SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE

CONFERENCE ROOM A
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

**Members of the public also have the option to join this meeting over Zoom; a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this link into your web browser:*

https://us06web.zoom.us/webinar/register/WN_y2umoGNlRsO0rwGuwoxRJw

2:00 PM **December 1, 2026**

AGENDA

I. APPROVAL OF MINUTES

A. Approval of the November 3, 2026 meeting minutes.

B. Approval of the November 10, 2026 Work Session meeting minutes.

II. NEW BUSINESS

A. The request of **Colonial Properties LCC (Owner),** for property located at **833 Islington Street** requesting Site Plan Approval for the addition of a restaurant in an existing commercial building with associated site improvements. Said property is located on Assessor Map 165 Lot 6 and lies within the Character District 4-W (CD4-W) and West End Incentive Overlay District. (LU-26-152)

III. OLD BUSINESS

A. The request of **Rafferty Investment Group LLC (Owner)**, for property located at **64 Bridge Street** requesting Site Plan Review approval for demolition of the existing structure and construction of a ten (10) room three-story Inn and restaurant with associated site improvements. Said property is located on Assessor Map 126 Lot 55 and lies within the Mixed Residential Business (MRB) District, Character District 4 (CD4) and Downtown Overlay District. (LU-26-36)

B. **POSTPONED TO THE JANUARY MEETING** The request of **St. Nicholas Greek Orthodox Church** (Owner), for property located at **0 Lafayette Road** (*Ledgewood Drive*) requesting Site Plan Review approval for the construction of a 15 unit, 3-story apartment building with associated site improvements. Said property is located on Assessor Map 229 Lot 6A and lies within the Gateway Corridor (G1) District. **POSTPONED TO THE JANUARY MEETING** (LU-26-112)

IV. ADJOURNMENT

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SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE

CONFERENCE ROOM A
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

2:00 PM **November 3, 2026**

MEMBERS PRESENT:
Peter Stith, Chairperson, Assistant Planning Director; David Desfosses, Project Manager – Engineering & Operations; Chad Putney, Acting Deputy Fire Chief; Peter Britz, Director of Planning & Sustainability; Shanti Wolph, Chief Building Inspector; Mike Maloney; Deputy Police Chief; Vincent Hayes; Planner II – Development Compliance

MEMBERS ABSENT: Zachary Cronin, Assistant City Engineer; Eric Eby, Parking and Transportation Engineer

ADDITIONAL STAFF PRESENT: Kate Homet, Environmental Planner and Sustainability Coordinator; Stefanie Casella, Senior Planner; Jennifer Crockett, Administrative Assistant I

MINUTES

I. APPROVAL OF MINUTES

A. Approval of the **October 6, 2026** meeting minutes.

B. Approval of the **October 13, 2026** Work Session meeting minutes.

The Committee voted to approve the October 6, 2026 and the October 13, 2026 meeting minutes together as presented.

Motion: *S. Wolph*
Second: *P. Britz*
Unanimous

II. OLD BUSINESS

A. REQUEST TO POSTPONE The request of **Rafferty Investment Group LLC (Owner)**, for property located at **64 Bridge Street** requesting Site Plan Review approval for

demolition of the existing structure and construction of a ten (10) room three-story Inn with associated site improvements. Said property is located on Assessor Map 126 Lot 55 and lies within the Mixed Residential Business (MRB) District, Character District 4 (CD4) and Downtown Overlay District. **REQUEST TO POSTPONE** (LU-26-36)

[00:34] V. Hayes noted that the request was postponed.

B. The request of **St. Nicholas Greek Orthodox Church** (Owner), for property located at **0 Lafayette Road** (*Ledgewood Drive*) requesting Site Plan Review approval for the construction of a 15 unit, 3-story apartment building with associated site improvements. Said property is located on Assessor Map 229 Lot 6A and lies within the Gateway Corridor (G1) District. (LU-26-112)

SPEAKING TO THE APPLICATION

[1: 12] Eric Poulin and Daniel Meditz of Jones and Beach Engineers came to present this application along with Ben Middleton of Martini Northern LLC and Brandon Holben of Winter Holben. Mr. Poulin noted that they were communicating with the Trees & Greenery Committee. The November meeting for the committee has been cancelled, so the project may not be able to get before the Trees & Greenery Committee until December.

The team launched into responding to the staff comments received prior to the meeting and some of the remaining questions from the October meeting.

The staff comments were as follows:

1) *Please confirm whether this plan and drainage analysis considers the filling of 690 s.f. of the adjacent wetland for high school foot path improvements on the adjacent PHS property. Additionally, please confirm if this wetland has capacity for overflow from your stormwater system and if not, where stormwater will go.*
2) *Please explain how drainage flows at Reach 2 and into Pond 10P. Is this stormwater going offsite onto the dentist's property before coming back to the project property?*
3) *What is the status of the abutting sewer easement through the property?*
4) *Applicant must provide information on green building components as required in Site Plan Regs 2.5.3 (B).*
5) *Wetland delineation must be stamped, signed and dated by the NH CWS that performed the delineation.*
6) *Existing conditions plan (C1) only depicts a portion of the existing trees on site. Applicant should provide plan depicting entirety of existing site vegetation to the extent possible.*
7) *Project must get approval from Trees & Greenery Committee for proposed tree removal in City right of way prior to TAC approval.*
8) *Extend drainage easement to eastern edge of property. Easement must include flowage rights.*
9) *Correct location of existing water main. DPW has marked out location on Ledgewood.*
10) *Add an 8" valve to the eastern side of the water main replacement.*

[4:40] *C. Putney arrived at the meeting.*
[7:18] *M. Maloney arrived at the meeting.*

[7:21] Mr. Poulin requested that they not be required to inventory all the trees on the property and only inventory those in the ROW and trees of a large size on the back property that abuts the residential abutter. He explained that to the east is the field for the high school and to the west is a large wooded buffer for the dentist office. Mr. Poulin stated that he believes that what they have is sufficient for the areas of concern. D. Desfosses noted that the Trees & Greenery Committee only has purview of what is in the ROW. He requested that they explore an alternate plan that puts a retaining wall along the front property line, leaving everything in the ROW except for where the driveway will go, and then running all the utilities under the driveway in case they are denied at the Trees & Greenery Committee. Mr. Poulin expressed concerns regarding the ability to mitigate offsite stormwater if the plans have to change. TAC members and the project team further discussed the stormwater mitigation.

[12:55] Mr. Poulin stated that they are working with the rear abutter to acquire a strip of their property and add it to the project parcel making it just over an acre. TAC members and the project team discussed the zoning of the abutter. P. Stith stated that they can add a lot line adjustment to the current application. Mr. Poulin noted that they will add another unit to the top floor of the building making each floor have 8 apartments. The additional unit does not impact meeting the parking requirements.

[15:51] P. Britz asked if they factored in the reduction of wetland into their stormwater calculations for offsite and onsite. The trail network for another project has a permit to fill about 690 sq feet of the wetland that the project site discharges into. Mr. Poulin stated that they looked at the flow going to the wetland now and then the flow going to it in the post conditions and with their stormwater treatment and mitigation they were able to drop flow and volume going to it. TAC members and the project team further discussed the stormwater and wetland. K. Homet stated when staff go out to inspect after landscaping has been done it is difficult to tell what was there and what's not there. With the bubbles of tree clearing areas, it's hard to find exactly what trees were and weren't supposed to be cut. She stated that she thinks it would be appropriate to do similar labeling on both property line sides where the limited clearing is. She asked them to define a bit more with examples of trees that are staying.

PUBLIC HEARING

[21:40] The public hearing was opened. No one spoke. The hearing was closed.

DISCUSSION AND DECISION OF THE BOARD

Motion: *P. Britz made a motion to postpone the request to the next TAC meeting after the Trees & Greenery meeting.*
Second: *D. Desfosses*
Unanimous

III. ADJOURNMENT

The meeting adjourned at 2:24 p.m.

OPEN CONCEPTS REALTY & CO.

PROJECT NARRATIVE

833 ISLINGTON STREET
Portsmouth, New Hampshire
New Land Use Application for Amended Site Plan Approval
December 2026 TAC Review

November 16th, 2026

Project Overview

Open Concepts proposes to reuse the existing one-story, approximately 3,790-square-foot commercial building at 833 Islington Street for an office with an associated showroom and a small restaurant/coffee shop focused primarily on grab-and-go service. The project will support Open Concepts' local real estate and construction operations while introducing a small food-service business serving the surrounding neighborhood.

This application requests amended site plan approval for the proposed uses and associated site improvements, including revisions to the parking layout, accessible parking, bicycle and scooter accommodations, and installation of a grease trap with a connection to the municipal sewer system.

Application Background

The project was previously presented through an application that focused primarily on parking. That application was subsequently withdrawn. Following consultation with the Planning and Sustainability Department, we are now submitting a new application for amended site plan approval to address the project as a whole and the site and utility work associated with the proposed restaurant use.

As directed by City staff, the project is returning to the Technical Advisory Committee for review of the proposed site changes, including the grease trap and utility connection, before proceeding to the Planning Board for consideration of the amended site plan and requested parking modification.

Proposed Building Uses and Operations

The proposed allocation of the existing building is approximately 2,822 square feet of office and associated showroom space and 968 square feet of restaurant/coffee shop space. The showroom is included within the office area. The unfinished basement is excluded from these proposed use areas.

The office and showroom will serve Open Concepts Realty & Co. and Open Concepts Contracting. Approximately three to four full-time office employees are anticipated at this location. Most construction employees and carpenters work off-site at active project locations and will not regularly require parking at the building.

Office and showroom hours are anticipated to be 9:00 a.m. to 3:00 p.m. Customer visits will occur primarily by appointment, with limited walk-in traffic. Scheduling appointments will allow visits to be coordinated and help limit overlapping parking demand.

The restaurant component is intended to operate as a small coffee shop emphasizing grab-and-go items, takeout service, and relatively short customer visits. The concept also contemplates online ordering and a walk-up pickup window. These operating characteristics will be reflected in the plans submitted for review.

Proposed Site and Utility Work

The proposed restaurant use will require installation of a grease trap and associated piping connecting to the main sewer line along Islington Street. A location near the front, or north side, of the property is being considered.

Civilworks New England is assisting with the site planning and engineering coordination. The final grease trap location, sizing, connection route, and installation details will be developed with the engineer and coordinated with the appropriate City departments. Any associated excavation, work within the public right-of-way, and surface restoration will be identified in the engineering plans and addressed through the applicable permitting process.

The amended site plan will also address parking configuration, accessible parking and access to the building, and designated bicycle and scooter parking areas.

Parking, Accessibility, and Circulation

We are working with Civilworks New England to revise the parking layout so that proposed parking spaces are located within the property boundaries and avoid encroachment onto City-owned land. The latest layout revision removed spaces that encroached onto City property. The final proposed parking count and configuration will be identified on the coordinated site plan.

One of the proposed vehicle parking spaces will be designated as handicap accessible, with its associated access aisle and route to the building addressed in the final design. Bicycle and scooter parking accommodations are also proposed to support alternatives to auto travel.

After TAC review, we intend to request a parking modification from the Planning Board based on the final site layout and the operating characteristics of the proposed uses. Supporting considerations include the small number office staff, construction employees working primarily

OPEN CONCEPTS REALTY & CO.

off-site, appointment-based showroom visits, and the restaurant's emphasis on takeout and short-duration customer visits.

The parking narrative and calculations will be coordinated with the final plans so that the proposed uses, floor areas, parking supply, and requested modification are consistent throughout the submission.

Request for TAC Review

We request TAC review of the proposed reuse of 833 Islington Street and the associated site improvements, particularly the grease trap and sewer connection, revised parking layout, accessible access, and bicycle and scooter accommodations.

Our goal is to put the existing commercial building into productive use, support local businesses, and provide a small neighborhood-serving food option with site improvements appropriate to the proposed operations. We welcome the Committee's comments and will coordinate the necessary plan revisions with our design team before proceeding to the Planning Board.

Thank you,

Scott Rafferty
Owner/Principal Broker/Builder
Open Concepts Realty & Co.
833 Islington St
Portsmouth, NH 03801
603- 767-8929

11-12-26

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City of Portsmouth, New Hampshire

Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. The checklist is required to be completed and uploaded to the Site Plan application in the City's online permitting system. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

Applicant Responsibilities (Section 2.5.2): Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Applicant: Colonial Properties Date Submitted: 11/10/2026

Application # (in City's online permitting): _____

Site Address: 833 Islington St Portsmouth NH 03801 Map: 165 Lot: 6

Application Requirements			
☑	**Required Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**	**Waiver Requested**
☑	Complete application form submitted via the City's web-based permitting program (2.5.2.1**(2.5.2.3A)**		N/A
☑	All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. **(2.5.2.8)**		N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	Statement that lists and describes "green" building components and systems. **(2.5.3.1B)**		Y
☑	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. **(2.5.3.1C)**	Attached- floor plan	
☑	Tax map and lot number, and current zoning of all parcels under Site Plan Review. **(2.5.3.1D)**	Attached- site plan	

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Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. **(2.5.3.1E)**	Narrative	
☑	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. **(2.5.3.1F)**	Abutters list	Y
☑	Names, addresses and telephone numbers of all professionals involved in the site plan design. **(2.5.3.1G)**	Site Plan	
☑	List of reference plans. **(2.5.3.1H)**	Survey	
☐	List of names and contact information of all public or private utilities servicing the site. **(2.5.3.1I)**		Y

Site Plan Specifications			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. **(2.5.4.1A)**	Required on all plan sheets	
☑	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. **(2.5.4.1B)**	Required on all plan sheets	
☐	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. **(2.5.4.1C)**		Y
☑	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. **(2.5.4.1D)**	Required on all plan sheets	
☐	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. **(2.5.4.1E)**		Y
☐	Title (name of development project), north point, scale, legend. **(2.5.4.2A)**		Y
☐	Date plans first submitted, date and explanation of revisions. **(2.5.4.2B)**		Y
☑	Individual plan sheet title that clearly describes the information that is displayed. **(2.5.4.2C)**	Required on all plan sheets	
☑	Source and date of data displayed on the plan. **(2.5.4.2D)**	See survey	

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Site Plan Specifications – Required Exhibits and Data			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	**1. Existing Conditions: (2.5.4.3A)** • Surveyed plan of site showing existing natural and built features; • Existing building footprints and gross floor area; • Existing parking areas and number of parking spaces provided; • Zoning district boundaries; • Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre; • Existing impervious and disturbed areas; • Limits and type of existing vegetation; • Wetland delineation, wetland function and value assessment (including vernal pools); • SFHA, 100-year flood elevation line and BFE data, as required.	TFM SURVEY	
☑	**2. Buildings and Structures: (2.5.4.3B)** • Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation; • Elevations: Height, massing, placement, materials, lighting, façade treatments; • Total Floor Area; • Number of Usable Floors; • Gross floor area by floor and use.	Floor plan & site plan	
☑	**3. Access and Circulation: (2.5.4.3C)** • Location/width of access ways within site; • Location of curbing, right of ways, edge of pavement and sidewalks; • Location, type, size and design of traffic signing (pavement markings); • Names/layout of existing abutting streets; • Driveway curb cuts for abutting prop. and public roads; • If subdivision; Names of all roads, right of way lines and easements noted; • AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).	Floor plan & site plan	
☑	**4. Parking and Loading: (2.5.4.3D)** • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided).	Floor plan & site plan	
☐	**5. Water Infrastructure: (2.5.4.3E)** • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii).	Existing	Y
☑	**6. Sewer Infrastructure: (2.5.4.3F)** • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period.	Site plan	

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☑	**7. Utilities: (2.5.4.3G)** • The size, type and location of all above & below ground utilities; • Size type and location of generator pads, transformers and other fixtures.	Site plan	
☑	**8. Solid Waste Facilities: (2.5.4.3H)**		
	• The size, type and location of solid waste facilities.	Site plan	
☐	**9. Storm water Management: (2.5.4.3I)** • The location, elevation and layout of all storm-water drainage. • The location of onsite snow storage areas and/or proposed off-site snow removal provisions. • Location and containment measures for any salt storage facilities • Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures.		Y
☐	**10. Outdoor Lighting: (2.5.4.3J)** • Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan.		Y
☐	**11.** Indicate where dark sky friendly lighting measures have been implemented. **(10.1)**		Y
☐	**12. Landscaping: (2.5.4.3K)** • Identify all undisturbed area, existing vegetation and that which is to be retained; • Location of any irrigation system and water source.		Y
☐	**13. Contours and Elevation: (2.5.4.3L)** • Existing/Proposed contours (2 foot minimum) and finished grade elevations.		Y
☐	**14. Open Space: (2.5.4.3M)** • Type, extent and location of all existing/proposed open space.		Y
☐	**15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)**		Y
☐	**16. Character/Civic District (All following information shall be included): (2.5.4.3P)** • Applicable Building Height (10.5A21.20 & 10.5A43.30); • Applicable Special Requirements (10.5A21.30); • Proposed building form/type (10.5A43); • Proposed community space (10.5A46).		Y
☐	**17. Special Flood Hazard Areas (2.5.4.3Q)** • The proposed development is consistent with the need to minimize flood damage; • All public utilities and facilities are located and construction to minimize or eliminate flood damage; • Adequate drainage is provided so as to reduce exposure to flood hazards.		Y

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Other Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	Traffic Impact Study or Trip Generation Report, as required. **(3.2.1-2)**	Parking anaysis sill be submitted separately to planning board	Y
☐	Indicate where Low Impact Development Design practices have been incorporated. **(7.1)**		Y
☐	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. **(7.3.1)**		Y
☐	Stormwater Management and Erosion Control Plan. **(7.4)**		Y
☐	Inspection and Maintenance Plan **(7.6.5)**		Y

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	All local approvals, permits, easements and licenses required, including but not limited to: • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. **(2.5.3.2A)**		Y
☐	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: • Calculations relating to stormwater runoff; • Information on composition and quantity of water demand and wastewater generated; • Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; • Estimates of traffic generation and counts pre- and post-construction; • Estimates of noise generation; • A Stormwater Management and Erosion Control Plan; • Endangered species and archaeological / historical studies; • Wetland and water body (coastal and inland) delineations; • Environmental impact studies. **(2.5.3.2B)**		Y
☐	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. **(2.5.3.2D)**		Y

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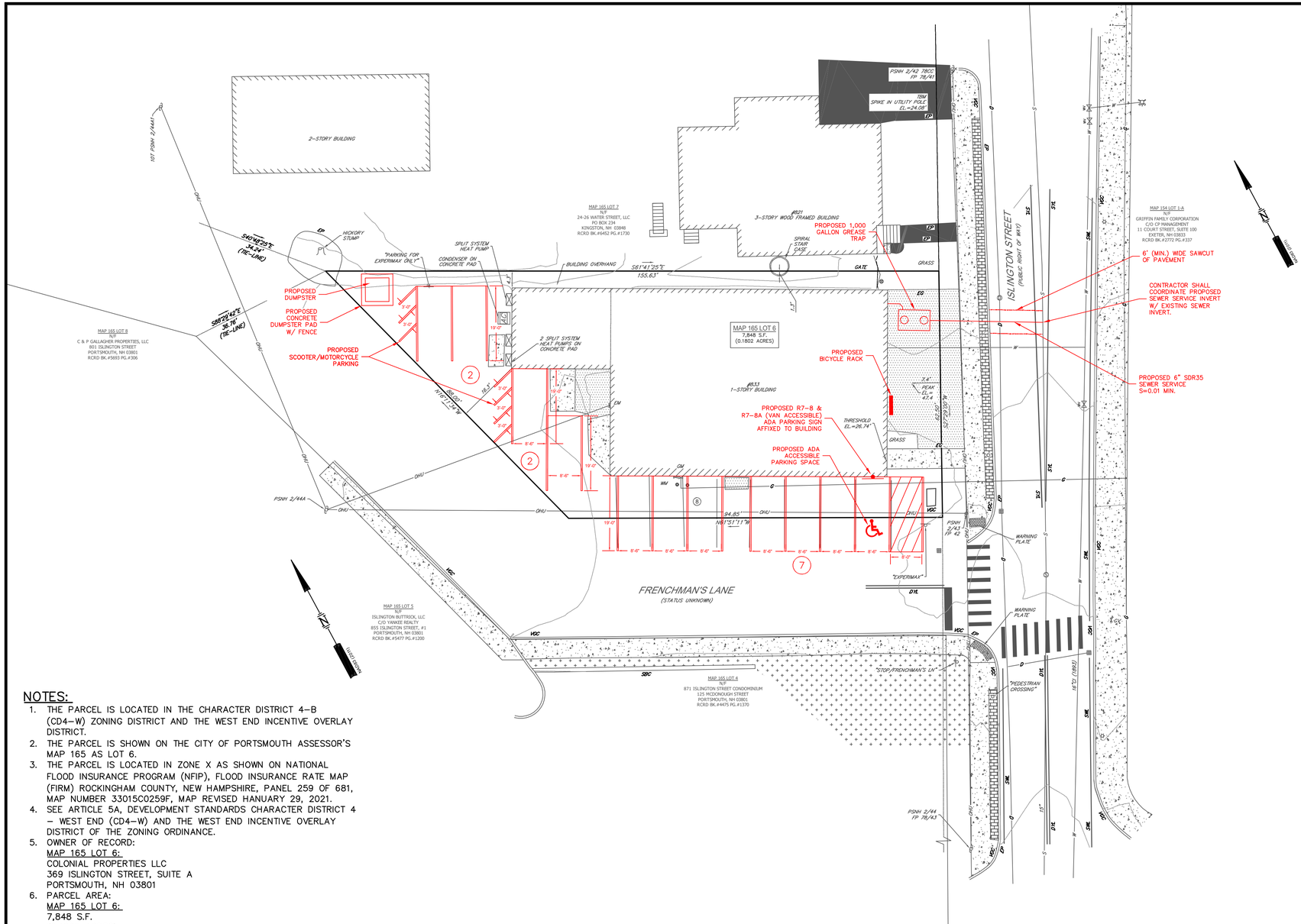
Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	A list of any required state and federal permit applications required for the project and the status of same. **(2.5.3.2E)**		N/A
☑	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." **(2.5.4.2E)**	Site plan	
☐	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. **(2.5.4.2F)**		N/A
☐	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "All improvements shown on this Site Plan shall be constructed and maintained in accordance with the Plan by the property owner and all future property owners. No changes shall be made to this Site Plan without the express approval of the Portsmouth Planning Director." **(2.13.3)**		N/A

Applicant's Signature: Scott Rafferty dotloop verified 11/12/26 9:28 AM EST AUHU-SR16-RE5M-5DEC **Date:** 11/12/2026



NOTES:

1. THE PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4–B (CD4–W) ZONING DISTRICT AND THE WEST END INCENTIVE OVERLAY DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 165 AS LOT 6.
3. THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259F, MAP REVISED HANUARY 29, 2021.
4. SEE ARTICLE 5A, DEVELOPMENT STANDARDS CHARACTER DISTRICT 4 – WEST END (CD4–W) AND THE WEST END INCENTIVE OVERLAY DISTRICT OF THE ZONING ORDINANCE.
5. OWNER OF RECORD:
   MAP 165 LOT 6:
   COLONIAL PROPERTIES LLC
   369 ISLINGTON STREET, SUITE A
   PORTSMOUTH, NH 03801
6. PARCEL AREA:
   MAP 165 LOT 6:
   7,848 S.F.
   (0.1802 ACRES)
7. THE PURPOSE OF THIS SKETCH IS TO SHOW THE PROPOSED PARKING AND SEWER LAYOUT.
8. THE BOUNDARY LINES, TOPOGRAPHY, AND SITE CONDITIONS OF MAP 165, LOT 6 ARE ACCORDING TO REFERENCE PLAN 1.
9. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE ACCORDING TO REFERENCE PLAN 1.
10. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE AND ACCORDING TO REFERENCE PLAN 1.

REFERENCE PLAN:

1. EXISTING CONDITIONS PLAN, EXPERIMAX, 833 ISLINGTON STREET, PORTSMOUTH, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM, OWNED BY BLACK OAK REALTY, LLC; TAX MAP 165, LOT 6; DATE NOVEMBER 13, 2023; PREPARED BY TFMORAN 170 COMMERCE WAY, SUITE 102, PORTSMOUTH, NH 03801 (603) 431–2222

NOTE:

EXISTING CONDITIONS AND BOUNDARY INFORMATION FROM PLAN REFERENCE #1. CNE HAS RELIED ON THE DATA AS PROVIDED BY THE OWNER.

LEGEND:

MAP 165 LOT 7	ASSESSORS MAP AND LOT NUMBER
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
BK. PG.	BOOK / PAGE
CI	CAST IRON
DYL	DOUBLE YELLOW PIPE
EG	EDGE OF GRAVEL
EL.	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
GM	GAS METER
GV	GAS VALVE
IPF	IRON PIPE FOUND
N/F	NOW OR FORMERLY
PSNH	PUBLIC SERVICE OF NEW HAMPSHIRE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
SBC	SLOPED BITUMINOUS CURB
SWL	SINGLE WHITE LINE
SYL	SINGLE YELLOW LINE
S.F.	SQUARE FEET
TBM	TEMPORARY BENCHMARK
VGC	VERTICAL GRANITE CURB
W/	WITH
WM	WATER METER
	BOLLARD
	IRON PIPE/ROD
	SIGN
	LIGHT POLE
	UTILITY POLE
	TEMPORARY BENCHMARK
S	SEWER MANHOLE
WV	WATER VALVE
	HYDRANT
	CATCH BASIN
D	DRAINAGE MANHOLE
8	PARKING SPACES
	BOUNDARY LINE
—	APPROXIMATE ABUTTER LINE
OHU	OVERHEAD UTILITIES
G	GAS LINE
W	WATER LINE
S	SEWER LINE
D	DRAIN LINE
	GRAVEL
	CONCRETE
	BRICK
	PAVEMENT
	LANDSCAPING
	WARNING PLATE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING · STRUCTURAL ENGINEERING · WATERFRONT ENGINEERING · SURVEYING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

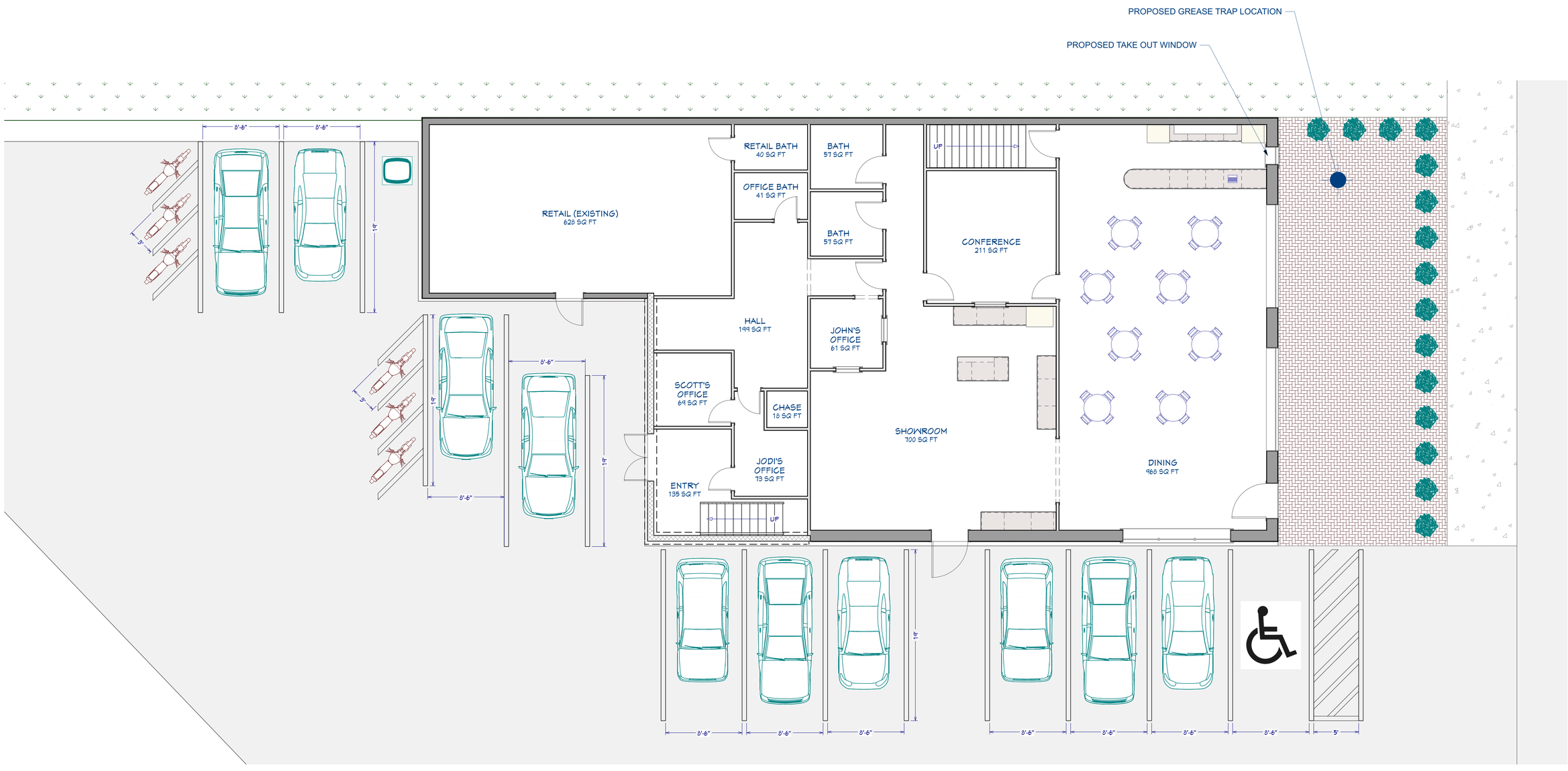
DATE: 11-5-26
SCALE: 1"=10'
DRAWN BY: IPL
DESIGN BY: IPL
APPROVED BY:
PROJECT NO:26124
FILE: PARKING

RAFFERTY INVESTMENT GROUP
369 ISLINGTON STREET,
PORTSMOUTH, NH 03801

PARKING ANALYSIS 833 ISLINGTON STREET PORTSMOUTH, NH

SITE PLAN

S–1



NO.	DESCRIPTION	BY	DATE
00	PROPOSAL	JDA	8/24/26
01	REVISIONS	JDA	10/23/26

SHEET TITLE: SITE PLAN

PROJECT NAME: 833 ISLINGTON

DRAWINGS PROVIDED BY: OPEN CONCEPTS KITCHENS & BATHS

DATE: 8/24/2026

SCALE: 3/16" = 1'-0"

SHEET: A-1

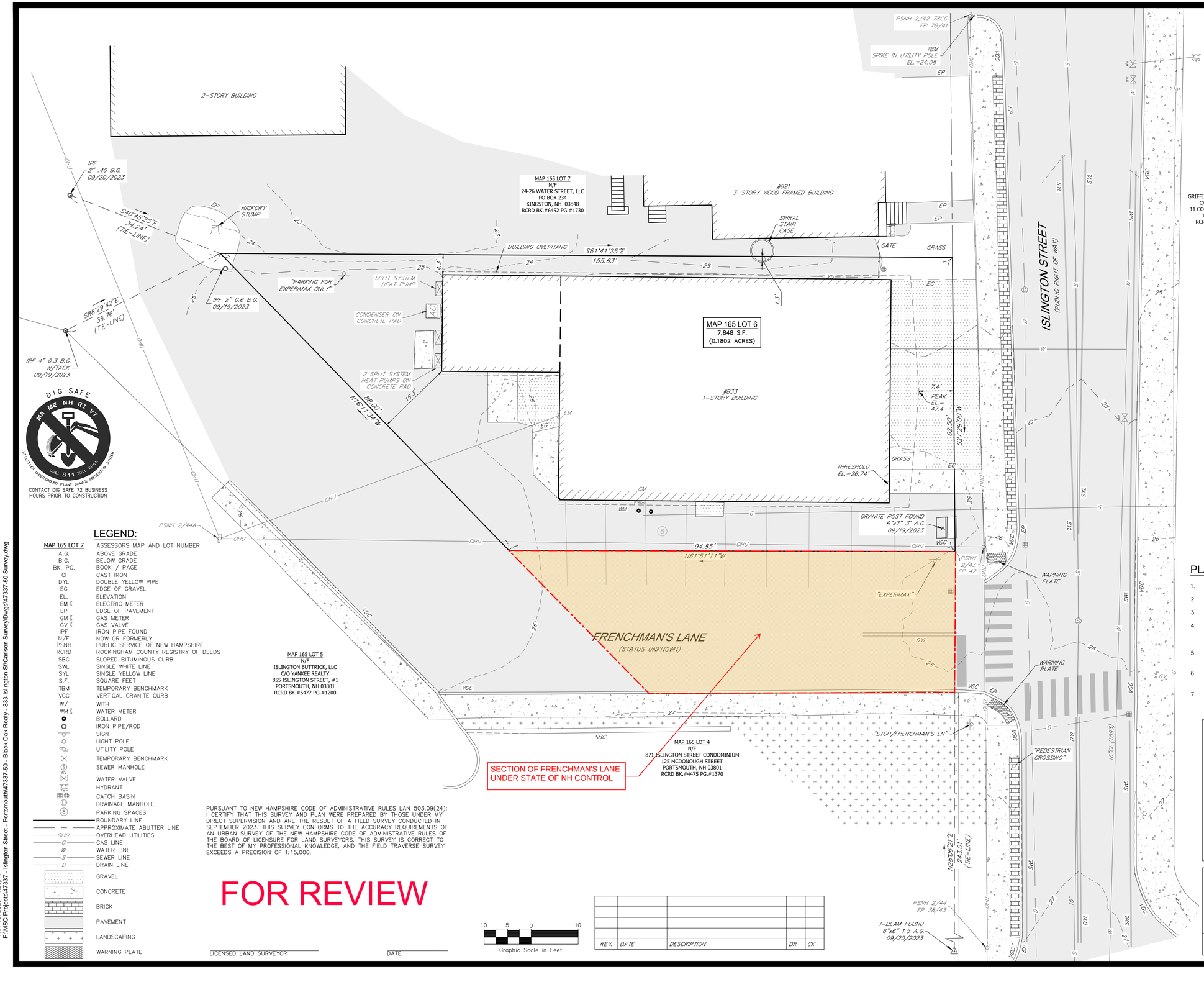
833 Islington Street Abutters List

Portsmouth, New Hampshire | Subject parcel Map 165 Lot 6 | Prepared November 11, 2026

Adjoining and nearby parcels

Property address	Tax map / lot / unit	Owner of record and co-owner	Mailing address	Zone
821 ISLINGTON ST	0165 / 0007 / 0000	24-26 WATER STREET LLC	PO BOX 234 KINGSTON, NH 03848	CD4-W
800 ISLINGTON ST	0154 / 0001 / 0000	GRIFFIN FAMILY CORP C/O CP MANAGEMENT INC	11 COURT ST STE 100 EXETER, NH 03833	CD4-W
848 ISLINGTON ST	0154 / 0001 / 000A	GRIFFIN FAMILY CORP C/O CP MANAGEMENT	11 COURT ST STE 100 EXETER, NH 03833	CD4-W
855 ISLINGTON ST	0165 / 0005 / 0000	ISLINGTON BUTTRICK LLC C/O YANKEE REALTY	855 ISLINGTON ST #1 PORTSMOUTH, NH 03801	CD4-W

821 Islington directly adjoins the subject parcel. 800 Islington is across Islington Street. 871 Islington, listed on the following pages, is across Frenchman’s Lane. The 848 and 855 Islington entries are included for boundary review; their required inclusion has not been established.



LOCATION PLAN

NOTES:

1. THE PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4–B (CD4–W) ZONING DISTRICT AND THE WEST END INCENTIVE OVERLAY DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 165 AS LOT 6.
3. THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259F, MAP REVISED JANUARY 29, 2021.
4. SEE ARTICLE 5A, DEVELOPMENT STANDARDS CHARACTER DISTRICT 4 – WEST END (CD4–W) AND THE WEST END INCENTIVE OVERLAY DISTRICT OF THE ZONING ORDINANCE.
5. OWNER OF RECORD:
   MAP 165 LOT 6:
   BLACK OAK REALTY, LLC
   833 ISLINGTON STREET, SUITE 2
   PORTSMOUTH, NH 03801
   RCRD BK.6360 PG.2889
6. PARCEL AREA:
   MAP 165 LOT 6:
   7,848 S.F.
   (0.1802 ACRES)
7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
8. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE CONDITIONS OF MAP 165 LOT 6.
9. FIELD SURVEY COMPLETED BY TCE IN SEPTEMBER 2023 USING A LEICA TS–16 AND CARLSON SURVPC DATA COLLECTION SOFTWARE.
10. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. VERTICAL DATUM IS NAVD83 (2011) PER STATIC GPS OBSERVATIONS. CONTOUR INTERVAL IS 1 FOOT.
11. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
12. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.

PLAN REFERENCES:

1. "PLAN OF LAND, PORTSMOUTH, N.H., MORLEY COMPANY TO PHILIP LONG OR HIS NOMINEE" BY JOHN W. DURGIN CIVIL ENGINEER. DATED AUG. 1947. RCRD PLAN #01311.
2. "PLAN OF LAND PORTSMOUTH, N.H. MORLEY COMPANY TO CITY OF PORTSMOUTH" BY JOHN W. DURGIN CIVIL ENGINEER,. DATED APR. 1946. RCRD PLAN #01318.
3. "LOT LINE REVISION, PORTSMOUTH, N.H., GEOGRE W. IRWIN TO: GELMAR REALTY ASSOCIATES" BY JOHN W. DURGIN ASSOCIATES, INC. DATED DECEMBER 1982. RCRD PLAN #C–11406.
4. "EASEMENT PLAN OVER LAND OF GREAT WORKS PROPERTIES, INC. #871 ISLINGTON STREET – FRENCHMAN'S LANE PORTSMOUTH, NEW HAMPSHIRE FOR NEW ENGLAND TELEPHONE AND TELEGRAPH CO." BY DURGIN, VERRA AND ASSOCIATES, INC., DATED 12/7/95 WITH REVISION 1 DATED 4/9/96. RCRD PLAN #C–24609.
5. "PLAN OF LAND IN PORTSMOUTH, NEW HAMPSHIRE COUNTY OF ROCKINGHAM AS SURVEYED FOR TIMOTHY J. FLYNN & RUTH S. FLYNN" BY JGA ASSOCIATES, DATED JUNE 1984. RCRD PLAN #D–14255.
6. "ALTA/ ACSM LAND TITLE SURVEY PREPARED FOR GREAT ISLINGTON STREET, L. L. C. 871 ISLINGTON STREET CITY OF PORTSMOUTH ROCKINGHAM COUNTY, NEW HAMPSHIRE" BY POST ROAD SURVEYING, DATED 12/11/98 WITH REVISION 4 DATED 1/12/99. RCRD PLAN #D–26946.
7. "CONDOMINIUM SITE PLAN 871 ISLINGTON STREET CONDOMINIUM 871 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE TAX MAP U–65, LOT 4 FOR: GREAT ISLINGTON STREET, LLC" BY ATTAR ENGINEERING, INC., DATED 05/02/05. RCRD PLAN #D–32619.

DIG SAFE
MA ME NH RI VT
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM
CALL 811 TOLL FREE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

LEGEND:

MAP 165 LOT 7	ASSESSORS MAP AND LOT NUMBER
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
BK. PG.	BOOK / PAGE
CI	CAST IRON
DYL	DOUBLE YELLOW PIPE
EG	EDGE OF GRAVEL
EL.	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
GM	GAS METER
GV	GAS VALVE
IPF	IRON PIPE FOUND
N/F	NOW OR FORMERLY
PSNH	PUBLIC SERVICE OF NEW HAMPSHIRE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
SBC	SLOPED BITUMINOUS CURB
SWL	SINGLE WHITE LINE
SYL	SINGLE YELLOW LINE
S.F.	SQUARE FEET
TBM	TEMPORARY BENCHMARK
VGC	VERTICAL GRANITE CURB
W/	WITH
WM	WATER METER
	BOLLARD
	IRON PIPE/ROD
	SIGN
	LIGHT POLE
	UTILITY POLE
	TEMPORARY BENCHMARK
S	SEWER MANHOLE
	WATER VALVE
	HYDRANT
	CATCH BASIN
D	DRAINAGE MANHOLE
P	PARKING SPACES
	BOUNDARY LINE
	APPROXIMATE ABUTTER LINE
OHU	OVERHEAD UTILITIES
G	GAS LINE
W	WATER LINE
S	SEWER LINE
D	DRAIN LINE
	GRAVEL
	CONCRETE
	BRICK
	PAVEMENT
	LANDSCAPING
	WARNING PLATE

PURSUANT TO NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES LAN 503.09(24): I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN SEPTEMBER 2023. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

FOR REVIEW

LICENSED LAND SURVEYOR _____ DATE _____

10 5 0 10
Graphic Scale in Feet

REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 165 LOT 6
EXISTING CONDITIONS PLAN
EXPERIMAX
833 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
BLACK OAK REALTY, LLC

SCALE: 1" = 10' (22x34)
1" = 20' (11x17)
NOVEMBER 13, 2023

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431–2222
Fax (603) 431–0910
www.tfmoran.com

FILE	47337-50	DR	IID	FB	600	S-1
		CK	MVP	CADFILE	SEE MARGIN	

Nov 13, 2023 - 4:23pm
F:\MSC Projects\47337 - Islington Street - Portsmouth\47337-50 - Black Oak Realy - 833 Islington St\Carlson Survey\Dwgs\47337-50 Survey.dwg

RAFFERTY INVESTMENT GROUP

833 Islington St
Portsmouth, NH 03801
November 16th, 2026

Project Narrative – 64 Bridge Street (Bridge Street Inn)

Project Overview

Rafferty Investment Group proposes to redevelop 64 Bridge Street by demolishing the existing structure and building a new mixed-use building with a ground-floor restaurant and a 10-room inn above. The property is identified as Tax Map 156, Lot 25, and is in the Downtown CD-4 Mixed-Use Zoning District and the Downtown Overlay District. The existing building is a two-story restaurant with a separate residential living space (±3,310 S.F.).

The Bridge Street Inn will offer a boutique hospitality experience in downtown Portsmouth. It pairs a small number of high-quality guest rooms with a neighborhood restaurant, continuing the restaurant use the site has historically supported.

Intended Use

The building will combine a ground-floor restaurant with 10 guest rooms on the upper floors. The two uses support each other: inn guests dine on site, and the restaurant brings activity to the street.

Level	Area	Use
First floor	±2,381 S.F.	Restaurant with dining, bar and lounge areas, open to the public
Second and third floors	±2,748 S.F.	10 guest rooms
Rooftop deck	±1,645 S.F.	Outdoor space for inn guests and restaurant patrons

- Restaurant. The first floor will operate as a full-service restaurant with a commercial kitchen, including the grease trap already shown on the site plan.
- Inn. The 10 guest rooms reinforce the boutique scale of the property and allow a controlled, well-managed guest experience. Guests will check in through the inn's own entrance and front desk.

- Rooftop deck. The deck gives guests and diners views of downtown Portsmouth and will operate at a scale consistent with the rest of the building.
- Other improvements include new utilities, a transformer and concrete pad, new sidewalks and landscaping.

Parking Requirement and Request for Parking Flexibility

We request approval under Section 4.3, Parking Flexibility, to provide no on-site parking. Under Section 4.8 of the Site Plan Regulations, the project requires 4 spaces, and all 4 are for the inn.

Use	Section 4.8 standard	Required
Inn, 10 guest rooms	0.75 spaces per room = 7.5, rounded to 8	8
Downtown Overlay reduction	Minus 4 spaces (item 5)	−4
Restaurant	No minimum for other nonresidential uses (item 4)	0
Total		4

The project has no conference or banquet facilities, so the conference and banquet standard in item 3b does not apply.

The site is a small downtown lot. Building on-site parking would require curb cuts and paved area that would interrupt the sidewalk and street wall along Bridge Street. Section 4.8 itself recognizes that municipal parking facilities, on-street parking and walkable development patterns serve uses in the Downtown Overlay District. The next section shows how the City's garages will meet the inn's parking needs.

Proximity to Municipal Parking Garages

The two City parking garages provide about 1,500 public spaces, and both are within a few minutes' walk of 64 Bridge Street. Guests and restaurant patrons will be directed to these garages.

Garage	Address	Spaces	Distance from site	Walk
Foundry Place Garage	100 Foundry Place	600	±500 ft	±2 min
Hanover Garage	34 Hanover Street	900	±0.2 mi	±4 min

Both garages offer hourly parking with a daily maximum and monthly passes. Overnight guests can therefore park for the length of their stay (City of Portsmouth, City Garages).

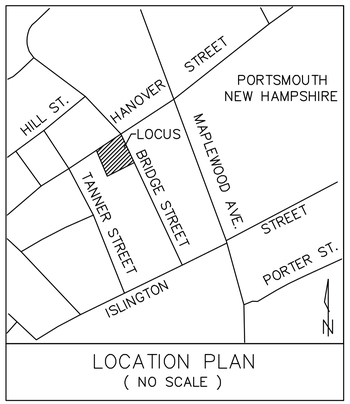
The inn will manage guest parking as follows:

1. Before arrival. Reservation confirmations will direct guests to the Foundry Place Garage and include a map and walking route to the inn.
2. At arrival. Guests may stop briefly at the curb to unload luggage, then park in the garage.
3. During the stay. The inn will consider buying monthly garage passes for guests.
4. Restaurant patrons. The restaurant website and reservation system will direct diners to the garages and to on-street parking.

Most restaurant patrons are expected to be downtown residents, visitors already parked downtown, and inn guests. Many will arrive on foot, which matches the walkable pattern Section 4.8 describes.

Conclusion

We respectfully ask the Planning Board to approve the site plan with no on-site parking under Section 4.3. Two City garages with about 1,500 spaces are within a 2 to 4 minute walk, so the inn's 4-space requirement can be met without on-site parking. The Bridge Street Inn will pair a small, carefully managed inn with a restaurant that adds to downtown activity, the local economy and the character of the neighborhood.



LOCATION PLAN
(NO SCALE)



SITE PLAN
FOR
BRIDGE STREET INN

TAX MAP 126, LOT 55

64 BRIDGE STREET

PORTSMOUTH, NH 03801

SEPTEMBER 21, 2026

REVISED: OCTOBER 27, 2026

REVISED: NOVEMBER 16, 2026

OWNER/APPLICANT

STEPHEN MATEUX &
CHRISTINE MATEUX
64 BRIDGE STREET
PORTSMOUTH, NH 03801

SITE CIVIL ENGINEER

CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

LAND SURVEYOR

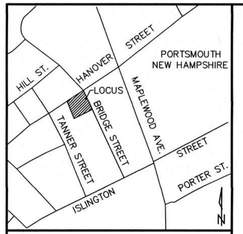
MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND
P.O. BOX 681
24 CHESTNUT STREET
DOVER, NH 03820
(603) 742–0911

ARCHITECT

ARTFORM ARCHITECTURE, LLC
P.O. BOX 535
NORTH HAMPTON, NH 03862

CIVIL SHEET INDEX	SHEET
COVER SHEET	1
EXISTING CONDITIONS PLAN (BY MCENEANEY SURVEY)	2
DEMOLITION PLANS	3
SITE PLAN	4
GRADING, DRAINAGE & EROSION CONTROL PLAN	5
UTILITY PLAN	6
EROSION CONTROL NOTES	7
DETAILS	8-9

ARCHITECTURAL SHEET INDEX	
PLANS	-



LOCATION PLAN
(NO SCALE)

SEWER SCHEDULE:
(I.D. NAMES FROM G.I.S.)

SMH 2303 HANOVER ST.
RIM = 11.20'
INV. IN 8" PVC = 6.15' TANNER ST. SE)
INV. IN 15" PVC = 5.75' (SW)
INV. OUT 15" PVC = 5.64' SMH 2301
SUMP = 5.64'

SMH 2301 BRIDGE / HANOVER INTX.
RIM = 9.29'
(INVERTS DERIVED FROM G.I.S., DID NOT OPEN)
INV. IN 15" PVC DROP = 4.4' SMH 2303
INV. IN 12" PVC = 2.1' SMH 5928
INV. IN 15" PVC = 2.1' SMH 1489
INV. OUT 24" PVC = 2.0' BRIDGE ST. (NW)

SMH 6093 BRIDGE ST.
RIM = 21.29'
INV. IN 12" PVC DROP = 16.57' (NE)
INV. IN 12" PVC = 13.37' (NE)
INV. OUT 12" PVC = 13.24' SMH 5928
SHELF = 14.27'
TRENCH = 13.24'

SMH 5928 BRIDGE ST.
RIM = 10.30'
INV. IN 12" PVC = 4.05' SMH 6093
INV. OUT 12" PVC = 3.84' SMH 2301
SHELF = 5.04'
TRENCH = 4.09'

INVERT OUT OF SUBJECT BUILDING = 8.50'

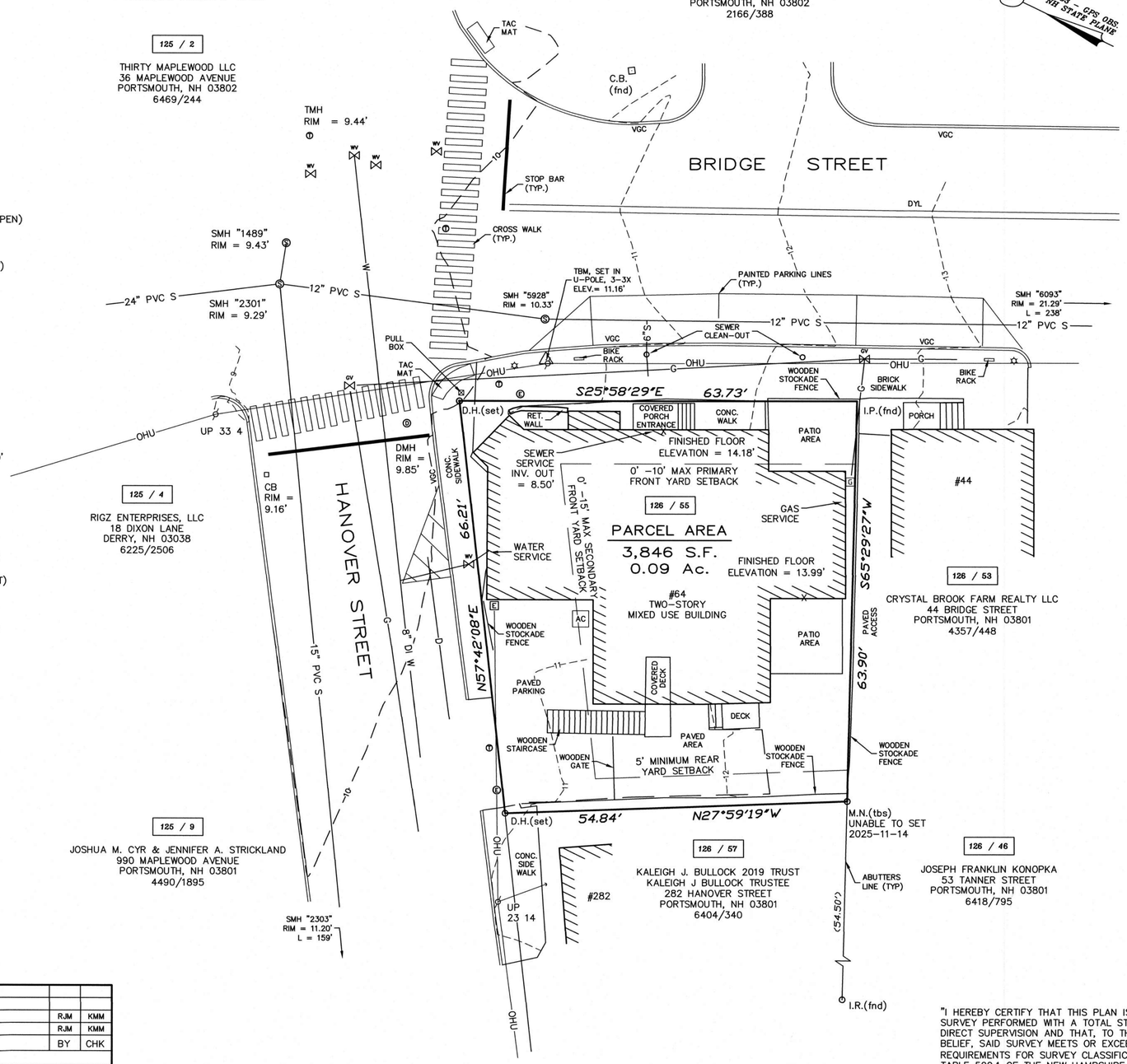
LEGEND

I.R.(fnd) O – IRON ROD (FOUND)
I.P.(fnd) O – IRON PIPE (FOUND)
C.B.(fnd) – CONCRETE BOUND (FOUND)
D.H.(tbs) O – DRILL HOLE (TO BE SET)
M.N.(tbs) O – MAGNETIC NAIL (TO BE SET)
DYL – DOUBLE YELLOW LINE
Ⓣ TMH – TELEPHONE MANHOLE
Ⓢ SMH – SEWER MANHOLE
Ⓒ CMH – COMMUNICATIONS MANHOLE
Ⓔ EMH – ELECTRIC MANHOLE
[E] – ELECTRIC METER
⊠ – PULL BOX
□ CB – CATCH BASIN
Ⓓ DMH – DRAIN MANHOLE
△ TBM – TEMPORARY BENCHMARK
—OHU— – OVERHEAD UTILITIES
AC – AIR CONDITIONER
GV ⋈ – GAS VALVE
WV ⋈ – WATER GATE VALVE
☼ – LIGHT POST
—S— – SEWER LINE
—D— – DRAIN LINE
—G— – GAS LINE
—W— – WATER LINE
RET. – RETAINING
CONC. – CONCRETE
S.F. – SQUARE FEET
AC – AIR CONDITIONING UNIT
VGC – VERTICAL GRANITE CURB
S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
R.C.R.D. – ROCKINGHAM COUNTY REGISTRY OF DEEDS
UP 33 4 – UTILITY POLE W/ I.D. Nos.
[G] – GAS METER

REFERENCE PLANS:

1.) PLAN OF AN ESTATE BELONGING TO ALEXANDER LADD CONTAINING 46589 SQUARE FEET, BY: WM A. WILLIAMS DATED: 1805, SCALE: 1" = 20'; RECORDED R.C.R.D. 0059.

2.) CONDOMINIUM SITE PLAN 40 BRIDGE STREET, A CONDOMINIUM TAX MAP 126. LOT 52, OWNER / DECLARANT: TANNER BRIDGE DEVELOPMENT, LLC PROPERTY LOCATED AT 40 BRIDGE STREET CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE, BY: AMBIT ENGINEERING, INC. DATED: JANUARY, 2018; SCALE: 1" = 10'; RECORDED R.C.R.D. D-40718



NOTES:

1.) OWNER OF RECORD:
RAFFERTY INVESTMENT GROUP LLC
369 ISLINGTON STREET, SUITE A,
PORTSMOUTH, NEW HAMPSHIRE 03801
R.C.R.D. VOLUME 6641, PAGE 2274

2.) 126 / 55 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) PARCEL AREA = 3,846 S.F. / 0.09 Ac.

4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY AND EXISTING SITE CONDITIONS AS OF JUNE 12, 2025, WITH UPDATES THROUGH FEBRUARY 10, 2026.

5.) ZONING DISTRICT: CHARACTER DISTRICT 4, DOWNTOWN OVERLAY

DISTRICT (CD4)
DEVELOPMENT STANDARDS:

BUILDING PLACEMENT – PRINCIPAL BUILDING	
MAXIMUM PRINCIPAL FRONT YARD	= 10 FEET
MAXIMUM SECONDARY FRONT YARD	= 15 FEET
SIDE YARD	= NR
MINIMUM REAR YARD	= GREATER OF 5 FT. FROM REAR LOT LINE OR 10 FT. FROM CENTERLINE OF ALLEY
FRONT LOT LINE BUILDOUT	= 50 PERCENT MINIMUM
MAXIMUM BUILDING HEIGHT	
BUILDING AND LOT OCCUPATION	
MAXIMUM BUILDING BLOCK LENGTH	= 200 FEET
MAXIMUM FACADE MODULATION LENGTH	= 80 FEET (SEE SECTION 10.5A43.20)
MAXIMUM ENTRANCE SPACING	= 50 FEET
MAXIMUM BUILDING COVERAGE	= 90 PERCENT
MAXIMUM BUILDING FOOTPRINT	= 15,000 S.F. (OR AS ALLOWED BY SECTION 10.5A43.40)
MINIMUM LOT AREA	= NR
MINIMUM LOT AREA PER DWELLING UNIT	= NR
MINIMUM OPENSPACE	= 10 PERCENT
MAXIMUM GROUND FLOOR GFA PER USE	= 15,000 S.F.
BUILDING FORM – PRINCIPAL BUILDING	
BUILDING HEIGHT	= 2–3 STORIES, 3 STORIES & 40' FEET MAXIMUM
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE	= 36 INCHES
MINIMUM GROUND STORY HEIGHT	= 12 FEET
MINIMUM SECOND STORY HEIGHT	= 10 FEET

6.) THE SUBJECT PARCEL IS OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 33015C0259F; EFFECTIVE DATE JANUARY 29, 2021.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JUNE 12, 2025.
VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED JUNE 12, 2025.

8.) THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		
2	2/11/26	UPDATE OWNER, ADD SEWER DATA	RJM	KMM
1	11-18-25	UPDATE FOR MONUMENTS SET	RJM	KMM

25066	SUBDIVISION	25-06	10-13
PROJECT NO	TYPE	FIELDBOOK & PAGES	

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

EXISTING CONDITIONS PLAN
PREPARED FOR
RAFFERTY INVESTMENT GROUP LLC
TAX MAP 126, LOT No. 55
64 BRIDGE STREET
CITY of PORTSMOUTH
COUNTY of ROCKINGHAM
STATE of NEW HAMPSHIRE

DRAWN BY: JJH	FILE: P\25066\DWG\25066 ECSB
SCALE: 1" = 10'	DATE: AUGUST 27, 2025

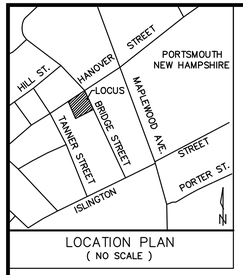
10 5 0 5 10 20 30 40

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 661 KEVIN M. McENEANEY SIGNATURE

McEneaney Survey Associates of NEW ENGLAND
P.O. Box 1166 – 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911

SURVEYING – PLANNING – CONSULTING

2/11/2026 15:30:24 File: P:\25066 - 64 Bridge Street Portsmouth, NH - Scott Rafferty\Survey\Drawings\25066 ec with setbacks.dwg Layout: MSA2024 - CNE-22x34



LOCATION PLAN
(NO SCALE)

NAD 83 - GPS OBS.
NH STATE PLANE

SEWER SCHEDULE:
(I.D. NAMES FROM G.I.S.)

SMH 2303 HANOVER ST.
RIM = 11.20'
INV. IN 8" PVC = 6.15' TANNER ST. SE)
INV. IN 15" PVC = 5.75' (SW)
INV. OUT 15" PVC = 5.64' SMH 2301
SUMP = 5.64'

SMH 2301 BRIDGE / HANOVER INTX.
RIM = 9.29'
(INVERTS DERIVED FROM G.I.S., DID NOT OPEN)
INV. IN 15" PVC DROP = 4.4' SMH 2303
INV. IN 12" PVC = 2.1' SMH 5928
INV. IN 15" PVC = 2.1' SMH 1489
INV. OUT 24" PVC = 2.0' BRIDGE ST. (NW)

SMH 6093 BRIDGE ST.
RIM = 21.29'
INV. IN 12" PVC DROP = 16.57' (NE)
INV. IN 12" PVC = 13.37' (NE)
INV. OUT 12" PVC = 13.24' SMH 5928
SHELF = 14.27'
TRENCH = 13.24'

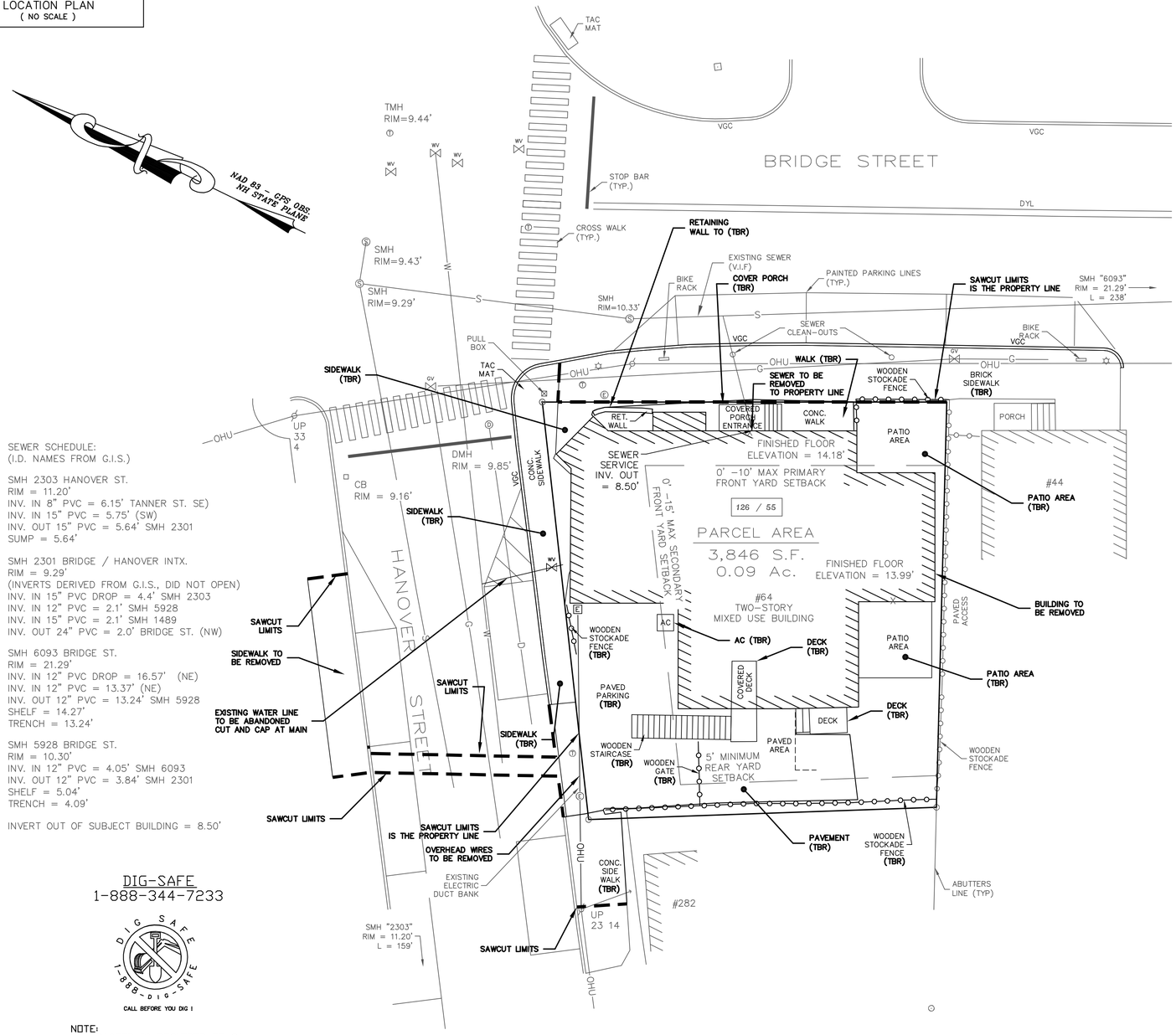
SMH 5928 BRIDGE ST.
RIM = 10.30'
INV. IN 12" PVC = 4.05' SMH 6093
INV. OUT 12" PVC = 3.84' SMH 2301
SHELF = 5.04'
TRENCH = 4.09'

INVERT OUT OF SUBJECT BUILDING = 8.50'

DIG-SAFE
1-888-344-7233

CALL BEFORE YOU DIG !

NOTE:
CONTRACTOR IS REQUIRED TO CALL DIGSAFE AND COORDINATE LOCATIONS OF EXISTING UTILITY SERVICES A MINIMUM OF 72 HOURS PRIOR TO STARTING ANY WORK ON SITE.



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

DEMOLITION NOTES:

1. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
2. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY DEMOLITION/ CONSTRUCTION ACTIVITIES. (1-888-DIG-SAFE)
4. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
7. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES.
8. EXISTING UTILITIES SHALL BE LOCATED PRIOR TO DEMOLITION. THE PROJECT PROPONENT, IN COORDINATION WITH THE UTILITY COMPANY, SHALL DETERMINE IF THE WATER AND SEWER SERVICE CAN BE REUSED. UTILITIES THAT REQUIRE DEMOLITION SHALL BE REMOVED IN ACCORDANCE WITH THE CORRESPONDING UTILITY COMPANY REQUIREMENTS.

LEGEND

- DYL – DOUBLE YELLOW LINE
- Ⓣ TMH – TELEPHONE MANHOLE
- Ⓢ SMH – SEWER MANHOLE
- Ⓒ CMH – COMMUNICATIONS MANHOLE
- Ⓔ EMH – ELECTRIC MANHOLE
- [E] – ELECTRIC METER
- ⊠ – PULL BOX
- □ CB – CATCH BASIN
- Ⓓ DMH – DRAIN MANHOLE
- OHU — – OVERHEAD UTILITIES
- AC – AIR CONDITIONER
- GV – GAS VALVE
- WG – WATER GATE VALVE
- ☼ – LIGHT POST
- —S— – SEWER LINE
- —D— – DRAIN LINE
- —G— – GAS LINE
- —W— – WATER LINE
- RET. – RETAINING
- CONC. – CONCRETE
- S.F. – SQUARE FEET
- AC – AIR CONDITIONING UNIT
- VGC – VERTICAL GRANITE CURB
- S.F. – SQUARE FEET
- Ac. – ACRE
- (TYP.) – TYPICAL
- UP 33 4 – UTILITY POLE W/ I.D. Nos.

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603.749.0443

NO.	REVISION	APP'D	DATE
2	REV PER TAC COMMENT	SJH	11-16-26
1	REV PER TAC COMMENT	SJH	10-27-26

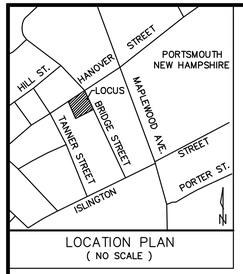
DATE: 9-21-26
SCALE: 1"=10'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO: 25066
FILE: SITE.DWG

DEMOLITION PLAN

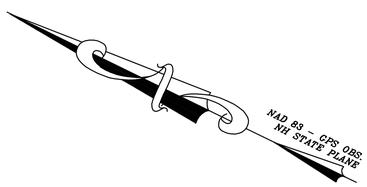
STEPHEN MATEUX & CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH

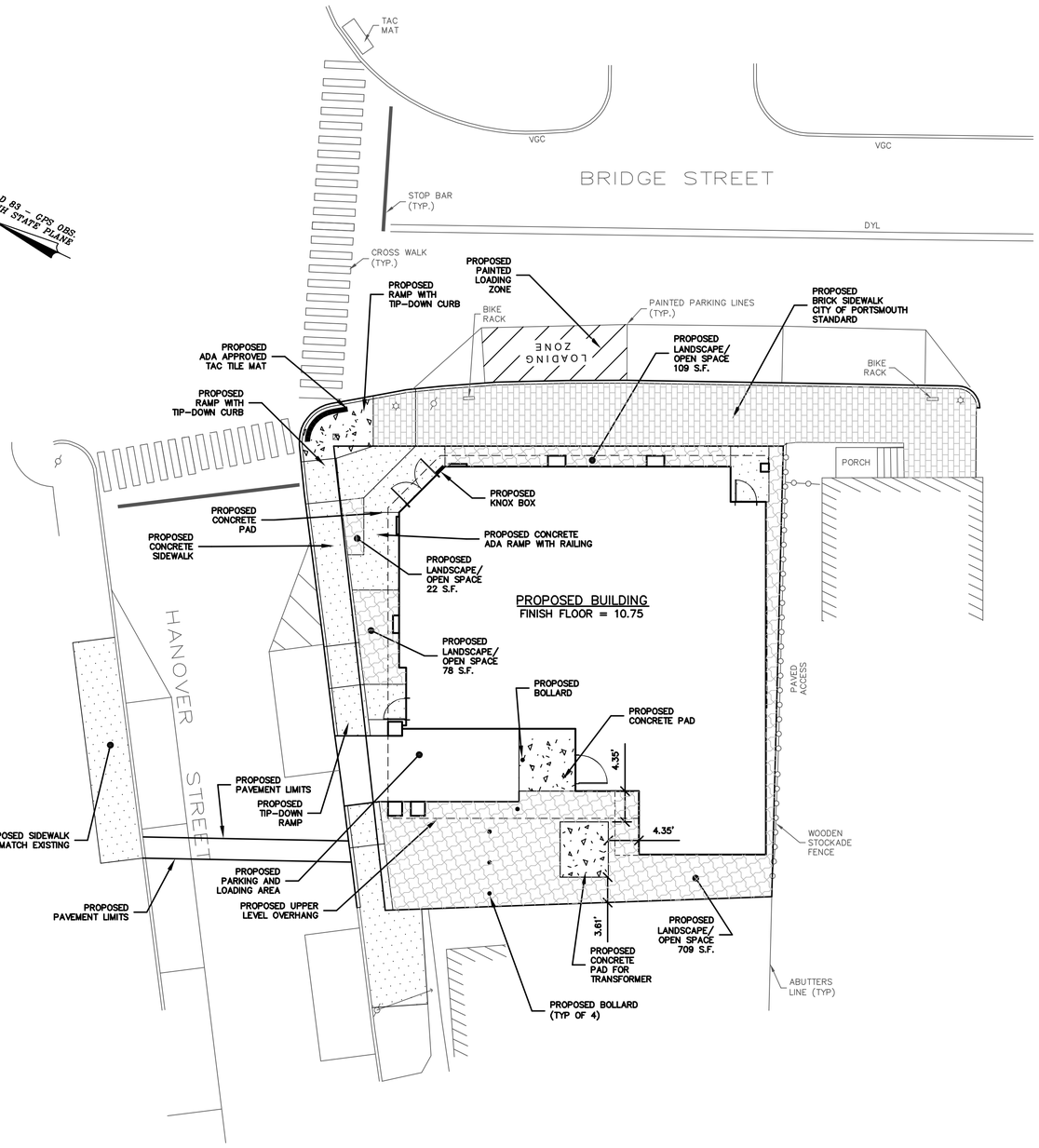
BRIDGE STREET INN
64 BRIDGE STREET
PORTSMOUTH, NH

3



LOCATION PLAN
(NO SCALE)





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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

GENERAL NOTES:

1. PARCEL AREA = 3,846 S.F. / 0.09 Ac.
2. ZONING DISTRICT: CHARACTER DISTRICT 4, DOWNTOWN OVERLAY DISTRICT (CD4)

DEVELOPMENT STANDARDS:	REQUIRED	PROPOSED
BUILDING PLACEMENT – PRINCIPAL BUILDING		
MAXIMUM PRINCIPAL FRONT YARD	10 FEET	5'
MAXIMUM SECONDARY FRONT YARD	15 FEET	.6'
SIDE YARD	NR	1.2'
MINIMUM REAR YARD	GREATER OF 5 FT. FROM REAR LOT LINE OR 10 FT. FROM CENTERLINE OF ALLEY	N/A
		97% (BRIDGE STREET)
FRONT LOT LINE BUILDOUT	50 PERCENT MINIMUM	80% (HANOVER STREET)
MAXIMUM BUILDING HEIGHT	40'	36.5'
BUILDING AND LOT OCCUPATION		
MAXIMUM BUILDING BLOCK LENGTH	200 FEET	55'
MAXIMUM FACADE MODULATION LENGTH	80 FEET (SEE SECTION 10.5A43.20)	45'
MAXIMUM ENTRANCE SPACING	50 FEET	46' (BRIDGE STREET)
		31' (HANOVER STREET)
MAXIMUM BUILDING COVERAGE	90 PERCENT	73.3%
MAXIMUM BUILDING FOOTPRINT	15,000 S.F. (OR AS ALLOWED BY SECTION 10.5A43.40)	2,820 S.F.
MINIMUM LOT AREA	NR	NR
MINIMUM LOT AREA PER DWELLING UNIT	NR	NR
MINIMUM OPENSPACE	10 PERCENT (384.6 S.F.)	±918 S.F. (23.8%)
MAXIMUM GROUND FLOOR GFA PER USE	15,000 S.F.	2,278 S.F.
BUILDING FORM – PRINCIPAL BUILDING		
BUILDING HEIGHT	2–3 STORIES, 3 STORIES & 40' FEET MAXIMUM	36.5'
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE	36 INCHES	<6"
MINIMUM GROUND STORY HEIGHT	12 FEET	12'
MINIMUM SECOND STORY HEIGHT	10 FEET	10'

SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY AND EXISTING SITE CONDITIONS AS OF JUNE 12, 2025.
2. THE SITE LIGHTING WILL CONSIST OF PROPOSED NIGHT SKY COMPLIANT LED SITE LIGHTING AND ACCESS LIGHTS FOR THE PROPOSED BUILDING.
3. DUST WILL LIKELY BE CREATED DURING CONSTRUCTION BUT WILL BE MINIMAL ONCE THE SITE HAS BEEN REGRADED AND STABILIZED.
4. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE–DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
5. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.
7. ALL LAYOUT SHALL BE PERFORMED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
8. NO HAZARDOUS MATERIALS SHALL BE STORED ON–SITE WITHOUT PROPERLY IMPLEMENTED BEST MANAGEMENT PRACTICES.
9. MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM IS THE RESPONSIBILITY OF THE SITE OWNER.
10. THE SUBJECT PARCEL IS OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 33015C0259F; EFFECTIVE DATE JANUARY 29, 2021.
11. BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JUNE 12, 2025. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED JUNE 12, 2025.
12. THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY.

LEGEND

DYL – DOUBLE YELLOW LINE
☼ – LIGHT POST
VGC – VERTICAL GRANITE CURB
S.F. – SQUARE FEET
(TYP.) – TYPICAL
± – MORE OR LESS

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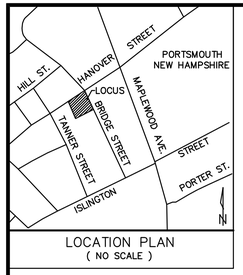
DATE: 9–21–26
SCALE: 1"=10'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO: 25068
FILE: SITE.DWG

SITE PLAN

BRIDGE STREET INN
64 BRIDGE STREET
PORTSMOUTH, NH

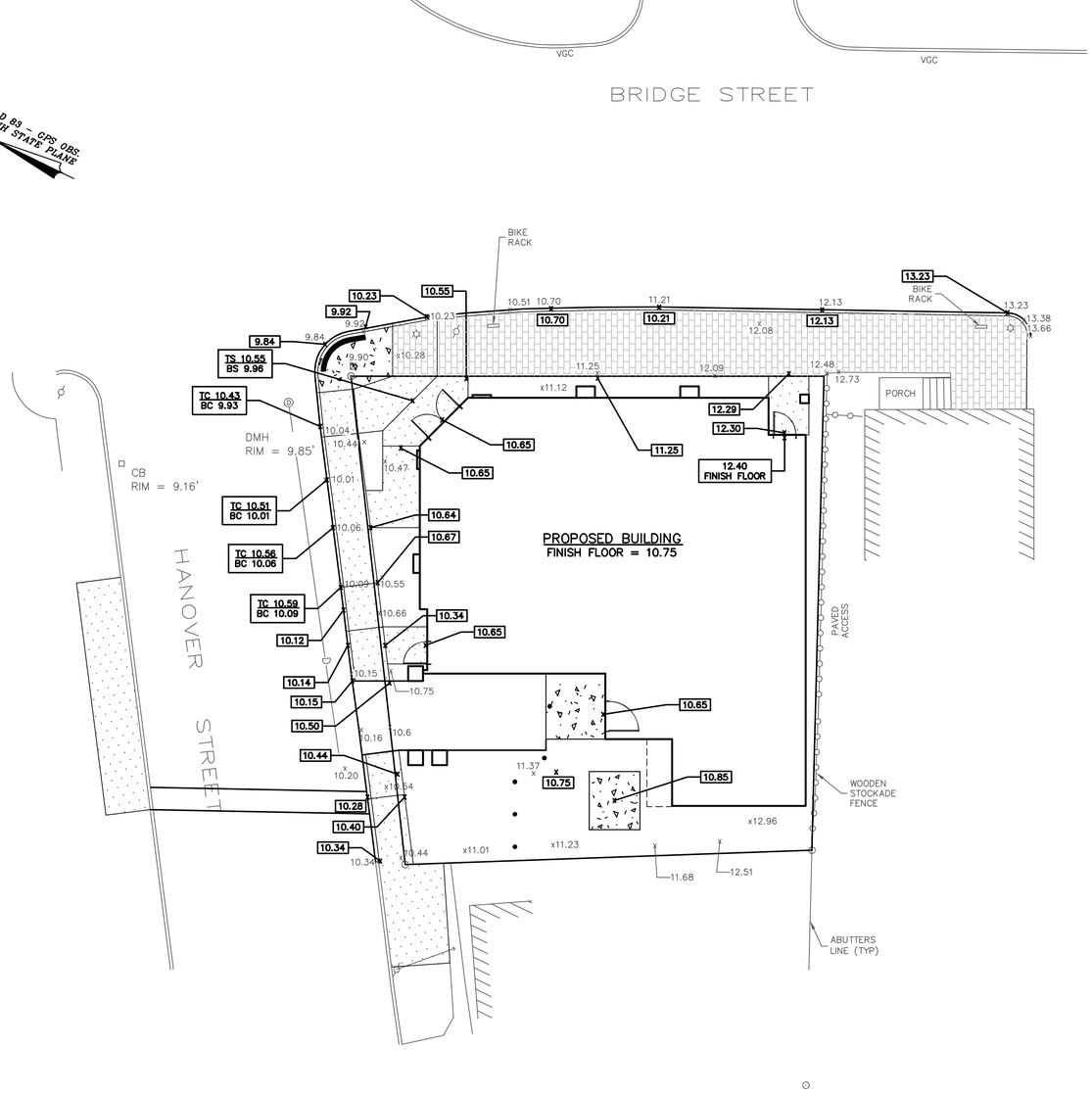
STEPHEN MATEUX &
CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH

4



LOCATION PLAN
(NO SCALE)

NAD 83 - GPS OBS.
NH STATE PLANE



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

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GRADING NOTES:

1. ALL ROAD DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR CONSTRUCTION OF THE CITY OF PORTSMOUTH N.H. AND "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION", LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEERING CONSULTANT APPROVED BY THE OWNER, TO CONDUCT COMPACTION TESTING AND FILL GRADATION MONITORING PER THE ABOVE REFERENCED "STANDARD SPECIFICATIONS".
3. SEE EROSION CONTROL NOTES & DETAIL SHEET FOR TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
4. ALL DRAINAGE PIPES SHALL BE HDPE OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
5. ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 6" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS.
6. ALL SITEWORK CONSTRUCTION SHALL BE ADVANCED USING "BEST MANAGEMENT PRACTICES" SANCTIONED BY THE USDA SCS AND NHDES.
7. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED, UTILIZED AND MAINTAINED UNTIL BASE MATERIALS ARE CONSTRUCTED.
8. CONTRACTOR SHALL PROVIDE A FINISH GRADED SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND UNDER RAISED STRUCTURES.
9. DENSITY REQUIREMENTS:

LOCATION	MINIMUM DENSITY
BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREA	90%

*ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T-191, T-204, OR T-238 AND T-239.

10. SEE GENERAL EROSION CONTROL NOTES ON DETAIL SHEET.
11. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
12. DRAINAGE WILL NOT BE CONNECT TO SUMP PUMP.

LEGEND

I.R.(fnd) O	– IRON ROD (FOUND)
I.P.(fnd) O	– IRON PIPE (FOUND)
C.B.(fnd)	– CONCRETE BOUND (FOUND)
D.H.(tbs) O	– DRILL HOLE (TO BE SET)
M.N.(tbs) O	– MAGNETIC NAIL (TO BE SET)
DYL	– DOUBLE YELLOW LINE
CB	– CATCH BASIN
DMH	– DRAIN MANHOLE
TBM	– TEMPORARY BENCHMARK
OHU	– OVERHEAD UTILITIES
	– LIGHT POST
RET.	– RETAINING
CONC.	– CONCRETE
S.F.	– SQUARE FEET
AC	– AIR CONDITIONING UNIT
VGC	– VERTICAL GRANITE CURB
S.F.	– SQUARE FEET
Ac.	– ACRE
(TYP.)	– TYPICAL
±	– MORE OR LESS
ø	– DIAMETER
R.C.R.D.	– ROCKINGHAM COUNTY REGISTRY OF DEEDS
UP 33 4	– UTILITY POLE W/ I.D. Nos.
10.16	– PROPOSED SPOT GRADE

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DRAWN BY: SRD
CHECKED BY: SJH
PROJECT NO: 25066
FILE: SITE.DWG
SCALE: 1"=10'
DATE: 9-21-26

GRADING PLAN

STEPHEN MATEUX & CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH

BRIDGE STREET INN
64 BRIDGE STREET
PORTSMOUTH, NH

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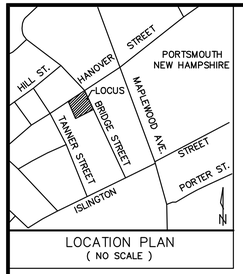
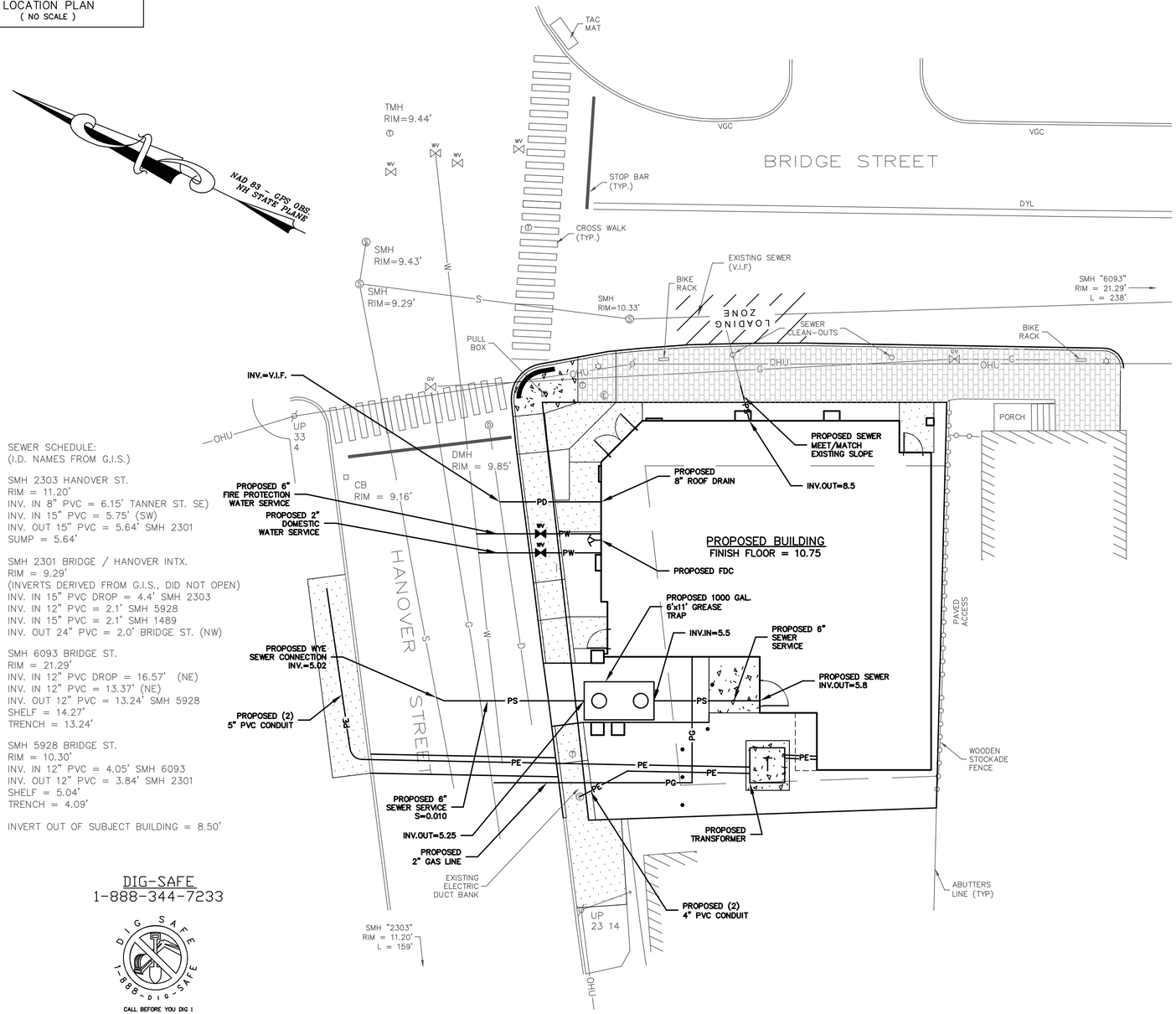


LOCATION PLAN
(NO SCALE)

NAD 83 - GPS OBS.
NH STATE PLANE



SEWER SCHEDULE:
(I.D. NAMES FROM G.I.S.)

SMH 2303 HANOVER ST.
RIM = 11.20'
INV. IN 8" PVC = 6.15' TANNER ST. SE)
INV. IN 15" PVC = 5.75' (SW)
INV. OUT 15" PVC = 5.64' SMH 2301
SUMP = 5.64'

SMH 2301 BRIDGE / HANOVER INTX.
RIM = 9.29'
(INVERTS DERIVED FROM G.I.S., DID NOT OPEN)
INV. IN 15" PVC DROP = 4.4' SMH 2303
INV. IN 12" PVC = 2.1' SMH 5928
INV. IN 15" PVC = 2.1' SMH 1489
INV. OUT 24" PVC = 2.0' BRIDGE ST. (NW)

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GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)

UTILITY NOTES
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
2. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
3. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
4. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
5. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
6. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
7. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, DOUBLE CEMENT LINED DUCTILE IRON PIPE OR TYPE "K" COPPER, OR CITY APPROVED MATERIAL.
8. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE CITY OF PORTSMOUTH WATER DEPARTMENT.
9. ALL GRAVITY SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED AND CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SEWER DISTRICT STANDARDS.
10. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
11. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE UTILITY COMPANIES.
12. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
13. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
14. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
15. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES. COORDINATE WITH GAS COMPANY.
16. THE CONTRACTOR SHALL CONTACT "DIG-SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON SITE AT ALL TIMES.
17. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
18. GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
19. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH SEWER DISTRICT.
20. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
21. CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
22. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PREPARED BY THE PROJECT ELECTRICAL ENGINEER.
23. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
24. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
25. ONLY KITCHEN WASTE ENTERS THE GREASE TRAP AND FLOW TO HANOVER STREET. DOMESTIC WASTE WILL FLOW THROUGH THE EXISTING SEWER SERVICE INTO BRIDGE STREET.
26. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY. PROPOSED INSTALLATION OF UNDERGROUND CONDUITS FOR TELEPHONE, AND ELECTRIC SERVICE SHALL BE COORDINATED WITH THE RESPECTIVE CONTACTS ARE AS FOLLOWS:

ELECTRIC:	EVERSOURCE 1.800.362.7764
CABLE:	COMCAST 603.334.3615
GAS:	UNITIL: 888.301.7700
PORTSMOUTH NH WATER:	603.427.1530
PORTSMOUTH SEWER DISTRICT:	603.828-5273

LEGEND

DYL – DOUBLE YELLOW LINE	WV – WATER GATE VALVE
Ⓣ TMH – TELEPHONE MANHOLE	☆ – LIGHT POST
Ⓢ SMH – SEWER MANHOLE	—S— – SEWER LINE
Ⓒ CMH – COMMUNICATIONS MANHOLE	—D— – DRAIN LINE
Ⓔ EMH – ELECTRIC MANHOLE	—G— – GAS LINE
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—OHU— – OVERHEAD UTILITIES	± – MORE OR LESS
AC – AIR CONDITIONER	UP 33 4 – UTILITY POLE W/ I.D. Nos.
GV ⋈ – GAS VALVE	—PW— – PROPOSED WATER LINE
	—PG— – PROPOSED GAS LINE
	—PE— – PROPOSED ELECTRIC LINES
	—PS— – PROPOSED SEWER LINE

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2	REV PER TAC COMMENT	SJH	11-16-26
1	REV PER TAC COMMENT	SJH	10-27-26

DATE: 9-21-26
SCALE: 1"=10'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO: 25066
FILE: SITE.DWG

STEPHEN MATEUX & CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH

BRIDGE STREET INN
64 BRIDGE STREET
PORTSMOUTH, NH

UTILITY PLAN

6

DESCRIPTION
1. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A 3,000 S.F. BUILDING, UTILITIES, AND SITE IMPROVEMENTS.

PROJECT NAME AND LOCATION
BRIDGE STREET INN
64 BRIDGE STREET
PORTSMOUTH, NH 03801

LATITUDE N43° 04' 34"
LONGITUDE W70° 45' 09"

DISTURBED AREA
±3.800 S.F.

NOTES:
1. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 1 ACRE AT ANY TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

SEQUENCE OF MAJOR ACTIVITIES
1. PLACE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S PRIOR TO EARTH MOVING ACTIVITIES.
2. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
3. SELECTIVE DEMOLITION.
4. REGRADE SITE TO SUBGRADE.
5. TEMPORARY WATER DIVERSION (SWALES, BASINS) MUST BE USED AS NECCESSARY UNTIL AREAS ARE STABILIZED.
6. SWALES AND PONDS (AS APPLICABLE) SHALL BE CONSTRUCTED EARLY ON IN THE CONSTRUCTION SEQUENCE AND BEFORE ROUGH GRADING OF THE SITE AND ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
7. INSTALL DRAINAGE STRUCTURES AND CONTROLS AS APPLICABLE.
8. INSTALL FOUNDATION FOOTINGS AND WALLS.
9. INSTALL UTILITIES.
10. PLACE GRAVELS AND FINE GRADE.
11. STABILIZE PAVED AREAS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
12. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
13. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY 1/2" OF RAINFALL.
14. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION AND IN NO CASE SHALL EXCEED 1 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

DEFINITIONS
AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED.
1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

INSTALLATION, MAINTENANCE, AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. SILT BARRIER
1. INSTALLATION
   a. USE SILT BARRIER AS PERIMETER CONTROLS, PARTICULARLY AT THE LOWER OR DOWN SLOPE EDGE OF A DISTURBED AREA.
   b. LEAVE SPACE FOR MAINTENANCE BETWEEN TOE AND SLOPE OF SILT BARRIER.
   c. TRENCH IN THE SILT BARRIER ON THE UPHILL SIDE (6 INCHES DEEP BY 6 INCHES WIDE).
   d. INSTALL STAKES ON THE DOWNHILL SIDE OF THE SILT BARRIER.
   e. CURVE THE END OF THE SILT BARRIER UP-GRADIENT TO HELP IT CONTAIN RUNOFF.
2. SEQUENCE OF INSTALLATION
   a. SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
3. MAINTENANCE
   a. SILT BARRIERS SHOULD BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
   b. SILT BARRIERS HAVE A USEFUL LIFE OF ONE SEASON. ON LONGER CONSTRUCTION PROJECTS, SILT BARRIERS SHOULD BE REPLACED PERIODICALLY TO MAINTAIN EFFECTIVENESS.
   c. REMOVE SEDIMENT WHEN IT REACHES ONE-THIRD (1/3) THE HEIGHT OF THE SILT BARRIER.
   d. REPLACE THE SILT BARRIERS WHERE THEY ARE TORN, WORN, OR OTHERWISED DAMAGED AND MONITOR PERFORMANCE TO ENSURE EFFECTIVE PERFORMANCE.
   e. RETRENCH OR REPLACE ANY SILT BARRIER THAT IS NOT PROPERLY ANCHORED TO THE GROUND.
   f. IF THERE IS EVIDENCE OF END FLOW ON PROPERLY INSTALLED BARRIERS, EXTEND BARRIERS UPHILL OR CONSIDER REPLACING THEM WITH OTHER MEASURES, SUCH AS TEMPORARY DIVERSIONS AND SEDIMENT TRAPS.
   g. SILT BARRIERS SHOULD BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SILT BARRIERS SHOULD BE REPLACED WITH A TEMPORARY CHECK DAM.

B. MULCHING
1. TIMING
   a. APPLY MULCH PRIOR TO ANY STORM EVENT. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
   b. IN OTHER AREAS, THE TIME PERIOD CAN RANGE FROM 14 TO 30 DAYS OF INACTIVITY ON A AREA. THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGEMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO OHOOSE AN APPROPRIATE TIME RESTRICTION.
   c. WITHIN 100 FEET OF RIVERS, STREAMS, WETLANDS, AND IN LAKE AND POND WATERSHEDS, THE TIME PERIOD OF WHICH MULCHING SHOULD TAKE OCCUR SHOULD BE NO GREATER THAN SEVEN (7) DAYS. THIS SEVEN DAY LIMIT SHOULD BE REDUCED FURTHER DURING WET WEATHER PERIODS.
2. APPLICATION RATE
   a. MULCH SHALL BE APPLIED AT A RATE OF BETWEEN 1.5 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1000 SQUARE FEET.
   b. GUIDELINES FOR WINTER MULCH APPLICATION. WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 150-200 POUNDS OF HAY OR STRAW PER ACRE WITH ABOUT 4 INCHES IN DEPTH. A TACKIFIER MAY BE ADDED TO THE MULCH.
3. MAINTENANCE
   a. ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS. CHECK FOR SIGNS OF EROSION OR DISPLACEMENT OF THE MULCH. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.
   b. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE AND SHOULD BE REPAIRED AS NECCESSARY.
   c. INSPECTIONS SHOULD TAKE PLACE UNTIL THE SITE IS ESTABLISHED.
   d. EROSION CONTROL MIX MULCH USED FOR TEMPORARY STABILIZATION SHOULD BE LEFT IN PLACE. VEGETATION ADDS STABILITY AND SHOULD BE PROMOTED.

C. TEMPORARY SEEDING
1. SEEDBED PREPARATION
   a. STONES AND TRASH SHOULD BE REMOVED SO AS NOT TO INTERFERE WITH THE SEEDING AREA.
   b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
   c. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS.
      i) APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER OR EQUIVALENT.
      ii) APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE OR 138 POUNDS PER 1,000 SQUARE FEET.
2. SEEDING
   a. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SUMMARY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
   b. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
   c. TEMPORARY SEEDING BETWEEN MAY 15TH AND AUGUST 15TH SHOULD BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE.
   d. VEGETATED GROWTH COVERING 85% OF THE DISTURBED AREA SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH.
3. MAINTENANCE
   a. TEMPORARY SEEDING SHALL BE INSPECTED PERIODICALLY. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER FABRICS, CHECK DAMS, ETC.).

D. PERMANENT SEEDING
1. BEDDING - STONES LARGER THAN 2 INCHES, TRASH, ROOTS, AND OTHER DEBRIS INTERFERRING WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL.
2. FERTILIZER
   a. LIME AND FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 4 INCHES USING A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT PRIOR TO OR AT THE SAME TIME OF SEEDING.
   b. FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITORGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY. NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER.
   c. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
      AGRICULTURAL LIMESTONE @ 138 LBS. PER 1,000 S.F.
      LOW PHOSPHATE (N-P205-K20) FERTILIZER @ 13.8 LBS. PER 1,000 S.F.
3. SEED MIXTURE (RECOMMENDED)
   RATE:

TYPE	LBS. PER ACRE	LBS. PER 1,000 S.F.
TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDSFOOT TREFOIL	8	0.20
TOTAL	48	1.10

4. SEEDING
   a. SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES. PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST.
   b. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
   c. VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT TEMPORARY STABILIZATION MEASURES FOR OVERWINTER PROTECTION.
5. HYDROSEEDING
   a. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF STRAW MULCH ON CRITICAL AREAS IS PREFERRED SINCE IT GRANTS BETTER SLOPE PROTECTION BY USING ADHESIVE MATERIALS.
   b. SLOPES MUST BE NO STEEPER THAN 2 TO 1 (2 FEET HORIZONTALLY TO 1 FOOT VERTICALLY).
   c. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
6. MAINTENANCE
   a. PERMANENT SEEDED AREAS SHOULD BE INSPECTED AT LEAST MONTHLY DURING THE COURSE OF CONSTRUCTION. INSPECTIONS, MAINTENANCE, AND CORRECTIVE ACTIONS SHOULD CONTINUE UNTIL THE OWNER ASSUMES PERMANENT OPERATION OF THE SITE.
   b. SEEDED AREAS SHOULD BE MOWED AS REQUIRED TO MAINTAIN A HEALTHY STAND OF VEGETATION, WITH MOWING HEIGHT AND FREQUENCY DEPENDENT ON TYPE OF GRASS COVER.
   c. BASED ON INSPECTION, AREAS SHOULD BE RESEEDED TO ACHIEVE FULL STABALIZATION OF EXPOSED SOILS.
   d. IF EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHOULD BE MADE AND AREAS RESEEDED. WITH OTHER TEMPORARY MEASURES USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.
   e. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION.

E. STORM DRAIN INLET PROTECTION
1. SPECIFICATIONS
   a. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE BARRIER SHOULD BE LESS THAN ONE ACRE.
   b. ANY RESULTANT PONDING OF STORMWATER MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.
2. INSTALLATION
   a. INSTALL INLET PROTECTION AS SOON AS STORM DRAIN INLETS ARE INSTALLED AND BEFORE LAND-DISTURBANCE ACTIVITIES BEGIN IN AREAS WITH EXISTING STORM DRAIN SYSTEMS.
   b. PROTECT ALL INLETS THAT COULD RECEIVE STORMWATER FROM YOUR CONSTRUCTION PROJECT.
   c. USE IN CONJUNCTION WITH OTHER EROSION PREVENTION AND SEDIMENT CONTROL BMPS.
   d. DESIGN YOUR INLET PROTECTION TO HANDLE THE VOLUME OF WATER FROM THE AREA BEING DRAINED. ENSURE THAT THE DESIGN IS SIZED APPROPRIATELY.
3. MAINTENANCE
   a. INSPECT INLETS BARRIERS FREQUENTLY, BEFORE AND AFTER EACH RAINFALL EVENT AND REPAIR WHEN NECESSARY.
   b. SEDIMENT SHOULD BE REMOVED AND THE STORM DRAIN SEDIMENT BARRIER RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE BARRIER.
   c. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   d. SWEEP STREETS, SIDEWALKS, AND OTHER PAVED AREAS REGULARLY.
   e. ALL CATCH BASINS AND STORM DRAIN INLETS MUST BE CLEANED AT THE END OF CONSTRUCTION AND AFTER THE SITE HAS BEEN FULLY STABILIZED

TIMING OF CONTROLS/MEASURES
AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.

WASTE DISPOSAL
   a. WASTE MATERIALS
      ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
   b. HAZARDOUS WASTE
      ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
   c. SANITARY WASTE
      ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES
THE PROJECT PROPONENT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES DURING CONSTRUCTION AND THE PROPERTY OWNER IS RESPONSIBLE AFTER CONSTRUCTION IS COMPLETE.

CATCH BASINS & STORMWATER TREATMENT STRUCTURES
1. CATCH BASINS & STORMWATER TREATMENT STRUCTURES SHOULD BE INSPECTED ON A MONTHLY BASIS AND/OR AFTER A MAJOR RAINFALL EVENT TO ASSURE THAT DEBRIS OR SEDIMENTS DO NOT REDUCE THE EFFECTIVENESS OF THE SYSTEM.

SPIL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES
THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RICK OF SPILLS OR OTHER ACCIDENTAL SANITARY EXPOSURE OF MATERIALS AND SUBSTANCE DURING CONSTRUCTION TO STORMWATER RUNOFF:
GOOD HOUSEKEEPING:
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES THAT WILL BE FOLLOWED ON SITE DURING
1. THE CONSTRUCTION PROJECT:
   a. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.
   b. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
   c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
   d. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
   e. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
   f. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
2. HAZARDOUS PRODUCTS:
   a. THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
   b. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
   c. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
   d. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

B. PRODUCT SPECIFICATION PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:
1. PETROLEUM PRODUCTS:
   a. ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. FERTILIZERS:
   a. FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
3. PAINTS:
   a. ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
4. CONCRETE TRUCKS:
   a. CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA ON SITE.

C. SPILL CONTROL PRACTICES
IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
   a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
   b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
   c. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
   d. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
   e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OF LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
   f. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT OCCURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.
   g. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

THE PROJECT PROPONENT IS REQUIRED TO MANAGE CONSTRUCTION TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO CONTROLLING INVASIVE SPECIES AND CONTROLLING FUGITIVE DUST IN ACCORDANCE WITH ENV-A 1002.

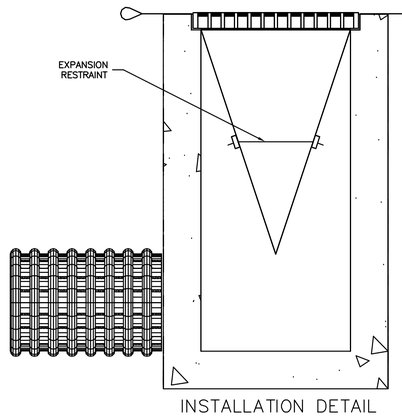
AGR 3800 PROHIBITED INVASIVE PLANT SPECIES RULES

THE RULE, AGR 3800, STATES: NO PERSON SHALL COLLECT, TRANSPORT, IMPORT, EXPORT, MOVE, BUY SELL, DISTRIBUTE, PROPAGATE OR TRANSPLANT ANY LIVING AND VIABLE PORTION OF ANY PLANT SPECIES, WHICH INCLUDED ALL OF THEIR CULTIVARS AND VARIETIES, LISTED IN TABLE 3800.1, NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST'. A COMPLETE COPY OF THE RULES CAN BE ACCESSED ON THE INTERNET AT
HTTP://AGRICULTURE.NH.GOV/TOPICS/PLANTS_INSECTS.HTM.

ENV-A 1002 FUGITIVE DUST: PRECAUTIONS TO PREVENT, ABATE, AND CONTROL FUGITIVE DUST

a. ANY PERSON ENGAGED IN ANY ACTIVITY WITHIN THE STATE EMITS FUGITIVE DUST, OTHER THAT THOSE LISTED IN ENV-A 1002.02 (a), SHALL TAKE PRECAUTIONS THROUGHOUT THE DURATION OF THE ACTIVITY IN ORDER TO PREVENT, ABATE, AND CONTROL THE EMISSION OF FUGITIVE DUST.
b. PRECUAIONS REQUIRED BY (a) ABOVE, SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   i) THE USE OF WATER OR HYDROPHILIC MATERIAL ON OPERATIONS OR SURFACES, OR BOTH;
   ii) THE APPLICATION OF ASPHALT, WATER, OR HYDROPHILIC MATERIAL, OR TARPS OR OTHER SUCH COVERS TO MATERIAL STOCKPILES;
   iii) THE USE OF HOODS, FANS, FABRIC FILTERS, OR OTHER DEVICES TO ENCLOSE AND VENT AREAS WHERE MATERIALS PRONE TO PRODUCING FUGITIVE DUST ARE HANDLED;
   iv) THE USE OF CONTAINMENT METHODS FOR SANDBLASTING OR SIMILAR OPERATIONS; AND
   v) THE USE OF VACUUMS OR OTHER SUCTION DEVICES TO COLLECT AIRBORNE PARTICULATE MATTER.

WINTER CONSTRUCTION NOTES
1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT.
2. ALL DITCHES & SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD AND PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.



INSTALLATION DETAIL

DETAIL OF INLET SEDIMENT CONTROL DEVICE
N.T.S.

SILTSACK®
SPECIFICATIONS

NOTE: THE SILTSACK® WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS. AS SUPPLIED BY AH HARRIS OF PORTSMOUTH OR APPROVED EQUAL

REGULAR FLOW SILTSACK®
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

HI-FLOW SILTSACK®
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

OIL-ABSORBANT SILTSACK®
(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)
DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK® CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PILLOW INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK®, WITH A WOVEN PILLOW INSERT.

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

GNE CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

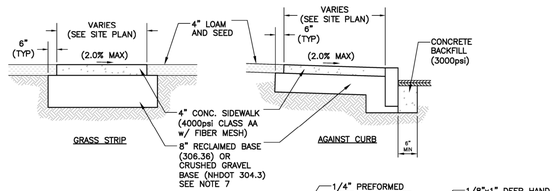
NO.	REVISION	DATE	APP'D
2	REV PER TAC COMMENT	11-16-26	SJH
1	REV PER TAC COMMENT	10-27-26	SJH

DATE: 9-21-26
SCALE: XX
DRAWN BY: XX
DESIGN BY: XX
APPROVED BY: XX
PROJECT NO: 25066
FILE: 9-21-26

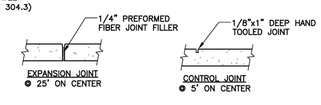
EROSION CONTROL NOTES

STEPHEN MATEUX & CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH

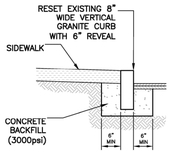
BRIDGE STREET INN
64 BRIDGE STREET
PORTSMOUTH, NH



NOTES:
1. MEDIUM BROOM FINISH.
2. 6x6-W2.9xW2.9 W.W.F. TO BE USED AT ALL ACCESSIBLE RAMPS.
3. JOINTS SHALL BE HAND TOOLED w/ 1/8" RADII.
4. EXPANSION JOINT FIBER FILLER SHALL BE TRIMMED TO 1/4" BELOW SIDEWALK SURFACE FOR SEALANT.
5. THERE SHALL BE NO CHANGE IN ELEVATION (LIP) OR GAPS IN THE SIDEWALK GREATER THAN 1/4".
6. SIDEWALK CONCRETE SHALL BE TREATED WITH SILOXANE SEALER.
7. RECLAIMED BASE MATERIAL SHALL BE USED UNLESS DIRECTED BY THE ENGINEER, OR IF QUANTITIES HAVE BEEN DEPLETED.



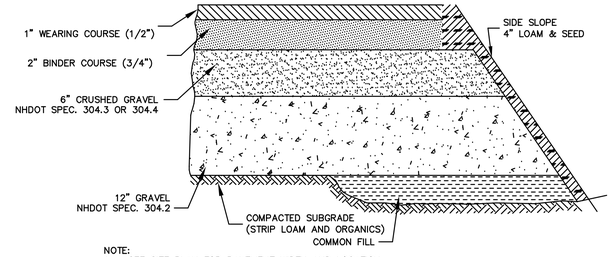
CONCRETE SIDEWALK
SCALE: N.T.S



RADIUS	MAX. LENGTH USE CURVED CURB
<20'	2'
21'-25'	3'
26'-30'	4'
31'-35'	5'
36'-40'	6'
41'-50'	7'
51'-56'	8'
56'-60'	9'
OVER 60'	10'

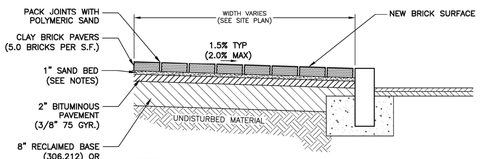
NOTES:
1. CURB TO BE SET TO LINE AND GRADE SPECIFIED.
2. ALL RADII 20 FEET AND SMALLER SHALL USE CURVED SECTIONS.
3. CURB AT FLUSH SECTION OF SIDEWALK SHALL BE SET TO 1.5% (2.0% MAX.) SLOPE. CURB AT RAMPS SHALL BE SET TO 8.0% (8.3% MAX.). IT IS THE CURB CONTRACTORS RESPONSIBILITY TO VERIFY SLOPES WITH A SMART LEVEL.
4. VERTICAL GRANITE JOINTS SHALL BE MORTARED.
5. SEE CHART FOR MAX / MIN STONE LENGTHS.
6. RESET EXISTING CURB, ANY MISSING OR DAMAGED CURB SHALL BE REPLACED WITH MATCHING CURB SIZE.
7. NO CURB LESS THAN 3' IN LENGTH WILL BE ALLOWED.
8. CURB MATERIAL SHALL BE FROM THE SAME LOT OF GRANITE. VARIANCES IN COLOR AND TYPE WILL NOT BE ACCEPTED.

VERTICAL GRANITE CURB
SCALE: N.T.S



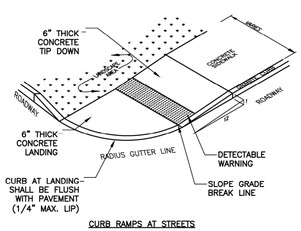
NOTE:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
3. GEOTEXTILE FABRIC MAYBE REQUIRED UNDER THE ROADWAY AND /OR THE PARKING AREAS AS REQUIRED BY THE ENGINEER BASED UPON SITE CONDITIONS.

TYPICAL PAVEMENT SECTION
N.T.S.

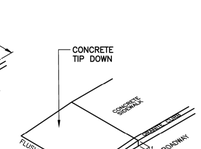


NOTES:
1. PINEHALL PAVERS ARE REQUIRED. CONTRACTOR SHALL SUBMIT SAMPLE OF BRICKS FOR APPROVAL BY THE CITY OF PORTSMOUTH.
2. IN AREAS WHERE BRICK DOES NOT ABUT CURBING, EDGING SHALL BE INSTALLED TO HOLD BRICKS IN PLACE.
3. SAND BEDDING: 3 PARTS SAND MIX AND 1 PART PORTLAND CEMENT.
4. BRICKS SHALL BE CLASS SX, TYPE 1, APPLICATION PX. BRICKS SHALL BE NO.1, WIRE CUT FOR PAVING w/COMPRESSIVE STRENGTH OF 6,000psi (MIN.). BRICKS SHALL NOT BE CORED OR HAVE FROGS AND SHALL BE STANDARD SIZE (2.25"x3.625"x7.625").
5. BASE MATERIAL SHALL BE REHANDLED RECLAIMED BASE MATERIAL. IN THE EVENT THE RECLAIMED MATERIAL IS UNSUITABLE, OR QUANTITIES HAVE BEEN DEPLETED, 304.3 CRUSHED GRAVEL BASE SHALL BE USED.

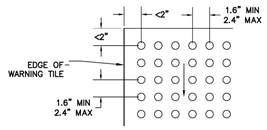
BRICK SIDEWALK
SCALE: N.T.S



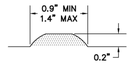
CURB RAMPS AT STREETS



RAMPS AT DRIVEWAYS

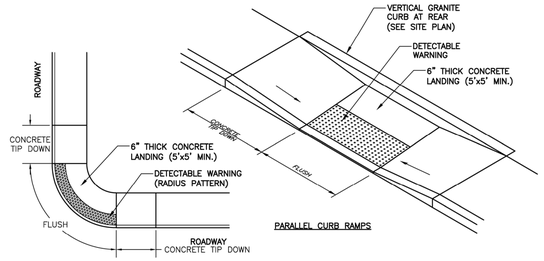


DETECTABLE WARNING TILE



DOME SECTION

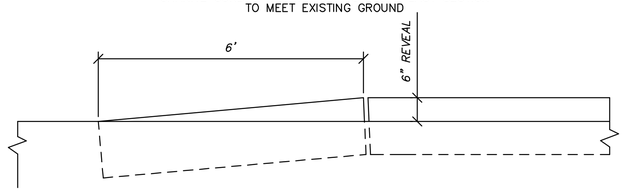
NOTES:
1. ALL CURB RAMPS AND SIDEWALKS SHALL COMPLY WITH ADA (AMERICANS WITH DISABILITIES ACT).
2. TIP DOWNS SHALL HAVE A RUNNING SLOPE OF 7.5% (8.3% MAX.) AND CROSS SLOPE OF 1.5% (2.0% MAX.).
3. THERE SHALL BE NO CHANGE IN ELEVATION (LIP) OR GAPS IN THE SIDEWALK RAMPS GREATER THAN 1/4".
4. LANDINGS AND AREAS OF CHANGE IN DIRECTION SHALL HAVE A SLOPE OF 1.5% (2.0%) IN ALL DIRECTIONS.
5. DETECTABLE WARNINGS SHALL INSTALLED SO THAT PATTERN IS IN LINE WITH DIRECTION OF TRAVEL TO THE EXTENT POSSIBLE.
6. DETECTABLE WARNING TILES SHALL BE PLACED SO THAT THE EDGE CLOSEST TO THE CURB IS BETWEEN 6"-8" FROM CURB LINE.
7. DETECTABLE WARNING TILE SHALL SPAN THE FULL WIDTH OF THE RAMP AND A MINIMUM OF 24" DEEP.
8. DETECTABLE WARNING TILE SHALL BE CAST IRON, NEENAH FOUNDRY OR APPROVED EQUAL. RADIUS ADA CURB RAMPS SHALL HAVE DETECTABLE WARNING TILES IN A RADIUS PATTERN USING TUFTILE OR APPROVED EQUAL.
9. CONCRETE AT DETECTABLE WARNING RAMPS SHALL BE FIBER REINFORCED WITH A MEDIUM BROOM FINISH.
10. BASE MATERIAL FOR CONCRETE SECTIONS SHALL BE EITHER 8" THK RECLAIM BASE (306.36), OR 8" THK CRUSHED GRAVEL BASE (NHDOT 304.3).



RADII CURB RAMPS

CURB RAMP DETAILS
SCALE: N.T.S

GRANITE CURB & MORTAR JOINTS SLOPE LAST SECTION
TO MEET EXISTING GROUND



SIMILAR TREATMENT BOTH SIDES OF OPENING

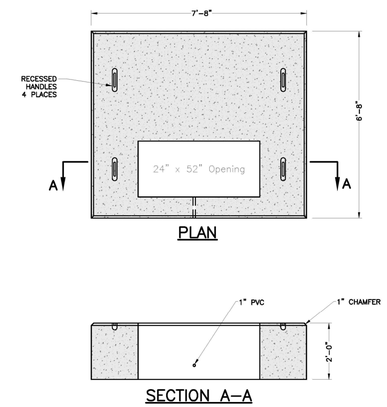
"TIP-DOWN" CURB DETAIL
N.T.S.

BOLLARD
SCALE: N.T.S

NOTES:
1. SEE SITE PLAN FOR LOCATIONS.
2. DISTURBED AREA AROUND BOLLARD SHALL BE RESTORED TO MATCH EXISTING.

SHEA New England's Premier Precaster
CONCRETE PRODUCTS 800-696-7432 (SHEA) www.sheaconcrete.com
MAILING ADDRESS: 87 HAVERHILL RD AMESBURY, MA 01913

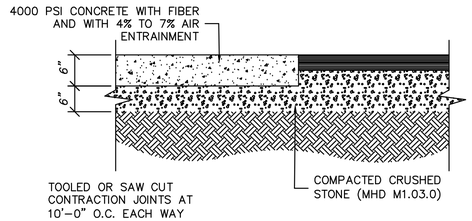
EVERSOURCE-NH 53-111 3-PHASE
TRANSFORMER PAD 75-500 KVA



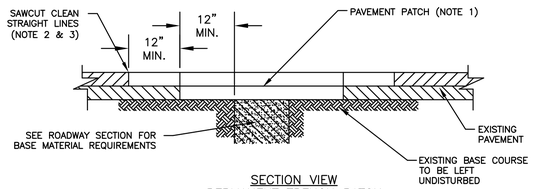
NOTES:
1. CONCRETE: 4,000 PSI MIN. AFTER 28 DAYS
2. REINFORCEMENT STEEL CONFORMS TO ASTM A615 GRADE 60 #6 REBAR.
3. PAD MEETS OR EXCEEDS EVERSOURCE SPECIFICATIONS

SHEA PRODUCT ID: 53-111	FILE NAME: ES-NH TP 53-111			NPCA
WEIGHT (LBS): 12,600#	DRAWN BY: NMB	DATE: 03/21/2018	PAGE: III.C.3	

773 Salem Street-Wilmington, MA | 153 Cranberry Hwy-Rochester, MA | 87 Haverhill Road-Amesbury, MA | 160 Old Turnpike Rd-Nottingham, NH
Specifications subject to change without notice



CONCRETE PAD DETAIL
N.T.S.



SECTION VIEW
PERMANENT TRENCH PATCH
N.T.S.

NOTES (PERMANENT):
1. PERMANENT PAVEMENT PATCH SHALL BE 3/4" BINDER FOR THE FULL THICKNESS. THICKNESS SHALL BE 4" OR MATCH EXISTING (WHICHEVER IS GREATER), PLACED AND COMPACTED IN TWO LIFTS. THICKNESS MUST BE APPROVED BY THE ENGINEER.
2. PERMANENT PAVEMENT PATCH SHALL BE MILLED 1.5" AFTER SUFFICIENT TIME FOR ANY SETTLEMENT. MILL AREA SHALL EXTEND 12" BEYOND THE BINDER EDGE.
3. PERMANENT PAVEMENT PATCH REQUIRES RUBBER JOINT SEALANT ON ALL JOINTS AFTER WEARING COURSE HAS BEEN PLACED.
4. EXTENT OF PAVING MAY EXTEND BEYOND DIMENSIONS SHOWN IN THE DETAIL AS DIRECTED BY THE ENGINEER.

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CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
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NO.	REVISION	APP'D	DATE
2	REV PER TAC COMMENT	SJH	11-16-26
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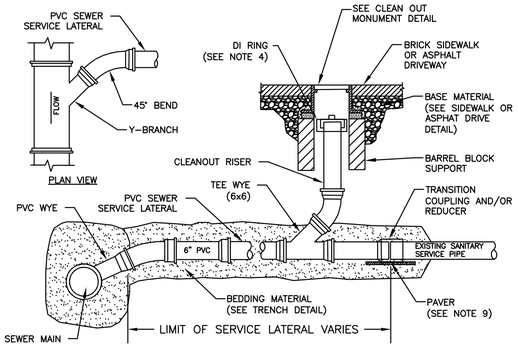
DATE: 9-21-26
SCALE: XX
DRAWN BY: XX
DESIGN BY: XX
APPROVED BY:XX
PROJECT NO:25066
FILE: 9-21-26

DETAILS

STEPHEN MATEUX &
CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH

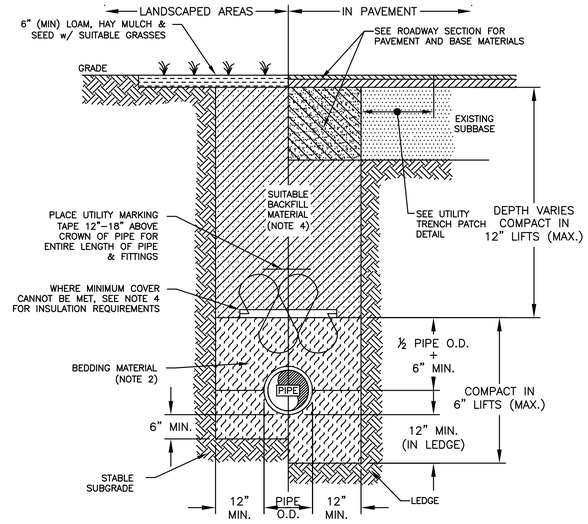
BRIDGE STREET INN
64 BRIDGE STREET
PORTSMOUTH, NH

8



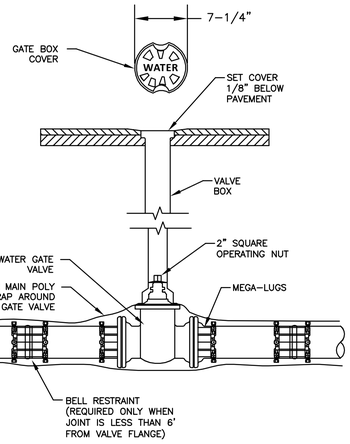
SEWER SERVICE CONNECTION
N.T.S

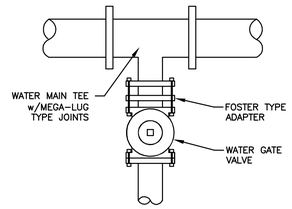
NOTES:
1. SEWER SERVICE LATERAL SHALL SLOPE AT A MINIMUM OF 1/4" PER FOOT.
2. WARNING TAPE SHALL BE PLACED 12" ABOVE SERVICE LATERAL.
3. 10" DIA. CAST IRON MONUMENT BOX SHALL BE INSTALLED WHEN CLEANOUT IS AT PAVED (ASPHALT, CONCRETE OR BRICK) SURFACE.
4. WHEN CLEANOUT IS PLACED IN LAWN AREA, IT SHALL BE CAPPED 6" BELOW GRADE. A 6" LENGTH OF 8" DIA. DI PIPE SHALL BE PLACED AROUND CLEANOUT WHEN CLEANOUT IS BURIED AND NO DI COVER USED.
5. COVER / BARREL BLOCK TRANSITION SHALL BE PARGED AND SEALED WITH MORTAR.
6. CLEANOUT TO BE USED TO PLUG & TEST ALL NEW LATERALS.
7. EXISTING SEWER LATERALS AT AREAS WHERE NO NEW SEWER MAIN IS TO BE INSTALLED THAT IS DAMAGED DUE TO OTHER PIPE INSTALLATION SHALL BE REPAIRED AT NO ADDITIONAL COST.
8. PVC TO PVC REPAIRS SHALL BE DONE WITH PVC GASKETED REPAIR COUPLINGS. COUPLINGS TO TRANSITION FROM ANY OTHER TYPE OF PIPE MATERIAL TO PVC MUST BE A MAXADAPTOR (BY GRIPPER GASKET, OR APPROVED EQUAL)
9. RUBBER BOOT CONNECTIONS (FERNCO) ONLY ALLOWED WHEN APPROVED BY CITY DPW. RUBBER BOOT CONNECTIONS REQUIRE A 16x8x2 SOLID PAVER BLOCK PLACED UNDER THE BOOT, CENTERED ON THE JOINT.



GENERAL UTILITY TRENCH
N.T.S

NOTES:
1. PIPE AND FITTING MATERIALS (UNLESS OTHERWISE INDICATED ON THE PLANS):
   WATER – CLASS 52 DUCTILE IRON
   SEWER – PVC SDR35
   DRAIN – HIGH DENSITY POLYETHYLENE (HDPE)
2. BEDDING MATERIAL (FULL WIDTH OF TRENCH):
   WATER – SAND (NHDOT 304.1)
   SEWER – 3/4" WASHED CRUSHED STONE
   DRAIN – 3/4" WASHED CRUSHED STONE
3. SAND SHALL NOT BE DIRECTLY PLACED ON CRUSHED STONE. IN THE EVENT FINELY GRADED BACKFILL OR SAND IS USED ABOVE STONE, GEOTEXTILE FABRIC SHALL BE PLACED TO SEPARATE.
4. SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT OR CLAY, EXCAVATED LEDGE MATERIAL, AND ANY OTHER ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.
5. DEPTH OF COVER SHALL BE:
   WATER – 5' MIN. & 7' MAX. (<5' REQ. RIGID INS.)
   SEWER – AS INDICATED ON PLANS (<6' REQ. RIGID INS.)
   DRAIN – AS INDICATED ON PLANS
   2" RIGID FOAM INSULATION SHALL BE PLACED ON TOP OF BEDDING MATERIAL. BEDDING MATERIAL SHALL BE MADE SMOOTH TO ALLOW FOAM BOARD TO SIT WITHOUT VOIDS BENEATH. FOAM SHALL BE INSTALLED THE FULL WIDTH OF THE TRENCH, NOT TO EXCEED 4' WIDE.
6. DUCTILE IRON WATER MAIN SHALL BE POLY WRAPPED AND HAVE THREE BRASS WEDGES (FOR CONTINUITY AND TRACING) AT ALL NON MECHANICAL CONNECTIONS.
7. ALL PIPES GREATER THAN 12" DIA. WITH STONE BEDDING, BEDDING SHALL BE WRAPPED IN GEOTEXTILE FABRIC. GEOTEXTILE FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL. FABRIC SHALL BE WRAPPED COMPLETELY AROUND STONE w/12" (MIN) OVERLAP AT SEAMS.

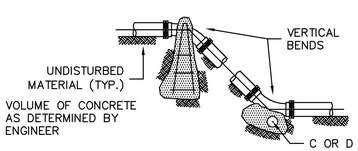




GATE VALVE AT TEE

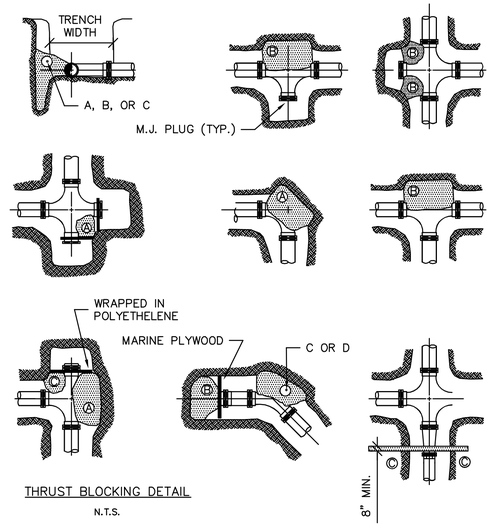
NOTES:
1. WATER GATE VALVES SHALL OPEN RIGHT (CITY OF PORTSMOUTH) AND OPEN LEFT (PEASE TRADEPORT).
2. VALVE BOXES SHALL BE HEAVY PATTERN CAST IRON, TWO PIECE, SLIP TYPE, 5-INCH DIAMETER SHAFT WITH EXTENSIONS PIECES TO ALLOW FOR SUFFICIENT COVER.
3. THE UPPER SECTION OF THE BOX SHALL BE TOP-FLANGE TYPE TO PREVENT SETTLEMENT.
4. THE LOWER SECTION OF THE BOX SHALL BE BELLED-TYPE TO ENCLOSE THE OPERATING NUT OF THE VALVE.
5. THE COVER SHALL BE CAST IRON WITH THE WORD "WATER" PLAINLY CAST.
6. WHEN A PROJECT REQUIRES GATE BOX TOP TO TEMPORARILY BE SET TO BINDER DEPTH, THEN RAISED TO FINAL GRADE, RISER RINGS ARE NOT PERMITTED. CONTRACTOR SHALL RAISE THE ENTIRE TOP SECTION OF THE VALVE BOX TO FINAL GRADE. ASPHALT MATCHING THE THICKNESS OF THE BINDER SHALL BE PLACED AND COMPACTED BENEATH THE GATE BOX TOP FLANGE.
7. WHEN RISER RINGS ARE THE ONLY OPTION, ONLY FLANGED RISERS WILL BE PERMITTED.
8. WHEN FOSTER ADAPTOR CONNECTION IS NOT POSSIBLE, VALVES SHALL BE ANCHORED BACK TO MECHANICAL JOINTS WITH THREADED RODS.

WATER GATE VALVE
N.T.S

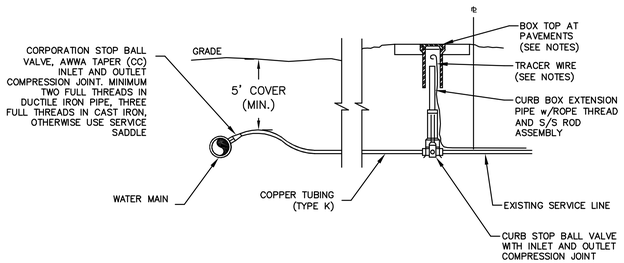


TEST PRESSURE = 200psi	SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL					
	REACTION TYPE	PIPE SIZE				
		4"	6"	8"	10"	12"
	A 90°	0.89	2.19	3.82	11.14	17.24
	B 180°	0.65	1.55	2.78	8.38	12.00
	C 45°	0.48	1.19	2.12	6.02	9.32
	D 22-1/2°	0.25	0.60	1.06	3.08	4.74
	E 11-1/4°	0.13	0.30	0.54	1.54	2.38

NOTES:
1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
3. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
4. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.



THRUST BLOCKING DETAIL
N.T.S.



NOTES:
1. SERVICE SIZE SHALL BE EQUAL TO EXISTING, OR 1"ø MINIMUM, WHICHEVER IS LARGER.
2. PROVIDE NEW LINE USING CONTINUOUS LENGTHS OF COPPER. NO COUPLING ALLOWED IN ROADWAY WITHOUT APPROVAL OF ENGINEER.
3. TAP ORIENTATION TO BE MADE AT APPROXIMATELY 2:00 AND 10:00.
4. PROVIDE FOR SERVICE LINE CONTRACTION AND EXPANSION BY INSTALLING "S" IN SERVICE LINE NEAR MAIN.
5. 2" RIGID FOAM INSULATION REQUIRED OVER SECTIONS OF SERVICE PIPES WITH LESS THAN 4' OF COVER.
6. REMOVE EXISTING CURB STOP AND REPLACE.
7. CONNECT CURB STOP TO EXISTING SERVICE LINE AT PROPERTY LINE, BACK SIDE OF SIDEWALK, OR AT LOCATION APPROVED BY THE ENGINEER AFTER PRESSURE TESTING AND DISINFECTION.
8. SERVICE CONNECTIONS OF 1-1/4" AND LARGER SHALL USE A SERVICES SADDLE.
9. CONTRACTOR SHALL COORDINATE SERVICE INSTALLATIONS WITH HOMEOWNERS TO ALLOW ADEQUATE ADVANCED NOTICE OF WATER SERVICE INTERUPTIONS.
10. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS IMMEDIATELY IN THE EVENT GALVANIZED STEEL PIPE IS ENCOUNTERED. CONTRACTOR SHALL TAKE PHOTOS OF THE CURB STOP CLEARLY IDENTIFYING THE PIPES THAT ARE GALVANIZED STEEL.
11. CURB BOX TOPS INSTALLATION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
    IN GRASS – STANDARD HAYES TOP.
    IN SIDEWALK AND DRIVEWAYS – OPERATING PIPE SHALL EXTEND TO APPROXIMATELY 2"-3" BELOW FINISHED GRADE AND COVERED WITH A PLASTIC CAP. A BUFFALO BOX TOP (24" DEPTH) SHALL BE PLACED OVER THE OPERATING PIPE AND BROUGHT TO FINISHED SIDEWALK GRADE.
    IN ROADWAY – OPERATING PIPE SHALL EXTEND TO APPROXIMATELY 2"-3" BELOW FINISHED GRADE AND COVERED WITH A PLASTIC CAP. A GATE BOX TOP (24" DEPTH) SHALL BE PLACED OVER THE OPERATING PIPE AND BROUGHT TO FINISHED ROADWAY GRADE.
12. TRACER WIRE ON PRIVATE PROPERTY SIDE SHALL BE BROUGHT TO GRADE AND LEFT IN BOX WHEN PRIVATE SIDE IS PLASTIC. TRACER WIRE SHALL NOT PLACED IN THE OPERATING ROD PIPE.
13. ROD ASSEMBLY: OPERATING ROD AND COTTER PINS SHALL BE STAINLESS STEEL.

WATER SERVICE CONNECTION
N.T.S

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

GNE
CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
2	REV PER TAC COMMENT	SJH	11-16-26
1	REV PER TAC COMMENT	SJH	10-27-26

DATE: 9-21-26
SCALE: XX
DRAWN BY: XX
DESIGN BY: XX
APPROVED BY:XX
PROJECT NO: 25066
FILE: 9-21-26

DETAILS

STEPHEN MATEUX & CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH

BRIDGE STREET INN
64 BRIDGE STREET
PORTSMOUTH, NH

9

CUSTOMER RESPONSIBLE:

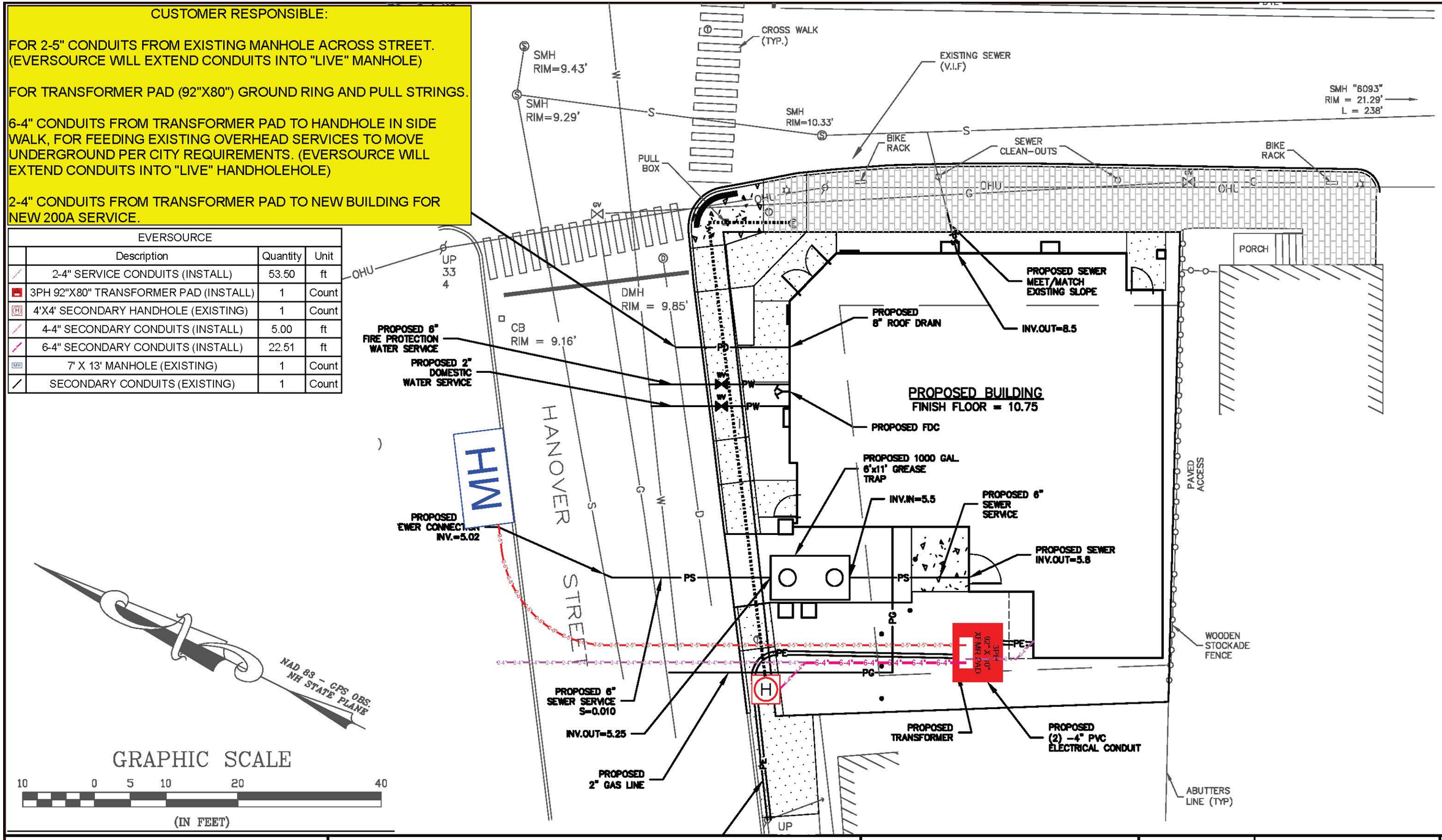
FOR 2-5" CONDUITS FROM EXISTING MANHOLE ACROSS STREET. (EVERSOURCE WILL EXTEND CONDUITS INTO "LIVE" MANHOLE)

FOR TRANSFORMER PAD (92"X80") GROUND RING AND PULL STRINGS.

6-4" CONDUITS FROM TRANSFORMER PAD TO HANDHOLE IN SIDE WALK, FOR FEEDING EXISTING OVERHEAD SERVICES TO MOVE UNDERGROUND PER CITY REQUIREMENTS. (EVERSOURCE WILL EXTEND CONDUITS INTO "LIVE" HANDHOLEHOLE)

2-4" CONDUITS FROM TRANSFORMER PAD TO NEW BUILDING FOR NEW 200A SERVICE.

EVERSOURCE			
	Description	Quantity	Unit
	2-4" SERVICE CONDUITS (INSTALL)	53.50	ft
	3PH 92"X80" TRANSFORMER PAD (INSTALL)	1	Count
	4'X4' SECONDARY HANDHOLE (EXISTING)	1	Count
	4-4" SECONDARY CONDUITS (INSTALL)	5.00	ft
	6-4" SECONDARY CONDUITS (INSTALL)	22.51	ft
	7' X 13' MANHOLE (EXISTING)	1	Count
	SECONDARY CONDUITS (EXISTING)	1	Count



EVERSOURCE		Description: 64 BRIDGE ST CONDUIT DESIGN PLAN	Service Address: 64 BRIDGE ST	Circuit:71W4_63	Primary Voltage: 12.47kV	N
WO: 29977320	Distribution Engineering	Primary Contact/Phone:	City/Town: PORTSMOUTH, NH 03801	Designer/Date: S. COUTURE / 10/21/2026		
FWO: 80606687	Project:	Eversource Contact/Phone:	AWC: Portsmouth	Page: 1 of 1	Rev #: 1	Sketch not to Scale

11/16/2026

Preliminary - 64 Bridge St. Portsmouth, NH

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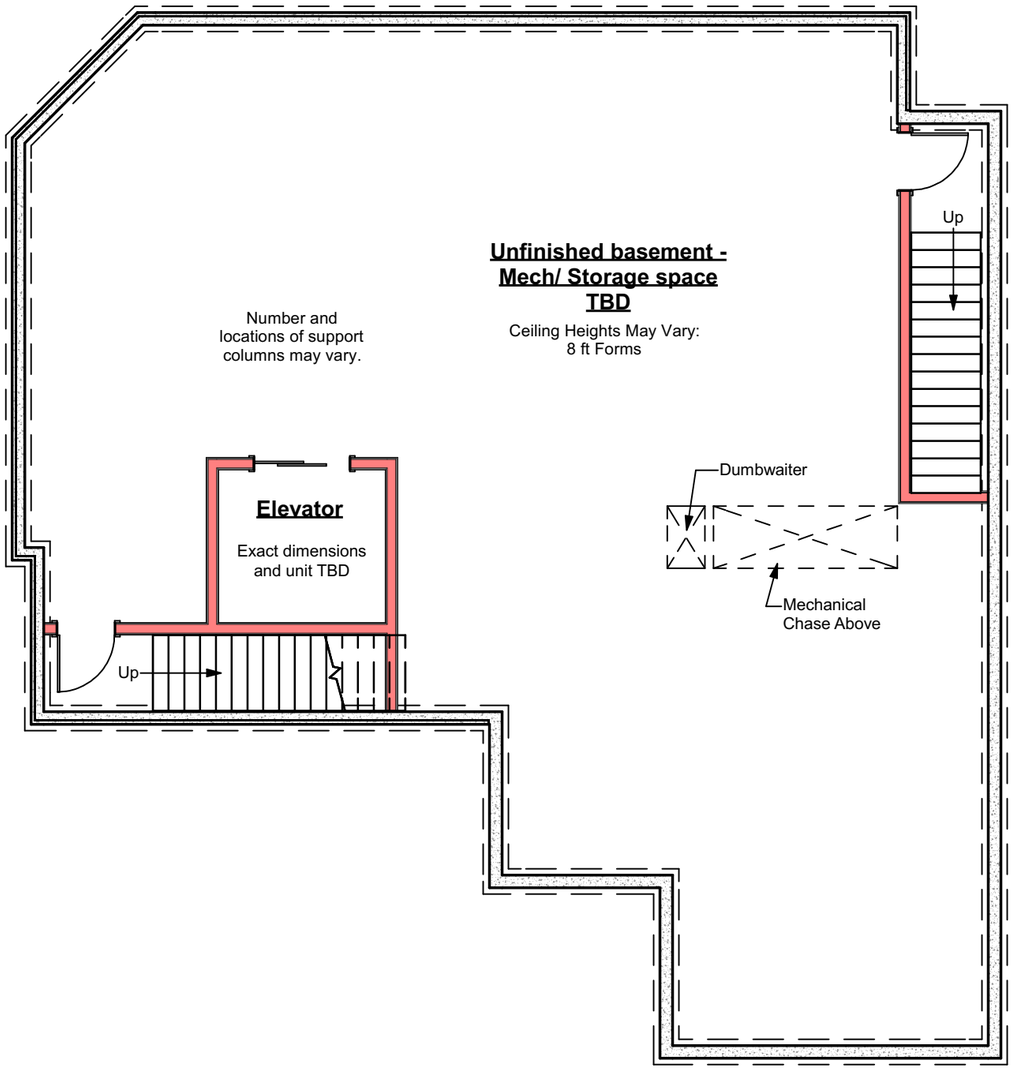

Foundation Floor Plan

Scale: 1/8" = 1'-0"

11/16/2026

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Bridge Street

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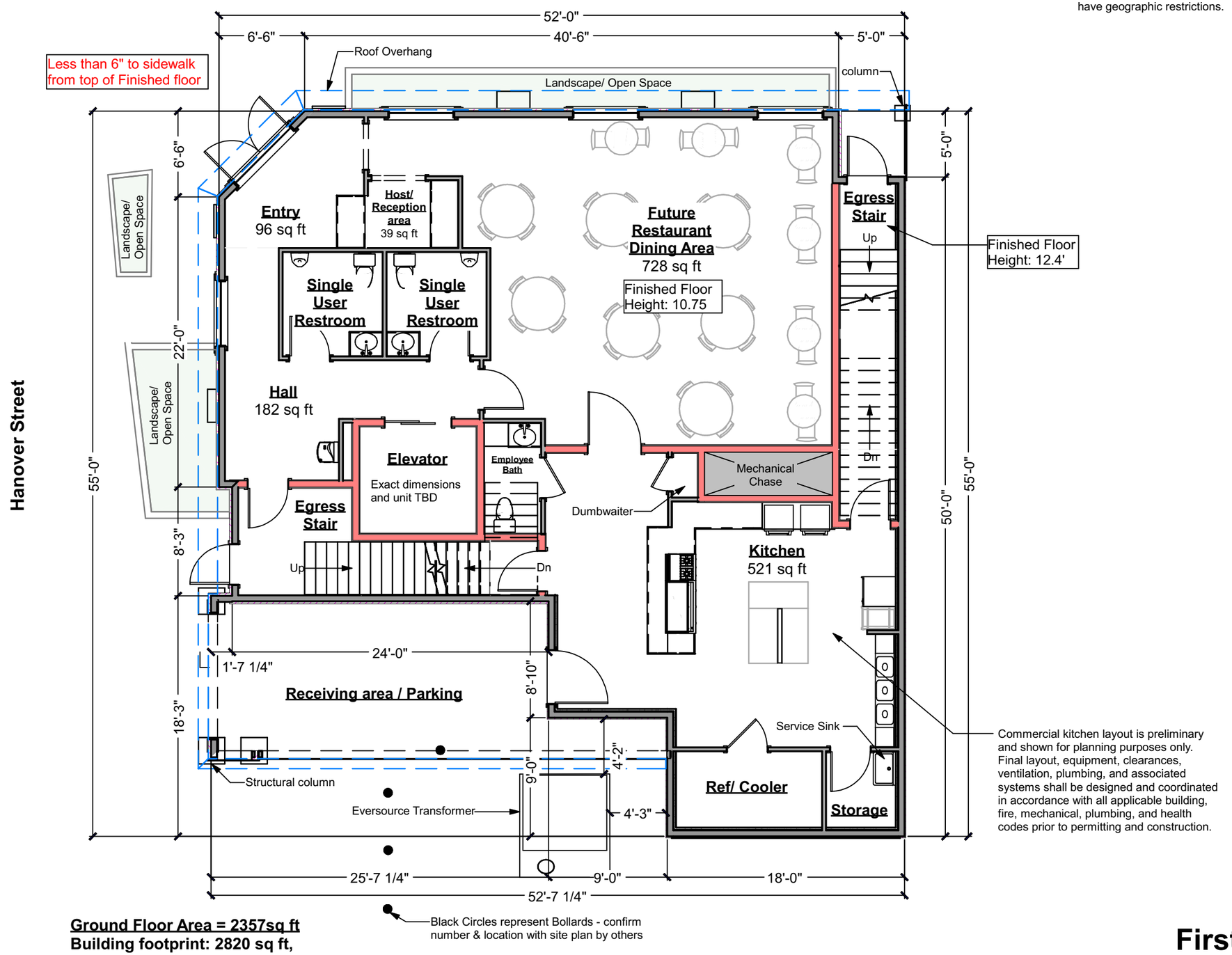

Ground Floor Area = 2357sq ft
Building footprint: 2820 sq ft, including roof overhangs
12'-0" First Floor Story Height

First Floor Plan

Scale: 1/8" = 1'-0"

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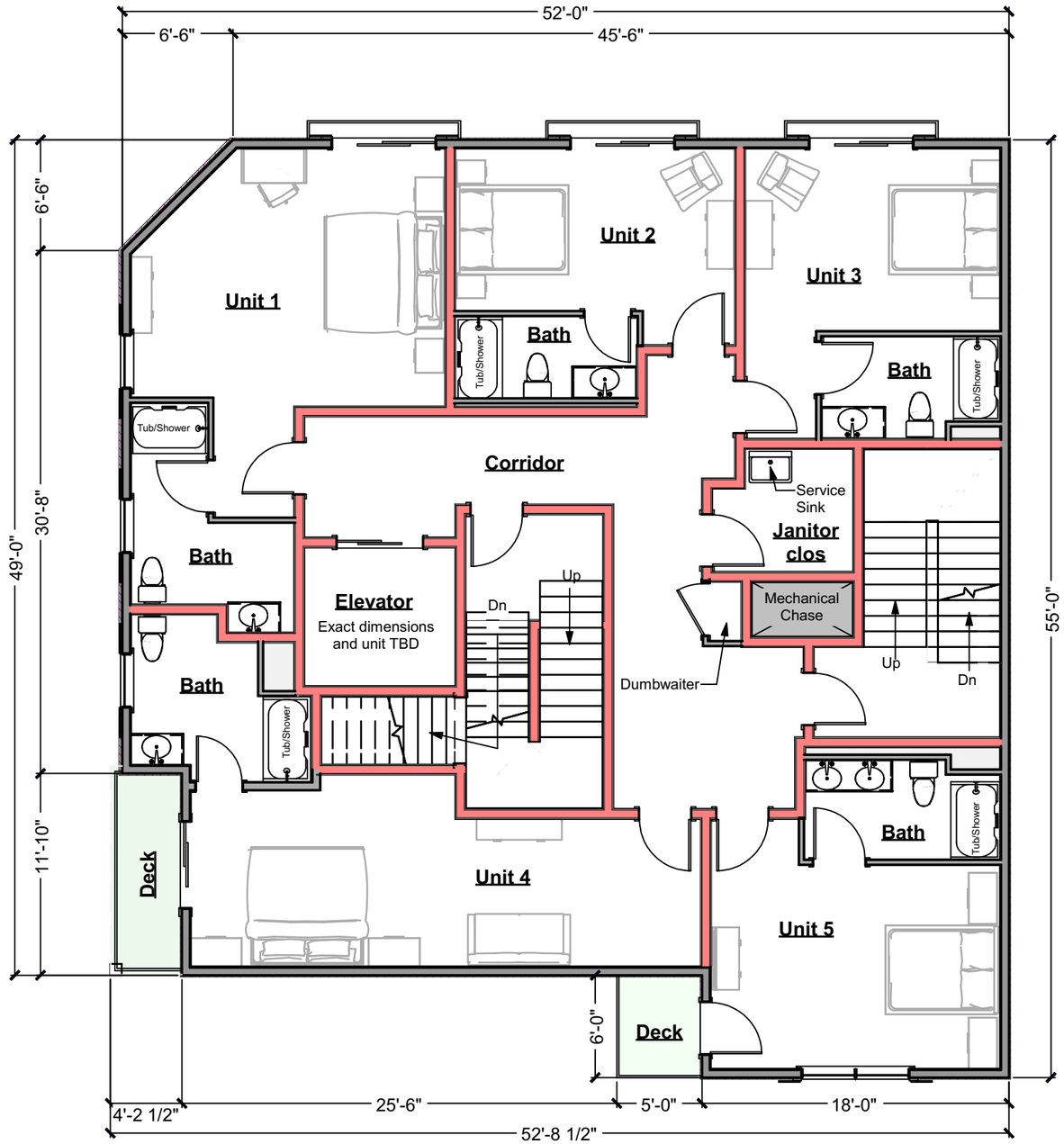

Gross Area = 2760 sq ft
10'-0" Story Height

Second Floor Plan
Scale: 1/8" = 1'-0"

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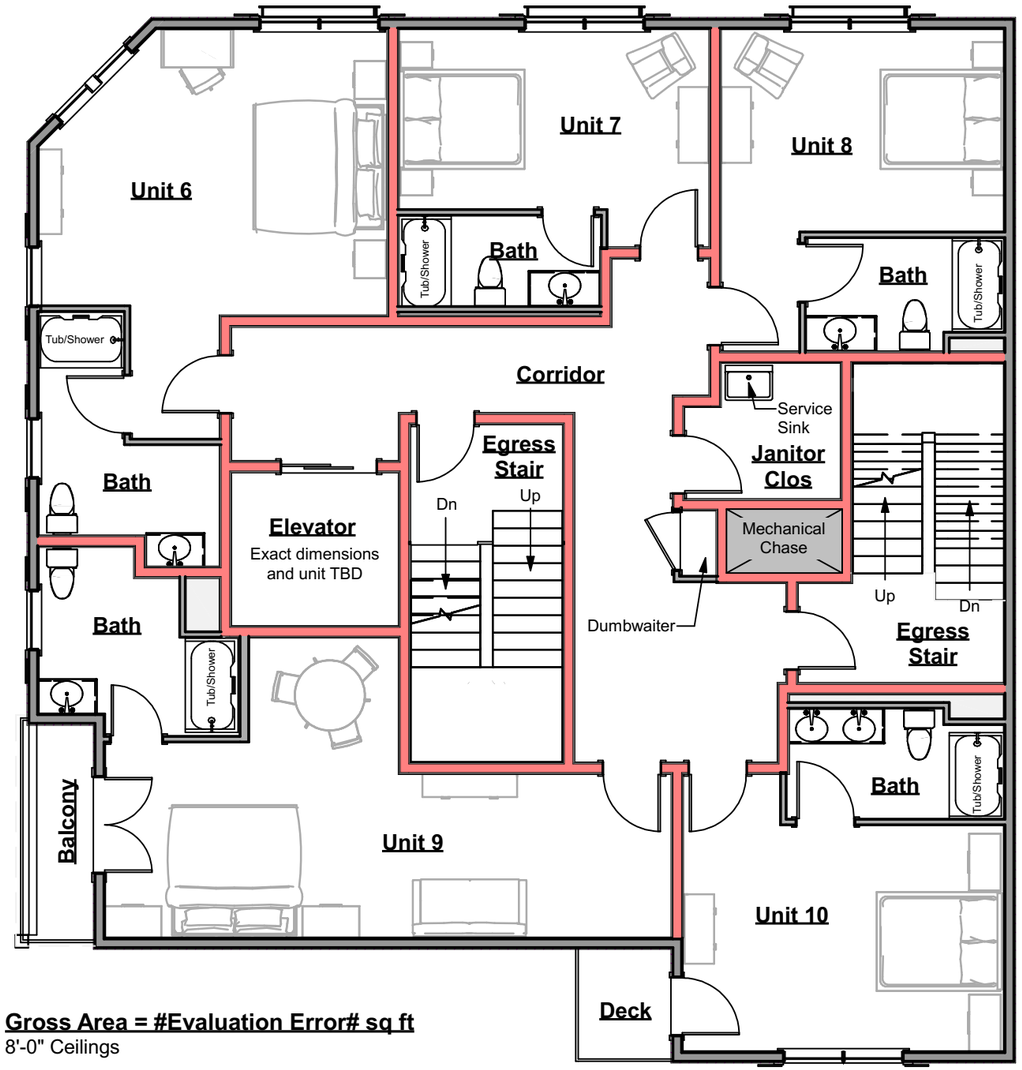

Gross Area = #Evaluation Error# sq ft
8'-0" Ceilings

Third Floor Plan
Scale: 1/8" = 1'-0"

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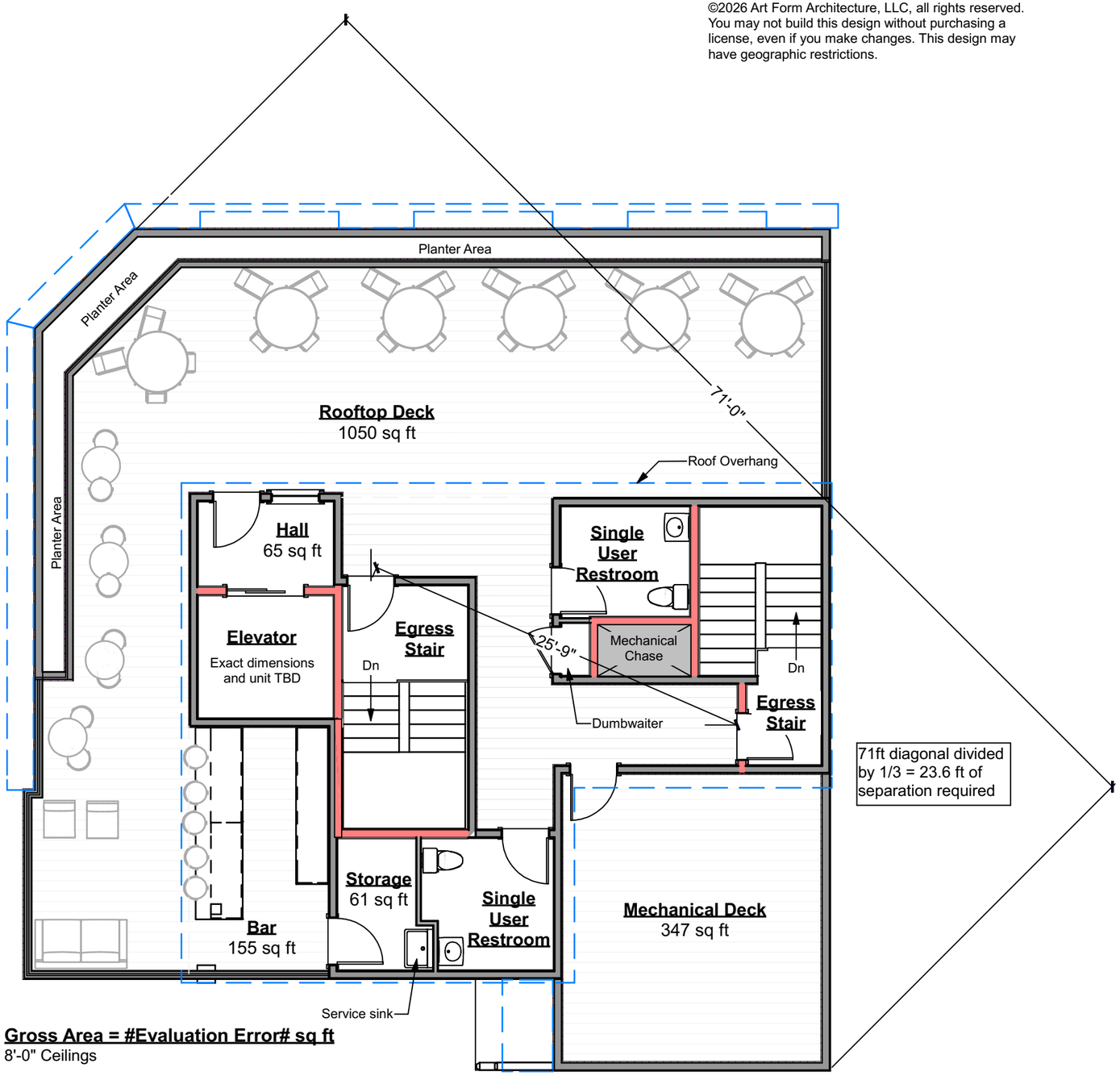

Gross Area = #Evaluation Error# sq ft
8'-0" Ceilings

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Roof Top Floor Plan

Scale: 1/8" = 1'-0"

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Front Elevation

Scale: 1/8" = 1'-0"

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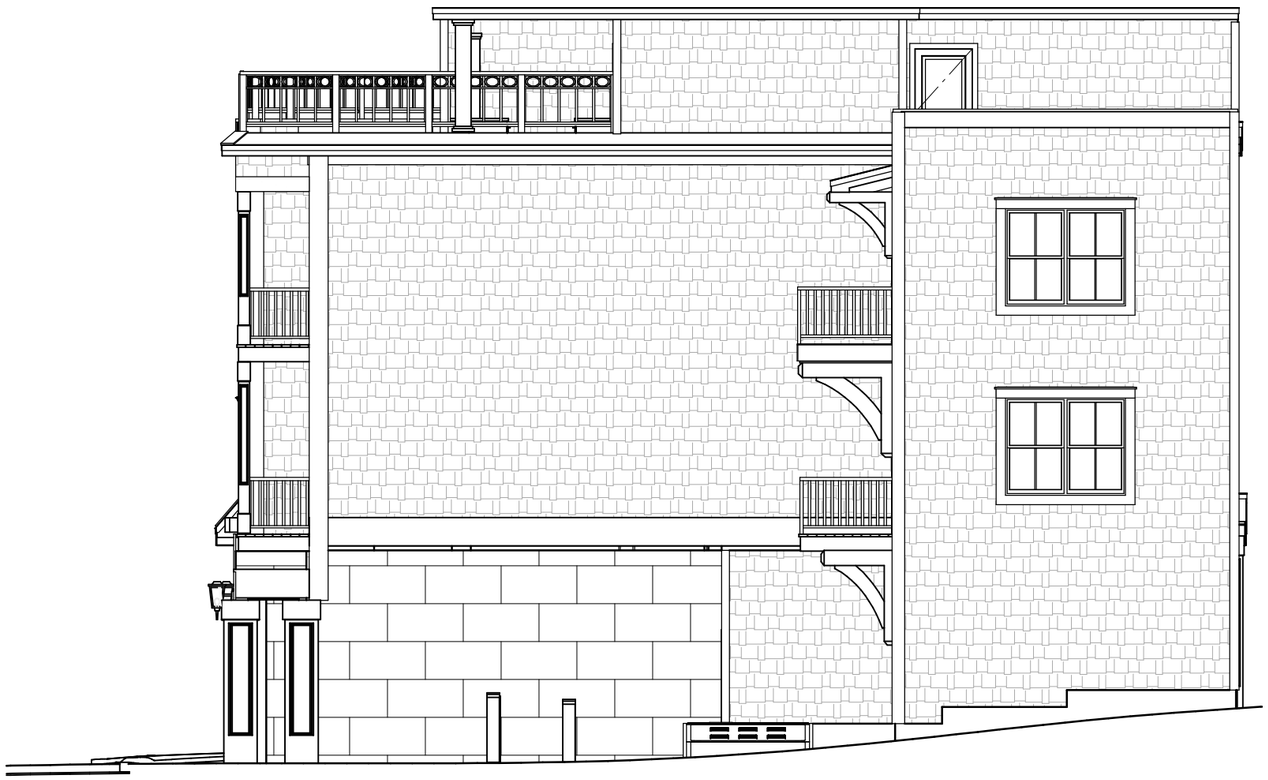

Rear Elevation

Scale: 1/8" = 1'-0"

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Right Elevation

Scale: 1/8" = 1'-0"

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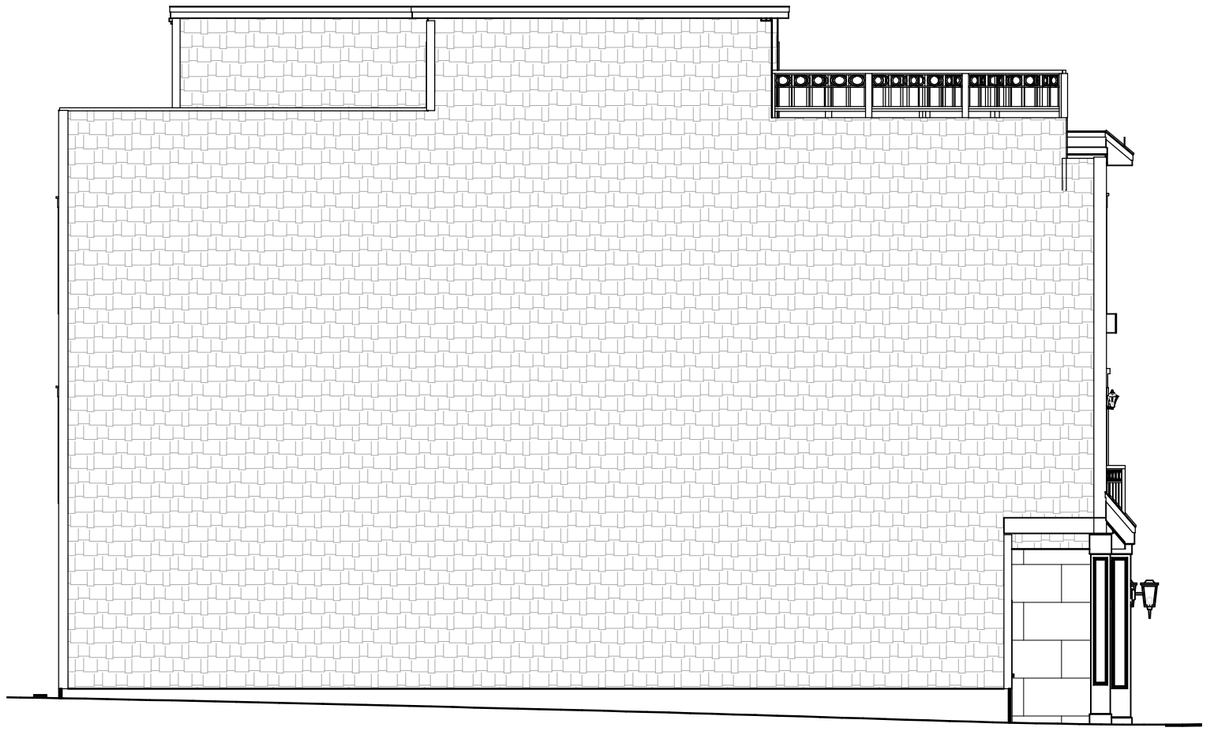

Left Elevation

Scale: 1/8" = 1'-0"

Art Form Architecture, LLC.

44 Lafayette Rd, North Hampton, NH 03862
(603) 431-9559

November 16, 2026

City of Portsmouth Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

RE: Green Building Statement – 64 Bridge Street Mixed-Use Development
64 Bridge Street, Portsmouth, NH

Dear Members of the Planning Board and Technical Advisory Committee,

In accordance with Section 2.5.3.1B of the City of Portsmouth Site Plan Review Regulations, please accept this Green Building Statement outlining the sustainable design, energy efficiency, and environmental stewardship measures being considered for the proposed mixed-use building at 64 Bridge Street, consisting of a restaurant, inn accommodations, and rooftop amenity space.

The proposed building is being designed to meet or exceed the applicable building and energy code requirements adopted by the State of New Hampshire and the City of Portsmouth.

We have identified the following areas where components of the building may incorporate green building practices and exceed minimum code requirements.

1. Building Envelope & Thermal Performance

- Energy-efficient windows and exterior doors to improve thermal performance and reduce heating and cooling demands.
- Exterior wall and roof assemblies designed to provide energy efficiency through appropriate insulation and air sealing.
- Durable, low-maintenance exterior materials to reduce the frequency of replacement and ongoing maintenance requirements.

2. Mechanical, Electrical & Plumbing (MEP) Systems

- High-efficiency heating and cooling equipment, ventilation, and programmable temperature controls to improve energy efficiency and indoor air quality.
- Energy-efficient LED lighting throughout the building, with appropriate lighting controls to reduce energy consumption.
- Water-efficient plumbing fixtures, including low-flow faucets, showerheads, and toilets where applicable.
- Energy-efficient appliances and commercial kitchen equipment where practical.

3. Sustainable Materials & Waste Reduction

- Consideration of durable, long-lasting building materials to minimize maintenance and replacement over the life of the building.
- Preference for locally sourced, recycled-content, and low-emitting building materials where practical.

- Consideration of construction waste reduction and recycling practices during construction.

4. Site Design, Storm water & Transportation

- Redevelopment of an existing downtown parcel utilizing established municipal infrastructure.
- The project's downtown location promotes pedestrian activity and provides access to nearby businesses, restaurants, and amenities, reducing reliance on vehicular transportation.
- Bicycle racks are provided on-site to encourage alternative transportation and support bicycle access for building occupants and visitors.
- Storm water management and drainage improvements will be coordinated with the civil engineer in accordance with applicable City of Portsmouth regulations.

Building assemblies, materials, and mechanical systems will be further evaluated and specified during the Building Permit application phase. Where applicable, these items will be coordinated with the project's consultants and incorporated into the final construction documents.

Respectfully submitted,

Rachel Jones, RA



Art Form Architecture, LLC
(603) 431-9559