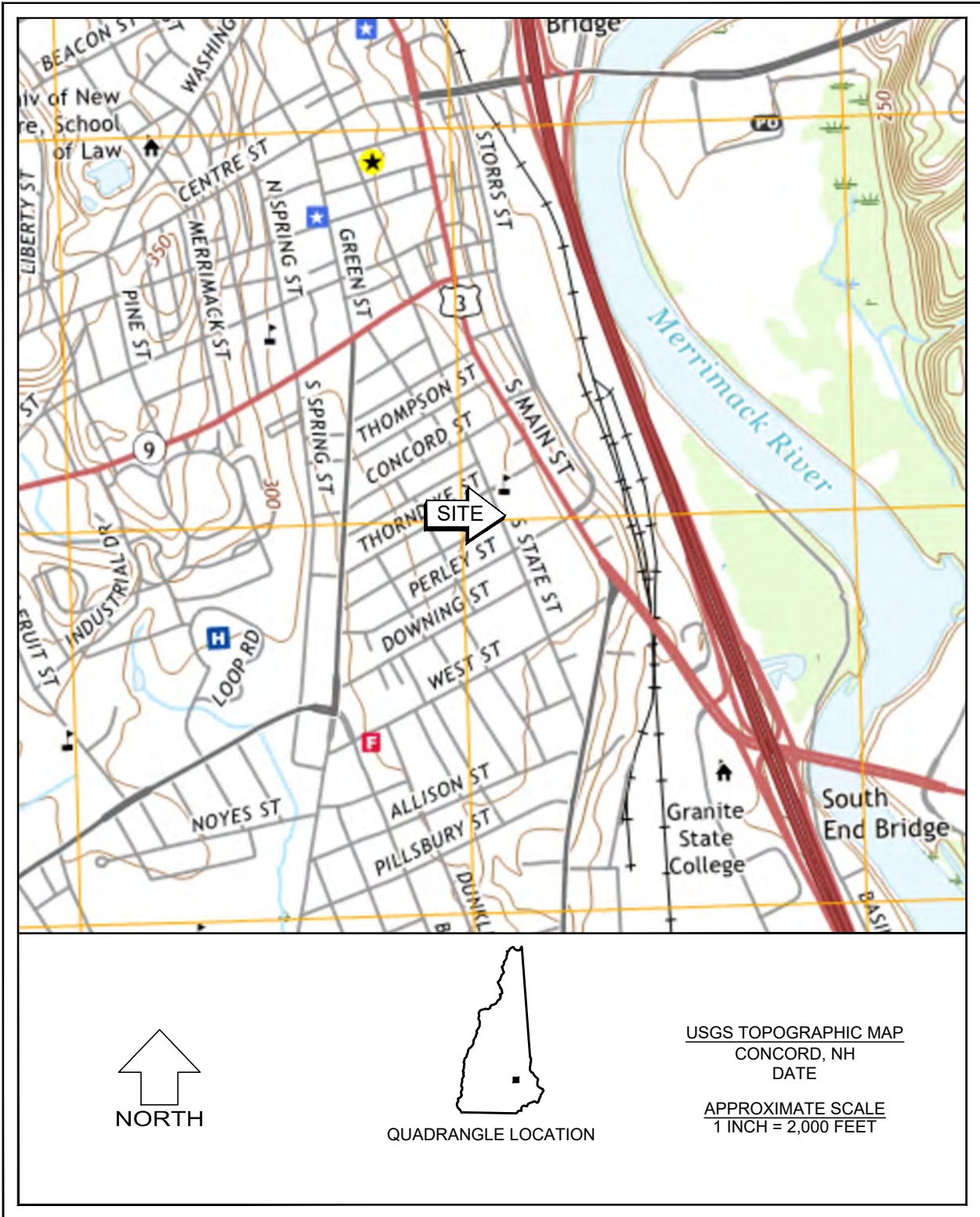


# CHRIST THE KING PARISH

## 72 SOUTH MAIN STREET CONCORD, NEW HAMPSHIRE

SITE ENGINEER  
NOBIS GROUP - CONCORD, NH

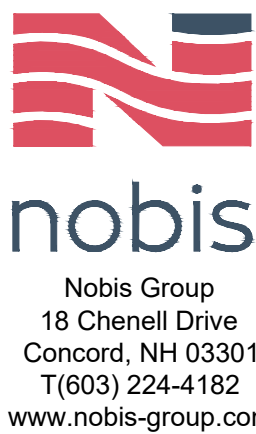
ARCHITECT & LANDSCAPE ARCHITECT  
WARRENSTREET ARCHITECTS - CONCORD, NH

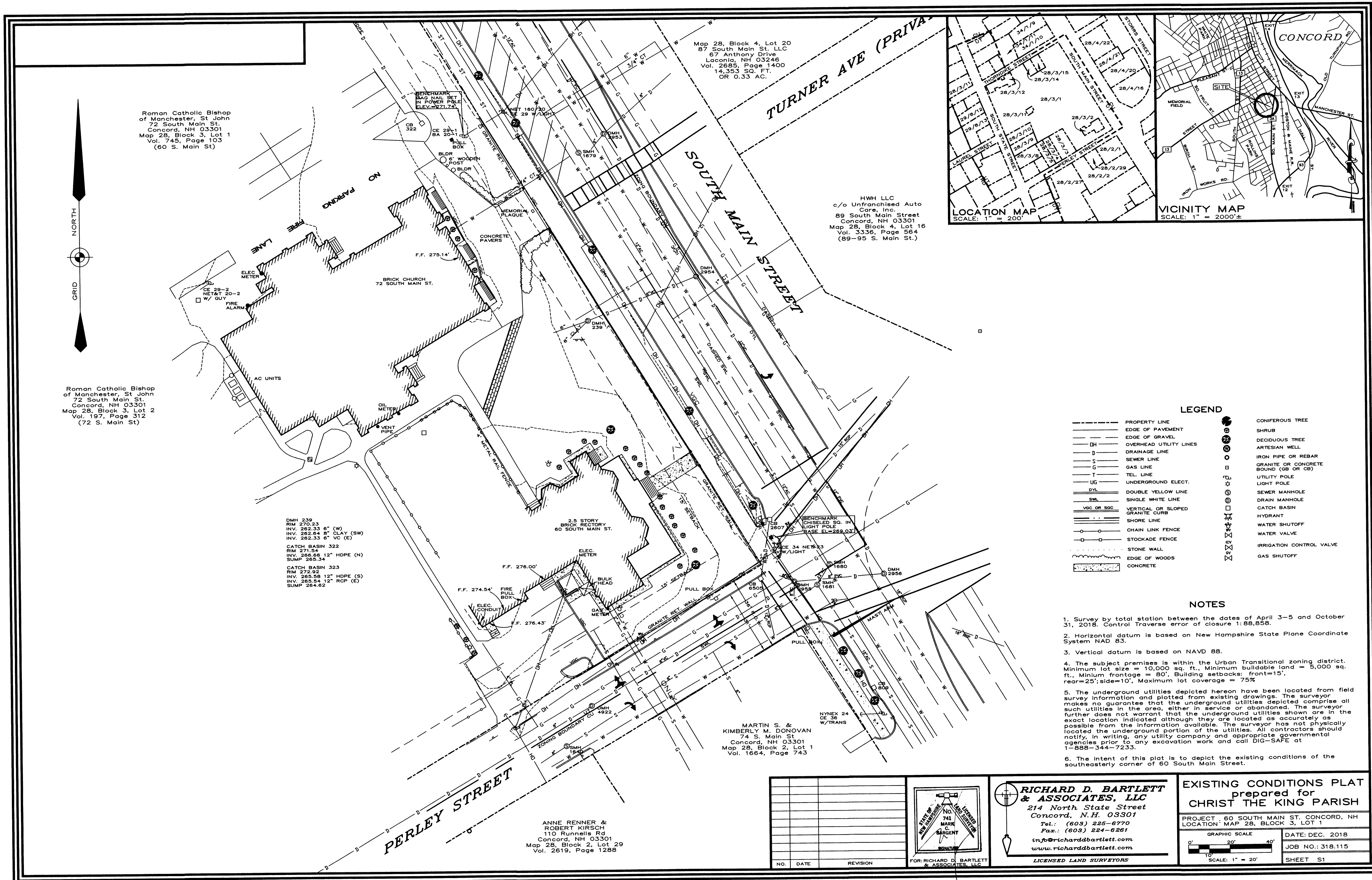


DECEMBER, 2018

### SHEET INDEX

I.D.	NO.	DRAWING NAME
CS		COVER SHEET
G-1	1	GENERAL NOTES AND LEGEND
S-1	2	EXISTING CONDITIONS PLAN
C-1	3	PROPOSED SITE PLAN
C-2	4	GRADING AND DRAINAGE PLAN
C-3	5	CONSTRUCTION DETAILS
L-1	8	LANDSCAPING PLAN AND PLANT LIST





Roman Catholic Bishop  
of Manchester, St John  
72 South Main St.  
Concord, NH 03301  
Map 28, Block 3, Lot 1  
Vol. 745, Page 103  
(60 S. Main St)

Roman Catholic Bishop  
of Manchester, St John  
72 South Main St.  
Concord, NH 03301  
Map 28, Block 3, Lot 2  
Vol. 197, Page 312  
(72 S. Main St)

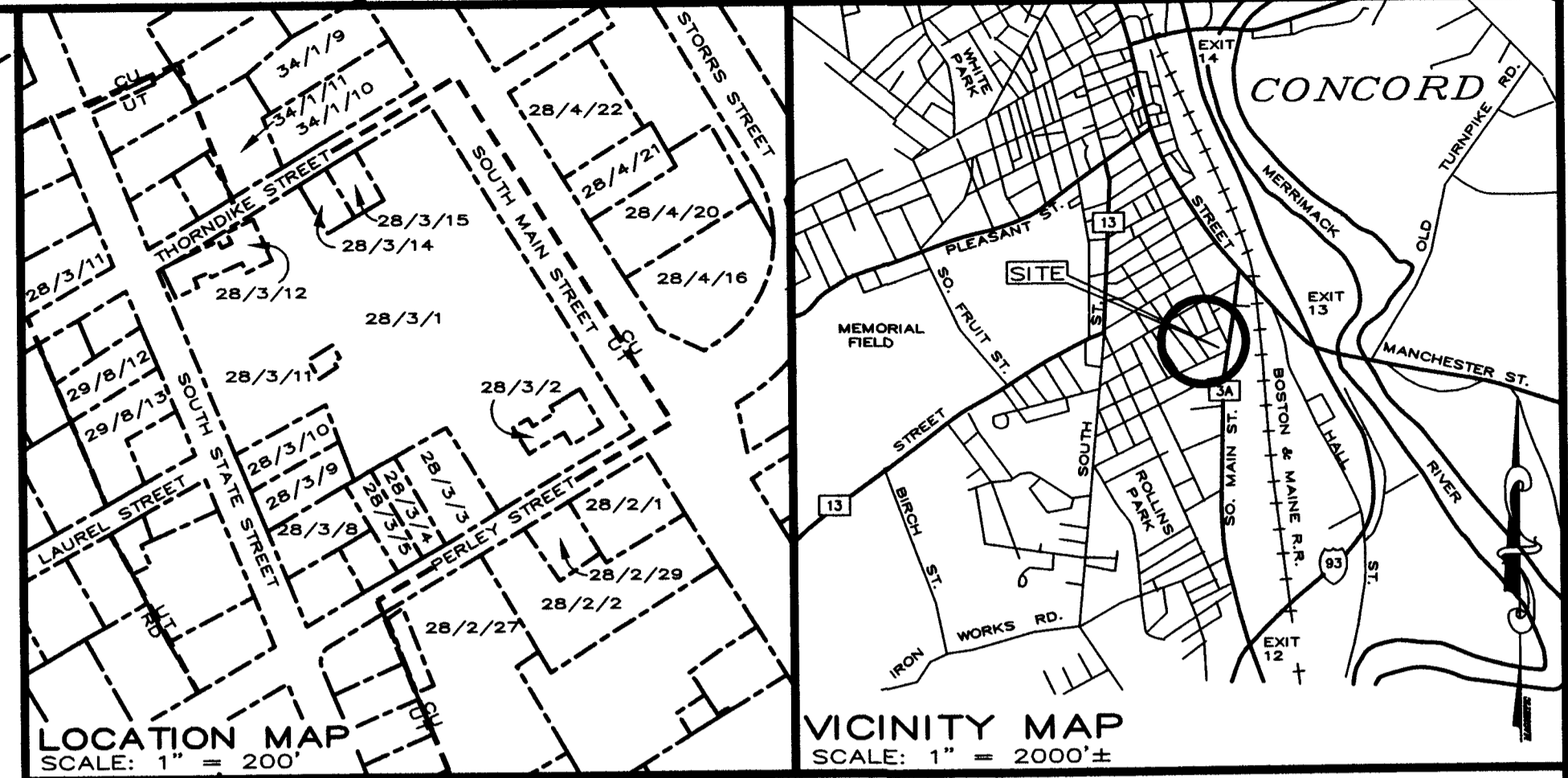
Map 28, Block 4, Lot 20  
87 South Main St. LLC  
67 Anthony Drive  
Laconia, NH 03246  
Vol. 2685, Page 1400  
14,353 SQ. FT.  
OR 0.33 AC.

HWH LLC  
c/o Unfranchised Auto  
Care, Inc.  
89 South Main Street  
Concord, NH 03301  
Map 28, Block 4, Lot 16  
Vol. 3336, Page 564  
(89-95 S. Main St.)

DMH 239  
RIM 270.23  
INV. 262.33 6" (W)  
INV. 262.64 8" CLAY (SW)  
INV. 262.33 6" VC (E)  
CATCH BASIN 322  
RIM 271.54  
INV. 265.66 12" HDPE (N)  
SUMP 265.34  
CATCH BASIN 323  
RIM 272.92  
INV. 265.58 12" HDPE (S)  
INV. 265.54 12" RCP (E)  
SUMP 264.62

ANNE RENNER &  
ROBERT KIRSCH  
110 Rannels Rd  
Concord, NH 03301  
Map 28, Block 2, Lot 29  
Vol. 2619, Page 1288

MARTIN S. &  
KIMBERLY M. DONOVAN  
74 S. Main St  
Concord, NH 03301  
Map 28, Block 2, Lot 1  
Vol. 1664, Page 743



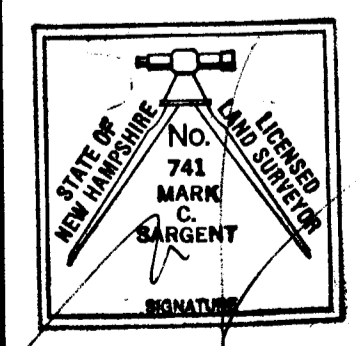
LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- OVERHEAD UTILITY LINES
- DRAINAGE LINE
- SEWER LINE
- GAS LINE
- TEL. LINE
- UNDERGROUND ELECT.
- DOUBLE YELLOW LINE
- SINGLE WHITE LINE
- VERTICAL OR SLOPED
- SHORE LINE
- CHAIN LINK FENCE
- STOCKADE FENCE
- STONE WALL
- EDGE OF WOODS
- CONCRETE
- CONIFEROUS TREE
- SHRUB
- DECIDUOUS TREE
- ARTESIAN WELL
- IRON PIPE OR REBAR
- GRANITE OR CONCRETE BOUND (GB OR CB)
- UTILITY POLE
- LIGHT POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- HYDRANT
- WATER SHUTOFF
- WATER VALVE
- IRRIGATION CONTROL VALVE
- GAS SHUTOFF

NOTES

- Survey by total station between the dates of April 3-5 and October 31, 2018. Control Traverse error of closure 1:88,858.
- Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83.
- Vertical datum is based on NAVD 88.
- The subject premises is within the Urban Transitional zoning district. Minimum lot size = 10,000 sq. ft., Minimum buildable land = 5,000 sq. ft., Minimum frontage = 80', Building setbacks: front=15', rear=25', side=10', Maximum lot coverage = 75%.
- The underground utilities depicted hereon have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantee that the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although they are located as accurately as possible from the information available. The surveyor has not physically located the underground portion of the utilities. All contractors should notify, in writing, any utility company and appropriate governmental agencies prior to any excavation work and call DIG-SAFE at 1-888-344-7233.
- The intent of this plat is to depict the existing conditions of the southeasterly corner of 60 South Main Street.

NO.	DATE	REVISION



**RICHARD D. BARTLETT & ASSOCIATES, LLC**  
214 North State Street  
Concord, N.H. 03301  
Tel.: (603) 225-6770  
Fax.: (603) 224-6261  
info@richarddbartlett.com  
www.richarddbartlett.com  
LICENSED LAND SURVEYORS

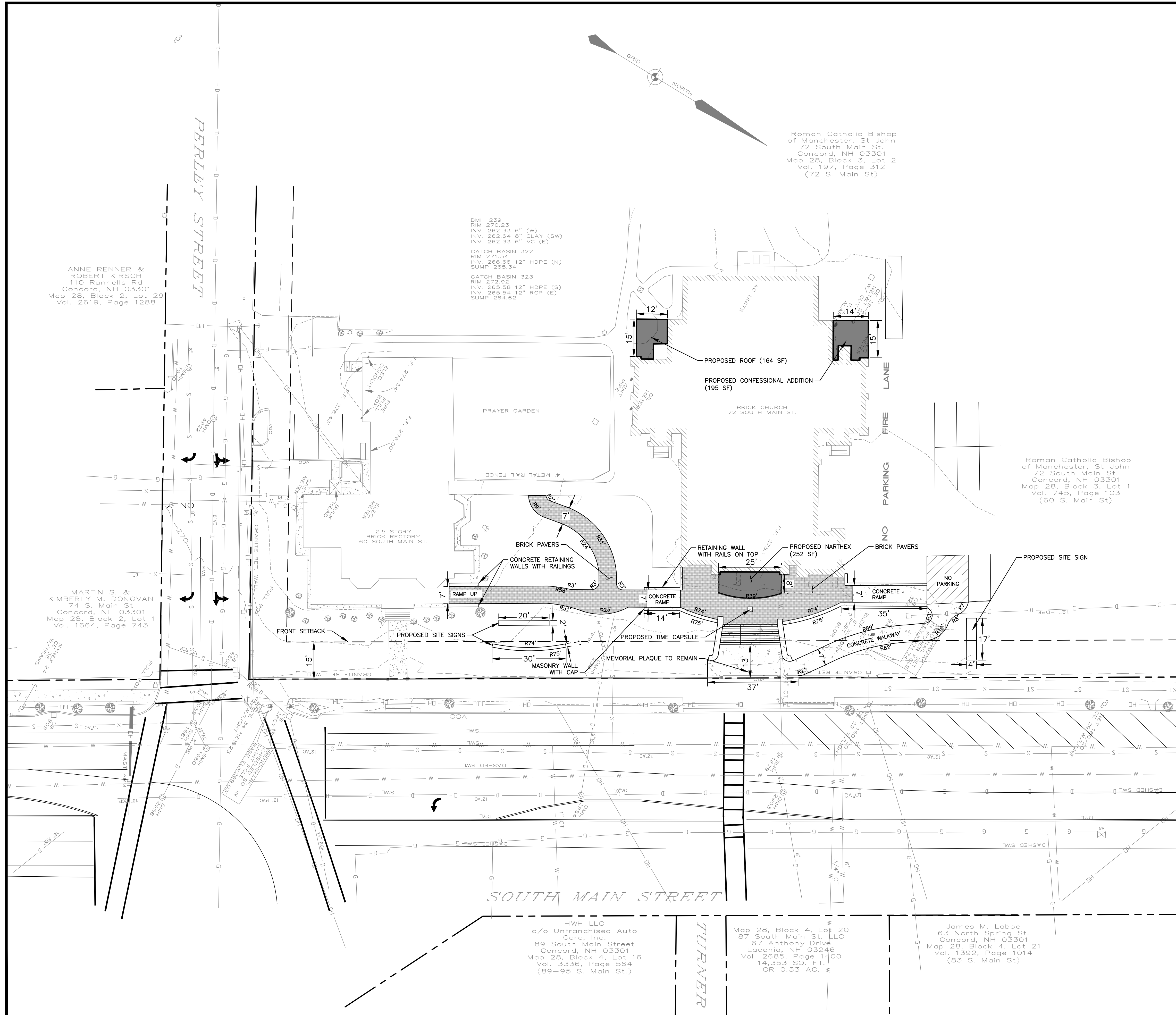
**EXISTING CONDITIONS PLAT**  
prepared for  
**CHRIST THE KING PARISH**

PROJECT: 60 SOUTH MAIN ST. CONCORD, NH  
LOCATION: MAP 28, BLOCK 3, LOT 1

GRAPHIC SCALE  
0' 20' 40'  
10' SCALE: 1" = 20'

DATE: DEC. 2018  
JOB NO.: 318.115  
SHEET S1

J:\95290.00 - Christ the King Parish, South Main St. C:\CAD\dwg\95290.00-C-200-SITE.dwg 12/19/2018 11:43 AM



- NOTES:**
1. ALL BUILDING AND SITE CONSTRUCTION TO COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITY ACT (ADA) 2010 EDITION.
  2. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR TO USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND / OR SPECIFICATIONS, THE ENGINEER WILL BE NOTIFIED BY THE CONTRACTOR.
  3. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL COORDINATE WORK WITH THE CITY FIRE, POLICE, AND COMMUNITY DEVELOPMENT DEPARTMENTS.
  4. A MANDATORY PRE-CONSTRUCTION MEETING WILL NEED TO BE HELD PRIOR TO ISSUANCE OF ANY PERMITS TO DISCUSS INSPECTION FEES, CONSTRUCTION SCHEDULE, ETC.
  5. REFER TO CONSTRUCTION DETAIL SHEETS FOR ALL APPLICABLE SITE DETAILS.
  6. CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
  7. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.

- PLAN REFERENCES:**
1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED 'EXISTING CONDITIONS PLAT PREPARED FOR CHRIST THE KING PARISH', DATED DECEMBER 2018, PROVIDED TO NOBIS GROUP, BY RICHARD D. BARTLETT & ASSOCIATES, LLC.

**ZONING ANALYSIS**

TAX MAP/BLOCK/LOT:	MAP 28 /BLOCK 3 /LOT 1
ADDRESS:	72 SOUTH MAIN STREET CONCORD, NEW HAMPSHIRE
ZONING DISTRICT:	UT DISTRICT
BUILDING SETBACKS REQUIRED	REQUIRED
FRONT YARD	15'
SIDE YARD	25'
REAR YARD	10'
TOTAL NEW IMPERVIOUS AREA = 1920 SF	
TOTAL NEW BUILDING AREA = 447 SF	

Nobis Group®  
18 Chenell Drive  
Concord, NH 03301  
T(603) 224-4182  
www.nobis-group.com

NOT ISSUED  
FOR  
CONSTRUCTION

**CHRIST THE KING  
PARISH**

72 SOUTH MAIN STREET  
CONCORD, NEW HAMPSHIRE

OWNER: ROMAN CATHOLIC  
BISHOP OF MANCHESTER,  
CORPORATION SOLE,  
153 ASH ST, MANCHESTER,  
NEW HAMPSHIRE

NO.	DATE	DESCRIPTION
REVISIONS		
0 20' 40' GRAPHIC SCALE		
DATE:	DECEMBER 2018	
NOBIS PROJECT NO.	95290.00	
DRAWN BY:	JTR	
CHECKED BY:	JCN	
CAD DRAWING FILE:	95290.00-C-200-SITE.dwg	
SHEET TITLE		

**SITE PLAN**

SHEET  
**C-1**

Roman Catholic Bishop  
of Manchester, St John  
72 South Main St.  
Concord, NH 03301  
Map 28, Block 3, Lot 2  
Vol. 197, Page 312  
(72 S. Main St)

Roman Catholic Bishop  
of Manchester, St John  
72 South Main St.  
Concord, NH 03301  
Map 28, Block 3, Lot 1  
Vol. 745, Page 103  
(60 S. Main St)

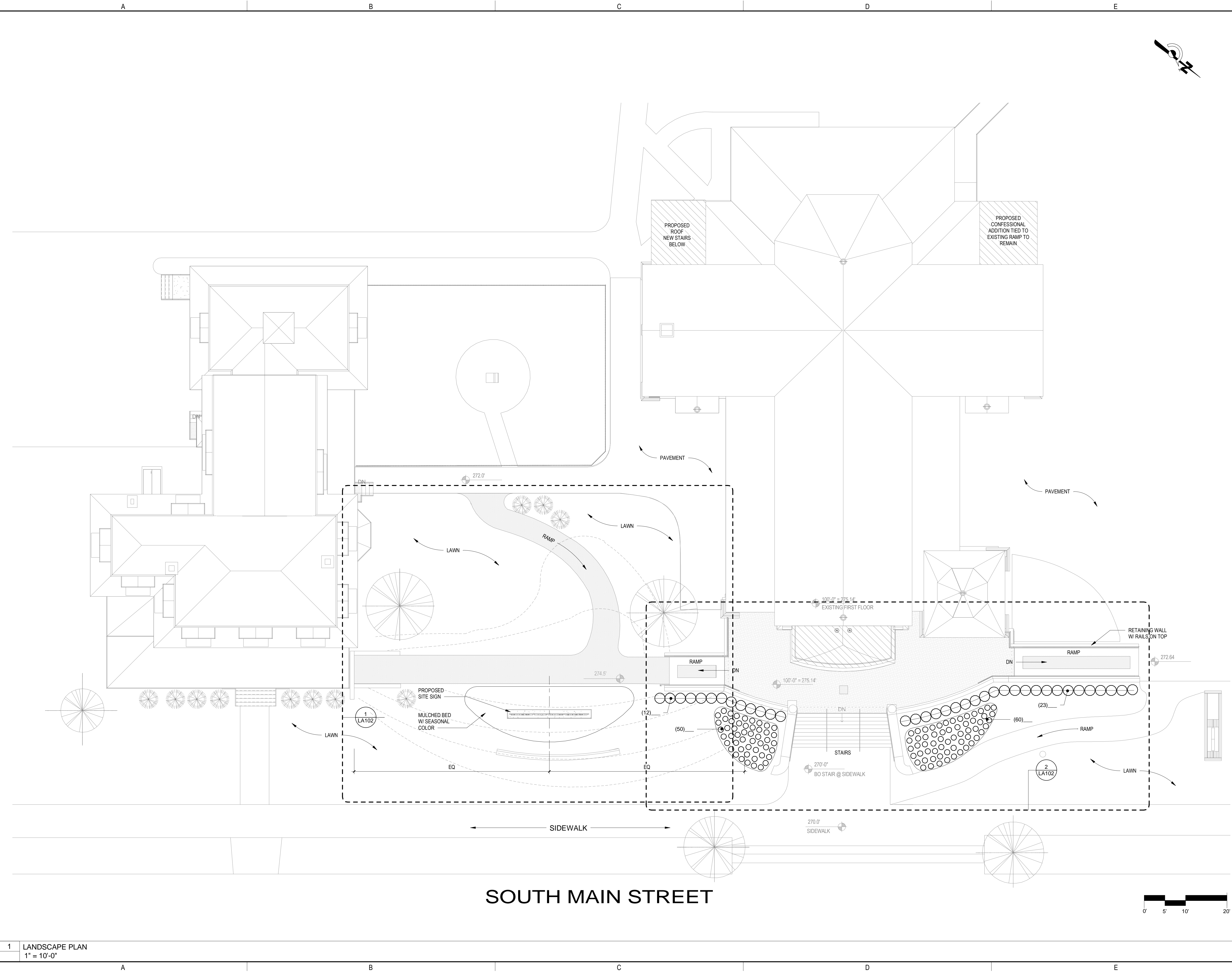
HWH LLC  
c/o Unfranchised Auto  
Core, Inc.  
89 South Main Street  
Concord, NH 03301  
Map 28, Block 4, Lot 16  
Vol. 3336, Page 564  
(89-95 S. Main St.)

Map 28, Block 4, Lot 20  
87 South Main St. LLC  
67 Anthony Drive  
Laconia, NH 03246  
Vol. 2685, Page 1400  
14,353 SQ. FT.  
OR 0.33 AC.

James M. Labbe  
63 North Spring St.  
Concord, NH 03301  
Map 28, Block 4, Lot 21  
Vol. 1392, Page 1014  
(83 S. Main St)



P:\PROJECTS\471 CHRIST THE KING & RECTORY RENOVATIONS\471 CHRIST THE KING LANDSCAPE\LA101 LANDSCAPE PLAN.dwg 07/18/2018



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

**OWNER**  
DIOCESE OF MANCHESTER, NH  
C/O: FATHER RICH ROBERGE  
72 SOUTH MAIN ST. CONCORD, NH 03301  
P. (603) 224-2328

**CONSTRUCTION MANAGER**  
J.H. SPAIN COMMERCIAL SERVICES, LLC  
210 NORTH STATE STREET  
CONCORD, NH 03301  
P. (603) 224-8583

PLAN KEY:

PROJECT TITLE / ADDRESS:  
**CHRIST THE KING PARISH  
LANDSCAPE**  
60 SOUTH MAIN STREET  
CONCORD, NH 03301



SCALE: AS NOTED DWN BY: KL  
JOB #: 1234 CHK BY: JH

PRINT DATE: 12/19/2018 2:53:16 PM

ISSUE DATE:  
**12/19/2018**  
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REVISION	DATE	COMMENTS

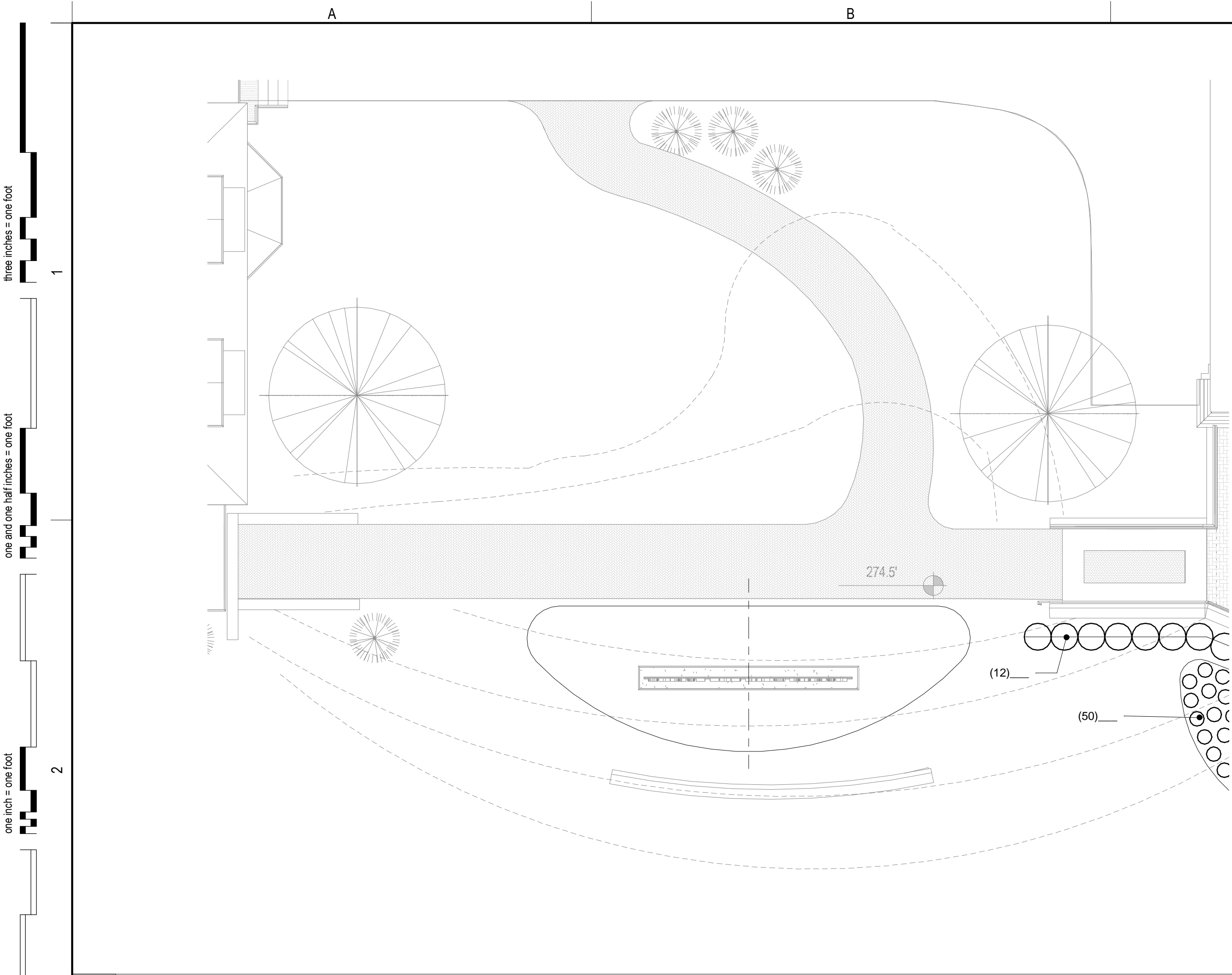
LANDSCAPE PLAN

**LA101**

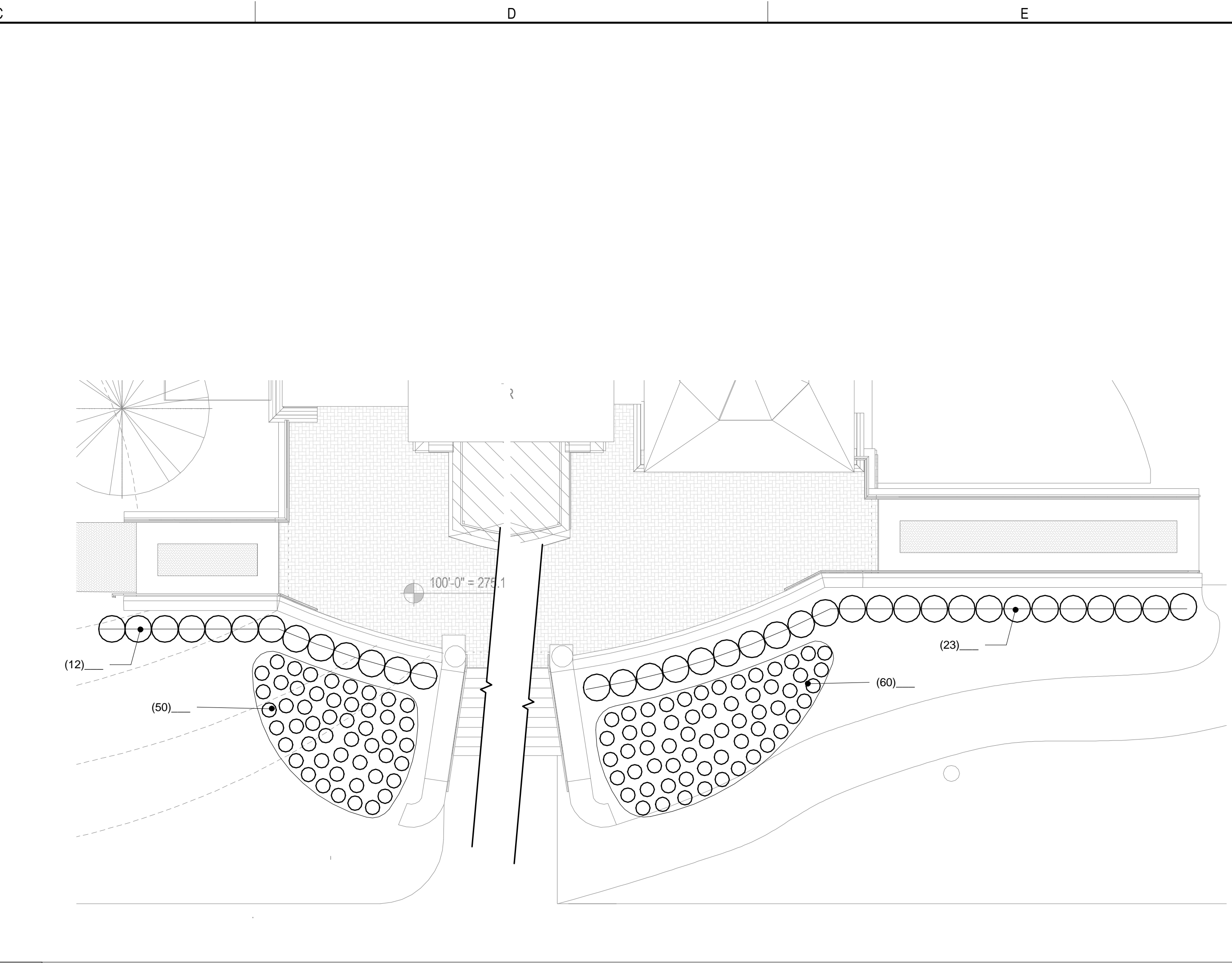
SHEET NUMBER: 1 OF 4 ARCHITECTURAL

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1 WALKWAY PLANTING BED  
1/8" = 1'-0"



2 COURTYARD PLANTING BEDS  
1/8" = 1'-0"

P:\PROJECTS\471 CHRIST THE KING & RECTORY RENOVATIONS\400 Design\400 Landscape\471 CHRIST THE KING LANDSCAPE.dwg 07/18/2018



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J.H. SPAIN COMMERCIAL SERVICES, LLC  
210 NORTH STATE STREET  
CONCORD, NH 03301  
P. (603) 224-8583

PLAN KEY:

PROJECT TITLE / ADDRESS:  
**CHRIST THE KING PARISH  
LANDSCAPE**  
60 SOUTH MAIN STREET  
CONCORD, NH 03301



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**ENLARGED PLANTING BED  
DETAILS & PLANTING  
SCHEDULE**

**LA102**

SHEET NUMBER: 2 OF 4 ARCHITECTURAL  
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three inches = one foot

1

one and one half inches = one foot

2

one inch = one foot

three quarter inch = one foot

3

one quarter inch = one foot

one eighth inch = one foot

4

TEMPLATE DATE: 07/13/2017

1 EAST ELEVATION  
A00 1/8" = 1'-0"



## GENERAL ELEVATION NOTES

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

## ELEVATION LEGEND

CJ CONTROL JOINT

## ELEVATION KEY NOTES

- EXISTING BRICK, REPOINT AS REQUIRED.
- BRICK VENEER, MATCH EXISTING BRICK, MATCH EXISTING MORTAR
- SCRAPE EXISTING CAST IRON ACCENT PIECES, PRIME AND PAINT COLOR TO BE SELECTED.
- SCRAPE EXISTING WOOD WINDOW TRIM, PRIME AND PAINT COLOR TO BE SELECTED.
- SCRAPE EXISTING WOOD EAVE TRIM, PRIME AND PAINT COLOR TO BE SELECTED.
- GOLD GILDING EXISTING CROSS
- SCRAPE EXISTING WOOD DOORS, PRIME AND PAINT COLOR TO BE SELECTED.
- FIRE DEPARTMENT CONNECTION
- EXISTING GRANITE TO REMAIN
- ELECTRICAL METER LOCATION
- WINDOW PROTECTION UNITS, COLOR TO BE SELECTED.
- FIRE DEPARTMENT KNOX BOX
- METAL GUARDRAILS TO BE PAINTED, COLOR TO BE SELECTED.
- EXISTING VENT PIPING, PAINT COLOR TO BE SELECTED.
- EXISTING EQUIPMENT, PAINT COLOR TO BE SELECTED.
- PROPOSED CURTAIN WALL SYSTEM
- ACCESSIBLE AUTO DOOR ACTIVATION PAD
- EXISTING VINYL PROTECTION SYSTEM TO REMAIN.
- RELOCATED STAINED GLASS WINDOW WITH NEW PROTECTION UNIT
- METAL DOOR AND FRAME, PRIME AND PAINT COLOR TO BE SELECTED.
- NEW STAINED GLASS WINDOW WITH PROTECTION UNIT.
- EXISTING LOUVER TO BE SCRAPED, PRIMED AND PAINTED, COLOR TO BE SELECTED.
- EXISTING WALL SLATE TO REMAIN
- EXISTING RAMP, ROOF, PLASTIC WALLS TO REMAIN.
- EXISTING CHIMNEY TO REMAIN.
- LINE OF NEW FLASHING, MINIMUM HEIGHT OF 8"
- 
- 
- 

**WA**  
**WARRENSTREET**  
**ARCHITECTS**

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153 ASH STREET  
MANCHESTER, NH 03104

210 NORTH STATE STREET  
CONCORD, NH 03301

PLAN KEY:

PROJECT TITLE / ADDRESS:

**CHRIST THE KING PARISH**  
72 SOUTH MAIN STREET  
CONCORD, NH 03301

SCALE: AS NOTED DWN BY: LT  
JOB #: 3418 CHK BY: JH

PRINT DATE: 12/19/2018 2:04:35 PM

ISSUE DATE:

**PROGRESS SET**  
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REVISION	DATE	COMMENTS

EXTERIOR ELEVATION-EAST

**A200**

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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

TEMPLATE DATE: 07/13/2017

1 NORTH ELEVATION  
A201 1/8" = 1'-0"



## GENERAL ELEVATION NOTES

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

## ELEVATION LEGEND

CJ CONTROL JOINT

## ELEVATION KEY NOTES

- EXISTING BRICK, REPOINT AS REQUIRED.
- BRICK VENEER, MATCH EXISTING BRICK, MATCH EXISTING MORTAR
- SCRAPE EXISTING CAST IRON ACCENT PIECES, PRIME AND PAINT COLOR TO BE SELECTED.
- SCRAPE EXISTING WOOD WINDOW TRIM, PRIME AND PAINT COLOR TO BE SELECTED.
- SCRAPE EXISTING WOOD EAVE TRIM, PRIME AND PAINT COLOR TO BE SELECTED.
- GOLD GILDING EXISTING CROSS
- SCRAPE EXISTING WOOD DOORS, PRIME AND PAINT COLOR TO BE SELECTED.
- FIRE DEPARTMENT CONNECTION
- EXISTING GRANITE TO REMAIN
- ELECTRICAL METER LOCATION
- WINDOW PROTECTION UNITS, COLOR TO BE SELECTED.
- FIRE DEPARTMENT KNOX BOX
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- EXISTING VENT PIPING, PAINT COLOR TO BE SELECTED.
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- EXISTING RAMP, ROOF, PLASTIC WALLS TO REMAIN.
- EXISTING CHIMNEY TO REMAIN.
- LINE OF NEW FLASHING, MINIMUM HEIGHT OF 8"
- 
- 

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**ARCHITECTS**

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T 603.225.0640 F 603.225.0621 [www.warrenstreet.coop](http://www.warrenstreet.coop)

153 ASH STREET  
MANCHESTER, NH 03104

210 NORTH STATE STREET  
CONCORD, NH 03301

PLAN KEY:

PROJECT TITLE / ADDRESS:

**CHRIST THE KING PARISH**  
72 SOUTH MAIN STREET  
CONCORD, NH 03301

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ISSUE DATE:

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**EXTERIOR**  
**ELEVATION-NORTH**

**A201**

SHEET NUMBER: 10 OF 16 ARCHITECTURAL

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three inches = one foot

one and one half inches = one foot

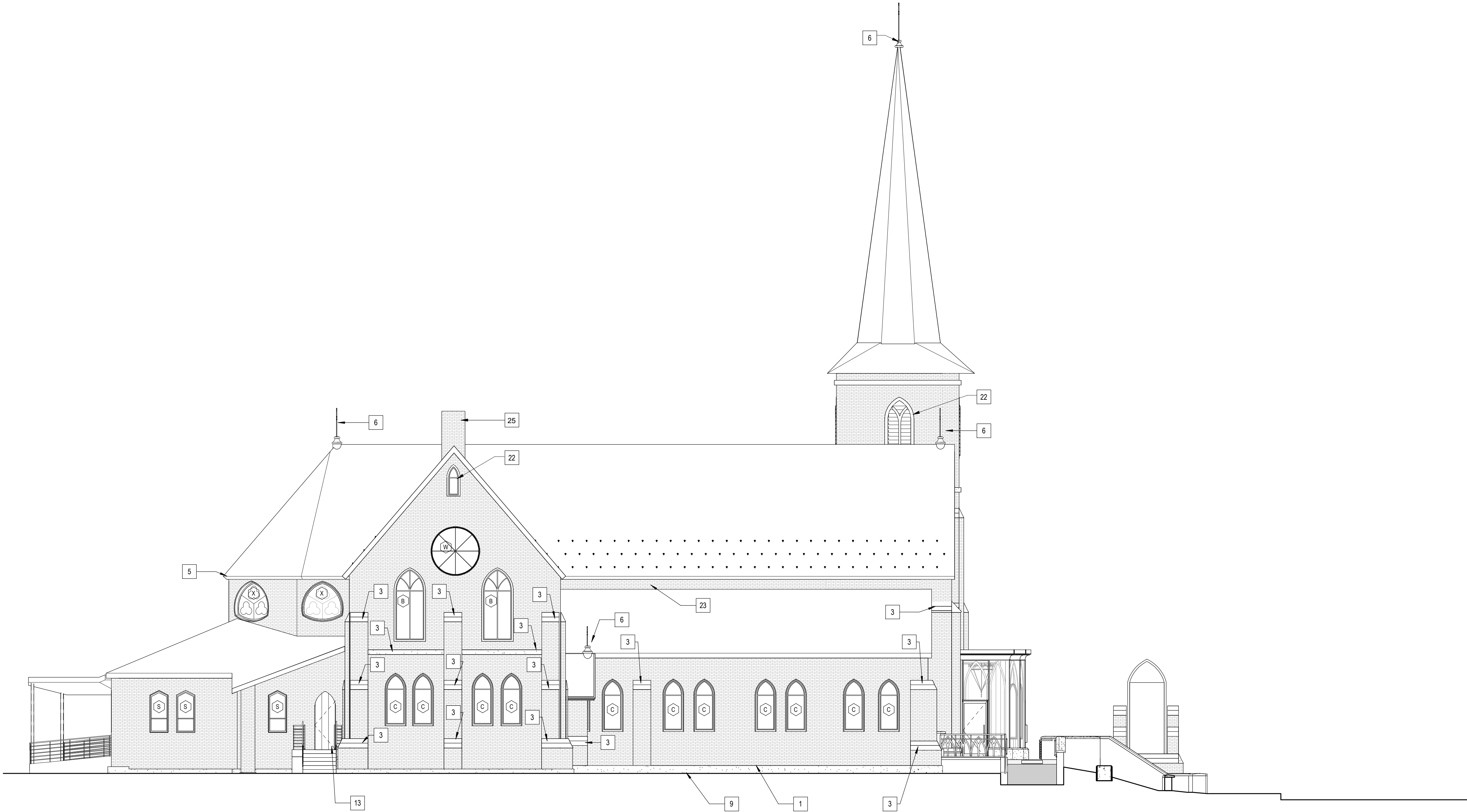
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one eighth inch = one foot

TEMPLATE DATE: 07/13/2017



1 SOUTH ELEVATION  
A00 1/8" = 1'-0"

## GENERAL ELEVATION NOTES

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

## ELEVATION LEGEND

CJ CONTROL JOINT

## ELEVATION KEY NOTES

- EXISTING BRICK, REPOINT AS REQUIRED.
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- EXISTING CHIMNEY TO REMAIN.
- LINE OF NEW FLASHING, MINIMUM HEIGHT OF 8"
- 
- 

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**ARCHITECTS**

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T 603.225.0640 F 603.225.0621 [www.warrenstreet.coop](http://www.warrenstreet.coop)

153 ASH STREET  
MANCHESTER, NH 03104

210 NORTH STATE STREET  
CONCORD, NH 03301

PLAN KEY:

PROJECT TITLE / ADDRESS:

**CHRIST THE KING PARISH**  
72 SOUTH MAIN STREET  
CONCORD, NH 03301

SCALE: AS NOTED DWN BY: LT  
JOB #: 3418 CHK BY: JH

PRINT DATE: 12/19/2018 2:04:39 PM

ISSUE DATE:

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REVISION	DATE	COMMENTS

**EXTERIOR**  
**ELEVATION-SOUTH**

**A203**

SHEET NUMBER: 12 OF 16 ARCHITECTURAL  
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