

5 September 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 **Concept Site Plan Review** for the above-mentioned project and request that we be placed on the agenda for your **September 18, 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 in the same location, 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 and Parking

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 Planning Board may consider and grant deviations from the Coliving standards, if any are found to exist. The proposed redevelopment meets the required parking under the PZO, for the Banking and Coliving uses. The site will provide 46 parking spaces in the basement level, and 37 exterior surface parking spaces. The total parking required for the redevelopment is 46 spaces based on the parking calculations, so there is a 37-space excess.



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 the east banking 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, west, east and sides, and the addition of landscaping along Pleasant Street, and on 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 C201: This plan shows the proposed building expansion improvements.
- Landscape Plans L1-L2: These plan show the proposed site landscaping.
- PB 0.1 to 2.1 Architectural Plans - Floor Plans, Roof Plans, Elevations, and Vignettes showing the proposed building construction.
- Existing Utility Plan V102: This plan shows the location and elevations of the existing utilities.
- Utility Plan C301: This plan shows the proposed utility connections.

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





Parking & Area Analysis

Residential						Coliving Common Area		
Level	SUITE No.	QTY Sleeping Units	Area (sf)	spaces/unit	TOTAL	Required	Provided	Variance
						area = 1,200sf + (20sf * #units)		
Level 1 - coliving	101	14	7,658	0.25	3.50	1,480	3,491	2,011
Level 2A - coliving	201	13	5,088	0.25	3.25	1,460	1,948	488
Level 2A - coliving	202	11	4,192	0.25	2.75	1,420	4,192	2,772
Level 2B - coliving	203	17	7,207	0.25	4.25	1,540	4,192	2,652
subtotal					13.75			
Level 2B - apartment	204		422	0.50	0.50			
Level 2B - apartment	205		490	0.50	0.50			
Level 2B - apartment	206		403	0.50	0.50			
subtotal					1.50			
subtotal		55	25,460		15.25	5,900	13,823	7,923
					n/a < 4 dwelling units			
Visitor Parking - 1 space per every 5 dwelling units (apartments)					0			
Total Residential automobile parking required, (round up)					16			

Commercial: Bank & Retail					
level	Suite No.	Use	Area (sf)	sf/parking space	TOTAL spaces
Level 1	102	Office Use, Financial Services	3,230	350.00	9.23
Level 1	103	Office Use, Retail Bank	7,777	350.00	22.22
Total, Commercial Bank & Retail (round up)					32

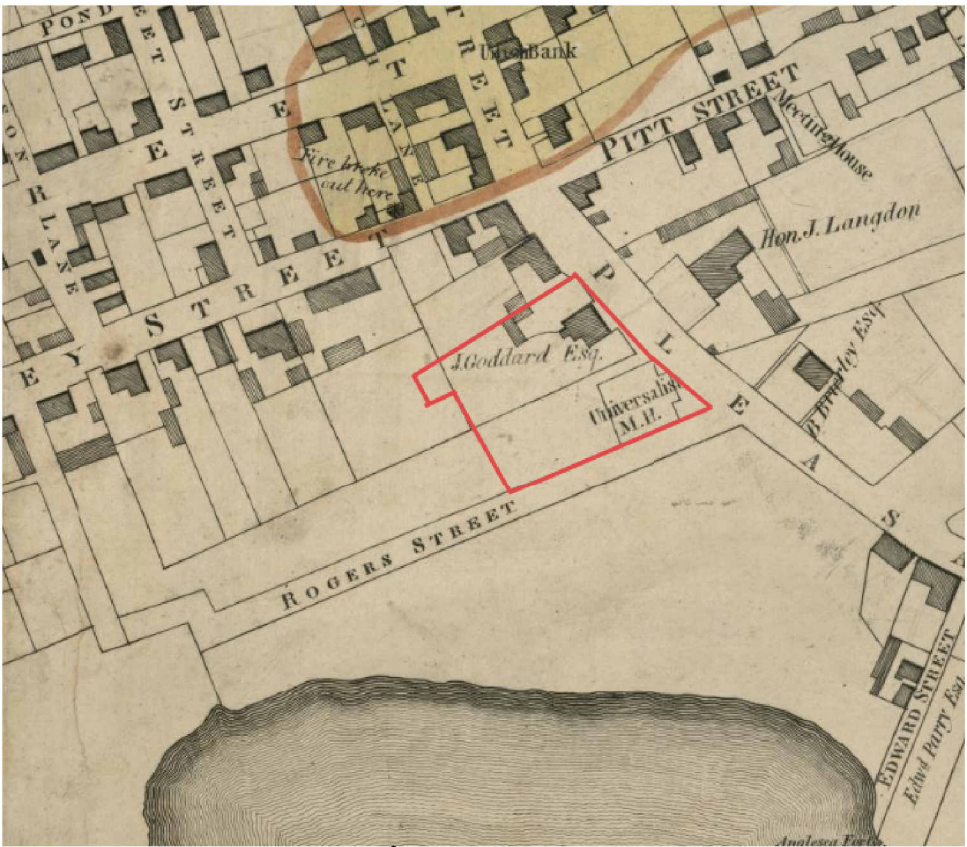
Bicycle Parking						
use		spaces required per use		TOTAL		
multifamily dwellings		1 bicycle per 5 dwelling units where > 4 dwelling units		0 n/a < 4 dwelling units		
bicycle parking provided		outside		10		
bicycle parking provided		inside		26		
total bike parking provided				36		
Car parking deduction = 1 car space for 6 excess bikes provided, max 5%:						
max deduction 5% allowed	2.4	parking spaces deduction			Rounded dn	(2)
Total Auto Parking Required (adjusted)						46

parking proposed - outside					37
parking proposed - inside					46
Total parking proposed					83
EXCESS beyond Required (Defecit)					37
Existing total available onsite today					38
Proposed Net Increase (reduction) in parking					45

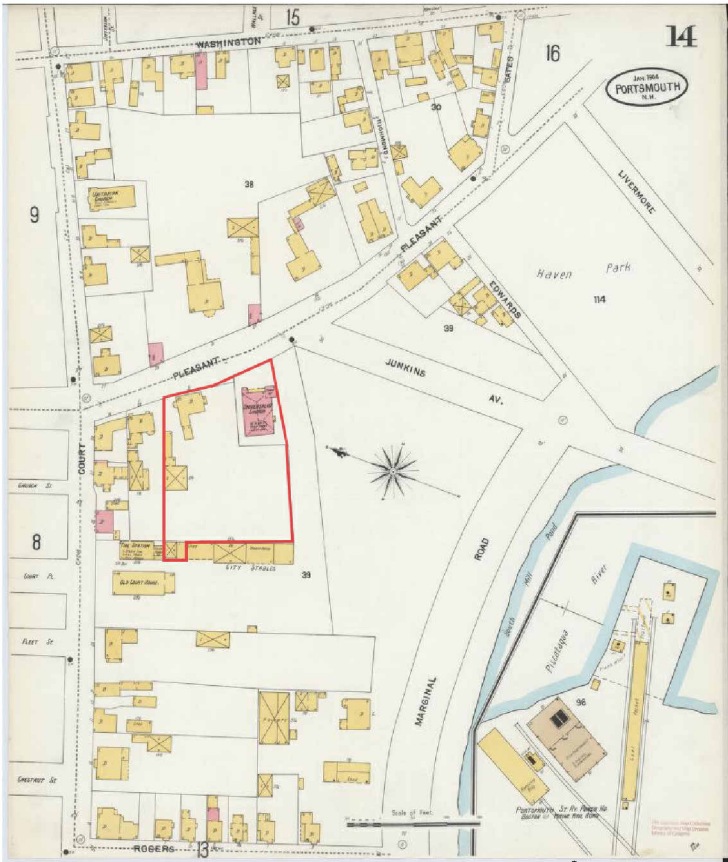


H0.2 EXISTING PHOTOS
**134 PLEASANT STREET
 PORTSMOUTH, NH 03801**

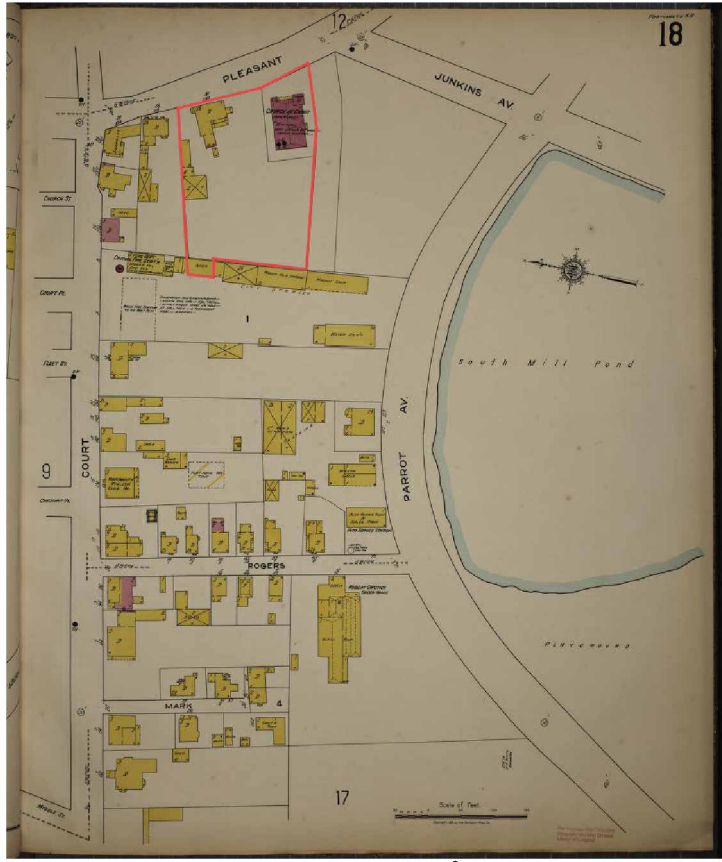
07/25/2025



1813
UNIVERSALIST CHURCH & HOUSING



1904
UNIVERSALIST CHURCH & HOUSING



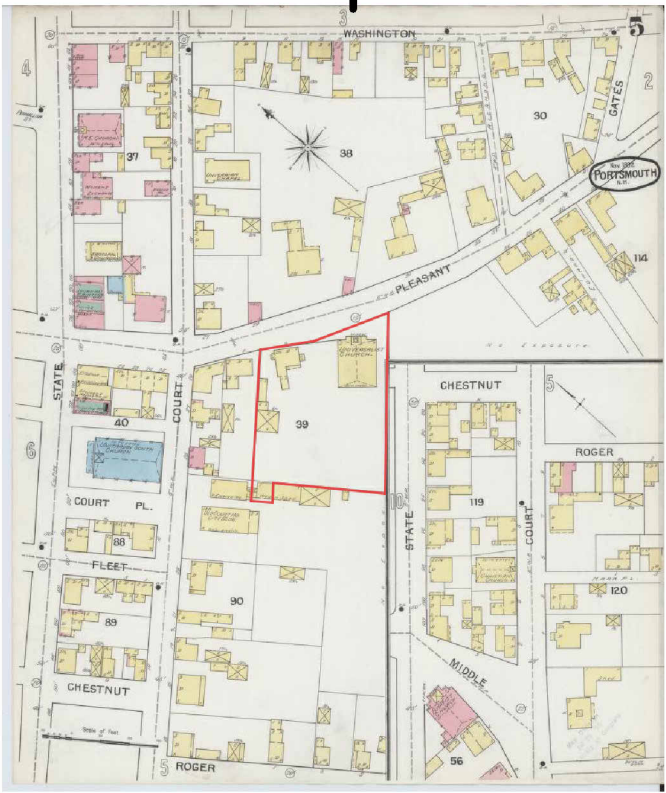
1920
UNIVERSALIST CHURCH & HOUSING



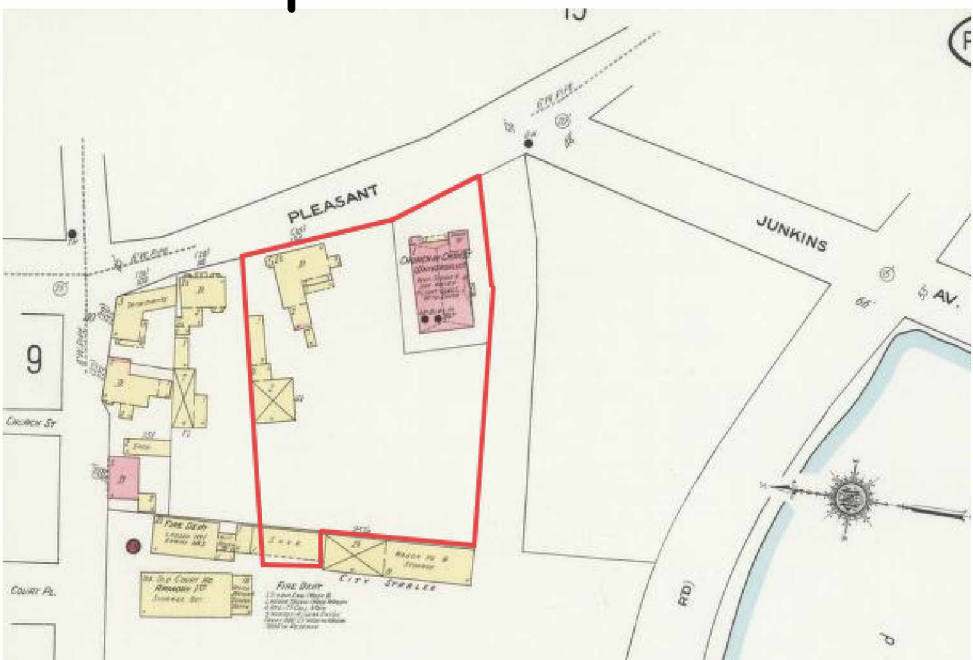
1952
GROCERY IN CONSTRUCTION TILL 1953
CHURCH DEMOLISHED AFTER



1877
UNIVERSALIST CHURCH & HOUSING



1892
UNIVERSALIST CHURCH & HOUSING



1910
UNIVERSALIST CHURCH & HOUSING

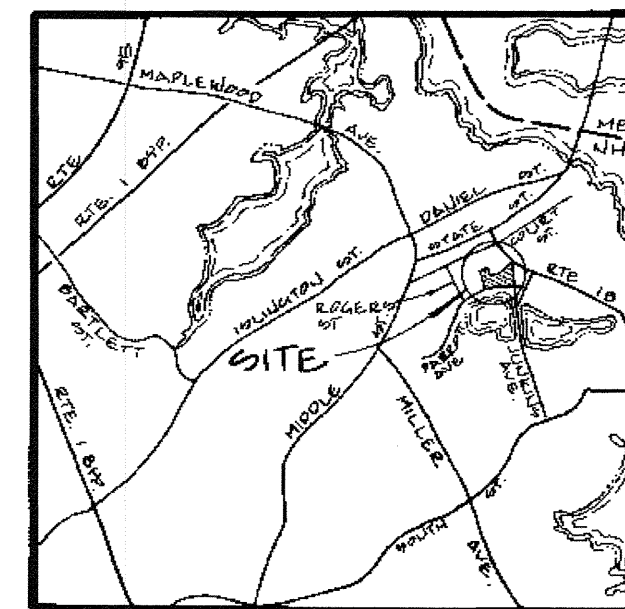
H0.4

HISTORIC TIMELINE 134 PLEASANT STREET PORTSMOUTH, NH 03801

07/25/2025



COPYRIGHT © 2025



LOCUS MAP
SCALE: 1"=2000'

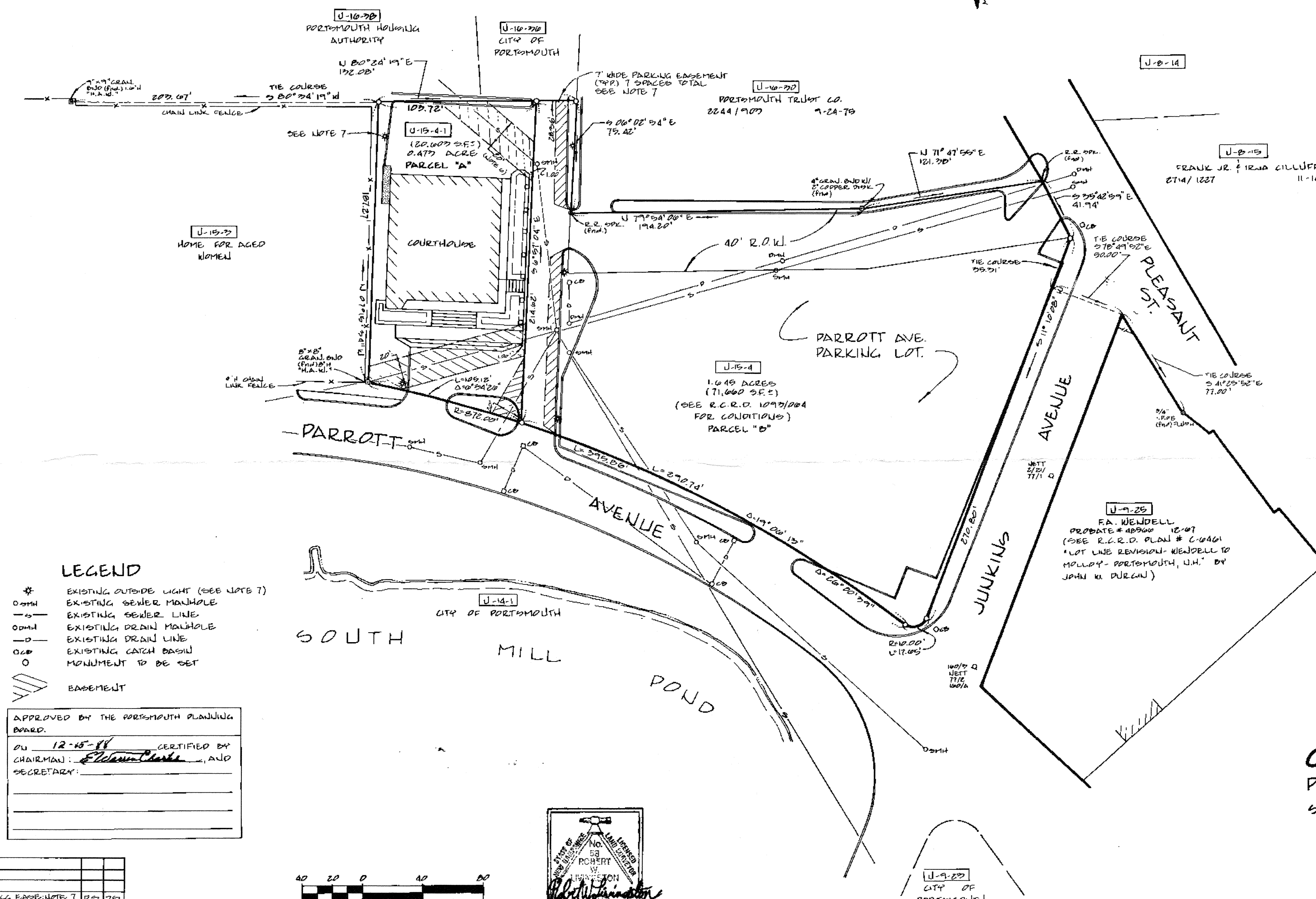
REFERENCE PLANS:

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. WESTWORTH 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

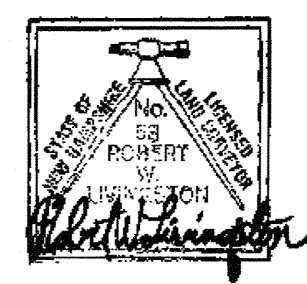
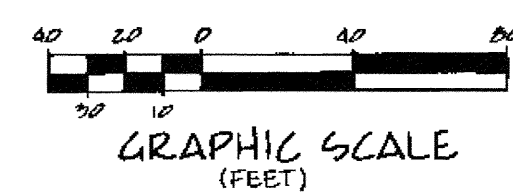


LEGEND

- * 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: _____



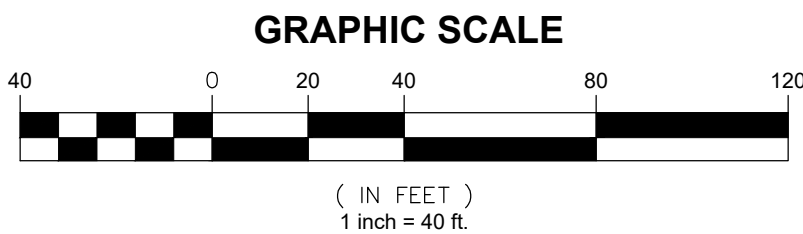
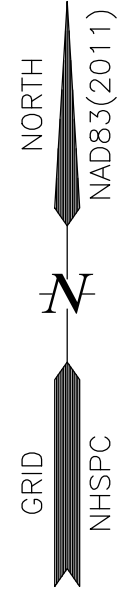
DATE	DESCRIPTION	BY	CK.
9-15-88	ADDED OUTSIDE LIGHTS, PLS. EASE, NOTE 7	RS	RS
45590.00	SIZE D TYPE F	11/10/88	
FIELD BOOKS & PAGES			


D. 18880

134 PLEASANT STREET, PORTSMOUTH, NEW HAMPSHIRE

PERMIT PLANS

5010156.1532



0	7/25/25	ISSUED FOR COMMENT	RJB	JRC
REV.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
SITE SURVEY				
<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				
DOUBLE MC, LLC 134 PLEASANT STREET PORTSMOUTH, N.H.				
TITLE				
ORTHOPHOTO PLAN				
DATE		SCALE		
JULY 2025		1"=40'		
DRAWN BY		DESIGNED BY		CHECKED BY
RJB		---		PAY
PROJECT No.		FIELD BOOK / PAGE		
5010156.1532		FB 276 PG 60		
DRAWING No.				REV.
V103				0

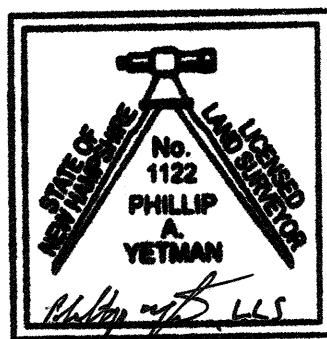
LEGEND:

DESCRIPTION	EXISTING
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
1234/123	DEED BOOK/PAGE
N/F	NOW OR FORMALLY
TYP	TYPICAL
TBS	TO BE SET
LSA	LANDSCAPE AREA
INV	INVERT
ELV.	ELEVATION
FF	FINISHED FLOOR
DYL	DOUBLE YELLOW LINE
SGC	SLOPED GRANITE CURB
VGC	VERTICAL GRANITE CURB
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	

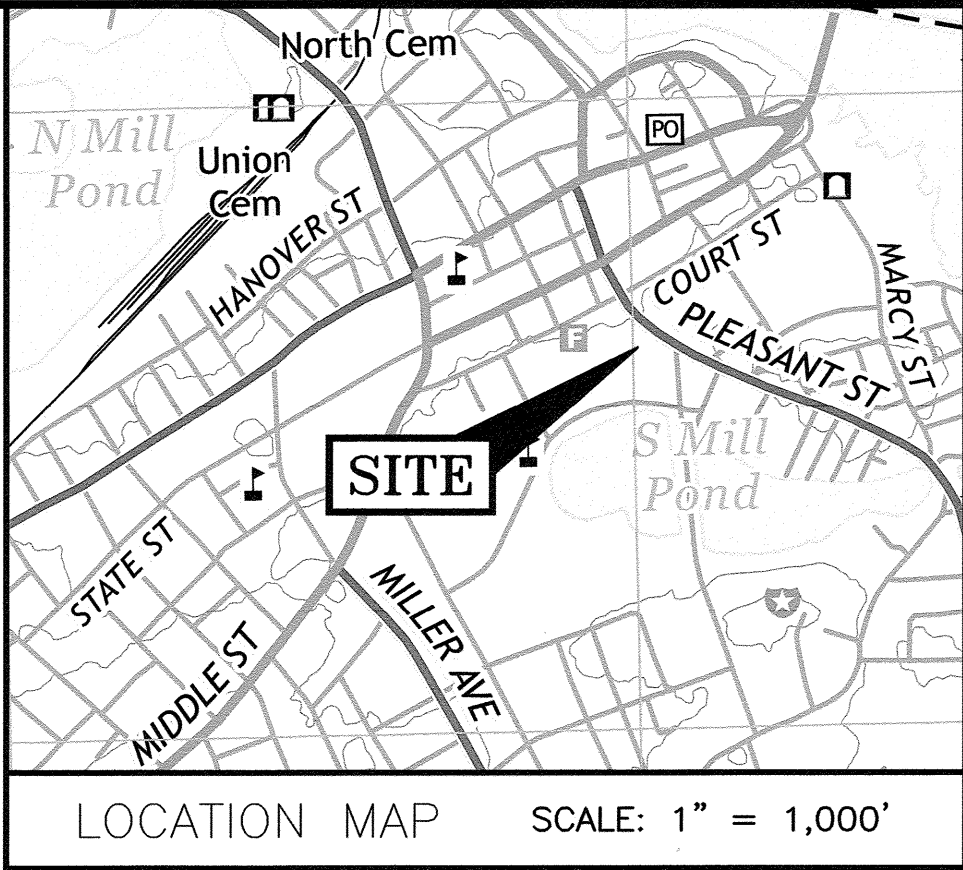
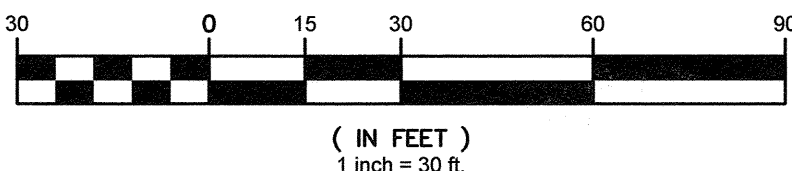
LINE	BEARING	DISTANCE
L1	N66°28'05"E	32.60'
L2	S04°27'10"E	0.98'
L3	N57°05'10"E	175.24'
L4	N58°07'10"E	50.44'
L5	S45°49'50"E	122.39'
L6	S56°42'50"E	79.29'
L7	S54°09'10"W	121.33'
L8	S62°18'10"W	194.24'
L9	N23°38'50"W	124.67'
L10	S66°22'00"W	32.60'
L11	N23°20'25"W	60.00'

"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



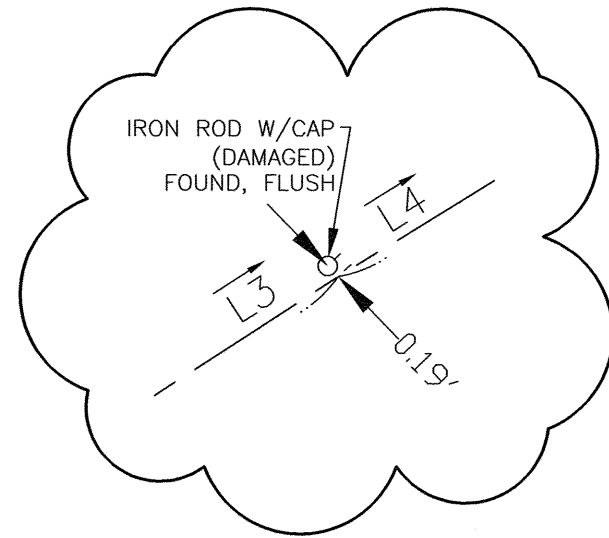
GRAPHIC SCALE



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.

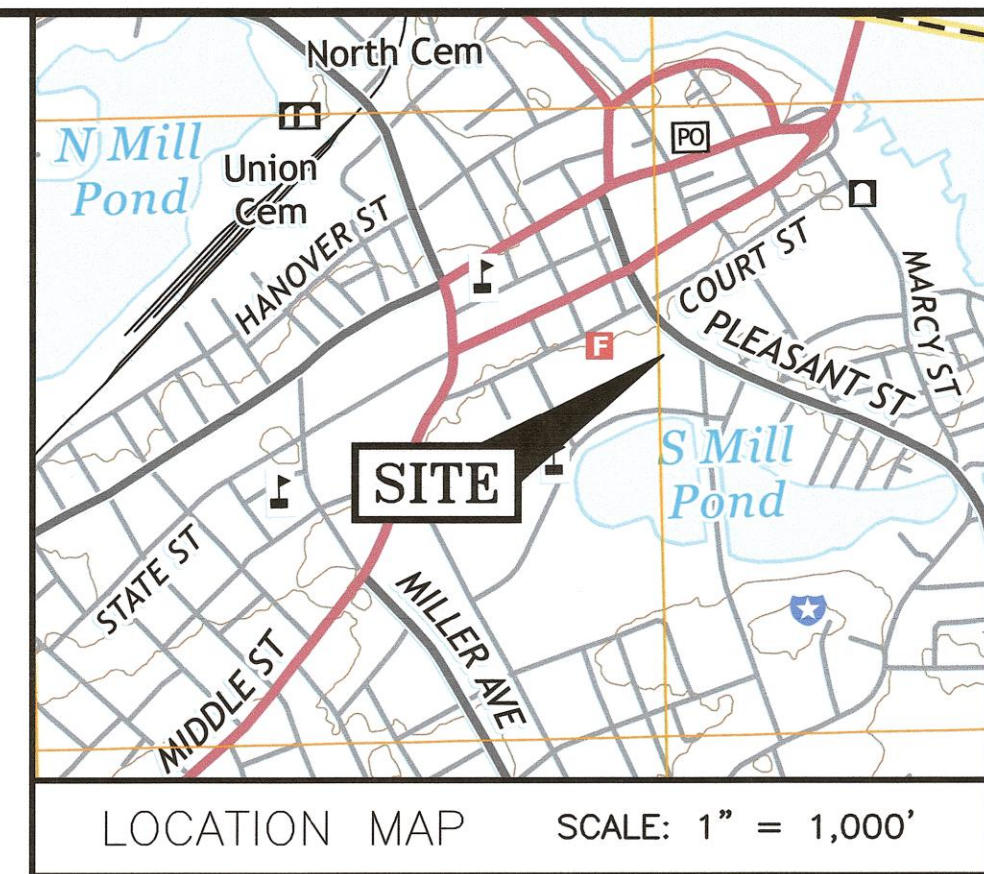
DETAIL A:




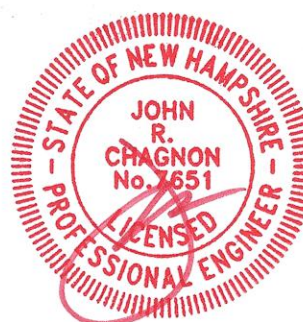
PLAN REFERENCES:

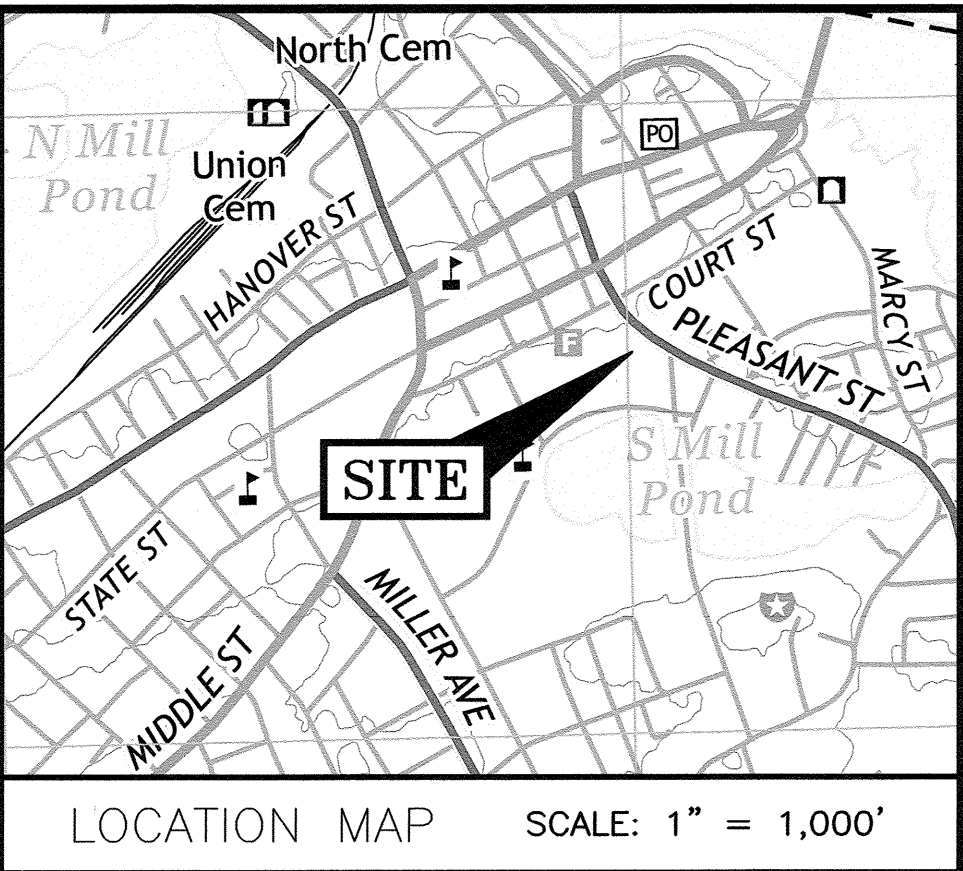
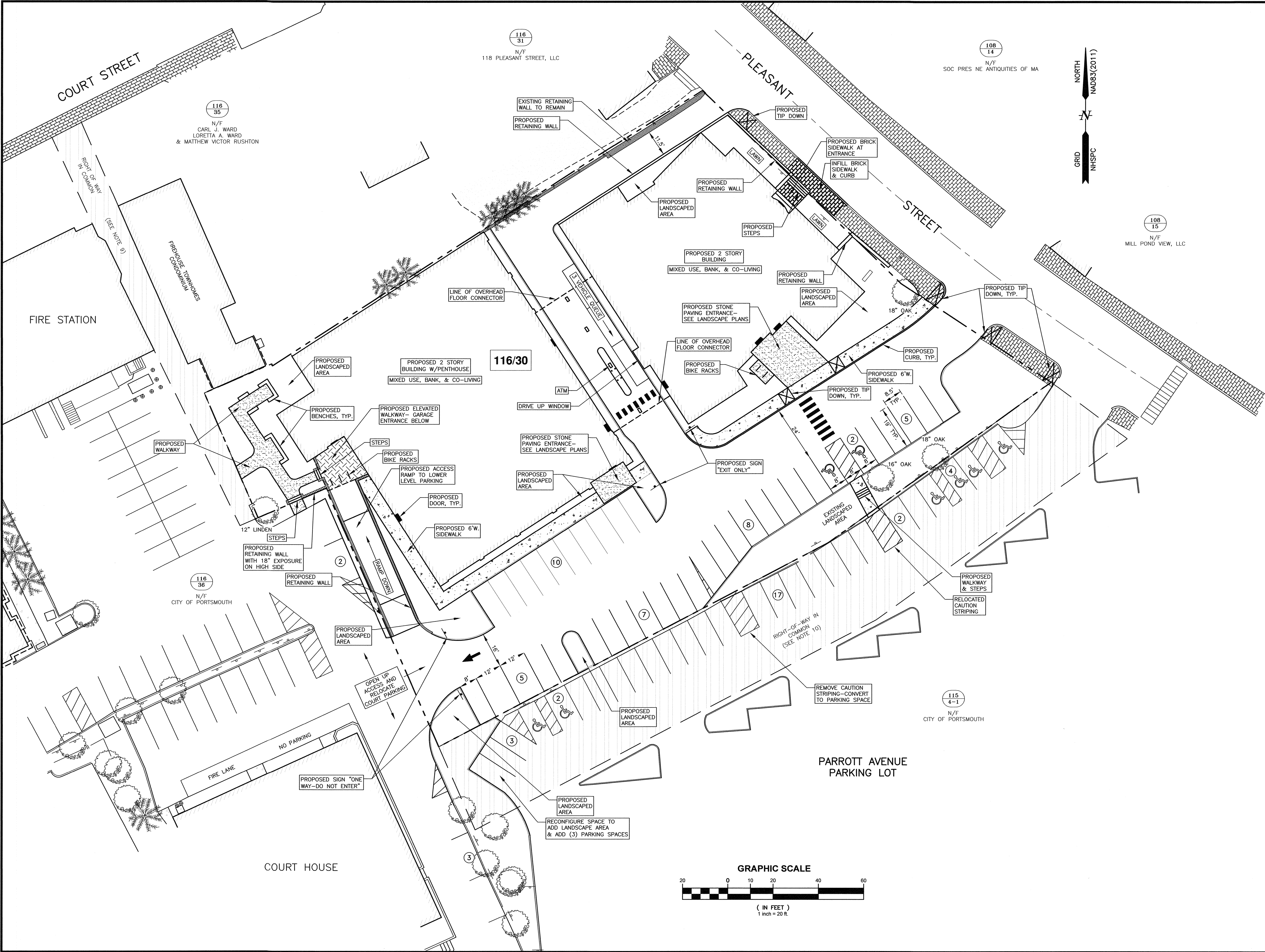
- ALTA/ACSM LAND TITLE SURVEY FOR CITIZENS BANK OF NEW HAMPSHIRE, 134 PLEASANT STREET COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H.. PREPARED BY: MILLETTE, SPRAGUE & COLWELL, INC., DATED: JUNE 9, 1998, SCALE: 1"=20', RCRD D-26343.
- COURTHOUSE LOT SUBDIVISION OF LAND PREPARED FOR CITY OF PORTSMOUTH, PORTSMOUTH 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 DEVELOP AND SUBMIT 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 DESIGN# 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><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>																																
PROJECT																																
<div>DOUBLE MC, LLC</div> <div>134 PLEASANT STREET PORTSMOUTH, N.H.</div>																																
TITLE																																
DEMOLITION PLAN																																
		<table><tr><td colspan="2">DATE</td><td colspan="2">SCALE</td></tr><tr><td colspan="2">JULY 2025</td><td colspan="2">1"=20'</td></tr><tr><td>DRAWN BY</td><td>DESIGNED BY</td><td colspan="2">CHECKED BY</td></tr><tr><td>SJR</td><td>---</td><td colspan="2">JRC</td></tr><tr><td colspan="2">PROJECT No.</td><td colspan="2">FIELD BOOK / PAGE</td></tr><tr><td colspan="2">5010156.1532</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		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.	
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5010156.1532		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 33015C0259F. 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.

1	09-05-2025	REVISED LAYOUT	SJR	JRC
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
WWW.HALEYWARD.COM

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

SITE PLAN

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

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	30	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.
FG	21	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.
IGS	22	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	5 Gal.
JVI	3	Juniperus virginiana 'Idylwild'	Idylwild Eastern Red Cedar	8-10'
MD	178	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'
RGL	212	Rhus aromatica 'Grow Low'	Grow Low Sumac	18"+ Ht.
RYP	21	Rhododendron yaku 'Princess'	Yaku Princess Rhody	2 GAL
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	47	Amsonia 'Blue Ice'	Blue Star Flower	2 QT
AMT	39	Amsonia tabernaemontana	Blue Star Flower	1 Gal.
ARU	4	Aruncus dioicus	Goat's Beard	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	167	Stachys minima	Dwarf Betony	2 QT

ADDITIONAL PERENNIALS + GROUNDCOVERS TBD

FIRE STATION

FIREHOUSE TOWNHOMES
CONDOMINIUM

116/30

PLEASANT STREET

STREET

PARROTT AVENUE
PARKING LOT

COURT HOUSE

NAD83(2011)
NORTH
N
NHSPC
GRID

terra firma
landscape architecture



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134 PLEASANT

134 PLEASANT STREET
PORTSMOUTH, NH

Project Title

Landscape Architect

Scale

1:120

REV DATE DESCRIPTION

NO. DATE ISSUE NOTE

Project Manager

Drawn By

Date

Reviewed By

Project ID

134 PLEASANT

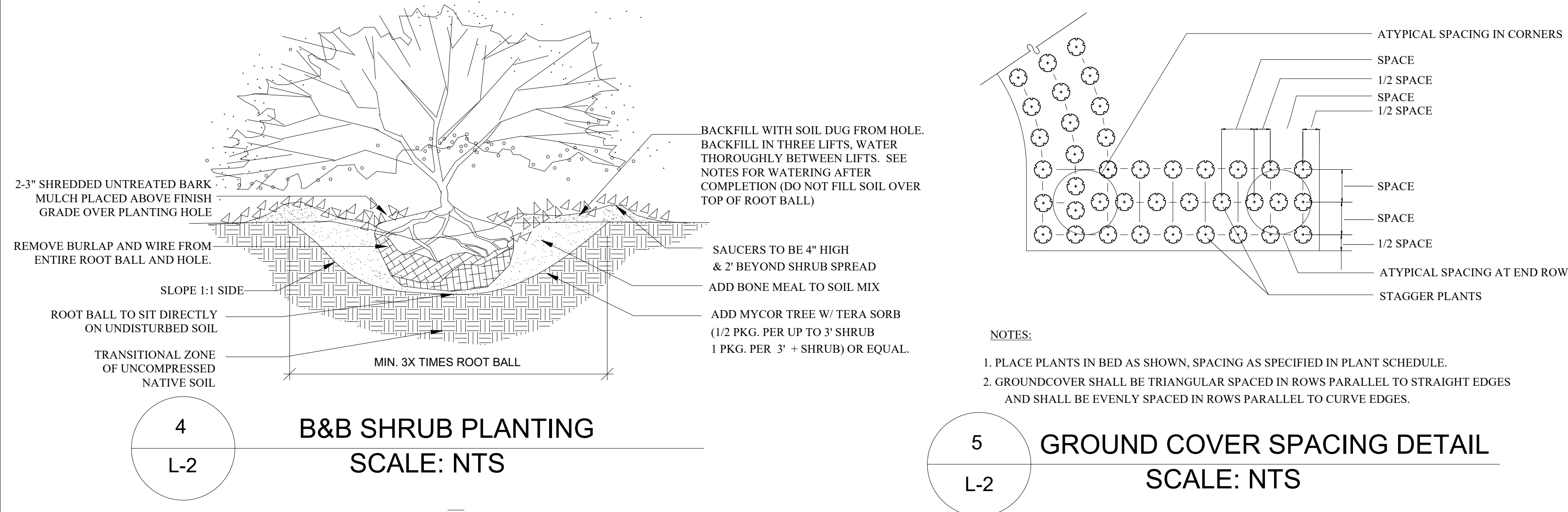
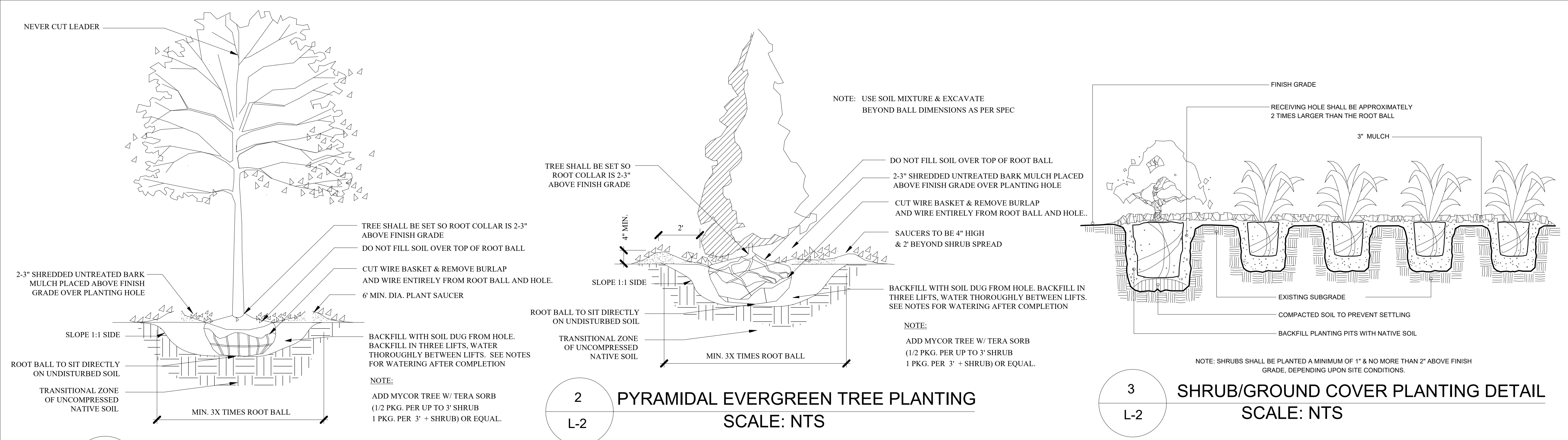
Sheet Title

LANDSCAPE PLAN

Sheet No.

L-1

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



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.

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT DELIVERED TO THE SITE FOR AESTHETIC REASONS BEFORE PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY FOR ALL THE PLANTS.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM. LANDSCAPE CONTRACTOR SHALL PRUNE PLANTINGS OF DEAD LIMBS OR TWIGS DURING THE FIRST YEAR OF GROWTH.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. LANDSCAPE CONTRACTOR SHOULD REPLACE DEAD PLANTINGS IMMEDIATELY UPON OWNER DIRECTION WITHIN THE WARRANTY PERIOD AND AGAIN AT THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAVE DIED, THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS CALLED FOR.
15. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH DEFINED AND CUT EDGES TO SEPARATE TURF GRASS AREAS.
16. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR PINE BARK MULCH AS DEPICTED ON PLANS.
17. LANDSCAPE CONTRACTOR SHALL FEED AND PRUNE EX. TREES, ON OR JUST OFF SITE, THAT HAVE EXPERIENCED ROOT BASE INTRUSION OR DAMAGE DURING CONSTRUCTION IMMEDIATELY AND FOR THE DURATION OF THE WARRANTY PERIOD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE EDGE OF THE EX. TREE CANOPY THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH.
20. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.

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



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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

Drawn By

Date

Reviewed By

Project ID

134 PLEASANT

Sheet Title

LANDSCAPE PLAN

Sheet No.

L-2



3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

134 PLEASANT STREET

PORTSMOUTH, NH 03801

PROJECT NO: 1028

OWNER

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

CIVIL ENGINEERING

Haley Ward
200 Griffin Road, Unit
Portsmouth, NH 03801
(603) 430-9282

LANDSCAPE ARCHITECT

Terra Firma Landscape Architecture
163a Court St
Portsmouth, NH 03801
(603) 531-9109

BASEMENT FLOOR PLAN

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

DATE: 09/05/2025

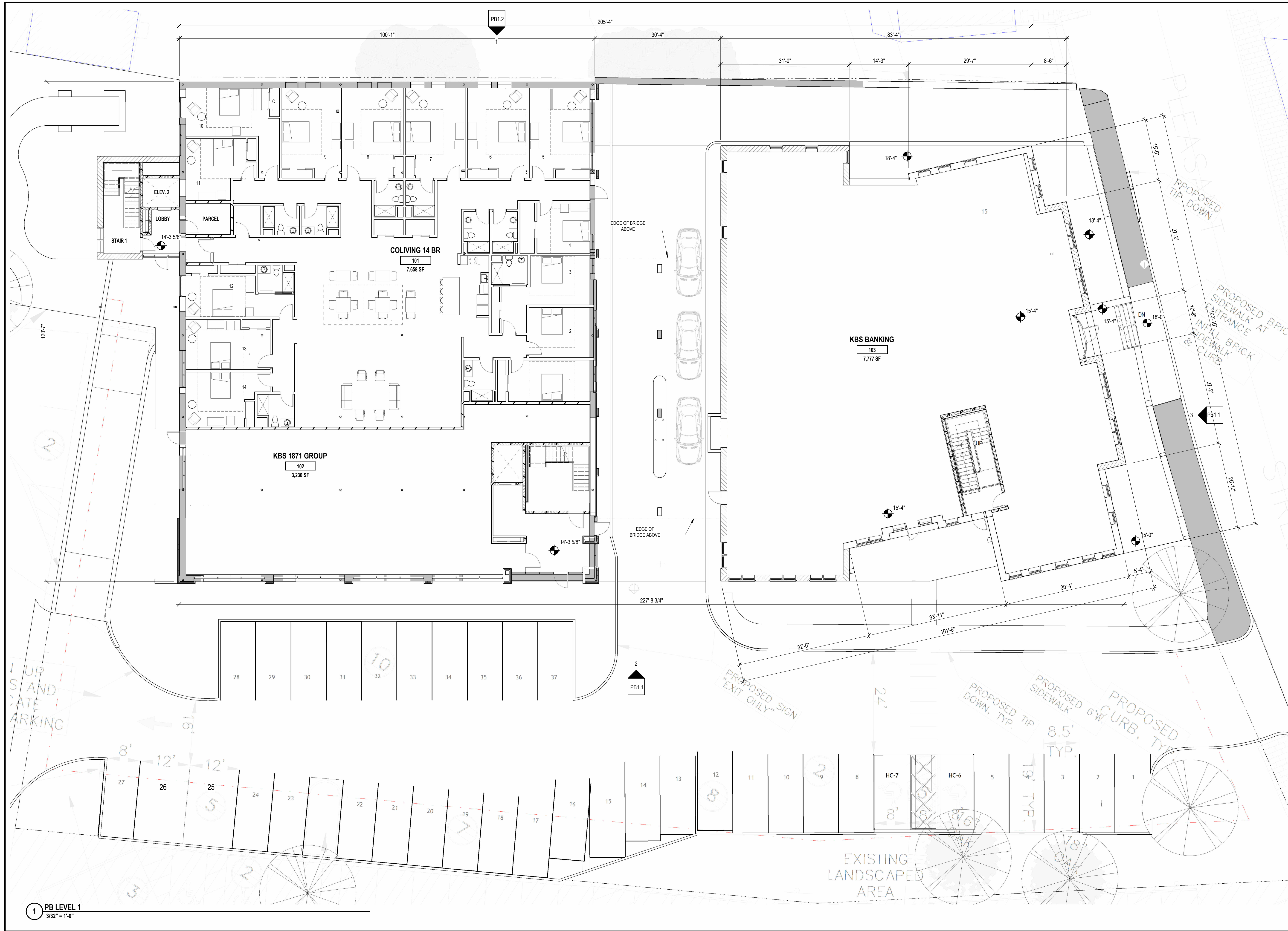
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1 PB BASEMENT
3/32" = 1'-0"



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134 PLEASANT STREET

PORTSMOUTH, NH 03801

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LANDSCAPE ARCHITECT

Terra Firma Landscape Architecture
163a Court St
Portsmouth, NH 03801
(603) 531-9109

FIRST FLOOR PLAN

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

DATE: 09/05/2025

DRAWN: Author

CHECKED: Checker

PB0.2



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LANDSCAPE ARCHITECT

Terra Firma Landscape Architecture
163a Court St
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FLOOR PLAN LEVEL 2A

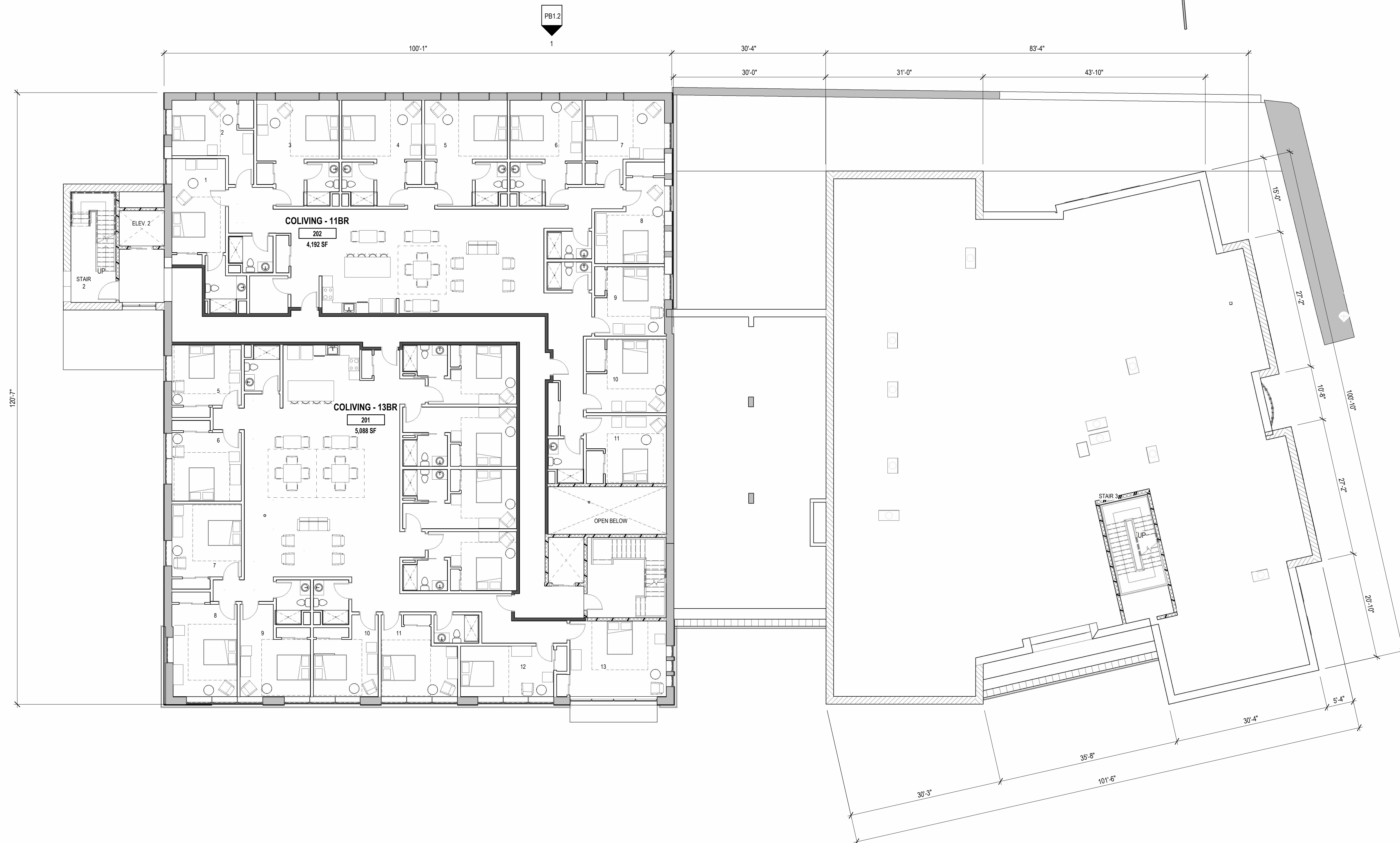
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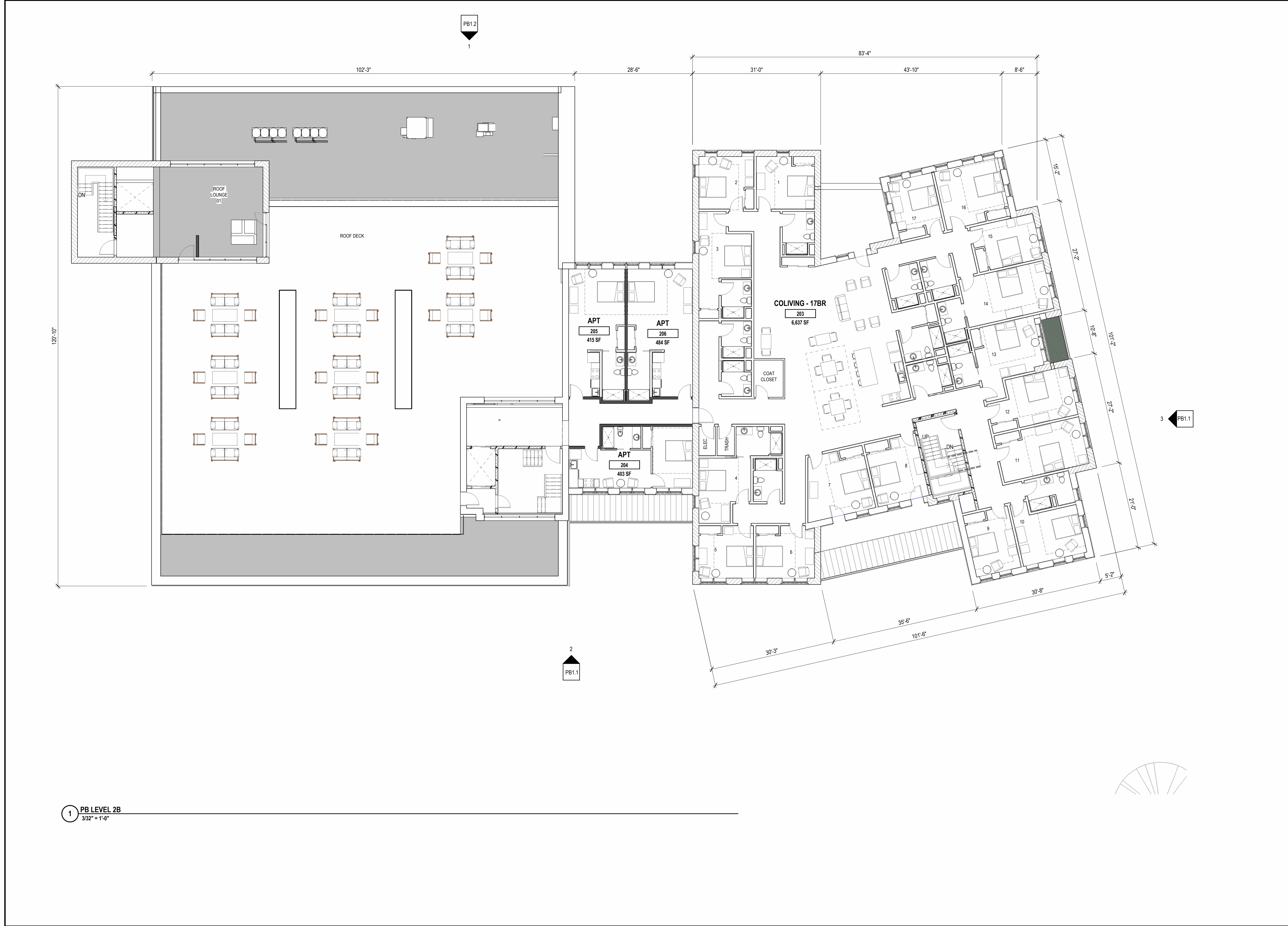
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1 PB LEVEL 2A
3/32" = 1'-0"



1 PB LEVEL 2B
3/32" = 1'-0"



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134 PLEASANT STREET

PORTSMOUTH, NH 03801

PROJECT NO: 1028

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LEVEL 2B FLOOR PLAN

SCALE: 3/32" = 1'-0"
DATE: 09/05/2025
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PB0.4



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PORTSMOUTH, NH 03801

PROJECT NO: 1028

OWNER

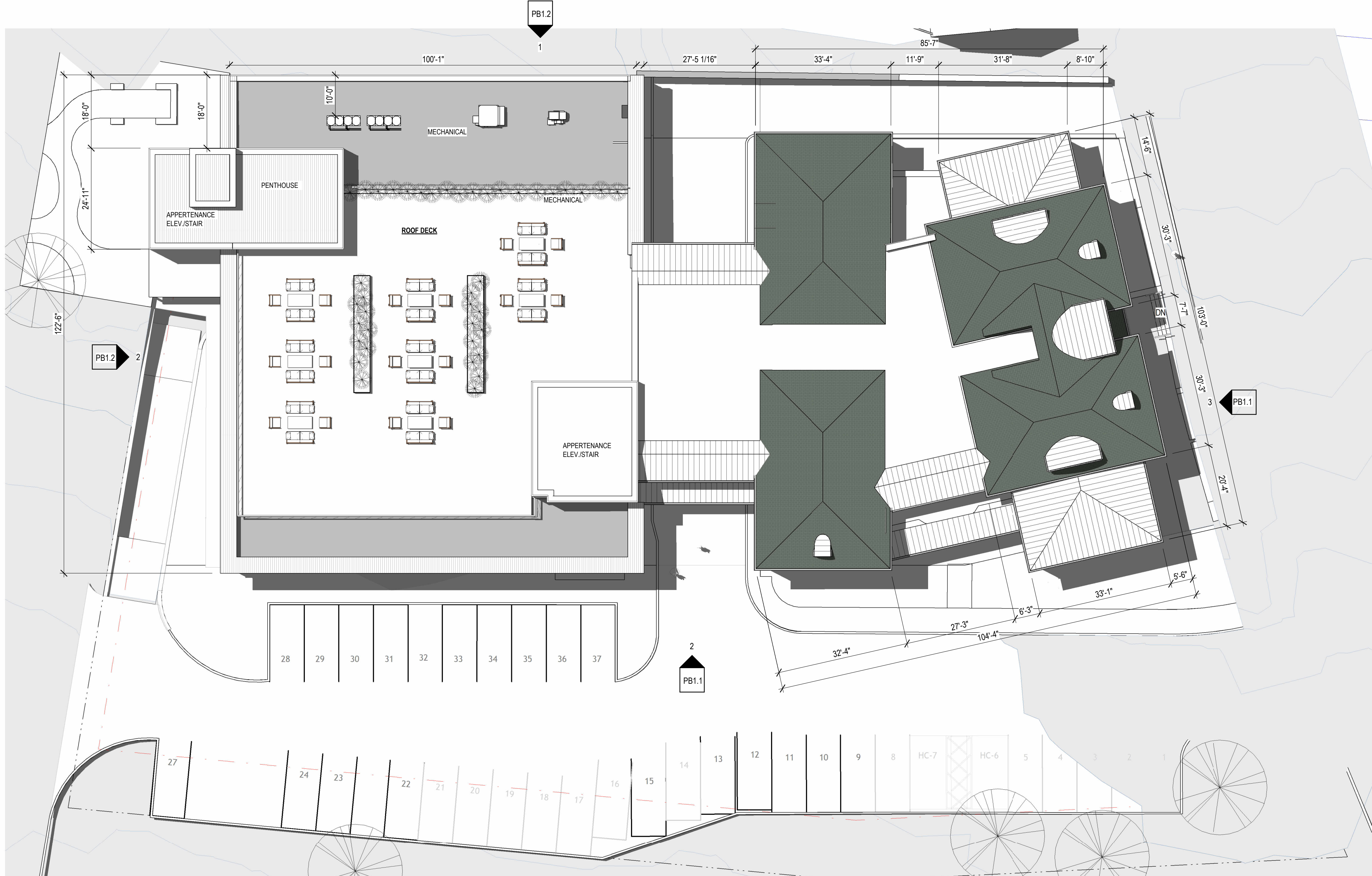
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LANDSCAPE ARCHITECT

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(603) 531-9109



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

ROOF PLAN

SCALE: 1/16" = 1'-0"
DATE: 09/05/2025
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CHECKED: Checker

PB0.5



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134 PLEASANT STREET

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Portsmouth, New Hampshire 03801

CIVIL ENGINEERING
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LANDSCAPE ARCHITECT
Terra Firma Landscape Architecture
163a Court St
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SOUTH - EAST ELEVATIONS

SCALE: 3/32" = 1'-0"
DATE: 09/05/2025
DRAWN: Author
CHECKED: Checker

PB1.1



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



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



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134 PLEASANT STREET

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Double Mc, LLC
134 Pleasant Street
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LANDSCAPE ARCHITECT

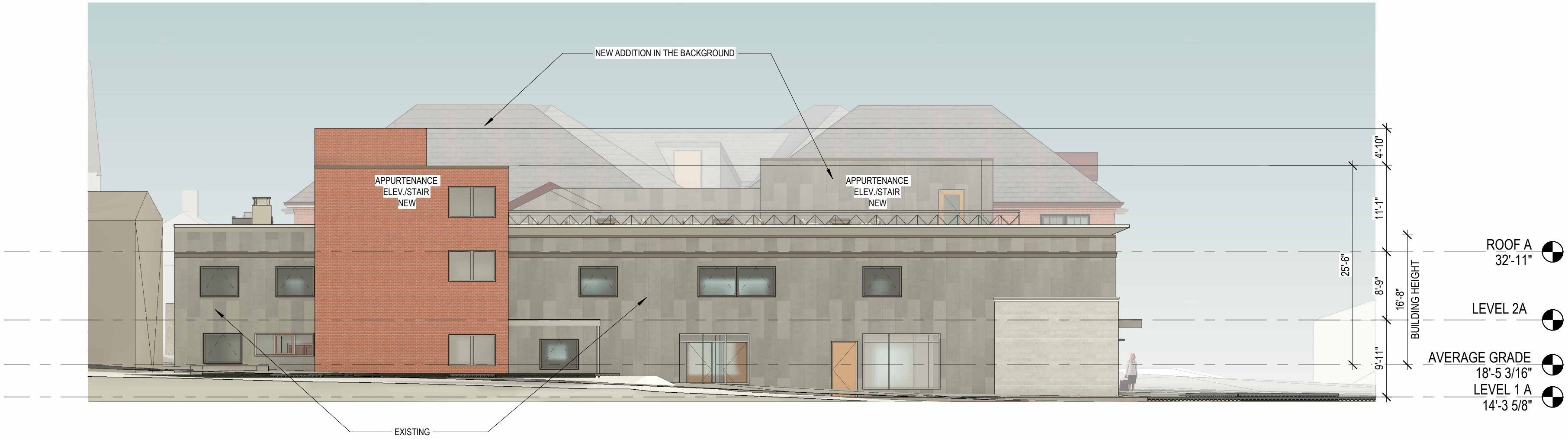
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NORTH - WEST ELEVATIONS

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

DATE: 09/05/2025
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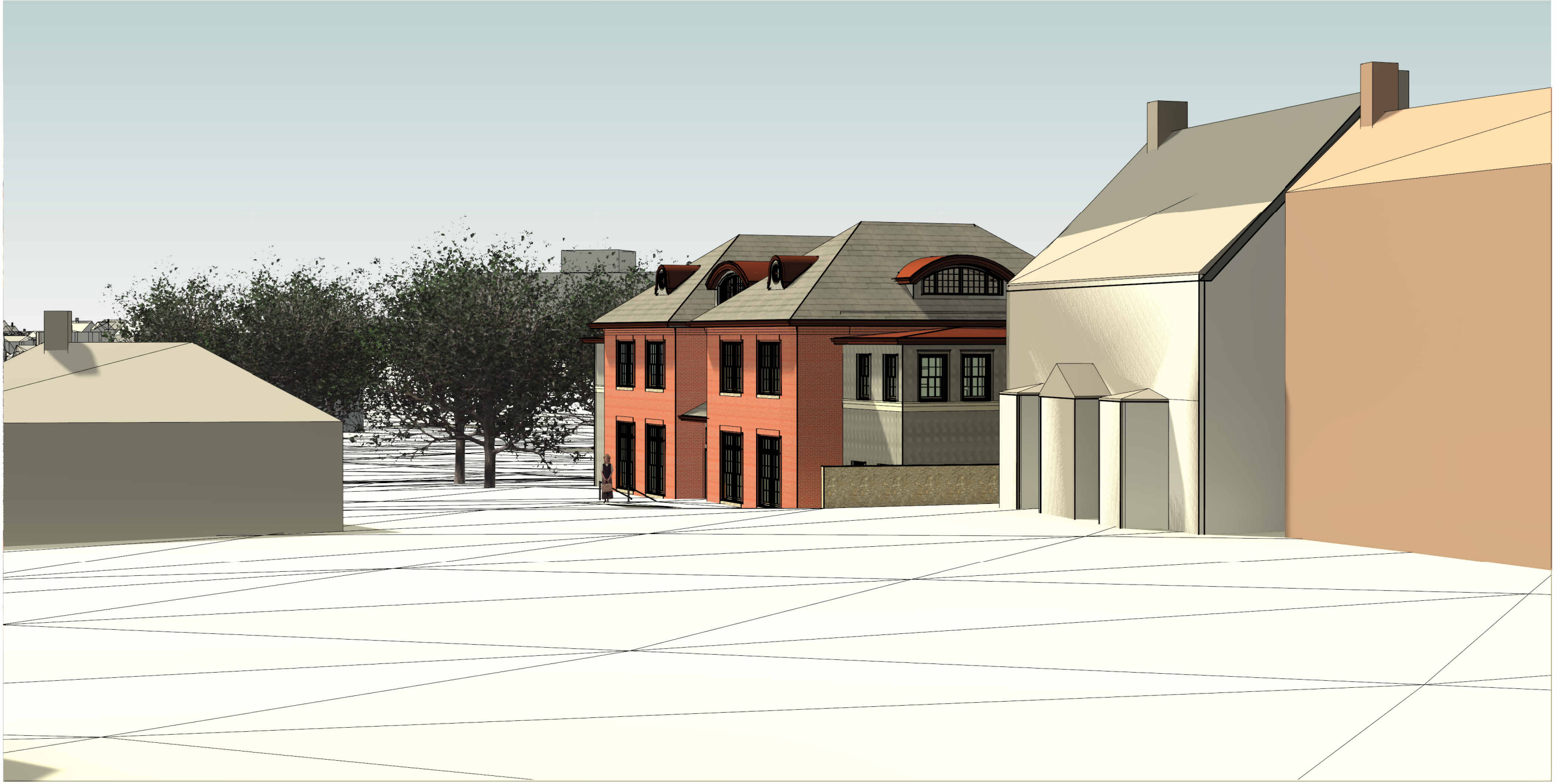
1 VIEW FROM LANGDON HOUSE PB



2 VIEW FROM JUNKINS AVENUE AT CITY HALL PB



3 VIEW FROM PLEASANT STREET AT JUNKINS AVENUE PB



4 VIEW FROM PLEASANT STREET AT TREADWELL HOUSE PB



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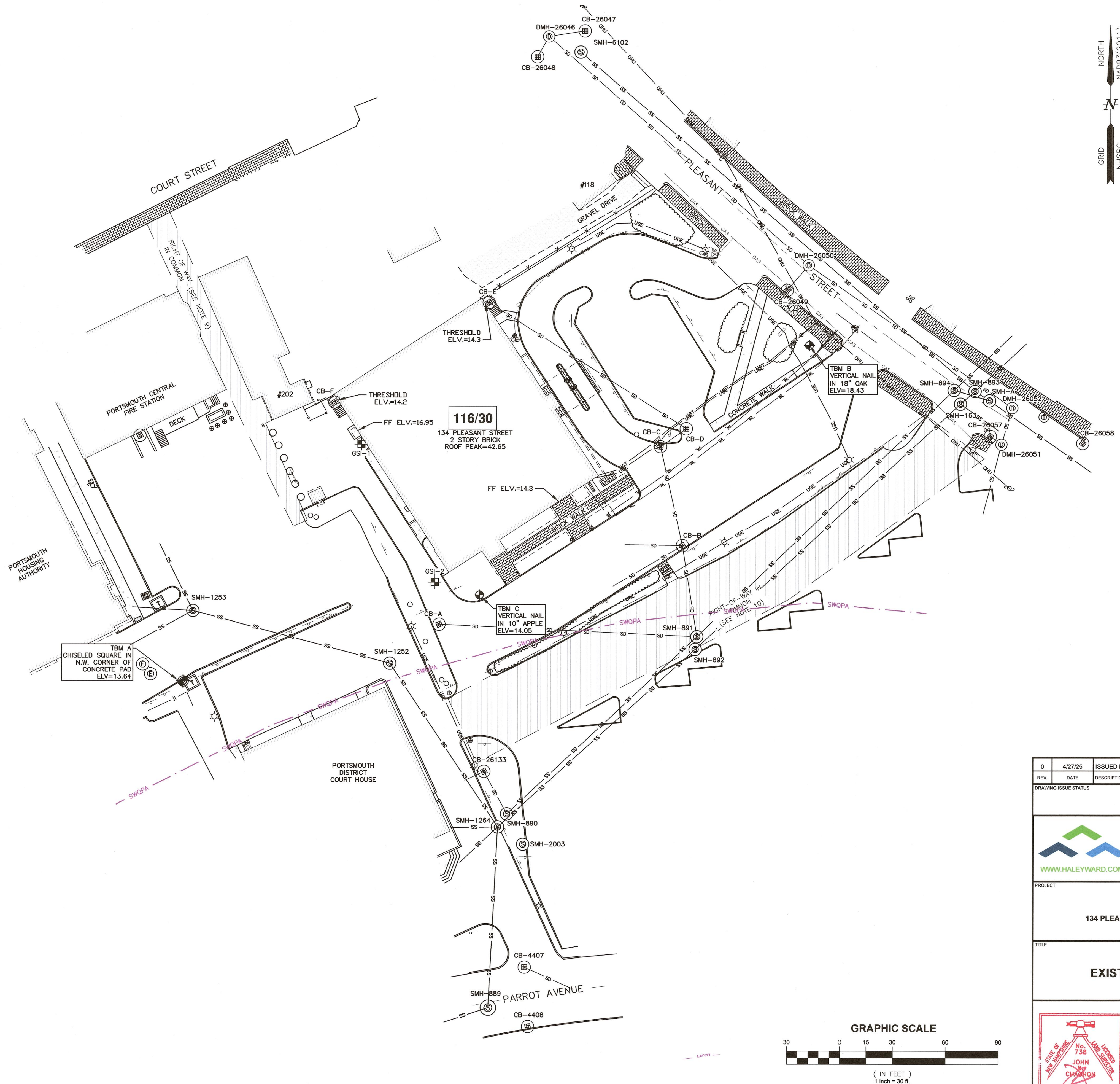
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VIGNETTES

SCALE:
DATE: 09/05/25
DRAWN: Author
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REV.	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
<div style="text-align: center;"><h2>SITE SURVEY</h2></div>				
<div style="text-align: center;"><h1>HALEY WARD</h1><p>ENGINEERING ENVIRONMENTAL SURVEYING</p><p>200 Griffin Road, Unit 14 Portsmouth, NH 03801 603-430-9282</p><p>WWW.HALEYWARD.COM</p></div>				
PROJECT				
<div style="text-align: center;"><h2>DOUBLE MC, LLC</h2><p>134 PLEASANT STREET PORTSMOUTH, N.H.</p></div>				
TITLE				
<div style="text-align: center;"><h2>EXISTING UTILITIES PLAN</h2></div>				
DATE		SCALE		
JUNE 2025		1"=30'		
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RJB		---		PAY
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