

7 August 2025

Rick Chellman, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for Conceptual Site Plan Review at 134 Pleasant Street, Proposed Revision to Banking, Retail, and Co-Living Development

Dear Mr. Chellman and Planning Board Members:

On behalf of Double MC, LLC, we are pleased to submit the attached for **Concept Site Plan Review** for the above-mentioned project and request that we be placed on the agenda for your **August 21, 2025**, Planning Board Meeting. The property is shown on the City of Portsmouth Assessors Map 116 Lots 30.

The project is located at 134 Pleasant Street, adjacent to a Right-of-Way which is a part of the city Parrott Avenue Parking lot. The project is within the City of Portsmouth Character District 4 (CD4) and Historic District Commission (HDC) Zoning Districts. The site is currently developed with an existing building and a surface parking lot. The current use is a banking facility with drive-up, and offices.

Project Overview

The project consists of the adaptive reuse of the existing structure, with horizontal and vertical building expansions, and below grade (basement) parking. New exterior treatments and entrance locations are proposed, along with re-imaged pedestrian friendly sidewalks and landscaping improvements. The proposal is to increase the banking footprint (keeping the drive through – although in a revised location), adding retail space, and adding Coliving. The Coliving will be designed in accordance with the recently adopted 10.815 Coliving Section of the Portsmouth Ordinance, subject to potential modifications as the design evolves.

Site Zoning

The project is within the City of Portsmouth Character District 4 (CD4) Zone. Proposed residential use at the site is designed to be Coliving, per the recently adopted Portsmouth Zoning Ordinance (PZO). The revision to Coliving reduces the parking required under the PZO, as the Coliving component under Section 10.815.31.1 does not require parking, as the project is within 600 feet of municipal parking. The Planning Board may consider and grant deviations from the Coliving standards, if any are found to exist. It is the Planning Department's opinion that variances are required for the relocated drive-up.



Site History

First National Stores, Inc. purchased and merged the Universalist Church's two lots in 1952: the empty lot of the burned church, and the parsonage house lot. They also purchased a vacant lot behind these two lots from the City of Portsmouth and merged it with the other two lots, creating one lot, large enough to support a modern grocery store with parking lot. First National Stores, Incorporated was formed in April 1925 as a merger of three New England grocers; the John. T. Connor Company, Ginter Company and O'Keefe's, Incorporated. The Economy Grocery Company (Connecticut) was acquired in 1929. The Nicholson-Thackray Company (Rhode Island), Davey Brothers Company (Connecticut) and Modern Grocery Company (also of Connecticut), were bought during 1929, as well. With these mergers, First National Stores operated 2,002 units. They developed a prototype architectural design in the 1950's, with large storefront windows, and a decorative trellis banding along the wide flat roof. This style was replicated across the nation and became the basis of design for the mid-century supermarket chain. First National's "private label" merchandise underwent a massive re-labeling program during 1968, with the new "Finast" branding used. In 1978, Pic-N-Pay acquired First National Stores. In 1982, they sold the Pleasant Avenue property to Portsmouth Trust Bank, preferring to focus on their existing Pic-N-Pay store on Islington Street. At this time the building underwent a major remodel, recladding the stone with brick and granite, and adding large canopies to the east and south. Portsmouth Trust sold to First NH Bank, who later sold to Citizens Bank. In 1998 it was purchased by a private landowner, and then was sold in 2023 to the current owner, Double MC, LLC.

Vehicular and Pedestrian Circulation

The proposed site pedestrian connections are to the 4 main entrances: the north alley from the Pleasant Street sidewalk, the east retail storefront from the Pleasant Street sidewalk, the main banking entrance on the south side in the parking area, and the west entrance, adjacent to the vehicular ramp to the garage basement parking level, where parking spaces are provided.

The plan shows a revision to the west end of the current city / site parking arrangement. An existing awkward turning movement is being replaced with an easier design and landscape area, which creates three additional parking spaces in the Parrott Avenue parking lot, and also contributes to a situation where cars looking to get to the Parrott Avenue parking lot from Court Street will be less likely to cut through the PHA Housing / City Fire Station properties.

Screening and Landscaping

The site landscaping consists of the preservation of significant trees on the south and east side, and the addition of landscaping on the east side, along Pleasant Street, and the west side, along a pedestrian access corridor to Court Street. The design is detailed on the Landscape Plans.

Water and Sewage Systems

The municipal water and sewer systems should not be impacted by the change in the proposed use to Coliving residential, and the building expansion.



Stormwater Management

The site drainage patterns will remain, with some opportunities to increase stormwater treatment.

Site Lighting

Site lighting will be introduced on pedestrian corridors to provide a welcoming and safe pedestrian experience. Parking lot lighting will remain at the same levels.

Site Utilities and Solid Waste

Site utilities include natural gas, underground electric and communications services will be revised as needed to service the facility. Solid waste can be collected within the building and disposed privately.

Submission

The submission includes parking calculations, site photographs, a site history timeline, and a copy of the plan showing the adjacent right-of-way.

The following full-size plans are included in our submission:

- Cover Sheet: This shows the Development Team, Legend, Site Location, and Site Zoning.
- Site Orthophoto Plan V103: This plan shows the existing site, and the site relationship to the NHDES Shoreland Zone.
- Existing Conditions Plan V101: This plan shows the site boundary and the existing development area conditions in detail.
- Demolition Plan C101: This plan shows site demolition.
- Site Plan C102: This plan shows the proposed building expansion improvements.
- Architectural Plans - Floor Plans showing the proposed revision to Coliving.

We look forward to Planning Board review of this submission and look forward to an in-person presentation at your meeting.


Sincerely,



John R. Chagnon, PE

P:\NH\5010156-McNabb_Properties\1532-134 Pleasant St., Portsmouth-JRC\03-WIP_Files\Applications\City of Portsmouth PB Concept\Planning Board Site Plan Submission Letter 2025.08.06.doc



	134 Pleasant Street					
	Parking Analysis					
	August 6, 2025					

Residential: Coliving					TOTAL
Level	SUITE No.	QTY Sleeping Units	Area (sf)	spaces/unit	
Level 1	103	8	5,605	0.25	2.00
Level 2A	201	9	4,318	0.25	2.25
Level 2A	202	14	7,994	0.25	3.50
Level 2B	203	12	5,888	0.25	3.00
subtotal	4	43			10.75
Visitor Parking - 1 space per every 5 dwelling unit (Coliving Suite)					0.00
subtotal - Residential Coliving, automobile parking required, round up					11
Deduction for Coliving within 600' of municipal parking					(11)
Total, Residential Coliving, automobile parking required, round up					0

Commercial: Bank & Retail						
level	Suite No.	Use	Area (sf)	sf/parking space	TOTAL spaces	
Level 1	101A	Office Use, Retail Bank	6,223.79	350.00	17.78	
Level 1	101B	Office Use, Financial Services	4,788.57	350.00	13.68	
Level 1	102	Retail	4,316.90	350.00	12.33	
Total, Commercial Bank & Retail ROUND UP)						44

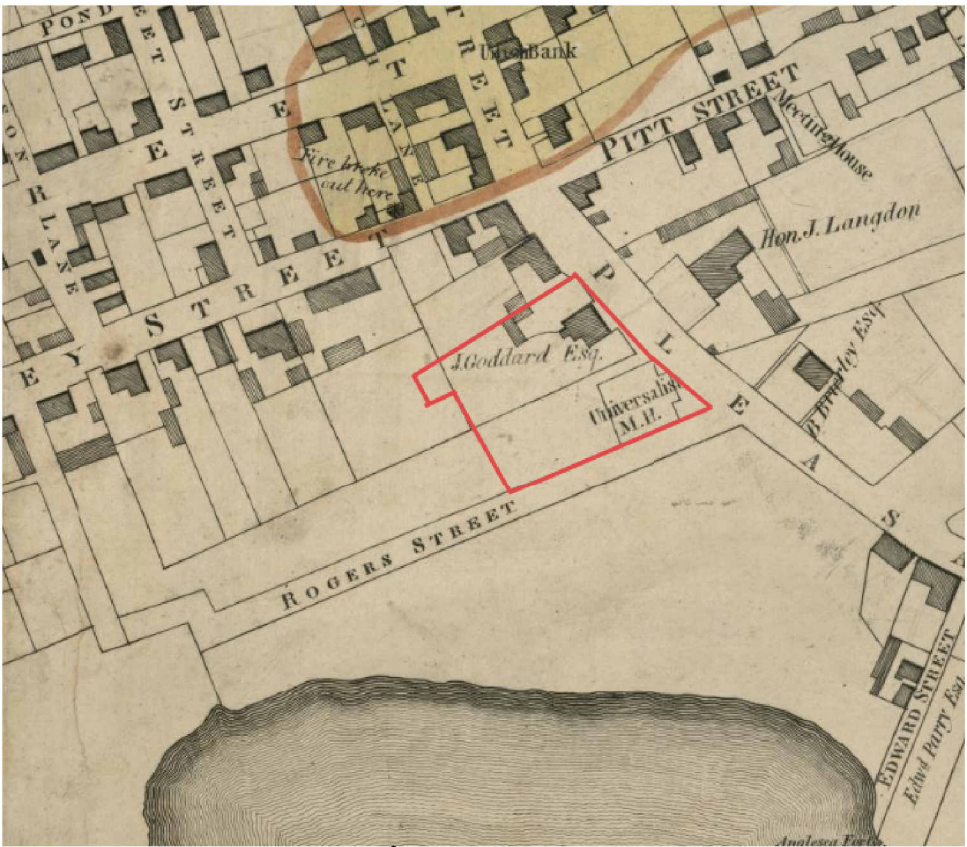
Bicycle Parking						
use	spaces required per use			TOTAL		
multifamily dwellings	1 bicycle per 5 dwelling units where > 4 dwelling units			0	n/a, not > 4 dwelling units	
bicycle parking provided	outside			10		
bicycle parking provided	inside			32		
total bike parking provided				42		
Car parking deduction = 1 car space for 6 excess bikes provided, max 5%:						
max deduction 5% allowed	2.2	parking spaces deduction			Rounded dn	(2)
Total Auto Parking Required (adjusted)					Rounded Up	42

parking proposed - outside						27
parking proposed - inside						33
Total parking proposed						60
EXCESS beyond Required (Defecit)						18
Existing total available onsite today						38
Proposed Net Increase (reduction) in						22

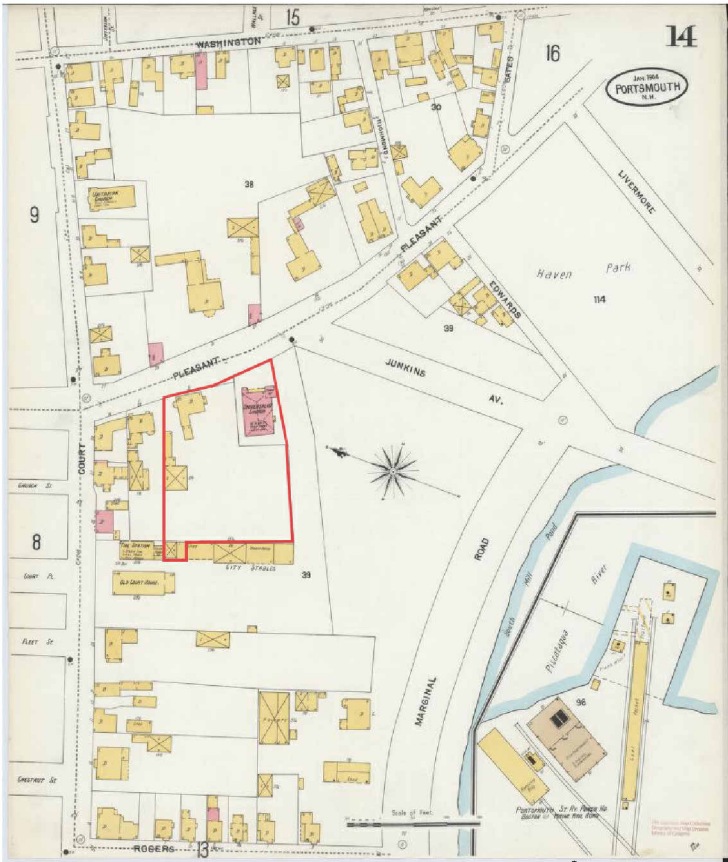


H0.2 EXISTING PHOTOS
**134 PLEASANT STREET
 PORTSMOUTH, NH 03801**

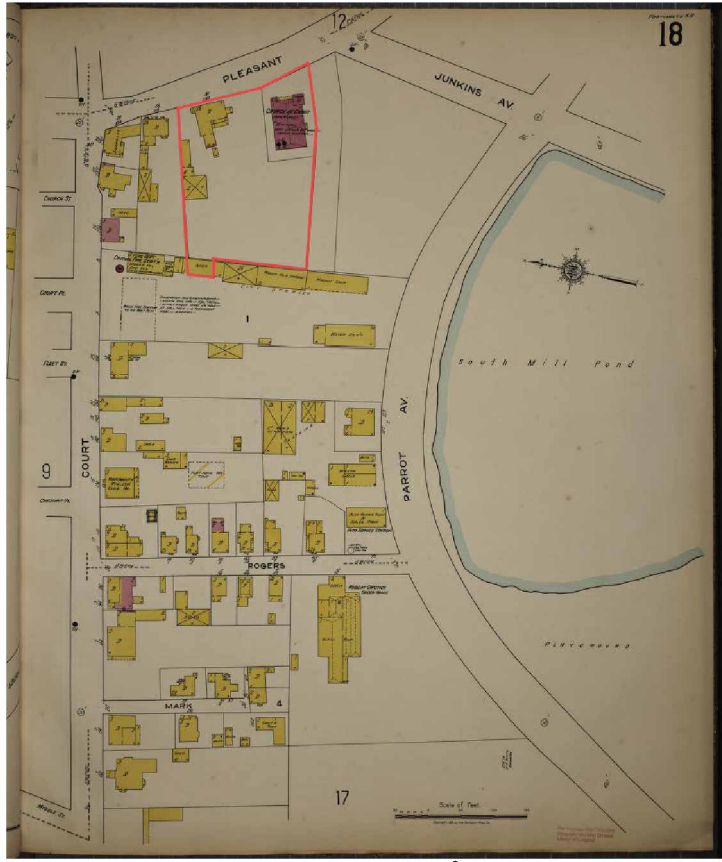
07/25/2025



1813
UNIVERSALIST CHURCH & HOUSING



1904
UNIVERSALIST CHURCH & HOUSING



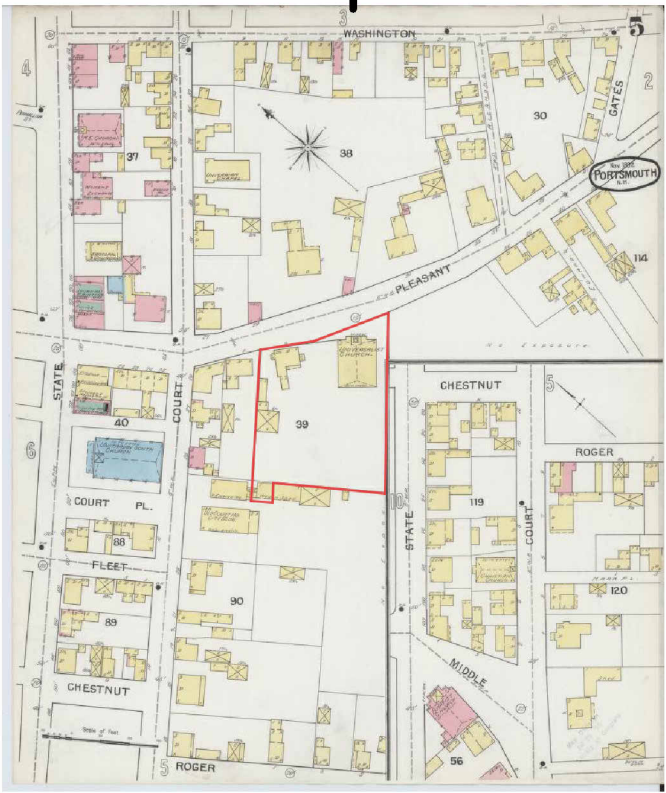
1920
UNIVERSALIST CHURCH & HOUSING



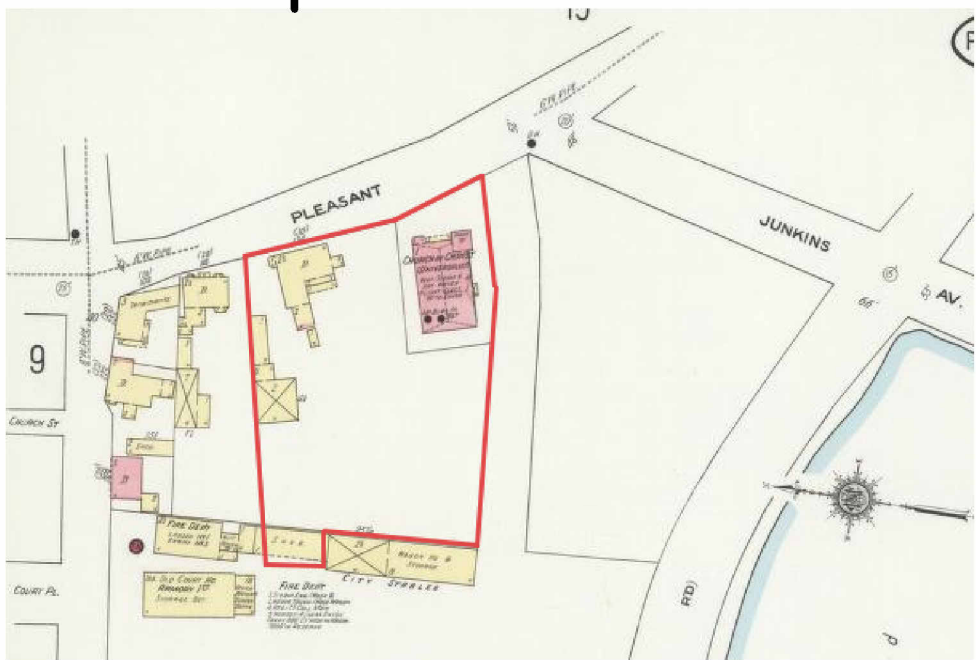
1952
GROCERY IN CONSTRUCTION TILL 1953
CHURCH DEMOLISHED AFTER



1877
UNIVERSALIST CHURCH & HOUSING



1892
UNIVERSALIST CHURCH & HOUSING



1910
UNIVERSALIST CHURCH & HOUSING

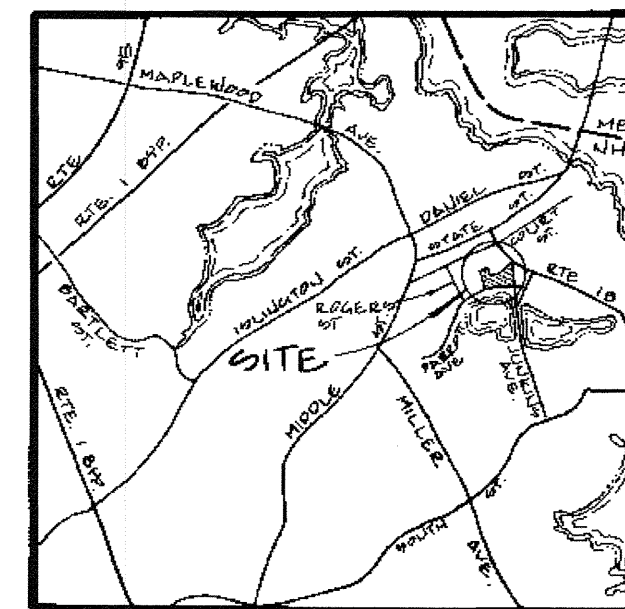
H0.4

HISTORIC TIMELINE 134 PLEASANT STREET PORTSMOUTH, NH 03801

07/25/2025



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LOCUS MAP
SCALE: 1" = 2000'

REFERENCE PLANS:

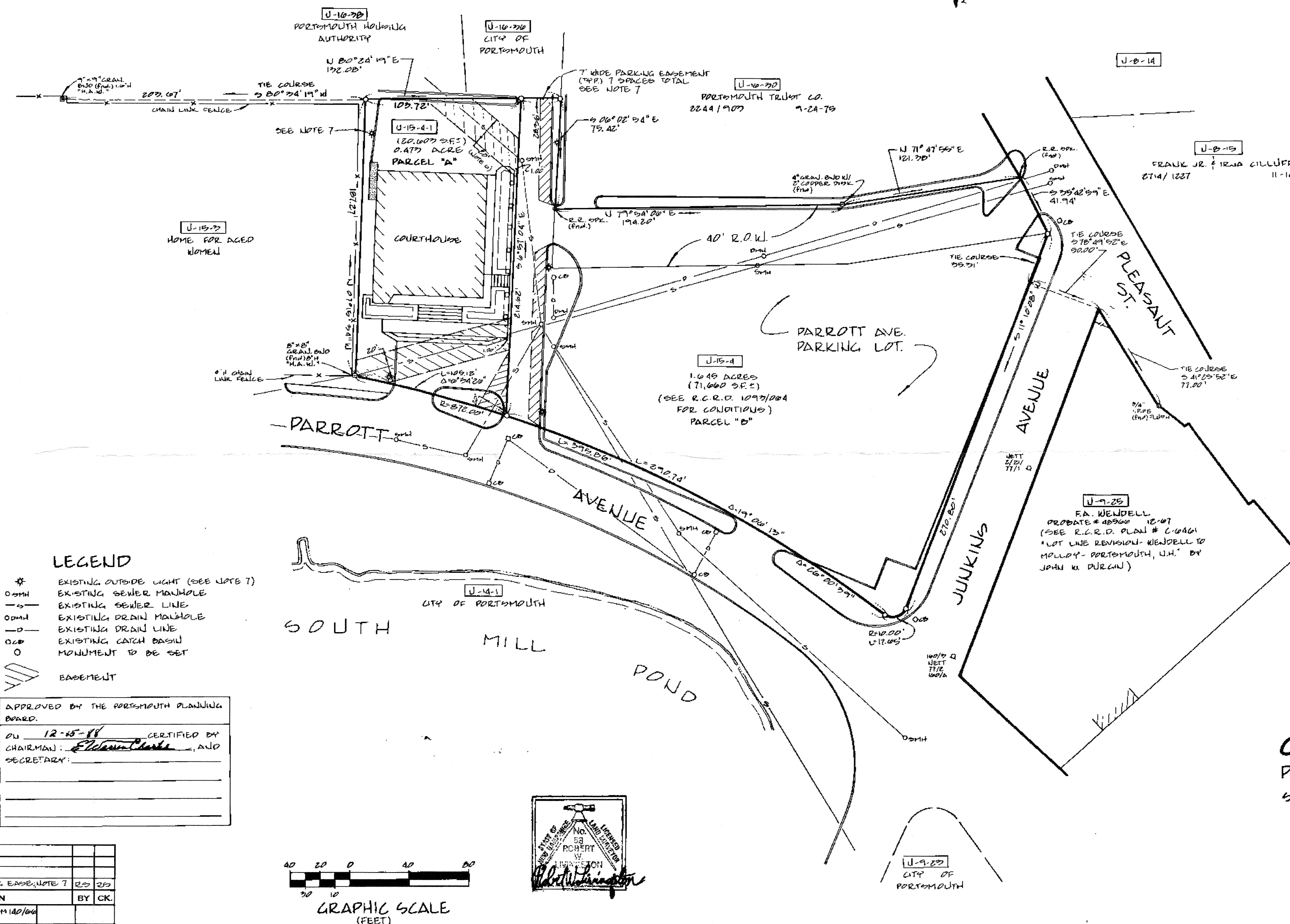
1. "PLAN OF A TRACT OF LAND SITUATE ON PLEASANT STREET IN THE TOWN OF PORTSMOUTH BY BENJAMIN SHERMAN, 1822, R.C.R.D. BK. 307, PG. 174.
2. "HUGHAN J. WENTWORTH EST. - PORTSMOUTH, N.H." SCALE: 1" = 50', MARCH 1940, BY JOHN W. DUGAN, CIVIL ENGINEER. R.C.R.D. PLAN # 0797.
3. "PARROT AVENUE COURTHOUSE SITE - CITY OF PORTSMOUTH - PORTSMOUTH, NEW HAMPSHIRE" APRIL 1979, BY WARD B. WILLIAMS ASSOC.
4. "PLAN OF BOUNDARY LINE - PARROT AVENUE PARKING LOT - FOR CITY OF PORTSMOUTH, N.H." SCALE: 1" = 20', APRIL 1984, BY PARKER SURVEY ASSOC., INC. R.C.R.D. PLAN # C-13957.
5. "PLAN OF LOT - PARROTT AVE., PORTSMOUTH, N.H. - FOR HOME FOR AGED WOMEN" SCALE: 1" = 10', DEC. 1980, BY JOHN W. DUGAN, CIVIL ENGINEERS.
6. "PLAN OF LOT - PORTSMOUTH, N.H. - FOR PORTSMOUTH TRUST CO." SCALE: 1" = 20', AUGUST 1975, BY JOHN W. DUGAN, CIVIL ENGINEERS, PROF. ASSOC.

NOTES:

1. OWNER OF RECORD: CITY OF PORTSMOUTH, R.C.R.D. 1079/004, 11-20-47 & 004/008, 0-4-1910.
2. 4-15-A INDICATES TAX MAP AND LOT NUMBER.
3. TRAVERSE ERROR OF QUANTRE IS NOT GREATER THAN 1:10,000.
4. TOTAL AREA OF PARCEL IS 2.110 ACRES (92,263 S.F.).
5. SEWER AND UNDERGROUND DRAINAGE LINES TAKEN FROM: "PROPOSED SEWER EXTENSION PROJECT - PORTSMOUTH, N.H. - PARROTT AVENUE" - BY WHITMAN & HOWARD, INC., JAN. 1980, REV. 3-20-87; AND FROM "SEWER SYSTEM MAP - PORTSMOUTH - NEW HAMPSHIRE" - 1981, PORTSMOUTH ORW; AND FROM ACTUAL FIELD LOCATION OF MANHOLES BY THIS OFFICE.
6. CITY OF PORTSMOUTH TO RETAIN SEWER AND DRAINAGE EASEMENTS TO MAINTAIN EXISTING LINES.
7. PARKING EASEMENTS AS SHOWN TO BE GRANTED TO PARCEL "A" WITH THE CONDITION THAT SAID PARCEL "A" OWNS, MAINTAINS AND OPERATES EXISTING OUTSIDE LIGHTS AS SHOWN ON PLAN, WITH APPURTENANT UNDERGROUND CONDUIT AND WIRING.

COURTHOUSE LOT
SUBDIVISION OF LAND
PREPARED FOR
CITY OF PORTSMOUTH
PORTSMOUTH, NEW HAMPSHIRE
SCALE: 1" = 40'
JULY 1, 1988

THOMAS F.
MORAN INC.
Bedford, NH 03102 Milford, NH 03055 Dover, NH 03820
surveyors
civil engineers
land planners



LEGEND

- * EXISTING OUTSIDE LIGHT (SEE NOTE 7)
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING DRAIN MANHOLE
- EXISTING DRAIN LINE
- EXISTING CATCH BASIN
- MONUMENT TO BE SET
- /// EASEMENT

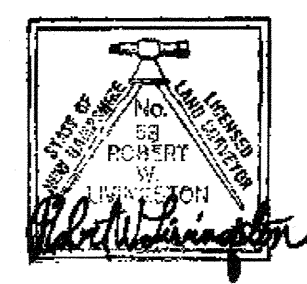
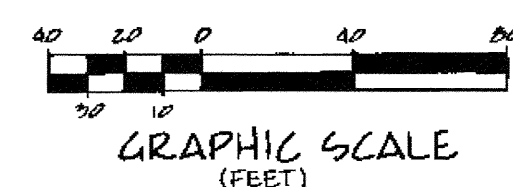
APPROVED BY THE PORTSMOUTH PLANNING BOARD:

ON 12-15-88 CERTIFIED BY CHAIRMAN: *Thomas F. Moran* AND SECRETARY: _____

DATE	DESCRIPTION	BY	CK.
12-15-88	ADDED OUTSIDE LIGHTS, PLS. EASE, NOTE 7	TS	TS

45590.00

FIELD BOOKS & PAGES



D. 18880

PROPOSED MIXED USE DEVELOPMENT

134 PLEASANT STREET, PORTSMOUTH, NEW HAMPSHIRE PERMIT PLANS

OWNER/APPLICANT

DOUBLE MC, LLC
10 PLEASANT STREET SUITE 300
PORTSMOUTH, N.H. 03801
TEL. (603) 427-0725

CIVIL ENGINEER & LAND SURVEYOR:

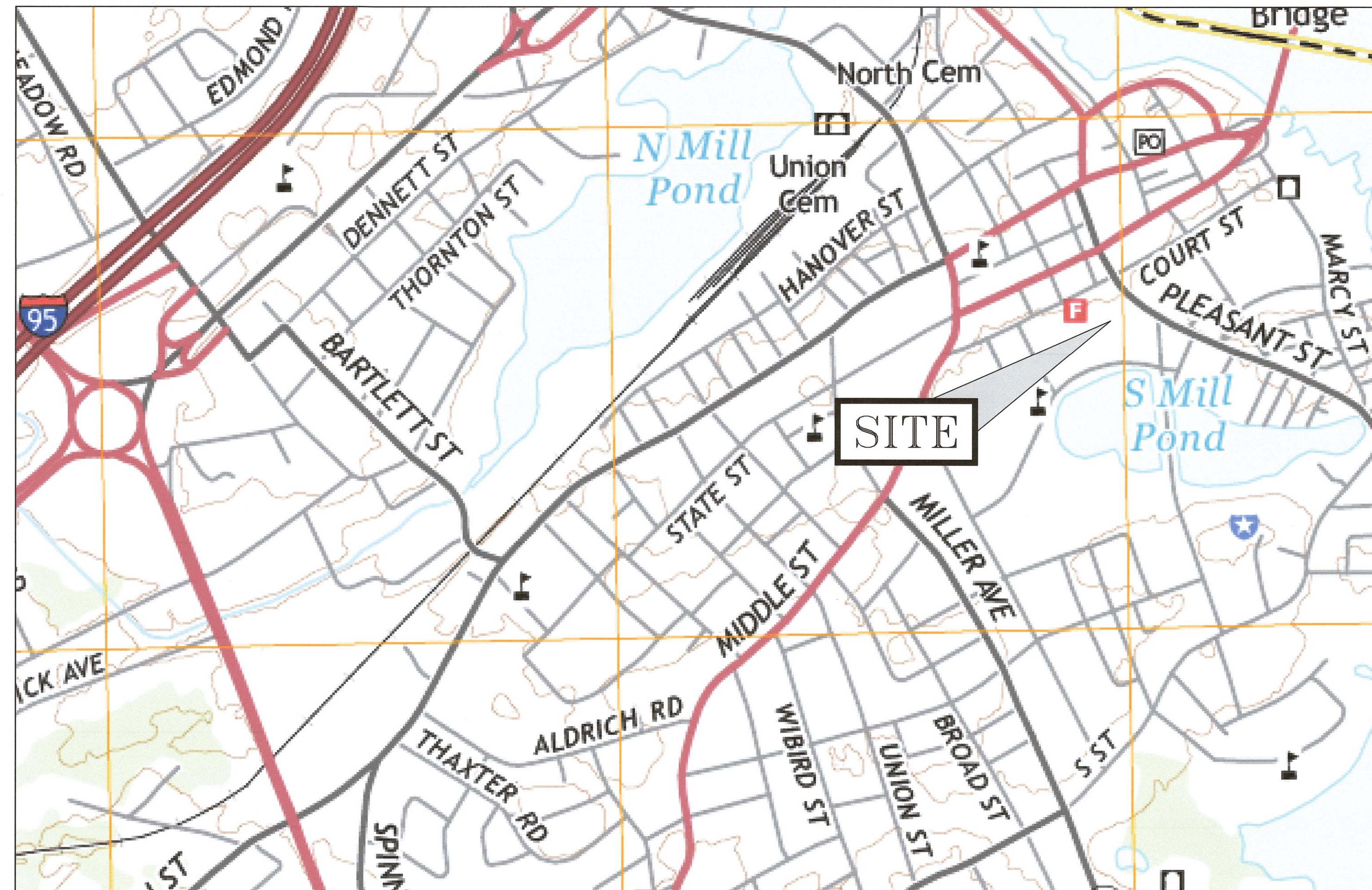
HALEY WARD, INC.
200 GRIFFIN ROAD, UNIT 14
PORTSMOUTH, N.H. 03801
TEL. (603) 430-9282

ARCHITECT:

ARCOVE LLC
767 ISLINGTON STREET
PORTSMOUTH, NH 03801
TEL. (603) 731-5187

LANDSCAPE ARCHITECT:

TERRA FIRMA LANDSCAPE
ARCHITECTURE
163A COURT STREET
PORTSMOUTH, NH 03801
TEL. (603) 430-8388



SCALE: NTS

INDEX OF SHEETS

V101	EXISTING CONDITIONS PLAN
C101	DEMOLITION PLAN
C201	SITE PLAN

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708
ATTN: NICHOLAS KOSKO X3327565

NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 294-5144
ATTN: DAVE BEAULIEU

CABLE:
XFINITY BY COMCAST
180 GREENLEAF AVE.
PORTSMOUTH, N.H. 03801
Tel. (603) 266-2278
ATTN: MIKE COLLINS

SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 427-1530
ATTN: DOUG SPARKS

COMMUNICATIONS:
CONSOLIDATED COMMUNICATIONS
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525
ATTN: BENJAMIN WILLS

PERMIT LIST:

SITE PLAN: TBD
CONDITIONAL USE PERMIT CO-LIVING: TBD
HISTORIC DISTRICT: TBD
NHDES SEWER DISCHARGE: TBD

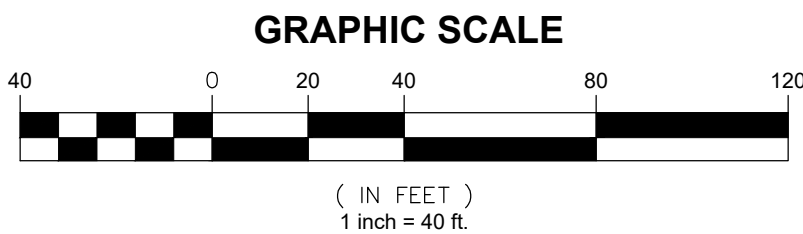
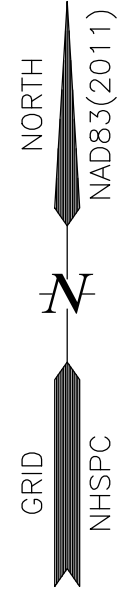
LEGEND:


EXISTING	PROPOSED	
N/F	NOW OR FORMERLY	
RP	RECORD OF PROBATE	
RCRD	ROCKINGHAM COUNTY	
	REGISTRY OF DEEDS	
	MAP 11/LOT 21	
IR FND	IRON ROD FOUND	
IP FND	IRON PIPE FOUND	
IR SET	IRON ROD SET	
DH FND	DRILL HOLE FOUND	
DH SET	DRILL HOLE SET	
	GRANITE BOUND w/IRON ROD FOUND	
FM	FORCE MAIN	
S	SEWER PIPE	
SL	SEWER LATERAL	
G	GAS LINE	
D	STORM DRAIN	
FD	FOUNDATION DRAIN	
W	WATER LINE	
FS	FIRE SERVICE LINE	
UE	UNDERGROUND ELECTRIC SUPPLY	
UOE	UNDERGROUND ELECTRIC SERVICE	
OHW	OVERHEAD ELECTRIC WIRES	
	RETAINING WALL	
	EDGE OF PAVEMENT (EP)	
	CONTOUR	
	SPOT ELEVATION	
	UTILITY POLE	
	ELECTRIC METER	
	TRANSFORMER ON CONCRETE PAD	
	WATER SHUT OFF/CURB STOP	
	PIPE CLEANOUT	
	GATE VALVE	
	HYDRANT	
	CATCH BASIN	
	SEWER MANHOLE	
	DRAIN MANHOLE	
	WATER METER MANHOLE	
	TEST BORING	
	TEST PIT	
LA	LANDSCAPED AREA	
CI	CAST IRON PIPE	
COP	COPPER PIPE	
CMP	CORRUGATED METAL PIPE	
DI	DUCTILE IRON PIPE	
PVC	POLYVINYL CHLORIDE PIPE	
RCP	REINFORCED CONCRETE PIPE	
HYD	HYDRANT	
C	CENTERLINE	
EP	EDGE OF PAVEMENT	
EL.	ELEVATION	
FF	FINISHED FLOOR	
INV	INVERT	
TBM	TEMPORARY BENCH MARK	
TYP	TYPICAL	
TBR	TO BE REMOVED	

PROPOSED MIXED USE DEVELOPMENT 134 PLEASANT STREET PORTSMOUTH, N.H. PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PLAN SET SUBMITTAL DATE: 18 JULY 2025



0	7/25/25	ISSUED FOR COMMENT	RJB	JRC
REV.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
SITE SURVEY				
 HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING 200 Griffin Road, Unit 14 Portsmouth, NH 03801 603-430-9282 WWW.HALEYWARD.COM				
PROJECT				
DOUBLE MC, LLC 134 PLEASANT STREET PORTSMOUTH, N.H.				
TITLE				
ORTHOPHOTO PLAN				
DATE JULY 2025		SCALE 1"=40'		
DRAWN BY RJB		DESIGNED BY ---		CHECKED BY PAY
PROJECT No. 5010156.1532		FIELD BOOK / PAGE FB 276 PG 60		
DRAWING No. V103				REV. 0

FILE LOCATION: P:\NH\5010156\AC\NAB\ PROPERTIES\1532\134 PLEASANT ST. PORTSMOUTH-JRC02.CAD FILES\9010156.1532-V-ECO.DWG 2025.07.25, 10:09 AM

LEGEND:

DESCRIPTION

RCRD
1234/123
N/F
TYP
TBS
LSA
INV.
ELV.
FF
DYL
SGC
VGC

MAP 21 LOT 8
BENCHMARK
RAILROAD SPIKE
BOUND
IRON ROD/PIPE FOUND
SET 5/8" REBAR WITH SURVEYOR'S CAP
SEWER MANHOLE
DRAIN MANHOLE
COMMUNICATIONS MANHOLE
ELECTRIC MANHOLE
UTILITY POLE
CATCH BASIN
HYDRANT
GATE VALVE
GAS/WATER SHUTOFF
BOLLARD
BORING
TREES

GAS/ELECTRIC METER
LIGHT POLE
MAIL BOX
AIR CONDITIONER
SIGN
SPOT GRADE

ELECTRIC PEDESTAL
ELECTRIC HANDHOLD
PROPERTY LINE
APPROXIMATE EXTERIOR PROPERTY LINE
EDGE OF PAVEMENT
EDGE OF GRAVEL
STONE WALL
FENCE

SHRUBLINE
MINOR FOOT CONTOUR
MAJOR FOOT CONTOUR
GAS LINE
WATER LINE
STORM DRAIN LINE
SANITARY SEWER LINE
OVERHEAD UTILITY LINE
UNDERGROUND COMMUNICATIONS LINE

ROCKINGHAM COUNTY REGISTRY OF DEEDS
DEED BOOK/PAGE
NOW OR FORMALLY
TYPICAL
TO BE SET
LANDSCAPE AREA
INVERT
ELEVATION
FINISHED FLOOR
DOUBLE YELLOW LINE
SLOPED GRANITE CURB
VERTICAL GRANITE CURB

EXISTING

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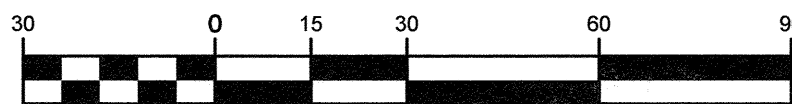
EXISTING

EXISTING

"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."

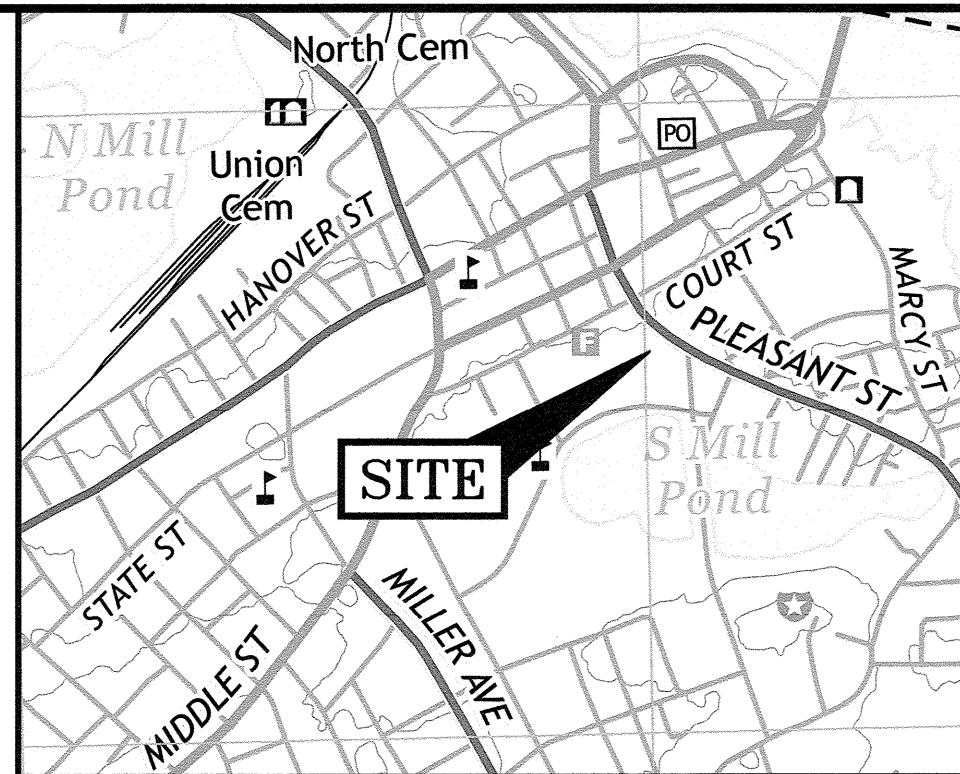
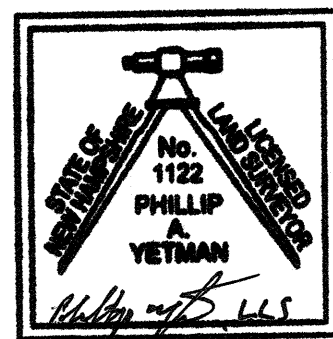
Philip A. Yetman, LLS 1122
DATE 7/18/2025

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

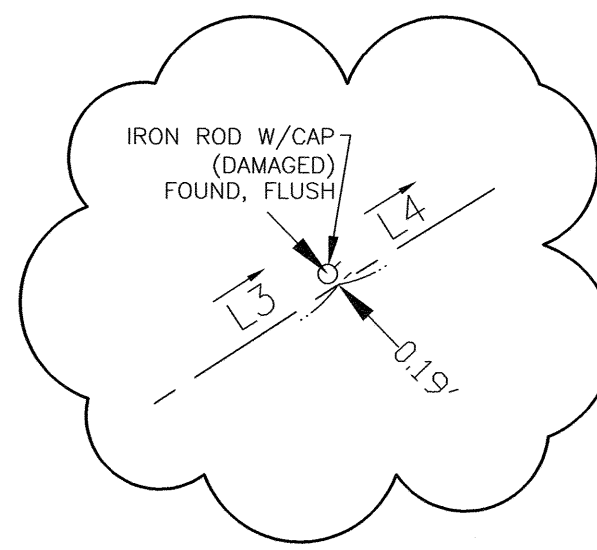


LOCATION MAP SCALE: 1" = 1,000'

NOTES:

- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S TAX MAP 116 AS LOT 30.
- OWNERS OF RECORD:
DOUBLE MC, LLC
10 PLEASANT STREET SUITE 400
PORTSMOUTH, N.H. 03801
RCRD 6505/2411
- PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
- EXISTING LOT AREA:
53,084 S.F.
1.22 ACRES
- PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4) DISTRICT.
- DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN EXISTING CONDITIONS SURVEY OF ASSESSOR'S MAP 116, LOT 30 IN THE CITY OF PORTSMOUTH.
- VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- PARCEL IS BENEFITED BY A RIGHT OF WAY TO COURT STREET AS DESCRIBED IN RCRD 1257/466.
- PARCEL IS BENEFITED BY A RIGHT OF WAY AS DESCRIBED IN RCRD 2975/349 AND SHOWN ON RCRD D-18880 AND RCRD D-26343.
- ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH ASSESSORS GIS WEBSITE.

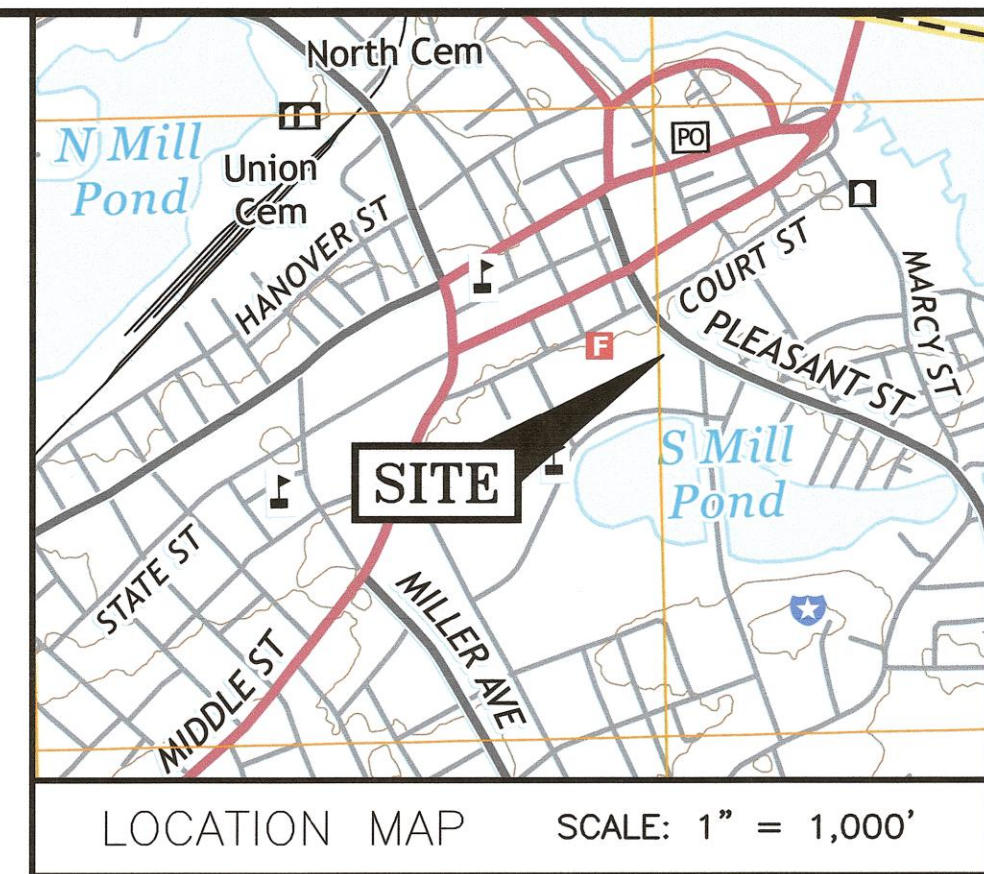
DETAIL A:




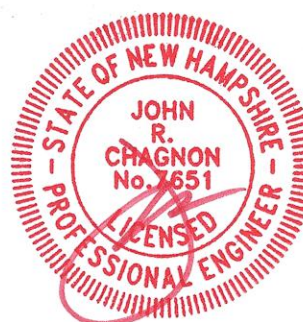
PLAN REFERENCES:

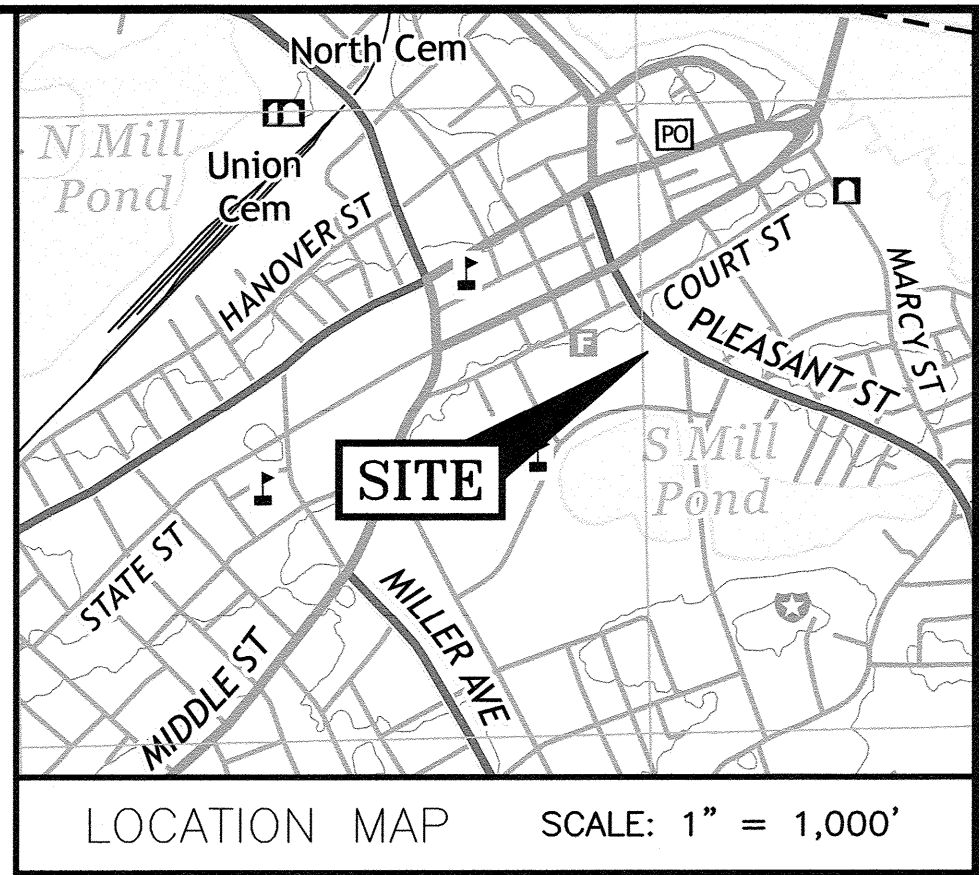
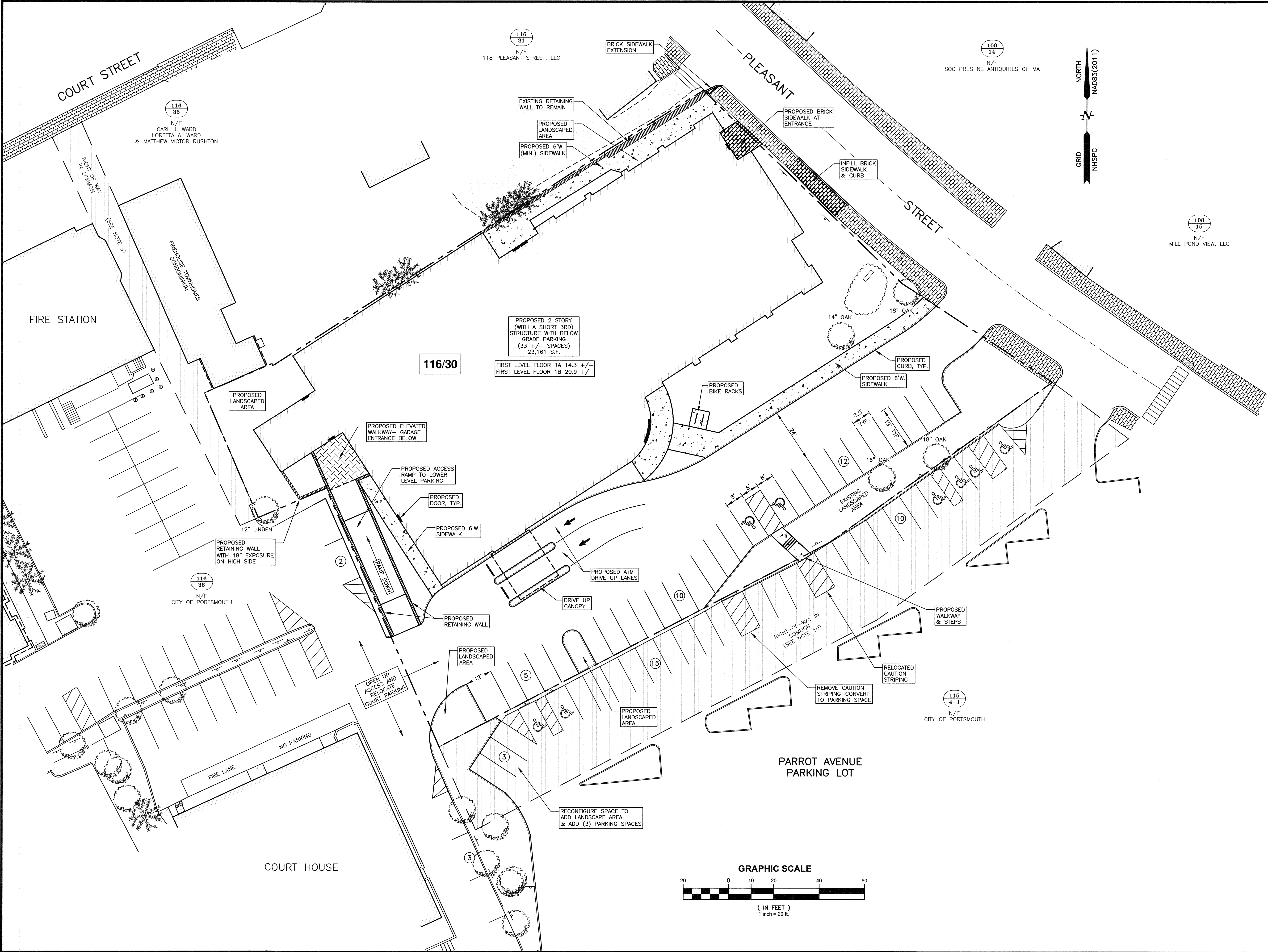
- ALTA/ACSM LAND TITLE SURVEY FOR CITIZENS BANK OF NEW HAMPSHIRE, 134 PLEASANT STREET COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H.. PREPARED BY: MILLETTE, SPRAGUE & COLWELL, INC., DATED: JUNE 9, 1998, SCALE: 1"=20', RCRD D-26343.
- COURTHOUSE LOT SUBDIVISION OF LAND PREPARED FOR CITY OF PORTSMOUTH, PORTSMOUTH NEW HAMPSHIRE. PREPARED BY: THOMAS F. MORAN INC., DATED: JULY 1, 1988, SCALE: 1"=40', RCRD D-18880.
- PLAN OF BOUNDARY LINE PARROT AVENUE PARKING LOT FOR CITY OF PORTSMOUTH IN PORTSMOUTH, N.H.. PREPARED BY: PARKER SURVEYING & ENGINEERING, DATED: MAY 22, 1984, SCALE: 1"=20', RCRD C-13957.
- BOUNDARY PLAN LAND OF PORTSMOUTH HOUSING AUTHORITY COURT STREET PORTSMOUTH, N.H. TAX MAP 116, LOT 38. PREPARED BY: BERRY SURVEYING & ENGINEERING, DATED: MAY 30, 2014, SCALE: 1"=20', NOT RECORDED.
- LOT LINE RELOCATION PLAN TAX MAP 116-LOTS 38 & 37 FOR PORTSMOUTH HOUSING AUTHORITY. PREPARED BY: AMBIT ENGINEERING, INC., DATED: FEBRUARY 2018, SCALE: 1"=30', RCRD D-41899.
- BOUNDARY PLAN OF LAND TAX MAP 116-LOT 37 PREPARED FOR: PORTSMOUTH HOUSING AUTHORITY. PREPARED BY: AMBIT ENGINEERING, INC., DATED: FEBRUARY 2020, RCRD D-42016.
- LOT LINE ADJUSTMENT PLAN FOR DAVID L. BAKER, SR. IN PORTSMOUTH, N.H.. PREPARED BY: SEACOAST ENGINEERING ASSOCIATES INC., DATED: MARCH 23, 1990, SCALE: 1"=20', RCRD D-20209.
- PLAN OF LOTS NOS. 202, 208 & 222 COURT STREET PORTSMOUTH, N.H.. PREPARED BY: JOHN W. DURGIN CIVIL ENGINEERS, DATED: JANUARY 1974, SCALE: 1"=10', RCRD C-4259.
- CONDOMINIUM SITE PLAN FIREHOUSE TOWN HOMES CONDOMINIUM. PREPARED BY: AMBIT ENGINEERING, INC., DATED: JANUARY 2020, SCALE: 1"=10', RCRD D-43127.

- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' 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 CONTRACTORS 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 RELOCATION, RELOCATION DISPOSITION, AND DISPOSAL 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 OBTAIN THE NECESSARY CLEARANCE 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 / INDUSTRIAL SERVICE WITHIN 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 EQUIV. 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, BARRICADING, 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 BE RESPONSIBLE FOR A SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS

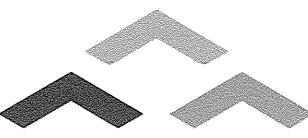
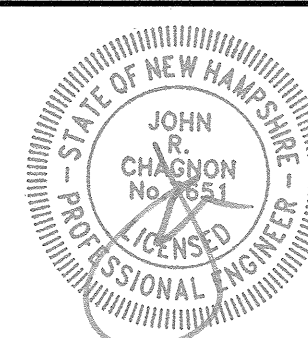


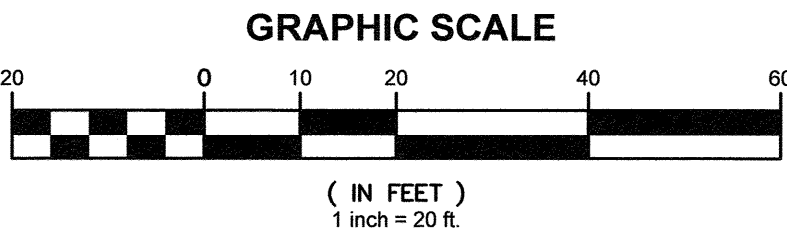
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND 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 DECISION 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	07-18-2025	ISSUED FOR COMMENT	SJR	SJR																				
REV.	DATE	DESCRIPTION	BY	CHK																				
DRAWING ISSUE STATUS																								
PERMIT PLANS																								
<div><div><div>HALEY WARD</div><div>ENGINEERING ENVIRONMENTAL SURVEYING</div><div>200 Griffin Road, Unit 14 Portsmouth, NH 03801 603-430-9282</div></div><div>WWW.HALEYWARD.COM</div></div>																								
PROJECT																								
<div>DOUBLE MC, LLC</div> <div>134 PLEASANT STREET PORTSMOUTH, N.H.</div>																								
TITLE																								
DEMOLITION PLAN																								
		<table><tr><td>DATE</td><td>JULY 2025</td><td>SCALE</td><td>1"=20'</td></tr><tr><td>DRAWN BY</td><td>SJR</td><td>DESIGNED BY</td><td>---</td></tr><tr><td>PROJECT No.</td><td>5010156.1532</td><td>CHECKED BY</td><td>JRC</td></tr><tr><td colspan="2">FIELD BOOK / PAGE</td><td colspan="2">FB 276 PG 60</td></tr><tr><td colspan="2">DRAWING No.</td><td colspan="2">REV.</td></tr></table>			DATE	JULY 2025	SCALE	1"=20'	DRAWN BY	SJR	DESIGNED BY	---	PROJECT No.	5010156.1532	CHECKED BY	JRC	FIELD BOOK / PAGE		FB 276 PG 60		DRAWING No.		REV.	
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FIELD BOOK / PAGE		FB 276 PG 60																						
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- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S TAX MAP 116 AS LOT 30.
 - 2) OWNERS OF RECORD:
DOUBLE MC, LLC
10 PLEASANT STREET SUITE 400
PORTSMOUTH, N.H. 03801
RCRD 6505/2411
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 3301500259F. EFFECTIVE JANUARY 29, 2021.
 - 4) EXISTING LOT AREA:
53,084 S.F.
1.22 ACRES
 - 5) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4) DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED MIXED USE DEVELOPMENT ON ASSESSOR'S MAP 116, LOT 30 IN THE CITY OF PORTSMOUTH.
 - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - 9) PARCEL IS BENEFITED BY A RIGHT OF WAY TO COURT STREET AS DESCRIBED IN RCRD 1257/466.
 - 10) PARCEL IS BENEFITED BY A RIGHT OF WAY AS DESCRIBED IN RCRD 2975/349 AND SHOWN ON RCRD D-18880 AND RCRD D-26343.
 - 11) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH ASSESSORS GIS WEBSITE.
 - 12) PROPOSED USES:
-KENNEBUNK SAVINGS BANK WITH RELOCATED DRIVE THRU.
-CO-LIVING PODS WITH SLEEPING UNITS ADJACENT TO PUBLIC PARKING FACILITY.
-RETAIL

0	07-18-2025	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				
SITE PLAN				
				
DATE JULY 2025		SCALE 1"=20'		
DRAWN BY SJR		DESIGNED BY ---		CHECKED BY JRC
PROJECT No. 5010156.1532		FIELD BOOK / PAGE FB 276 PG 60		
DRAWING No. C201				REV 0



ID	Qty	Botanical Name	Common Name	Scheduled Size
FG	12	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	5 Gal.
GAG	3	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Maidenhair Tree	2 1/2" Cal.
GTH	4	<i>Gleditsia triacanthos inermis</i> 'Halka'	Halka Honeylocust	2" Cal.
HAL	3	<i>Halesia carolina</i> 'Jersey Belle'	Jersey Belle Carolina Silverbelle	1 1/2" Cal.
IGS	22	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry Holly	5 Gal.
JBD	31	<i>Juniperus communis depressa</i> 'Blueberry Delight'	Blueberry Delight Juniper	2 Gal.
JPN	24	<i>Juniperus procumbens</i> 'Nana'	Dwarf Japanese Garden Juniper	3-4'
JVI	3	<i>Juniperus virginiana</i> 'Idylwild'	Idylwild Eastern Red Cedar	8-10'
MD	43	<i>Microbiota decussata</i>	Siberian Cypress	2 QT
PAN	12	<i>Picea abies</i> 'Nidiformis'	Bird's Nest Spruce	3-4'
RCW	24	<i>Rhododendron catawba</i> 'White'	White CatawbaRhododendron	3-4'
RGL	353	<i>Rhus aromatica</i> 'Grow Low'	Grow Low Sumac	18"+ Ht.
RYP	30	<i>Rhododendron yaku</i> 'Princess'	Yaku Princess Rhody	2 GAL
TCG	7	<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden	2 1/2" Cal.
VPW	5	<i>Viburnum plicatum f. tomentosum</i> 'Watanabel'	Watanabel Viburnum	5 Gal.

ID	Qty	Botanical Name	Common Name	Scheduled Size
AMT	40	Amsonia tabernaemontana	Blue Star Flower	1 Gal.
CARY	18	Caryopteris x clandonensis 'First Choice'	First Choice Blue Beard	1 Gal.
GMB	61	Geranium macrorrhizum 'Bevan's Variety'	Bevan's Variety Geranium	1 Gal.
HMT	80	Hemerocallis 'Mary Todd'	Daylily	1 Gal.
MAT	12	Matteuccia struthiopteris	Ostrich Fern	1 Gal.
PX	72	Polystichum acrostichoides	Christmas Fern	1 Gal.
SH	78	Sporobolus heterophyllus	Prairie Dropseed	1 Gal.
SSB	113	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	1 Gal.

BRICK SIDEWALK EXTENSION

PLEASANT

1-JVI
2-PAN
9-JPN

PROPOSED BRICK SIDEWALK AT ENTRANCE

15-JPN
1-JVI
10-PAN

INFILL BRICK SIDEWALK & CURB

18-CARY
18-JBD

12-FG
LAWN

13-JBD
43-MD

LOW WALLS

10-RYP
1-JVI
10-RCW

20-RYP
61-GMB

5-VPW
78-SH

PROPOSED BIKE RACKS (2)

ENTRANCE

3-TCG
STONE PAVING
41-RGL

58-RGL

EXISTING LANDSCAPE AREA

PROPOSED WALK & STEPS

RIGHT-OF-WAY IN COMMON (SEE NOTE 10)

PARROT AVENUE PARKING LOT

0 20 40 60 80 ft

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

PROPOSED 2 STORY (WITH A SHORT 3RD) STRUCTURE WITH BELOW GRADE PARKING (33 +/- SPACES) 23,161 S.F.

FIRST LEVEL FLOOR 1A 14.3 +/- FIRST LEVEL FLOOR 1B 20.9 +/-

116/30

IRREGULAR BLUESTONE TERRACE + WALKWAY

SCULPTURE

SITTING AREA

GROUNDCOVERS + PERENNIALS (TBD)

BENCHES

STONE TERRACE (TBD)

PROPOSED ELEVATED WALKWAY W/ CANOPY - GARAGE ENTRANCE BELOW

BIKE RACKS (3)

PROPOSED ACCESS RAMP TO LOWER LEVEL PARKING

RAILING ON TOP OF WALLS

PROPOSED DOOR, TYP.

PROPOSED 6'W. SIDEWALK

GROUNDCOVERS + PERENNIALS (TBD)

RAMP DOWN

ENTRY SCULPTURE

PROPOSED RETAINING WALL

PROPOSED DRAIN

2-GTH
22-IGS
61-RGL

GRAVEL PATH

EX. 12" LINDEN TBR

SITTING AREA

PROPOSED RETAINING WALL W/ 18" EXPOSURE ON HIGH SIDE

40-AMT

PUBLIC ACCESS

3-TCG

TRANSFORMER

80-HMT

73-RGL

14-RCW

PROPOSED CURB, TYP.

EX. 14" OAK

2-GTH

113-SSB

EX. 18" LOCUST

POLLINATOR GARDEN (TBD)

3-GAG

EX. 16" LOCUST

103-RGL

EX. 18" OAK

10-RYP

10-RCW

1-JVI

20-RYP

61-GMB

5-VPW

78-SH

ENTRANCE

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RIGHT-OF-WAY IN COMMON (SEE NOTE 10)

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COURT HOUSE

FIRE LANE

NO PARKING

116/30

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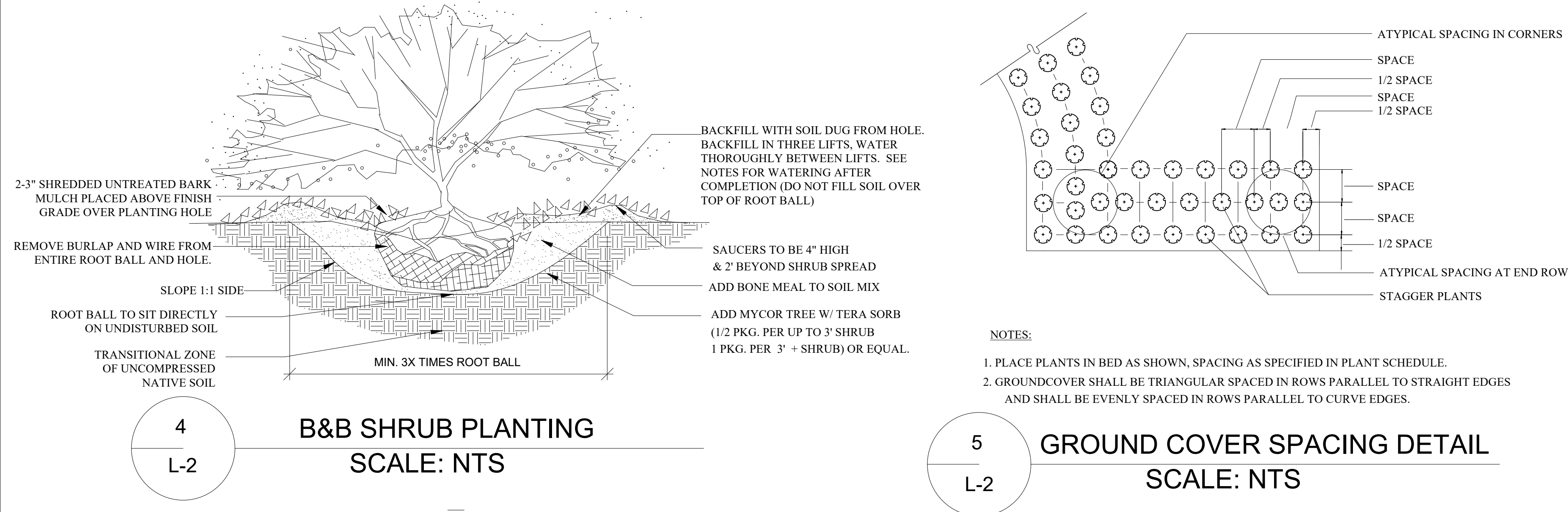
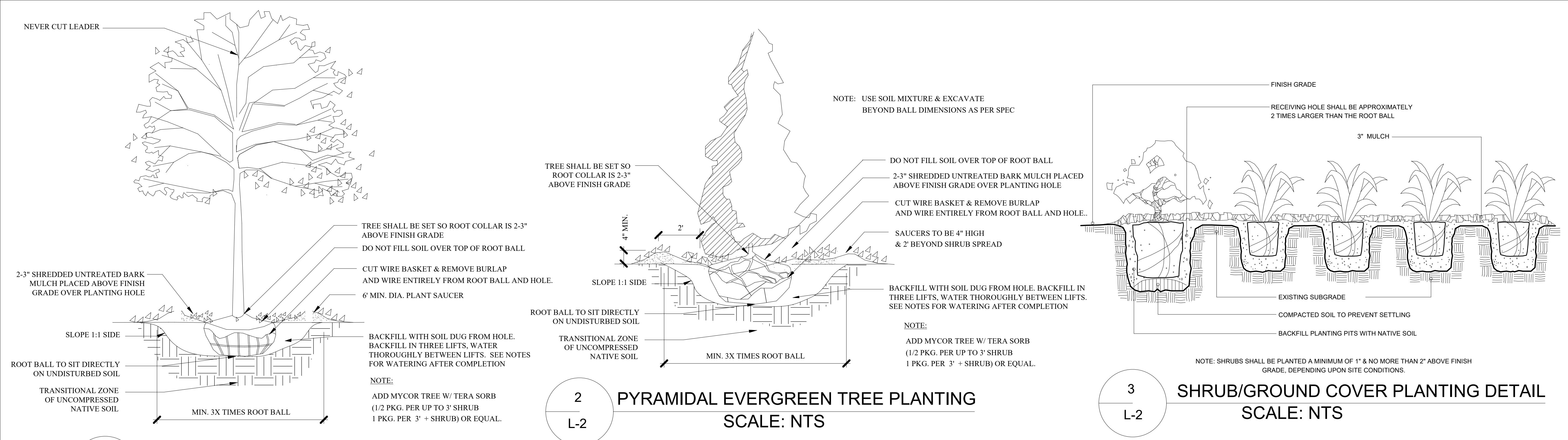
80-HMT

73-RGL

14-RCW

PROPOSED CURB, TYP.

Project Title		
134 PLEASANT 134 PLEASANT STREET PORTSMOUTH, NH		
Landscape Architect		
Scale 1:120		
REV	DATE	DESCRIPTION
NO.	DATE	ISSUE NOTE
Project Manager		Drawn By
Date 7/31/2025		Reviewed By
Project ID 134 PLEASANT		
Sheet Title LANDSCAPE PLAN		
Sheet No. L-1		



CITY OF PORTSMOUTH PLANTING REQUIREMENTS

1. All planting holes shall be dug by hand- NO MACHINES. The only exceptions are new construction where new planting pits, planting beds with granite curbing, and planting sites with Silva Cells are being created. If a machine is used to dig in any of these situations and planting depth needs to be raised the material in the bottom of the planting hole MUST be firmed with machine to prevent sinking of the root ball.
2. ALL Wire and Burlap shall be removed from the root ball AND planting hole.
3. The root ball of the tree shall be worked so that the root collar of the tree is visible and no girdling roots are present.
4. The root collar of the tree shall be 2"-3" above grade of planting hole for finished depth.
5. All plantings shall be backfilled with soil from the site and amended no more than 20% with Organic Compost. The only exceptions are new construction where engineered soil is being used in conjunction with Silva Cells and where new planting beds are being created.
6. All plantings shall be backfilled in three lifts and ALL lifts shall be watered so the planting will be set and free of air pockets- NO EXCEPTIONS.
7. An earth berm shall be placed around the perimeter of the planting hole except where curbed planting beds or pits are being used.
8. 2"-3" of mulch shall be placed over the planting area.
9. At the time the planting is complete the planting shall receive additional water to ensure complete hydration of the roots, backfill material and mulch layer.
10. Stakes and guys shall be used where appropriate and/or necessary. Guy material shall be nondamaging to the tree.
11. All planting stock shall be specimen quality, free of defects, and disease or injury. The City of Portsmouth, NH reserves the right to refuse/reject any plant material or planting action that fails to meet the standards set forth in the ANSI A300 Part 6 Standard Practices for Planting and Transplanting and/or The City of Portsmouth, NH Planting Requirements.

NOTE: 6 INCHES OF TOPSOIL WITH 25% COMPOST TO BE ADDED TO ALL PLANTING AREAS

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

terra firma
landscape architecture

163a Court Street Portsmouth, NH 03801
603.551.9109 | terence@terrafirmalandarch.com

134 PLEASANT

134 PLEASANT STREET
PORTSMOUTH, NH

Project Title

Landscape Architect

Scale

SEE DETAILS

REV	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager

Date

7/29/2025

Project ID

134 PLEASANT

Drawn By

Reviewed By

Sheet Title

LANDSCAPE PLAN

Sheet No.

L-2



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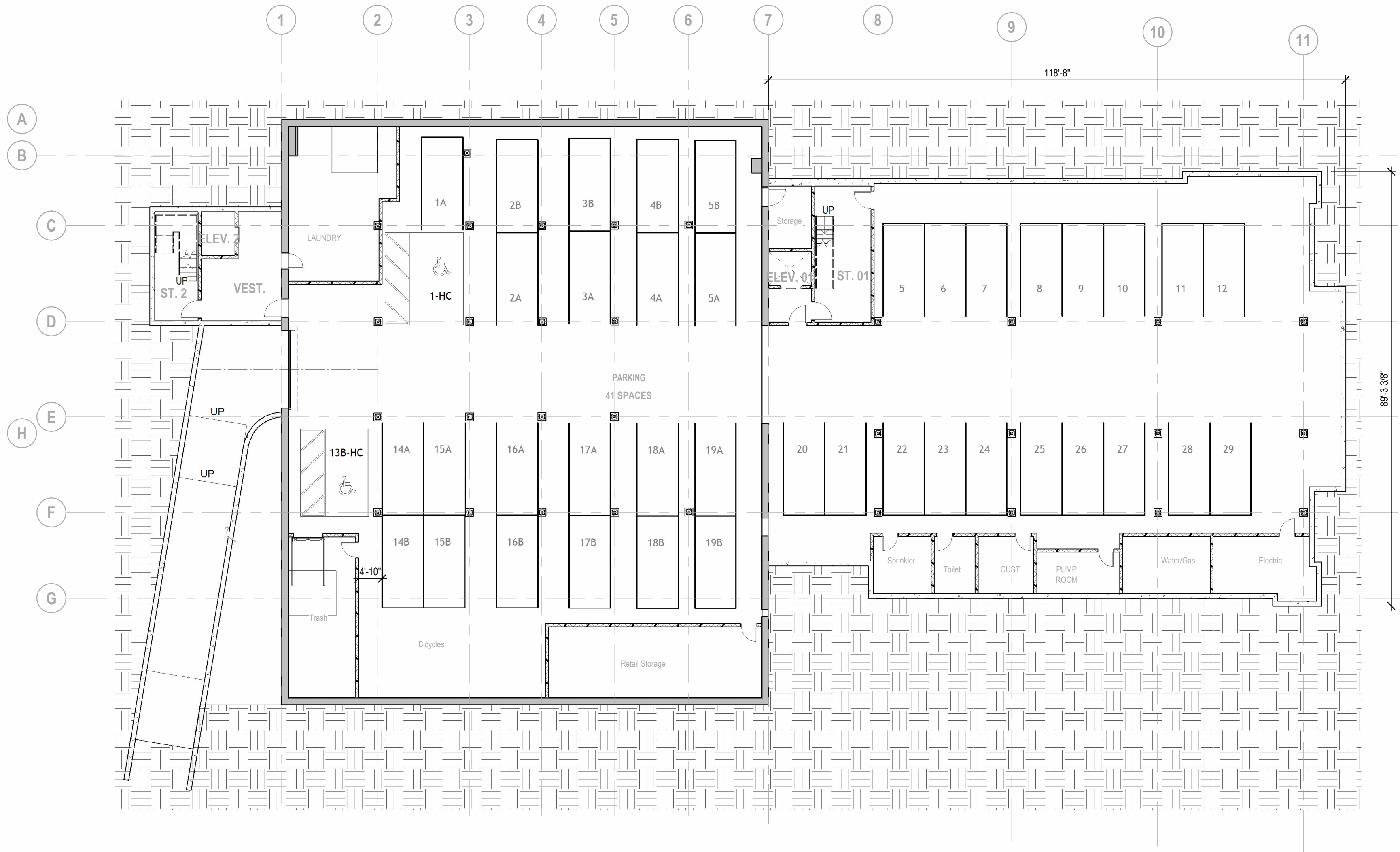
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PORTSMOUTH, NH 03801

PROJECT NO: 1028

OWNER
Double Mc, LLC
134 Pleasant Street
Portsmouth, New Hampshire 03801

CIVIL ENGINEERING
 Ambit Engineering, Inc / Haley Ward
200 Griffin Road, Unit
Portsmouth, NH 03801
(603) 430-9282

LANDSCAPE ARCHITECT
 Terra Firma Landscape Architecture
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1 PB BASEMENT
1/16" = 1'-0"

BASEMENT
FLOOR PLAN

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

DATE: 08/06/2025
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PB0.1



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FIRST FLOOR PLAN

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

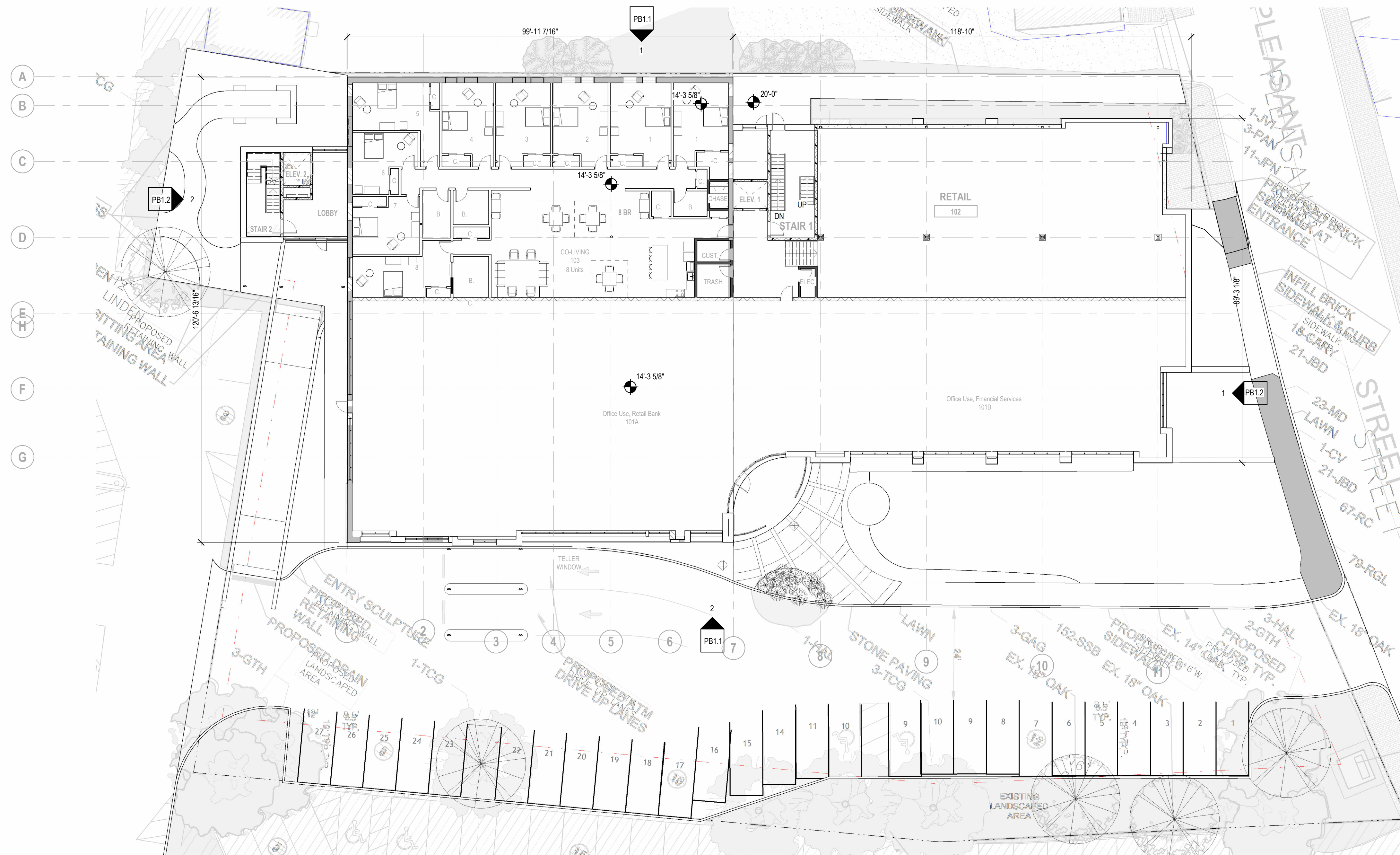
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PB0.2

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1 PB LEVEL 1
1/16" = 1'-0"



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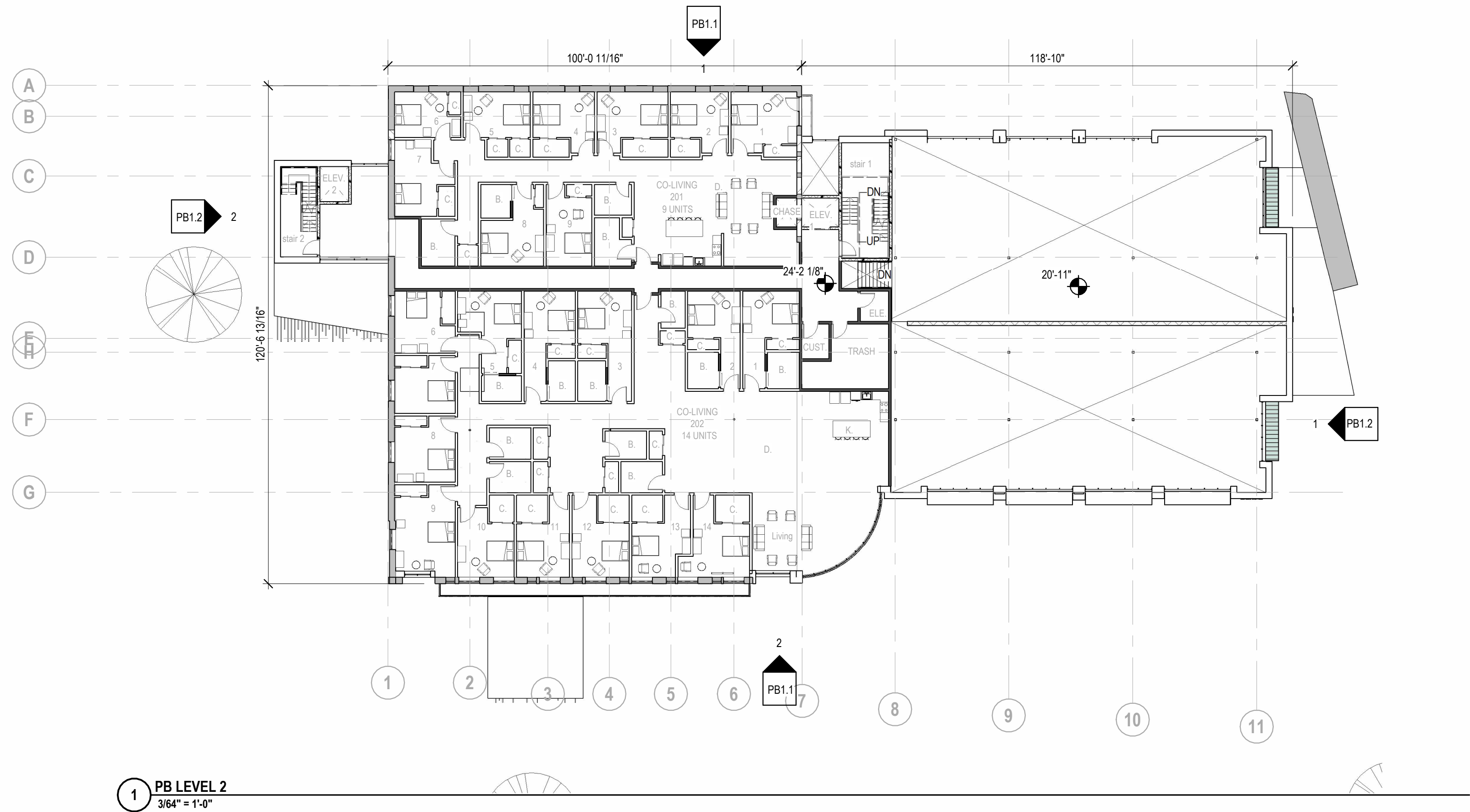
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1 PB LEVEL 2
3/64" = 1'-0"

FLOOR PLAN
LEVEL 2A

SCALE: 3/64" = 1'-0"

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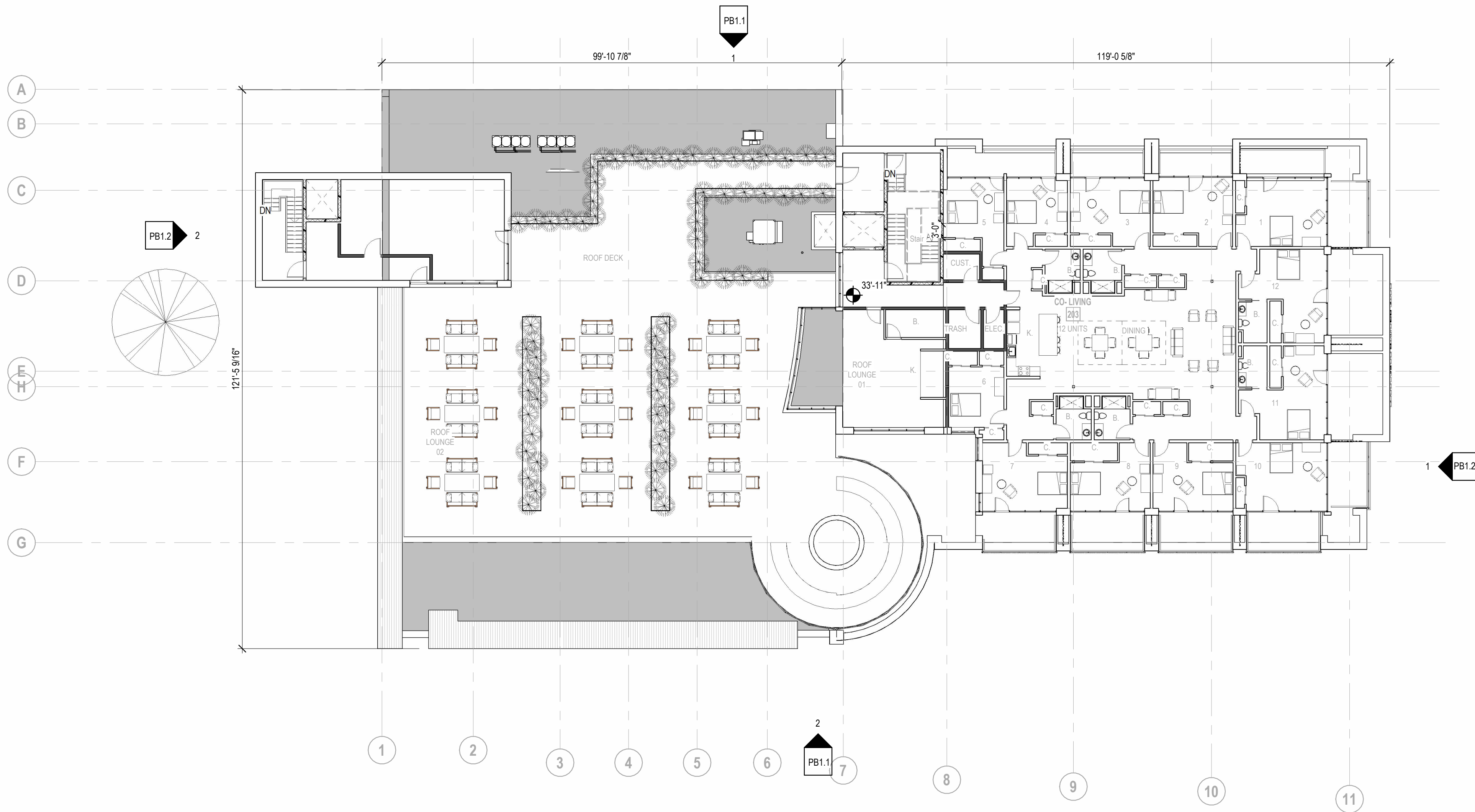
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1 PB LEVEL 2 ADDITION
1/16" = 1'-0"

FLOOR PLAN LEVEL 2B

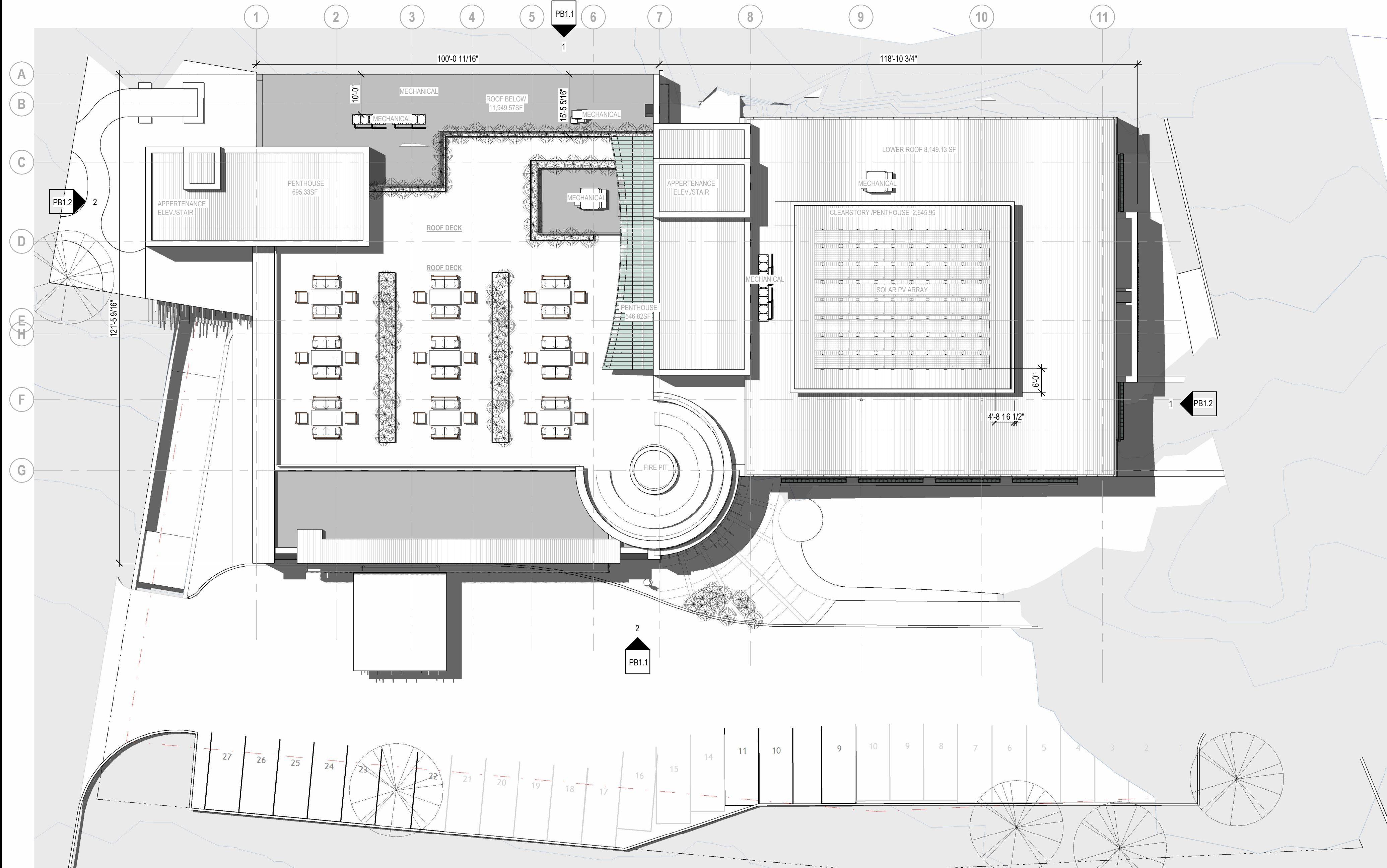
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DATE: 08/06/2025

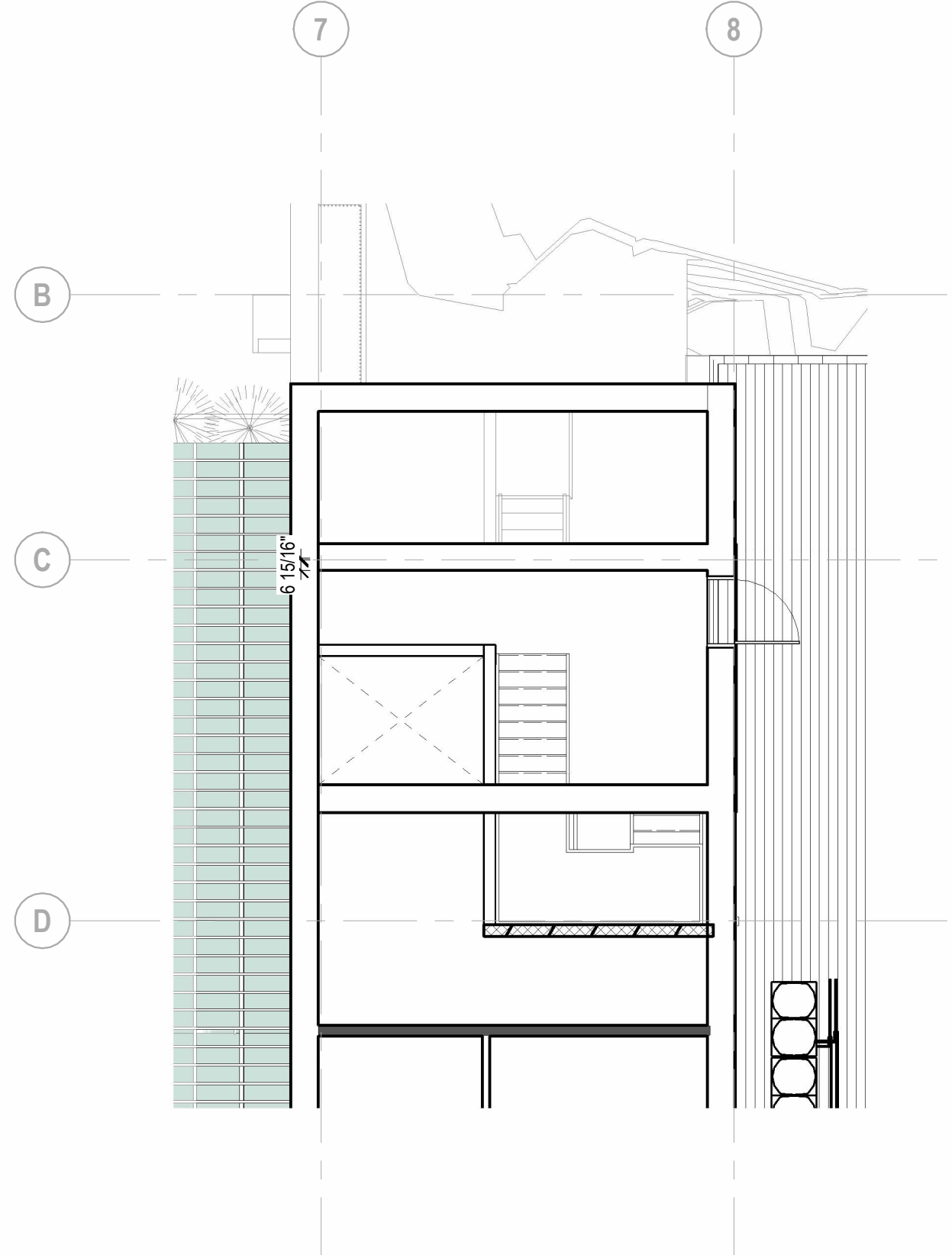
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PB0.7



1 PB ROOF PLAN
1/16" = 1'-0"



2 PB ROOF ADDITION
1/8" = 1'-0"



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ROOF PLAN

SCALE: As indicated

DATE: 08/06/2025

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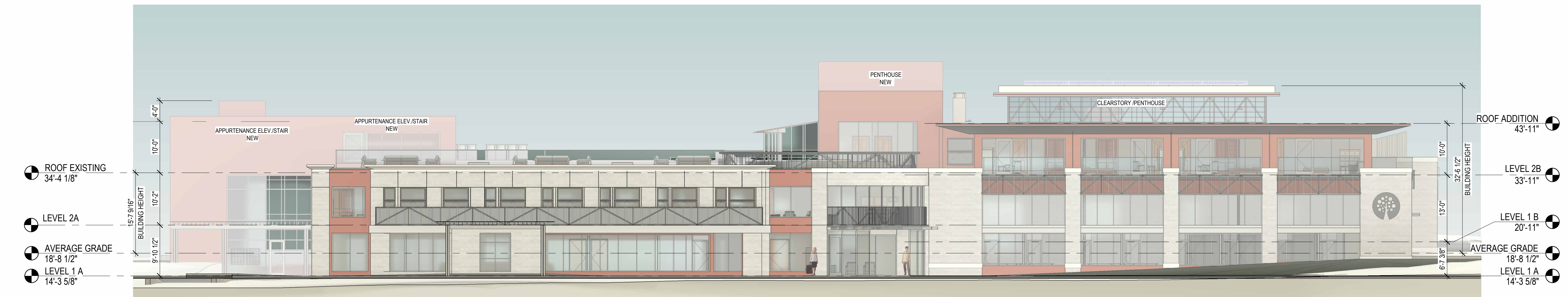
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1 PB NORTH ELEVATION
3/32" = 1'-0"



2 PB SOUTH ELEVATION
3/32" = 1'-0"

SOUTH - NORTH ELEVATIONS

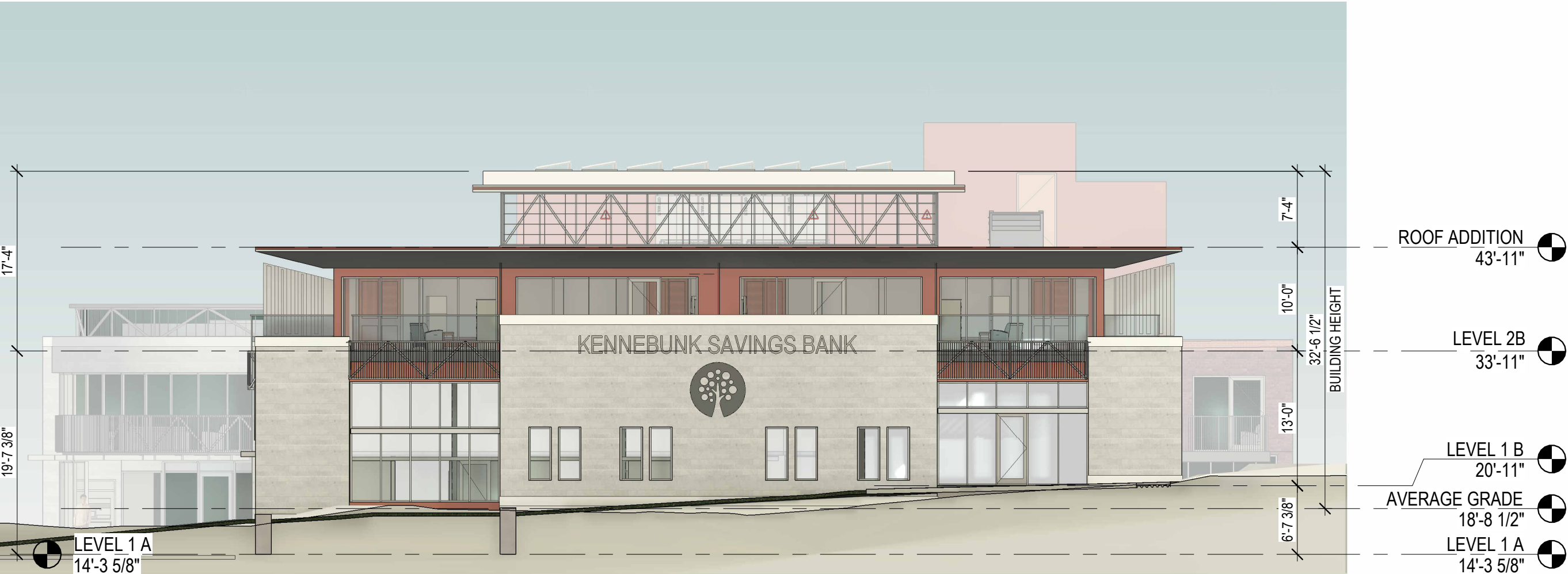
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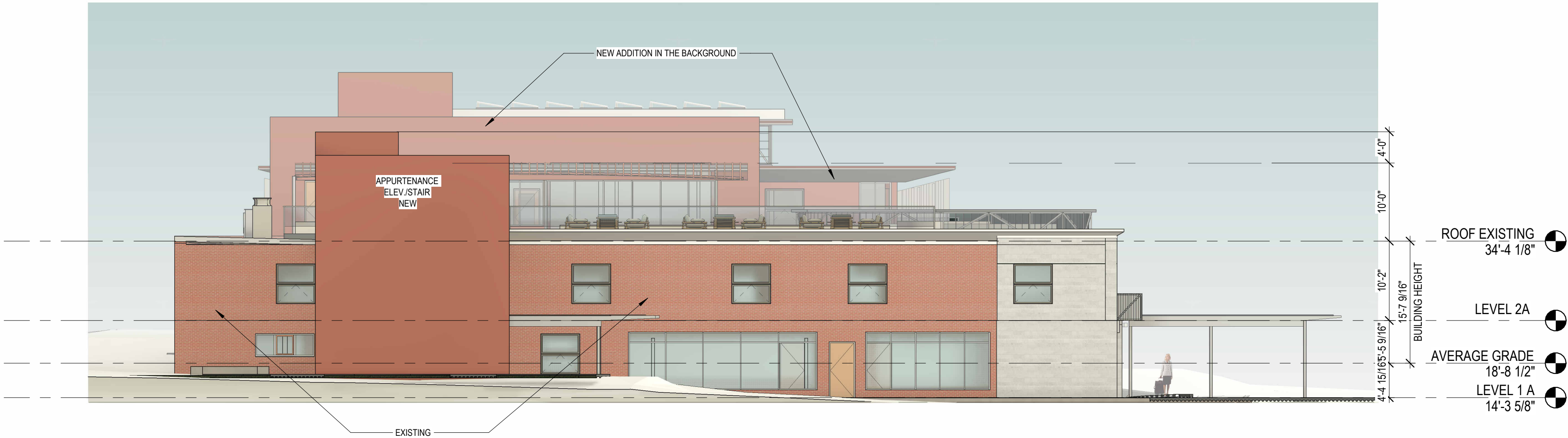
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PB1.1



1 PB EAST ELEVATION
3/32" = 1'-0"



2 PB WEST ELEVATION
3/32" = 1'-0"



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EAST - WEST ELEVATIONS

SCALE: 3/32" = 1'-0"

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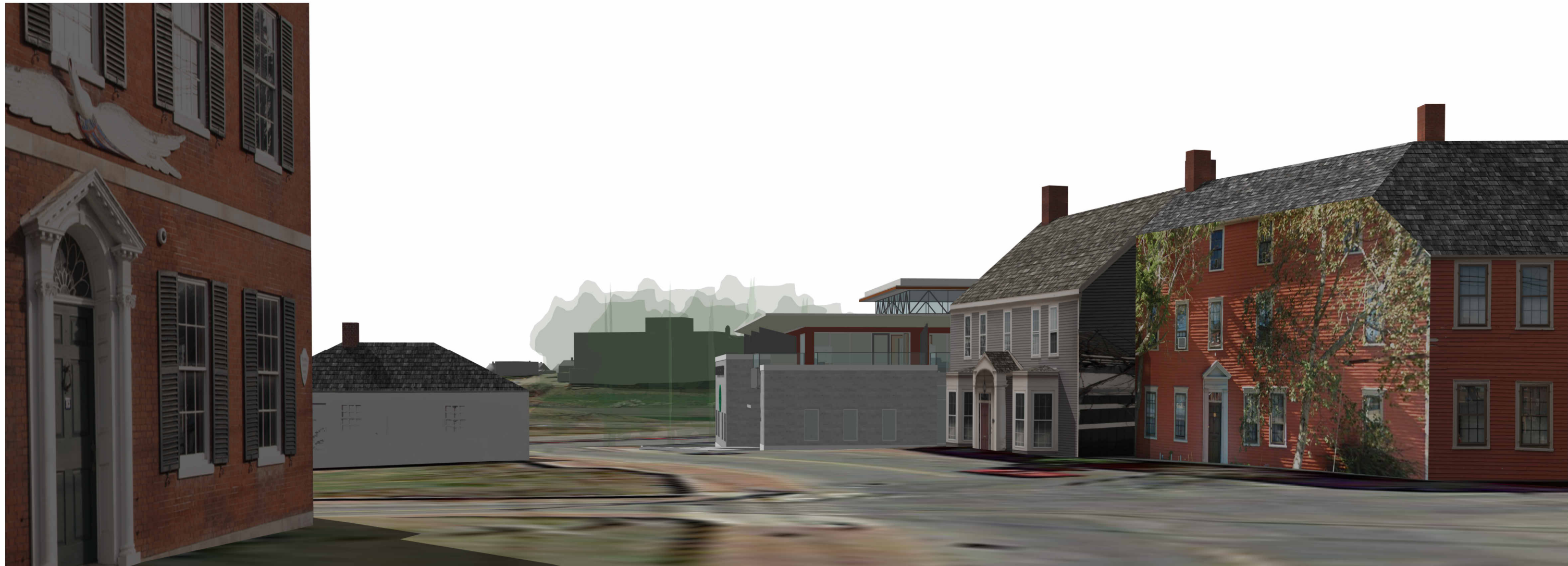
PB1.2



1. VIEW FROM SOUTH MILL POND PARKING LOT



2. VIEW FROM JUNKINS AVENUE AT CITY HALL



3. VIEW FROM PLEASANT STREET AT TREADWELL HOUSE



4. VIEW FROM JUNKINS AVENUE



5. VIEW FROM PLEASANT STREET



6. VIEW FROM PLEASANT STREET AT JUNKINS AVENUE



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3D VIEWS

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PB2.0