

APPLICATION FOR ARCHITECTURAL DESIGN REVIEW APPROVAL

CITY OF CONCORD, NH - PLANNING BOARD

RECEIVED

MAR 28 2017

Planning Division
Concord, NH

GENERAL INFORMATION

OWNER'S NAME: City of Concord

STREET ADDRESS: 41 Green Street

CITY, STATE, & ZIP CODE: Concord, NH 03301-4255

TELEPHONE #: 603-225-8570

EMAIL ADDRESS: mwalsh@concordnh.gov

AGENT'S NAME (IF APPLICABLE): Gerry Blanchette c/o The H.L. Turner Group Inc.

STREET ADDRESS: 27 Locke Road

CITY, STATE, & ZIP CODE: Concord, NH 03301

TELEPHONE #: 603-228-1122

EMAIL ADDRESS: gblanchette@hlturner.com

APPLICATION FEE \$ n/a

For the property being reviewed, please complete the following:

TYPE OF DESIGN REVIEW: ☐ SITE IMPROVEMENTS ☐ NEW CONSTRUCTION ☒ RENOVATION

PROPERTY ADDRESS: 17 School Street

ABUTTING STREETS: Warren Street

EXISTING LOT SIZE(S): 1.31 ACRES OR SQUARE FEET

ASSESSOR'S MAP/BLOCK/LOT #(s): 45 / 1 / 5 / / / /

ZONING DISTRICT(S): CBP Central Business Performance

OVERLAY DISTRICTS (CHECK ALL THAT APPLY):

HISTORIC (HI): SHORELAND PROTECTION (SP): FLOOD HAZARD (FH):

AQUIFER PROTECTION (AP): PENACOOK LAKE WATERSHED PROTECTION (WS):

PROJECT DESCRIPTION

Please provide a brief description of your project in the space below.

Project to include repairs to the School St. (Durgin Block) Parking Garage including: Repairs to structural members (steel support, decking, joints...), replacement of elevator cab, replacement of 3 stair towers, replacement of glass & mullion system at top level & at elevator exit location, brick & mortar restoration.

The H.L. Turner Group Inc.

27 Locke Road Concord, NH 03301 t: 603.228.1122 hlturnerg.com

RECEIVED

March 16, 2017

MAR 28 2017

City of Concord, Planning Department
41 Green St.
Concord, NH 03301

**Planning Division
Concord, NH**

SUBJECT: School Street Parking Garage: Project Narrative

The School Street (Durgin Block) Parking Garage was constructed in the mid-1980's. It is located at 17 School Street and has vehicle entrances to both School Street at its north end and to Warren Street at its south end. The 5-story structure consists of structural steel frame supporting cast in place concrete decks and sidewalls/perimeter spandrels. At the southeast and northeast corners of the garage, there are exposed steel-framed stair towers. The structure has an elevator located in the middle of the east side of the structure, and at the middle of the north end there is a partial-height exposed stair tower.

The exposed structural steel is corroded in multiple locations. Over the past several years the City has installed supplemental supports as stopgap measures to ensure the structure remains safe for traffic and pedestrians but it has reached a point where a more substantial restoration is required to ensure it does not become a threat to public safety. This project will include preparation and recoating of the structural steel framing members, replacement of the deck expansion joints, replacement of the deck traffic membrane, removal and replacement of the two stair towers at the northeast and southeast corners and the single story stair set at the north end, replacement of the elevator cab, replacement of damaged elevated drain pipes and risers, masonry crack sealing, restoration of exposed brick and mortar, removal and replacement of all signage, the re-installation of a new payment system, restriping the parking spaces, and miscellaneous other tasks addressing aesthetics and maintenance.

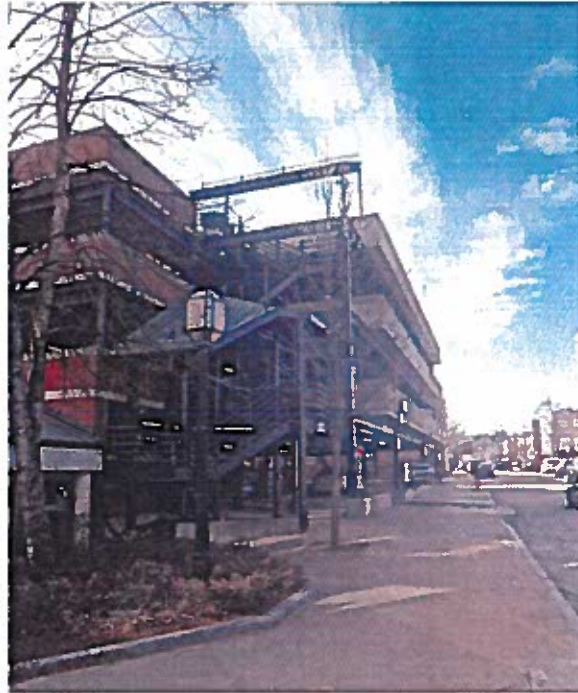
This project will not require any modifications or additions to the existing underground drainage piping. There is no increase in the amount of impervious area and the only site work or grading is incidental work around the perimeter to complete the construction of the two new full height stair towers..

The City of Concord plans to complete this work in 2017. If you have any questions or require additional information, please contact me at 603.228.1122, ext. 124. Thank you.

Sincerely,
THE H.L. TURNER GROUP INC.



Mark H. McLeod
Project Engineer



Northeast corner, looking west along School St.



Northeast corner, looking south from School St.



Northwest corner, looking southeast from School St.



Deteriorating brick @ 5th level, north side.



Southwest corner, looking north



Stairs at southeast corner, looking northwest



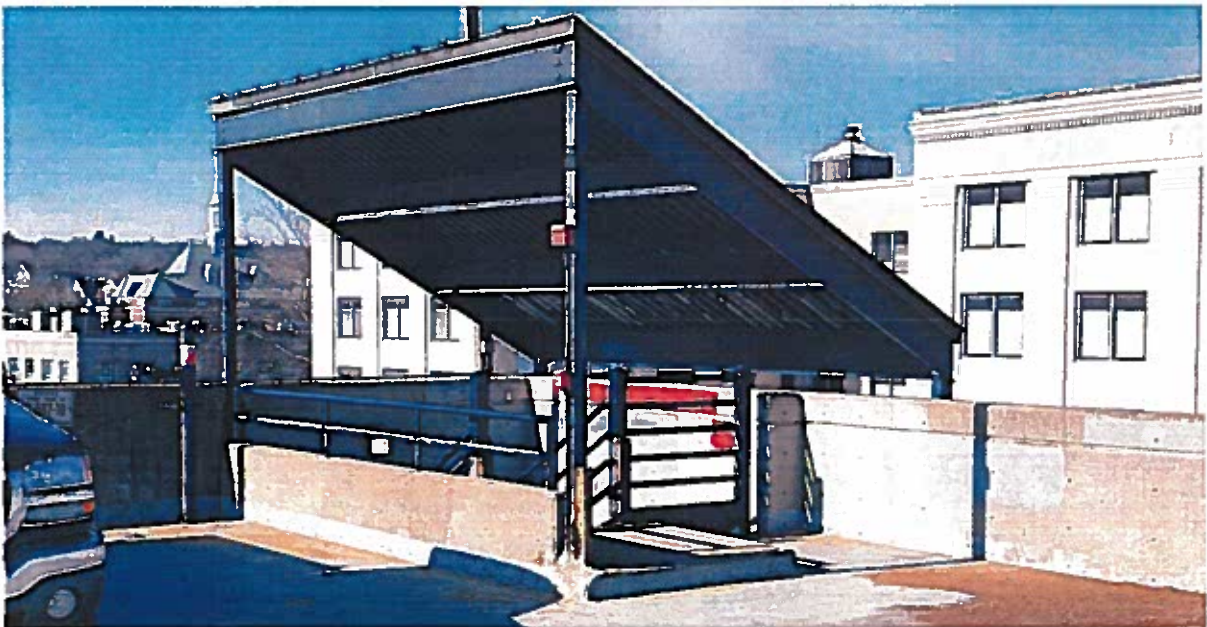
Stairs at southeast corner, 01.17.17



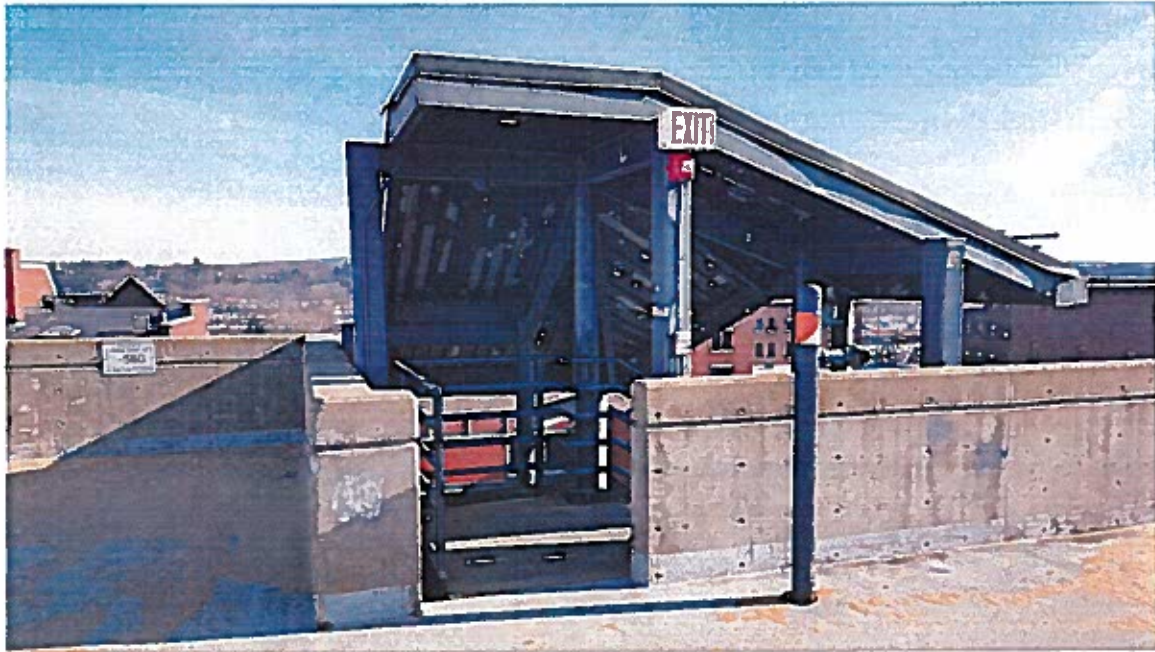
Stairs at southeast corner, 02.27.17



Stairs at northeast corner, looking southwest



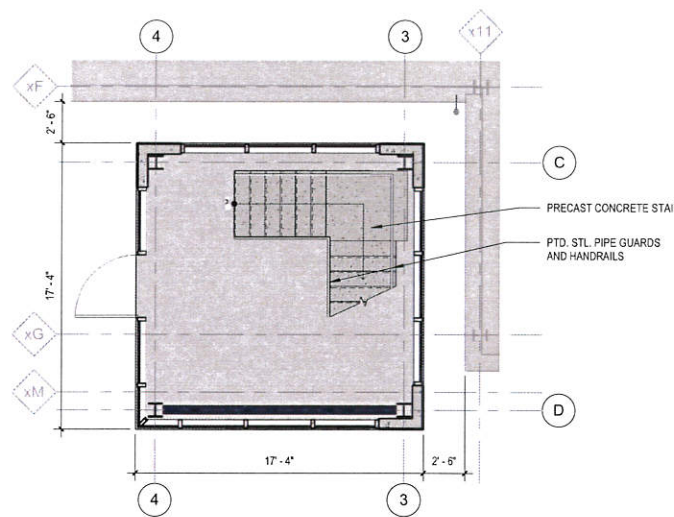
Single flight of stairs at northeast corner, 5th level



Single flight of stairs at southeast corner, 5th level

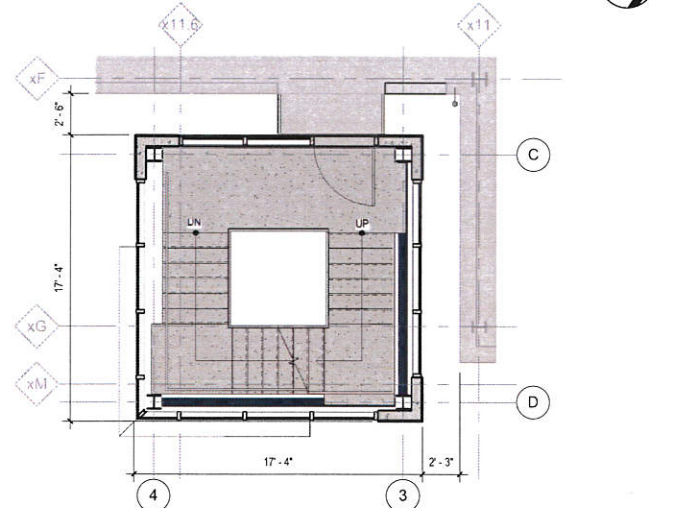


Top of elevator tower, 5th level



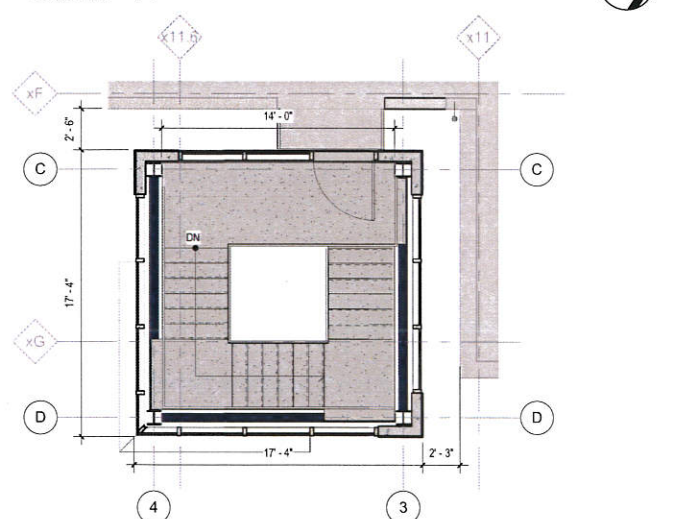
FLOOR PLAN - LEVEL 1

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



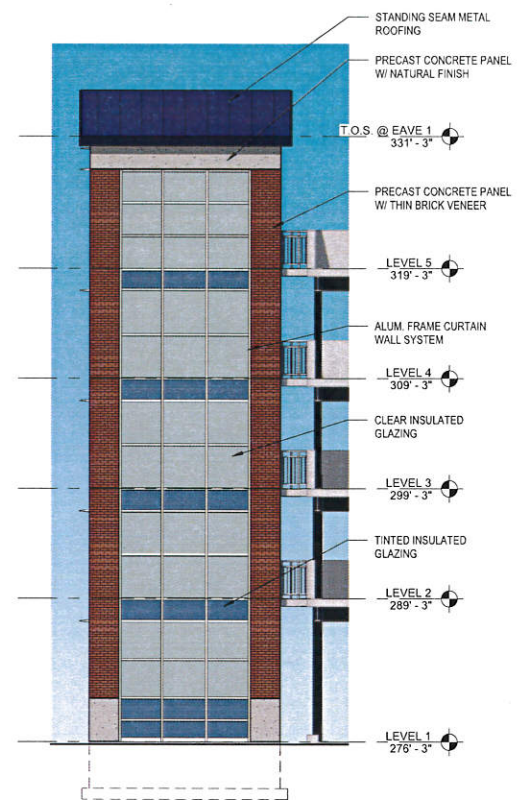
FLOOR PLAN - LEVEL 2,3,4

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



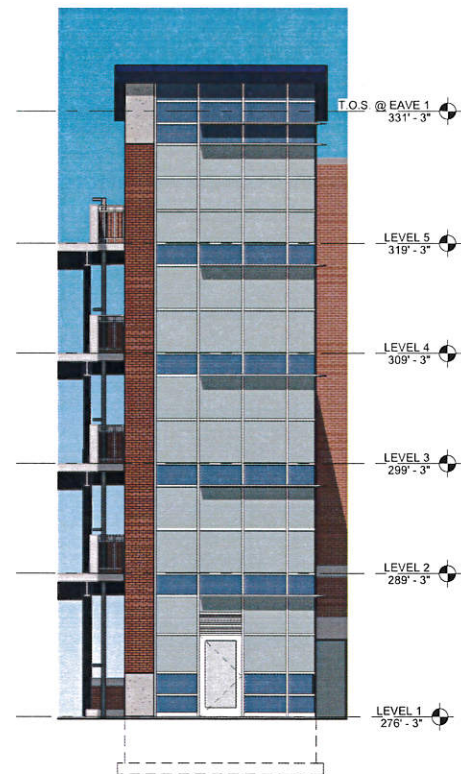
FLOOR PLAN - LEVEL 5

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



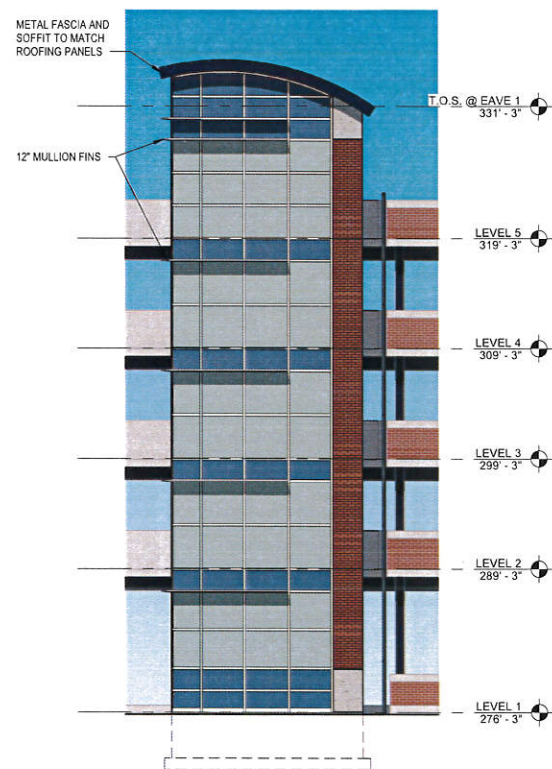
NORTH ELEVATION

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



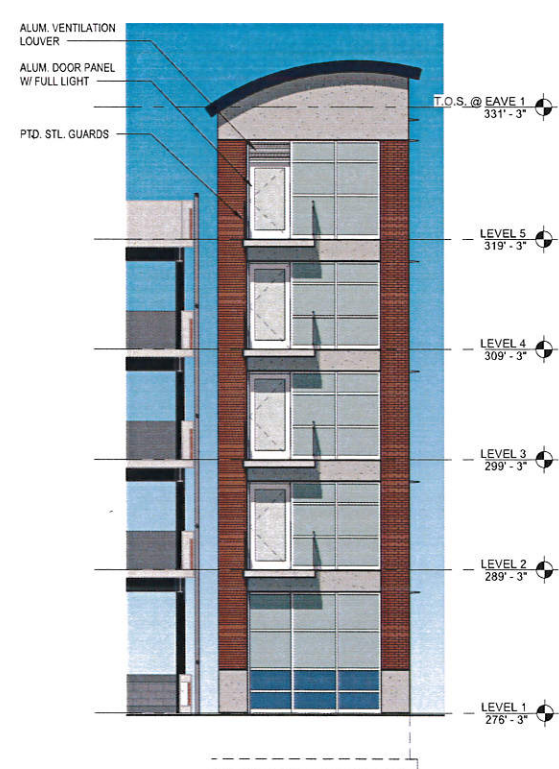
SOUTH ELEVATION

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



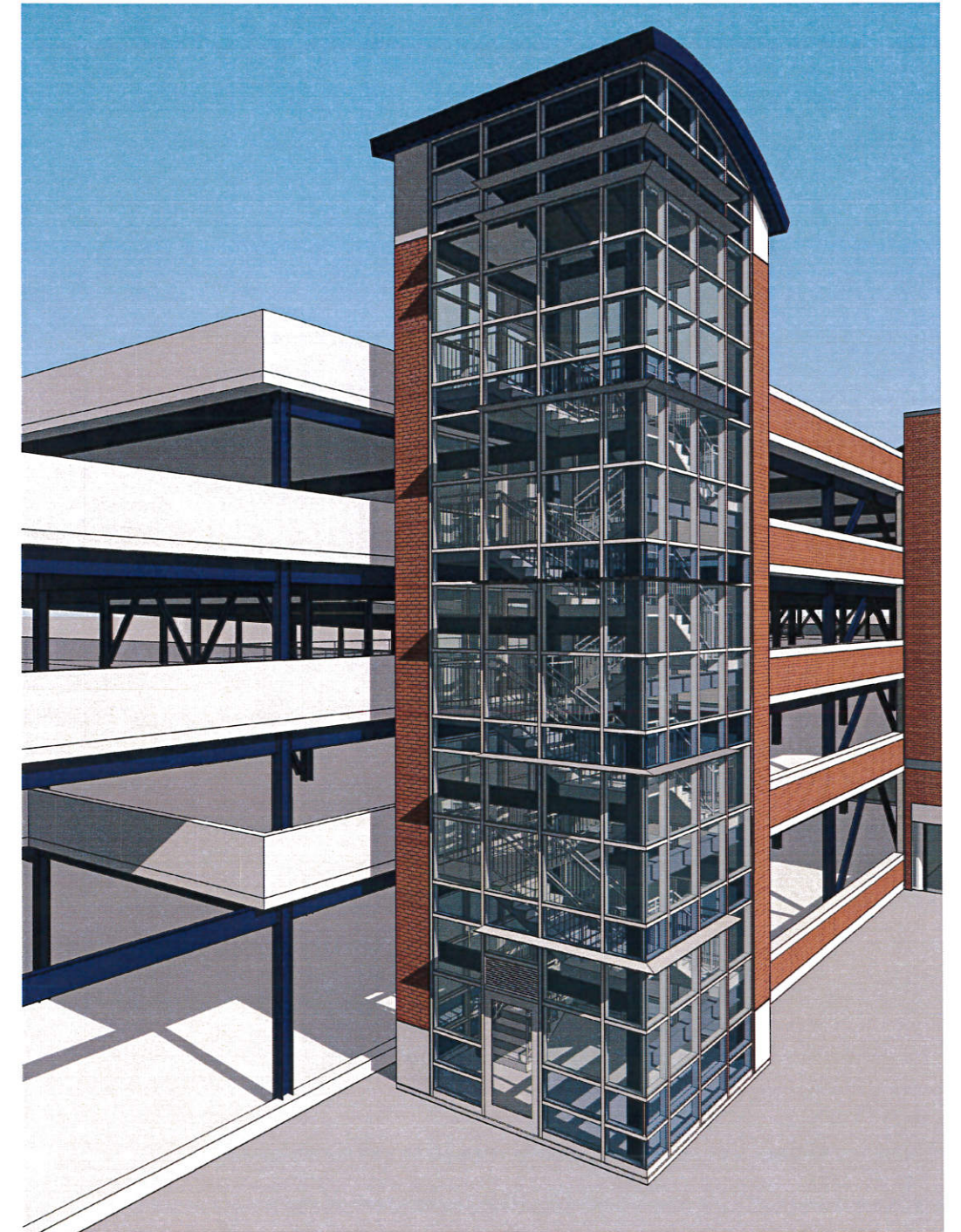
EAST ELEVATION

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



WEST ELEVATION

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



SOUTH TOWER PERSPECTIVE VIEW

CITY OF CONCORD, NEW HAMPSHIRE

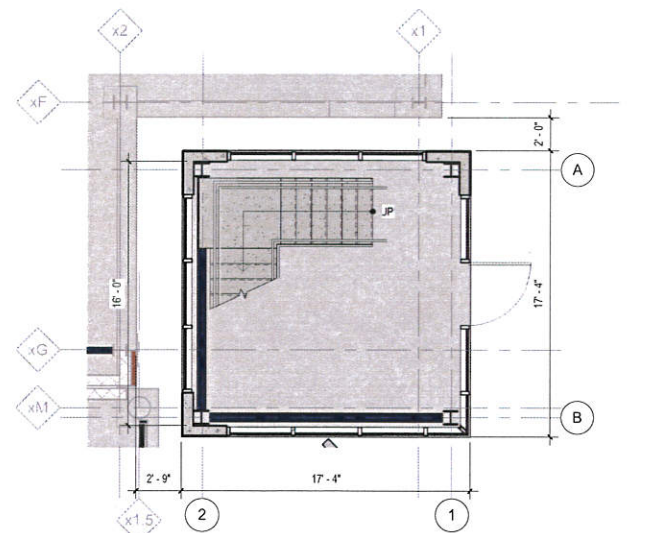
DURGIN BLOCK PARKING GARAGE

SOUTH STAIR TOWER

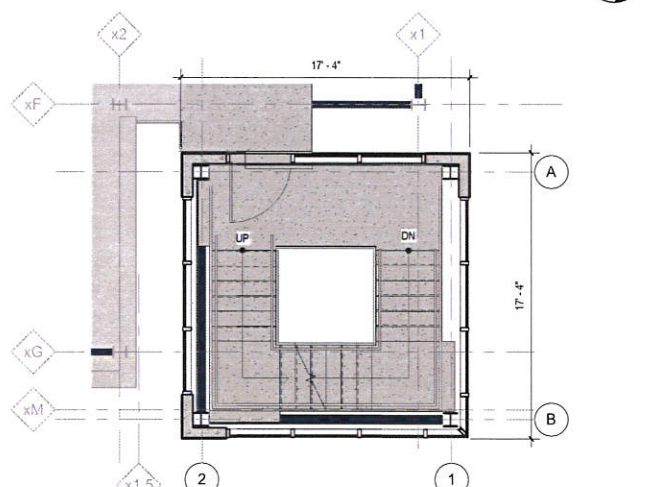
SCALE: AS NOTED
DATE: 03/28/2017
SHEET SD-2 PROJECT 4461

PREPARED BY: HL TURNER GROUP, INC. ■ ARCHITECTS ■ ENGINEERS ■ BUILDING SCIENTISTS ■ 27 LOCKE RD. CONCORD, NH 03301, USA ■ 603.228.1122 ■ 603.228.1124 ■ www.hlturner.com

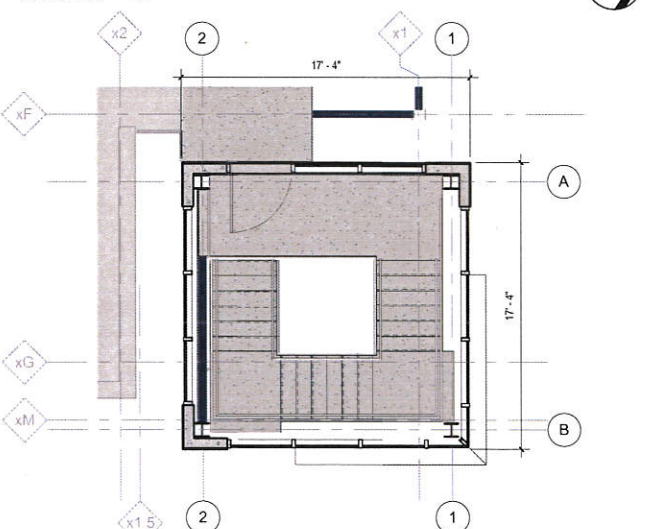
TURNER
GROUP



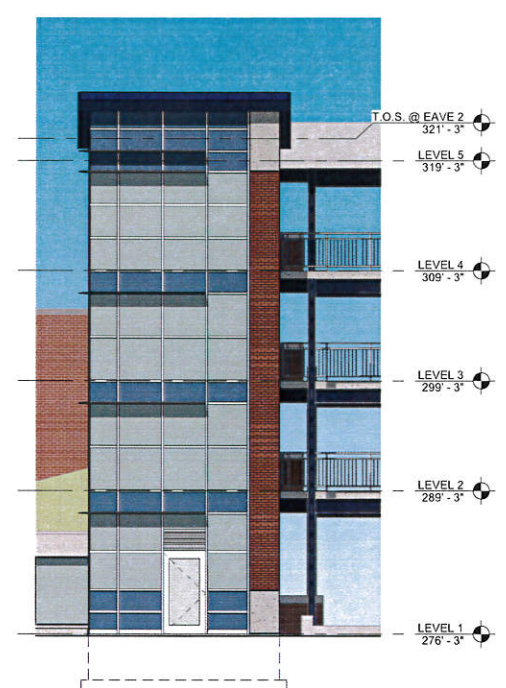
FLOOR PLAN - LEVEL 1
Scale: 3/16" = 1'-0"



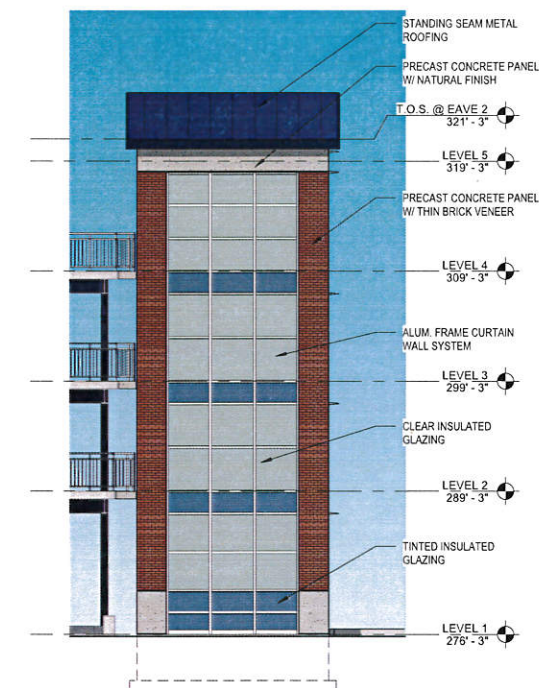
FLOOR PLAN - LEVEL 2,3
Scale: 3/16" = 1'-0"



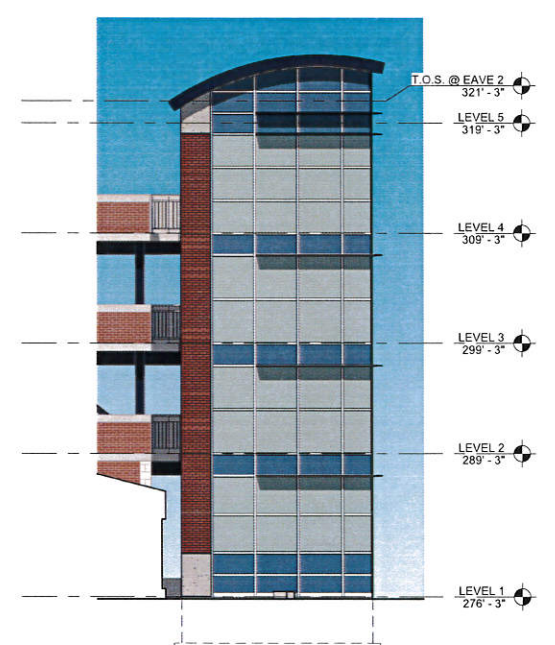
FLOOR PLAN - LEVEL 4
Scale: 3/16" = 1'-0"



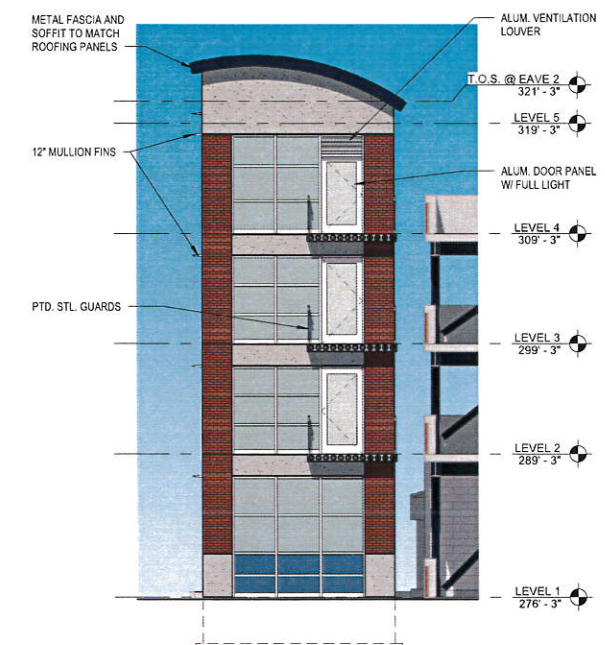
NORTH ELEVATION
Scale: 1/8" = 1'-0"



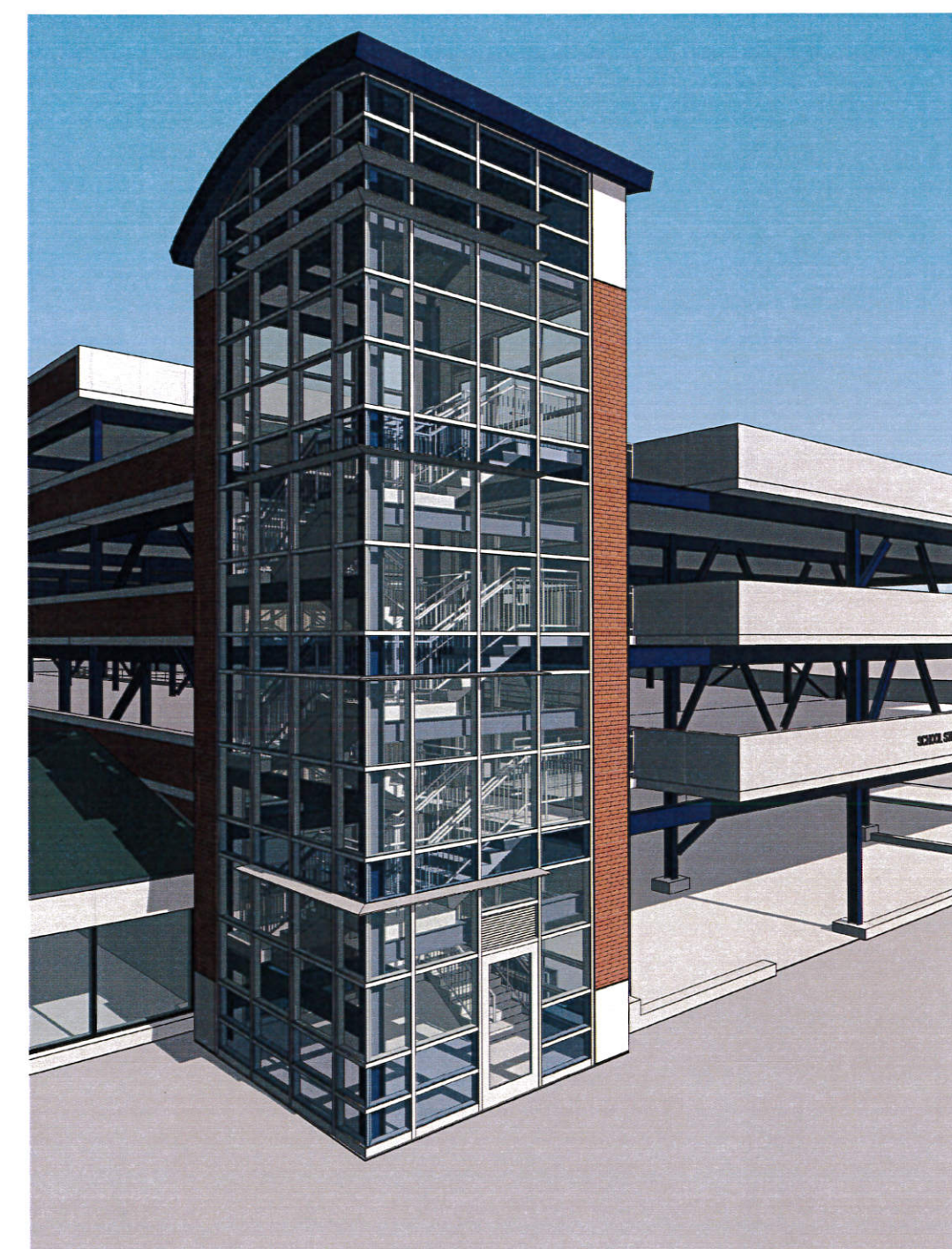
SOUTH ELEVATION
Scale: 1/8" = 1'-0"



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



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



NORTH TOWER PERSPECTIVE VIEW

CITY OF CONCORD, NEW HAMPSHIRE

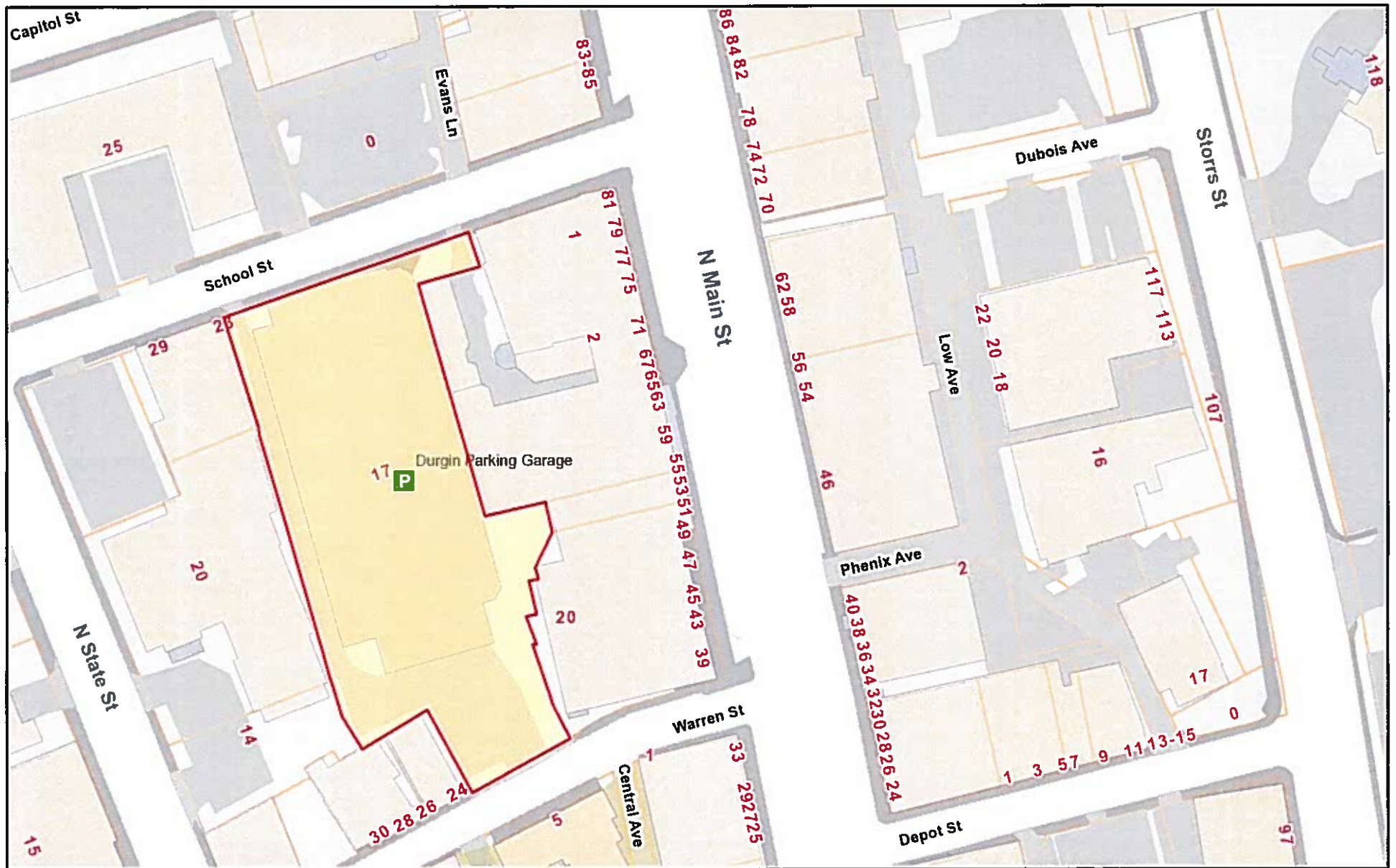
DURGIN BLOCK PARKING GARAGE

NORTH STAIR TOWER

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SCALE: AS NOTED
DATE: 03/28/2017
SHEET 50-3 PROJECT 4461





April 6, 2017

