

DR. ALEX SLOCUM

360 CORPORATE DR.

PORTSMOUTH , NH 03801

		ACCESSIBILITY NOTES	APPLICABLE BUILDING CODES	DRAWING INDEX																																																													
		<div>1. ALL FIXTURES AND ACCESSORIES SHALL BE MOUNTED IN ACCORDANCE WITH ALL CITY / VILLAGE ADOPTED ACCESSIBILITY REGULATIONS.</div> <div>2. ALL THRESHOLDS MUST COMPLY WITH CITY/VILLAGE ADOPTED ACCESSIBILITY REGULATIONS.</div>	<div>APPLICABLE BUILDING CODES</div> <div>INTERNATIONAL BUILDING CODE 2018 (IBC)</div> <div>INTERNATIONAL ENERGY CONSERVATION CODE 2018 (IECC)</div> <div>INTERNATIONAL MECHANICAL CODE 2018 (IMC)</div> <div>INTERNATIONAL PLUMBING CODE 2018 (IPC)</div> <div>INTERNATIONAL RESIDENTIAL CODE 2018 (IRC)</div> <div>NFPA 70™ – NATIONAL ELECTRICAL CODE® 2020 AMENDMENTS</div> <div>“STATE FIRE CODE” AS DEFINED IN NH RSA 153:1 VI-A, WHICH INCLUDES THE ADOPTION BY REFERENCE OF THE LIFE SAFETY CODE NFPA 101 AND THE UNIFORM FIRE CODE NFPA 1, 2018 EDITIONS.</div> <div>1. FIRE PROTECTION SYSTEM</div> <div>CONTRACTOR SHALL PROVIDE A COMPLETE FIRE SUPPRESSION SYSTEM FROM THE 4" MAIN TO BE THROUGHOUT THE TENANT SPACE. ALL SPRINKLER LINES TO BE IN COMPLIANCE WITH NFPA LOAD FIRE CODES. ALL SPRINKLERS TO HAVE CONCEALED COVER PLATE HEADS FLUSH WITH CEILING TILE. SPRINKLER CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS UNDER SEPARATE SUBMITTAL TO BUILDING AND FIRE DEPT. FOR APPROVAL BY FIRE SUPPRESSION CONTRACTOR. PRIORITY-LTS, DIFFUSERS, RETURNS, EXH, THEN SPRINKLER HEADS, FOR POSITION IN CEILING.</div> <div>2. FIRE ALARM SYSTEM</div> <div>AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM IS EXISTING WITHIN THE BUILDING AND SEPARATE PLANS AND SPECIFICATIONS WILL BE PROVIDED FOR PERMITTING OUTSIDE OF THESE DRAWINGS. AN AUTOMATIC SYSTEM SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE AND NFPA 72 IN ALL BUILDINGS OF GROUPS A, B, E, F, H, I, M, R, S AND U. (AMENDS SEC. 907.2, INTERNATIONAL BUILDING CODE). A MANUAL FIRE ALARM SYSTEM WILL BE INSTALLED AND MAINTAINED IN THE FOLLOWING OCCUPANCIES REGARDLESS OF THE OCCUPANT LOAD: A, B, E, F, H, I-1, I-2, I-3, M, R-1, R-2, AND S. (AMENDS SECTION 907, INTERNATIONAL FIRE CODE). FA SUB WILL ALSO PROVIDE ALL REQUIRED SMOKE AND CARBON MONOXIDE DETECTOR LOCATIONS.</div>	<table><tr><th>SHEET NO.</th><th>DRAWING NAME</th></tr><tr><td>G0-0</td><td>COVER PAGE</td></tr><tr><td>GA0-1.0</td><td>EXTERIOR RENDERINGS</td></tr><tr><td>GA0-1.1</td><td>EXTERIOR RENDERINGS</td></tr><tr><td>-</td><td>SITE DEVELOPMENT PLANS FOR SURGICAL CENTER</td></tr><tr><td>1 OF 1</td><td>EXISTING CONDITIONS PLAN</td></tr><tr><td>C-101</td><td>SITE PREPARATION PLAN</td></tr><tr><td>C-102</td><td>LAYOUT & MATERIALS PLAN</td></tr><tr><td>C-103</td><td>GRADING & DRAINAGE PLAN</td></tr><tr><td>C-104</td><td>UTILITIES PLAN & SEWER PROFILE</td></tr><tr><td>C-105</td><td>TRUCK TURNING PLAN</td></tr><tr><td>C-501</td><td>DETAILS</td></tr><tr><td>C-502</td><td>DETAILS</td></tr><tr><td>C-503</td><td>DETAILS</td></tr><tr><td>C-504</td><td>DETAILS</td></tr><tr><td>L-101</td><td>LANDSCAPE PLAN</td></tr><tr><td>L-401</td><td>LANDSCAPE NOTES</td></tr><tr><td>L-501</td><td>LANDSCAPE DETAILS</td></tr><tr><td>--</td><td>PHOTOMETRICS</td></tr><tr><td>A1-2</td><td>EXTERIOR SCHEDULES</td></tr><tr><td>A1-4.1</td><td>OVERALL EXTERIOR ELEVATIONS</td></tr><tr><td>A1-4.2</td><td>OVERALL EXTERIOR ELEVATIONS</td></tr><tr><td>A1-3</td><td>EXTERIOR VIEWS KEY</td></tr><tr><td>A1-4.3</td><td>EXTERIOR ELEVATIONS</td></tr><tr><td>A1-4.4</td><td>EXTERIOR ELEVATIONS</td></tr><tr><td>A1-4.5</td><td>EXTERIOR ELEVATIONS</td></tr><tr><td>A1-4.6</td><td>EXTERIOR ELEVATIONS</td></tr><tr><td>A1-4.7</td><td>EXTERIOR ELEVATIONS</td></tr><tr><td>A1-4.8</td><td>EXTERIOR ELEVATIONS</td></tr><tr><td>A1-4.9</td><td>EXTERIOR ELEVATIONS</td></tr></table>	SHEET NO.	DRAWING NAME	G0-0	COVER PAGE	GA0-1.0	EXTERIOR RENDERINGS	GA0-1.1	EXTERIOR RENDERINGS	-	SITE DEVELOPMENT PLANS FOR SURGICAL CENTER	1 OF 1	EXISTING CONDITIONS PLAN	C-101	SITE PREPARATION PLAN	C-102	LAYOUT & MATERIALS PLAN	C-103	GRADING & DRAINAGE PLAN	C-104	UTILITIES PLAN & SEWER PROFILE	C-105	TRUCK TURNING PLAN	C-501	DETAILS	C-502	DETAILS	C-503	DETAILS	C-504	DETAILS	L-101	LANDSCAPE PLAN	L-401	LANDSCAPE NOTES	L-501	LANDSCAPE DETAILS	--	PHOTOMETRICS	A1-2	EXTERIOR SCHEDULES	A1-4.1	OVERALL EXTERIOR ELEVATIONS	A1-4.2	OVERALL EXTERIOR ELEVATIONS	A1-3	EXTERIOR VIEWS KEY	A1-4.3	EXTERIOR ELEVATIONS	A1-4.4	EXTERIOR ELEVATIONS	A1-4.5	EXTERIOR ELEVATIONS	A1-4.6	EXTERIOR ELEVATIONS	A1-4.7	EXTERIOR ELEVATIONS	A1-4.8	EXTERIOR ELEVATIONS	A1-4.9	EXTERIOR ELEVATIONS	<div>APPLICANT:</div> <div>APEX DESIGN BUILD</div> <div>9550 W.HIGGINS RD. 170</div> <div>ROSEMONT, IL 60018</div> <div>OWNER:</div> <div>PEASE DEVELOPMENT AUTHORITY</div> <div>360 CORPORATE DRIVE</div> <div>PORTSMOUTH, NH 03801</div> <div>ARCHITECT:</div> <div>CIVIL ENGINEER / LANDSCAPE ARCHITECT:</div> <div>ALLEN & MAJOR ASSOCIATES, INC.</div> <div>400 HARVEY ROAD</div> <div>MANCHESTER, NH 03103</div> <div>(603) 627-5500</div> <div>SURVEYOR:</div> <div>DOUCET SURVEY LLC</div> <div>102 KENT PLACE</div> <div>NEWMARKET, NH 03857</div> <div>UTILITY PROVIDERS:</div> <div>NATURAL GAS: UNITIL CORP.</div> <div>ELECTRIC: EVERSOURCE</div> <div>TELEPHONE: CONSOLIDATED COMMUNICATIONS</div>
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SCOPE OF WORK																																																																	
1. ARCHITECTURAL SCOPE - 3-STORY TYPE II-B SLAB ON GRADE MEDICAL OFFICE BUILDING WITH NEW SITE WORK AND LANDSCAPING TO ACCOMODATE NEW BUILDING																																																																	



9550 W.Higgins Rd. 170
Rosemont, IL 60018

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PORTSMOUTH , NH 03801

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No.	Description	Date

COVER PAGE

Project number

G0-0

Scale

DRAFTING SYMBOLS

<div>DETAIL TITLE DESIGNATION</div> <div><div>DETAIL NO. DESIGNATION</div><div>#</div><div>TITLE</div><div># - #"</div><div>1' - 0"</div><div>DRAWING SCALE</div></div>	<div>SPOT ELEVATION MARK</div> <div><div>SPOT ELEVATION HEIGHT</div><div># - #"</div><div>SEE RCP</div></div>	<div>NORTH ARROW</div> <div><div></div></div>	<div>MATERIAL DESIGNATIONS</div> <div><div>EARTH</div><div>EXISTING MASONRY</div><div>GRANULAR FILL</div><div>STEEL</div><div>CONCRETE</div><div>BATT INSULATION</div><div>FACE BRICK</div><div>RIGID INSULATION</div><div>C.M.U.</div><div>GYPSUM BOARD</div></div>
<div>SECTION CUT DETAIL DESIGNATION</div> <div><div>SECTION NO. DESIGNATION</div><div>#</div><div>A1.0</div><div>SHEET NUMBER, WHERE DRAWING IS LOCATED</div></div>	<div><div>WALL TYPE DESIGNATION</div><div>DOOR NUMBER DESIGNATION</div><div>WINDOW TYPE DESIGNATION</div><div>KEY NOTE TAG</div><div>FINISH TAG</div><div>REVISION TAG</div></div>		
<div>ELEVATION DETAIL DESIGNATION</div> <div><div>SECTION NO. DESIGNATION</div><div>#</div><div>A1.0</div><div>SHEET NUMBER, WHERE DRAWING IS LOCATED</div></div>	<div>LINE TYPES</div> <div><div>OBJECT LINE</div><div>HIDDEN LINE (DENOTATES SOMETHING LOCATED BELOW OR BEHIND)</div><div>PHANTOM LINE (DENOTATES SOMETHING LOCATED ABOVE OR IN FRONT)</div><div>CENTER LINE</div></div>		
<div>CALLOUT DETAIL DESIGNATION</div> <div><div>SECTION NO. DESIGNATION</div><div>#</div><div>A1.0</div><div>SHEET NUMBER, WHERE DRAWING IS LOCATED</div></div>			

LOCATION MAP



PROJECT RENDERING



7/25/2023 12:45:12 PM



9550 W.Higgins Rd. 170
Rosemont, IL 60018

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360 CORPORATE DR.
PORTSMOUTH , NH 03801

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No.	Description	Date

EXTERIOR
RENDERINGS

Project number

GA0-1.0

Scale



9550 W.Higgins Rd. 170
Rosemont, IL 60018

DR. ALEX SLOCUM

360 CORPORATE DR.
PORTSMOUTH , NH 03801

CLIENT APPROVAL

- ☐ APPROVED AS SHOWN
☐ APPROVED WITH CHANGES

I UNDERSTAND ANY CHANGES HEREIN
WILL RESULT IN ADDITIONAL COSTS AND
TIME EXTENSIONS

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DATE:

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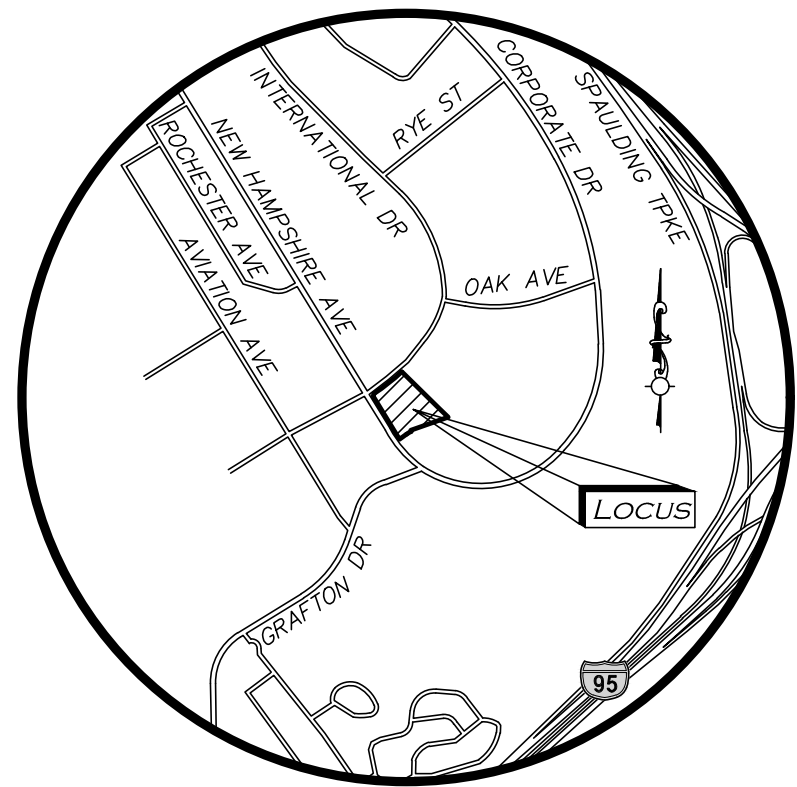
No.	Description	Date

EXTERIOR
RENDERINGS

Project number

GA0-1.1

Scale



LOCUS MAP
SCALE: 1" = 2,000'

SITE DEVELOPMENT PLANS FOR SURGICAL CENTER

360 CORPORATE DRIVE

TAX MAP 315, LOT 5

PORTSMOUTH, NH 03801

APPLICANT:

APEX DESIGN BUILD
9550 W. HIGGINS ROAD. SUITE 170
ROSEMONT, IL 60018

OWNER:

PEASE DEVELOPMENT AUTHORITY
360 CORPORATE DRIVE
PORTSMOUTH, NH 03801

ARCHITECT:

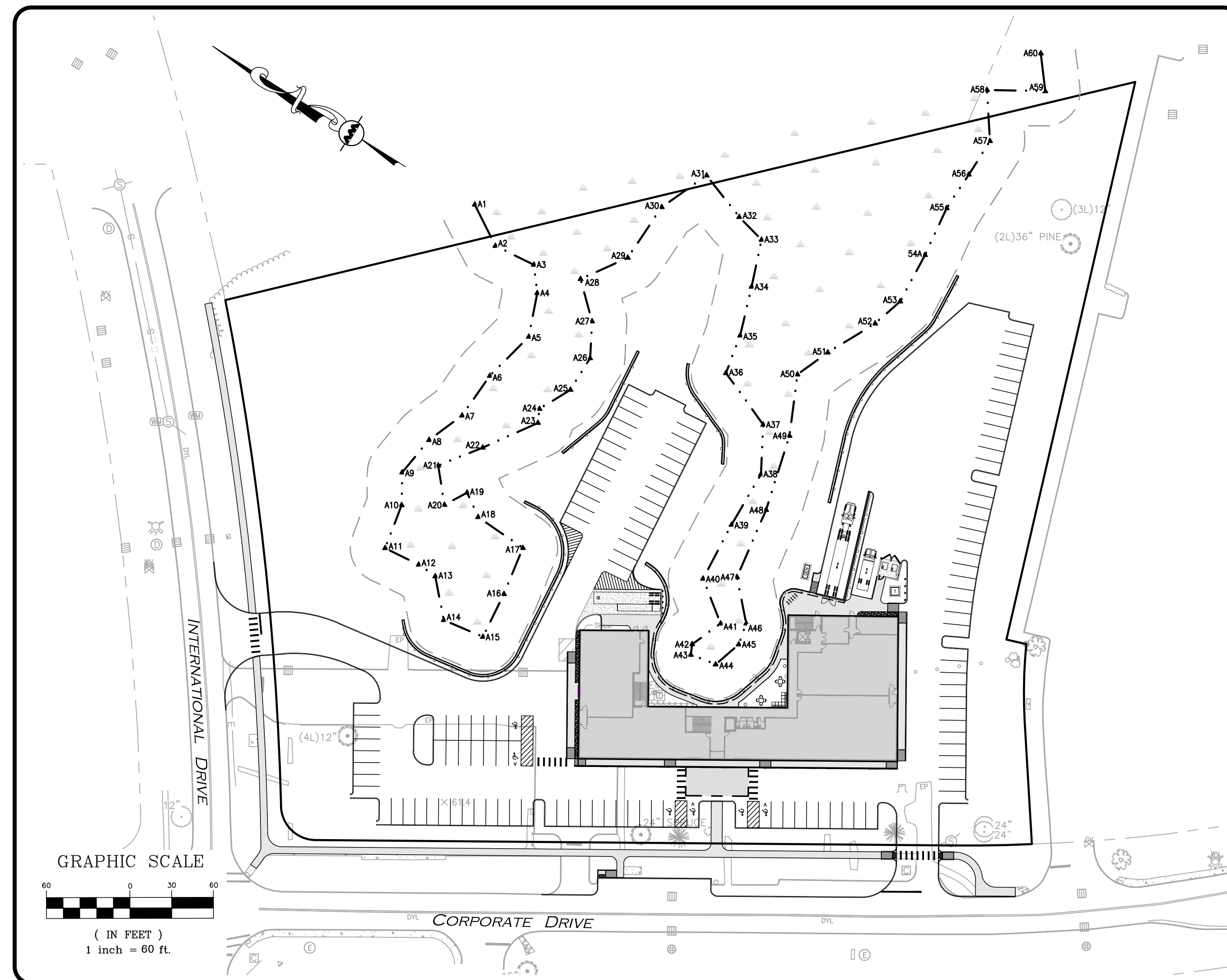
CIVIL ENGINEER / LANDSCAPE ARCHITECT
ALLEN & MAJOR ASSOCIATES, INC.
400 HARVEY ROAD
MANCHESTER, NH 03103
(603) 627-5500

SURVEYOR:

DOUCET SURVEY LLC
102 KENT PLACE
NEWMARKET, NH 03857

UTILITY PROVIDERS:

NATURAL GAS: UNITIL CORP.
ELECTRIC: EVERSOURCE
TELEPHONE: CONSOLIDATED COMMUNICATIONS



PREPARED BY:



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**PROGRESS PRINT
ISSUED FOR REVIEW**
JULY 24, 2023

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

FOR MORE INFORMATION ABOUT THIS PLAN SET, CONTACT:
BRIAN D. JONES AT ALLEN & MAJOR ASSC., INC. 603-627-5500

LIST OF DRAWINGS

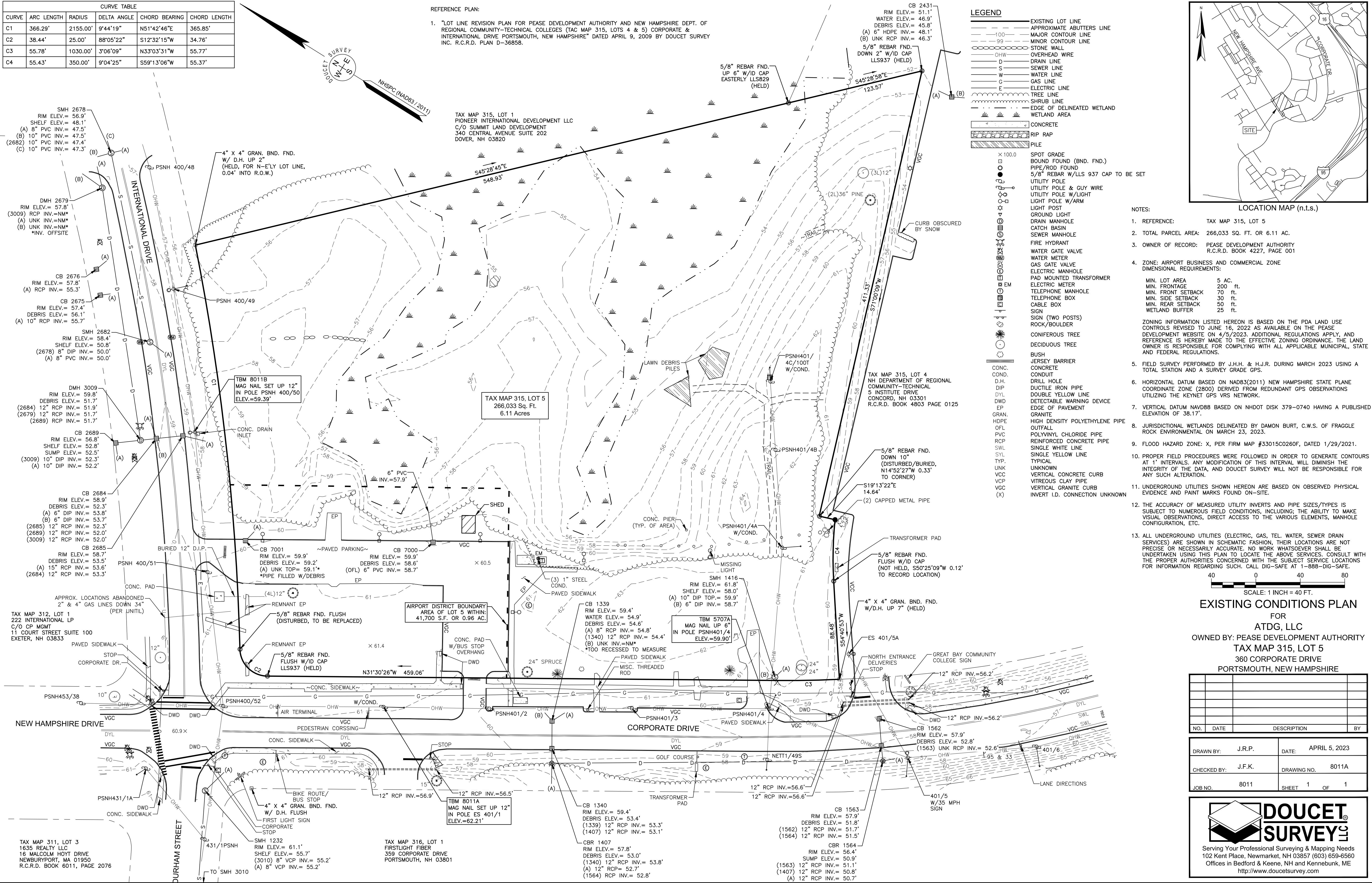
DRAWING TITLE	SHEET NO.	ISSUED	REV 1
EXISTING CONDITIONS PLAN	1 OF 1	TBD	-
SITE SPECIFIC SOIL MAPPING	C-100	TBD	-
SITE PREPARATION PLAN	C-101	TBD	-
LAYOUT & MATERIALS PLAN	C-102	TBD	-
GRADING & DRAINAGE PLAN	C-103	TBD	-
UTILITIES PLAN & SEWER PROFILE	C-104	TBD	-
TRUCK TURNING PLAN	C-105	TBD	-
DETAILS	C-501	TBD	-
DETAILS	C-502	TBD	-
DETAILS	C-503	TBD	-
DETAILS	C-504	TBD	-
DETAILS	C-505	TBD	-
LANDSCAPE PLAN	L-101	TBD	-
LANDSCAPE NOTES	L-102	TBD	-
LANDSCAPE DETAILS	L-501	TBD	-

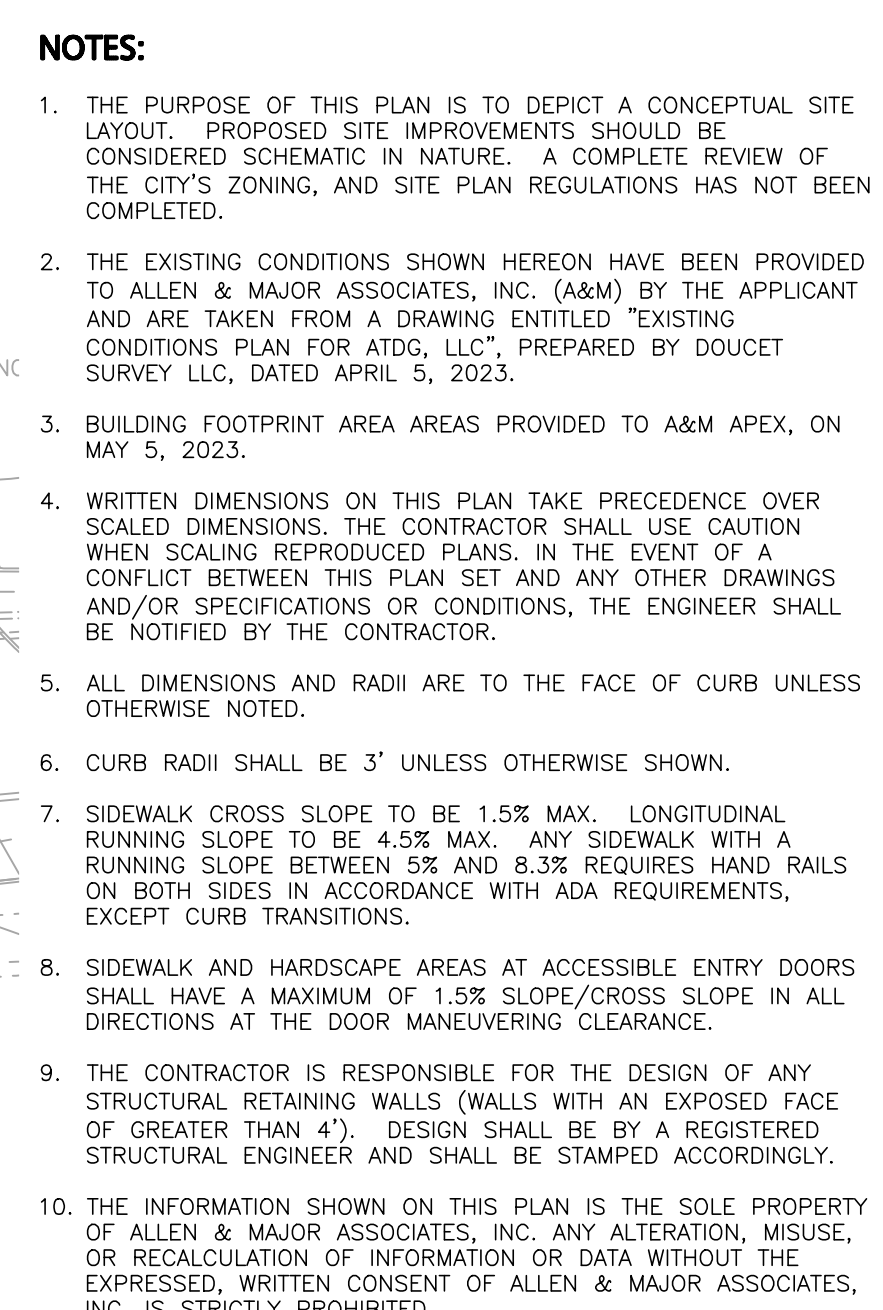
PROGRESS PRINT: JULY 24, 2023

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	366.29'	2155.00'	9°44'19"	N51°42'46"E	365.85'
C2	38.44'	25.00'	88°05'22"	S12°32'15"W	34.76'
C3	55.78'	1030.00'	3°06'09"	N33°03'31"W	55.77'
C4	55.43'	350.00'	9°04'29"	S59°13'06"W	55.37'

REFERENCE PLAN:

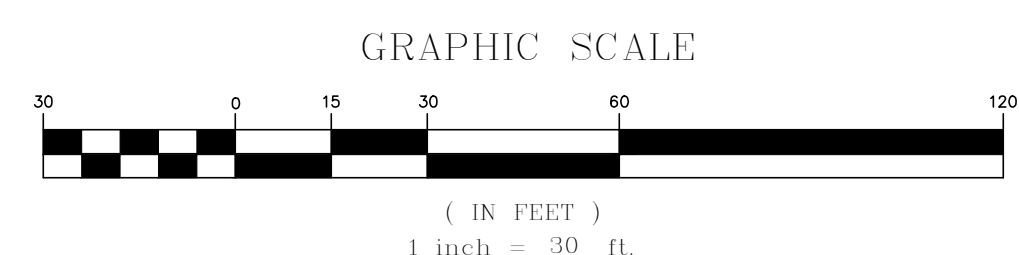
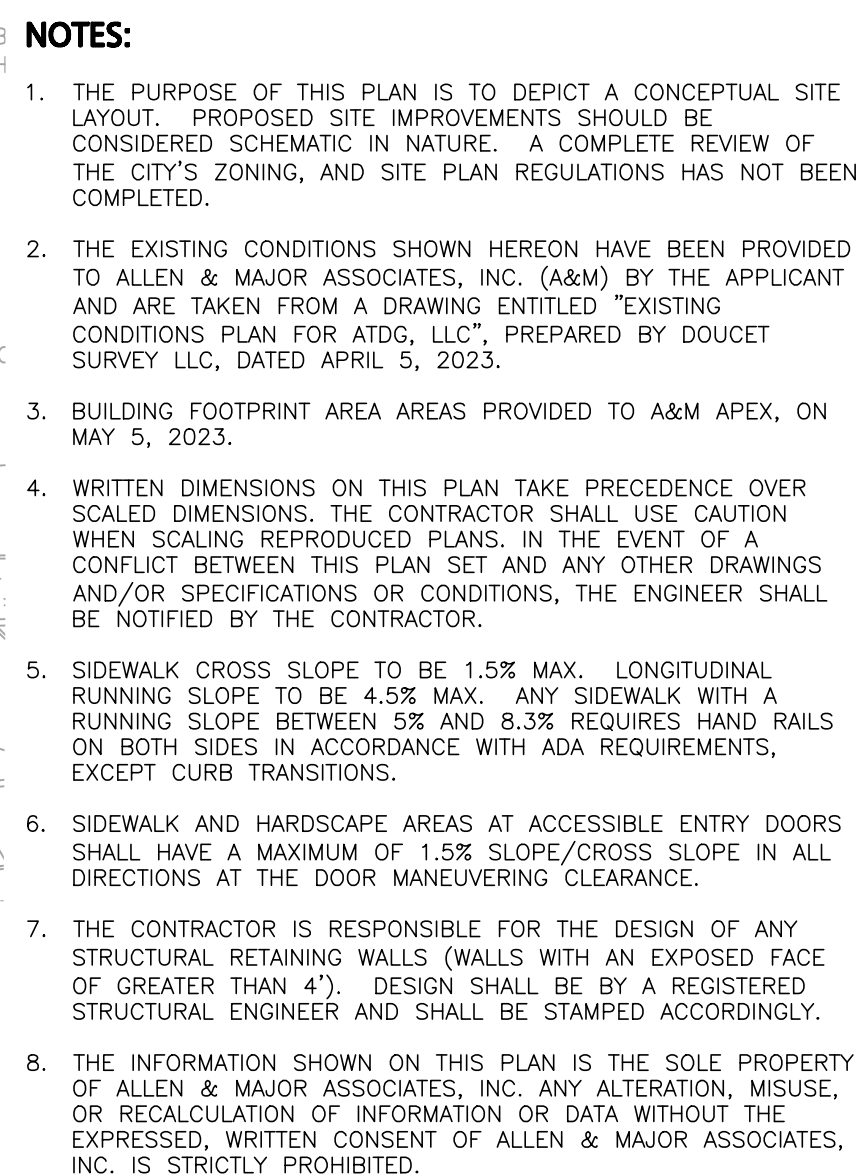
1. "LOT LINE REVISION PLAN FOR PEASE DEVELOPMENT AUTHORITY AND NEW HAMPSHIRE DEPT. OF REGIONAL COMMUNITY-TECHNICAL COLLEGES (TAC MAP 315, LOTS 4 & 5) CORPORATE & INTERNATIONAL DRIVE PORTSMOUTH, NEW HAMPSHIRE" DATED APRIL 9, 2009 BY DOUCET SURVEY INC. R.C.R.D. PLAN D-36858.



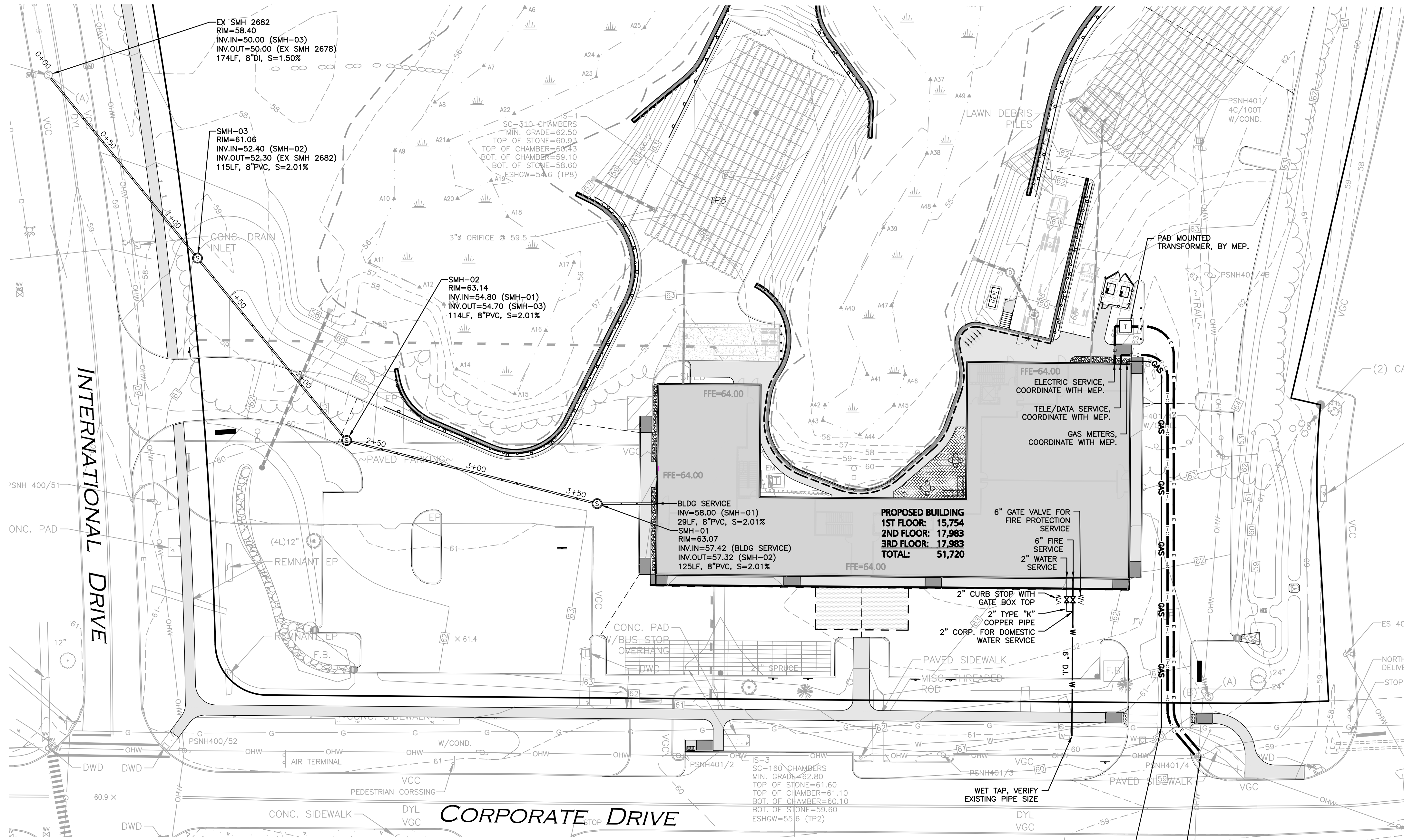


AIRPORT BUSINESS COMMERCIAL (ABC) ZONING DISTRICT		
LOT	REQUIRED/ALLOWED	EXISTING/PROPOSED
MINIMUM LOT SIZE	5.00 ACRES	6.12 ACRES
MINIMUM FRONTAGE	200 FEET	366± FEET (INTERNATIONAL DRIVE)
FRONT SETBACK	70 FEET	214.2 FEET
SIDE SETBACK	30 FEET	34.0 FEET
REAR SETBACK	50 FEET	77.6 FEET
MAXIMUM BUILDING HEIGHT	FAA CRITERIA	3 STORY
MINIMUM OPEN SPACE	25% (UPLAND)	50%

DRAWING TITLE: LAYOUT & MATERIALS PLAN <i>Copyright©2023 Allen & Major Associates, Inc. All Rights Reserved.</i>	SHEET No. C-102
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GRADING & DRAINAGE PLAN	C-103
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LEGEND	
SEWER MANHOLE	⊙
SEWER LINE	—
CONCRETE PIPE ENCASUREMENT	—
WATER LINE	—W—
WATER (FIRE SERVICE)	—W-F—
WATER (DOMESTIC SERVICE)	—W-D—
WATER VALVE	WV
HYDRANT	⊙
WATER LINE REDUCER	—
GAS LINE	—GAS—
GAS VALVE	GV
LIGHT FIXTURE	⊙
ELECTRICAL CONDUIT	—E—
TELE/CABLE CONDUIT	—T-C—

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ISSUED FOR REVIEW
JULY 24, 2023

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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APPLICANT:
APEX DESIGN BUILD
9550 W. HIGGINS ROAD, SUITE 170
ROSEMONT, IL 60018

PROJECT:
SURGICAL CENTER
360 CORPORATE DRIVE
TAX MAP 315, LOT 5
PORTSMOUTH, NH 03801

PROJECT NO.	3250-01	DATE:	07-24-23
SCALE:	1" = 30'	DWG. NAME:	C-3250-01.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

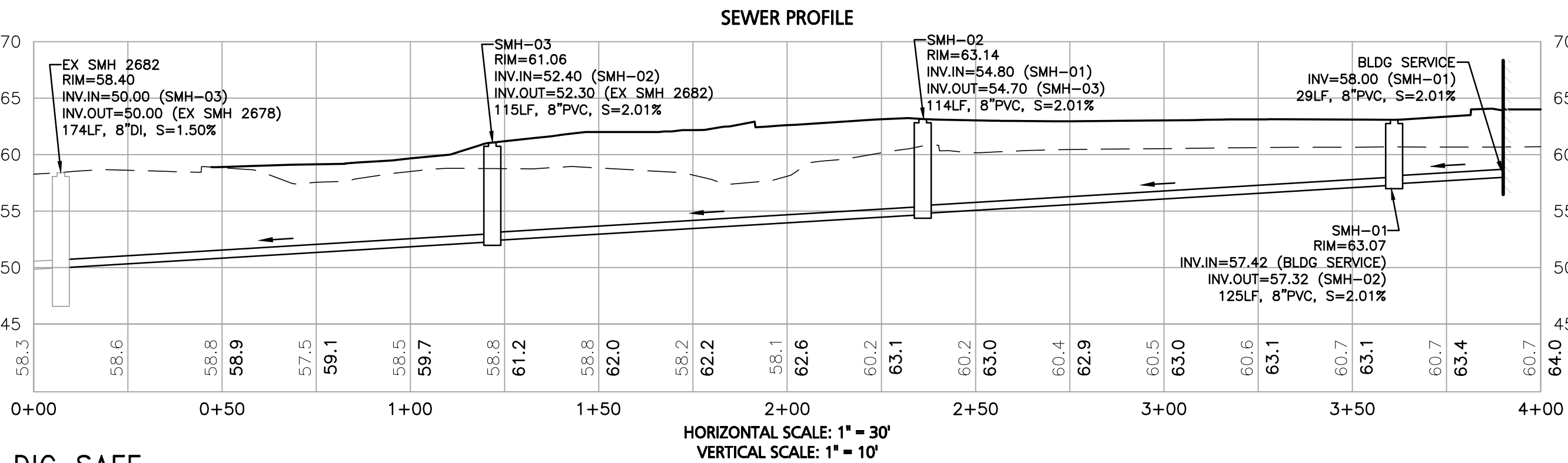
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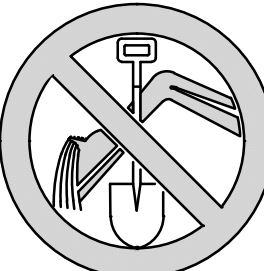
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DRAWING TITLE: UTILITIES PLAN & SEWER PROFILE	SHEET No. C-104
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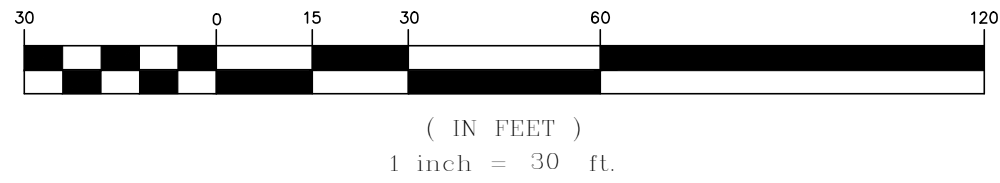


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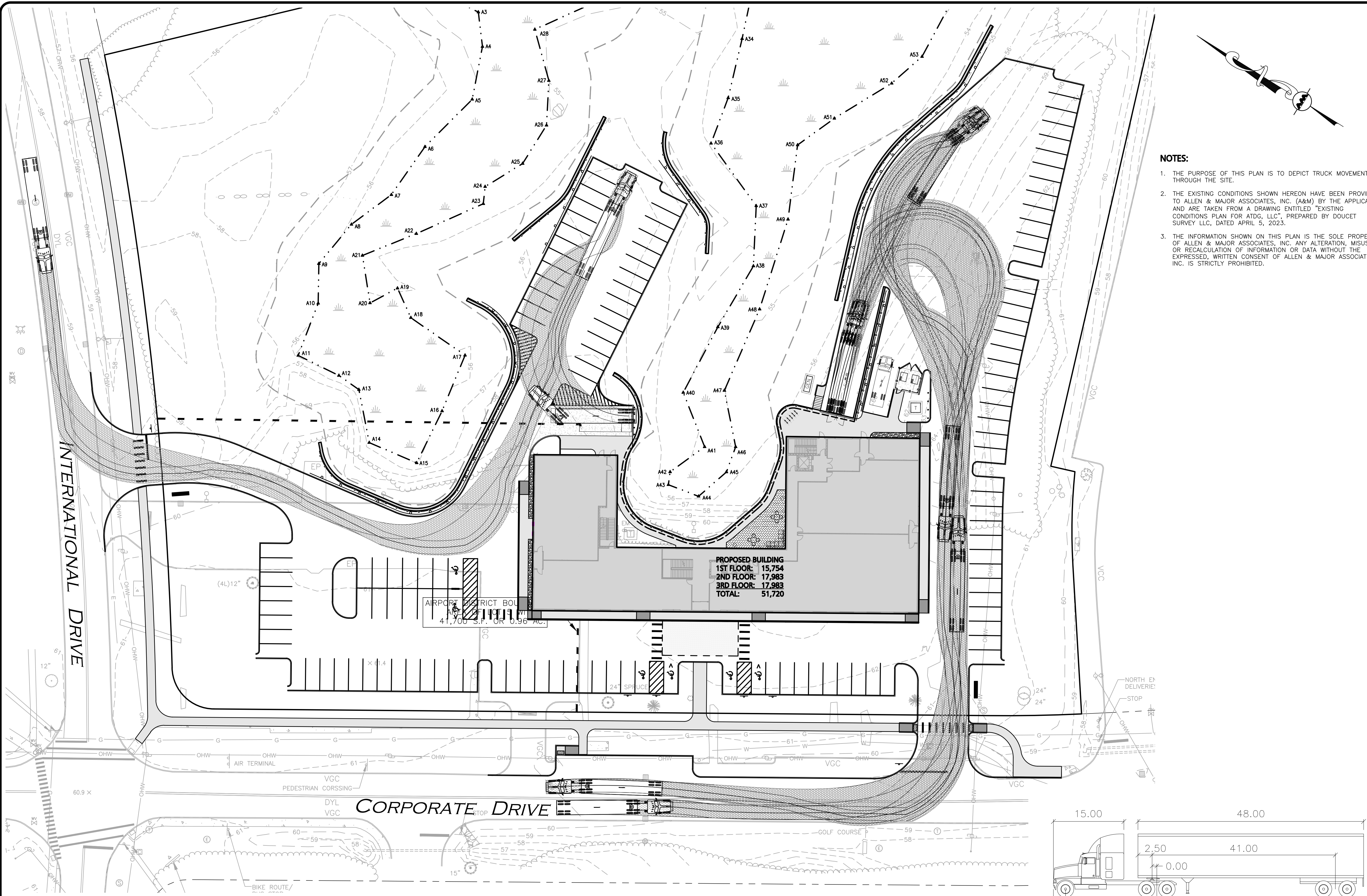


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GRAPHIC SCALE



R:\PROJECTS\3250-01\CIVIL\DRAWINGS\CURRENT\G-3250-01_TRUCK_TURNING.DWG



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT TRUCK MOVEMENTS THROUGH THE SITE.
 2. THE EXISTING CONDITIONS SHOWN HEREON HAVE BEEN PROVIDED TO ALLEN & MAJOR ASSOCIATES, INC. (A&M) BY THE APPLICANT AND ARE TAKEN FROM A DRAWING ENTITLED "EXISTING CONDITIONS PLAN FOR ATDG, LLC", PREPARED BY DOUCET SURVEY LLC, DATED APRIL 5, 2023.
 3. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

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JULY 24, 2023**

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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APPLICANT:

APEX DESIGN BUILD
9550 W. HIGGINS ROAD. SUITE 170
ROSEMONT, IL 60018

PROJECT:

SURGICAL CENTER
360 CORPORATE DRIVE
TAX MAP 315, LOT 5
PORTSMOUTH, NH 03801

PROJECT NO.	3250-01	DATE:	07-24-23
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SCALE:	1" = 30'	DWG. NAME:	C-3250-01.dwg
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DESIGNED BY:	BDJ	CHECKED BY:	RPC
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PREPARED BY:



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ASSOCIATES, INC.**

civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
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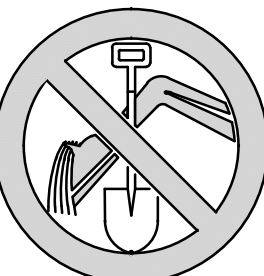
TRUCK TURNING PLAN

SHEET No.

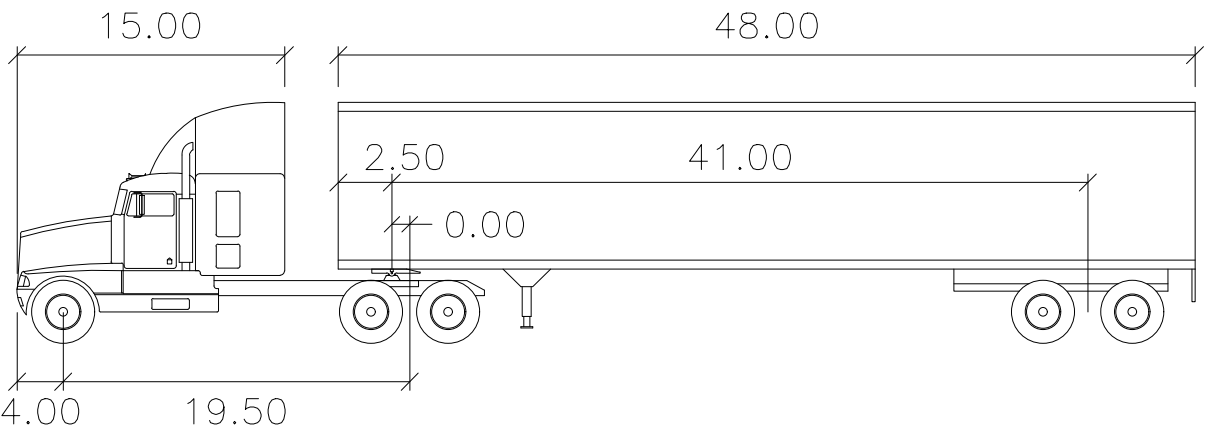
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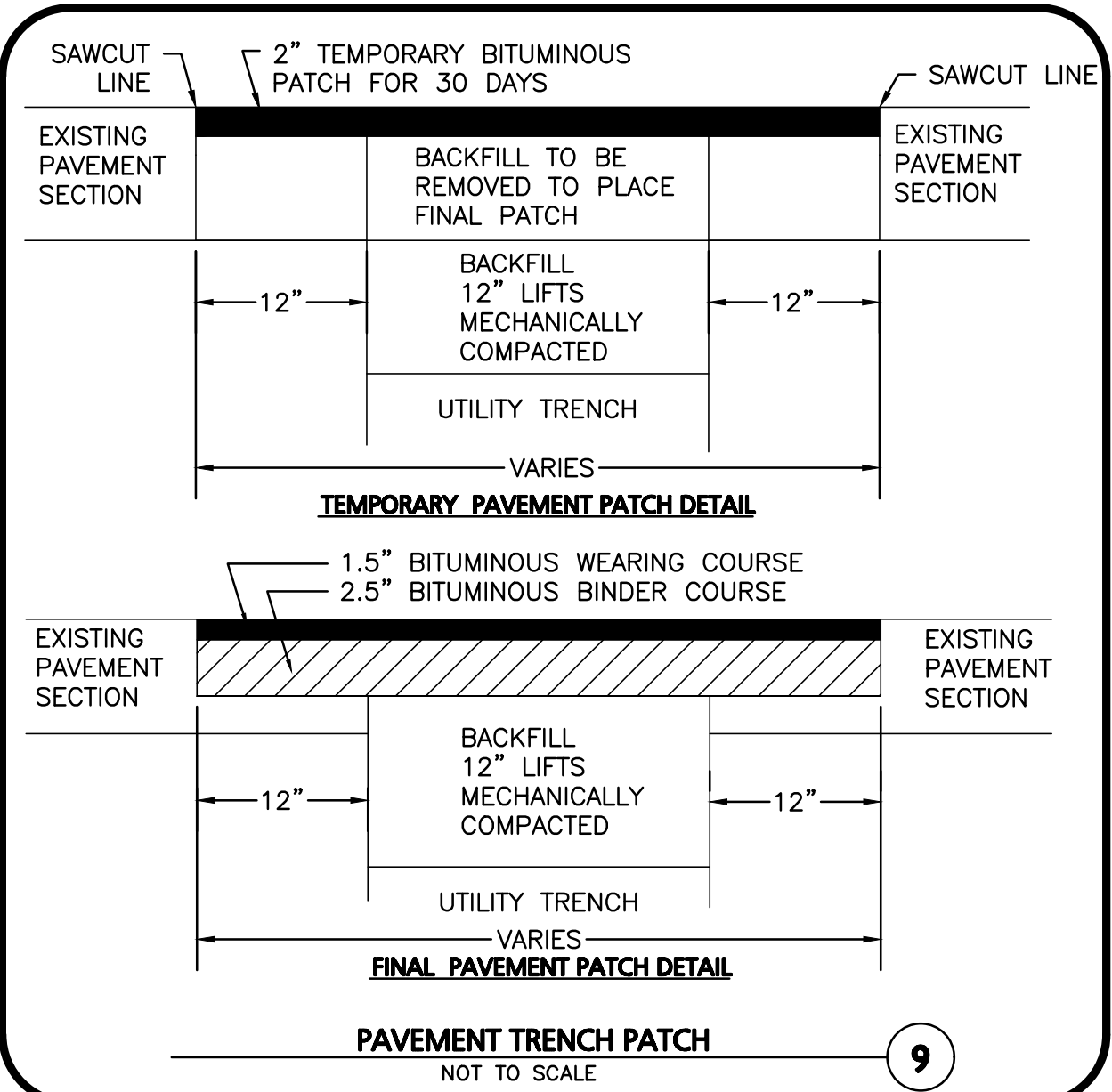
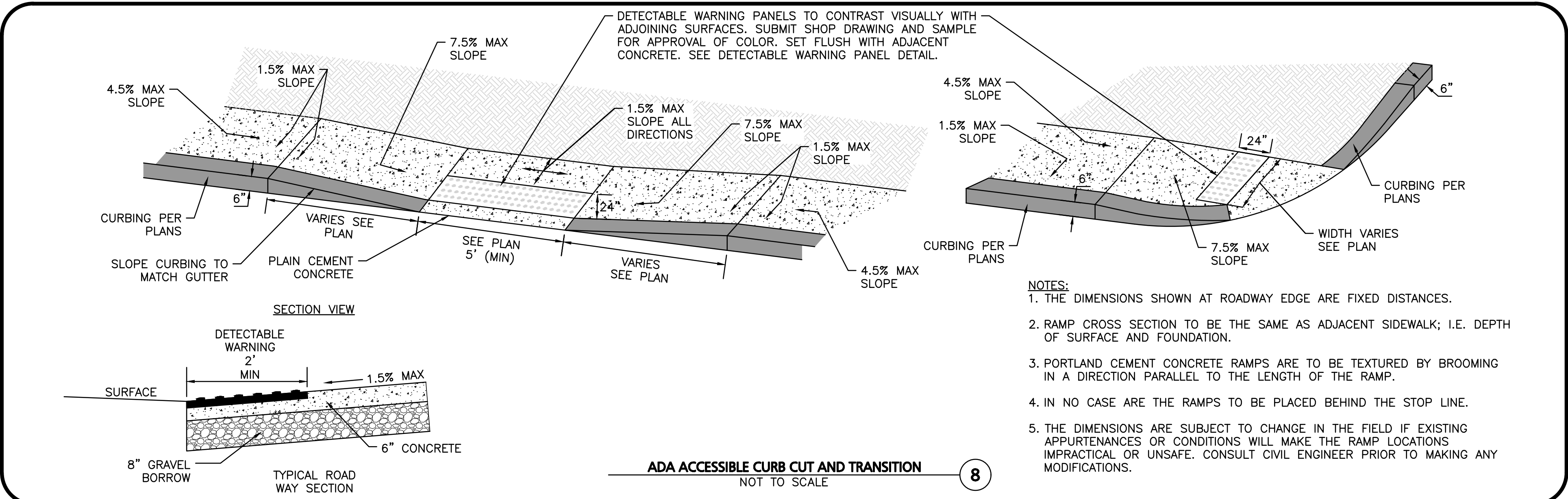
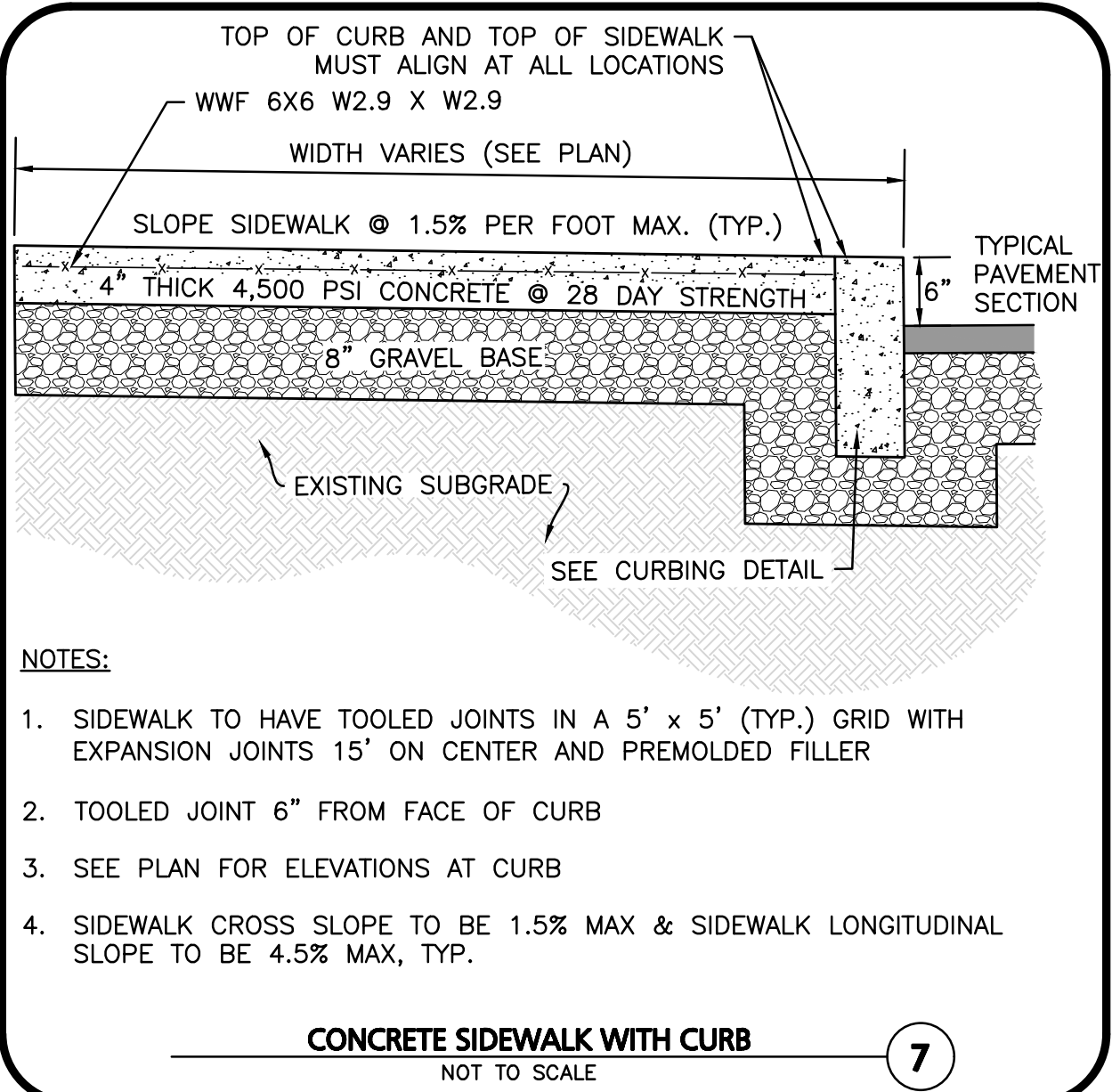
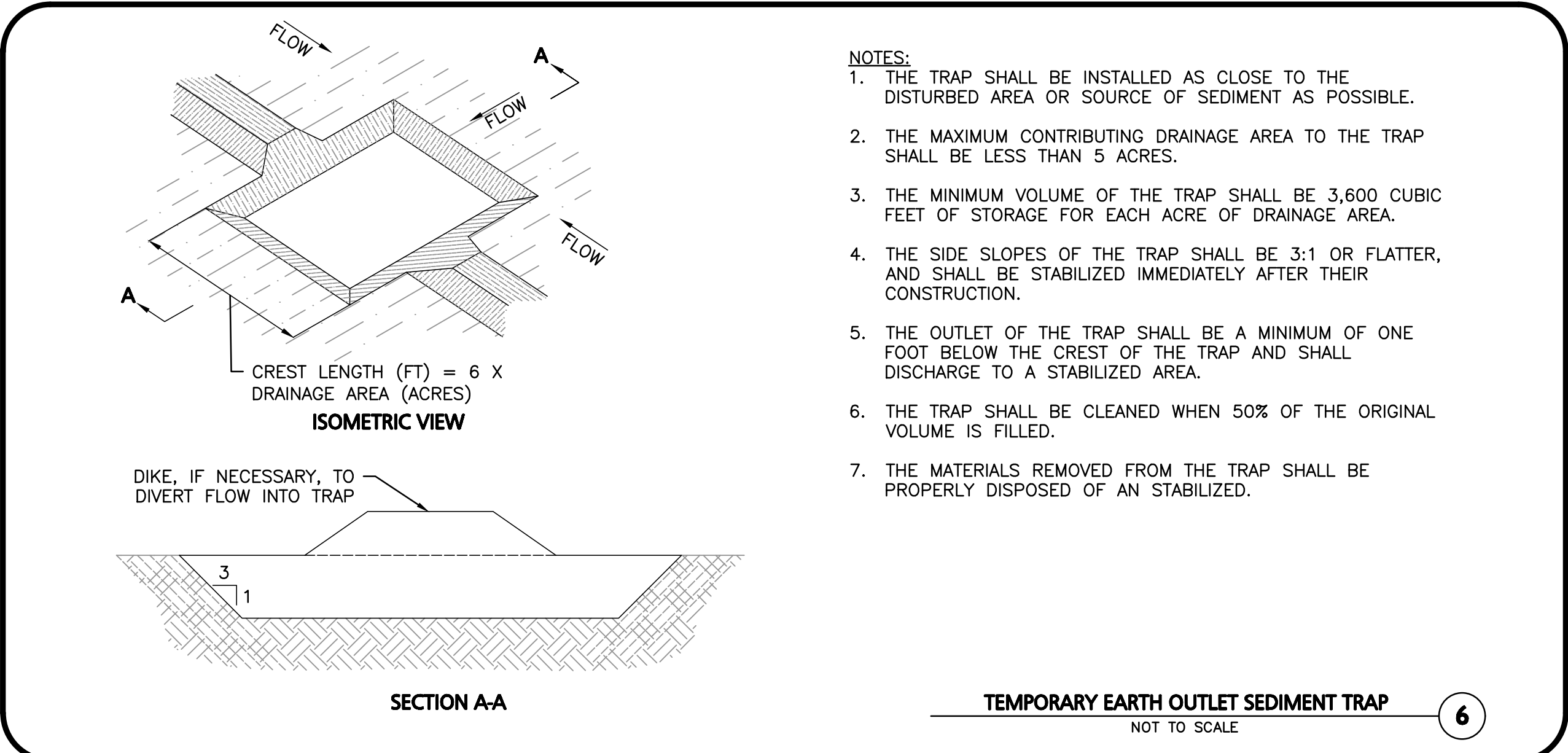
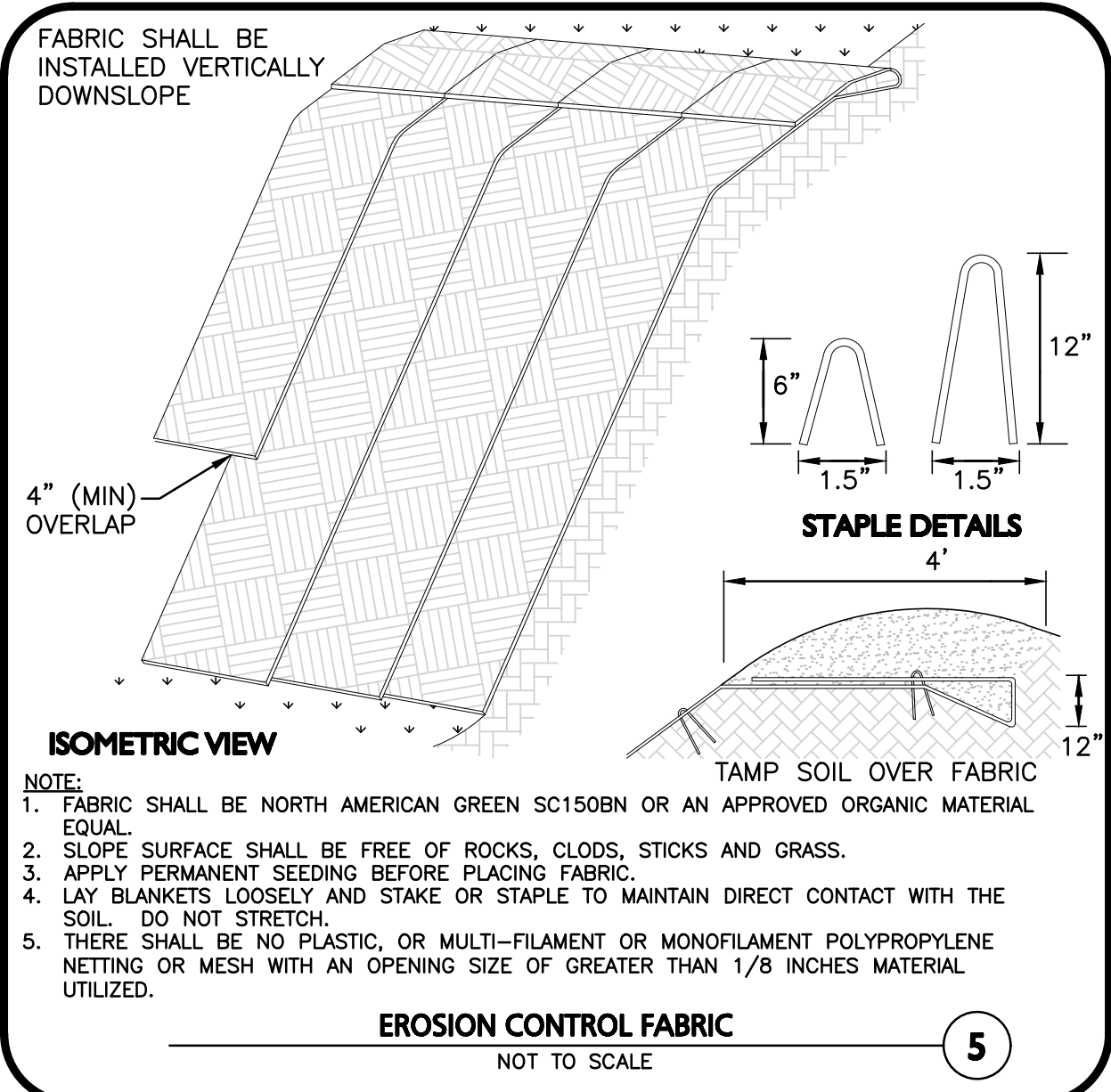
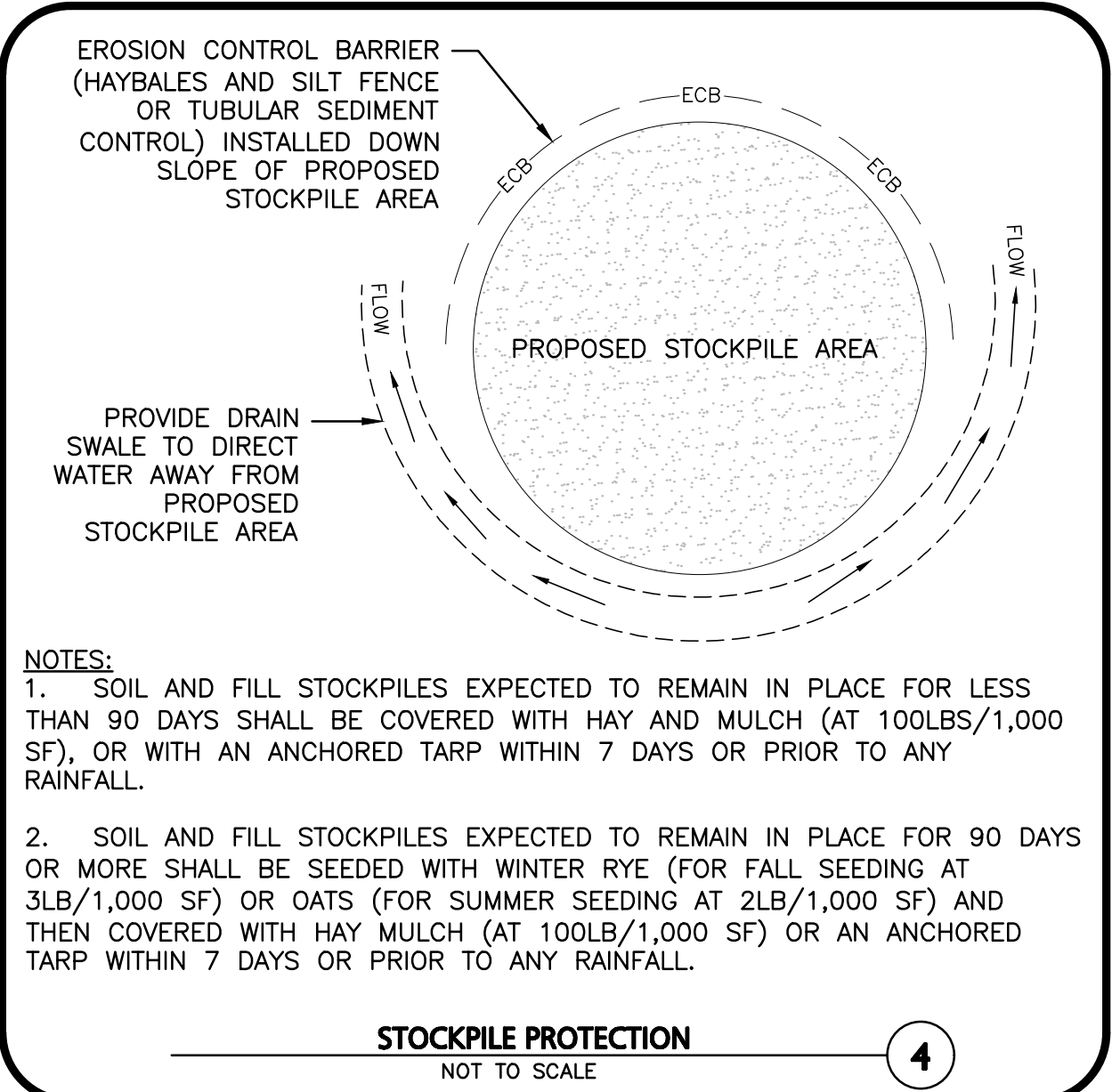
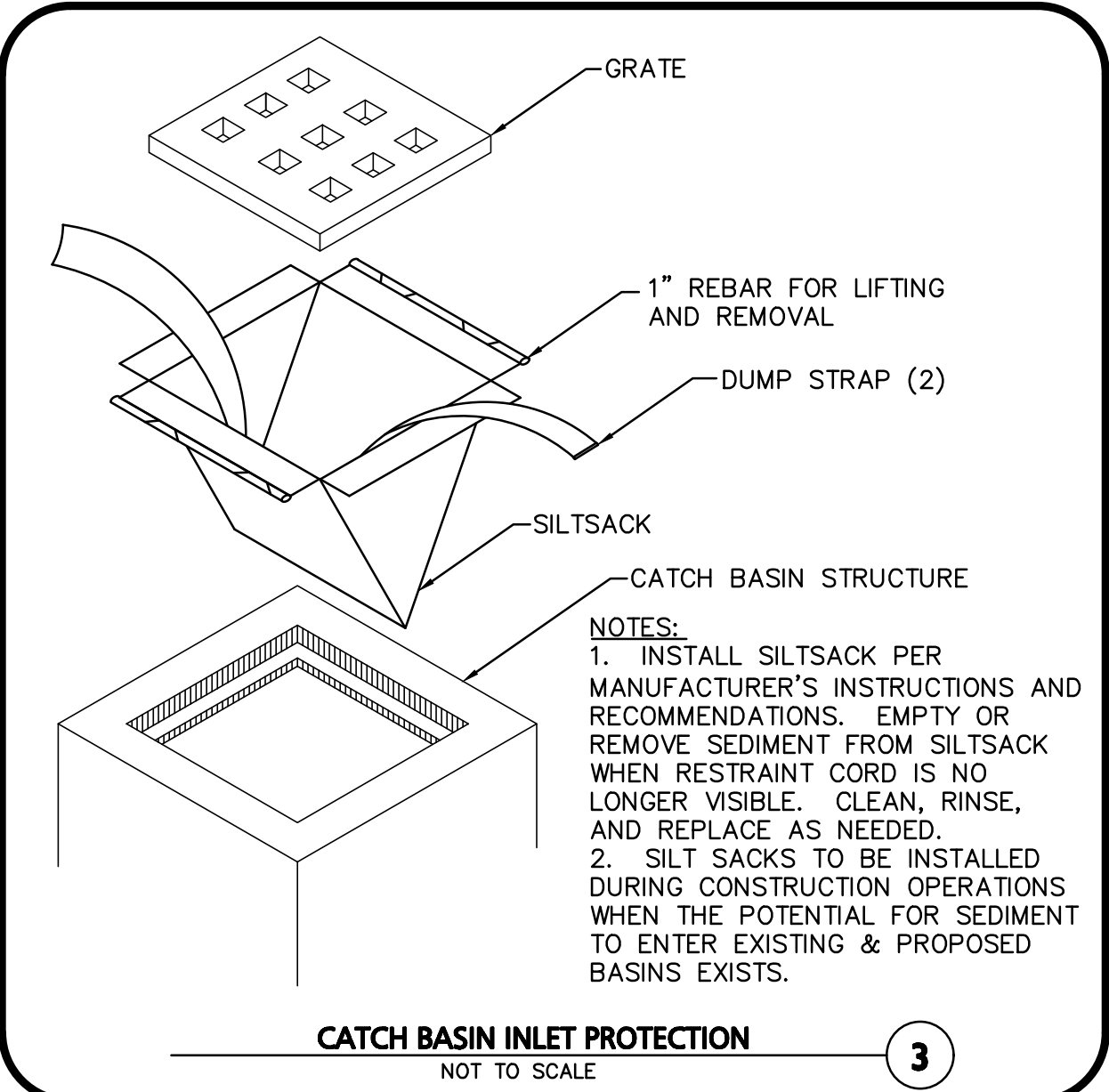
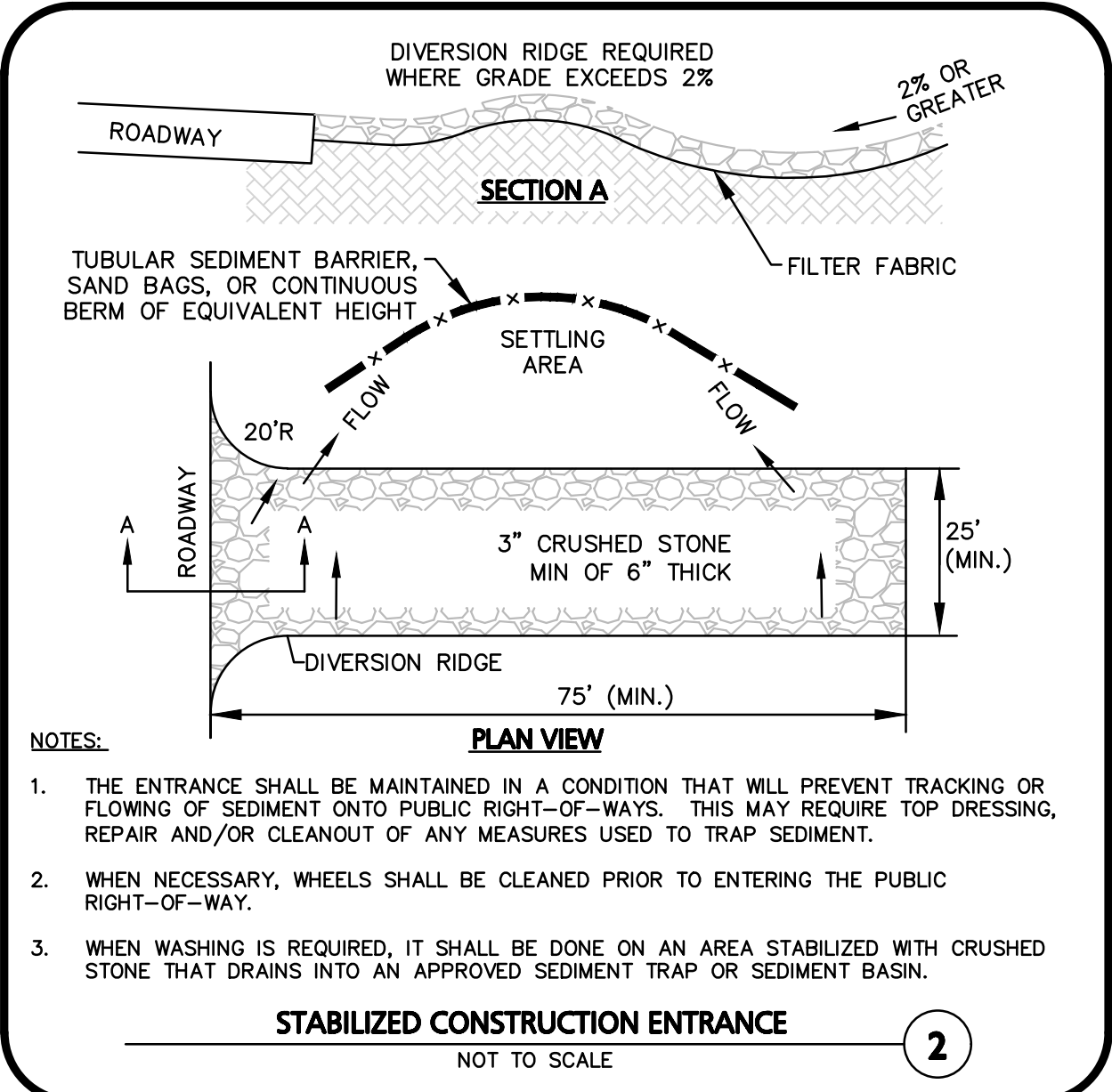
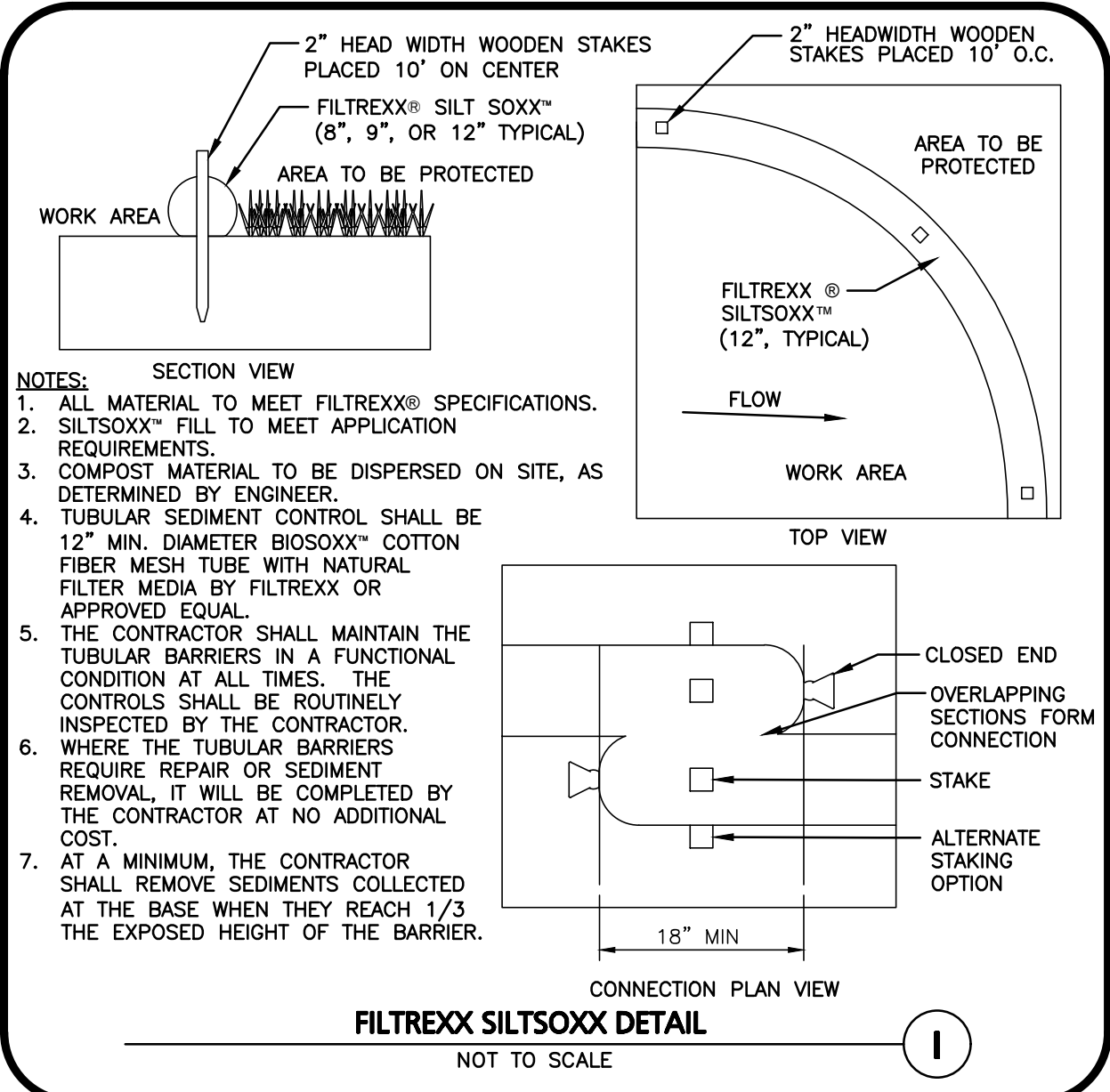


GRAPHIC SCALE



1 inch = 30 ft.

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**PROGRESS PRINT
ISSUED FOR REVIEW**
JULY 24, 2023

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT:
APEX DESIGN BUILD
9550 W. HIGGINS ROAD, SUITE 170
ROSEMONT, IL 60018

PROJECT:
SURGICAL CENTER
360 CORPORATE DRIVE
TAX MAP 315, LOT 5
PORTSMOUTH, NH 03801

PROJECT NO.	3250-01	DATE:	07-24-23
SCALE:	AS SHOWN	DWG. NAME:	C-3250-01.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

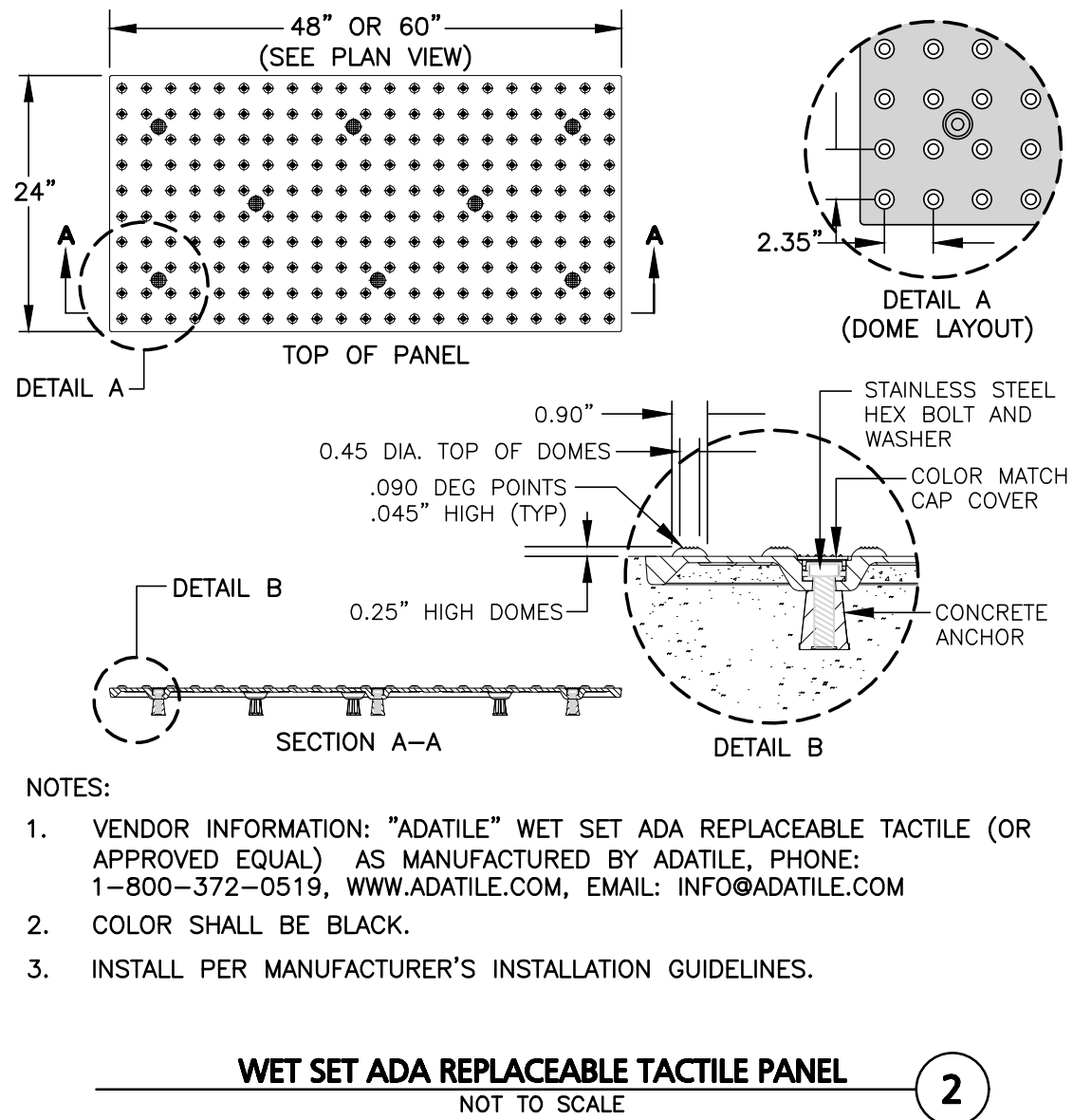
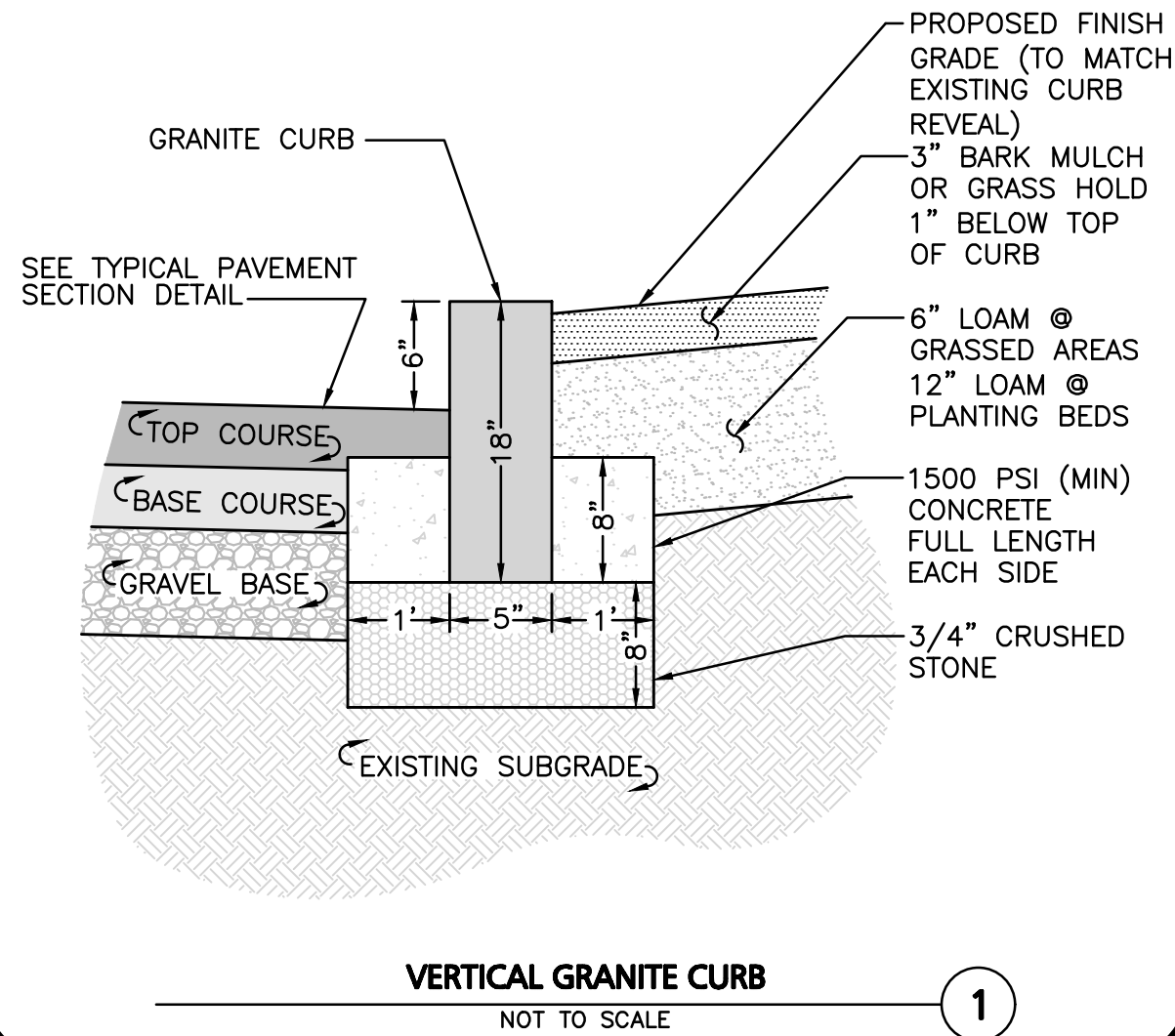
PREPARED BY:

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MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501

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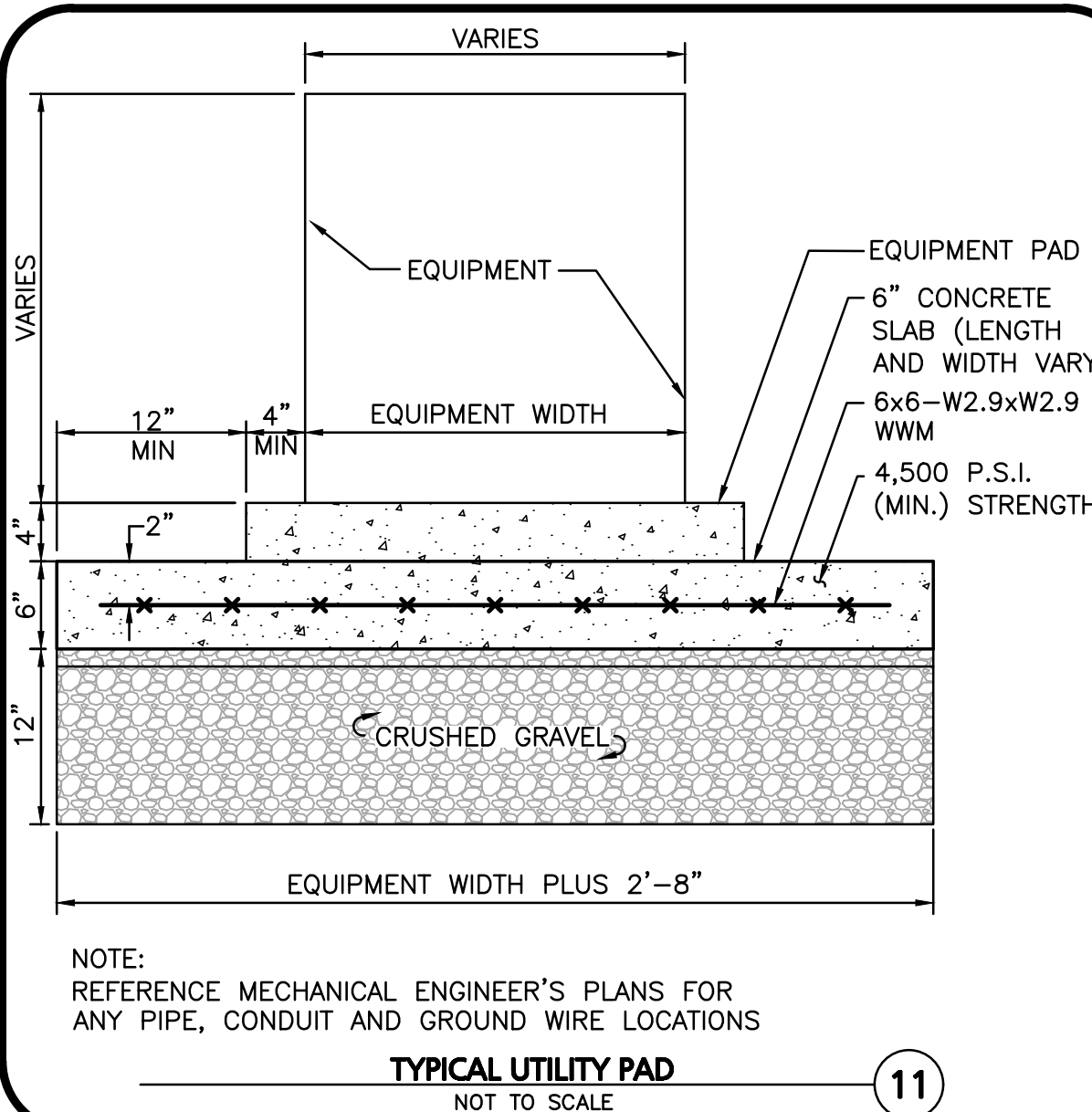
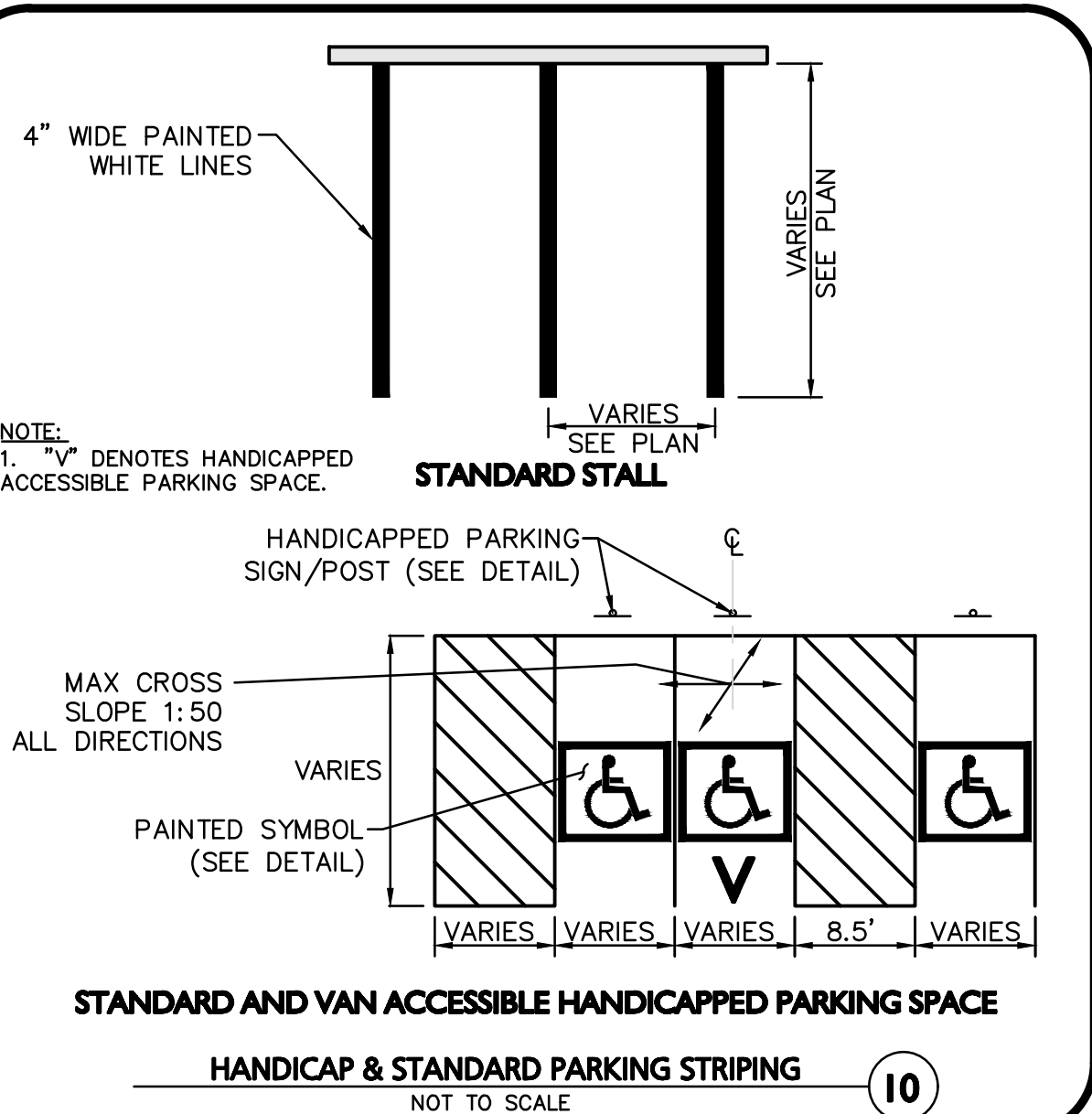
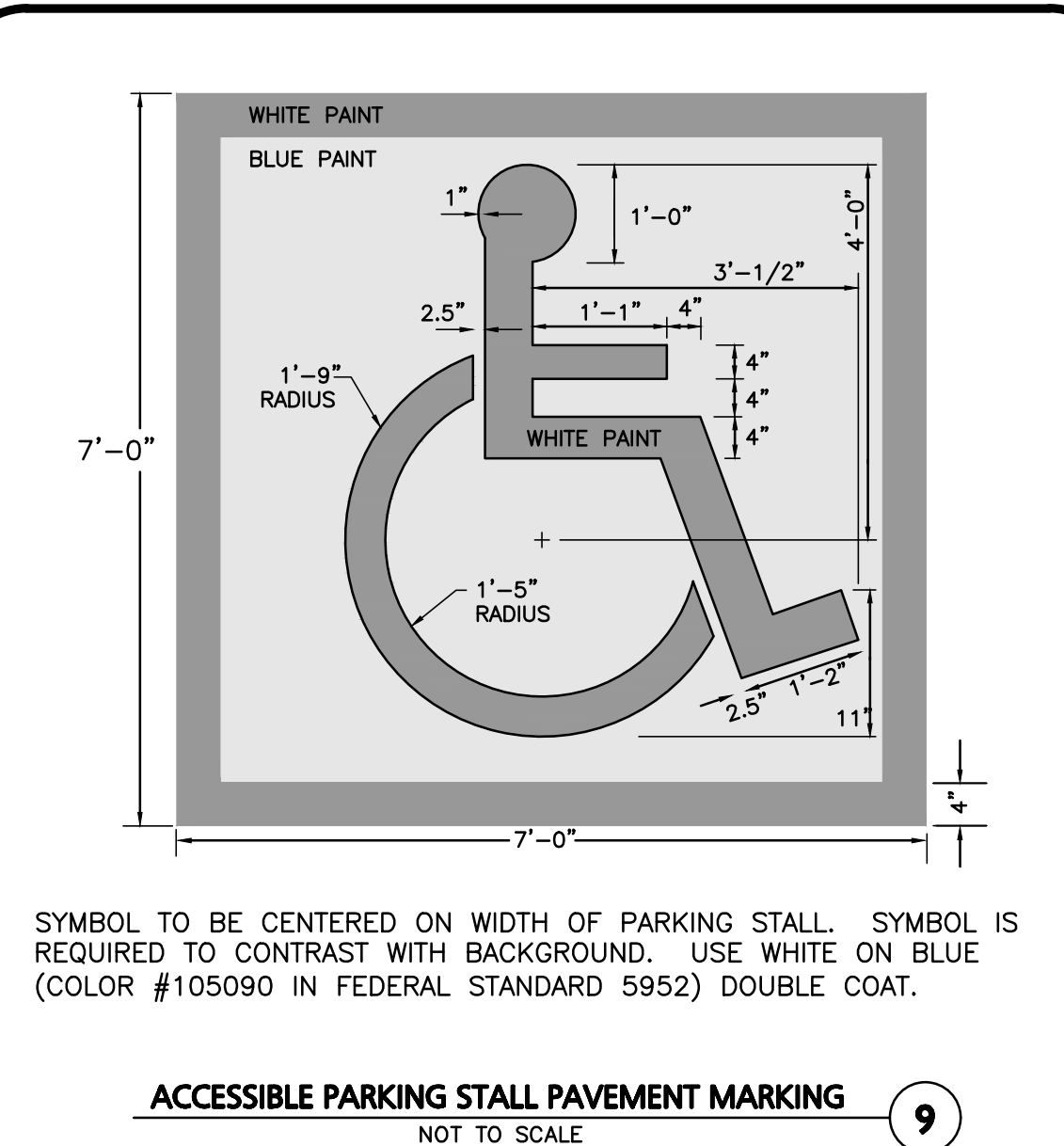
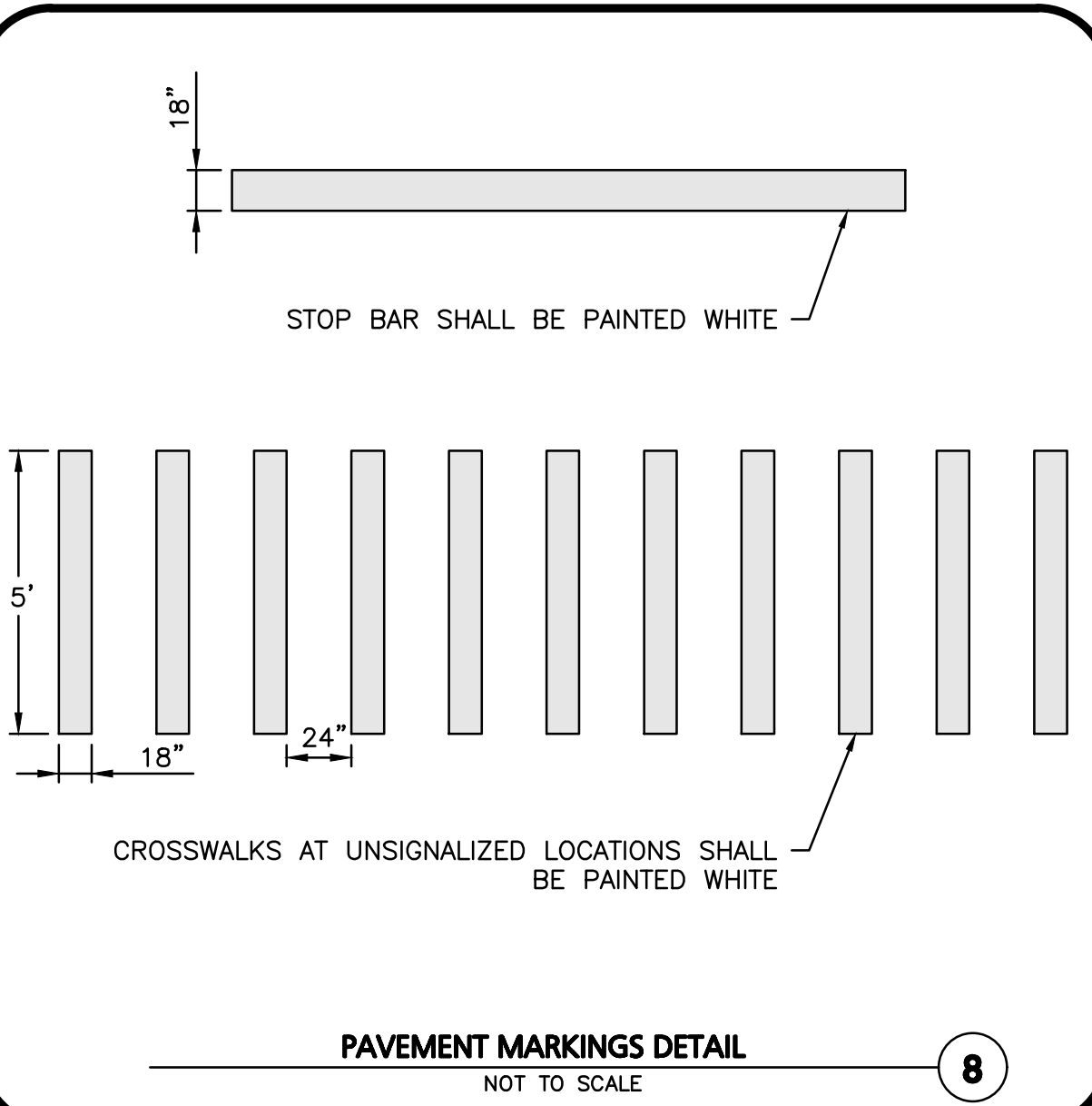
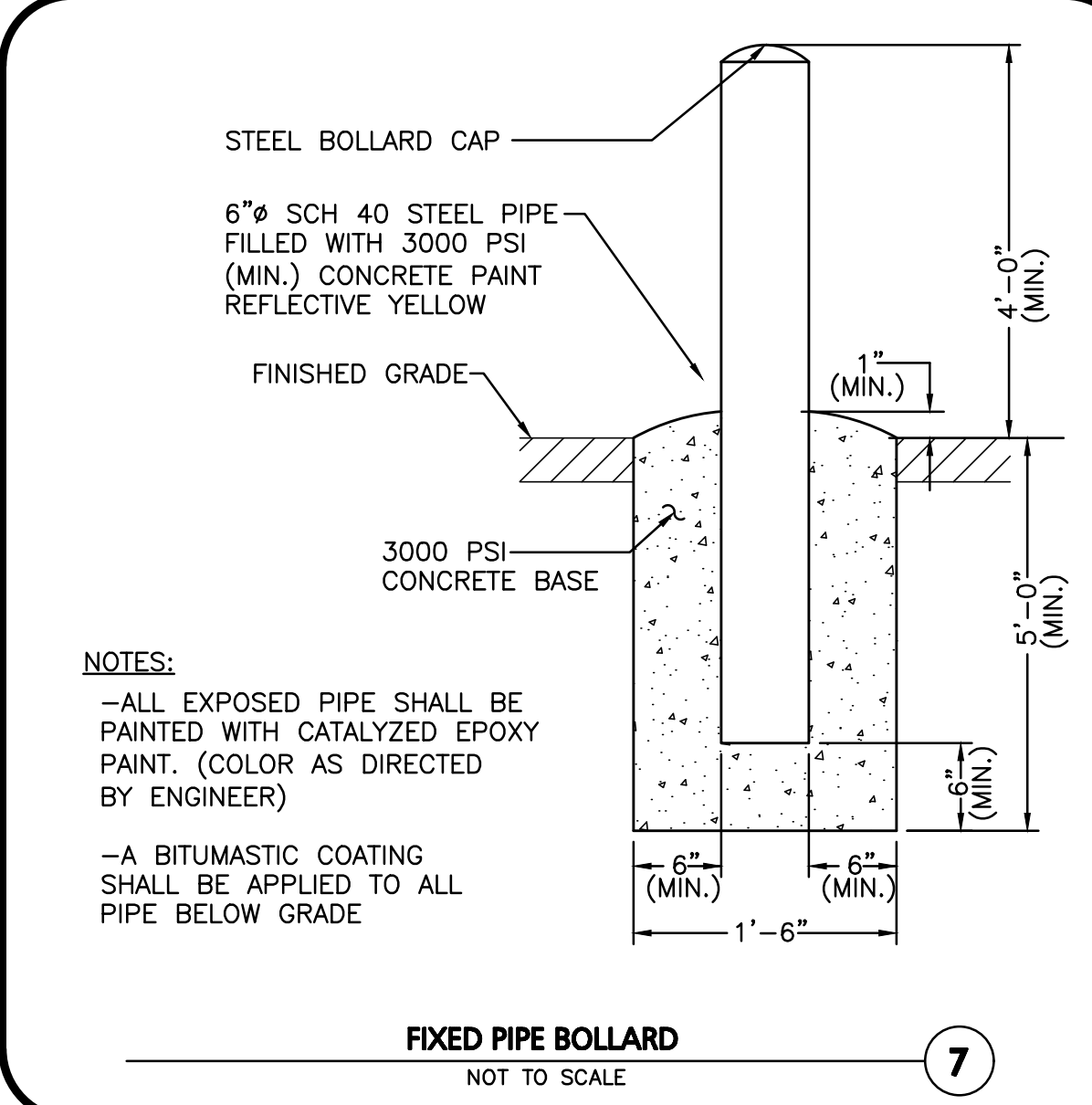
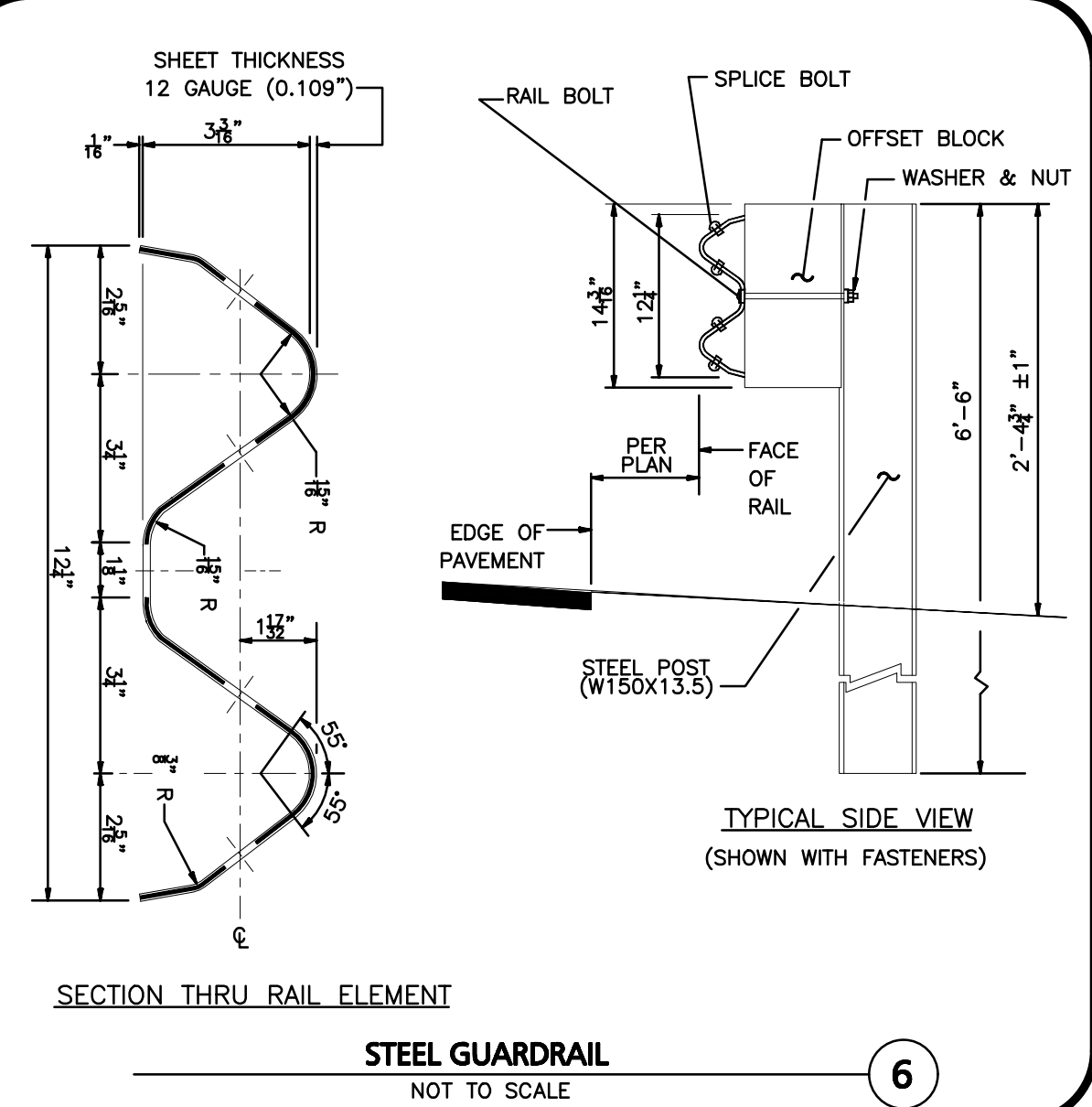
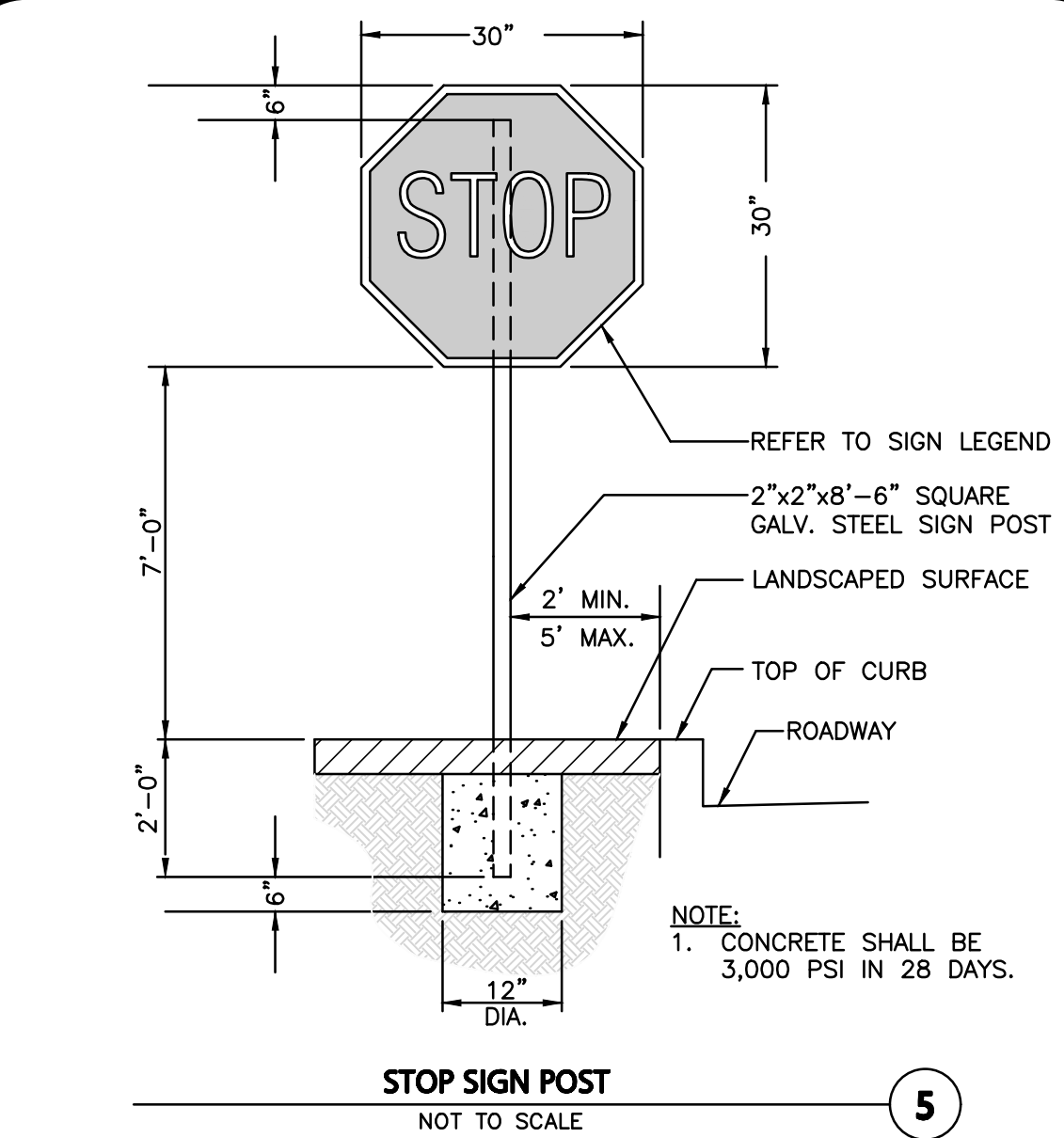
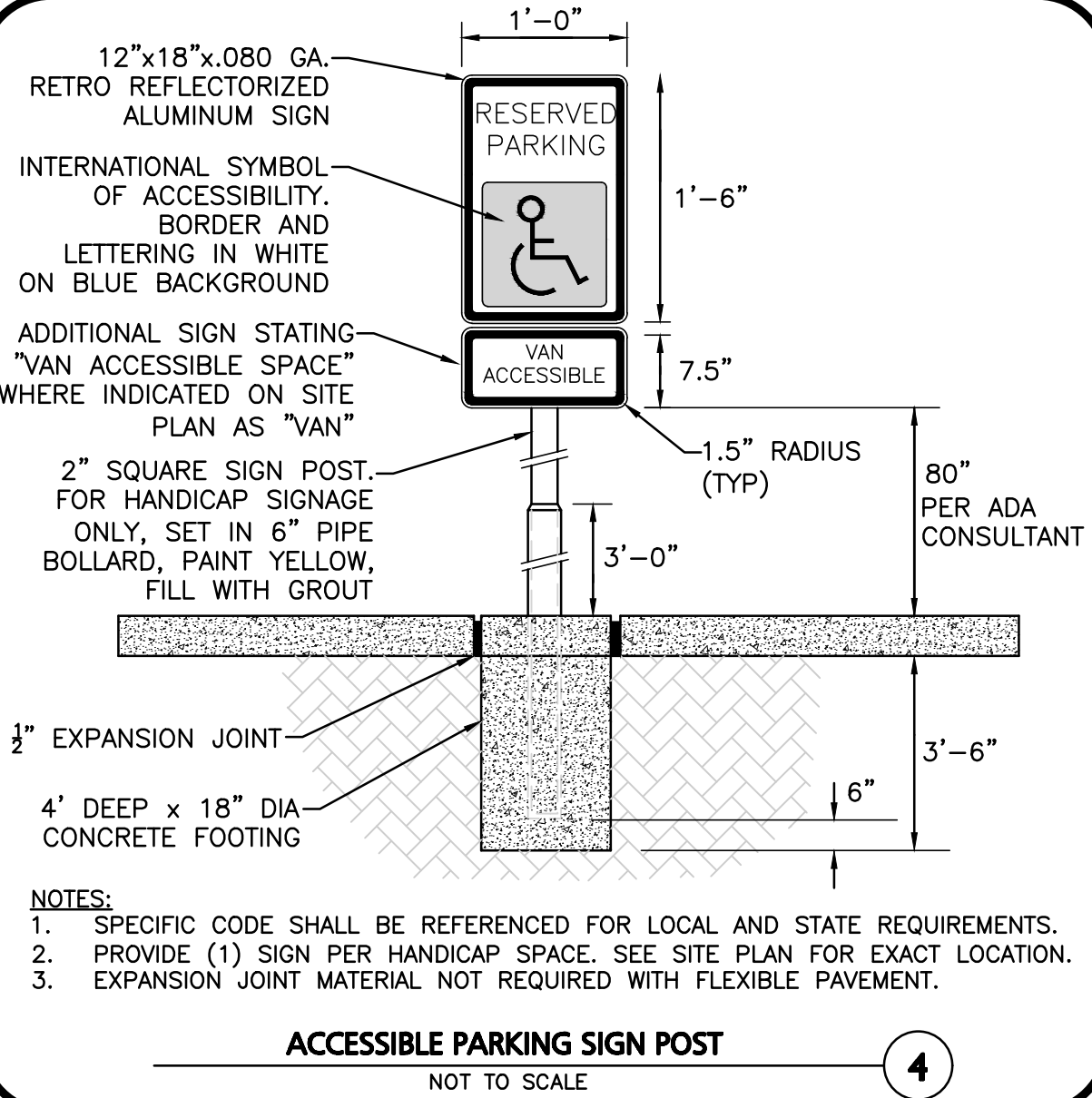
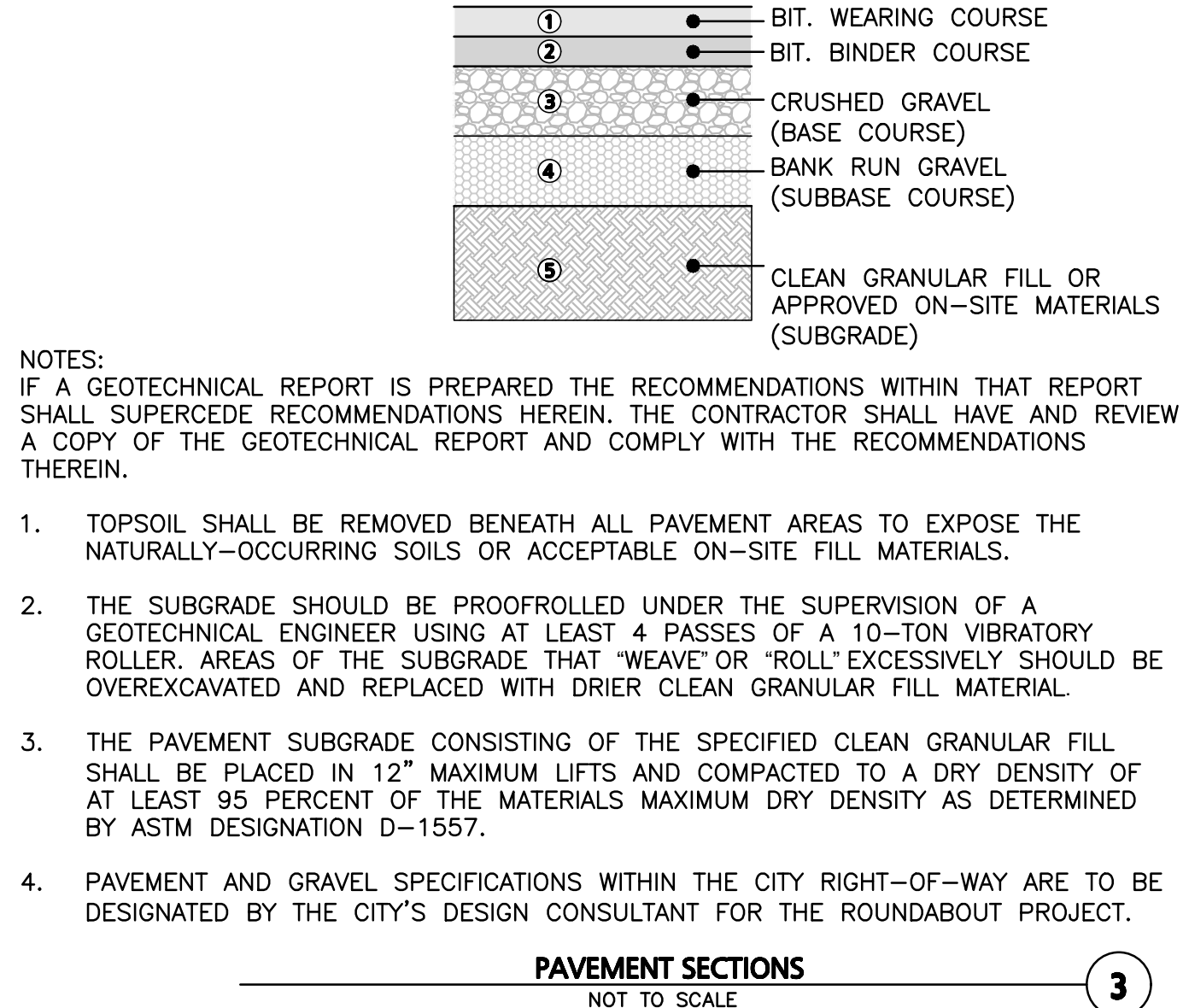
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DRAWING TITLE:	SHEET No.
DETAILS	C-501



STANDARD DUTY FLEXIBLE PAVEMENT DESIGN SECTION		
LAYER NUMBER	LAYER DESCRIPTION	LAYER THICKNESS (INCHES)
1	BITUMINOUS WEARING COURSE ($\frac{3}{4}$ " AGGREGATE - NHDOT PRE-APPROVED MIX DESIGN)	1.5"
2	BITUMINOUS BINDER COURSE ($\frac{3}{4}$ " AGGREGATE - NHDOT PRE-APPROVED MIX DESIGN)	1.5"
3	CRUSHED GRAVEL (BASE COURSE) (NHDOT ITEM 304.3)	6.0"
4	GRAVEL BORROW (SUBBASE COURSE) (NHDOT ITEM 304.2)	12"
5	CLEAN GRANULAR FILL MATERIAL OR APPROVED ON-SITE MATERIALS (SUBGRADE)	AS NECESSARY

NHDOT GRADATION SPECIFICATION			
SIEVE SIZE	CLEAN GRANULAR FILL	BASE COURSE	SELECT GRANULAR FILL
8"	100	100	100
3"	70-100	100	70-100
$\frac{1}{2}$ "	40-100	40-80	40-90
No. 4	25-100	30-70	25-80
No. 10	15-95	20-60	15-70
No. 40	10-70	10-30	5-40
No. 200	0-15	3-10	0-12



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JULY 24, 2023

PROFESSIONAL ENGINEER FOR
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9550 W. HIGGINS ROAD, SUITE 170
ROSEMONT, IL 60018

PROJECT:
SURGICAL CENTER
360 CORPORATE DRIVE
TAX MAP 315, LOT 5
PORTSMOUTH, NH 03801

PROJECT NO. 3250-01 DATE: 07-24-23
SCALE: AS SHOWN DWG. NAME: C-3250-01.dwg
DESIGNED BY: BDJ CHECKED BY: RPC

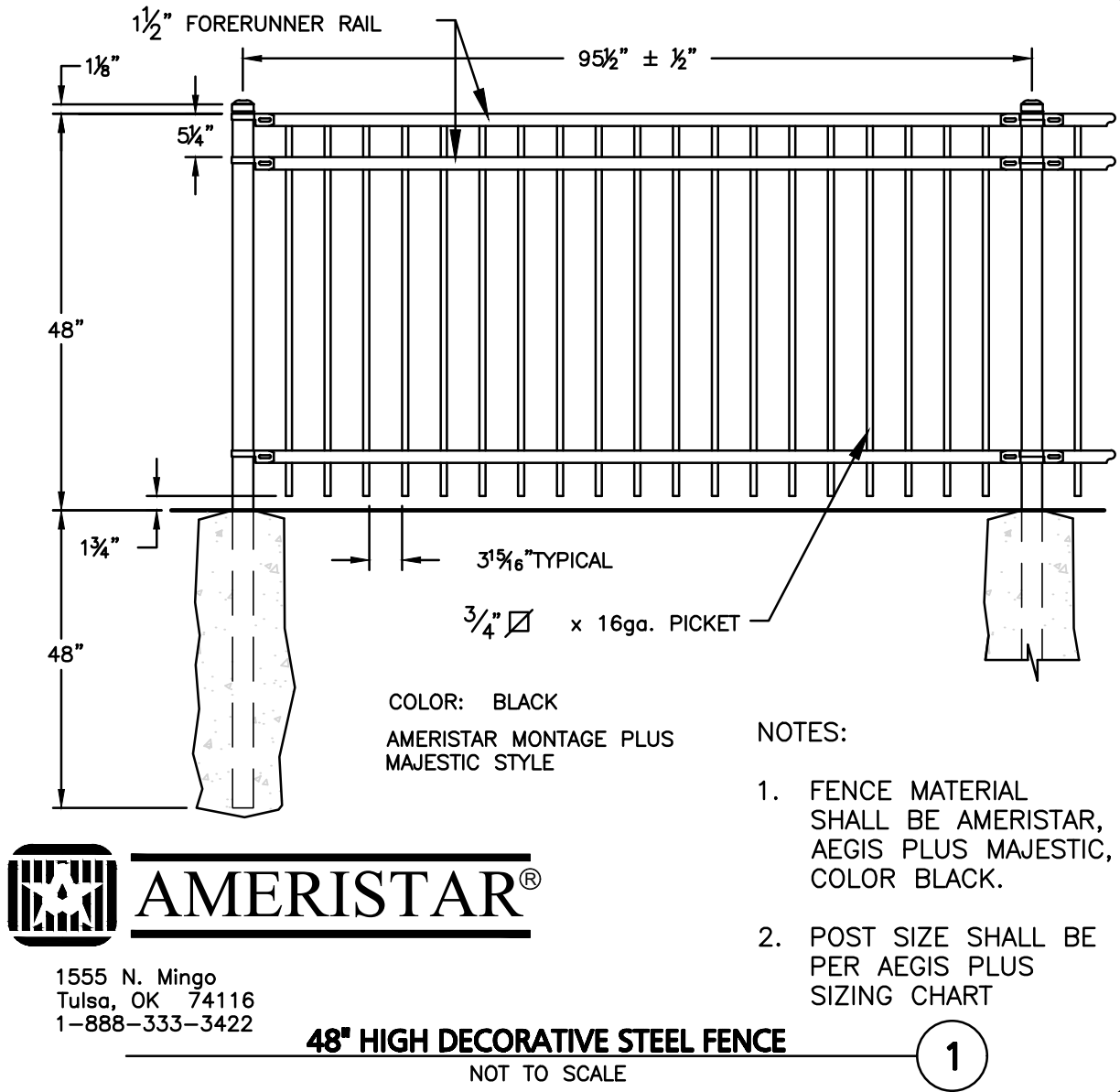
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DRAWING TITLE: DETAILS SHEET No. C-502

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MODULAR BLOCK RETAINING WALL

NOT TO SCALE

2

DUMPSTER ENCLOSURE

NOT TO SCALE

3

HEAVY DUTY CONCRETE PAD

NOT TO SCALE

4

TBD

NOT TO SCALE

5

CAST IN PLACE RETAINING WALL

NOT TO SCALE

6

TBD

NOT TO SCALE

7



PROFESSIONAL ENGINEER FOR
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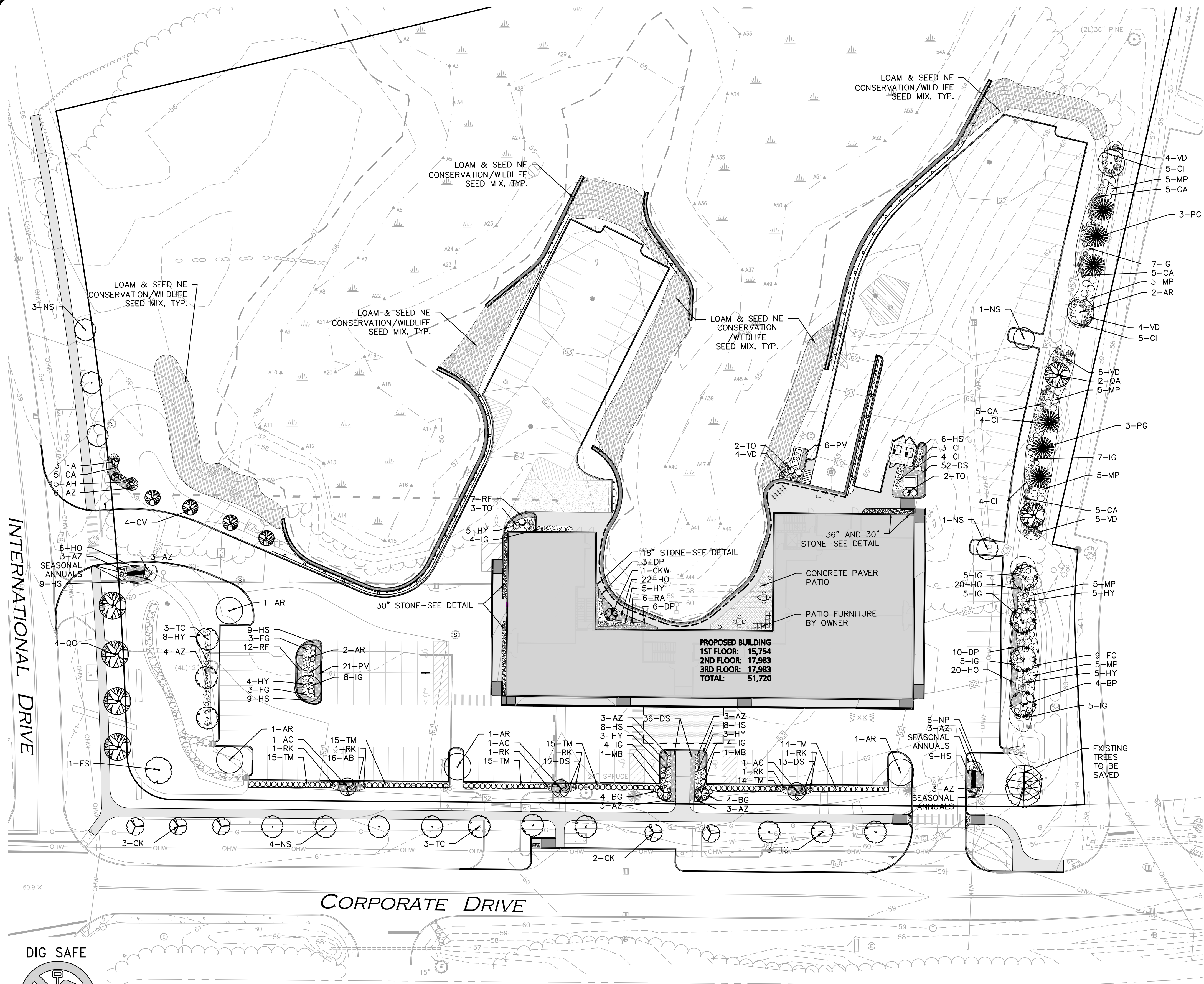
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DRAWING TITLE:	SHEET No.
DETAILS	C-503

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LEGEND

DECIDUOUS TREE

EVERGREEN TREE

FLOWERING TREE

SHRUBS

MULCH BED

PERENNIALS/GROUNDCOVER

WILDFLOWER SEED MIX

EROSION CONTROL SEED MIX

PROGRESS PRINT
ISSUED FOR REVIEW
JULY 24, 2023

PROFESSIONAL ENGINEER FOR
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SCALE: 1" = 30' DWG. NAME: C3250-01.dwg

DESIGNED BY: BDJ CHECKED BY: RPC

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DRAWING TITLE:

LANDSCAPE PLAN

SHEET No.

L-101

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PEASE DEVELOPMENT CONTROLS REGULATIONS:

305.03 LANDSCAPING AND SCREENING

(a) LANDSCAPING

(1) APPROPRIATE LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH AN APPROVED LANDSCAPING PLAN.

(2) LANDSCAPING TREATMENT SHALL CONSIST OF NATURAL VEGETATION OR FEATURES, GROUND COVER, SHRUBS AND TREES AS APPROPRIATE.

(3) LANDSCAPING PLANS SHALL MEET THE REQUIREMENTS OF SECTION 405.03 OF THE PEASE DEVELOPMENT AUTHORITY SITE PLAN REGULATIONS.

(b) SCREENING

(1) APPROPRIATE BUFFERS SHALL BE PROVIDED AND MAINTAINED TO SCREEN THE FOLLOWING USES

FROM ADJOINING PROPERTIES:

a) ANY OFF-STREET PARKING OR LOADING AREA.

b) ALL OUTDOOR AREAS OR FACILITIES FOR THE STORAGE OF FUEL, SOLID WASTE, MATERIALS OR PRODUCTS.

c) ANY COMMERCIAL PARKING LOT.

d) ANY PRINCIPAL USE NOT CONDUCTED WHOLLY WITHIN A BUILDING.

1. E) AS OTHERWISE REQUIRED BY THE BOARD.

PEASE DEVELOPMENT SITE PLAN REGULATIONS:

405.03

SCREENING AND LANDSCAPING

(a) LANDSCAPING PLAN

(1) A LANDSCAPING PLAN SHALL BE SUBMITTED AS PART OF THE SITE PLAN APPLICATION. THE

PLAN SHALL IDENTIFY EXISTING AND PROPOSED LANDSCAPING ELEMENTS AND SHOW LOCATION AND PLANTING AND/OR CONSTRUCTION DETAILS. WHERE EXISTING PLANTINGS ARE TO BE RETAINED, PROPOSED METHODS OF PROTECTING SUCH PLANTINGS DURING CONSTRUCTION SHALL BE INCLUDED WHERE APPLICABLE.

(2) LANDSCAPING SHALL BE CONCEIVED IN A TOTAL PATTERN THROUGHOUT THE SITE, INTEGRATING THE VARIOUS ELEMENTS OF SITE DESIGN, PRESERVING AND ENHANCING THE PARTICULAR IDENTITY OF THE SITE, AND CREATING A PLEASING SITE CHARACTER.

(3) LANDSCAPING MAY INCLUDE PLANT MATERIALS SUCH AS TREES, SHRUBS, GROUND COVERS, PERENNIALS, AND ANNUALS, AND OTHER MATERIALS SUCH AS ROCKS, WATER, SCULPTURE, ART, WALLS, FENCES, PAVING MATERIALS AND STREET FURNITURE.

(4) ALL PARKING LOTS CONSTRUCTED OR REDEVELOPED AT PEASE SHALL MEET THE FOLLOWING REQUIREMENTS:

a) SCREENING: ALL PARKING LOTS CONTAINING MORE THAN 25 PARKING SPACES SHALL BE APPROPRIATELY SCREENED FROM ADJACENT PROPERTIES AND ROADWAYS WITH LANDSCAPE BERMS AND/OR PLANTINGS IN ORDER TO MINIMIZE THE AESTHETIC IMPACT OF THE PARKING LOT.

b) LANDSCAPED ISLANDS: ALL PARKING ROWS CONTAINING MORE THAN 10 SPACES SHALL HAVE LANDSCAPED ISLANDS THE SIZE OF A PARKING SPACE AT BOTH ENDS OF THE ROW.

c) LENGTH OF ROWS: NO PARKING LOT SHALL CONTAIN MORE THAN 18 PARKING SPACES IN A ROW WITHOUT THE INCLUSION OF A LANDSCAPED ISLAND OF THE SAME SIZE AS THE PARKING SPACES IN THAT ROW.

d) MULTIPLE PARKING AISLES: THERE MUST BE A 12' WIDE LANDSCAPED STRIP BETWEEN EVERY SECOND ROW OF DOUBLE STACKED PARKING.

e)LANDSCAPE ISLANDS EXCEPT THAT THE CURBING MAY BE INTERRUPTED TO ALLOW FOR INFILTRATION OF STORMWATER.

(B) SCREENING

(1) SCREENING SHALL BE PROVIDED FOR ALL DEVELOPMENT OF LAND IN ORDER TO MINIMIZE ADVERSE VISUAL IMPACTS.

(2) STRUCTURES VISIBLE FROM A PUBLIC STREET SHALL BE PARTIALLY SCREENED WITH FLOWERING OR EVERGREEN SHRUBS.

(3) SOLID WASTE COLLECTION EQUIPMENT, PUMP STATIONS, OUTDOOR STORAGE AND OTHER OUTDOOR USES VISIBLE FROM A PUBLIC STREET SHALL BE SCREENED WITH A SOLID FENCE AND/OR EVERGREEN SHRUBS.

PLANTING SCHEDULE -TREES, SHRUBS, GROWDCOVERS & PERENNIALS

DECIDUOUS TREES

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
AR	8	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2"-2.5" CAL.	AS SHOWN	B&B
AC	3	AMELANCHIER CANADENSIS	SERVICEBERRY	6-7' HT.	AS SHOWN	B&B, MULTISTEM
BP	4	BETULA PAPIRYFERA	PAPER BIRCH	12-14' HT.	AS SHOWN	B&B, MULTISTEM
CK	5	CORNUS KOUSA	KOUSA DOGWOOD	2"-2.5" CAL.	AS SHOWN	B&B
CKW	1	CORNUS KOUSA 'WOLF EYES'	WOLF EYES KOUSA DOGWOOD	2"-2.5" CAL.	AS SHOWN	B&B-SPECIMEN
CV	4	CHIONANTHUS VIRGINICUS	WHITE FRINGE TREE	2"-2.5" CAL.	AS SHOWN	B&B
FA	3	FRANKLINIA ALATAMAHA	FRANKLIN TREE	6-7' HT.	AS SHOWN	B&B
FS	1	FAGUS SYLVATICA 'RIVERSII'	RIVER'S PURPLE BEECH	2"-2.5" CAL.	AS SHOWN	B&B
MB	2	MAGNOLIA 'BUTTERFLY'	BUTTERFLY MAGNOLIA	6-7' HT.	AS SHOWN	B&B
QA	2	QUERCUS ALBA	WHITE OAK	2"-2.5" CAL.	AS SHOWN	B&B
QC	4	QUERCUS COCCINEA	SCARLET OAK	2"-2.5" CAL.	AS SHOWN	B&B
NS	5	NYSSA SYLVATICA 'GREEN GABLE'	GREEN GABLE TUPELO	2"-2.5" CAL.	AS SHOWN	B&B
TC	9	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2"-2.5" CAL.	AS SHOWN	B&B

EVERGREEN TREES

PG	6	PICEA GLAUCA	WHITE SPRUCE	7-8' HT.	AS SHOWN	B&B
TO	7	THUJA OCCIDENTALIS 'NORTH POLE'	NORTH POLE ARBORVITAE	5-6' HT.	AS SHOWN	B&B

SHRUBS

AZ	34	AZALEA 'DELAWARE WHITE'	DELAWARE WHITE AZALEA	#5	AS SHOWN	POT
BG	8	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	#5	AS SHOWN	B&B
CA	25	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	#7	AS SHOWN	POT
CI	22	CORNUS ALBA 'IVORY HALO'	IVORY HALO DOGWOOD	#7	AS SHOWN	POT
FG	15	FOTHERGILLA GARDENII	DWARF FOTHEREGILLA	2-2.5'	AS SHOWN	B&B
HY	40	HYDRANGEA ARBORESCENS 'INCREDIBALL'	INCREDIBALL HYDRANGEA	#5	AS SHOWN	B&B
IG	54	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#5	AS SHOWN	B&B
MP	30	MYRICA PENSYLVANICA	BAYBERRY	2.5'-3' HT.	AS SHOWN	B&B
RA	6	RHODODENDRON 'APRIL ROSE'	APRIL ROSE RHODODENDRON	2.5'-3' HT.	AS SHOWN	B&B
RK	6	PINK DOUBLE KNOCK OUT	PINK DOUBLE KNOCK OUT ROSE	#3	AS SHOWN	POT
TM	88	TAXUS MEDIA 'GREENWAVE'	GREENWAVE YEW	18-24"	AS SHOWN	B&B
VD	22	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN VIBURNUM	3-4' HT.	AS SHOWN	B&B

PERENNIALS/GRASSES

AB	16	AMSONIA 'BLUE ICE'	BLUE ICE BLUESTAR FLOWER	#2	24" O.C.	STAGGERED
AH	15	AMSONIA HUBRICHTII	THREAD-LEAFED BLUESTAR	#2	24" O.C.	STAGGERED
PV	27	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#3	30" O.C.	STAGGERED
DP	19	DENSTEADTIA PUNCTILOBA	HAYSCENTED FERN	#2	24" O.C.	STAGGERED
DS	113	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#2	24" O.C.	STAGGERED
HO	68	HOSTA 'GUACAMOLE'	GUACAMOLE HOSTA	#2	24" O.C.	STAGGERED
HS	58	HEMEROCALLIS 'BIG TIME HAPPY'	BIG TIME HAPPY DAYLILLY	#2	24" O.C.	STAGGERED
NP	6	NEPETA 'PURRSIAN BLUE'	PURRSIAN BLUE CATMINT	#2	24" O.C.	STAGGERED
RF	29	RUDBECKIA FULGIDA FULGIDA	BLACK EYED SUSAN	#2	24" O.C.	STAGGERED

*ANNUALS / SEASONAL COLOR TO BE NORTH SHORE MIX BY PROVEN WINNERS OR EQUAL.

CONSERVATION WILDLIFE SEED MIX:

NEW ENGLAND CONSERVATION / WILDLIFE MIX

(BY NEW ENGLAND WETLAND PLANTS INC. - NEWP.COM)

APPLICATION RATE: 25 LBS/ACRE | 1750 SQ FT/LB

ITEM	BOTANICAL NAME	COMMON NAME	INDICATOR
1.	ELYMUS VIRGINICUS	VIRGINIA WILD RYE	FACW
2.	CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	FACU
3.	FESTUCA RUBRA	RED FESCUE	FACU
4.	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	FACU
5.	ANDROPOGON GERARDII	BIG BLUESTEM	FACU
6.	PANICUM VIRGATUM	SWITCH GRASS	FAC
7.	DESMODIUM PANICULATUM	PANICLEDLEAF TICK TREFOIL	FACU
8.	SORGHASTRUM NUTANS	INDIAN GRASS	FACU
9.	VERBENA HASTATA	BLUE VERVAIN	FACW
10.	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	
11.	RUDBECKIA HIRTA	BLACK EYED SUSAN	FACU
12.	HELENIUM AUTUMNALE	FALL SNEEZEWEED	FACW
13.	ASTERPILOSUS/SYMPHYOTRICHUM PILOSUM	HEATH ASTER	FACU
14.	SOLIDAGO JUNCEA	EARLY GOLDENROD	
15.	AGROSTIS PERENNANS	UPLAND BENTGRASS	FACU

THE NEW ENGLAND CONSERVATION/WILDLIFE MIX PROVIDES A PERMANENT COVER OF GRASSES, WILDFLOWERS, AND LEGUMES. FOR BOTH GOOD EROSION CONTROL AND WILDLIFE HABITAT VALUE. THE MIX IS DESIGNED TO BE A NO MAINTENANCE SEEDING, AND IS APPROPRIATE FOR CUT AND FILL SLOPES, DETENTION BASIN SIDE SLOPES, AND DISTURBED AREAS ADJACENT TO COMMERCIAL AND RESIDENTIAL PROJECTS.

LANDSCAPE NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY/TOWN OF PORTSMOUTH, NH. PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF NAY CONFLICTS IN WRITING.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT.
- ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT (LATEST EDITION).
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE. ANY PLANT MATERIALS WHICH DIE WITHIN THE ONE YEAR PLANT GUARANTEE PERIOD WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR. OWNERS TO COORDINATE DIRECTLY WITH THE LANDSCAPE CONTRACTOR FOR REPLACEMENT PLANTINGS.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED.
- LAWNS WITH 3:1 OR GREATER SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.
- ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
- TREES SHALL HAVE A MINIMUM CALIPER AS INDICATED ON THE PLANTING SCHEDULE TAKEN ONE FOOT ABOVE THE ROOT CROWN.
- ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH. GROUNDCOVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH.
- ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.
- ALL TREE STAKES SHALL BE STAINED DARK BROWN.
- CONTRACTOR RESPONSIBLE FOR WATERING AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
- ALL PARKING ISLANDS PLANTED WITH SHRUBS SHALL HAVE 24" OF TOP SOIL. FINISH GRADE SHALL BE SLOPED TO SIX INCHES (6") ABOVE THE TOP OF CURB.
- SOIL SAMPLES, TESTS, AND SHOP DRAWINGS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- SLOPES AT 2:1 SHOULD HAVE 6" LOAM & SEED. SEEDING OF 2:1 SLOPES SHALL OCCUR IN THE DRY & AFTER SLOPES ARE COMPACTED.
- ALL LANDSCAPED AREAS WITH SHRUBS, TREES, AND PERENNIALS TO HAVE 2 FEET MINIMUM DEPTH OF TOPSOIL. TWO FEET OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE / SHRUB PIT FOR FULL DEPTH OF ROOTBALLS. SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUBS AND TREES. ALL AREAS OF LOAM AND SEED TO HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR, AND APPROVED BY A&M PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL, DEMOLITION, AND LANDSCAPE CONTRACTORS TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS SITE SO THAT 2 FEET MINIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET. SEE TOPSOIL DETAIL.
- PRIOR TO LAYING TOPSOIL, ALL SUBSOIL (BELOW PROPOSED TOPSOIL) TO BE TILLED TO A DEPTH OF AT LEAST 18" TO REMOVE CONSTRUCTION COMPACTION AND ALLOW FOR PROPER DRAINAGE OF TOPSOILS.
- ALL SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RE-SEEDING OF BARE SPOTS. AT ALL SLOPED AREAS CONTRACTOR TO INSTALL COCONUT FIBER JUTE MESH NETTING ON ALL SLOPES 3:1 AND GREATER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLEXITERRA HP-FGM" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE). CONTRACTOR TO ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS & UNTIL SLOPES ARE FULLY STABLE. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING: WATERING, ADDING FERTILIZERS AND LIME AND MOWING.
- AFTER SEEDING, ALL AREAS TO BE LIGHTLY MULCHED WITH WEED FREE STRAW & CONTINUALLY WATERED EVERY DAY SO THAT SEED IS KEPT MOIST UNTIL SEED IS ESTABLISHED & APPROVED BY A&M LANDSCAPE ARCHITECT (USE NO HAY).
- IF THERE IS NO PROPOSED IRRIGATION SYSTEM AFTER PLANTINGS & LAWNS & SEEDED AREAS HAVE BEEN INSTALLED, LANDSCAPE CONTRACTOR RESPONSIBLE TO TEMPORARILY WATER ALL INSTALLED PLANTINGS, SEEDED AREAS, & LAWN AREAS MIN. 4 TIMES A WEEK DURING INITIAL ESTABLISHMENT PERIOD OF 6 MONTHS AFTER ALL LANDSCAPING IS INSTALLED.
- ALL PROPOSED LANDSCAPE AREAS INCLUDING MOWED LAWNS, TREES, SHRUB BEDS, AND PERENNIALS SHALL BE PROVIDED WITH WATER EFFICIENT UNDERGROUND IRRIGATION. DESIGN AND INSTALLATION OF IRRIGATION SYSTEM TO BE PERFORMED BY AN APPROVED IRRIGATION DESIGN BUILD CONTRACTOR OR BY AN APPROVED EQUAL TO BE DETERMINED BY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT. IRRIGATION SYSTEM IS TO BE DESIGNED FOR EFFICIENT WATER USAGE INCLUDING: USE OF DRIP IRRIGATION FOR SHRUBS AND PERENNIALS, IRRIGATION SYSTEM WITH HEAD-TO-HEAD COVERAGE, A CENTRAL SHUT-OFF VALVE, SEPARATE ZONES FOR EACH TYPE OF BEDDING AREA BASED ON WATERING NEEDS, AND A RAIN SENSOR TO SHUT OFF IRRIGATION DURING RAIN EVENTS.
- SEEDING OF BIORETENTION & DETENTION AREAS & OTHER SLOPE AREAS SHALL OCCUR IN THE DRY & AFTER SLOPES ARE COMPACTED. IT IS IMPORTANT, THAT THE BIORETENTION AREAS/ DETENTION BASIN BE SEEDED AT THE BEGINNING OF THE PROJECT & PRIOR TO ANY DRAINAGE BEING DIRECTED TOWARDS THE BASIN. THE SEED AT DETENTION AREAS & OTHER SLOPED AREAS WILL NEED A MINIMUM OF 6 MONTHS TO INITIALLY ESTABLISH PRIOR TO THE DETENTION BASIN BEING UTILIZED SO THAT THERE IS NOT EROSION & SLOPE FAILURE. LIGHTLY RAKE SOIL TO ENSURE GOOD SEED-TO-SOIL CONTACT. SEE SEED MIX DETAIL NOTES.
- FOR SPREADING OF THE SEED WITH DRY DETENTION BASINS, WATER LEVELS MAY BE LOWERED IN THE DETENTION AREAS BY RELYING ON DRY SEASON AND OR DRY SPELLS; OR MAY BE ACCOMPLISHED THROUGH THE USE OF DEWATERING METHODS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ANY DEWATERING METHODS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. WATER FROM ANY DEWATERING OPERATION SHALL BE TREATED TO REDUCE TOTAL SUSPENDEDED SOLIDS AND BE IN COMPLIANCE WITH STATE AND FEDERAL STANDARDS.



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT:

APEX DESIGN BUILD
9550 W. HIGGINS ROAD. SUITE 170
ROSEMONT, IL 60018

PROJECT:

SURGICAL CENTER
360 CORPORATE DRIVE
TAX MAP 315, LOT 5
PORTSMOUTH, NH 03801

PROJECT NO.	3250-01	DATE:	07-24-23
SCALE:	AS SHOWN	DWG. NAME:	C-3250-01.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:



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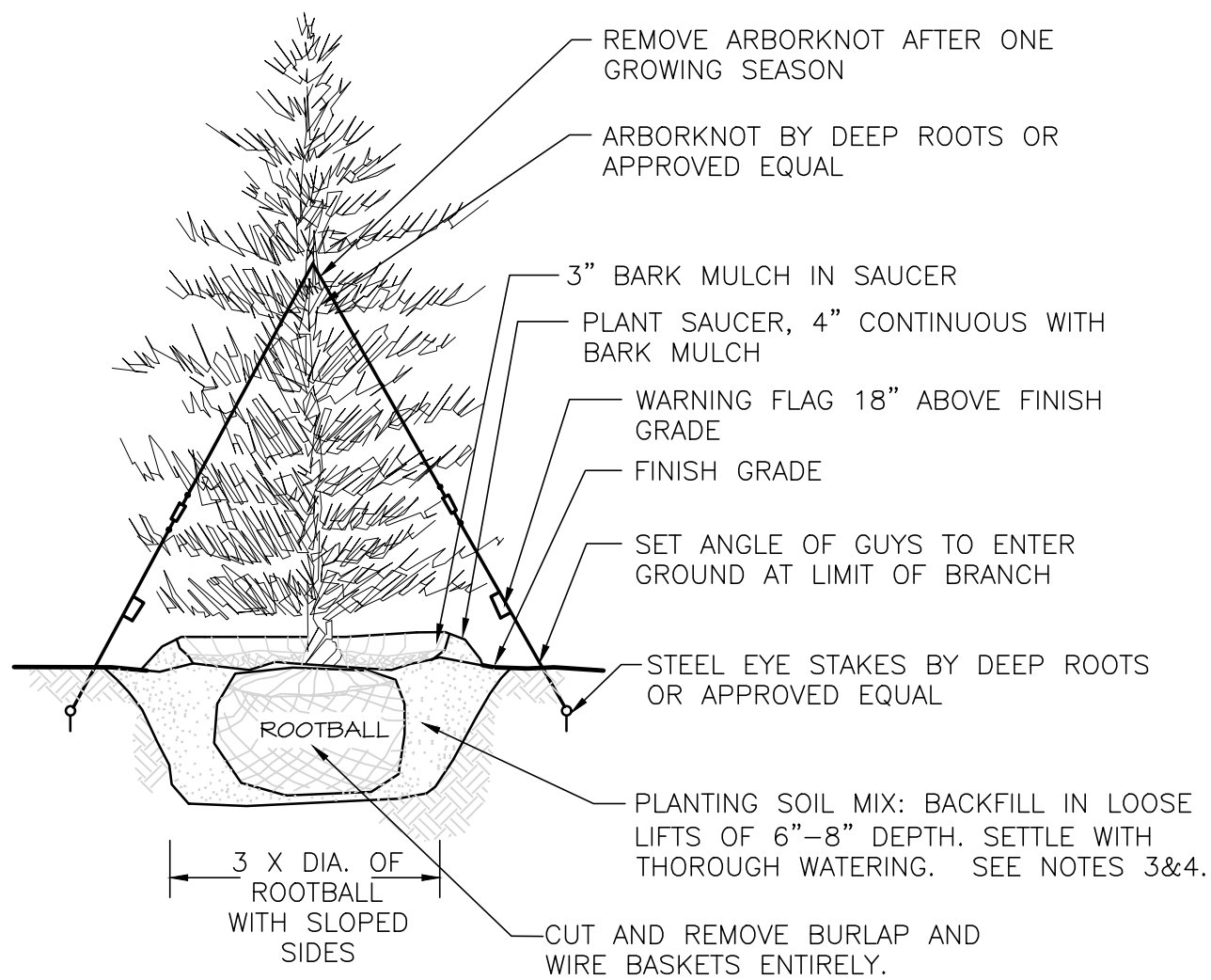
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DRAWING TITLE:	SHEET No.
LANDSCAPE NOTES	L-401

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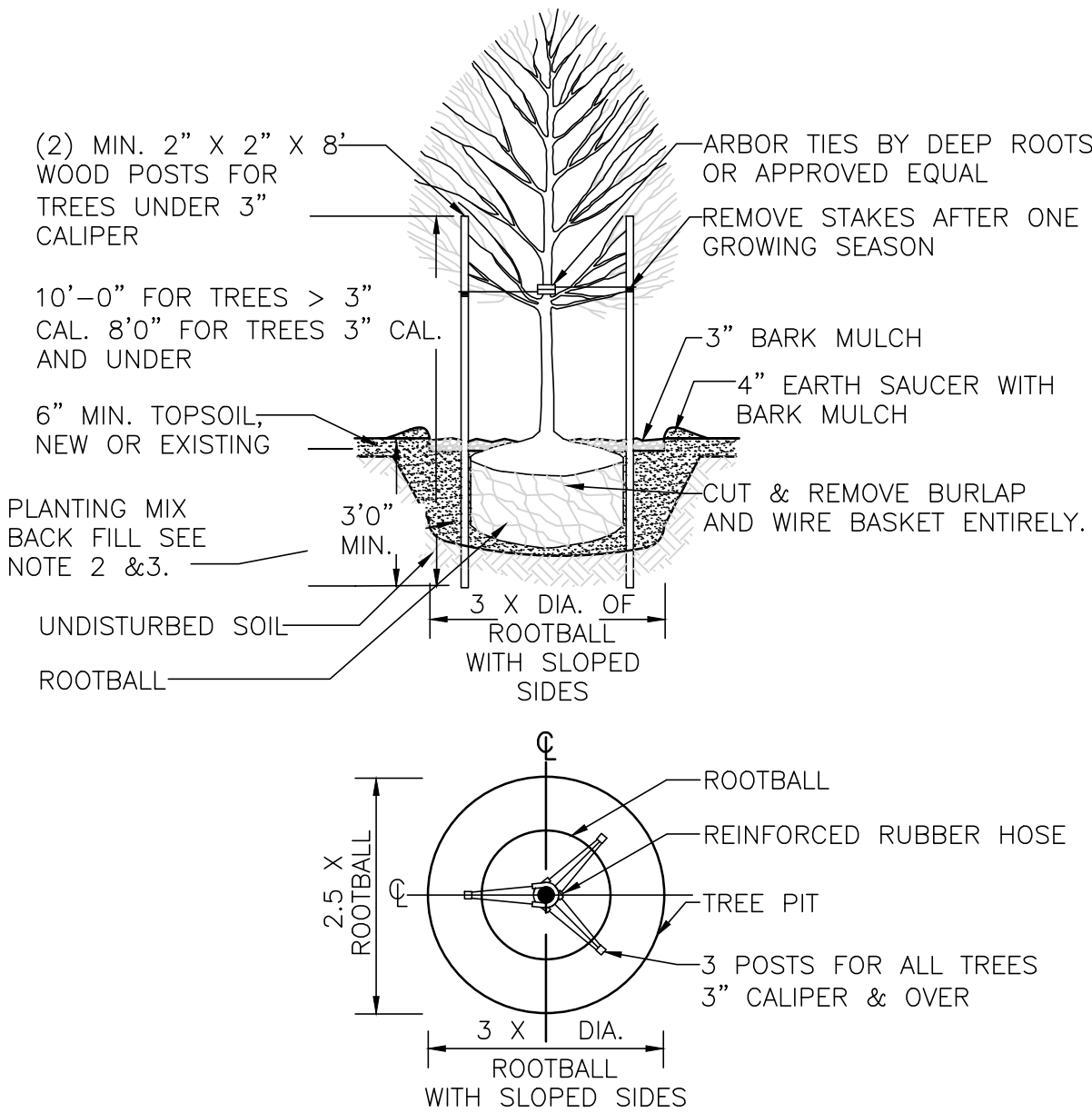
NOTES

1. TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO NURSERY OR FIELD GRADE. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL TOP OF ROOTBALL AREA.
2. INSTALL THREE GUYS PER TREE; EQUALLY SPACED AROUND BALL.
3. ATTACH GUYS AT 2/3 HEIGHT OF TREE.
4. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
5. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

EVERGREEN TREE DETAIL

NOT TO SCALE

1



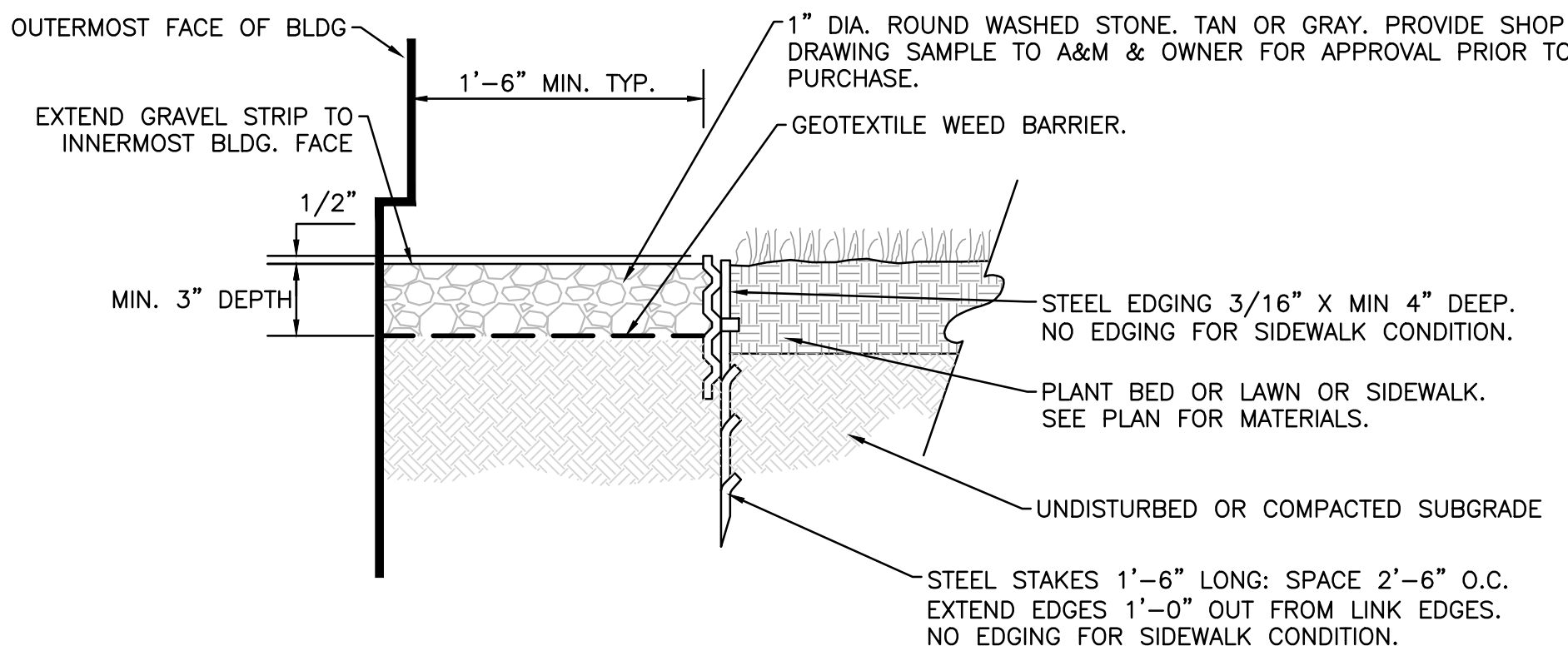
NOTES:

1. ALL TREES SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL ROOTBALL AREA.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.
4. SEE MATERIALS PLAN AND DETAILS PLANS FOR STREET TREE PLANTING IN WITH TREE GRATES DETAIL.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

3



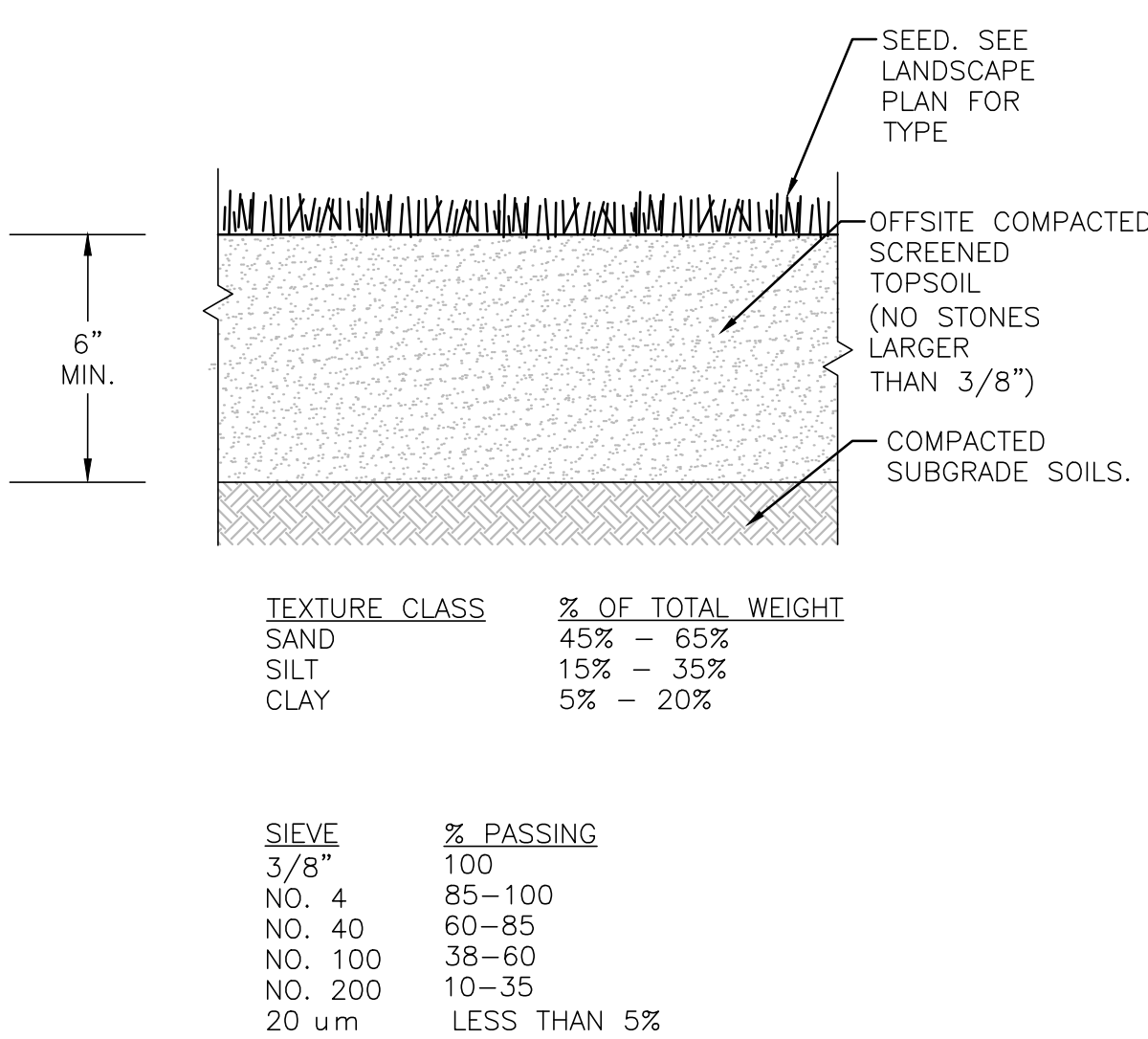
NOTES:

1. STONE EDGE IS TO BE INSTALLED CONTINUOUS ADJACENT TO THE ENTIRE FACE OF BUILDINGS EXCEPT WHERE OTHER HARD SURFACING MATERIALS ARE SPECIFIED OR IF SHOWN OTHERWISE ON PLAN.

LANDSCAPE STONE AROUND BUILDING DETAIL

NOT TO SCALE

4



NOTES:

1. TOP OF LOAM (TOPSOIL) IS FINISH GRADE.
2. ALL TOPSOIL (BOTH ONSITE AND OFFSITE SOURCES) SHALL BE COMPOSED OF A NATURAL, FERTILE, FRIABLE SOIL TYPICAL OF CULTIVATED TOPSOILS OF THE LOCALITY. OFFSITE SOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND SUPPORT OF VEGETATIVE GROWTH, WITH ADDITIVES, IF REQUIRED, TO ACHIEVE PARTICLE DISTRIBUTION AND ORGANIC CONTENT BELOW. TOPSOIL SHALL BE TAKEN FROM A WELL-DRAINED, ARIABLE SITE, FREE OF SUBSOIL, LARGE STONES, EARTH CLODS, STICKS, STUMPS, CLAY LUMPS, ROOTS, OTHER OBJECTIONABLE, EXTRANEEOUS MATTER OR DEBRIS NOR CONTAIN TOXIC SUBSTANCES.
3. THE CONTRACTOR SHALL PROVIDE THE OWNER / LANDSCAPE ARCHITECT WITH TOPSOIL TEST RESULTS (RECOMMEND UMASS AMHERST SOIL TESTING LAB) FOR APPROVAL PRIOR TO OBTAINING AND PLACING THE SOIL. IF ANY TOPSOIL IS PURCHASED OR PLACED PRIOR TO APPROVAL BY OWNER / LANDSCAPE ARCHITECT, IT IS AT CONTRACTORS RISK, AND IT CAN BE REMOVED AT NO ADDITIONAL COST TO THE OWNER. IF THE PLANTING SOIL (BOTH ONSITE AND OFFSITE SOURCES) DOES NOT FALL WITHIN THE REQUIRED SIEVE ANALYSIS, TEXTURAL CLASS, ORGANIC CONTENT, OR PH RANGE, IT SHALL BE ADJUSTED TO MEET THE SPECIFICATIONS THROUGH THE ADDITION OF SAND, COMPOST, LIMESTONE, OR ALUMINUM SULFATE TO BRING IT WITHIN THE SPECIFIED LIMITS AT NO ADDITIONAL COST TO THE OWNER.
4. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5. TOPSOIL SHALL CONTAIN BETWEEN 4% AND 8% ORGANIC MATTER OF TOTAL DRY WEIGHT AND SHALL CONFORM TO THE FOLLOWING GRADATION AND TEXTURE CLASS ABOVE.

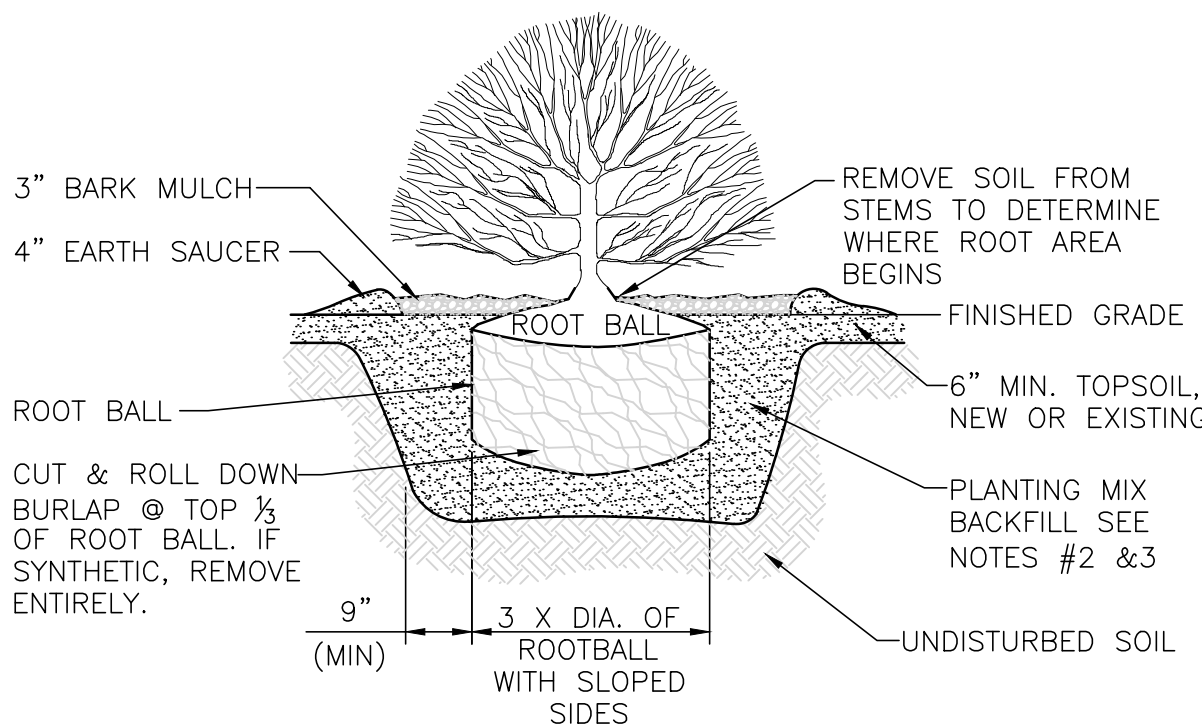
TOPSOIL FOR LAWN, TREES, SHRUBS, & PERENNIALS

NOT TO SCALE

2

NOTES:

1. ALL SHRUBS SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. SET SHRUB 1"-2" ABOVE FINISH GRADE.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.
4. SHRUB BEDS TO HAVE 24" MIN. OF CONTINUOUS PLANTING SOIL.



SHRUB PLANTING DETAIL

NOT TO SCALE

5

LOAM AND SEEDING NOTES:

CONTRACTOR SHALL SEED ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER MATERIALS, AND AT AREAS SHOWN ON THE PLAN PER SPECIFICATIONS BELOW

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>PROPORTION</u>	<u>PERCENT</u>	<u>PERCENT</u>
		<u>BY WEIGHT</u>	<u>PURITY</u>	<u>GERMINATION</u>
FESTUCA RUBRA "RUBRA"	CREEPING RED FESCUE	37%	95%	90%
PAO PRAENTENSIS "BARON"	BARON KENTUCKY BLUEGRASS	40%	85%	90%
LOLIUM PERENNE "PALMER"	PALMER PERENNIAL RYEGRASS	15%	95%	90%
FESTUCA RUBRA COMMUTATA WILMA	WILMA CHEWINGS	8%	95%	80%

1. SEED TO BE SPREAD AT MINIMUM RATE OF 5 LBS. PER 1000 SQ. FT.
2. SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RESEEDING OF BARE SPOTS. IF UNABLE TO SEED WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP-FGM SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE), AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NEXT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING: WATERING, ADDING FERTILIZERS AND LIME AND MOWING AT NO ADDITIONAL COST TO OWNER.
3. COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIZE SOURCES OF UREAFORM. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 6%, POTASH (K) 4%. LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.
4. LAWN AREAS TO BE SEEDDED BY SOWING EVENLY WITH AN APPROVED MECHANICAL SEEDER AT THE RATE OF TEN POUNDS PER 1000 SQUARE FEET.
5. CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.

PROGRESS PRINT
ISSUED FOR REVIEW
JULY 24, 2023

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION

APPLICANT:

APEX DESIGN BUILD
9550 W. HIGGINS ROAD. SUITE 170
ROSEMONT, IL 60018

PROJECT:

SURGICAL CENTER
360 CORPORATE DRIVE
TAX MAP 315, LOT 5
PORTSMOUTH, NH 03801

PROJECT NO.	3250-01	DATE:	07-24-23
SCALE:	AS SHOWN	DWG. NAME:	C-3250-01.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:

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LANDSCAPE DETAILS	L-501

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Luminaire Schedule							
Symbol	Qty	Tag	Mfer	Description	LLF	Luminaire Lumens	Total Watts
	15	EXT LT-2	WILLIAMS	4DR-TL-L30-840-DIM-UNV-LW-OF-WH-WETCC	0.900	2042	27.8
	2	S-FT_HI	LSI INDUSTRIES, INC.	MRM-LED-12L-SIL-FT-40-70CRI	0.900	13138	85
	4	S-FT_LO	LSI INDUSTRIES, INC.	MRM-LED-09L-SIL-FT-40-70CRI	0.900	9856	62
	7	S-III	LSI INDUSTRIES, INC.	MRM-LED-09L-SIL-3-40-70CRI	0.900	9926	62
	8	W-FT	LSI INDUSTRIES, INC.	XWM-FT-LED-18L-40	0.900	17920	130

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
PARKING_SURFACE	Illuminance	Fc	2.35	11.4	0.1	114.00
PROPERTY LINE	Illuminance	Fc	0.18	2.8	0.0	N.A.

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Calculation by:
Chris Collins
Email:
ccollins@amirep.com

REVISIONS				
#	DATE	COMMENTS		

Calculation For:

Apex Design Build

Project:

NEW HAMPSHIRE PROJECT

Date:6/19/2023

Scale: NTS

Page 1 of 1

SUBCONTRACTOR NOTES

- A. PROVIDE WEATHER BARRIER OVER ALL EXTERIOR SHEATHING PRIOR TO THE INSTALLATION OF ANY EXTERIOR FINISH MATERIAL.
- B. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND PROVIDE ALL MANUFACTURER'S ACCESSORIES TO FULLY FLASH AND COUNTER-FLASH AT ALL WINDOWS, DOORS, AND EXTERIOR PENETRATIONS.
- C. PROVIDE A WEATHER TIGHT BARRIER AT ALL SURFACES.
- D. COORDINATE FLASHING WITH WINDOW, DOOR, VENT, E.C. MANUFACTURERS FOR A WEATHER TIGHT SEAL AT ALL OPENINGS.
- E. TAPE FLASH AROUND ALL OPENINGS AND ON WALL JOINTS PER MANUFACTURER REQUIREMENTS.



9550 W.Higgins Rd. 170
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EXTERIOR SCHEDULES

Project number

A1-2

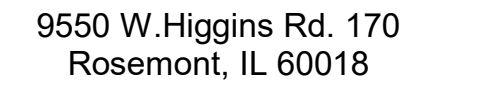
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EXTERIOR FINISH SCHEDULE

1. EQUAL PRODUCTS ARE ACCPETABLE AFTER IT HAS BEEN SUBMITTED & APPROVED BY ARCHITECT.

2. ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER REQUIREMENTS

TAG	MATERIAL	MFG	SPECIFICATION / DESCRIPTION	LOCATION	REMARKS
EXT. AP-1	ACM PANEL	STACBOND	ACM PANEL, SEE ELEVATIONS FOR DIMENSIONS, FINISH: DUSTY GREY	PER ELEVATIONS	SEE ELEVATIONS FOR DIMENSIONS
EXT. AP-2	ACM PANEL	STACBOND	ACM PANEL, SEE ELEVATIONS FOR DIMENSIONS, FINISH: ANTHRACITE GREY	PER ELEVATIONS	SEE ELEVATIONS FOR DIMENSIONS
EXT. BR-1	FACE BRICK	SPAULDING BRICK	STAINED BRICK, COLOR: TBD	PER ELEVATIONS	
EXT. CP-1	METAL COPING	PACCLAD	PACCLAD PAC-TITE COPING-FLAT, FINISH: MUSKET GRAY, 4' O.C.	PER ELEVATIONS	SEE ELEVATIONS FOR DIMENSIONS
EXT. CS-1	STONE SILL	ROCKCAST	BY ROCKCAST, SL-7315, FINISH:	PER ELEVATIONS	
EXT. MP-1	EXPOSED FASTNER METAL PANEL	PACCLAD	PACCLAD PETERSON M-36 WITH TRIMS, FINISH: MUSKET GREY	PER ELEVATIONS	



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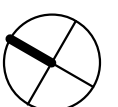
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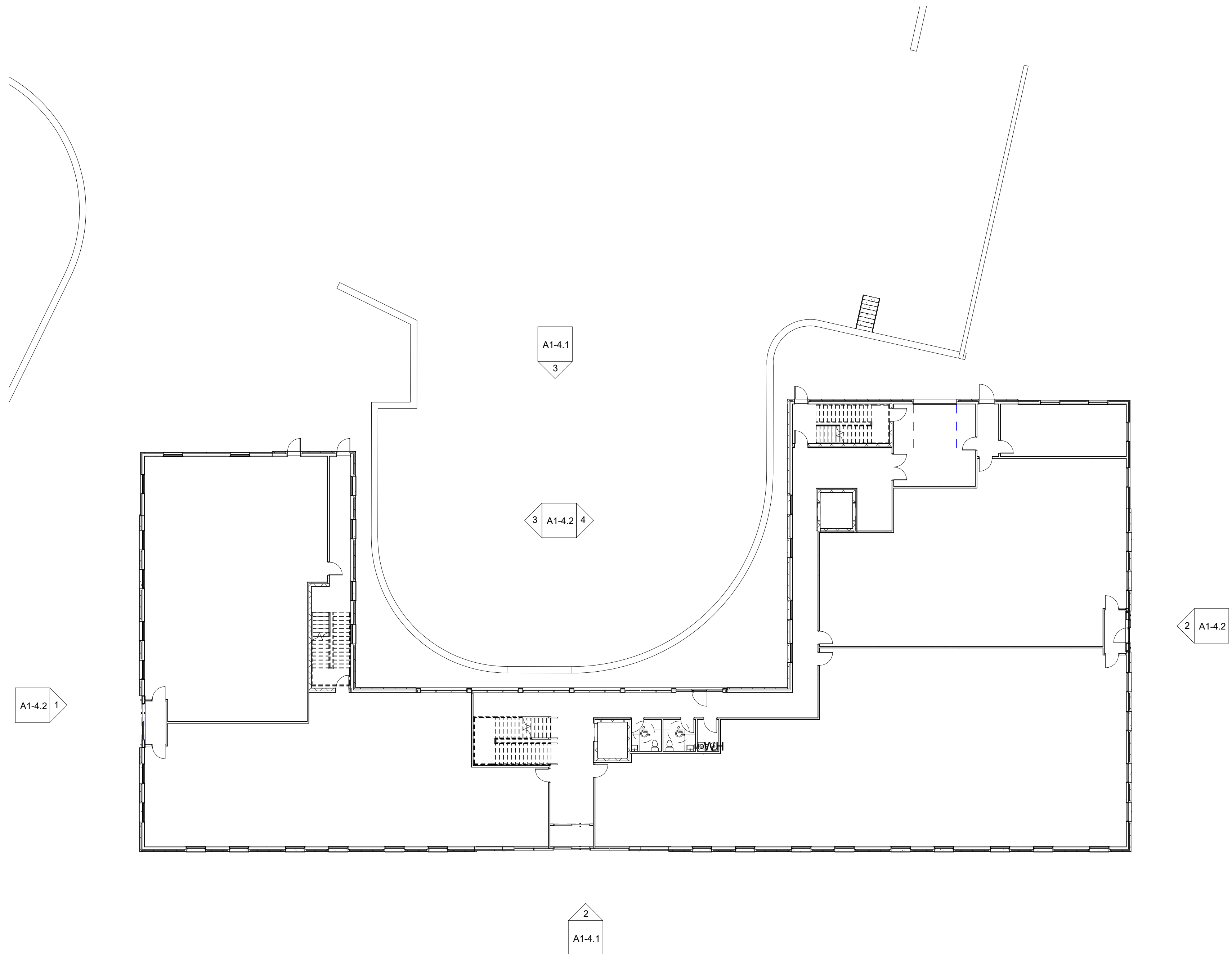
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A1-3

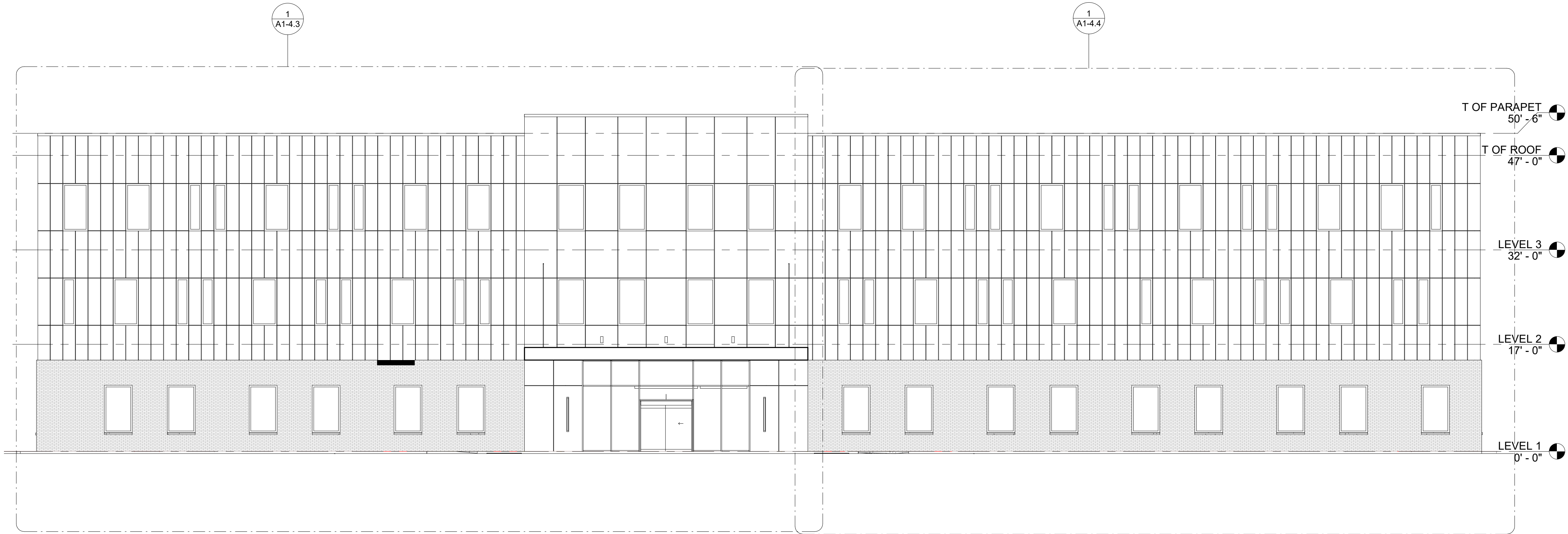
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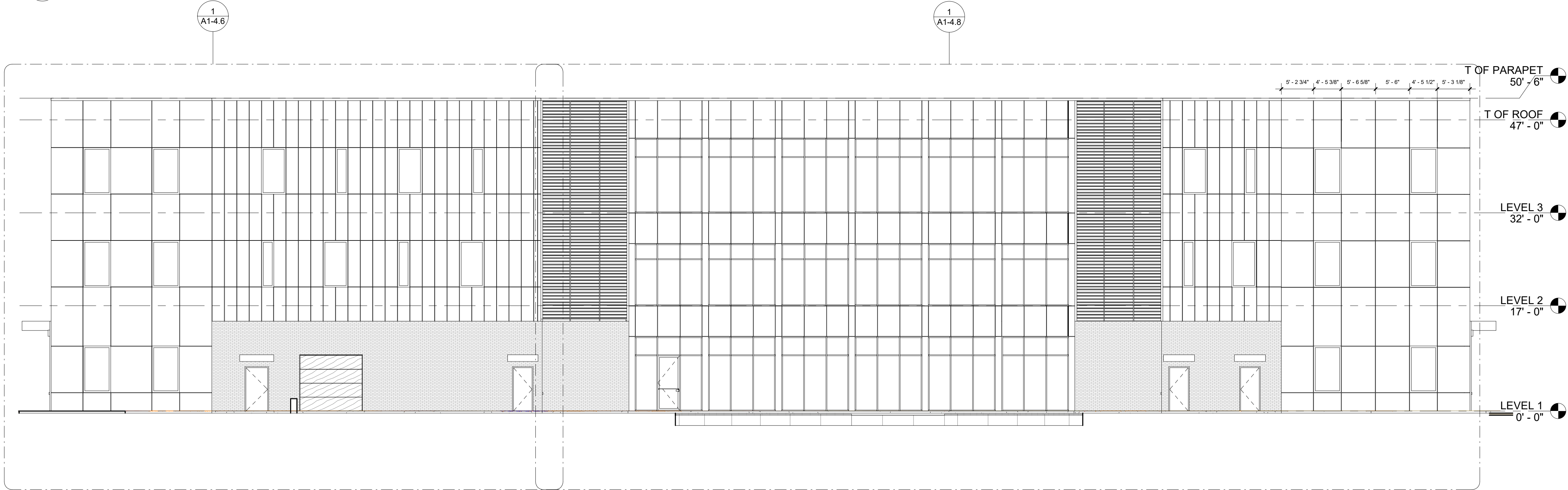
7/25/2023 12:44:54 PM



1 OVERALL FLOOR PLAN - KEY PLAN
1/16" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



2 ELEVATION WEST
1" = 10'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



3 ELEVATION EAST
1" = 10'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



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PORTSMOUTH , NH 03801

CLIENT APPROVAL

- ☐ APPROVED AS SHOWN
☐ APPROVED WITH CHANGES

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No.	Description	Date

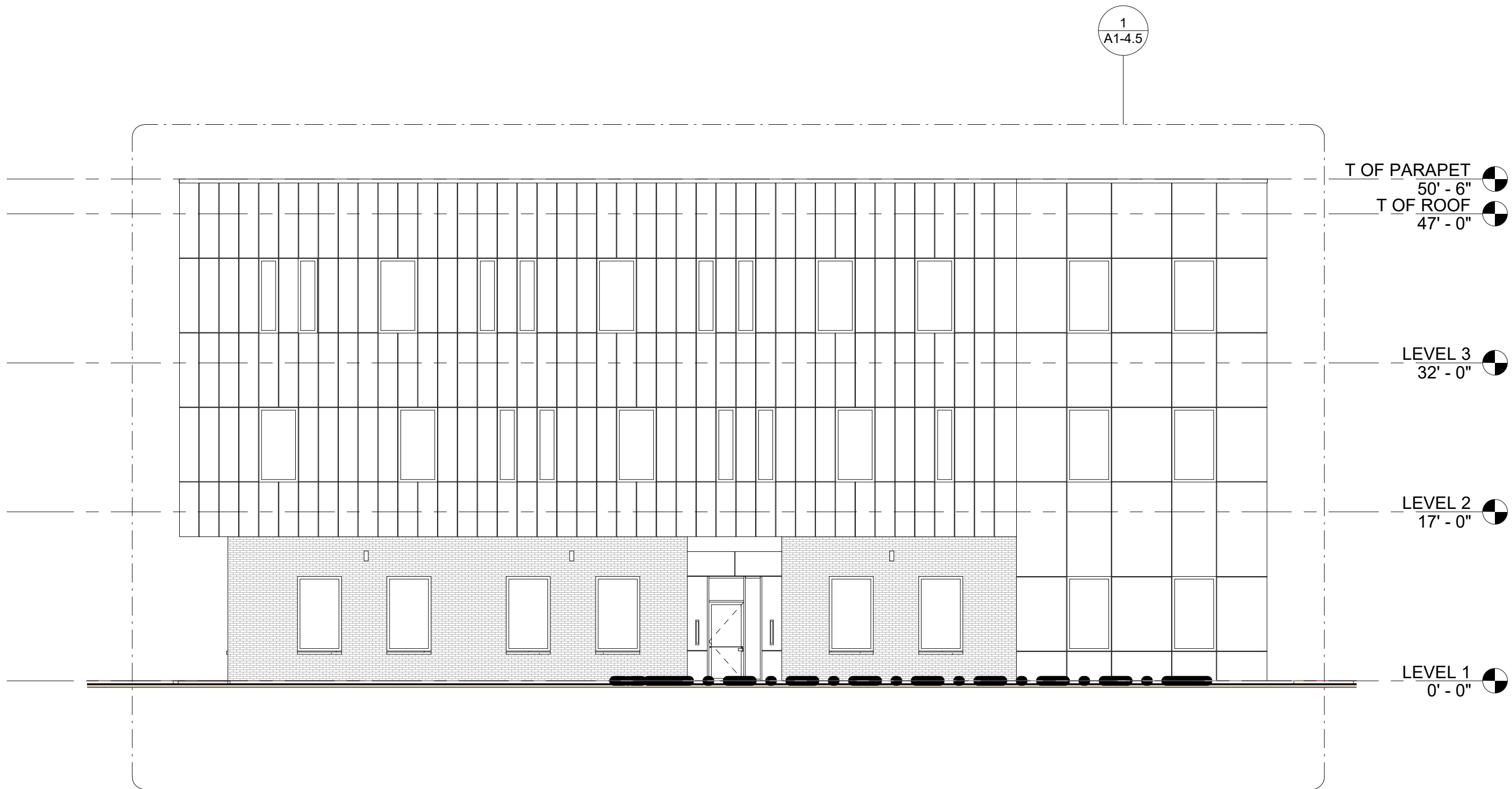
OVERALL
EXTERIOR
ELEVATIONS

Project number

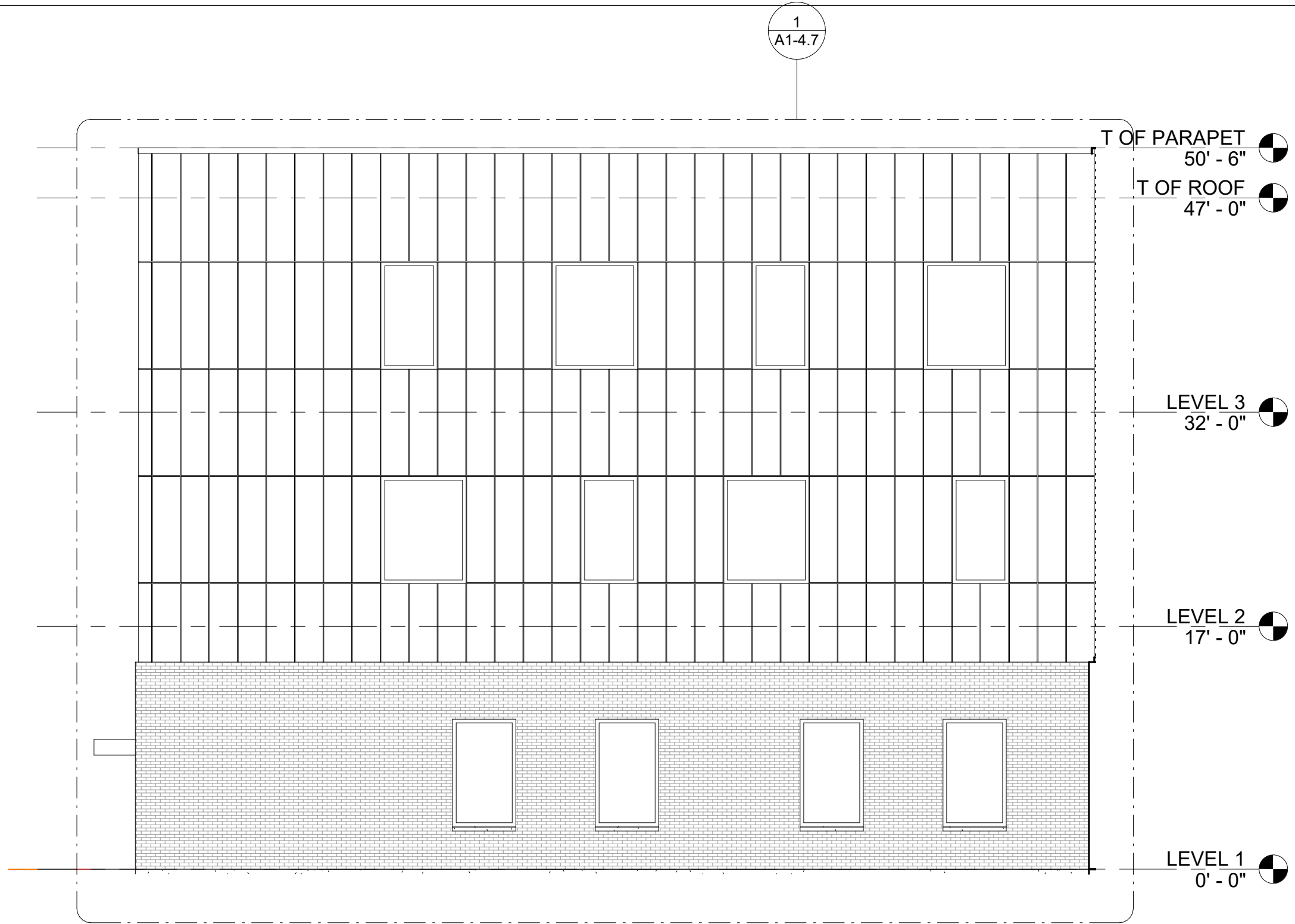
A1-4.1

Scale

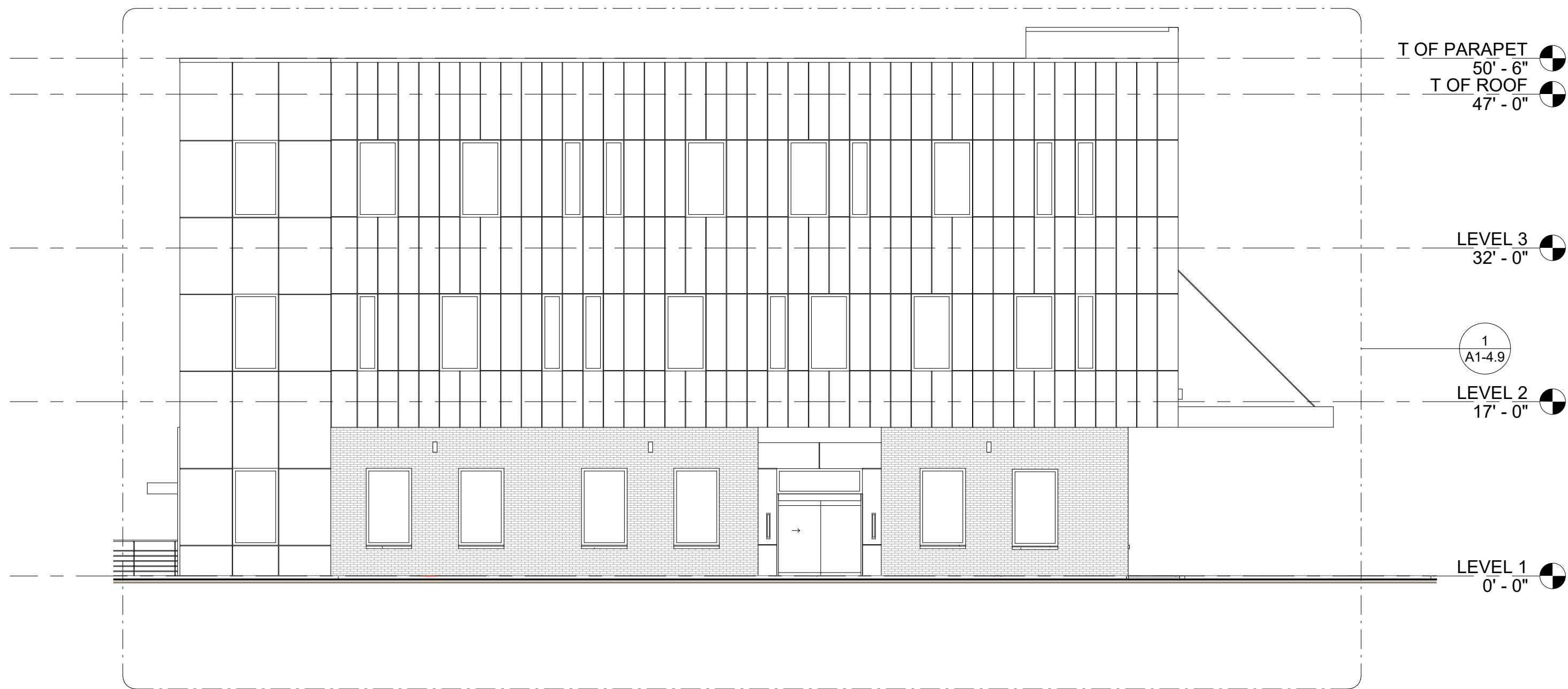
1" = 10'-0"



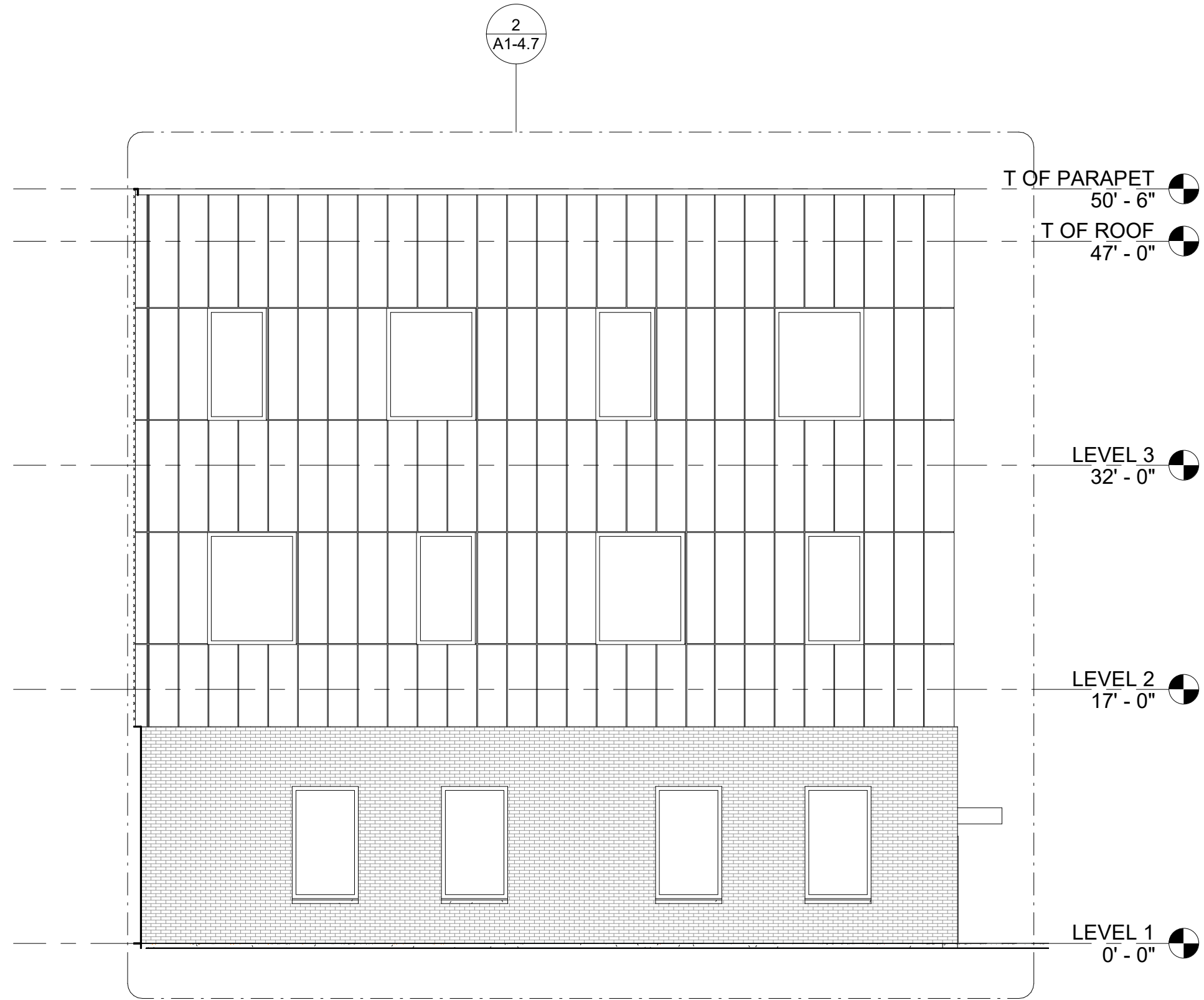
2 ELEVATION SOUTH
1" = 10'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



4 Elevation 3 - d
1/8" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



1 ELEVATION NORTH
1" = 10'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



3 Elevation 3 - b
1/8" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



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DR. ALEX SLOCUM

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PORTSMOUTH, NH 03801

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No.	Description	Date

OVERALL
EXTERIOR
ELEVATIONS

Project number

A1-4.2

Scale

As indicated



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No.	Description	Date

EXTERIOR
ELEVATIONS

Project number

A1-4.3

Scale 3/16" = 1'-0"



1

ELEVATION WEST - Callout 1
3/16" = 1'-0"

NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



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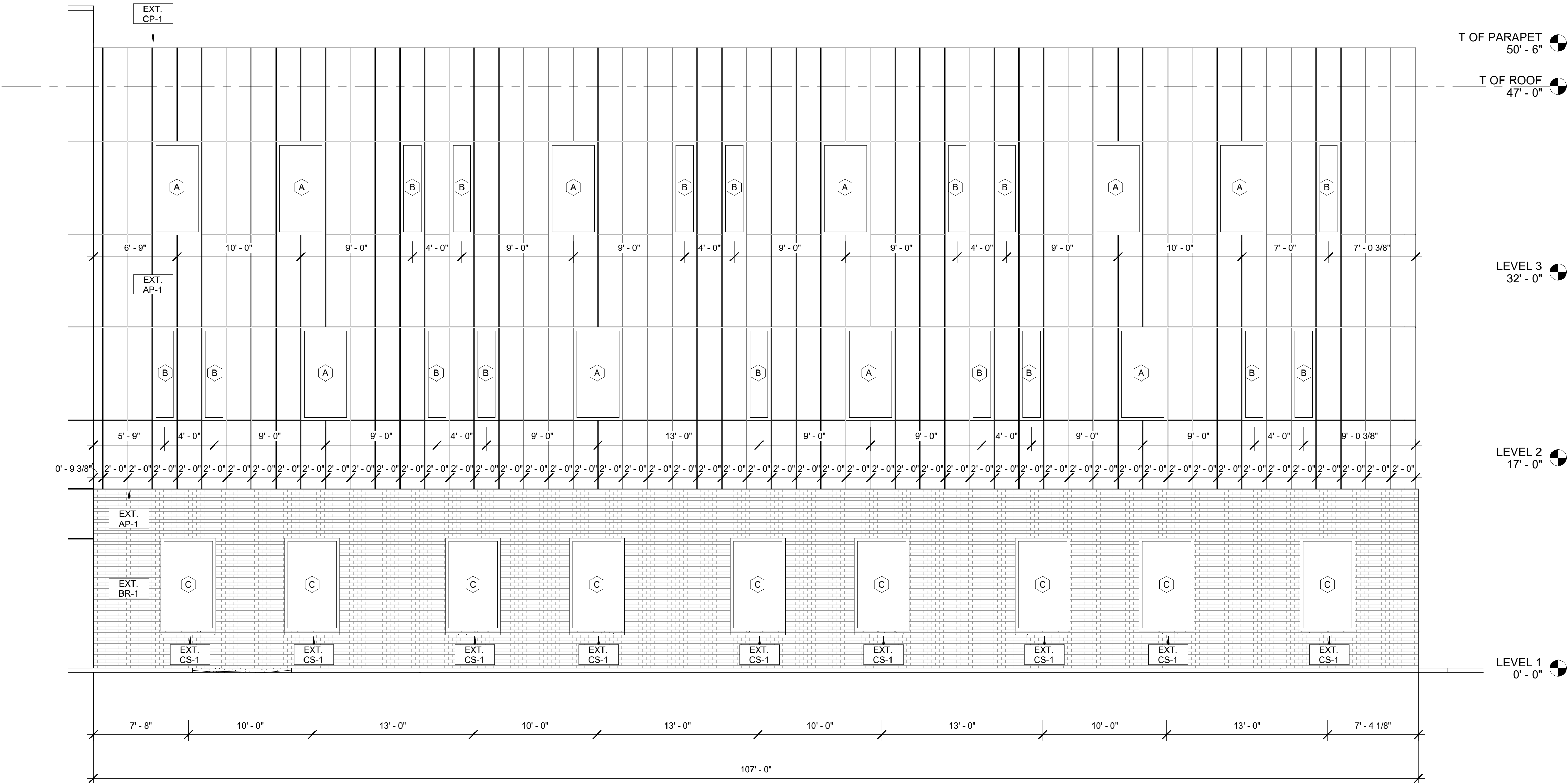
EXTERIOR
ELEVATIONS

Project number

A1-4.4

Scale

3/16" = 1'-0"



1 ELEVATION WEST - Callout 2
3/16" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



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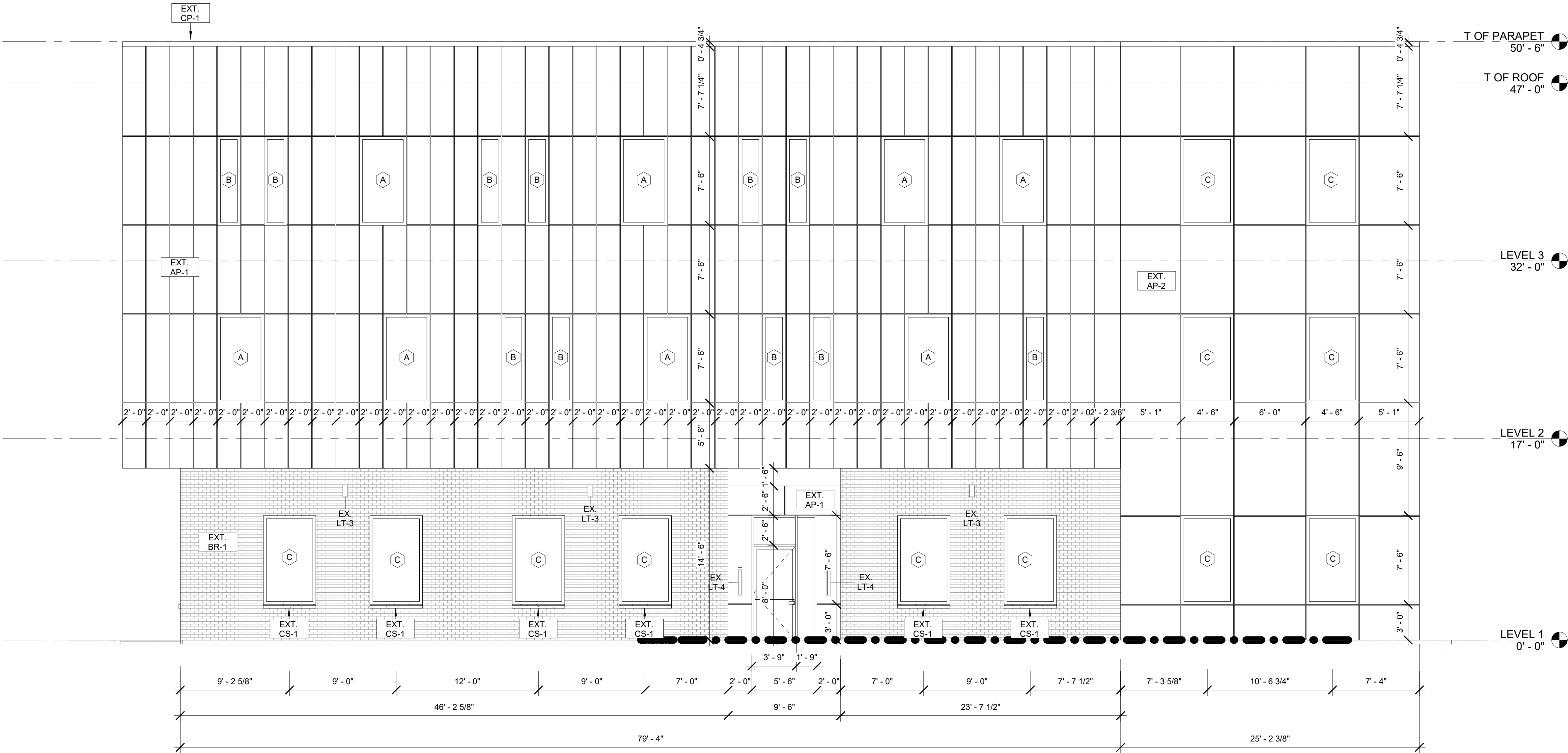
No.	Description	Date

EXTERIOR
ELEVATIONS

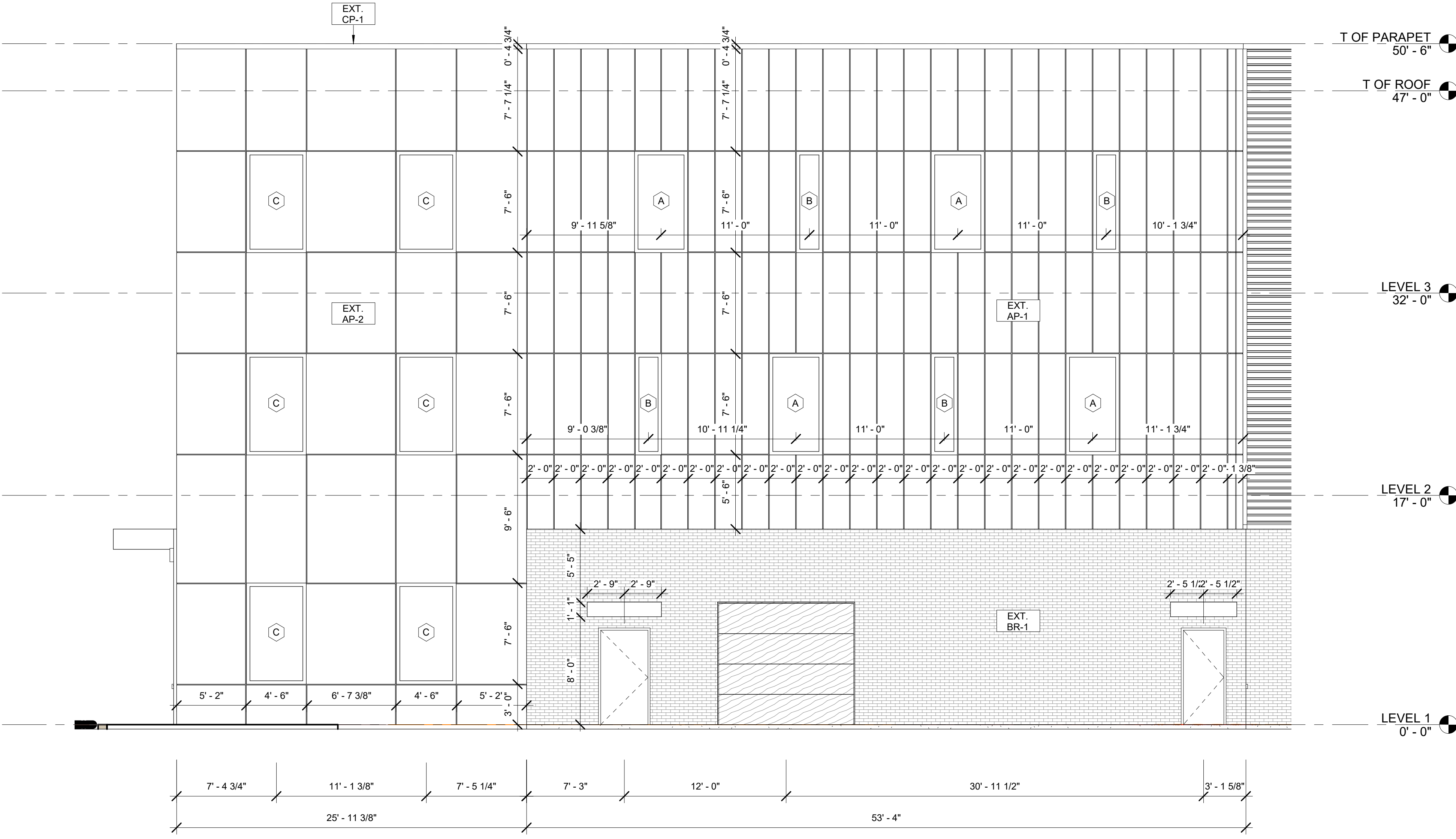
Project number

A1-4.5

Scale 3/16" = 1'-0"



1 ELEVATION SOUTH - Callout 1
3/16" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



1 ELEVATION EAST - Callout 1
3/16" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



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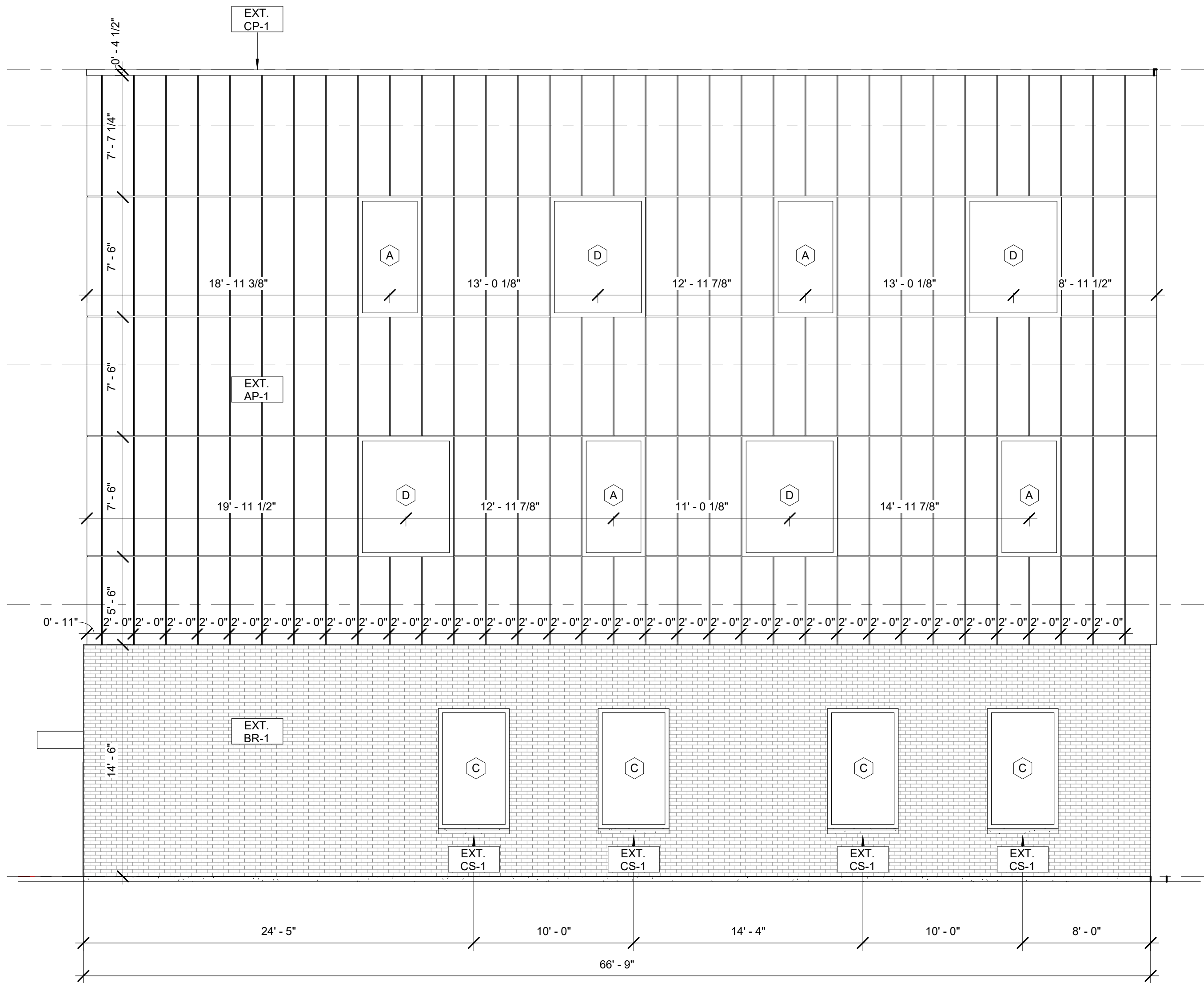
No.	Description	Date

EXTERIOR
ELEVATIONS

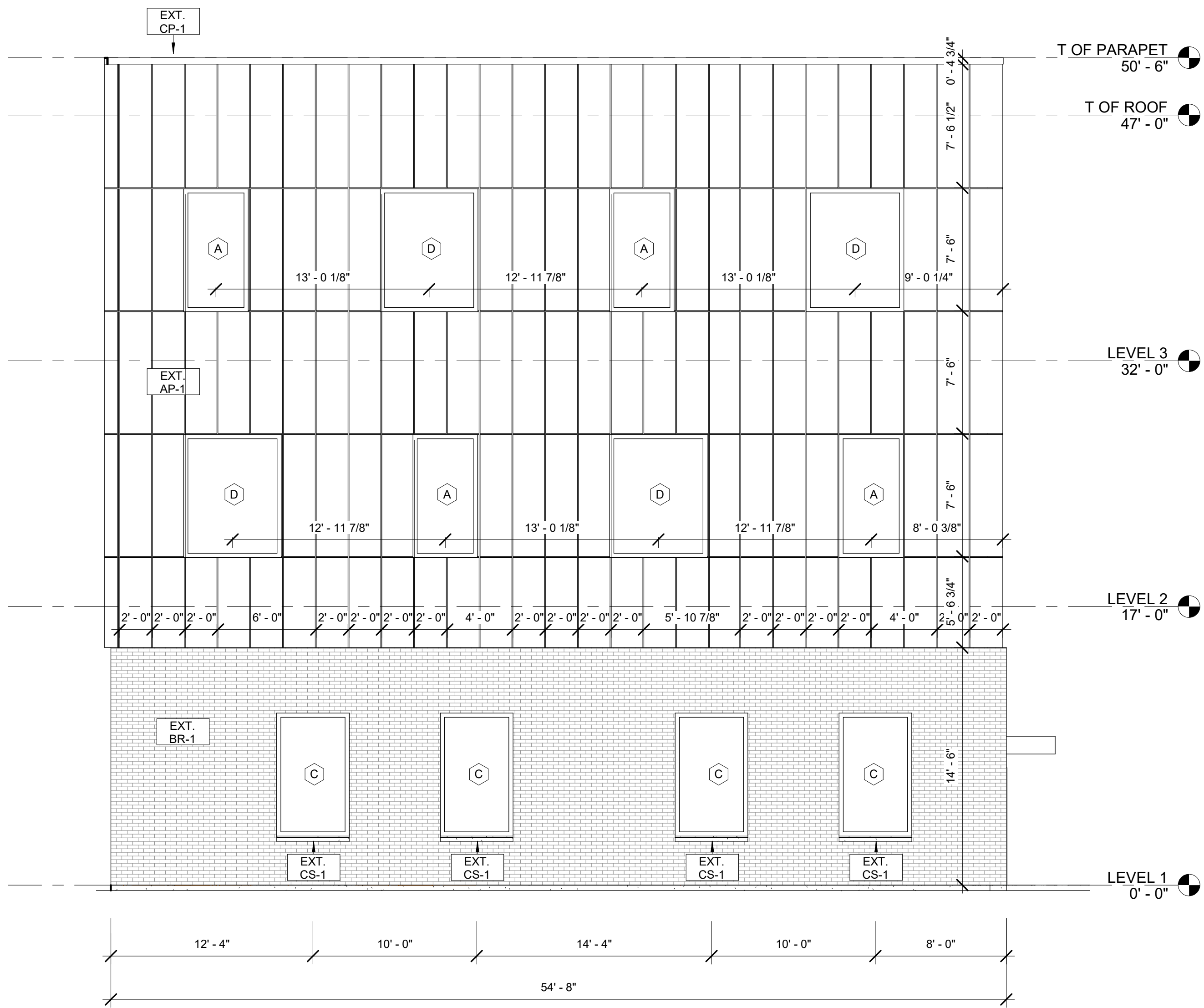
Project number

A1-4.6

Scale 3/16" = 1'-0"



1 Elevation 3 - d - Callout 1
3/16" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



2 Elevation 3 - b - Callout 1
3/16" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



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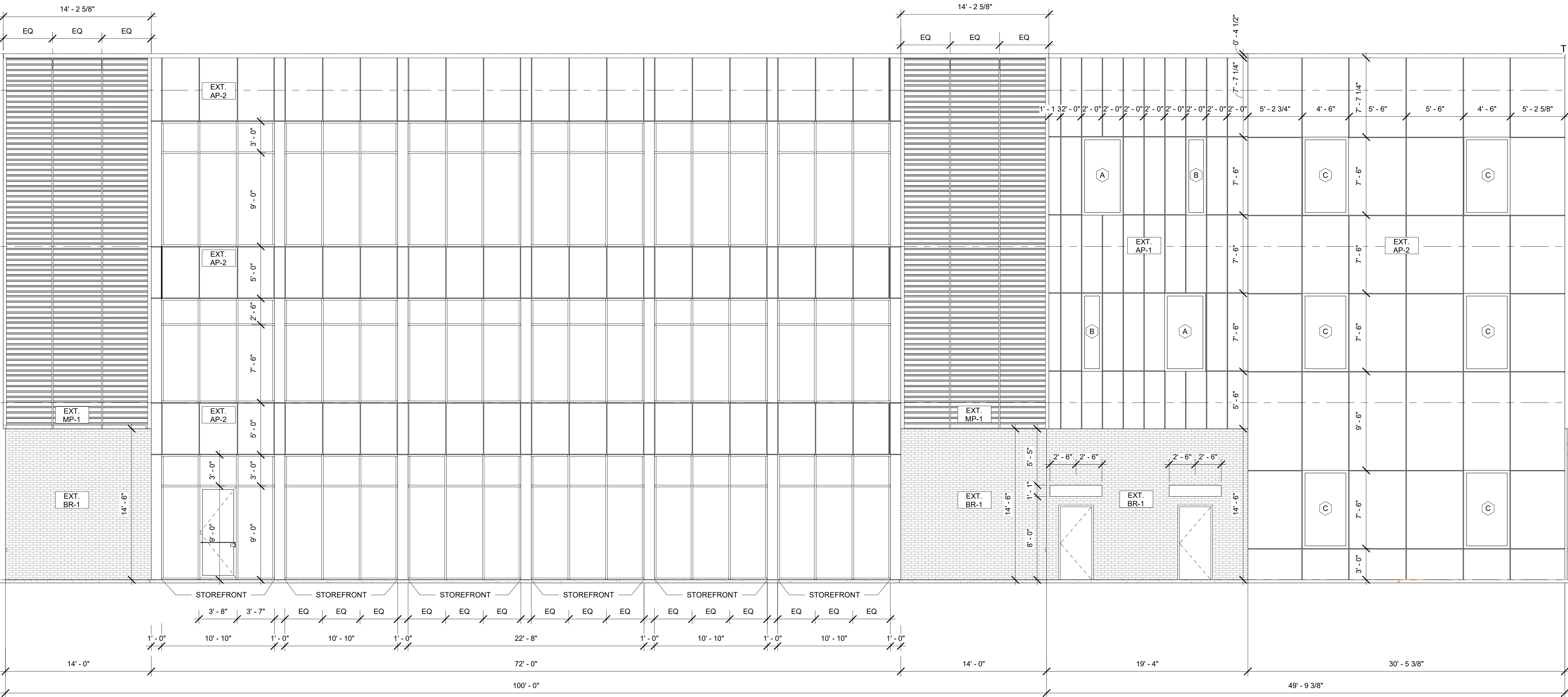
No.	Description	Date

EXTERIOR
ELEVATIONS

Project number

A1-4.7

Scale 3/16" = 1'-0"



1 ELEVATION EAST - Callout 2
3/16" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



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No.	Description	Date

EXTERIOR
ELEVATIONS

Project number

A1-4.8

Scale 3/16" = 1'-0"



1 ELEVATION NORTH - Callout 1
3/16" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%



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No.	Description	Date

EXTERIOR
ELEVATIONS

Project number

A1-4.9

Scale

3/16" = 1'-0"