

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 Co-living. The second floor will be Co-living and apartments residential use. The basement will be repurposed from storage, to become an underground parking garage.

Revisions since last work session include:

- Refinement of "connector" elements between old and new buildings - adjusted heights and scale of trim, festration
- Details - masonry and window details
- Entries further developed
- Dormers - refinement of oculus details; omit sw oculus
- Landscaping - plantings, steps along Pleasant Street
- Materials - preliminary selections



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

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H0.0

COVER SHEET
134 PLEASANT STREET
PORTSMOUTH, NH 03801

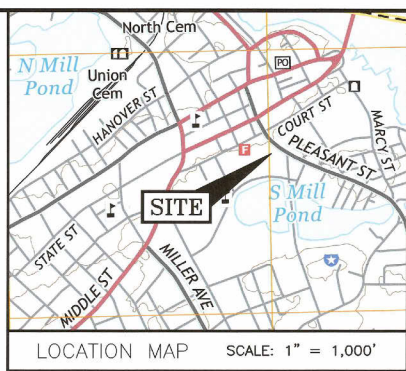
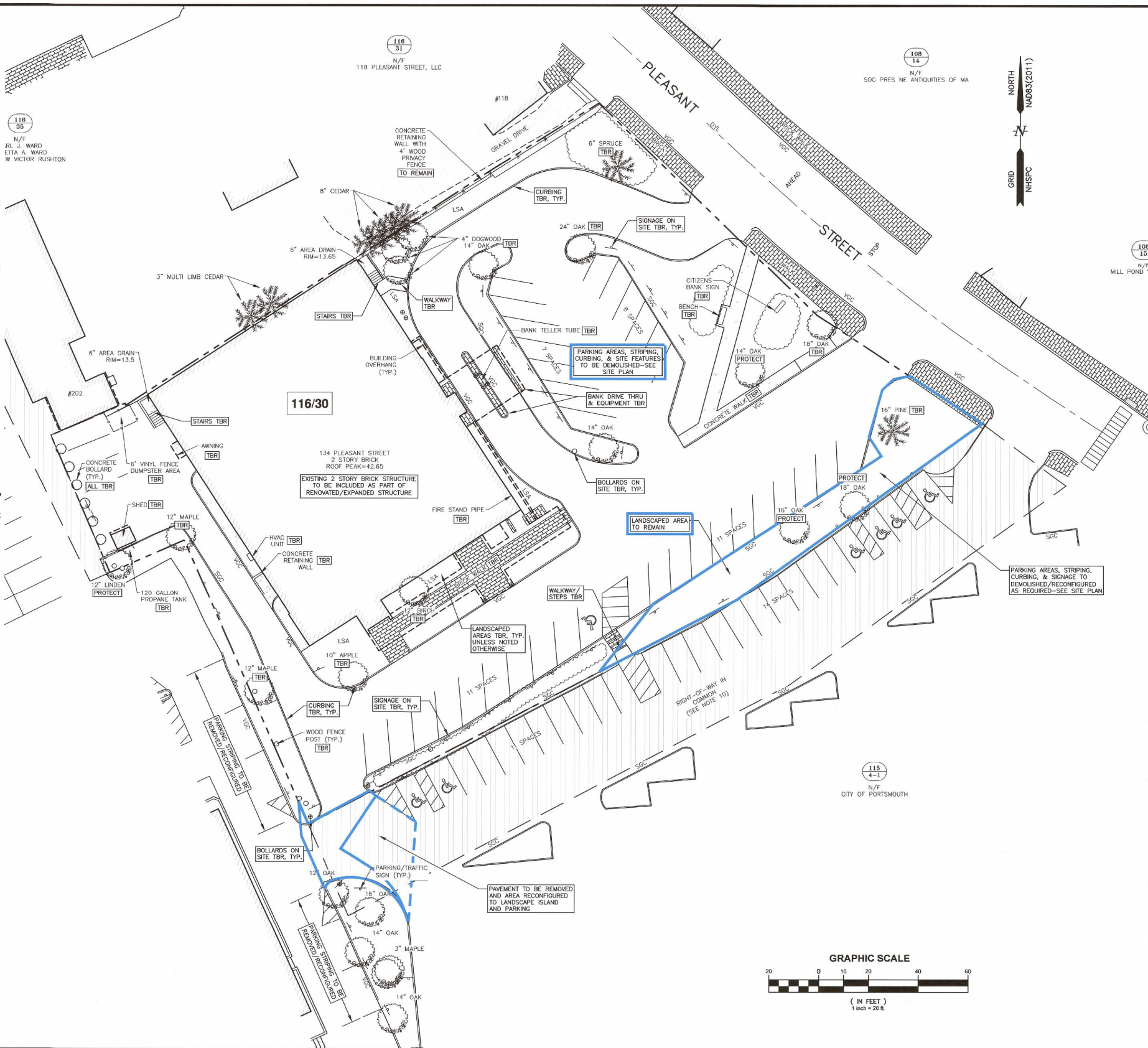
09/19/2025



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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, BARRIADING, 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				
 HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING 200 Griffin Road, Unit 14 Portsmouth, NH 03801 603-430-9282				
PROJECT				
DOUBLE MC, LLC 134 PLEASANT STREET PORTSMOUTH, N.H.				
TITLE				
DEMOLITION PLAN				
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

09/17/2025

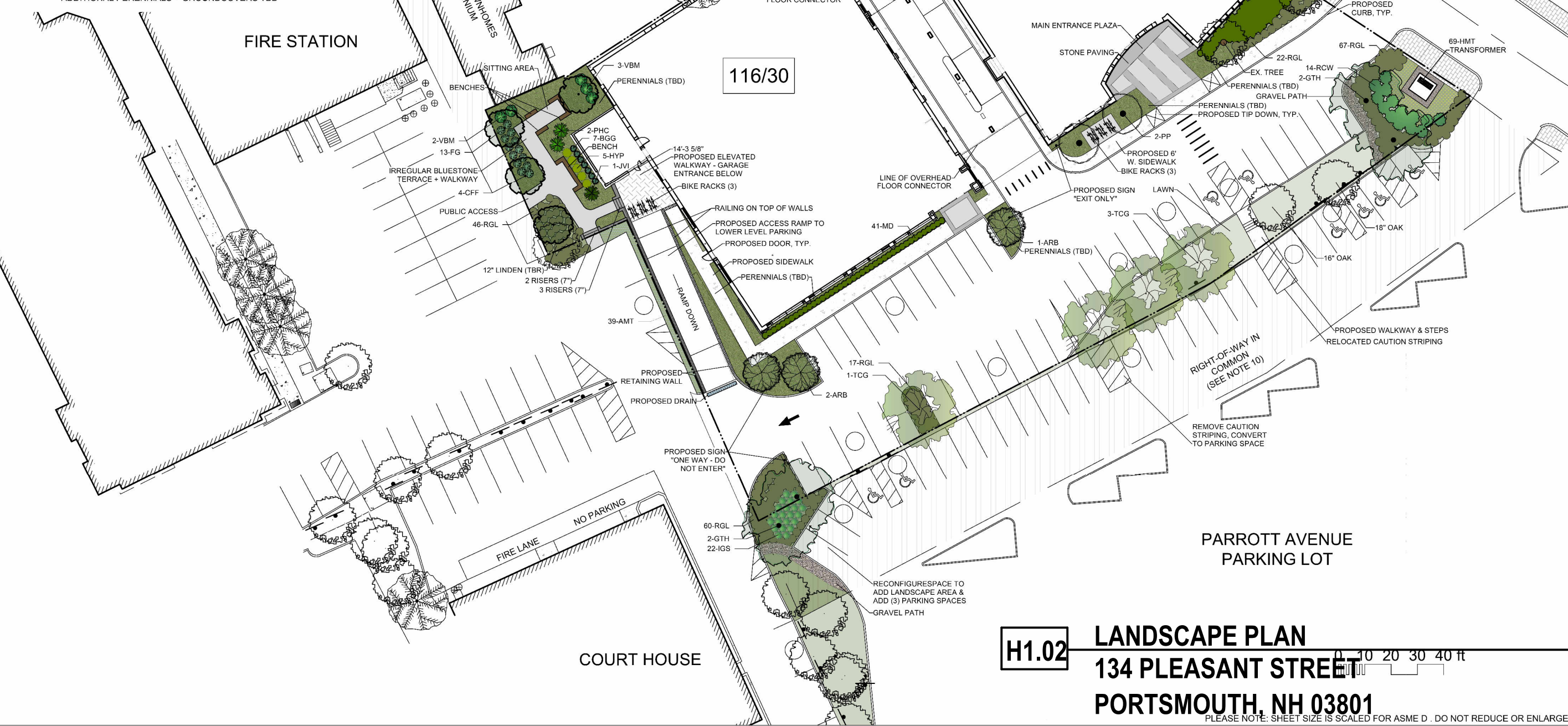


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Plant List - Trees and Shrubs				
ID	Qty	Botanical Name	Common Name	Scheduled Size
ARB	3	Acer rubrum 'Bowhall'	Bowhall Maple	3 1/2" Cal.
BBG	23	Buxus 'Baby Gem'	Baby Gem™ Buxus	2"
BGG	7	Buxus 'Green Gem'	Green Gem Boxwood	2-2.5'
CFF	4	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	2 1/2" Cal.
COGN	2	Chamaecyparis obtusa 'Nana Gracilis'	Hinoki Cypress	2 1/2" Ht.
FBM	9	Fothergilla gardenii 'Blue Mist'	Blue Mist Dwarf Fothergilla	5 Gal.
FG	13	Fothergilla gardenii	Dwarf Fothergilla	5 Gal.
GTH	4	Gleditsia triacanthos inermis 'Halka'	Halka Honeylocust	2" Cal.
HYP	5	Hypericum x 'Hidcote'	Hidcote St. John's Wort	2 Gal.
IDL	3	Ilex aquipernyi 'Dragon Lady'	Dragon Lady English Holly	5-6' Ht.
IGS	22	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	5 Gal.
JVI	1	Juniperus virginiana 'Idyllwild'	Idyllwild Eastern Red Cedar	8-10'
MD	177	Microbiota decussata	Siberian Cypress	2 QT
PHC	2	Pinus sylvestris 'Hillside Creeper'	Hillside Creeper Pine	2"
PP	2	Parrotia persica	Persian Ironwood	2-2 1/2" Cal.
RCW	14	Rhododendron catawba 'White'	White CatawbaRhododendron	3-4'
RDA	19	Rhododendron 'Dora Amateis'	Dora Amateis Rhododendron	2 GAL
RGL	212	Rhus aromatica 'Grow Low'	Grow Low Sumac	18"+ Ht.
TCG	4	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2 1/2" Cal.
VBM	5	Viburnum dentatum 'Blue Muffin®'	Blue Muffin® Viburnum	4' HT

Plant List - Perennials				
ID	Qty	Botanical Name	Common Name	Scheduled Size
ABI	60	Amsonia 'Blue Ice'	Blue Star Flower	2 QT
ACC	25	Actaea 'Chocoholic'	Chocoholic Bugbane	1 Gal.
AMT	39	Amsonia tabernaemontana	Blue Star Flower	1 Gal.
DC	17	Dryopteris championii	Champion's Wood Fern	1 Gal.
HMT	69	Hemerocallis 'Mary Todd'	Daylily	1 Gal.
PX	64	Polystichum acrostichoides	Christmas Fern	1 Gal.
STY	596	Stachys minima	Dwarf Betony	2 QT

ADDITIONAL PERENNIALS + GROUNDCOVERS TBD



terra firma

landscape architecture

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134 PLEASANT

134 PLEASANT STREET

PORTSMOUTH, NH

Project Title

Landscape Architect

Scale

1:240

REV	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager

Drawn By

9/18/2025

Reviewed By

Project ID

134 PLEASANT

Sheet Title

LAN

Sheet No.

ARCOTE ARCHITECTS

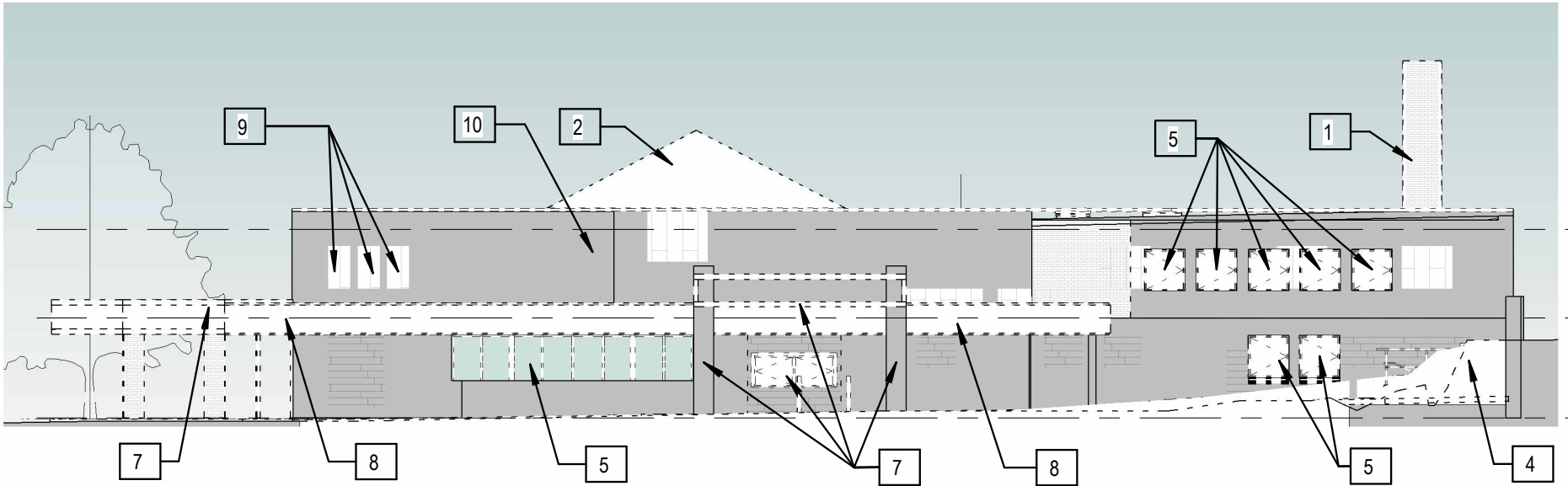
0 10 20 30 40 ft

PLEASE NOTE: SHEET SIZE IS SCALED FOR ASME D . DO NOT REDUCE OR ENLARGE.

09/19/2025

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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.



ROOF A

32'-11"

LEVEL 2 A

24'-2 1/8"

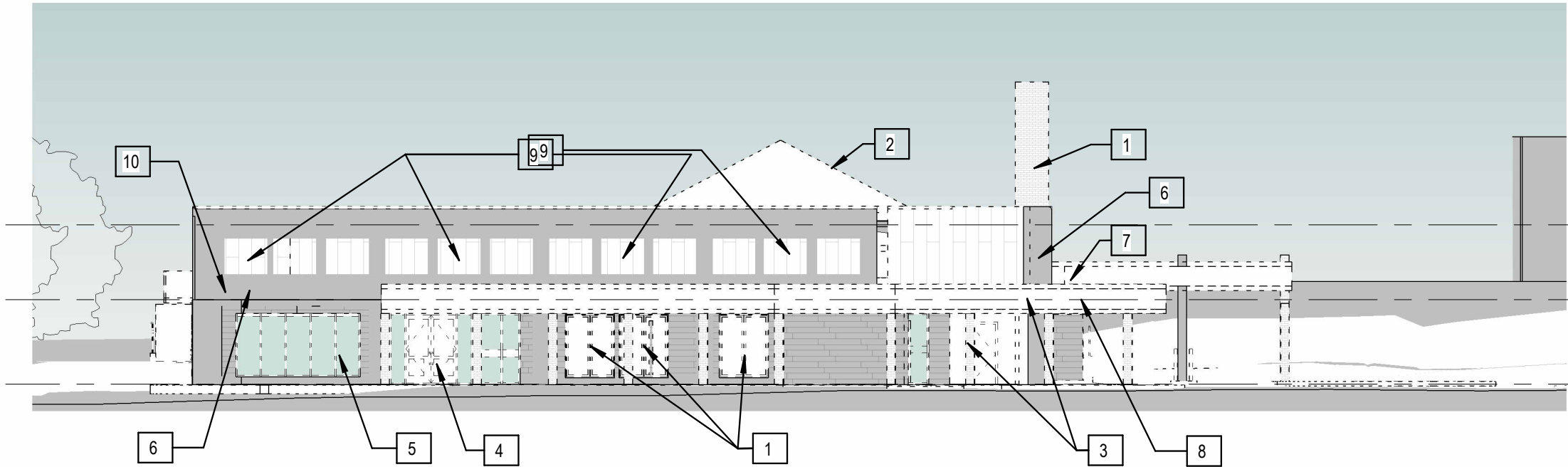
LEVEL 1 A

14'-3 5/8"

2

HDC DEMO ELEVATION EAST

1/16" = 1'-0"



ROOF A

32'-11"

LEVEL 2 A

24'-2 1/8"

LEVEL 1 A

14'-3 5/8"

1

HDC DEMO ELEVATION SOUTH

1/16" = 1'-0"

H2.01

EXISTING ELEVATIONS

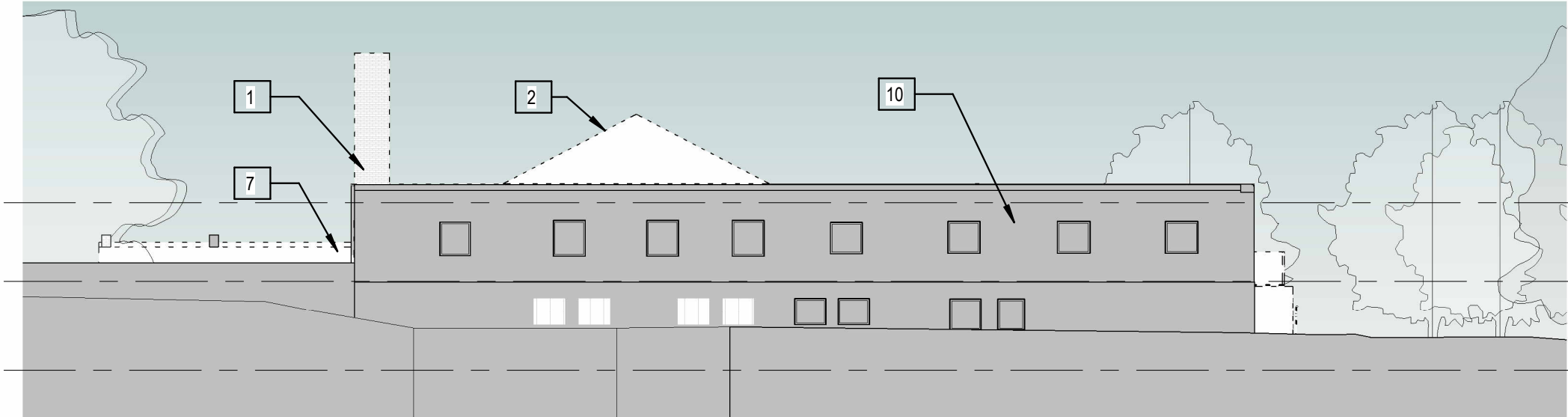
134 PLEASANT STREET


PORTSMOUTH, NH 03801


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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.

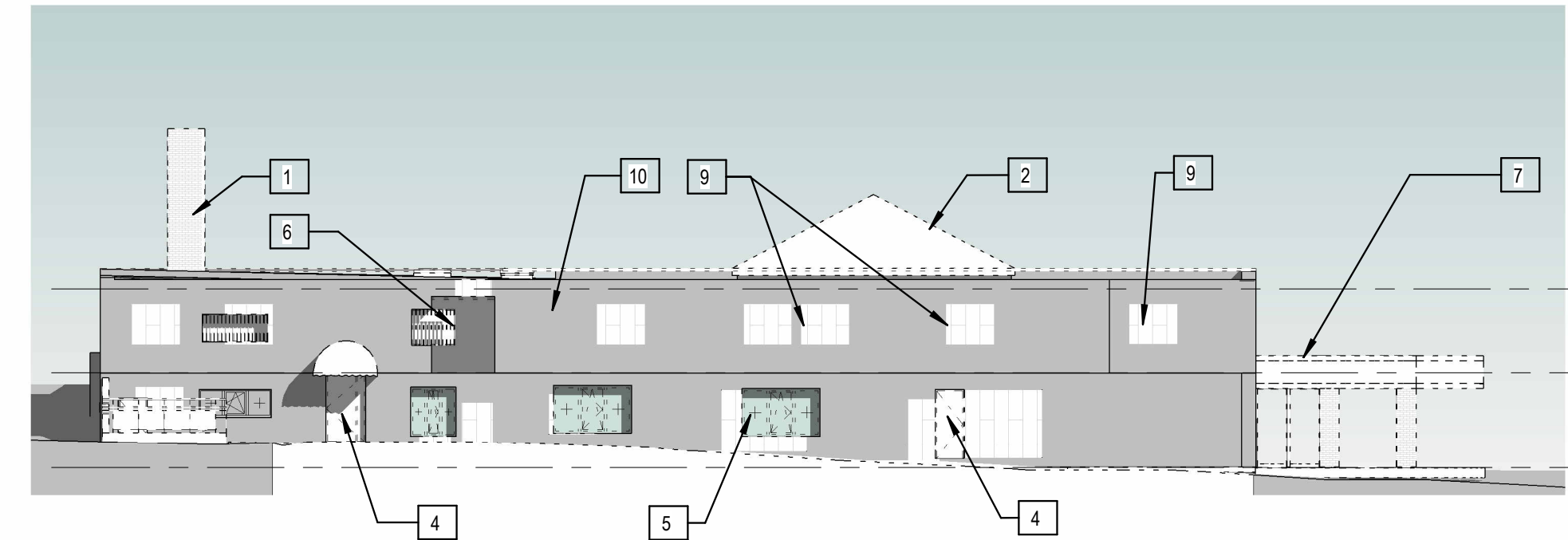



ROOF A
32'-11" 


LEVEL 2 A
24'-2 1/8" 


LEVEL 1 A
14'-3 5/8" 

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



ROOF A
32'-11" 

LEVEL 2 A
24'-2 1/8" 

LEVEL 1 A
14'-3 5/8" 

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"

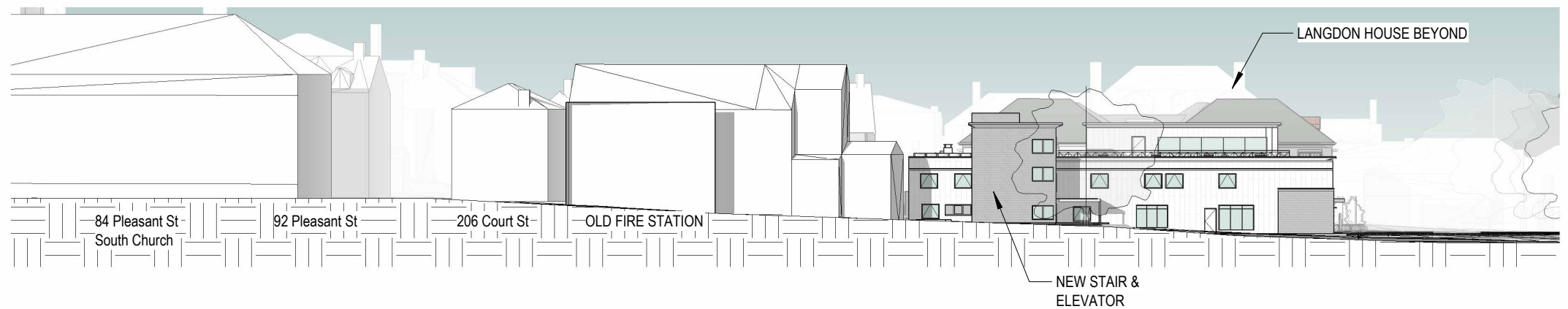
H2.10

SITE SECTIONS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

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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

09/19/2025





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



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

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

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

ROOF A

32'-11"

LEVEL 2 A

24'-2 1/8"

AVERAGE GRADE

18'-5 3/16"

LEVEL 1 A

14'-3 5/8"

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

09/19/2025





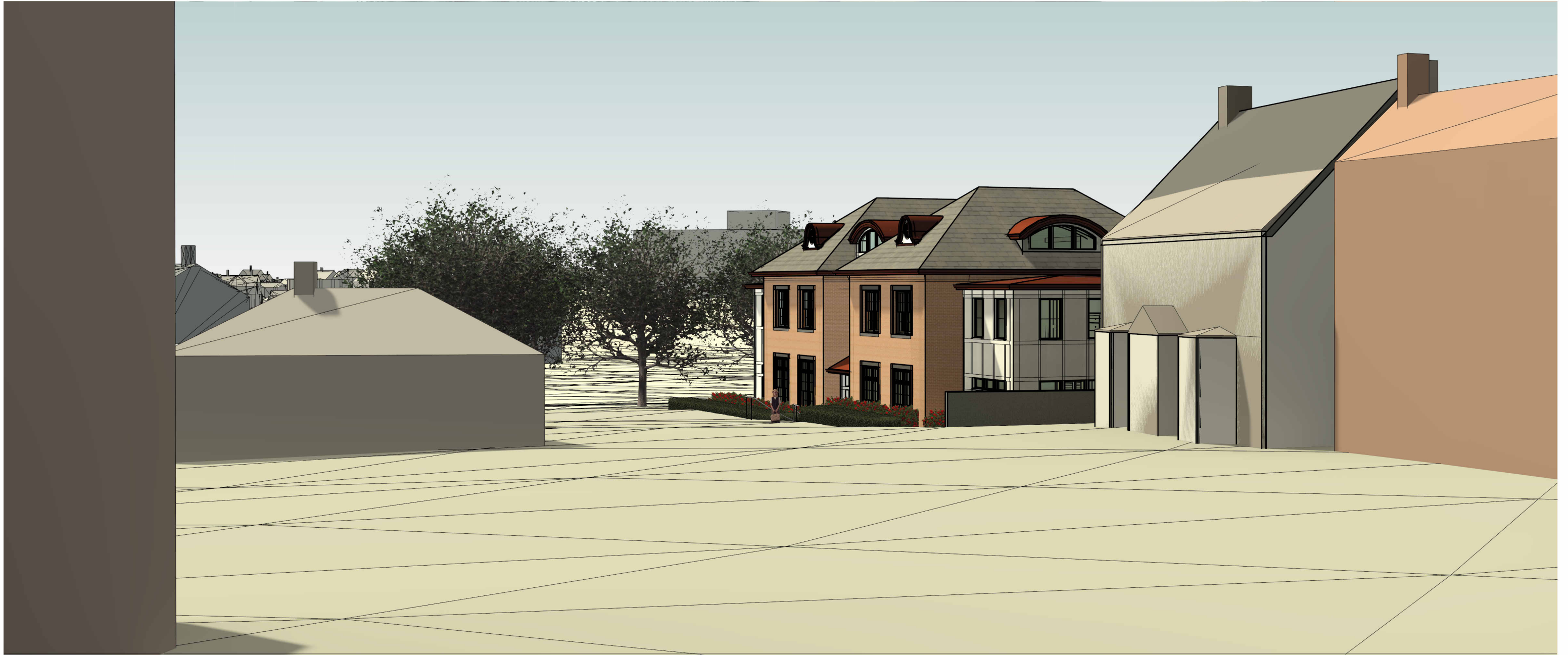
1 VIEW FROM PLEASANT AT PARROT LOT HDC



2 VIEW FROM JUNKINS AVENUE AT CITY HALL

H3.01 VIGNETTE
134 PLEASANT STREET
PORTSMOUTH, NH 03801

09/19/2025



1 VIEW FROM PLEASANT STREET AT TREADWELL HOUSE

H3.02

VIGNETTE
134 PLEASANT STREET
PORTSMOUTH, NH 03801

09/19/2025



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1 HDC PERSPECTIVE 01

H3.03

VIGNETTE
134 PLEASANT STREET
PORTSMOUTH, NH 03801

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3

HDC PERSPECTIVE 03



2

VIEW FROM BEHIND COURT HOUSE hdc

H3.04

VIGNETTE
134 PLEASANT STREET
PORTSMOUTH, NH 03801

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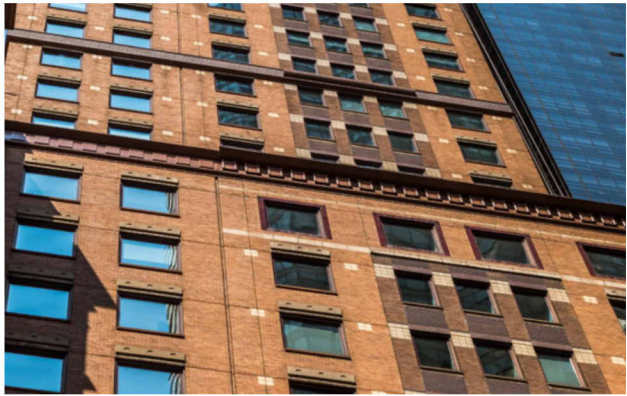


1 HDC BIRDSEYE SE

H3.05

BIRDSEYE AXONOMETRIC
134 PLEASANT STREET
PORTSMOUTH, NH 03801

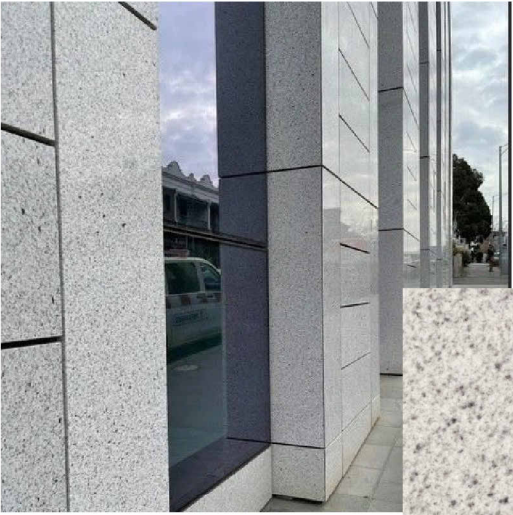
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GLAZED CLAY BRICK
GLEN GERY
COLOR: APRICOT ROSE
STANDARD SIZE 3 5/8"X2 1/4"X8"



ZINC COMPOSITE PANELS
RECESSED SEAM



GRANITE
BETHEL WHITE
THERMAL FINISH



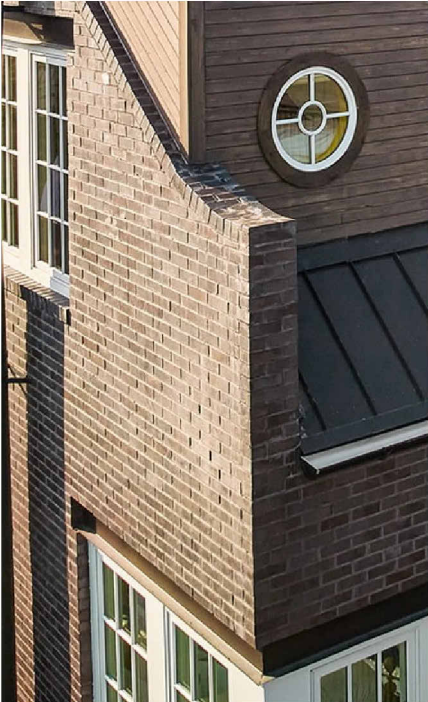
FIBER CEMENT
PANELS & TRIM
AFC - DECO
COLOR: IVORY
FINISH: SMOOTH



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

09/19/25

SYNTHETIC SLATE
ROOFING -
BACKGROUND

FIBER CEMENT

COPPER TRIM

4'-1"

R 2'-0"

6'-3"

ROOF B-1
42'-8"

1

ELEVATION OCULUS DORMER

1/2" = 1'-0"

SYNTHETIC SLATE
ROOFING -
BACKGROUND

FIBER CEMENT

COPPER TRIM

4'-10"

R 9'-11 1/2"

12'-1"

ROOF B-1
42'-8"

2

ELEVATION DORMER

1/2" = 1'-0"

H4.02

DETAIL
134 PLEASANT STREET
PORTSMOUTH, NH 03801

09/19/2025