



BRISTOL HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW OF PROPOSED WORK

PAID
2/14
#23-005

2023 FEB 10 PM 2:50

TOWN OF BRISTOL
COMMUNITY DEV.

1. Property Address (Street & No.) 44-46 State Street

2. Plat # _____ Lot # _____ Contributing _____ Non-Contributing _____

3. a. Applicant: Nicole and Matthew Martel

Mailing Address: 167 Touisset Rd.

Phone: Day 650-451-8014 Evening same

b. Owner (if different from applicant written authorization of owner required): _____

Mailing Address: _____

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: _____

Address: _____

Phone: Day _____ Evening _____

b. Contractor: Matthew Martel- Wescott Building

Address: Maple Ave. Barrington RI

Phone: Day 401-301-0955 Evening Same

5. Work Category: x Replacing in-kind* *authorization required* _____

_____ New Structure(s) _____ Partial Demolition of Structure(s)

_____ Addition to Structure(s) _____ Total Demolition of Structure(s)

x Remodeling of Structure _____ Sign(s) / Landscaping Features

6. Description of proposed work: 1) Update on abandoned deteriorating chimney removal

2) Replacement of 12 windows (one of which needs to be done to meet egress code)

3) Replace wall unit AC with mini-split 4) In-kind repair and replacements in breezeway, side door

and exterior paint - See table of contents for more detailed descriptions

*All changes must match the existing in materials, design and configuration.

(Continued): _____

_____ ☐ ☐ Check here if

continued on additional sheets.

7. Included with the application (check those applicable):

PHOTOGRAPHS: Please label all photographs submitted.

☒ Overall view of property from street(s) ☒ Overall views of building

☒ Existing details to be altered by work

_____ Other (Identify) _____

Drawings: Maximum size accepted: 11" x 17"

☒ Site Plan(s) (drawn to scale) _____ Floor plan(s) (drawn to scale)

_____ Exterior Elevations _____ Details

OTHER: ☒ Renderings ☒ Catalogue Cuts ☒ Specifications

_____ Other (Identify) _____

Nicole Martel

Applicant's Name – Printed

Nicole Martel

Applicant's Signature

Date: 2/13/2023

Contact Person if other than Applicant:

Name (Printed): _____

Phone: Day _____ Evening _____

A Certificate of Appropriateness (Green Sheet) is valid for one year from the date of issuance.

Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).

| | | | |
|---------------------|------------------------------|--------------------------------|------------------|
| Parcel: 10 2 | Location: 44 STATE ST | Owner: 1719 PROJECT LLC | |
| Account: 490 | User Acct: | LUC: 04 - Combo | Zoning: D |

| | | | | |
|-------------------------|------------------------|----------------------------|----------------------------|----------------------------|
| Parcel Values | | | | |
| Total: \$387,600 | Land: \$225,400 | Land Area: 0.138 AC | Building: \$162,200 | Assessed: \$387,600 |

Sales Information

| Book and Page | Instrument Type | Date | Price | Grantor |
|---------------|-----------------|------------|-----------|-------------------------|
| 2197-192 | Warranty | 12/15/2022 | \$510,000 | STONE FAMILY ASSOCIATES |
| 557-75 | Warranty | 10/25/1995 | \$0 | LEHRER, FRED LOIS ET AL |

| | | | |
|-----------------------------------|--------------------------------|------------------------------------|----------------------|
| Building Type: Mixed Use | Year Built: 1719 | Grade: Q4 | Condition: AV |
| Heat Fuel: Gas | Heat Type: BB Hot Water | % Air Conditioned: 0.00 | Fireplaces: 2 |
| Exterior Wall: Wood Shngle | Bsmnt Garage: 0 | Roof Cover: Asphalt Shingle | # of Units: 2 |
| # of Rooms: 6 | # of Bedrooms: 4 | Full Bath: 1 | 1/2 Baths: 1 |

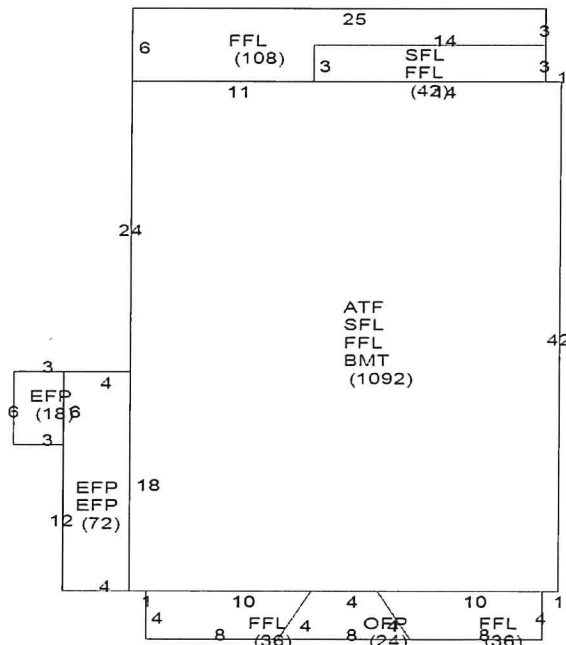
Yard Item(s)

| Description | Quantity | Size | Year | Condition | Quality | Value |
|-------------|----------|------|------|-----------|---------|-------|
|-------------|----------|------|------|-----------|---------|-------|

Building Areas

| Area | Net Area | Finished Area |
|----------------|----------|---------------|
| 1st FLOOR | 1,314 SF | 1,314 SF |
| 2nd FLOOR | 1,134 SF | 1,134 SF |
| BASEMENT | 1,092 SF | 0 SF |
| ENCLOSED PORCH | 162 SF | 0 SF |
| FINISHED ATTIC | 436.8 SF | 436.8 SF |
| OPEN PORCH | 24 SF | 0 SF |

**Disclaimer: This information is for tax
assessing purposes
and is not warranted**



March 2nd Application Review Meeting

- Topic #1- ABANDONED CHIMNEY REMOVAL Pages -2-4

Remove a deteriorating abandoned that runs through the roof. The current condition is an **immediate health and safety concern**. Photos and structural assessment included. Reviewed and approved by Stephen Greenleaf as an "emergency removal"

- Topic #2- WINDOW REPLACEMENTS 2ND & 3RD FLOOR ... Pages -5-19

The windows on the 2nd and 3rd floor cannot reliably stay open without a stick to support them which is a safety concern. Many of the glass panes have been replaced due to breakage over the years. Our proposal is to install **Anderson Woodwright** replacement windows, **wood frame with full divided lights, 6 over 6** as a replacement that will be suitable to maintain the historic look of the building, enhance safety, provide energy efficiency and allow for the removal of the storm windows . Photos and specs attached

While replacing the all windows of the 2nd and 3rd floor, we are proposing the **back window** as the **best means of egress to comply with fire code (upon review with building inspector)**. Photos and specs attached.

- Topic #3- REPLACE WALL AC UNIT WITH MINI SPLIT ... Pages -20- 28

The current wall AC unit on the west side of the property is very visible. Replacing this with a mini split will allow for a **less obvious method of heating and cooling on the first floor**. Site plans and images are attached to explain our proposal

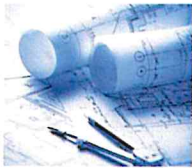
- Topic #4- REPAIRS, REPLACEMENTS IN-KIND, RESTORATION

1) East side exterior door will be stripped, refinished, glass planes replaced and the reinstalled. See photos for details ... Pages - 29

2) Rear Breezeway repairs:
Remove clap board and replace in kind in order to repair broken rotting boards ... Pages - 30
and plant infiltration. See photos for details

3) Exterior Painting/ Rot repair. Replacements with in-kind materials

Topic #1- Abandon Chimney Removal



S. Hughes Engineering LLC
Contractor Support Specialist
Email: scott.hughes11@gmail.com
Phone: 401-263-7724

January 17, 2023

Matt Martel
46 State Street
Bristol, RI

Sent via email to: Matelremodeling@yahoo.com

To Whom It May Concern:

As requested, S. Hughes Engineering LLC inspected the as-built conditions of the existing chimney located on the 2nd floor of 46 State Street in Bristol, Rhode Island. Due to the deteriorated condition of the brick and mortar joints, the chimney shall be removed in its entirety.

Please do not hesitate to contact the undersigned if there are any further questions.

Very Truly yours,
S. Hughes Engineering, LLC

Scott G. Hughes, RI PE #13801
Principal

Topic #1- Abandon Chimney Removal

CURRENT CONDITION- HEALTH AND SAFETY ISSUE



44-46 State Street | Nicole and Matthew Martel

Topic #1- Abandon Chimney Removal

EXTERIOR VIEW



Topic #2- Window Replacements 2nd and 3rd Floor - Photos



Location: 2nd floor West Side

Window pane has been replaced due to breakage over the years. The current bottom panel is cracked and does not match the 6 over 6 divided lights. There are no window weights to keep the window open and they can not be added.

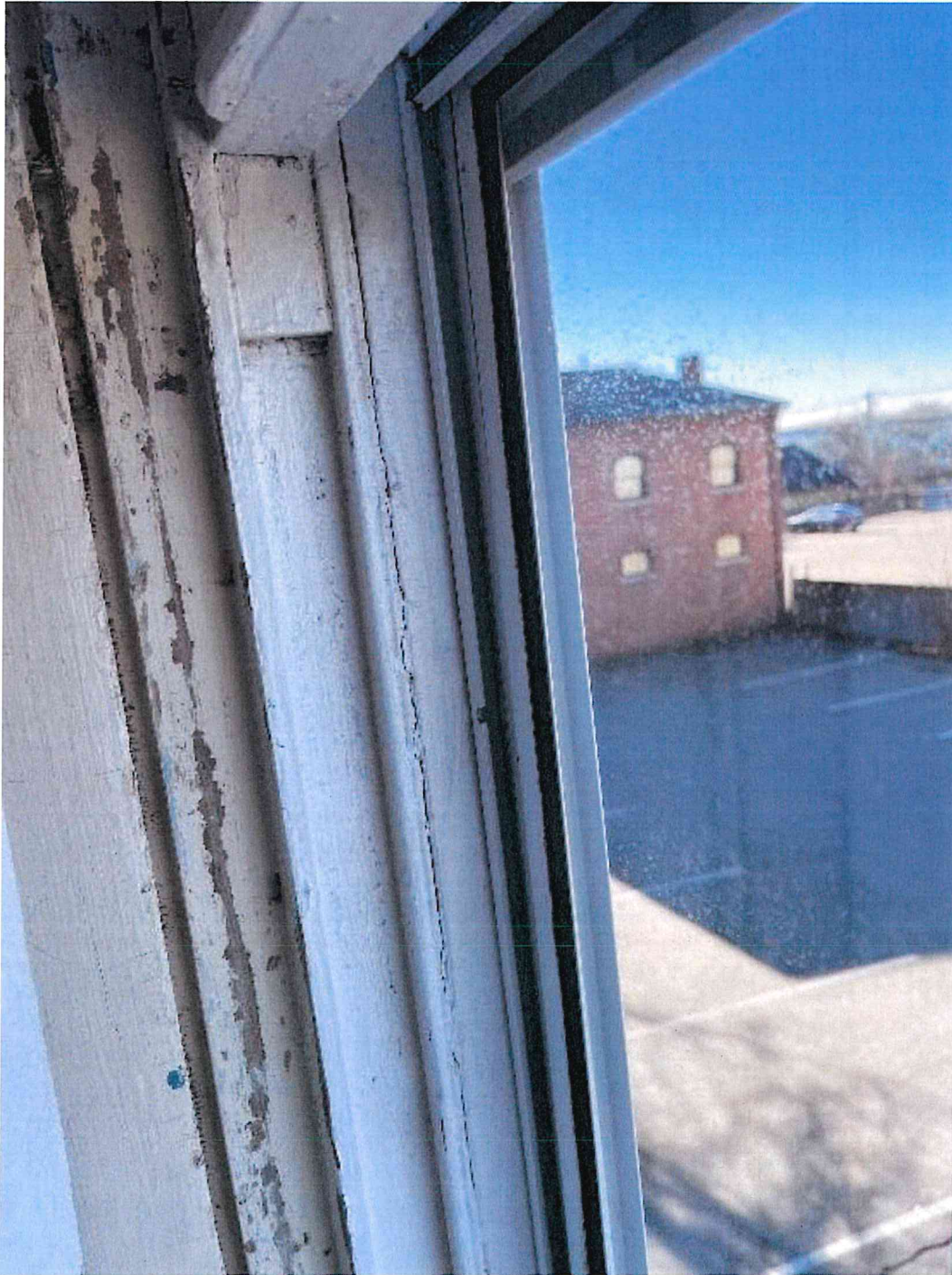
Topic #2- Window Replacements 2nd and 3rd Floor - Photos



Location: 2nd Floor West Side
Many of the windows are missing window stops as seen above

44-46 State Street | Nicole and Matthew Martel

Topic #2- Window Replacements 2nd and 3rd Floor- Photos



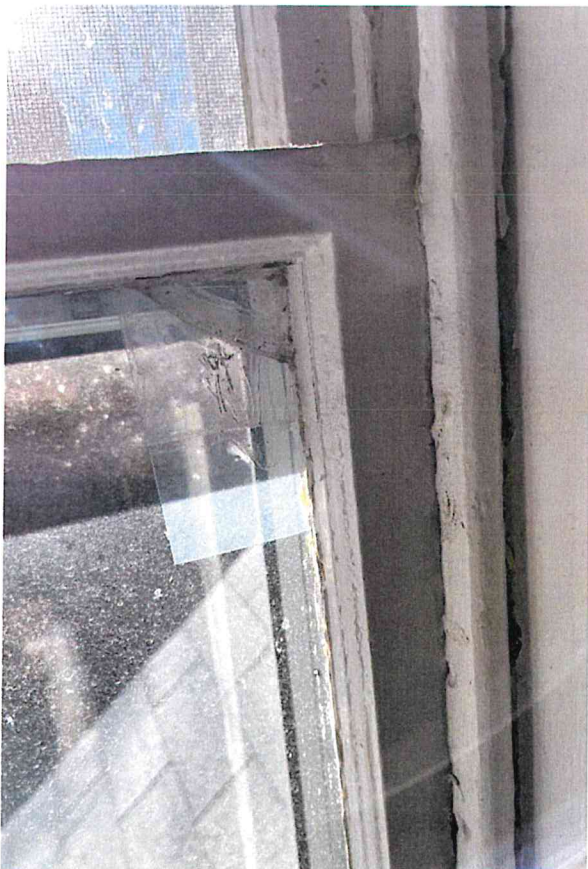
Location: 2nd Floor West Side
Top sashes on all window are fixed, preventing the window from opening

44-46 State Street | Nicole and Matthew Martel

Topic #2- Window Replacements 2nd and 3rd Floor- Photos

Location: 3rd Floor Rear

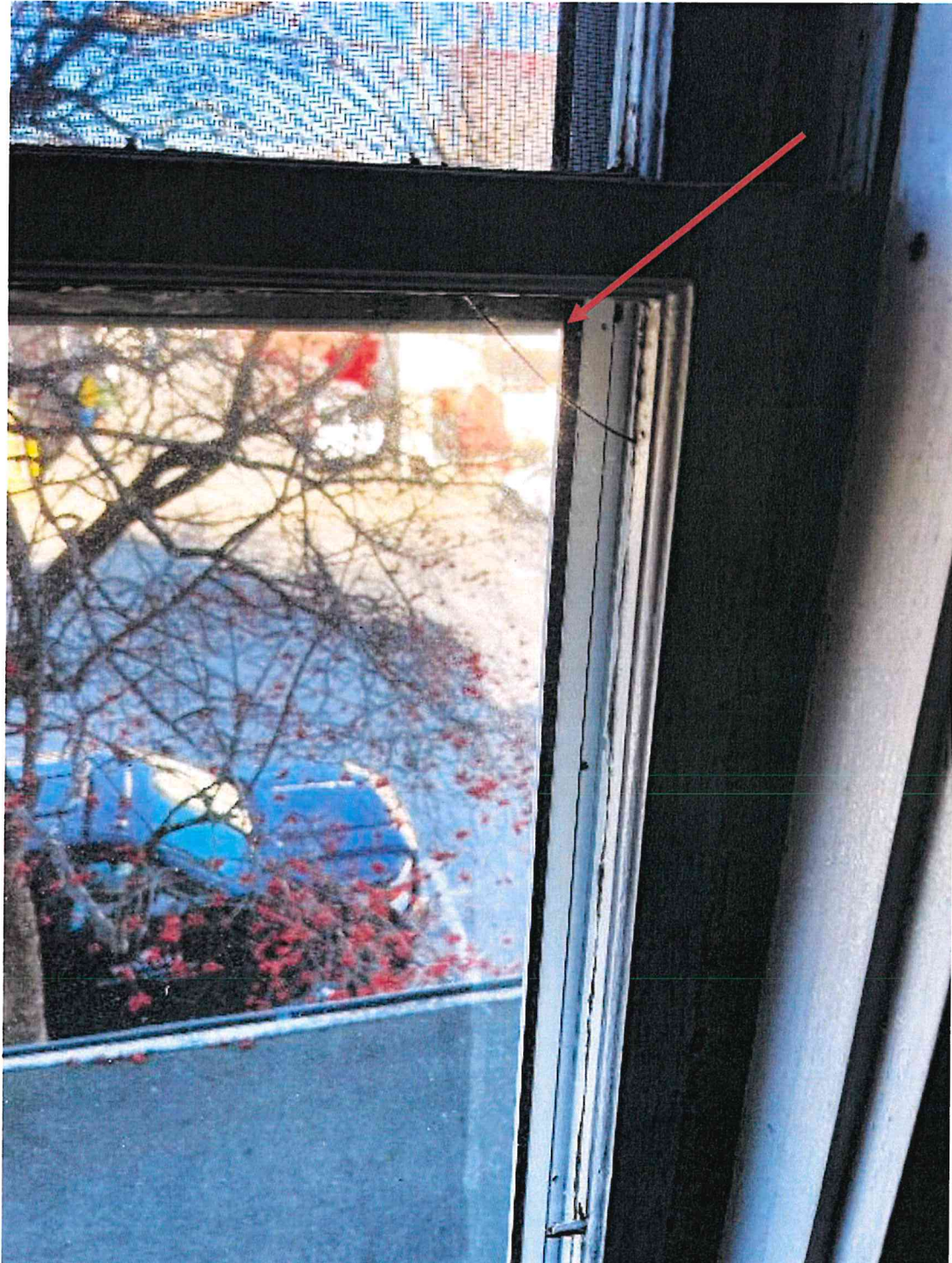
Breakage over the years. Tape holding glass together. There are no window weights to keep the window open and they can not be added.



44-46 State Street | Nicole and Matthew Martel

Topic #2- Window Replacements 2nd and 3rd Floor- Photos

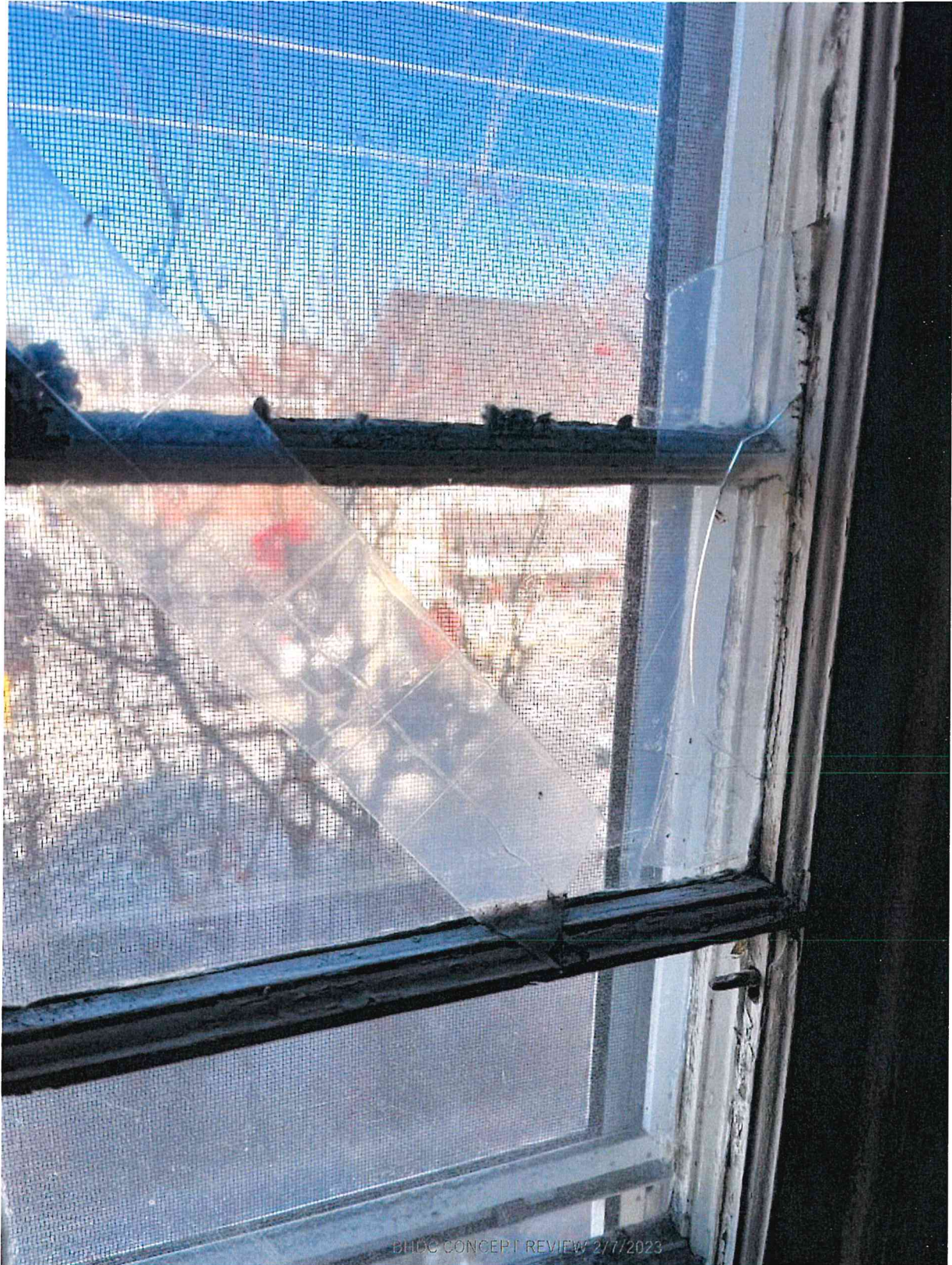
Location: 3rd Floor Front



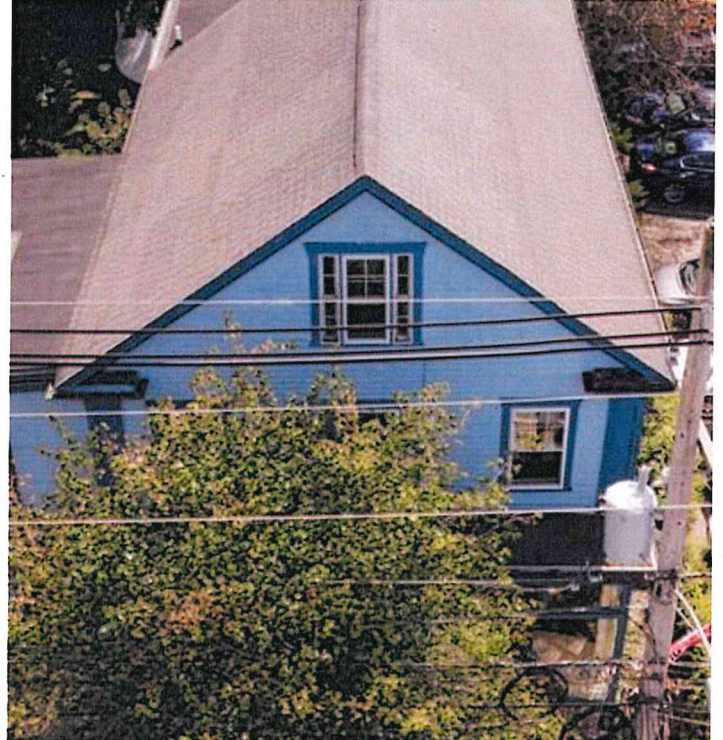
44-46 State Street | Nicole and Matthew Martel

Topic #2- Window Replacements 2nd and 3rd Floor- Photos

Location: 3rd Floor Front



Topic # 2- 3rd Floor Window Replacements– Photos



Location: 3rd floor front

Original fixed sidelights are undamaged. Propose replacement for the center window only.

See Specs on page 16



Topic #2- Window Replacements Recommendation

ANDERSON 400 SERIES WOODWRIGHT FEATURES

WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

FEATURES

FRAME

A A Fibrex® material exterior protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.

B For exceptional long-lasting performance, sill members are constructed with a wood core and a Fibrex material exterior.

C Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.

D Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

E Exterior stop covers are specially designed to allow easy application of high-quality sealant.

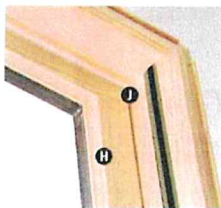
3 1/2" (83) "pocket window" jamb depth allows convenient replacement without disturbing interior window trim for most double-hung replacement situations.

F For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

SASH

G Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

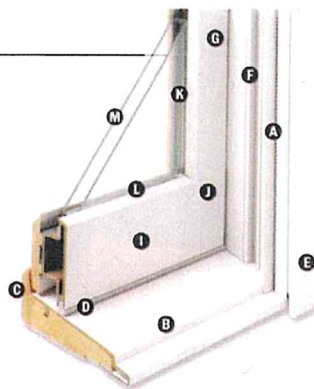
Wood Jamb Liner



H Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.

I Low-maintenance sash exterior provides long-lasting protection and performance. Sash exteriors on most units include Fibrex material.

J Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.



GLASS

K In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

L Silicone bed glazing provides superior weathertightness and durability.

M High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

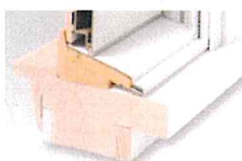
HARDWARE



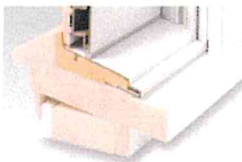
Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

SILL ANGLES

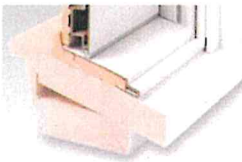
Three sill angles are available – 0°, 8° and 14° – to closely match the existing sill in window replacement applications. See page 71 for details.



0° Sill Angle



8° Sill Angle



14° Sill Angle

Sill Angle Finder App

Our Sill Angle Finder App lets you quickly and easily find the sill angle of existing double-hung windows. Available for free for both iPhone® and Android™ smartphones. Download the app for iPhone from the App Store™ or for Android smartphones from the Google Play Store. The app is only available for smartphones, as tablets and other large devices are too bulky for measuring window sill angles.

INSTALLATION

Exterior Stop Cover



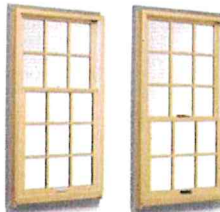
An exterior stop cover provides a clean transition from the new window to the existing window casing.

Included Installation Materials



Flat self-hanging shims, backer rod, installation screws and complete instructions are included with each insert window. See the measurement guide and worksheet at andersenwindows.com/measure.

SASH OPTIONS**



Cottage

Reverse Cottage

Topic #2- Window Replacements Recommendation

ANDERSEN 400 SERIES WOODWRIGHT- CUSTOMIZABLE OPTIONS



400 SERIES

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE



Standard Lock & Keeper

Antique Brass | **Black** | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

OPTIONAL HARDWARE Sold Separately

CONTEMPORARY



Bar Lift

Available in all hardware finishes.
Shown in **Distressed Nickel**

ESTATE™



Hand Lift



Finger Lifts

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

TRADITIONAL



Bar Lift



Hand Lift



Finger Lifts

Antique Brass | **Black** | Bright Brass | Brushed Chrome
Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**
Polished Chrome | Satin Nickel | Stone | White

CLASSIC SERIES™



Bar Lift



Hand Lift



Finger Lifts

Stone | **White**

Bold name denotes finish shown.

HARDWARE FINISHES



ACCESSORIES Sold Separately

FRAME

Wood Interior Stop



Optional interior stop with matching chamfer is available.

SASH

Window Opening Control Device



A window opening control device is available, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in stone or white.

INSTALLATION

Coil Stock



Andersen® aluminum coil stock can be ordered to match any of our 11 trim colors. Made from .018" thick aluminum, Andersen coil stock is available in 24" (610) x 50' (15240) rolls. Color-matched 1 1/4" (32)-long stainless steel trim nails are also available and can be ordered in 1 lb./454 kg boxes.

INSECT SCREENS

Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

TruScene® Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air* and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 72.

CAUTION

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows in white, carvas, Sandstone, dark bronze, forest green, or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrips.
- Crescent-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

*TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

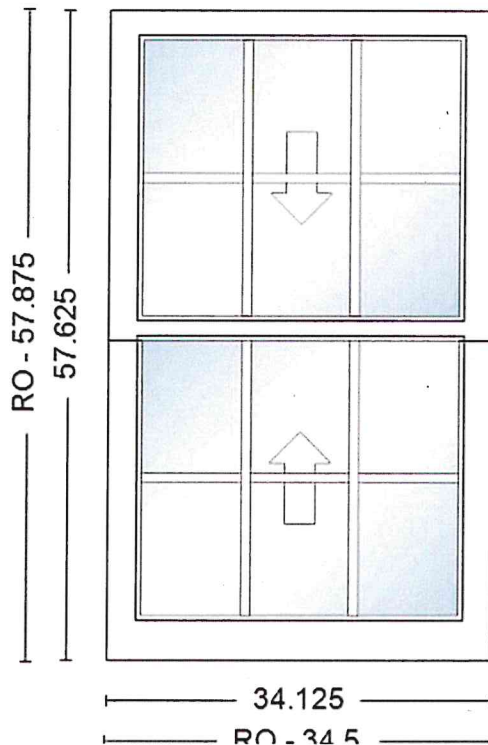
Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

400 Series Woodwright®
Double-Hung Insert
Windows



400 SERIES WOODWRIGHT® DOUBLE-HUNG WINDOW



BEST SELLING

The classic double-hung window

This timeless window is a best-seller for historic renovations. It offers a traditional wood interior while featuring our innovative Fibrex® material, so you get a historic look that never looks "old."

QTY 9

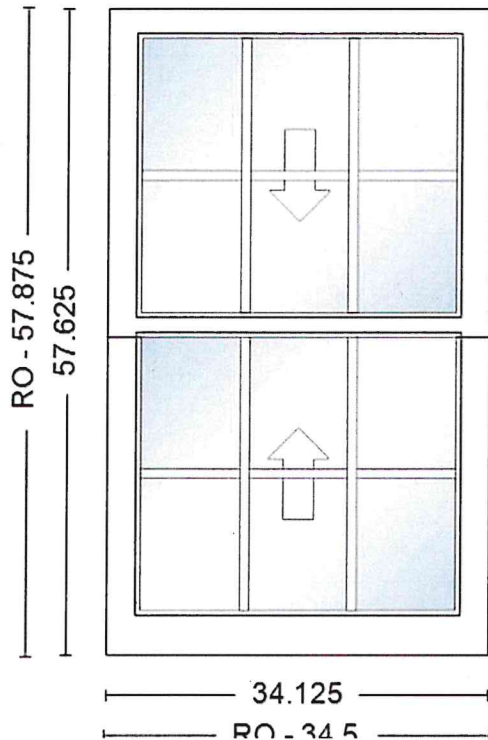
Location: 2nd Floor

- White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame Pine w/White - Painted Interior Sash/Panel
- Dual Pane Low-E4 Standard
- Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern,
- White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, 1 Sash Locks White, White/White Jamb Liner,
- Full Screen, Aluminum Insect Screen

Topic #2- Window Replacements 2nd Floor- Spec Sheets



400 SERIES WOODWRIGHT® DOUBLE-HUNG WINDOW



BEST SELLING

The classic double-hung window

This timeless window is a best-seller for historic renovations. It offers a traditional wood interior while featuring our innovative Fibrex® material, so you get a historic look that never looks "old."

QTY 1

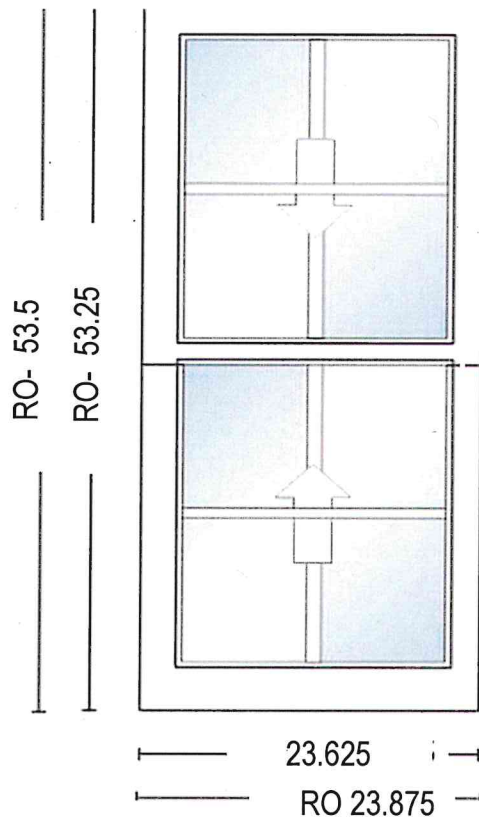
Location: 2nd Floor

- White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame Pine w/White - Painted Interior Sash/Panel
- Dual Pane Low-E4 Standard
- Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern,
- White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, 1 Sash Locks White, White/White Jamb Liner,
- Full Screen, Aluminum Insect Screen

Topic #2- Window Replacements 3rd Floor Front Window- Spec Sheets



400 SERIES WOODWRIGHT® DOUBLE-HUNG WINDOW



QTY 1

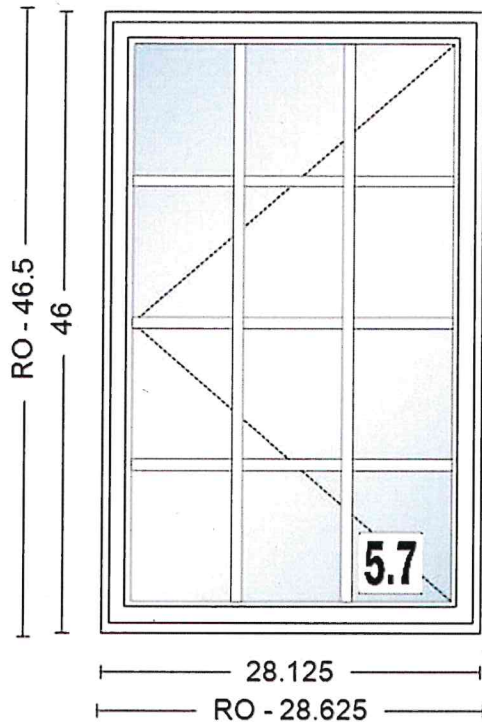
Location: 3rd Floor Front

- White Exterior Frame, White Exterior Sash/Panel, Pine w/White Painted Interior Frame, Left, Hinge for Widest Clear Opening
- Dual Pane Low-E4 Standard Series Argon Fill Full Divided Light (FDL) 2 Wide, 4 High, Specified Equal Light Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Traditional Trim Stop Profile Stainless Glass / Grille Spacer,
- Traditional Folding, White, Corrosion Resistant Hardware, White, Full Screen, Aluminum Hardware

Topic #2- Window Replacements 3rd Floor Rear Window- Spec Sheets



400 SERIES WOODWRIGHT® CASEMENT WINDOW



QTY 1

Location: 3rd Floor Rear

Egress Compliant

- White Exterior Frame, White Exterior Sash/Panel, Pine w/White Painted Interior Frame,
- Left, Hinge for Widest Clear Opening
- Dual Pane Low-E4 Standard
- Full Divided Light (FDL) 3 Wide, 4 High, Specified Equal Light Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Traditional Trim Stop Profile
- Corrosion Resistant Hardware,
- Full Screen
- Aluminum Hardware

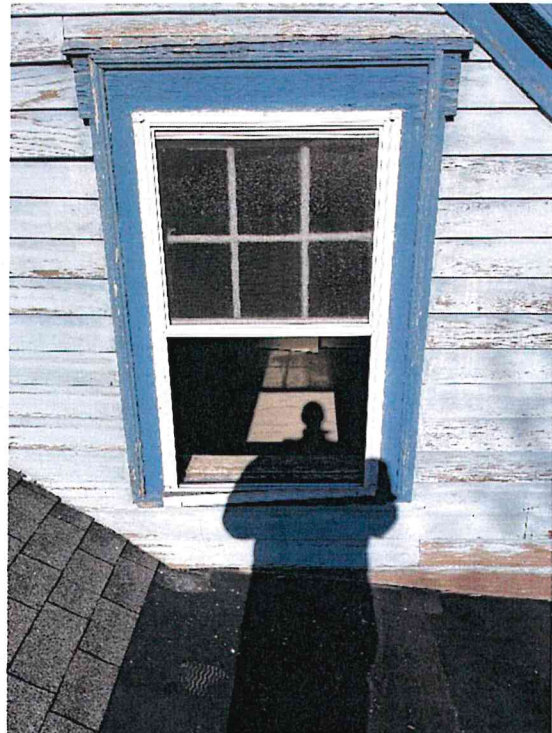
See next topic to address egress in addition to replacement on the 3rd floor

Topic #2- 3rd Floor Window Replacements with Egress - Photos

REAR EGRESS



28 x 46 window 3rd floor rear- Propose to change to casement- See spec on page 17



View from the 2nd floor roof

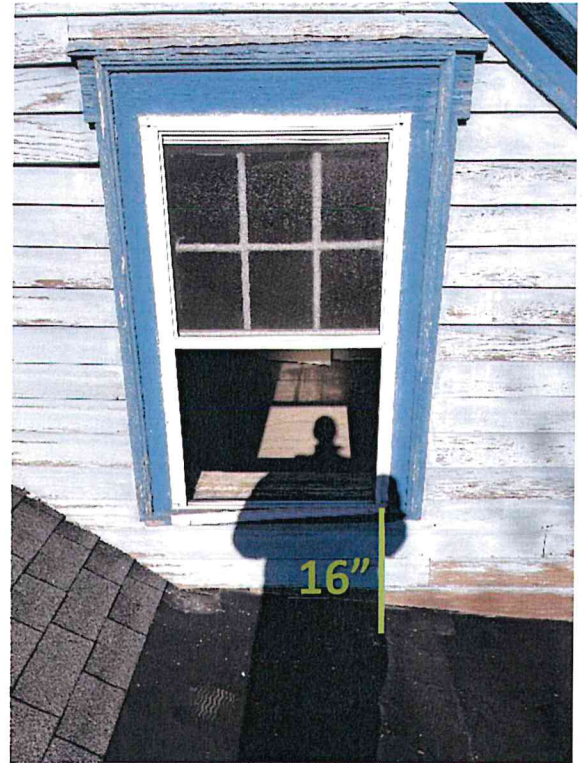
44-46 State Street | Nicole and Matthew Martel

Topic #2- 3rd Floor Window Replacements with Egress - Photos

REAR EGRESS OPTION

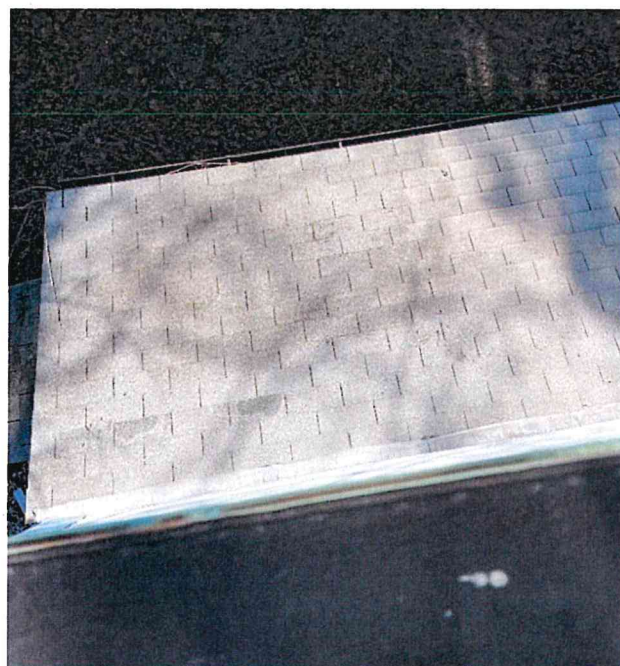


124" drop 2nd floor roof to 1st floor roof



16" Drop from window to 2nd floor roof

View from the 2nd floor roof looking down to the 1st floor roof



44-46 State Street | Nicole and Matthew Martel

Topic #3- Replace Wall Mounted AC with Mini Split



- Remove the wall AC and replace with in-kind planks, painted to match
- Add mini split to back west corner, conceal with climbing vines on the chain link fence
- Exterior piping will be painted the home body color to blend in

Mini split
location. See
Site plan

44-46 State Street | Nicole and Matthew Martel

Topic #3- Replace Wall Mounted AC with Mini Split

Site Plan Placeholder- Attached separately

Topic #3- Replace Wall Mounted AC with Mini Split

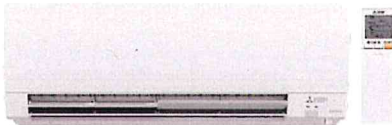
MSZ-FS18NA & MUZ-FS18NA
18,000 BTU/H DELUXE WALL-MOUNTED INDOOR UNIT
18,000 BTU/H HYPER-HEATING OUTDOOR UNIT



Job Name:

System Reference:

Date:



Indoor Unit.....MSZ-FS18NA

Outdoor Unit.....MUZ-FS18NA



INDOOR UNIT FEATURES

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

OUTDOOR UNIT FEATURES

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

Topic #3- Replace Wall Mounted AC with Mini Split

SPECIFICATIONS: MSZ-FS18NA & MUZ-FS18NA

| | | | |
|---|---|---------------------|--|
| Cooling at 95°F ¹ | Maximum Capacity | BTU/H | 21,000 |
| | Rated Capacity | BTU/H | 17,200 |
| | Minimum Capacity | BTU/H | 6,450 |
| | Maximum Power Input | W | 2,220 |
| | Rated Power Input | W | 1,375 |
| | Moisture Removal | Pints/h | 4.8 |
| | Sensible Heat Factor | | 0.69 |
| Heating at 47°F ² | Power Factor [208V / 230V] | % | 98.0 / 98.0 |
| | Maximum Capacity | BTU/H | 30,000 |
| | Rated Capacity | BTU/H | 19,000 |
| | Minimum Capacity | BTU/H | 5,150 |
| | Maximum Power Input | W | 4,000 |
| | Rated Power Input | W | 1,610 |
| | Power Factor [208V / 230V] | % | 98.0 / 98.0 |
| Heating at 17°F ³ | Maximum Capacity | BTU/H | 27,000 |
| | Rated Capacity | BTU/H | 12,800 |
| | Maximum Power Input | W | 3,700 |
| | Rated Power Input | W | 1,160 |
| Heating at 5°F ⁴ | Maximum Capacity | BTU/H | 23,000 |
| | Maximum Power Input | W | 3,130 |
| Heating at -5°F ⁵ | Maximum Capacity | BTU/H | 19,000 |
| Heating at -13°F ⁷ | Maximum Capacity | BTU/H | 17,100 |
| Efficiency | SEER | | 21.0 |
| | EER ¹ | | 12.5 |
| | HSPF [IV] | | 12.5 |
| | COP at 47°F ² | | 3.46 |
| | COP at 17°F at Maximum Capacity ³ | | 2.14 |
| | COP at 5°F at Maximum Capacity ⁴ | | 2.0 |
| | COP at -5°F at Maximum Capacity ⁵ | | 2.0 |
| | COP at -13°F at Maximum Capacity ⁷ | | 2.0 |
| Electrical | ENERGY STAR® Certified | | Yes |
| | Voltage, Phase, Frequency | | 208/230, 1, 60 |
| | Guaranteed Voltage Range | V AC | 187 - 253 |
| | Voltage: Indoor - Outdoor, S1-S2 | V AC | 208/230 |
| | Voltage: Indoor - Outdoor, S2-S3 | V DC | 24 |
| | Short-circuit Current Rating [SCCR] | kA | 5 |
| | Recommended Fuse/Breaker Size (Outdoor) | A | 20 |
| | Recommended Wire Size [Indoor - Outdoor] | AWG | 14 |
| Indoor Unit | Power Supply | | Indoor unit is powered by the outdoor unit |
| | MCA | A | 1.0 |
| | Fan Motor Full Load Amperage | A | 0.65 |
| | Fan Motor Type | | DC Motor |
| | Airflow Rate at Cooling, Dry | CFM | 225-262-304-355-437 |
| | Airflow Rate at Cooling, Wet | CFM | 194-225-261-305-376 |
| | Airflow Rate at Heating, Dry | CFM | 201-272-350-410-514 |
| | Sound Pressure Level [Cooling] | dB(A) | 27-31-35-39-44 |
| | Sound Pressure Level [Heating] | dB(A) | 25-31-37-40-46 |
| | Drain Pipe Size | In. [mm] | 5/8 [15.88] |
| | Coating on Heat Exchanger | | Dual Barrier Coating |
| | External Finish Color | | Munsell 1.0Y 9.2/0.2 |
| | Unit Dimensions | W x D x H: In. [mm] | 36-7/16 x 9-3/16 x 12 (+11/16) [925 x 234 x 305 (+17)] |
| | Package Dimensions | W x D x H: In. [mm] | 39 x 12-1/4 x 15-1/2 [990 x 310 x 400] |
| | Unit Weight | Lbs. [kg] | 29 [13.5] |
| | Package Weight | Lbs. [kg] | 34 [15.4] |
| Indoor Unit Operating Temperature Range | Cooling Intake Air Temp [Maximum / Minimum]* | °F | 90 DB, 73 WB / 67 DB, 57 WB |
| | Heating Intake Air Temp [Maximum / Minimum] | °F | 80 DB / 70 DB |

NOTES:

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

¹Cooling (Indoor // Outdoor)

²Heating at 47°F (Indoor // Outdoor)

³Heating at 17°F (Indoor // Outdoor)

°F 80 DB, 67 WB // 95 DB, 75 WB

°F 70 DB, 60 WB // 47 DB, 43 WB

°F 70 DB, 60 WB // 17 DB, 15 WB

Conditions

⁴Heating at 5°F (Indoor // Outdoor)

⁵Heating at -5°F (Indoor // Outdoor)

⁷Heating at -13°F (Indoor // Outdoor)

°F 70 DB, 60 WB // 5 DB, 4 WB

°F 70 DB, 60 WB // -5 DB, -6 WB

°F 70 DB, 60 WB // -13 DB, -14 WB

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

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

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

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

Topic #3- Replace Wall Mounted AC with Mini Split

SPECIFICATIONS: MSZ-FS18NA & MUZ-FS18NA

| | | | |
|--|--|---------------------|---|
| Outdoor Unit | MCA | A | 18.0 |
| | MOCP | A | 20 |
| | Fan Motor Full Load Amperage | A | 0.93 |
| | Fan Motor Output | W | 50 |
| | Airflow Rate [Cooling / Heating] | CFM | 1801 / 1949 |
| | Refrigerant Control | | LEV |
| | Defrost Method | | Reverse Cycle |
| | Coating on Heat Exchanger | | Blue Fin Coating |
| | Sound Pressure Level, Cooling ¹ | dB(A) | 52 |
| | Sound Pressure Level, Heating ² | dB(A) | 55 |
| | Compressor Type | | Twin Rotary |
| | Compressor Model | | SNB172FQKMT |
| | Compressor Rated Load Amps | A | 17 |
| | Compressor Locked Rotor Amps | A | 13.6 |
| | Compressor Oil [Type // Charge] | oz. | FV50S // 0.40 |
| | External Finish Color | | Munsell 3Y 7.8/1.1 |
| | Base Pan Heater | | Optional |
| | Unit Dimensions | W x D x H: In. [mm] | 33-1/16 x 13 x 34-5/8 [840 x 330 x 880] |
| Outdoor Unit Operating Temperature Range | Package Dimensions | W x D x H: In. [mm] | 38-3/4 x 16-3/4 x 39 [980 x 420 x 990] |
| | Unit Weight | Lbs. [kg] | 118 [53.5] |
| | Package Weight | Lbs. [kg] | 134 [60.5] |
| | Cooling Air Temp [Maximum / Minimum]* | *F | 115 DB / 14 DB |
| Refrigerant | Cooling Thermal Lock-out / Re-start Temperatures** | *F | -4 / 0 |
| | Heating Air Temp [Maximum / Minimum] | *F | 75 DB, 65 WB / -13 DB, -14 WB |
| | Heating Thermal Lock-out / Re-start Temperatures** | *F | -18 / -14 |
| | Type | | R410A |
| Piping | Maximum Charge Quantity | Lbs, oz | 3.0, 7.0 |
| | Initial Charge Quantity | Ft. [m] | 25.0 [7.5] |
| | Additional Refrigerant Charge Per Additional Piping Length | oz./Ft. [g/m] | 0.216 [20] |
| | Gas Pipe Size O.D. [Flared] | In.[mm] | 1/2 [12.7] |
| Piping | Liquid Pipe Size O.D. [Flared] | In.[mm] | 1/4 [6.35] |
| | Maximum Piping Length | Ft. [m] | 100 [30] |
| | Maximum Height Difference | Ft. [m] | 50 [15] |
| | Maximum Number of Bends | | 10 |

NOTES:

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

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

Conditions

| | | |
|---|----|--------------------------------|
| ⁴ Heating at 5°F (Indoor // Outdoor) | *F | 70 DB, 60 WB // 5 DB, 4 WB |
| ⁴ Heating at -5°F (Indoor // Outdoor) | *F | 70 DB, 60 WB // -5 DB, -6 WB |
| ⁷ Heating at -13°F (Indoor // Outdoor) | *F | 70 DB, 60 WB // -13 DB, -14 WB |

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

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

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

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

Topic #3- Replace Wall Mounted AC with Mini Split

INDOOR UNIT ACCESSORIES: MSZ-FS18NA

| | | |
|----------------------------|---|--------------------|
| Control Interface | BACnet® and Modbus® Interface | PAC-UKPRC001-CN-1 |
| | CN24 Relay Kit | CN24RELAY-KIT-CM3 |
| | IT Extender | PAC-WHS01IE-E |
| | kumo station® for kumo cloud® | PAC-WHS01HC-E |
| | Lockdown bracket for remote controller | RCMKP1CB |
| | System Control Interface | MAC-334IF-E |
| | Thermostat Interface | PAC-US444CN-1 |
| | Thermostat Interface | PAC-US445CN-1 |
| | USNAP Adapter | PAC-WHS01UP-E |
| | Wireless Interface for kumo cloud® | PAC-USWHS002-WVF-2 |
| Remote Sensor | Wireless temperature and humidity sensor for kumo cloud® | PAC-USWHS003-TH-1 |
| Wired Remote Controller | Deluxe Wired MA Remote Controller† | PAR-40MAAU |
| | Simple MA Remote Controller† | PAC-YT53CRAU-J |
| | Touch MA Controller† | PAR-CT01MAU-SB |
| Wireless Remote Controller | kumo touch™ RedLINK™ Wireless Controller | MHK2 |
| Condensate | Blue Diamond (Advanced) Mini Condensate Pump w/ Reservoir & Sensor (208/230V) [recommended] | X87-721 |
| | Blue Diamond (MicroBlue) Mini Condensate Pump (110/208/230V) up to 18,000 BTU/H | X86-003 |
| | Blue Diamond Alarm Extension Cable — 6.5 Ft. | C13-192 |
| | Blue Diamond MultiTank — collection tank for use with multiple pumps | C21-014 |
| | Blue Diamond Sensor Extension Cable — 15 Ft. | C13-103 |
| | Drain Pan Level Sensor/Control | SS610E |
| | Fascia Kit for MicroBlue Pump, mounts the MicroBlue and sensor directly beneath indoor unit | T18-016 |
| | Refco Condensate Pump (100-240 VAC) | GOBI-II |
| | Refco Condensate Pump (100-240 VAC) up to 120,000 BTU/H | COMBI |
| | Sauermann Condensate Pump | SI30-230 |
| Disconnect Switch | (30A/600V/UL) [fits 2" X 4" utility box] - Black | TAZ-MS303 |
| | (30A/600V/UL) [fits 2" X 4" utility box] - White | TAZ-MS303W |
| Drain Hose | Flexible Mini-Split Drain Hose | DRX-16 |
| Filter | Electro Static Anti-allergy Enzyme Filter | MAC-2330FT-E |
| | Platinum Deodorizing Filter | MAC-3000FT-E |
| Lineset | 15' x 1/4" x 15' / 1/2" Lineset (Twin-Tube Insulation) | MLS141212T-15 |
| | 30' x 1/4" x 30' / 1/2" Lineset (Twin-Tube Insulation) | MLS141212T-30 |
| | 50' x 1/4" x 50' / 1/2" Lineset (Twin-Tube Insulation) | MLS141212T-50 |
| | 65' x 1/4" x 65' / 1/2" Lineset (Twin-Tube Insulation) | MLS141212T-65 |

NOTES:

†Requires MAC-334IF-E

• M-Series EZ FIT® Recessed Ceiling Cassette, Floor-mount and Wall-mount

Allows indoor units to connect to an MA Controller:

Deluxe MA Remote Controller

Simple MA Controller

Touch MA Controller

Topic #3- Replace Wall Mounted AC with Mini Split

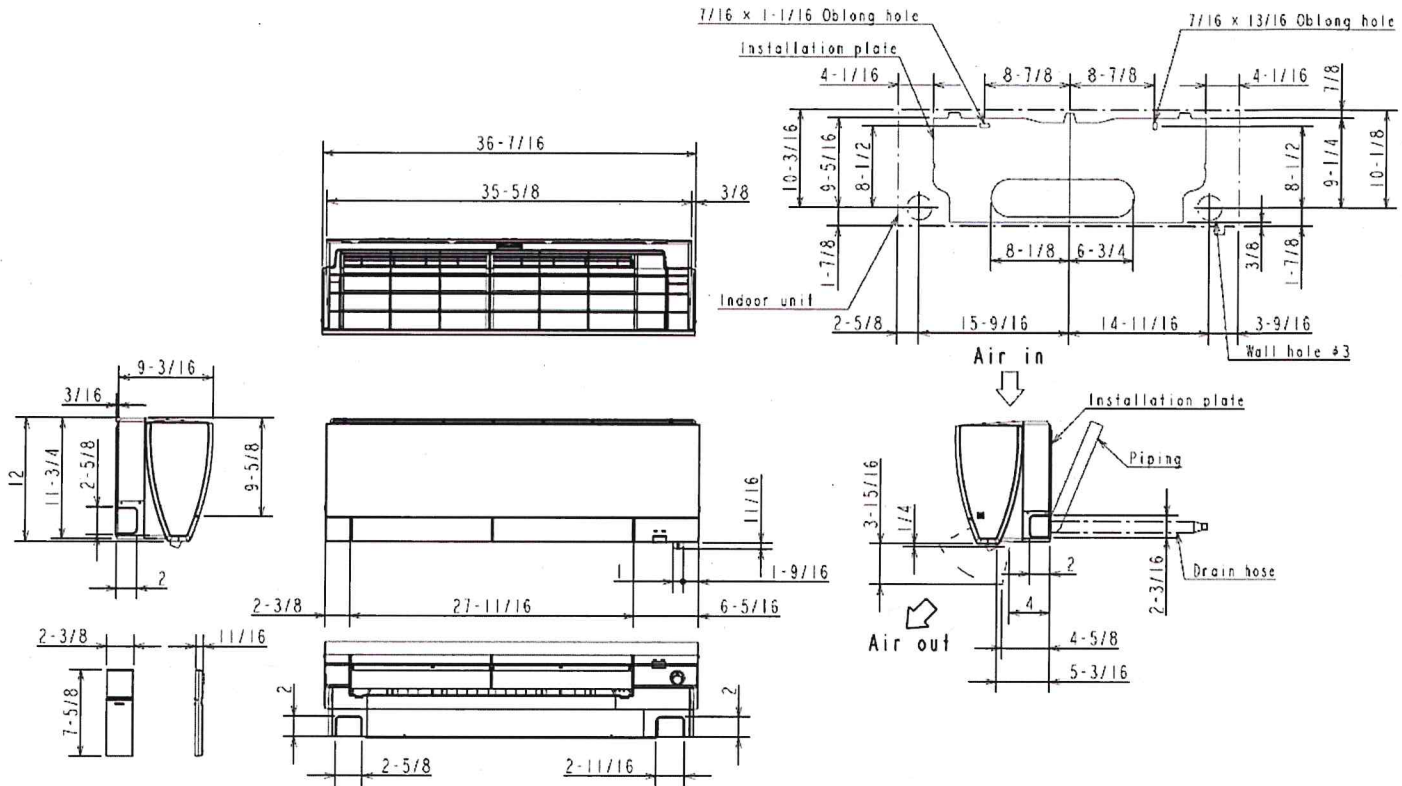
OUTDOOR UNIT ACCESSORIES: MUZ-FS18NA

| | | |
|-------------------------|--|--------------|
| Air Outlet Guide | Air Outlet Guide | MAC-890SG-E |
| Control/Service Tool | M- & P-Series Maintenance Tool Cable Set | M21EC0397 |
| | USB/UART Conversion Cable (Required for all laptop connection) | M21EC1397 |
| Drain Socket | Drain Socket | MAC-871DS |
| Hail Guards | Hail Guard | HG-A7 |
| Mini-Split Wire | 14 Gauge, 4 wire MiniSplit Cable—250 ft. roll | S144-250 |
| | 14 Gauge, 4 wire MiniSplit Cable—50 ft. roll | S144-50 |
| | 16 Gauge, 4 wire MiniSplit Cable—250 ft. roll | S164-250 |
| | 16 Gauge, 4 wire MiniSplit Cable—50 ft. roll | S164-50 |
| Mounting Pad | Condensing Unit Mounting Pad: 16" x 36" x 3" | ULTRILITE1 |
| | Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic | DSD-400P |
| Optional Defrost Heater | Base Heater | MAC-642BH-U1 |
| Stand | 18" Single Fan Stand | QSMS1801M |
| | 24" Single Fan Stand | QSMS2401M |
| | Condenser Wall Bracket | QSWB2000M-1 |
| | Condenser Wall Bracket - Stainless Steel Finish | QSWBSS |
| | Outdoor Unit Stand — 12" High | QSMS1201M |

Topic #3- Replace Wall Mounted AC with Mini Split

INDOOR UNIT DIMENSIONS: MSZ-FS18NA

Unit: inch



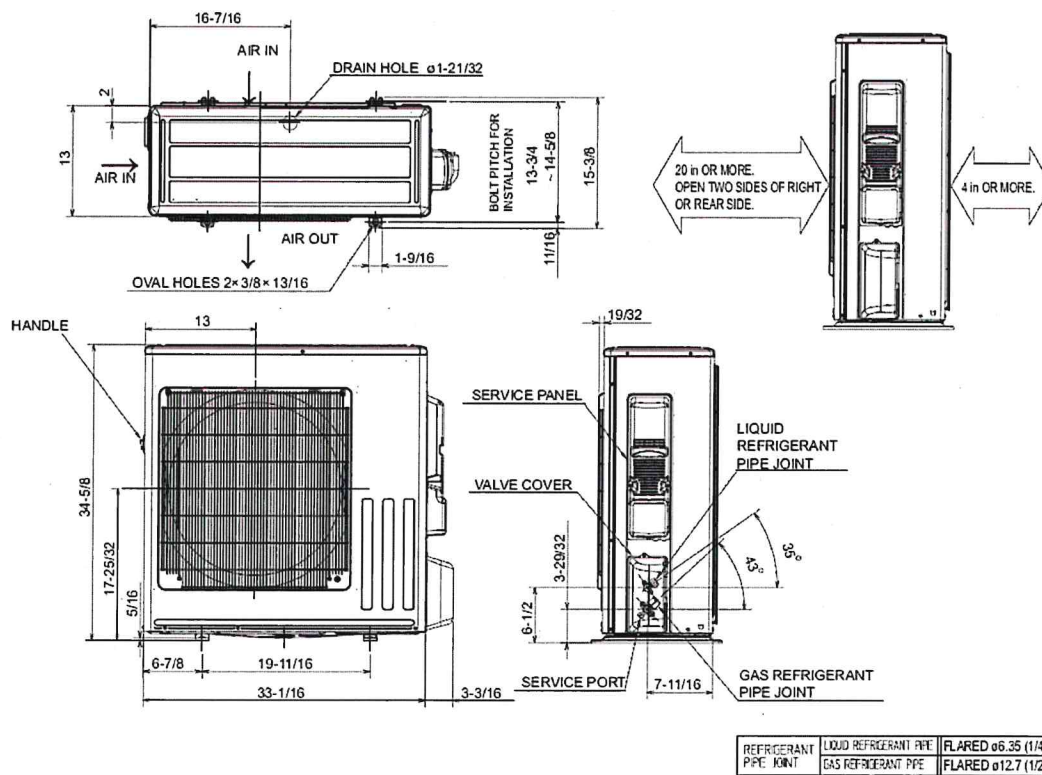
(06/09/12 KBTU/H)

| | | |
|--------|-------------|--|
| Piping | Insulation | #1-7/16 O.D. |
| | Liquid line | #1/4 19-11/16 (Flared connection #1/4) |
| | Gas line | #3/8 16-15/16 (Flared connection #3/8) |
| | Drain hose | Insulation #1-1/8 Connected part #5/8 O.D. |

(15/18 KBTU/H)

| | | |
|--------|-------------|--|
| Piping | Insulation | #1-7/16 O.D. |
| | Liquid line | #1/4 19-11/16 (Flared connection #1/4) |
| | Gas line | #3/8 16-15/16 (Flared connection #1/2) |
| | Drain hose | Insulation #1-1/8 Connected part #5/8 O.D. |

Unit: inch



44-46 State Street | Nicole and Matthew Martel

Topic #4- Exterior Door Restoration
Location: East side, facing driveway

CURRENT CONDITION

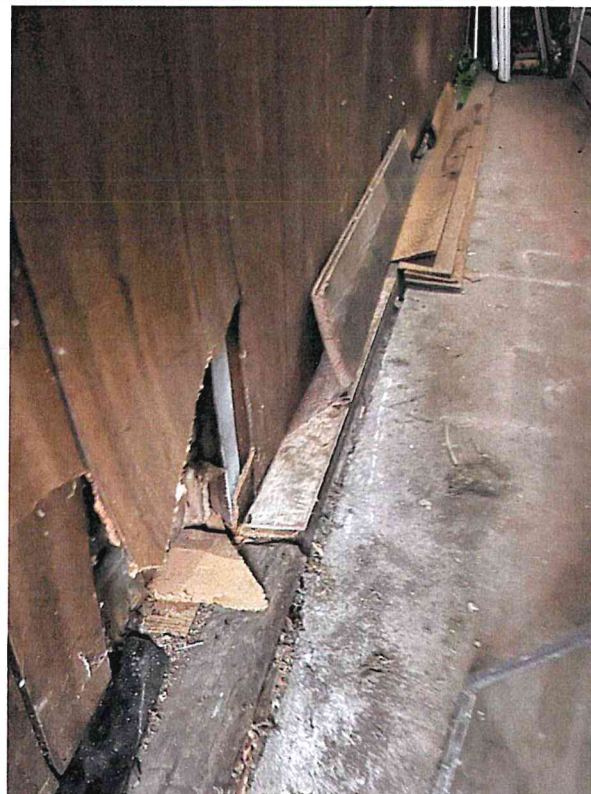


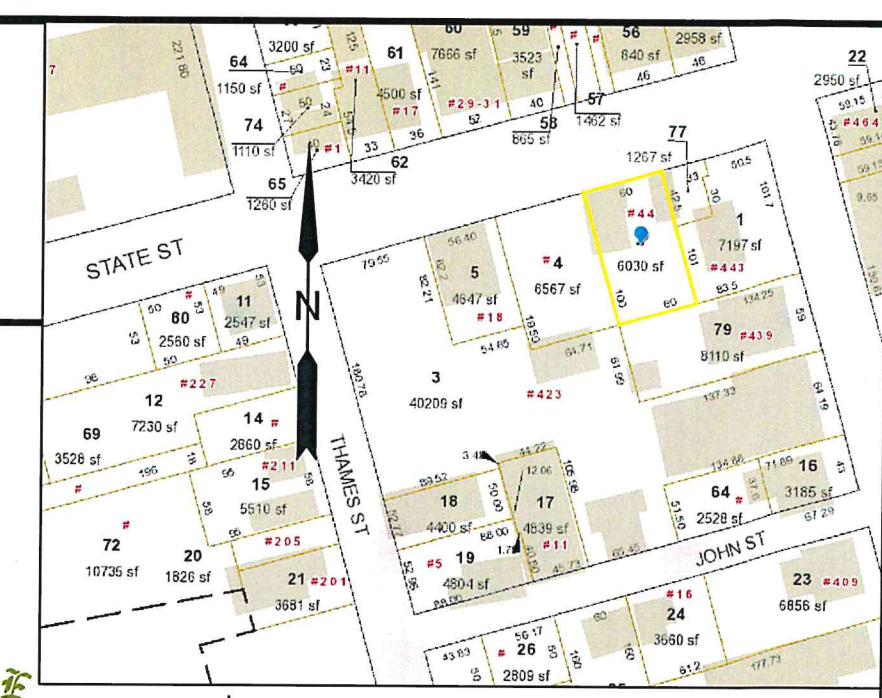
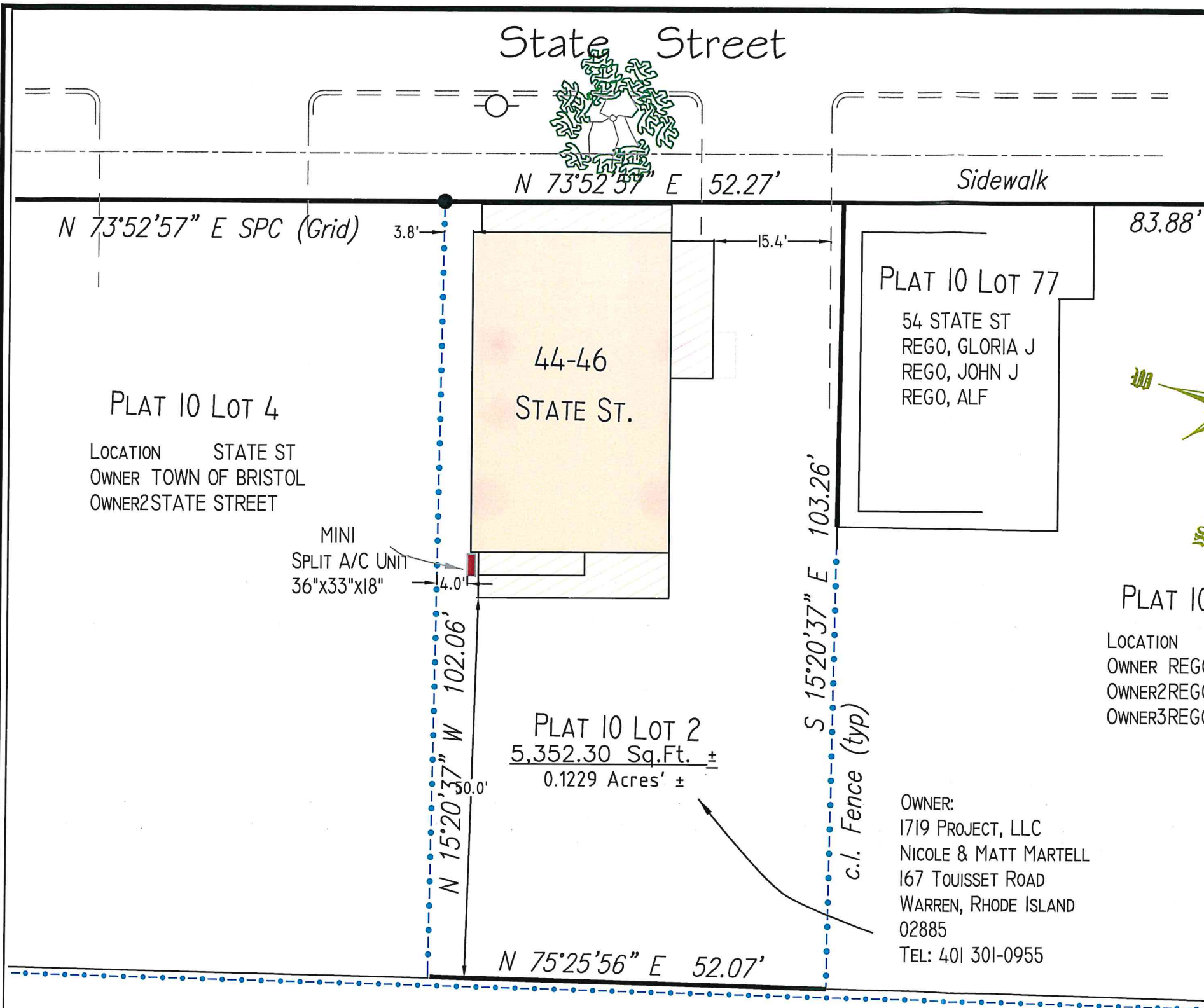
Proposal: Door will be stripped, refinished, glass planes replaced and the reinstalled with in kind materials

44-46 State Street | Nicole and Matthew Martel

Topic #4- Breezeway repairs

Remove clap board and replace in kind in order to repair broken rotting boards and plant infiltration



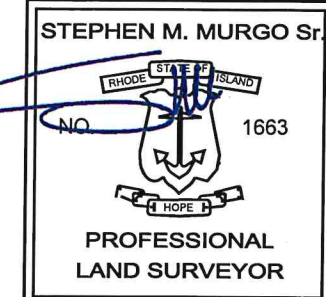


LEGEND
(SYMBOLS MAY BE FOUND ON PLAN)

| | | | |
|---------------------|--------------------|------------------|-----------------------|
| ○ ^{IR} | IRON ROD FOUND | ⊗ | WATER |
| ○ ^{RS} | IRON ROD SET | ⊙ | GAS |
| MON TO TO BE SET | MONUMENT TO BE SET | Ⓜ | MANHOLE |
| △ ^{PK} | PK NAIL FOUND | ⚡ | EXISTING FIRE HYDRANT |
| ● ^{FP} | FENCE POST | ■ | CATCH BASIN DOUBLE |
| ■ ^{GF} | MONUMENT FOUND | Ⓢ | SEWER |
| —●— | FENCE LINE | ⌂ | UTILITY POLE |
| ⊙ ^{DH} | DRILL HOLE FOUND | T/A | TAX ASSESSOR |
| X | SPOT GRADE | ● ^{DHS} | DRILL HOLE SET |
| △ | SURVEY POINT | ⊗ ^W | EXISTING WATER VALVE |
| □ | RIHB | ⊗ ^{GV} | EXISTING GAS VALVE |
| ○ ^{IP} | IRON PIPE FOUND | ■ | EXISTING CATCH BASIN |

1719 Project, LLC
ASSESSOR'S PLAT 1, LOTS 2
SITUATED AT
44-46 State Street
IN
BRISTOL, RHODE ISLAND
PREPARED BY
STEPHEN M. MURGO SR.
PROFESSIONAL LAND SURVEYOR
MASSACHUSETTS RHODE ISLAND
162 BAY VIEW AVENUE
BRISTOL, RHODE ISLAND
02809
401-253-0092
SMMSURVEY@COX.NET

CERTIFICATION:
This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the The Rhode Island State Board of Registration for Professional Land Surveyors on Jan 1st., 2016, as follows:
(a) Type of Boundary Survey: Comprehensive Boundary Survey
(b) The purpose of the Survey and Plan is to show property line information and the location on structures and other features deemed important.
Measurement Specification
Stephen M. Murgu Sr. PLS
Stephen M. Murgu PLS # 1663
COA LS A33
Jan. 18, 2023



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