

January 8, 2026

Mr. Peter Britz, Director of Planning & Sustainability
City of Portsmouth Planning & Sustainability Department
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: Request for Preliminary Conceptual Consultation
181 Hill Street, Portsmouth, NH
Map 125, Lot 0014 – Proposed Multi-Family Redevelopment

Mr. Britz:

On behalf of Hill Hanover Group LLC and C/O JPK Properties LLC (Owner/Applicant), we are pleased to submit the following materials in support of a Request for Preliminary Conceptual Consultation with the Planning Board for the above-referenced project.

The project is located on a parcel of land along Hill Street identified as Map 125, Lot 14 on the City of Portsmouth Tax Maps. The property is bounded to the north by Hill Street, a private street; to the east by Autumn Drive; to the south by Hanover Street; and to the west by an existing multi-family residential building. The site consists of approximately 16,127 square feet (0.37 acres) and is located within the Character District CD4-L1.

The site is currently developed with three dilapidated residential buildings. Each building is similar in size and massing, consisting of two stories with four residential units per building, for a total of twelve (12) existing dwelling units. Surface parking is currently provided along Hill Street and within driveways located between the buildings.

The proposed redevelopment includes a single three-story residential structure with a footprint area of approximately 9,306 square feet. The project proposes eighteen (18) residential units and includes an underground parking garage to reduce surface parking requirements, with minimal surface parking provided along Hill Street.

We look forward to the Planning Board's review and appreciate the Board's comments on this redevelopment project. Items that the design team would appreciate feedback include:

- Overall massing in context with the surrounding neighborhood
- Stepping of the differing building volumes
- Provision of all on-site parking through an underground parking garage

Enclosed, please find the following materials for the Board's review:

- Existing conditions survey
- Conceptual site plans
- Conceptual architectural plans

Please feel free to contact me directly should you have any questions or require additional information.

Regards,



Mark Gianniny, AIA
Principal

Cc: Bruce Summer, Owner
Jeff Sabin, JPK Properties LLC

OWNER'S AUTHORIZATION

I, Bruce Sommer, Owner/Applicant of 181 Hill Street, Tax Map 0125/0014, hereby authorize Portsmouth Architecture, PLLC to represent me before any and all City of Portsmouth Representatives, Boards and Commission for permitting this project.

11/7/26
Date: 11/7/26

Respectfully,

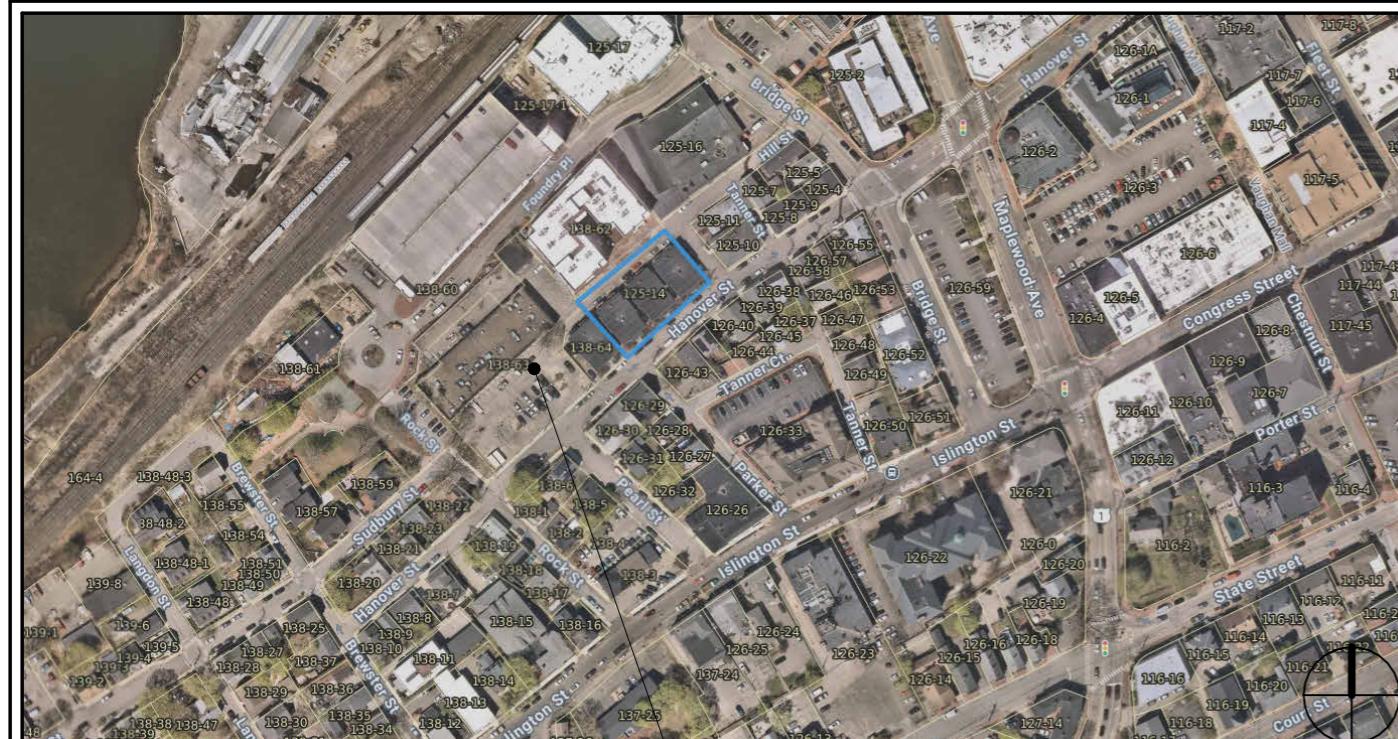


Bruce Sommer

HILL / HANOVER MULTI-FAMILY

CITY OF PORTSMOUTH PLANNING BOARD - DESIGN REVIEW JANUARY 2026

SHEET LIST - CONCEPT	
Sheet Number	Sheet Name
A0	COVER
C1	EXISTING CONDITIONS PLAN
A1	EXISTING - PERSPECTIVES
A2	EXISTING CONTEXT - APPROACH
A3	EXISTING CONTEXT - APPROACH
A4	CONCEPTUAL MASSING
A5	CONCEPTUAL HANOVER ST ELEVATION
A6	BASEMENT FLOOR PLAN
A7	1ST FLOOR PLAN
A8	2ND & 3RD FLOOR PLAN
1 OF 2	DESIGN REVIEW SITE PLAN
2 OF 2	DESIGN REVIEW NEIGHBORHOOD PLAN



181 HILL STREET (339-319 HANOVER STREET)
PORTSMOUTH, NEW HAMPSHIRE 03801

HILL / HANOVER MULTI-FAMILY
181 HILL STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

PROPOSED:

- 9,378 SF BUILDING FOOTPRINT
- 37,224 GROSS SF +/-
- BUILDING HEIGHT: 39'-6" +/- (VARIES ALONG GRADE)
- 18 TOTAL UNITS
- 37 PARKING SPACES
 - 17 GARAGE PARKING SPOTS
 - 14 DEEDED GARAGE SPOTS IN ADJACENT BUILDING GARAGE
 - 6 PARALLEL SPOTS

RELIEF REQUIRED:

- FRONT LOT LINE BUILD-OUT:
 - 60%-80% ALLOWED
 - 88.2% PROVIDED
- OPEN SPACE:
 - 25% REQUIRED
 - 8.5% +/- PROVIDED
- BUILDING FOOTPRINT: 9,378 SF
 - 2,500 MAX SF ALLOWED
 - 9,378 SF PROVIDED
- LOT AREA PER DWELLING UNIT:
 - 3,000 SF REQUIRED
 - 896 +/- SF PROVIDED
- LOT USE:
 - 8 UNIT MAX. MULTI-FAMILY DWELLING ALLOWED
 - 18 UNIT MULTI-FAMILY DWELLING

181 HILL STREET PORTSMOUTH, NH 03801			
CHARACTER DISTRICT ZONING REQUIREMENTS: CD4-L1			
	REQUIRED	EXISTING	PROPOSED
MAX. PRINCIPAL FRONT YARD (HANOVER STREET)	15' - 0"	2' - 9" +/-	0' - 6" +/-
MAX. SECONDARY FRONT YARD (AUTUMN STREET)	12' - 0"	4' - 1" +/-	8' - 0"
MIN. REAR YARD (HILL STREET)	10' - 0" FROM CENTER ALLEY	14' - 5" +/-	26' - 5" +/-
SIDE YARD SETBACK	5' - 0" MIN TO 20' - 0" MAX.	6' - 11" +/-	10' - 0"
FRONT LOT LINE BUILDOUT	60% MIN. TO 80% MAX.	81.50%	88.20%
MAX BUILDING BLOCK LENGTH	80' - 0"	157.76'	157.76'
MAX. FAÇADE MODULATION	50' - 0"	42' - 8"	50' - 0"
MAX. BUILDING COVERAGE	60%	7,134 SF +/-: 44.2%	9,378 SF +/-: 58.15%
MAX. BUILDING FOOTPRINT	2,500 SF	8,129 SF +/- (ALL BUILDINGS)	9,378 SF
MIN. LOT AREA	3,000 SF	16,127 SF +/-	16,127 SF +/-
MIN. LOT AREA PER DWELLING UNIT	3,000 SF	1,344 SF +/- (12 UNITS)	896 SF +/- (18 UNITS)
MIN. OPEN SPACE	25%	4.5% +/-	8.5% +/-
MAX. BUILDING HEIGHT	2-3 STORIES	2 STORIES	3 STORIES
	40' - 0"	25' - 0" +/-	39'-6" +/-
MAX. FINISH FLOOR ABOVE GRADE	3' - 0"	3'-0" +/- *VARIES*	0'-0" - 2'-6"
FAÇADE GLAZING	20% MIN. TO 40% MAX.	NOT CALCULATED	NOT CALCULATED
ROOF TYPE	FLAT, GABLE 6:12 - 12:12, HIP 3:12 MIN., GAMBREL 6:12 - 30:12, MANSARD 6:12 - 30:12	FLAT	FLAT, MANSARD, HIP
LOT USE	MULTI-FAMILY UP TO 8 UNITS	12 UNITS	18 UNITS
FAÇADE TYPES	PORCH	PORCH	PORCH
	STOOP		
	STEP		
	FORECOURT		
	RECESSED-ENTRY		
	DOORYARD		DOORYARD
PARKING	1.3 SPACES PER UNIT >750SF, 1 SPACE PER UNIT >500SF <750SF	14 DEEDED OFF-SITE SPACES, 10 ON-SITE: 24 TOTAL	37 TOTAL
	1 VISITOR SPACES PER 5 UNITS		14 DEEDED OFF SITE 17 GARAGE 6 OUTDOOR

1. RED INDICATED VARIANCE REQUEST

2. BLUE INDICATES EXISTING NONCONFORMITY

Page 1 of 1

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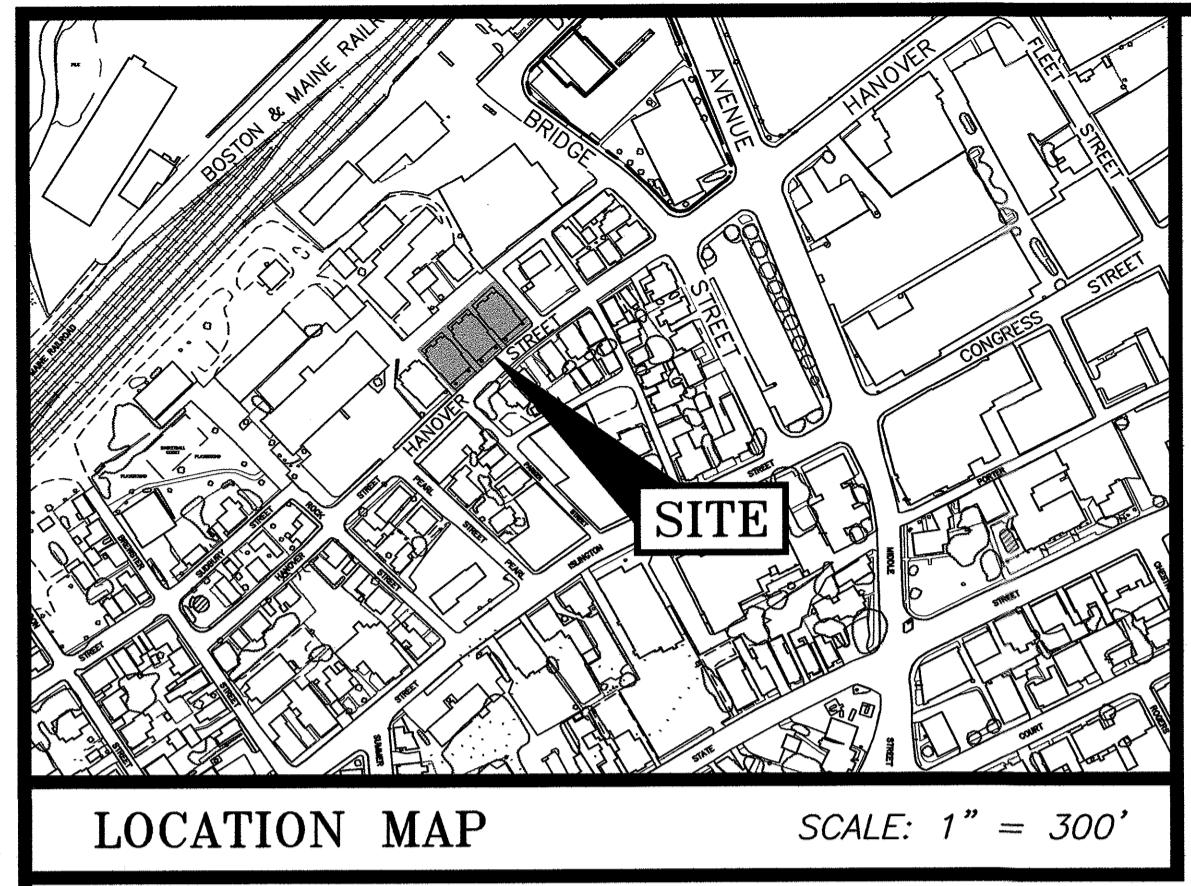
Project Number: 24083

NOT TO SCALE

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A0



LOCATION MAP

SCALE: 1" = 300'

PLAN REFERENCES:

1) LOT LINE RELOCATION PLAN TAX MAP 125, LOT 14 & TAX MAP 138, LOT 62, OWNERS OF RECORD: HILL HANOVER GROUP, LLC c/o JPK PROPERTIES, LLC 1 NEW HAMPSHIRE AVENUE. #125 FOR DEER STREET ASSOCIATES, 159-181 HILL STREET & 317-339 HANOVER STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED NOVEMBER 2013, FINAL REVISION DATE MARCH 6, 2014. R.C.R.D. PLAN D-38162.

2) UTILITY EASEMENT PLAN TAX MAP 125 – LOT 14 & TAX MAP 138 – LOT 62, OWNERS: HILL HANOVER GROUP, LLC & DEER STREET ASSOCIATES TO THE CITY OF PORTSMOUTH, 159-181 HILL STREET & 317-339 HANOVER STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED MARCH 2014, FINAL REVISION DATE MARCH 6, 2014. R.C.R.D. PLAN D-38163.

3) PARKING EASEMENT PLAN TAX MAP 125 – LOT 14 & TAX MAP 138 – LOT 62, OWNERS: HILL HANOVER GROUP, LLC & DEER STREET ASSOCIATES, 159-181 HILL STREET & 317-339 HANOVER STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED MARCH 2014, FINAL REVISION DATE MARCH 12, 2014. R.C.R.D. PLAN D-38164.

ABUTTERS:

125 10 N/F JEFFREY S. NAWROCK REVOCABLE TRUST 2001 1 AUTUMN STREET PORTSMOUTH, NH 03801 4042/2931
 125 11 N/F 136 HILL STREET CONDOS C/O PATRICK & DEANNA BOWER 17 CENTRAL STREET METHUEN, MA 01844 3895/0653
 125 16 N/F JOHN W. GRAY REVOCABLE TRUST 579 SACAMORE AVENUE UNIT 100 PORTSMOUTH, NH 03801 4327/2531
 126 29 N/F G. EDWARD COWEN JR. 33 GREAT BAY ROAD GREENLAND, NH 03840 5206/1770
 126 40 N/F SHERRY L. & JEFFREY A. WOOD 280 LOCKE ROAD RYE, NH 03870 5206/1770
 126 42 N/F LAURA A. CURRIER & JOHN CARTY 324 HANOVER STREET PORTSMOUTH, NH 03801 6008/0146
 126 43 N/F CHRISANTHOS & GREGORY VATISTAS 23 SILVER STREET ROCHESTER, NH 03867 4622/2307
 126 62 N/F FOUNDRY PLACE, LLC 157 DEER STREET PORTSMOUTH, NH 03801 5878/2856
 138 63 N/F KEARSARGE MILL CONDO MASTERCARD 361 HANOVER STREET PORTSMOUTH, NH 03801
 138 64 N/F HILL HANOVER GROUP 4 DURHAM POINT ROAD DURHAM, NH 03824
 125 16 NO # HILL STREET
 138 62 AUTUMN STREET
 125 10 HANOVER STREET

NORTH
 GRID
 NH SPC
 NAD83(2011)



AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
 Portsmouth, NH 03801-7114
 Tel (603) 436-9292
 Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 14.

2) OWNER OF RECORD:
 HILL-HANOVER GROUP, LLC
 c/o JPK PROPERTIES, LLC
 1 NEW HAMPSHIRE AVENUE, #125
 PORTSMOUTH, NH 03801
 4356/10
 R.C.R.D. PLANS D-38162, D-38163, & D-38164

3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4-L1 (LIMITED 1).

4) DIMENSIONAL REQUIREMENTS:
 CHARACTER DISTRICT 4-L1 (CD4-L1):
 MIN. LOT AREA: 3,000 S.F.
 FRONTAGE: NO REQUIREMENT
 SETBACKS:
 FRONT (MAX.) 15 FEET (PRIMARY)
 FRONT (MAX.) 12 FEET (SECONDARY)
 SIDE 5-20 FEET (MAX)
 REAR 5/10
 MAXIMUM STRUCTURE HEIGHT: 2-3 STORIES 40 FEET
 MAXIMUM STRUCTURE COVERAGE: 60%
 MAXIMUM BUILDING FOOTPRINT: 2,500 S.F.
 MINIMUM OPEN SPACE: 25%
 MINIMUM FRONT LOT LINE BUILDOUT: 60-80%

5) LOT AREA: 16,127 S.F., 0.3702 ACRES.

6) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 125, LOT 14 IN PORTSMOUTH, NH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS NGS PID OC0290 - B 2 1923.

9) PARCEL IS SUBJECT TO A 20' WIDE UTILITY EASEMENT. SEE R.C.R.D. 5518/2759.

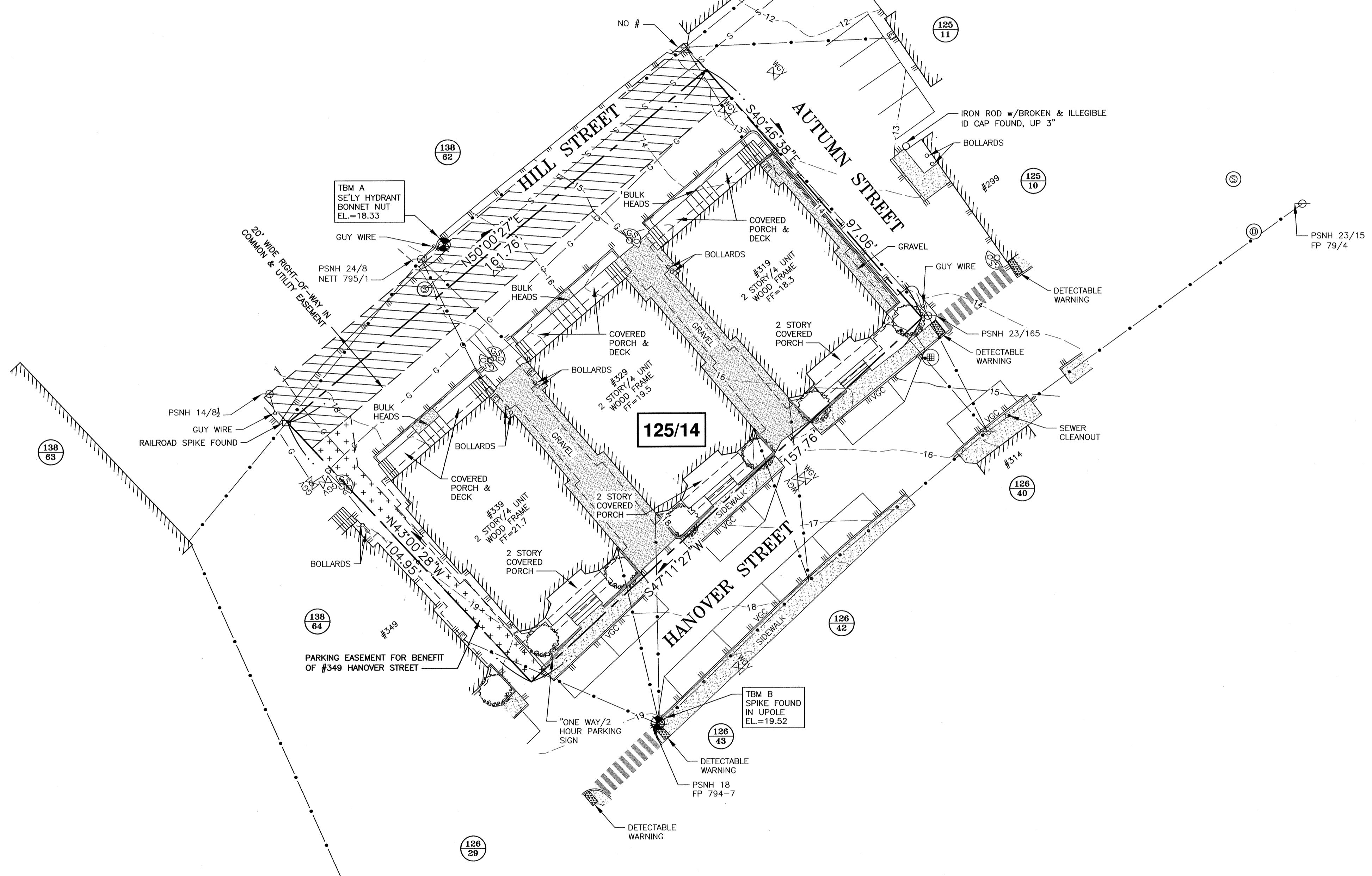
10) PARCEL IS SUBJECT TO AND BENEFITED BY A 20' WIDE RIGHT-OF-WAY IN COMMON. SEE R.C.R.D. 829/130.

11) PARCEL BENEFITS FROM AN EASEMENT FOR PARKING. SEE R.C.R.D. 5518/2747, SEE ALSO PARTIAL RELEASE R.C.R.D. 5751/1463.

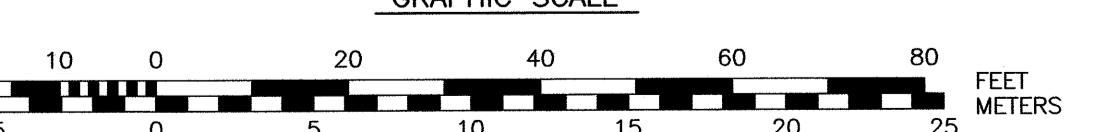
RESIDENTIAL BUILDING
HILL-HANOVER GROUP, LLC
181 HILL STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	9/27/21

REVISIONS



GRAPHIC SCALE



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS DATE

SCALE 1" = 20' SEPTEMBER 2021

EXISTING CONDITIONS PLAN

C1



HANOVER STREET ELEVATION OF 339 HANOVER STREET



HANOVER STREET ELEVATION OF 329 HANOVER STREET



HANOVER STREET ELEVATION OF 319 HANOVER STREET



HANOVER STREET ELEVATIONS OF
339-319 HANOVER STREET



AUTUM STREET ELEVATION OF 319 HANOVER STREET



HILL STREET ELEVATIONS OF 339-319
HANOVER STREET

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HILL / HANOVER MULTI-FAMILY
181 HILL STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

EXISTING - PERSPECTIVES
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HILL STREET APPROACH FROM NORTH EAST
(BRIDGE STREET)



HILL STREET APPROACH FROM NORTH EAST



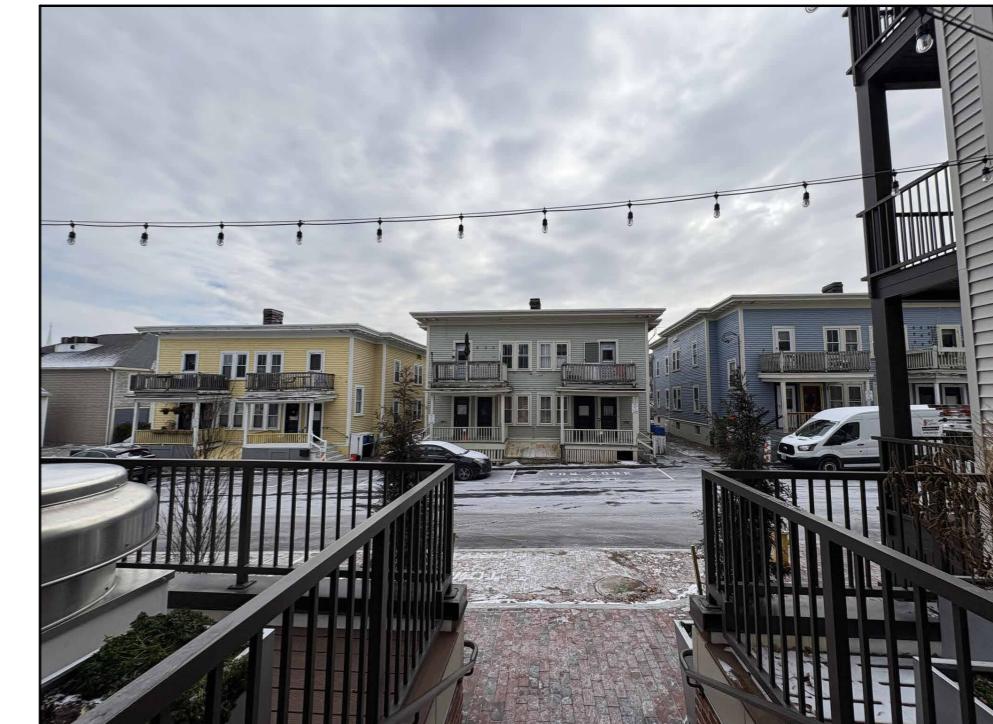
HILL STREET APPROACH FROM NORTH EAST
(AUTUMN STREET)



HILL STREET APPROACH FROM SOUTH WEST
(FROM 361 HANOVER STREET)



HILL STREET APPROACH FROM SOUTH WEST
(FROM 361 HANOVER STREET)



APPROACH FROM FOUNDRY PLACE APPARTMENTS

HILL / HANOVER MULTI-FAMILY
181 HILL STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

EXISTING CONTEXT - APPROACH
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HANOVER STREET APPROACH FROM SOUTH WEST
(PEARL STREET)



PARKER STREET APPROACH FROM SOUTH
(TANNER COURT)



PARKER STREET APPROACH FROM SOUTH



HANOVER STREET APPROACH FROM NORTH EAST
(BRIDGE STREET)



HANOVER STREET APPROACH FROM NORTH EAST
(TANNER STREET)



HANOVER STREET APPROACH FROM NORTH EAST
(AUTUMN STREET)

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HILL / HANOVER MULTI-FAMILY
181 HILL STREET
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EXISTING CONTEXT - APPROACH
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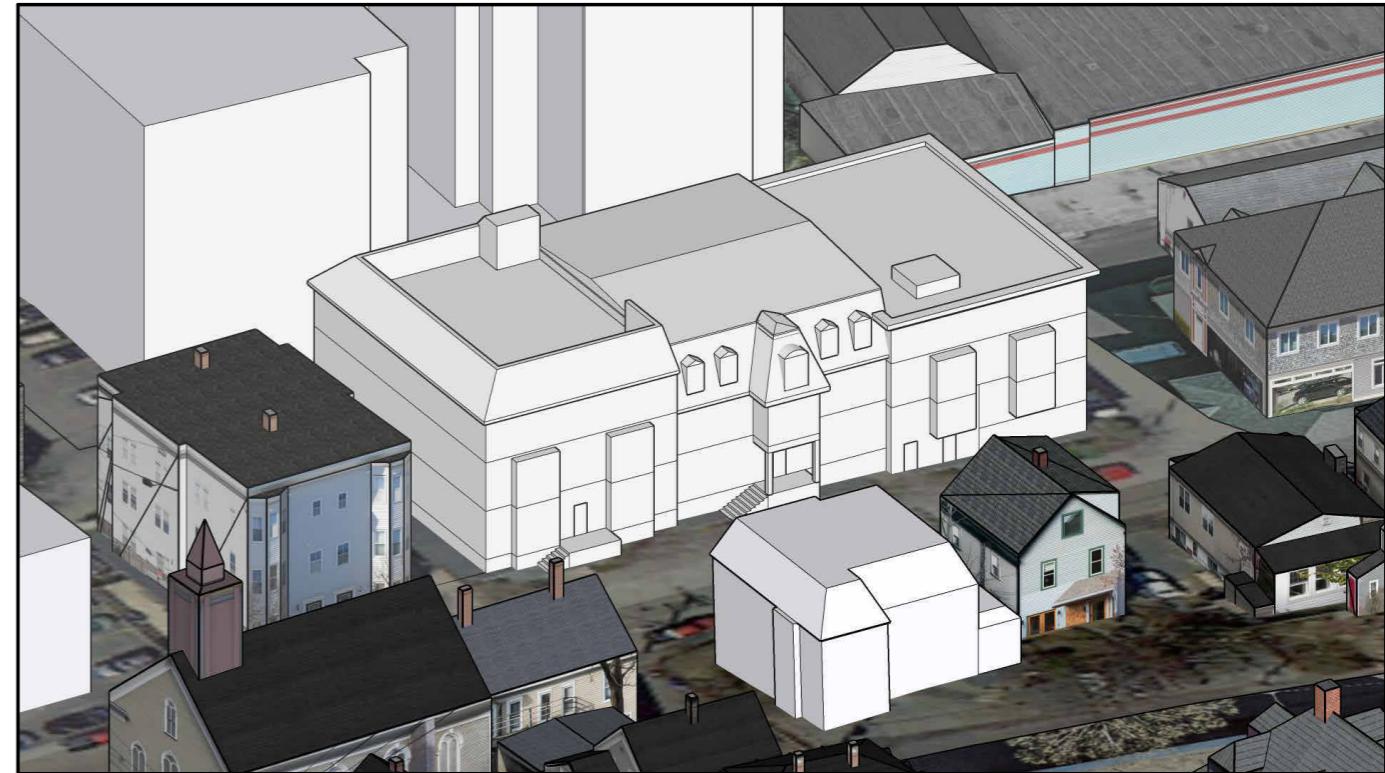


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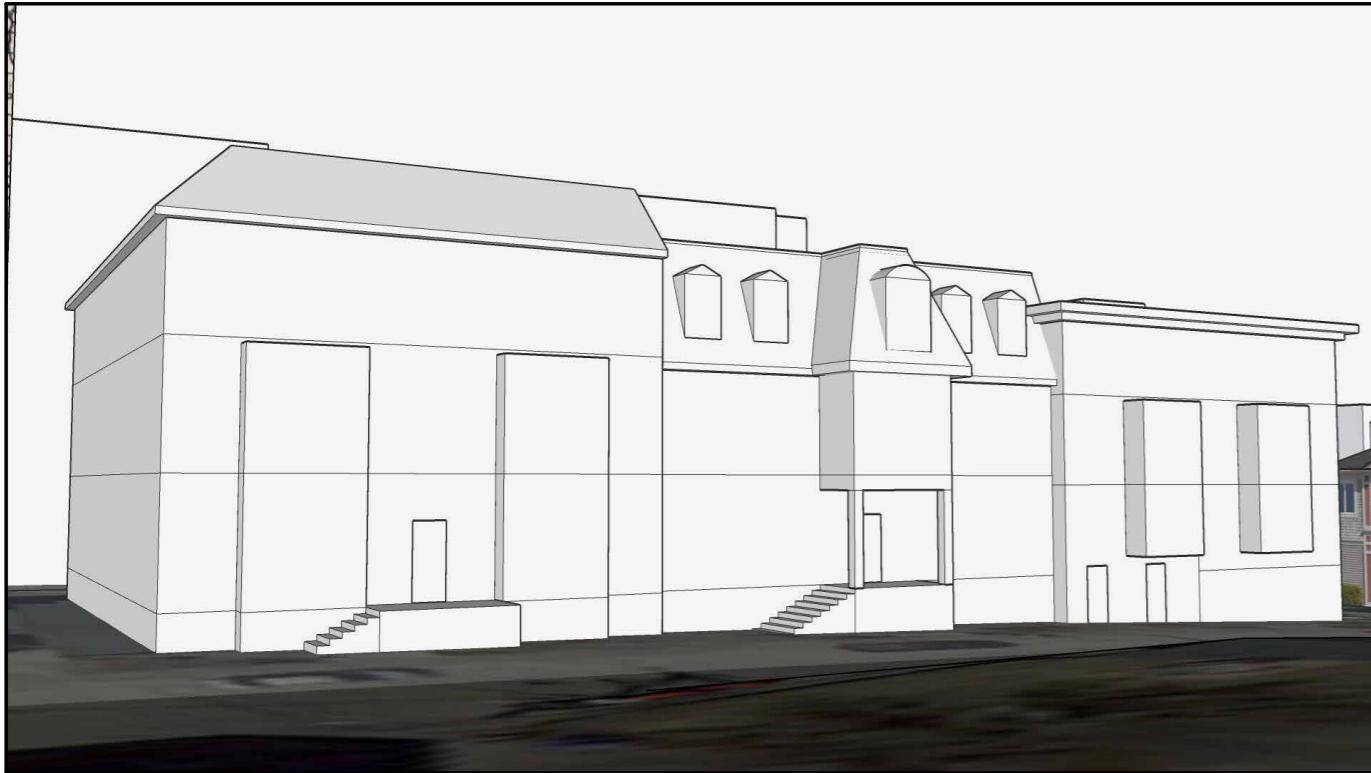
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AERIAL AXONOMETRIC FROM EAST



AERIAL AXONOMETRIC FROM SOUTH



PERSPECTIVE FROM PARKER STREET (PROPOSED 332 HANOVER STREET OMITTED)



PERSPECTIVE FROM HANOVER STREET LOOKING WEST

HILL / HANOVER MULTI-FAMILY
181 HILL STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

CONCEPTUAL MASSING
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HILL / HANOVER MULTI-FAMILY
181 HILL STREET
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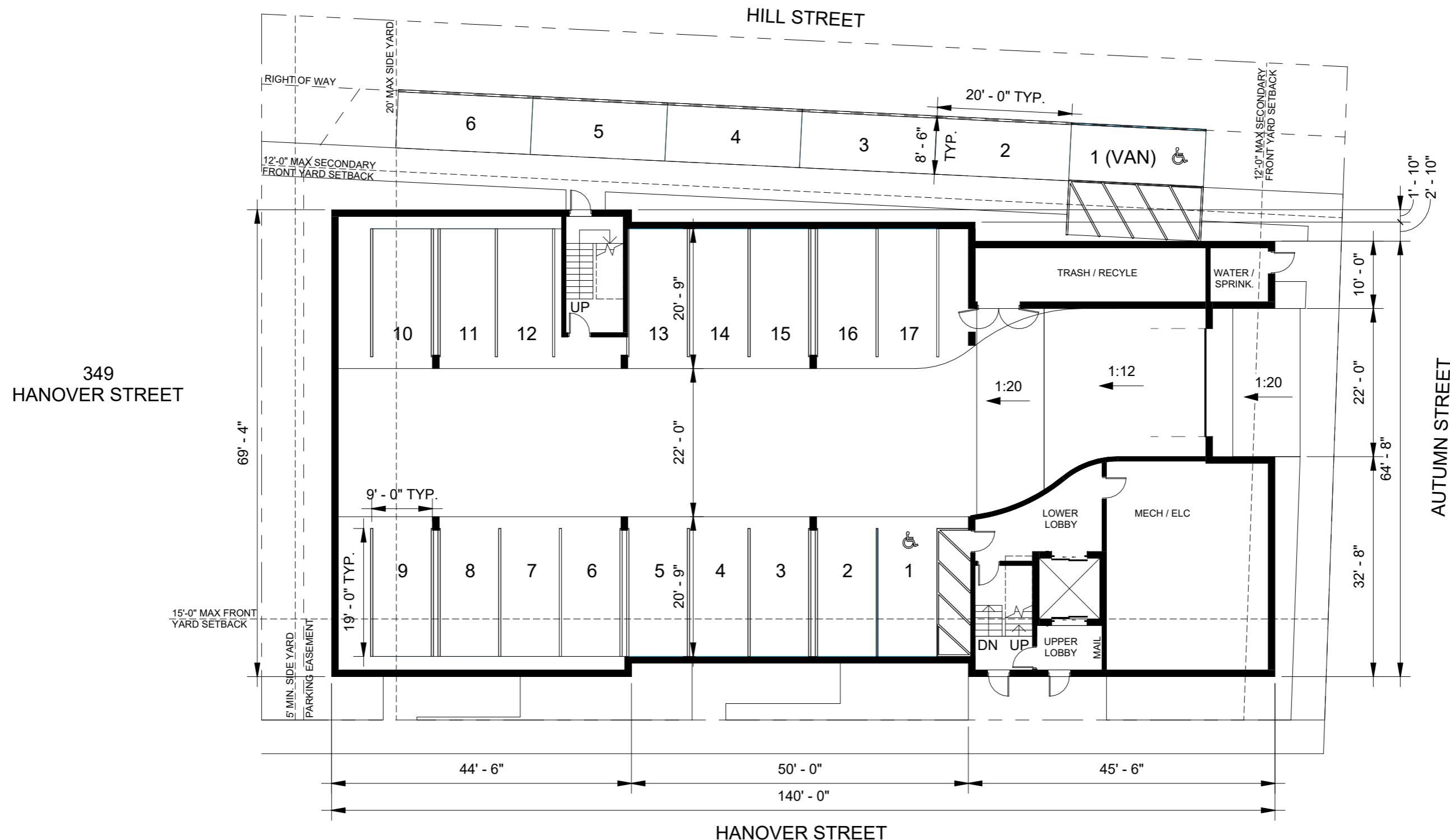
CONCEPTUAL HANOVER ST ELEVATION
CITY OF PORTSMOUTH PLANNING BOARD |
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Scale: 1/16" = 1'0"



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181 HILL STREET
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BASEMENT FLOOR PLAN
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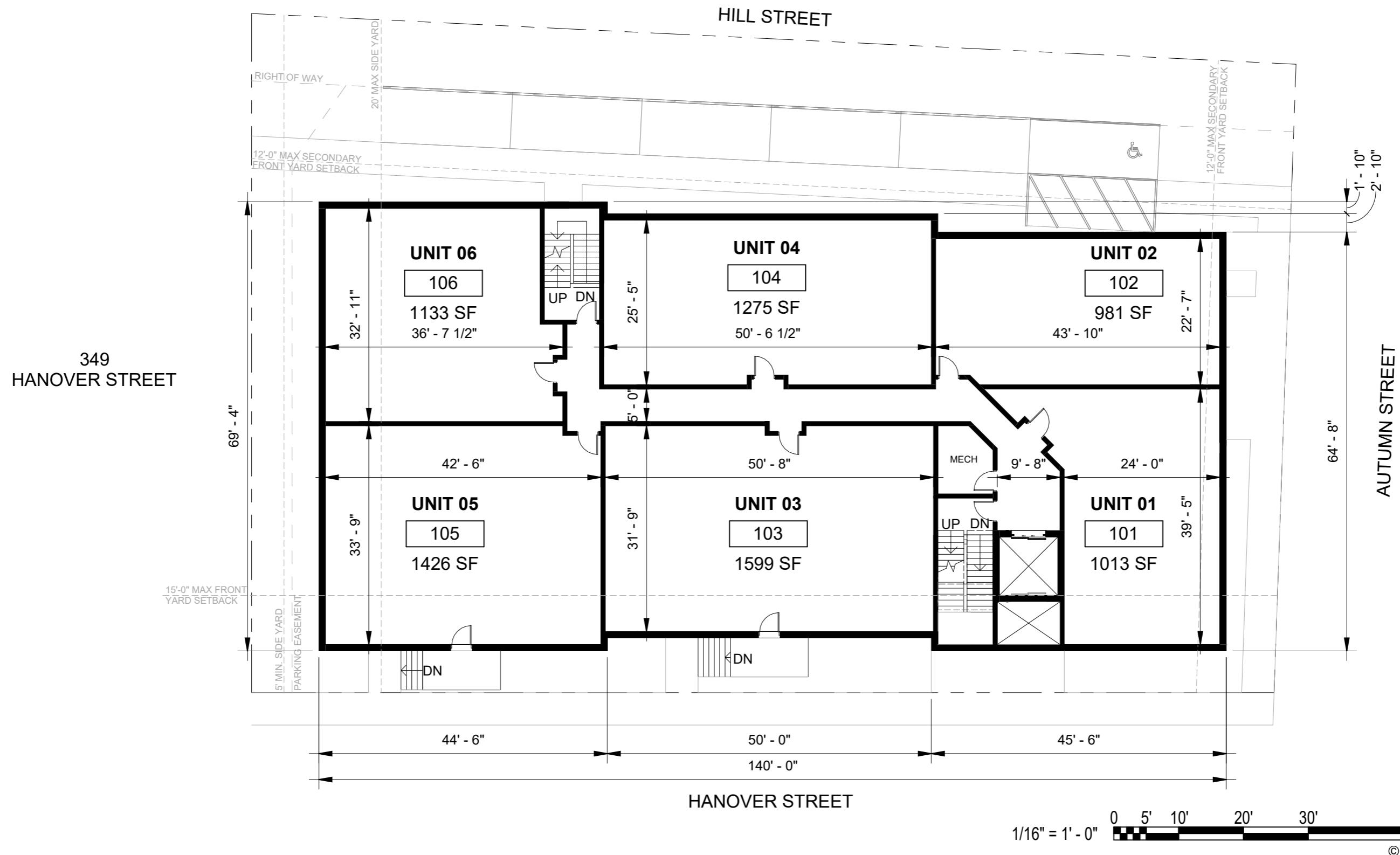
A6

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Project Number: 24083

Scale: 1/16" = 1' - 0"



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PORTSMOUTH, NEW HAMPSHIRE 03801

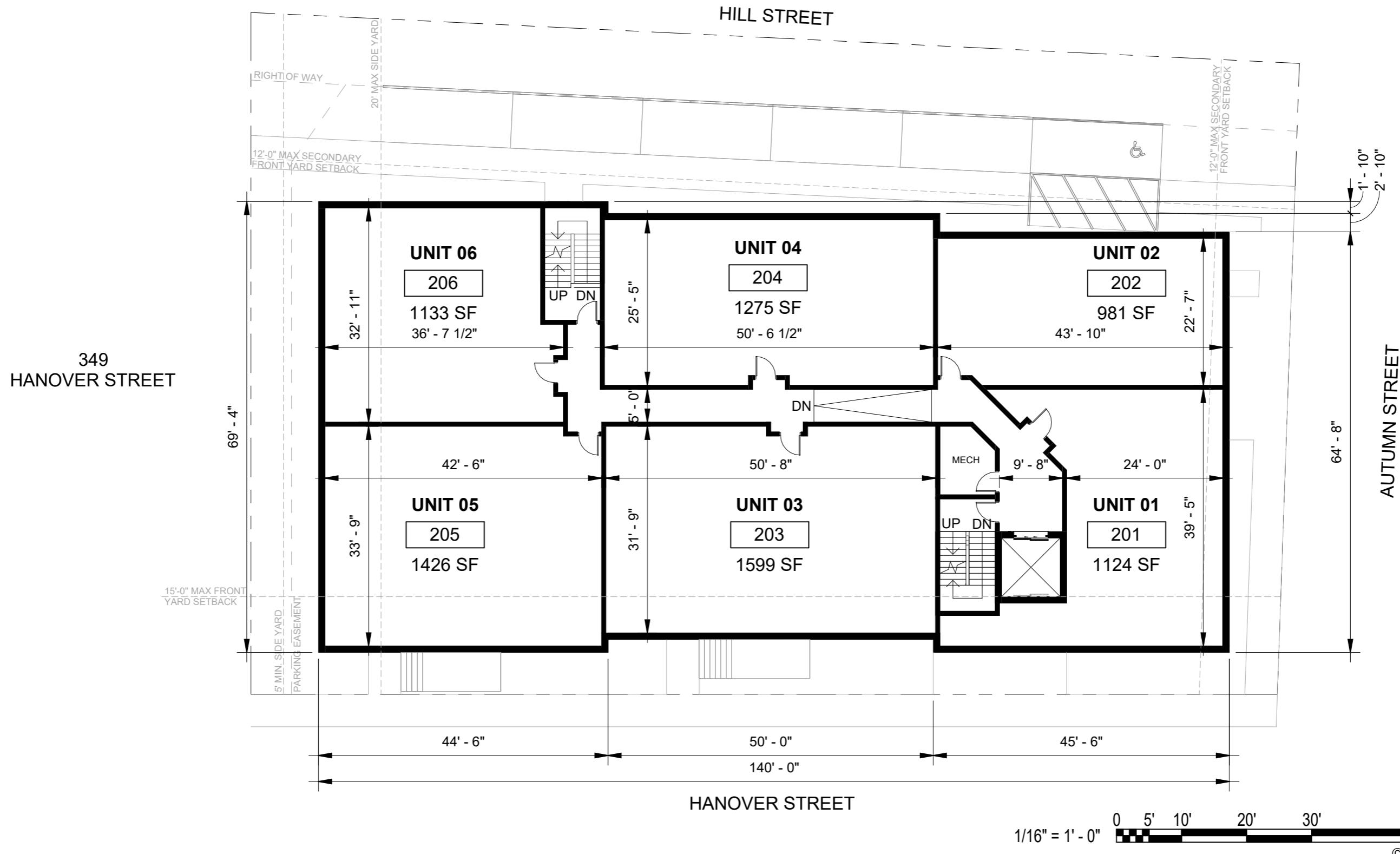
1ST FLOOR PLAN
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Project Number: 24083
Scale: 1/16" = 1' - 0"



HILL / HANOVER MULTI-FAMILY

181 HILL STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

2ND & 3RD FLOOR PLAN

CITY OF PORTSMOUTH PLANNING BOARD |
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umber: 24083
1/16" = 1'-0"

SITE SUMMARY

1. DESIGN INTENT – THIS PLAN IS INTENDED TO DEPICT THE PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING TOGETHER WITH ASSOCIATED PARKING AND ACCESSWAYS.
2. THE BASE PLAN USED WAS DEVELOPED FROM THE EXISTING CONDITIONS PLAN PREPARED BY AMBIT ENGINEERING, INC., DATED SEPTEMBER 27, 2021.
3. ZONING DISTRICT: PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4-L1 DISTRICT
4. PROJECT PARCEL: TAX MAP 125 – LOT 14 16,127 S.F. (± 0.37 AC.)

5. DIMENSIONAL REQUIREMENTS:

	CD4-L1	EXISTING	PROVIDED
MIN. LOT AREA:	3,000 S.F.	16,127 S.F.	16,127 S.F.
LOT AREA PER DWELLING:	3,000 S.F.	$\pm 1,344$ S.F.	± 896 S.F.
DWELLING UNITS PER BLDG:	8 (MAX)	4 (12 TOTAL)	18
FRONT SETBACK:			
HANOVER STREET (PRIMARY)	15' MAX	$\pm 2.7'$	$\pm 0.5'$
AUTUMN STREET (SECONDARY)	12' MAX	$\pm 4.6'$	$\pm 8.0'$
SIDE SETBACK:	5' MIN – 20' MAX	± 6.8	$\pm 10.0'$
REAR SETBACK:	5' FROM LOT LINE OR 10' FROM C/L ALLEY	$\pm 26.9'$	$\pm 26.4'$
FRONT LOT LINE BUILD-OUT:	60% MIN – 80% MAX	$\pm 78.1\%$	$\pm 88.2\%$
MAX. BLDG. BLOCK LENGTH:	80'	$\pm 157.76'$ (EXIST)	$\pm 157.76'$
MAX. BLDG. FOOTPRINT:	2,500 SF	$\pm 8,129$ SF	$\pm 9,378$ SF
MAX. BLDG. COVERAGE:	60%	$\pm 51.4\%$	$\pm 58.15\%$
MIN. OPEN SPACE:	25%	$\pm 4.5\%$	$\pm 8.5\%$
MAX. BUILDING HEIGHT:	40' (2-3 STORIES)	25'+	$\pm 39'-6"$
MAX. FINISHED FLOOR ABOVE SIDEWALK:	36"	$\pm 36"$	$\pm 30"$

PARKING REQUIREMENTS:

DWELLING UNITS: 1.3 SPACES PER DWELLING UNIT
12 UNITS \times 1.3 = 15.6 (16 SPACES)

VISITOR SPACES: 1.0 PER 5 UNITS
12 UNITS/5 \times 1.0 = 2.4 (3 SPACES)

TOTAL PARKING REQUIRED: 19 SPACES TOTAL

PARKING SPACES PROVIDED: 17 (BASEMENT)
6 (EXTERIOR)
23 TOTAL

DRAWN BY: CDB
APPROVED BY: CDB
DRAWING FILE: 5608_SITE.DWG

SCALE: 22" X 34" = 1" = 10'
11" X 17" = 1" = 20'

OWNER: HILL-HANOVER GROUP LLC
C/O JPK PROPERTIES LLC

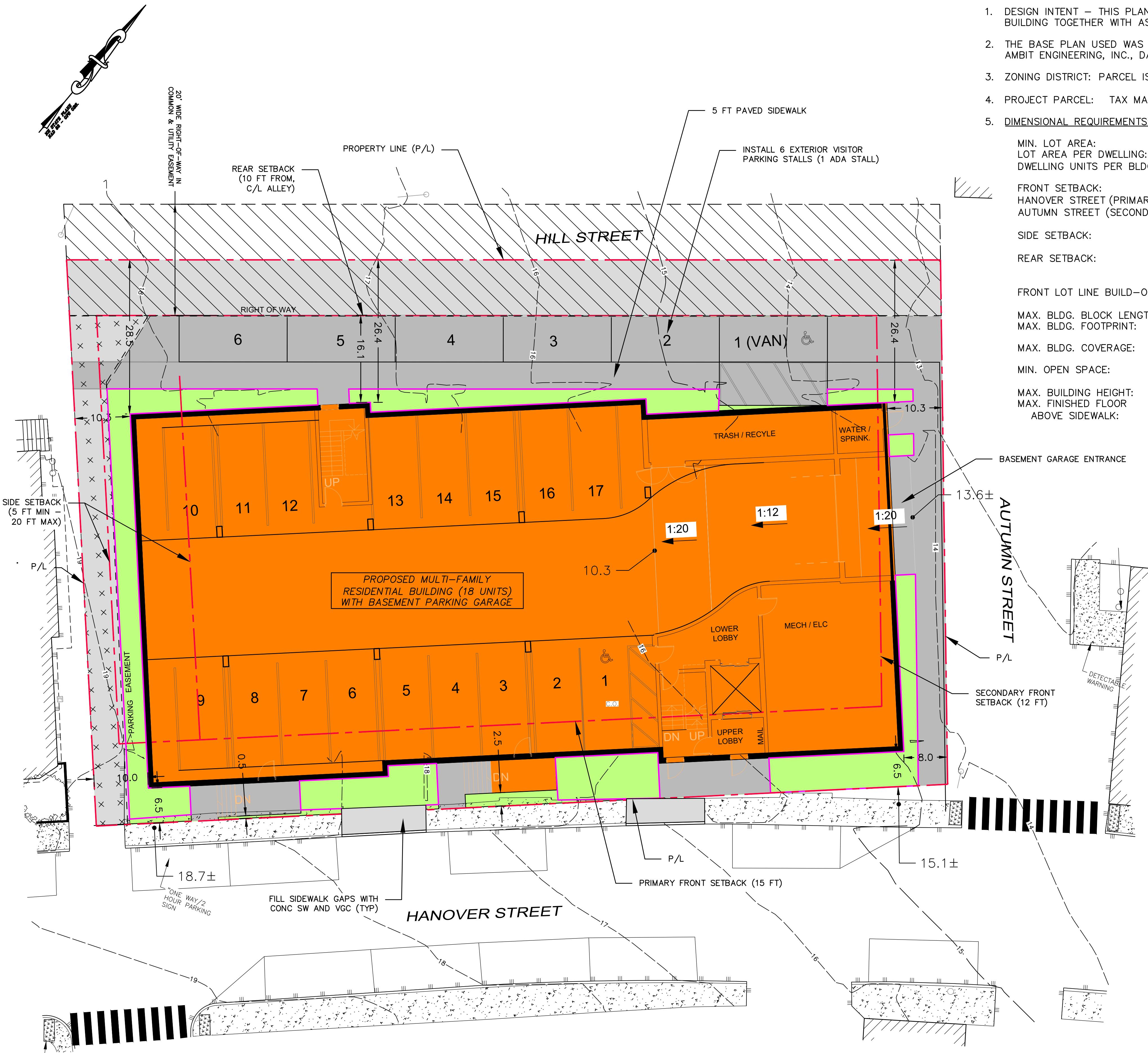
1 NEW HAMPSHIRE AVENUE, SUITE #125
PORTSMOUTH, NH 03801

PROJECT: HILL / HANOVER
MULTI-FAMILY
181 HILL STREET
PORTSMOUTH, NH 03801

TITLE: DESIGN REVIEW
SITE PLAN

SHEET NUMBER: 1 of 2

P5608.dwg



ENGINEER:
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www.altus-eng.com

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ISSUED FOR:
DESIGN REVIEW

ISSUE DATE:
JANUARY 8, 2026

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NO. DESCRIPTION BY DATE
0 TECHNICAL REVIEW CDB 01/08/26

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APPROVED BY: CDB
DRAWING FILE: 5608_SITE.DWG

SCALE: 22" X 34" = 1" = 10'
11" X 17" = 1" = 20'

OWNER: HILL-HANOVER GROUP LLC
C/O JPK PROPERTIES LLC

1 NEW HAMPSHIRE AVENUE, SUITE #125
PORTSMOUTH, NH 03801

PROJECT: HILL / HANOVER
MULTI-FAMILY
181 HILL STREET
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TITLE: DESIGN REVIEW
SITE PLAN

SHEET NUMBER: 1 of 2

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REVISIONS
NO. DESCRIPTION BY DATE
0 TECHNICAL REVIEW CDB 01/08/26

DRAWN BY: CDB
APPROVED BY: CDB
DRAWING FILE: 5608_SITE.DWG

SCALE:
 $22'' \times 34'' = 1'' = 50'$
 $11'' \times 17'' = 1'' = 100'$

OWNER:
HILL-HANOVER GROUP LLC
C/O JPK PROPERTIES LLC
1 NEW HAMPSHIRE AVENUE, SUITE #125
PORTSMOUTH, NH 03801

PROJECT:
HILL / HANOVER MULTI-FAMILY
181 HILL STREET
PORTSMOUTH, NH 03801

TITLE:
DESIGN REVIEW
NEIGHBORHOOD PLAN

SHEET NUMBER: