

MCLANE MIDDLETON

VICTOR V. MANOUGIAN
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April 21, 2017

Via UPS Monday Delivery
1Z 101 505 22 1011 940 1

Richard S. Woodfin, Planning Board Chair
City of Concord
41 Green Street
Concord, NH 03301

RECEIVED

APR 24 2017

**Planning Division
Concord, NH**

Re: Application for Architectural Design Review for Diesel Backup Generator at 12 South Street by Bell Atlantic Mobile Systems of Allenstown, Inc. d/b/a Verizon Wireless

Dear Mr. Woodfin:

The purpose of this letter is to deliver on behalf of our client, Bell Atlantic Mobile Systems of Allenstown, Inc. d/b/a Verizon Wireless ("Verizon"), the enclosed application and supporting materials for the backup generator (the "Generator") located at 12 South Street in Concord.

We confirmed on April 14, 2017 with John Stoll, who spoke with the City Zoning Administrator, Craig Walker that our modification/building addition will be exempt from any review. However, the backup generator that is being proposed will be subject to Architectural Design Review as we are requesting a building permit within the Civil Performance District. We also confirmed on April 14, 2017 with your City Attorney, Jim Kennedy that this is the appropriate procedure.

Please find enclosed, the following items:

1. Architectural Review Application and Application Fee of \$300.00;
2. Architectural Review Checklist;
3. Letter of Authorization; and
4. Three (3) sets of 11" x 17" and one (1) set of 8 ½" x 11" plans depicting the Generator.

McLane Middleton, Professional Association
Manchester, Concord, Portsmouth, NH | Woburn, Boston, MA

McLane.com

Richard S. Woodfin, Planning Board Chair
April 21, 2017
Page 2

I. APPLICANT INFORMATION

Verizon is one of the nation's leading providers of wireless communications providing coverage in almost all of the top 100 markets in the United States. Verizon has developed one of the largest and most reliable national wireless networks to provide wireless voice and data services to an ever-growing customer base, last counted at over 100 million.

Verizon continuously works to enhance and improve its network. One of the key design objectives of Verizon's system is to provide seamless coverage without significant gaps or dead spots. Verizon's radio transmitting and receiving facilities operate on a line-of-sight basis, requiring a clear path from the facility to the remote user. This dynamic requires antennas to be located in a location where the radio frequency signal is not obstructed or degraded by buildings or topographical features.

II. PROJECT NARRATIVE

As indicated on the enclosed plans, Verizon will install an 80kw diesel generator at the site, which will be placed on a 5'x10' concrete pad. The generator is necessary to support Verizon's wireless equipment at the location, which will be modified in accordance with the enclosed plans. Specifications for the Generator can be found on Page E-1 of the plans.

III. CONCLUSION

We trust that the above narrative and accompanying enclosures to this letter sufficiently describe Verizon's generator and how it complies with the requirements for Architectural Review. Please place this application on the May 9, 2017 agenda for Architectural Design Review. Please contact me should you have any questions.

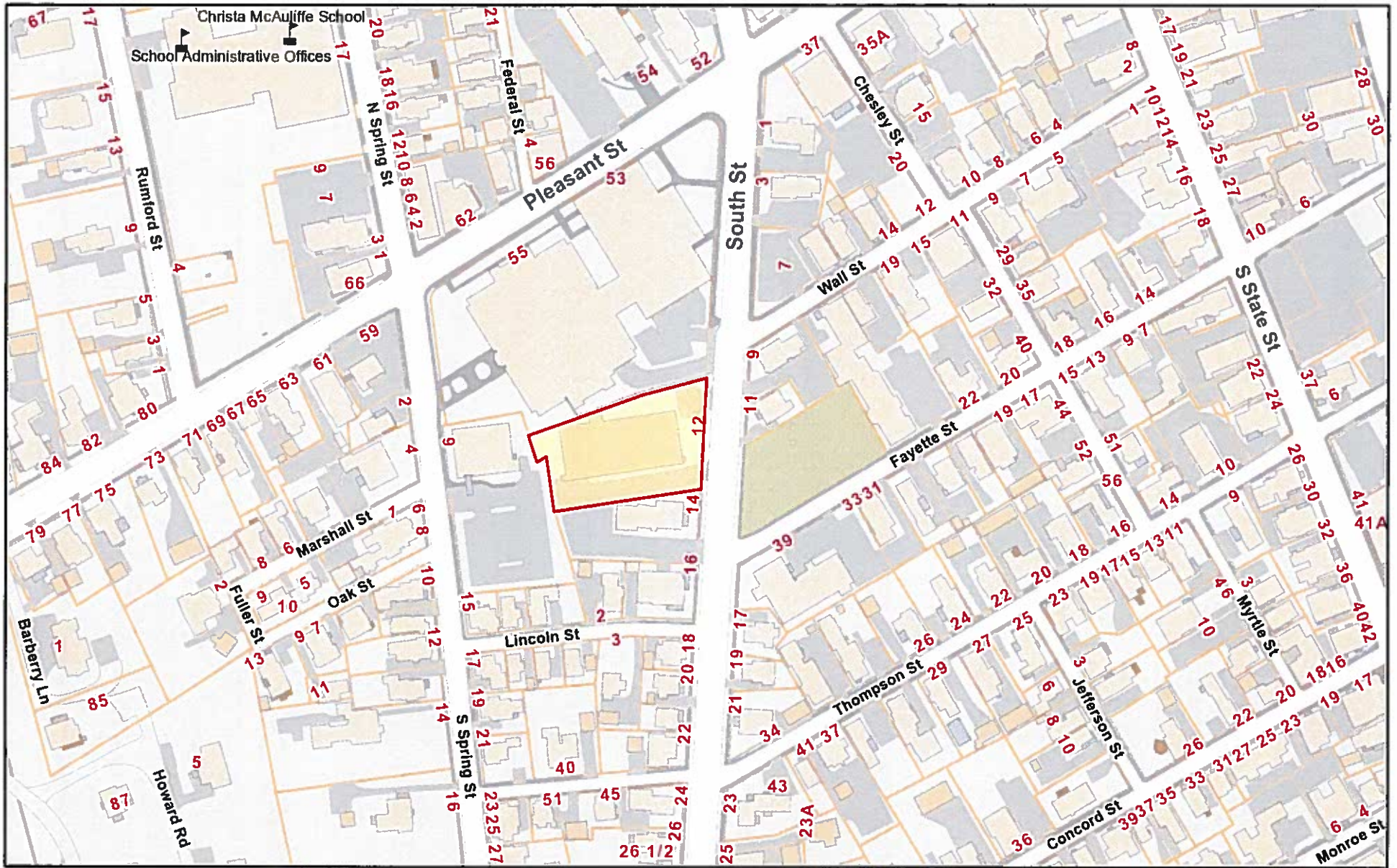
Thank you for your assistance.

Very truly yours,

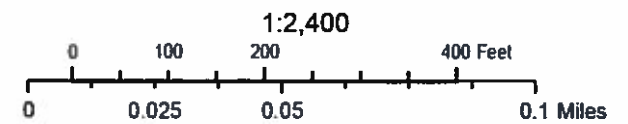


Victor Manougian

VVM/mg
Enclosures
cc: M. Burke-TRM



April 26, 2017





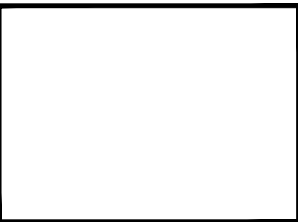
FOR CONSTRUCTION

PREPARED FOR:

118 FLANDERS ROAD
WESTBOROUGH, MA 01581

1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
N. ANDOVER, MA 01845

TEL: (978) 557-5553
FAX: (978) 336-5586



STATE OF NEW HAMPSHIRE

DEREK J. CREASER
NO. 13536
PROFESSIONAL ENGINEER

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
4	12/16/16	REVISED GENSET PAD	SF
3	08/22/16	REVISED GENSET	SF
2	05/02/16	ADD DIESEL GENSET	JS
1	02/16/16	ISSUED FOR CONSTRUCTION	NS
0	12/02/15	BID WALK	NS

SITE NAME:
CONCORD NH
HEAD END

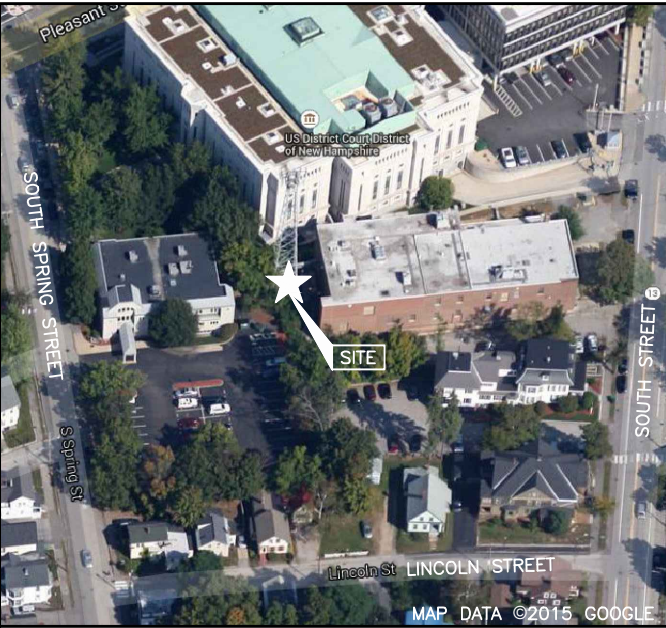
SITE ADDRESS:
12 SOUTH STREET
CONCORD, NH 03301

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

CONCORD NH HEAD END

12 SOUTH STREET CONCORD, NH 03301



VICINITY MAP

SCALE: N.T.S.

DIRECTIONS:
ENTER NEW HAMPSHIRE ON US-3 N, EVERETT TURNPIKE.TAKE I-293
THEN I-93. TAKE EXIT 12N FROM I-93 N. TAKE BROADWAY TO SOUTH
ST. BUILDING WILL BE ON LEFT.

CONSULTANT TEAM

PROJECT ENGINEER

HUDSON DESIGN GROUP, LLC
1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
NORTH ANDOVER, MA 01845
TEL: 1-(978)-557-5553
FAX: 1-(978)-336-5586

SURVEYOR

NORTHEAST SURVEY CONSULTANTS
116 PLEASANT ST. SUITE 302
EASTHAMPTON, MA 01027
TEL: 1-(413)-203-5144

MEP ENGINEER

CSI ENGINEERING, LLC
999 BROADWAY
SUITE 206
SAUGUS, MA 01906
TEL: 1-(781)-233-4808
FAX: 1-(781)-233-4848

PROJECT SUMMARY

SITE NAME: CONCORD NH HEAD END

SITE ADDRESS: 12 SOUTH STREET
CONCORD, NH 03301

ZONING DISTRICT: CVP -- CIVIC PERFORMANCE DISTRICT

ZONING JURISDICTION: CITY OF CONCORD, NH

LATITUDE: N43° 12' 05.04"

LONGITUDE: W71° 32' 23.68"

PARCEL ID: 36-1-6

PROPERTY OWNER: NORTHERN NEW ENGLAND TELEPHONE
OPERATIONS, LLC.
C/O ROY DRUNKKER
DIRECTOR OF TAXES
FAIRPOINT COMMUNICATIONS
770 ELM STREET
MANCHESTER, NH 03101

SHEET INDEX

SHEET NO.	DESCRIPTION
T-1	TITLE SHEET
C-1	ABUTTERS PLAN
C-2	EXISTING CONDITIONS
C-3	PLOT PLAN
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A-2	EQUIPMENT PLAN
A-3	ELEVATION
A-4	ELEVATION
A-5	ELEVATION
A-6	SECTION & WALL DETAIL
A-7	SHELTER PLANS
A-8	DETAILS
F-1	FRAMING PLAN
F-2	ROOF FRAMING PLAN
F-3	FRAMING ELEVATIONS
F-4	FRAMING DETAILS
S-1	STRUCTURAL NOTES
S-2	STRUCTURAL PLANS
S-3	STRUCTURAL DETAILS
S-4	STRUCTURAL DETAILS
S-5	STRUCTURAL DETAILS
FP-1	FIRE PROTECTION PLAN & NOTES
E-1	ELECTRICAL DETAILS & NOTES
E-2	ELECTRICAL ONE-LINE AND GROUNDING DIAGRAM
E-3	ELECTRICAL WIRING PLAN & NOTES
E-4	CABLE TRAY GROUNDING & DETAILS
E-5	ELECTRICAL DETAILS
M-1	MECHANICAL DETAILS & NOTES (HVAC)

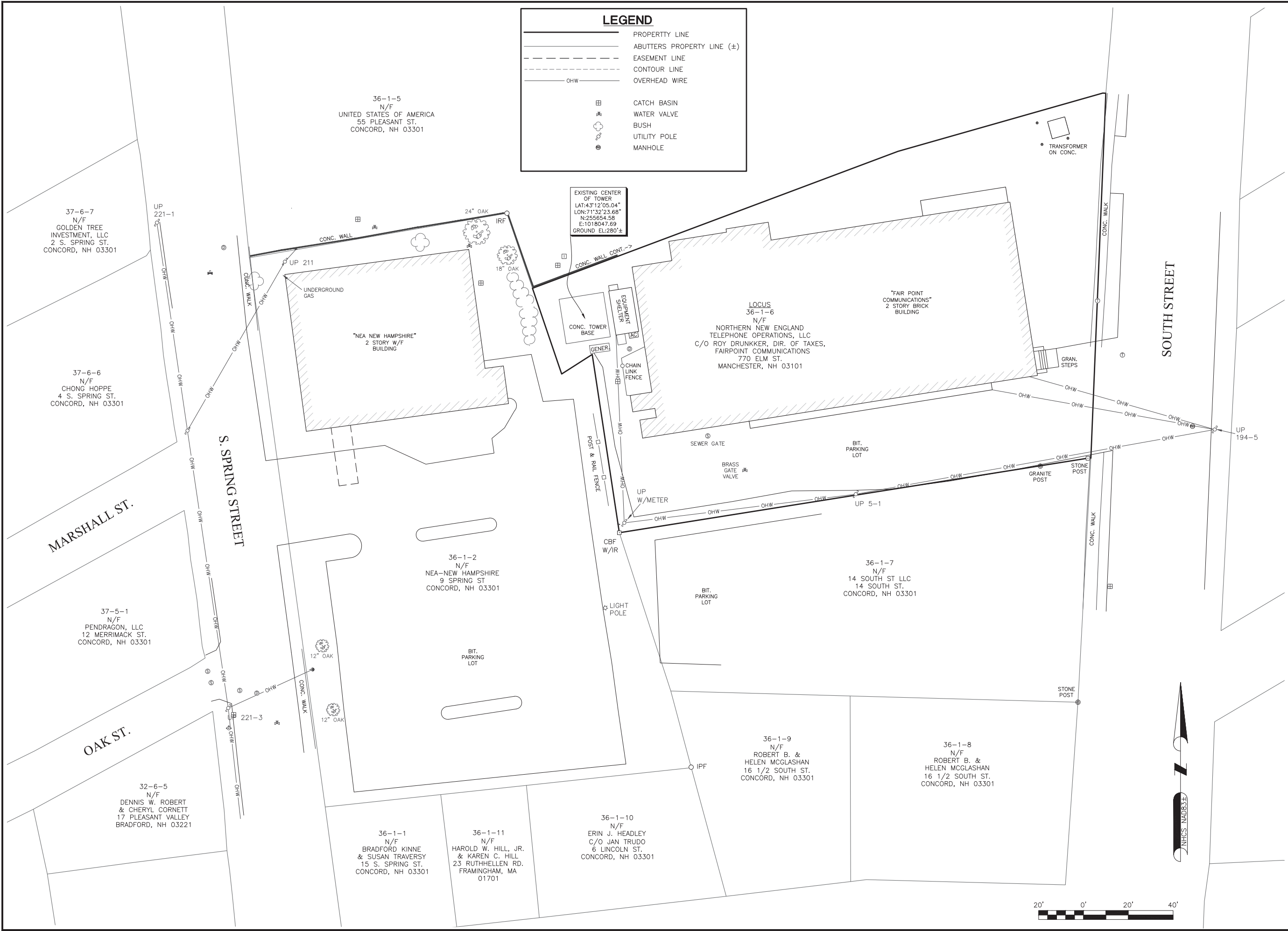


DIG SAFE
3 WORKING DAYS
BEFORE YOU DIG



CALL TOLL FREE 888-DIG-SAFE

UNDERGROUND SERVICE ALERT



1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
N. ANDOVER, MA 01845

TEL: (978) 557-5553
FAX: (978) 336-5586

NORTHEAST SURVEY CONSULTANTS

116 Pleasant St. Ste. 302
P.O. Box 109
Easthampton, MA 01027
(413) 203-5144
northeastsurvey.com

CHECKED BY: BCF

APPROVED BY: TJW

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	07/29/15	ISSUED FOR REVIEW	BCF

SITE NAME:
CONCORD NH HEAD END

SITE ADDRESS:
12 SOUTH STREET
CONCORD, NH 03301

SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER
C-2

NOTE:
EXISTING 4" CONDUIT COPPER TO BE
REMOVED AND REPLACED WITH MAXCELL.

APPROXIMATE
COORDINATES: LAT: N43° 12' 05.04"
LONG: W71° 32' 23.68"

NOTE:
AN ANALYSIS OF THE CAPACITY OF THE EXISTING
STRUCTURE TO SUPPORT THE PROPOSED LOADING
HAS BEEN COMPLETED BY HUDSON DESIGN
GROUP, LLC. DATED JANUARY 25, 2016.

FOR CONSTRUCTION

PREPARED FOR:

verizon

118 FLANDERS ROAD
WESTBOROUGH, MA 01581

Hudson
Design Group, LLC

1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
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STATE OF NEW HAMPSHIRE

DEREK
J. CREASER
NO. 13536
PROFESSIONAL ENGINEER

CHECKED BY: JX

APPROVED BY: DPH

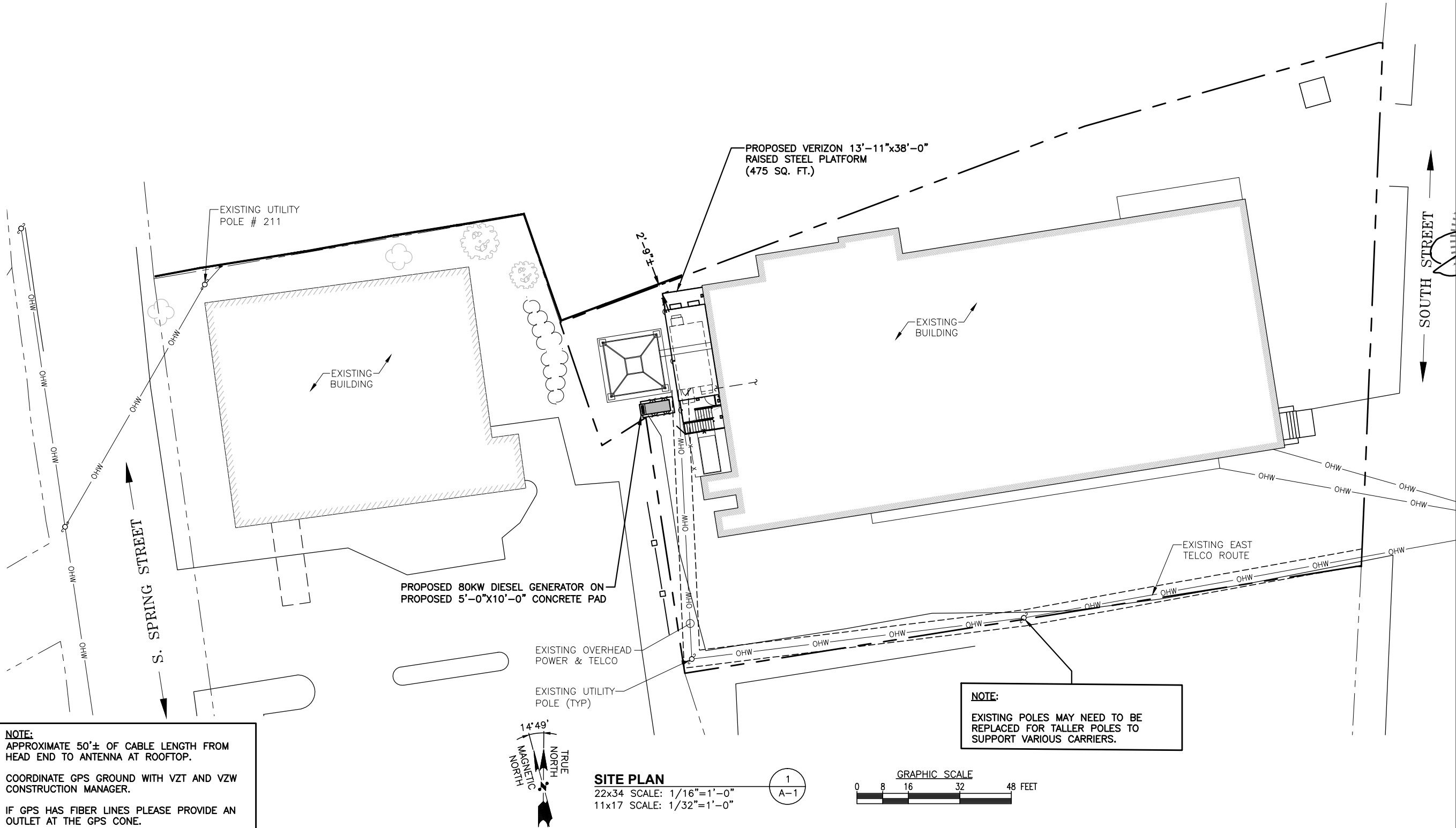
SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
4	12/16/16	REVISED GENSET PAD	SF
3	08/22/16	REVISED GENSET	SF
2	05/02/16	ADD DIESEL GENSET	JS
1	02/16/16	ISSUED FOR CONSTRUCTION	NS
0	12/02/15	BID WALK	NS

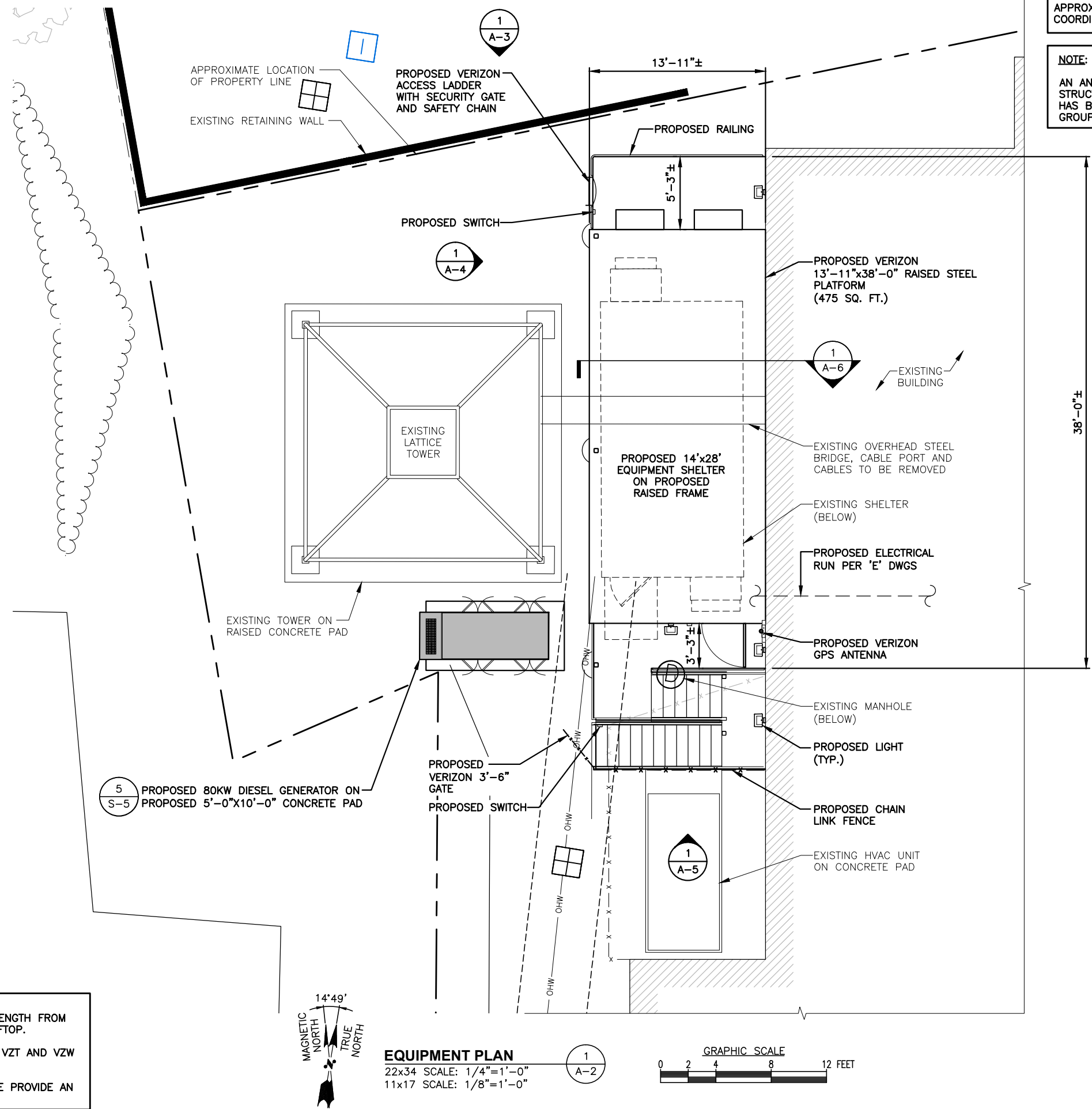
SITE NAME:
CONCORD NH
HEAD END

SITE ADDRESS:
12 SOUTH STREET
CONCORD, NH 03301

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1





APPROXIMATE COORDINATES: LAT: N43° 12' 05.04" LONG: W71° 32' 23.68"

NOTE:
AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS BEEN COMPLETED BY HUDSON DESIGN GROUP, LLC. DATED JANUARY 25, 2016.

FOR CONSTRUCTION

PREPARED FOR:

verizon

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1	02/16/16	ISSUED FOR CONSTRUCTION	NS
0	12/02/15	BID WALK	NS

SITE NAME:
CONCORD NH
HEAD END

SITE ADDRESS:
12 SOUTH STREET
CONCORD, NH 03301

SHEET TITLE
EQUIPMENT PLAN

SHEET NUMBER
A-2

NOTE:
APPROXIMATE 50'± OF CABLE LENGTH FROM HEAD END TO ANTENNA AT ROOFTOP.
COORDINATE GPS GROUND WITH VZT AND VZW CONSTRUCTION MANAGER.
IF GPS HAS FIBER LINES PLEASE PROVIDE AN OUTLET AT THE GPS CONE.

EQUIPMENT PLAN
22x34 SCALE: 1/4"=1'-0"
11x17 SCALE: 1/8"=1'-0"



AN ANALYSIS OF THE CAPACITY OF THE EXISTING
STRUCTURE TO SUPPORT THE PROPOSED LOADING
HAS BEEN COMPLETED BY HUDSON DESIGN
GROUP, LLC. DATED JANUARY 25, 2016.

LAT: N43° 12' 05.04"
LONG: W71° 32' 23.68"

—EXISTING FAN & VENTS

RE-ROUTE WEATHERHEAD—
AS REQUIRED

11' - 2" ±

21' - 8" ±


39' - 0" ±

40' - 3" ±

1
A-3

GRAPHIC SCALE

4" 2'-8" 5'-4" 8'-0"



A-3

IF GPS HAS FIBER LINES PLEASE PROVIDE AN
OUTLET AT THE GPS CONE.

FOR CONSTRUCTION

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verizon

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NO. 13536
PROFESSIONAL ENGINEER

CHECKED BY: JX

APPROVED BY: DPH

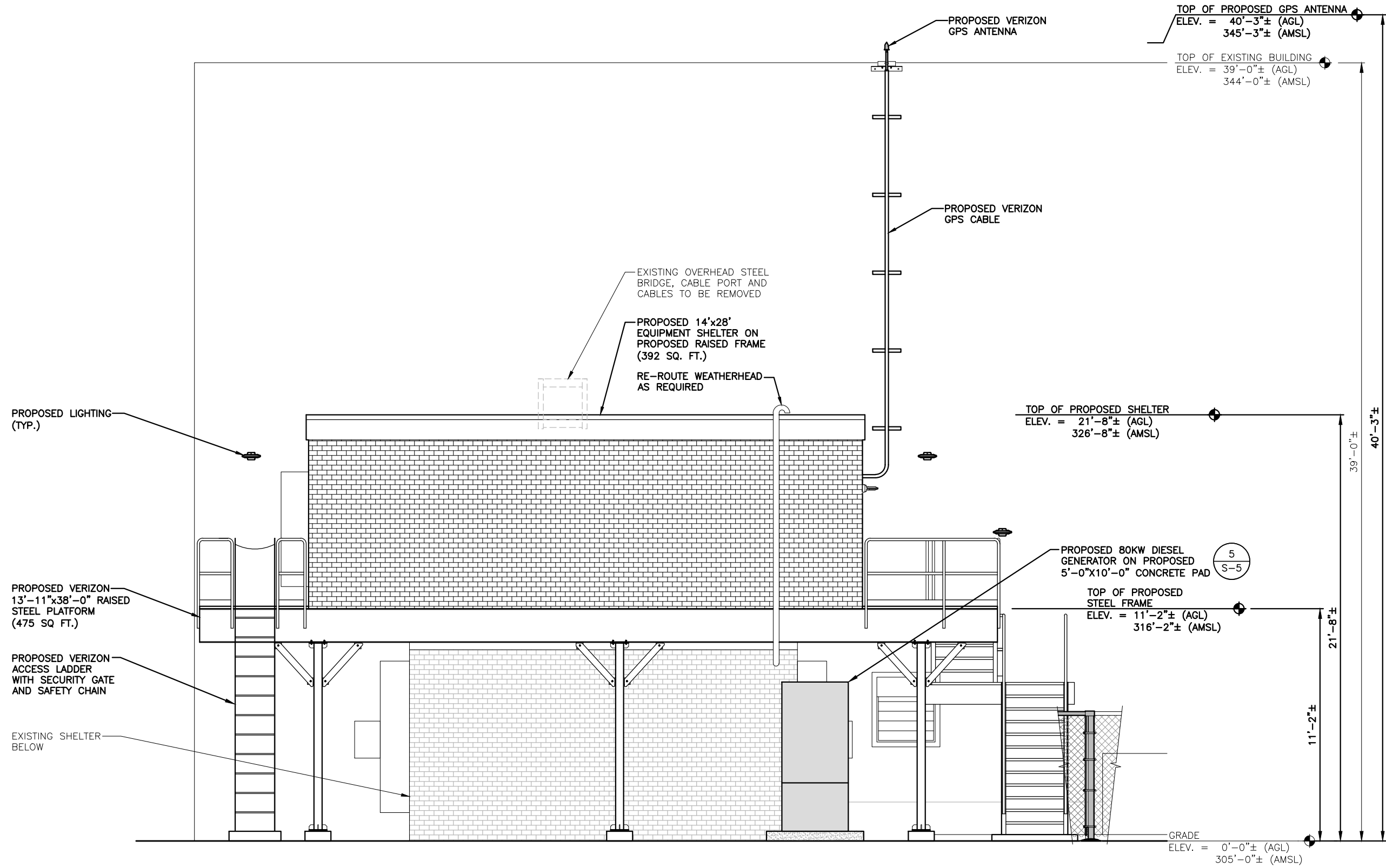
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CONCORD NH
HEAD END

SITE ADDRESS:
12 SOUTH STREET
CONCORD, NH 03301

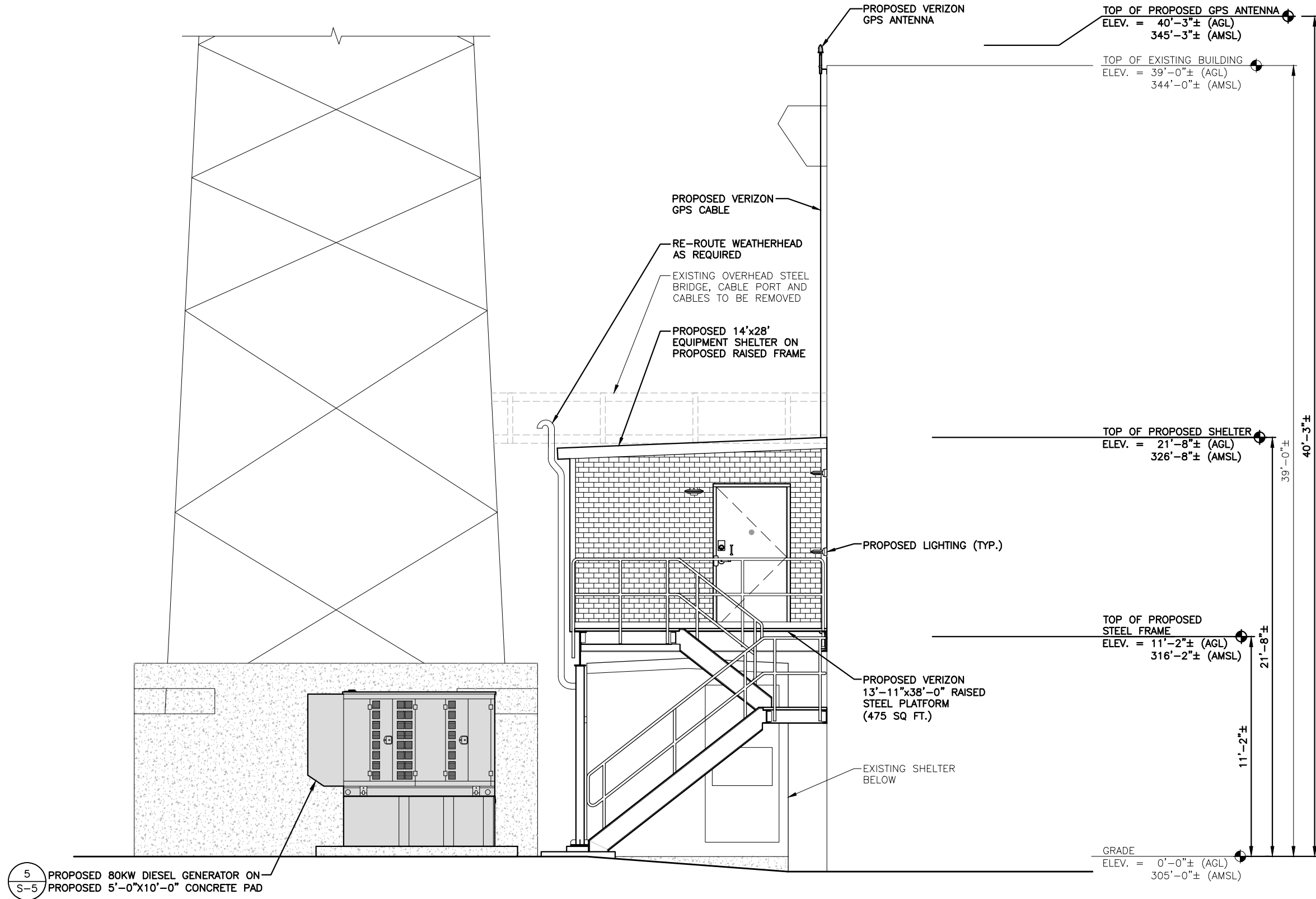
SHEET TITLE
ELEVATION

SHEET NUMBER
A-4



WEST ELEVATION
22x34 SCALE: 3/8"=1'-0"
11x17 SCALE: 3/16"=1'-0"

GRAPHIC SCALE
0 1'-4" 2'-8" 5'-4" 8'-0"

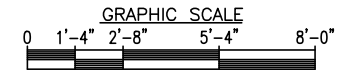


5
S-5

PROPOSED 80KW DIESEL GENERATOR ON
PROPOSED 5'-0"X10'-0" CONCRETE PAD

SOUTH ELEVATION
22x34 SCALE: 3/8"=1'-0"
11x17 SCALE: 3/16"=1'-0"

1
A-5



FOR CONSTRUCTION

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HEAD END

SITE ADDRESS:
12 SOUTH STREET
CONCORD, NH 03301

SHEET TITLE
ELEVATION

SHEET NUMBER
A-5

FOR CONSTRUCTION

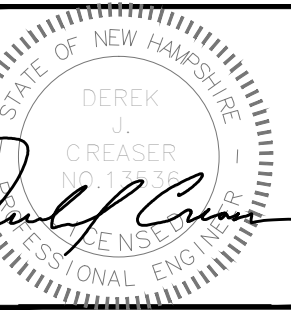
PREPARED FOR:

verizon

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WESTBOROUGH, MA 01581



1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090 TEL: (978) 557-5553
N. ANDOVER, MA 01845 FAX: (978) 336-5586



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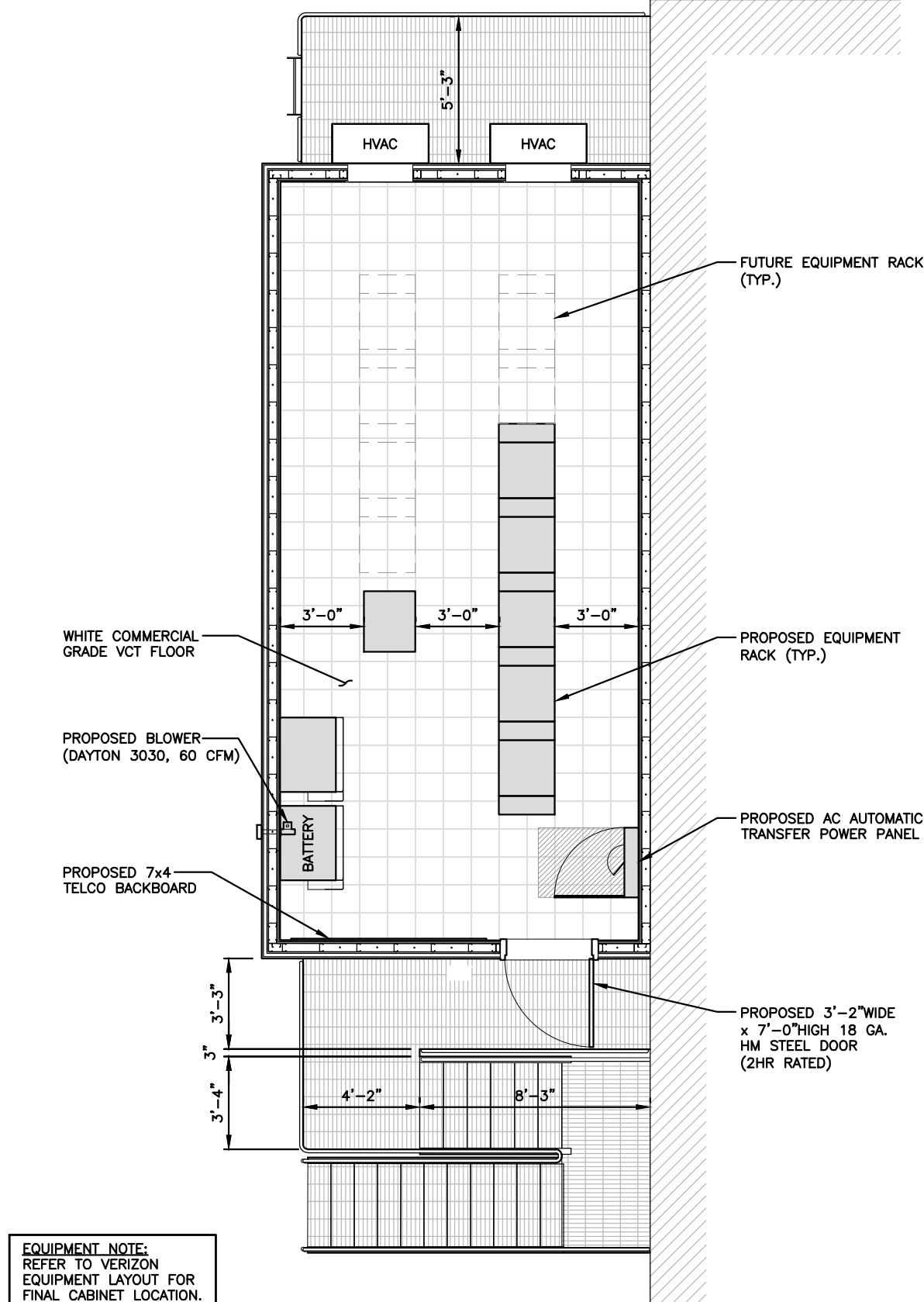
SITE NAME:
CONCORD NH
HEAD END

SITE ADDRESS:
12 SOUTH STREET
CONCORD, NH 03301

SHEET TITLE
SHELTER PLANS

SHEET NUMBER

A-7

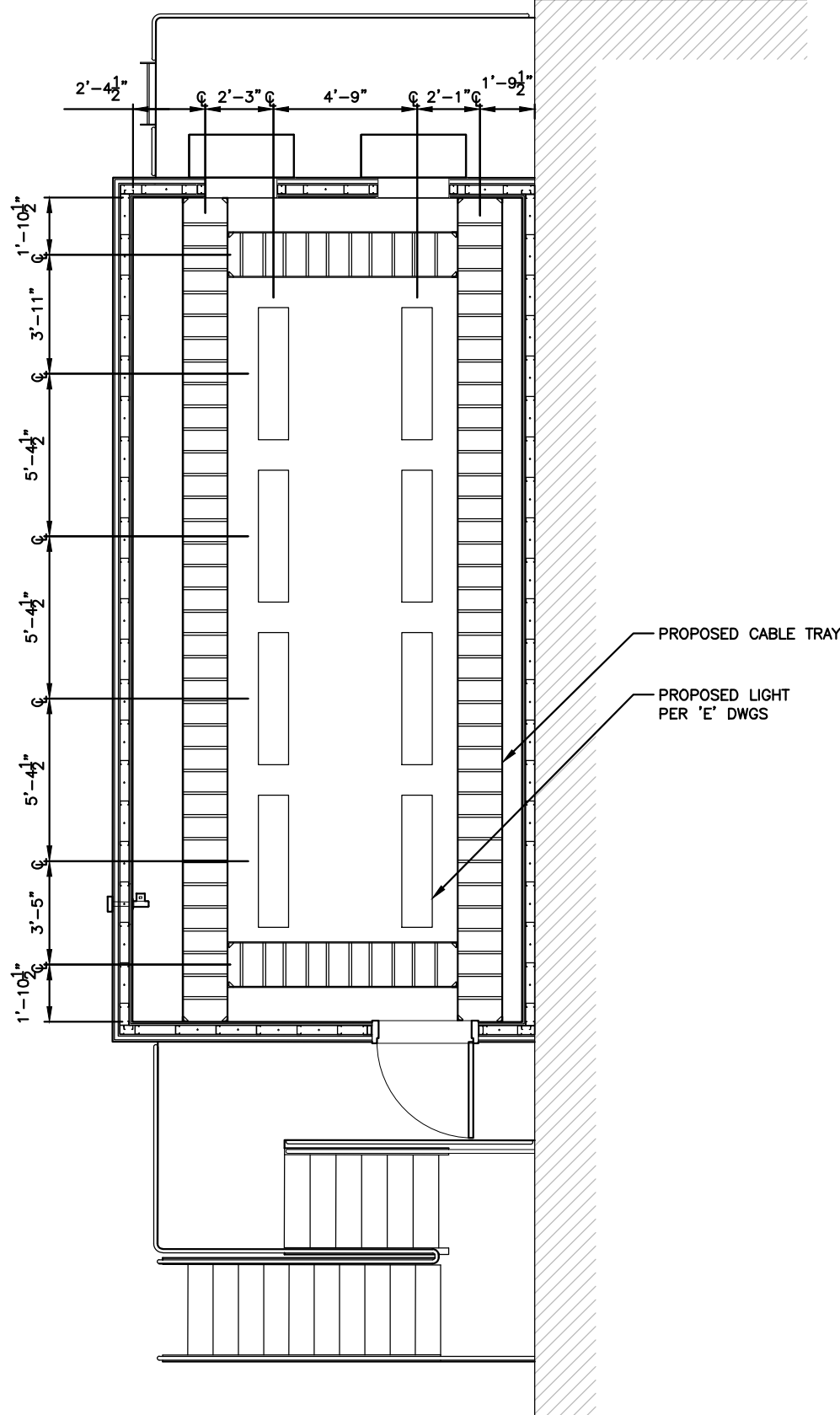
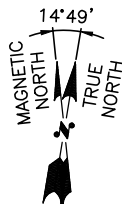
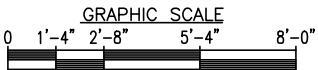


EQUIPMENT NOTE:
REFER TO VERIZON
EQUIPMENT LAYOUT FOR
FINAL CABINET LOCATION.

SHELTER PLAN

22x34 SCALE: 3/8"=1'-0"
11x17 SCALE: 3/16"=1'-0"

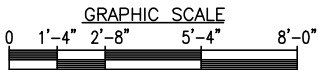
1
A-7



REFLECTED
CEILING PLAN

22x34 SCALE: 3/8"=1'-0"
11x17 SCALE: 3/16"=1'-0"

2
A-7



FOR CONSTRUCTION

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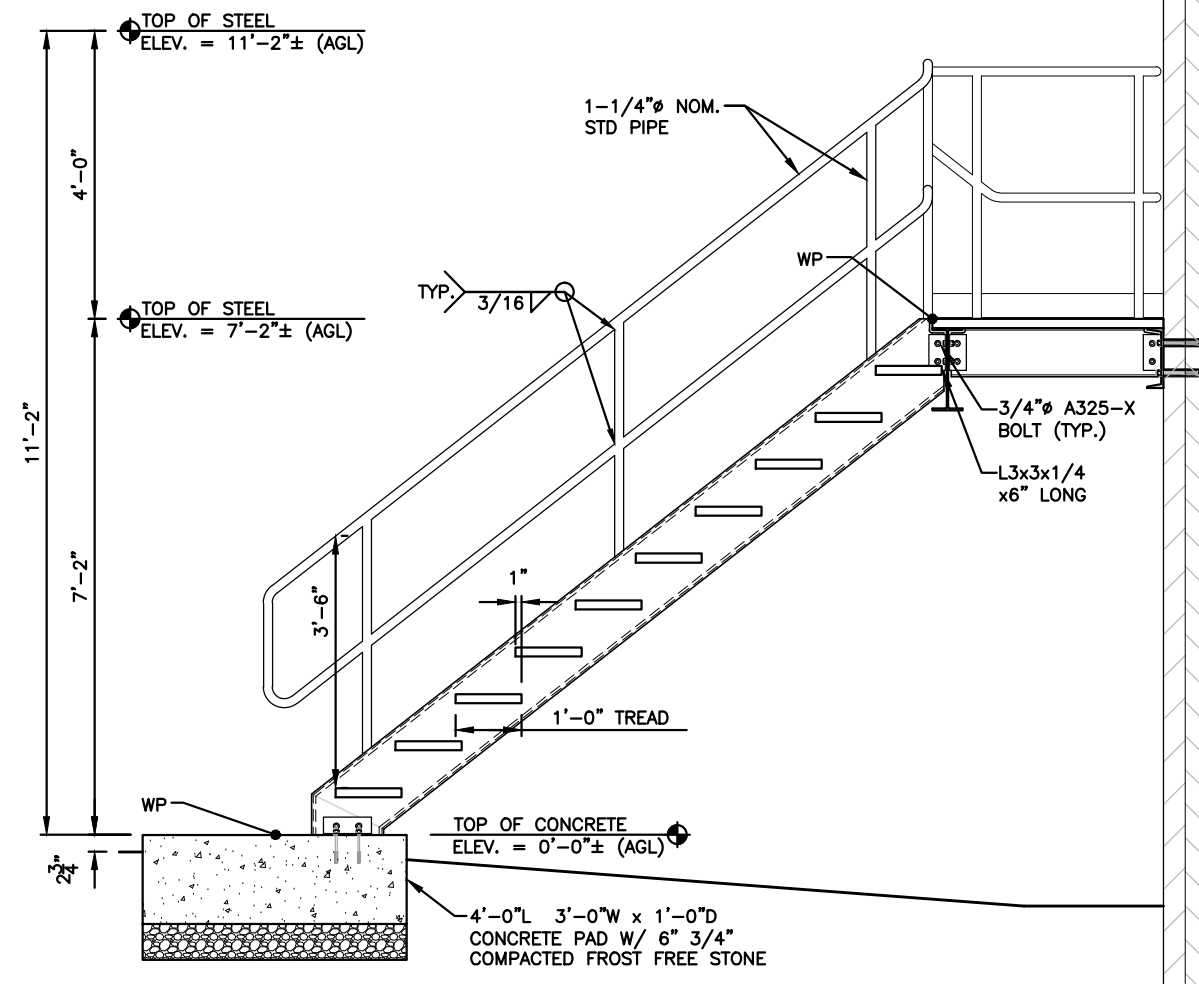
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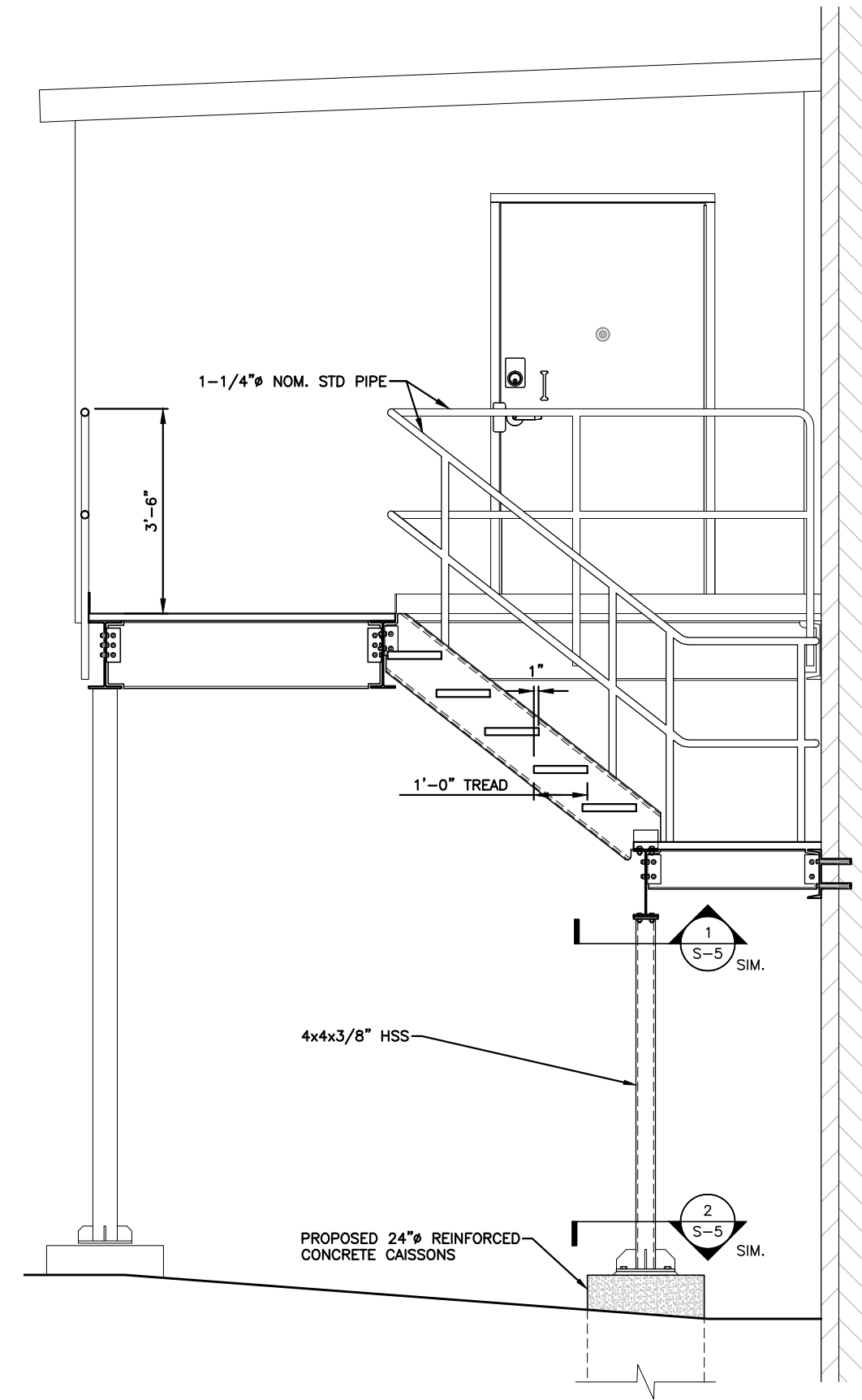
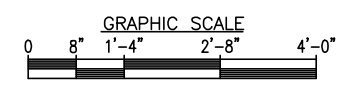
SHEET TITLE
STRUCTURAL DETAILS

SHEET NUMBER
S-4



STAIR DETAIL
22x34 SCALE: 3/4"=1'-0"
11x17 SCALE: 3/8"=1'-0"

1
S-4



STAIR DETAIL
22x34 SCALE: 3/4"=1'-0"
11x17 SCALE: 3/8"=1'-0"

2
S-4

