22 for more information on grilles.

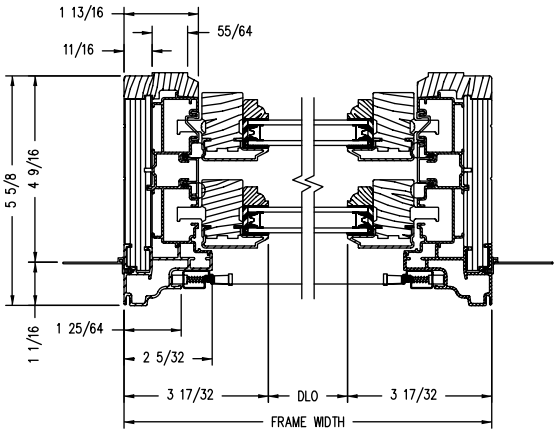
*When properly configured and maintained with a professionally installed security system and/or self monitoring system compatible with Honeywell® 5800 controls. See your Andersen supplier for more information.

Double-Hung Windows

Double-Hung

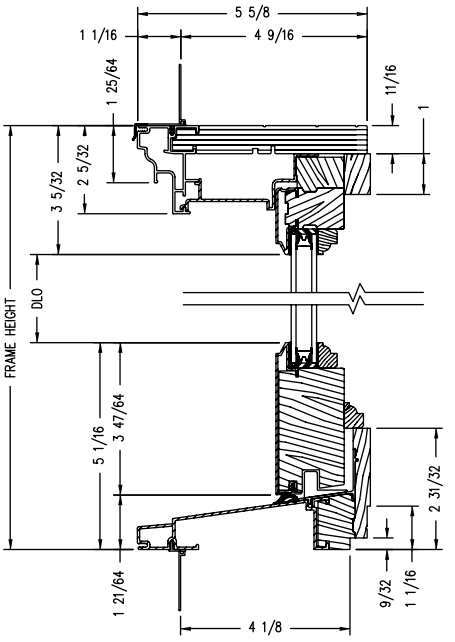


Vertical Section

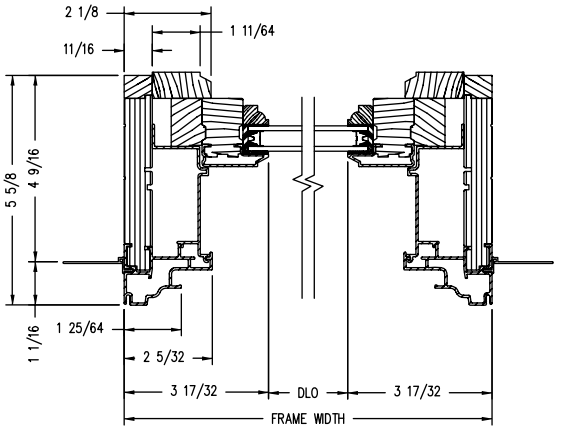


Horizontal Section

Double-Hung Picture



Vertical Section



Horizontal Section

Shown with ovolo (colonial) glass stops.

PROPER INSTALLATION AND MAINTENANCE OF E-SERIES PRODUCTS IS ESSENTIAL TO ATTAIN OPTIMUM PERFORMANCE AND OPERATION. WRITTEN INSTALLATION INSTRUCTIONS THAT PROVIDE GUIDELINES FOR PROPER INSTALLATION ARE AVAILABLE BY VISITING ANDERSENWINDOWS.COM. CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL SUPPLIER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.

VELUX®

The No Leak Skylight™

Skylight Specifications

Fixed Skylight

Deck and Curb-Mounted

Bringing light to life™

Fixed Skylights

Deck-Mounted, Curb-Mounted

The No Leak Skylight
No Leak Promise
No Worries

Deck-Mounted - FS
Mounts directly to the roof deck

Curb-Mounted - FCM
Mounts directly to a site-built curb

Benefits

- Pre-finished white wood frame and protective aluminum or copper cladding.
- Streamlined exterior profile does not obstruct your roofline.
- Streamlined exterior profile does not obstruct your roofline.
- Pre-mounted Pick&Click!™ system brackets make the installation of sunscreen blinds a snap.

FS Model Size	14° - 85° 3:12 - 137:12	A06	C01	C04	C06	C08	C12	D26	D06	M02	M04	M06	M08	S01	S06
Rough Opening	(W-in. x H-in.)	14 1/2 x 45 3/4	21 x 26 7/8	21 x 37 7/8	21 x 45 3/4	21 x 54 7/16	21 x 70 1/4	22 1/2 x 22 15/16	22 1/2 x 45 3/4	30 1/16 x 30	30 1/16 x 37 7/8	30 1/16 x 45 3/4	30 1/16 x 54 7/16	44 1/4 x 26 7/8	44 1/4 x 45 3/4

Model FS sizes D26 and D06 fit perfectly between roof trusses.

FCM Model Size	0° - 60° 0:12 - 20:12	1430	1446	2222	2230	2234	2246	2270	3030	3046	3055	3434	3446	4646	4672
Outside Curb	(W-in. x H-in.)	17 1/2 x 33 1/2	17 1/2 x 49 1/2	25 1/2 x 25 1/2	25 1/2 x 33 1/2	25 1/2 x 37 1/2	25 1/2 x 49 1/2	25 1/2 x 73 1/2	33 1/2 x 33 1/2	33 1/2 x 49 1/2	33 1/2 x 58 1/2	37 1/2 x 37 1/2	37 1/2 x 49 1/2	49 1/2 x 49 1/2	49 1/2 x 75 1/2
Max. Skylight Clearance	(W-in. x H-in.	18 5/8 x 34 5/8	18 5/8 x 50 5/8	26 5/8 x 26 5/8	26 5/8 x 34 5/8	26 5/8 x 38 5/8	26 5/8 x 50 5/8	26 5/8 x 74 5/8	34 5/8 x 34 5/8	34 5/8 x 50 5/8	34 5/8 x 59 5/8	38 5/8 x 38 5/8	38 5/8 x 50 5/8	50 5/8 x 50 5/8	50 5/8 x 76 5/8

FCM custom sizes available

Safest Glass to Live Under

Clean, Quiet & Safe

When selecting a VELUX Fixed Skylight rest assured your skylight comes with our most-recommended, top-rated glass: Clean, Quiet & Safe. Named for its three biggest benefits, this glass comes with state-of-the-art, energy-conserving LowE glass, designed to keep your home warmer in the winter and cooler in the summer.

Clean: Skylights stay cleaner longer with Neat® glass coating.

Quiet: Reduces unwanted outside noise by up to 25% compared to a standard double pane glass and up to 50% compared to a plastic skylight.

Safe: Unlike tempered, this glass does not shatter into pieces when cracked.

ENERGY STAR PARTNER

ENERGY STAR certified products are the most straightforward way to help meet energy codes.

Most VELUX residential products are ENERGY STAR certified in all 50 states. By specifying or using ENERGY STAR certified products, architects and builders can use windows and skylights to bring much needed daylight and fresh air inside, creating more attractive buildings and livable spaces while still meeting the local energy codes.

3 Layers of Protection

The No Leak Skylight™
• No Leak Promise • No Worries

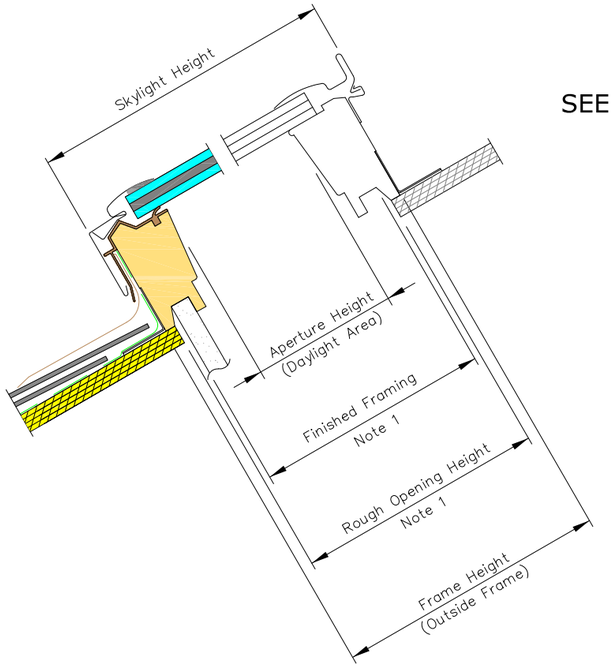
1. **Pre-attached Seal**
Pre-attached deck seal (deck-mounted) or gasket (curb-mounted) provides a tight seal for leak-proof installation.

2. **Adhesive Underlayment**
Adhesive underlayment for secondary water protection against the harshest weather conditions.

3. **Engineered Flashing**
Engineered flashing for easy installation and primary water protection.

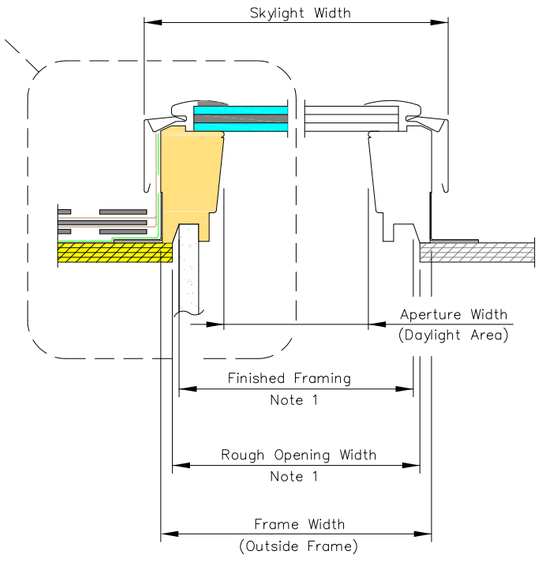
Deck-Mounted Installation

Curb-Mounted Installation



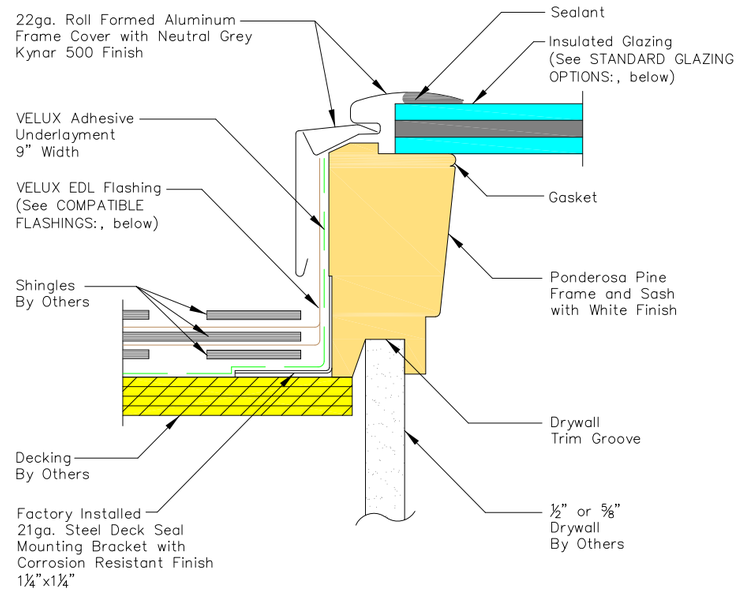
VERTICAL CROSS SECTION

SEE DETAIL 1



HORIZONTAL CROSS SECTION

14°-85°
3:12 - 137:12



DETAIL 1

PRODUCT DIMENSIONS

METRIC UNITS (MILLIMETERS)

Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height	Daylight Area (Sq. Meters)
A06	368	387	303	409	1162	1175	1091	1200	.333
C01	533	546	462	568	682	695	611	720	.282
C04	533	546	462	568	962	975	891	1000	.412
C06	533	546	462	568	1162	1175	1091	1200	.504
C08	533	546	462	568	1382	1395	1311	1420	.606
C12	533	546	462	568	1784	1797	1713	1822	.792
D26*	572	590	506	612	582	599	511	620	.259
D06*	572	590	506	612	1162	1175	1091	1200	.552
M02	763	776	692	798	762	775	691	800	.486
M04	763	776	692	798	962	975	891	1000	.617
M06	763	776	692	798	1162	1175	1091	1200	.754
M08	763	776	692	798	1382	1395	1311	1420	.909
S01	1123	1136	1052	1158	682	695	611	720	.644
S06	1123	1136	1052	1158	1162	1175	1091	1200	1.148

IMPERIAL UNITS (INCHES)

Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture	Skylight Height	Daylight Area (Sq. Feet)
A06	14 1/2	15 1/4	11 15/16	16 1/8	45 3/4	46 1/4	42 15/16	47 1/4	3.56
C01	21	21 1/2	18 3/16	22 3/8	26 7/8	27 3/8	24 1/16	28 3/8	3.04
C04	21	21 1/2	18 3/16	22 3/8	37 7/8	38 3/8	35 1/16	39 3/8	4.43
C06	21	21 1/2	18 3/16	22 3/8	45 3/4	46 1/4	42 15/16	47 1/4	5.43
C08	21	21 1/2	18 3/16	22 3/8	54 7/16	54 15/16	51 5/8	55 15/16	6.52
C12	21	21 1/2	18 3/16	22 3/8	70 1/4	70 3/4	67 7/16	71 3/4	8.52
D26*	22 1/2	23 1/4	19 15/16	24 1/16	22 15/16	23 7/16	20 1/8	24 7/16	2.78
D06*	22 1/2	23 1/4	19 15/16	24 1/16	45 3/4	46 1/4	42 15/16	47 1/4	5.94
M02	30 1/16	30 9/16	27 1/4	31 7/16	30	30 1/2	27 3/16	31 1/2	5.15
M04	30 1/16	30 9/16	27 1/4	31 7/16	37 7/8	38 3/8	35 1/16	39 3/8	6.64
M06	30 1/16	30 9/16	27 1/4	31 7/16	45 3/4	46 1/4	42 15/16	47 1/4	8.13
M08	30 1/16	30 9/16	27 1/4	31 7/16	54 7/16	54 15/16	51 5/8	55 15/16	9.77
S01	44 1/4	44 3/4	41 7/16	45 9/16	26 7/8	27 3/8	24 1/16	28 3/8	6.92
S06	44 1/4	44 3/4	41 7/16	45 9/16	45 3/4	46 1/4	42 15/16	47 1/4	12.36

* BUILDER SERIES SKYLIGHT

NOTES:
1. The ROUGH OPENING and FINISHED FRAMING dimensions are based on perpendicular interior finish material on all four sides and these dimensions will vary depending on the roof construction, the thickness and the design of the interior finish material.

STANDARD GLAZING OPTIONS:

- Laminated LowE3 (04)
- Tempered LowE3 (05)
- Impact (06)
- Snowload (10)

*Tempered Exterior Pane used with all options

COMPATIBLE FLASHINGS:

- EDL Step flashing
- EKL/EKX Combi flashing
- EDW Tile flashing
- EKW/EKX Combi tile flashing
- EDM Metal roof flashing
- ECB Counter flashing for curbs

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FS - Fixed Skylight

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Skylight Study

Perspective View from across State Street

Skylight Study

Perspective View
looking from 129 across
State Street