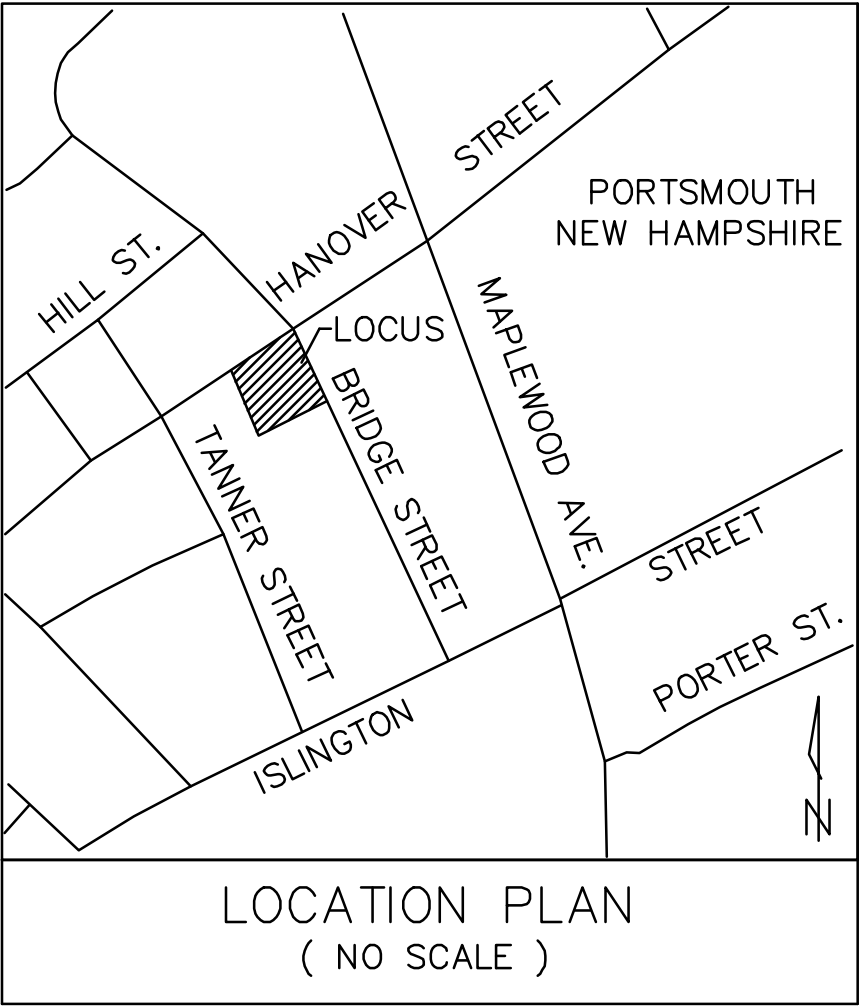




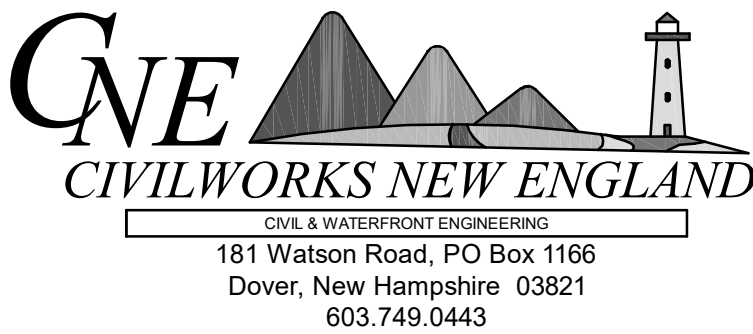
SITE PLAN FOR BRIDGE STREET INN

TAX MAP 126, LOT 55
64 BRIDGE STREET
PORTSMOUTH, NH 03801
SEPTEMBER 21, 2026

OWNER/APPLICANT

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

SITE CIVIL
ENGINEER



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

COVER SHEET
EXISTING CONDITIONS PLAN (BY MCENEANEY SURVEY)
DEMOLITION PLANS
SITE PLAN
GRADING, DRAINAGE & EROSION CONTROL PLAN
UTILITY PLAN
EROSION CONTROL NOTES
DETAILS

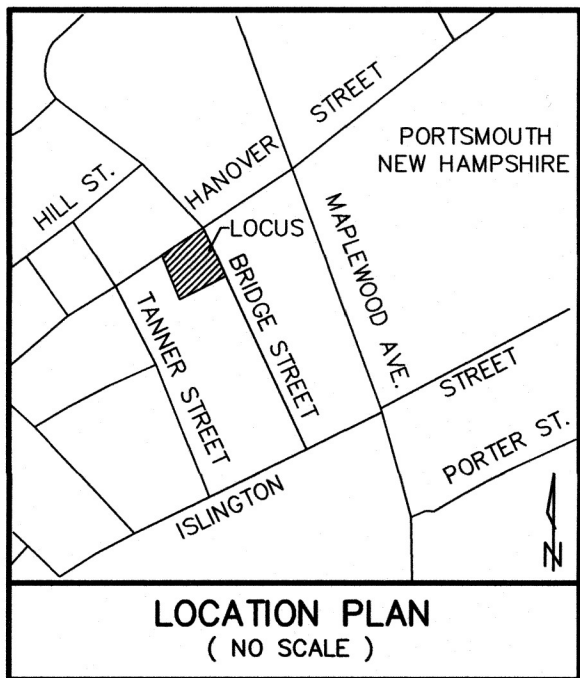
SHEET

1
2
3
4
5
6
7
8-9

ARCHITECTURAL SHEET INDEX
PLANS

-

2/11/2026 16:30:24 File: P:\25066 - 64 Bridge Street Portsmouth, NH - Scott Rafferty\Survey\Drawings\25066.ec with setbacks.dwg Layout: MSA\2024, CNE-22034



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) ○ - IRON ROD (FOUND)
I.P.(fnd) ○ - IRON PIPE (FOUND)
C.B.(fnd) ○ - CONCRETE BOUND (FOUND)
D.H.(tbs) ○ - DRILL HOLE (TO BE SET)
M.N.(tbs) ○ - MAGNETIC NAIL (TO BE SET)
DYL - DOUBLE YELLOW LINE
TMH - TELEPHONE MANHOLE
SMH - SEWER MANHOLE
CMH - COMMUNICATIONS MANHOLE
EMH - ELECTRIC MANHOLE
E - ELECTRIC METER
PB - PULL BOX
CB - CATCH BASIN
DMH - DRAIN MANHOLE
TBM - TEMPORARY BENCHMARK
OHU - OVERHEAD UTILITIES
AC - AIR CONDITIONER
G - GAS VALVE
W - WATER GATE VALVE
L - 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

125 / 2

THIRTY MAPLEWOOD LLC
36 MAPLEWOOD AVENUE
PORTSMOUTH, NH 03802
6469/244

125 / 4

RIGZ ENTERPRISES, LLC
18 DIXON LANE
DERRY, NH 03038
6225/2506

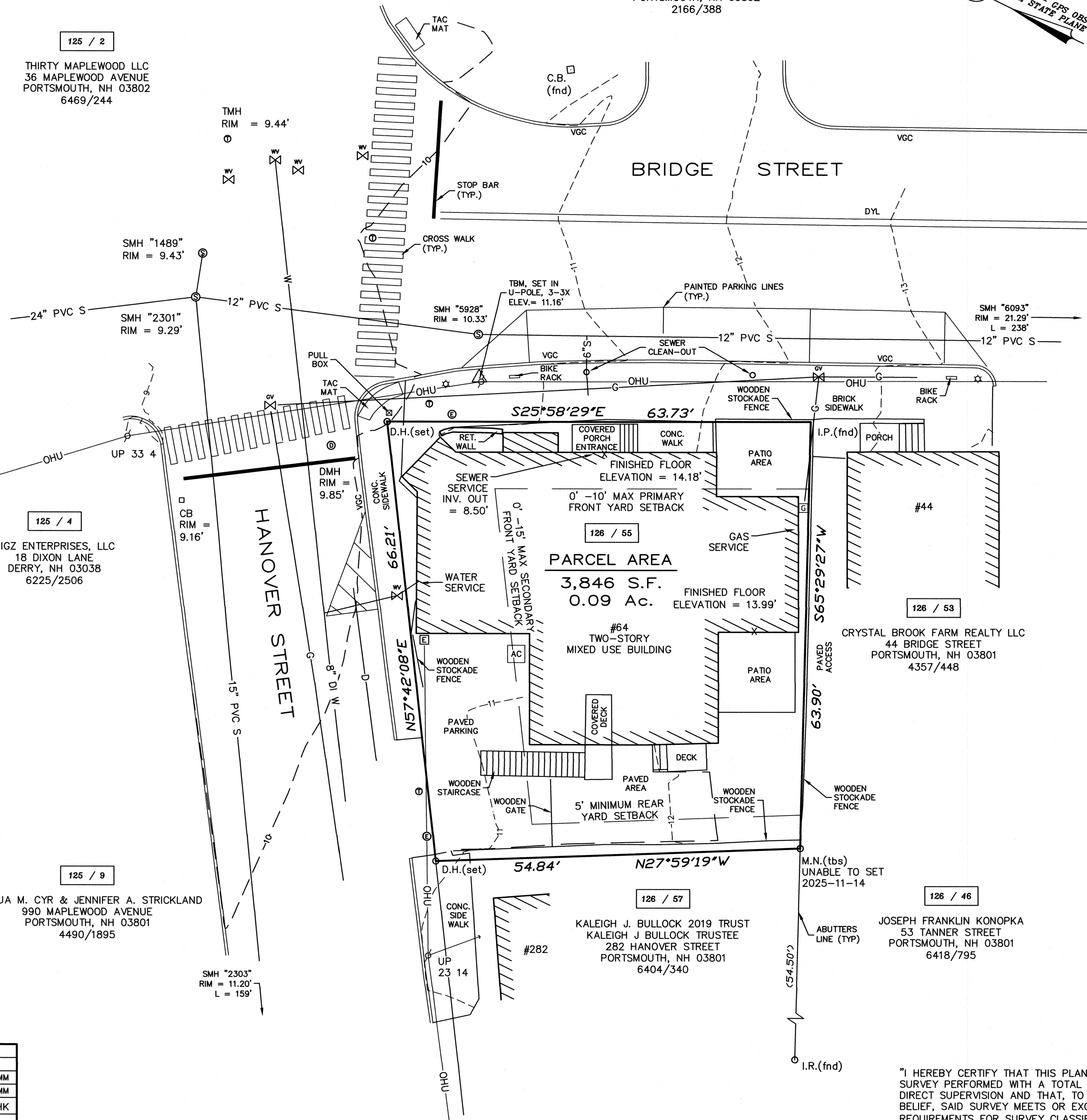
125 / 9

JOSHUA M. CYR & JENNIFER A. STRICKLAND
990 MAPLEWOOD AVENUE
PORTSMOUTH, NH 03801
4490/1895

126 / 59

CITY OF PORTSMOUTH
P.O. BOX 628
PORTSMOUTH, NH 03802
2166/388

NAD 83 - GPS OBS
NH STATE PLANE



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:

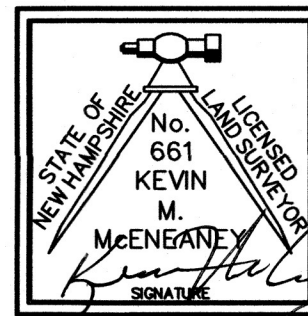
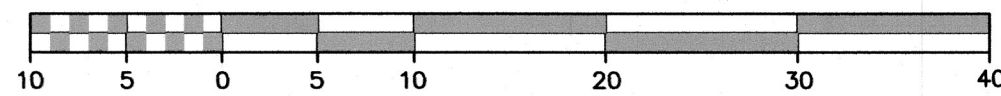
BUILDING PLACEMENT - PRINCIPAL BUILDING
MAXIMUM PRINCIPAL FRONT YARD = 10 FEET
MAXIMUM SECONDARY FRONT YARD = 15 FEET
SIDE YARD = NR
MINIMUM REAR YARD = GREATER OF 5 FT. FROM REAR LOT LINE OR 10 FT. FROM CENTERLINE OF ALLEY = 50 PERCENT MINIMUM
FRONT LOT LINE BUILDOUT
MAXIMUM BUILDING HEIGHT = 200 FEET
BUILDING AND LOT OCCUPATION
MAXIMUM BUILDING BLOCK LENGTH = 80 FEET (SEE SECTION 10.5A43.20)
MAXIMUM FACADE MODULATION LENGTH = 50 FEET
MAXIMUM ENTRANCE SPACING = 90 PERCENT
MAXIMUM BUILDING COVERAGE = 15,000 S.F. (OR AS ALLOWED BY SECTION 10.5A43.40)
MINIMUM LOT AREA = NR
MINIMUM LOT AREA PER DWELLING UNIT = NR
MINIMUM OPENSOURCE = 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.

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 ECSEB
SCALE: 1" = 10' DATE: AUGUST 27, 2025



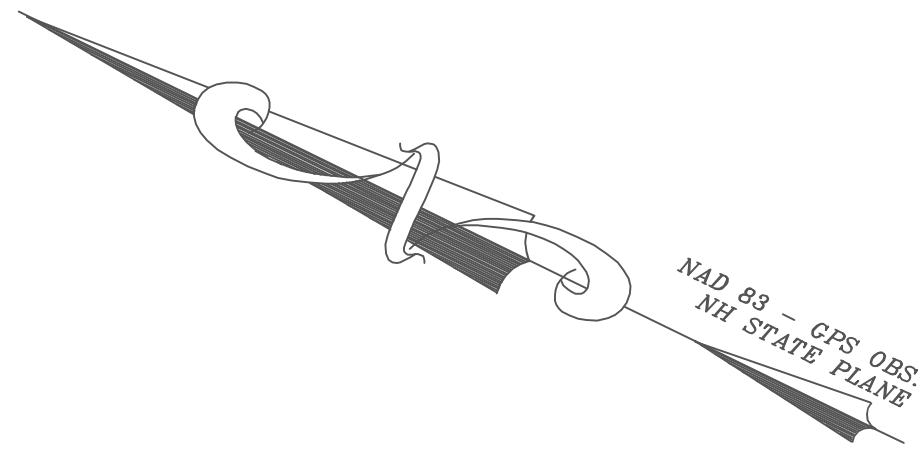
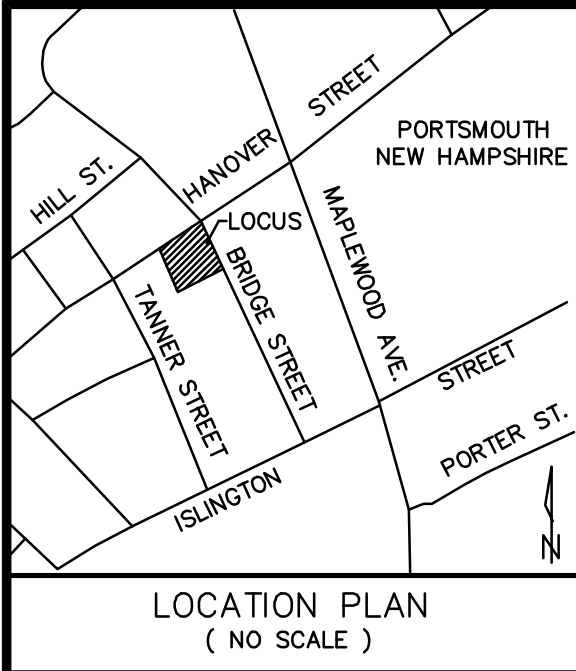
McEneaney
Survey
Associates
of NEW ENGLAND

P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

"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."

NO.	DATE	DESCRIPTION	BY	CHK
2	2/11/26	UPDATE OWNER, ADD SEWER DATA	RJM	KMM
1	11-18-25	UPDATE FOR MONUMENTS SET	RJM	KMM
REVISIONS				
25066	SUBDIVISION	25-06	10-13	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



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
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SMH 2301 BRIDGE / HANOVER INTX.
RIM = 9.29'
(INVERTS DERIVED FROM G.I.S., DID NOT OPEN)
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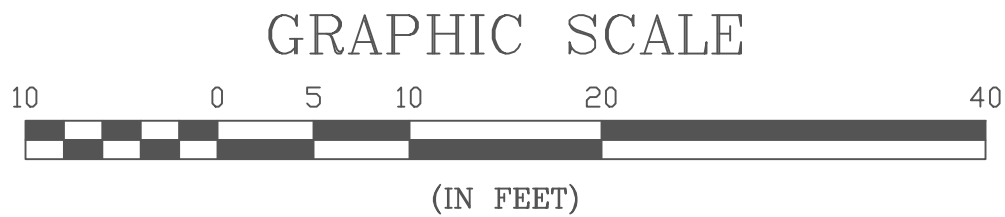
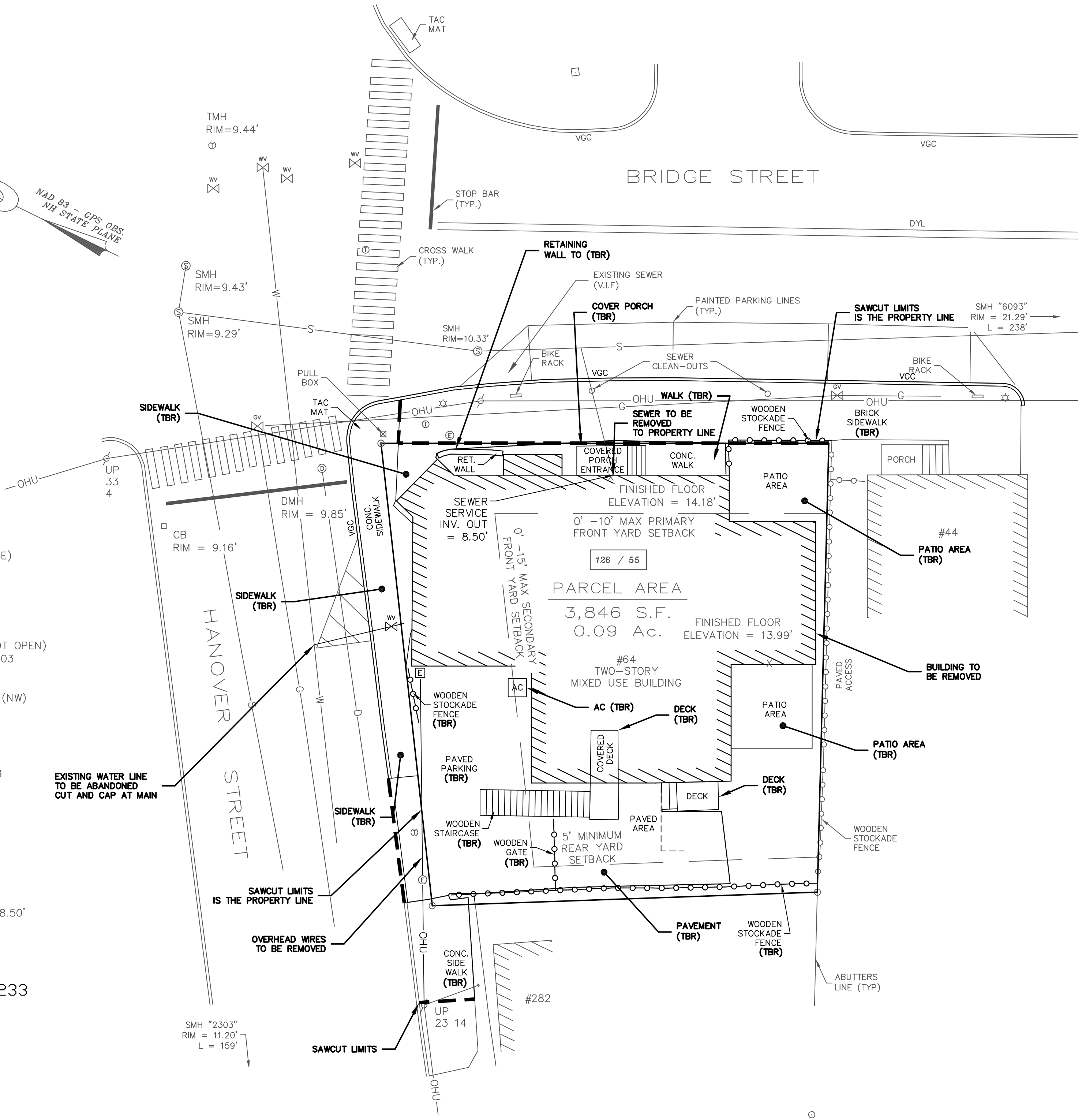
SMH 5928 BRIDGE ST.
RIM = 10.30'
INV. IN 12" PVC = 4.05' SMH 6093
INV. OUT 12" PVC = 3.84' SMH 2301
SHELF = 5.04'
TRENCH = 4.09'

INVERT OUT OF SUBJECT BUILDING = 8.50'

DIG-SAFE
1-888-344-7233



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.



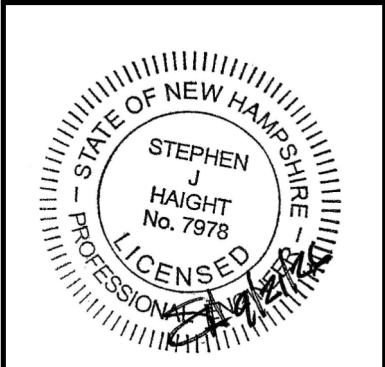
DEMOLITION NOTES:

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.

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE CIVILWORKS NEW ENGLAND
CIVIL & WATERWORKS ENGINEERING
181 Watson Road, PO Box 1166
Dover, NH 03821
603.749.0443

DATE	SCALE	DRAWN BY	DESIGN BY	APPROVED BY	PROJECT NO.	FILE SITE	DWG	NO.	REVISION	APP'D	DATE
9-21-26	1"=10'	SRD	SRD	SRD	25086						

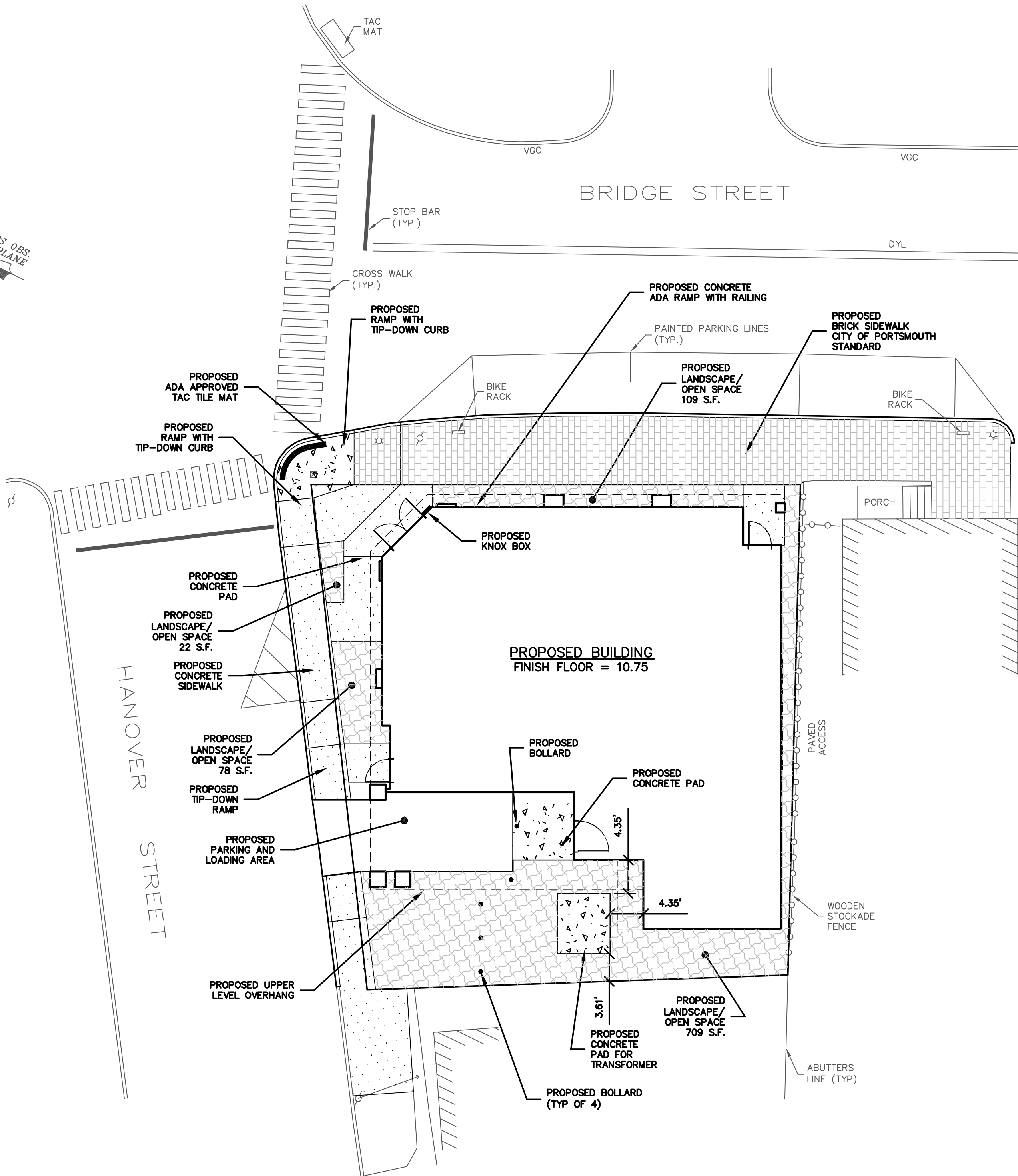
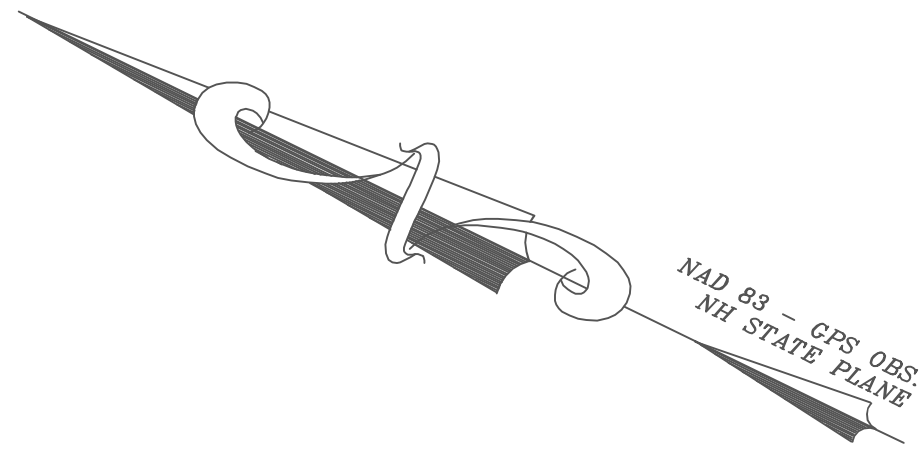
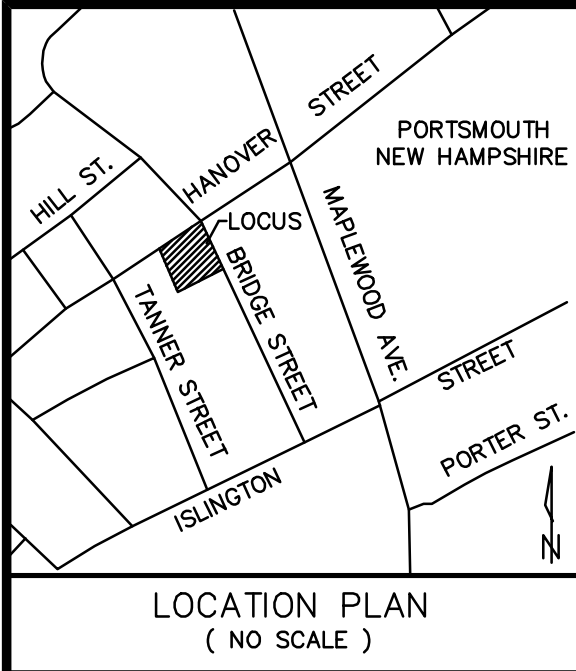


DEMOLITION PLAN

**STEPHEN MATEUX &
CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH**

**BRIDGE STREET INN
64 BRIDGE STREET
PORTSMOUTH, NH**

3



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	10 FEET	5'
MAXIMUM PRINCIPAL FRONT YARD	15 FEET	6'
MAXIMUM SECONDARY FRONT YARD	NR	1.2'
SIDE YARD	GREATER OF 5 FT. FROM REAR LOT LINE OR 10 FT. FROM CENTERLINE OF ALLEY	
MINIMUM REAR YARD	50 PERCENT MINIMUM	
FRONT LOT LINE BUILDOUT		
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 OPENSACE	10 PERCENT (384.6 S.F.)	±918 S.F. (23.8%)
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	

SITE NOTES:

- THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY AND EXISTING SITE CONDITIONS AS OF JUNE 12, 2025.
- THE SITE LIGHTING WILL CONSIST OF PROPOSED NIGHT SKY COMPLIANT LED SITE LIGHTING AND ACCESS LIGHTS FOR THE PROPOSED BUILDING.
- DUST WILL LIKELY BE CREATED DURING CONSTRUCTION BUT WILL BE MINIMAL ONCE THE SITE HAS BEEN REGRADED AND STABILIZED.
- 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.
- 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. 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.
- ALL LAYOUT SHALL BE PERFORMED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
- NO HAZARDOUS MATERIALS SHALL BE STORED ON-SITE WITHOUT PROPERLY IMPLEMENTED BEST MANAGEMENT PRACTICES.
- MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM IS THE RESPONSIBILITY OF THE SITE OWNER.
- 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.
- 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.
- THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY.

LEGEND

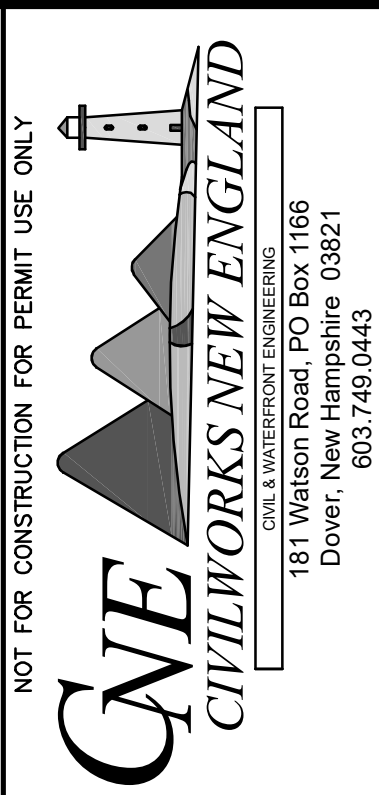
- DYL - DOUBLE YELLOW LINE
⊕ - LIGHT POST
VGC - VERTICAL GRANITE CURB
S.F. - SQUARE FEET
(TYP.) - TYPICAL
± - MORE OR LESS

DIG-SAFE
1-888-344-7233

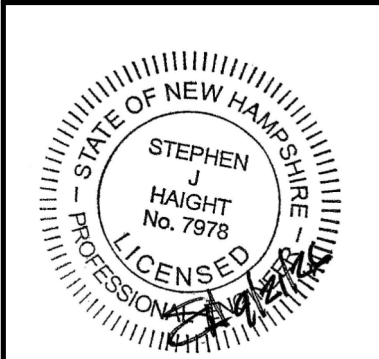


NOTE:
CONTRACTOR IS REQUIRED TO CALL DIGSAFE AND COORDINATE LOCATIONS OF EXISTING UTILITY SERVICES A MINIMUM OF 72 HOURS PRIOR TO STARTING ANY WORK ON SITE.

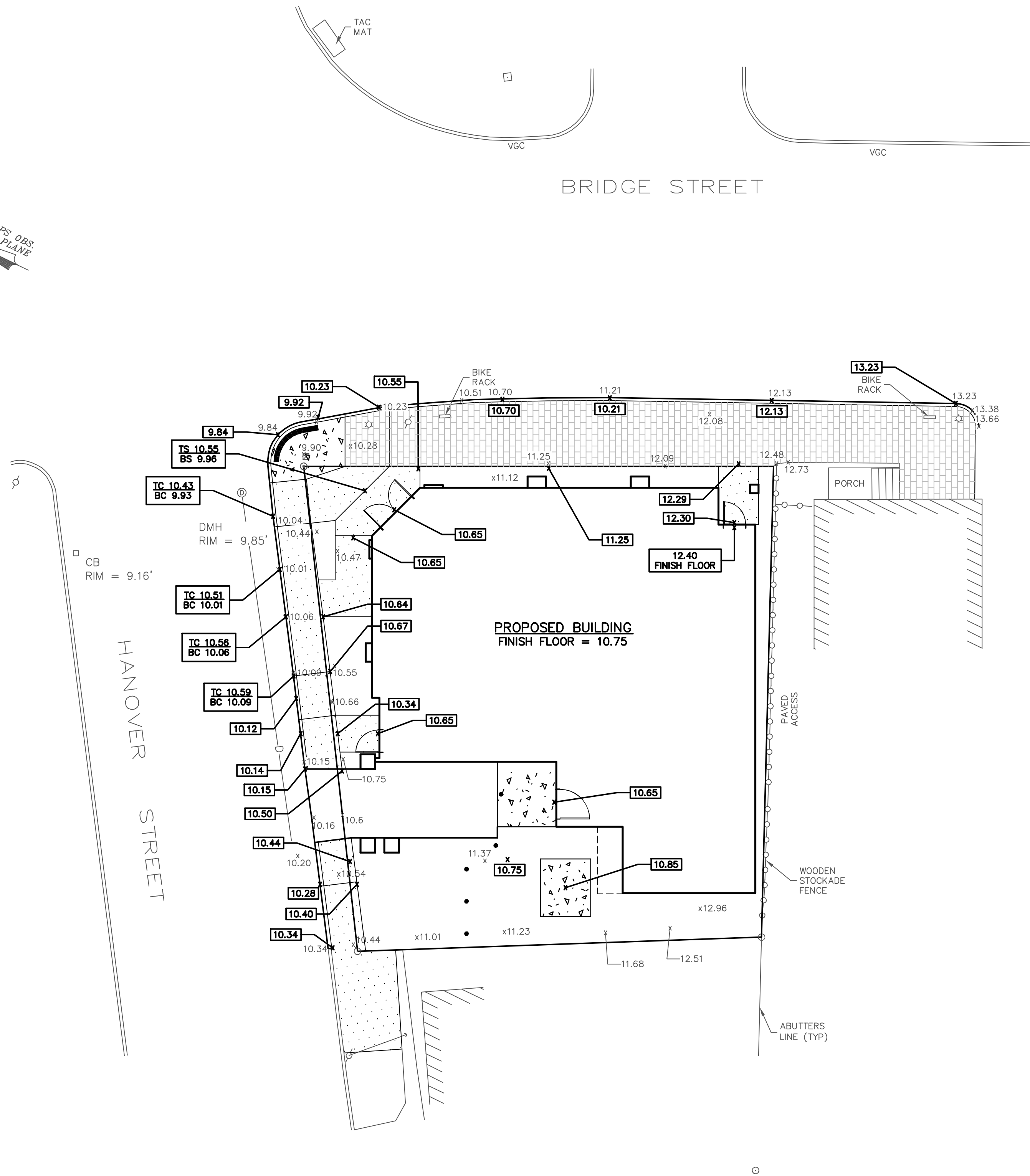
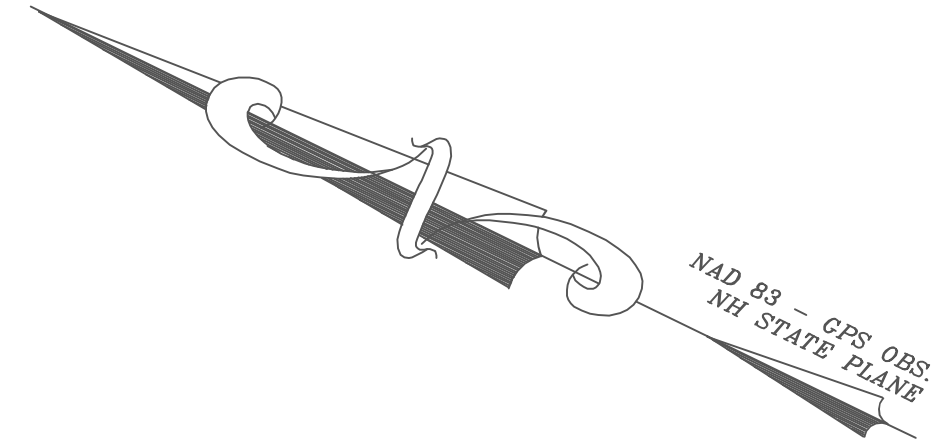
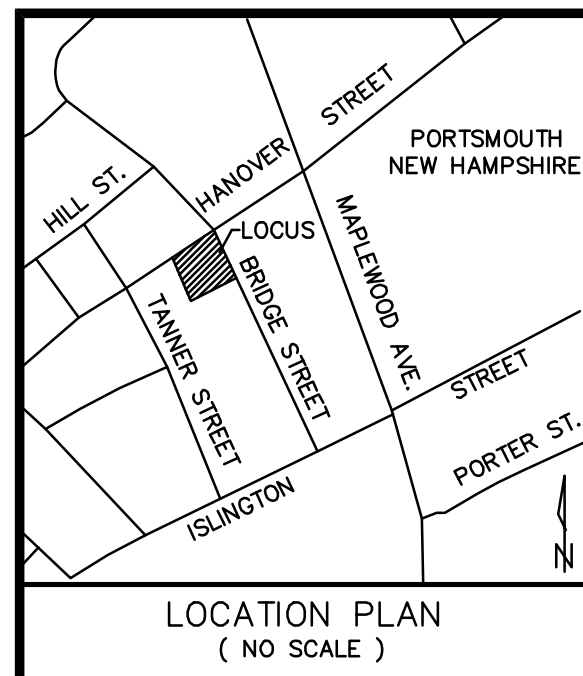
GRAPHIC SCALE



DATE	SCALE	DRAWN BY	DESIGN BY	APPROVED BY	PROJECT NO.	FILE SITE-DWG	NO.	REVISION	APP'D	DATE
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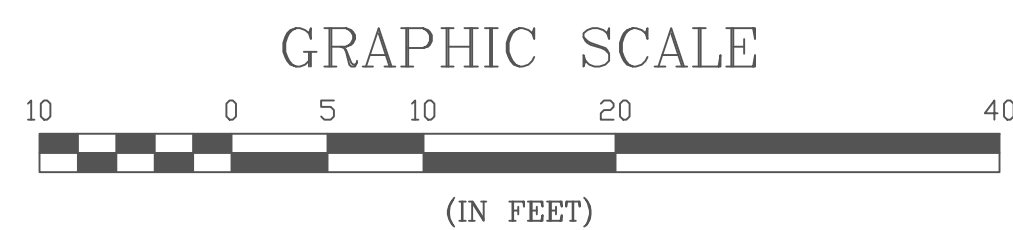
SITE PLAN	STEPHEN MATEUX & CHRISTINE MAYEUX 64 BRIDGE STREET PORTSMOUTH, NH	4
	BRIDGE STREET INN 64 BRIDGE STREET PORTSMOUTH, NH	



DIG-SAFE
1-888-344-7233



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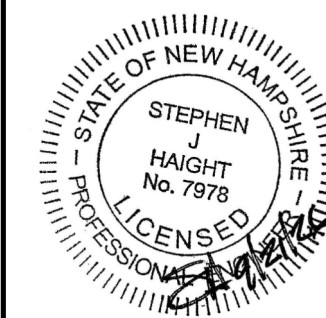


GRADING NOTES:

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:

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

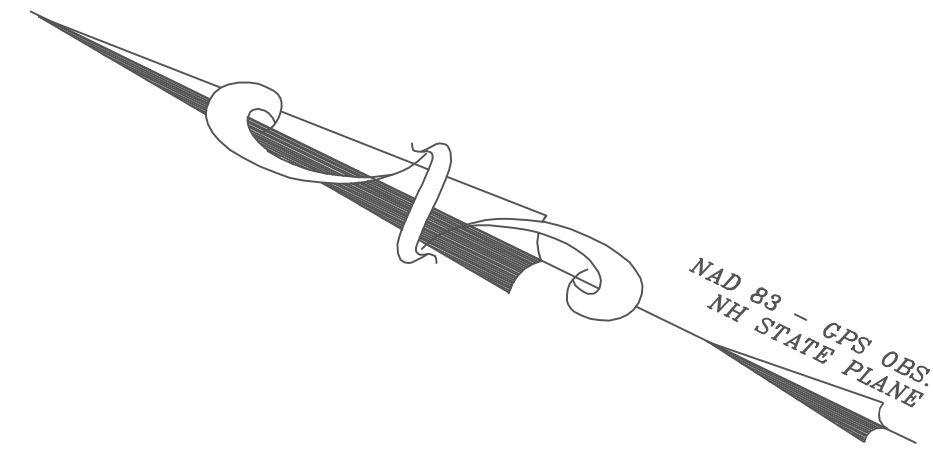
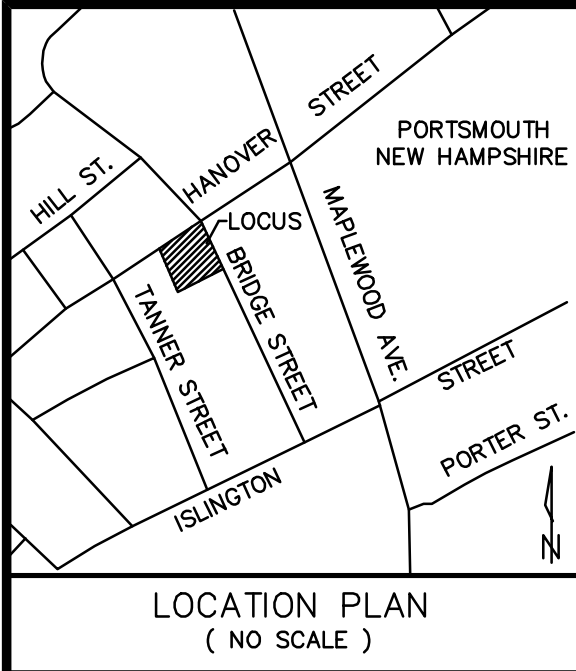
*ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T-191, T-204, OR T-238 AND T-239.
10. SEE GENERAL EROSION CONTROL NOTES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

[illegible]

**STEPHEN MATEUX &
CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH**

**BRIDGE STREET INN
64 BRIDGE STREET
PORTSMOUTH, NH**

5



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'

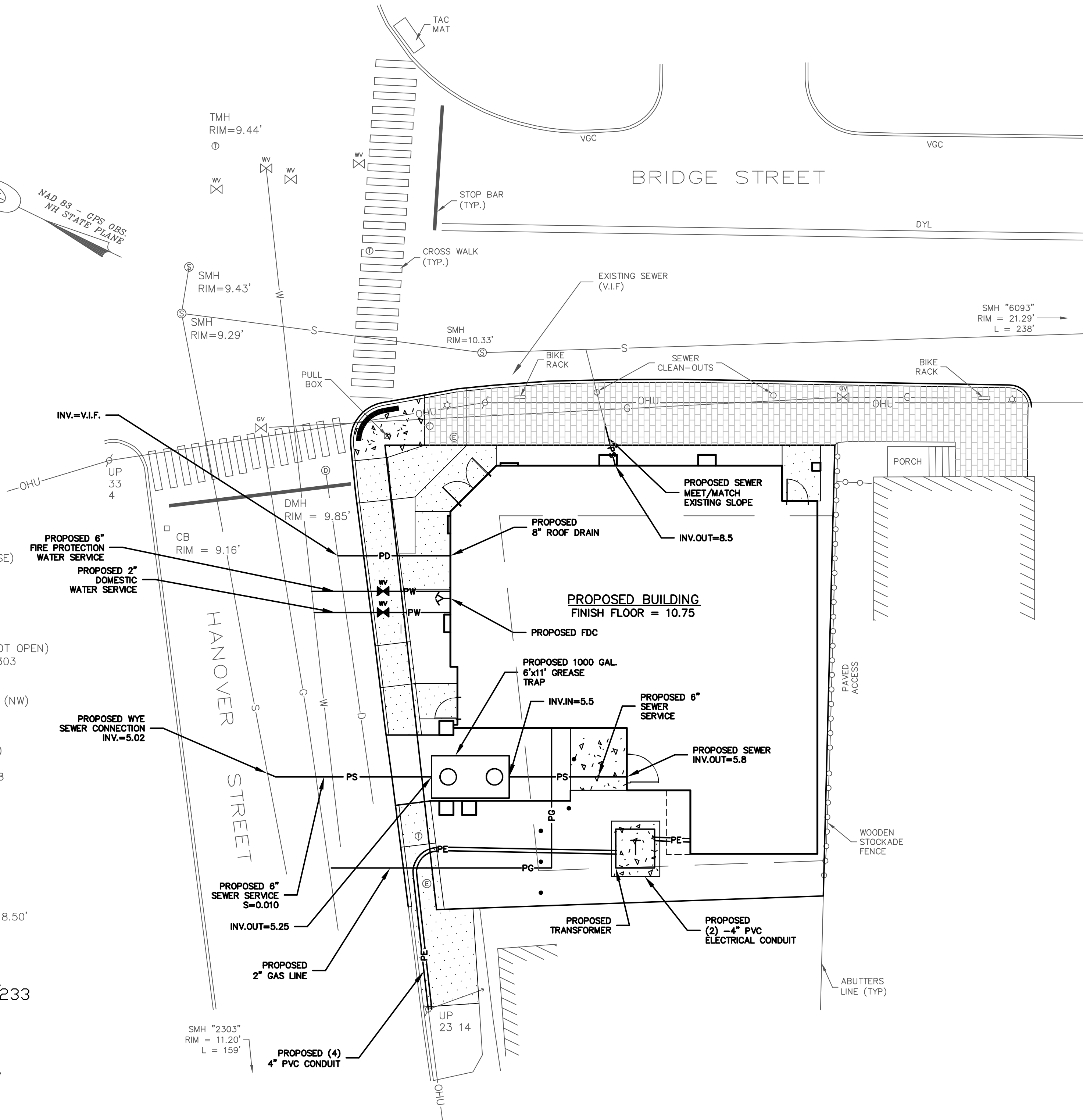
SMH 5928 BRIDGE ST.
RIM = 10.30'
INV. IN 12" PVC = 4.05' SMH 6093
INV. OUT 12" PVC = 3.84' SMH 2301
SHELF = 5.04'
TRENCH = 4.09'

INVERT OUT OF SUBJECT BUILDING = 8.50'

DIG-SAFE
1-888-344-7233



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.



UTILITY NOTES

- 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.
- SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
- THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
- ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
- ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, DOUBLE CEMENT LINED DUCTILE IRON PIPE OR TYPE "K" COPPER, OR CITY APPROVED MATERIAL.
- 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.
- 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.
- ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE UTILITY COMPANIES.
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- 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.
- 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.
- CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES. COORDINATE WITH GAS COMPANY.
- 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.
- SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
- GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
- COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH SEWER DISTRICT.
- 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.
- CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ADJUTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ADJUTERS WITH THE UTILITY COMPANY AND AFFECTED ADJUTER.
- SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PREPARED BY THE PROJECT ELECTRICAL ENGINEER.
- APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
- 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 |
| EM - ELECTRIC METER | -W- - WATER LINE |
| PB - PULL BOX | VGC - VERTICAL GRANITE CURB |
| CB - CATCH BASIN | S.F. - SQUARE FEET |
| DMH - DRAIN MANHOLE | (TYP.) - TYPICAL |
| 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 |

GRAPHIC SCALE



UTILITY PLAN

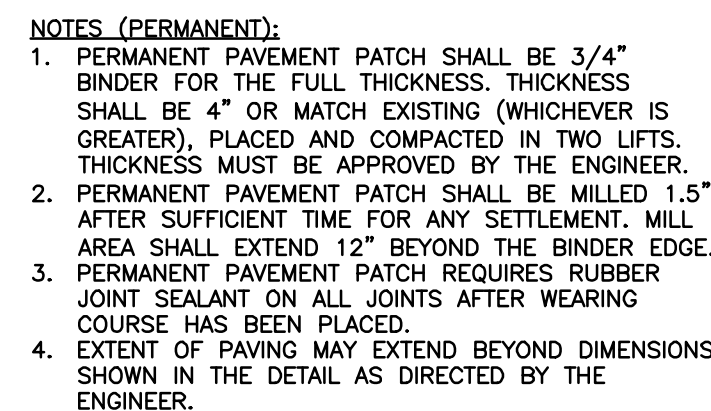
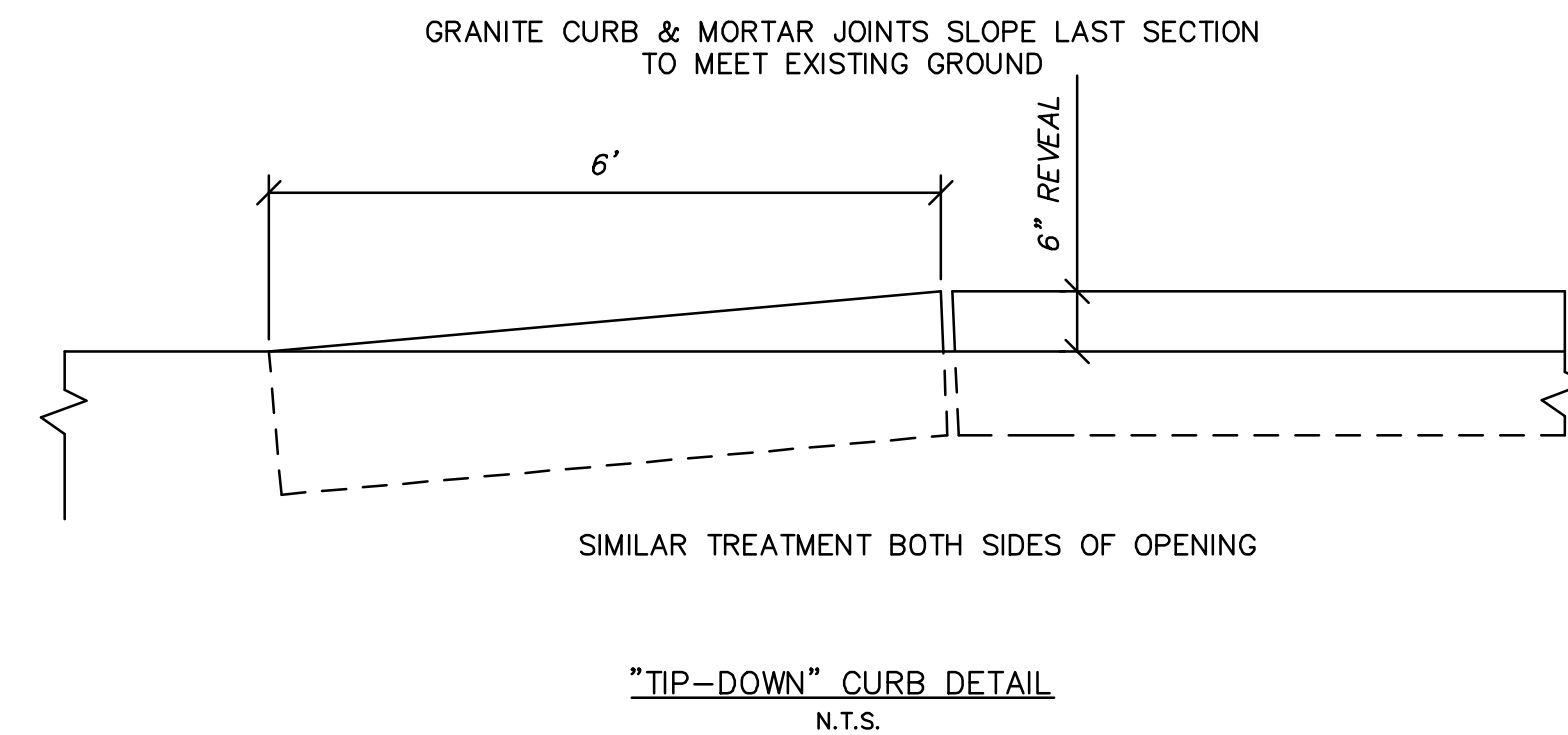
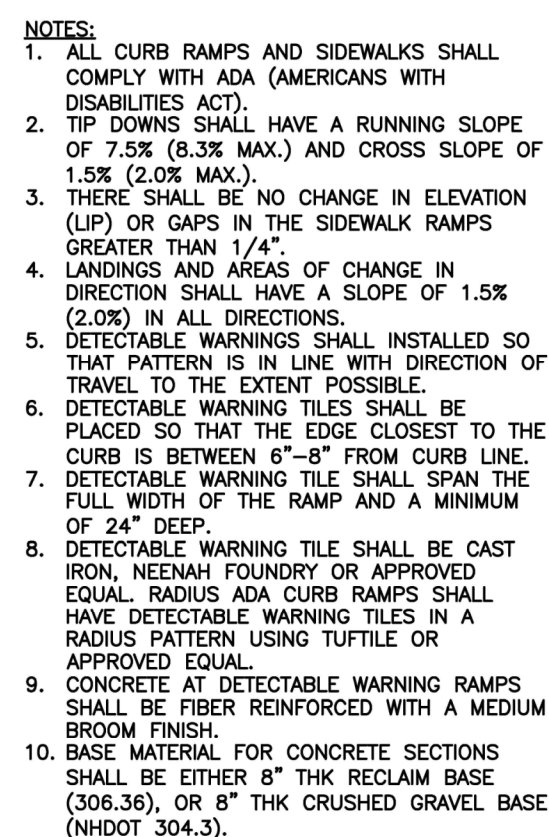
BRIDGE STREET INN
64 BRIDGE STREET
PORTSMOUTH, NH

6

DATE	SCALE	DRAWN BY	DESIGN BY	APPROVED BY	PROJECT NO.	FILE SITE	DWG	NO.	REVISION	APP'D	DATE
9-21-26	1"=10'	SRD	SRD	SRD	25086						



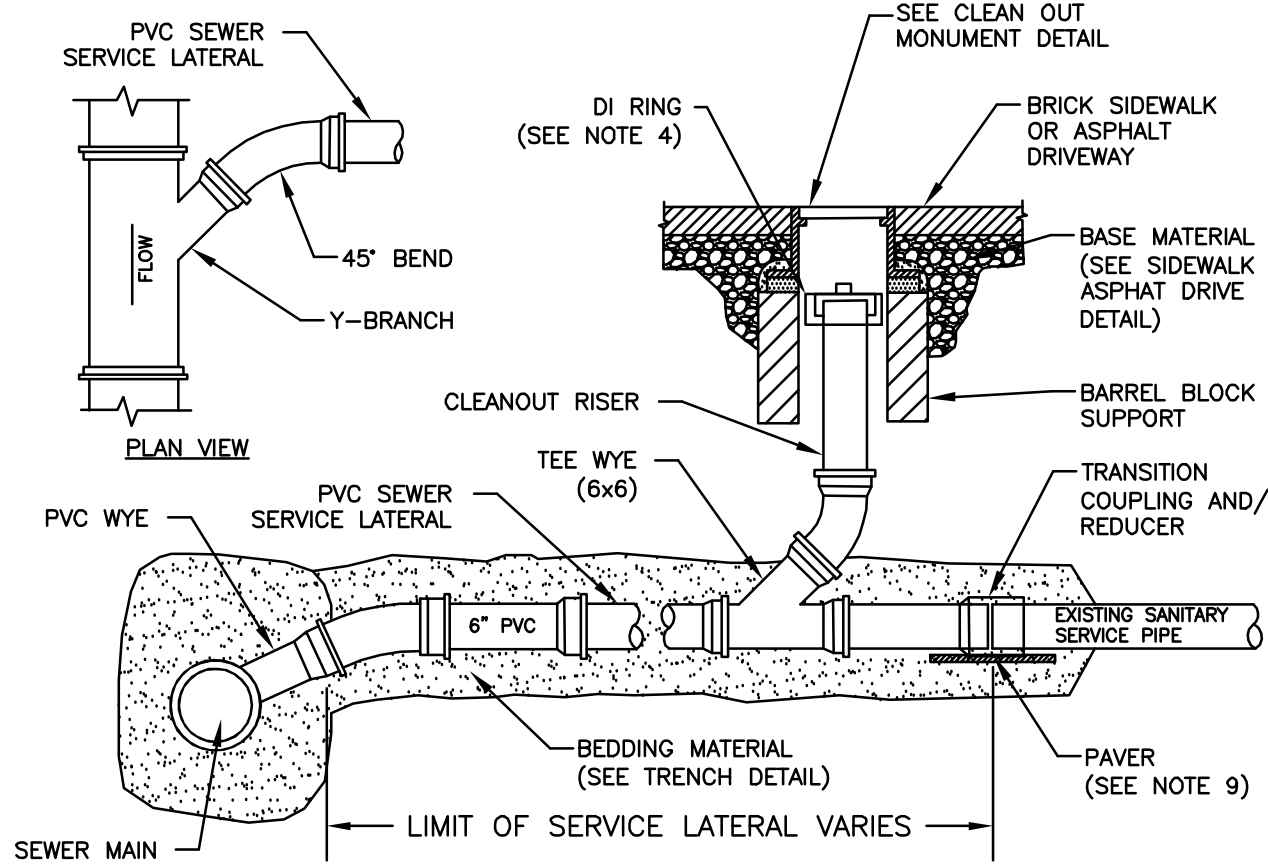
STEPHEN MATEUX &
CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH



NOTES:

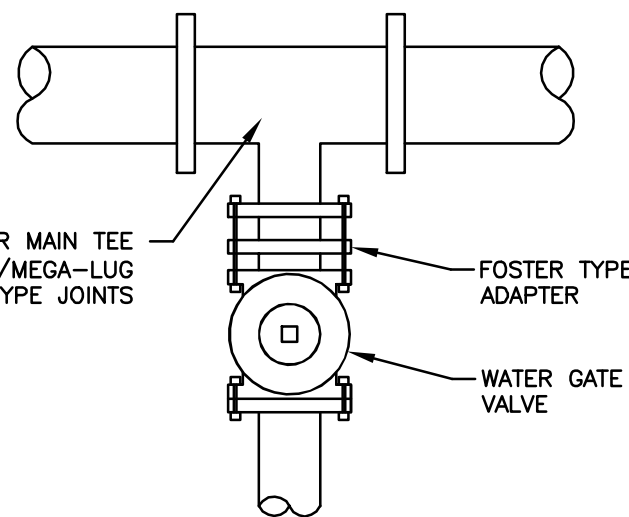
1. CONCRETE: 4,000 PSI MIN. AFTER 28 DAYS
2. REINFORCEMENT STEEL CONFORMS TO ASTM A615 GRADE 60 #6 REBAR.
3. PAD MEETS OR EXCEEDS EVERSOURCE SPECIFICATIONS

SHEA PRODUCT ID: 53-111		FILE NAME: ES-NH TP 53-111		 NPCA NATIONAL PAPER COUNCIL OF AMERICA
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				



SEWER SERVICE CONNECTION
N.T.S.

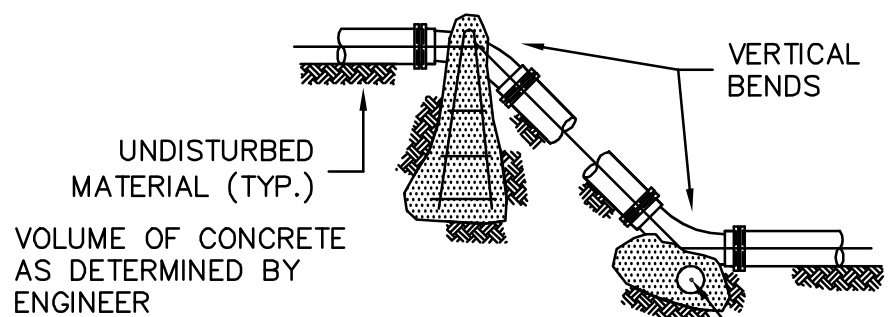
- NOTES:
- SEWER SERVICE LATERAL SHALL SLOPE AT A MINIMUM OF 1/4" PER FOOT.
 - WARNING TAPE SHALL BE PLACED 12" ABOVE SERVICE LATERAL.
 - 10" DIA. CAST IRON MONUMENT BOX SHALL BE INSTALLED WHEN CLEANOUT IS AT PAVED (ASPHALT, CONCRETE OR BRICK) SURFACE.
 - WHEN CLEANOUT IS PLACED IN LAWN AREA, IT SHALL 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.
 - COVER / BARREL BLOCK TRANSITION SHALL BE PARGED AND SEALED WITH MORTAR.
 - CLEANOUT TO BE USED TO PLUG & TEST ALL NEW LATERALS.
 - 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.
 - 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).
 - RUBBER BOOT CONNECTIONS (FERROCO) ONLY ALLOWED WHEN APPROVED BY CITY DPW. RUBBER BOOT CONNECTIONS REQUIRE A 16x8x2 SOLID PAVER BLOCK PLACED UNDER THE BOOT, CENTERED ON THE JOINT.



GATE VALVE AT TEE

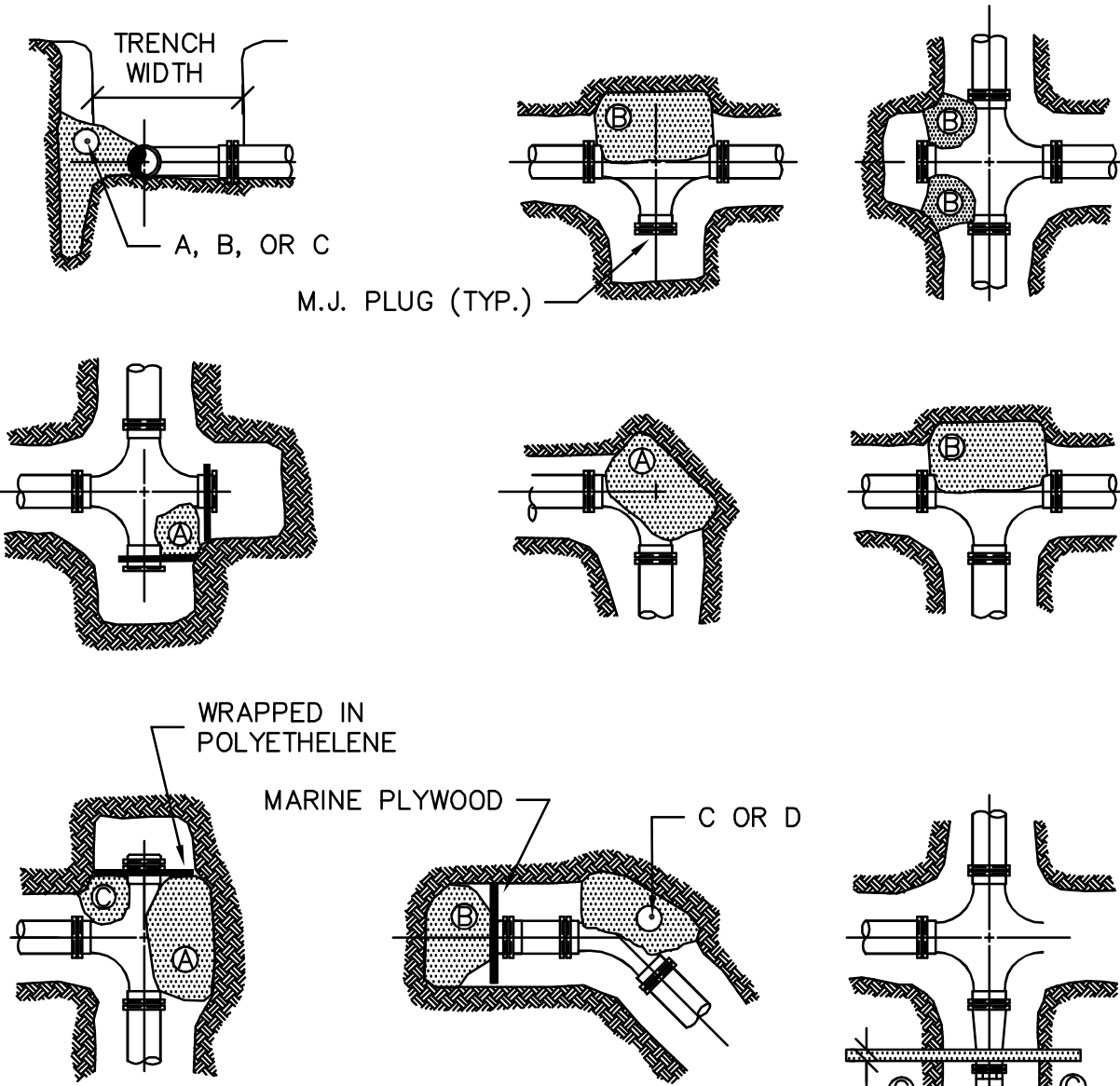
- NOTES:
- WATER GATE VALVES SHALL OPEN RIGHT (CITY OF PORTSMOUTH) AND OPEN LEFT (PEASE TRADEPORT).
 - VALVE BOXES SHALL BE HEAVY PATTERN CAST IRON, TWO PIECE, SLIP TYPE, 5-INCH DIAMETER SHAFT WITH EXTENSIONS PIECES TO ALLOW FOR SUFFICIENT COVER.
 - THE UPPER SECTION OF THE BOX SHALL BE TOP-FLANGE TYPE TO PREVENT SETTLEMENT.
 - THE LOWER SECTION OF THE BOX SHALL BE BELLED-TYPE TO ENCLOSE THE OPERATING NUT OF THE VALVE.
 - THE COVER SHALL BE CAST IRON WITH THE WORD "WATER" PLAINLY CAST.
 - 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.
 - WHEN RISER RINGS ARE THE ONLY OPTION, ONLY FLANGED RISERS WILL BE PERMITTED.
 - WHEN FOSTER ADAPTOR CONNECTION IS NOT POSSIBLE, VALVES SHALL BE ANCHORED BACK TO MECHANICAL JOINTS WITH THREADED RODS.

WATER GATE VALVE
N.T.S.

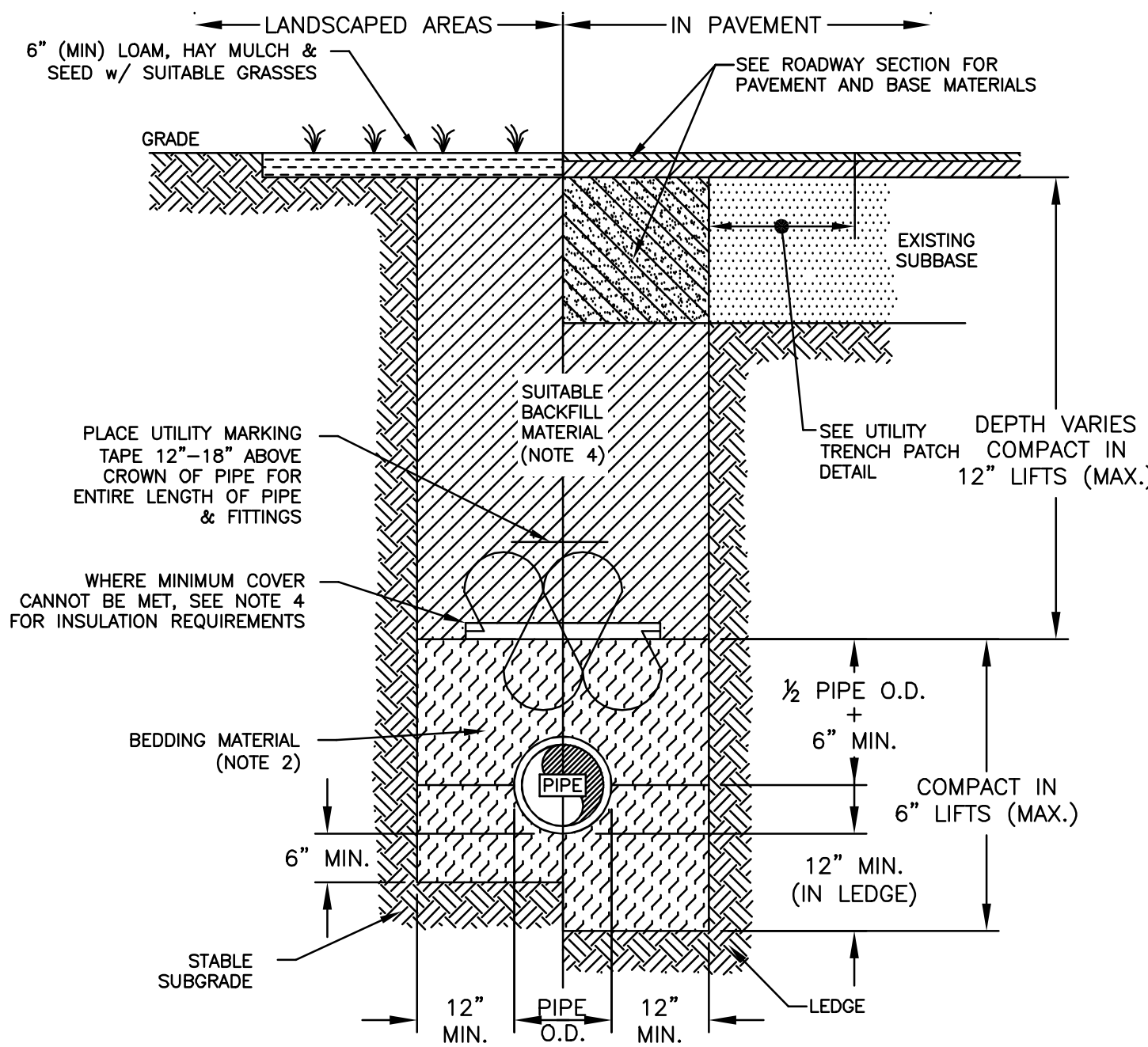


SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL		PIPE SIZE				
REACTION TYPE		4"	6"	8"	10"	12"
A 90°	0.89	2.19	3.82	11.14	17.24	
B 180°	0.65	1.55	2.78	8.38	12.00	
C 45°	0.48	1.19	2.12	6.02	9.32	
D 22-1/2°	0.25	0.60	1.06	3.08	4.74	
E 11-1/4°	0.13	0.30	0.54	1.54	2.38	

- NOTES:
- 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. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
 - PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
 - WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.

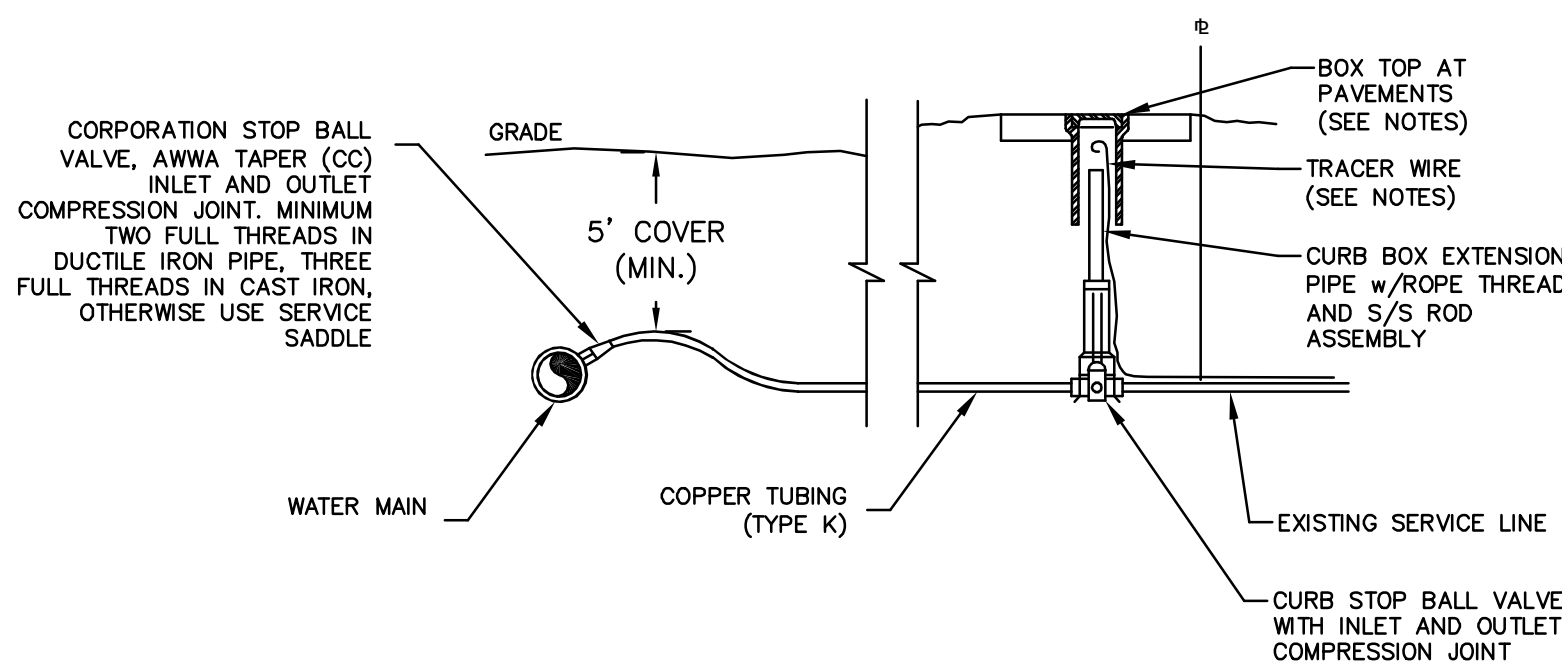


THRUST BLOCKING DETAIL
N.T.S.



GENERAL UTILITY TRENCH
N.T.S.

- NOTES:
- PIPE AND FITTING MATERIALS (UNLESS OTHERWISE INDICATED ON THE PLANS):
WATER - CLASS 52 DUCTILE IRON
SEWER - PVC SDR35
DRAIN - HIGH DENSITY POLYETHYLENE (HDPE)
WATER - SAND (MHDOT 304.1)
SEWER - 3/4" WASHED CRUSHED STONE
DRAIN - 3/4" WASHED CRUSHED STONE
 - BEDDING MATERIAL (FULL WIDTH OF TRENCH):
WATER - SAND (MHDOT 304.1)
SEWER - 3/4" WASHED CRUSHED STONE
 - 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.
 - 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.
 - 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.
 - DUCTILE IRON WATER MAIN SHALL BE POLY WRAPPED AND HAVE THREE BRASS WEDGES (FOR CONTINUITY AND TRACING) AT ALL NON MECHANICAL CONNECTIONS.
 - ALL PIPES GREATER THAN 12" DIA. WITH STONE BEDDING, BEDDING SHALL BE WRAPPED IN GEOTEXTILE FABRIC. GEOTEXTILE FABRIC SHALL BE MIRAF1 140N OR APPROVED EQUAL. FABRIC SHALL BE WRAPPED COMPLETELY AROUND STONE w/12" (MIN) OVERLAP AT SEAMS.



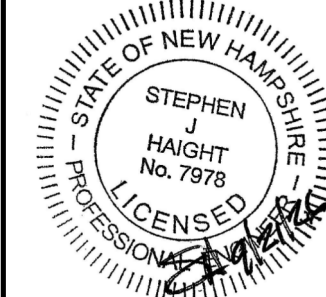
- NOTES:
- SERVICE SIZE SHALL BE EQUAL TO EXISTING, OR 1" MINIMUM, WHICHEVER IS LARGER.
 - PROVIDE NEW LINE USING CONTINUOUS LENGTHS OF COPPER. NO COUPLING ALLOWED IN ROADWAY WITHOUT APPROVAL OF ENGINEER.
 - TAP ORIENTATION TO BE MADE AT APPROXIMATELY 2:00 AND 10:00.
 - PROVIDE FOR SERVICE LINE CONTRACTION AND EXPANSION BY INSTALLING "S" IN SERVICE LINE NEAR MAIN.
 - 2" RIGID FOAM INSULATION REQUIRED OVER SECTIONS OF SERVICE PIPES WITH LESS THAN 4" OF COVER.
 - REMOVE EXISTING CURB STOP AND REPLACE.
 - 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.
 - SERVICE CONNECTIONS OF 1-1/4" AND LARGER SHALL USE A SERVICES SADDLE.
 - CONTRACTOR SHALL COORDINATE SERVICE INSTALLATIONS WITH HOMEOWNERS TO ALLOW ADEQUATE ADVANCED NOTICE OF WATER SERVICE INTERRUPTIONS.
 - 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.
 - 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.
 - 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.
 - ROD ASSEMBLY: OPERATING ROD AND COTTER PINS SHALL BE STAINLESS STEEL.

WATER SERVICE CONNECTION
N.T.S.

DETAILS

STEPHEN MATEUX &
CHRISTINE MAYEUX
64 BRIDGE STREET
PORTSMOUTH, NH

9



DATE: 9-21-26
SCALE: XX
DRAWN BY: XX
DESIGN BY: XX
APPROVED BY: XX
PROJECT NO: 25086
FILE: 9-21-26

NO.	REVISION	APP'D	DATE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE CIVILWORKS NEW ENGLAND
CIVIL & WATERWORK ENGINEERING
181 Watson Road, PO Box 1166
Dover, 603.749.0443

8/17/2026
Preliminary - 64 Bridge St. Portsmouth, NH
000.500 (8/17/2026)

NOTE: To scale as noted only if printed on 11x17 paper with "no scaling" (do not "Fit").

 **Art Form Architecture, LLC**
603-431-9559

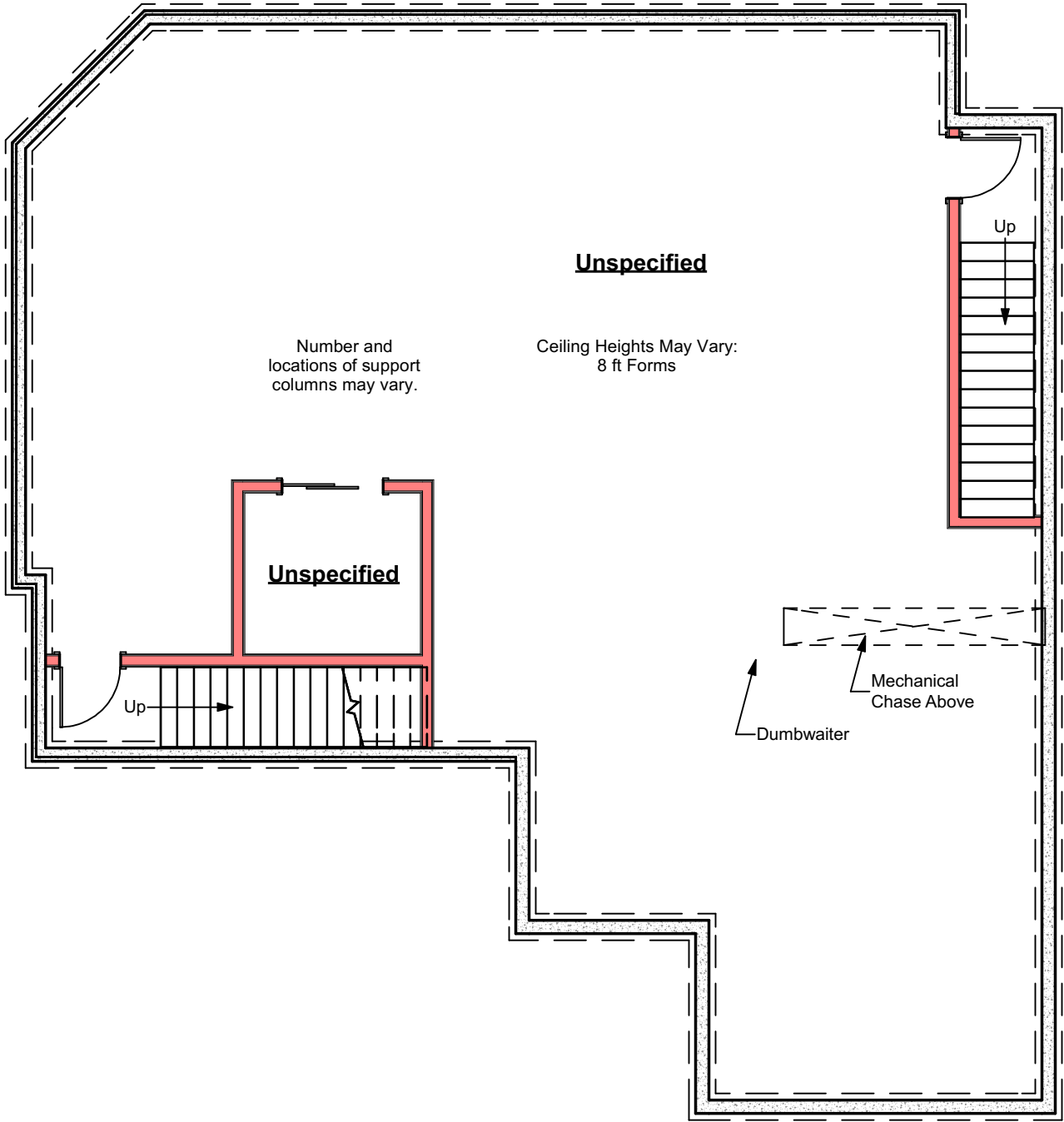
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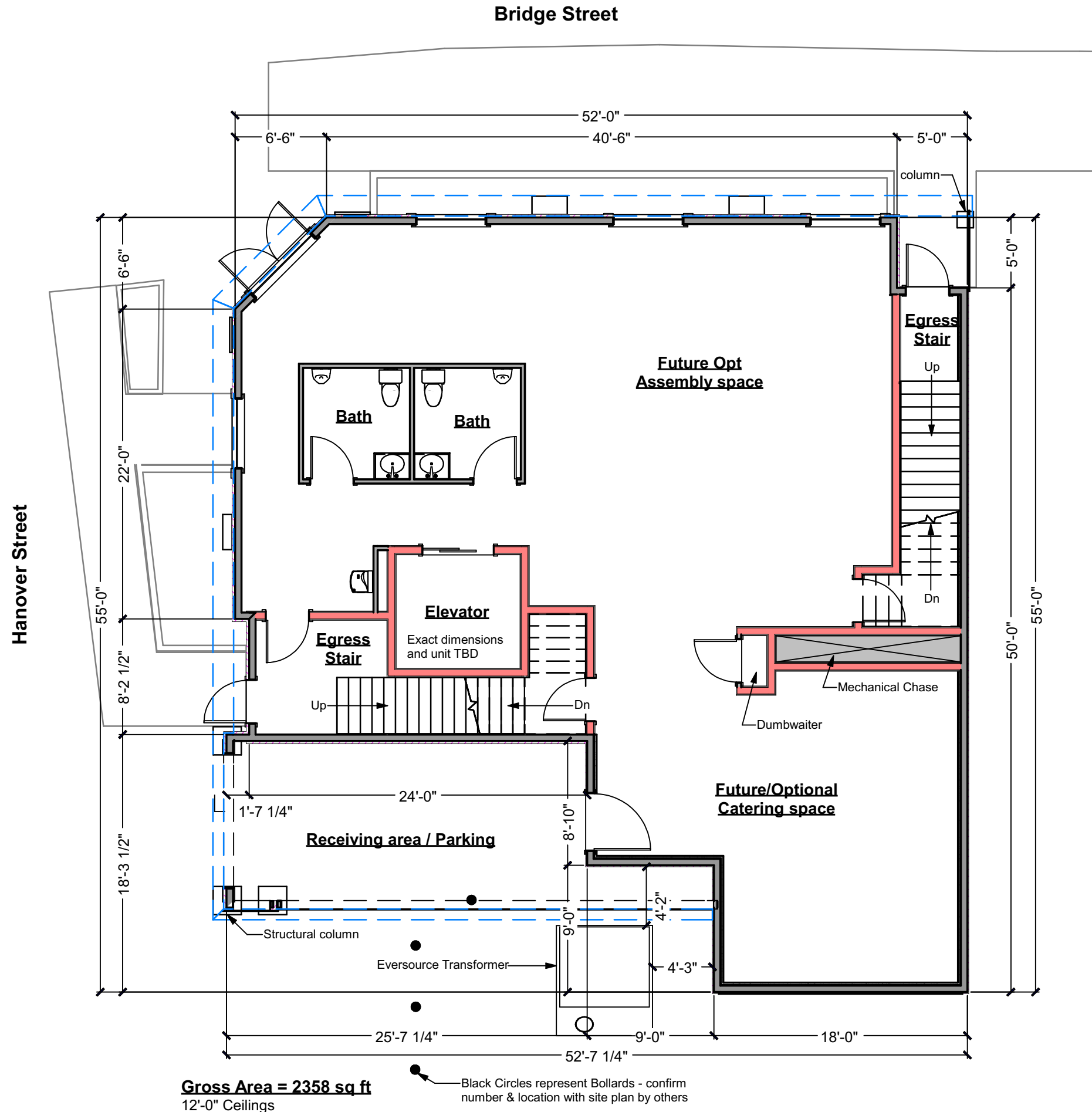
© 2026 Art Form Architecture LLC
Name TBD - 64 Bridge St



Note: Adjacent structures and site features are shown for conceptual rendering purposes only and have not been field measured. Surrounding buildings, sidewalks, streetscape, and landscaping may not be accurately scaled or positioned. Refer to the architectural elevations for scaled representations of the proposed building.



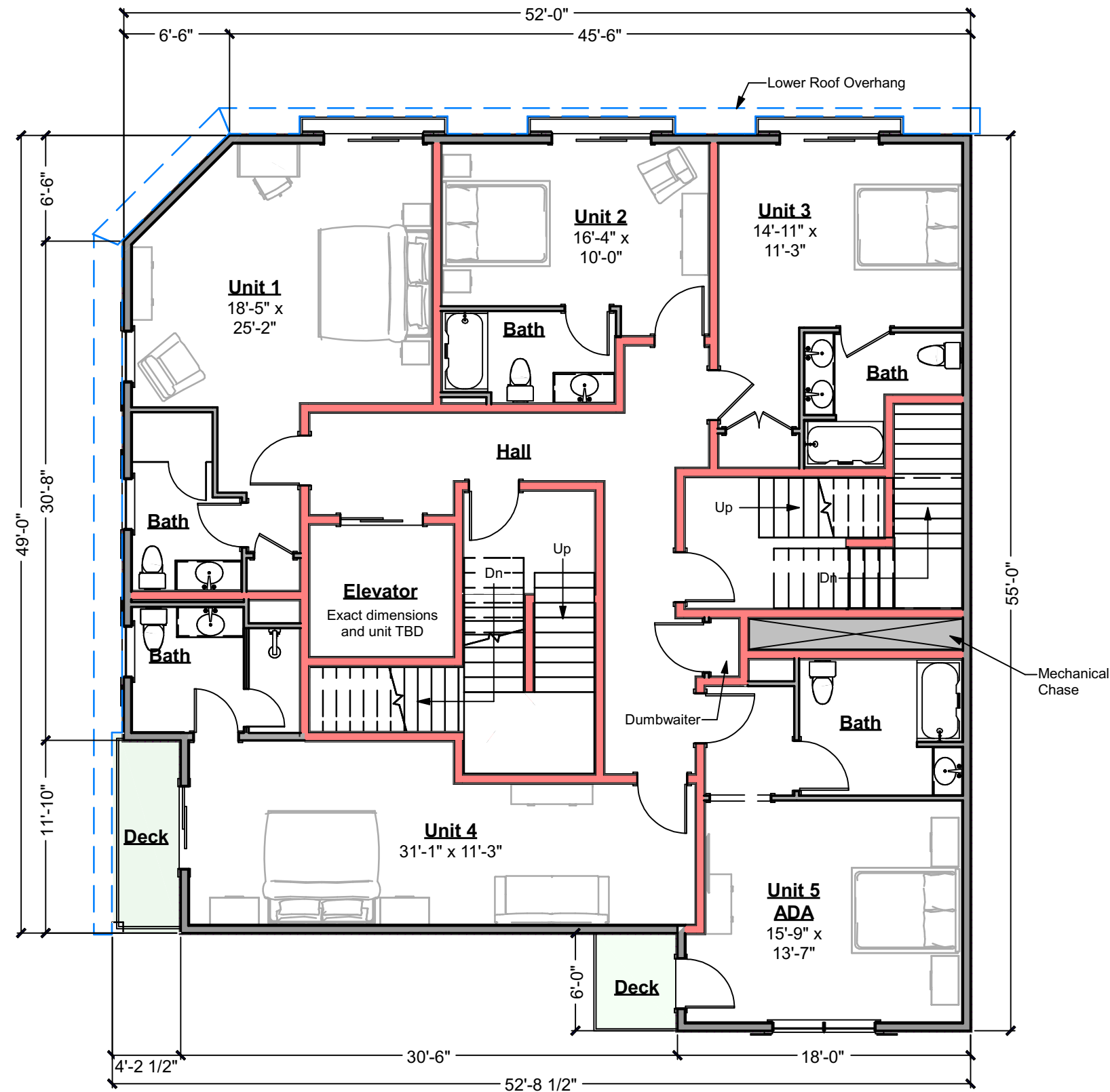
Foundation Floor Plan
Scale: 1/8" = 1'-0"



Gross Area = 2358 sq ft
12'-0" Ceilings

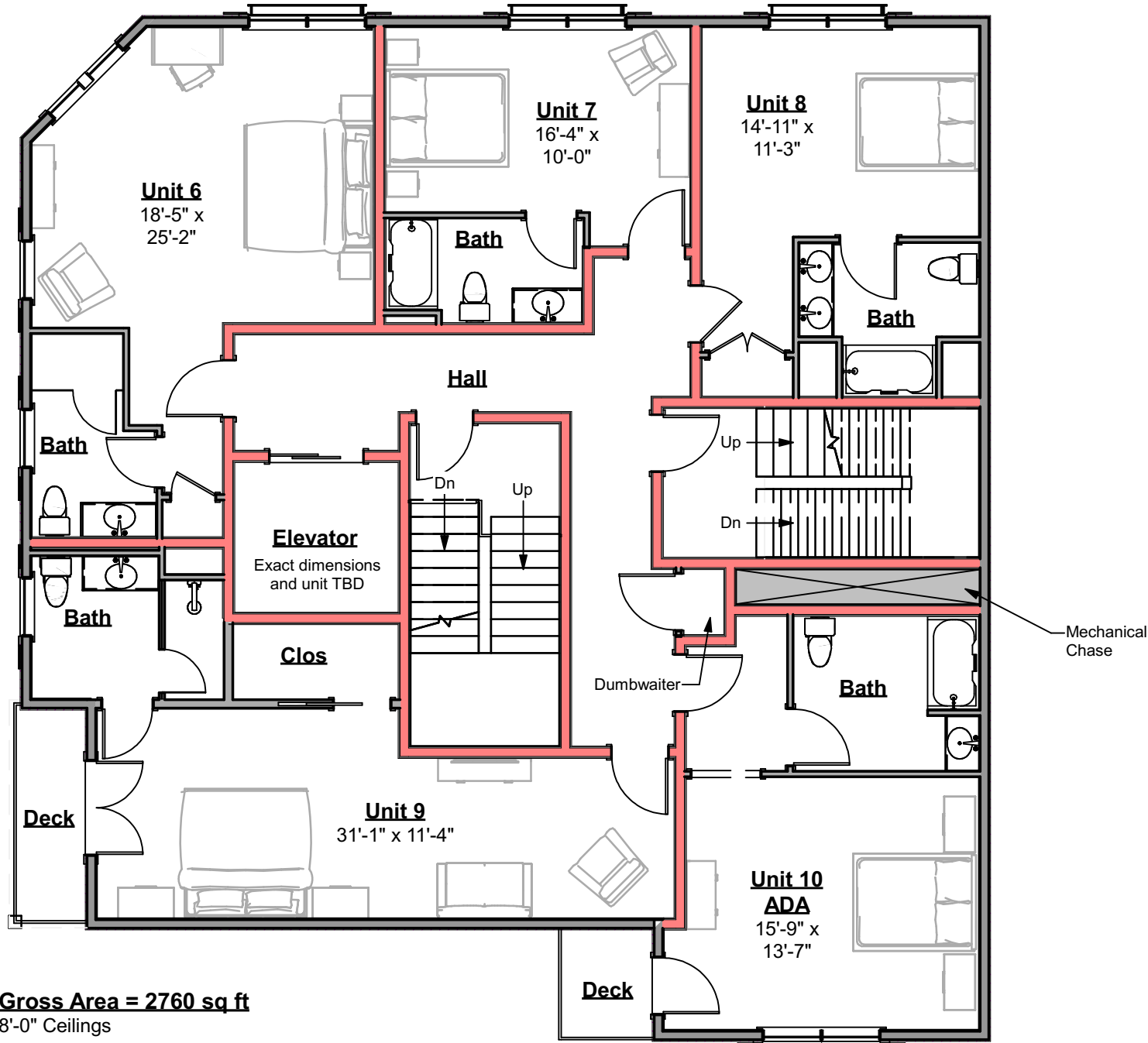
Black Circles represent Bollards - confirm
number & location with site plan by others

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

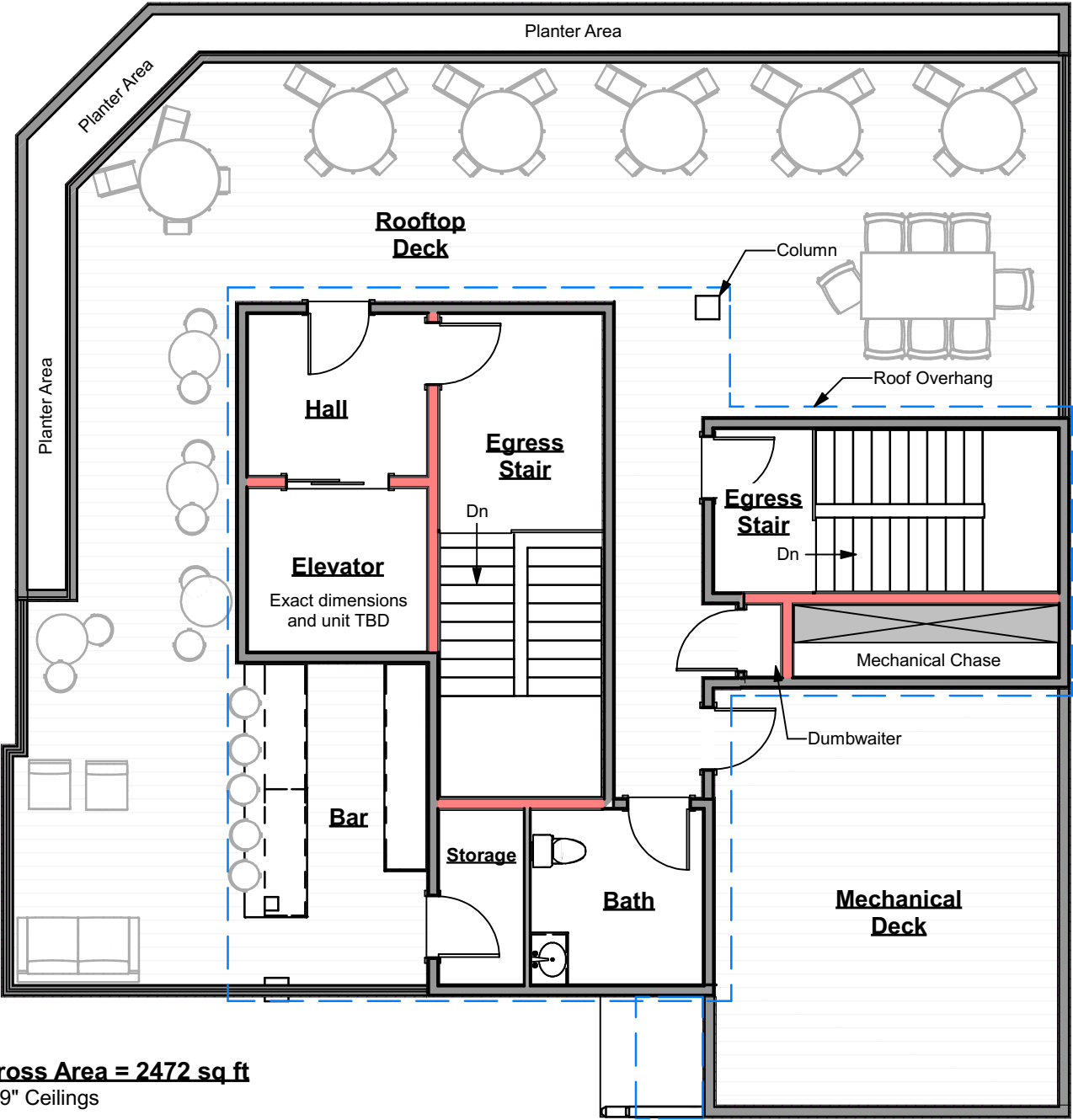


Gross Area = 2760 sq ft
10'-0" Ceilings

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



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

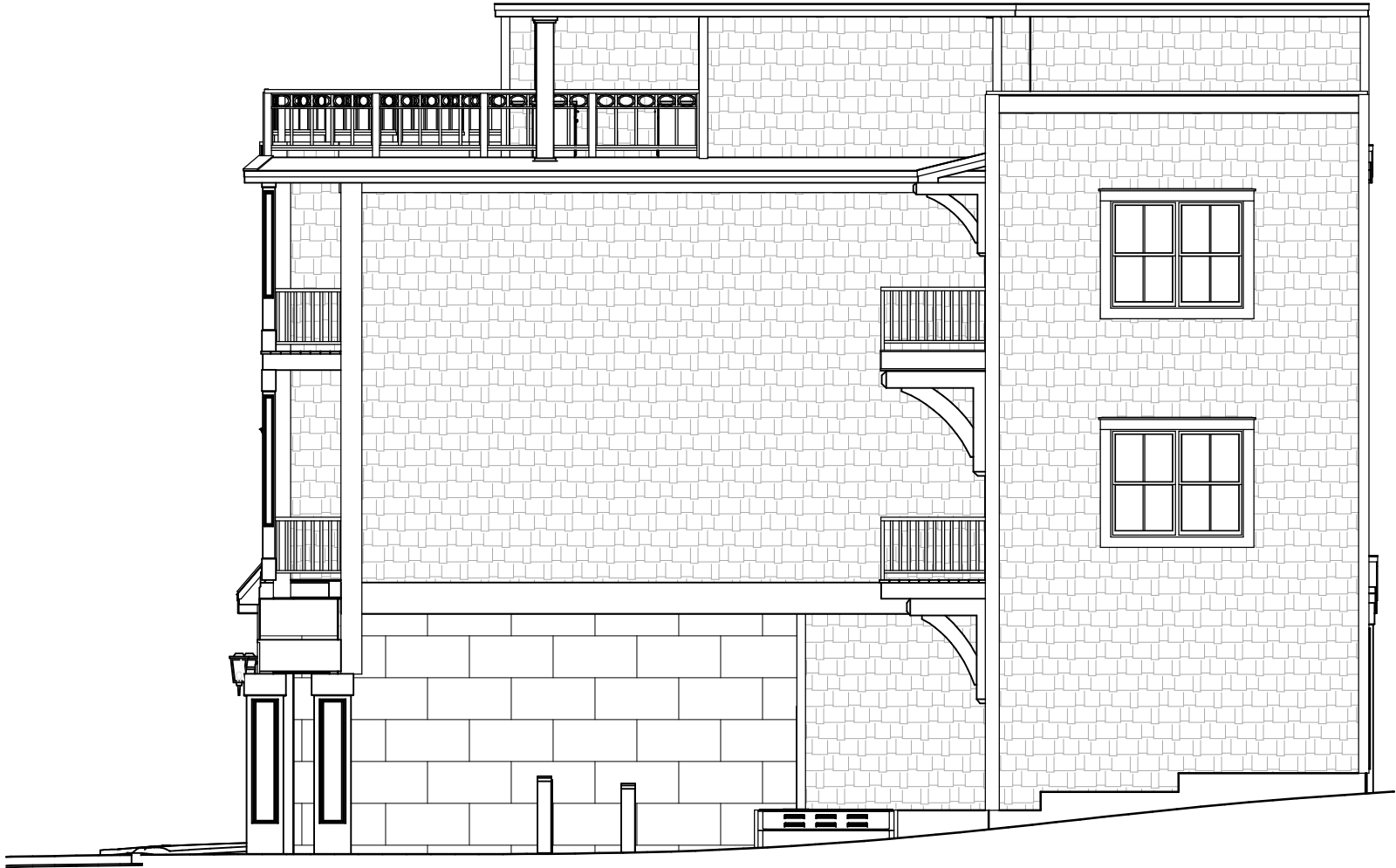


Gross Area = 2472 sq ft
6'-9" Ceilings

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



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



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

8/17/2026

Preliminary - 64 Bridge St. Portsmouth, NH

000.500 (8/17/2026)

NOTE: To scale as noted only if printed on 11x17 paper with "no scaling" (do not "Fit").

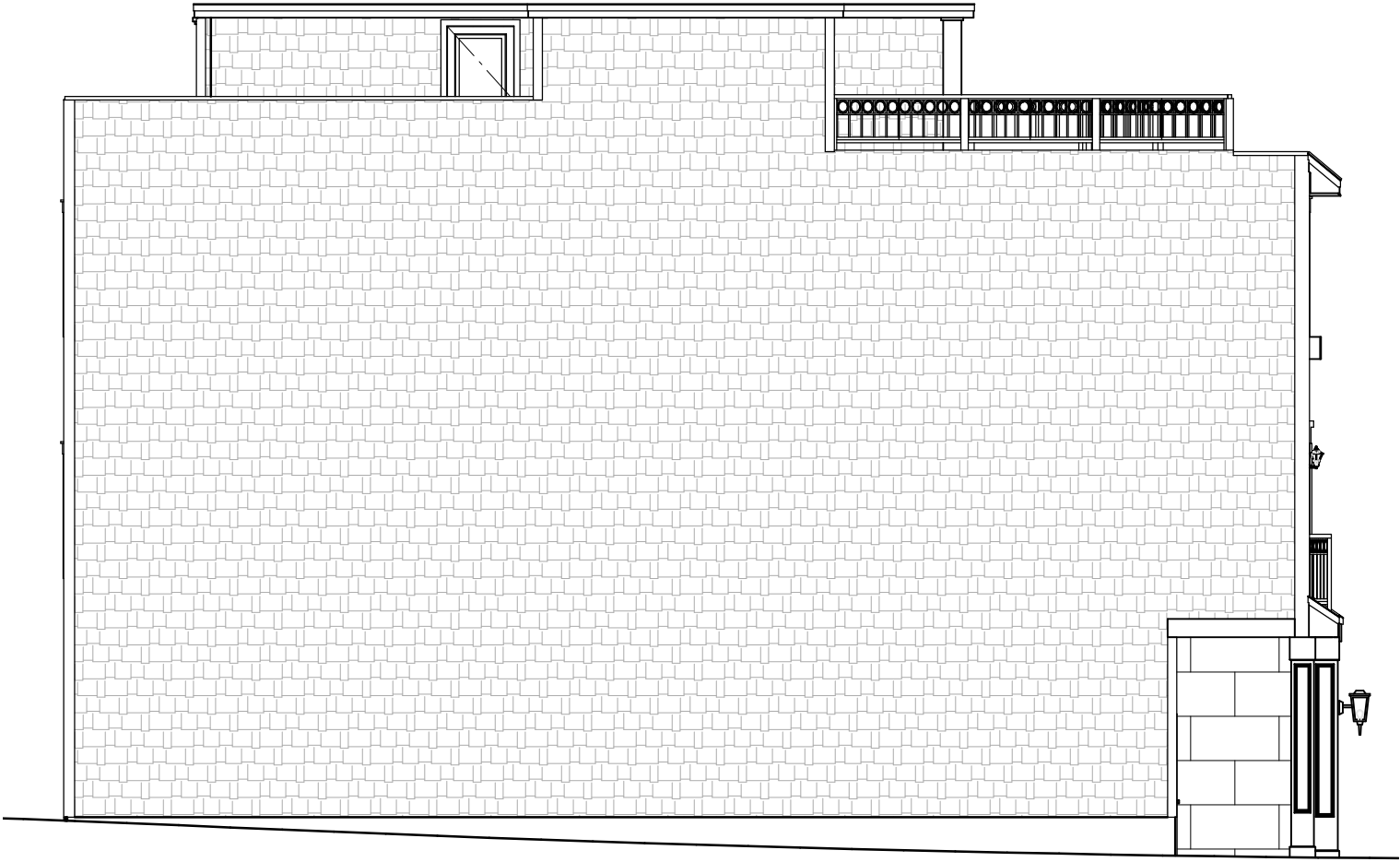


Art Form Architecture, LLC
603-431-9559

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



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

September 17th, 2026
Scott Rafferty - Rafferty Investment Group
833 Islington St
Portsmouth, NH 03801

Dear Scott Rafferty,

I am responding to your request to confirm the availability of electric service for the proposed 64 Bridge Street Portsmouth NH 03801 project being constructed for/by Rafferty Investment Group.

The proposed project consists of a 3-story commercial building and rooftop deck with approximately 7878 s/f of restaurant/lodging space. The proposed development will be constructed along 64 Bridge St (corner of Hanover and Bridge Street).

The developer will be responsible for the installation of all underground/overhead facilities and infrastructure required to service the new building. The service will be as shown on attached marked up Site Plan provided by Civil Works New England project #25066. The proposed building service will be fed from location determined by Eversource Engineering as depicted on site plan #25066. The developer will work with Eversource to obtain all necessary easements and licenses for the proposed underground/overhead facilities listed above.

This letter serves as confirmation that Eversource has sufficient capacity in the area to provide service to this proposed development. The cost of extending service to the aforementioned location and any associated infrastructure improvements necessary to provide service will be borne by the developer unless otherwise agreed upon.

The attached drawing titled "Site Plan" dated 4/24/26, shows transformer locations to service your proposed project.

Eversource approves the locations shown; assuming the final installed locations meet all clearances, physical protection, and access requirements as outlined in Eversource's "Information & Requirements For Electric Supply" (<https://www.eversource.com/content/docs/default-source/pdfs/requirements-for-electric-service-connections.pdf?sfvrsn=2>).

If you require additional information or I can be of further assistance please do not hesitate to contact me at our Portsmouth Office, 603-332-7515

Respectfully,



Trevor Emmons
NH Eastern Regional Engineer, Eversource

cc: (via e-mail)
Thomas Boulter, Eastern Region Operations Manager, Eversource
Nickolai Kosko, Field Supervisor, Electric Design, Eversource



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: Rafferty Investment Group LLC Date Submitted: August 19, 2026

Application # (in City's online permitting): LU-26-36

Site Address: 64 Bridge Street Map: 0126 Lot: 0055

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)	Site Plan / Civil	
☒	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)	Site Plan / Civil	N/A
☒	Tax map and lot number, and current zoning of all parcels under Site Plan Review. (2.5.3.1D)	Site Plan / Civil	N/A

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)		N/A
☒	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)	Site Plan / Civil	N/A
☒	Names, addresses and telephone numbers of all professionals involved in the site plan design. (2.5.3.1G)	City Application / Page 16	N/A
☒	List of reference plans. (2.5.3.1H)	Site Plan / Civil	N/A
☒	List of names and contact information of all public or private utilities servicing the site. (2.5.3.1I)	Site Plan / Civil	N/A

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	N/A
☒	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	N/A
☒	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. (2.5.4.1C)	Site Plan / Civil	N/A
☒	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. (2.5.4.1D)	Required on all plan sheets	N/A
☒	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. (2.5.4.1E)	Site Plan / Civil	N/A
☒	Title (name of development project), north point, scale, legend. (2.5.4.2A)	Site Plan / Civil	N/A
☒	Date plans first submitted, date and explanation of revisions. (2.5.4.2B)	3/23/2026 Transformer Location change	N/A
☒	Individual plan sheet title that clearly describes the information that is displayed. (2.5.4.2C)	Required on all plan sheets	N/A
☒	Source and date of data displayed on the plan. (2.5.4.2D)	Site Plan / Civil	N/A

x Site Plan Specifications – Required Exhibits and Data			
☒ x	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.	Site Plan/ Civil	
☐	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.	TW Plans	
☒	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).	Site Plan/ Civil	
☒	4. Parking and Loading: (2.5.4.3D) • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided).	Site Plan/ Civil/ TW	
☒	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).	Site Plan/ Civil	
☐	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/ Civil	

☒	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 / Civil	
☒	8. Solid Waste Facilities: (2.5.4.3H)	Site Plan/ Civil	
	The size, type and location of solid waste facilities.	Site Plan/ Civil	
☒	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.	Site Plan/ Civil	
☒	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.	TBD	
☒	11. Indicate where dark sky friendly lighting measures have been implemented. (10.1)	TBD	
☒	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.	No existing vegetation Landscaping TBD	
☒	13. Contours and Elevation: (2.5.4.3L) Existing/Proposed contours (2 foot minimum) and finished grade elevations.	Site Plan/ Civil	
☒	14. Open Space: (2.5.4.3M) Type, extent and location of all existing/proposed open space.	Site Plan/ Civil/ TW	
☒	15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)	Site Plan/ Civil	
☒	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).	Site Plan TW	
☒	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.	Site Plan/ Civil	

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)	NA	NA
☒	Indicate where Low Impact Development Design practices have been incorporated. (7.1)	Site Plan/ TW	
☒	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)	Site Plan/ Civil	
☒	Stormwater Management and Erosion Control Plan. (7.4)	Site Plan/ Civil	
☒	Inspection and Maintenance Plan (7.6.5)	TBD	

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)		NA
☒	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)	Per TAC workshop stormwater management plan would not be needed City requested us to tie in	
☒	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)	Site Plan/ Civil	

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)	NA	
☒	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)		N/A
☒	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)		Not in flood zone
☐	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 Date: 08/19/2026