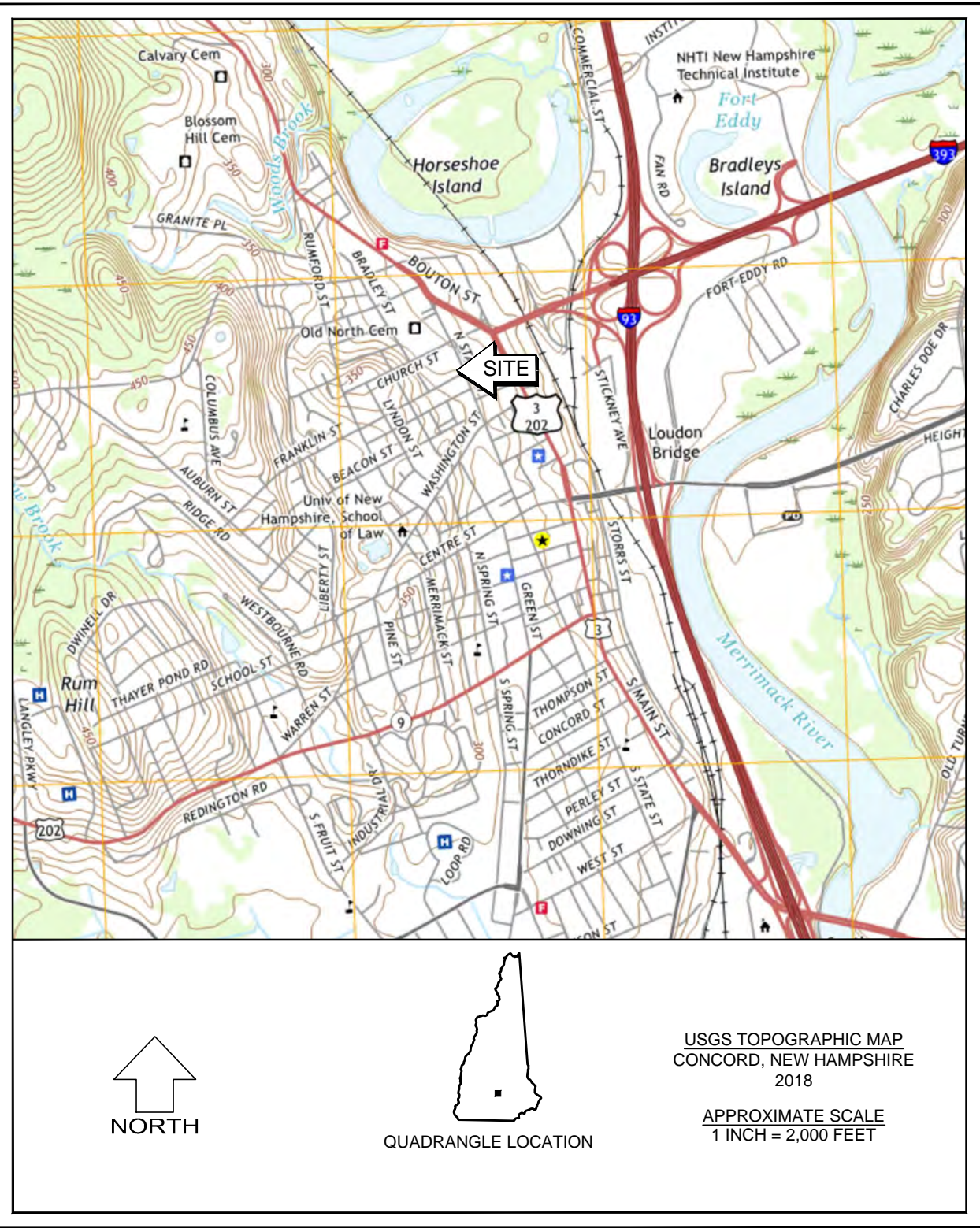


# NEW BUILDING ADDITION

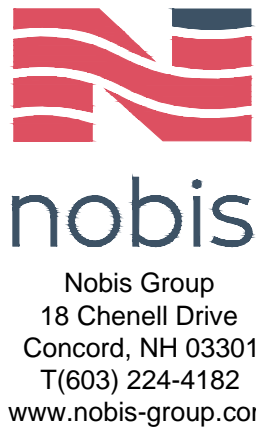
## 125 NSS, LLC

125 NORTH STATE STREET  
CONCORD, NEW HAMPSHIRE  
MAP 60 BLOCK 2 LOT 2

SITE ENGINEER  
NOBIS ENGINEERING, INC. - CONCORD, NH  
ARCHITECT  
ENS ASSOCIATES - RANGELEY, ME



MARCH 20, 2019  
REVISED MAY 1, 2019  
REVISED JUNE 7, 2019



### SHEET INDEX

I.D.	NO.	DRAWING NAME
CS		COVER SHEET
G1	1	GENERAL NOTES AND LEGEND
S-1	2	EXISTING CONDITIONS PLAT
C-1	3	DEMOLITION PLAN
C-2	4	PROPOSED SITE PLAN
C-3	5	GRADING AND DRAINAGE PLAN
C-4	6	UTILITY AND EROSION CONTROL PLAN
C-5	7	CONSTRUCTION DETAILS

PLANNING BOARD APPROVAL

APPROVED BY CITY OF CONCORD, NEW HAMPSHIRE PLANNING BOARD

ON \_\_\_\_\_ DATE \_\_\_\_\_

CONCORD PLANNING BOARD CLERK \_\_\_\_\_ DATE \_\_\_\_\_

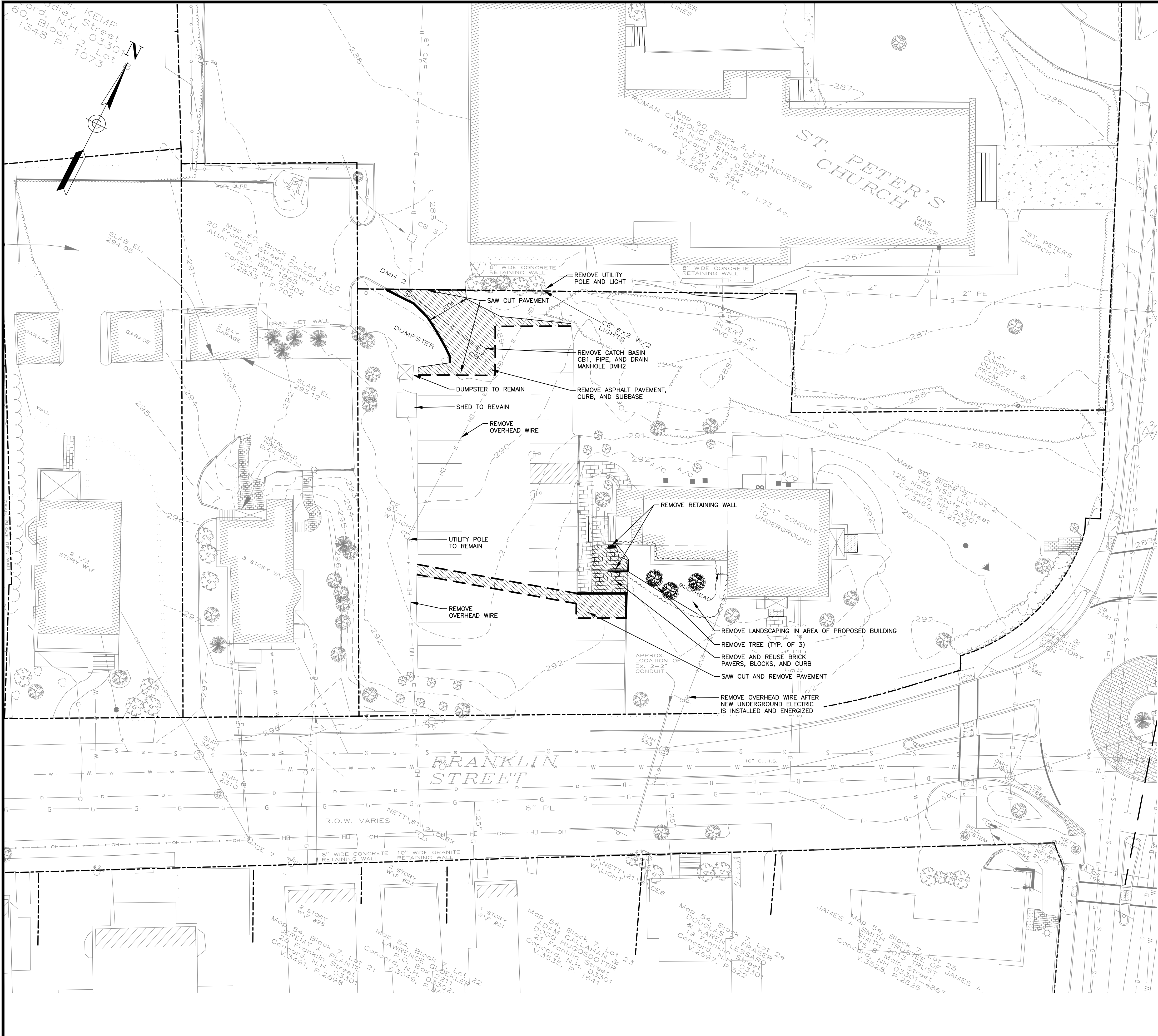
NOBIS PROJECT NO. 94330.00



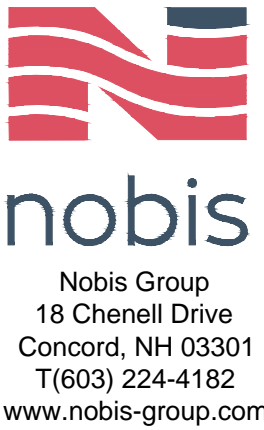




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- NOTES:
1. REFER TO SURVEYOR'S PLAN FOR PLAN REFERENCES ADDITIONAL NOTES, EXISTING DRAINAGE AND SANITARY SEWER INVERT INFORMATION.
  2. LOCATION AND ELEVATION OF UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND WILL NOTIFY ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS.
  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 TOWN FIRE AND POLICE DEPARTMENTS.
  4. DEMOLISH STRUCTURES AND SITE FEATURES AS SHOWN HEREON AND REMOVE PAVEMENT TO LIMITS INDICATED.
  5. CONTRACTOR IS RESPONSIBLE FOR OFF-SITE DISPOSAL OF CONSTRUCTION DEMOLITION DEBRIS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
  6. CONTRACTOR WILL COORDINATE REMOVAL/RELOCATION OF UNDERGROUND GAS AND OVERHEAD UTILITIES WITH RESPECTIVE UTILITY COMPANIES.
  7. ABATEMENT OF HAZARDOUS MATERIALS SUCH AS LEAD PAINT, ASBESTOS, ETC., WILL BE PERFORMED BY A LICENSED CONTRACTOR PRIOR TO COMMENCEMENT OF DEMOLITION. A PRE-DEMOLITION SURVEY WILL BE PERFORMED BY CONTRACTOR PRIOR TO THE START OF DEMOLITION ACTIVITIES TO ENSURE PROPER DEMOLITION AND DISPOSAL PROCEDURES.
  8. DEMOLITION SEQUENCING WILL BE AS DIRECTED BY THE PRIME CONTRACTOR AND THE ARCHITECT.
  9. FOR AREAS OUTSIDE OF THE PROPOSED BUILDING FOOTPRINT, DEMOLISH ALL EXISTING BUILDINGS AND FOUNDATIONS TO 24\"/>



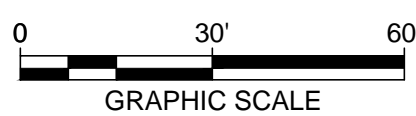
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FOR  
CONSTRUCTION

NEW BUILDING  
ADDITION  
125 N. STATE ST  
CONCORD, NEW HAMPSHIRE  
MAP 60 BLOCK 2 LOT 2

OWNER:  
125 NSS LLC  
125 N. STATE STREET  
CONCORD, NH 03301

<div>2</div>	06/07/2019	PHASE 1 ONLY
<div>1</div>	05/01/2019	CITY COMMENTS
NO.	DATE	DESCRIPTION

REVISIONS



DATE:	MARCH 20, 2019
NOBIS PROJECT NO.	94330.00
DRAWN BY:	TWH
CHECKED BY:	TC
CAD DRAWING FILE:	94330.00-C-100-DEMO.dwg

SHEET TITLE

DEMOLITION  
PLAN

SHEET  
C-1

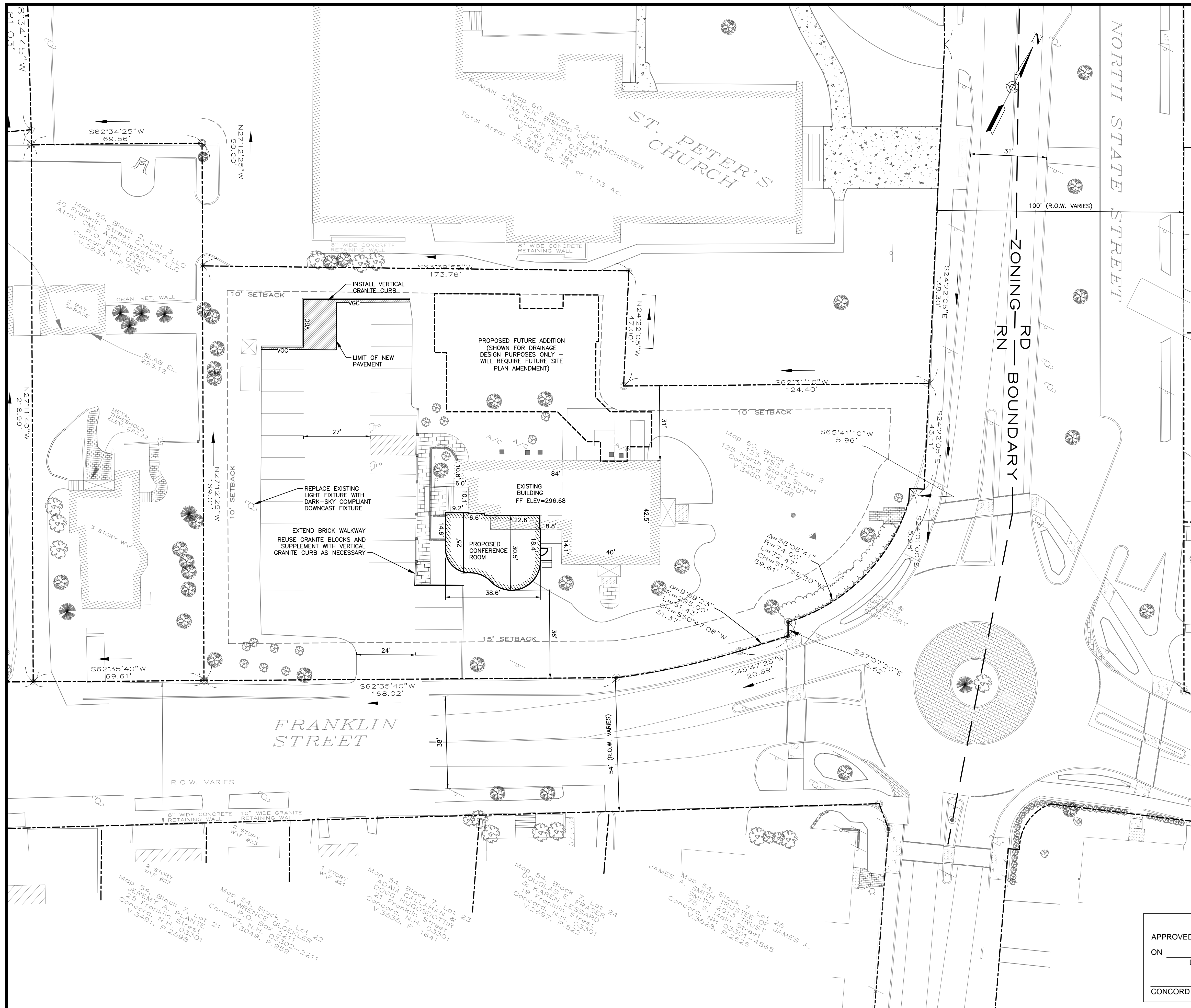
PLANNING BOARD APPROVAL

APPROVED BY CITY OF CONCORD, NEW HAMPSHIRE PLANNING BOARD

ON \_\_\_\_\_  
DATE

CONCORD PLANNING BOARD CLERK \_\_\_\_\_ DATE





1. THE PURPOSE OF THIS PLAN IS TO PERMIT THE PROPOSED OFFICE ADDITION AT 125 NORTH STATE STREET.
2. ALL BUILDING AND SITE CONSTRUCTION TO COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITY ACT (ADA) 2010 AND THE CONTRACTORS.
3. 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.
4. NO JURISDICTIONAL WETLANDS WERE FOUND ON THE SUBJECT PARCEL BASED ON AN INSPECTION MADE BY NOBIS ENGINEERING, INC.
5. PROPOSED BUILDING WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
6. 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.
7. A MANDATORY PRE-CONSTRUCTION MEETING WILL NEED TO BE HELD PRIOR TO ISSUANCE OF ANY PERMITS TO DISCUSS INSPECTION FEES, CONSTRUCTION SCHEDULE, ETC.
8. REFER TO CONSTRUCTION DETAIL SHEETS FOR ALL APPLICABLE SITE DETAILS.
9. CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
10. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.
11. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CONCORD'S CONSTRUCTION STANDARDS AND DETAILS (LATEST EDITION).
12. UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE ENGINEERING SERVICES DIVISION.
13. THE CONTRACTOR SHALL SET UP A PRECONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION TO DISCUSS CONSTRUCTION REQUIREMENTS, SITE INSPECTIONS, ASSOCIATED FEES, SCHEDULES, ETC.
14. THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR WORK WITHIN THE ROW.
15. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT INFORMATION.

**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 OF LAND OF THE ROMAN CATHOLIC BISHOP OF MANCHESTER", DATED APRIL 2, 2018, PROVIDED TO NOBIS ENGINEERING, INC. BY RICHARD D. BARTLETT & ASSOCIATES, LLC.
2. BUILDING FOOTPRINT REPRESENTS 1ST FLOOR PROVIDED TO NOBIS ENGINEERING, INC. BY ENS ASSOCIATES ON JUNE 29, 1999, REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR FOUNDATION AND BUILDING DIMENSIONS.

## ZONING ANALYSIS

<b>TAX MAP/BLOCK/LOT:</b>	<b>MAP 60/BLOCK 2/LOT 2</b>	
<b>ADDRESS:</b>	<b>125 NORTH STATE STREET CONCORD, NEW HAMPSHIRE 03301</b>	
<b>ZONING DISTRICT:</b>	<b>NEIGHBORHOOD RESIDENTIAL (RN)</b>	
<b><u>MINIMUM LOT AREA</u></b>	<b><u>EXISTING</u></b>	
10,000 SF	40,479 SF	
<b><u>MINIMUM LOT FRONTAGE</u></b>	<b><u>PROVIDED</u></b>	
80'	380.2'	
<b><u>MAXIMUM BUILDING HEIGHT (35 FT)</u></b>		
<b><u>EXISTING BUILDING: 38 FT</u></b>		
<b><u>PROPOSED: 18 FT (11')</u></b>		
<b><u>BUILDING LOT COVERAGE (50%)</u></b>	<b><u>EXISTING</u></b>	<b><u>PROVIDED</u></b>
<b><u>BUILDING</u></b>	3,029 SF (7.5%)	3,392 SF (8.7%)
<b><u>PARKING AREA</u></b>	10,175 SF (25.1%)	9,421 SF (23.3%)
<b><u>OTHER IMPERVIOUS AREA</u></b>	877 SF (2.2%)	886 SF (1.7%)
<b><u>TOTAL LOT COVERAGE</u></b>	14,084 SF (34.8%)	14,033 SF (34.7%)
<b><u>BUILDING SETBACKS REQUIRED</u></b>	<b><u>REQUIRED</u></b>	<b><u>PROVIDED</u></b>
<b><u>FRONT YARD</u></b>	15'	36'
<b><u>SIDE YARD</u></b>	10'	31'
<b><u>REAR YARD</u></b>	25'	31'
<b><u>PARKING SETBACKS REQUIRED</u></b>	<b><u>REQUIRED</u></b>	<b><u>PROVIDED</u></b>
<b><u>FRONT YARD</u></b>	15'	0' (EXISTING)
<b><u>SIDE YARD</u></b>	5'	5'
<b><u>REAR YARD</u></b>	5'	N/A





**nobis**  
Nobis Group  
18 Chenell Drive  
Concord, NH 03301  
T(603) 224-4182  
[www.nobis-group.com](http://www.nobis-group.com)



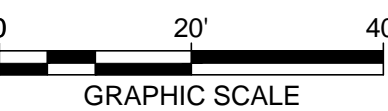
NOT ISSUED  
FOR  
CONSTRUCTION

NEW BUILDING  
ADDITION  
125 N. STATE ST  
CONCORD, NEW HAMPSHIRE  
MAP 60 BLOCK 2 LOT 2

OWNER:  
125 NSS LLC  
125 N. STATE STREET  
CONCORD, NH 03301

	06/07/2019	PHASE 1 ONLY
	05/01/2019	CITY COMMENTS
NO.	DATE	DESCRIPTION

## REVISIONS



DATE: MARCH 20, 2019

NOBIS PROJECT NO. 94330.00

DRAWN BY: TWH

CHECKED BY: TC

**CAD DRAWING FILE:**

94330.00-C-200-SITE

SHEET TITLE

# PROPOSED SITE PLAN

SHEET  
C-2

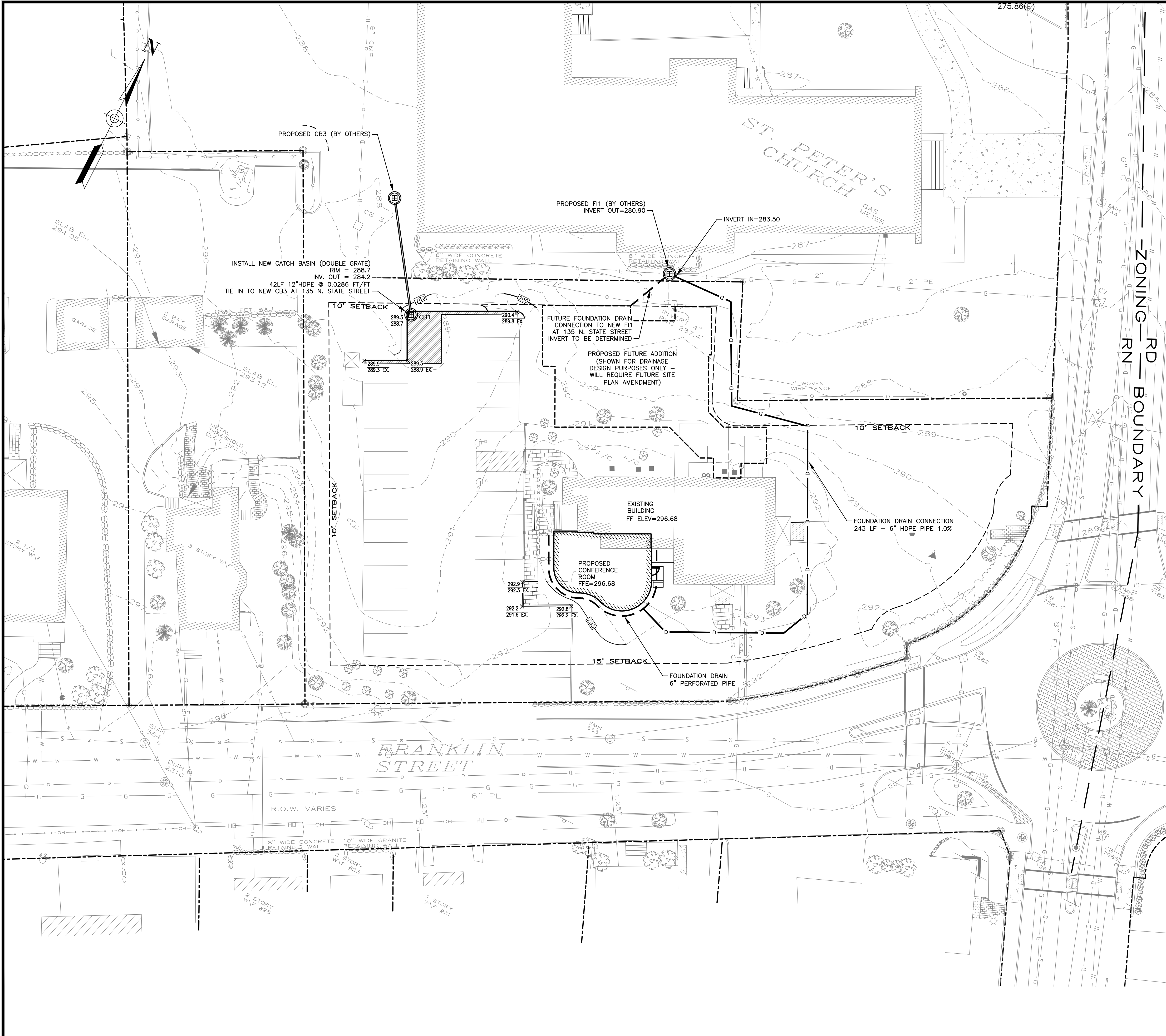
PLANNING BOARD APPROVAL

APPROVED BY CITY OF CONCORD, NEW HAMPSHIRE PLANNING BOARD  
ON \_\_\_\_\_  
DATE \_\_\_\_\_

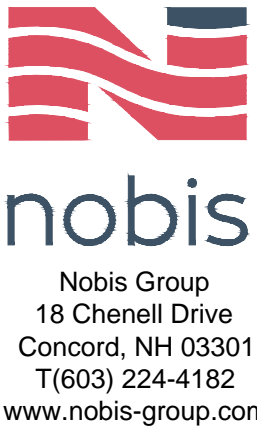
CONCORD PLANNING BOARD CLERK \_\_\_\_\_ DATE \_\_\_\_\_



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- NOTES:
1. REFER TO SURVEYOR'S PLAN FOR BASE PLAN REFERENCES AND ADDITIONAL NOTES.
  2. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEY PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
  3. CONTRACTOR WILL NOTIFY OWNER & ENGINEER IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
  4. SPOT ELEVATIONS SHOWN AT BUILDING CORNERS ARE PROPOSED GROUND ELEVATIONS.
  5. STONE DRIP EDGE PIPING WILL BE CONNECTED TO THE CLOSED DRAINAGE SYSTEM.
  6. FINISH WALK AND CURB ELEVATIONS WILL BE 6" ABOVE FINISH PAVEMENT, UNLESS OTHERWISE NOTED.
  7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK.
  8. LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON RECORDS FROM THE UTILITY COMPANIES AND FIELD MEASUREMENTS OF VISIBLE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND WILL NOTIFY ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS.
  9. ALL WORK ON SITE, ALL UTILITY WORK AND ALL WORK WITH CITY R.O.W. WILL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CONCORD SPECIFICATIONS, LATEST EDITION.
  10. 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.
  11. ALL STORM DRAIN PIPING WITH LESS THAN 3.0 FEET OF COVER WILL BE OVERLAIN WITH 2' THICK RIGID INSULATION FOR THE FULL WIDTH OF PIPE TRENCH.
  12. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.
  13. DRAINAGE DESIGN FOR FUTURE DEVELOPMENT OF 125 N. STATE STREET IS INCLUDED IN 135 N. STATE STREET POCKET NEIGHBORHOOD DESIGN.
  14. CONTRACTOR SHALL CONFIRM EXISTING FINISH FLOOR ELEVATIONS PRIOR TO CONSTRUCTION, NOTIFY DESIGN ENGINEER IMMEDIATELY IF ELEVATION IS DIFFERENT AS SHOWN ON THE PLAN.



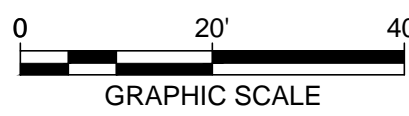
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FOR  
CONSTRUCTION

NEW BUILDING  
ADDITION  
125 N. STATE ST  
CONCORD, NEW HAMPSHIRE  
MAP 60 BLOCK 2 LOT 2

OWNER:  
125 NSS LLC  
125 N. STATE STREET  
CONCORD, NH 03301

NO.	DATE	DESCRIPTION
1	06/07/2019	PHASE 1 ONLY
2	05/01/2019	CITY COMMENTS

REVISIONS



DATE:	MARCH 20, 2019
NOBIS PROJECT NO.	94330.00
DRAWN BY:	TWH
CHECKED BY:	TC
CAD DRAWING FILE:	94330.00-C-300-G&D.dwg
SHEET TITLE	

GRADING AND  
DRAINAGE PLAN

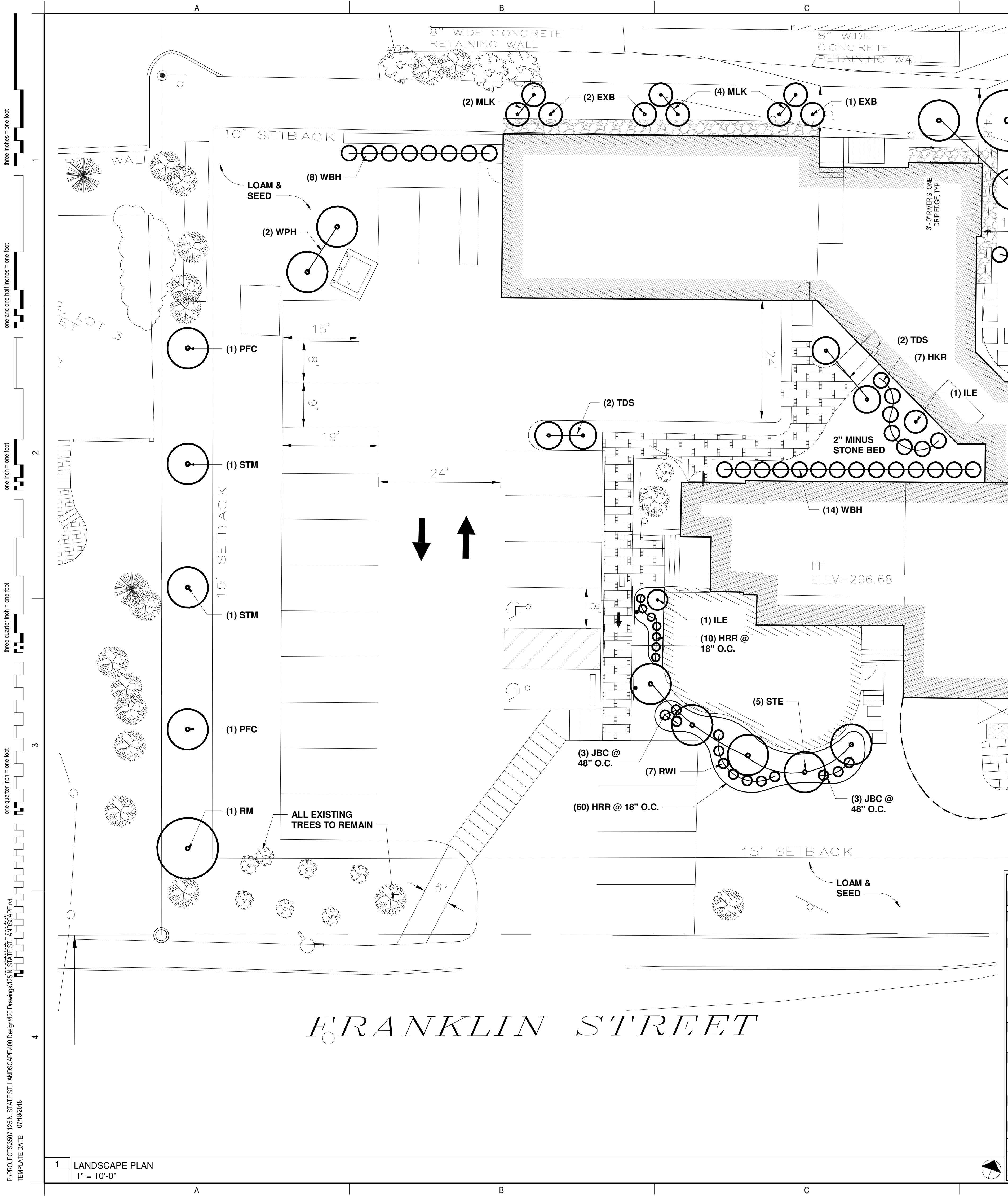
SHEET  
C-3

PLANNING BOARD APPROVAL

APPROVED BY CITY OF CONCORD, NEW HAMPSHIRE PLANNING BOARD  
ON \_\_\_\_\_  
DATE \_\_\_\_\_

CONCORD PLANNING BOARD CLERK \_\_\_\_\_ DATE \_\_\_\_\_





Plant Schedule										1-Oct-18
125 North State Street										
Sym	Qty	Common Name	Botanical Name	Zone	Habit of Growth		Installed Size	Type	Notes (hgt, exposure, bloom, color)	
					Height	Spread				
Large, Deciduous Trees										
RM	2	Red Maple	Acer Rubrum	3	40'-60'	35'-45'	1 1/2" cal	B&B		
BFP	2	Bradford Flowering Pear	Pyruscalleryana "Bradford"	4	35'	30'	2 1/2"-3" cal	B&B		
Small, Accent Flowering Trees										
STE	5	Japanese Stewartia	Stewartia pseudocamellia	3	15'-30'	20'-25'	8'-10" hgt.	B&B	Semi weeping form with white and pink flowers	
ILE	2	Blue-Maid Holly	Ilex x meserveae "Blue Maid"	5	8'-10'	6'-8'	5'-6" hgt.	B&B	Dramatic foliage color, ornamental berries, snowy fruit, purple flowers	
STM	2	Star Magnolia "Royal Star"	Stellata "Royal Star"	3	15'-20'	10'-15'	7'-8" hgt.	B&B	Flowers are star shaped, pink/white petals, fragrant, dark green foliage and densely branched	
WPH	2	Weeping Canadian Hemlock	Tsuga Canadensis "Geneva"	4	10'-15'	15'-20'	6'-7" hgt.	B&B	Soft graceful pyramidal, tolerates shade, can be maintained to smaller size. Geneva upright with dark green needles, thick main branches, dwarf habit growing to 15'.	
PFC	2	Prairiefire Crabapple	Malus "Prairiefire"	4	20'	20'	2 1/2" cal	B&B	Large red leaved	
Evergreen Trees & Accent Evergreens										
TDS	4	Spire Arborvitae	Thuja occidentalis "DeGroot's Spire"	4	10'-12'	2'-3'	6'-8" hgt	B&B	medium green	
MSA	12	Mission Arborvitae	Thuja occidentalis "Techney"	3	10'-15'	6'-8'	6'-7" hgt	B&B	Very hardy, columnar, holds nice color all year, ideal for low maintenance hedge.	
Low, Evergreen Ground Cover										
JBC	6	Blue Carpet Juniper	Juniperus squamata "Blue Carpet"	4	1'	4'-5'	3 gal.	CTN	dense soft texture green foliage	
WBH	22	Wintergreen Boxwood	m. wintergreen	4	3'-4'	4'-6'	2'-3"	B&B	Foliage retains light green color in winter, habit is multi fully branched, good for low hedge, extremely hardy, twice as high as wide at maturity.	
Deciduous Flowering Shrubs										
RW	7	Wilson Rhododendron	Rhododendron x Laetevirens	4	3'-4'	4'-6'	2.5' hgt.	B&B	Nice compact growth, fragrant, blooms later than most lilacs, attractive foliage, deep burgandy fall color.	
MLK	6	Miss Kim Lilac	Syringa patula "miss kim"	3	4'-6"	6'	2'-2 1/2" ht.	B&B	Upright growth, brilliant red flowers 1" across, grow to 5' with rounded shape, blooms very late, very hardy, wine-red winter color.	
EXB	3	Stewartsonian Azalea	Stewartsonian Azalea Hybrids	5	6'-8"	6'	3 Gal.	CTN		
Accent/ Flowering Evergreen Shrubs										
HKR	11	Hosta (Krossa Regal)	Hosta "Krossa Regal"	4	3'-6"	3'-6"	2 GAL	CTN	heavy shed plant colorful	
HRR	70	Rosy Returns Day Lily	Hemerocallis "Rosy Returns" (Reblooming Daylily)	4	1'-2"	1'-2"	2 QT	CTN	compact fragrant rose-pink blossoms	
Lawns/Seeding										
TBD	SF	SOD Seeded Fine Lawn	Fine Grade, fertilize, seed and Hydromulch (Kentucky Bluegrass and Creeping Red Fescue Blend)							
Notes:										
9,760 sf of pavement requires 10 trees within 20' of parking lot; 10 provided.										
1.) All planting beds shall be mulched with a minimum of 4" of shredded cedar bark mulch to match existing.										
2.) All sod and/or seeded lawn areas to have minimum 6" topsoil blanket.										
3.) All plant material to conform to current AAN, American Standard for Nursery Stock, ANSI Z60.1-1986.										

PROJECT TITLE / ADDRESS:  
**125 N. STATE STREET**  
**LANDSCAPE**  
CONCORD, NH



SCALE: AS NOTED DWN BY: KL  
JOB #: 3507 CHK BY: JH

PRINT DATE: 5/13/2019 11:47:33 AM

ISSUE DATE:  
**4/11/2019**  
**ISSUED FOR CONSTRUCTION**

REVISION	DATE	COMMENTS

**LANDSCAPE PLAN &**  
**PLANTING SCHEDULE**



ISSUED:  
03.18.19  
03.19.19  
03.28.19  
04.02.19  
04.12.19

FRANKLIN STREET ELEVATION

KIDS VAX  
125 STATE STREET  
CONCORD, NH

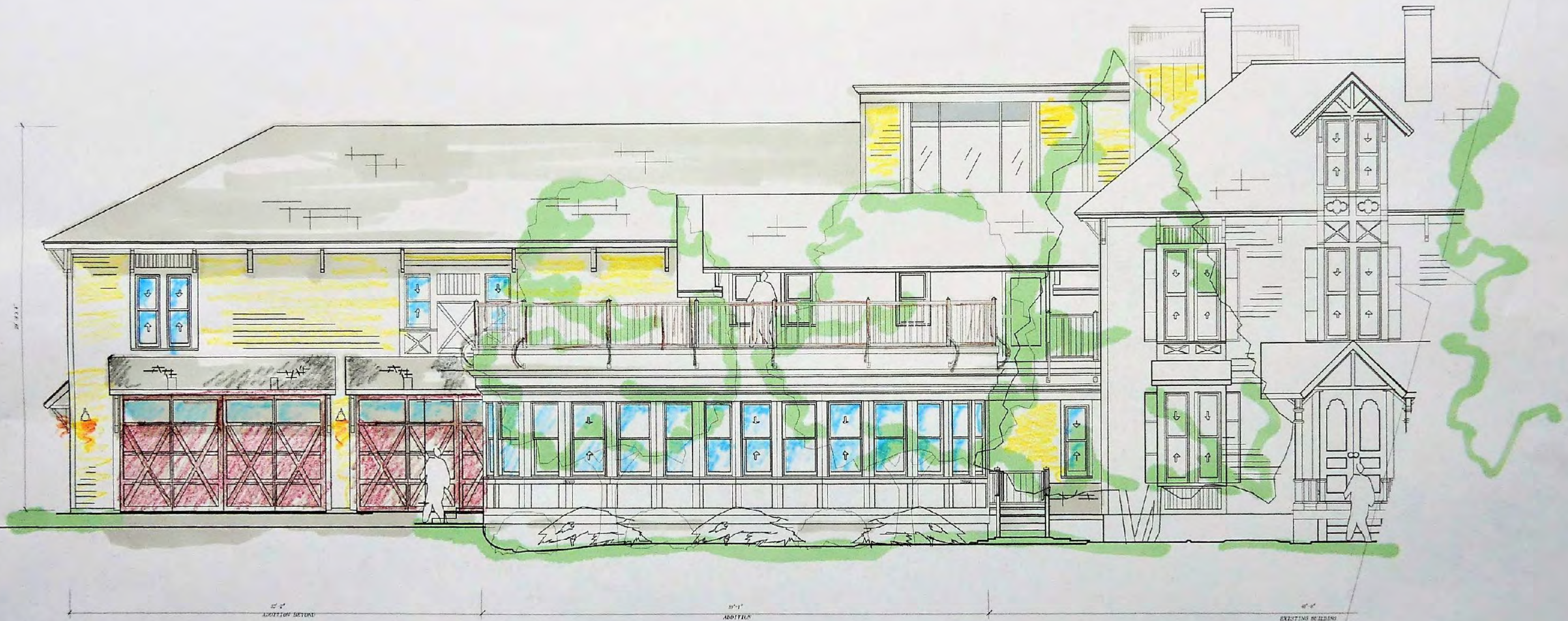
ENGINEERING  
B.S. COFFIN  
SURVEYING  
BEN MURRAY  
E.S. COFFIN ENGINEERING & SURVEYING, INC.

SCALE: 1/4"=1'-0"

**ENS**  
ASSOCIATES  
Architectural Design  
ELLEN ALBRECHT

P.O. Box 1149  
Rangely, Me 04878  
207.864.2302 PHONE  
207.864.2770 FAX  
E-MAIL: ellen@ensdesignme.com

**A10**



FRANKLIN STREET ELEVATION

SCALE: 1/4" = 1'-0"





FRANKLIN STREET ELEVATION - DIMENSIONS FOR CONFERENCE ROOM  
SCALE: 1/4" = 1'-0"

THE DRAWINGS REPRESENT THE DESIGNER AND HER CONSULTANTS INTENT ONLY.  
ALL RESPONSIBILITY FOR CONSTRUCTION, TECHNOLOGY AND RESULTING BUILDING  
PERFORMANCE LIES WITH THE GENERAL CONTRACTOR AND OWNER. THESE DRAWINGS HAVE  
BEEN DEVELOPED BY ENS ASSOCIATES AND SHALL NOT BE USED, LENT, COPIED OR ALTERED  
WITHOUT THE WRITTEN CONSENT OF ENS ASSOCIATES.

ISSUED  
03.18.19  
03.28.19  
04.02.19

FRANKLIN STREET ELEVATION -  
DIMENSIONS FOR CONFERENCE ROOM

KIDS VAX  
125 STATE STREET  
CONCORD, NH

SCALE: 1/4" = 1'-0"

ENS  
ASSOCIATES  
Architectural Design

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A11



ISSUED:  
03.16.19  
03.19.19  
03.28.19  
04.02.19  
04.12.19

PARKING LOT ELEVATION

KIDS VAX  
125 STATE STREET  
CONCORD, NH

ENGINEERING  
B.S. COFFIN  
SURVEYING  
E.S. COFFIN ENGINEERING & SURVEYING, INC.  
BEN MURRAY

SCALE: 1/4"=1'-0"  
**ENS**  
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207.864.2770 FAX  
EMAIL: ellen@ensdesignme.com

**A12**



PARKING LOT ELEVATION - STRAIGHT ON  
SCALE: 3/16" = 1'-0"



PARKING LOT ELEVATION  
SCALE: 3/16" = 1'-0"