

CONCORD HOSPITAL

AMBULATORY HEALTH CARE BUILDING

AMENDED TO INCLUDE PEDESTRIAN BRIDGE

PLEASANT STREET

CONCORD NEW HAMPSHIRE

SITE ENGINEER/LANDSCAPE ARCHITECT

NOBIS ENGINEERING INC.

CONCORD NH

ARCHITECT

LAVALLEE BRESINGER ARCHITECTS

MANCHESTER NH

MEP ENGINEER

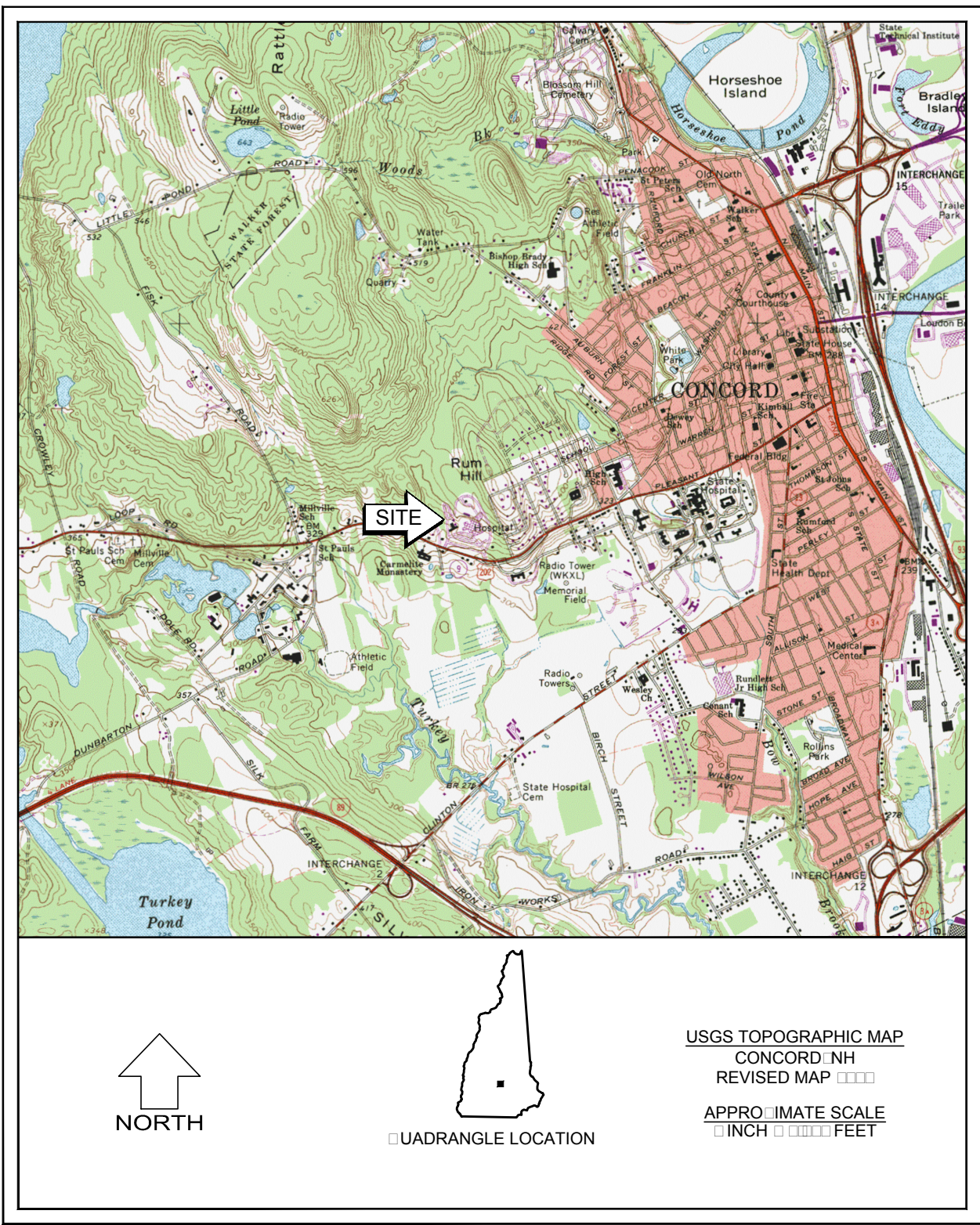
YEATON ASSOCIATES INC.

BEDFORD NH

SURVEYOR

RICHARD D. BARTLETT ASSOCIATES LLC.

CONCORD NH



ANUARY

REVISED JUNE

PLANNING BOARD APPROVAL

APPROVED BY CITY OF CONCORD, NH PLANNING BOARD

ON DATE

CONCORD PLANNING BOARD CHAIR DATE

CONCORD PLANNING BOARD CLERK DATE

SHEET INDEX

I.D. NO. DRAWING NAME

CS COVER SHEET

AMBULATORY HEALTH CARE BUILDING SHEETS NOT PROVIDED

CURRENTLY UNDER CONSTRUCTION BASED ON MARCH

PLANNING BOARD APPROVAL AND MAY SIGNATURES

G GENERAL NOTES AND LEGEND

S EXISTING CONDITIONS PLAT

S EXISTING CONDITIONS PLAT

S EXISTING CONDITIONS PLAT

C OVERALL CAMPUS PLAN

C DEMOLITION PLAN

C SITE PLAN

C GRADING AND DRAINAGE PLAN

C EROSION CONTROL PLAN

C UTILITY PLAN

C WATER PLAN PROFILE

C SEWER PLAN PROFILE

C CONSTRUCTION DETAILS

C CONSTRUCTION DETAILS

C CONSTRUCTION DETAILS

C CONSTRUCTION DETAILS

C CONSTRUCTION DETAILS

C STORMTECH DETAILS

C STORMTECH DETAILS

L LANDSCAPE PLAN

ES SITE LIGHTING PLAN

PEDESTRIAN BRIDGE SHEETS JUNE

C OVERALL SITE PLAN

C SITE PLAN

C GRADING PLAN

C UTILITY PLAN

C SEWER PLAN PROFILE

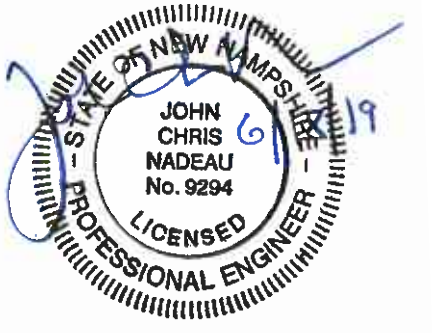
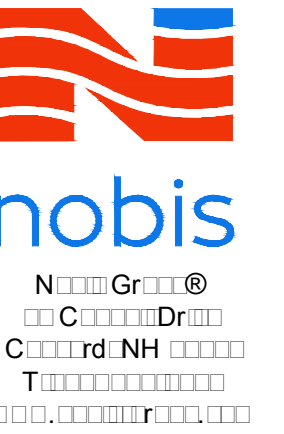
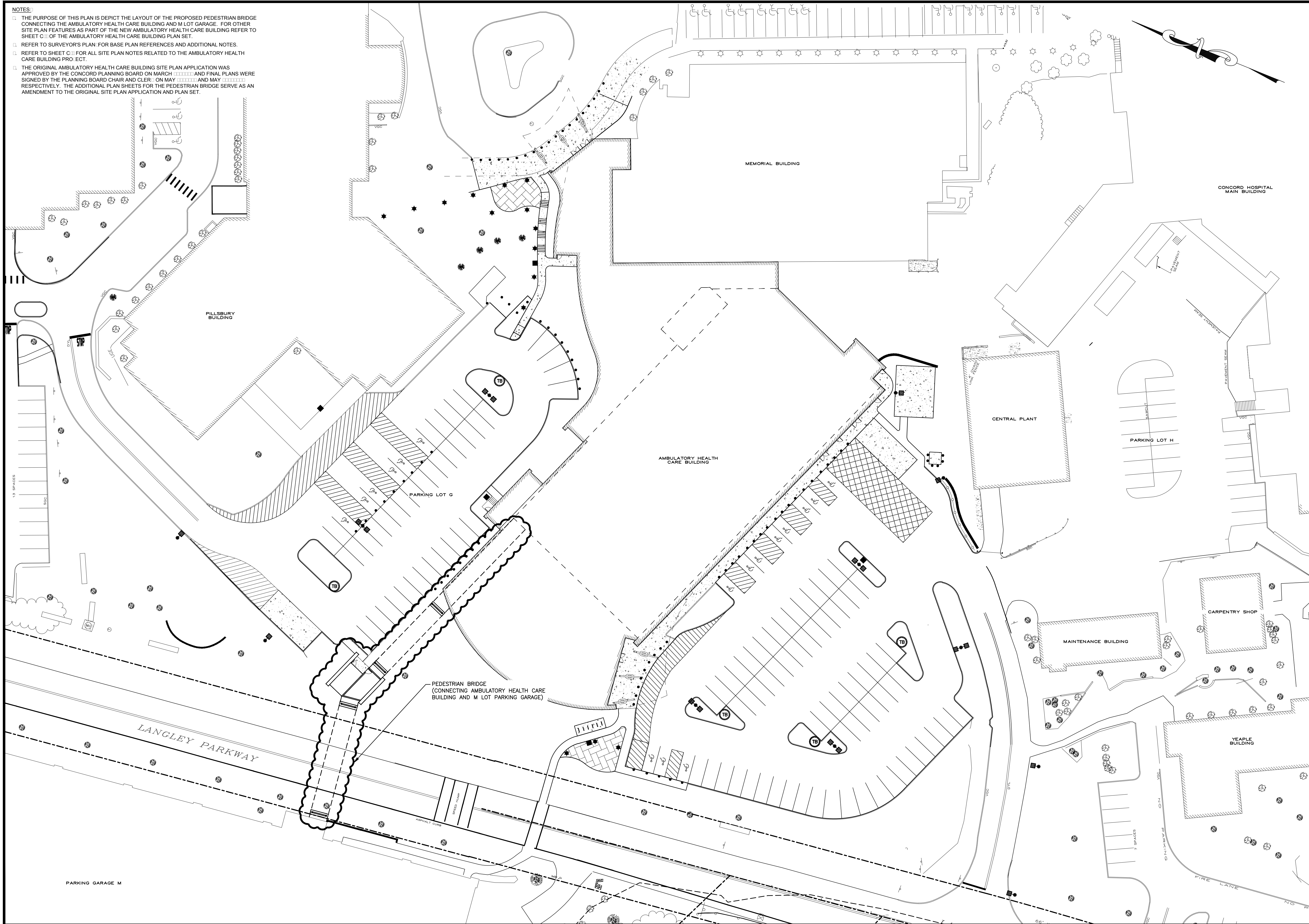
CDCUCN OF UNIL SITE PLAN

CDCUCN OF UNIL WIRING DIAGRAM

NOBIS PROJECT NO.

NOTES:













1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE LAYOUT OF THE PROPOSED PEDESTRIAN BRIDGE CONNECTING THE AMBULATORY HEALTH CARE BUILDING AND M LOT GARAGE. FOR OTHER SITE PLAN FEATURES AS PART OF THE NEW AMBULATORY HEALTH CARE BUILDING REFER TO SHEET C-01 OF THE AMBULATORY HEALTH CARE BUILDING PLAN SET.
2. REFER TO SURVEYOR'S PLAN FOR BASE PLAN REFERENCES AND ADDITIONAL NOTES.
3. REFER TO SHEET C-01 FOR ALL SITE PLAN NOTES RELATED TO THE AMBULATORY HEALTH CARE BUILDING PROJECT.
4. THE ORIGINAL AMBULATORY HEALTH CARE BUILDING SITE PLAN APPLICATION WAS APPROVED BY THE CONCORD PLANNING BOARD ON MARCH 2019 AND FINAL PLANS WERE SIGNED BY THE PLANNING BOARD CHAIR AND CLERK ON MAY 2019 AND MAY 2019 RESPECTIVELY. THE ADDITIONAL PLAN SHEETS FOR THE PEDESTRIAN BRIDGE SERVE AS AN AMENDMENT TO THE ORIGINAL SITE PLAN APPLICATION AND PLAN SET.



NOT ISSUED FOR
CONSTRUCTION

AMBULATORY HEALTH
CARE BUILDING
(AMENDED TO INCLUDE
PEDESTRIAN BRIDGE)

CONCORD HOSPITAL
100 PLEASANT STREET
CONCORD, NEW HAMPSHIRE

		PEDESTRIAN BRIDGE
		UPDATED UTILITY SERVICES
		UPDATED BUILDING FOOTPRINT
		ISSUED FOR BIDDING
		RESPONSE TO NHDES COMMENTS
		RESPONSE TO CITY COMMENTS
NO.	DATE	DESCRIPTION

REVISIONS



DATE: JANUARY 2020
NOBIS PROJECT NO.: 19-001
DRAWN BY: SPM
CHECKED BY: CN
CAD DRAWING FILE: 19-001 SITE.dwg

SHEET TITLE

OVERALL SITE
PLAN

SHEET
C-01-B

J:\85060.06 - Concord Hospital Medical Office Building (CAD.dwg) (85060.06-C-200-SITE.dwg 6/13/2019 2:02 PM

- NOTES:**
- THE PURPOSE OF THIS PLAN IS DEPICT THE LAYOUT OF THE PROPOSED PEDESTRIAN BRIDGE CONNECTING THE AMBULATORY HEALTH CARE BUILDING AND M LOT GARAGE. FOR OTHER SITE PLAN FEATURES AS PART OF THE NEW AMBULATORY HEALTH CARE BUILDING REFER TO SHEET C OF THE AMBULATORY HEALTH CARE BUILDING PLAN SET.
 - REFER TO SURVEYOR'S PLAN FOR BASE PLAN REFERENCES AND ADDITIONAL NOTES.
 - REFER TO SHEET C FOR ALL SITE PLAN NOTES ASSOCIATED WITH THE AMBULATORY HEALTH CARE BUILDING PROJECT.
 - THE ORIGINAL AMBULATORY HEALTH CARE BUILDING SITE PLAN APPLICATION WAS APPROVED BY THE CONCORD PLANNING BOARD ON MARCH AND FINAL PLANS WERE SIGNED BY THE PLANNING BOARD CHAIR AND CLERK ON MAY AND MAY RESPECTIVELY. THE ADDITIONAL PLAN SHEETS FOR THE PEDESTRIAN BRIDGE SERVE AS AN AMENDMENT TO THE ORIGINAL SITE PLAN APPLICATION AND PLAN SET.
 - HORIZONTAL DATUM IS BASED ON NH STATE PLANE COORDINATES NAD.
 - VERTICAL DATUM IS BASED ON NAVD.
 - JURISDICTIONAL WETLANDS HAVE NOT BEEN IDENTIFIED ON THE SUBJECT PARCEL.
 - ALL WORK PERFORMED IN THE RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CONCORD.
 - THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED TO MEET LOCAL, STATE, AND FEDERAL CODES RELATIVE TO BUILDING CONSTRUCTION AND FIRE PROTECTION REQUIREMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE AT LEAST HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL COORDINATE WORK WITH THE CITY FIRE, POLICE, AND COMMUNITY DEVELOPMENT DEPARTMENTS.
 - A MANDATORY PRECONSTRUCTION MEETING WILL NEED TO BE HELD PRIOR TO ISSUANCE OF ANY PERMITS TO DISCUSS INSPECTION FEES, CONSTRUCTION SCHEDULE, ETC.
 - REFER TO CONSTRUCTION DETAIL SHEETS FOR ALL APPLICABLE SITE DETAILS.
 - CONTRACTOR SHALL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
 - REFER TO COVER SHEET FOR GENERAL NOTES AND LEGEND.
 - UPON PROJECT COMPLETION CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS SURVEYED ON NH STATE PLAN COORDINATES AND NAVD DATUM SUBMITTED IN ELECTRONIC FORMAT FOR INCLUSION INTO THE CITY OF CONCORD GIS DATABASE.
 - NO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING OR USE SHALL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER.
 - THE FOLLOWING DECISION WAS MADE BY THE ZONING BOARD OF ADJUSTMENT ON JANUARY:
 - SECTION OF THE ZONING ORDINANCE APPLIES TO THE OVERALL CONCORD HOSPITAL CAMPUS AS A SINGLE ENTITY AND NOT TO INDIVIDUAL BUILDINGS THEREON.
 - A BUILDING WITH MULTIPLE HEIGHTS WILL HAVE MULTIPLE SETBACKS.
 - SETBACKS ARE DETERMINED FROM THE CONCORD HOSPITAL CAMPUS PERIMETER BOUNDARY AND NOT BETWEEN INDIVIDUAL BUILDINGS WITHIN THE HOSPITAL CAMPUS.
 - A TALL BUILDING CURRENTLY REQUIRES FRONT AND REAR SETBACKS AND SIDE SETBACKS. INCREASED BUILDING HEIGHT OVER WILL HAVE INCREASED SETBACKS ONLY FOR THE HIGHER PORTION OF THE BUILDING BASED ON THE PROVISIONS OF SECTION.
- PLAN REFERENCES:**
- EXISTING CONDITIONS: TOPOGRAPHICAL INFORMATION: NORTH ORIENTATION: NORTH ARROW AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAT CONCORD HOSPITAL CAMPUS" DATED FEBRUARY PROVIDED TO NOBIS ENGINEERING, INC. BY RICHARD D. BARTLETT ASSOCIATES LLC.
 - PEDESTRIAN BRIDGE, FOOTPRINT AND STAIR TOWER PROVIDED TO NOBIS GROUP BY LAVALLEE BRENSINGER ARCHITECTS ON JUNE. REFER TO ARCHITECTURAL STRUCTURAL PLANS FOR FOUNDATION AND BUILDING DIMENSIONS.

ZONING ANALYSIS

TAX MAP BLOCK LOT MAP BLOCK LOT A
PROPERTY OWNER CAPITAL REGION HEALTH CARE CORPORATION
ADDRESS PLEASANT STREET CONCORD, NH
DEED REFERENCE BOOK PAGE
ZONING DISTRICT IS DISTRICT
MINIMUM LOT AREA PROVIDED AC SF
MAXIMUM LOT COVERAGE PROVIDED
SF BUILDINGS
SF PARKING DECKS
SF PARKING LOTS LOADING
SF PEDESTRIAN STAIR TOWER AND SIDEWALK
TOTAL SF

LANGLEY PARKWAY

PARKING GARAGE M

PARKING LOT G

AMBULATORY HEALTH CARE BUILDING

ASPHALT SIDEWALK (5' WIDE EXCEPT WHERE SHOWN OTHERWISE)

FLUSH VERTICAL GRANITE CURB WITH TIP-DOWNS

CONCRETE PAD (REFER TO STRUCTURAL DRAWINGS FOR DETAILS)

SUSPENDED BRIDGE CONNECTING AMBULATORY HEALTH CARE BUILDING AND PEDESTRIAN BRIDGE STAIR TOWER

STRUCTURAL SUPPORT COLUMN. REFER TO STRUCTURAL DRAWINGS FOR DETAILS. (TYP. OF 4)

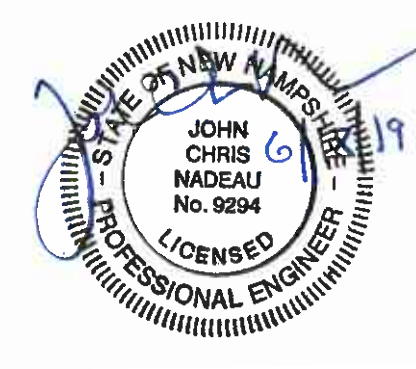
PEDESTRIAN BRIDGE STAIR TOWER

LANGLEY PARKWAY R.O.W.

SUSPENDED BRIDGE CONNECTING M LOT GARAGE AND PEDESTRIAN BRIDGE STAIR TOWER (17 FEET MIN. CLEARANCE BETWEEN LANGLEY PARKWAY AND UNDERSIDE OF BRIDGE)

SPEED HUMP

ASPHALT CURB



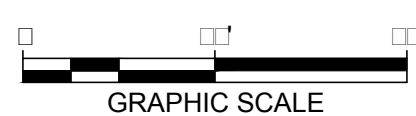
NOT ISSUED FOR CONSTRUCTION

AMBULATORY HEALTH CARE BUILDING
AMENDED TO INCLUDE
PEDESTRIAN BRIDGE

CONCORD HOSPITAL
PLEASANT STREET
CONCORD, NEW HAMPSHIRE

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		RESPONSE TO CITY COMMENTS
NO.	DATE	DESCRIPTION

REVISIONS



DATE JANUARY
NOBIS PROJECT NO.
DRAWN BY SPM
CHECKED BY CN
CAD DRAWING FILE
CONCORD SITE.dwg

SHEET TITLE

SITE PLAN

SHEET
C.B

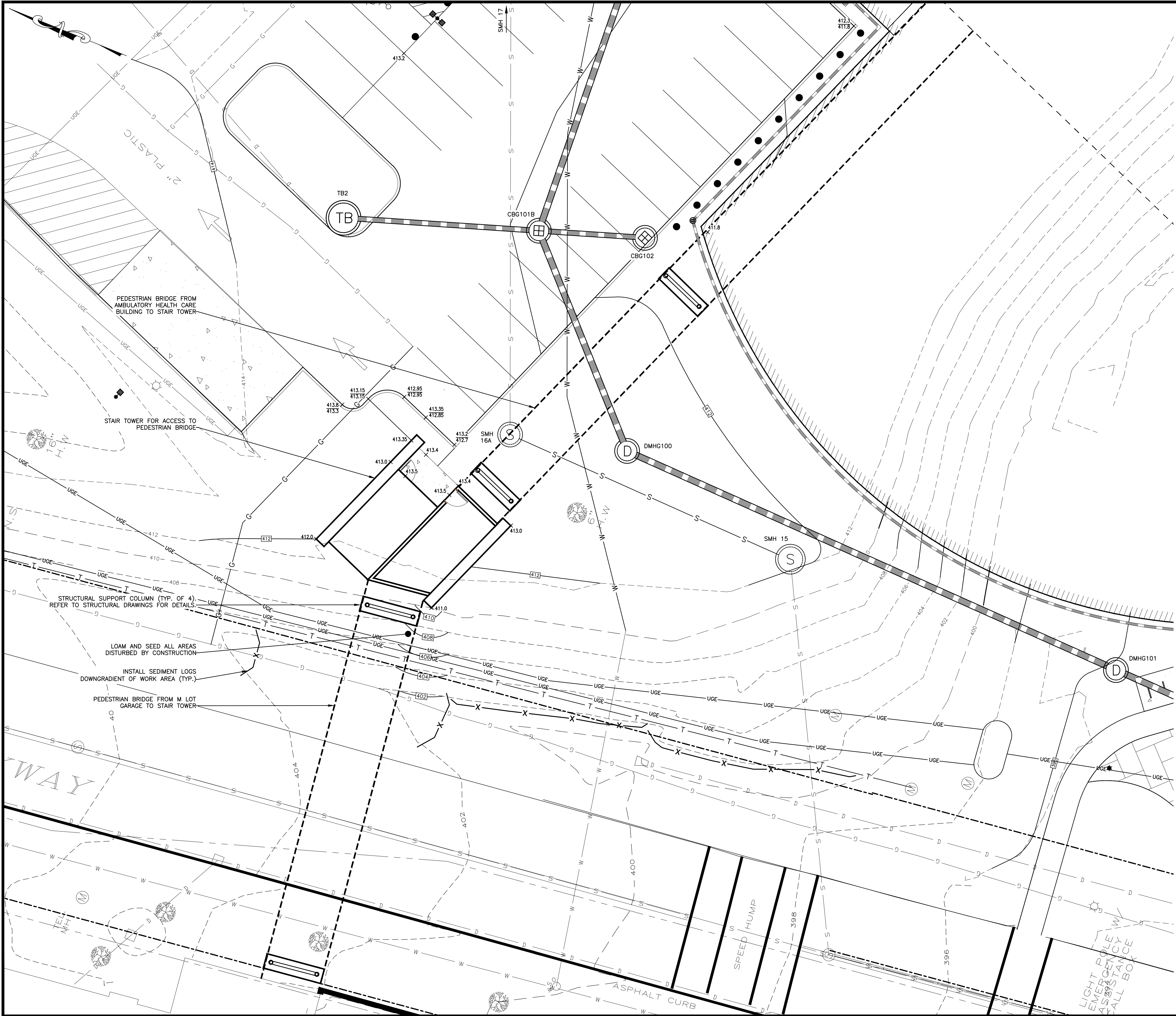
PLANNING BOARD APPROVAL

APPROVED BY CITY OF CONCORD, NH PLANNING BOARD

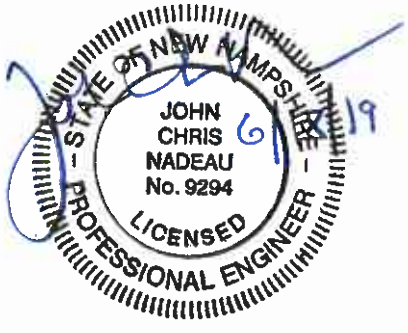
ON DATE

CONCORD PLANNING BOARD CHAIR DATE

CONCORD PLANNING BOARD CLERK DATE



- NOTES:
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE GRADING NECESSARY TO CONSTRUCT THE PROPOSED PEDESTRIAN BRIDGE CONNECTING THE AMBULATORY HEALTH CARE BUILDING AND M LOT GARAGE. FOR OTHER PROPOSED GRADING AND DRAINAGE AS PART OF THE NEW AMBULATORY HEALTH CARE BUILDING PLAN SET.
 - SPOT ELEVATIONS SHOWN AT STAIR TOWER CORNERS ARE PROPOSED GROUND ELEVATIONS.
 - REFER TO SURVEYOR'S PLAN FOR BASE PLAN REFERENCES AND ADDITIONAL NOTES.
 - REFER TO SHEET C01A FOR ALL GRADING AND DRAINAGE PLAN NOTES AND DRAINAGE SCHEDULES RELATED TO THE AMBULATORY HEALTH CARE BUILDING PROJECT.















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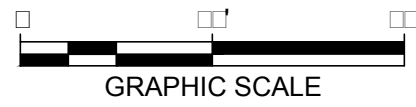
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CARE BUILDING
(AMENDED TO INCLUDE
PEDESTRIAN BRIDGE)

CONCORD HOSPITAL

PLEASANT STREET
CONCORD, NEW HAMPSHIRE

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		RESPONSE TO CITY COMMENTS
NO.	DATE	DESCRIPTION

REVISIONS



DATE: 6/18/2019
NOBIS PROJECT NO.: 1000000000
DRAWN BY: SPM
CHECKED BY: CN
CAD DRAWING FILE: 1000000000000000
C:\G:\D\01

SHEET TITLE

GRADING PLAN

SHEET

C01B