

## **GRANITE CENTER – ADR NARRATIVE**

Granite Center is a redevelopment project spanning three buildings (1 Eagle, 6 Dixon, 14 Dixon) totaling 100,000 sf and surface parking for approximately 150 vehicles.

In connection with this redevelopment, ADR is required for 6 components of the project:

- Façade improvements to 1 Eagle
- Façade improvements to 6 Dixon
- Façade improvements to 14 Dixon
- Construction of new accessible sidewalk for 1 Eagle (“Eagle Plaza”)
- Construction/improvement of portions of Dixon Ave. ROW (“Gateway Park”)
- Construction/improvement of City lot immediately adjacent to 14 Dixon (“Dixon Plaza”)

An overview of each of these is as follows:

### 1 Eagle Façade Improvements

- Replacement of storefronts with new storefront systems and color scheme very similar to BagelWorks building
- Installation of new decorative building canopy

### 6 Dixon Façade Improvements

- Installation of 7 balconies in connection with development of 7 new apartments on top two floors
- Removal of existing entry vestibule and replacement of storefront door with new storefront door with frame color matching existing windows

### 14 Dixon Façade Improvements

- Install new windows and doors/storefront on lower level
- Install new doors at Dixon Ave. entrances

### Eagle Plaza

- Construction of new elevated sidewalk section to provide accessibility to 4 retail businesses and building lobby (materials/design to generally match existing Main St. materials/design, particularly Bagelworks plaza)

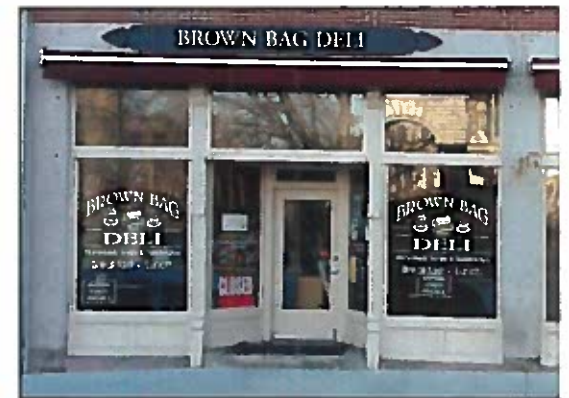
### Gateway Park

- Complete redesign/reconstruction of park next to Remi’s Block
- Removal of existing parking spaces/aisle and construction of new landscaped park at that location
- Reconstruction of remaining vehicular portion of Dixon Ave.

### Dixon Plaza

- Construction of landscaped area with elevated patio similar to Cheers patio, lawn area, and new shade trees and plantings

1 EAGLE



## 1 EAGLE SIDEWALK





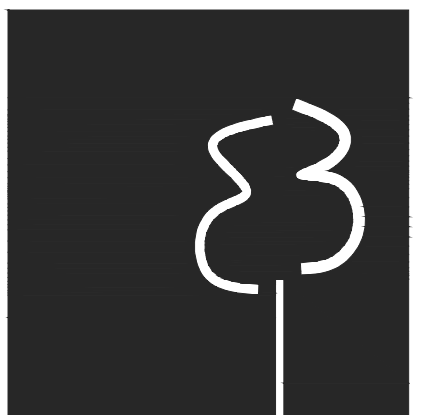
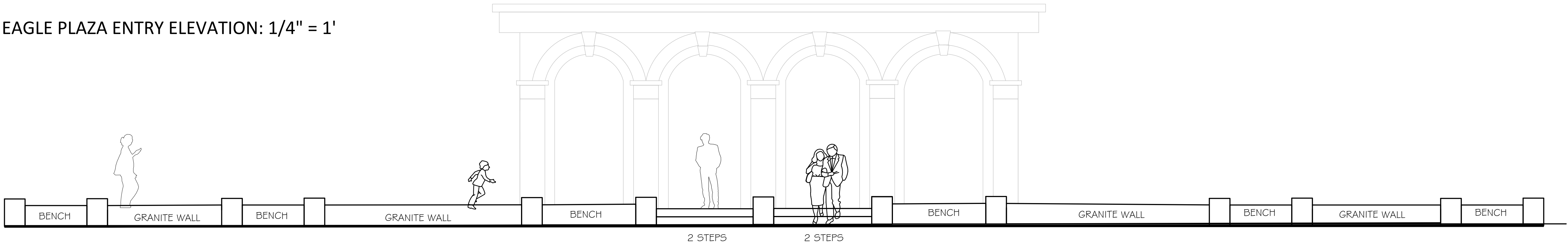
A MAIN STREET ELEVATION  
1/4"

PROGRESS PRINT 5-26-18

JOHN S. JORDAN DESIGN PLLC ARCHITECTS + PLANNERS 19 SHOE STRING ROAD CANTERBURY, NH 03224 603.753.6921 fax 603.753.6921 john@jordandesign.biz			PROJECT NAME AND LOCATION:  1 EAGLE SQUARE RENOVATIONS CONCORD, NEW HAMPSHIRE	CONTENT:  MAIN STREET ELEVATION	DRAWN BY: JSJ PROJECT NO.: CHOR-EAG DATE: - SCALE: AS SHOWN	DRAWING NO:  A-106 <small>COPYRIGHT © 2018 BY JOHN S. JORDAN DESIGN PLLC ALL RIGHTS RESERVED NO REPRODUCTION WITHOUT PERMISSION</small>
	No.	Revision/Issue	Date			



EAGLE PLAZA ENTRY ELEVATION: 1/4" = 1'



terrain  
planning & design llc

311 kast hill road  
hopkinton nh 03229  
603. 491. 2322  
terrainplanning.com

CONCORD MAIN  
STREET

Site Location:  
Concord, NH

Prepared For:  
Jon Chorlian  
80 School Street  
Concord, NH 03301

EAGLE PLAZA  
PLAN

DATE: 04 - 26 - 18

SCALE: 1/4" = 1'

PROJECT #: 1825

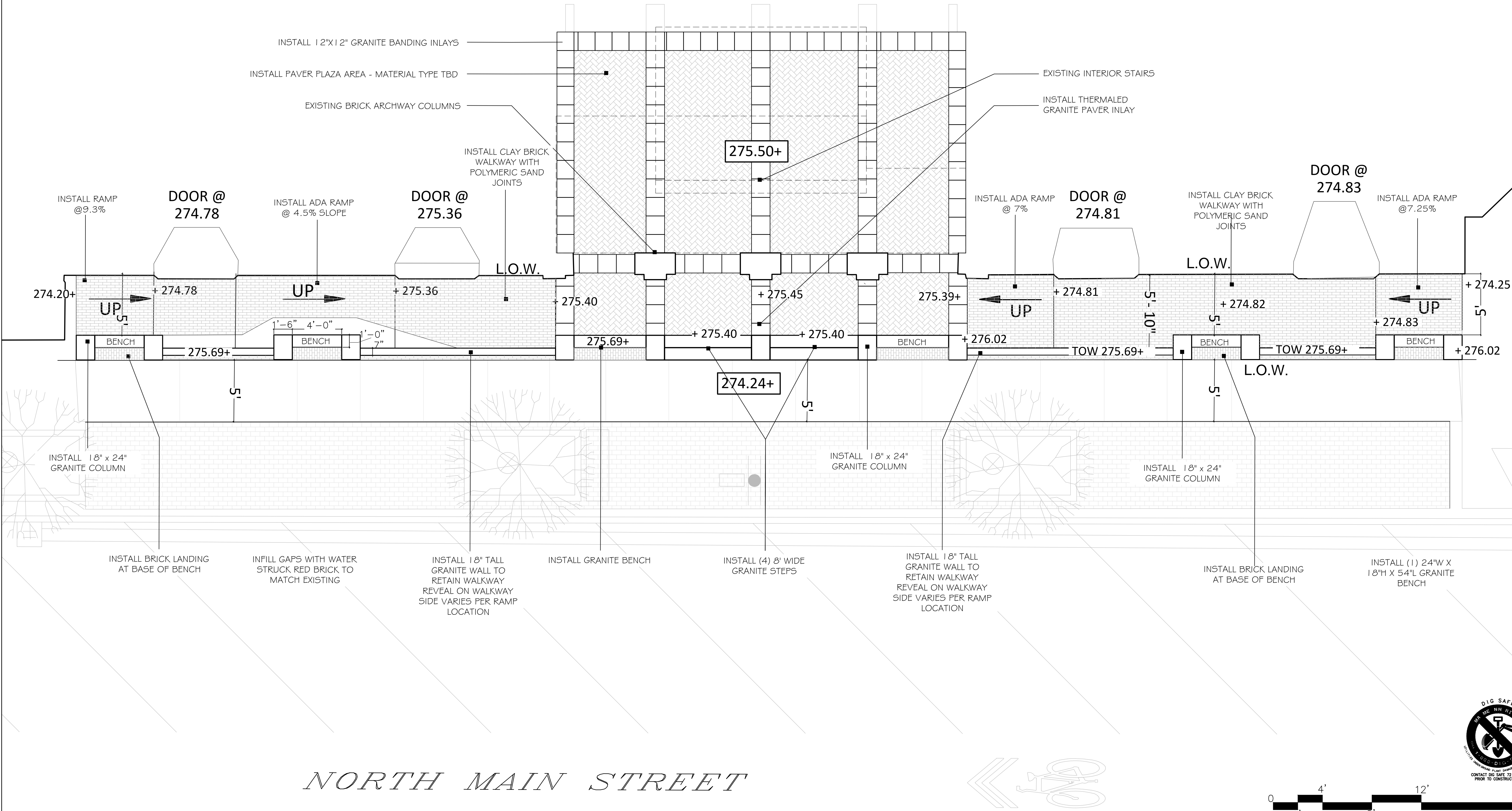
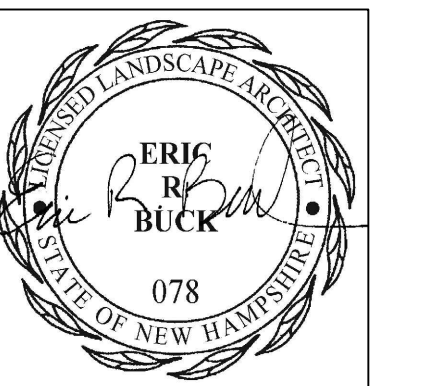
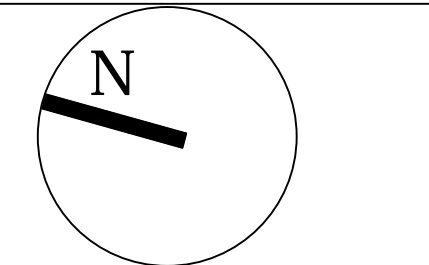
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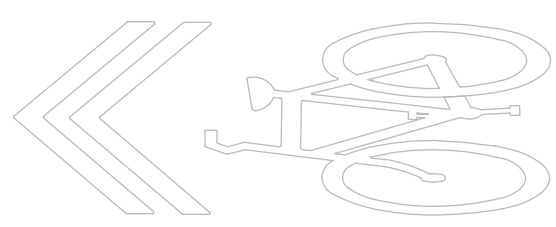
REVISIONS:	DATE:
Issued for Client Review	06-29-18
Issued for Client Review	07-24-18

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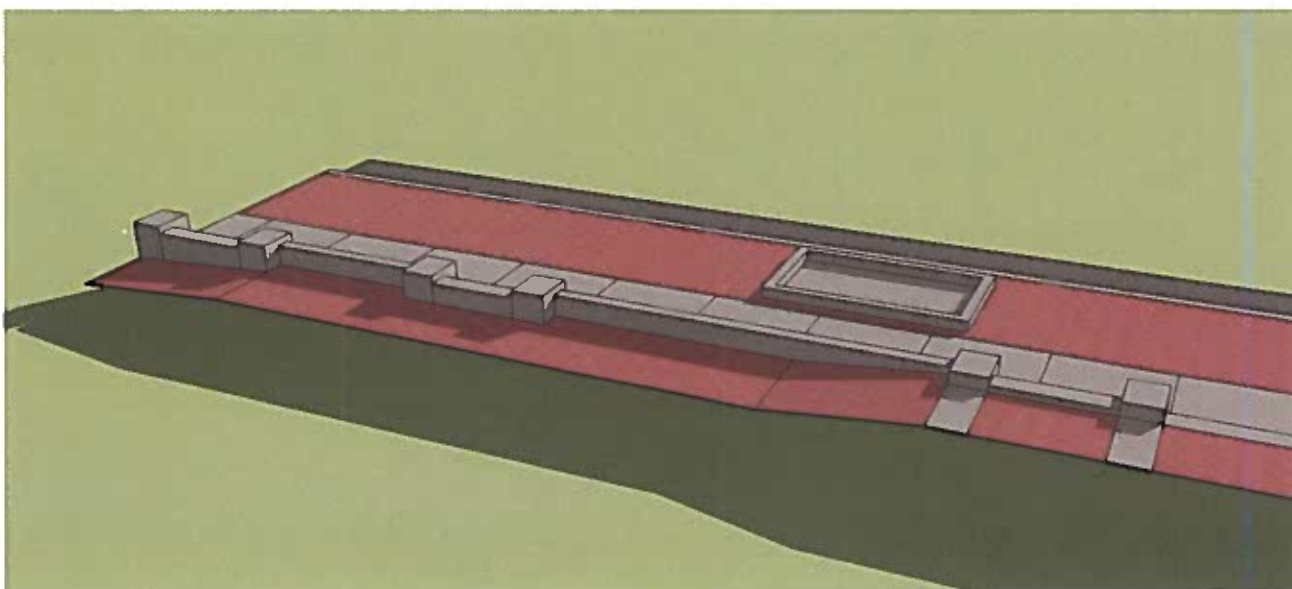
NORTH MAIN STREET

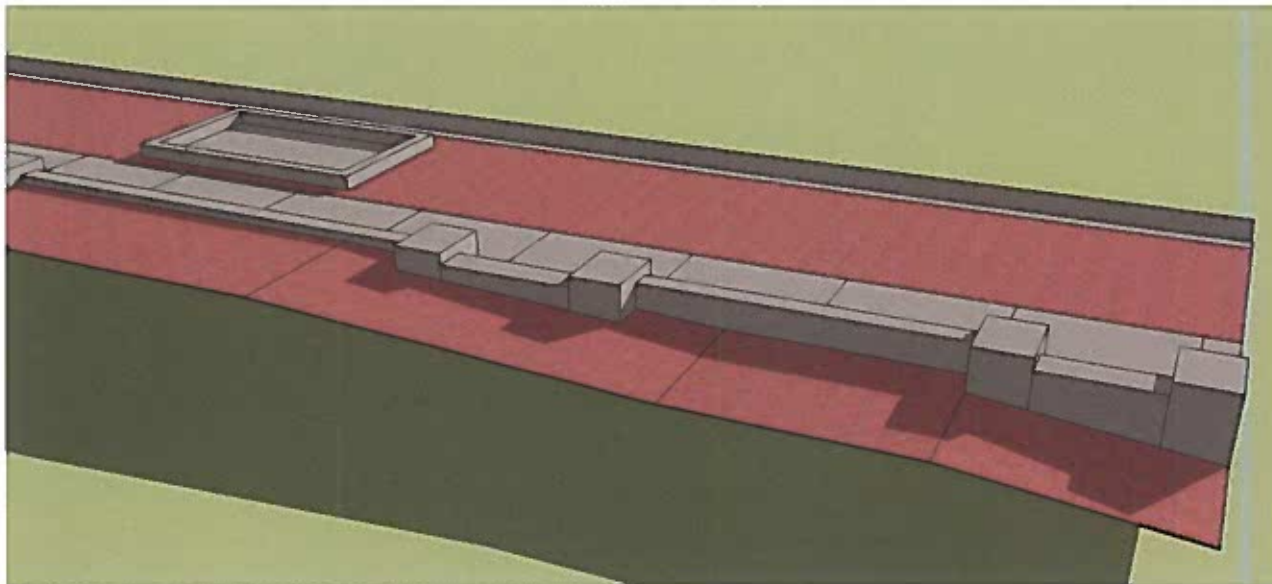
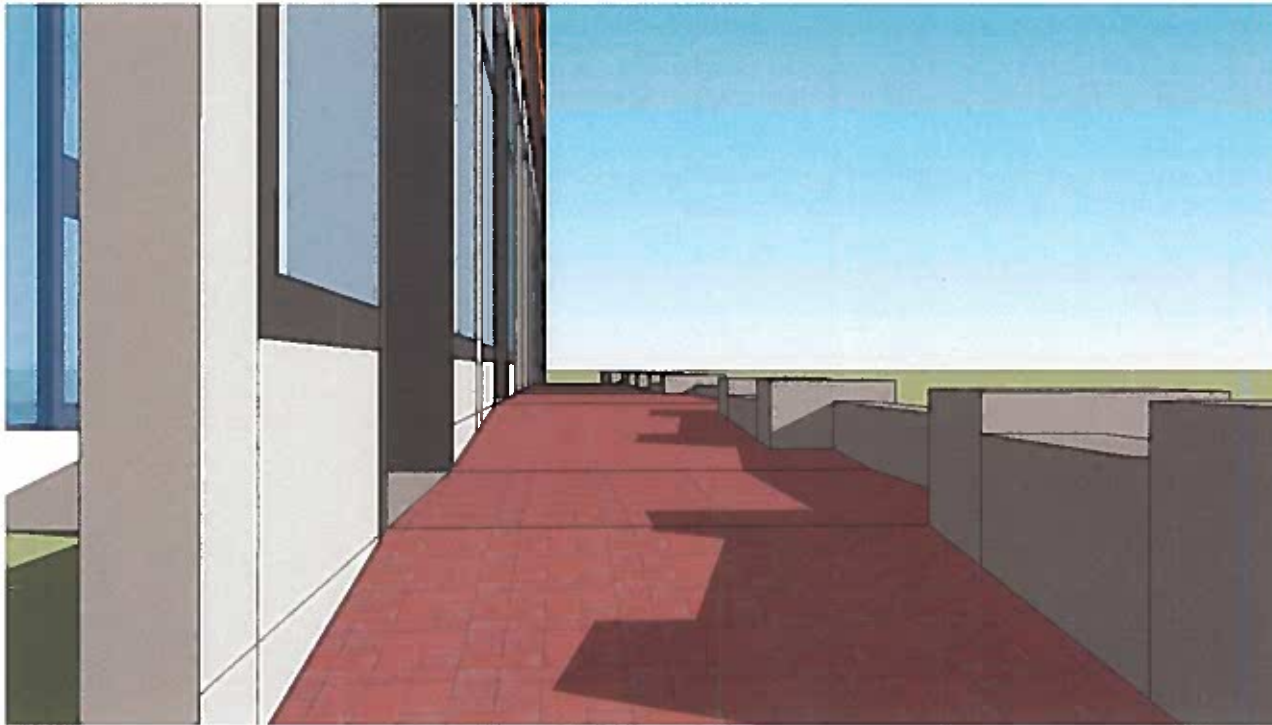


PROGRESS PRINT NOT FOR CONSTRUCTION



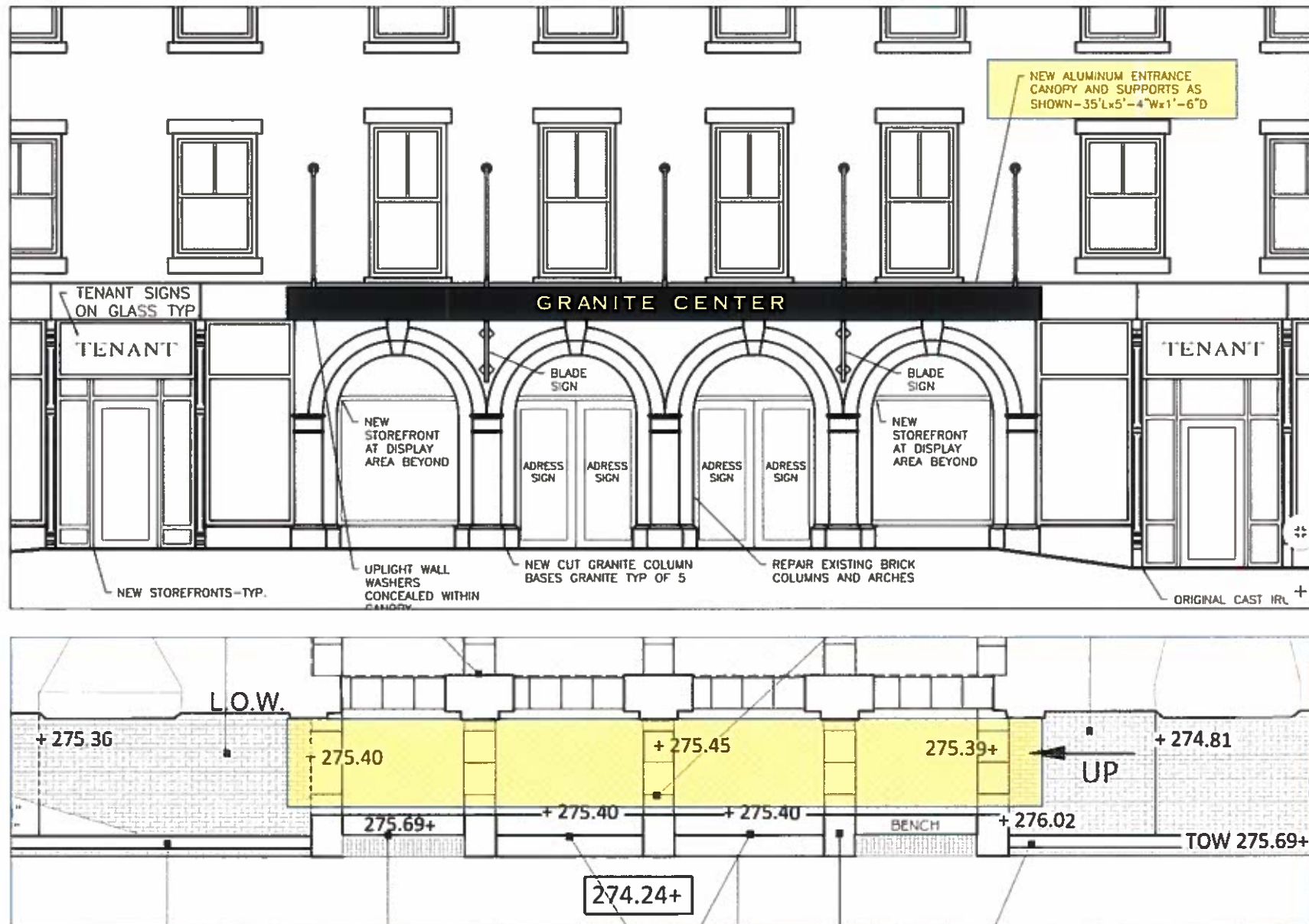




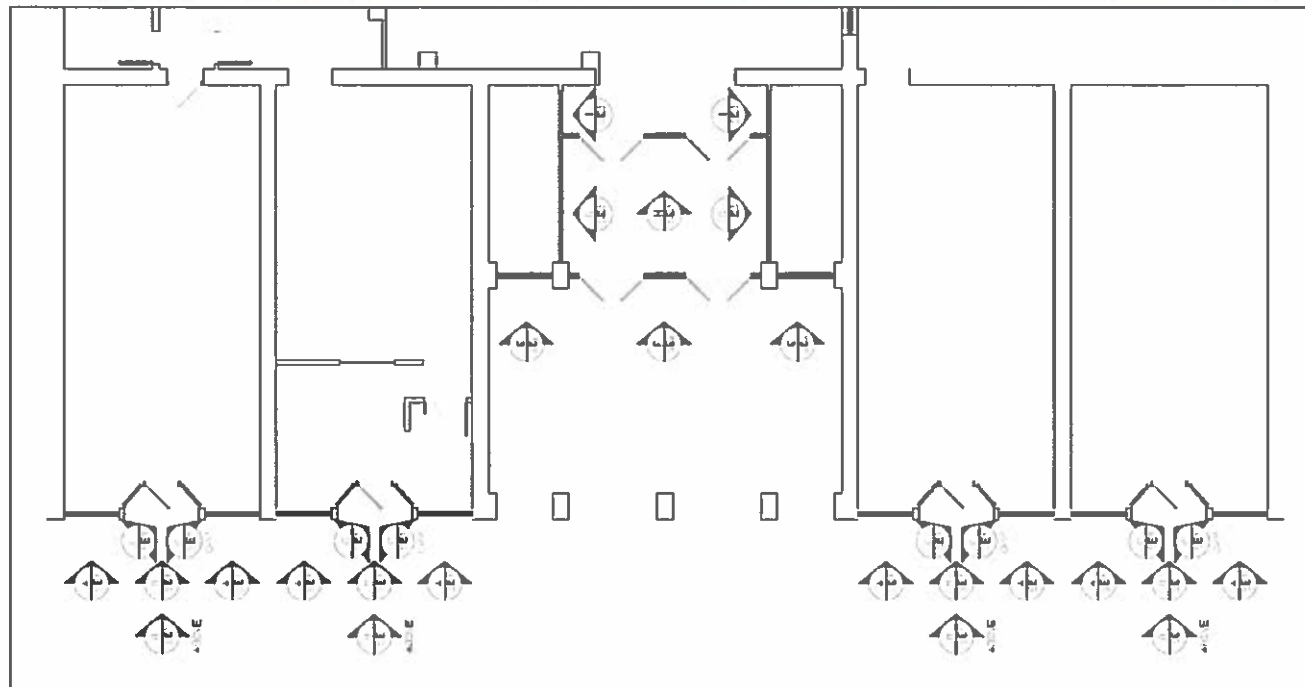




# 1 Eagle - canopy









I. BASE PLAN DEVELOPED FROM INFORMATION PROVIDED  
BY ROKEH CONSULTING LLC, DRAWING TITLE, "418124a"

3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF CONCORD & STATE OF NH. NOTIFY APPROPRIATE AGENCIES AT LEAST 48 HOURS PRIOR TO PERFORMING THE WORK UNDER THEIR JURISDICTION.

5. ALL WORK SHALL BE OF WORKMANLIKE QUALITY AND IN CONFORMANCE WITH ALL APPLICABLE CODES. CONTRACTOR SHALL READ ALL ZONING AND ENVIRONMENTAL PERMITS WHICH PERTAIN TO THE PROJECT AND SHALL COMPLY WITH ALL THE CONDITIONS THEREIN.

7. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF DAMAGE OR DISTURBANCE TO OTHER AREAS WHICH MAY OCCUR AS THE RESULT OF HIS/HER WORK WHETHER WITHIN OR OUTSIDE OF THE CONTRACT LIMIT LINES.

9. IT IS INTENDED THAT THE WORK BE EXECUTED IN ACCORDANCE WITH THE BEST CUSTOMARY BUILDING PRACTICES. IF WORK IS REQUIRED IN A MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK OR IF ERRORS, CONFLICTS OR DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY AND REQUEST INTERPRETATION BEFORE PROCEEDING WITH THE WORK.

11. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND EQUIPMENT STORED AT SITE.

13. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.












15. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.

17. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.

19. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.

21. SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE PRIOR TO ANY EXCAVATION, 1-888-DIG-SAFE.



PLANT TYPE	SYMBOL
Street Tree	
Ornamental Flowering Tree	
Evergreen Tree	
Large Deciduous Shrub	
Large Evergreen Shrub	
Small Deciduous Shrub	
Small Evergreen Shrub	
Ornamental Grass	
Herbaceous Perennial	
Groundcover	
Lawn Area	

1. CONTRACTOR SHALL OBTAIN APPROVAL FROM L.A. PRIOR TO PURCHASING &/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY L.A. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY L.A. ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY & FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY L.A. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE L.A. REPLACEMENT PLANTS SHALL BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY L.A.
6. ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.

GRADING NOTES

1. UNLESS SPECIFIED OTHERWISE SLOPE FINAL GRADE AWAY FROM THE BUILDING AND ALL STRUCTURES AT LEAST 1/4" PER FOOT FOR EIGHT FEET MINIMUM.
2. UNLESS SPECIFIED OTHERWISE CONSTRUCT ALL WALKS AND STEPS WITH A MINIMUM NEW WORK OF 1/8" PER FOOT.
3. BLEND NEW WORK SMOOTHLY WITH EXISTING GRADES. AVOID SHARP BREAKS IN GRADE. ROUND TOPS & BOTTOMS OF SLOPES.
4. PROVIDE AND INSTALL WINDOW WELLS AT ALL BASEMENT VENTS.
5. ALL PVC PIPE TO BE TYPE SDR 40 OR GREATER.
6. SLEEVES TO BE PAIRS OF 4" SDR 40 PVC PIPE SET BELOW PAVING. CAP AND STAKE ENDS. NOTE DIMENSIONED LOCATIONS ON PLAN FOR OWNER'S USE. SET ADJACENT SLEEVES WITH 6" BETWEEN SIDES OF ADJACENT PIPES. SET TOP OF SLEEVES AT ELEVATION OF BOTTOM OF PAVEMENT POROUS BASE MATERIAL.



Site Location:  
Concord, NH

Prepared For:  
Hon. Chorian  
10 School Street  
Concord, NH 03301

# COMPREHENSIVE LANDSCAPE PLAN

DATE: 04 - 26 - 18

SCALE: 1" = 20'

PROJECT #: 1825

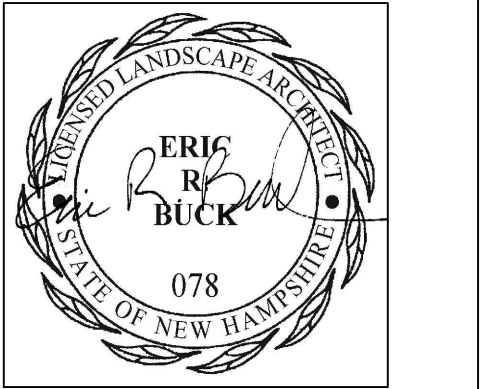
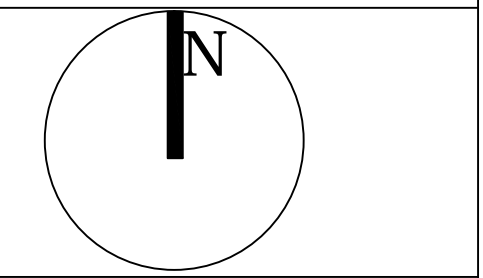
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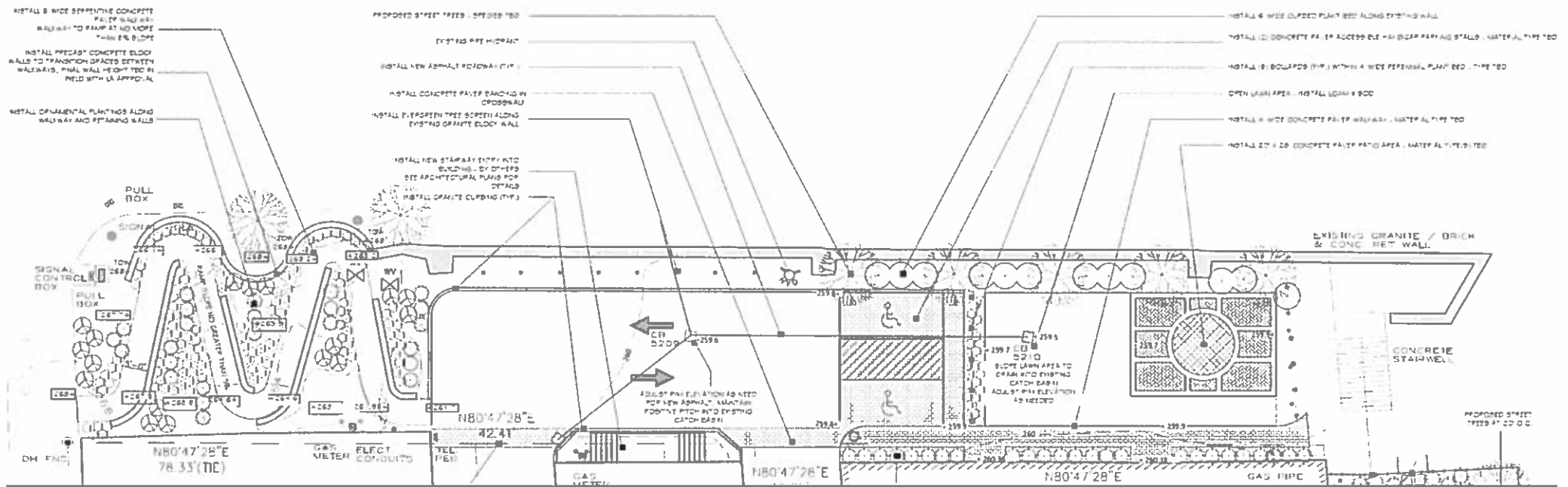
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14 DIXON



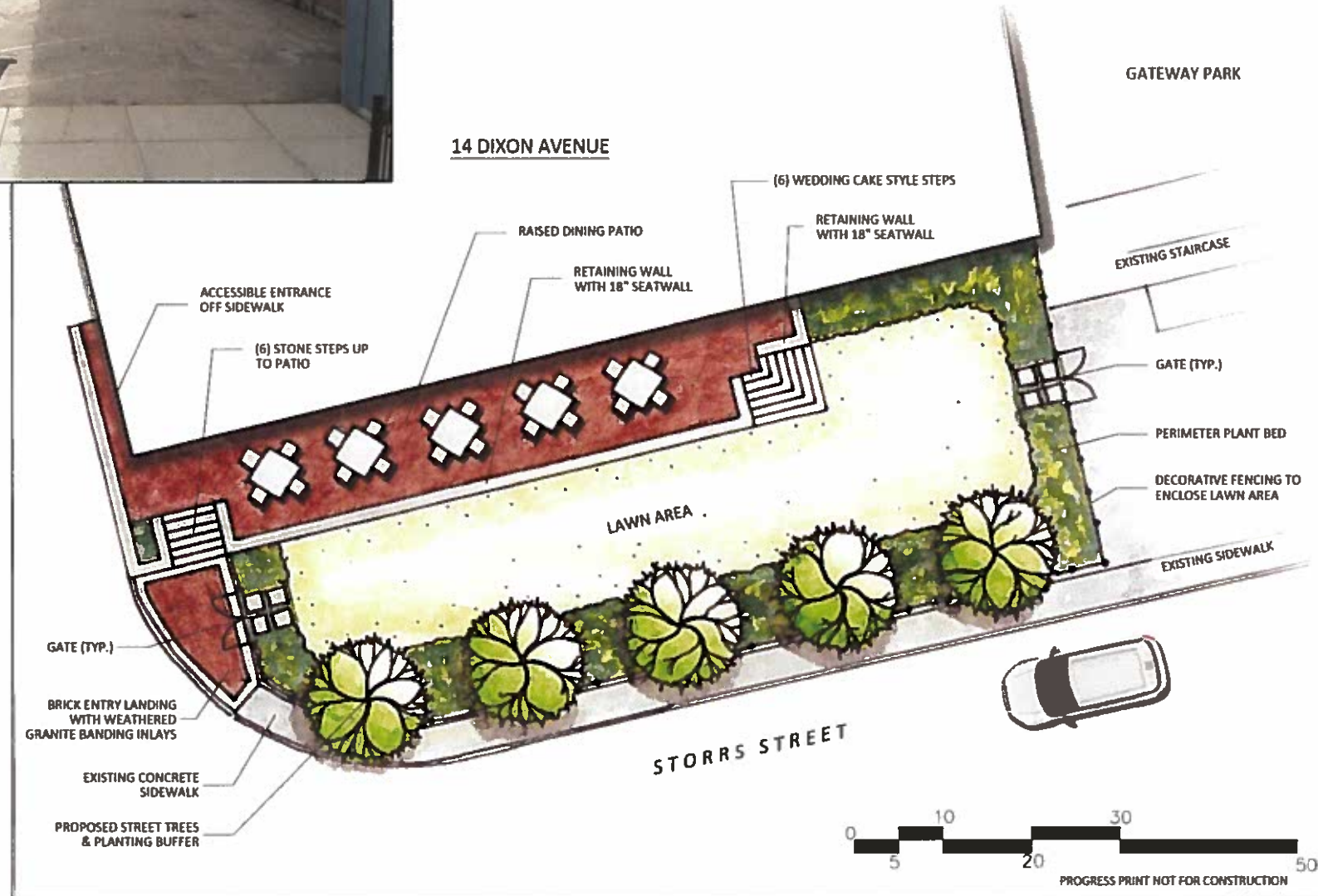




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	No.	Revision/Issue	Date				



14 DIXON AVENUE



**terrain**  
 planning & design llc  
 1 heavy road #206  
 hartford ct 06110  
 860. 492. 2322  
 terrainplanning.com

**CONCORD MAIN STREET**

Site Location:  
 14 Dixon Street  
 Concord, MA

Prepared For:  
 Jon Chaffin

**DIXON PLAZA CONCEPT PLAN**

DATE: 04-26-18

SCALE: 1" = 10'

PROJECT # 1225

Drawn By: B

Checked By: SRO

Revisions: DATE

Issued for Client Review: 04-26-18

Revised: 05-03-18

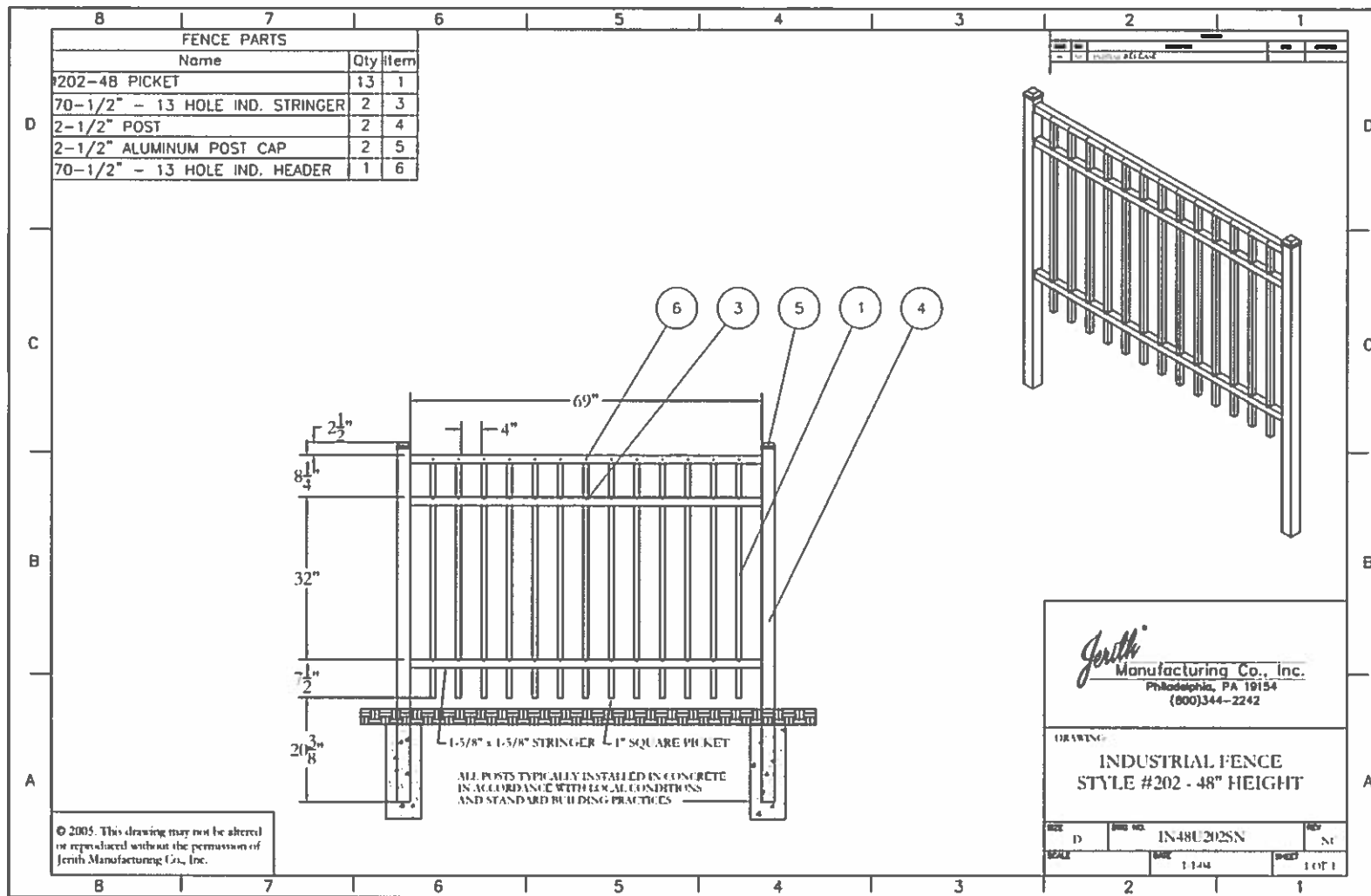
05-03-18

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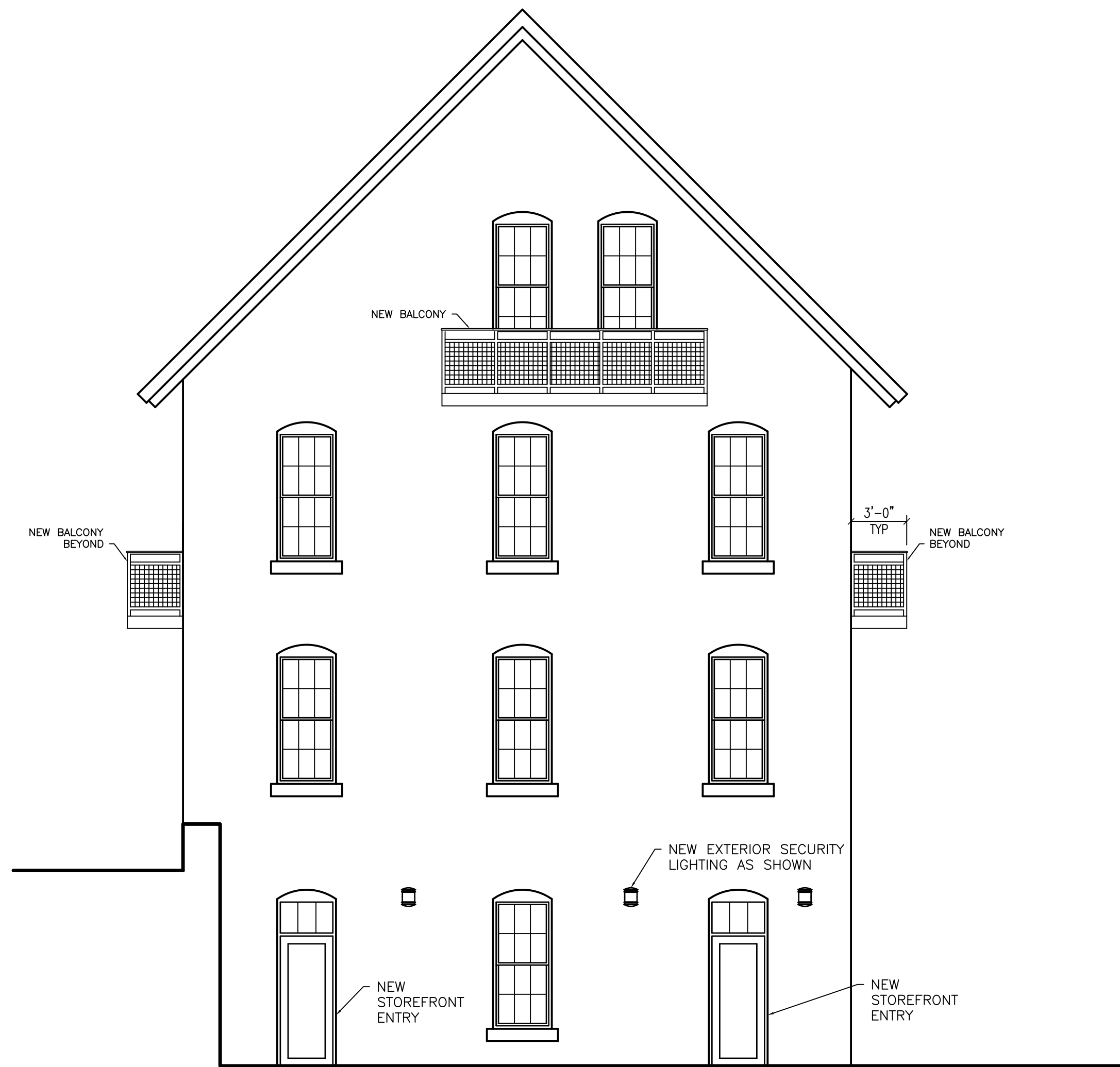
**16**



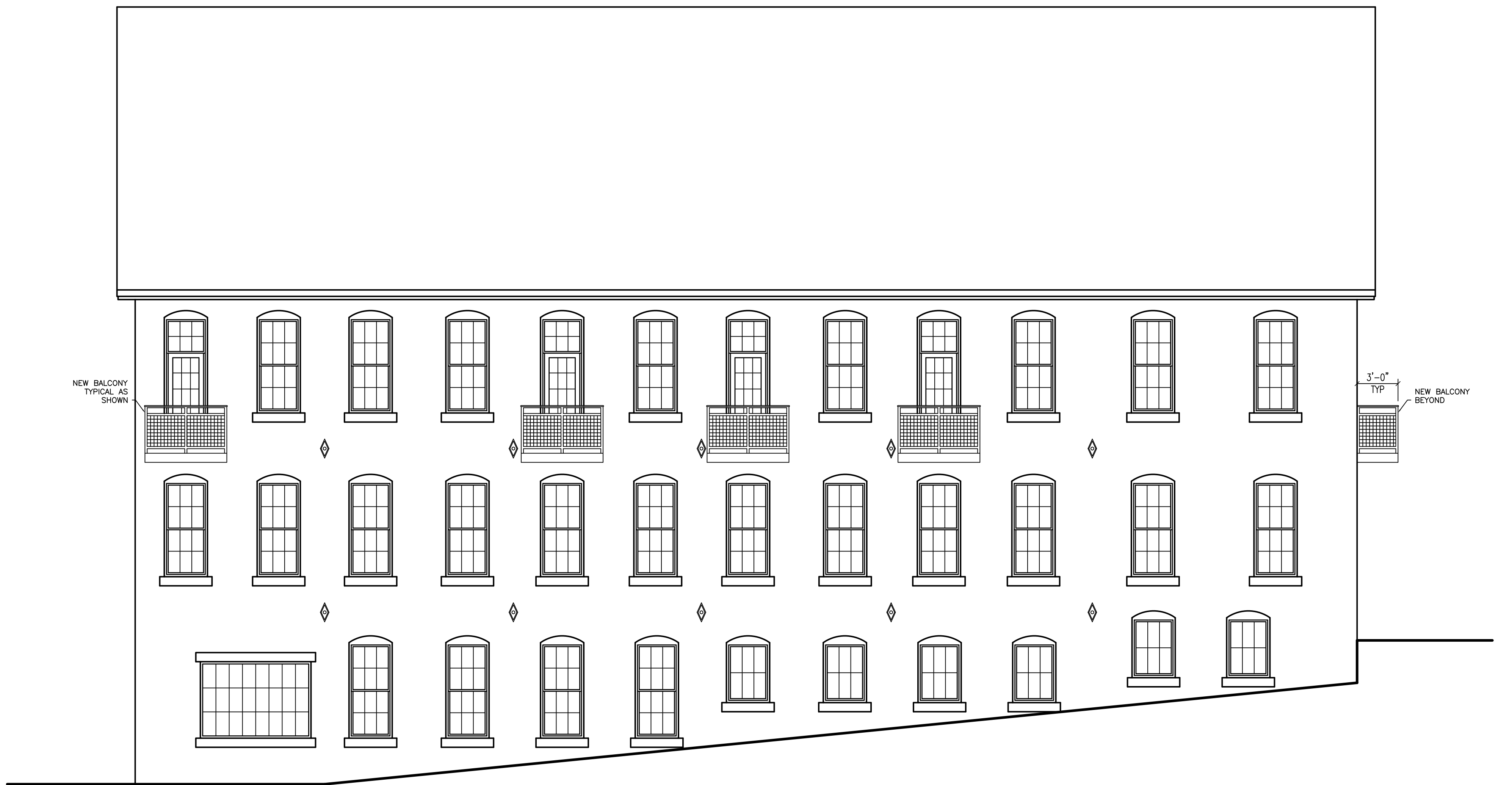


6 DIXON

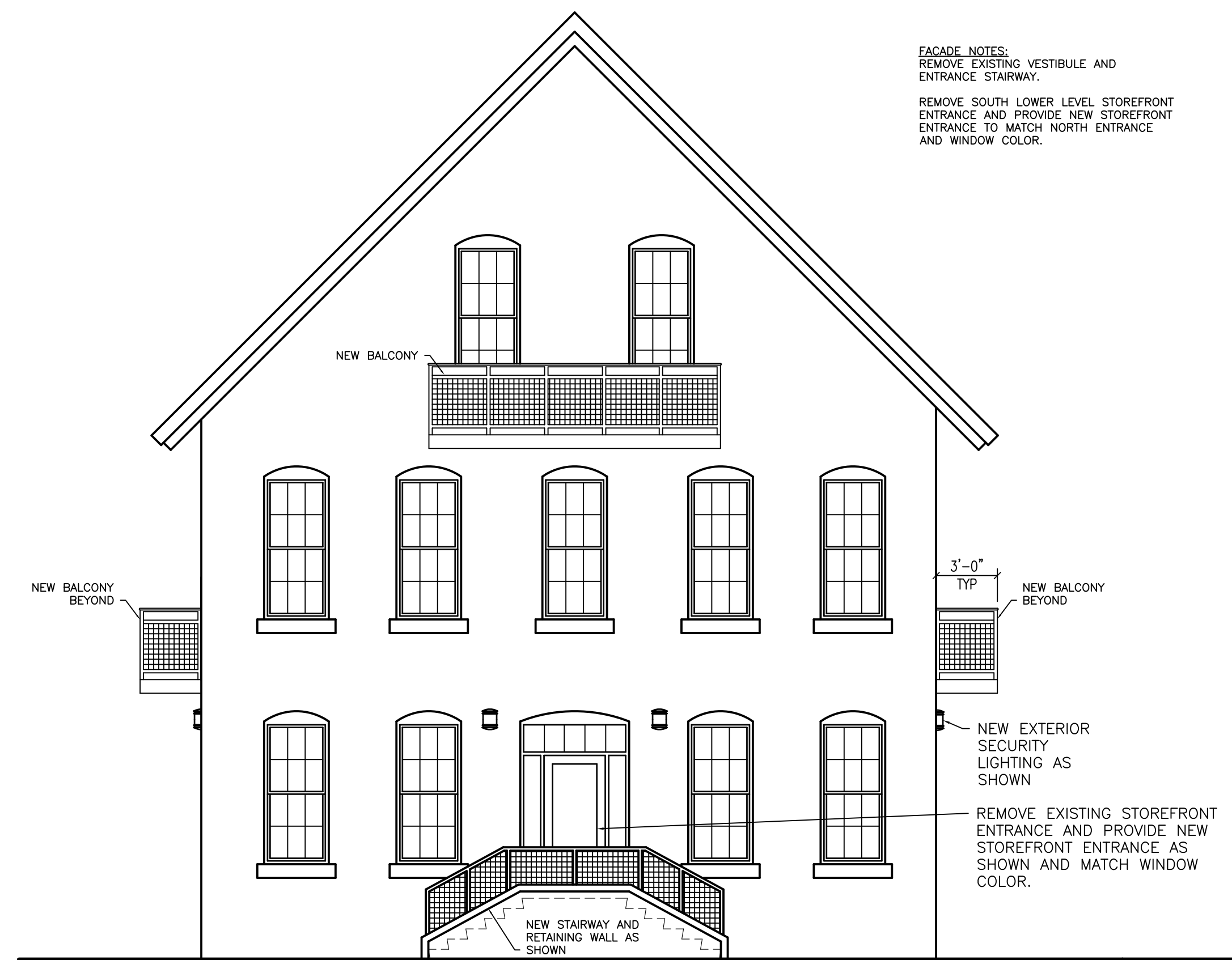




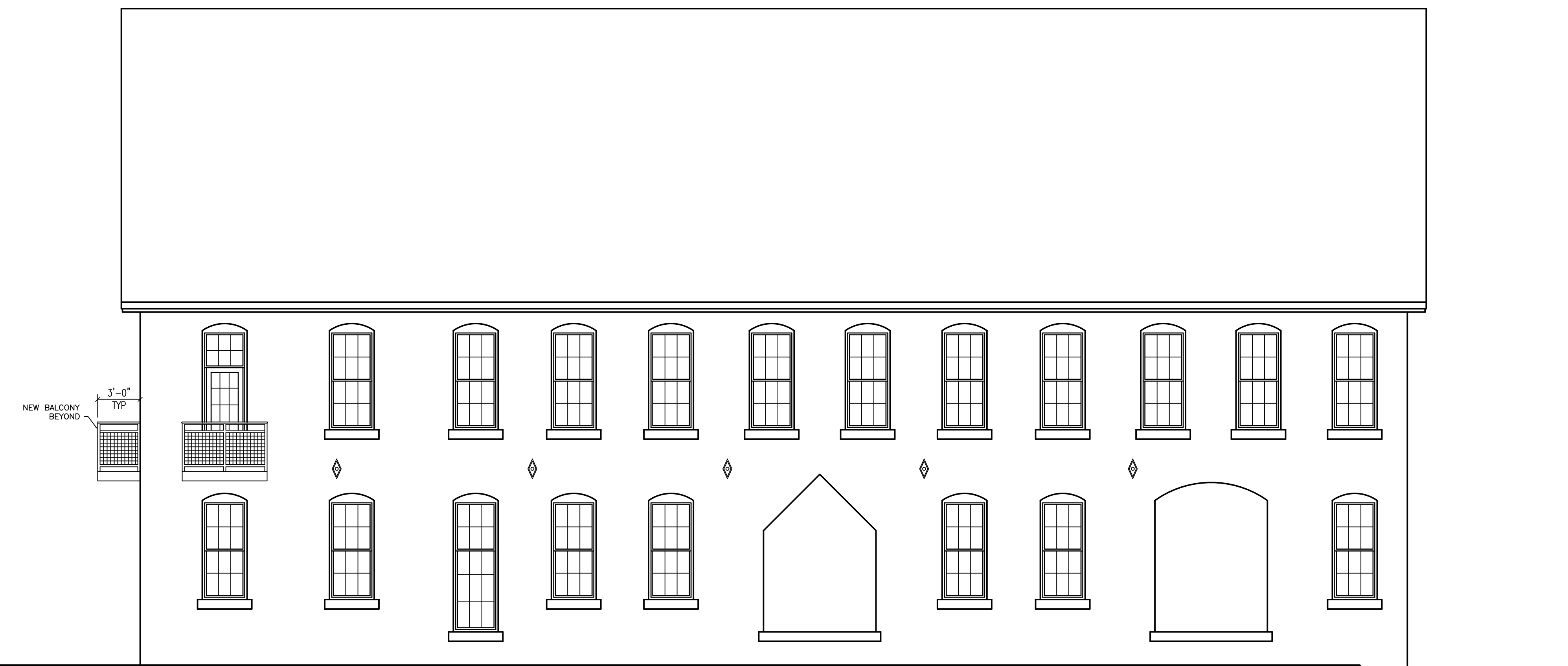
A 6 DIXON SOUTH ELEVATION  
3/16"



B 6 DIXON EAST ELEVATION  
3/16"



C 6 DIXON NORTH ELEVATION  
3/16"



D 6 DIXON WEST ELEVATION  
3/16"

FACADE NOTES:  
REMOVE EXISTING VESTIBULE AND  
ENTRANCE STAIRWAY.  
REMOVE SOUTH LOWER LEVEL STOREFRONT  
ENTRANCE AND PROVIDE NEW STOREFRONT  
ENTRANCE TO MATCH NORTH ENTRANCE  
AND WINDOW COLOR.

PROGRESS PRINT 6-4-18

<div>JOHN S. JORDAN DESIGN PLLC ARCHITECTS + PLANNERS</div> <div>19 SHOE STRING ROAD CANTERBURY, NH 03224 603.753.6920 fax 603.753.6921 john@jordandesign.biz</div>				<div>PROJECT NAME AND LOCATION:</div> <div>6 DIXON ST. RENOVATIONS CONCORD, NEW HAMPSHIRE</div>	<div>CONTENT:</div> <div>ELEVATIONS</div>	<div>DRAWN BY: JSJ</div> <div>PROJECT NO.: CHOR-EAG</div> <div>DATE: -</div> <div>SCALE: AS SHOWN</div>	<div>DRAWING NO:</div> <div>A-107</div> <div><small>COPYRIGHT © 2018 BY JOHN S. JORDAN DESIGN PLLC ALL RIGHTS RESERVED NO REPRODUCTION WITHOUT PERMISSION</small></div>
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