

PROJECT NARRATIVE

Renovations and additions to the structure on Map 0116 Lot 30, with address 134 Pleasant Street. The first floor will be banking and commercial tenant. The second floor will be residential apartments. The basement will be repurposed from storage, to become an underground parking garage.

Revisions since last work session include:

- The new building is now completely independant and not connected to the existing building.
- Removed the bridge connector between old and new buildings - existing drive through canopy will remain.
- Adjusted heights and scale of trim, fenestration
- Details - masonry, siding, and window details
- Entries further developed
- Materials - preliminary selections
- Existing Building -
  1. Shifted main entrance to center of facade (in existing location)
  2. Reconfigure rooftop penthouse - Changed lounges with shared green roof, to apartments with private decks.
- New Building -
  1. Dormers - refinement of oculus details
- Hardscape and Landscaping - plantings added, retaining wall, railing and steps along Pleasant Street



134 PLEASANT STREET  
RENOVATION AND ADDITION  
HISTORIC DISTRICT COMMISSION  
WORK SESSION 3 - REVISED

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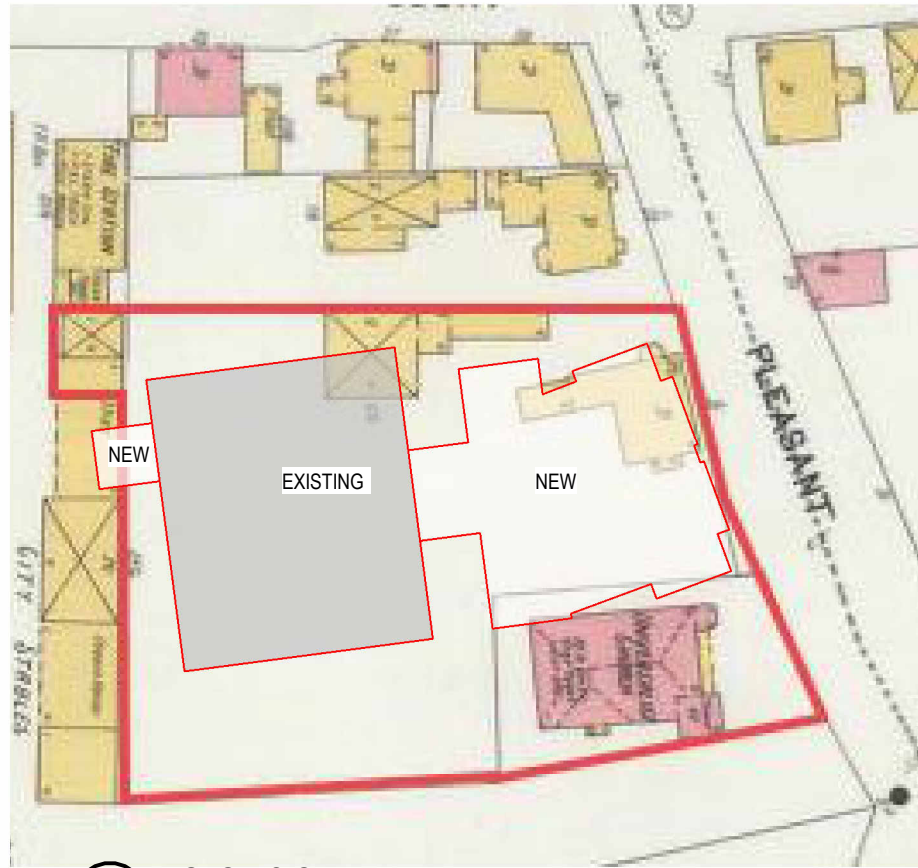
H0.0

COVER SHEET  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

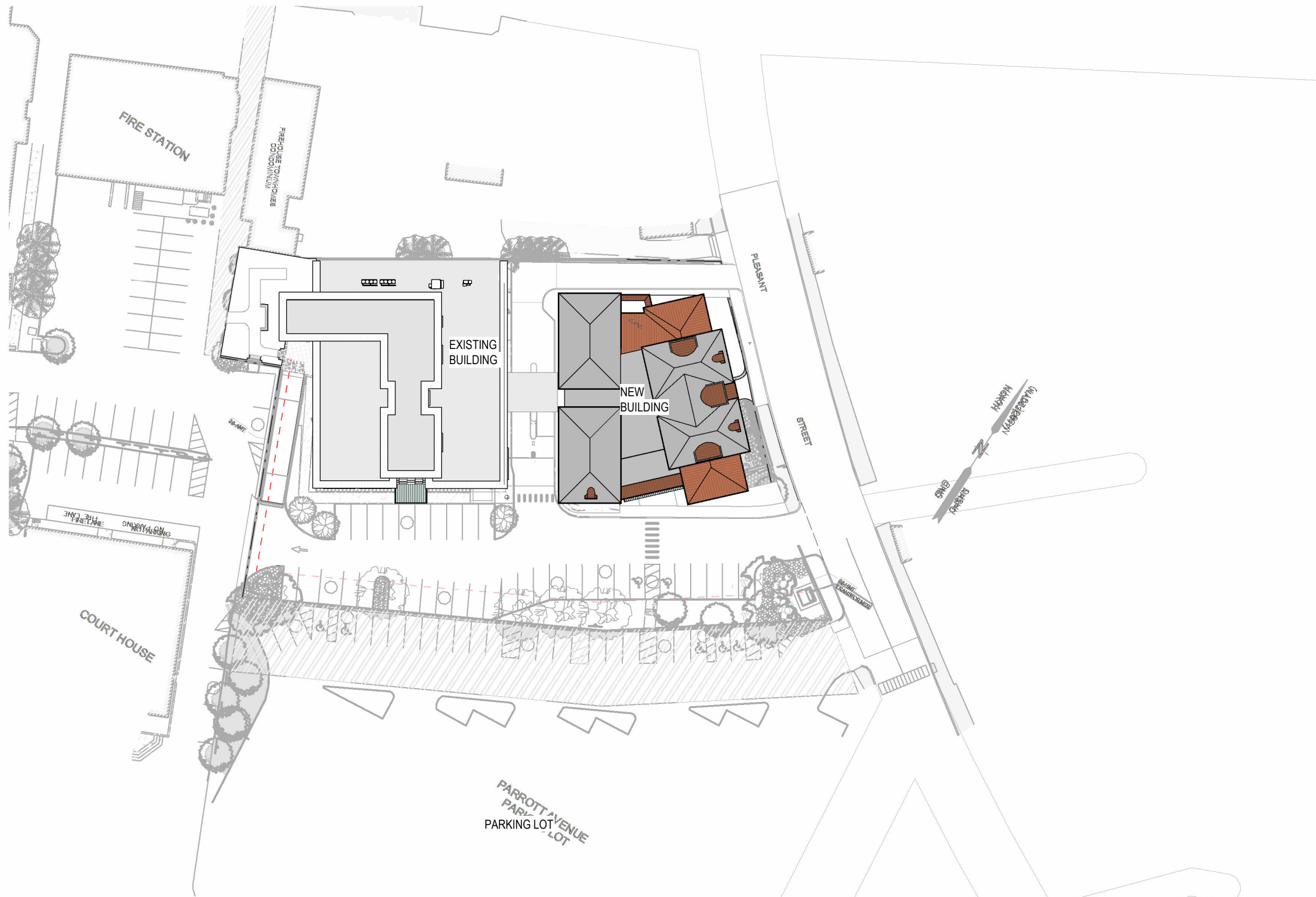
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**1 HISTORIC OVERLAY**  
1" = 80'-0"



**2 LEVEL 1 CONTEXT AREA**  
1" = 60'-0"

**H0.1.1 CONTEXT PLAN**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

11/25/2025

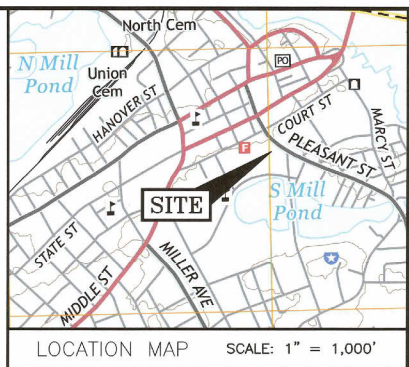
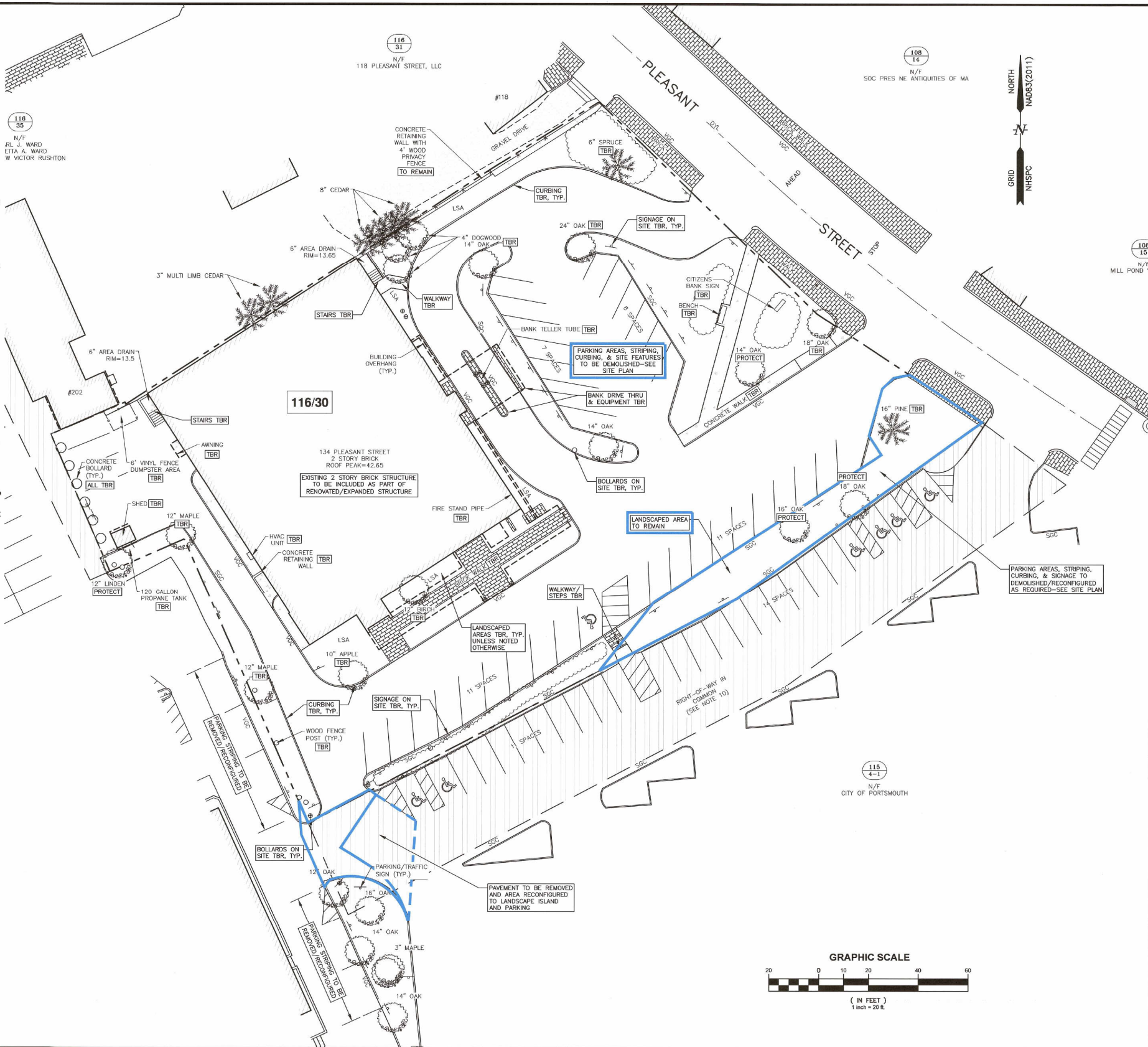


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DEMOLITION NOTES:

- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- I) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- J) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRIAGING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- K) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS.



- NOTES:
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-800-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) COORDINATE ACCESS IN STREET/ROW AREAS ADJACENT TO DEMOLITION TO INSURE SAFE PASSAGE. UTILIZE DETOURS IF NEEDED.
- 5) EXISTING UTILITIES TO BE ABANDONED SHALL BE REMOVED TO THE UTILITY MAIN AND CAPPED PER THE UTILITY COMPANY REQUIREMENT.

0	07-16-2025	ISSUED FOR COMMENT	SJR	JRC
REV	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
PERMIT PLANS				
 <b>HALEY WARD</b> ENGINEERING   ENVIRONMENTAL   SURVEYING 200 Griffin Road, Unit 14 Portsmouth, NH 03801 603-430-9282				
PROJECT				
<b>DOUBLE MC, LLC</b> 134 PLEASANT STREET PORTSMOUTH, N.H.				
TITLE				
<b>DEMOLITION PLAN</b>				
DATE		SCALE		
JULY 2025		1"=20'		
DRAWN BY		DESIGNED BY		CHECKED BY
SJR		—		JRC
PROJECT No.		FIELD BOOK / PAGE		
5010156.1532		FB 276 PG 60		
DRAWING No.		REV		
C101		0		

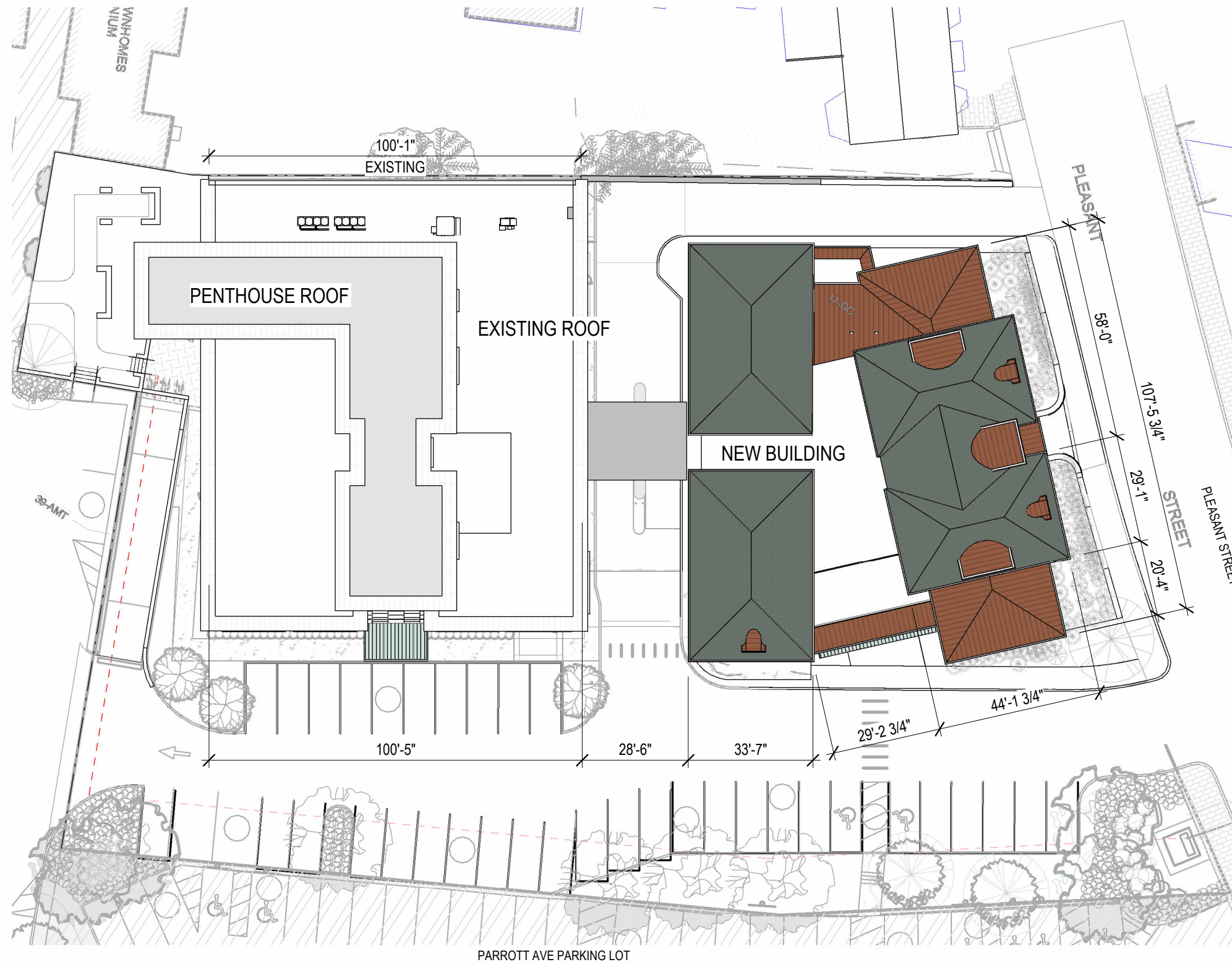
**H1.00 SITE PLAN EXISTING & DEMO**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

11/25/25

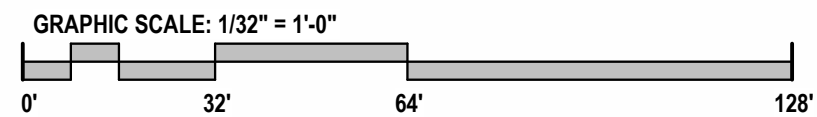


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1 SITE PLAN  
1/32" = 1'-0"



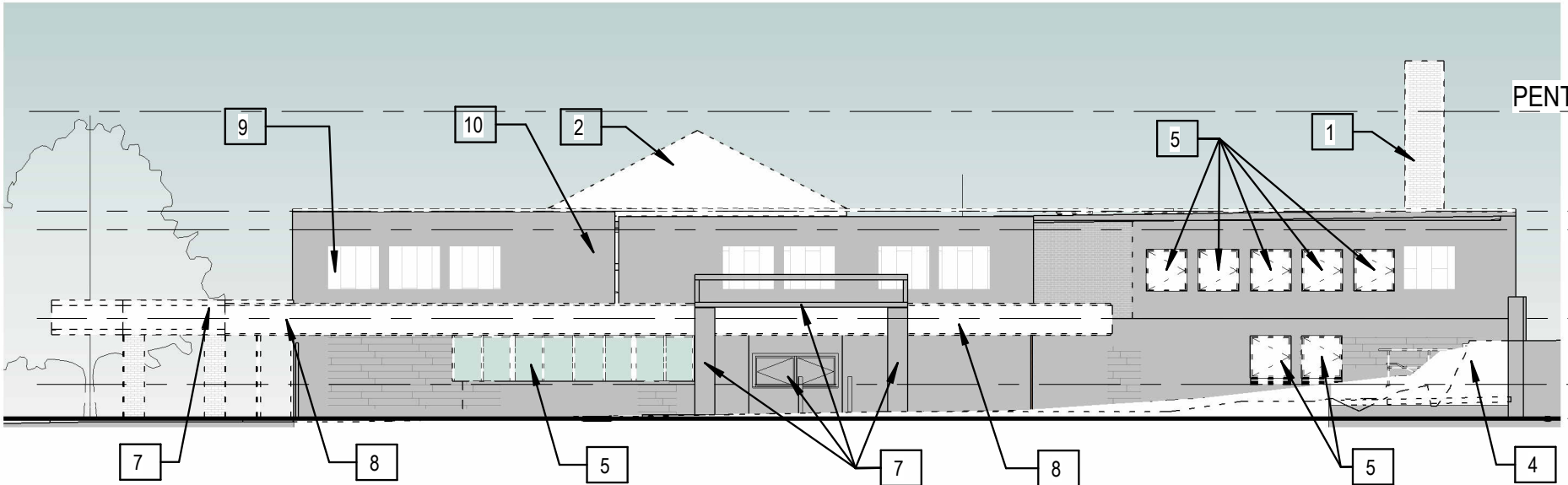
H1.01

**SITE PLAN PROPOSED**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

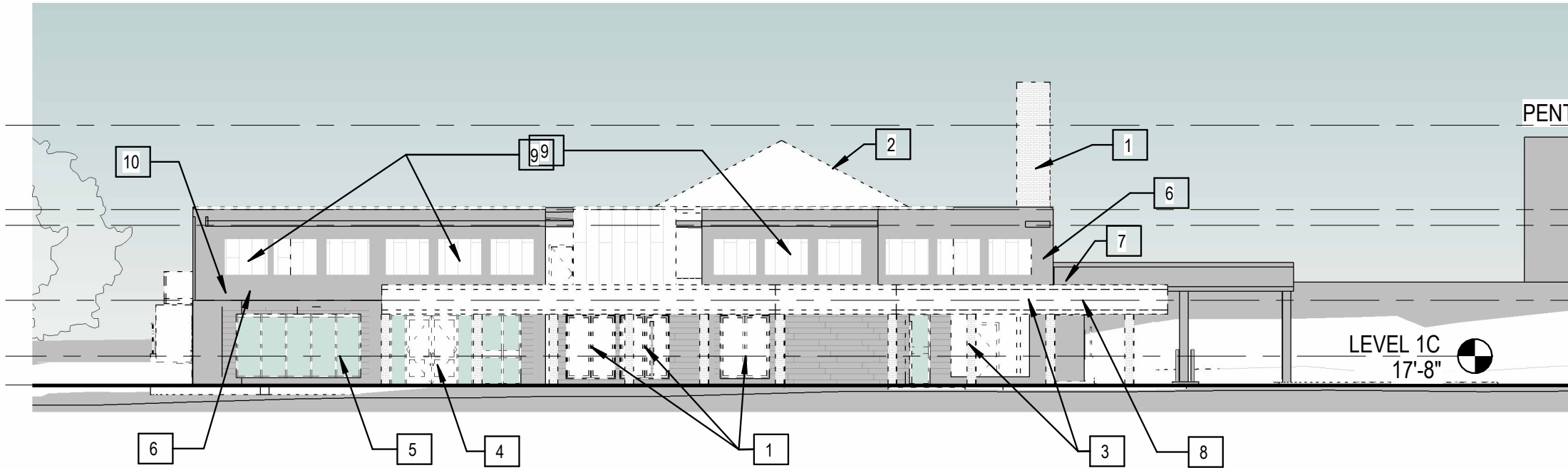
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RECOMMENDATION	
1	Remove chimney
2	Remove EPDM covered Pyramid.
3	Remove existing canopy at the east south elevation
4	Remove door.
5	Remove window.
6	Remove part of the wall for the new additon.
7	Remove the existing bank teller canopy. Replace with new bridge addition.
8	Remove existing black band at the corner of east south and east north corner.
9	New Windows
10	Remove existing Cladding and reclad with new materials, refer to the elevation drawings.



2 HDC DEMO ELEVATION EAST  
1/16" = 1'-0"



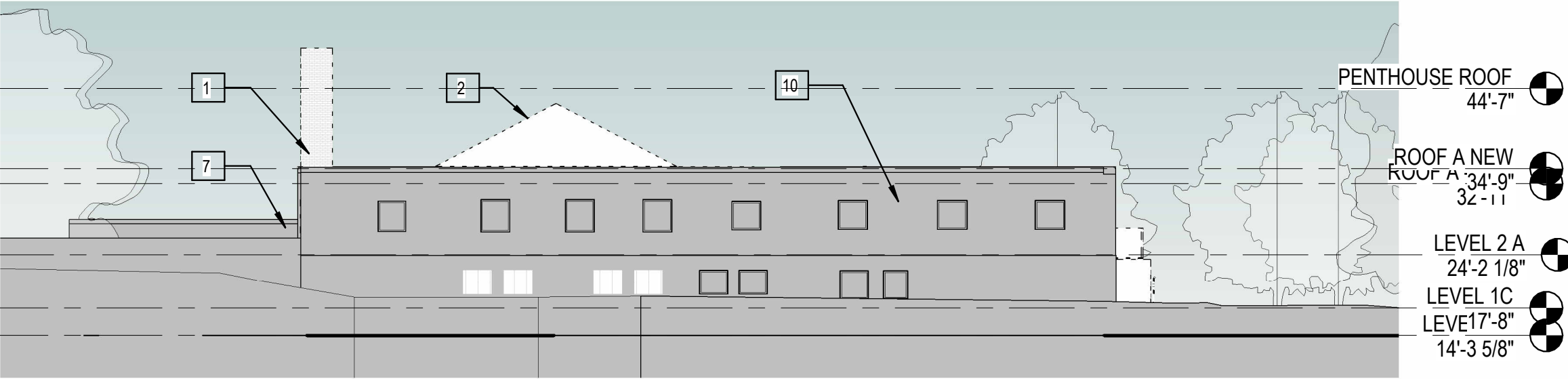
1 HDC DEMO ELEVATION SOUTH  
1/16" = 1'-0"

H2.01

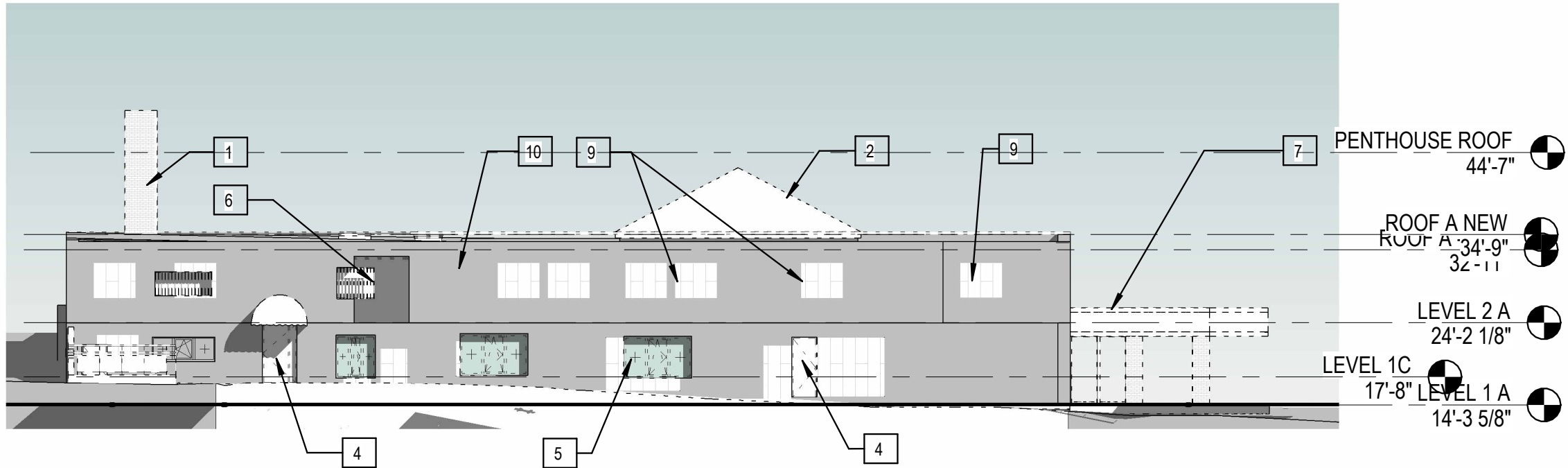
# EXISTING ELEVATIONS 134 PLEASANT STREET PORTSMOUTH, NH 03801

11/25/25

RECOMMENDATION	
1	Remove chimney
2	Remove EPDM covered Pyramid.
4	Remove door.
5	Remove window.
6	Remove part of the wall for the new additon.
7	Remove the existing bank teller canopy. Replace with new bridge addition.
9	New Windows
10	Remove existing Cladding and reclad with new materials, refer to the elevation drawings.



2 HDC DEMO ELEVATION NORTH  
1/16" = 1'-0"



1 HDC DEMO ELEVATION WEST  
1/16" = 1'-0"

H2.02

EXISTING ELEVATIONS  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

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1 SECTION THROUGH PLEASANT STREET (EAST ELEVATION)  
1" = 40'-0"



2 SECTION THROUGH JOHN LANGDON PROPERTY (EAST ELEVATION BEYOND)  
1" = 40'-0"



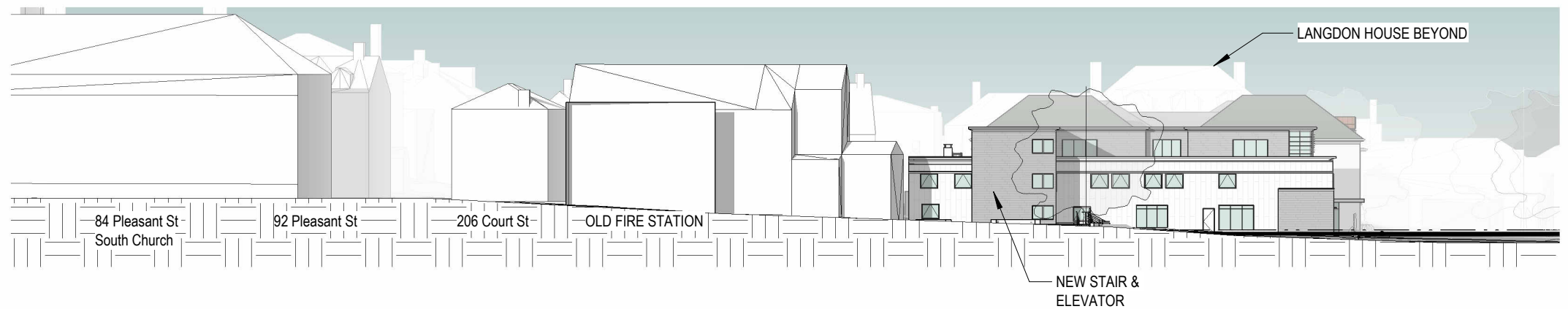
3 SOUTH SITE SECTION  
1" = 40'-0"

H2.10 SITE SECTIONS  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

11/25/25



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**1 WEST SITE SECTION**  
1" = 40'-0"



**2 NORTH SITE SECTION**  
1" = 40'-0"

**H2.11 SITE SECTIONS**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

11/25/25







1 HDC SOUTH ELEVATION  
1/16" = 1'-0"



ELEVATION KEY NOTES	
	WHITE GRANITE
	ZINC PANELS
	GLAZED BRICK
	FIBER CEMENT PANELS

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

H2.20 FRONT ELEVATIONS  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

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**1 NORTH ELEVATION**  
1/16" = 1'-0"



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

EXISTING

NEW

ELEVATION KEY NOTES	
	WHITE GRANITE
	ZINC PANELS
	GLAZED BRICK
	FIBER CEMENT PANELS

**H2.21 REAR ELEVATIONS**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

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VIEW FROM PLEASANT STREET AT TREADWELL HOUSE

H3.01

**RENDERINGS**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

11/25/25





VIEW FROM LANGDON HOUSE



VIEW FROM PLEASANT STREET AT JUNKINS AVENUE



**H3.02** **RENDERINGS**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

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VIEWS FROM JUNKINS AVENUE

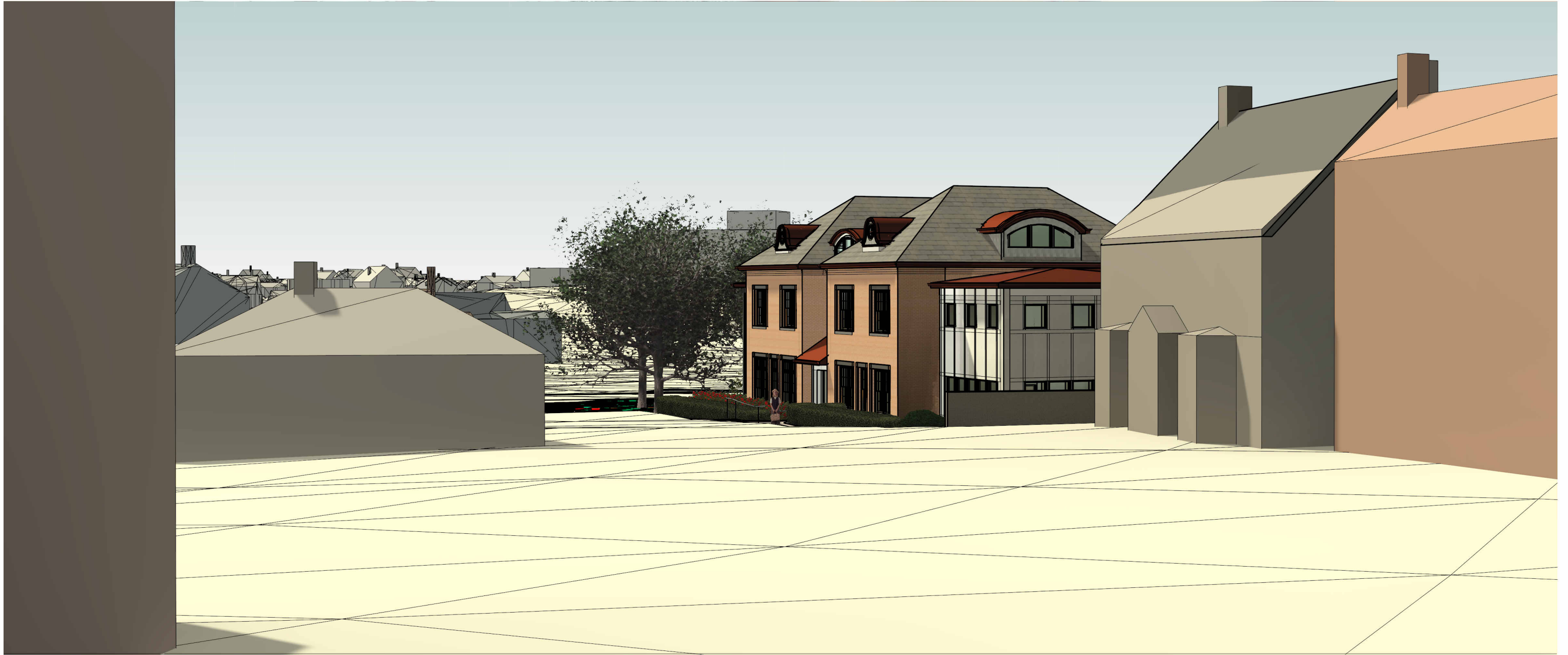
H3.03

RENDERINGS  
 134 PLEASANT STREET  
 PORTSMOUTH, NH 03801

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1 VIEW FROM PLEASANT STREET AT TREADWELL HOUSE

H3.04

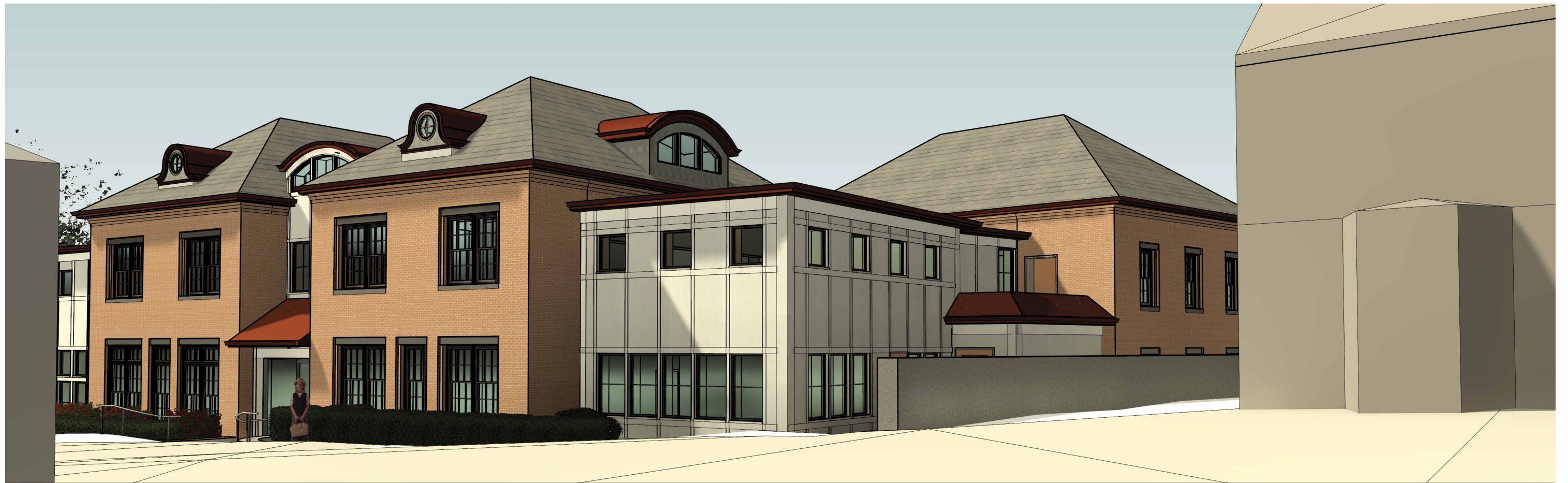
VIGNETTE  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

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3

HDC PERSPECTIVE 03



2

VIEW FROM BEHIND COURT HOUSE hdc

H3.05

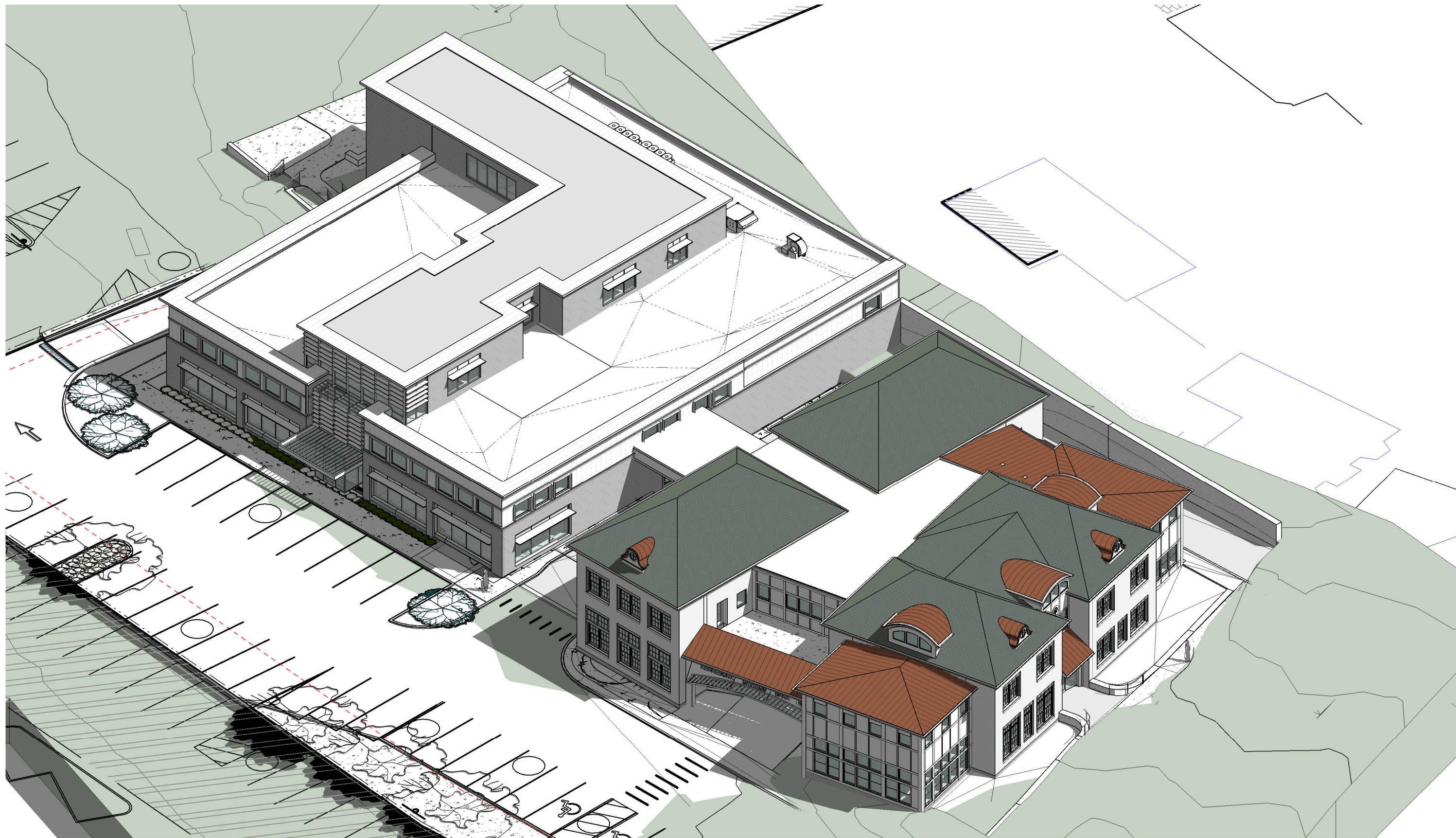
VIGNETTE  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

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1 HDC BIRDSEYE SE

H3.06

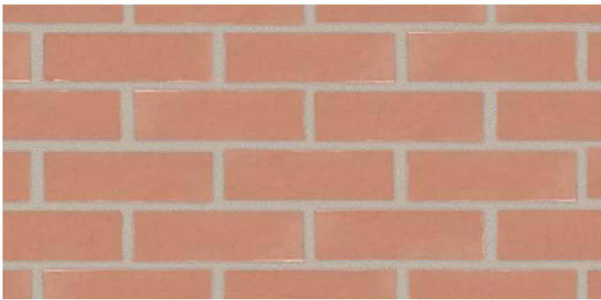
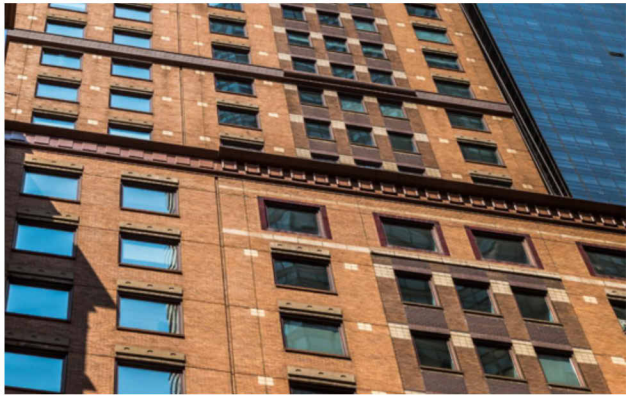
BIRDSEYE AXONOMETRIC  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

11/25/25



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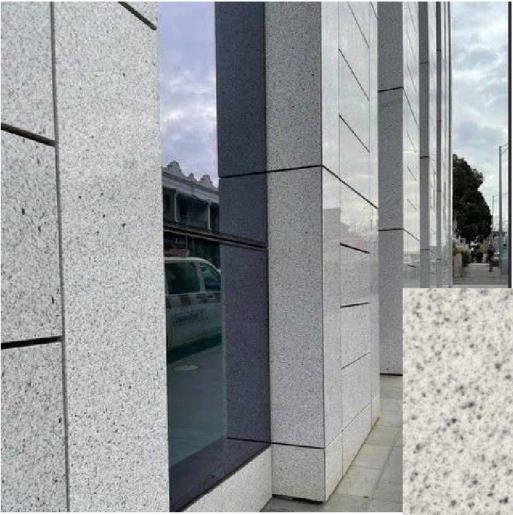




GLAZED CLAY BRICK  
GLEN GERY  
COLOR: APRICOT ROSE  
STANDARD SIZE 3 5/8"X2 1/4"X8"



ZINC COMPOSITE PANELS  
RECESSED SEAM



GRANITE  
BETHEL WHITE  
THERMAL FINISH



FIBER CEMENT  
PANELS & TRIM  
AFC - DECO  
COLOR: IVORY  
FINISH: SMOOTH



ROOFING  
SYNTHETIC SLATE  
ECOSTAR  
12" TRADITIONAL

**WINDOWS**

AT NEW ADDITION, BRICK AREAS  
PELLA RESERVE – TRADITIONAL  
ALUMINUM CLAD WOOD  
EXTERIOR COLOR: BROWN  
SDL - PUTTY PROFILE



AT NEW ADDITION, PANELED AREAS  
KOLBE VISTALUXE - ACCENT  
ALUMINUM CLAD WOOD  
COLOR: ANODIZED-DARKBRONZE



**H4.01**

**MATERIALS**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**

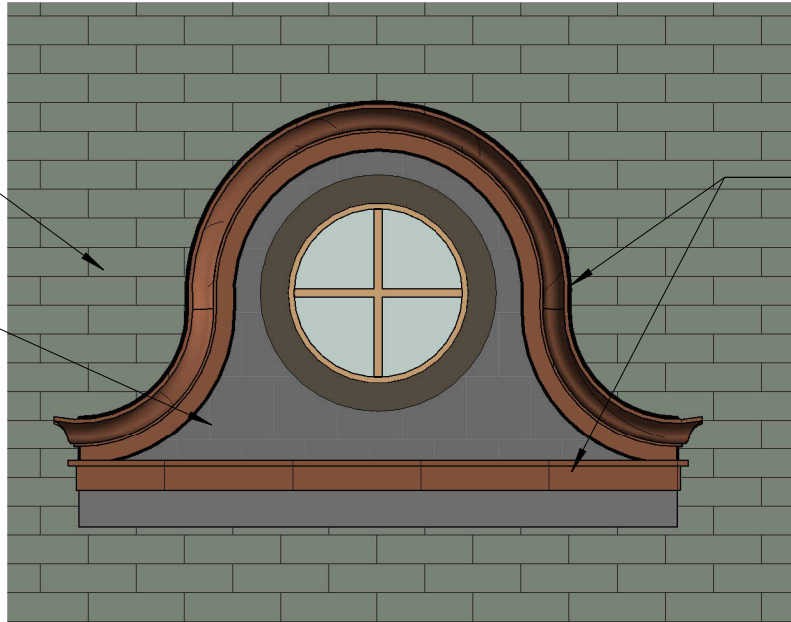
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SYNTHETIC SLATE  
ROOFING -  
BEYOND

ZINC SHINGLE



COPPER TRIM

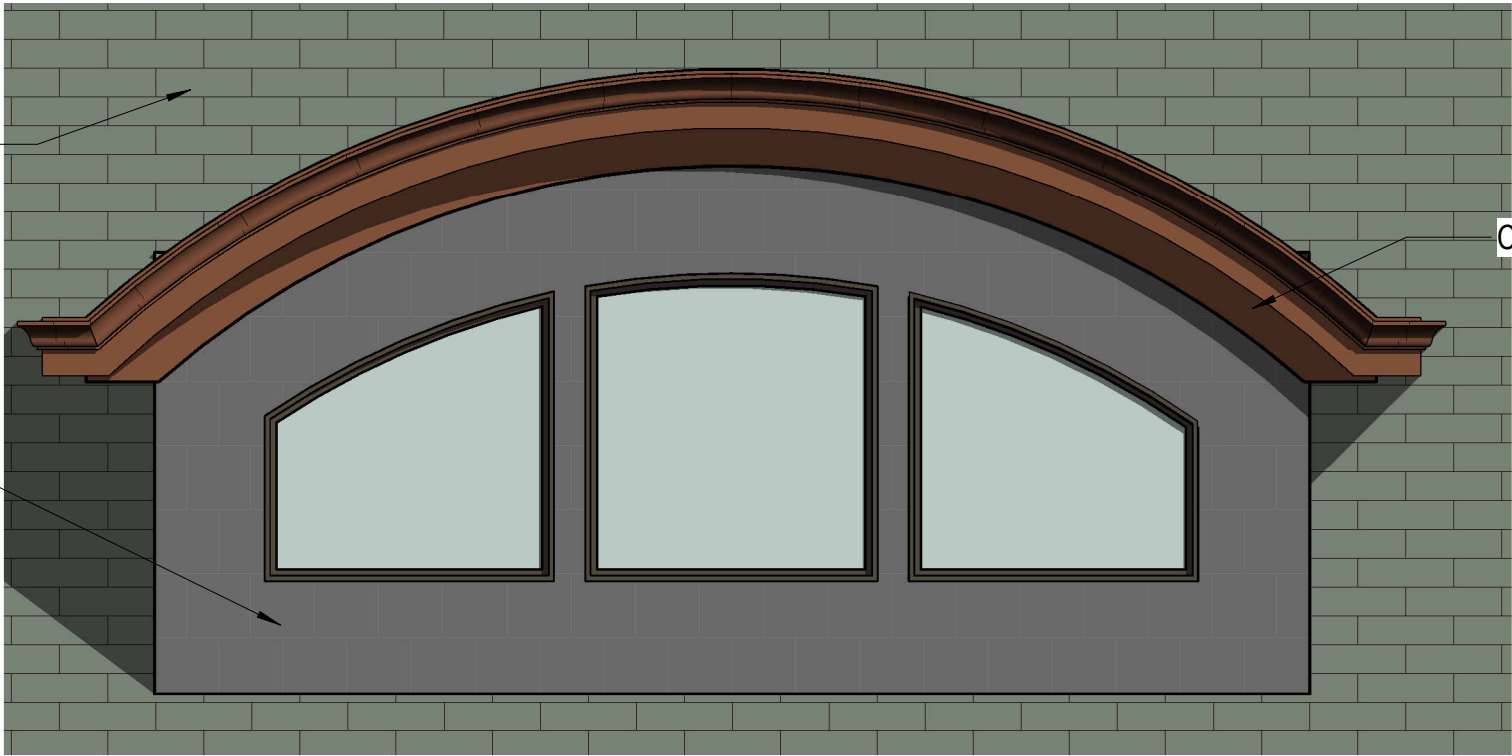
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ELEVATION OCULUS DORMER

1/2" = 1'-0"

SYNTHETIC SLATE  
ROOFING -  
BEYOND

ZINC SHINGLE



COPPER TRIM

2

ELEVATION DORMER

1/2" = 1'-0"

H4.02

DETAIL  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

11/25/25