

# FRANCES DOWNING FOOD PANTRY OWNER AT CHRIST THE KING

72 S, MAIN STREET  
CONCORD, NH 03301



CHRIST THE KING PARISH  
72 S,MAIN STREET, CONCORD, NH 03301  
P. (603) 224-2328  
FR. RICHARD ROBERGE PASTOR.

REVISIONS  
04/01/2022

## CONSTRUCTION MANAGER

JH SPAIN GENERAL CONTRACTORS  
189 N. MAIN STREET SUITE 101, CONCORD NH 03301  
P. (603) 224-8563

## WARRENSTREET ARCHITECTS, INC.

PLANNERS, ARCHITECTS, LANDSCAPE ARCHITECTS, INTERIOR DESIGNERS  
27 WARREN STREET, CONCORD, NH 03301  
P. (603) 225-0640

CIVIL	LANDSCAPE	ARCHITECTURE	STRUCTURAL	MECHANICAL/PLUMBING	ELECTRICAL	OTHER	PROJECT:
NOBIS GROUP 18 CHENELL Dr CONCORD, NH 03301 P. (603) 224-4182	WARRENSTREET ARCHITECTS, INC. 27 WARREN STREET CONCORD, NH 03301 P. (603) 225-0640 F. (603) 225-0621	WARRENSTREET ARCHITECTS, INC. 27 WARREN STREET CONCORD, NH 03301 P. (603) 225-0640 F. (603) 225-0621	TFMORAN 48 CONSTITUTION Dr BEDFORD, NH 03110 P. (603) 472-4488	WV ENGINEERING 11 KING Ct KEENE, NH 03431 P. (603) 352-7007	WV ENGINEERING 11 KING Ct KEENE, NH 03431 P. (603) 352-7007	NAME STREET CITY, STATE, ZIP TELEPHONE FAX	FRANCES DOWNING FOOD PANTRY AT CHRIST THE KING  PROJECT NUMBER: 3765
		COVER SHEET CODE REVIEW FIRST FLOOR PLAN ROOF PLAN EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS	A000 A004 A111 A151 A201 A202				ISSUE: NOT FOR CONSTRUCTION SCHEMATIC DESIGN  ISSUE DATE: 04/02/2022
							ARCHITECT OF RECORD

ENERGY CODE AND ADA COMPLIANCE CERTIFICATION LETTER

INTERNATIONAL BUILDING CODE

LIFE SAFETY CODE

INSERT "Code Compliance Letter" LOCATED AT:  
P:\PROJECT DIRECTORY\100 Project Data\130 Code Review\

CODE REVIEW TO BE STARTED DURING SCHEMATIC DESIGN

COMCHECK / RESCHECK ENERGY COMPLIANCE WORKSHEET

NH APPLICABLE CODES

- NEW HAMPSHIRE STATE BUILDING CODE: RSA 155-A:1
- INTERNATIONAL BUILDING CODE (IBC) - 2015 EDITION, AS AMENDED
- NEW HAMPSHIRE SAF-C 6008 BUILDING SAFETY CODE
- NFPA 1 UNIFORM FIRE CODE - 2015 EDITION
- NFPA 101 LIFE SAFETY CODE - 2015 EDITION
- ADA STANDARDS FOR ACCESSIBLE DESIGN - 2010 EDITION
- ANSI ICC A117.1 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES - 2009 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - 2015 EDITION
- INTERNATIONAL PLUMBING CODE (IPC) - 2015 EDITION
- INTERNATIONAL MECHANICAL CODE (IMC) - 2015 EDITION
- NATIONAL ELECTRICAL CODE (NEC), NFPA 70 - 2017 EDITION

CODE REVIEW GENERAL NOTES

**PROJECT SUMMARY**  
BRIEFLY AND WITHOUT FORCE AND EFFECT UPON THE CONTRACT DOCUMENTS, THE ARCHITECTURAL WORK OF THE CONTRACT CAN BE SUMMARIZED AS:

CIVIL, LANDSCAPE, ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL. THE GENERAL CONSTRUCTION INCLUDES SITEWORK, FOUNDATIONS, STEEL FRAMING, WOOD FRAMING, METAL FRAMING, MASONRY, LOW SLOPE MEMBRANE ROOFING, ALUMINUM WINDOWS & DOORS, VINYL WINDOWS, PARTITION FRAMING, PAINTING, WOOD DOORS, HARDWARE, CEILINGSS, MILLWORK AND FLOOR FINISHES.

THE WORK IS TO BE COMPLETED BY \_\_\_\_\_ WITH COMPLETION IN \_\_\_\_\_ MONTHS.  
THE PROJECT IS SCHEDULED TO BEGIN \_\_\_\_\_

**REGULATORY REQUIREMENTS AT DRAWING ISSUE DATE**

THESE PLANS WERE DESIGNED AND TO THE BEST OF OUR KNOWLEDGE CONFORM WITH THE BUILDING CODES APPLICABLE TO THE PROJECTS LOCALITY IN EFFECT AT THE TIME THE PLANS WERE DRAWN. SUBSEQUENTLY, SHOULD THE CONSTRUCTION OF THE BUILDING BE DELAYED BEYOND IMMEDIATE PERMITTING, THESE PLANS SHOULD BE REVIEWED FOR CONFORMITY TO ANY CHANGES IN LOCAL AND NATIONAL CODE REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN APPLICABLE CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE PLANS AND SPECIFICATIONS, THE MORE STRINGENT PROVISION SHALL GOVERN. NO VARIATION REQUIRED BY A BUILDING OFFICIAL SHALL BE BINDING ON THE DESIGNER. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING, FIRE, ELECTRICAL, MECHANICAL, AND PLUMBING CODES AND ALL OTHER APPLICABLE CODES, REGULATIONS, AND ORDINANCES INCLUDING THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. THE EXTENT OF THE WORK IS DESCRIBED IN THE CONTRACT DOCUMENTS WHICH INCLUDE THE DRAWINGS, SPECIFICATIONS, AND THE GENERAL PROVISIONS OF THE CONTRACT INCLUDING THE GENERAL AND SUPPLEMENTAL CONDITIONS AND OTHER DIVISION ONE SPECIFICATION SECTIONS. THE DRAWINGS ARE LISTED ON THE COVER SHEET OF THE DRAWING PACKAGE.

**FIRE PROTECTION SYSTEM**

- CONTRACTOR SHALL PROVIDE P.E. STAMPED DESIGN FOR REVIEW AND APPROVAL OF CODE ENFORCEMENT AUTHORITIES UNLESS NOTED OTHERWISE.
- PROVIDE COVERAGE IN ALL CONCEALED SPACES INCLUDING BUT NOT LIMITED TO ABOVE CEILINGSS.
- THE FIRE PROTECTION SYSTEM SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION IN ACCORDANCE WITH NFPA 72.

**FIRE ALARM SYSTEM**

- CONTRACTOR SHALL SUPPLY, INSTALL, AND PROVIDE ALL COORDINATION OF ANY AND ALL TELEPHONE LINES REQUIRED TO PLACE SYSTEM INTO OPERATION. THE OWNER SHALL BE ONLY RESPONSIBLE FOR MONTHLY CARRIER FEES. SYSTEM SHALL BE APPROVED BY LOCAL MUNICIPALITY.
- ACTIVATION OF THE FIRE ALARM IN ALL "ASSEMBLY" SPACES GREATER THAN 300 OCCUPANTS SHALL INITIATE USING AN EMERGENCY VOICE/ALARM COMMUNICATIONS SYSTEM.



27 Warren Street Concord NH 03301  
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PLAN KEY:

PROJECT TITLE / ADDRESS:

FRANCES DOWNING FOOD PANTRY AT CHRIST THE KING

72 S. MAIN STREET  
CONCORD, NH 03301

SCALE: AS NOTED DWN BY: Author  
JOB #: 3765 CHK BY: Checker

PRINT DATE: 4/5/2022 4:59:19 PM

ISSUE DATE: 4/2/2022

NOT FOR CONSTRUCTION SCHEMATIC DESIGN

REVISION	DATE	COMMENTS

CODE REVIEW

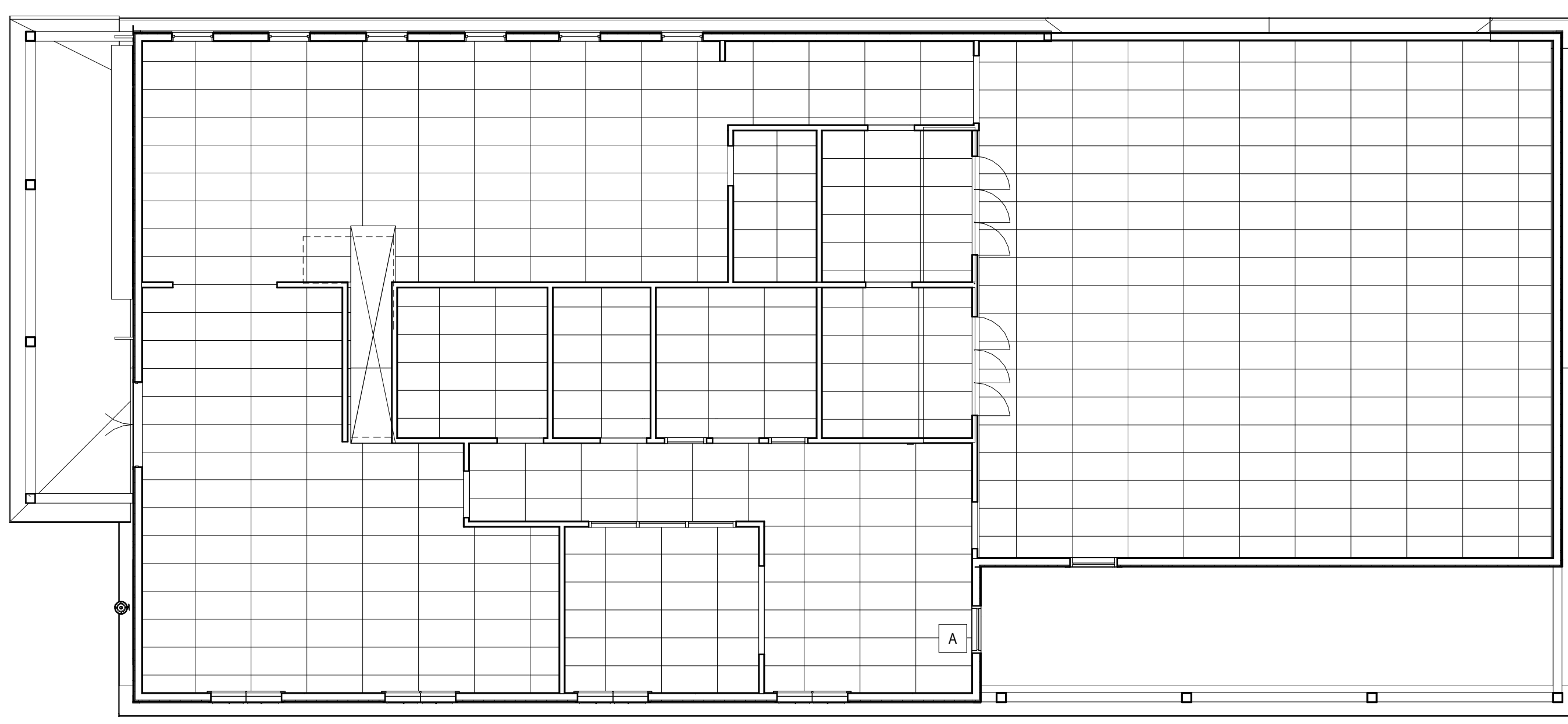
A004

SHEET NUMBER: OF ? ARCHITECTURAL  
THE DRAWING AND ITS CONTENT IS THE INTELLECTUAL PROPERTY OF WARRENSTREET ARCHITECTS INC. WITH THE SOLE INTENT TO BUILD THE PROJECT TITLED ABOVE AT ONE LOCATION NOTED HEREIN. THE USE OF THE CONTENT FOR ANY OTHER PURPOSE IS PROHIBITED AND PROTECTED UNDER COPYRIGHT LAW.

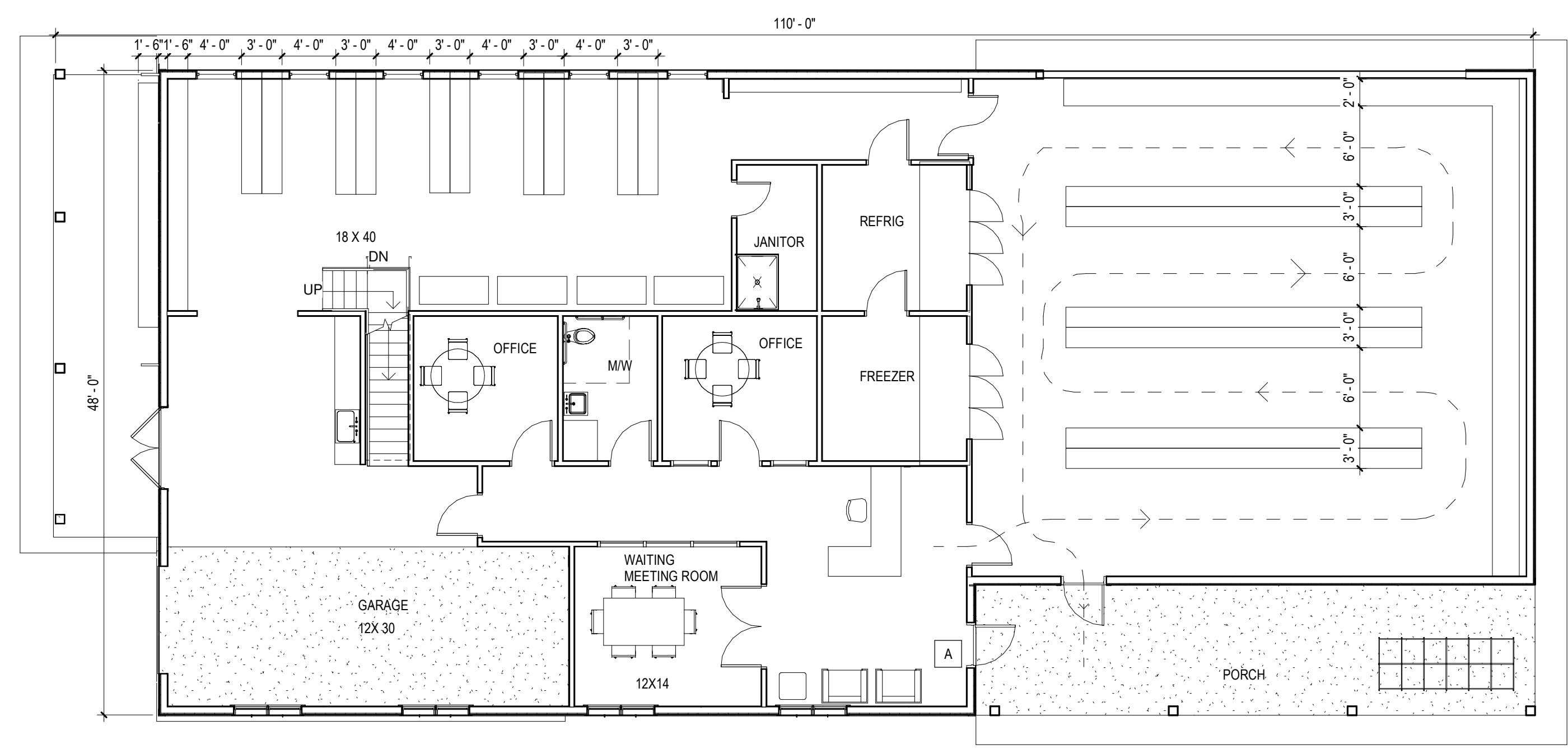
PROGRESS NOT FOR CONSTRUCTION

one eighth inch = one foot  
one quarter inch = one foot  
one half inch = one foot  
one inch = one foot  
three quarter inch = one foot  
one and one half inches = one foot  
three inches = one foot

three eighths inch = one foot  
 one and one half inches = one foot  
 one inch = one foot  
 one and one half inches = one foot  
 one inch = one foot  
 three quarters inch = one foot  
 one quarter inch = one foot  
 one eighth inch = one foot  
 BIM 360/3765 CTR FOOD PANTRY/3765 PANTRY ADDITION.rvt  
 TEMPLATE DATE: 11/25/2019



1 FIRST FLOOR REFLECTED CEILING PLAN  
A201 1/8" = 1'-0"



2 FIRST FLOOR PLAN  
A201 1/8" = 1'-0"

**GENERAL PLAN NOTES**

1. ARCHITECTURAL DATUM = 100'-0". THE ARCHITECTURAL DATUM IS INDEPENDENT OF ELEVATIONS SHOWN ON THE CIVIL DRAWINGS. SEE CIVIL DRAWINGS FOR CORRESPONDING DATUM IN HEIGHT ABOVE SEA LEVEL.
2. ALL DIMENSIONS AT NEW WALLS ARE TO OUTSIDE FACE OF STUD, FACE OF CONCRETE, FACE OF MASONRY, OR CENTER OF OPENING, U.N.O. AT EXISTING WALLS DIMENSIONS ARE TO FINISH FACE OF WALL.
3. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT FOR ANY DISCREPANCY PRIOR TO COMMENCING WITH ANY WORK.
4. REFER TO DIMENSION PLANS FOR GENERAL PARTITION NOTES & PARTITION TYPES.
5. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. NOTIFY ARCHITECT OF DISCREPANCIES.
6. ALL LUMBER IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED INCLUDING ALL SILL PLATES FOR WOOD STUD WALLS.
7. REVIEW PRIOR TO INSTALLATION, ANY CONFLICT OF ENGINEERING TRADE DEVICES (I.E. FIRE ALARM STROBES) WITH ARCHITECTURAL DETAILS AND BRING THOSE DISCREPANCIES TO THE ARCHITECT FOR REVIEW.
8. PROVIDE BLOCKING FOR MILLWORK, MECHANICAL FIXTURES, PLUMBING FIXTURES AND OTHER ITEMS IDENTIFIED IN THE CONSTRUCTION DOCUMENTS.
9. COORDINATE MISC. STEEL REQUIREMENTS FOR MOUNTING / HANGING OWNER SUPPLIED EQUIPMENT.

TO BE EDITED

**FLOOR PLAN LEGEND**

- DOOR TAG, SEE DOOR SCHEDULE
- WINDOW TAG, SEE WINDOW SCHEDULE
- ACCESSORY TAG, SEE ACCESSORY TYPES & INTERIOR ELEVATIONS
- KEYNOTE, SEE FLOOR PLAN KEYNOTE LEGEND
- STRUCTURAL GRID LINE
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- NEW DOOR
- EXISTING DOOR

**FLOOR PLAN KEYNOTES**

KEY #	DESCRIPTION
A	

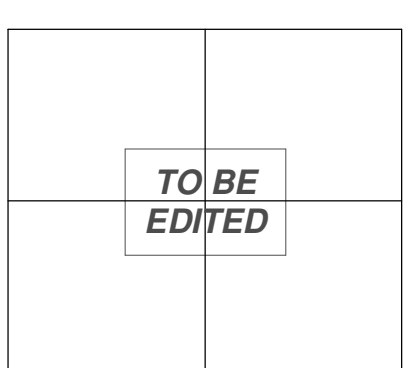
TO BE EDITED

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PLAN KEY:



1ST FLOOR

PROJECT TITLE / ADDRESS:

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ISSUE DATE:

**NOT FOR CONSTRUCTION SCHEMATIC DESIGN**

REVISION	DATE	COMMENTS

FIRST FLOOR PLAN

**A111**  
 SHEET NUMBER: OF ? ARCHITECTURAL

**PROGRESS NOT FOR CONSTRUCTION**

A

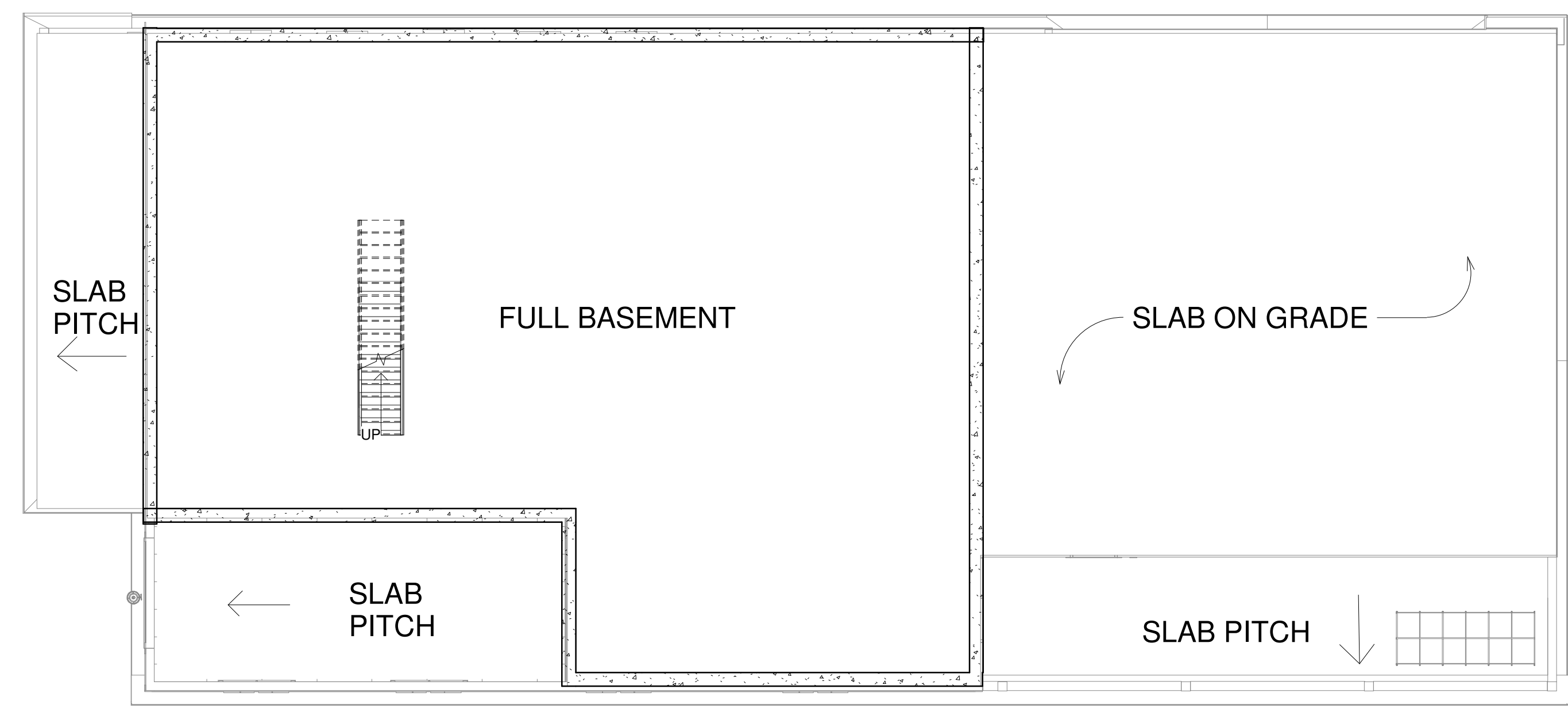
B

C

D

E

three inches = one foot  
 one and one half inches = one foot  
 one inch = one foot  
 three quarter inch = one foot  
 one quarter inch = one foot  
 one eighth inch = one foot



**GENERAL PLAN NOTES**

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9. COORDINATE MISC. STEEL REQUIREMENTS FOR MOUNTING / HANGING OWNER SUPPLIED EQUIPMENT.

TO BE EDITED

**FLOOR PLAN LEGEND**

- (101) DOOR TAG, SEE DOOR SCHEDULE
- (X) WINDOW TAG, SEE WINDOW SCHEDULE
- (11) ACCESSORY TAG, SEE ACCESSORY TYPES & INTERIOR ELEVATIONS
- A → KEYNOTE, SEE FLOOR PLAN KEYNOTE LEGEND
- STRUCTURAL GRID LINE
- == NEW CONSTRUCTION
- == EXISTING CONSTRUCTION
- ↶ NEW DOOR
- ↶ EXISTING DOOR

**FLOOR PLAN KEYNOTES**

KEY #	DESCRIPTION
A	

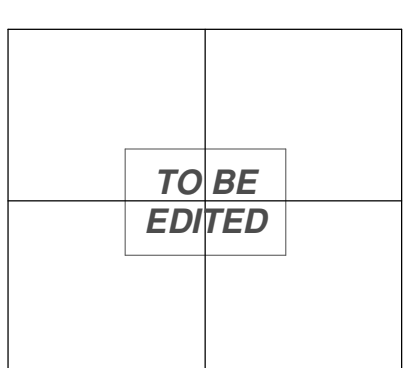
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**BASEMENT PLAN**

**A112**

SHEET NUMBER: OF ? ARCHITECTURAL

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PROGRESS NOT FOR CONSTRUCTION

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- PROTECTION MEMBRANE AT ALL EAVES AND VALLEYS.
- PROVIDE MIN 3'-0" SELF-ADHERING PROTECTION MEMBRANE AT ALL RAKES.
- PROVIDE SELF-ADHERING PROTECTION MEMBRANE AT ALL ROOF/WALL INTERSECTIONS, 1'-6" VERTICAL UP WALL SURFACE, 1'-6" HORIZONTAL ON ROOF SURFACE.
- PROVIDE ALUMINUM STEP FLASHING OVER SELF-ADHERING PROTECTION MEMBRANE WITH 8" VERTICAL LEG MINIMUM AT VERTICAL WALL SURFACE.
- ALL VALLEYS TO BE ASPHALT SHINGLES, CALIFORNIA CUT.
- ALL FLASHINGS TO BE FACTORY FINISHED ALUM. COLOR TO MATCH TRIM.
- PROVIDE END CAPS AT RIDGE VENTS.
- CLASS 'A' 30 YEAR ASPHALT SHINGLES TO BE LAID OVER SHINGLE UNDERLAYMENT.
- NOTIFY OWNER OF ANY ROOF PENETRATIONS OTHER THAN THOSE SHOWN FOR APPROVAL PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE ADEQUATE VENTILATION THROUGH SHEATHING AT EACH JOIST SPACE **TO BE** VERFRAMING OCCURS.

**EDITED**

**TO BE EDITED**

**MEMBRANE ROOF**

**ROOF PLAN LEGEND**

- EXISTING MEMBRANE ROOFING (TO REMAIN)
- FULLY ADHERED MEMBRANE ROOFING
- TAPERED INSULATION UNDER FULLY ADHERED MEMBRANE ROOFING

**ROOF PLAN LEGEND**

- ASPHALT SHINGLE ROOFING WITH UNDERLAYMENT
- SELF-ADHERING PROTECTION MEMBRANE UNDER UNDERLAYMENT
- INDICATES DOWNWARD SLOPE OF ROOF
- KEYNOTE, SEE ROOF PLAN KEYNOTE LEGEND

- ROOF DRAIN
- OVERFLOW ROOF DRAIN
- EXISTING ROOF DRAIN
- INDICATES DOWNWARD SLOPE OF ROOF
- KEYNOTE, SEE ROOF PLAN KEYNOTE LEGEND

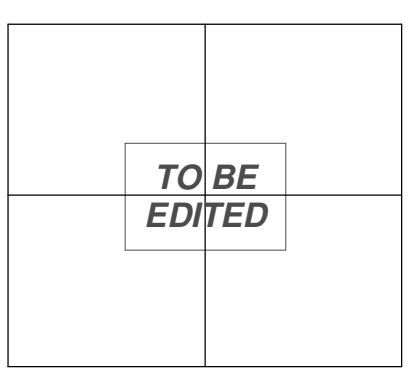
**ROOF PLAN KEYNOTES**

**TO BE EDITED**

**ROOF PLAN KEYNOTES**

**TO BE EDITED**

PLAN KEY:



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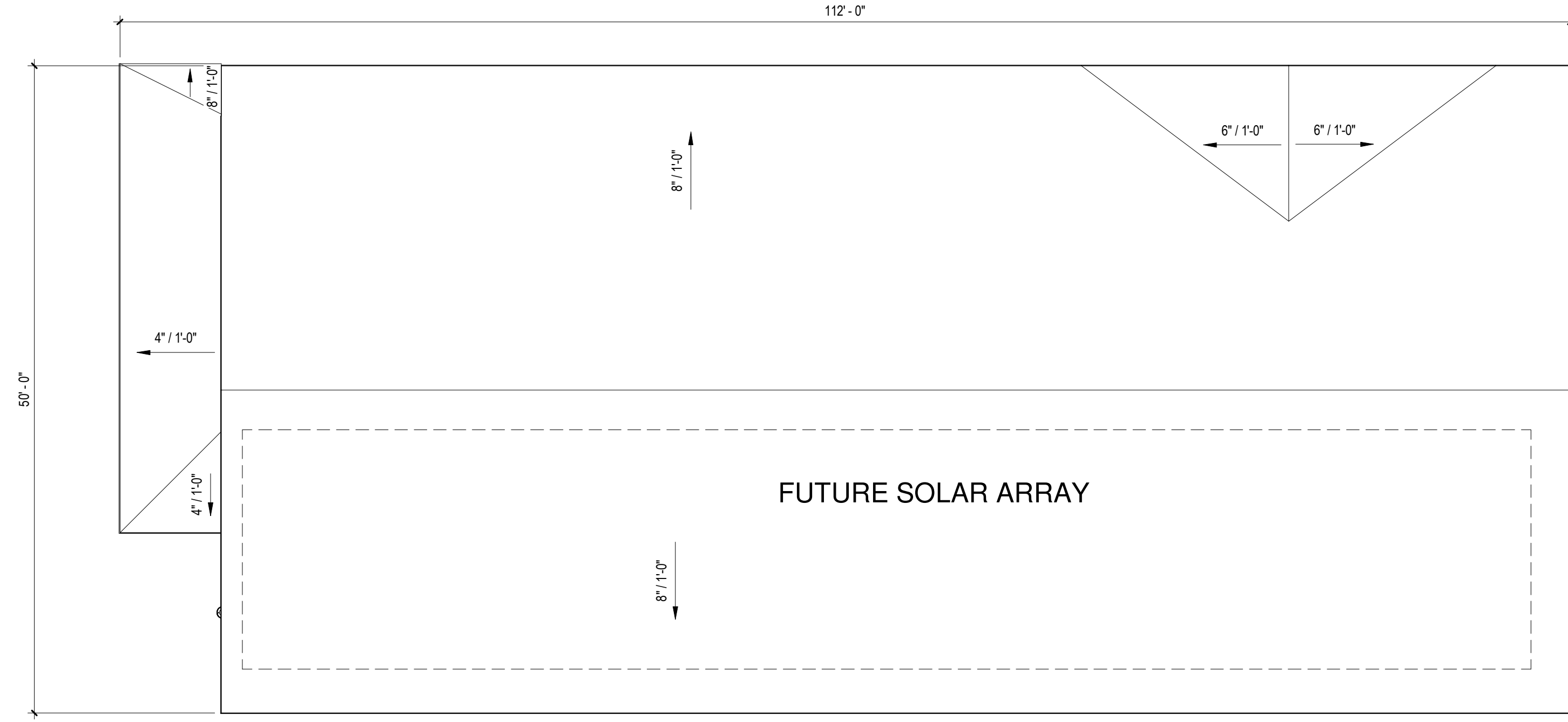
**NOT FOR CONSTRUCTION SCHEMATIC DESIGN**

REVISION	DATE	COMMENTS

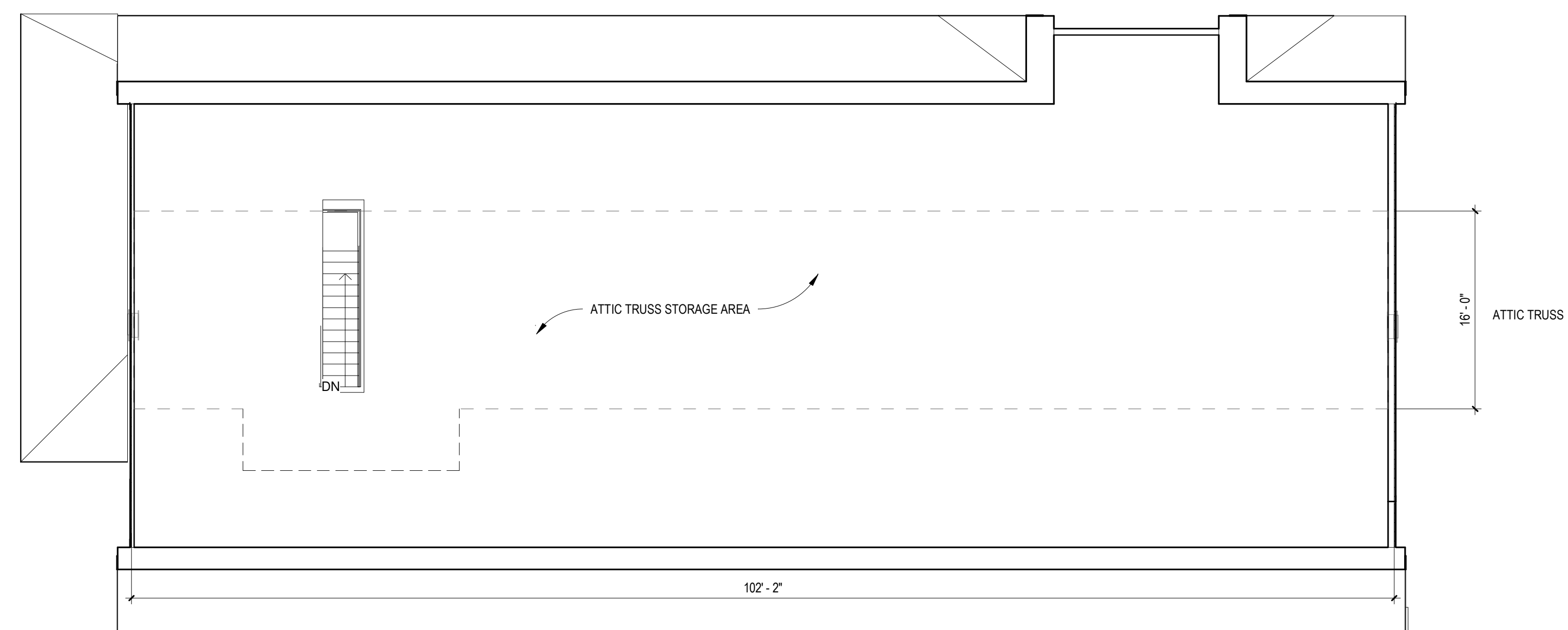
ROOF PLAN

**A151**

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1 ROOF PLAN  
A201 1/8" = 1'-0"



2 ATTIC PLAN  
A201 1/8" = 1'-0"

**ROOF VENTILATION CALCULATIONS**

- BASIS OF DESIGN RIDGE VENT PRODUCT: RIDGEMASTER PLUS, 12,229 SQ. IN./L.F. NET FREE AREA.
- BASIS OF DESIGN SOFFIT VENT PRODUCTS: PAC-750 SOFFIT BY PAC-CLAD, HALF VENT, WHITE, 6% VENTED AREA, 8.84 SQ. IN./SF NET FREE AREA; PAC-750 SOFFIT BY PAC-CLAD, FULL VENT, WHITE, 12% VENTED AREA, 17.28 SQ. IN./SF NET FREE AREA.
- VENTILATION REQUIREMENTS PROVIDED ARE BASED ON HAVING A VAPOR RETARDER STAPLED AND TAPED ON THE WARM SIDE OF THE CEILING.
- VENTILATION QUANTITIES PROVIDED ARE BASED ON RIDGE VENT LENGTH MARKED ON PLAN.
- VENTILATION QUANTITIES NOT LESS THAN THE REQUIRED MINIMUM INDICATED MAY BE USED WITH APPROVAL OF THE ARCHITECT.
- RIDGE OR GABLE VENT NET FREE AREA MUST BE LESS THAN EAVE/SOFFIT VENTS.

**CONFIRM VENTING PRODUCTS**

ROOF AREA #1	ROOF AREA #2
<p>MAIN ROOF, TOTAL AREA: 5566 SF</p> <p>TOTAL NET FREE AREA, MIN. REQUIRED: (AREA x 1/300) = (5566 SF x 1/300) = 18.55 SF</p> <p>MAXIMUM RIDGE/GABLE VENT AREA, REQUIRED: (TOTAL NET FREE AREA / 2) = (18.55 SF / 2) = 9.27 SF</p> <p>SOFFIT VENT, PROVIDED: 6% PAC-750 SOFFIT @ 14" WIDE PER LIN. FT. = 10.8 SQ. IN./LIN. FT. PROVIDED: 170 LIN. FT. SOFFIT VENT x 10.8 SQ. IN./LIN. FT. = 1743 SQ. IN. = 12.04 SF (53.5%)</p> <p>RIDGE VENT, PROVIDED: RIDGEMASTER PLUS = 12,229 SQ. IN./LIN. FT. PROVIDED: 123 LIN. FT. RIDGE VENT x 12,229 SQ. IN./LIN. FT. = 1504.17 SQ. IN. = 10.45 SF (46.5%)</p> <p>TOTAL NET FREE AREA PROVIDED: = 22.49 SF</p>	<p><b>SAMPLE, EDIT FOR PROJECT</b></p>

BIN 350/0765 CTK FOOD PANTRY/0765 PANTRY ADDITION-V4 TEMPLATE DATE: 1/25/2019

three inches = one foot

one and one half inches = one foot

one inch = one foot

three quarter inch = one foot

one quarter inch = one foot

one eighth inch = one foot

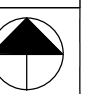
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A

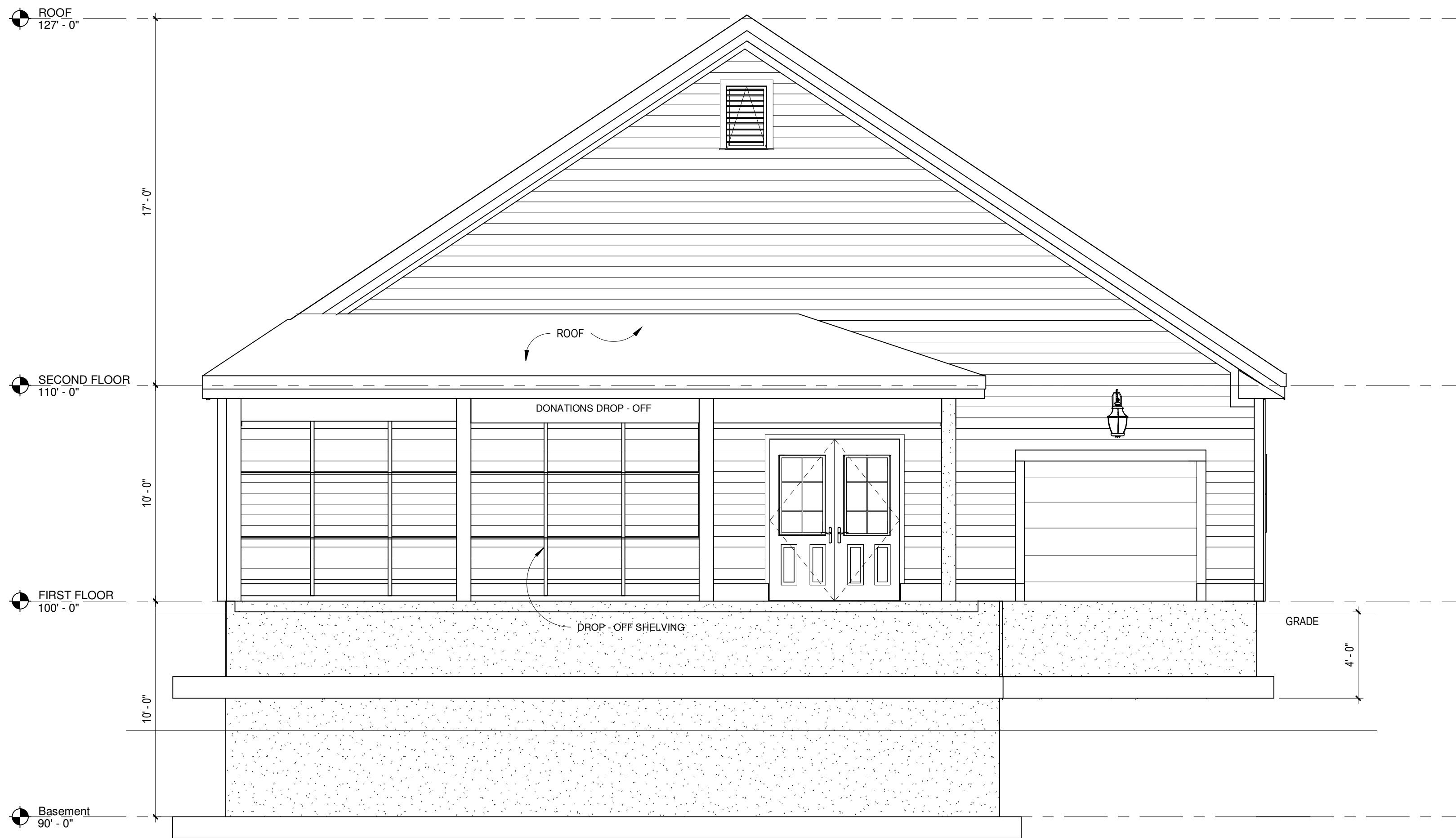
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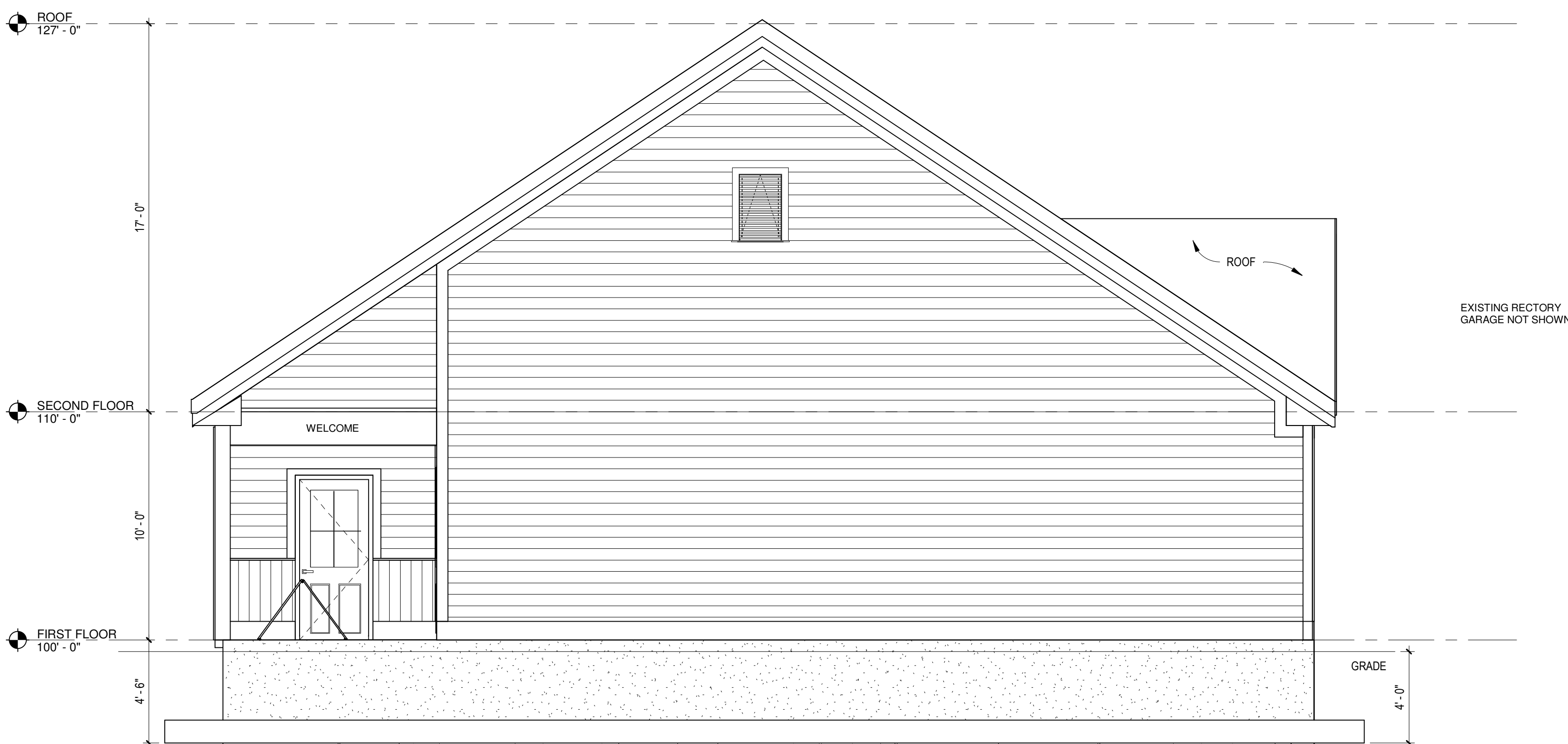
D



E



1 NORTH ELEVATION  
1/4" = 1'-0"



2 SOUTH ELEVATION  
1/4" = 1'-0"

**GENERAL ELEVATION NOTES**

- REFER TO MECH DWGS FOR LOCATIONS OF LOUVERS AND VENTS. CONFIRM FINAL POSITION WITH ARCHITECT PRIOR TO ORDERING.

**ELEVATION LEGEND**

- A KEYNOTE, SEE ELEVATION KEYNOTE LEGEND
- X WINDOW TAG, SEE DOOR SCHEDULE SHEET
- CJ CONTROL JOINT

**ELEVATION KEYNOTES**

KEY #	DESCRIPTION



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EXTERIOR ELEVATIONS

**A201**

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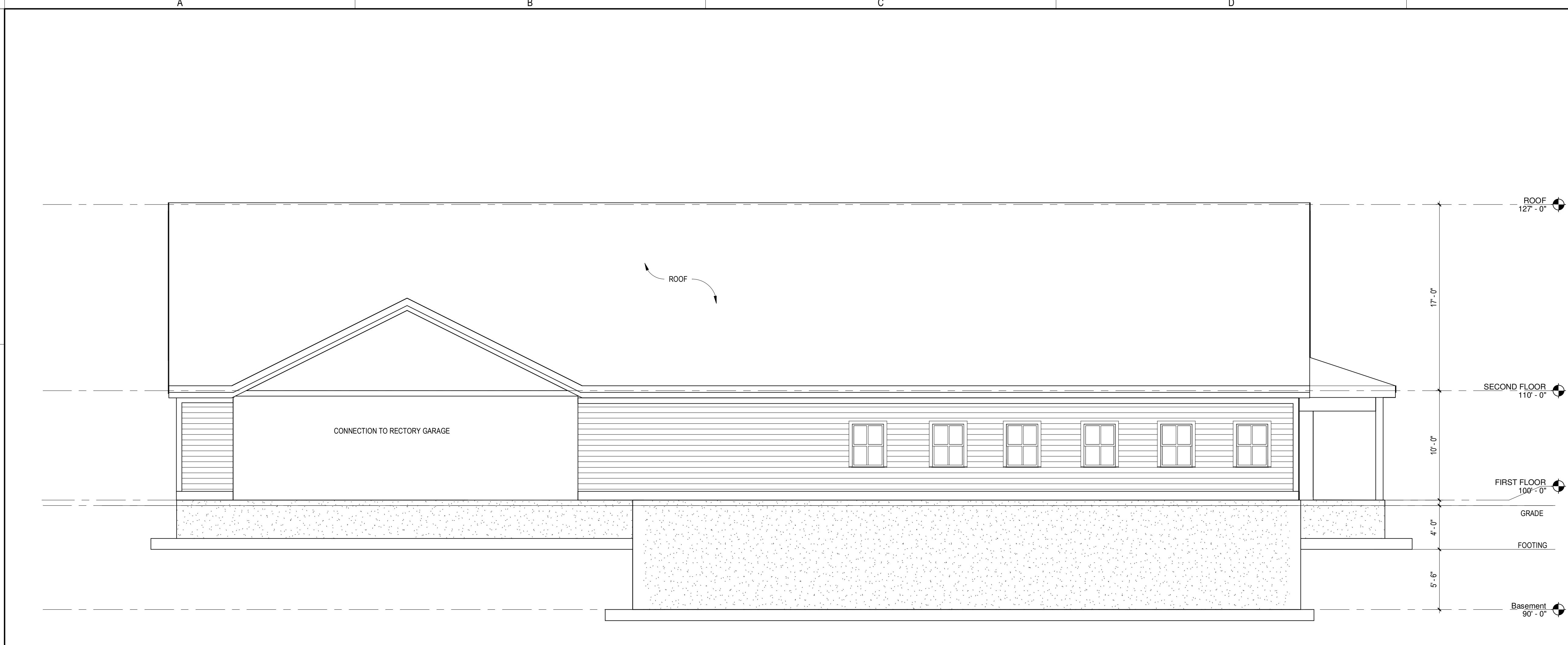
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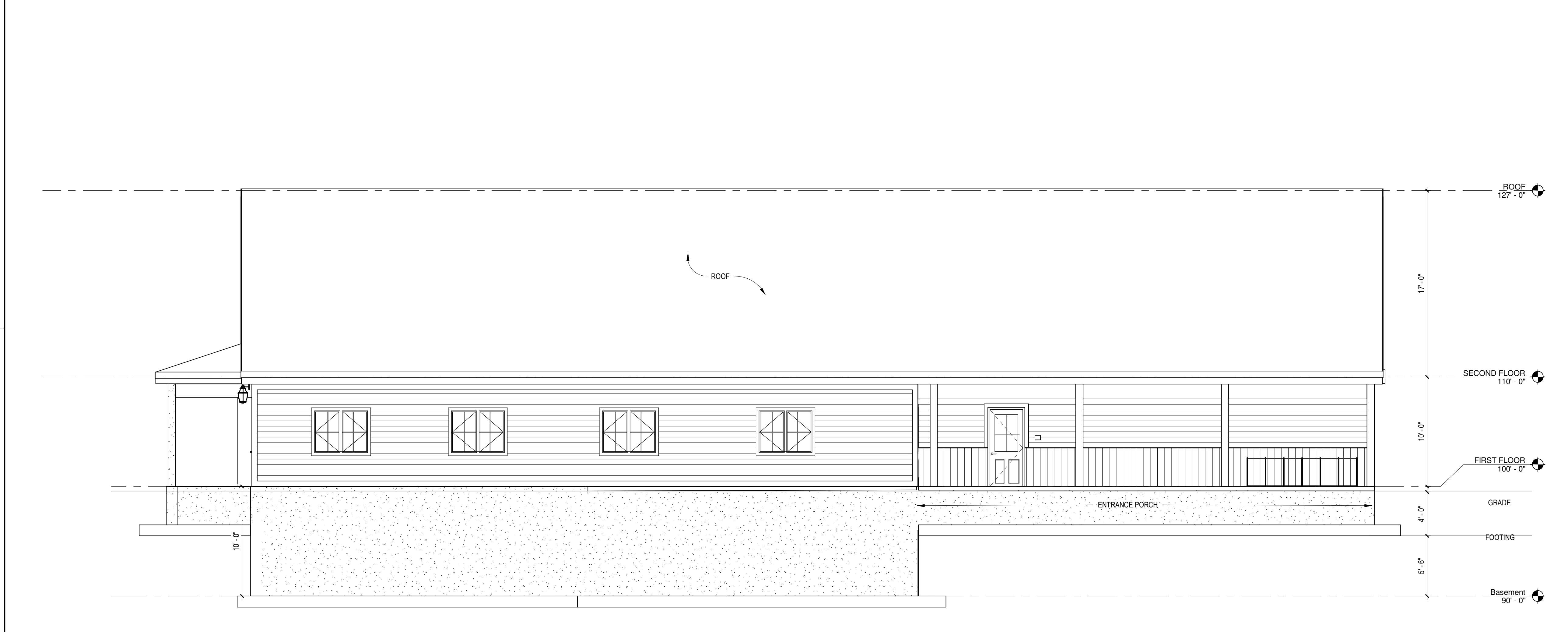
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three inches = one foot  
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 three quarter inch = one foot  
 one quarter inch = one foot  
 one eighth inch = one foot  
 BIM 360/3765 CTR FOOD PANTRY/3765 PANTRY ADDITION.rvt  
 TEMPLATE DATE: 11/25/2019



1 EAST ELEVATION  
 3/16" = 1'-0"



2 WESTELEVATION  
 3/16" = 1'-0"

**GENERAL ELEVATION NOTES**

1. REFER TO MECH DWGS FOR LOCATIONS OF LOUVERS AND VENTS. CONFIRM FINAL POSITION WITH ARCHITECT PRIOR TO ORDERING.

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- X WINDOW TAG, SEE DOOR SCHEDULE SHEET
- CJ CONTROL JOINT

**ELEVATION KEYNOTES**

KEY # DESCRIPTION

**WA**  
**WARRENSTREET ARCHITECTS**  
 27 Warren Street Concord NH 03301  
 T 603.225.0640 F 603.225.0621 www.warrenstreet.coop

**OWNER**  
 CHRIST THE KING PARISH  
 72 S MAIN STREET  
 CONCORD, NH 03301  
 P. (603) 224-2328

**CONSTRUCTION MANAGER**  
 JH SPAIN GENERAL CONTRACTORS  
 189 N. MAIN STREET SUITE 101  
 CONCORD NH 03301  
 P. (603) 224-8563

PLAN KEY:

PROJECT TITLE / ADDRESS:  
**FRANCES DOWNING FOOD PANTRY AT CHRIST THE KING**  
 72 S. MAIN STREET  
 CONCORD, NH 03301

SCALE: AS NOTED DWN BY: Author  
 JOB #: 3765 CHK BY: Checker  
 PRINT DATE: 4/5/2022 4:59:22 PM  
 ISSUE DATE:

**NOT FOR CONSTRUCTION SCHEMATIC DESIGN**

REVISION	DATE	COMMENTS

EXTERIOR ELEVATIONS

**A202**

SHEET NUMBER: OF ? ARCHITECTURAL  
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