

HDC

ADMINISTRATIVE APPROVALS

July 10, 2024

- | | | |
|-----|----------------------------|-----------------------|
| 1. | 154 Market Street | -Recommended Approval |
| 2. | 65 Washington Street | -Recommended Approval |
| 3. | 63 Humphrey's Court | -Recommended Approval |
| 4. | 17 Whidden Street | -Recommended Approval |
| 5. | 140 Court Street | -Recommended Approval |
| 6. | 11 Meeting House Hill Road | -Recommended Approval |
| 7. | 322 Islington Street | -Recommended Approval |
| 8. | 235 Maplewood Avenue | -TBD |
| 9. | 442 Islington Street | -TBD |
| 10. | 25 Cabot Street | -TBD |
| 11. | 132-134 Middle Street | -Recommended Approval |
| 12. | 93 Pleasant Street | -Recommended Approval |

1. 154 Market Street

-Recommended Approval

Background: The applicant is seeking approval for the replacement of the existing condenser unit. This has been given approval by the National Society of Colonial Dames, whom own the rooftop where the HVAC equipment is located.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



Phyllis M. C. Gagnon, President
(603) 860-2136; randpgagnon@myfairpoint.net

June 18, 2024

*Casey Anderson, Owner
Oar House Restaurant
135 Market St, Unit D
Portsmouth, NH 03801*

Re: HVAC unit preplacement

Dear Mr. Anderson,

This letter comes in reference to the request you made asking for our approval of your proposal to replace the Air Conditioning unit which currently sits on the roof of the Oar House Restaurant. As owners of the property, the National Society of the Colonial Dames of America in the State of New Hampshire (NSCDA-NH) has considered your request.

This letter serves as proof that we, the NSCDA-NH, is pleased to approve your request – that is, the current AC unit on the roof of our 135 Market Street, property will be removed, and the new unit (Daikin Polara 3.0 FTX36WVJU9RX36WMVJU9) will be installed in the same location as the current one.

Please consider this as proof that we approve your proposal and are pleased to provide this letter of authorization.

If there are questions about this authorization, please do not hesitate to contact me at the email address or phone number above.

Wishing you continued success in your business,

Phyllis M. C. Gagnon



Submittal Data Sheet

Daikin Polara 3.0-Ton Wall Mounted Heat Pump System
FTX36WVJU9RX36WMVJU9

FEATURES

- "Auto Changeover Powerful Operation Mode Econo Mode Program Dry Function Intelligent Eye Auto Fan Speed Wide Angle Louvers Dual Flap System Comfort Mode 3-D Airflow Low Ambient Cooling Quiet indoor and outdoor unit operation Auto Changeover and auto restart Self Diagnosis"

BENEFITS

- ""For rooms with no false ceiling nor free floor space 10-year parts limited warranty for residential/commercial applications Cooling operation down to -22 F outside temperature Error codes display for fast and easy fault diagnosis Long lasting Titanium Apatite air filter Easy to clean flat panels Econo mode reduces power consumption.""

INDOOR UNIT



OUTDOOR UNIT



Current Unit above Oar House Kitchen.



Submittal Data Sheet
Daikin Polara 3.0-Ton Wall Mounted Heat Pump System
FTX36WVJU9RX36WMVJU9

SYSTEM PERFORMANCE

Indoor Unit Model No.	FTX36WVJU9	Indoor Unit Name:	Daikin POLARA 3.0T Wall Mounted Type IDU
Outdoor Unit Model No.	RX36WMVJU9	Outdoor Unit Name:	Daikin POLARA 3.0-Ton, Heat Pump, Ductless ODU
Rated Cooling Capacity (Btu/hr):	33,200	Rated Cooling Conditions:	Indoor (°F DB/WB): 80 / 67 Ambient (°F DB/WB): 95 / 75
Sensible Capacity (Btu/hr):		Rated Piping Length(ft):	25
Max/Min Cooling Capacity (Btu/hr):	33,200 / 10,200	Rated Height Difference (ft):	0.00
Cooling Input Power (kW):			
SEER2 (Non-Ducted/Ducted):	15.90 /	HSPF2 (Non-Ducted/Ducted):	7.5 /
EER2 (Non-Ducted/Ducted):	9.10 /	Heating COP (Non-Ducted/Ducted):	2.7 /
Rated Heating Capacity (Btu/hr):	35,200	Rated Heating Conditions:	Indoor (°F DB/WB): 70 / 60 Ambient (°F DB/WB): 47 / 43
Max/Min Heating Capacity (Btu/hr):	35,200 / 10,200		

SYSTEM DETAILS

Refrigerant Type:	R-410A	Cooling Operation Range (°F DB):	50 - 114
Holding Refrigerant Charge (lbs):	3.64	Heating Operation Range (°F WB):	5 - 64
Additional Charge (lb/ft):	0.32	Max. Pipe Length (Vertical) (ft):	66
Pre-charge Piping (Length) (ft):	33	Cooling Range w/Baffle (°F DB):	-22 - 115
Max. Pipe Length (Total) (ft):	99		
Max Height Separation (Ind to Ind ft):	0		

Submittal Data Sheet

Daikin Polara 3.0-Ton Wall Mounted Heat Pump System

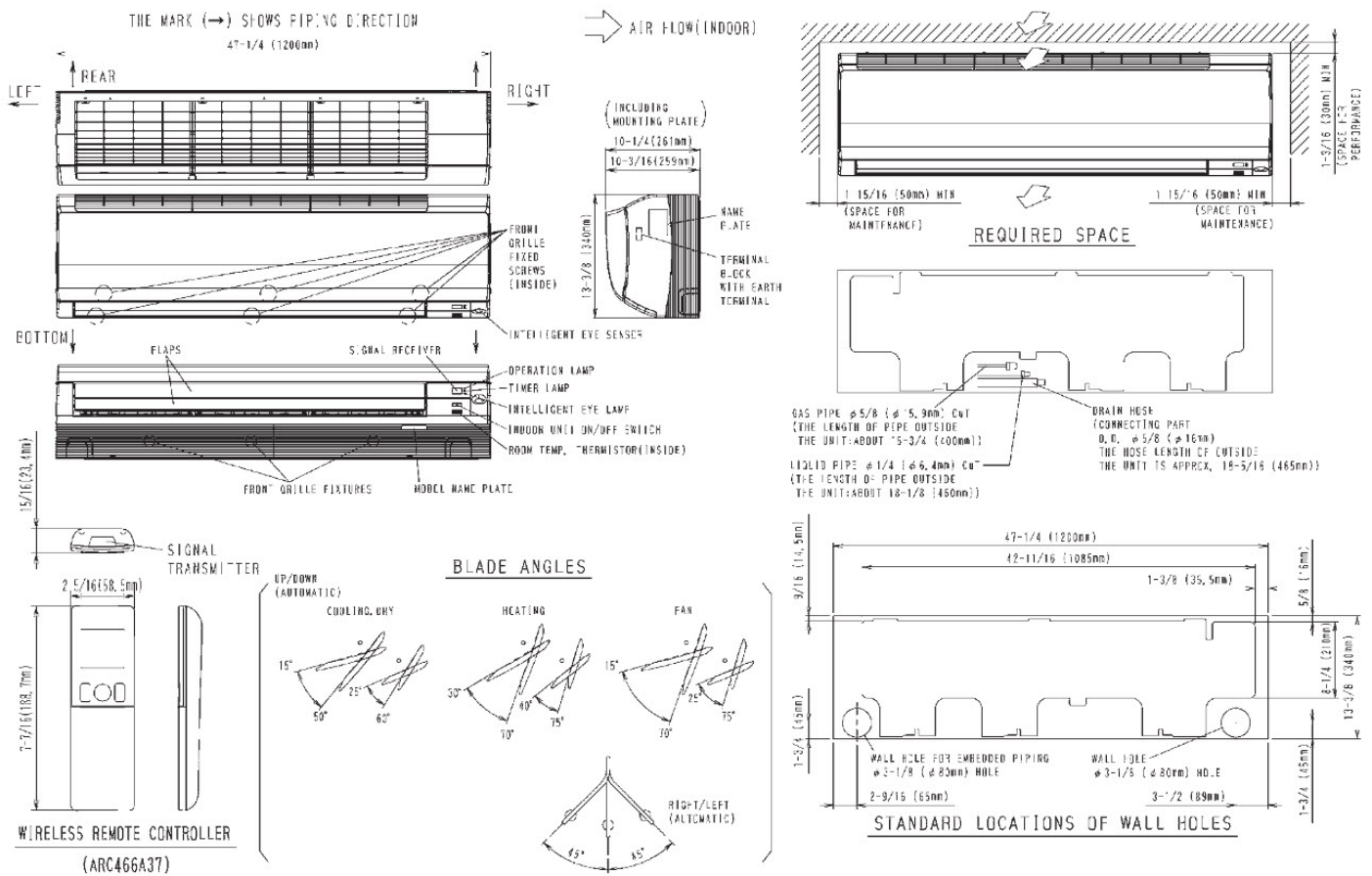
FTX36WVJU9RX36WMVJU9

INDOOR UNIT DETAILS

Power Supply (V/Hz/Ph):	208/230 / 60 / 1	Airflow Rate (H/M/L/SL) (CFM):	915/742/572/512
Power Supply Connections:		Moisture Removal (Gal/hr):	
Min. Circuit Amps MCA (A):		Gas Pipe Connection (inch):	5/8
Max Overcurrent Protection (MOP) (A):		Liquid Pipe Connection (inch):	1/4
Dimensions (HxWxD) (in):	13-3/8 x 47-1/4 x 10-3/16	Condensate Connection (inch):	
Net Weight (lb):	38	Sound Pressure (H/M/L/SL) (dBA):	54/47/40/37
Ext. Static Pressure (Rated/Max) (inWg):	/	Sound Power Level (dBA):	

DIMENSIONAL DRAWING - INDOOR UNIT

FTX30/36WVJU9



Submittal Data Sheet

Daikin Polara 3.0-Ton Wall Mounted Heat Pump System

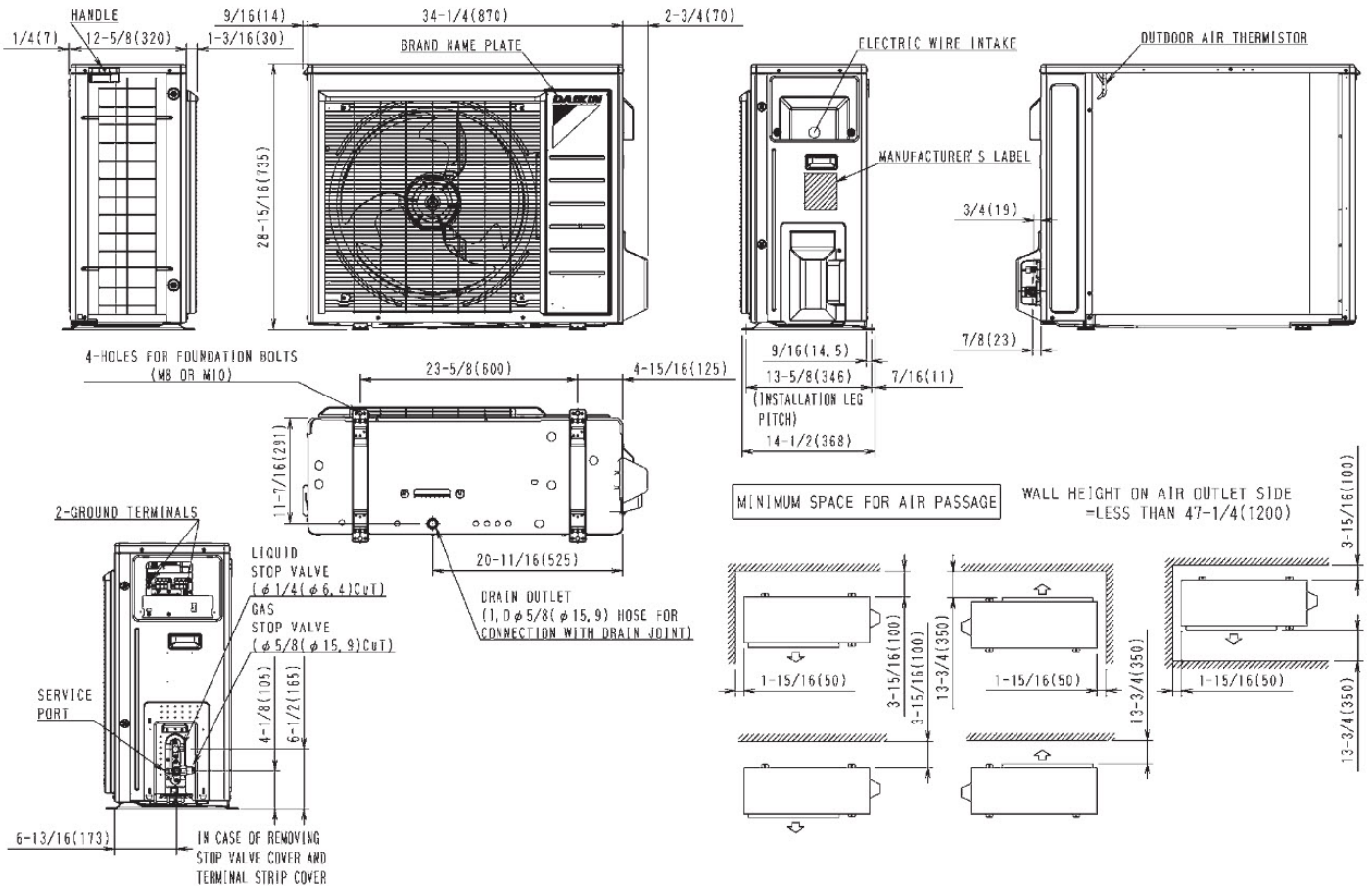
FTX36WVJU9RX36WMVJU9

OUTDOOR UNIT DETAILS

Power Supply (V/Hz/Ph):	208/230 / 60 / 1	Compressor Stage:	Inverter
Power Supply Connections:	1, 2, 3, Ground	Capacity Control Range (%):	-
Min. Circuit Amps MCA (A):	18.6	Airflow Rate (H) (CFM):	2811
Max Overcurrent Protection (MOP) (A):	20	Gas Pipe Connection (inch):	5/8
Max Starting Current MSC(A):		Liquid Pipe Connection (inch):	1/4
Rated Load Amps RLA(A):	18.3	Sound Pressure (H) (dBA):	59
Dimensions (HxWxD) (in):	28-15/16 x 34-1/4 x 12-5/8	Sound Power Level (dBA):	
Net Weight (lb):	133		

DIMENSIONAL DRAWING - OUTDOOR UNIT

RK30/36WMVJU9, RX30/36WMVJU9





Submittal Data Sheet

Daikin Polara 3.0-Ton Wall Mounted Heat Pump System

FTX36WVJU9RX36WMVJU9

INDOOR ACCESSORIES

PART NUMBER	DESCRIPTION	INCLUDED
AZAI6WSCDKB	DKN Residential Cloud Wi-Fi Adaptor for Single- and Multi-Zone System (S21)	No
AZAI6WSPDKC	DKN Plus Interface	No
BRC944B2-A08	Wired Remote Controller kit	No
BRCW901A03	BRC944B2 CONTROL CABLE, 10FT	No
BRCW901A08	Wired Remote Controller Cord - 8m/26ft	No
BRP072A43	Daikin Comfort Control WiFi Adaptor	No
DACA-CP1-1	Mini Aqua Condensate Pump	No
DACA-CP4-1	MINI WHITE PUMP KIT 100-250V	No
DTST-LTE-LA-A	Daikin One Lite (with Translation Adaptor for S21 only)	No
DTST-ONE-ADA-A	Daikin One+ Smart Thermostat for VRV, SkyAir, Single- and Multi-Zone System	No
KRP928BB2S	RA Interface Adaptor for DIII-Net -	No

OUTDOOR ACCESSORIES

PART NUMBER	DESCRIPTION	INCLUDED
DACA-WB-3	Powder-Coated Wall-Mounted Bracket	No
KEH063A4E	Daikin BML DrainPan Heater Large	No
KKG063A42	Back protection wire net	No
KPS063A41	Snow hood (intake side plate) (15, 18 & 24)	No
KPS063A44	Snow hood (intake rear plate) (15,18 & 24)	No
KPS063A47	Snow hood (outlet) (15, 18 & 24)	No
KPW063B4	Air direction adjustment grille	No
RAQAHLGD1	Rear Coil Guard BML	No



2. 65 Washington Street

-Recommended Approval

Background: The applicant is seeking approval for the replacement of a wood shake roof with an asphalt shingle roof (Certainteed Weathered Wood Shingle) on the visitor center that was damaged during several recent weather events.

Staff Comment: Recommend Approval

Stipulations:

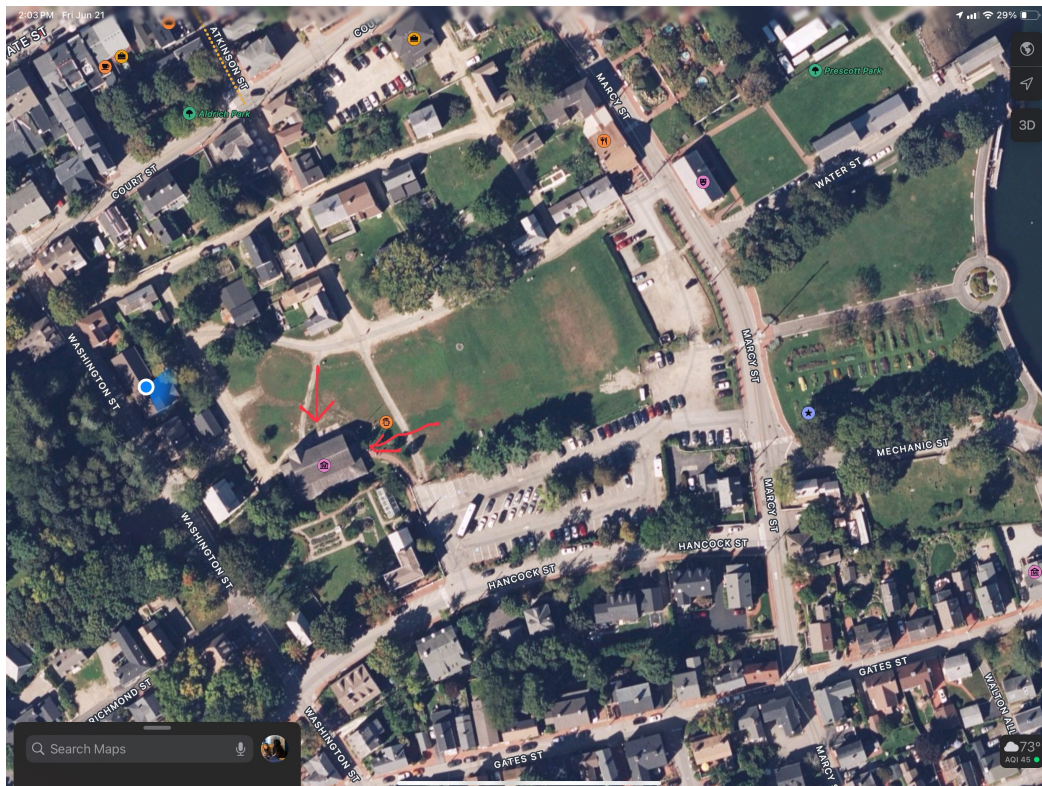
1. _____
2. _____
3. _____

Project: Replacement of the Strawberry Banke Visitor Center Roof

Strawberry Banke Museum has applied to replace the roof on this structure going from the existing wood shake material to an architectural, asphalt shingle. The roof was installed when the building was built in 2008, with an added addition in 2013. It is actively leaking causing damage to the rear wall cavity and the floor inside.

Strawberry Banke Museum is proposing using **Certaiteed Weathered Wood shingle**, a shingle we have used on a number of our buildings including The Cotton Tenant House, Rueban Shapley House and the Hough House. This shingle works well to evoke a look appropriate for a building at Strawberry Banke and one that is not being used as a museum exhibit and, in the case of the visitor center, is not historic. With a 9 acre campus and 37 structures to care for, it is important we prioritize and assign are assets where they must go to support our mission of telling the history of our site and preserving historic resources.

Thank you.





2024 Asphalt Shingle Residential Limited Warranty

Installation Guide - Landmark Series

[View more documents](#)

[FIND A PRO](#)

Weathered Wood



3. 63 Humphrey's Court

-Recommended Approval

Background: The applicant is seeking approval for the installation of a condenser unit on the side of the home.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

April 16, 2024

Written Statement / Scope of Proposed Work

Author: Timothy Sullivan and Kimberly Rosensteel, owners of 63 Humphrey's Court

63 Humphreys Court is an older home with no permanent air conditioning and is heated by hot water radiators which are inefficient and supplied with a propane-burning boiler. As the summers have become increasingly uncomfortable with three small children and no permanent air conditioning, we would like to install a minisplit heat pump with air-conditioning. There are three potential locations on the property for the external unit. We are requesting a variance because we would like the outdoor unit to be placed on the strip of land between our home at 63 Humphreys Court, and our neighbors at 53 Humphreys Court, in proximity to their pre-existing outdoor unit.

There are two alternative locations available. One is on the west side of our house, which is directly adjacent to a community garden that is enjoyed by members of the community. The other would be in the back yard area of our house, which would not require a variance, but our concerns are potential damage to the unit as this small area is the only place for our children to play, or that it could hinder potential future development of our limited backyard space.

The location between our home at 63 Humphreys Court, and 53 Humphreys Court, would have the biggest potential impact on our neighbors Michael and Zoe Daboul. However, there is a traditional air conditioner under the deck of our immediate neighbor to the north, 50 South School Street, that is significantly noisier than the Dabouls' heat pump, so a second heat pump in the same location should have minimal impact on noise in the backyard space. Additionally, our neighbors the Dabouls have told us "put the AC WHEREVER it works best for you. It won't affect us no matter where it is. Tell the city we approve".

Our intention is to have it as far back from Humphreys Court as possible, either directly across from our neighbors' unit, or else tucked back by our north addition room, as depicted in the two included pictures. The HVAC unit at 53 Humphreys Court is currently 3 feet from the property line between our two houses. Placing our unit directly across from our neighbors unit, allowing for a 0.75 foot offset from our garage, would put our unit 2.5 feet from the property line. If we placed the HVAC unit farther north, behind our garage, would allow a slightly larger setback of 2.65 feet from the property line. This location would minimize visibility from the street. Furthermore, having the unit in this area would minimize the external lines on the front and west sides of the home which are most visible from the street.

Zoning Ordinance to be met, as per City Ordinance 10.233.20:

10.233.21 The variance will not be contrary to the public interest:

The minisplit would be replacing the use of propane-powered boilers for heating in the fall / winter, and portable air conditioning units that we currently use in the summer which are inefficient and energy intensive. It is therefore in the public interest that the home be heated and cooled in a more energy-efficient manner.

10.233.22 The spirit of the Ordinance will be observed:

The proposed minisplit outdoor unit will set back from Humphreys Court in a minimally noticeable location. It avoids the west facing wall of the house which is directly across from the public gardens. This location also minimizes external line-sets that would be visible from the road.

10.233.23 Substantial justice will be done:

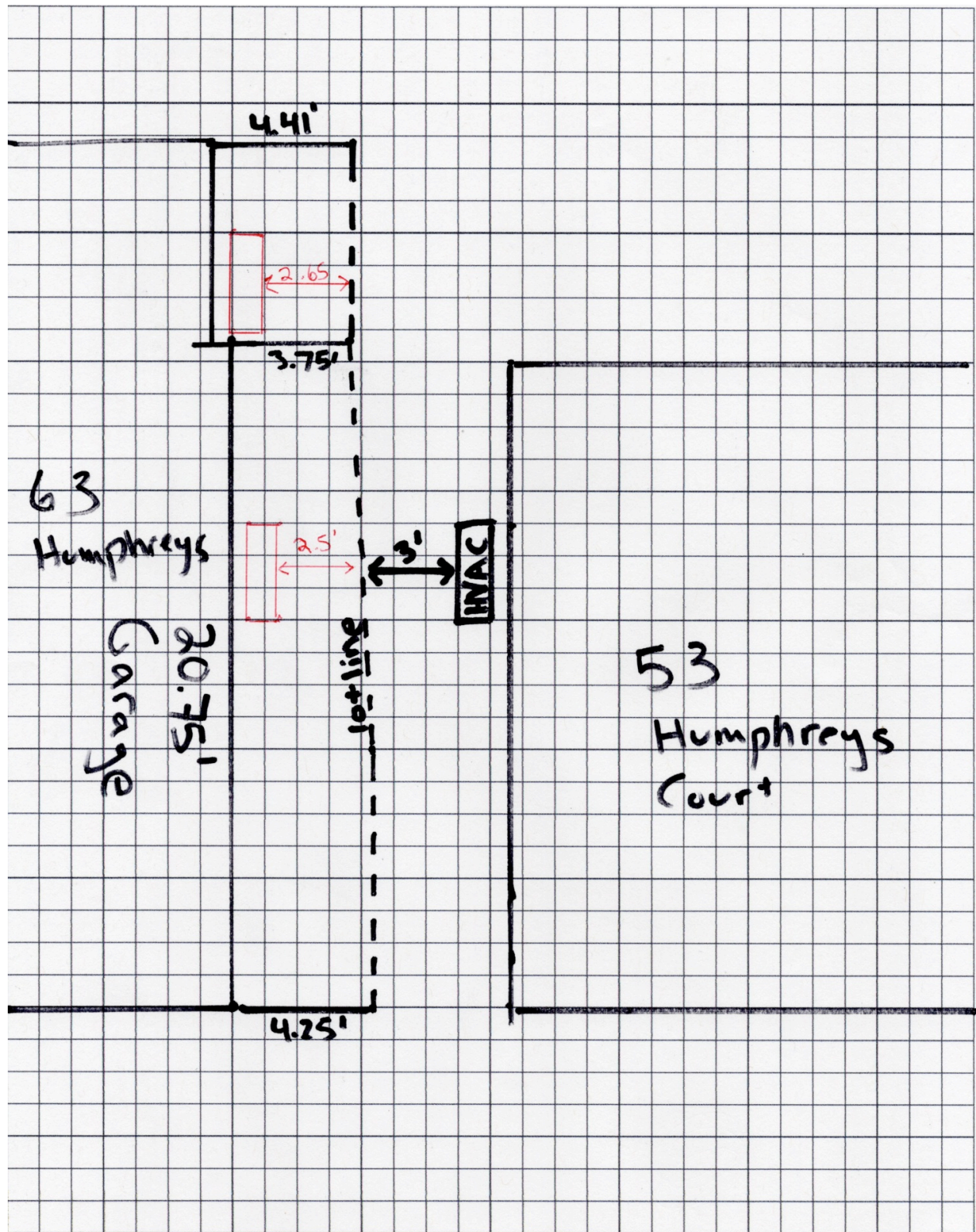
We would like to place the unit on the side of the home as far back from the road as reasonably possible where it could be seen by passersby. Substantial justice for the community regarding lower emissions will be done if the variance is granted.

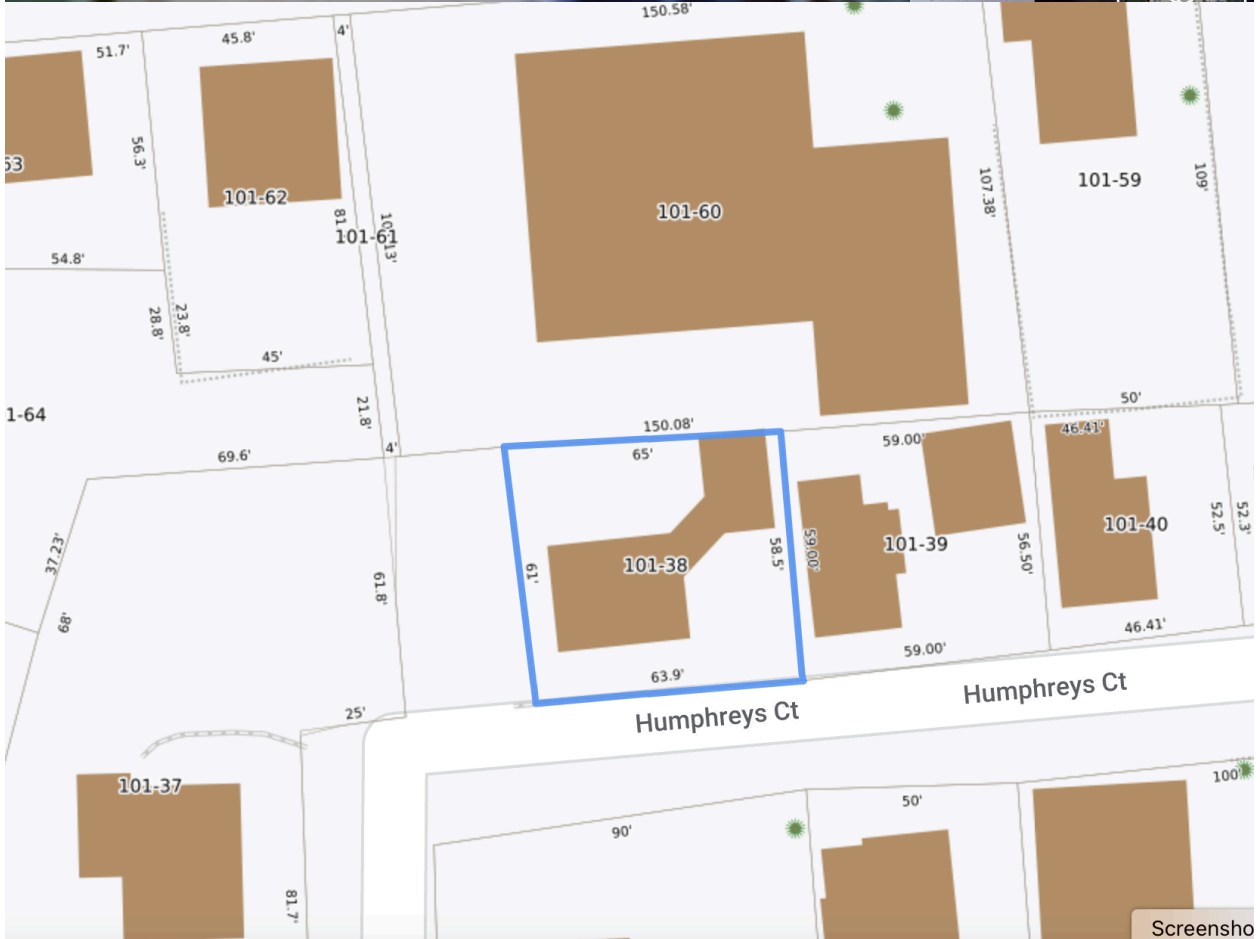
10.233.24 The values of the surrounding properties will not be diminished:

Our neighbors at 53 Humphreys Court have an outdoor unit in essentially the same location, which has not diminished the property values in either home.

10.233.25 Literal enforcement of the provisions of the Ordinance would result in unnecessary hardship:

We have three small children and a very small lot. Our children use our backyard for their play, and our concern is that an HVAC unit in this location could get damaged. The strip of land between 63 Humphreys Court and our neighbors at 53 Humphreys Court is small, essentially unused, and currently already has an outdoor HVAC unit on our neighbors property. It is the obvious location for our own HVAC unit.







Outdoor
Unit



Outdoor unit

Master and dining room line set





Second floor line set



Living room line set

Job Name/Location: 63 HUMPHREYS CT, PORTSMOUTH, NH 03801

Tag No: KIM SULLIVAN

Date: 3/15/24

For: ☒ File ☐ Resubmit

PO No.: 63 HUMPHREYS

☒ Approval ☐ Other

Architect:

GC:

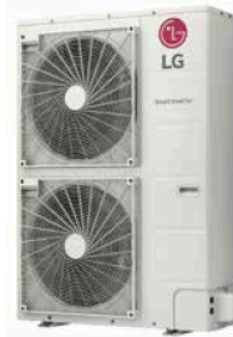
Engr:

Mech:

Rep: PETTIGREW PLUMBING & HVAC
(Company)

ERIC PELCHAT
(Project Manager)

LMU480HHV Multi F MAX with LGRED° Outdoor Unit 4.0 Ton Heat Pump



Performance:

Cooling Capacity (Min.-Rated-Max., Btu/h)	10,800~48,000~58,000
Heating Capacity (Min.-Rated-Max., Btu/h)	12,420~52,500~59,000
Max. Heating Capacity at 17°F (Btu/h)	56,740
Max. Heating Capacity at 5°F (Btu/h)	52,840
Max. Heating Capacity at -4°F (Btu/h)	46,010
Max. Heating Capacity at -13°F (Btu/h)	39,870
Cooling COP @95°F (Rated)	3.84
Heating COP @47°F (Rated)	3.62

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

Heating Nominal Test Conditions:
Indoor: 70°F DB / 60°F WB
Outdoor: 47°F DB / 43°F WB

Electrical:

Power Supply (V/Hz/Ø) ¹	208-230V, 60, 1
MOP (A)	40
MCA (A)	32.7
Cooling Rated Amps (A)	29.2
Heating Rated Amps (A)	29.2
Compressor (A)	22.0
Fan Motor (A)	1.6 x 2
Locked Rotor Amps (A)	22

MOP - Maximum Overcurrent Protection

MCA - Minimum Circuit Ampacity

Piping:

Refrigerant Charge (lbs.)	11.46
Liquid Line Connection (in., O.D.)	Ø3/8 x 1
Vapor Line Connection (in., O.D.)	Ø3/4 x 1
Maximum Total Piping ² (ft.)	475.7
Min. / Max. ODU to IDU Piping ³ (ft.)	32.8 / 229.6
Piping Length ⁴ (no add'l refrigerant, ft.)	180.4
Maximum Elevation between ODU and IDU (ft.)	98.4
Maximum Elevation between IDU and IDU (ft.)	49.2

ODU = Outdoor Unit

IDU = Indoor Unit

Features:

- R1 Scroll (Variable Speed) Compressor
- Auto operation
- Auto restart
- Self diagnosis
- Defrost / Deicing
- Low ambient cooling down to 14°F
- Soft start
- Restart delay (three [3] minutes)
- Factory installed Drain Pan Heater

Optional Accessories:

- ☐ PI-485 - PMNFP14A1
- ☐ AC Smart 5 - PACS5A000
- ☐ ACP 5 - PACPSA000
- ☐ MultiSITE™ Comm. Mgr. - PBACNBTR0A
- ☐ Power Distribution Indicator (PDI)
- Premium - PQNUD1S41
- ☐ Mobile LGMV - PLGMVW100
- ☐ Low Ambient Wind Baffle (Cooling Operation Down to -4°F) - ZLABGP04A x2

Required⁵ Accessories:

- ☐ 2 Port BD Unit - PMBD3620
- ☐ 3 Port BD Unit - PMBD3630
- ☐ 4 Port BD Unit - PMBD3640
- ☐ 4 Port BD Unit - PMBD3641

Operating Range:

Cooling (°F DB)	14 to 118
Heating (°F WB)	-13 to +64

Unit Data:

Refrigerant Type	R410A
Refrigerant Control	EEV
Sound Pressure (Cool / Heat) ±1 dB(A) ⁶	54 / 56
Net / Shipping Weight (lbs.)	218 / 243
Heat Exchanger Coating	Gold Fin™
Minimum No. of Indoor Units	2
Maximum No. of Indoor Units	8

Compressor:

Type	R1 Scroll
Quantity	1
Oil / Type	FVC68D

Fan:

Type	Propeller
Quantity	2
Motor / Drive	Brushless Digitally Controlled/Direct
Max. Airflow Rate (CFM)	2,119 x 2

Notes:

1. Acceptable operating voltage: 187V - 253V.
2. Piping lengths are equivalent.
3. 180.4 ft. of Main Piping + 49.2 ft. of Branch Piping.
4. 49.2 ft. of Main Piping + 131.2 of Branch Piping.
5. At least one branch distribution (BD) unit is required for system operation; a maximum of two can be installed per ODU with the use of a Y-branch accessory (PMBLS620).
6. Sound pressure levels are tested in an anechoic chamber under ISO Std. 3745.
7. All power / communication cable to be minimum 14 AWG from the ODU to the BD unit, and 14 AWG from the BD unit to the IDU.
8. All power / communication cable to be 4-conductor, stranded, shielded or unshielded, and must comply with applicable local and national codes. If shielded, the wire must be grounded to the chassis at the ODU only.
9. Power wiring size must comply with the applicable local and national codes.
10. See the Engineering Manual Capacity Tables for ODU sensible and latent capacities.
11. See the Engineering Manual Combination Tables for allocation of ODU rated capacity to each connected IDU when all are calling for full capacity. Allocation percentages should be applied to ODU capacity at design conditions.
12. This data is rated 0 ft. above sea level, with 0 ft. level difference between ODU and IDUs, and the following refrigerant pipe lengths:
LMU361HHV: 16.4 ft. Main + (16.4 ft. Branch x 5) = 98.4 ft.
LMU421HHV: 16.4 ft. Main + (16.4 ft. Branch x 6) = 114.8 ft.
LMU480HHV: 16.4 ft. Main + (16.4 ft. Branch x 8) = 147.6 ft.
All capacities are net with a combination ratio between 95 - 105%.
13. Must follow installation instructions in the applicable LG installation manual.
14. See the Engineering Manual Capacity Tables for ODU capacity at design conditions.



162279



Job Name/Location: 63 HUMPHREYS CT, PORTSMOUTH, NH 03801

LMU480HHV
Multi F MAX with LGRED° Outdoor Unit
4.0 Ton Heat Pump



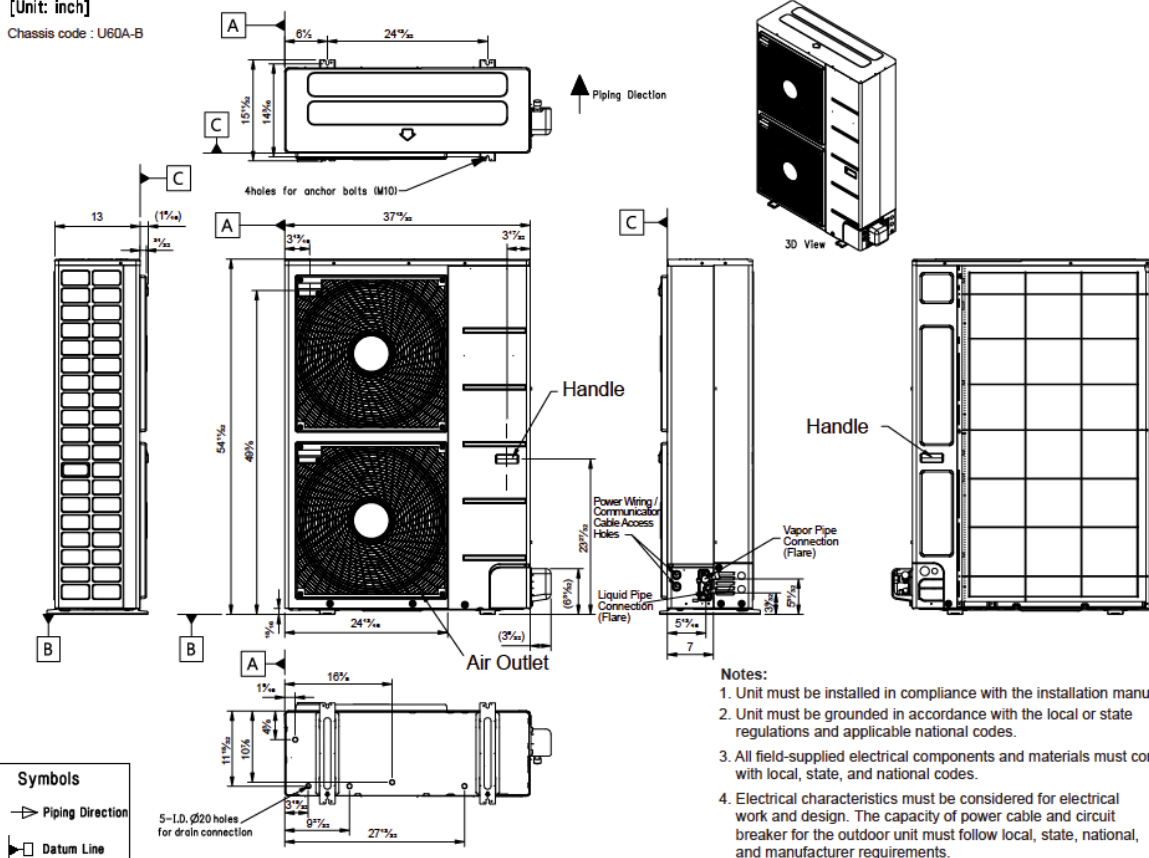
Tag No.: KIM SULLIVAN

Date: 3/15/24

PO No.: 63 HUMPHREYS

[Unit: inch]

Chassis code : U60A-B



Job Name/Location: 63 HUMPHREYS CT, PORTSMOUTH, NH 03801

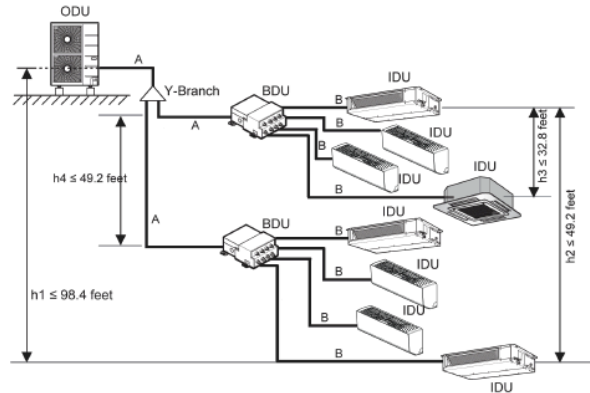
LMU480HHV
Multi F MAX with LGRED® Outdoor Unit
4.0 Ton Heat Pump



Tag No.: KIM SULLIVAN

Date: 3/15/24

PO No.: 63 HUMPHREYS

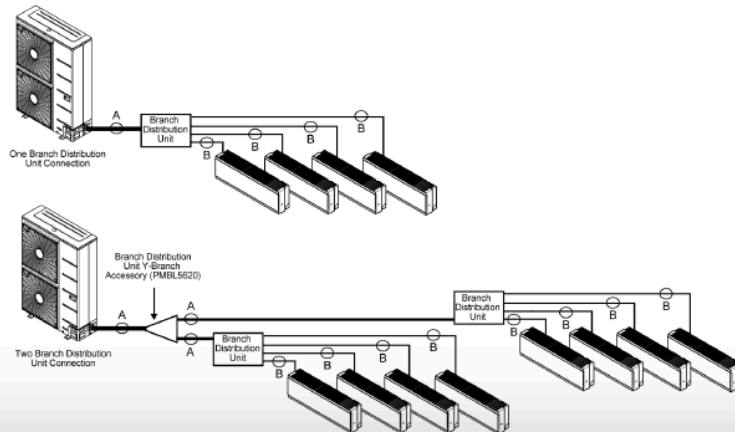


Example: LMU480HHV outdoor unit with eight (8) indoor units and two (2) branch distribution units connected.
ODU: Outdoor Unit.
IDU: Indoor Unit.
BDU: Branch Distribution Unit(s).
A: Main Pipe.
B: Branch Pipe (Branch Distribution Unit[s] to Indoor Unit[s]).

Multi F MAX with LGRED Outdoor Unit Refrigerant Piping System Limitations.

Pipe Length (ELF = Equivalent Length of pipe in Feet)	Total piping length ($\Sigma A + \Sigma B$)		≤475.7 feet
	Main pipe (Outdoor Unit to Branch Distribution Units: A)	Minimum for Each (A) Piping Segment	16.4 feet
		Maximum (ΣA)	≤180.4 feet
	Total branch piping length (ΣB)		≤295.3 feet
	Branch pipe (Branch Distribution Units to Indoor Units: B)	Minimum	16.4 feet
Maximum		≤49.2 feet	
Elevation Differential (All Elevation Limitations are Measured in Actual Feet)	If outdoor unit is above or below indoor unit (h1)		≤98.4 feet
	Between the farthest two indoor units (h2)		≤49.2 feet
	Between branch distribution unit and farthest connected indoor unit(s) (h3)		≤32.8 feet
	Between branch distribution units (h4)		≤49.2 feet

Installing the Unit



Multi F MAX with LGRED Piping Sizes.

Piping	Main Pipe A (inch)	Branch Pipe B
Liquid	ø3/8	Depends on the size of the indoor unit piping.
Vapor	ø3/4	

4. 17 Whidden Street **-Recommended Approval**

Background: The applicant is seeking approval for the installation of an 8ft. wood privacy fence. This has been approved by the Board of Adjustment for placement and height.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

The Wentworth parking lot runs on the side and in back of our home at 17 Whidden Street. It is an active parking lot most of the day. Cars park randomly and when someone's shift ends, cars have to jockey around to allow that person to exit. Frequently, employees sit in their cars during their break. They tend to run their engines during the cold months producing additional exhaust. There is also a visible employee smoking bench on the Pleasant Street fence where workers congregate.

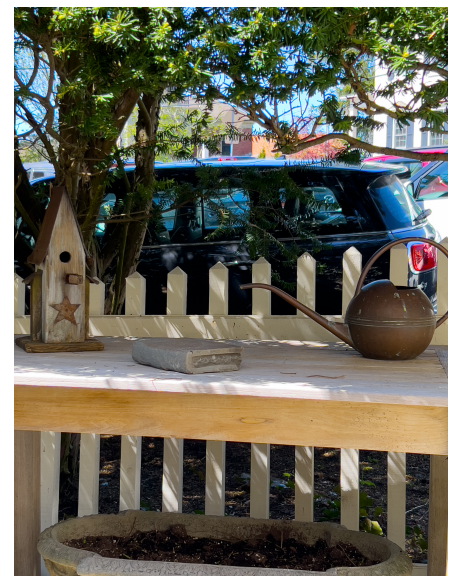
The fence will be tongue and groove and be attractive on both sides.



Left, side fence and back hedge with 3.5' overhang over the back picket fence. The dining room window on the left is 56" from the ground. Right, view from the Wentworth lot of the 9' vertical removal of lower branches along the 45' of our fence allowing cars to park closer.



Left, view into our back yard along the 45' feet in back. Right, view from our back yard table into the Wentworth parking lot. We no longer use the table due to lack of privacy and the 3.5' overhang.





View from our driveway to Pleasant Street. The 156 old pine tree and 5 birch trees along Pleasant street have been removed. The pine tree's stump has since been removed allowing cars to park up to our fence.



Left, Wentworth's Whidden Steet fence. The 8' long greenery which is on our lot will be retained, partially at the request of the Wentworth. The 8' fence will be from the greenery to the back corner, adjoining the 8" back yard fence. The Wentworth has told us that they will be removing their picket fence on Whidden Street.

17 WHIDDEN ST	
Location	17 WHIDDEN ST
Map-Lot	0109-0005-0000
Vision Account Number	33198
Ownership	
Owner	SEAVEY DOTY FAMILY TRUST SEAVEY J W & A TRUSTEES
Address	17 WHIDDEN ST, PORTSMOUTH, NH 03801
Valuation	
Total	\$509,600
Last Sale	\$0 on 2022-10-11
Deed Date	2022-10-11
Book/Page	6445/176
Land	
Land Use	1010
Land Use Description	SINGLE FAM MDL-01
Market	102
Delineation	
Local District	R
Parcel Area (AC)	0.03

No results were found with your query.
Maybe try refining your search to make it more general.

The fence would run 45' in back & 15' on the Side

ESTIMATE

Brentwood Fence
300 Route 125
Brentwood, NH 03833
(603) 867-7856

Sales Representative
Matt Souther
(603) 773-8944
matt@brentwoodfence.com



John Seavey
17 Whidden St.
Portsmouth, NH 03801

Estimate #	4038
Date	5/14/2024

Item	Description	Unit of Measure	Qty	Amount
8' T&G	8' tall 8' wide tongue and groove panel mounted on 5x5 post with New England style caps	Items	64.00	\$9,673.60
Removal and Disposal of Fence	Dismantling and Haul-away of existing fence	item	1.00	\$650.00

PLEASE SEE SECOND PAGE FOR WARRANTY AND INSTALLATION DATES

NOTE: If Ledge Drilling or Jack Hammering is needed for holes, an up-charge of \$75 per hole will be added to the final invoice.

Sub Total	\$10,323.60
Total	\$10,323.60

SPECIAL INSTRUCTIONS

5. 140 Court Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment: condensers at the rear corners of the structure and for the installation of additional chase runs (this is to match the already installed chase runs).

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

LETTER OF AGENDA

We respectfully submit this Application for Administrative Approval for the installation of **Mechanical Units** at the Feaster Apartments project located at 140 Court Street.

This project represents a significant opportunity to improve the viability of this affordable housing by way of modernizing the HVAC systems. If approved, it will be funded through the **NHSaves Home Energy Assistance (HEA) Program**. The HEA Program serves New Hampshire’s income-eligible homeowners and renters to help reduce their energy costs, optimize their homes’ energy performance and make their homes safer, healthier and more comfortable.

The Air Source Heat Pump project at the Feaster Apartment building will achieve these goals. It will result in significant energy and cost savings for the building’s residents, as well as improve the thermal comfort and air quality in each of the apartments.

Project requirements include:

- 1 – Installation of 4 Rooftop units at four locations on the roof.
- 2 – Installation of 3 Units on the Ground.
- 3 – Vertical line sets will need to be installed from the exterior Mechanical equipment to each Residential Unit. These will be covered with vertical aluminum enclosures with a bronze finish to conceal the lines.
- 4 – The roof is post-tensioned precast with horizontal metal rods at various intervals throughout. This may restrict the penetration opportunities for the line sets at the eaves. Gutter style flares have been added to accommodate these potential offsets.
- 5 – If the line sets were run internally these rods would need to be avoided at each floor, using radar imaging at each penetration location on every floor, thereby jeopardizing the viability of the project.

Thank you for your consideration.
Sincerely,



Carla Goodknight, AIA, NCARB
Principal, CJ Architects



FEASTER APARTMENTS
PORTSMOUTH, NEW HAMPSHIRE

AGENDA & AERIAL

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JANUARY 3, 2024



PORTSMOUTH
HOUSING





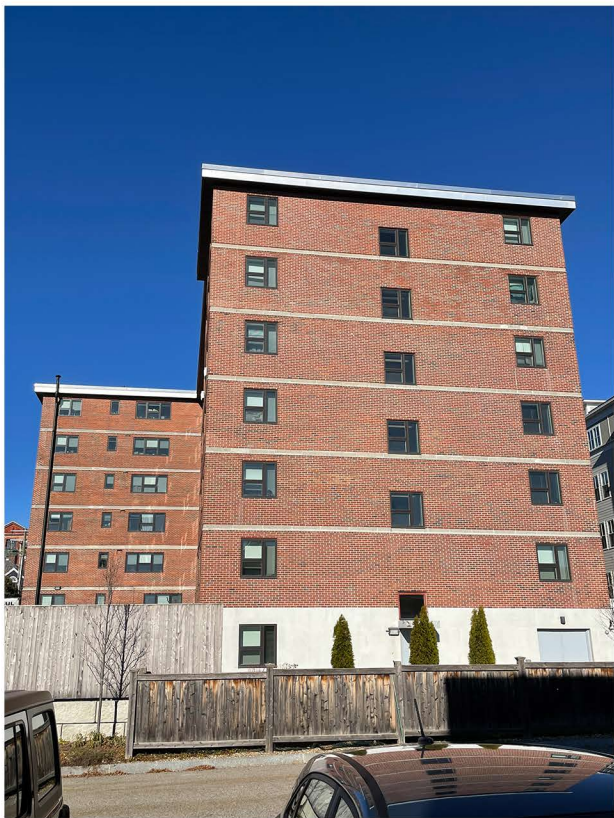
A) VIEW OF EXISTING NORTH & EAST ELEVATIONS



B) VIEW OF EXISTING NORTH & WEST ELEVATIONS



C) VIEW OF EXISTING SOUTH & WEST ELEVATIONS



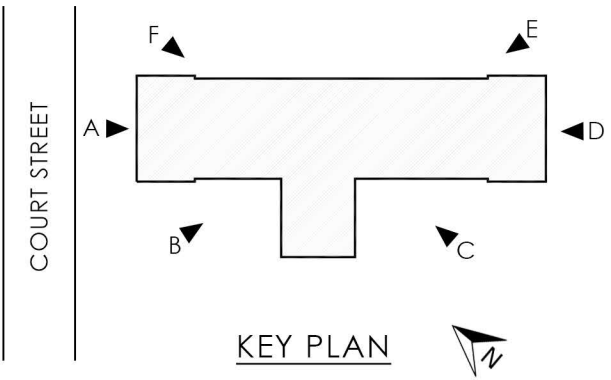
D) VIEW OF EXISTING SOUTH ELEVATIONS



E) VIEW OF EXISTING SOUTH & EAST ELEVATIONS



F) VIEW OF EXISTING NORTH & EAST ELEVATIONS



FEASTER APARTMENTS
PORTSMOUTH, NEW HAMPSHIRE

EXISTING PHOTOS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JANUARY 3, 2024



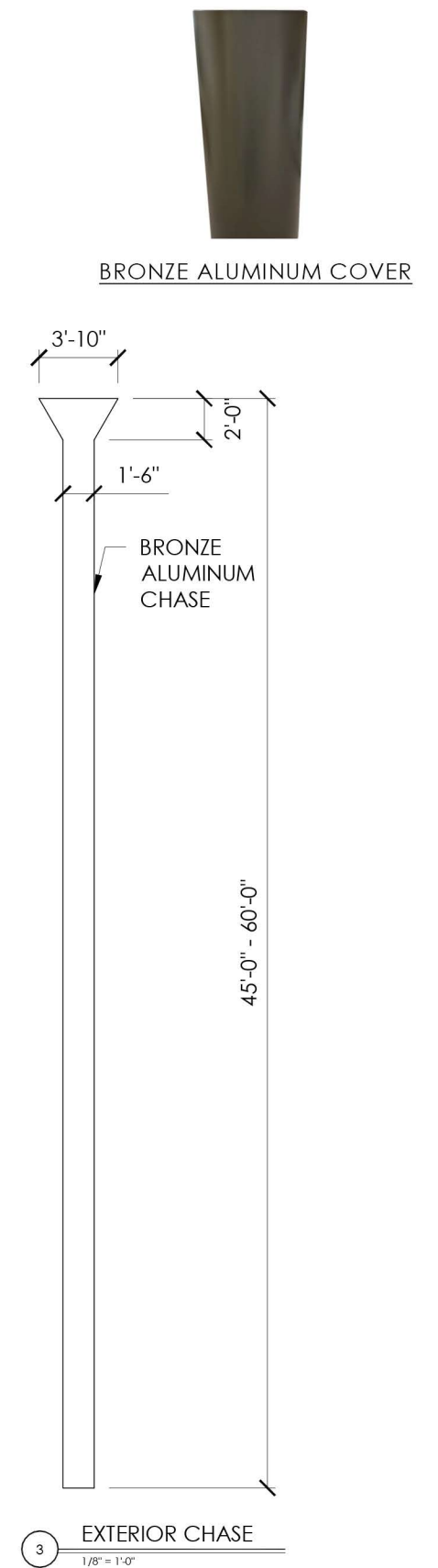
1.0



1 EAST ELEVATION - EXISTING
1/16" = 1'-0"



2 EAST ELEVATION - PROPOSED
1/16" = 1'-0"



3 EXTERIOR CHASE
1/8" = 1'-0"

FEASTER APARTMENTS
PORTSMOUTH, NEW HAMPSHIRE

EAST ELEVATIONS

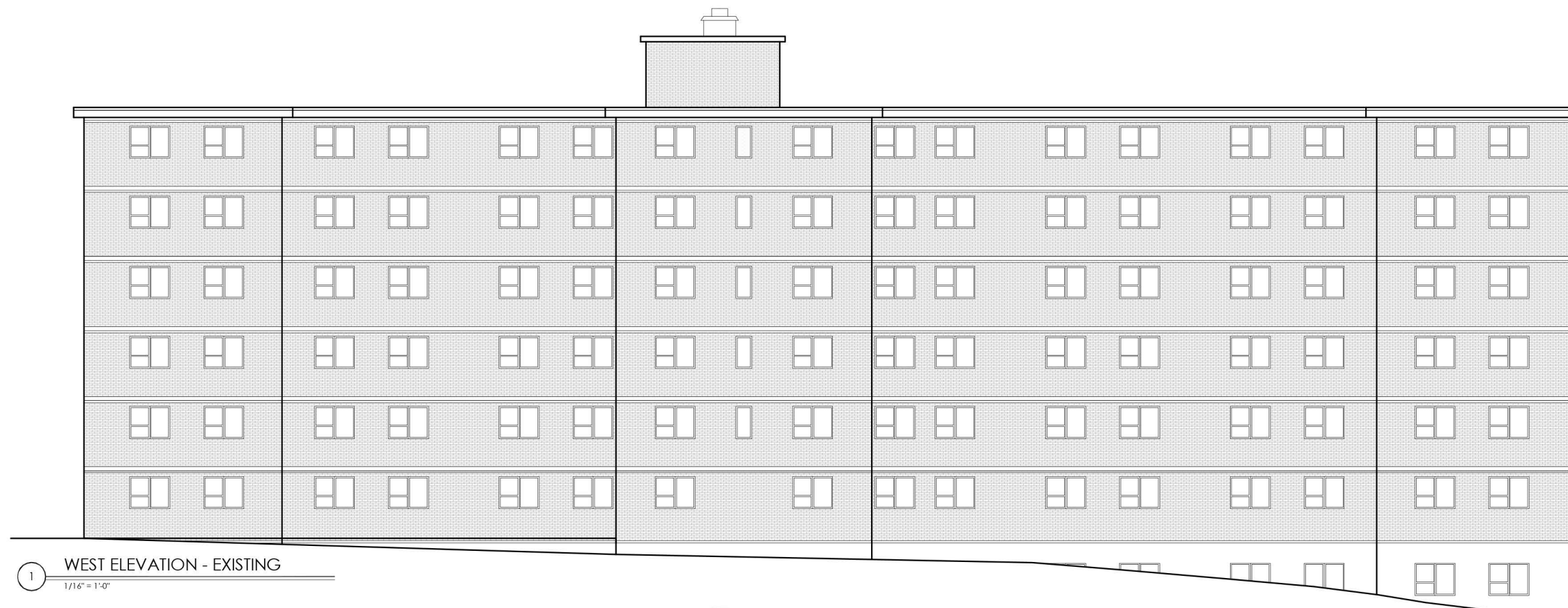
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JANUARY 3, 2024



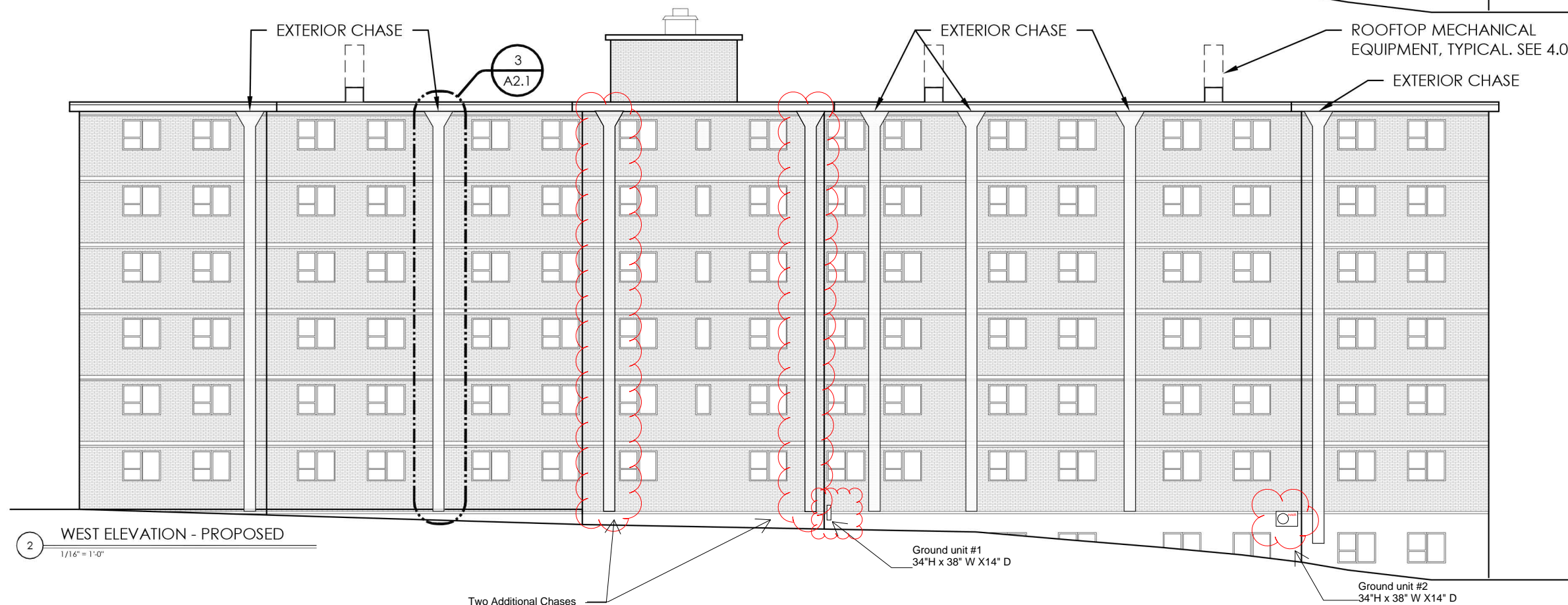
PORTSMOUTH
HOUSING



2.0



1 WEST ELEVATION - EXISTING
1/16" = 1'-0"



2 WEST ELEVATION - PROPOSED
1/16" = 1'-0"

WEST ELEVATIONS

FEASTER APARTMENTS
PORTSMOUTH, NEW HAMPSHIRE

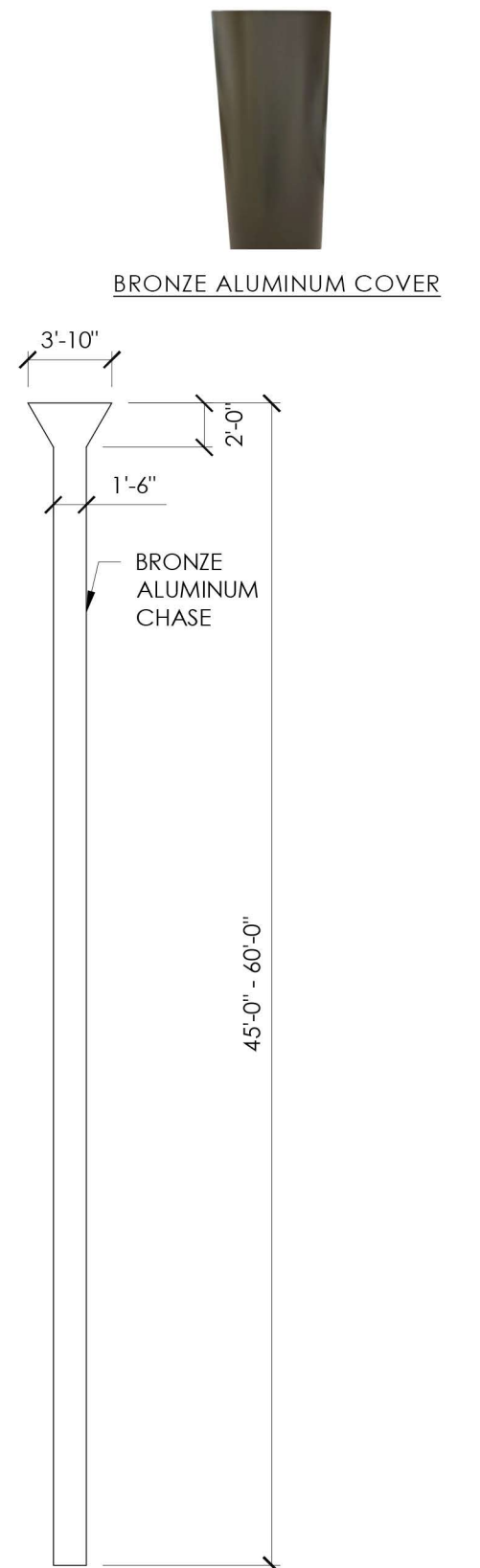
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JANUARY 3, 2024

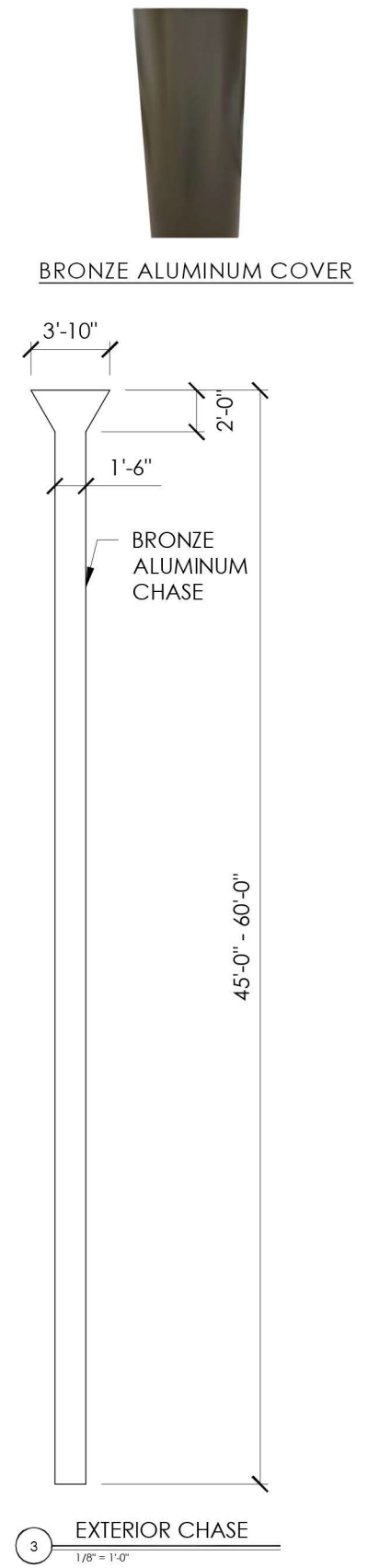
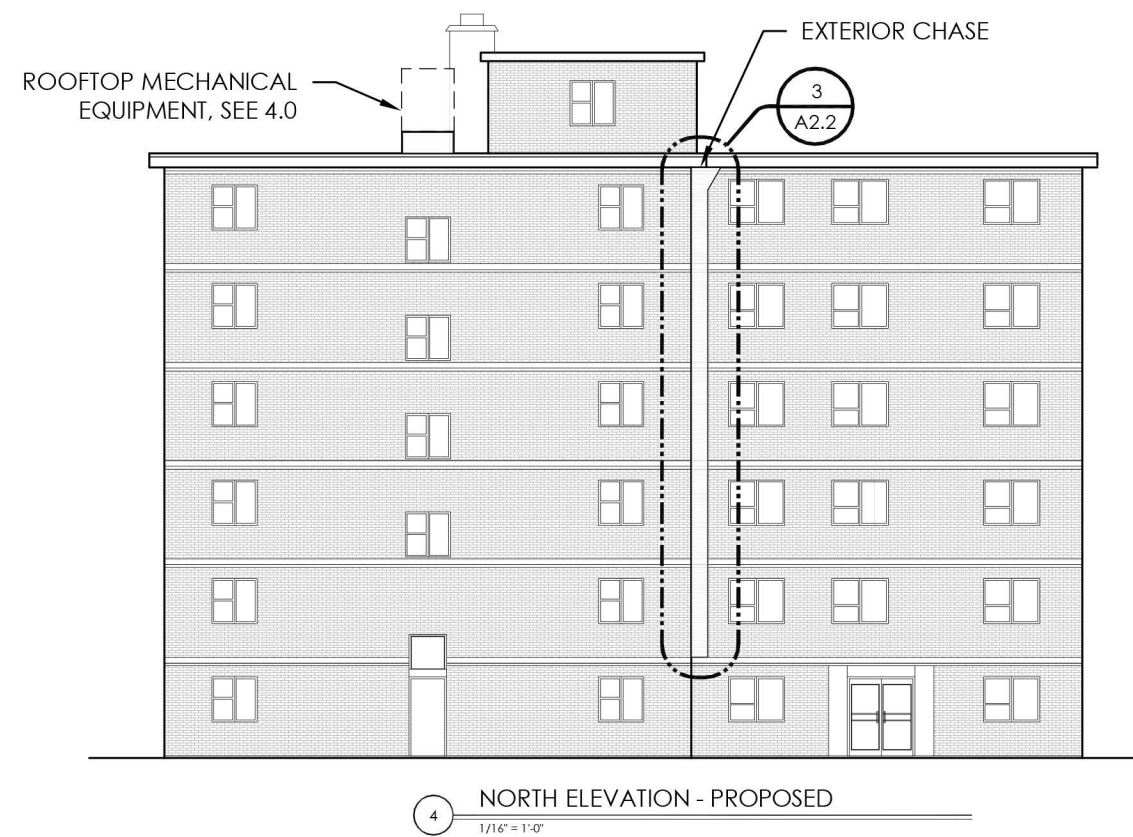
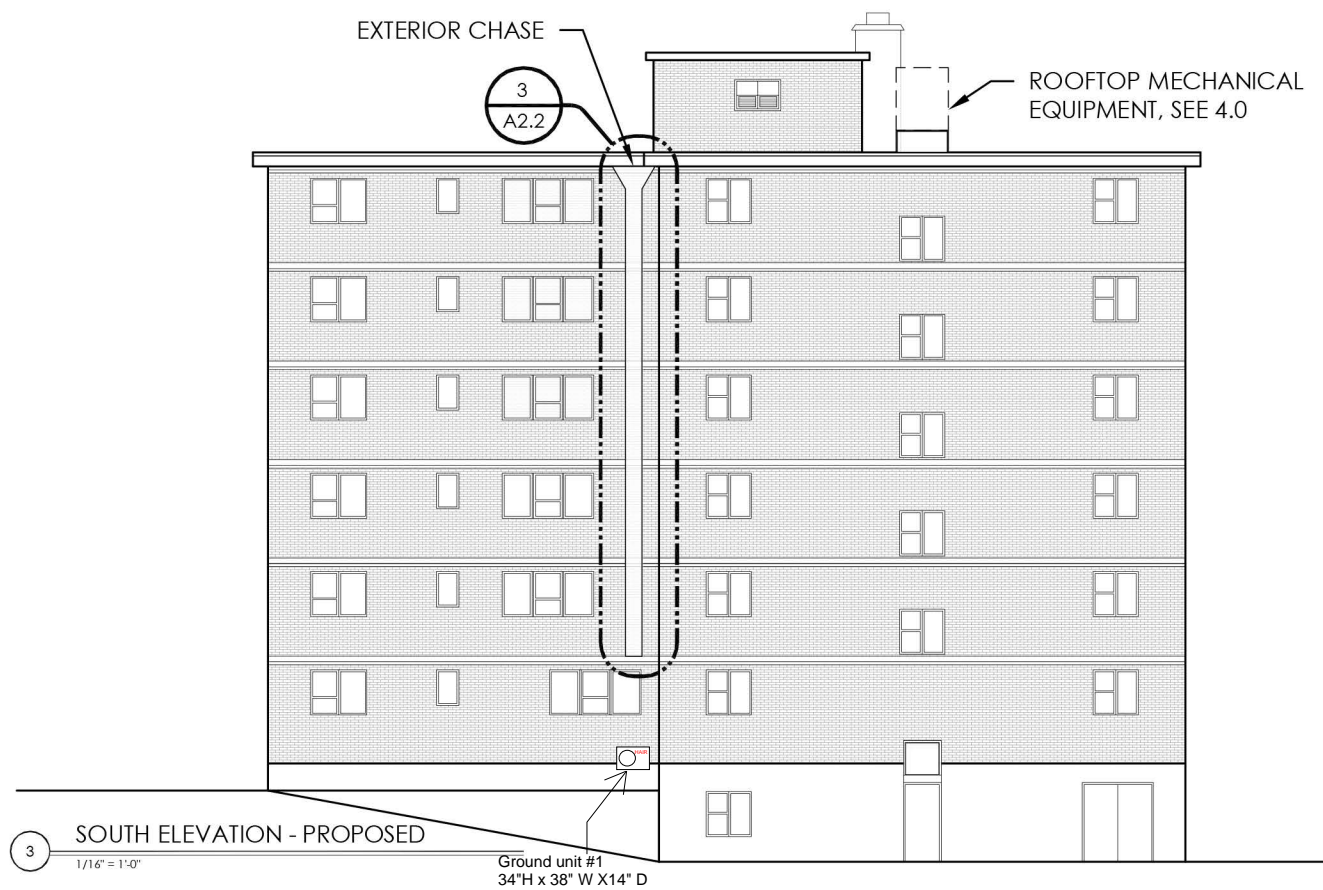
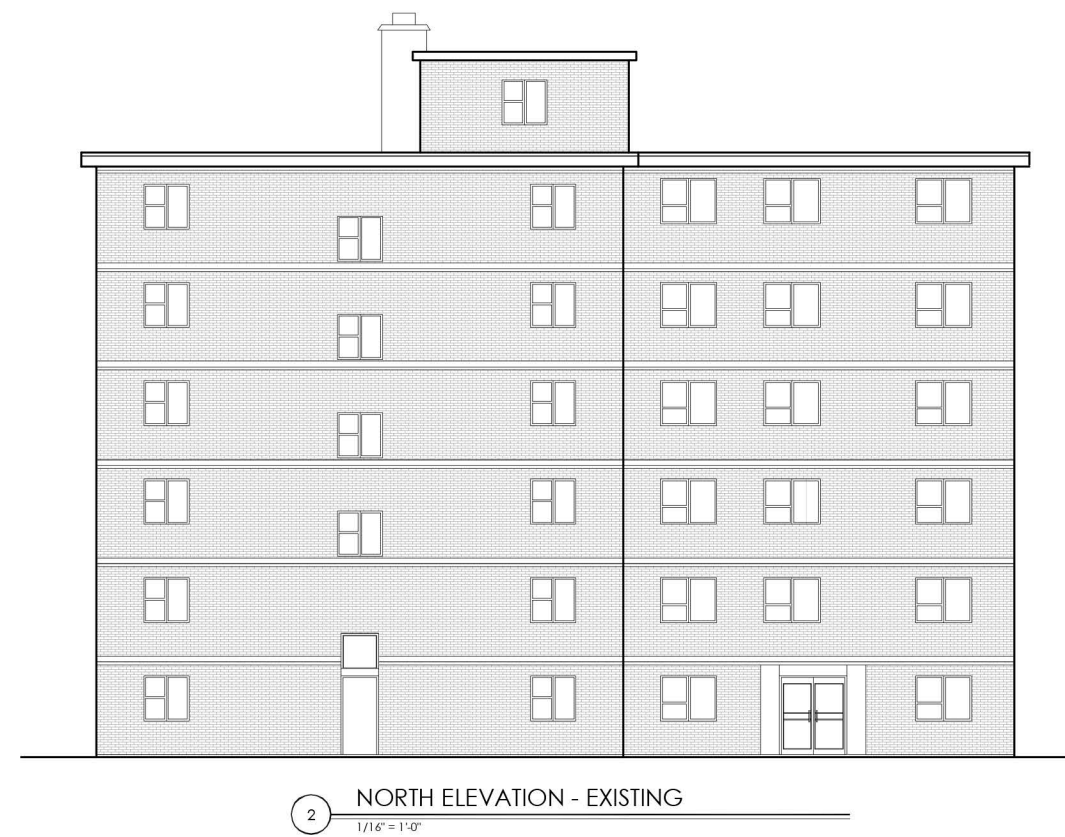


PORTSMOUTH
HOUSING



3 EXTERIOR CHASE
1/8" = 1'-0"





FEASTER APARTMENTS
PORTSMOUTH, NEW HAMPSHIRE

NORTH & SOUTH ELEVATIONS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JANUARY 3, 2024

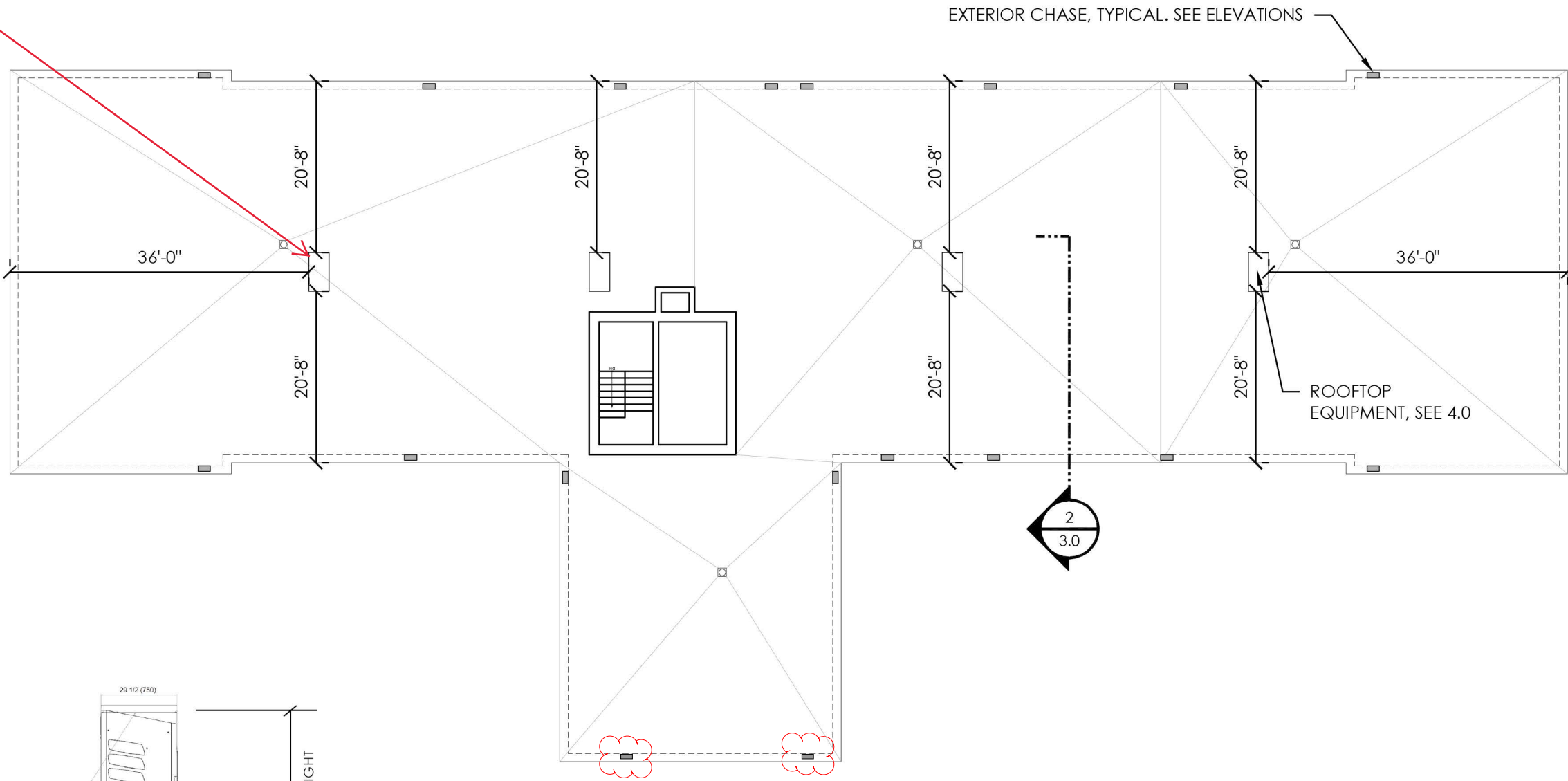


PORTSMOUTH
HOUSING

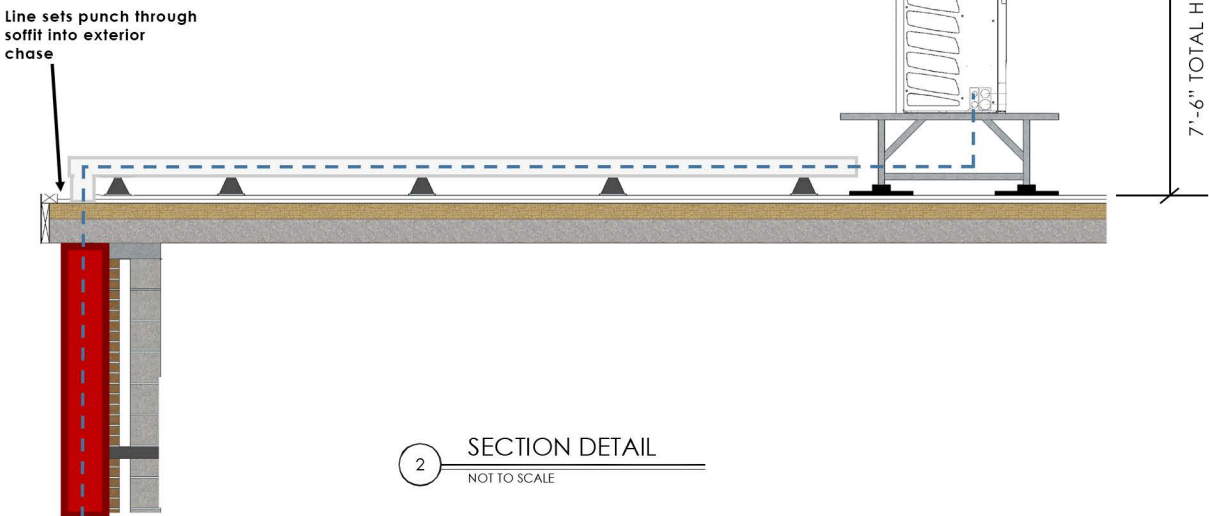


2.2

PLEASE CONFIRM LOCATIONS AND
QUANTITIES OF EQUIPMENT.
IS THERE ANY GROUND-MOUNTED
EQUIPMENT?



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



2 SECTION DETAIL
NOT TO SCALE



Similar Project—Nutfield Heights, Derry NH
Exterior chases shown extending up to roof



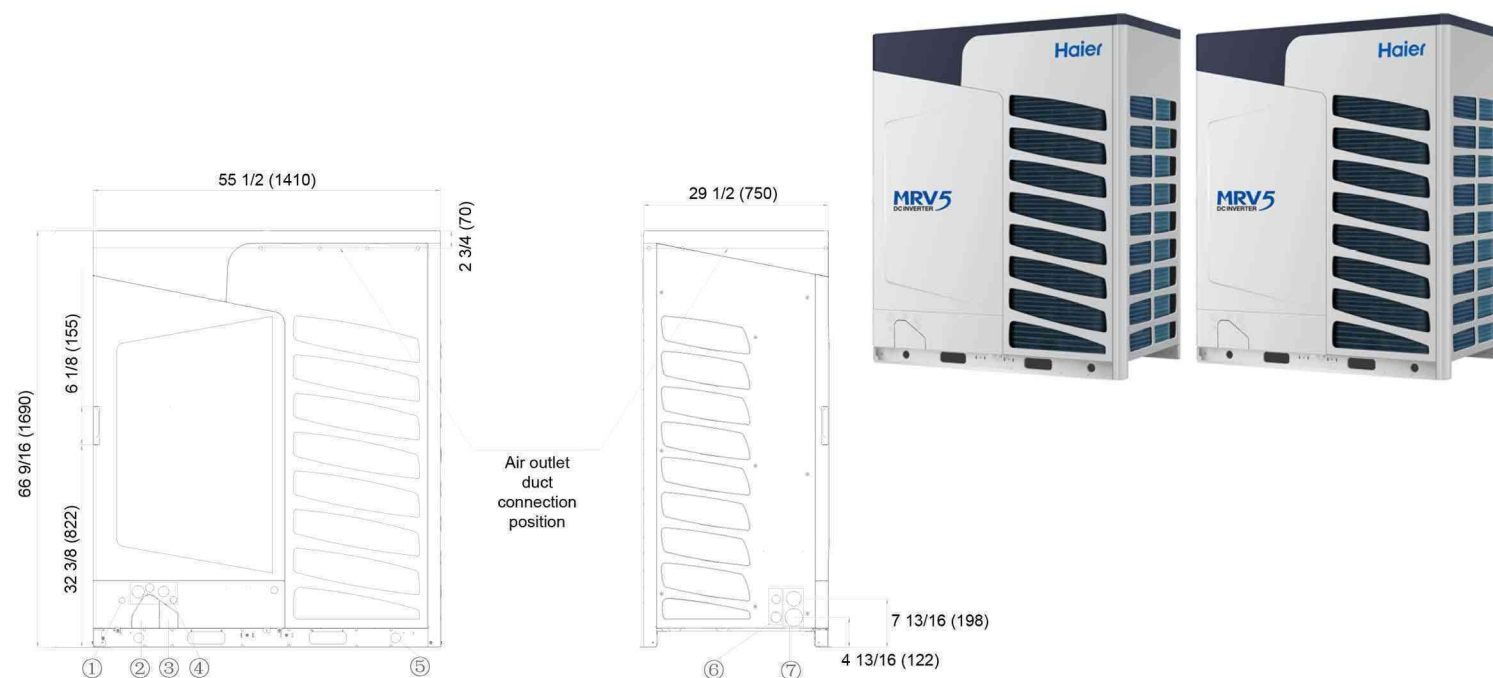
EXAMPLES FROM A SIMILAR PROJECT IN DERRY NH

Similar Project—Nutfield Heights, Derry NH
Exterior chases shown extending up to roof

Common drain line serving each indoor unit.

Framing covered with color matched metal panels.

Exterior chases accommodate refrigerant lin-sets, common drains, and electrical



MECHANICAL EQUIPMENT

MANUFACTURER: HAIER
COLOR: -
SPECIFICATION: MRV 5 SERIES HEAT PUMP (MVHP192ME2CA)

FEASTER APARTMENTS
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED EQUIPMENT

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JANUARY 3, 2024



PORTSMOUTH
HOUSING



4.0

6. 11 Meeting House Hill Road -**Recommended Approval**

Background: The applicant is seeking approval for the installation of a 6ft. wood fence.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

Fence installation at 11 Meeting House Hill Road.

Materials:

- 7) 6' High Cleated Cedar T&G Panels
- 1) 6' x 4' Walk Gate w/ Hardware
- 1) 6' x 28" Walk Gate w/ Hardware
- 11) 5x5x10' Chamfered Top Cedar Posts

The fence will be located in the backyard and side of the home, with the smaller gate located to the right of house, and the larger gate located off the driveway (which is on Manning Street).





7. 322 Islington Street

-Recommended Approval

Background: The applicant is seeking approval for the replacement of the existing metal front door with a new door to mimic the approved and installed carriage house door.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

[illegible]

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7644 THERMAL SASH

DOOR SPECIFICATIONS (AS SHOWN)

Wood Species: Fir

Glass: Clear

Profile: Ovolo Sticking

Panel Type: 1-7/16" Innerbond DHRP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

STANDARD OPTIONS

Quantity

1

Change Quantity

Change Door Shape

Planning to Stain or Paint?
[view more](#)

☒ Stain ☐ Paint

Wood Species

Mahogany (Sapele)

Original Slab Width
[view more](#)

Feet: 2 Inches: 0 Fraction: 0

Original Slab Height
[view more](#)

Feet: 8 Inches: 0 Fraction: 0

Thickness
[view more](#)

1 3/4"

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Door Company



7644 THERMAL SASH

DOOR SPECIFICATIONS (AS SHOWN)

Wood Species: Fir

Glass: Clear

Profile: Ovolo Sticking

Panel Type: 1-7/16" Innerbond DHRP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

STANDARD OPTIONS

Quantity

1

Change Quantity

Change Door Shape

Planning to Stain or Paint?
[view more](#)

☒ Stain ☐ Paint

Wood Species

Mahogany (Sapele)

Original Slab Width
[view more](#)

Feet: 2 Inches: 0 Fraction: 0

Original Slab Height
[view more](#)

Feet: 8 Inches: 0 Fraction: 0

Thickness
[view more](#)

1 3/4"

proposed new door spec.



This is the approved and installed carriage house door.



Existing front door to be replaced



8. 235 Maplewood Avenue -TBD

Background: The applicant is seeking approval for the replacement of the existing rake and fascia boards with a PVC material.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



J. Carnes & Son Roofing
153 Lafayette Rd #7
Hampton Falls, NH 03844
Phone: 603-772-1209

GAF TIMBERLINE HDZ-
COLOR TBD

05/31/2024

Company Representative
Neil L. Anastas Jr.
Phone: (603) 814-2072
neil@jcarnesroofing.com

V2

Glenn Walker
235 Maplewood Avenue
Portsmouth, NH 03801
(603) 512-0208

Job: 2024-7844: Glenn Walker

GAF TIMBERLINE HDZ-COLOR TBD-WALKER

	Qty	Unit	Price
INSTALL A GAF WEATHER STOPPER LIFETIME ROOF SYSTEM			\$0.00
The following estimate is for a GAF Weather Stopper Lifetime Roof System. Only GAF roofing products and accessories will be used to comply with GAF's warranty requirements. Please refer to the included measurement diagram while reviewing the estimate. THE FOLLOWING SCOPE INCLUDES:			
**GAF roof system for the entire main structure as listed below, excludes any detached area(s)			
**(1) Plumbing pipe boot			
**Notifications			
**Plywood decking / Not in estimate total			
**Fascia / Replacement w/ gutter removal & re-hang			
**Building Permit			
REMOVE ONE LAYER OF EXISTING ASPHALT ROOF SHINGLES			\$3,534.72
Protect house and landscape with tarps for protection. Strip related roof areas down to bare roof boards. Inspect roof deck and nail loose sheathing. Any damaged plywood sheathing will be replaced at an additional cost.			
CUSTOM FABRICATED WHITE ALUMINUM DRIP EDGE			\$600.00
Install new 8" .025 white aluminum drip edge around the entire perimeter of the roof.			
Drip edge is a metal flashing that is installed at the edges of the roof to help control the flow of water away from the fascia and to protect the underlying roofing components. Drip edge overhangs the sides of the roof and has a small metal flange that is bent away from the fascia.			
LIFETIME ULTIMATE PLUMBING PIPE FLASHING			\$100.00
Install (1) new plumbing flashing at all plumbing pipes penetrating through the roof.			
Lifetime Ultimate Plumbing Flashing is a proprietary sealing method for plumbing vent pipes and other roof penetrations. Crack resistant and guaranteed by Lifetime Tools against any manufacturing defects or material failures for the life of the roof or 50 years whichever is greater.			
INSTALL GAF Weather Watch ICE AND WATER SHIELD LEAK BARRIER			\$867.86
Install ice and water shield leak barrier. Six feet will be installed on the leading edges and three feet in all valleys. All penetrations including but not limited to plumbing pipes, chimneys and any skylights will be wrapped with this product. Low sloped areas between a two and a four pitch will be covered entirely with this product.			
Ice and water shield is a self-adhering waterproofing underlayment that is used in roofing to help prevent damage caused by ice and water dams and wind driven rain.			

<p>INSTALL GAF FELT BUSTER Synthetic Underlayment</p> <p>Install synthetic underlayment on all of the remaining exposed roof deck areas where ice and water shield is not installed.</p> <p>Roofing underlayment is a water-resistant or waterproof barrier material that is installed directly onto your roof deck. It is applied under all other roofing materials as an added layer of protection from severe weather.</p>	\$446.39
<p>INSTALL GAF ProStart STARTER STRIPS</p> <p>Install Starter Strips around the entire perimeter of the roof.</p> <p>Starter shingles are laid down on the roof first, placed at the edge of the eaves and rakes of your home. They are specifically designed to seal and protect the edge of the roof and to provide a guide for the correct placement of all the other shingles.</p>	\$196.43
<p>INSTALL GAF HDZ ARCHITECTURAL SHINGLES</p> <p>Install GAF Timberline HDZ Architectural Shingles. Shingles will be storm nailed using six nails per shingle. HDZ Shingles are the only shingles with an UNLIMITED mph wind warranty.</p> <p>Architectural roofing shingles have an impressive and dramatic appearance. Also known as dimensional shingles, architectural roofing shingles are higher quality and carry a much higher wind rating than traditional 3-tab asphalt shingles.</p>	\$8,771.75
<p>INSTALL GAF Cobra Snow Country RIDGE VENT</p> <p>Install ridge vents on all ridges.</p> <p>Roof ridge vents help to release moisture and heat from attics, which is especially useful during the winter when moisture and heat loss from the home has a greater impact. As wind passes over the roofs ridge vent, it draws air out of the attic and replenishes the attics space with outside air through soffit or intake vents.</p>	\$351.77
<p>INSTALL GAF Timbertex HIP AND RIDGE CAP SHINGLES</p> <p>Install hip and ridge cap on the entire roof all hips and ridges.</p> <p>Timbertex Premium Ridge Cap Shingles are 195% thicker than typical hip and ridge shingles and offer a dramatic look!</p> <p>Roof hip and ridge cap shingles overlap one another at the peak of a roof or along a hip where two slanting roofs meet on an outside corner of a house.</p>	\$857.14
<p>Electro Galvanized Roofing Nails</p> <p>Used to fasten shingles.</p>	\$100.00
<p>GeoCel 2300 Construction TriPolymer Sealant</p>	\$17.68
<p>*****ROOFING WARRANTY*****</p> <p>All GAF Weather Stopper Roof Systems installed by J. Carnes & Son Roofing includes the GAF GOLDEN PLEDGE Limited Warranty.</p> <p>The GOLDEN PLEDGE Limited Warranty includes:</p> <ul style="list-style-type: none"> *Limited Lifetime coverage for manufacturing defects on residential homes *25 Years Workmanship Warranty *40 years coverage for condos and businesses *Includes misapplication of flashings *Includes 100% labor and disposal for repairs *Unlimited windspeed coverage for Timberline HDZ Shingles. *25 years StainGuard protection <p>During the first two years after installation all warranty claims are submitted directly to J. Carnes & Son Roofing. After the first two years all warranty claims need to be filed directly with GAF through their online claims portal or hotline number provided upon warranty registration.</p> <p>Please go to gaf.com for a full copy of the GOLDEN PLEDGE Limited Warranty terms.</p> <p>****MATERIALS</p> <p>Every roof will have different waste factors based on complexity. To avoid running short on materials we overstock every job to ensure we are not scrambling last minute to find the right materials to complete the project. Please note, your estimate includes the exact amount of materials required to complete your project. All surplus materials are the property of J. Carnes & Son Roofing and will be collected at the end of the</p>	\$375.00

project.

****EXISTING FLASHING POLICY

Although not required, It is always recommended to remove the siding on the home and install ice and water shield roof to wall and install new flashing where ever a roof line ties into a wall. This step will help decrease the likely hood of water infiltration at higher levels than the roof line during snow, ice and water dam events. Warranties against Ice and water Dam penetration is only valid where ice and water shield has been installed. Leaks above the roof line, including couplas, windows, siding, eroded brick and mortar or stucco on a wall or chimney are not covered under the roof warranty unless the scope of work specifically includes repairing these areas.

****USE OF HEAVY EQUIPMENT

Roofing a home or building requires the use of heavy equipment and the delivery of heavy materials. Please be aware, unless otherwise instructed we will require use of your driveway or parking lot to access the work area. Although extremely rare, driveways that are uncured, newly seal coated or simply not stable enough to support heavy weight could sustain damage. It is the customers responsibility to notify us if they feel their driveway meets these conditions and is not able to support the weight of the equipment and materials required to complete the roofing project.

\$16,218.74

Plywood Decking Section *NOT IN ESTIMATE TOTAL *****

Roofing manufacturers require that all roof decking be free of rot, gaps and transitions. Any gaps or transitions that exceed 1/4" will require repair. Extreme conditions through out the roof deck will require that new plywood is installed on top of the existing roof deck or decking be replaced completely. Failure to complete this step will leave the roof vulnerable to leaks and shingle blow offs and void warranties. The following scope is required for your new roof installation:

NOTIFICATION

If any plywood is found to be compromised during the installation, it will be removed and replaced at \$120.00 per sheet.

	Qty	Unit	Price
--	-----	------	-------

INSTALL NEW PLYWOOD DECKING (remove and replace)			\$0.00
--	--	--	--------

Remove the existing plywood roof deck and install new like kind plywood sheathing. Plywood will be fastened with galvanized ring nails.

\$0.00

Fascia and Rakes Replacement Section

	Qty	Unit	Price
--	-----	------	-------

INSTALL NEW FASCIA AND SHADOW BOARDS AS SPECIFIED IN BLUE USING PVC BOARD			\$3,379.83
---	--	--	------------

Install new fascia and shadow boards specifically as shown in BLUE on the diagram. The existing trim boards will be removed specifically as shown in BLUE on the diagram. New Certainteed Millworks PVC boards will be installed specifically as shown in BLUE on the diagram and fastened with stainless steel ring nails.

NOTIFICATION

1.) If additional wood trim is found to be compromised outside of the specified area(s) in BLUE, the following costs will be added:

Fascia / Rake - \$16.00 per LF

Shadow - \$13.00 per LF

REMOVE AND REPLACE GUTTERS			\$1,537.95
----------------------------	--	--	------------

Remove and replace existing gutters. New gutter hangers will be installed.

\$4,917.78

BUILDING PERMIT

We will obtain the building permit for the property owner through the town of Portsmouth.

	Qty	Unit	Price
--	-----	------	-------

\$0.00

Sub Total **\$21,136.52**

Discount: Promotion - Save 10% for Cash or Check Payment **(\$2,113.65)**
OR choose one of our great financing options | Pricing Valid
For 10 Days | Balance must be paid within 3 business days
of FINAL invoice to receive discount.

Discount: Owner Approved Discount **(\$300.00)**

TOTAL **\$18,722.87**

THIS AGREEMENT made by and between J. Carnes & Son LLC., DBA. J. Carnes & Son Roofing, hereinafter called Contractor and the party listed on the contract hereinafter called the Owner.

WITNESSETH, that Contractor and the Owner for the considerations named agree as follows:

Article 1. Right to Cancel The Owner may cancel this transaction without penalty within 3 business days of the signed date. To Cancel this transaction mail, email or deliver a signed and dated letter post marked within the time allowed. Send all mailed notices to: J. Carnes & Son LLC. 153 Lafayette Rd Hampton Falls, NH. 03844. Email to: jcarnes@jcarnesroofing.com. If you cancel, any deposits or payments will be returned to you within 10 business days following the receipt of the cancellation notice.

Article 2. Scope of the Work Contractor shall furnish all of the materials and perform all of the work shown as described in the description of the attached estimate, as annexed hereto as it pertains to work to be performed on property at the Job Site Address.

Article 3. The Contract Price The Owner shall pay Contractor for the work performed under the contract sum listed on the reverse side of this agreement. This amount is subject to additions and deductions pursuant to authorized or required change orders. Payments can be made in the form of personal check, certified check, money order, traveler's checks or credit card. *Cash or Check discounts are not valid when credit cards or financing are used to fund project.

Article 4. Progress Payments Payments of the contract price shall be paid in the following manner: An immediate good faith deposit of \$300 is needed to secure your project on our calendar, this amount will be deducted from the total price. A 50% deposit is required prior to ordering materials. Final payment including any change orders or additions thereto shall be due immediately upon completion of this contract. Statutory interest on the balance due will be applied to all payments not made within three days of completion of this contract. All parties agree that disputes hereunder will be settled through binding arbitration with rules of the American Arbitration Association. *All financing options are subject to approval through the third party financing company.

Article 5. General Provisions Any alteration or deviation from the above specifications, including but not limited to any such alteration or deviation involving additional material and/or labor costs, will be executed only upon a written order for same, signed by Owner and Contractor, and if there is any charge for such alteration or deviation, the additional charge shall be added to the contract price of this contract. If the Owner is not available and it is determined that necessary additional work is required we will make our best judgment with making the necessary repairs according to our pricing policy at that time. Additional layers of roofing materials above and beyond what is specified on this contract will occur an additional charge of \$75 per square per additional layer for removal, clean-up and disposal.

In addition the following general provisions apply:

1. All work shall be completed in a workman-like manner and in compliance with all building codes and other applicable laws.
2. Contractor will furnish a description of the work to be done and a description of the materials to be used and the equipment to be used or installed, in agreed consideration for the work.
3. Contractor may at its discretion engage subcontractors to perform work hereunder, provided Contractor shall fully pay said subcontractor and in

- all instances remain responsible for the proper completion of this contract.
- 4. Contractor agrees to remove all debris and leave the premises in broom clean condition.
 - 5. Contractor shall not be liable for any delay due to circumstances beyond its control including weather or general unavailability of materials.
 - 6. Great care will be used to protect the structure and landscape. Some marring and or minor damage could occur which the contractor is not liable. We will attempt to spot clean siding if needed, however if siding is older, dirty or oxidized a "clean spot", which is an area cleaner than the rest of the house, might result from removing the marks. Customer is responsible for removing any valuables surrounding the perimeter of the home or building that is at risk for damage. Customer is also responsible for removing any window or door screens that risk damage.
 - 7. Tearing off a roof can create amounts of uncontrollable dust in the attic. It is the Customers responsibility to cover or remove any items in the attic that they would not want to expose to these elements. Customer is responsible for the clean-up of the attic if any.
 - 8. Warranty on workmanship only covers the installation of the products according to the manufactures specifications. Product performance is covered by the manufacturer's warranty. Please read manufacturer's warranty carefully.
 - 9. The contractor is not liable for Interior and exterior damage due to acts of God which includes but is not limited to, Hail Storms, Ice and water dams, ponding water, lightning storms, high winds not covered specifically under manufacturer's warranty, wind driven rain and animal and pest infiltration. Our roof installations are designed to protect the home against weather events only, bats, mice and other pests will require a specialist to block entryways once the roof installation is complete.
 - 10. Existing skylights that are not replaced with new skylights when installing a new roof system are not covered against leaks under any warranty provided by the contractor or manufacturer.
 - 11. We will need to remove any roof mount satellite dishes during the roof replacement. Per the satellite service agreement we are not allowed to remount their equipment. The customer is responsible for arranging to have the service provider mount the equipment and reconnect the service.

Article 6. Entire Agreement This is the entire agreement between the parties and cannot be changed or modified orally. This agreement may be supplemented, amended, or revised only by a writing that is signed by each of the parties, except in the event of emergency or unforeseen repairs as described hereinabove.

*All financing options are subject to approval through the third party financing company.

*Cash or Check discounts are not valid when credit cards or financing are used to fund project.

.....

<div>_____</div> <div>Company Authorized Signature</div>	<div>_____</div> <div>Date</div>
<div>_____</div> <div>Customer Signature</div>	<div>_____</div> <div>Date</div>
<div>_____</div> <div>Customer Signature</div>	<div>_____</div> <div>Date</div>



Replace the fascia and rake boards with Certainteed Millworks PVC boards.





9. 422 Islington Street

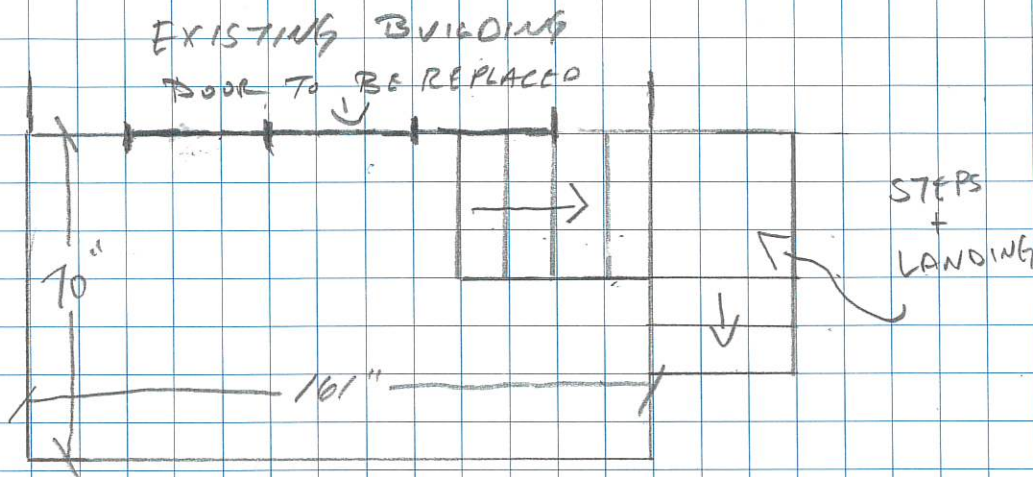
-TBD

Background: The applicant is seeking approval for the removal and rebuilding of the rear deck and the replacement of the rear deck door.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



GENERAL NOTES

- NEW STRUCTURE TO SIT ON 4' CIP SONOTUBES
- NEW FRAMING ATTACHED TO EXISTING RIM JOIST W/ APPROPRIATE LAG SCREWS + FLASHING.
- DECK HANGERS TO BE FASTENED W/ APPROPRIATE NAILS.
- FRAME TO BE PT
- DECKING TO BE 5/4" x 5.5" PT DECK BOARDS
- RAIL TO BE TIMBERTECH EXPRESSION RAIL EXPRESS.











Quote Form

EXETER LUMBER LLC
120 PORTSMOUTH AVENUE
EXETER NH 03833
603-772-5933



Project Information (ID #8321814 Revision #12467744)

[Hide](#)

Project Name: Ben Johnson	Quote Date: 6/28/2024
Customer:	Submitted Date:
Contact Name:	PO#: 8/0-6/8
Phone (Main):	Sales Rep Name: Joe Lillard
Phone (Cell):	Salesperson:
Customer Type:	
Terms:	

Delivery Information

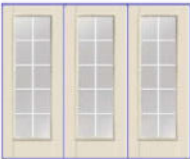
[Hide](#)

Shipping Contact:	Comments:
Shipping Address:	
City:	
State:	
Zip:	

Unit Detail

[Hide All Configuration Options](#)

Item: 0001: Shop Built Patio FLF 96" x 80" S128-GBGFW 6 9/16" On-Guard Primed	Location:	Quantity: 1
---	-----------	-------------



Smooth Star 96"x80" Triple Wide
2" Profile Frame Sliding White

Configuration Options [Hide](#)



- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Smooth Star
- **Product Material:** Smooth Star Fiberglass
- **Material Type:** Smooth Star
- **Product Type:** Hinged Patio Doors
- **Brand:** Therma-Tru
- **Configuration (Units viewed from Exterior):** Triple Wide
- **Reeb Finish:** No
- **Slab Width:** 96"
- **Slab Height:** 80"
- **Product Style:** Full Lite
- **Glass Type:** Clear
- **Glass Style:** GBG
- **Glazing Type:** Insert
- **Insulation:** Insulated Glass
- **Grille Type:** White Flat Bar
- **Model:** S128-GBGFW
- **Frame Material:** On-Guard Primed
- **Handing:** FLF
- **Casing/Brickmould Pattern:** None
- **Hinge Type:** Radius x Square (Self Aligning)
- **Hinge Brand:** Therma-Tru
- **Hinge Finish:** Brushed Nickel
- **Jamb Depth:** 6 9/16"
- **Sill:** Composite Adjustable
- **Sill Finish:** Mill Finish w Light Cap
- **Lock Option:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** Schlage/Baldwin Standard Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Sill Cover:** No
- **Sill Pan:** No
- **Screen Type:** 2" Profile Frame Sliding White
- **Rough Opening Width:** 100 3/4"
- **Rough Opening Height:** 82 1/2"
- **Total Unit Width(Includes Exterior Casing):** 100"
- **Total Unit Height(Includes Exterior Casing):** 82"

Impression Rail™ Express



Aluminum Railing Installation Guide

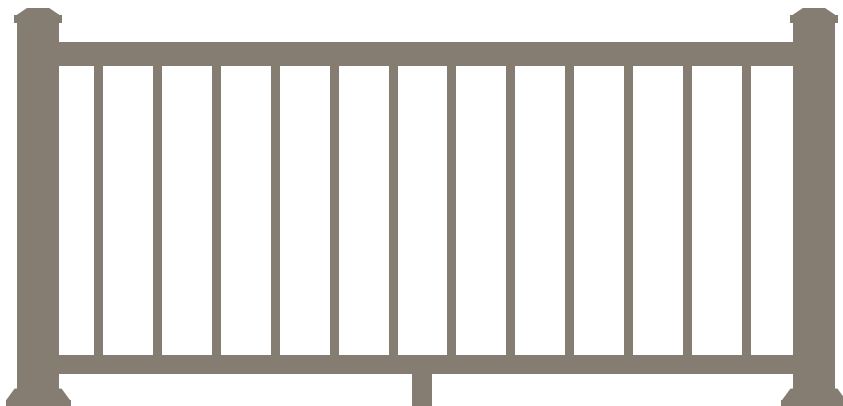


Aluminum Posts	4
Level Panels	8
Stair Panels	10
Gate Kits.....	13



Important Information

- Please read all instructions completely before starting any part of the installation. Always make sure to visit www.TimberTech.com to ensure you are viewing the most current installation instructions, care and cleaning, technical information and more.
- Impression Rail Express should be installed using the same good building principles used to install wood, composite, or metal railing and in accordance with the local building codes and the installation guidelines included below.
- The AZEK Co. LLC accepts no liability or responsibility for the improper installation of this product.
- Impression Rail Express may not be suitable for every application and it is the sole responsibility of the installer to be sure that Impression Rail is fit for the intended use. Since all installations are unique, it is also the installer's responsibility to determine specific requirements in regards to each rail application.
- The AZEK Co. LLC recommends that all applications be reviewed by a licensed architect, engineer or local building official before installation. If you have any questions or need further assistance, please call AZEK Customer Service at 877-ASK-AZEK (877-275-2935), or visit our website at www.TimberTech.com.
- Impression Rail Express is tested as a whole system and should be used that way. It is not intended to be used in conjunction with other railing systems or fasteners.
- The following Installation Guidelines are applicable for installation of Impression Rail Express only.
- **IMPORTANT:** Make sure the DRIVE TOOL/DRILL is configured or set to use the SCREW setting when driving and/or tightening all FASTENERS.
- **SAFETY:** Always wear goggles when handling, cutting, drilling and fastening materials.
- Failure to install this product in accordance with applicable building codes and Impression Rail Express's written Rail Install Guide may lead to personal injury, affect rail system performance and void the product warranty.
- The buildup or generation of static electricity is a naturally occurring phenomenon in many plastic based products such as carpeting, upholstery, and clothing, and can occur on alternative decking under certain environmental conditions. This static electricity can discharge once contact is made with hardware, railing, or other conductors of electricity.



NOTE: IF INSTALLING POST LIGHTING, WIRING MUST BE INSTALLED PRIOR TO SECURING POSTS TO DECK/STAIR SURFACE AND INSTALLING TOP RAIL SNAPS.

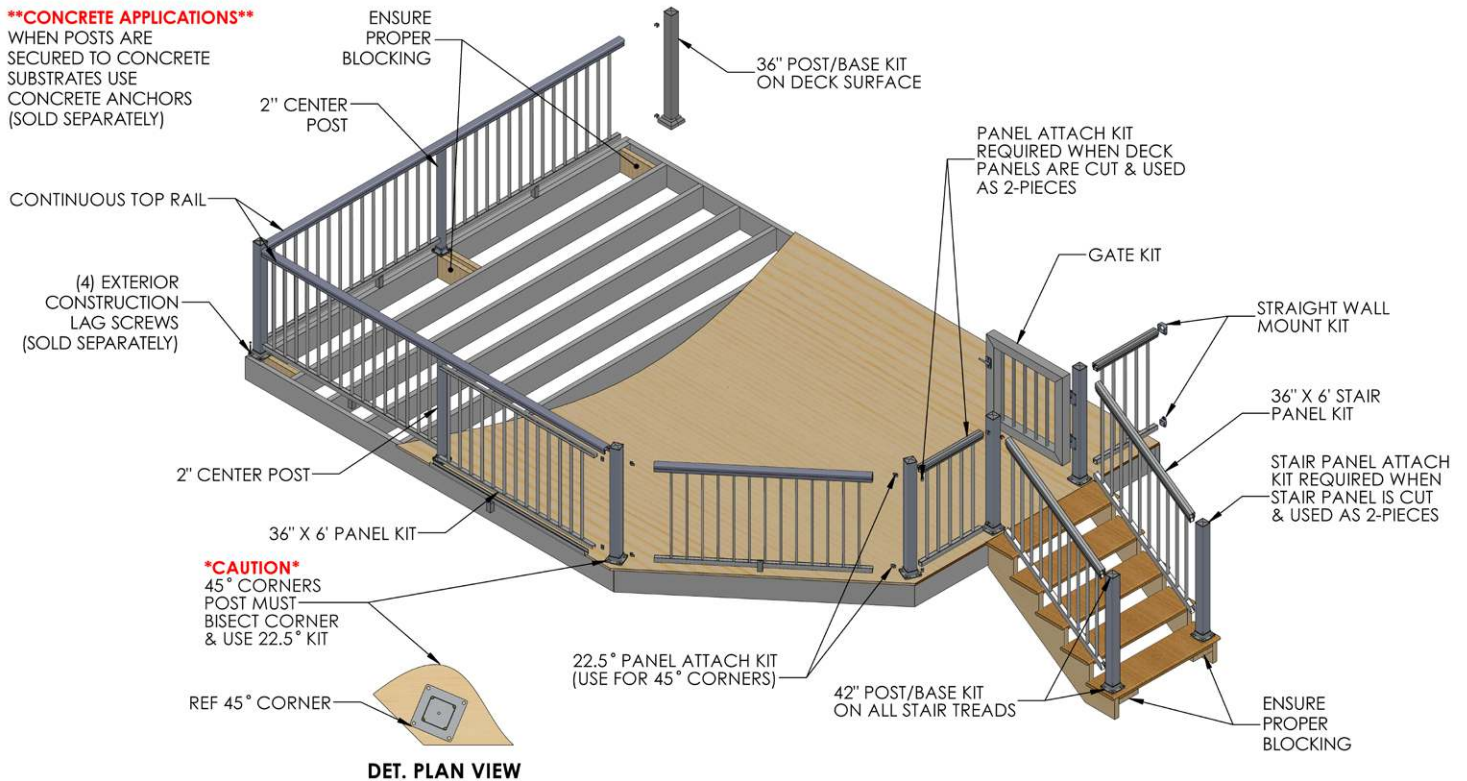
It is the responsibility of the installer to meet all local code requirements and obtain all required building permits. The installer should determine and implement appropriate installation techniques for each installation situation. AZEK Co. LLC or its reseller shall not be held responsible for improper or unsafe installations.

Installing Impression Rail™ Express Aluminum Railing System



CONCRETE APPLICATIONS

WHEN POSTS ARE SECURED TO CONCRETE SUBSTRATES USE CONCRETE ANCHORS (SOLD SEPARATELY)



Important Note:

Prior to construction, check with your local regulatory agency for special code requirements in your area.

Common railing height is 36" or 42". Post spans will vary depending on job site conditions. Never span more than 8' on-center between railing posts. Spans longer than 12' in length will require reduced post spans. For all other applications, consult a design professional or an AZEK railing representative for more information. Read instructions completely to get an understanding of how the product goes together and how each piece affects the other.

Suggested Tools:

- Appropriate fasteners for mounting posts to deck
- Miter saw with carbide-tipped non-ferrous blade
- Cordless drill
- Tape measure
- Level
- Power cords, drop sheets and safety glasses
- 3/16" Drill bit
- 6" #2 Square drive bit
- Installation jig (optional)

Visit www.timbertech.com/installation to view installation videos.

Consult your local building codes for guard and handrail requirements.



Important Note:

Actual Level Panel Lengths Are As Follows:

- 6' Panels = 69.43"
- 8' Panels = 91.31"
- 3" posts are required to reach 6' & 8' lengths

1

Determine All Posts Needed and Prepare (end, center or corner)



Important Note:

3" posts are required to reach 6' and 8' lengths. 2" posts must be set in-line to panel. **Do not install post caps and vinyl post base covers until railing assembly is completed.**

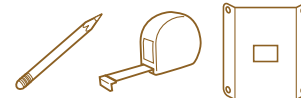
Install Lower Deck Rail Clips – Two Options:

Option A - When No Installation Jig Is Available

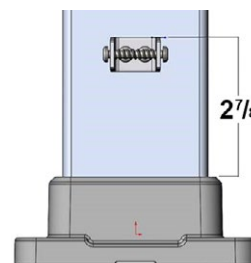
- Measure 2 7/8" from top of casting shoulder and place a pencil mark for location of the top edge of the rail clip. (Dia. #1)
- Center clip on post and secure with (2) - #8x3/4" self-drilling screws. Clips are included in the Panel Kits.

Option B - Using Installation Jig (Sold separately. Accessory pack includes Installation Jig and Touch-up paint.)

- Place Installation Jig (w/arrow facing base plate) on top of base plate upper edge. (Dia. #2)
- Place clip in hole and fasten with (2) - #8x3/4" self-drilling screws. Clips are included in the Panel Kits.



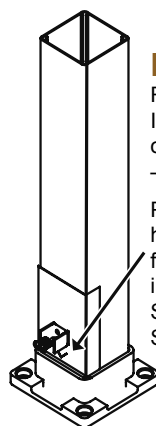
Dia. #1



Dia. #2

Rest Installation Jig on Base Plate – Arrow Down

Place Clip in hole, hold clip firmly while installing (2) Self-Drilling Screws.

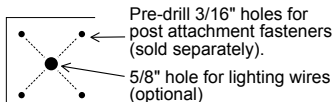


2

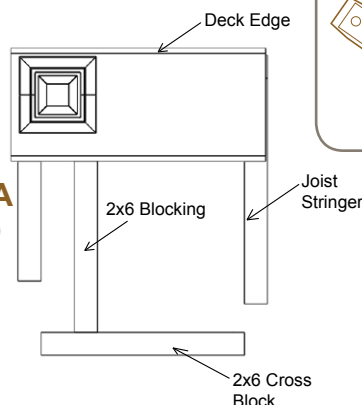
How to Secure 3" Posts to Deck

- Install proper post blocking (Dia. #3A & 3B). Use proper attachment screws or anchors shown in diagram. (Hardware for post attachment are not provided with the posts.)
- With 3/16" drill bit, pre-drill through deck boards and into blocking. (Dia. #3C)
- Drill a 5/8" hole in center of four deck screw holes for lighting wires (optional).
- Level and plumb post using shims.
- Secure posts to deck frame with suggested screws. (Dia. #3B)
- *Verify local code requirements for post attachment hardware.
- Install post caps (after panels are installed). (Dia. #4)

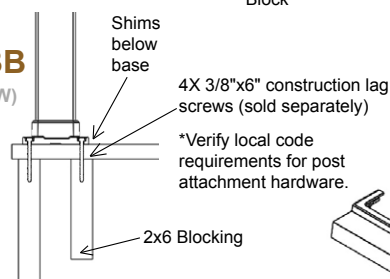
Dia. #3C
(TOP VIEW)



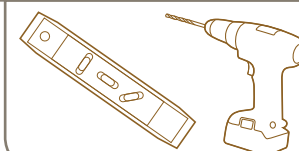
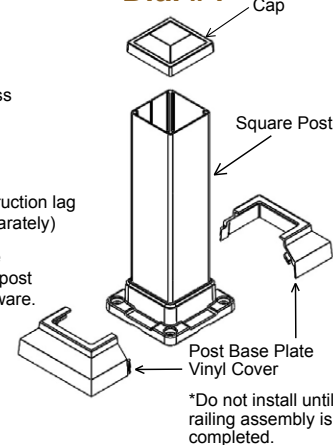
Dia. #3A
(TOP VIEW)



Dia. #3B
(SIDE VIEW)

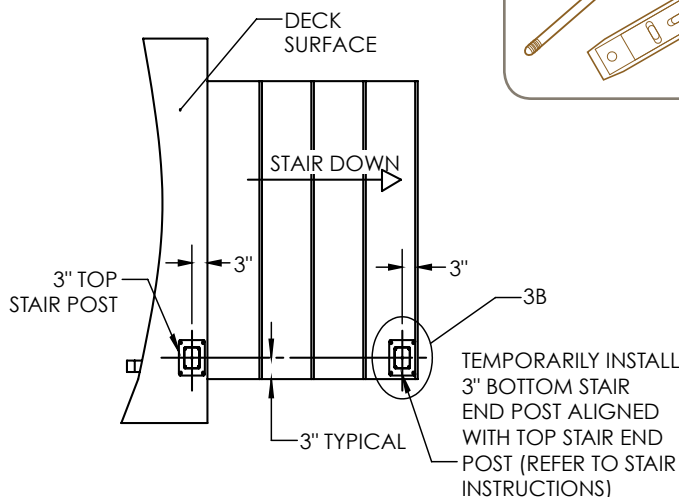


Dia. #4



3 Install Stair End Posts (if applicable)

- Temporarily install end stair post so rail centerline aligns with top stair posts installed in Step 1 (if applicable). Recommended post installation locations are shown. (Dia. #5) Confirm with local code officials before installing stair rail sections or stair rail posts to ensure compliance with local code requirements.



Dia. #5

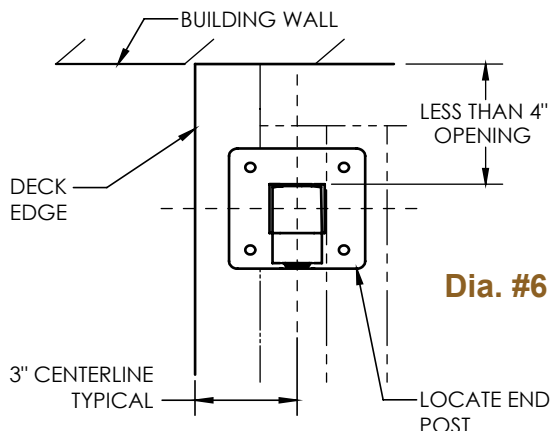
4 Install End Posts (if applicable)

Install posts at all end locations with maximum gap between post and wall to be less than a 4" opening. (Dia. #6)



Important Note:

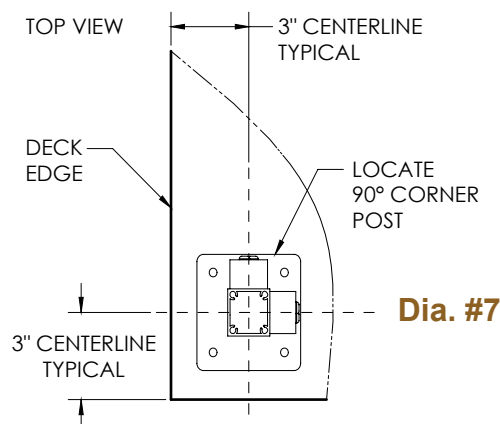
3" posts are required at all transitions. 2" posts may not be used to start/end a run or to form a corner.



Dia. #6

5 Install 90-degree Corner Posts

Position post on same 3" centerline (typical) and temporarily fasten using a single fastener through base plate mounting hole. (Dia. #7)



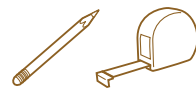
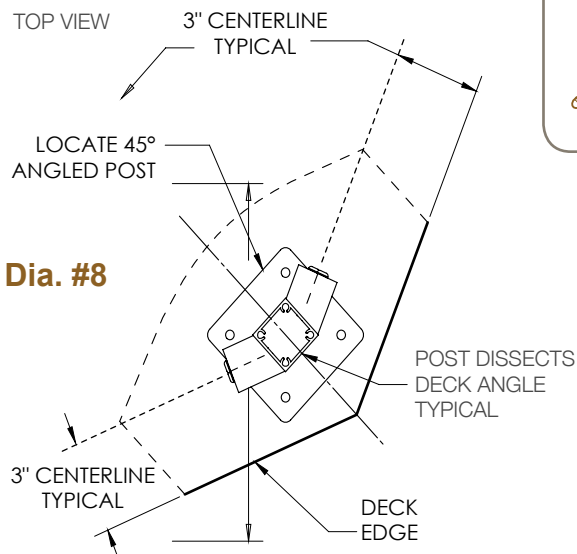
Dia. #7

6

Install 45° Corner Posts

(Post to be installed at 22.5° to accommodate a 45° angle.)

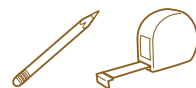
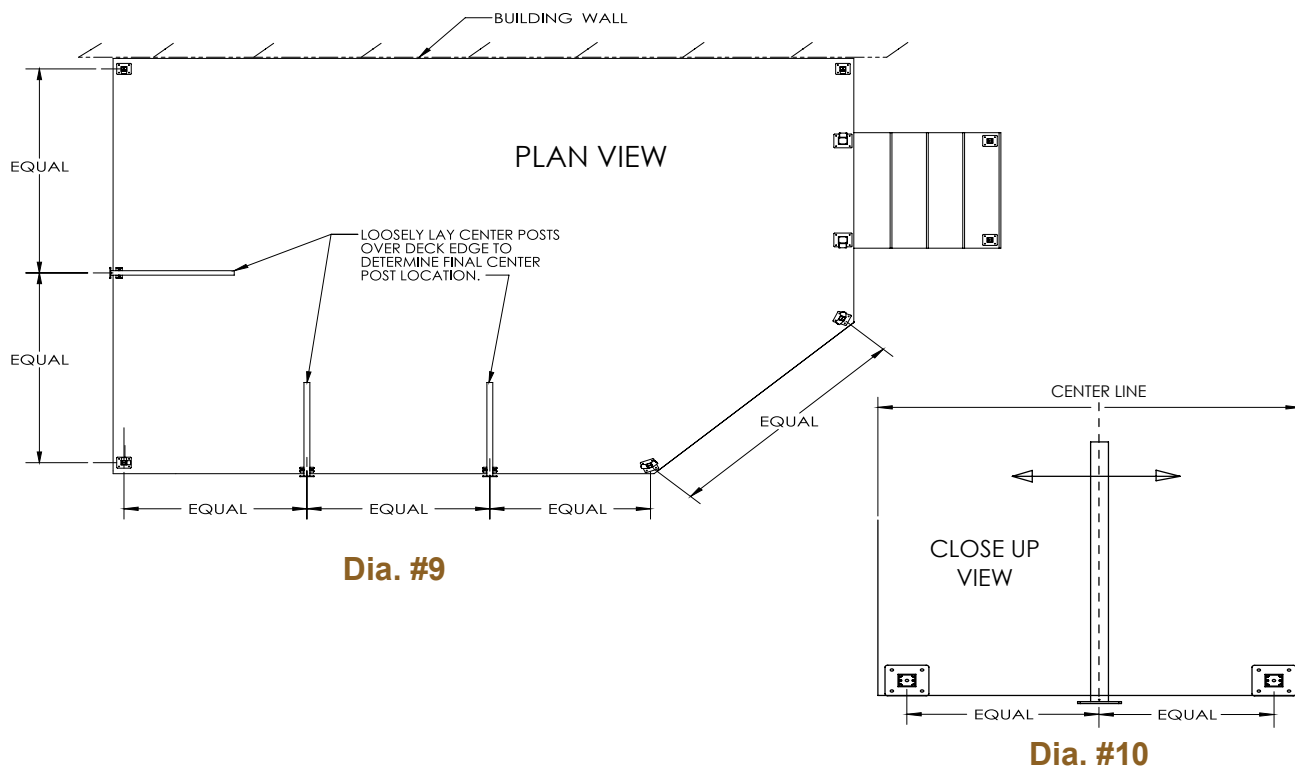
Position post on same 3" centerline (typical) and temporarily fasten to deck surface. Use one 22.5° Panel Attach Kit (purchased separately) to install 45° corner posts. (Dia. #8)



7

Determine Center Post Locations

Loosely lay center post over deck edge and adjust as required to determine final center post mounting locations. (Dia. #9 & #10)



8

Secure 2" Posts to Deck (center only)

- For continuous top rail systems, install 2" posts centered between 3" end and corner posts.

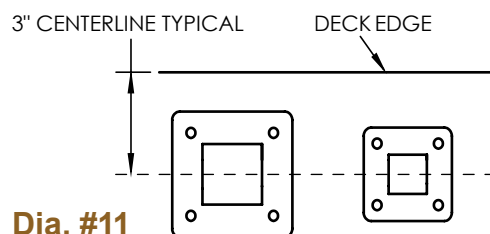
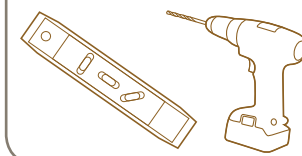
NOTE: 2" Posts must be installed with center screw chases in-line with panel (Dia. #11).

- Follow instructions in step 2 (Dia. #3A to Dia. #4).



Important Note:

3" posts are required at all transitions. 2" posts may not be used to start/end a run or to form a corner.

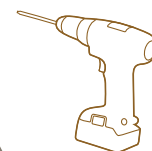


Dia. #11

9

Install Crossover Brackets on 2" Posts

- With 6" #2 square drive bit, fasten straight crossover bracket (included) into post with (2) - #8x1.5" Self-Drilling Screws. (Dia. #12A & #12B)
- NOTE: Self-Drilling Screws must be installed in screw chases in-line with panels.**
- With 6" #2 square drive bit, fasten H-channel to straight and stair crossover brackets with (4) - #8x3/4" Self-Drilling Screws. (Dia. #12C & #12D) Repeat for lower clips.
- Install base plate vinyl cover only after railing assembly is completed. (Dia. #4)



LEVEL PANELS

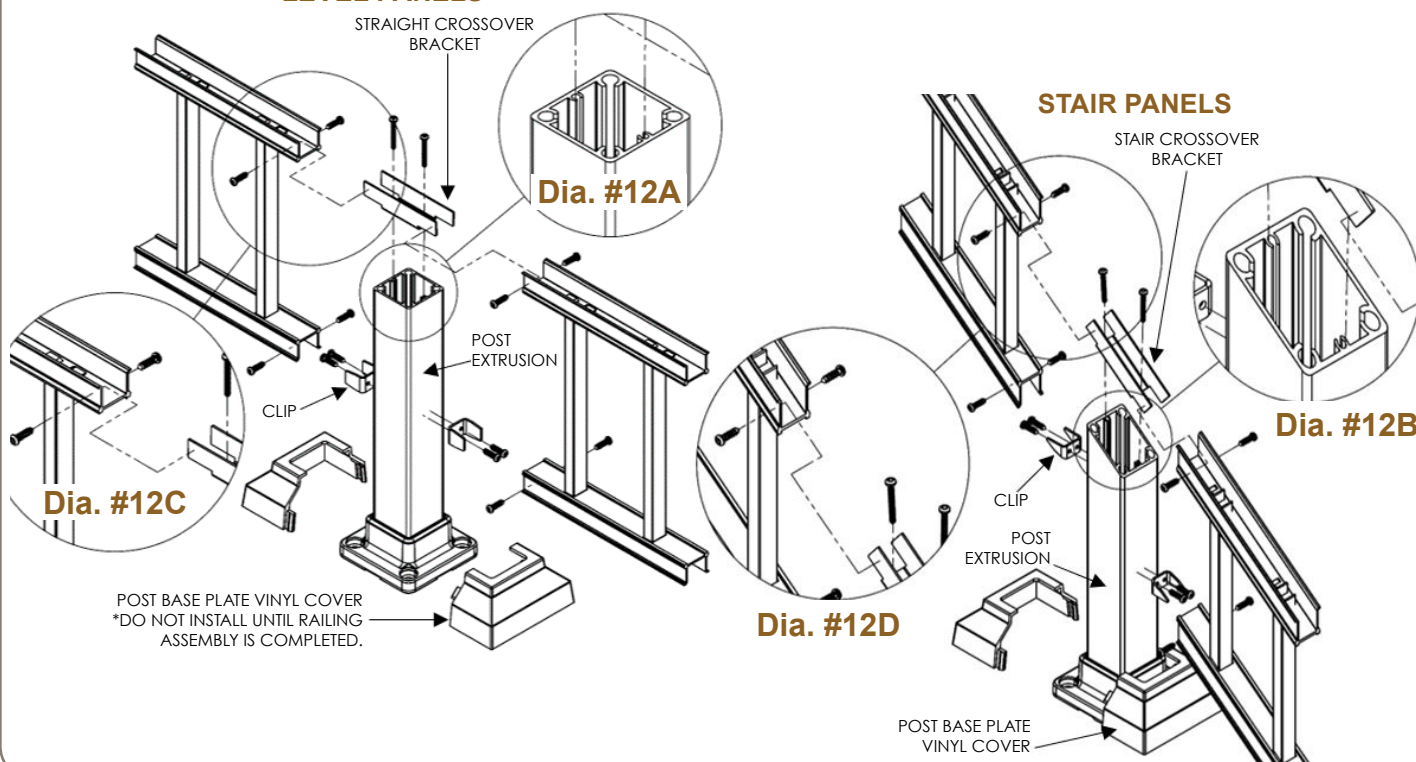
STRAIGHT CROSSOVER BRACKET

Dia. #12A

STAIR PANELS

STAIR CROSSOVER BRACKET

Dia. #12B

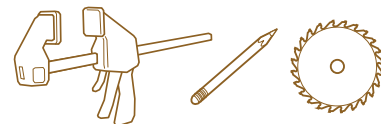


1

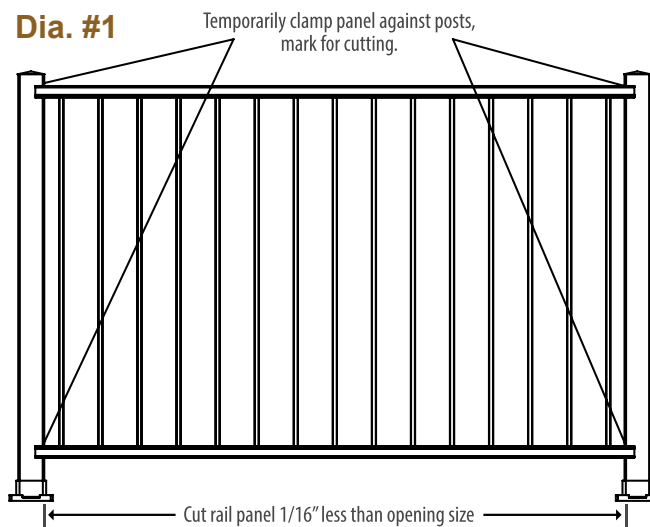
Cut Level Panels

Clamp or hold panel against post, adjust for equal end spacing. (Dia. #1)

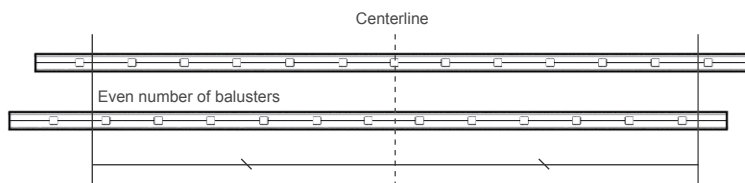
- Determine the desired center of the rail; either a baluster hole or between two baluster holes. (Dia. #2)
- Measuring from the determined center, cut both ends of the rails.
- Mark the top and bottom rails.
- Cut panel 1/16" less than opening size.
- Clean cut areas and apply touch-up paint on exposed ends. Touch-up paint sold separately.



Dia. #1



Dia. #2



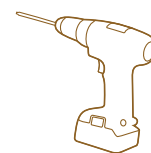
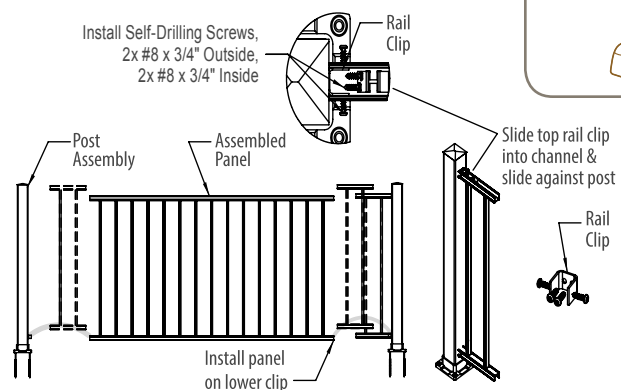
2

Secure Level Panels to Posts

Slide bottom channel of pre-cut panel on to lower clip. (Dia. #2) **Tip:** to avoid scratching the posts, slide rail panel in from the side, then downward onto the brackets.

- Insert clips into top channel of panel on each end.
- Using (4) - #8x3/4" self-drilling screws, attach the upper two clips to the post.
- Using (8) - #8x3/4" self-drilling screws, secure the upper and lower clips to the panel.
- **Tip:** Use a 6" drill bit for easier installation of top attachment clip to post.

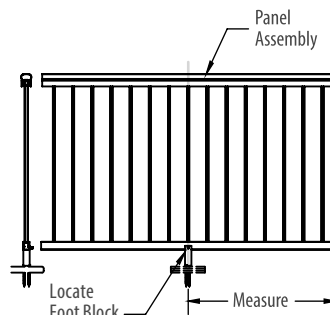
Dia. #2



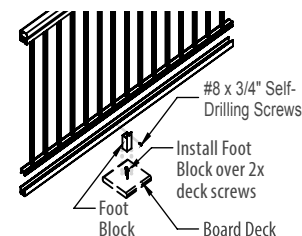
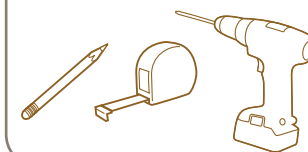
3 Install Foot Blocks

For openings greater than 4', install foot blocks under center of bottom rail (*Dia. #3*)

- Slide foot block under bottom rail and mark.
- Install two deck screws into deck surface at location of foot block, install foot block over screws.
- Using (1) - #8x3/4" self drilling screw, secure the foot block to bottom rail, from the outside of the panel so the screw will not be visible from the deck surface. (*Dia. #4*)



Dia. #3



Dia. #4



Important Note:

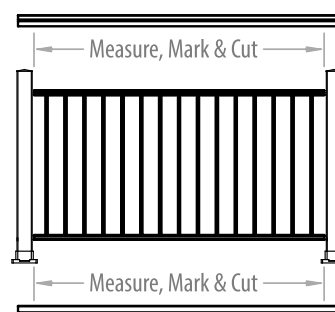
The top snap covers should snap firmly onto the aluminum railing channels. **Do not use a hammer.** The top rails will snap by applying pressure from one end to the other. If you're having issues snapping on the covers, check the clips to ensure that they are bottomed out into the aluminum railing channels. **Foot Blocks must be installed BEFORE installing Top Rail Snaps.**

4 Cut and Install Top and Bottom Rail Snaps

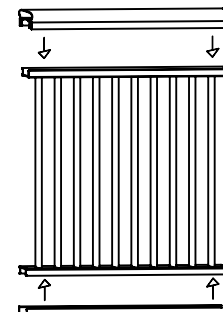
- Measure between posts at the top and bottom. (*Dia. #5*)
- For Continuous Top Rail, measure opening from 3" post to 3" post.
- Cut top & bottom snap covers 1/16" less than opening.
- Clean cut areas and apply touch-up paint on all exposed metal.
- Snap each rail snap over the corresponding rail channel until properly seated. (*Dia. #6*)

TIP: Roll the Top Rail Snap in place to avoid scratching the posts and put weight down to get to the "second" snap.

NOTE: Do not install top snaps yet if lighting wires will be run through top rails.



Dia. #5



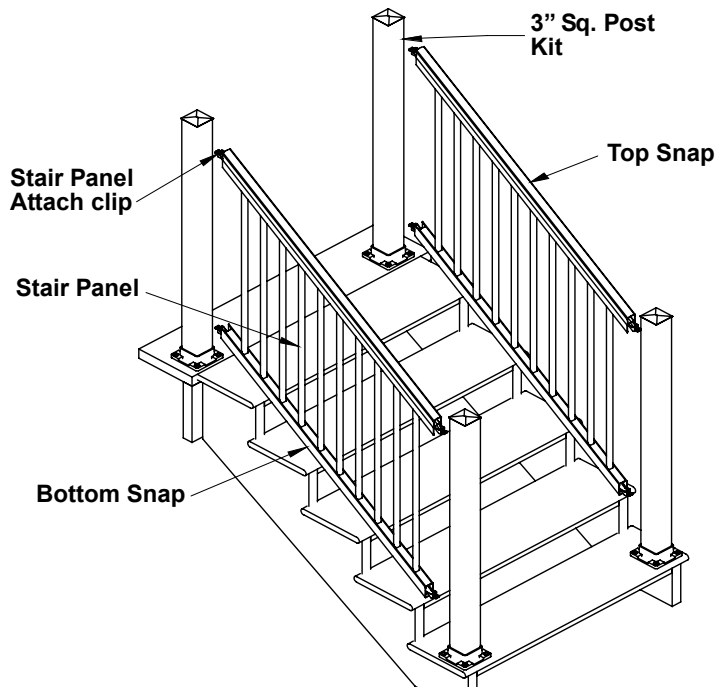
Dia. #6





Important Notes:

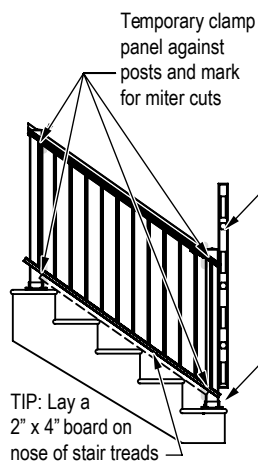
- Actual Stair Panel Lengths: 6' Panels = 69.43" and 8' Panels = 91.31". 3" posts are required to reach 6' and 8' lengths.
- Stair railing panels are shipped at a 37 degree angle. Panels are adjustable +/- 3 degrees.
- Maximum post spans on stair railing application is 96" on center. Additional posts are required on any stair application more than 8' in length.



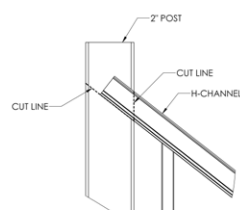
1

Fit Stair Railing Panels

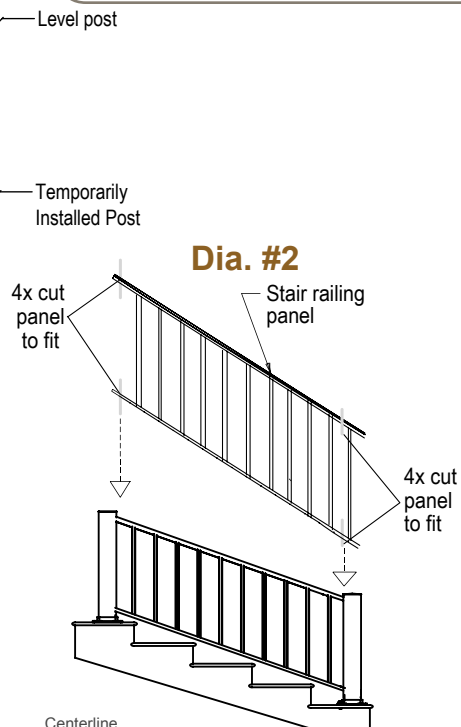
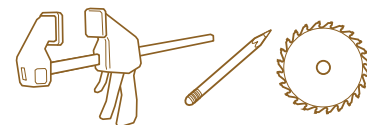
- Position stair railing panel alongside 3" top stair post and temporarily installed 3" bottom post. (Dia. 1A)
- Determine the desired center of the rail: either a baluster hole or between two baluster holes. (Dia. 1C)
- Measuring from the determined center, cut both ends of the rails.
- Position stair panel approximately 1 1/2" above stair nosing. **Tip: lay a 2x4" board flat on nose of stair treads. This will allow enough room for installation of bottom snap.** Clamp stair panel against top and bottom 3" posts. Using a sharp #2 pencil, mark the stair channels at four (4) locations.
- If using a continuous top rail, after panel has been clamped to post, mark cut lines on the H-channel and the 2" post using the bottom of the H-channel to find your angle for post cut. (Dia. 1B)
- Remove clamps and cut stair panel at all four (4) locations. (Dia. 2) Take care to cut stair channels at appropriate stair angle. Use of Miter saw with a sharp non-ferrous blade is recommended.
- Clean cut areas and apply touch-up paint on all exposed ends.



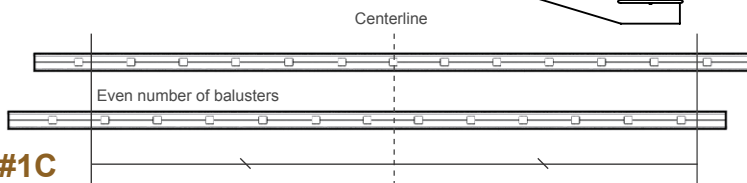
Dia. #1A



Dia. #1B



Dia. #2

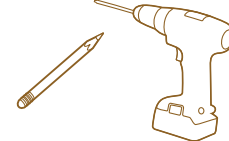
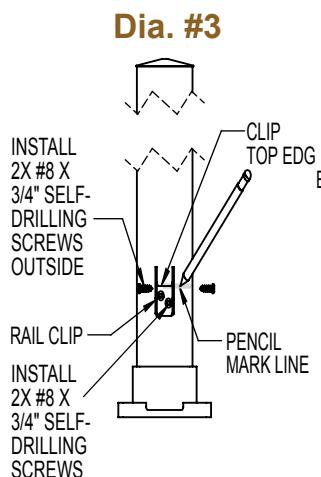


Dia. #1C

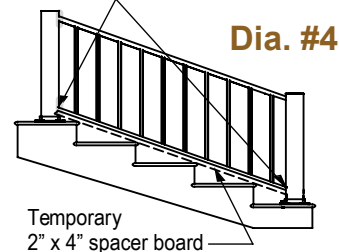
2

Install Stair Clips On Posts

- After stair panel has been cut to proper size and angle, place the panel on the 2x4" (or hold 1 1/2" above stair nosing) board, between the 3" posts. Use a #2 sharp pencil to draw a line across the top of the lower baluster channel in two places (Dia. 3).
- Remove panel and bottom post. Attach stair panel attach clips at marked location as per (Dia. 4) and fasten with #8x3/4" self-drilling screws. Note the direction of the angled stair panel attach clips; they should be parallel to the angle of the stairs.
- **NOTE: Installation Jigs are not used for stair panel installation.**



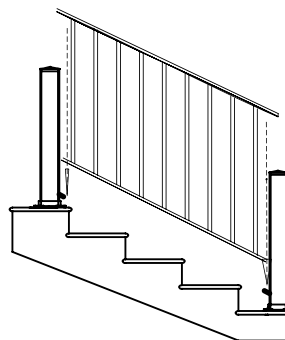
With #2 pencil place mark on post at top of lower stair extrusion



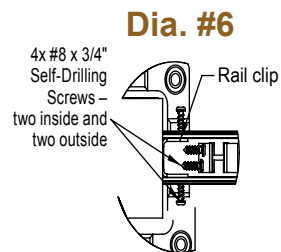
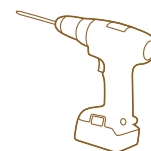
3

Secure Stair Panel To 3" Posts

- Once the stair panel attach clips have been installed, re-attach the lower 3" post to the bottom step or landing. Place the stair panel onto the lower stair panel attach clips (Dia. 5).
- Tip:** to avoid scratching the posts, slide stair panel in from the side, then downward onto the brackets.
- When lower extrusion is fully seated on lower clips, insert stair panel attach clips into upper extrusion. Secure attach clips to post with 2-#8x3/4" self-drilling screws, then secure upper extrusion to stair panel attach clip with 2-#8x3/4" self-drilling screws. Repeat this same procedure for bottom post, upper extrusion (Dia. 6).
 - When upper extrusion is secured to attach clips, return to lower extrusion and secure lower extrusion to lower stair clips with 2-#8x3/4" self-drilling Screws at upper post and 2-#8x3/4" Self-Drilling Screws at lower post.



Dia. #5

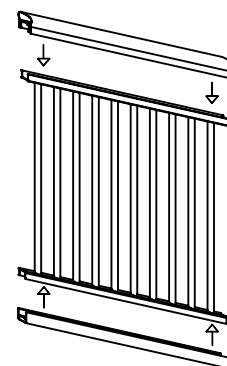
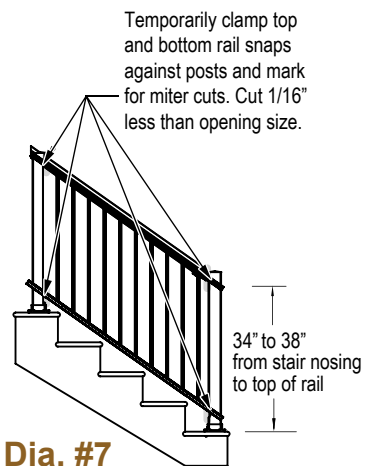
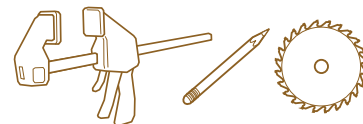


Dia. #6

4

Install Top And Bottom Snap Covers

- Following the same angle as the secured stair panel, clamp or hold top/bottom rail snaps against 3" posts (Dia. 7). Using a sharp #2 pencil, mark the top/bottom rail snaps at all four (4) locations.
- Remove clamps and cut top/bottom rail snaps at all four (4) locations. Take care to cut snaps at appropriate stair angle. Use of Miter saw with a sharp non-ferrous blade is recommended. Cut 1/16" less than opening size.
- Clean cut areas and apply touch-up paint on exposed ends.
- Snap each rail snap over the corresponding rail channel until properly seated (Dia. 8).
- **Tip:** Support panel with a block of wood when installing top rail snap.



Suggested Tools:

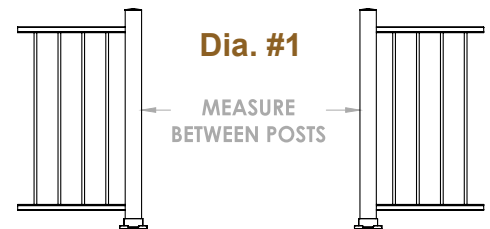
- | | | | |
|------------------|------------------|--------------------|----------------------------------|
| • Cordless Drill | • Tape Measure | • #2 Sq. Drive Bit | • Miter Saw w/ Non-Ferrous Blade |
| • Pencil | • Safety Glasses | • 1/8" Drill Bit | |

1 Remove all Items From Package

Gate Kit Includes:

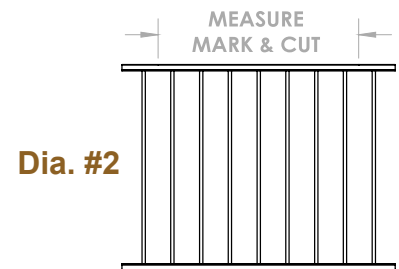
- | | |
|--|---|
| • One (1) - Picket Panel | • One (1) - Locking Latch Kit w/ Key |
| • Two (2) - Snap Covers | • Four (4) - Gate Support Brackets |
| • Two (2) - Gate End Posts w/ Welded Rods | • Sixteen (16) - Color Matched Self-Drilling Screws |
| • Sixteen (16) - 3/4" Self-Drilling Screws | • Measure opening between posts. (Dia. #1) |
| • Two (2) - Self-Closing Hinges | |

2 Measure Opening Between Posts (Dia. #1)

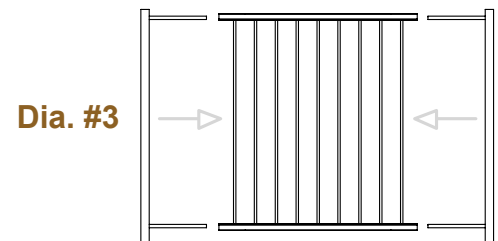


3 Measure, Mark and Cut Picket Gate Panel (without Gate End Posts)

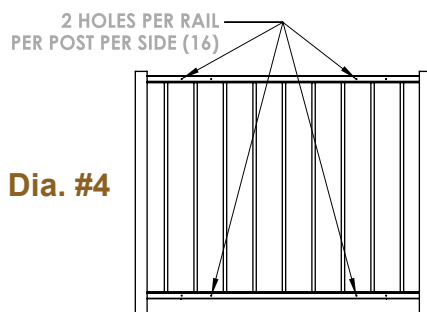
Measurement must be exactly 4.5" less than gate opening. Deduct 4.5" from opening measurement and cut both panel ends, leaving equal picket spacing. (Dia. #2)



4 Insert Gate End Posts Into Panel Upper and Lower Horizontal Channels. (Dia. #3)

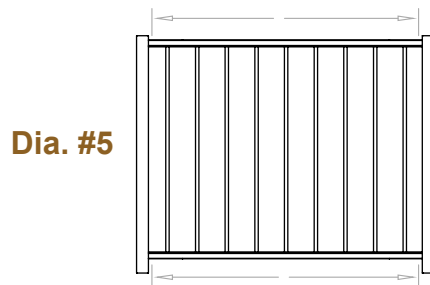


- 5** **Drill 16 - 1/8" Holes (Dia. #4) and Install 3/4" Self-Drilling Screws to Secure Gate Ends to Panel**



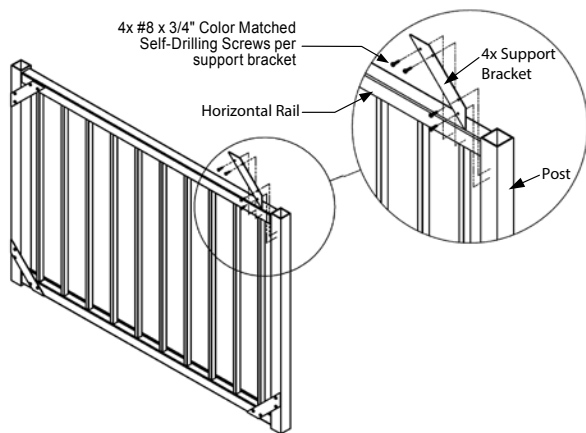
- 6** **Measure Between Gate End Posts**

Measure between Gate End Posts, deduct 1/16", and cut top & bottom snap covers. Once cut, position snap covers over top & bottom horizontal channels and press in place. (Dia. #5)



- 7** **Install Support Bracket**

To install Support Bracket, first attach Support Bracket to Post using 2x #8 x 3/4" self-drilling screws as shown, then press Support Bracket against Horizontal Rail, drill 2x 1/8" pilot holes and secure using remaining 2x #8 x 3/4" self-drilling screws. Repeat for remaining brackets. (Dia. #6)



- 8** **Install Gate Hinges Per Instructions Provided In Hinge Package**

- 9** **Install Gate Latch As Per Instructions Provided In Latch Package.**

10. 25 Cabot Street

-TBD

Background: The applicant is seeking approval for the replacement of the soffit and rake and fascia boards with PVC.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____

INSTALLATION OF 12.5 SQ ARCHITECTURAL ASPHALT
SHINGLES (SHINGLE TYPE & COLOR CHOICE BY THE
CLIENT) PLUS EPDM RUBBER ROOF

INCLUDES

PVC

FOR

FASCIA, RAKES, & SOFFIT





WOLF HOME PRODUCTS®

BUILDING
PRODUCTS

WOLF TRIM + MOULDINGS

LITTLE DETAILS MAKE A BIG IMPACT.

Want to set your property apart from others in your neighborhood? It starts with the smallest details. Wolf Trim and Mouldings add a touch of class to your home's exterior and help it stand out. They are made of high-cell density PVC, so they last for years and require virtually no maintenance. They're available in a range of styles to complement any home and design preference, and are priced affordably, so they fit any budget. Get your home noticed in a big way with Wolf Trim and Mouldings.

WOLF TRIM

WOLF MOULDINGS

WOLF PVC COLUMN WRAPS



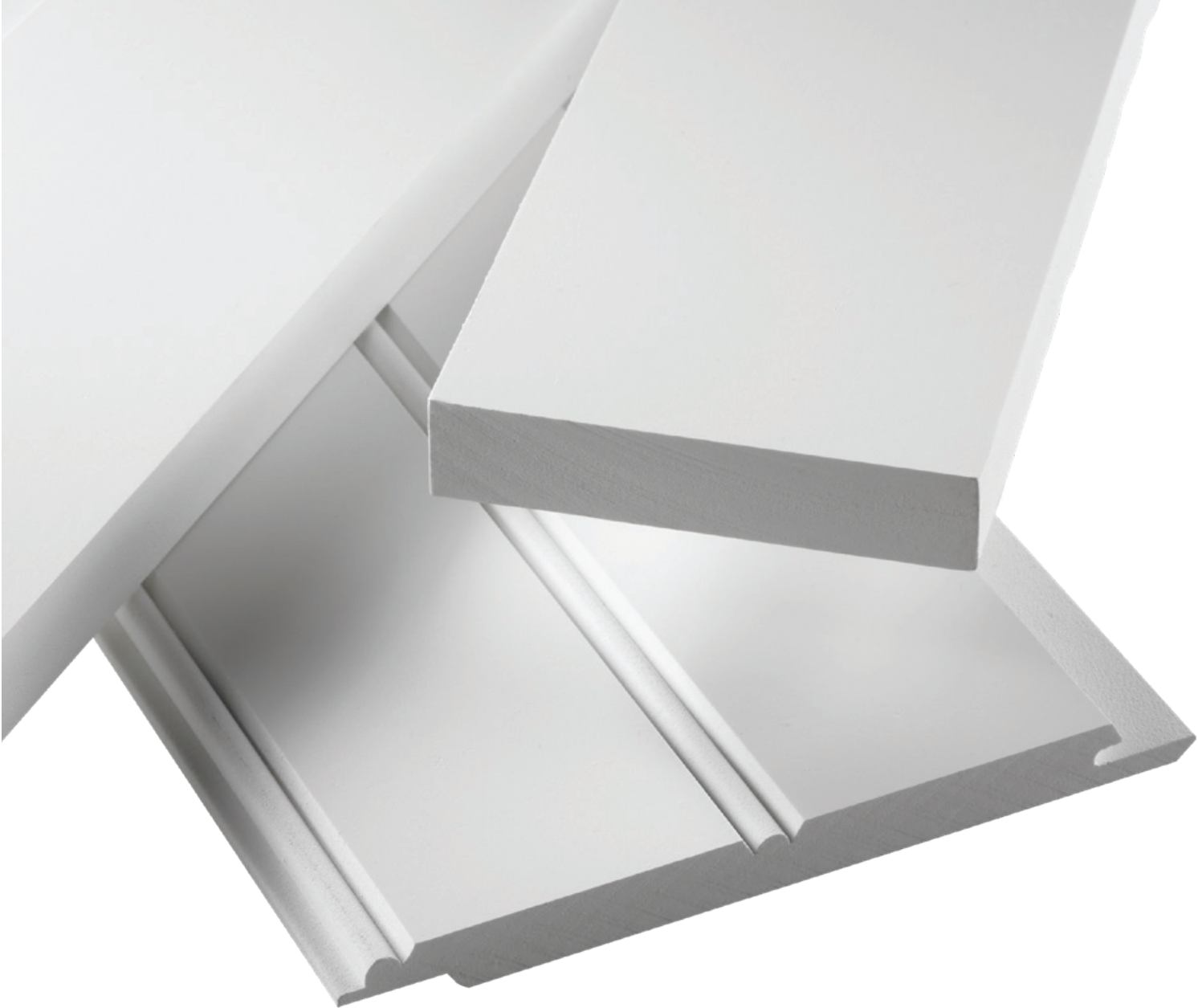
EASY TO WORK WITH AND SO MUCH MORE.

Wolf Trim offers all the advantages of premium PVC performance — without the premium price. Available in smooth matte and rich woodgrain finishes, Wolf Trim products are made from high-density PVC that will not absorb moisture. They're guaranteed not to swell, rot, split, cup, craze, or delaminate even under the harshest weather conditions.

FEATURES:

- » Easy to work with
- » Lightweight, high-cell density PVC
- » Highest quality sealed edges
- » Won't absorb moisture
- » Can be cut, drilled, routed, mitred, nailed or glued just like wood — no special tools required
- » Can be heat formed
- » Suitable for ground masonry contact applications
- » Never needs to be painted — unless desired
- » Matching mouldings profiles
- » Matching Cortex® plug fastening system available
- » Peel away film for added protection





WOLF TRIM PRODUCTS & DIMENSIONS

PVC TRIM									
	3"	4"	5"	6"	8"	10"	12"	14"	16"
5⁄8" x		•		•	•	•	•	•	•
1" x	•	•	•	•	•	•	•		•
5⁄4" x		•	•	•	•	•	•		•

CORNER BOARDS

Outside Corner Board

Outside Corner Board w/ Flex Nail Fin – Profile Extruded

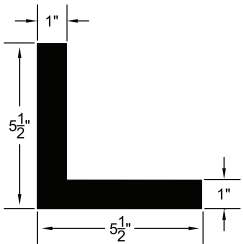
Outside Corner Board w/ Routed J

Outside Corner Board w/ Nail Fin and J – Profile Extruded

Outside Corner
5⁄4" x 4" or 6"

Available in:

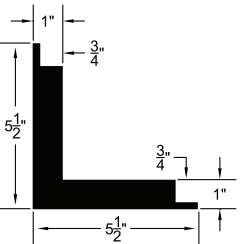
- 5½" x 5½"
- 3½" x 3½"



Outside Corner w/
Routed J 5⁄4" x 4" or 6"

Available in:

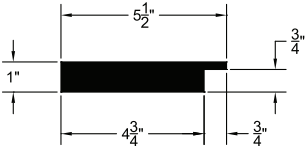
- 5½" x 5½"
- 3½" x 3½"



Trim w/ Routed J
5⁄4" x 4" or 6"

Available in:

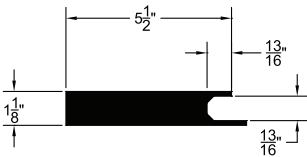
- 5½" x 4¾"
- 3½" x 2¾"



Trim w/ Nail Fin
and J 5⁄4" x 4" or 6"

Available in:

- 5½"
- 3½"



SPECIALTY TRIM

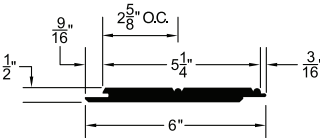
	4"	6"
5⁄4" Trim w/ Routed J	•	•
5⁄4" Trim w/ Nail Fin and J – Profile Extruded	•	•

BEADED

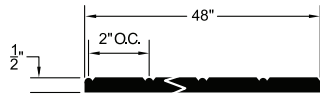
Bead Board ½" x 6" x 18' Fully sealed through profile extrusion

Beaded Sheets ½" x 4' x 8' Edge & Center Bead Square Edge

Bead Board
½" x 6" x 18'



Beaded Sheets
½" x 4' x 8'



SHEETS

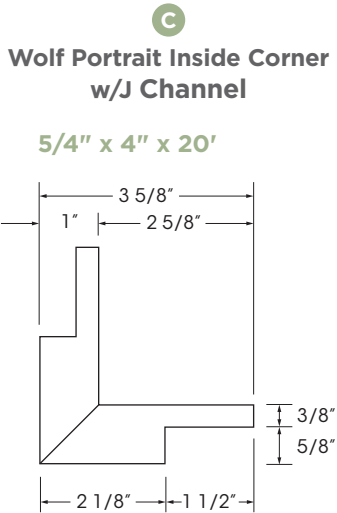
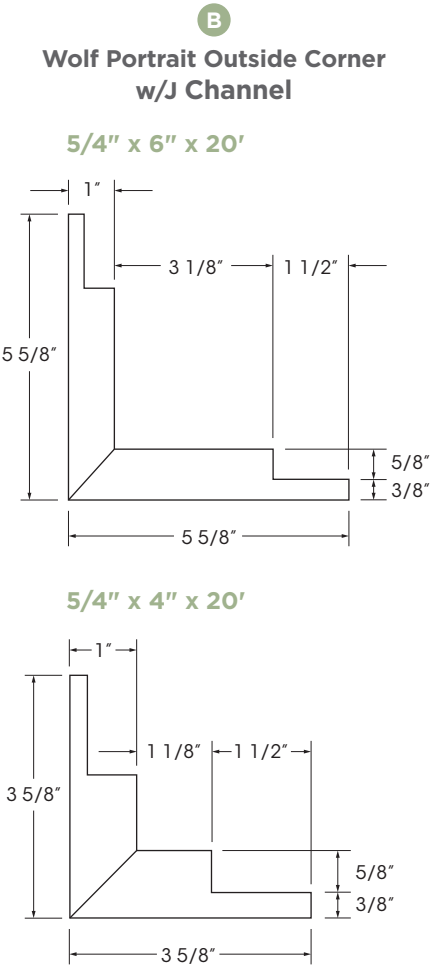
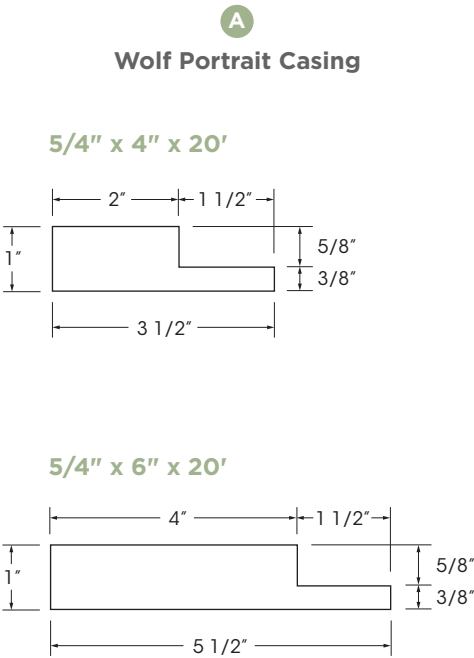
	8'	10'	18'	20'
3⁄8" x 4'	•	•	•	
1⁄2" x 4'	•	•		
5⁄8" x 4'	•	•	•	
3⁄4" x 4'	•	•	•	
1" x 4'	•	•		•

SPECIALTY TRIM
FOR WOLF PORTRAIT SIDING



SPECIALTY TRIM

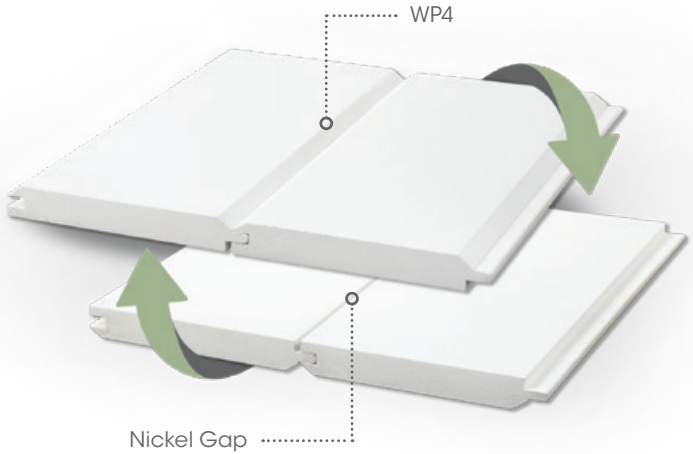
- A Wolf Portrait Casing**
Available in two sizes
- B Wolf Portrait Outside Corner w/J Channel**
Available in two sizes
- C Wolf Portrait Inside Corner w/J Channel**



TONGUE & GROOVE
ADD A VERSATILE, DISTINCTIVE ACCENT
TO ANY OUTDOOR SPACE.

Incorporate the modern, on-trend aesthetic of our newest tongue and groove profiles into your next design. Our reversible nickel gap, WP4, and shiplap products — new additions to our popular trim and mouldings collection — let you add a distinctive accent to virtually any outdoor space. Made of lightweight, high-cell density PVC, they are easy to work with, making installation fast and simple.

WP4 & Nickel Gap



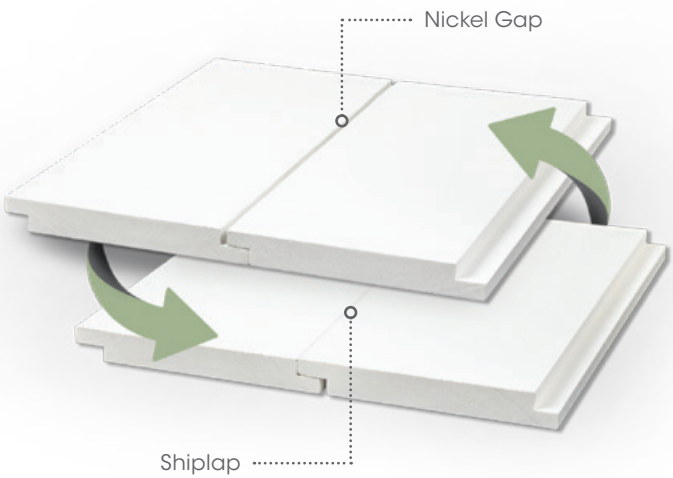
DIMENSIONS

Nominal	Actual	18' Length
1" x 6"	3/4" x 5 1/2"	•
1" x 8"	3/4" x 7 1/4"	•

FEATURES:

- » Tongue & groove profile
- » Reversible — one product, two design options
- » Won't absorb moisture
- » Bright white finish
- » Cut, drill, miter, nail or glue, just like wood — no special tools required
- » Suitable for contact with ground masonry
- » Matching moulding profiles
- » Matching Cortex® plug fastening system available

Shiplap & Nickel Gap



WOODLANDS COLLECTION

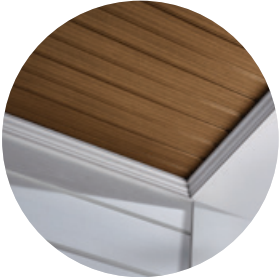
A BEAUTIFUL ACCENT OF COLOR AND TEXTURE WITHOUT THE MAINTENANCE

Add a contrasting touch of warm, woodgrain texture and color to your covered porch and soffits with the **Wolf Woodlands Collection of low-maintenance Edge and Center Bead.** The tongue-and-groove design beautifully accents your outdoor space with the look of real hardwood, but offers the durable performance and weather resistance of high-cell density PVC and never requires staining.

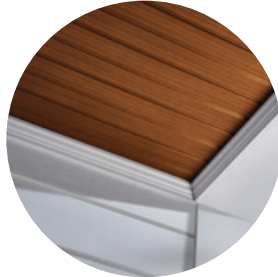
FEATURES:

- » Available in 6 rich colors, each featuring authentic woodgrain texture
- » Tongue-and-groove with hidden fastening installation
- » Won't absorb moisture or swell, rot, split or delaminate
- » No special tools required — cut, drill, miter, nail or glue it just like wood
- » Each board measures ½" x 6" x 18'

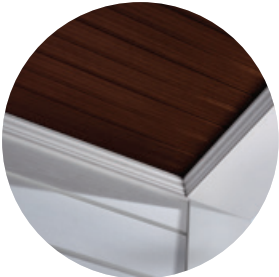
*Not for use in direct sunlight



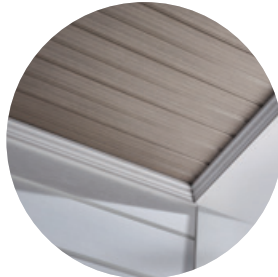
Ash



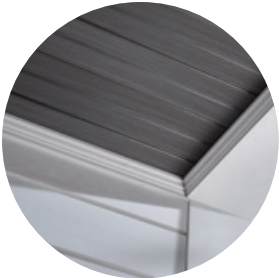
Cherry



Mahogany



Silverado



Slate



Toasted Oak

THE PERFECT COMPLEMENT TO EVERY HOME.

Wolf Mouldings are made with the same high-cell density PVC as our Wolf Trim and are available with a wide variety of lengths and widths in more than 30 profiles. They have the same durable, low-maintenance features as Wolf Trim — and the same money-saving value, too.

FEATURES:

- » Easy to work with
- » Lightweight, high-cell density PVC
- » Profile extruded for a clean finish
- » Won't absorb moisture
- » Can be cut, drilled, routed, mitred, nailed or glued just like wood — no special tools required
- » Can be heat formed
- » Suitable for ground masonry contact applications
- » Never needs to be painted — unless desired
- » Matching Cortex® plug fastening system available



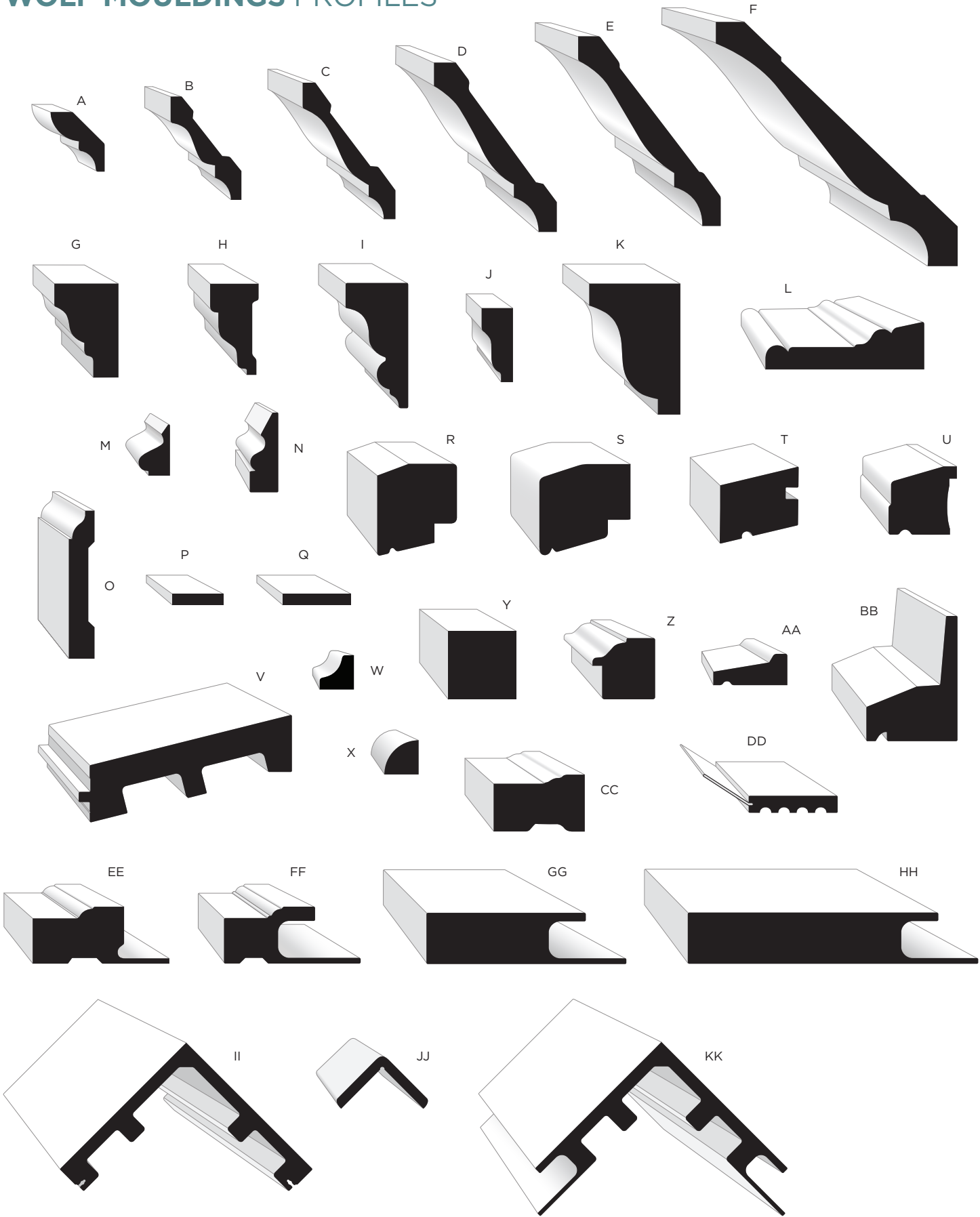


WOLF MOULDINGS DIMENSIONS

	Profile	Dimension
A	Bed Mould	1-3/4" x 9/16"
B	Crown	2-3/4" x 9/16"
C	Crown	3-5/8" x 9/16"
D	Crown	4-5/8" x 11/16"
E	Crown	5-1/4" x 11/16"
F	Crown Moulding	7-1/2" x 1-1/16"
G	Rams Crown	1-13/32" x 2-1/16"
H	Rake Moulding	2" x 1-1/16"
I	Imperial Rake Moulding	2-3/4" x 1-3/8"
J	Shingle	1-5/8" x 11/16"
K	Pediment	2-7/8" x 2"
L	Adams Casing	3-1/2" x 1-1/16"
M	Base Cap	1-1/8" x 11/16"
N	Band Moulding	1-3/4" x 5/8"
O	Colonial Base	9/16" x 3-1/4"
P	Lattice	1/4" x 1-1/8"
Q	Lattice	1/4" x 1-1/2"
R	Historic Sill	1-3/4" x 2-1/32"
S	Large Sill Nose	2" x 2"

	Profile	Dimension
T	Sill Nose w/ Groove	2-1/16" x 1-1/4"
U	Sub Sill Nose	1-3/8" x 1-1/2"
V	Replacement Sill	5-5/32" x 1-1/4"
W	Scotia	3/4" x 3/4"
X	Quarter Round	3/4" x 3/4"
Y	Square	1-1/2" x 1-1/2"
Z	Back Band	1-3/16" x 1-11/32"
AA	Drip Cap	1-5/8" x 11/16"
BB	Water Table	2" x 2-3/4"
CC	Brick Mould	2" x 1-1/4"
DD	Garage Door Thermo Stop	1-15/16" x 3/8"
EE	Brick Mould w/ Fin	2" x 1-1/4"
FF	Brick Mould w/ J and Nail Fin	2" x 1-1/4"
GG	5/4" x 4" Casing w/ J and Nail Fin	3-1/2" x 1-1/8"
HH	5/4" x 6" Casing w/ J and Nail Fin	5-1/2" x 1-1/8"
II	Outside Corner w/ Flex Nail Fin	5-1/2" x 5-1/2"
JJ	Outside Corner	1-1/2" x 1-1/2"
KK	Outside Corner w/ J and Nail Fin	5-1/2" x 5-1/2"

WOLF MOULDINGS PROFILES



EASY TO INSTALL. EASIER TO ADMIRE.

Wolf PVC Column Wraps provide quick, easy installation around structural supports. Available in six sizes, Wolf PVC Column Wraps won't peel, rot or absorb moisture. Plus, the patented snap design makes it easy to give homes a classy finishing touch and long-lasting good looks.

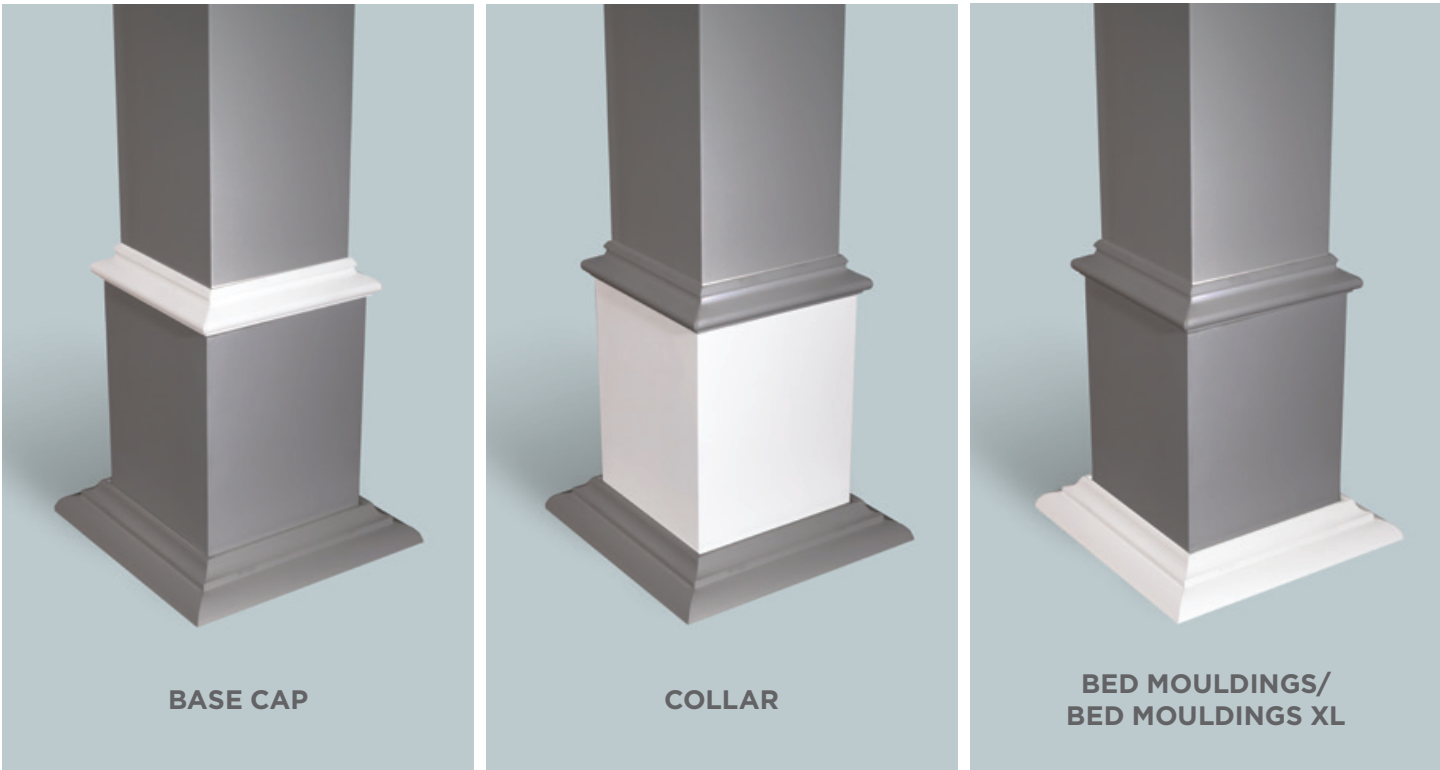
FEATURES:

- » Quick, easy installation around structural supports
- » Patented snap design
- » 3/8" PVC wrap eliminates peeling and rotting
- » No external fasteners required

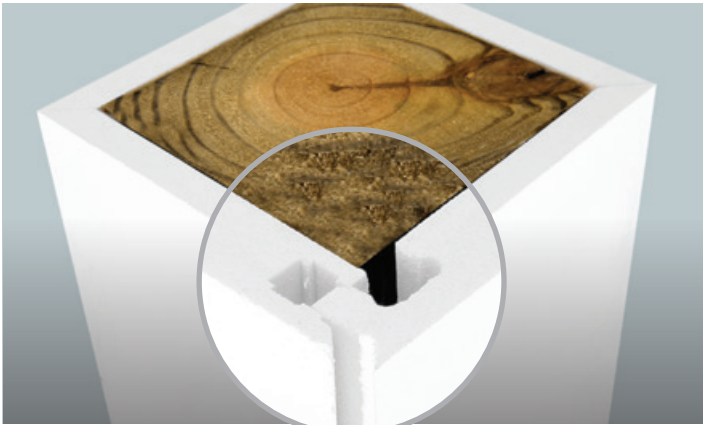
SIZES		
	8.5'	10'
4" x 4"	•	•
6" x 6"	•	•
8" x 8"	•	•



WOLF COLUMN WRAP COMPONENTS



INTERLOCKING DESIGN



US Patent: #7,997,044

Wolf PVC Column Wraps feature a patented snap design to make installation quick and simple.

BELMONT CAP



RECOMMENDED ADHESIVES

Wolf recommends professional-grade PVC TrimWelder products from Extreme Adhesives.



TRIMWELDER FEATURES:

- » Color matched to Wolf Trim — produces a virtually invisible bond
- » Can be painted, stained, drilled and nailed
- » Provides excellent weather and UV resistance
- » Cures clean and tack-free
- » Two formulas for 5-minute (fast cure) and 20-minute (slow cure) work times
- » Fast cure has 50% of ultimate strength in 35 minutes
- » WHITE HOT for scarf joints and mitres





Wolf Home Products® is an innovator in the building products industry. Transforming homes for 180 years, Wolf Home Products has been the preferred home building products brand by families across North America who value the importance of their home and time together to build lasting memories in the spaces they enjoy most. With a vast inventory of kitchen and bath, outdoor living and building products, Wolf Home Products delivers orders in a fraction of the time, ensuring unparalleled value when and where customers need it. Wolf stands behind its service, cultivated with years of business experience into a total satisfaction guarantee.



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Kitchen & Bath



Outdoor Living



Building Products

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11. 132-134 Middle Street

-Recommended Approval

Background: The applicant is seeking approval to remove previously approved scopes of work (Brownstone repair and the repairs and infills of existing windows). The applicant is also seeking approval for a repaired side door and the replacement of the transom window and for the copper gutters and downspouts to be as they had been installed.

Staff Comment: Recommend Approval

Stipulations:

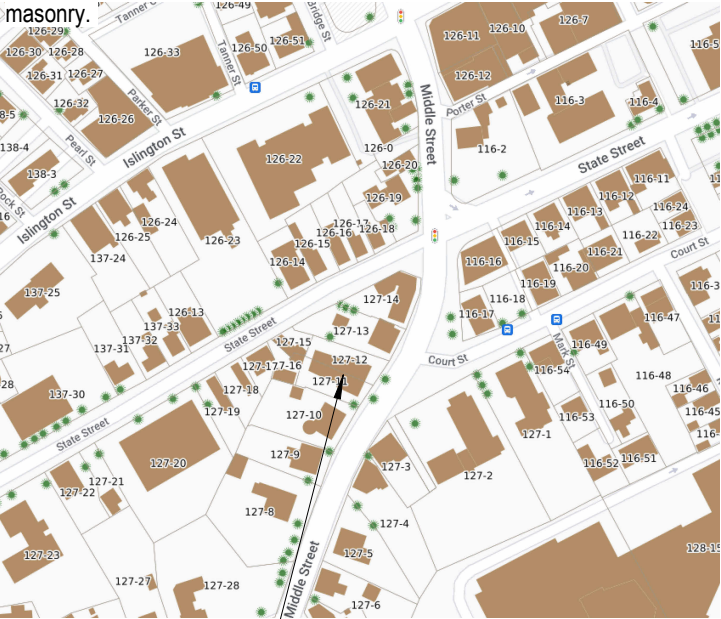
1. _____
2. _____
3. _____

DRAWING INDEX	
Sheet Number	Sheet Name
H0.1	Cover Page
H2.3	EXISTING CONDITIONS PHOTOS
H2.5	EXISTING CONDITIONS PHOTOS
H3.1	SOUTHWEST ELEVATION
H3.2	NORTHEAST ELEVATION
H5.1	MATERIALS

PROJECT NARRATIVE

- Proposed revisions to previously approved application:
- Brownstone repair has been removed from this submittal.
 - The repairs & infills of existing windows has been removed from this submittal.
 - Repair door and replace the exiting double transom window with a new single transom window.
 - Copper gutters and downspouts as they had been installed.

Previous approved application included:
Supplemental Reroofing Materials and Drawings,
as requested at June HDC Public Hearing as part of exterior rehabilitation.
Renovation and restoration of multifamily buildings at middle street, (building 132-134). The buildings will be rehabilitated and restored in compliance with building and life safety codes.
The scope of work will include repointing the existing bricks, replacing deteriorated roofing, replacing the front entrance (steps and railing), repairing entrance doors, repair of windows and storms, replacement of downspouts and gutters. The work will include repairing the existing wood soffits and restoring brownstone masonry. The scope will also include cleaning existing masonry.



LOCATION OF WORK



132-134 MIDDLE STREET

RENOVATION + RESTORATION

HISTORIC DISTRICT COMMISSION
PUBLIC HEARING - CONTINUATION

RECOMMENDATIONS	
NOTES	
4	Clean, patch, and paint the front entry door front/back.
5	Replace front treads and risers with colored concrete to match existing brownstone. Existing brownstone sidewalls to be repaired to match. Existing brownstone to be repaired.
10	Replace gutters and downspouts with new copper gutters and downspouts.
11	Replace and install missing railings at front stoop with new wrought iron railings to match existing historic fencing.
19	Repaint and repair existing roof over steps.
22	Repair and repaint the existing soffit..
23	Repair and repaint existing wooden steps.
27	Repair or replace wood hip trim and plinth detail.
28	Replace existing slate shingles with new synthetic slate shingles to match existing slate shingles.

REMOVED FROM THIS SUBMITTAL

REMOVED FROM THIS SUBMITTAL

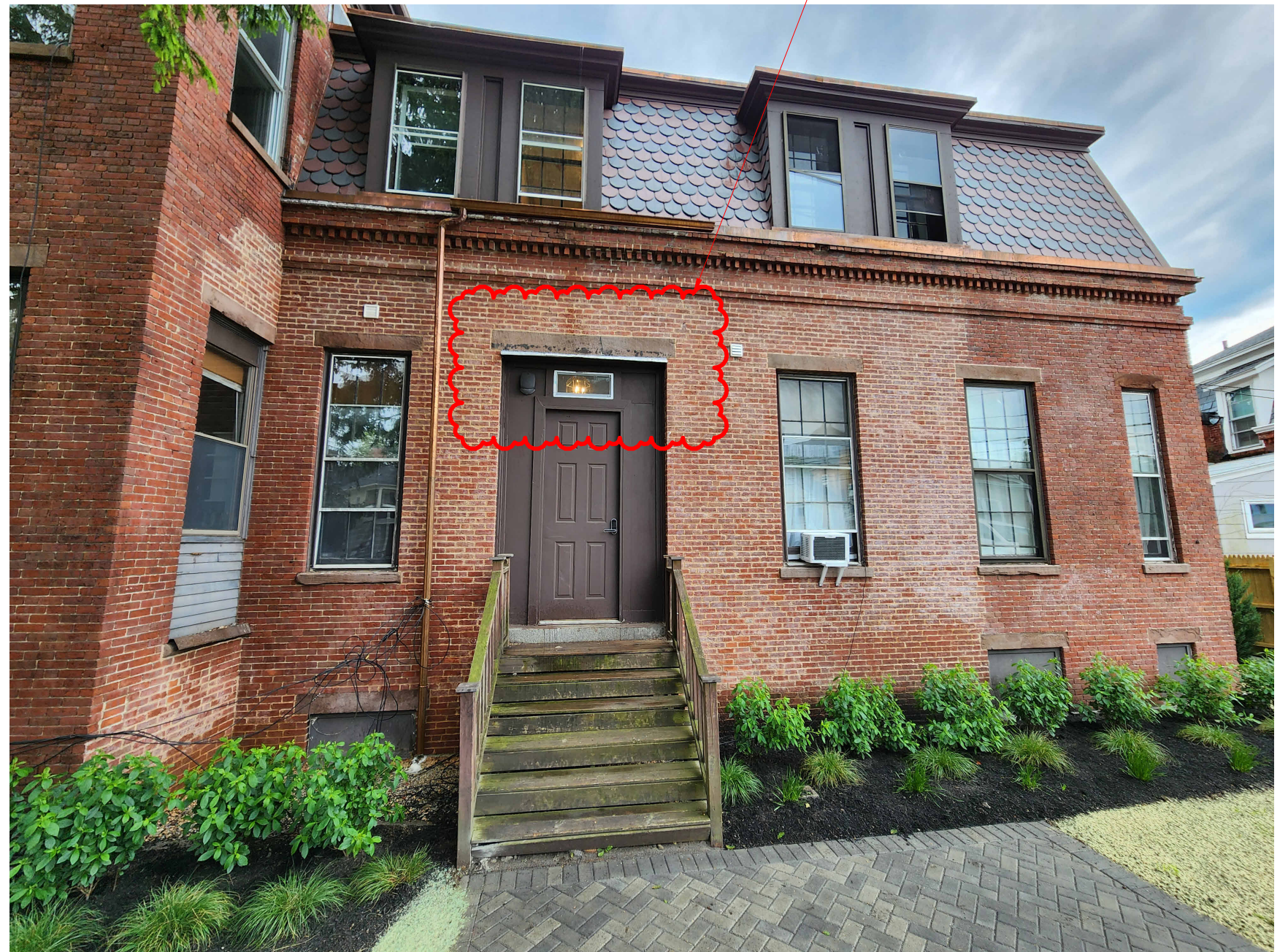


PREVIOUSLY APPROVED



BEFORE

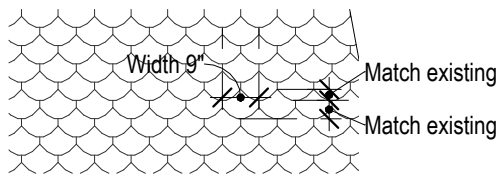
PREVIOUSLY APPROVED EXISTING TO REMAIN



AFTER-REPLACE TRANSOM WINDOW

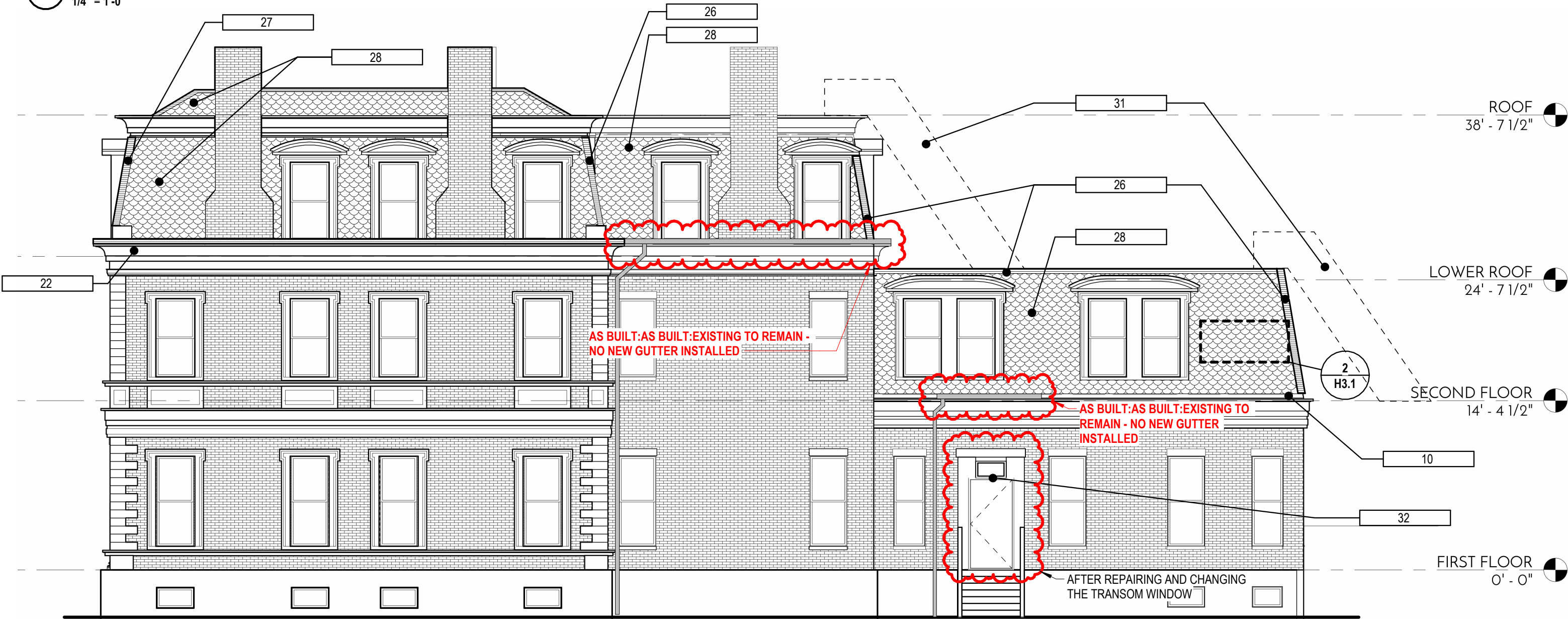
PROPOSED/AS-BUILT- REPLACE TRANSOM WINDOW& REPLACE DOOR IN-KIND



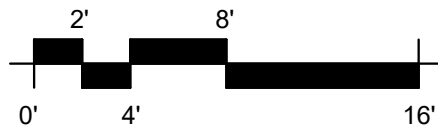


General Note:
All fire escapes to be removed reference attached images

2 ENLARGE ROOF SLATE
1/4" = 1'-0"



1 SOUTHWEST ELEVATION Presentation
1/8" = 1'-0"



PREVIOUSLY APPROVED

RECOMMENDATIONS

NOTES

10	Replace gutters and downspouts with new copper gutters and downspouts.
22	Repair and repaint the existing soffit..
26	Copper hip flashing.
27	Repair or replace wood hip trim and plinth detail.
28	Replace existing slate shingles with new synthetic slate shingles to match existing slate shingles.
31	Remove existing metal guardrails, stairs and fire escape from the upper roof to the lower roof and down to grade.
32	Repair door and replace the exiting double transom window with a new single transom window.

SOUTHWEST ELEVATION
132-134 MIDDLE ST HOUSING

H3.1

6/21/2024
PROJECT NO:1020

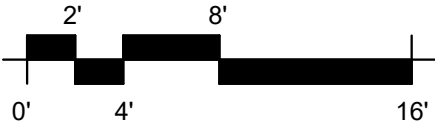
General Note:
All fire escapes to be removed reference attached images



AS BUILT:EXISTING TO
REMAIN - NO NEW GUTTER
INSTALLED

PREVIOUSLY APPROVED

1 **NORTHEAST ELEVATION Presentation**
1/8" = 1'-0"



NORTHEAST ELEVATION
132-134 MIDDLE ST HOUSING

RECOMMENDATIONS	
	NOTES
8	Replace existing asphalt shingles with new synthetic slate shingles to match existing slate shingles.
10	Replace gutters and downspouts with new copper gutters and downspouts.
22	Repair and repaint the existing soffit..
26	Copper hip flashing.
27	Repair or replace wood hip trim and plinth detail.
31	Remove existing metal guardrails, stairs and fire escape from the upper roof to the lower roof and down to grade.



All the exterior railing materials to be metal matching the look and the color of the existing railing



Gutters



Downspouts



Copper flashing



PREVIOUSLY APPROVED

MATERIALS

12. 93 Pleasant Street

-Recommended Approval

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

-STRAIGHTEN AND SHORTEN NEW RETAINING WALL AT GARAGE RAMP,

-ADD 3 RISERS AND LANDING TO SOUTHEAST PORCH STEPS

-ADJUST NEW STEPS AT RAMP TO LAWN

-ROOFTOP GUARDRAILS & DECK (AS PREVIOUSLY APPROVED)

-EXTEND STAIR 2 ROOF OVERRUN - FOR ROOF DECK EGRESS

-LOWERED EAST AREAWELL CURB & GRADE 1'

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

93 PLEASANT STREET RENOVATIONS & ADDITION



DRAWING LIST

- P0.1 COVER
- P1.0A LANDSCAPE PLAN - PREVIOUSLY APPROVED
- P1.0B LANDSCAPE PLAN - PROPOSED
- P1.3 ROOF PLAN
- P1.7 PERSPECTIVE VIEW - SE
- P1.8 PERSPECTIVE VIEW - SW
- P1.10 SOUTH ELEVATION - FRONT (COURT ST)
- P1.11 EAST ELEVATION - SIDE
- P1.12 NORTH ELEVATION - REAR
- P1.19B MATERIALS (GUARD RAIL)

HDC ADMINISTRATIVE APPROVAL: REVISIONS TO PREVIOUSLY APPROVED APPLICATION:

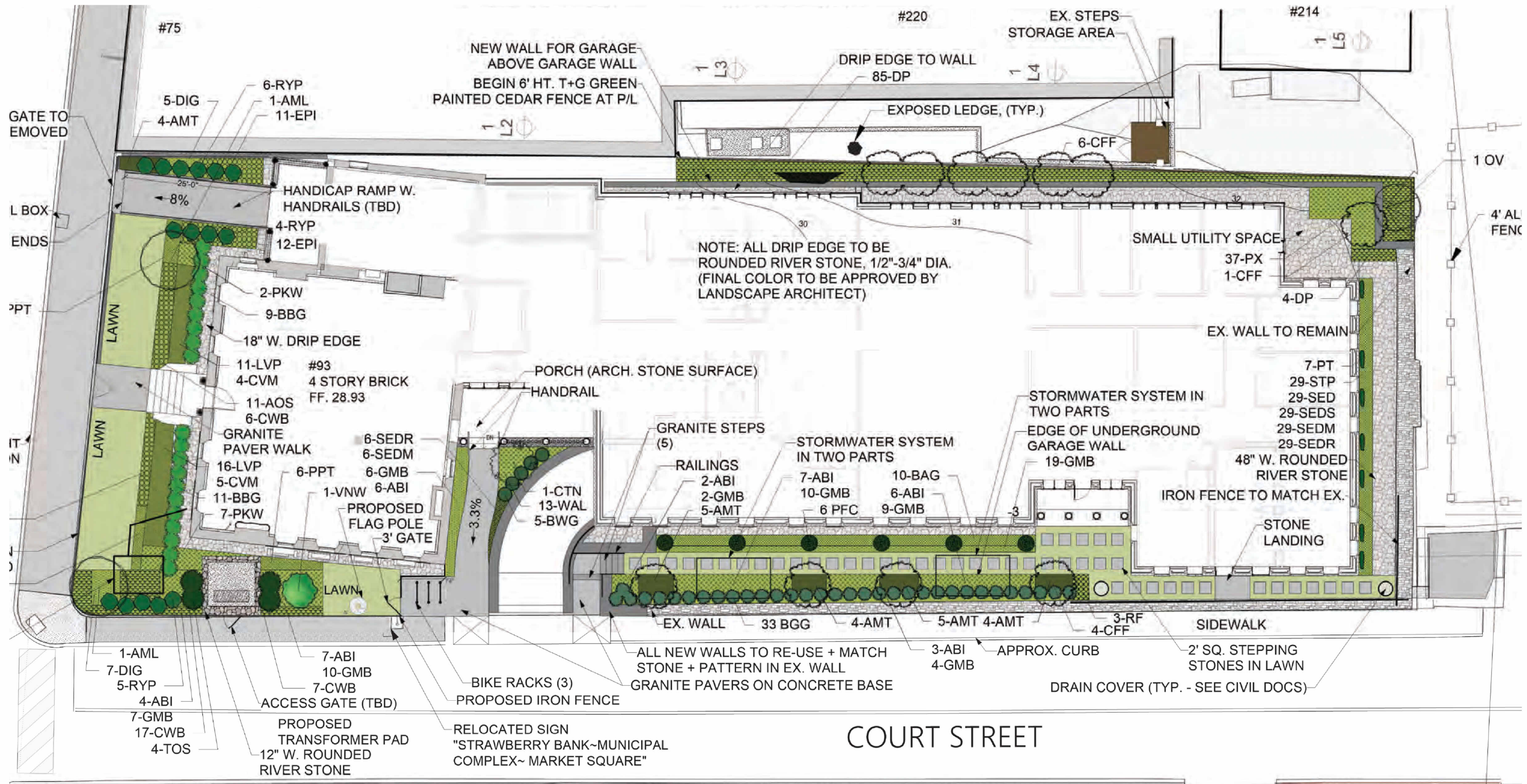
- STRAIGHTEN AND SHORTEN NEW RETAINING WALL AT GARAGE RAMP,
- ADD 3 RISERS AND LANDING TO SOUTHEAST PORCH STEPS
- ADJUST NEW STEPS AT RAMP TO LAWN
- ROOFTOP GUARDRAILS & DECK (AS PREVIOUSLY APPROVED)
- EXTEND STAIR 2 ROOF OVERRUN - FOR ROOF DECK EGRESS
- LOWERED EAST AREAWELL CURB & GRADE 1'

P0.1

COVER
93 PLEASANT STREET

06.21.2024



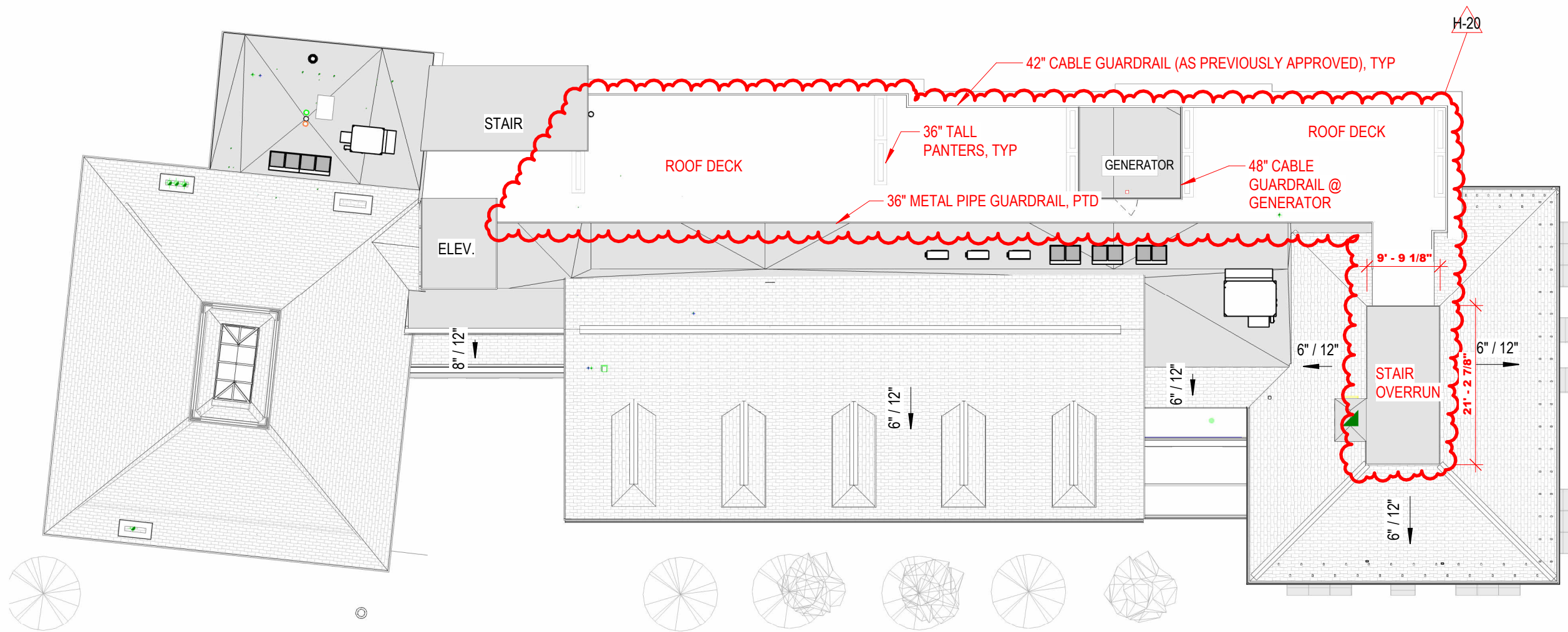


PREVIOUSLY APPROVED

P1.0A LANDSCAPE SITE PLAN - PREVIOUS
93 PLEASANT STREET

STUDY
06.21.2024



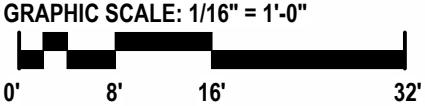


ROOF LEGEND	
DS	DOWNSPOUT
----	GUTTER

P1.3

ROOF PLAN 93 PLEASANT STREET

06.21.2024





P1.7 PERSPECTIVE VIEW - SE
93 PLEASANT STREET

06.21.2024



ROOF OVERRUN FOR
EGRESS STAIR

EXTEND IRON FENCE TO CORNER

LOWERED GRADE 1' AT
BASEMENT AREA WELL

EXTEND GRANITE WALL DOWN
TO RAMP GRANITE PAVERS

ADD 2 BALUSTERS

STRAIGHTEN & SHORTEN GRANITE
RETAINING WALL FOR WIDER RAMP

ADD 2 GRANITE RISERS & LANDING,
SHIFT STEPS LEFT FOR WIDER RAMP

P1.8

PERSPECTIVE VIEW - SW
93 PLEASANT STREET

06.21.2024





GRAPHIC SCALE: 1/16" = 1'-0"



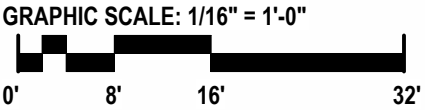
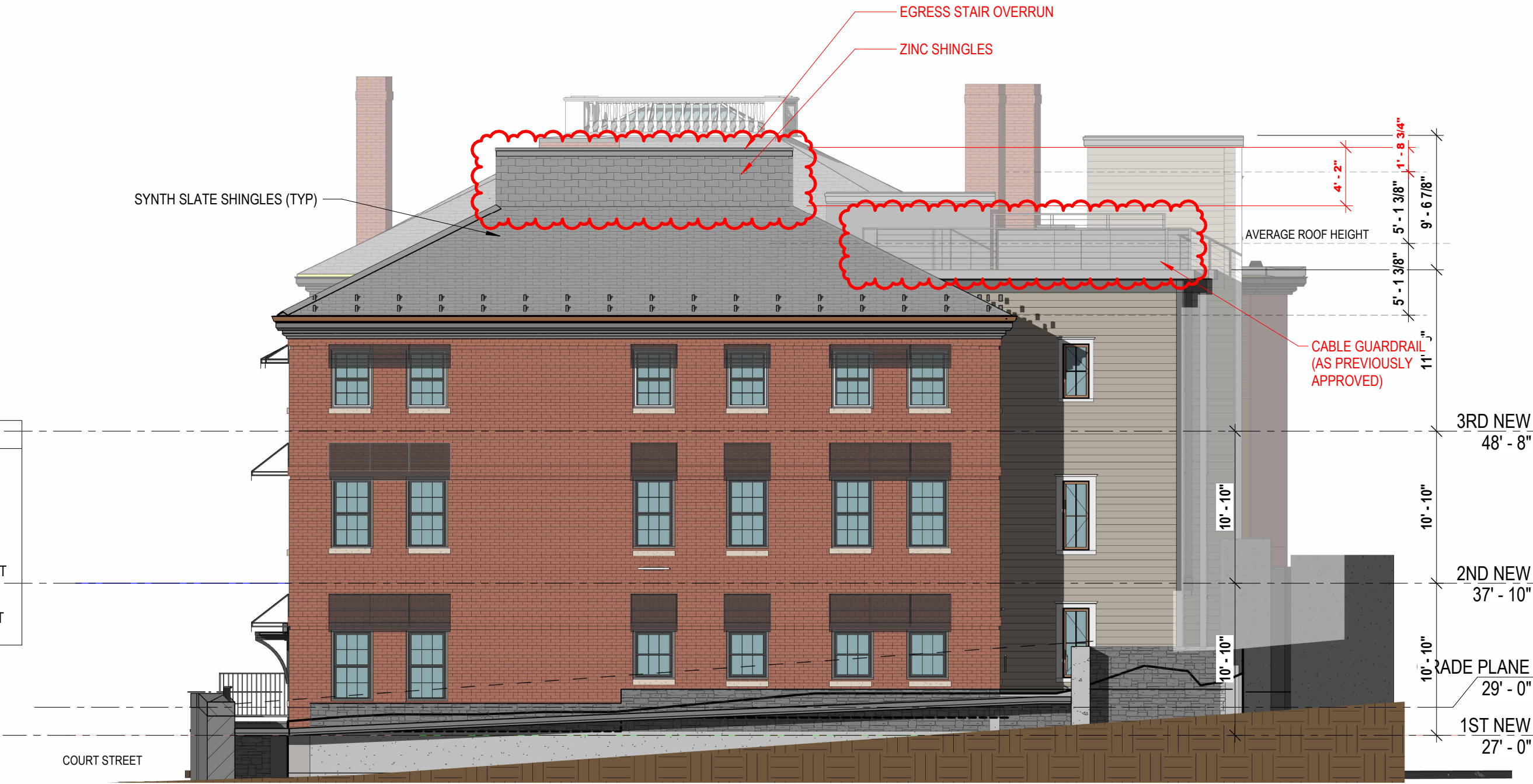
P1.10

SOUTH ELEVATION - FRONT (COURT ST) 93 PLEASANT STREET

STUDY
06.21.2024



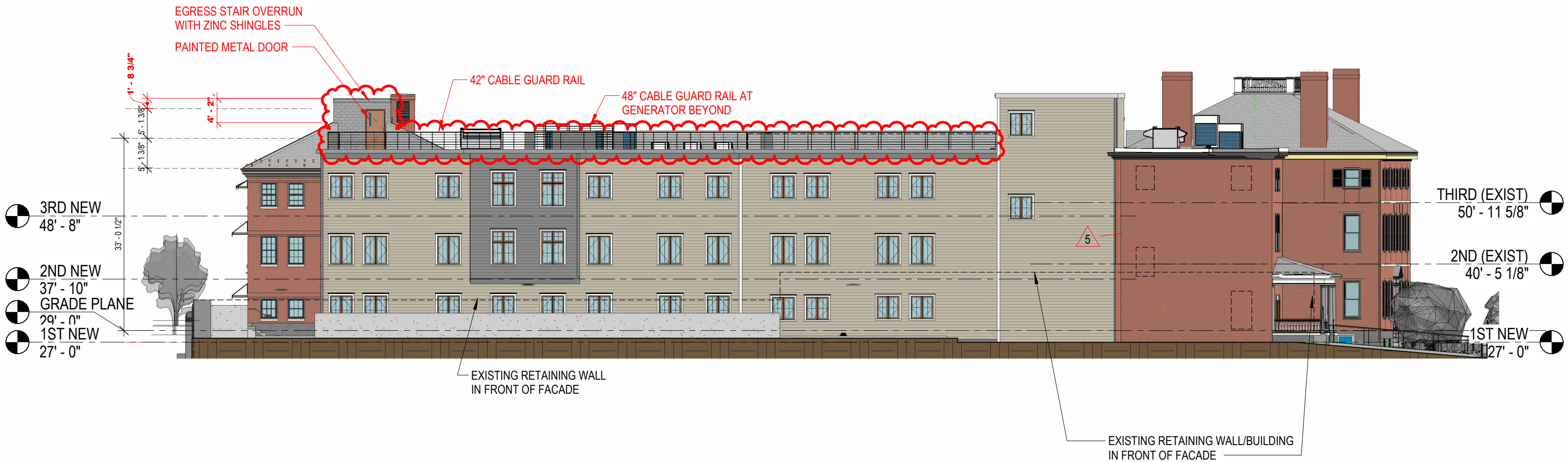
EXTERIOR LIGHTING LEGEND	
EL1	EXTERIOR LIGHTING - WALL SCONCE
EL2	EXTERIOR LIGHTING - HANGING LIGHT
EL3	EXTERIOR LIGHTING - SOFFIT COVE LIGHT
EL4	EXTERIOR LIGHTING - EMERGENCY LIGHT



P1.11 EAST ELEVATION - SIDE
93 PLEASANT STREET

STUDY
06.21.2024





EXTERIOR LIGHTING LEGEND

- | | |
|-----|---------------------------------------|
| EL1 | EXTERIOR LIGHTING - WALL SCONCE |
| EL2 | EXTERIOR LIGHTING - HANGING LIGHT |
| EL3 | EXTERIOR LIGHTING - SOFFIT COVE LIGHT |
| EL4 | EXTERIOR LIGHTING - EMERGENCY LIGHT |

P1.12 NORTH ELEVATION - REAR 93 PLEASANT STREET

STUDY
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7

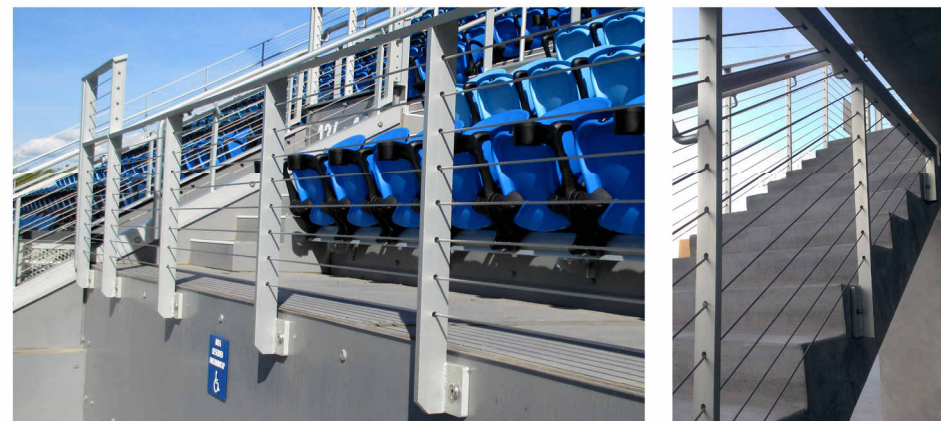
Tensiline™ Cable Railing

Mounting Options

Top Mount (Custom Options Available)



Fascia Mount (Custom Options Available)



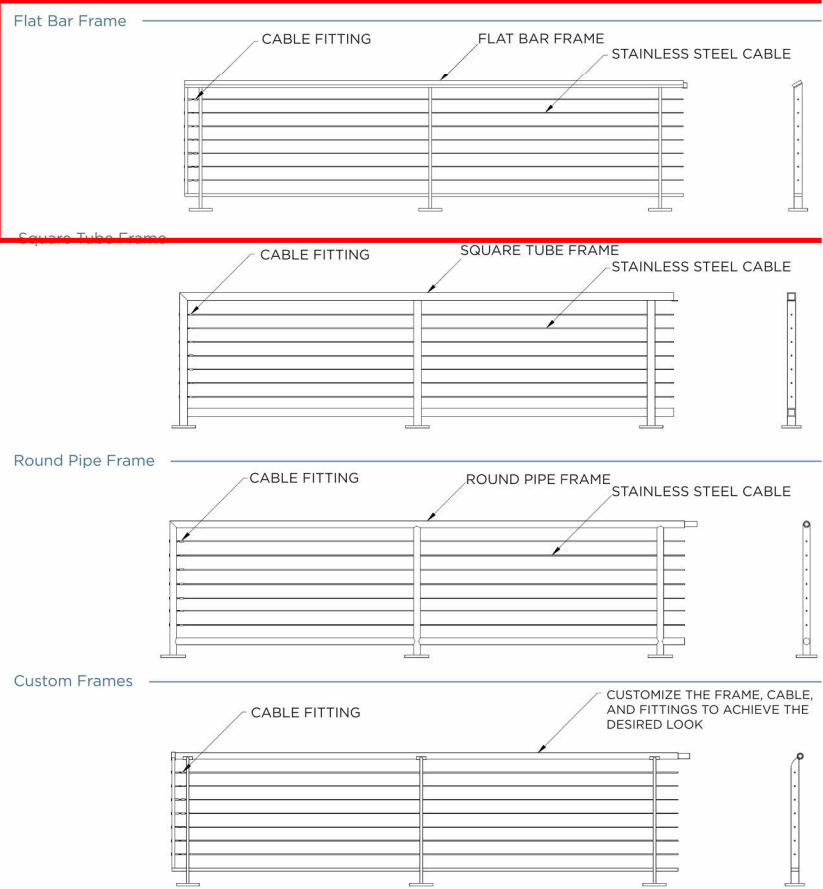
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PRODUCTS

10

Tensiline™ Cable Railing

Frame Configurations (Custom Available)



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COMMERCIAL
PRODUCTS

Revision Schedule			
Revision Sequence	Revision Number	Revision Description	Revision Date
7	7	Provide railing at new roof deck and roof top equipment.	4.14.22
10	10	Replace existing roof access scuttle behind widow's walk railing with skylight.	4.14.22

DECK RAILING - AS PREVIOUSLY APPROVED

P1.19B

MATERIALS

93 PLEASANT STREET

HDC REVISION 1
04/14/2022



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