



CONCEPT REVIEW

23-005

BRISTOL HISTORIC DISTRICT COMMISSION APPLICATION FOR REVIEW OF PROPOSED WORK

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

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

3. a. Applicant: Nicole & Matthew Martel

Mailing Address: 167 - Touisset Rd. Warren R

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: Wescott Building - Matthew Martel

Address: 18 Maple Ave Barrington

Phone: Day 401-301-0955 Evening _____

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

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

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

☒ Remodeling of Structure ☐ Sign(s) / Landscaping Features

6. Description of proposed work: 6 topics - please see
table of contents sheet
attached for details

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

2023 JAN 17 PM 1:50

TOWN OF BRISTOL
COMMUNITY DEV.

(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


Applicant's Signature

Date: 1/17/2023

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).

CAI Property Card

Town of Bristol, RI



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 44 STATE ST ACRES: 0.1384 PARCEL ID: 10 2 LAND USE CODE: 04 CONDO COMPLEX: OWNER: 1719 PROJECT LLC CO - OWNER: MAILING ADDRESS: 167 TOUISSET RD ZONING: D PATRIOT ACCOUNT #: 490	BUILDING STYLE: Mixed Use UNITS: 1 YEAR BUILT: 1719 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 12/15/2022 BOOK & PAGE: 2197-192 SALE PRICE: 510,000 SALE DESCRIPTION: SELLER: STONE FAMILY ASSOCIATES	INTERIOR WALL: Plaster FLOOR COVER: HEAT TYPE: BB Hot Water FUEL TYPE: Gas PERCENT A/C: False # OF ROOMS: 6 # OF BEDROOMS: 4 # OF FULL BATHS: 1 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 2 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 4818 FINISHED BUILDING AREA: 2885 BASEMENT AREA: 1092 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$225,400 YARD: \$0 BUILDING: \$162,200 TOTAL: \$387,600	
SKETCH	PHOTO



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

1/24/2023

Property Information - Bristol, RI

Page 1 of 1

FEBRUARY 7TH CONCEPT REVIEW MEETING

Table of Contents

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

Remove a deteriorating abandoned chimney that runs on the second and third floor through the roof. The current condition is an **immediate health and safety concern**. Photos and structural assessment included.

- Topic #2- WINDOW REPLACEMENTS 2ND & 3RD FLOOR ... Pages -5-17

The windows on the 2nd and 3rd floor cannot reliably stay open without a stick to support them which is a safety concern. There are no knockouts to repair the window weights. 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

- Topic #3- 3RD FLOOR WINDOW EGRESS Pages -18-19

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

- Topic #4- REPLACE WALL AC UNIT WITH MINI SPLIT ... Pages -20- 28

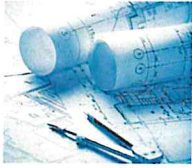
The current wall AC unit on the west side of the property is very visible. Replacing this with a mini split will allow for a **less obvious method of heating and cooling on the first floor**. Site plans and images are attached to explain our proposal

- Topic #5- EXTERIOR DOOR (EAST SIDE) RESTORATION ... Pages - 29

Door will be stripped, refinished, glass planes replaced and the reinstalled. See photos for details

- Topic #6- BREEZEWAY (REAR) REPAIRS Pages - 30

Remove clap board and replace in kind in order to repair broken rotting boards and plant infiltration. See photos for details



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: Martelremodeling@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

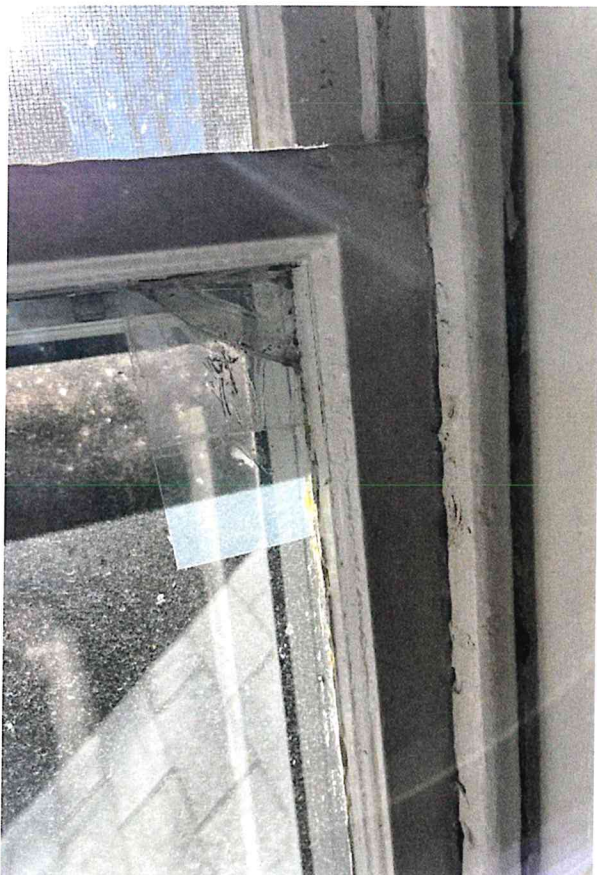


Location: 2nd Floor West Side
Top sashes on all window are fixed, preventing the window from opening

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

Location: 3rd Floor Rear

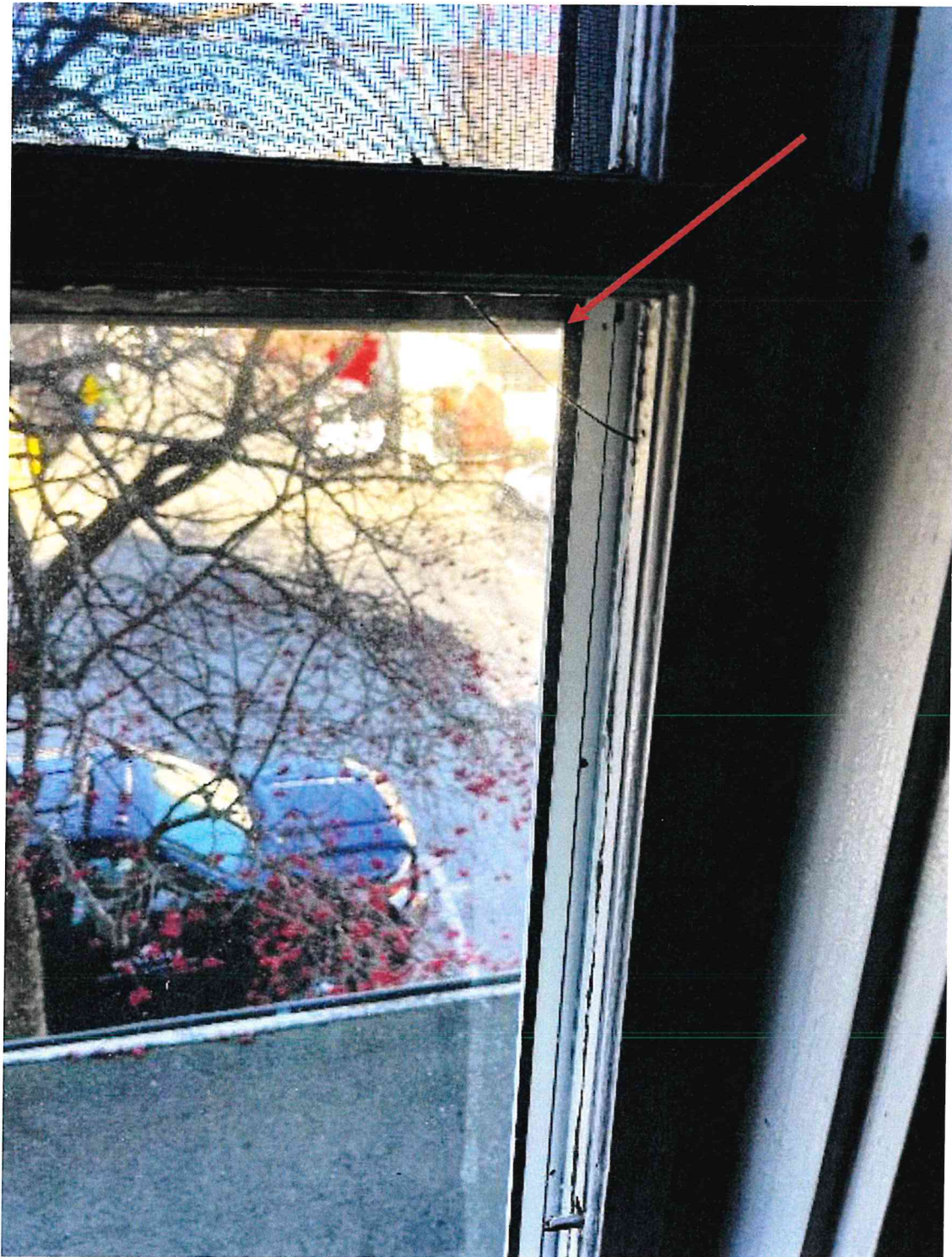
Breakage over the years. Tape holding glass together. There are no window weights to keep the window open and they can not be added.



44-46 State Street | Nicole and Matthew Martel

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

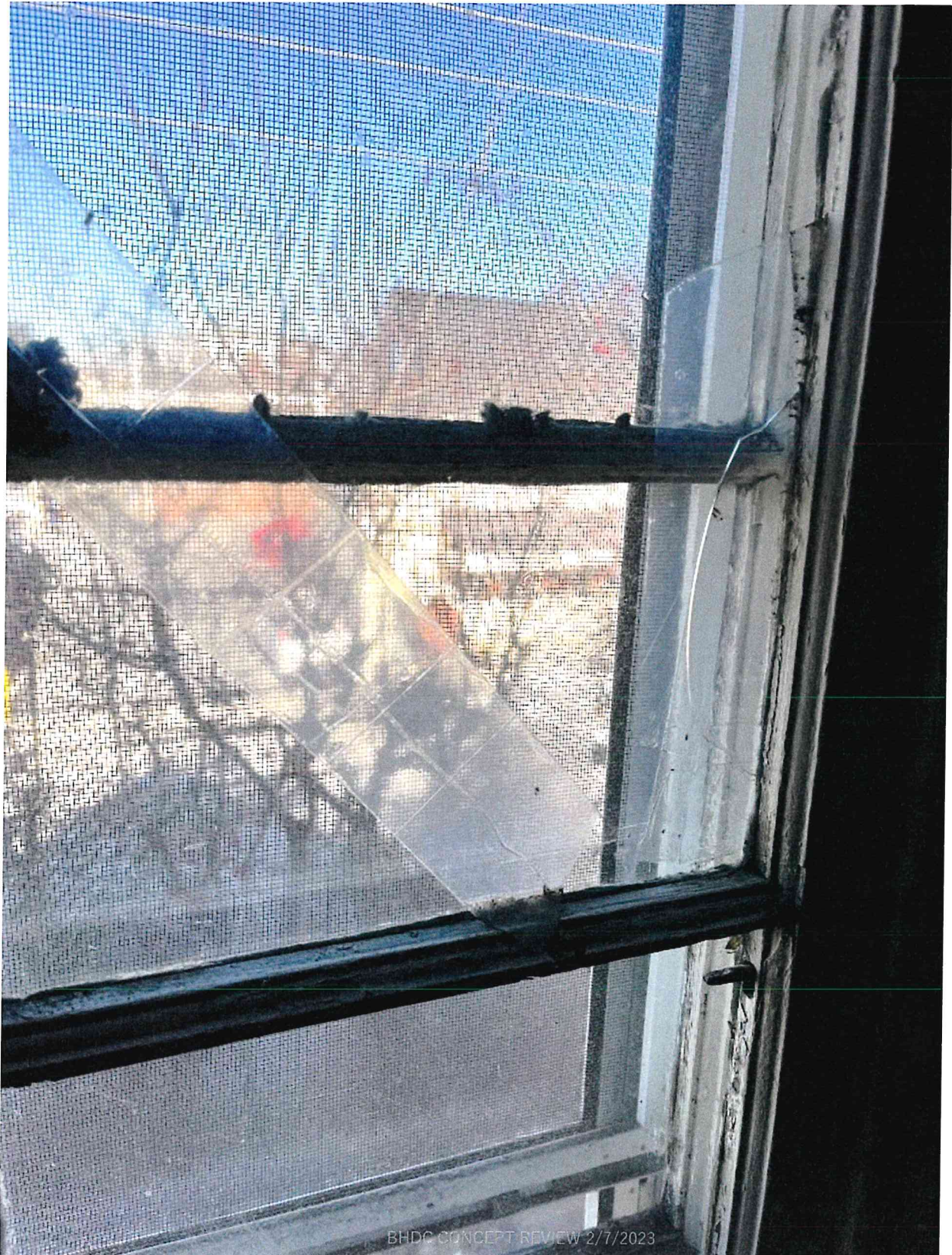
Location: 3rd Floor Front



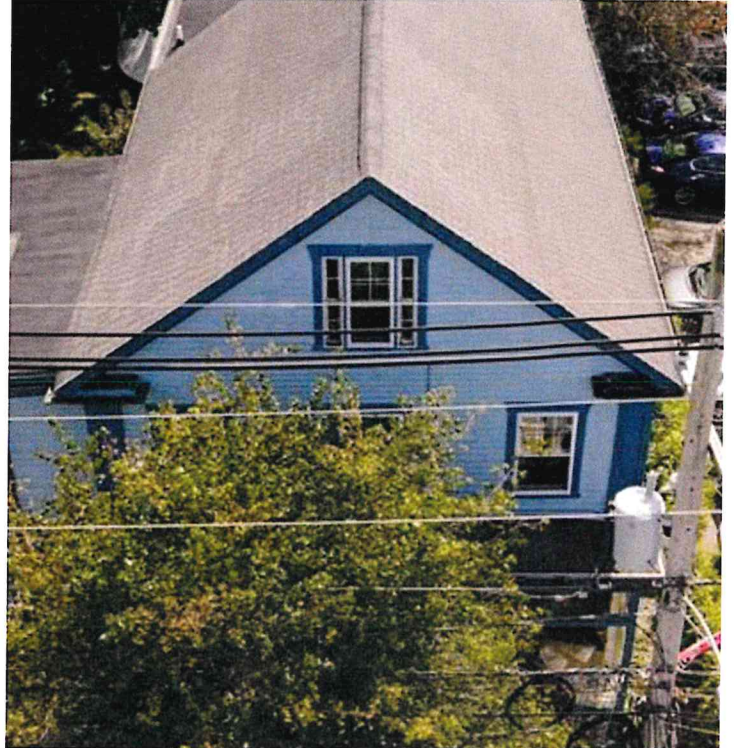
44-46 State Street | Nicole and Matthew Martel

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.

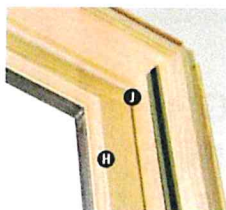
3 1/4" (83) "pocket window" jamb depth allows convenient replacement without disturbing interior window trim for most double-hung replacement situations.

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.

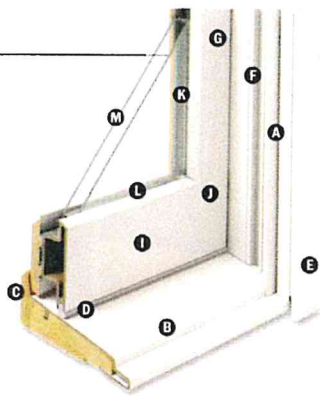
Wood Jamb Liner



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



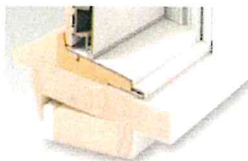
Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

SILL ANGLES

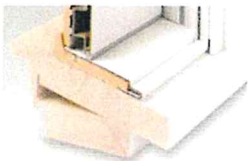
Three sill angles are available – 0°, 8° and 14° – to closely match the existing sill in window replacement applications. See page 71 for details.



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



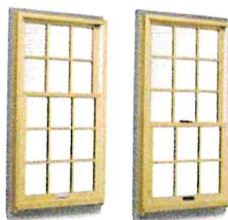
An exterior stop cover provides a clean transition from the new window to the existing window casing.

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

Gold 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.

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

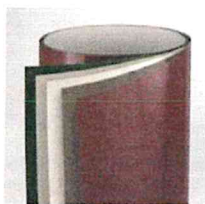
Conventional insect screens have charcoal powder-coated aluminum screen mesh.

GRILLES

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

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 1/2" (32) long stainless steel trim nails are also available and can be ordered in 1 lb./454 kg boxes.

CAUTION

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terracotta color may be painted any color lighter than Terracotta color using quality oil-based or latex paint.
- Do not paint 400 Series windows in white, canvas, Sandstone, dark bronze, forest green, or black exterior colors.
- Andersen does not warrant the appearance 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.
- Unapproved-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

400 Series Woodwright®
Double-Hung Insert
Windows

*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.

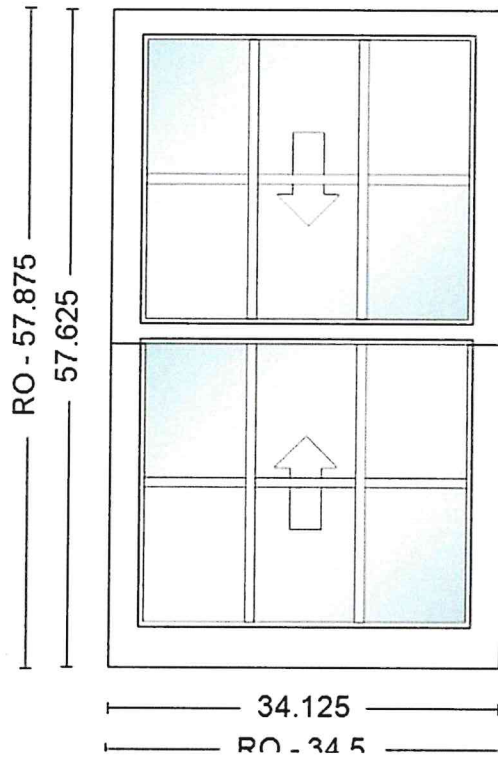
Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

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

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 9

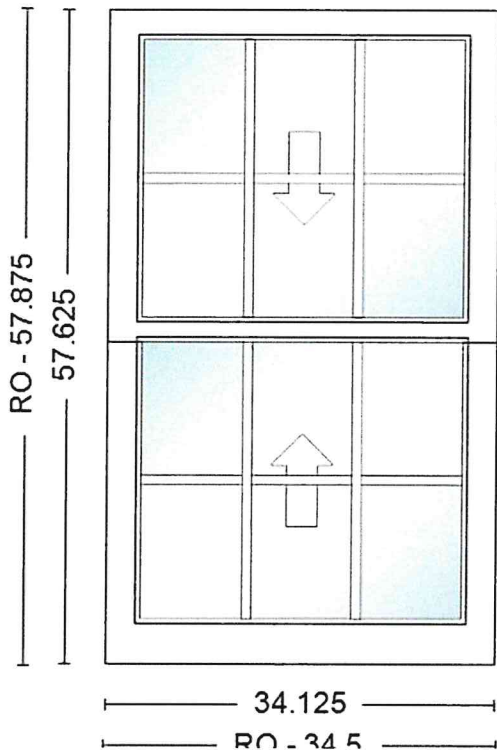
Location: 2nd Floor

- 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



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The classic double-hung window

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QTY 1

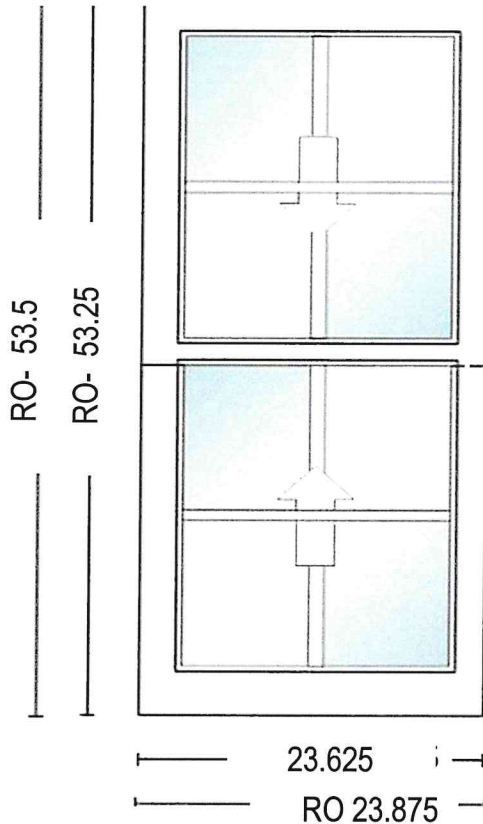
Location: 2nd Floor

- 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

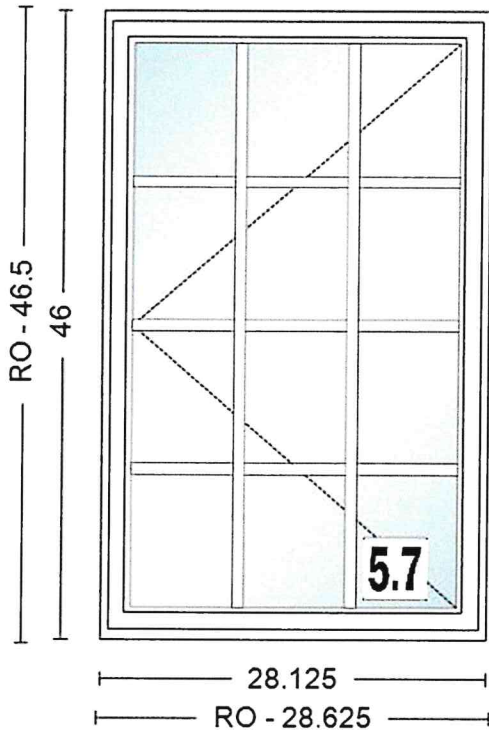
Location: 3rd Floor Front

- 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

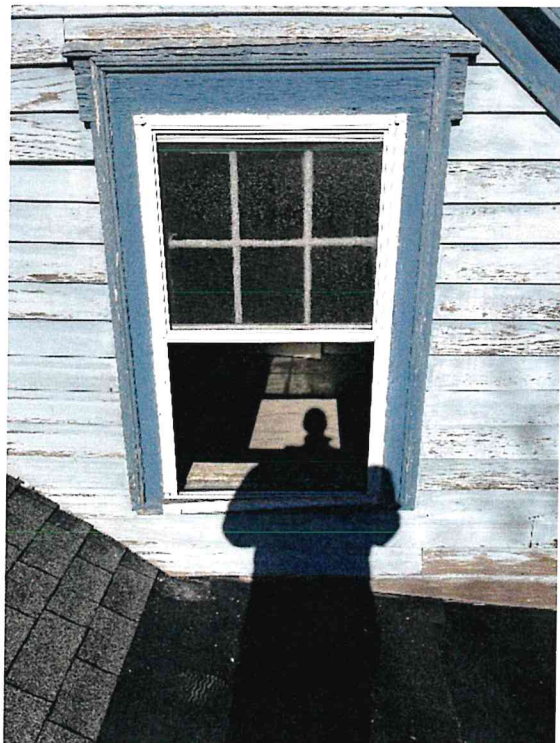
See next topic to address egress in addition to replacement on the 3rd floor

Topic #3- 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

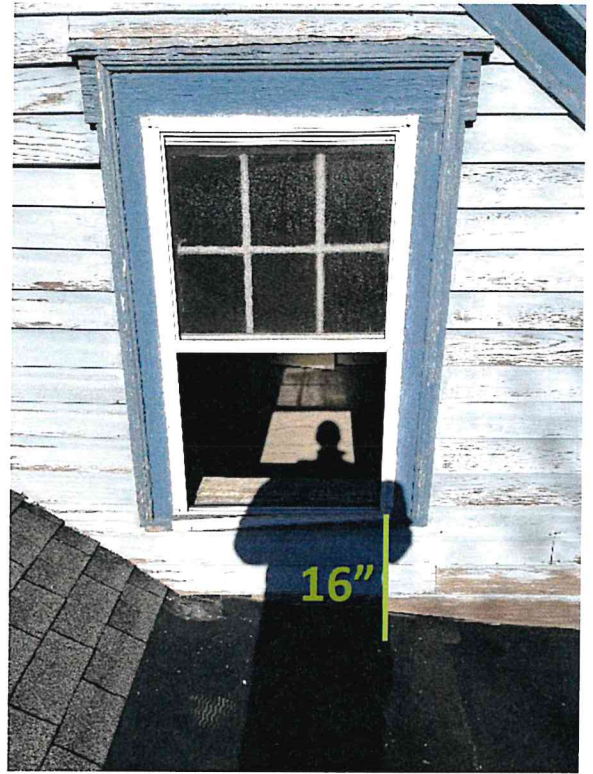
44-46 State Street | Nicole and Matthew Martel

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

REAR EGRESS OPTION

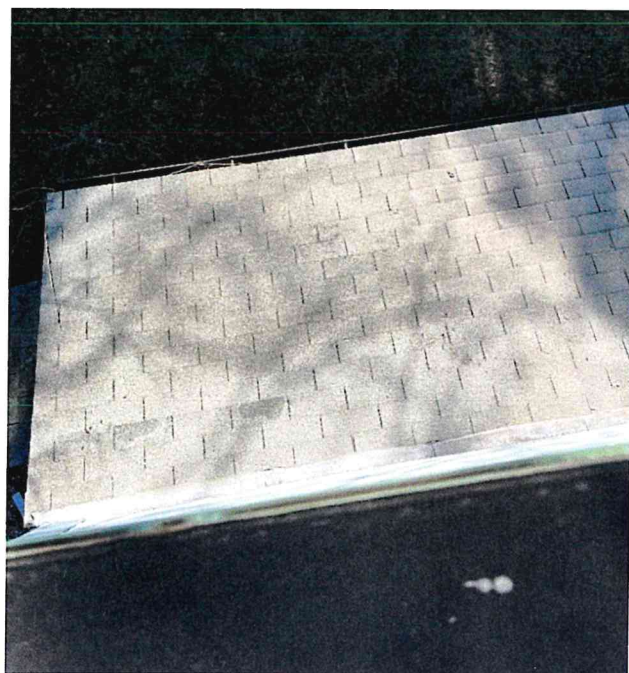


124" drop 2nd floor roof to 1st floor roof



16" Drop from window to 2nd floor roof

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

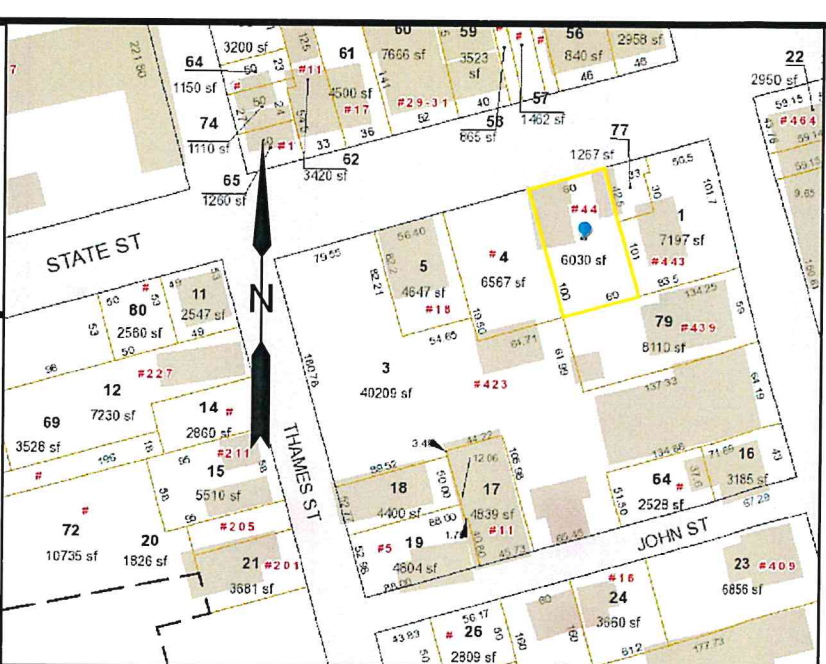
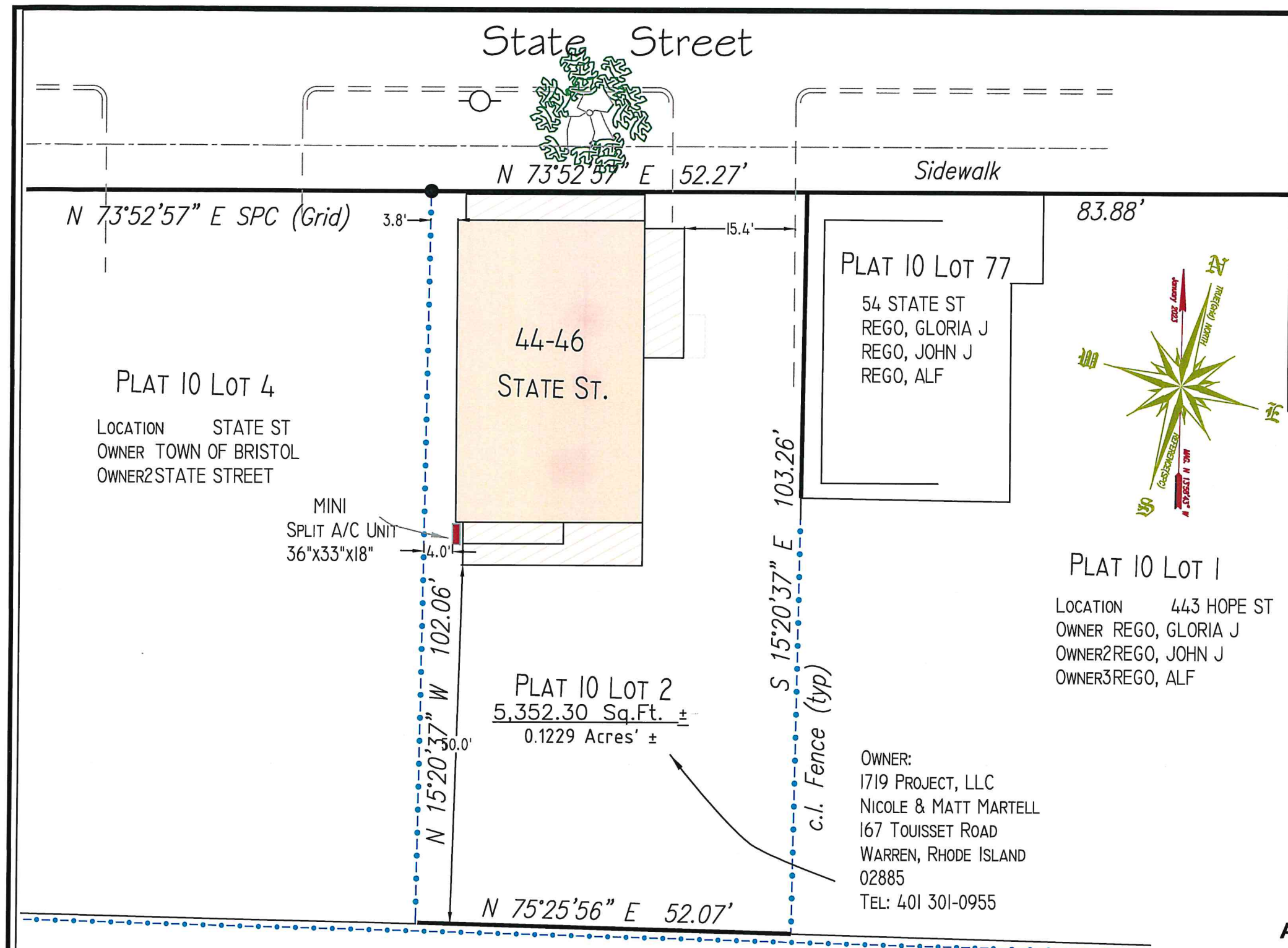


Topic #4- Replace Wall Mounted AC with Mini Split



- 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



LEGEND
(SYMBOLS MAY BE FOUND ON PLAN)

○ ^{RF}	IRON ROD FOUND	⊙	WATER
○ ^{FS}	IRON ROD SET	⊙	GAS
⊙ ^{MON 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
⊙ ^{DF}	DRILL HOLE FOUND	T/A	TAX ASSESSOR
X	SPOT GRADE	⊙ ^{DIS}	DRILL HOLE SET
△	SURVEY POINT	⊙ ^W	EXISTING WATER VALVE
□	RIHB	⊙ ^G	EXISTING GAS VALVE
○ ^{IP}	I.P. 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:

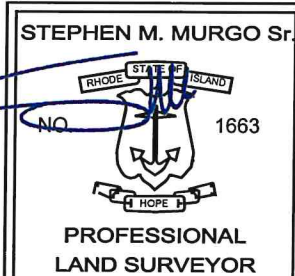
(a) Type of Boundary Survey Measurement Specification
Comprehensive Boundary Survey

(b) The purpose of the Survey and Plan is to show properly line information and the location on structures and other features deemed important.

Stephen M. Murgo Sr. PLS

Stephen M. Murgo PLS # 1663
COA LS A33

Jan. 18, 2023



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Necessary in Conjunction with the Original
Transaction.

Topic #4- 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 hydrophilic and hydrophobic dirt build-up
- Multiple fan speed options: Quiet, Low, Medium, High, Super-high, Auto
- 3D i-see Sensor® enables advance features:
 - Indirect or Direct Airflow for personalized comfort
 - Absence Detection for energy-saving mode
- Double Vane features:
 - Separates airflow to deliver air across a large area
 - Simultaneously deliver to air separate sections of a room
 - Generates more comfortable natural airflow pattern
- Multiple control options available:
 - Back-lit screen handheld remote controller (provided with unit)
 - kumo cloud® smart device app for remote access
 - Third-party interface options
 - Wired or wireless controllers
- Triple-action Filtration: Nano Platinum Filter, Deodorizing Filter, & Electrostatic Anti-Allergy Enzyme Filter
- Hot-Start Technology: no cold air rush at equipment startup or when restarting after Defrost Cycle
- Quiet operation

OUTDOOR UNIT FEATURES

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

Topic #4- 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) *F 80 DB, 67 WB // 95 DB, 75 WB
²Heating at 47°F (Indoor // Outdoor) *F 70 DB, 60 WB // 47 DB, 43 WB
³Heating at 17°F (Indoor // Outdoor) *F 70 DB, 60 WB // 17 DB, 15 WB

Conditions

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

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

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

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

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

Topic #4- 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]
	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]
Outdoor Unit Operating Temperature Range	Cooling Air Temp [Maximum / Minimum]*	°F	115 DB / 14 DB
	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
Refrigerant	Type		R410A
	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]
Piping	Gas Pipe Size O.D. [Flared]	In.[mm]	1/2 [12.7]
	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
⁵ 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 #4- 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
Remote Sensor	Wireless Interface for kumo cloud®	PAC-USWHS002-WF-2
	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
Disconnect Switch	Sauermann Condensate Pump	SI30-230
	(30A/600V/UL) [fits 2" X 4" utility box] - Black	TAZ-MS303
Drain Hose	(30A/600V/UL) [fits 2" X 4" utility box] - White	TAZ-MS303W
	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 #4- Replace Wall Mounted AC with Mini Split

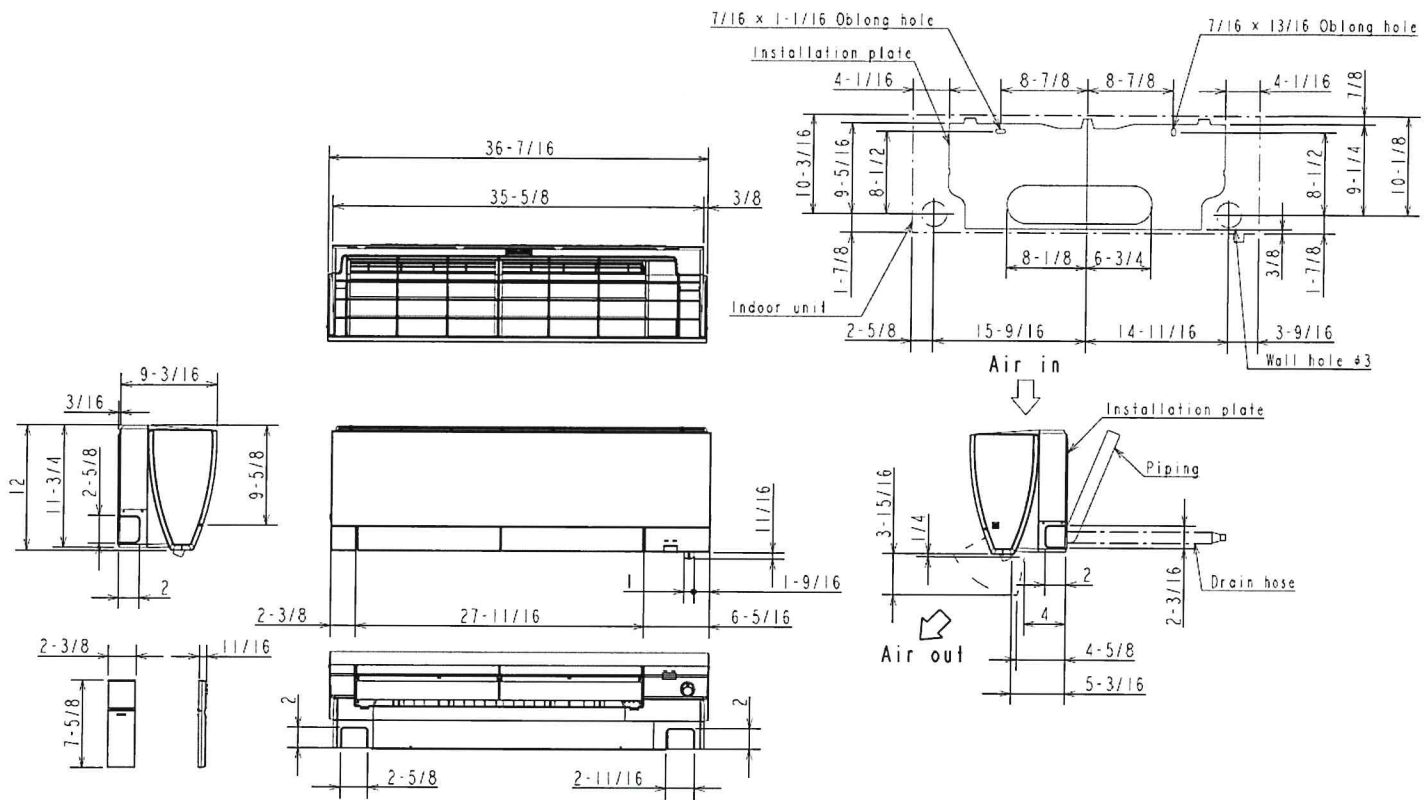
OUTDOOR UNIT ACCESSORIES: MUZ-FS18NA

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 #4- 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)

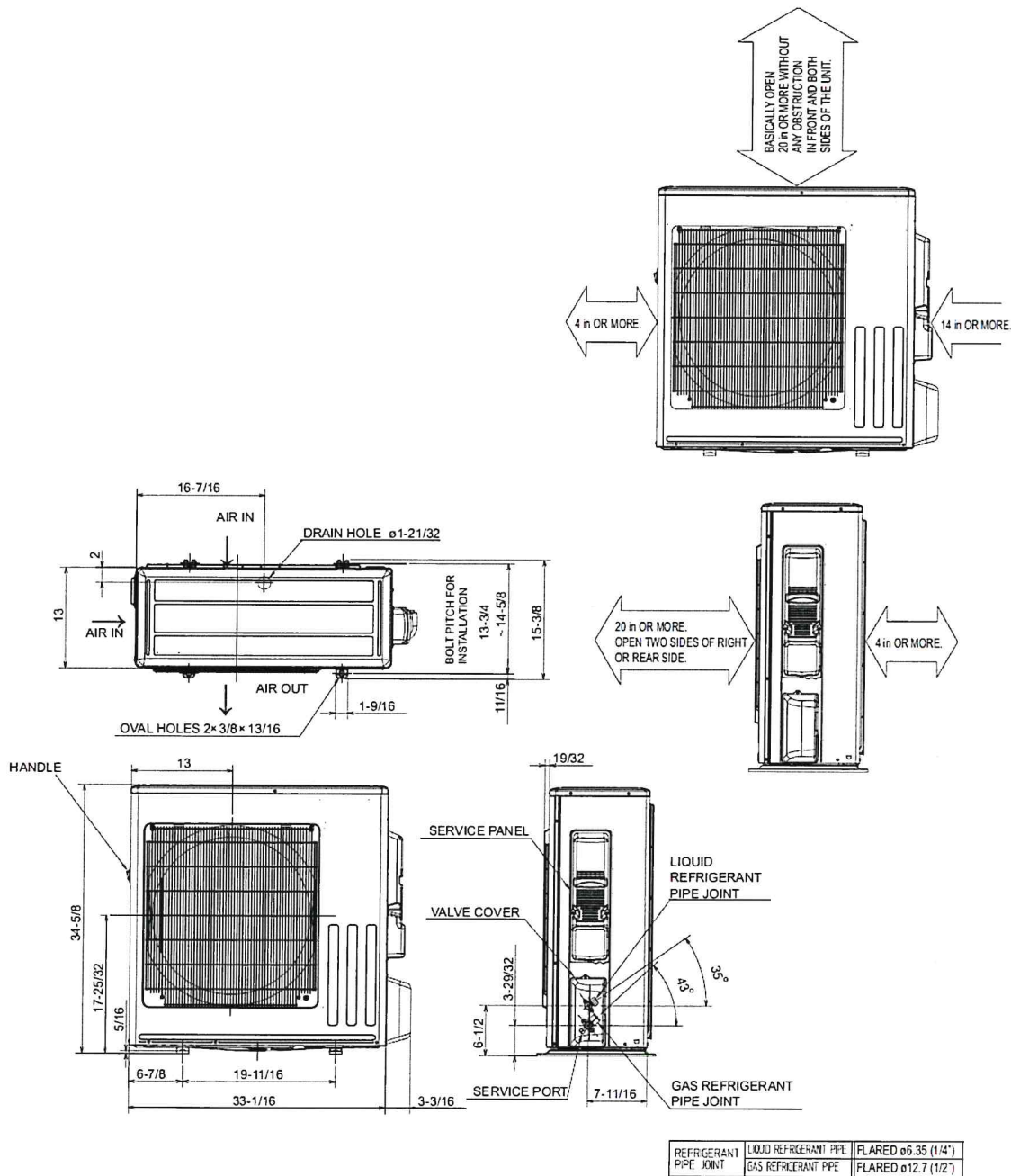
Piping	Insulation	#1-7/16 O.D.
Liquid line	#1/4	19-11/16 (Flared connection #1/4)
Gas line	#3/8	16-15/16 (Flared connection #1/2)
Drain hose	Insulation	#1-1/8 Connected part #5/8 O.D.

Topic #3- Replace Wall Mounted AC with Mini Split

OUTDOOR UNIT DIMENSIONS: MUZ-FS18NA

Unit: inch

REQUIRED SPACE



44-46 State Street | Nicole and Matthew Martel

Topic #5- 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 #6- Breezeway repairs

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

