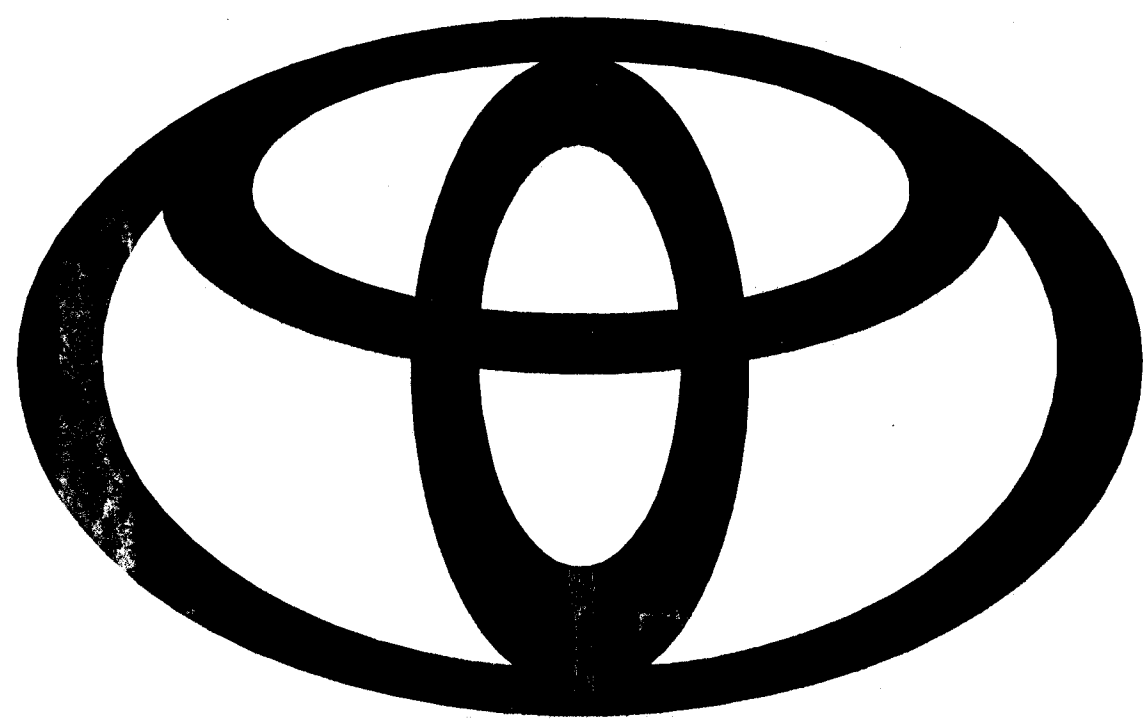


SITE PLAN

PROPOSED SHOWROOM & SERVICE AREA EXPANSION

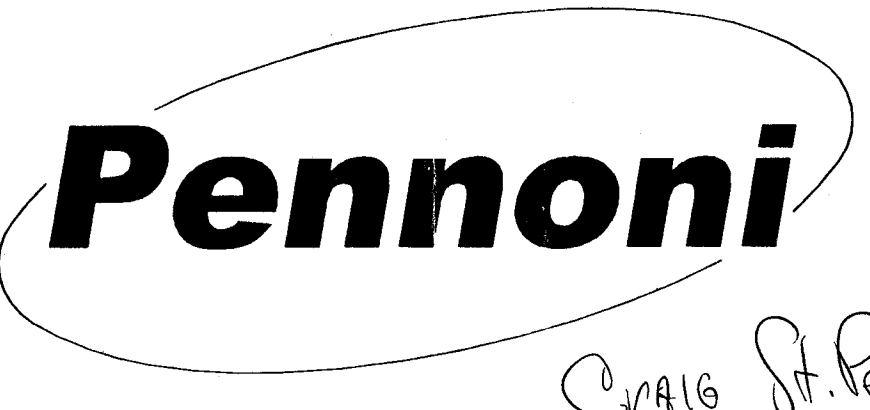
PREPARED FOR
HURLBERT TOYOTA
58 & 60 PORTSMOUTH AVENUE
STRATHAM, NEW HAMPSHIRE



RECORD OWNER
J.H. REALTY TRUST

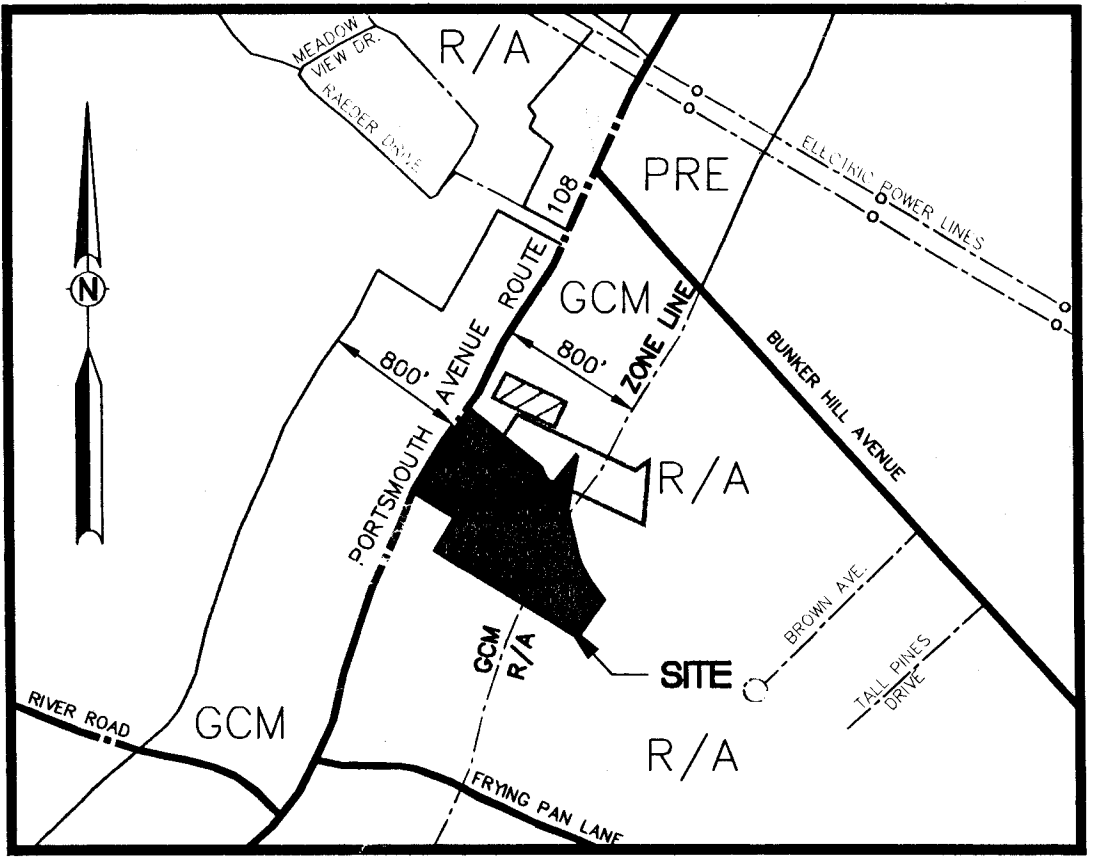
P.O. BOX 672
STRATHAM, NEW HAMPSHIRE 03885

FEBRUARY 10, 2003



Pennoni Associates Inc.
Consulting Engineers

The Concord Center, Suite 434, 10 Ferry Street
Concord, NH 03301-2319
Telephone: (603) 226-1950 Fax: (603) 226-3235
www.pennoni.com



LOCATION PLAN
SCALE: 1" = 1000'
NOTE: THE SUBJECT PROPERTY DOES NOT LIE IN THE LIMITS OF THE 100 YEAR FLOOD ZONE.

INDEX OF PLANS	
Sheet:	Title:
C-1	Overall Site Plan, 58 & 60 Portsmouth Avenue
C-2	Existing Conditions Plan, 58 Portsmouth Avenue
C-3	Site Plan, New Service Area, 58 Portsmouth Avenue
C-4	Existing Conditions Plan, 60 Portsmouth Avenue
C-5	Site Plan, Automotive Show Room, 60 Portsmouth Avenue
FP-1	Fire Protection Water Storage Tank , Plan & Details
EC-1	Erosion Control Details
D-1	Miscellaneous Details
X-1	Landscape & Site Lighting Plan, 60 Portsmouth Avenue
A-1	Building Floor Plan, 58 Portsmouth Avenue
A-2	Building Elevation Plan, 58 Portsmouth Avenue
A-3	Building First Floor Plan, 60 Portsmouth Avenue
A-4	Building Second Floor Plan, 60 Portsmouth Avenue
A-5	Building Elevation Plan, 60 Portsmouth Avenue

Make Plan C3

#D-31055
#D-31054

RECEIVED
MAY 23 2003
TOWN OF STRATHAM

1. ALL PROPOSED SIGNS SHALL CONFORM TO STRATHAM ZONING ORDINANCE, LATEST EDITION.
2. PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL HAVE PREPARED BY A LICENSED LAND SURVEYOR OR ENGINEER AN "AS-BUILT PLAN" SHOWING ALL SITE IMPROVEMENTS AND THE ACCURATE LOCATIONS, INVERT, AND TOP GRADE OF ALL DRAINAGE STRUCTURES, ALL SEWER STRUCTURES, WATER MAINS AND APPURTENANCES AND TIES THERETO, AND PROFILES, CENTERLINE, STREET AND DITCH GRADES ON 100-FOOT STATIONS TO THE NEAREST 1 FEET. THREE PRINTS OF THIS INFORMATION SHALL BE SUBMITTED TO THE PLANNING BOARD, OR ITS AGENT, FOR APPROVAL. IN THE EVENT THAT THE PLANNING BOARD OR ITS AGENT SHALL DETERMINE THAT THE AS-BUILT PLANS SHALL DIFFER IN ANY RESPECT FROM THE PLANS PREVIOUSLY APPROVED BY THE PLANNING BOARD, THE BOARD SHALL DECIDE WHETHER SUCH DIFFERENCES ARE SUFFICIENTLY MATERIAL AS TO REQUIRE A RESUBMISSION OF PORTIONS OR ALL OF THE PROJECT PLANS TO THE PLANNING BOARD UNDER THESE REGULATIONS OR ANY PART THEREOF.
3. OUTDOOR LIGHTING SHALL NOT DIRECTLY SHINE ON ADJUTING PROPERTIES OR ON PUBLIC HIGHWAYS OR STREETS.
4. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS, ADA REQUIREMENTS, AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," LATEST EDITION.
5. ALL SITE WORK CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE TOWN OF STRATHAM SITE PLAN REVIEW REGULATIONS.
6. THE ENGINEER WILL SUPPLY THE CONTRACTOR WITH COORDINATES TO LAYOUT BUILDINGS AND PAVEMENT AREAS.

GENERAL SITE NOTES

7. FIRE ALARM SYSTEM TO MEET THE MINIMUM REQUIREMENTS OF THE STRATHAM BUILDING INSPECTOR AND THE STRATHAM FIRE DEPARTMENT.
8. TRACTOR TRAILER CAR CARRIERS WILL LOAD AND/OR UNLOAD VEHICLES ON LOT 18-1, IN DESIGNATED AREAS.
9. VEHICLE DISPLAY PARKING SHALL BE LIMITED TO THE DESIGNATED AREAS SHOWN ON THE PLAN.
10. EXTERNAL LIGHTING SHALL BE SHUTOFF AT 10:00 PM AND EMERGENCY LIGHTING TO OPERATE 24 HOURS.
11. OUTDOOR PUBLIC ADDRESS SYSTEMS, TELEPHONE RINGING AMPLIFIERS OR ANY OTHER NOISE GENERATING DEVICES ARE PROHIBITED.
12. MOTOR VEHICLE REPAIRS ARE PROHIBITED ON 60 PORTSMOUTH AVE..

APPROVED BY:
TOWN OF STRATHAM, PLANNING BOARD

CHAIRPERSON DATE

60 PORTSMOUTH AVENUE
TAX MAP 9, LOT 18-2
AREA: 2.05 ACRES

PROPOSED
5,032 S.F.
SHOWROOM
FF=44.2

EXISTING HURLBERT
TOYOTA BUILDING
(ON 58-40)
11,900 S.F.
(HEIGHT 34')

PROPOSED SERVICE
AREA EXPANSION
WITH 10 VEHICLE
PARKING
17' SHAD'S

58 PORTSMOUTH AVENUE
TAX MAP 9, LOT 18 & 18-1
AREA: 11.82 ACRES

GRAPHIC SCALE

(IN FEET)
1 inch = 50 feet

EXISTING PERMITS FOR PROJECTS

1. NHDES SITE SPECIFIC PERMIT #WPS-5112 ISSUED ON JUNE 23, 1998 FOR 58 & 60 PORTSMOUTH AVENUE.

SEPTIC APPROVALS:

1. FOR EXISTING BUILDING AT 58 PORTSMOUTH AVENUE CA 199600337.
2. FOR FUTURE SERVICE CENTER AT 58 PORTSMOUTH AVENUE CA 1998010363.
3. FOR PROPOSED SHOW ROOM AT 60 PORTSMOUTH AVENUE CA 2000025588.

PLANNING BOARD APPROVALS:

1. JUNE 9, 1998, A SPECIAL EXCEPTION WAS GRANTED BY THE STRATHAM PLANNING BOARD OF ADJUSTMENT TO ALLOW CONSTRUCTION OF A LEACHFIELD AND DETENTION POND IN THE R/A RESIDENTIAL AGRICULTURAL ZONING DISTRICT AT 58 PORTSMOUTH AVENUE.
2. MARCH 15, 2000, SITE PLAN APPROVAL FOR PROJECT AT 58 PORTSMOUTH AVENUE.
3. APRIL 18, 2000, SITE PLAN APPROVAL FOR PROJECT AT 60 PORTSMOUTH AVENUE.

NOTES:

1. THE SITE IS NOT WITHIN THE 100 YR. FLOOD ZONE AS DETERMINED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF STRATHAM, ROCKINGHAM COUNTY, PANEL 330197 0005A.
2. THERE SHALL BE NO INCREASE TO IMPERVIOUS AREAS FROM SITE SPECIFIC PERMIT #WPS-5112.
3. THERE SHALL BE NO PARKING ON LANDSCAPED, GRASSED, OR VEGETATED AREAS.
4. LOCATION OF BUILDING MOUNTED FIRE ALARM AS PER STRATHAM FIRE DEPARTMENT.
5. REFER TO EXISTING CONDITIONS PLAN FOR BOUNDARY INFORMATION.

KEY TO HIGH INTENSITY SOIL SURVEY NUMBERS

- 221BH= A well drained glacial till with no restrictive features within 40 inches of the soil surface. Slopes range between 0% and 8%.
- 321BH= A moderately drained glacial till with no restrictive features within 40 inches of the soil surface. Slopes range between 0% and 8%.
- 321CH= A moderately well drained glacial till with no restrictive features within 40 inches of the soil surface. Slopes range between 8% and 15%.
- 343BH= A moderately well drained soil of loamy/sandy deposits over silts/clays. A mineral restrictive layer is within 40 inches of the soil surface. Slopes range between 0% and 8%.
- 343CH= A moderately well drained soil of loamy/sandy deposits over silts/clays. A mineral restrictive layer is within 40 inches of the soil surface. Slopes range between 8% and 15%.
- 343DH= A moderately well drained soil of loamy/sandy deposits over silts/clays. A mineral restrictive layer is within 40 inches of the soil surface. Slopes range between 15% and 25%.
- 361BH(r)= A moderately well drained soil with no restrictive features within 40 inches of the soil surface that has been regraded. Slopes range between 0% and 8%.
- 361EH(f)= A moderately well drained soil with no mineral restrictive features within 40 inches of the soil surface that has been filled. Slopes are greater than 25%.
- 363CH(f)= A moderately well drained soil with no mineral restrictive feature within 40 inches of the soil surface that has been filled. Slopes range between 8% and 15%.
- 443BH= A somewhat poorly drained loamy/sandy soil over silt/clay deposits with a mineral restrictive layer within 40 inches of the soil surface. Slopes range between 0% and 8%.
- 553BH= A poorly drained soil of silts and clays with a mineral restrictive feature within 40 inches of the soil surface. Slopes range between 0% and 8%.
- 553EH= A poorly drained soil of silts and clays with a mineral restrictive feature within 40 inches of the soil surface. Slopes are greater than 25%.

HIGH INTENSITY SOIL SURVEY, HISS MAP, BY NH SOIL CONSULTANTS, 1 SIMONS LANE, NEWMARKET, NH 03857, WAS COMPLETED JANUARY, 1998. SOIL SURVEY WAS CONDUCTED USING THE STANDARDS AND CRITERIA PRESENTED IN THE SSSNNE SPECIAL PUBLICATION NO. 1.

LEGEND

- WETLAND - HYDRIC B
- WETLAND DELINEATION LINE
- WETLAND SETBACK LINE
- EXISTING TREE LINE
- EXISTING DRAIN PIPES
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING SITE LIGHT
- ORIGINAL CONTOUR
- EXISTING MODIFIED CONTOUR
- OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- FUTURE FORCE MAIN
- PROPERTY LINE
- EXISTING FENCE
- HIGH INTENSITY SOIL SURVEY BOUNDARY
- HIGH INTENSITY SOIL SURVEY IDENTIFICATION

Pennoni

DATE	NO.	REVISION	BY
MAY 22, 03	1		MFR
MAY 7, 03	2		MFR
APRIL 28, 03	3		MFR
3/19/02	4		MFR

ALL OWNERS MUST BE NOTIFIED BY REGISTERED MAIL 30 DAYS BEFORE CONSTRUCTION OF ANY PROJECTS PROCEEDING WITH THE WORK.

The Concord Center, Suite 434, 10 Ferry Street,
Concord, NH 03301-2319

Pennoni Associates Inc.

Pennoni

OVERALL SITE PLAN

58 & 60 PORTSMOUTH AVENUE

STRATHAM, NH

J.H. REALTY TRUST, OWNER

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS OR ADAPTATION OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

JOB NO.
HURL-0201

SCALE
1"=50'

DRAWN BY
MUC/MRP

DATE
2/10/03

APPROVED
MRP

C-1

SITE NOTES

- ALL SIGNS SHALL CONFORM TO STRATHAM ZONING ORDINANCE, LATEST EDITION.
- PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL HAVE PREPARED BY A LICENSED LAND SURVEYOR OR ENGINEER AN "AS-BUILT PLAN" SHOWING ALL SITE IMPROVEMENTS AND THE ACCURATE LOCATIONS, INVERT, AND TOP GRADE OF ALL DRAINAGE STRUCTURES, ALL SEWER STRUCTURES, WATER MAINS AND APPURTENANCES AND TIES THERETO, AND PROFILES, CENTERLINE, STREET AND DITCH GRADES ON 100-FOOT STATIONS TO THE NEAREST .1 FEET. THREE PRINTS OF THIS INFORMATION SHALL BE SUBMITTED TO THE PLANNING BOARD, OR ITS AGENT, FOR APPROVAL. IN THE EVENT THAT THE PLANNING BOARD OR ITS AGENT SHALL DETERMINE THAT THE AS-BUILT PLANS SHALL DIFFER IN ANY RESPECT FROM THE PLANS PREVIOUSLY APPROVED BY THE PLANNING BOARD, THE BOARD SHALL DECIDE WHETHER SUCH DIFFERENCES ARE SUFFICIENTLY MATERIAL AS TO REQUIRE A RESUBMISSION OF PORTIONS OR ALL OF THE PROJECT PLANS TO THE PLANNING BOARD UNDER THESE REGULATIONS OR ANY PART THEREOF.
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS, ADA REQUIREMENTS, AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," LATEST EDITION.
- ALL SITE WORK CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE TOWN OF STRATHAM SITE PLAN REVIEW REGULATIONS.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW PAVEMENT.
- EXISTING CONTOURS SHOWN ARE BASED ON THE DECEMBER 1997 EXISTING CONDITIONS SURVEY BY LITTLE RIVER SURVEY COMPANY. EXISTING SPOT GRADES DEPICTED ON THIS PLAN REPRESENT AS-BUILT ELEVATIONS AS VERIFIED BY LITTLE RIVER SURVEY COMPANY IN DECEMBER 1999.

PLAN REFERENCES

- PROPOSED PLAN FOR J.H. REALTY TRUST BY PARKER SURVEY ASSOC. DATED DEC. 1995. PSA # 6867.
- LOT LINE REVISION FOR DONALD MORAN BY GREAT BAY ENGINEERING DATED JAN. 1989. RCRD D-19227.
- SUBDIVISION OF LAND IN STRATHAM FOR DONALD MORAN BY FAIRVIEW LAND SURVEY DATED NOV. 1987. RCRD D-17623.
- ROCKINGHAM COUNTY REGISTRY OF DEEDS, VOLUME 3080, PAGE 844.
- WETLANDS DELINEATION BY NH SOIL CONSULTANTS, DECEMBER 1997.
- BASE MAP INFORMATION DERIVED FROM A PLAN SET FROM ALTUS ENGINEERING.

APPROVED BY:
TOWN OF STRATHAM, PLANNING BOARD

CHAIRPERSON _____ DATE _____

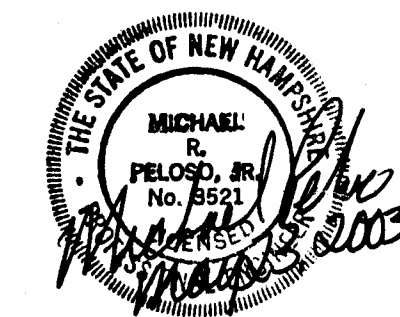
LEGEND

- WETLAND - HYDRIC B
- WETLAND DELINEATION LINE
- WETLAND SETBACK LINE
- EXISTING TREE LINE
- EXISTING DRAIN PIPES
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING SITE LIGHT
- EXISTING SPOT ELEVATION
- ORIGINAL CONTOUR
- EXISTING MODIFIED CONTOUR
- OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- FUTURE FORCE MAIN
- PROPERTY LINE
- EXISTING FENCE
- HIGH INTENSITY SOIL SURVEY BOUNDARY

NOTES

- THIS PARCEL IS LOCATED IN THE GENERAL COMMERCIAL (GCM) ZONE.
- THE PARCELS ARE SHOWN ON THE TOWN OF STRATHAM TAX MAP 9, LOT 18 & 18-1 WITH TOTAL LOT AREA OF 11.62 ACRES.
- OWNER OF RECORD
J.H. REALTY TRUST
58 PORTSMOUTH AVE.
STRATHAM, NH
- EXISTING USE IN GCM ZONE:
MOTOR VEHICLE DEALERSHIP IS A PERMITTED USE.
- ZONING REQUIREMENTS:

	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT SIZE:	1 ACRE	11.62 ACRES
MINIMUM FRONTAGE:	200 FT.	323.15 FT
MINIMUM DEPTH:	100 FT.	910 FT
MINIMUM SETBACKS:		
BUILDING SETBACKS:		
FRONT YARD:	100 FT TO RT. 108	277 FT
SIDE YARD:	60 FT	164 FT
REAR YARD:	25 FT	110 FT
MAXIMUM PERCENT BUILDING COVERAGE:	40%	56%
MINIMUM PERCENT OPEN SPACE:	50%	56%
MINIMUM FRONT YARD OPEN SPACE:	35' MIN/60' AVG	50 FT AVG
MINIMUM SIDE AND REAR YARD OPEN SPACE:	25' MIN/40' AVG	50 FT AVG
MAXIMUM BUILDING HEIGHT:	35 FT	<35 FT
- THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS DETERMINED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF STRATHAM, ROCKINGHAM COUNTY, PANEL 330197 0005A.
- HIGH INTENSITY SOIL SURVEY, HISS MAP BY NH SOIL CONSULTANTS, 1 SIMONS LANE, NEWMARKET, NH, WAS COMPLETED JANUARY 1998. USING THE STANDARDS AND CRITERIA PRESENTED IN THE SSSNNE SPECIAL PUBLICATION #1.
- ALL SIGNS SHALL CONFORM TO STRATHAM ZONING ORDINANCE LATEST EDITION.
- "AS-BUILT" (RECORD) PLANS OF THE COMPLETED FACILITY SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE TOWN PLANNING BOARD.
- ALL SITE WORK CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE STRATHAM SITE PLAN REVIEW REGULATIONS.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE STANDARDS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS, ADA REQUIREMENTS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING LOCATION, SIZE AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION TO DETERMINE APPROPRIATE ACTION TO BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES AND DIGSAFE PRIOR TO ANY EXCAVATION. CONTRACTOR TO CONTACT DIGSAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION. CALL (1-888-344-7233).
- SNOW STORAGE TO BE OFF PAVEMENT THROUGHOUT. SNOW WILL BE TRUCKED TO THE BACK OF THE SITE IF STORAGE PROVIDED IS INADEQUATE FOR ANY EXCESSIVE SNOW EVENT/SEASON.



Pennoni

DATE	NO.	REVISION	BY
MAY 22, 03	1	NOTE	MRP
APRIL 29, 03	2	DUMPSTER ENCLOSURE	MRP
3/19/02	3	REVISION	MRP

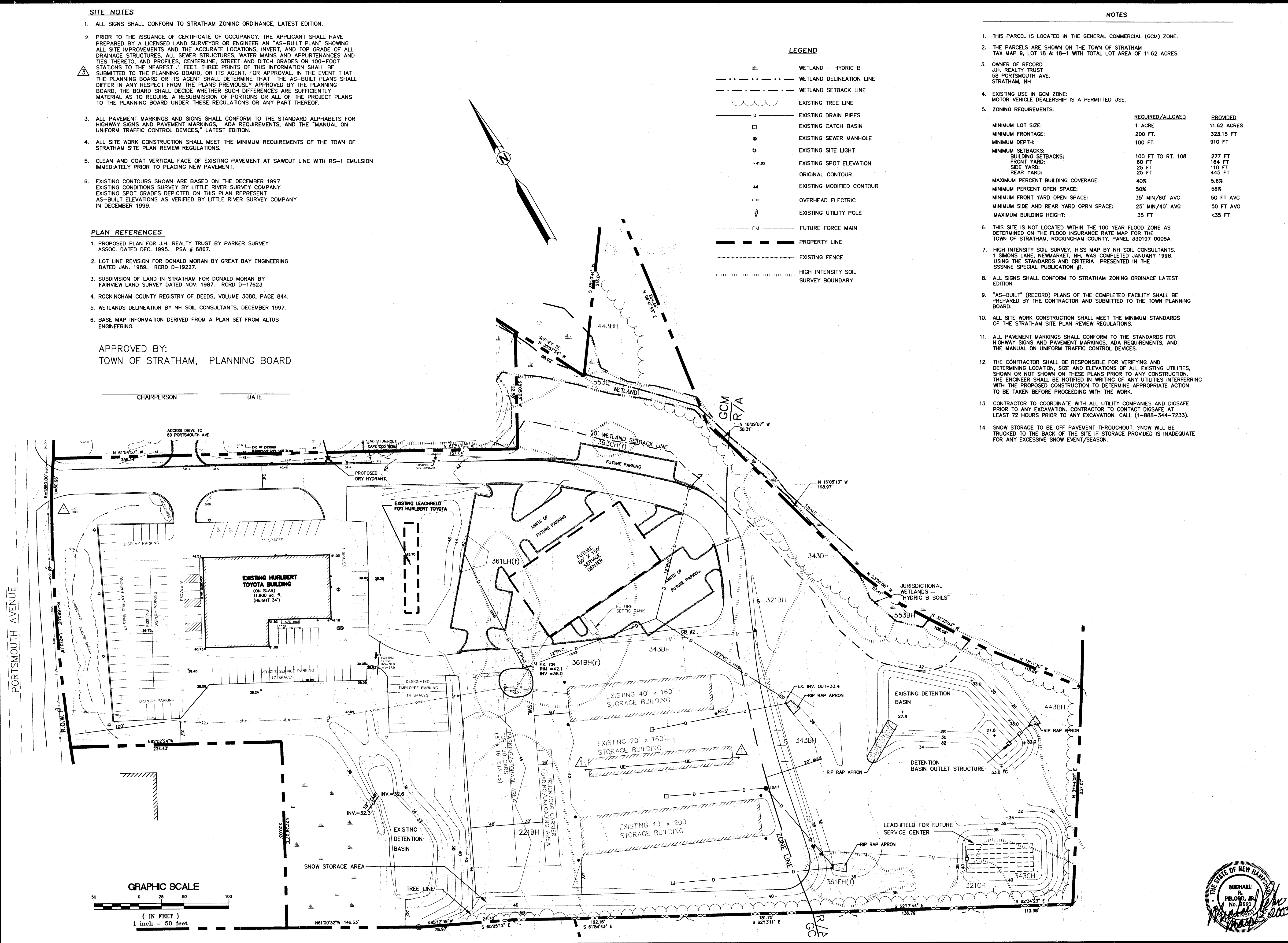
ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR AND NO OWNER MUST BE PROCEEDING WITH THE WORK.

EXISTING CONDITIONS PLAN
58 PORTSMOUTH AVENUE
STRATHAM, NH
J.H. REALTY TRUST, OWNER

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JOB NO.	HURL-0201
BLOCK MAP NO.	SHEET





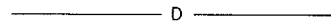




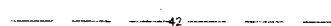
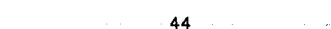



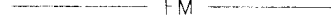





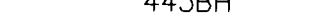
SCALE 1"=50'	DRAWING NO. C-2
DRAWN BY MJC/MRP	
DATE 2/10/03	
APPROVED MRP	



CONSTRUCTION NOTES:

1. PRIOR TO START OF CONSTRUCTION ORANGE BARRIER AND DEBRIS FENCE SHALL BE INSTALLED AROUND THE CONSTRUCTION SITE TO THE LIMITS AS SHOWN ON THE PLANS.
2. SILT FENCE SHALL BE INSTALLED ON SITE PRIOR TO THE START OF CONSTRUCTION AND TO THE LOCATION AS SHOWN ON THE PLANS AND IN COMPLIANCE WITH THE DETAIL ON SHEET EC-1.
3. PRIOR TO THE START OF CONSTRUCTION, STOCK CHECK DAM SHALL BE INSTALLED IN THE DRAINAGE SWALE TO THE NORTH OF THE STOCK PILE AREA AND AS SHOWN ON THE PLANS AND IN COMPLIANCE WITH THE DETAIL ON SHEET EC-1.
4. THE BUILDING LOCATION WILL BE STAKED OUT BY THE ENGINEER AND THE CONTRACTOR WILL BE RESPONSIBLE FOR HIS CONTROL AND OFFSETS.
5. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE TO THE STOCK PILED MATERIAL DESIGNATED AREA OF LOT 58.
6. THE CONTRACTOR SHALL INSTALL SILT FENCE AROUND THE PERIMETER OF THE STOCK PILE IN COMPLIANCE WITH THE DETAILS ON SHEET EC-1.
7. THE STOCK PILED MATERIAL SHALL BE RESERVED
FOR THE BACK FILL AROUND THE FOUNDATION OF THE BUILDING AND IN DESIGNATED AREAS. ALL OTHER MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE.
8. ALL BACK FILL MATERIAL AROUND THE BUILDING AND MATERIALS USED ON THE INSIDE OF THE BUILDING SHALL BE COMPACTED TO 95% DENSITY.
9. ALL DISTURBED AREAS (INCLUDING STOCKPILED MATERIAL AREA AND SURROUNDING WEED VEGETATED AREA) NOT DESIGNATED TO BE PAVED OR OTHERWISE SURFACE TREATED SHALL BE TOPSOILED, FERTILIZED, SEEDED AND MULCHED (SEE SEEDING NOTE ON EC-1). IN THE EVENT THE USED CAR CENTER HAS NOT RECEIVED A BUILDING PERMIT WITHIN 90 DAYS OF THE DATE OF SIGNATURE OF THE MAYOR SIGN AREA FOR 60 PORTSMOUTH AVENUE, THIS CONDITION SHALL BE MET NOT LATER THAN 120 DAYS AFTER THE NOTED SIGNATURE.
10. ALL MATERIAL REMOVED FROM THE SITE SHALL CONFORM TO ALL STATE, LOCAL AND FEDERAL REQUIREMENTS FOR ITS PROPER REUSE AND/OR DISPOSAL.
11. ALL EROSION CONTROL AND SITE WORK SHALL BE IN COMPLIANCE WITH THE "NEW HAMPSHIRE DEPT. OF ENVIRONMENTAL SERVICES, STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK, BEST MANAGEMENT PRACTICES".

LEGEND

- | | |
|---|---|
|  | WETLAND - HYDRIC B |
|  | WETLAND DELINEATION LINE |
|  | WETLAND SETBACK LINE |
|  | EXISTING TREE LINE |
|  | EXISTING DRAIN PIPES |
|  | EXISTING CATCH BASIN |
|  | EXISTING SEWER MANHOLE |
|  | EXISTING SITE LIGHT |
|  | EXISTING SPOT ELEVATION |
|  | ORIGINAL CONTOUR |
|  | EXISTING MODIFIED CONTOUR |
|  | OVERHEAD ELECTRIC |
|  | EXISTING UTILITY POLE |
|  | FUTURE FORCE MAIN |
|  | PROPERTY LINE |
|  | EXISTING FENCE |
|  | HIGH INTENSITY SOIL SURVEY BOUNDARY |
|  | HIGH INTENSITY SOIL SURVEY IDENTIFICATION |
|  | LIMITS OF CONSTRUCTION |
|  | ORANGE BARRIER AND DEBRIS FENCE |
|  | SILT FENCE |

SITE NOTES

1. ALL SIGNS SHALL CONFORM TO STRATHAM ZONING ORDINANCE, LATEST EDITION. INSTALLATION OF THE "STRATHAM STORAGE INC. AND TOYOTA SERVICE CENTER" SIGN BOARDS SHALL BE CONTINGENT UPON REMOVAL OF THE EXISTING "DAEWOO" SIGN BOARD; REMOVAL OF THE EXISTING "STRATHAM STORAGE" POLE/ARROW SIGN, COMPLIANCE REVIEW SHALL BE VERIFIED AT THE TIME OF BUILDING PERMIT APPLICATION/INSPECTION FOR THE SIGN.
2. PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL HAVE PREPARED BY A LICENSED LAND SURVEYOR OR ENGINEER AN "AS-BUILT PLAN" SHOWING ALL SITE IMPROVEMENTS AND THE ACCURATE LOCATIONS, INSET, AND GRADE OF ALL DRAINAGE STRUCTURES, ALL SEWER STRUCTURES, WATER MAINS AND APPURTENANCES AND TIES THERETO, AND PROFILES, CENTERLINE, STREET AND DITCH GRADES ON 100-FOOT STATIONS TO THE NEAREST 1 FEET. THREE POINTS OF THIS INFORMATION SHALL BE SUBMITTED TO THE PLANNING BOARD, OR ITS AGENT, FOR APPROVAL. IN THE EVENT THAT THE PLANNING BOARD OR ITS AGENT SHALL DETERMINE THAT THE AS-BUILT PLANS SHALL DIFFER IN ANY RESPECT FROM THE PLANS PREVIOUSLY APPROVED BY THE PLANNING BOARD, THE BOARD SHALL DECIDE WHETHER SUCH DIFFERENCES ARE SUFFICIENTLY MATERIAL AS TO REQUIRE A RESUBMISSION OF PORTIONS OR ALL OF THE PROJECT PLANS TO THE PLANNING BOARD UNDER THESE REGULATIONS OR ANY PART THEREOF.
3. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS, ADA REQUIREMENTS, AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," LATEST EDITION.
4. ALL SITE WORK CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE TOWN OF STRATHAM SITE PLAN REVIEW REGULATIONS.
5. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW PAVEMENT.
6. EXISTING CONTOURS SHOWN ARE BASED ON THE DECEMBER 1997 EXISTING CONDITIONS SURVEY BY LITTLE RIVER SURVEY COMPANY. EXISTING SPOT GRADES DEPicted ON THIS PLAN ARE BASED ON THE AS-BUILT ELEVATIONS AS VERIFIED BY LITTLE RIVER SURVEY COMPANY IN DECEMBER 1999.
7. NEW EXTERIOR LIGHTS FOR THE SERVICE BAY ADDITION SHALL MEET ILLUMINATION STANDARDS IN THE STRATHAM SITE PLAN REQUIREMENTS, SECTION 5.8, AS AMENDED AUGUST 2001.
8. NO VEHICLES SHALL BE PARKED ALONG THE ACCESS DRIVE BETWEEN 58 & 60 PORTSMOUTH AVENUE, ALONG THE ACCESS DRIVE FROM 60 PORTSMOUTH AVENUE TO THE WINDY KNOLL PROPERTY TO THE NORTH; AND ON GRASS AREAS WITHIN THE PROPERTY VEHICLE DISPLAY AREAS SHALL PARK ONE VEHICLE PER DEDICATED SPACE.

EXISTING HURLBERT
TOYOTA BUILDING

(ON SLAB)
11,900 sq. ft
(HEIGHT 34')

SEE CONSTRUCTION NOTES
THIS PAGE

NEW CONCRETE SLAB _____
TO MATCH EXISTING SLAB
(SEE ARCHITECTURAL
PLAN FOR DETAILS)

PROPOSED SERVICE AREA EXPANSION

NEW TRENCH DRAIN IN
FLOOR TO EXISTING OIL/WATER
SEPARATOR

SERVICE AND
EMPLOYEE PARKING

EXISTING ACCESS
MANHOLE FOR
SEPTIC TANK AND
PUMP STATION


STONE
CHECK DAM

SLOPE PAVEMENT TO 1" BELOW FINISH
SLAB ELEVATION AT ENTRANCE
OF OVERHEAD SERVICE DOORS.

PROPOSED SERVICE AREA EXPANSION DETAIL

APPROVED BY:
TOWN OF STRATHAM, PLANNING BOARD

GRAPHIC SCALE



(IN FEET)
1 inch = 50 feet

(Pennoni)

CSP	NOTES PER TOWN		JUNE 17, 03
MPR	NOTE	3	MAY 22, 03
MPR	DUMPSTER ENCLOSURE	2	APRIL 29, 03
MRP	REVISION	1	3/19/02
BY	REVISION	NO.	DATE

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

*SITE PLAN
NEW SERVICE AREA
58 PORTSMOUTH AVENUE
STRATHAM, NH
J.H. REALTY TRUST, OWNER*

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				JOB NO.
				HURL-0201
BLOCK MAP NO.				SHEET

SCALE AS SHOWN	DRAWING NO. <i>C-3</i>
DRAWN BY MJC/MRP	
DATE 2/10/03	
APPROVED MRP	

SITE NOTES

- ALL SIGNS SHALL CONFORM TO STRATHAM ZONING ORDINANCE, LATEST EDITION.
- PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL HAVE PREPARED BY A LICENSED LAND SURVEYOR OR ENGINEER AN "AS-BUILT PLAN" SHOWING ALL SITE IMPROVEMENTS AND THE ACCURATE LOCATIONS, INVERT, AND TOP GRADE OF ALL DRAINAGE STRUCTURES, ALL SEWER STRUCTURES, WATER MAINS AND APPURTENANCES AND TIES THERETO, AND PROFILES, CENTERLINE, STREET AND DITCH GRADES ON 100-FOOT STATIONS TO THE NEAREST 1 FEET. THREE PRINTS OF THIS INFORMATION SHALL BE SUBMITTED TO THE PLANNING BOARD, OR ITS AGENT, FOR APPROVAL. IN THE EVENT THAT THE PLANNING BOARD OR ITS AGENT SHALL DETERMINE THAT THE AS-BUILT PLANS SHALL DIFFER IN ANY RESPECT FROM THE PLANS PREVIOUSLY APPROVED BY THE PLANNING BOARD, THE BOARD SHALL DECIDE WHETHER SUCH DIFFERENCES ARE SUFFICIENTLY MATERIAL AS TO REQUIRE A RESUBMISSION OF PORTIONS OR ALL OF THE PROJECT PLANS TO THE PLANNING BOARD UNDER THESE REGULATIONS OR ANY PART THEREOF.
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS, ADA REQUIREMENTS, AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," LATEST EDITION.
- ALL SITE WORK CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE TOWN OF STRATHAM SITE PLAN REVIEW REGULATIONS.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW PAVEMENT.
- EXISTING CONTOURS SHOWN ARE BASED ON THE DECEMBER 1997 EXISTING CONDITIONS SURVEY BY LITTLE RIVER SURVEY COMPANY. EXISTING SPOT GRADES DEPICTED ON THIS PLAN REPRESENT AS-BUILT ELEVATIONS AS VERIFIED BY LITTLE RIVER SURVEY COMPANY IN DECEMBER 1999.

60 PORTSMOUTH AVENUE

PARKING REQUIREMENTS AS REQUIRED BY THE TOWN OF STRATHAM, NH
EXISTING: 49 DISPLAY PARKING SPACES.

APPROVED BY:
TOWN OF STRATHAM, PLANNING BOARD

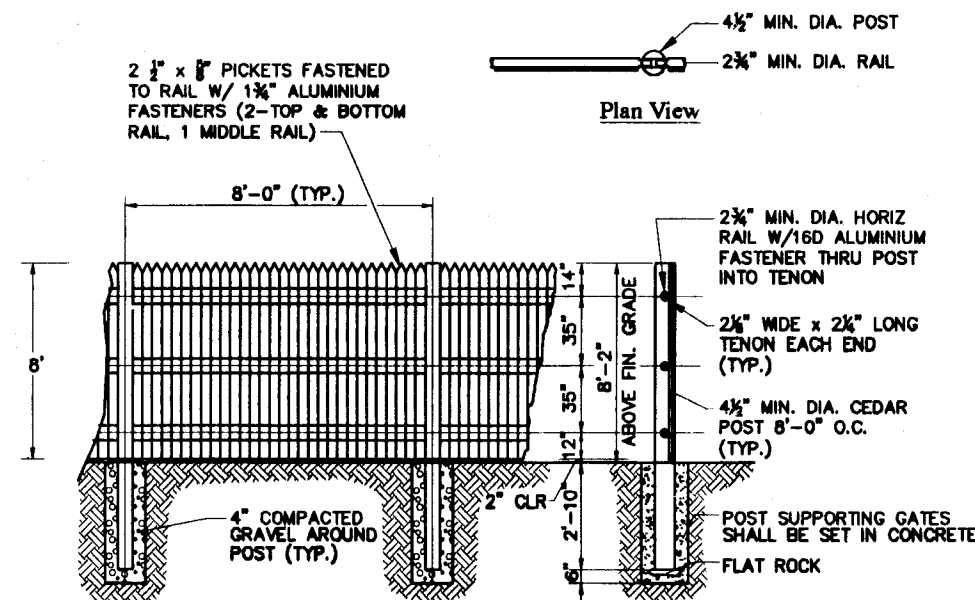
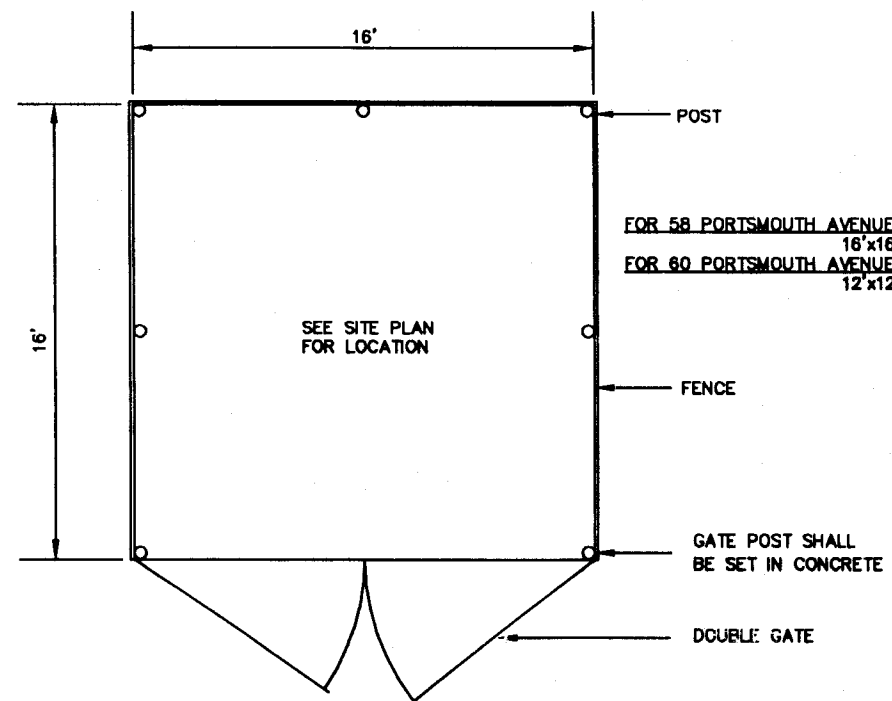
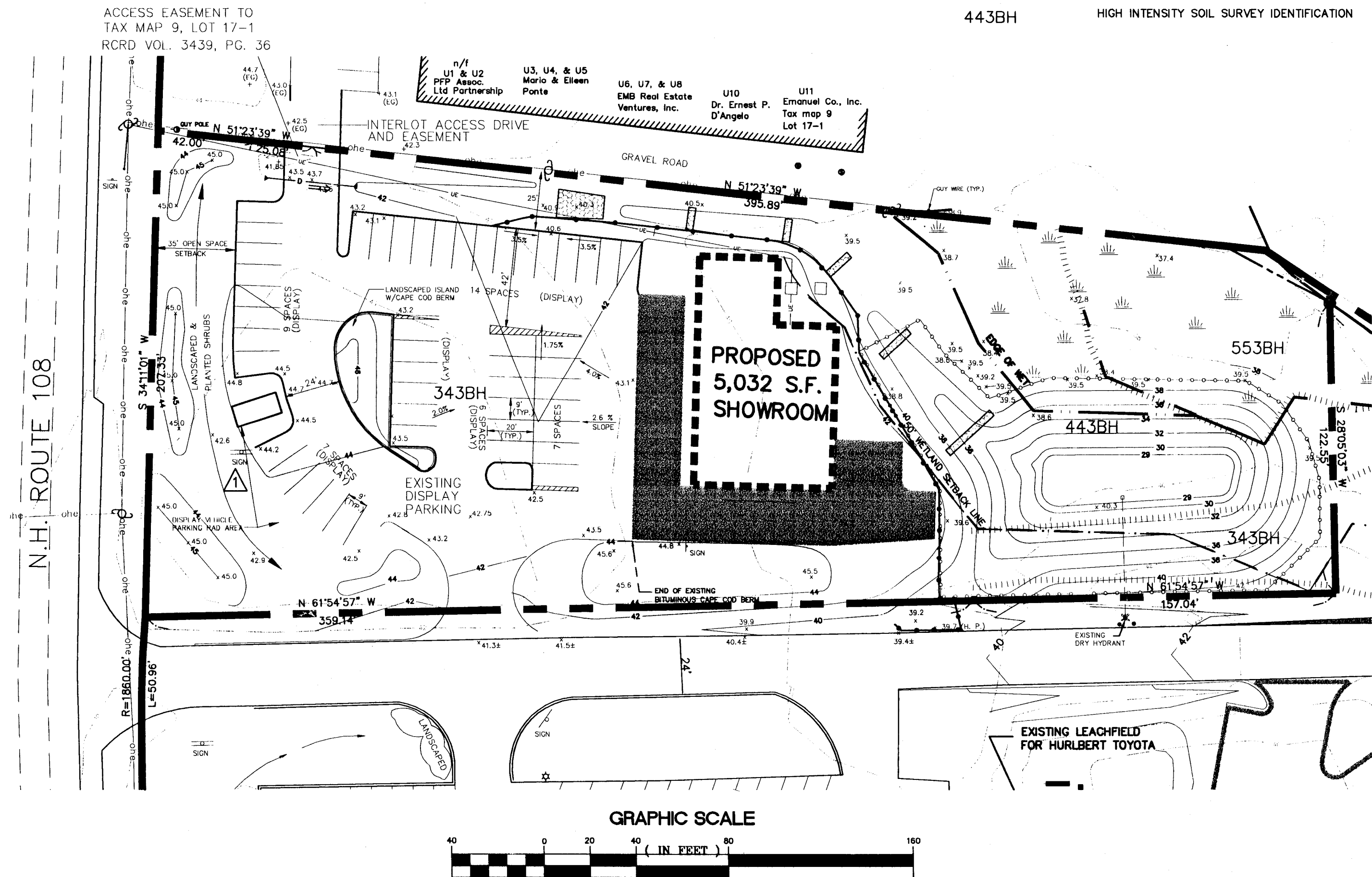
CHAIRPERSON DATE

PLAN REFERENCES

- PROPOSED PLAN FOR J. H. REALTY TRUST BY PARKER SURVEY ASSOC. DATED DEC. 1995. PSA # 6867.
- LOT LINE REVISION FOR DONALD MORAN BY GREAT BAY ENGINEERING DATED JAN. 1989. RCRD D-19227.
- SUBDIVISION OF LAND IN STRATHAM FOR DONALD MORAN BY FAIRVIEW LAND SURVEY DATED NOV. 1987. RCRD D-17623.
- ROCKINGHAM COUNTY REGISTRY OF DEEDS, VOLUME 3080, PAGE 844.
- WETLANDS DELINEATION BY NH SOIL CONSULTANTS, DECEMBER 1997.
- BASE MAP INFORMATION DERIVED FROM A PLAN SET FROM ALTUS ENGINEERING.

LEGEND

- WETLAND - HYDRIC B
- WETLAND DELINEATION LINE
- WETLAND SETBACK LINE
- EXISTING TREE LINE
- EXISTING DRAIN PIPES
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING SITE LIGHT
- LIMIT OF PAVEMENT
- ORIGINAL CONTOUR
- CONTOURS FROM SITE WORK
- SPOT ELEVATIONS FROM SITE WORK
- OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- PROPERTY LINE
- EXISTING FENCE
- WETLAND FLAG NUMBER
- HIGH INTENSITY SOIL SURVEY BOUNDARY
- HIGH INTENSITY SOIL SURVEY IDENTIFICATION



- Notes:
- ALL FENCING MATERIAL SHALL BE NORTHERN WHITE CEDAR, SHOWN TO THE DIMENSIONS SHOWN ON THE DRAWING.
 - ALL FENCE POSTS SHALL BE TREATED WITH PRESERVATIVE PER MANUFACTURER'S RECOMMENDATION ON ALL SIDES FOR A DIMENSION OF 3'-0" FROM BUTT OF POST.
 - POSTS SHALL MAINTAIN A DEPTH OF 2'-10" IN GROUND AND SHALL NOT BE BACKED TO ACCOMMODATE CHANGES IN GRADE.
 - LINE OF FENCE TOP AND BOTTOM SHALL BE INSTALLED STRAIGHT AND TRUE. POSTS AND PICKETS SHALL BE INSTALLED PARALLEL AND PLUMB. RAILS SHALL BE INSTALLED PARALLEL TO GROUND SURFACE AND EACH OTHER.
 - GATE HARDWARE SHALL BE DOUBLE DIP HOT GALVANIZED. THE CONTRACTOR SHALL SUBMIT GATE AND FENCE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW.

8' Stockade Fence Dumpster Enclosure
N.T.S.

Pennoni

DATE	NO.	REVISION	BY
MAY 22, 03	1	NOTE	MPR
APRIL 29, 03	2	DUMPSTER ENCLOSURE	MPR
3/19/02	3	REVISION	MPR

ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK.

Pennoni Consulting Engineers

The Concord Center, Suite 434, 10 Ferry Street, Concord, NH 03301-2319

Pennoni Associates Inc.

EXISTING CONDITIONS PLAN
60 PORTSMOUTH AVENUE
STRATHAM, NH
J.H. REALTY TRUST, OWNER

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JOB NO.	HURL-0201
BLOCK MAP NO.	SHEET

SCALE	1"=40'
DRAWN BY	MJC/MPR
DATE	2/10/03
APPROVED	MRP
DRAWING NO.	C-4

CONSTRUCTION NOTES:

- PRIOR TO THE START OF CONSTRUCTION ORANGE BARRIER AND DEBRIS FENCE SHALL BE INSTALLED AROUND THE CONSTRUCTION SITE TO THE LIMITS AS SHOWN ON THE PLANS.
- SILT FENCE SHALL BE INSTALLED ON SITE PRIOR TO THE START OF CONSTRUCTION AND TO THE LOCATION AS SHOWN ON THE PLANS AND IN COMPLIANCE WITH THE DETAILS ON SHEET EC-1.
- PRIOR TO THE START OF CONSTRUCTION STONE CHECK DAMS SHALL BE INSTALLED IN THE DRAINAGE SWALE TO THE NORTH OF THE PROPOSED BUILDING AND AS SHOWN ON THE PLANS AND IN COMPLIANCE WITH THE DETAIL ON SHEET EC-1.
- PRIOR TO THE START OF CONSTRUCTION TWO STONE DRIVE RUNOUT AREAS SHALL BE CONSTRUCTED AS SHOWN ON THE DRAWINGS AND IN COMPLIANCE WITH THE DETAIL ON SHEET EC-1.
- THE BUILDING LOCATION WILL BE STAKED OUT BY THE ENGINEER AND THE CONTRACTOR WILL BE RESPONSIBLE FOR HIS CONTROL AND OFFSETS.
- ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND STOCK PILED AT THE DESIGNATED AREA ON LOT 58 ADJACENT TO THIS SITE AND OWNED BY J.H. REALTY TRUST.
- THE CONTRACTOR SHALL INSTALL SILT FENCE AROUND THE PERIMETER OF THE STOCK PILE IN COMPLIANCE WITH THE DETAILS ON SHEET EC-1.
- ALL DISTURBED AREAS (INCLUDING STOCKPILED MATERIAL AREA AND SURROUNDING WEED VEGATED AREA) NOT DESIGNATED TO BE PAVED OR OTHERWISE SURFAGED SHALL RECEIVE 4" OF TOPSOIL, FERTILIZED, SEEDING AND MULCHED (SEE SEEDING NOTE ON EC-1). IN THE EVENT THE USED CAR CENTER HAS NOT RECEIVED A BUILDING PERMIT WITHIN 90 DAYS OF THE DATE OF SIGNATURE OF THE MYLAR SITE PLAN FOR 60 PORTSMOUTH AVENUE, THIS CONDITION SHALL BE MET NOT LATER THAN 120 DAYS AFTER THE NOTED SIGNATURE.
- ALL BACK FILL MATERIAL AROUND THE BUILDING AND MATERIALS USED ON THE INSIDE OF THE BUILDING SHALL BE COMPACTED TO 95% DENSITY.
- ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED OR OTHERWISE SURFAGED SHALL RECEIVE 4" OF TOPSOIL, FERTILIZED, SEEDING AND MULCHED (SEE SEEDING NOTE EC-1).
- ALL MATERIAL REMOVED FROM THE SITE SHALL CONFORM TO ALL STATE, LOCAL AND FEDERAL REQUIREMENTS FOR ITS PROPER REUSE AND/OR DISPOSAL.
- ALL EROSION CONTROL AND SITE WORK SHALL BE IN COMPLIANCE WITH THE "NEW HAMPSHIRE DEPT. OF ENVIRONMENTAL SERVICES, STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK, BEST MANAGEMENT PRACTICES."

60 PORTSMOUTH AVENUE PARKING REQUIREMENTS

RETAIL SALES OF AUTOMOBILE
1 SPACE PER 500 SQ. FT.
OF GROSS FLOOR AREA
5032 SQ. FT. REQUIRES = 10.6 PARKING SPACES
11 SPACES PROVIDED FOR CUSTOMERS AND EMPLOYEES.
49 SPACES FOR DISPLAY.

APPROVED BY:
TOWN OF STRATHAM, PLANNING BOARD

[Signature] 8-6-2003
DATE

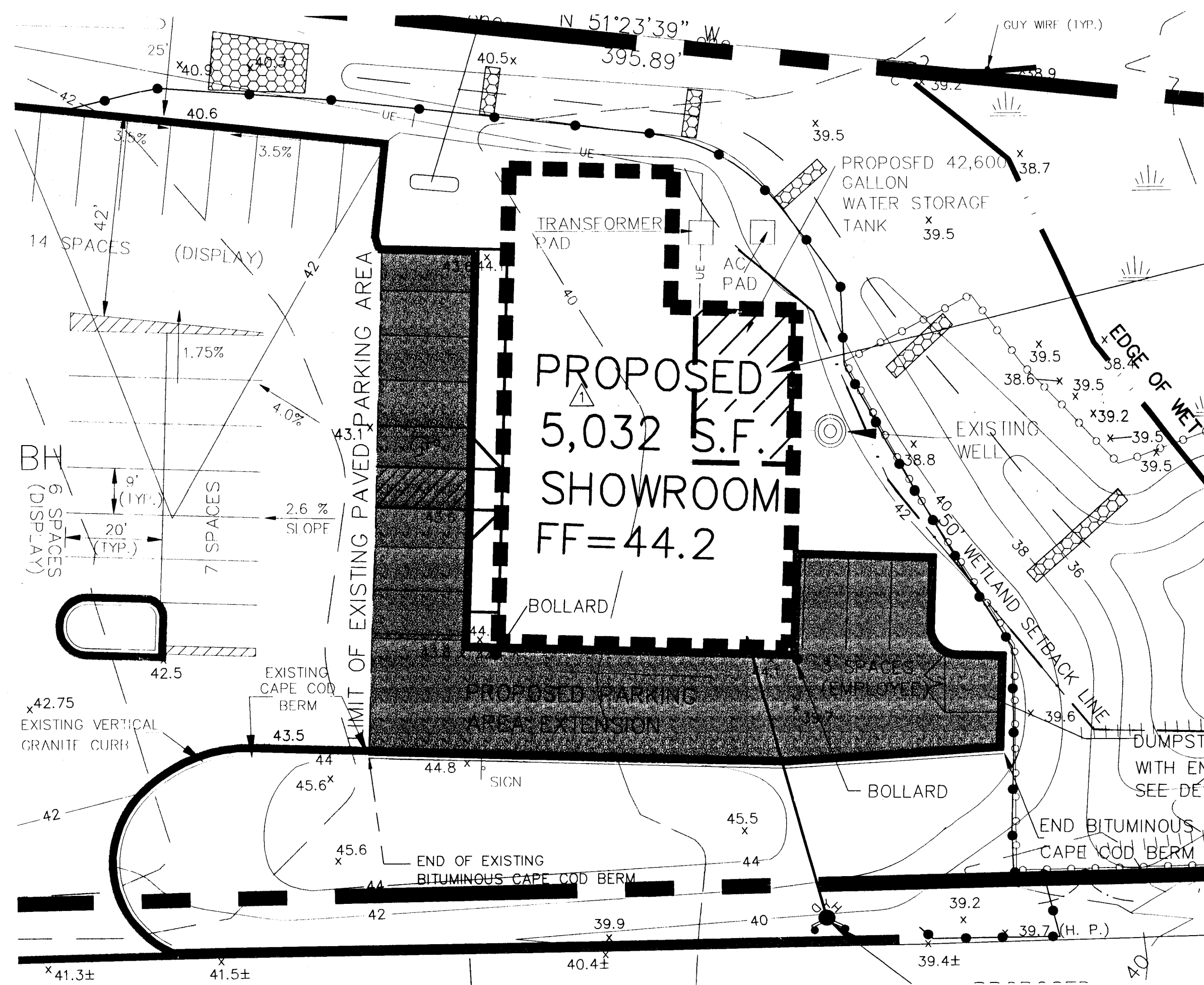
ACCESS EASEMENT TO
TAX MAP 9, LOT 17-1
RCRD VOL. 3439, PG. 36

NOTES

- THIS PARCEL IS LOCATED IN THE GENERAL COMMERCIAL (GCM) ZONE.
- THE PARCEL IS SHOWN ON THE TOWN OF STRATHAM TAX MAP 9, LOT 18-2 WITH LOT AREA OF 2.05 ACRES.
- OWNER OF RECORD
J.H. REALTY TRUST
58 PORTSMOUTH AVE.
STRATHAM, NH
- EXISTING USE IN GCM ZONE:
MOTOR VEHICLE DEALERSHIP IS A PERMITTED USE.
- ZONING REQUIREMENTS:

	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT SIZE:	1 ACRE	2.05 ACRES
MINIMUM FRONTAGE:	200 FT.	207.33 FT
MINIMUM DEPTH:	100 FT.	460 FT
MINIMUM SETBACKS:		
BUILDING SETBACKS:	100 FT TO RT. 108	237 FT
FRONT YARD:	60 FT	>50 FT
SIDE YARD:	25 FT	26 FT
REAR YARD:	25 FT	214 FT
MAXIMUM PERCENT BUILDING COVERAGE:	40%	5.6%
MAXIMUM PERCENT OPEN SPACE:	50%	61%
MINIMUM FRONT YARD OPEN SPACE:	35' MIN/60' AVG	50 FT AVG
MINIMUM SIDE AND REAR YARD OPEN SPACE:	25' MIN/40' AVG	50 FT AVG
MAXIMUM BUILDING HEIGHT:	35 FT	<35 FT
- THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS DETERMINED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF STRATHAM, ROCKINGHAM COUNTY, PANEL 330197 0005A.
- HIGH INTENSITY SOIL SURVEY, HISS MAP BY NH SOIL CONSULTANTS, 1 SIMONS LANE, NEWMARKET, NH, WAS COMPLETED JANUARY 1998. USING THE STANDARDS AND CRITERIA PRESENTED IN THE SSSNE SPECIAL PUBLICATION #1.
- ALL SIGNAGE SHALL CONFORM TO STRATHAM ZONING ORDINANCE LATEST EDITION AND BE SUBMITTED TO THE BUILDING INSPECTOR FOR REVIEW PURSUANT TO SZC, SECTION VII. COMPLIANCE REVIEW SHALL BE VERIFIED AT TIME OF BUILDING PERMIT APPLICATION AND INSPECTION FOR THE SIGN.
- PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL HAVE PREPARED BY A LICENSED LAND SURVEYOR OR ENGINEER AN "AS-BUILT PLAN" SHOWING ALL SITE IMPROVEMENTS AND THE ACCURATE LOCATIONS, INVERTS, AND TOP GRADE OF ALL DRAINAGE STRUCTURES, ALL SEWER STRUCTURES, WATER MAINS AND APPURTENANCES AND TIES THERETO, AND PROFILES, CENTERLINE, STREET AND DITCH GRADES ON 100-FOOT STATIONS TO THE NEAREST 1 FEET. THREE PRINTS OF THIS INFORMATION SHALL BE SUBMITTED TO THE PLANNING BOARD, OR ITS AGENT, FOR APPROVAL. IN THE EVENT THAT THE PLANNING BOARD OR ITS AGENT SHALL DETERMINE THAT THE AS-BUILT PLANS SHALL DIFFER IN ANY RESPECT FROM THE PLANS PREVIOUSLY APPROVED BY THE PLANNING BOARD, THE BOARD SHALL DECIDE WHETHER SUCH DIFFERENCES ARE SUFFICIENTLY MATERIAL AS TO REQUIRE A RESUBMISSION OF PORTIONS OR ALL OF THE PROJECT PLANS TO THE PLANNING BOARD UNDER THESE REGULATIONS OR ANY PART THEREOF.
- ALL SITE WORK CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE STRATHAM SITE PLAN REVIEW REGULATIONS.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE "STANDARDS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", ADA REQUIREMENTS, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING LOCATION, SIZE AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION TO DETERMINE APPROPRIATE ACTION TO BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES AND DIGSAFE PRIOR TO ANY EXCAVATION. CONTRACTOR TO CONTACT DIGSAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION. CALL (1-888-344-7233).
- SNOW STORAGE TO BE OFF PAVEMENT THROUGHOUT. SNOW WILL BE TRUCKED TO THE BACK OF THE SITE IF STORAGE PROVIDED IS INADEQUATE FOR ANY EXCESSIVE SNOW EVENT/SEASON.

NOTE: SEE SHEET X-1 FOR SITE LIGHTING AND LANDSCAPE PLAN.



PROPOSED AUTOMOTIVE SHOWROOM DETAIL

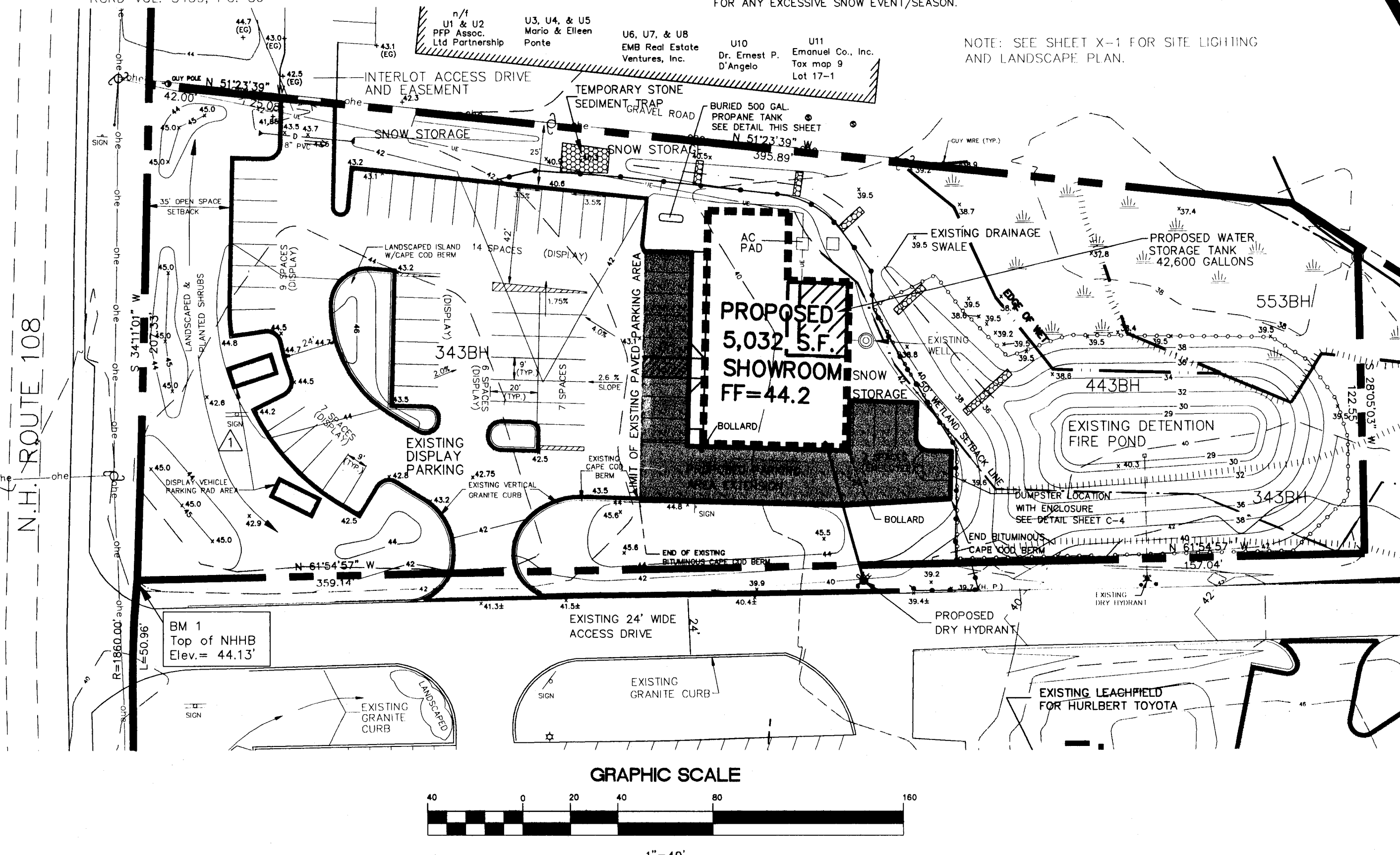
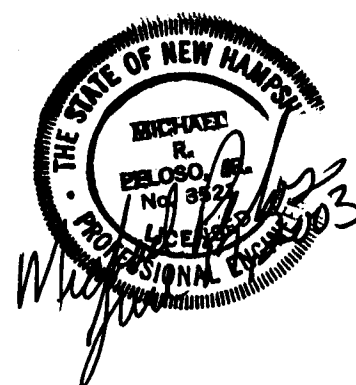
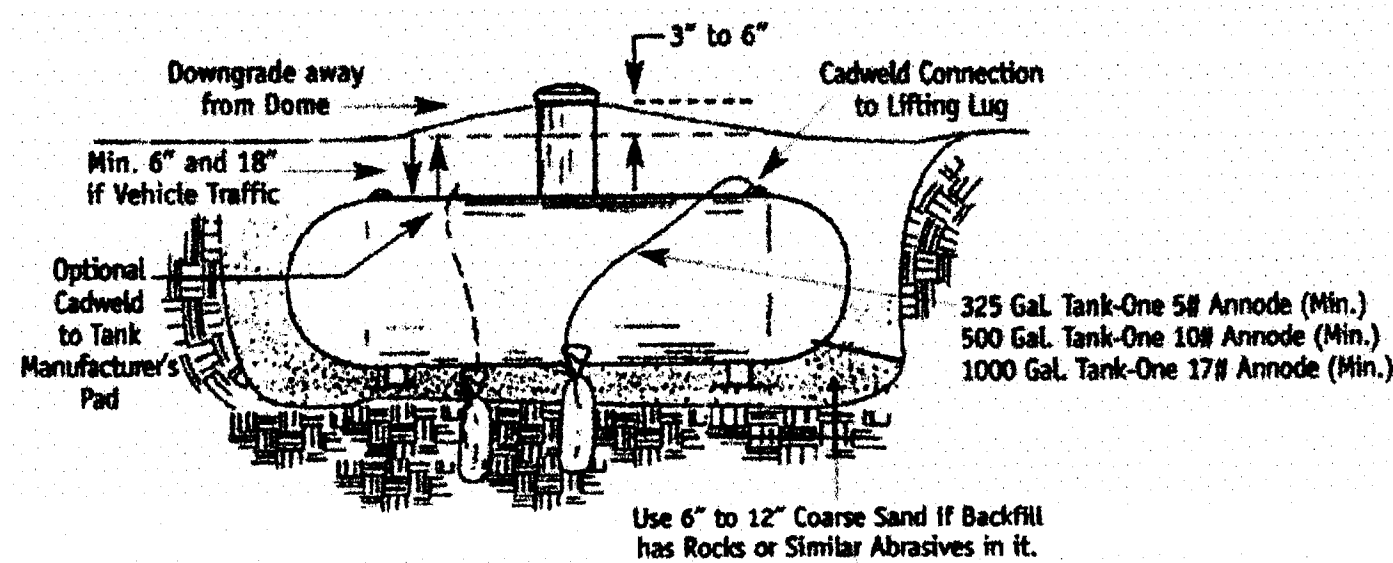
SCALE: 1 inch = 20 feet

- IN THE EVENT THE BOARD SIGNS SHEET C-5, PRIOR TO SHEET FP-1 BEING UPDATED TO REFLECT DESIGN REVIEW COMMENTS BY THE TOWNS CONSULTANT THE UPDATED SHEET (THAT INCLUDES CONSTRUCTION SPECIFICATIONS) SHALL SUBSEQUENTLY BE INSERTED INTO THE APPROVED SHEET SET.
- NEW EXTERIOR LIGHTS FOR THE USED CAR SALES CENTER SHALL MEET ILLUMINATION STANDARDS IN THE STRATHAM SITE PLAN REGULATIONS SECTION 5.8, AS AMENDED 8/2001.
- NO CERTIFICATE OF OCCUPANCY PURSUANT TO STRATHAM ZONING CODE SECTION 16.3, FOR THE USED CAR SALES CENTER AT 60 PORTSMOUTH AVE, SHALL BE ISSUED UNTIL ALL LANDSCAPE IMPROVEMENTS DEPICTED ON SHEET X-1 HAVE BEEN PROPERLY INSTALLED.
- NO VEHICLES SHALL BE PARKED ALONG THE ACCESS DRIVE BETWEEN 58 & 60 PORTSMOUTH AVENUE, ALONG THE ACCESS DRIVE FROM 60 PORTSMOUTH AVENUE TO THE WINDY KNOLL PROPERTY TO THE NORTH; AND ON GRASS AREAS WITHIN THE PROPERTY VEHICLE DISPLAY AREAS SHALL PARK ONE VEHICLE PER DEDICATED SPACE.

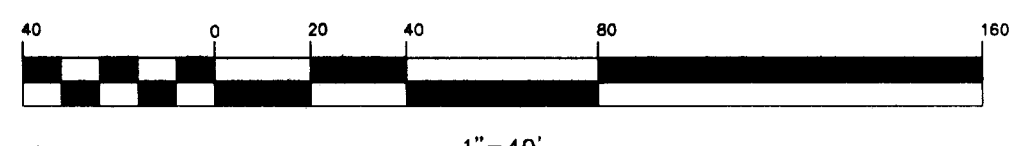
LEGEND

- WETLAND - HYDRIC B
- WETLAND DELINEATION LINE
- EXISTING TREE LINE
- EXISTING DRAIN PIPES
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING SITE LIGHT
- ORIGINAL CONTOUR
- CONTOURS FROM SITE WORK
- OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- PROPERTY LINE
- EXISTING FENCE
- PROPOSED SILT FENCE
- PROPOSED STONE CHECK DAM
- LIMIT OF PAVEMENT
- LIMITS OF CONSTRUCTION
- ORANGE BARRIER AND DEBRIS FENCE
- SILT FENCE
- BOLLARD
- PROPOSED SPOT GRADE

Underground Tank Installation (no scale)



GRAPHIC SCALE



Pennoni

DATE	NO.	REVISION	BY
JUNE 17, 03		NOTE PER TOWN	CSP
MAY 22, 03		NOTE	MRP
APRIL 29, 03		DUMPSTER ENCLOSURE	MRP
3/19/02		REVISION	MRP

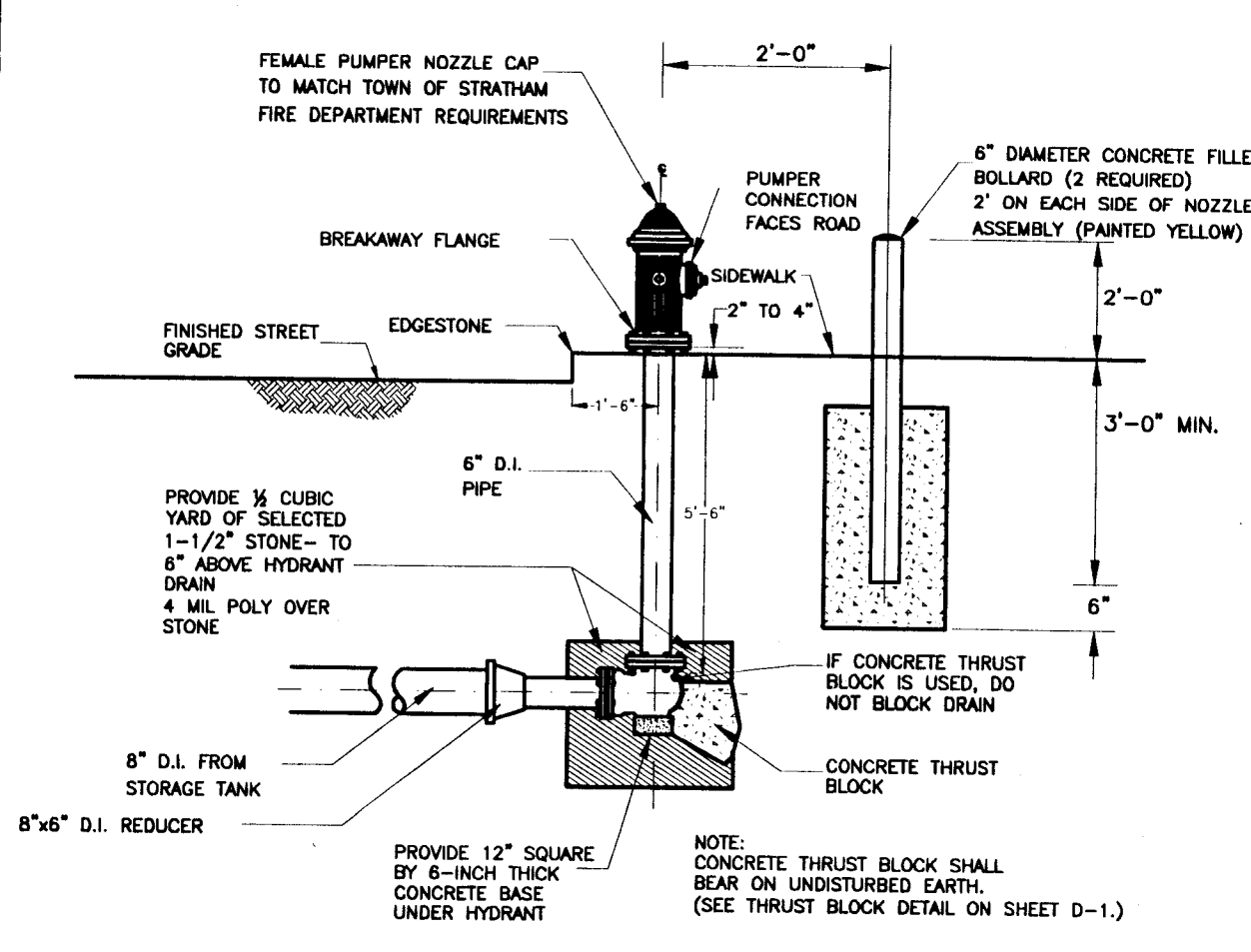
ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR AND OWNERS BEFORE PROCEEDING WITH THE WORK.

Pennoni Associates Inc. The Concord Center, Suite 434, 10 Ferry Street, Concord, NH 03301-2319

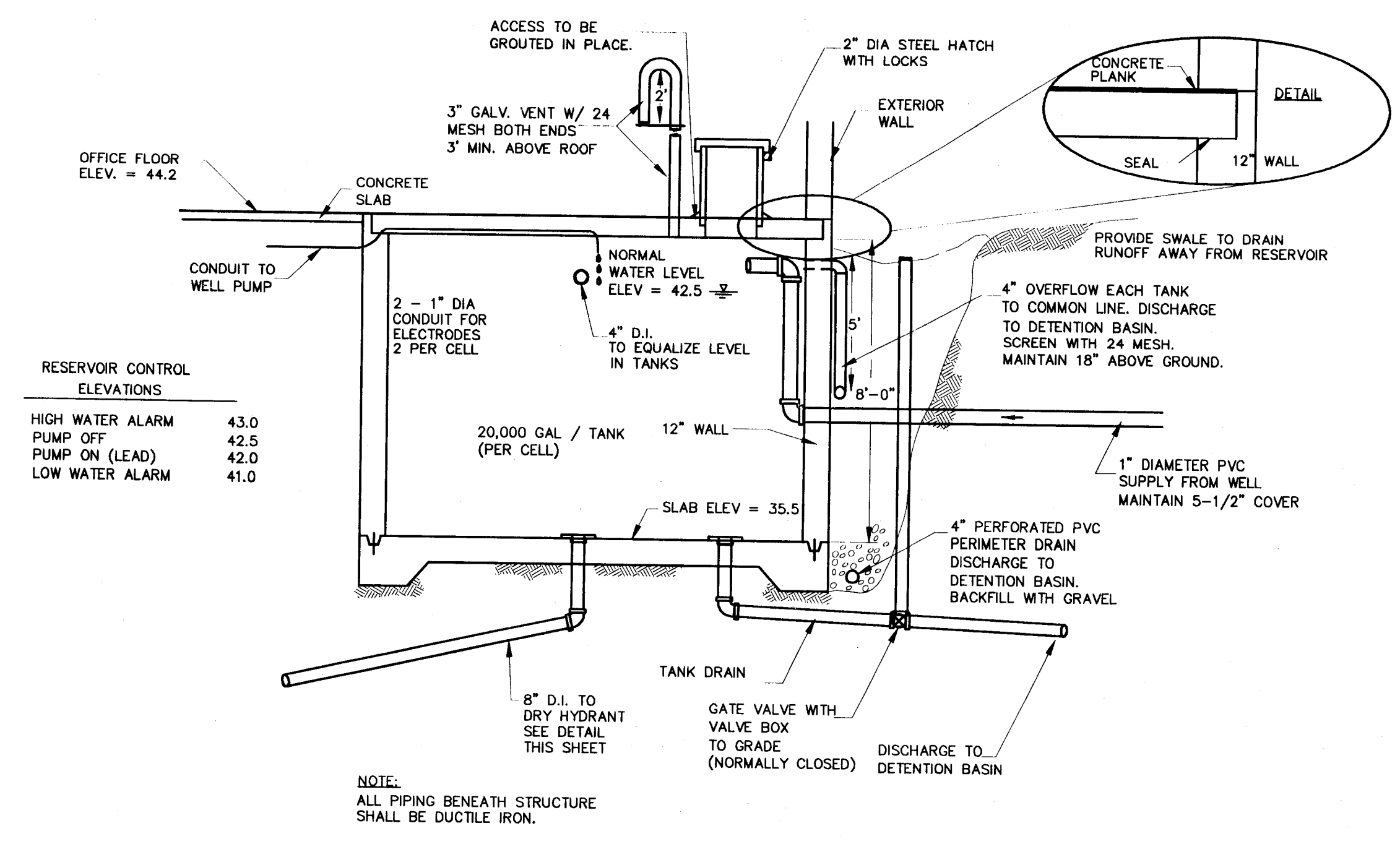
SITE PLAN
AUTOMOTIVE SHOWROOM
60 PORTSMOUTH AVENUE
STRATHAM, NH
J.H. REALTY TRUST, OWNER

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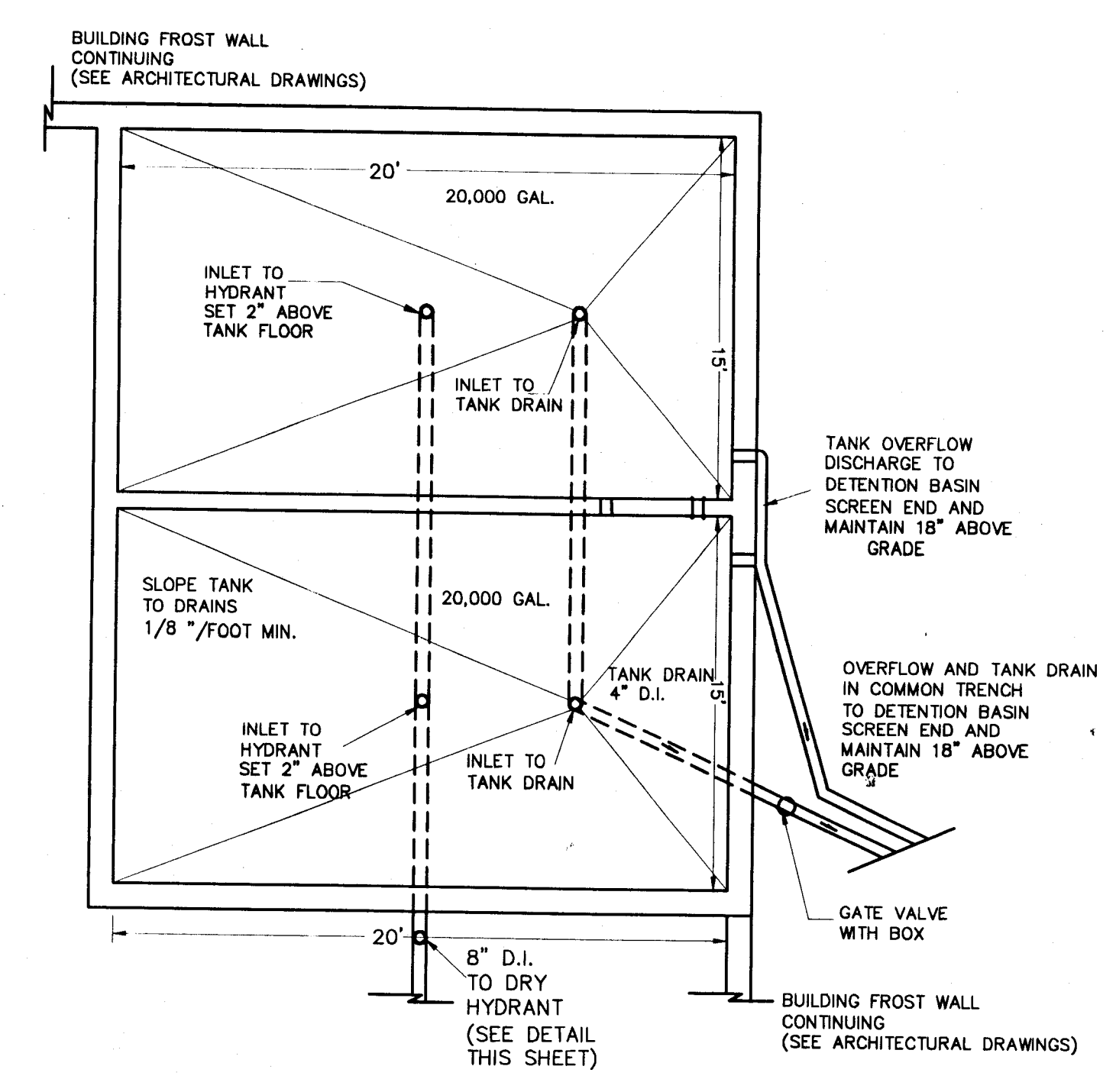
JOB NO. HURL-0201	DRAWING NO. C-5
BLOCK MAP NO. SHEET	DATE 2/10/03
SCALE AS SHOWN	DRAWN BY MJC/MRP
APPROVED MRP	



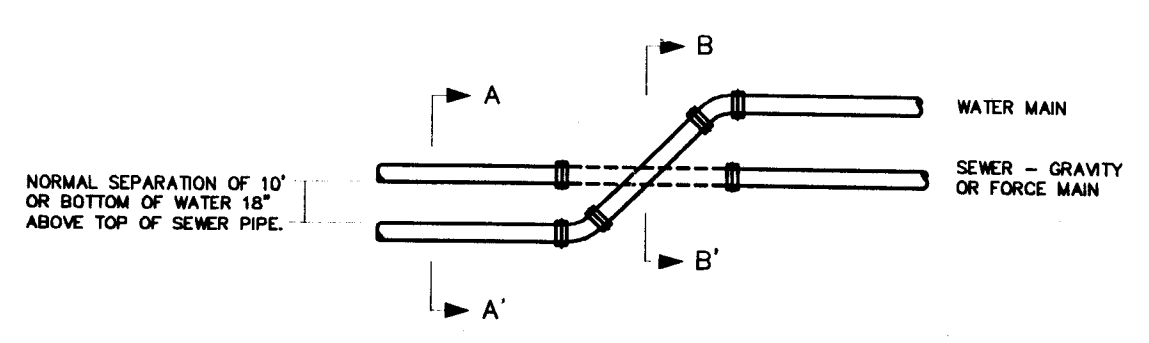
DRY HYDRANT DETAIL
N.T.S.



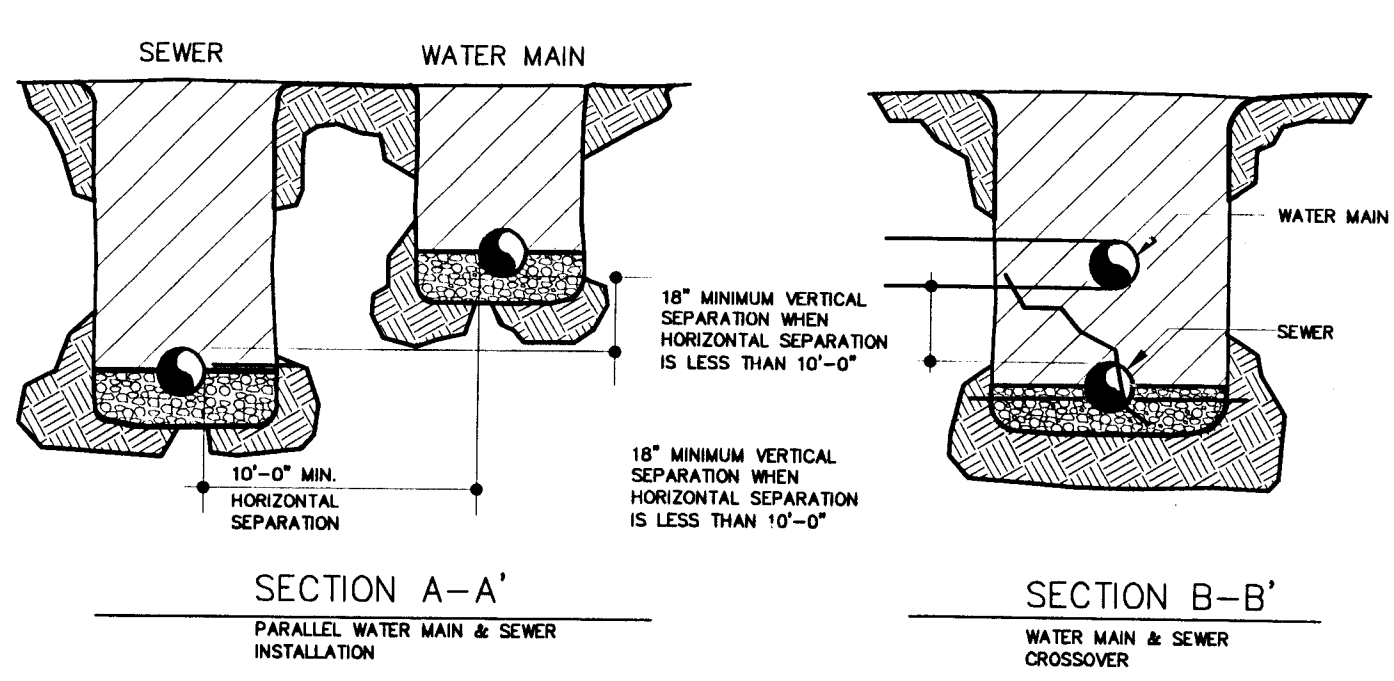
WATER STORAGE RESERVOIR DETAIL
SECTION VIEW N.T.S.



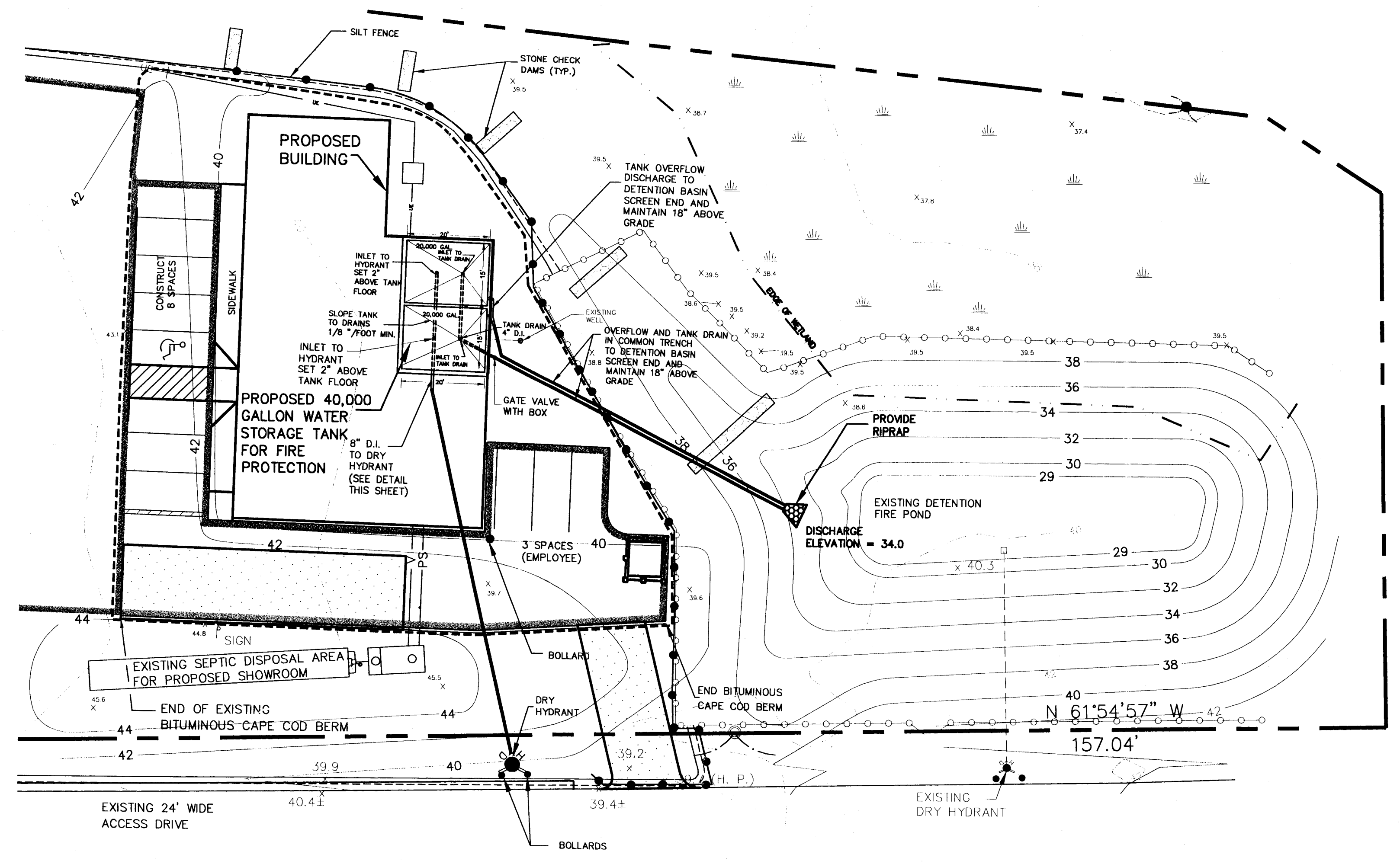
WATER STORAGE RESERVOIR DETAIL
PLAN VIEW N.T.S.



WATER/SEWER SEPARATION DETAIL
PLAN VIEW N.T.S.



- NOTES:
1. WHEN 10 FOOT HORIZONTAL SEPARATION CAN NOT BE MAINTAINED, WATER MAIN SHALL BE IN SEPARATE TRENCH OR ON UNDISTURBED EARTH SHELVE IN SEWER TRENCH WITH BOTTOM OF WATER MAIN 18" ABOVE TOP OF SEWER.
 2. WHERE 18" VERTICAL SEPARATION CAN NOT BE MAINTAINED, THE SEWER PIPE SHOWN BY DASHED LINES (SEE PLAN VIEW) SHALL BE CONSTRUCTED TO NORMAL WATER LINE STANDARDS. BEFORE BACKFILLING, THE SEWER CONSTRUCTED TO WATER LINE STANDARDS SHALL BE PRESSURE TESTED TO 50 PSI FOR 15 MINUTES WITH NO LEAKAGE.
 3. WHERE SEWERS CROSS WATER MAINS AND IT IS IMPOSSIBLE TO MAINTAIN AT LEAST 18" VERTICAL SEPARATION BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER, OR WHERE THE SEWER MUST BE LAID ABOVE THE WATER MAIN: (a) ONE FULL LENGTH OF SEWER PIPE MUST BE CENTERED ABOVE THE WATER MAIN WITH SEWER PIPE JOINTS AS FAR FROM WATER MAIN JOINTS AS POSSIBLE; (b) SEWER SHOWN BY DASHED LINES SHALL BE CONSTRUCTED TO NORMAL WATER LINE STANDARDS FOR A MINIMUM OF 20' EITHER SIDE OF THE CROSSING, OR TO A TOTAL OF 3 PIPE LENGTHS, WHICHEVER IS GREATER; (c) SEWER CONSTRUCTED TO WATER LINE STANDARDS SHALL BE PRESSURE TESTED TO MAINTAIN 50 PSI FOR 15 MINUTES WITH NO LEAKAGE PRIOR TO BACKFILLING ONE FOOT ABOVE THE PIPE.
 4. FORCE MAINS SHALL CROSS WATER MAINS AT OR NEAR RIGHT ANGLES WITH ONE FULL LENGTH OF WATER PIPE CENTERED ON THE FORCE MAIN SO THAT BOTH END JOINTS ARE AT MAXIMUM SEPARATION FROM THE FORCE MAIN.
 5. ANY VARIATION FROM THESE METHODS MUST BE APPROVED BY THE ENGINEER.



SCALE: 1 inch = 20 feet

Pennoni

DATE	NO.	REVISION	BY	MRP
DATE 3/19/02	NO.	REVISION	BY	MRP

ALL DIMENSIONS MUST BE VERIFIED BY THE FIELD ENGINEER PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER IMMEDIATELY. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

FIRE PROTECTION
WATER STORAGE TANK
PLAN & DETAILS
58 & 60 PORTSMOUTH AVENUE
STRATHAM, NH
J.H. REALTY TRUST, OWNER

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JOB NO.	HURL-0201
BLOCK MAP NO.	SHEET
SCALE	N.T.S.
DRAWN BY	MJC/MRP
DATE	2/10/03
APPROVED	MRP
DRAWING NO.	FP-1

Pennoni Associates Inc. The Concord Center, Suite 434, 10 Ferry Street, Concord, NH 03301-2319

GENERAL NOTES

1. ADDITIONAL EROSION CONTROL MEASURES OR SILT BARRIERS TO BE PLACED AS SHOWN AND/OR DIRECTED BY THE PROJECT ENGINEER.
2. A COPY OF THE APPROVED EROSION CONTROL PLAN SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
3. CONSTRUCT SILT FENCE ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED CUT AND FILL CONSTRUCTION.
4. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
5. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 14" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL.
7. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM REQUIRED MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES TO ENSURE THEIR FUNCTION AT ALL TIMES.
9. THE CONTRACTOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIAL AND WASTES IN ACCORDANCE WITH LOCAL AND STATE LAWS. THE CONTRACTOR SHALL NOT BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL WASTES AT THE SITE.

MAINTENANCE

1. DURING THE LIFE OF THE PROJECT, ALL EROSION AND SEDIMENTATION CONTROL DEVICES MUST BE PROPERLY MAINTAINED. MAINTENANCE SHALL INCLUDE THE INSPECTION OF EROSION CONTROL FACILITIES AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. IMMEDIATELY PERFORM CLEANOUT, REPAIR AND REPLACEMENT OF THE FACILITIES AS NEEDED. (REGRADE, RESEED AND MULCH WASHED OUT AREAS.
2. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED, AS NECESSARY, AND THEN RESEED. A STRAW COVER SHALL BE APPLIED TO RETAIN THE SEED ALONG WITH AN ANCHORING METHOD DESCRIBED ON THE ATTACHED MULCH ANCHORING GUIDE, UNTIL IT HAS A CHANCE TO ROOT PROPERLY.

TEMPORARY EROSION AND SEDIMENTATION CONTROL

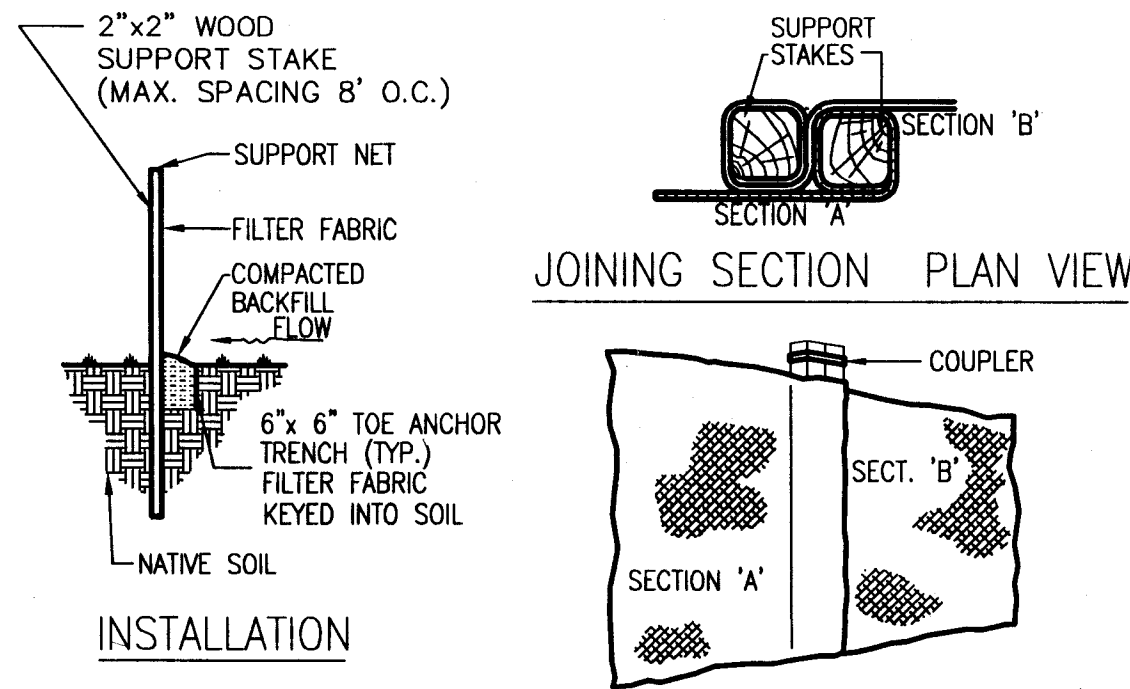
1. INLET PROTECTION SHALL BE APPLIED, AS DETAILED ON THE PLAN, TO EVERY INLET WHICH HAS BEEN CONSTRUCTED TO THE ROADWAY SUBBASE ELEVATION AND LIES OUTSIDE OF THE DRAINAGE AREA OF A SEDIMENT BASIN OR SEDIMENT TRAP.
2. SILT FENCES SHALL BE INSTALLED DOWNSLOPE OF ALL AREAS TO BE DISTURBED BEFORE ANY WORK BEGINS. SILT FENCE AND ROCK FILTERS SHALL BE INSTALLED AS NEAR AS POSSIBLE TO THE LOCATIONS SHOWN ON THE PLAN.
3. STOCKPILED TOPSOIL MOUNDS SHALL BE STABILIZED BY APPLYING TEMPORARY SEED AND A PERIMETER SILT FENCE SHALL BE INSTALLED AROUND EACH TEMPORARY STOCK PILE.
4. ALL STONE RUNOUT AREAS (CONSTRUCTION ENTRANCES) SHALL BE INSTALLED AS NEAR AS POSSIBLE TO THE LOCATION SHOWN ON THE PLAN. PRIOR TO FINAL ROADWAY CONSTRUCTION, THE AGGREGATE SHALL BE REMOVED, AND THE ROADWAY PREPARED AND INSTALLED ACCORDING TO PLANS AND SPECIFICATIONS.

UNFORESEEN EROSION CONDITIONS NOTES

1. SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT.
2. PROTECTION TO EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.

SEQUENCE OF CONSTRUCTION

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
2. CONSTRUCTION WILL BEGIN UPON RECEIPT OF ALL REQUIRED PERMITS.
3. PRIOR TO PROCEEDING WITH CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES. MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN.
4. THE CONTRACTOR SHALL CONTACT DIG SAFE 72 HOURS PRIOR TO THE START OF WORK.
5. INSTALL ROCK CONSTRUCTION ENTRANCES AND DELINEATE LIMIT OF DISTURBANCE AS SHOWN ON THIS DRAWING WITH ORANGE SAFETY FENCE.
6. INSTALL SILT FENCE AS SHOWN ON THIS PLAN. MAINTAIN SILT FENCE AFTER EVERY STORM AND REPAIR AS NEEDED.
7. INSTALL TEMPORARY SEDIMENT TRAP.
9. EXCAVATE AND INSTALL UNDERGROUND UTILITIES.
10. CONTRACTOR SHALL EXCAVATE ONLY ENOUGH TRENCH WHICH PIPE CAN BE INSTALLED AND TRENCH BACK FILLED BY THE END OF EACH WORK DAY.
11. UPON COMPLETION OF EACH AREA, GRADE DISTURBED AREAS, STABILIZE WITH PERMANENT PAVING OR PERMANENT STABILIZATION.
12. INSTALL PAVEMENT AND CURBS AND SIDEWALKS.
13. COMPLETE BUILDING CONSTRUCTION, FINAL GRADE, AND STABILIZATION
14. REMOVE SILT FENCE ONCE THE BUILDING CONSTRUCTION IS COMPLETE AND THE AREA IS STABILIZED WITH PAVING OR GRASS.



FILTER FABRIC FENCE - 18" HGT.

N.T.S.

MULCH ANCHORING GUIDE

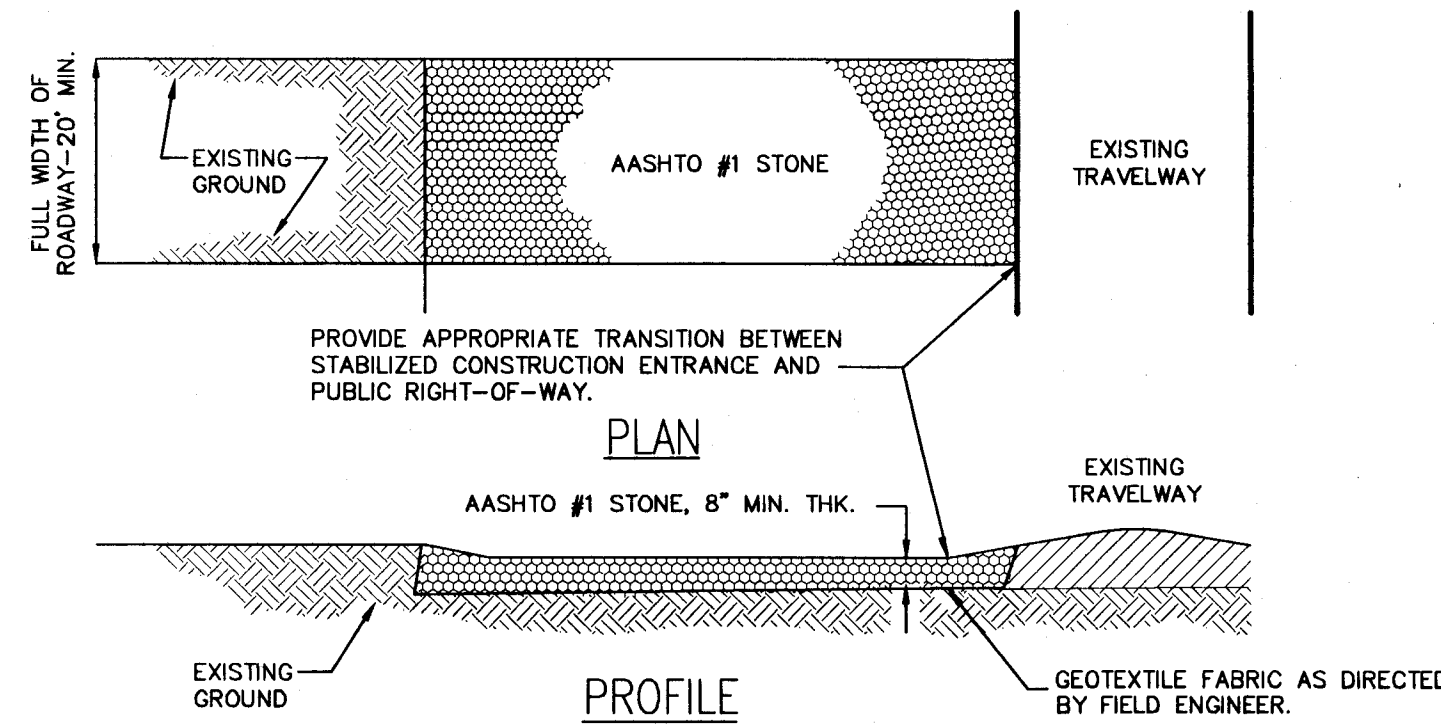
Anchoring Method or Material	Kind of Mulch to be Anchored	How to Apply
Mulch Netting	Hay or Straw	Staple Anti-Wash/Geojute netting to soil surface according to manufacturer's recommendations.

SEEDING NOTES

1. SPREAD AND FINE GRADE 4" TOPSOIL ON ALL AREAS TO BE PERMANENTLY SEEDED.
2. BEFORE SEEDING, APPLY GROUND LIMESTONE AT THE RATE OF 50 LBS. PER 1,000 S.F. AND BASIC FERTILIZER (10-10-10) AT THE RATE OF 25 LBS. PER 1,000 S.F. AND WORK INTO THE TOP 4" OF SOIL. AT THE TIME OF PERMANENT SEEDING APPLY STARTER FERTILIZER (10-5-5) AT RATE OF 25 LBS. PER 1,000 S.F. AND WORK LIGHTLY INTO SOIL WITH SEED.
3. INSTALL EROSION/SEED BLANKET WHERE NEEDED.
4. WATER AND MAINTAIN ALL LAWN AREAS.
5. RESEED BARE OR THIN AREAS AS DIRECTED BY THE LANDSCAPE ARCHITECT.
6. SEED MIXTURE:
40% TALL FESCUE
40% KENTUCKY BLUEGRASS
20% PERENNIAL RYEGRASS
100% @ 4 LBS. 1,000 S.F.

Manufacturer

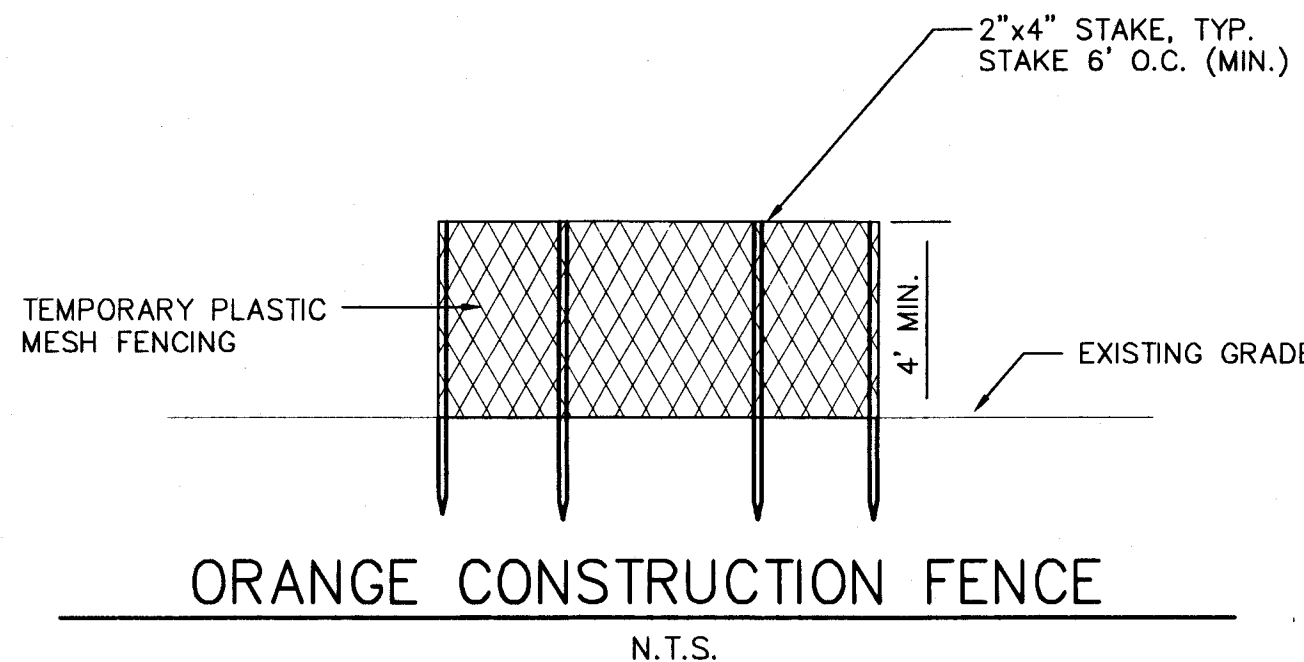
BELTON INDUSTRIES INC.
8613 ROSWELL ROAD, SUITE 200
ATLANTA GEORGIA 30350
1 (800) 225-4099
OR APPROVED EQUAL



STONE RUNOUT AREA

N.T.S.

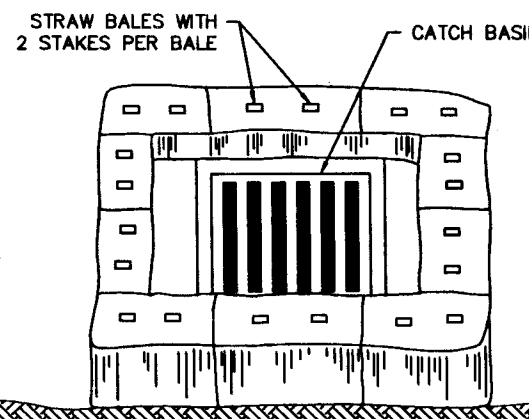
CONSTRUCTION ENTRANCE



N.T.S.

CONSTRUCTION SPECIFICATIONS

1. Bales shall be either wire-bound or string -tied with the bindings oriented around the sides rather than over and under the bales.
2. Bales shall be placed lengthwise in a single row surrounding the inlet, with the ends of adjacent bales pressed together.
3. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet the width of the bale to minimum depth of 4 inches. After the bales are staked, the excavated soil shall be backfilled and compacted against the filter barrier.
4. Each bale shall be securely anchored and held in place by at least two stakes or rebars driven through the bale.
5. Loose straw shall be wedged between bales to prevent water from entering between bales.
6. The structure shall be inspected after each rain and repairs made as needed.
7. Sediment shall be removed and the trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
8. Structures shall be removed and the area stabilized when the remaining drainage area has been properly stabilized.



STRAW BALE INLET PROTECTION

NOT TO SCALE



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NO.	REVISION	DATE	BY
1	MRP	3/19/02	

ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR AND OWNER PRIOR TO PROCEEDING WITH THE WORK.

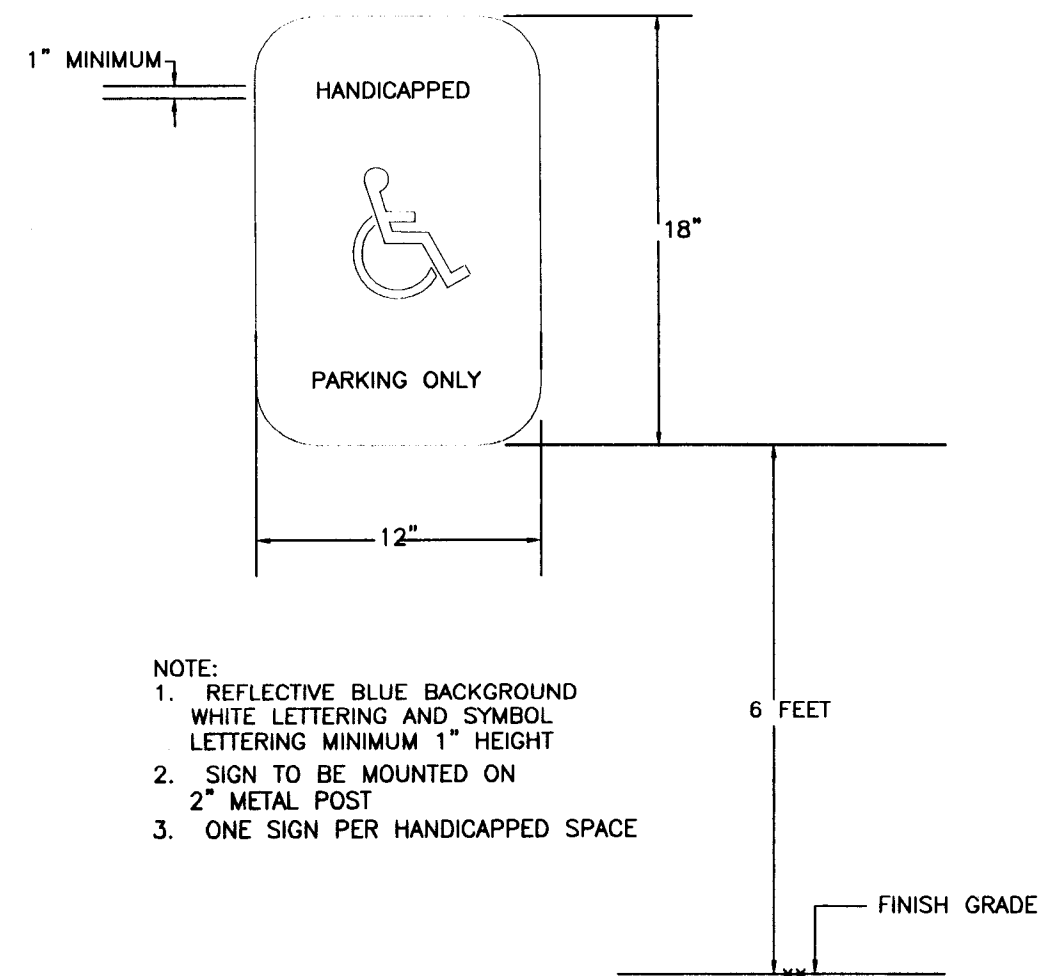
EROSION CONTROL DETAILS

58 & 60 PORTSMOUTH AVENUE
STRATHAM, NH
J.H. REALTY TRUST, OWNER

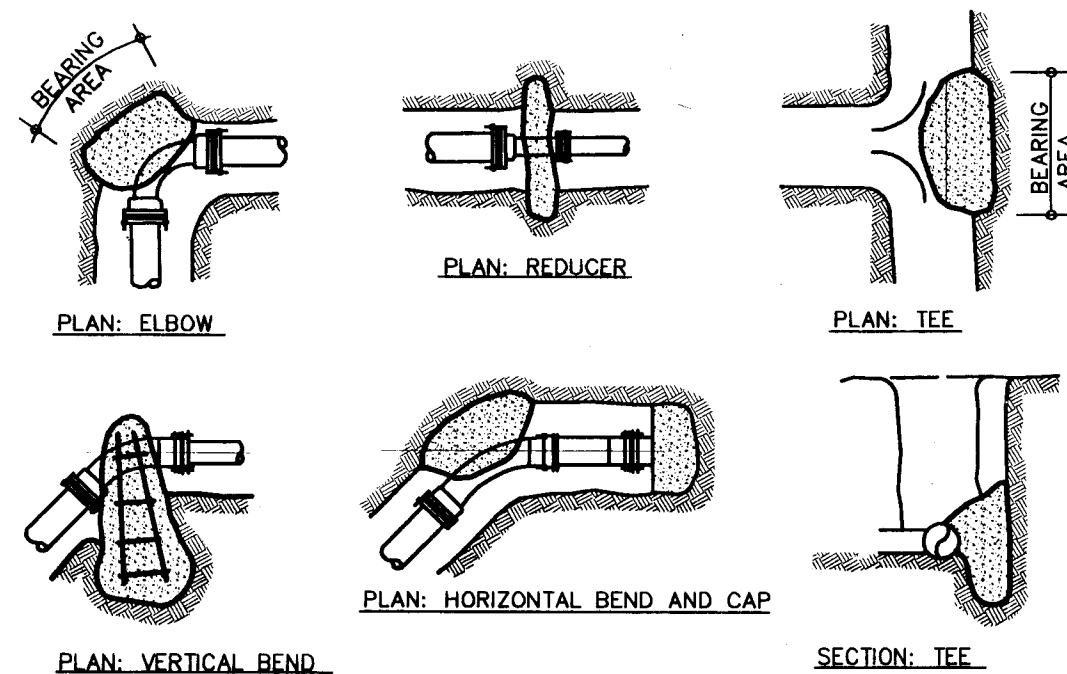
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438 NO.	HURL-0201
BLOCK MAP NO.	SHEET

SCALE N.T.S.	DRAWING NO. EC-1
DRAWN BY MJC/MRP	
DATE 2/10/03	
APPROVED MRP	



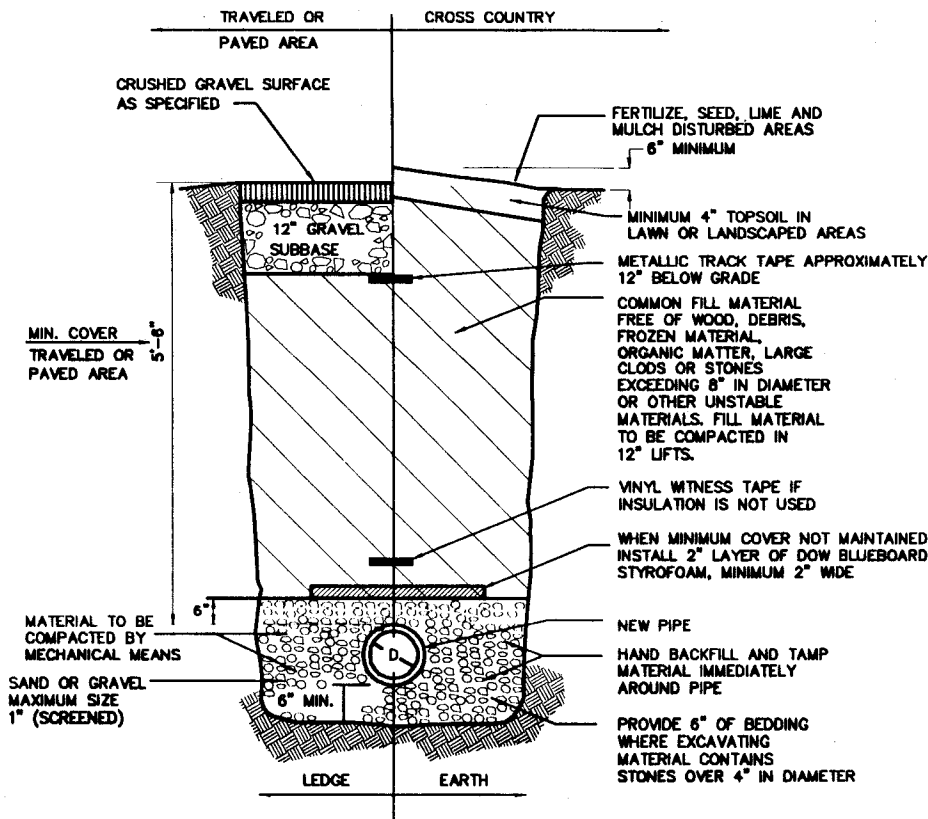
HANDICAPPED SIGN DETAILS
N.T.S.



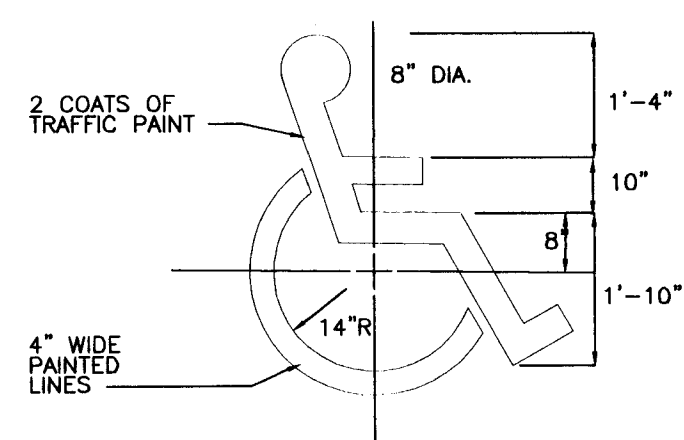
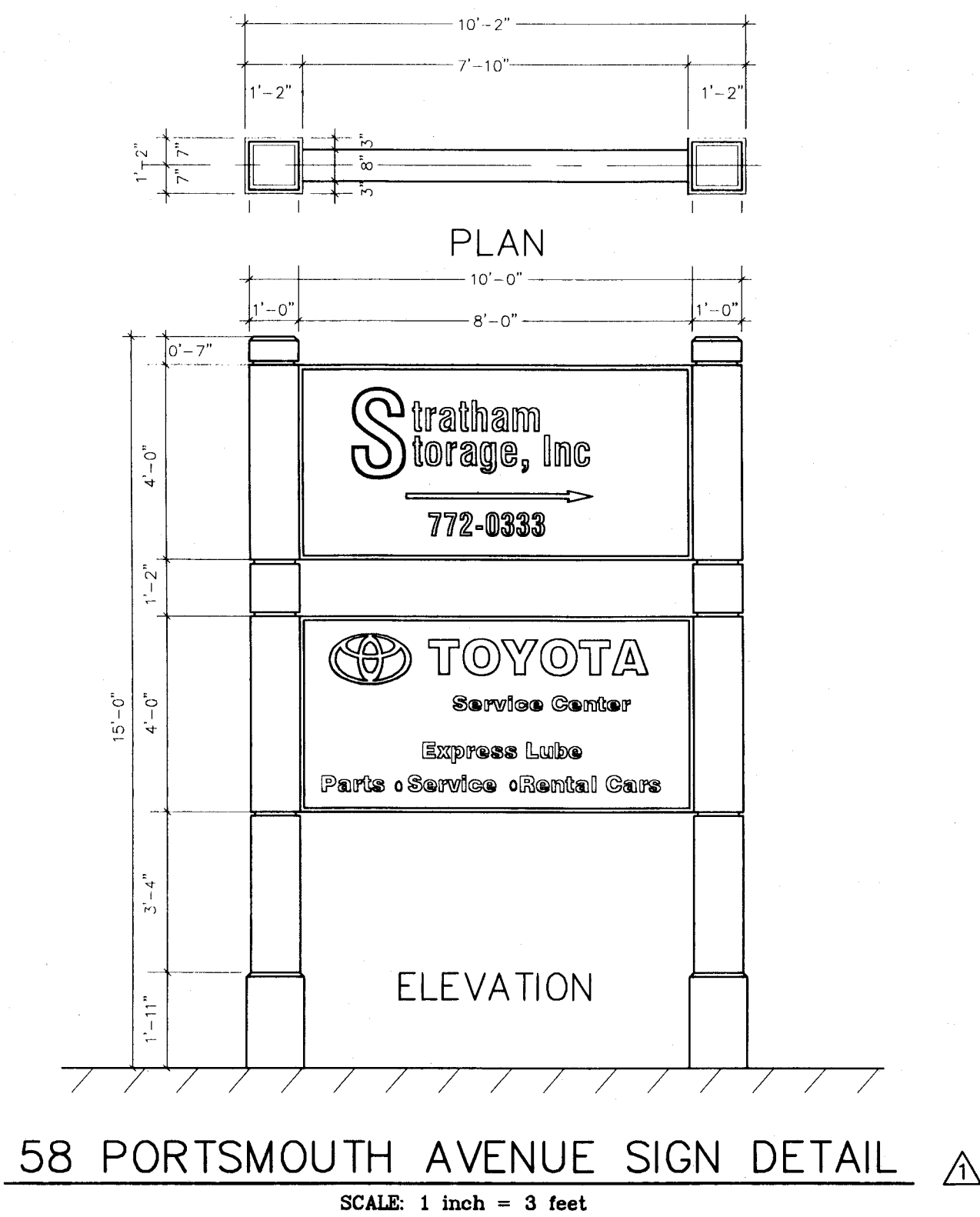
REACTION TYPE	PIPE SIZE				
	4"	6"	8"	10"	12"
A 90°	0.89	2.19	3.92	5.57	8.62
B 180°	0.65	1.55	2.76	4.19	6.09
C 45°	0.48	1.19	2.12	3.01	4.66
D 22-1/2°	0.25	0.60	1.08	1.54	2.37
E 11-1/4°	0.13	0.30	0.54	0.77	1.19

THrust blocking for other test pressures are directly proportional to the above table.

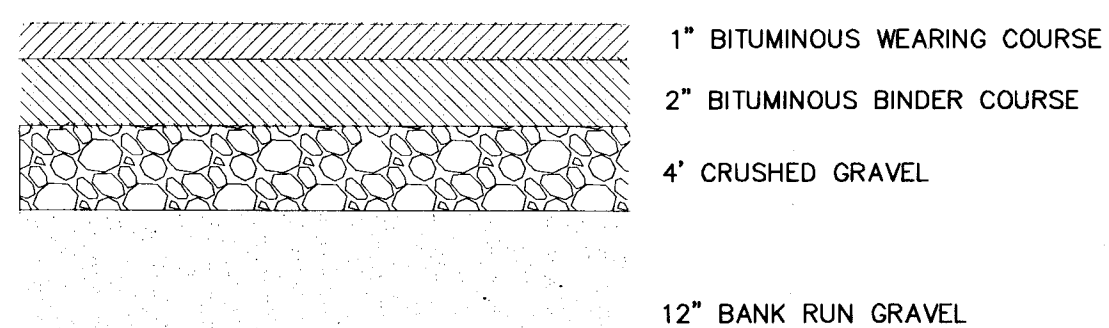
CONCRETE THRUST BLOCKS
N.T.S.



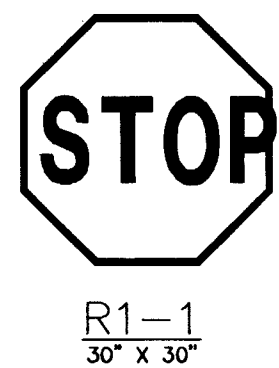
TYPICAL TRENCH SECTION
SECTION VIEW N.T.S.



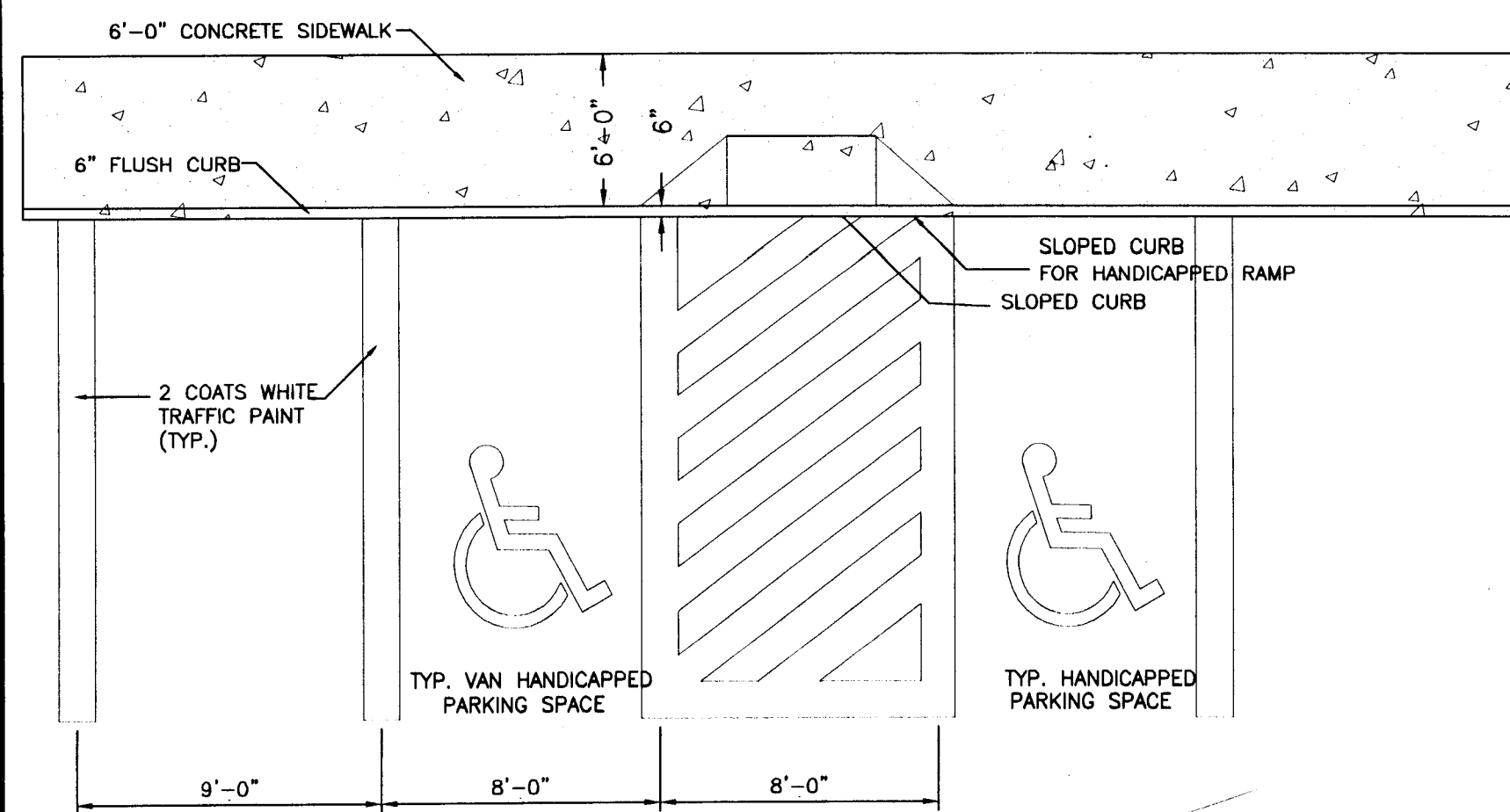
HANDICAP SYMBOL
N.T.S.



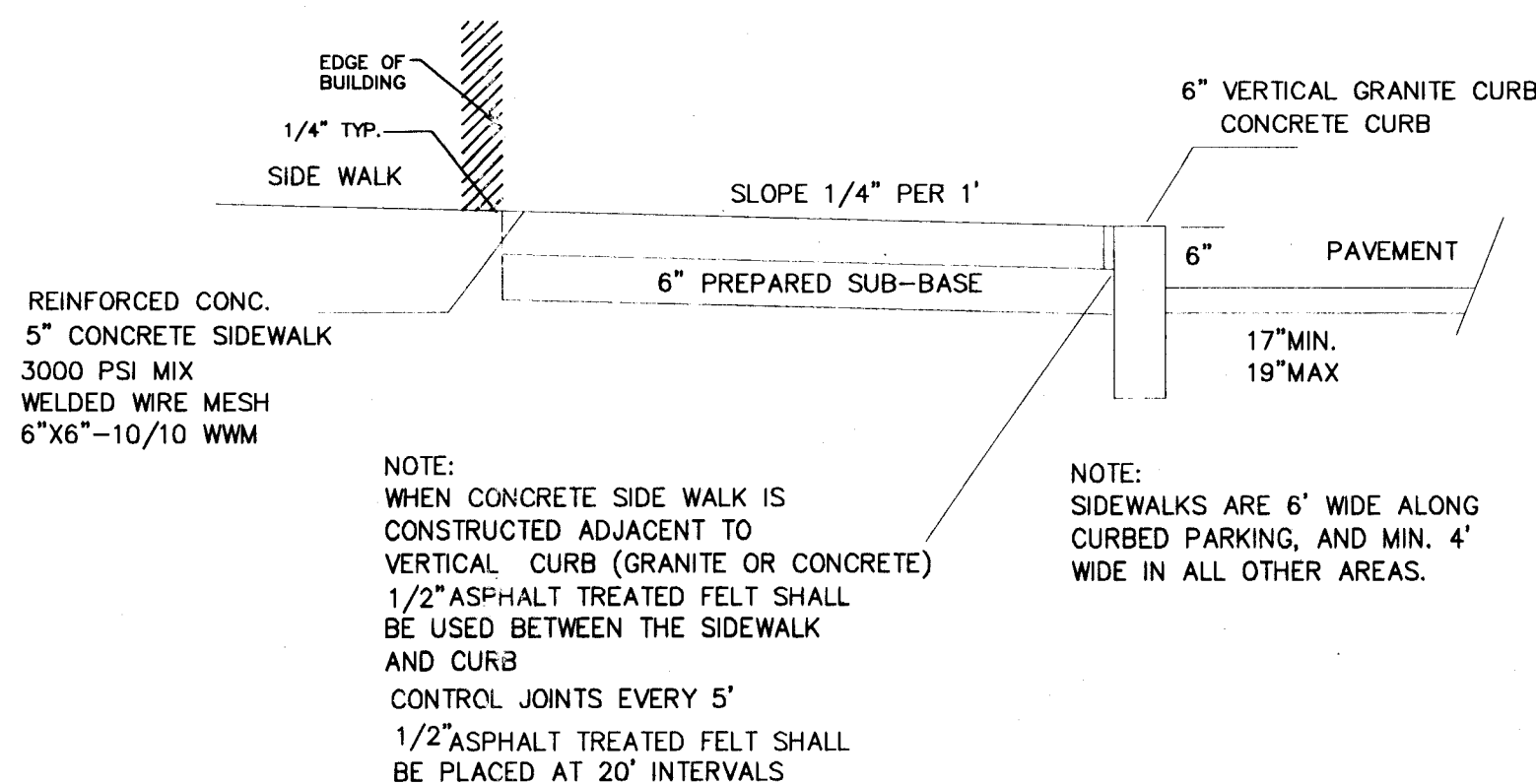
TYPICAL PAVEMENT SECTION
N.T.S.



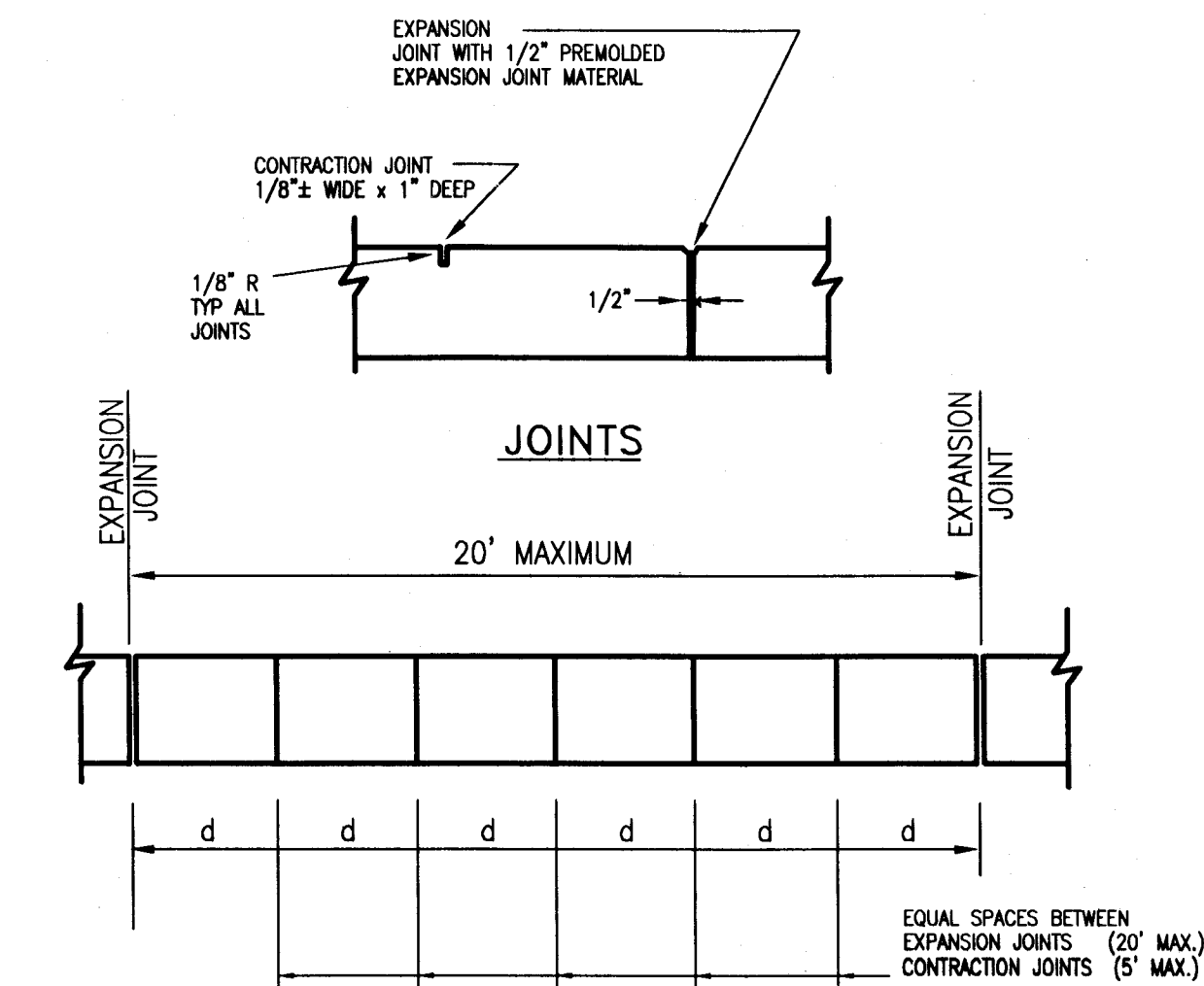
TRAFFIC CONTROL SIGN
N.T.S.



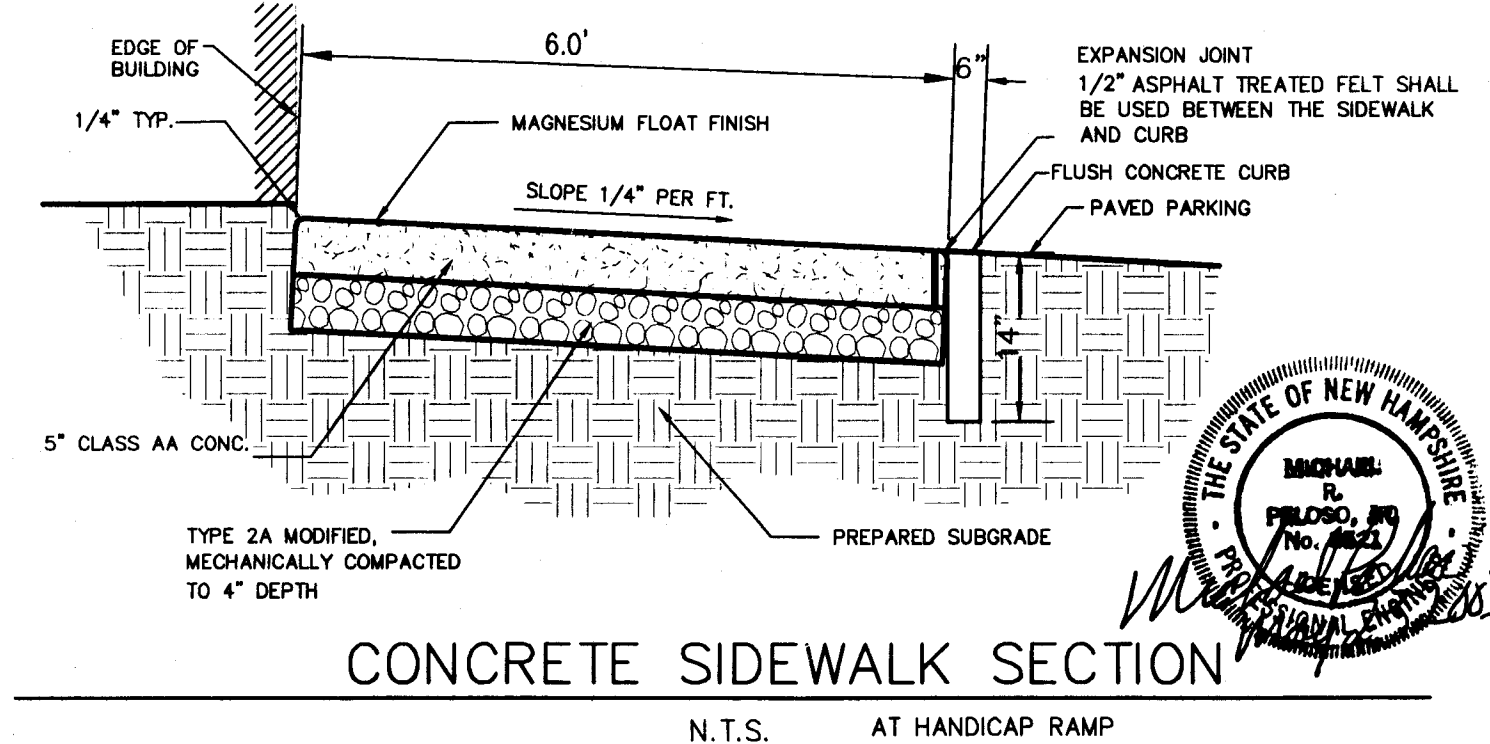
HANDICAPPED PAVEMENT STRIPING DETAIL
N.T.S.



VERTICAL GRANITE CURB
N.T.S.



JOINT SPACING



CONCRETE SIDEWALK SECTION
N.T.S. AT HANDICAP RAMP

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DATE 3/19/02	NO.	REVISION	BY MRP

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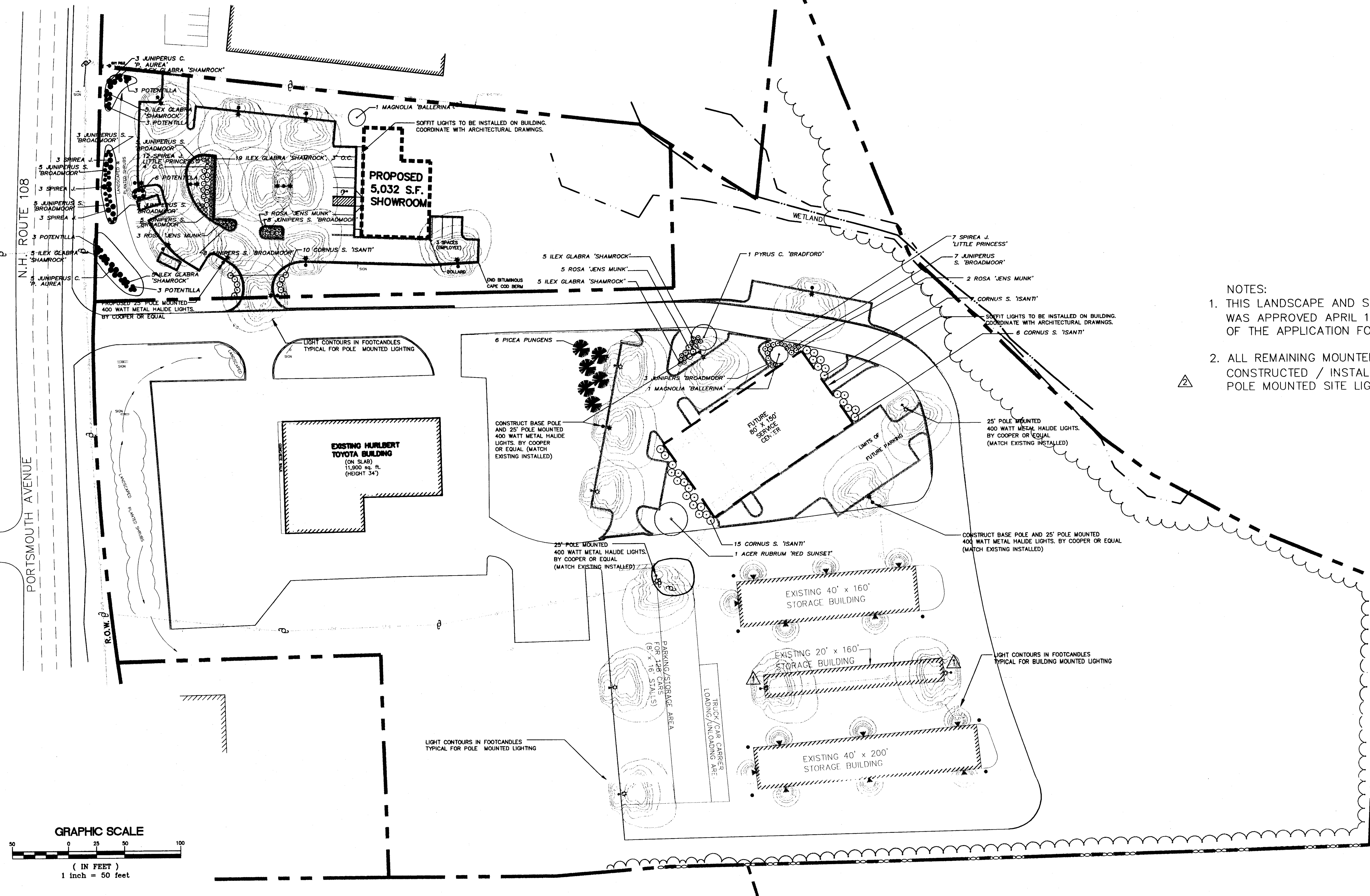
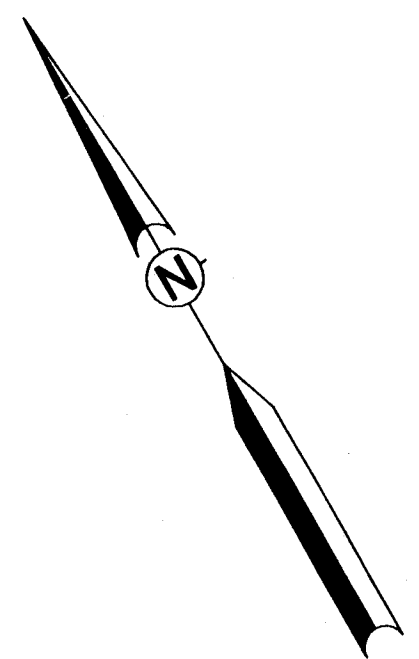
MISCELLANEOUS DETAILS

58 & 60 PORTSMOUTH AVENUE
STRATHAM, NH
J.H. REALTY TRUST, OWNER

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JOB NO. HURL-0201	SHEET
SCALE N.T.S.	DRAWING NO. D-1
DRAWN BY MJC/MRP	DATE 2/10/03
APPROVED MRP	

CHAIRPERSON DATE



NOTES:

1. THIS LANDSCAPE AND SITE LIGHTING PLAN WAS APPROVED APRIL 19, 2000, AS PART OF THE APPLICATION FOR 60 PORTSMOUTH AVE.
2. ALL REMAINING MOUNTED SITE LIGHTS TO BE CONSTRUCTED / INSTALLED WILL MATCH EXISTING POLE MOUNTED SITE LIGHTS.

Pennoni Associates Inc.
The Concord Center, Suite 434, 10 Ferry Street,
Concord, NH 03301-2319

LIGHTING & PLANTING PLAN
58 & 60 PORTSMOUTH AVENUE
STRATHAM, NH
J.H. REALTY TRUST, OWNER

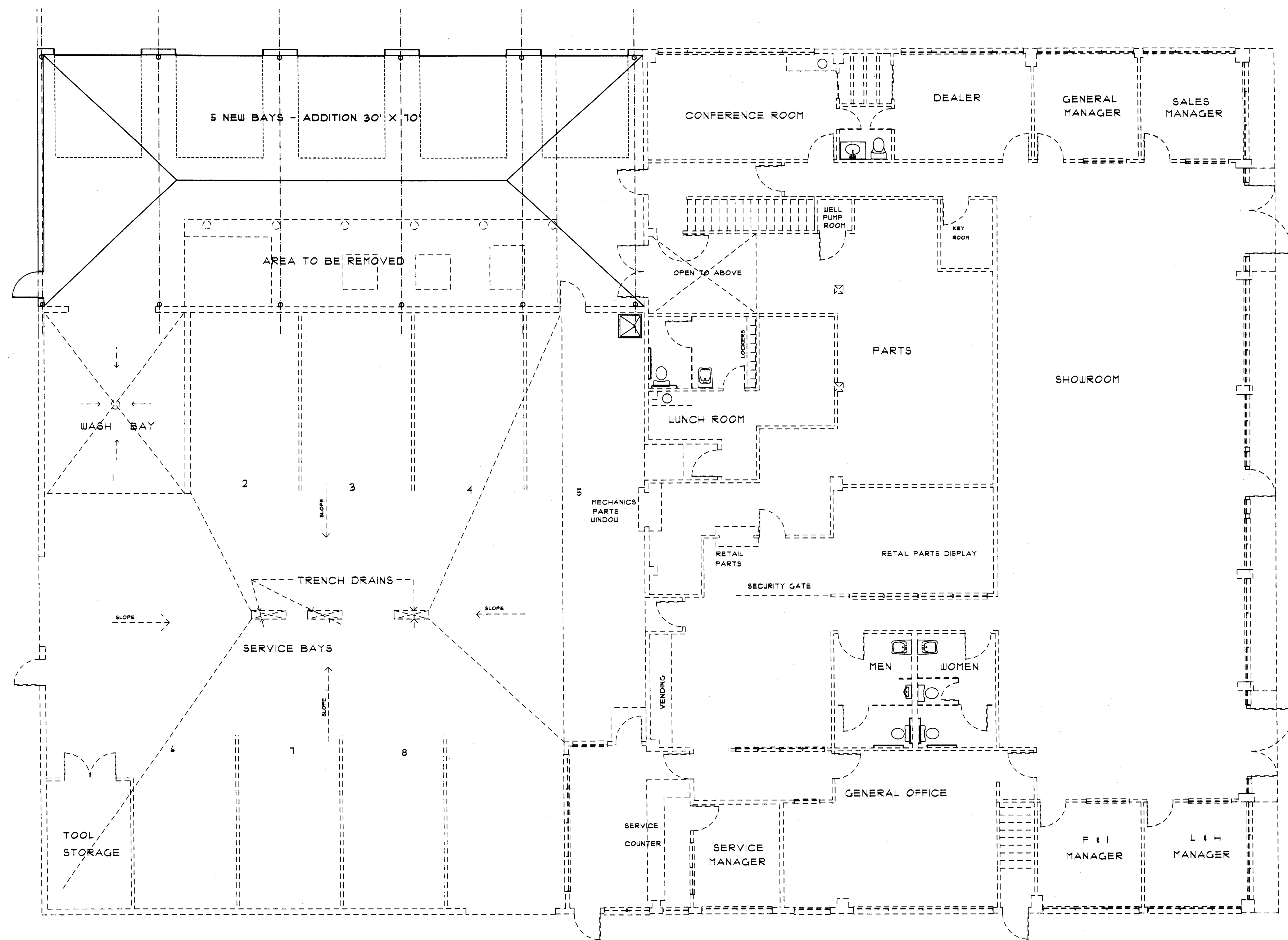
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				JOB NO.
				HURL-0201
BLOCK MAP NO.				SHEET
SCALE				DRAWING NO.
1"=50'				
DRAWN BY				
MJC/MRP				
DATE				
2/10/03				
APPROVED				
MRP				

(Pennoni

5/22/03	2	REVISION	MRP
3/19/02	1	REVISION	MRP
DATE	NO.	REVISION	BY

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.



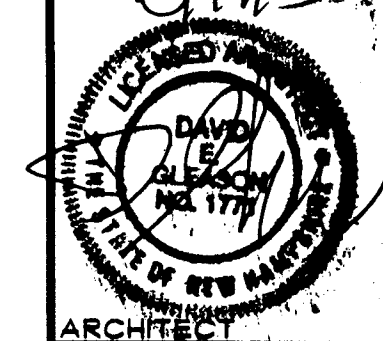
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION OF REVISION	DATE

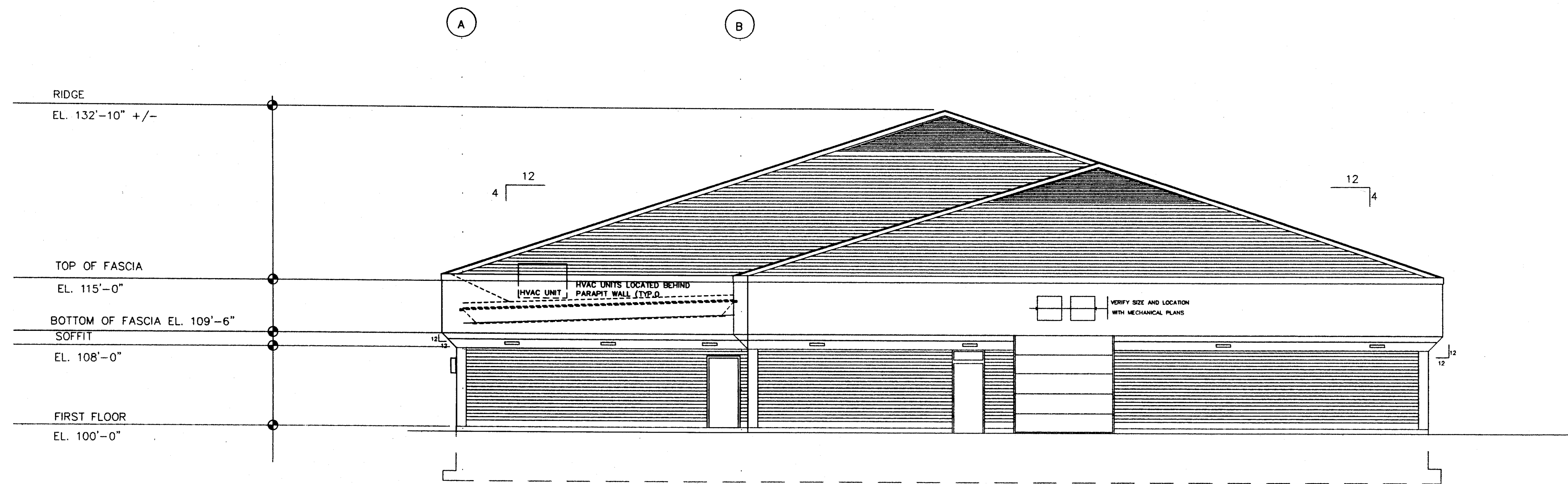
J H REALTY TRUST
58 PORTSMOUTH AVENUE
STRATHAM, NEW HAMPSHIRE 03885

GLEASON ARCHITECTS
P.O. BOX 516, 152 PORTSMOUTH AVENUE
STRATHAM, NEW HAMPSHIRE 03885
603 112-1310 FAX NO. 603 112-6044



ENGINEER
DATE:
PROJECT NO.
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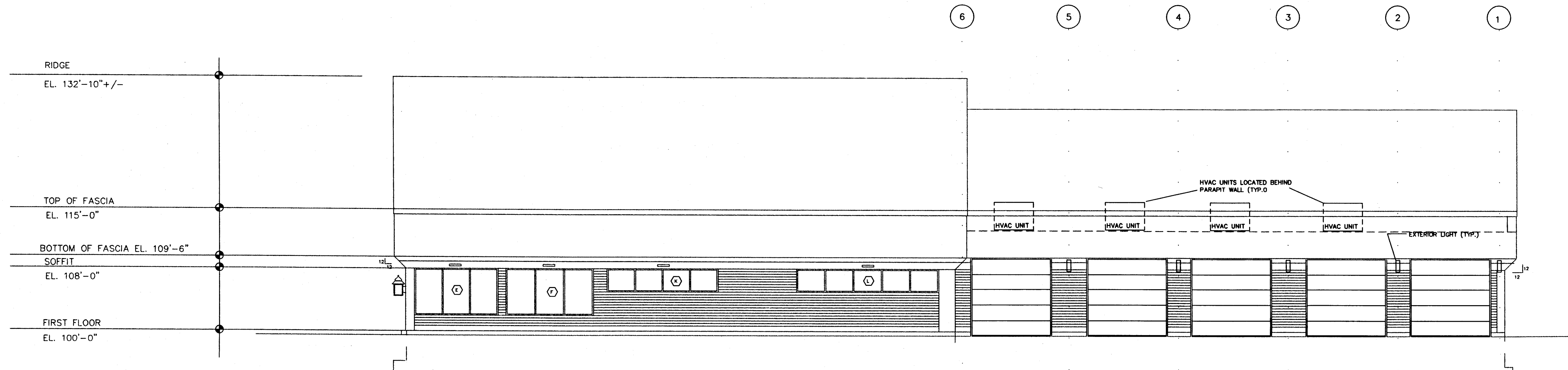
A-1
OF SHEETS



REAR ELEVATION

SCALE: 1/8" = 1'-0"

- NOTES:
1. EXTERIOR SIDING TO BE CLAPBOARD, "COLONIAL GREY" OR SIMILAR
 2. EXTERIOR ALUMINIUM FRAME TO BE WHITE.
 3. FASCIA BOARD TO BE WHITE WITH GREY TRIM. MATERIAL TO BE "STUCCO" OR EXT. WOOD.
 4. ALL TRIM TO BE "COLONIAL GREY"



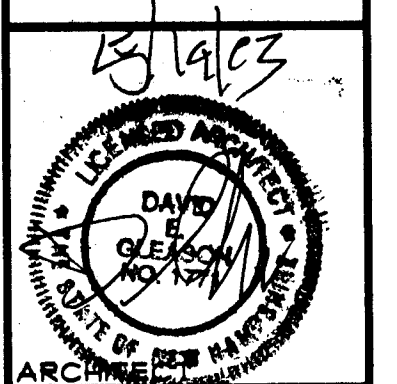
SIDE ELEVATION

SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION OF REVISION	DATE

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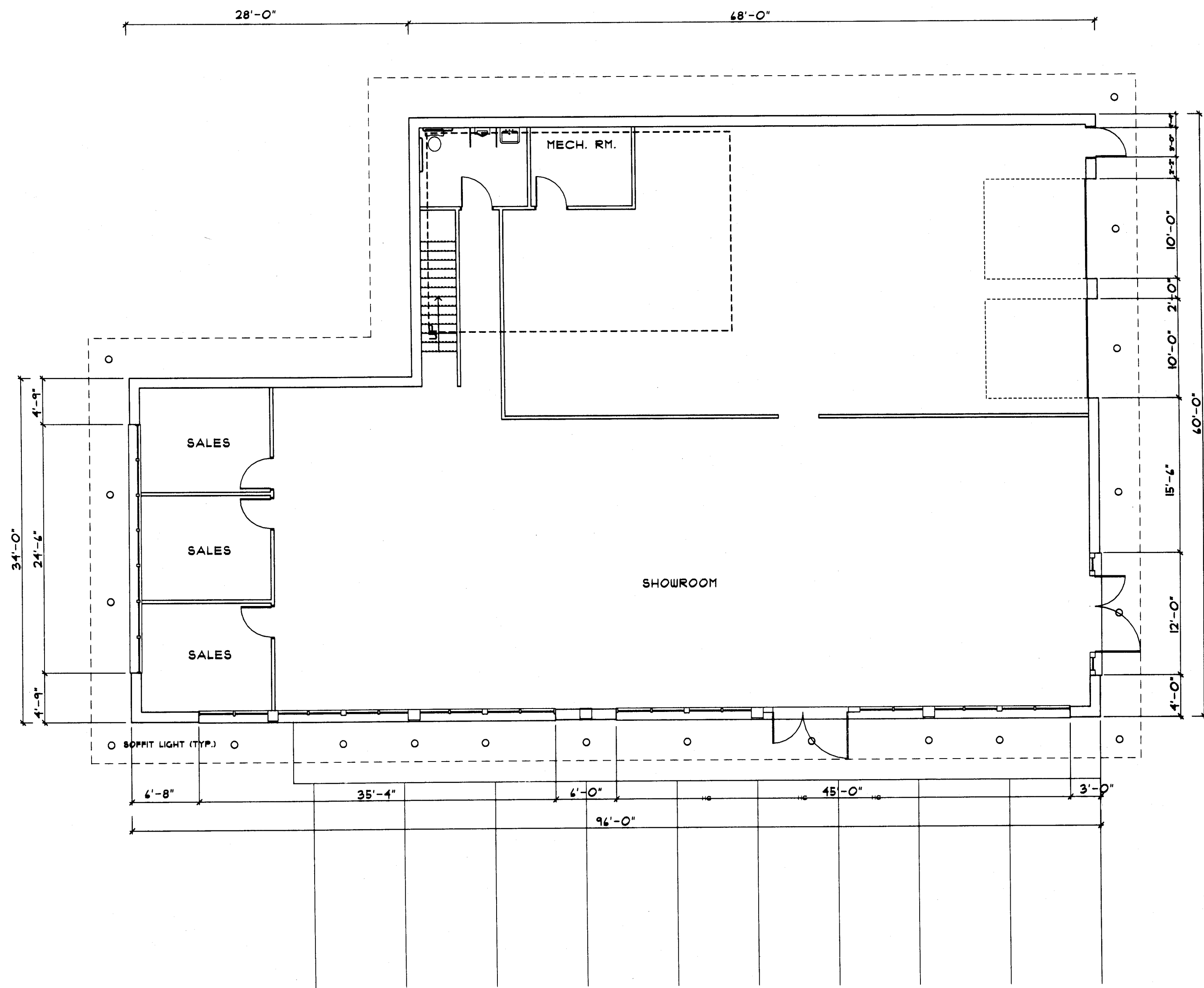
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PROJECT NO.
SHEET NO.

A-2

OF SHEETS



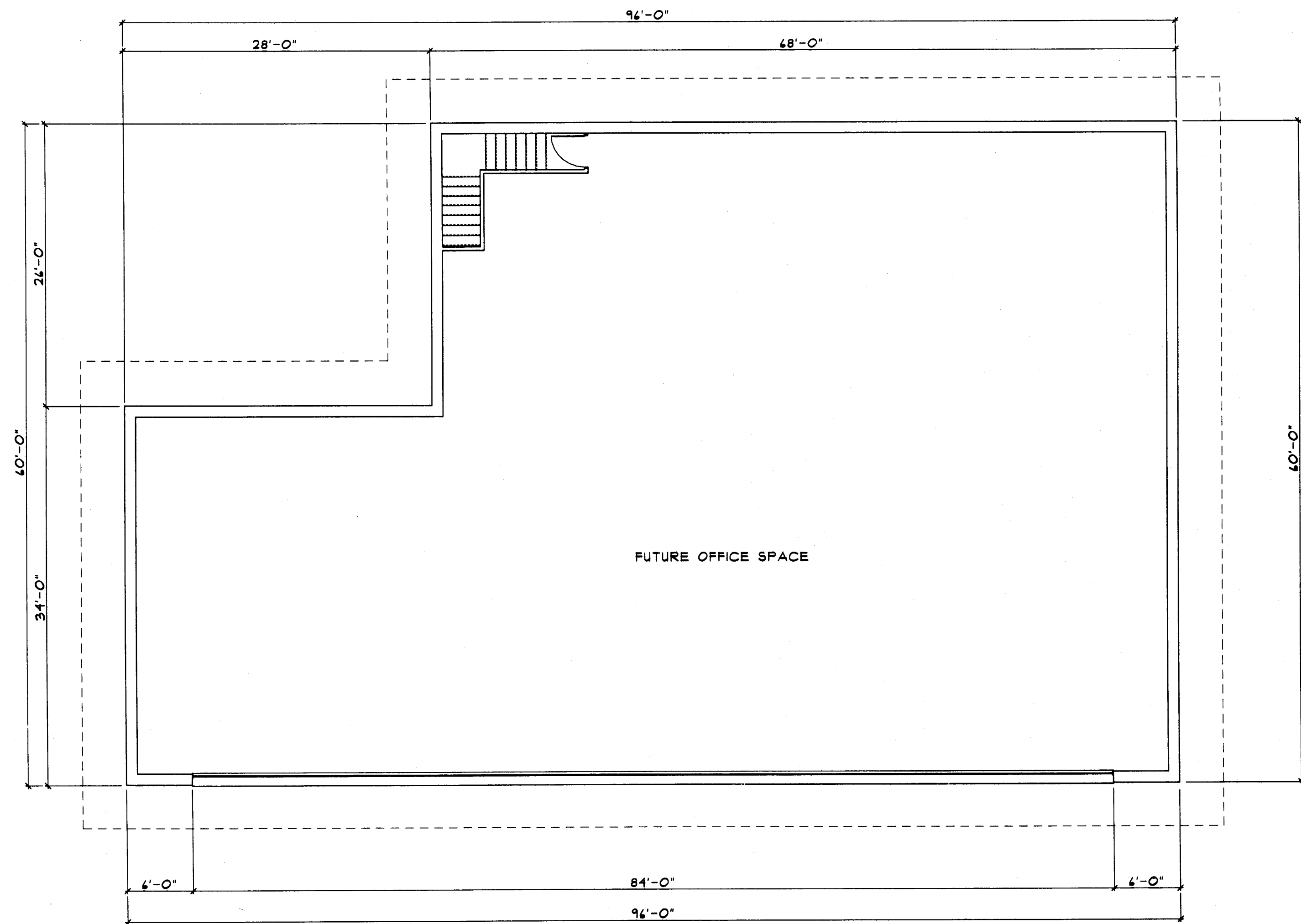
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NO.		DESCRIPTION OF REVISION	DATE

J.H. REALTY TRUST 40 PORTSMOUTH AVENUE STRATHAM, NEW HAMPSHIRE 03885	GLEASON ARCHITECTS P.O. BOX 594, 152 PORTSMOUTH AVENUE STRATHAM, NEW HAMPSHIRE 03885 603 772-1310 FAX NO. 603 772-6044

	ENGINEER
	DATE:
	PROJECT NO.
	SHEET NO.

A-3	
OF	SHEETS



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NO.		DESCRIPTION OF REVISION	DATE

<p>J.H. REALTY TRUST 60 PORTSMOUTH AVENUE STRATHAM, NEW HAMPSHIRE 03885</p>	<p>GLEASON ARCHITECTS P.O. BOX 594, 152 PORTSMOUTH AVENUE STRATHAM, NEW HAMPSHIRE 03885 603 772-1310 FAX. NO. 603 772-6044</p>
<p>ARCHITECT</p>	
<p>ENGINEER</p>	
<p>DATE:</p>	
<p>PROJECT NO.</p>	
<p>SHEET NO.</p>	
<p>A-4</p>	
<p>OF SHEETS</p>	