

Site Plans

Issued for: **Permitting**

Date Issued: April 25, 2014

Latest Issue: April 25, 2014

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IHOP Restaurant

Rochester Crossing

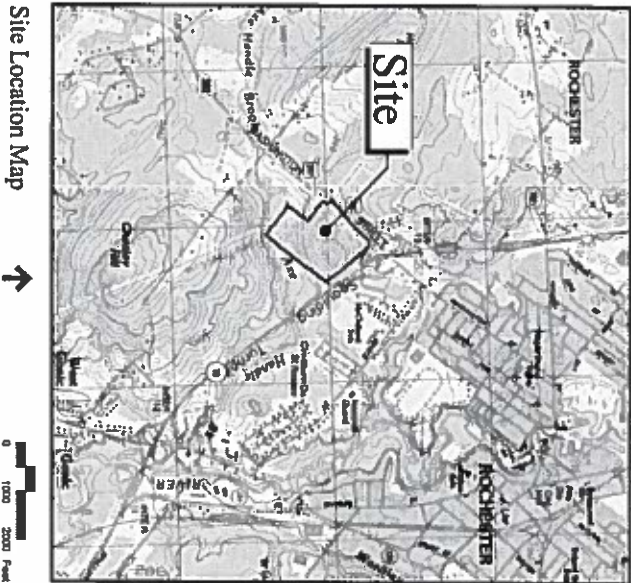
160 Washington Street (U.S. Route 202)

Rochester, New Hampshire

Property Owners

Owner/Applicant:
OCW Retail - Rochester, LLC
C/O The Wilder Companies
800 Boylston Street
Prudential Tower, Suite 1300
Boston, MA 02199

Assessor's Map: 130 & 246
Lots: 130-38 & 246-21



Site Location Map

RECEIVED
MAY 27 2014
Permitting Dept.



Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services
2 Bedford Farms Drive, Suite 200
Bedford, New Hampshire 03110
603.391.3900 • FAX 603.518-7495



FINAL APPROVAL BY ROCHESTER PLANNING BOARD
Certified by: 
Date: 7/23/14

Legend

Exist.	Prop.	Exist.	Prop.
	PROPERTY LINE		CONCRETE
	PROJECT LIMIT LINE		HEAVY DUTY PAVED
	RIGHT-OF-WAY/PROPERTY LINE		CONSTRUCTION EASEMENT
	ASPHALT		SPOT ELEVATION
	BUILDING SETBACK		TOP OF BUILDING ELEVATION
	BUILDING SETBACK		BOTTOM OF CURB ELEVATION
	CONSTRUCTION LAYOUT		TOP OF BUILDING OR WALL ELEVATION
	ZONING LINE		BORING LOCATION
	TIE LINE		15% PI LOCATION
	LIMIT OF DISTURBANCE		NON-STRUCTURAL WALL
	RETAINING WALL WITH FLAG		UNDERDRAIN
	FLOOR JAM		DRAIN
	BONDING LINE AND SHEET IN FLOODING		ROCK DRAIN
	W-LAND BORDER ZONE		SCREEN
	NO DRIVEWAY ZONE		FORCE MAIN
	20% RETENTION AREA		OVERHEAD WIRE
	CHANNEL BED		WATER
	BOX OF MANHOLE		FIRE PROTECTION
	BRICKWORK AREA		DOMESTIC WATER
	BRICKWORK AREA		GAS
	DOCKET CURB		ELECTRIC
	CURB AND GUTTER		STEAM
	UNFINISHED CONCRETE CURB		TELEPHONE
	PRECAST CONCRETE CURB		FIRE ALARM
	SLOPED CURB, EDGE		CABLE TV
	VERTICAL CURB, CORNER		CATCH BASIN
	SLOPE OF CURB NOTE		DOUBLE CATCH BASIN
	SLOPE OF CURB NOTE		DOTTED M.E.T.
	BUILDING		DRAIN MANHOLE
	BUILDING ENTRANCE		MANHOLE (MAN)
	LOADING DOCK		PLUG OR CAP
	BUILDING		ELEVATION
	DRAPERY PAD		FLASHED ON SECTION
	DOUBLE SASH		REBAR
	STEEL GUARDRAIL		STEEL BARRIOLE
	WOOD GUARDRAIL		CURB STOP & BOX
	PAIN		WATER VALVE & BOX
	POLE LINE		TAPPING SIZING, WATER & BOX
	WIRE FENCE		SEWER CONNECTION
	FENCE		FIRE HYDRANT
	STRUCTURE THICK		WATER METER
	STONE WALL		POST INDICATOR WALK
	RETAINING WALL		WATER WELL
	SEWER / POWER / WATER CORRIDOR		GAS VALVE
	DETENTION BASIN		GAS METER
	NAT BULBS		ELECTRIC MANHOLE
	SL FENCE		ELECTRIC METER
	WATER CONTROL		LIGHT POLE
	WATER CONTROL		TELEPHONE MANHOLE
	WATER CONTROL		TRANSFORMER PAD
	WATER CONTROL		UTILITY POLE
	WATER CONTROL		DRY POLE
	WATER CONTROL		DRY POLE & ANCHOR
	WATER CONTROL		HAND HOLE
	WATER CONTROL		WALL BOX
	WATER CONTROL		WATER CONTROL

Abbreviations

General	
ABAN	ABANDON
ACH	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BIT	BITUMINOUS
B3	BOTTOM OF SLOPE
B3L	BROKEN WHITE LINE LINE
CONC	CONCRETE
DOCL	DOUBLE YELLOW CENTER LINE ELEVATION
EL	ELEVATION
ELEV	ELEVATION
EXIST	EXISTING
FOUL	FOULMATION
FTE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GRADE	GRADE TO DRAIN
LANDSCAPE AREA	LANDSCAPE AREA
UNIT OF DISTANCE	UNIT OF DISTANCE
LOW	LOW
MAX	MAXIMUM
MIN	MINIMUM
NOT IN CONTRACT	NOT IN CONTRACT
NOT TO SCALE	NOT TO SCALE
PERM	PERMANENT
PROPOSED	PROPOSED
REMOVE	REMOVE
REMOVE AND DISPOSE	REMOVE AND DISPOSE
RAMP	RAMP
RAMP AND MEET	RAMP AND MEET
SOLID WHITE EDGE LINE	SOLID WHITE EDGE LINE
SOLID WHITE LINE LINE	SOLID WHITE LINE LINE
TOP OF SLOPE	TOP OF SLOPE
TYPE	TYPE
UTILITY	UTILITY
CATCH BASIN	CATCH BASIN
CORRODED METAL PIPE	CORRODED METAL PIPE
CURB	CURB
CURB CUT	CURB CUT
DOUBLE CATCH BASIN	DOUBLE CATCH BASIN
DRAIN MANHOLE	DRAIN MANHOLE
CAST IRON PIPE	CAST IRON PIPE
CONDUIT	CONDUIT
DUCTILE IRON PIPE	DUCTILE IRON PIPE
FLANGED END SECTION	FLANGED END SECTION
FRONT YARD	FRONT YARD
FRONT AND GRATE	FRONT AND GRATE
FRONT AND COVER	FRONT AND COVER
GUTTER WALT	GUTTER WALT
PRELIM	PRELIM
HIGH DENSITY POLYETHYLENE PIPE	HIGH DENSITY POLYETHYLENE PIPE
MANHOLE	MANHOLE
HEADWALL	HEADWALL
INVERT	INVERT
INVERT ELEVATION	INVERT ELEVATION
WATER ELEVATION	WATER ELEVATION
PAID WATER WAY	PAID WATER WAY
POLYETHYLENE PIPE	POLYETHYLENE PIPE
REINFORCED CONCRETE PIPE	REINFORCED CONCRETE PIPE
NO ELEVATION	NO ELEVATION
SEWER MANHOLE	SEWER MANHOLE
SEWER DRAIN	SEWER DRAIN
LAPPING STEEL, VALVE AND BOX UNDERGROUND	LAPPING STEEL, VALVE AND BOX UNDERGROUND
UTILITY POLE	UTILITY POLE

Notes:

Conclusion

- [illegible]

Layton and Metrick

1. DEDUCTIONS FROM THE FACE OF CLAIM, FACE OF BUILDING, OR FACE OF WALL, AND EXITS LINE
2. EXITS, INCLUDING STAIRWAYS, RAMP, BUILDING ENTRANCES, STAIRWAYS, WALL PENETRATIONS,
DOOR PENETRATIONS, DOOR PENS, DOORWAYS, WALL, CEILING, CORNER, BOLLARD, ETC.
3. CLAIM SHALL BE PRELIMINARY CLAIM (PC) OR EXTENDED CLAIM (EC) WHEN
THE CLAIM IS OTHERWISE INDICATED ON THE PLAN.
4. CLAIM SHALL BE 1 FEET UNLESS OTHERWISE NOTED.

IN ORDER TO PRO

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Useful Hints

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References

1. CONSIDERATION SHALL BE GIVEN TO UTILITY COMPANIES HAVING UNDERSERVED AREAS BY SITE ON BASIS OF: BAY PROPER TO DEDICATION AND/OR OUTLAGE STATE.
2. THE UTILITY COMPANIES SERVING THE PROJECT AREA ARE:
 - A. WATER: WATER DIVISION - ROCKFORD D.D.R. (602) 332-0086
 - B. ELECTRIC: ILL. POWER CO. (602) 332-4272
 - C. ELECTRIC: E.S.H.I. (602) 332-4282
 - D. TELEPHONE: AMERICAN (602) 743-1114
 - E. GAS: CHRYSLER (602) 332-4282
 - F. CABLE TV: NORTHERN UTILITIES (602) 332-4282
3. THE LOCATIONS, SIZES AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OF THE REPRESENTATIVE MAP DOES NOT REPRESENT THAT THE LOCATION, SIZE, TYPE OR DEPTH OF ANY UTILITIES SHOWN WILL BE ACCURATE. THE ABOVE LISTED UTILITY COMPANIES WILL BE PRESENT THAT ARE NOT SHOWN ON THE PLANS, PRIOR TO EXCAVATING MATERIALS AND EXCAVATING.
4. THE CONTRACTOR SHALL VERIFY AND EXISTING UTILITIES, EXISTING UTILITIES, SIZES, LOCATIONS, DEPTHS AND TYPES OF EXISTING UTILITIES AND THE PROPOSED UTILITY LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, TYPE AND DEPTHS OF ALL UTILITIES WITHIN THE PUBLIC RIGHTS OF WAY.

3490 SOUTHWEST

4. THE ELEVATIONS FOR DOORS AND STAIR WALKWAYS SHALL HAVE CORNERS, GAS CUTS, ELEVATING SHALL BE SET AS FOLLOWS:
 - A. PARADEYS AND CONCRETE SURFACES: RADIUS
 - B. ALL SURFACES ALONG ACCESSIBLE ROUTES: RADIUS
 - C. LAMINATED, GLASS AND STEEL, AND OTHER FLOOR SURFACE AREAS: ONE INCH ABOVE
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF IMPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY AND THE CITY OF LOS ANGELES, CALIFORNIA, AND THE CALIFORNIA ELECTRICAL BOARD (CEB), THE STATE OF CALIFORNIA, AND THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO BE COORDINATED WITH OWNER AND AGENCIES.
6. THE CONTRACTOR SHALL HAVE RESPONSIBILITY TO AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE ALLOCATION AND LOCATION OF GAS, ELECTRIC, TELEPHONE, FIBER, PLUMBING, AND ANY OTHER PRIVATE UTILITIES. WHENEVER WORK IS PERFORMED BY CONTRACTOR ON THE UTILITY COMPANY.

1. **What is the purpose of the study?**

- B. SASHARY SEWER PIPES SHALL BE POLYETHYLENE (PE) STEEP PIPES.
- C. STORM DRAINAGE PIPES SHALL BE HEAVY DUTY COMPACTED POLYETHYLENE (HDPE) WITH SMOOTH INTERIOR WALL SURFACES, MINOR DIPS.
- D. SITE CONSTRUCTION SHALL COMBINE WITH ELECTRICAL CONSTRUCTION AND SHALL FINISH THE EXCAVATION, INSTALLATION AND BACKFILL OF ELECTRICAL CONDUITS SYSTEMS RELATED TO THE CONSTRUCTION SHALL FINISHES CHOOSE THE EQUIPMENT OF DRAIN BANS & RECORDERS BY THE DUTY CONTRACTOR AND AS REQUIRED FOR THE DRAWINGS.
- E. SITE CONSTRUCTION SHALL EXCAVATE AND BACKFILL ROCKS FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- F. ALL DRAINAGE AND SASHARY STRUCTURES SHALL BE PRECAST WITHIN DRAIN PIPES (4" MIN. LINES OTHERWISE NOTED) SHALL BE DETERMINED BY THE WATER AUTHORITY BASED ON THE PIPE JOINTS AND DRAINAGE SLOPE OR TRENCH PLANS.
- G. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL BEIT HEAVY DUTY MANTE (4-200) LONGER AND BE INSTALLED ACCORDANT.
- H. HOUSEHOLD BLOODS SHALL BE PROVIDED FOR THE WATER SUPPLY SYSTEM AT ALL BLOCKS, TIES, AND THE INDENTERS.
- I. DRAINAGE SLOPE SHALL BE CONTINUED FOR PIPE ON PIPING.
- J. ALL WATER AND SASHARY LINES TO BUILDING SHALL NOT SUFFERING THE BUILDING LAINS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLATE AT THE DRAIN.
- K. ALL THE TRENCHES SHALL BE PROVIDED WITH AN APPROVED GATE VALVE A MAXIMUM OF 5'-0" FROM THE TRENCH.
- L. ALL TRENCHES, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL CODES AND STANDARDS.
- M. CONSTRUCTION SHALL BE REQUIRED TO AVOID CRACK PLANS FOR EXACT LOCATIONS OF DUTY SERVICES PRIOR TO INSTALLATION OF SERVICE LINES.

Constructive Sequence

- [illegible]

Existing Conditions Information

- BASE PLANT: THE BROWN HILLS WERE RECOVERED BY AN ACTUAL FIELD SURVEY CONDUCTED BY WAGNER HANCOCK BROS., INC. (WHB), THE TRIPOLIAR AND PHYSICAL FINDINGS ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY WHB IN APRIL 2016.
- A. CORROSION OF THE RETAILERS AND PLACEMENT OF THE FLAS WAS PERFORMED BY: WHB
- FLAS MARKING: THE RETAILERS WERE LOCATED BY WHB
- DECONTAMIN: CLEANING ARE BASED ON WHB 1979.

[illegible]

2. ALL FURNITURE, DECORATIONS, AND OTHER OBJECTS SHALL BE KEPT UNDER MONITOR DURING THE ENTIRE EVENT.
3. ALL UTILITIES ON SITE MUST BE UNDER MONITOR, INCLUDING UTILITIES EXTENDED FROM THE SITE TO THE EXISTING PLOTS WITHIN THE SITE.
4. ALL UTILITIES LIGHTS, INCLUDING BULB MONITOR LIGHTS, MUST BE FULLY PROTECTED.
5. ACCESS INTO THE SITE FOR THE OPERATING MUST BE MAINTAINED AT ALL TIMES DURING THE EVENT.
6. THE SITE SHALL BE THE RESPONSIBILITY OF THE OPERATOR, INCLUDING THE PROTECTION OF THE ACCESS TO THE SITE, THE PROTECTION OF THE OPERATOR AT THE SITE WITH ANY QUESTIONS REGARDING ACCESS REQUIREMENTS.

THE APPLICANT:
MEDA LIMITED AND

- [illegible]

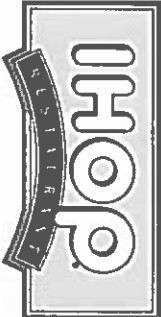
Weyers' Special Portfolio

- PARITY - ARTICLE 4, SECTION 4, SUBSECTION (2) OF THE STATE POLICE AGREEMENT TO ALLOW A REDUCTION IN THE RETIRED PAYMENT SCHEDULE, GRANTED BY PLANNING BOARD ON 1/17/84.**
- WAGES - ARTICLE 4, SECTION 4, SUBSECTION (4)(C) OF THE STATE POLICE AGREEMENT TO ALLOW A REDUCTION IN THE RETIRED PAYMENT SCHEDULE, GRANTED BY PLANNING BOARD ON 1/17/84, WHICH INCLUDES FROM MAY 9/15, 1985 THROUGH PRESENT.**
- CONDOMINIUM USE RULES - SECTION 4.18 (CONDOMINIUM OVERLAY DISTRICT) TO ALLOW GRADING AND DRAINAGE IMPROVEMENTS WITHIN THE BENEFITS OF THE CONDOMINIUM OVERLAY DISTRICT.**
- VARIANCE TO ALLOW REDUCED PARKING AND USE OF AN ADDITIONAL PLOT SIZE, GRANTED BY THE PLANNING BOARD, SET FORTH OF RECORD, CASE NO. 2071-02, DATED MARCH 15, 2012.**



Yonasse Hengen Brustlin, Inc.
Transportation
Land Development
Environmental Services

2 Bedford Farms Drive, Suite 200
Bedford, New Hampshire 03110
603.391.3500 • FAX 603.518-7495



Certified by: _____

Date: _____

[illegible]

70,000 1780

LIHOP Restaurant
Rochester Crossing

1160 Washington Street (U.S. Route 202,
Rochester, New Hampshire)

Permitting

Not Approved for Construction

Legend and General Notes



Zoning Summary Chart

Zoning District(s): Business 2 (B2), Residence 1 (R1)
Overlay District(s): Wetland Conservation District

Regulatory Floodway Zone

Zoning Regulation Requirements	Required	Provided
MIN. LOT AREA	NONE	43.3± AC±
FRONT YARD SETBACK	NONE	~ FT
SIDE YARD SETBACK	25 FT	> 25 FT
REAR YARD SETBACK	0 FT	> 0 FT
WETLAND SETBACK (BUFFER)	25 FT	> 25 FT
MAX. BUILDING HEIGHT	35 FT	50 FT±
MAX. BUILDING COVERAGE	50 %	5.35 %
MIN. OPEN SPACE	25 %	> 25 %
PAVEMENT SETBACK (FRONT)	15 FT	2.15 FT
PAVEMENT SETBACK (SIDE)	10 FT	2.10 FT

CHART BASED ON B2 DISTRICT REQUIREMENTS.

INCLUDES PROPOSED RIGHT-OF-WAY AND EXCLUDES DRAINAGE EASEMENT AREA (LOT 246-21).

0-FT WETLAND SETBACK AT DETENTION BASIN OUTLET, CONDITIONAL USE PERMIT REQUIRED.

Parking Summary Chart

Description	Required	Spaces Provided
STANDARD SPACES	-	1,397
ACCESSIBLE SPACES *	26	40
TOTAL SPACES	1,502±	1,437
BICYCLE SPACES ***	75	7
LOADING SPACES	17	19

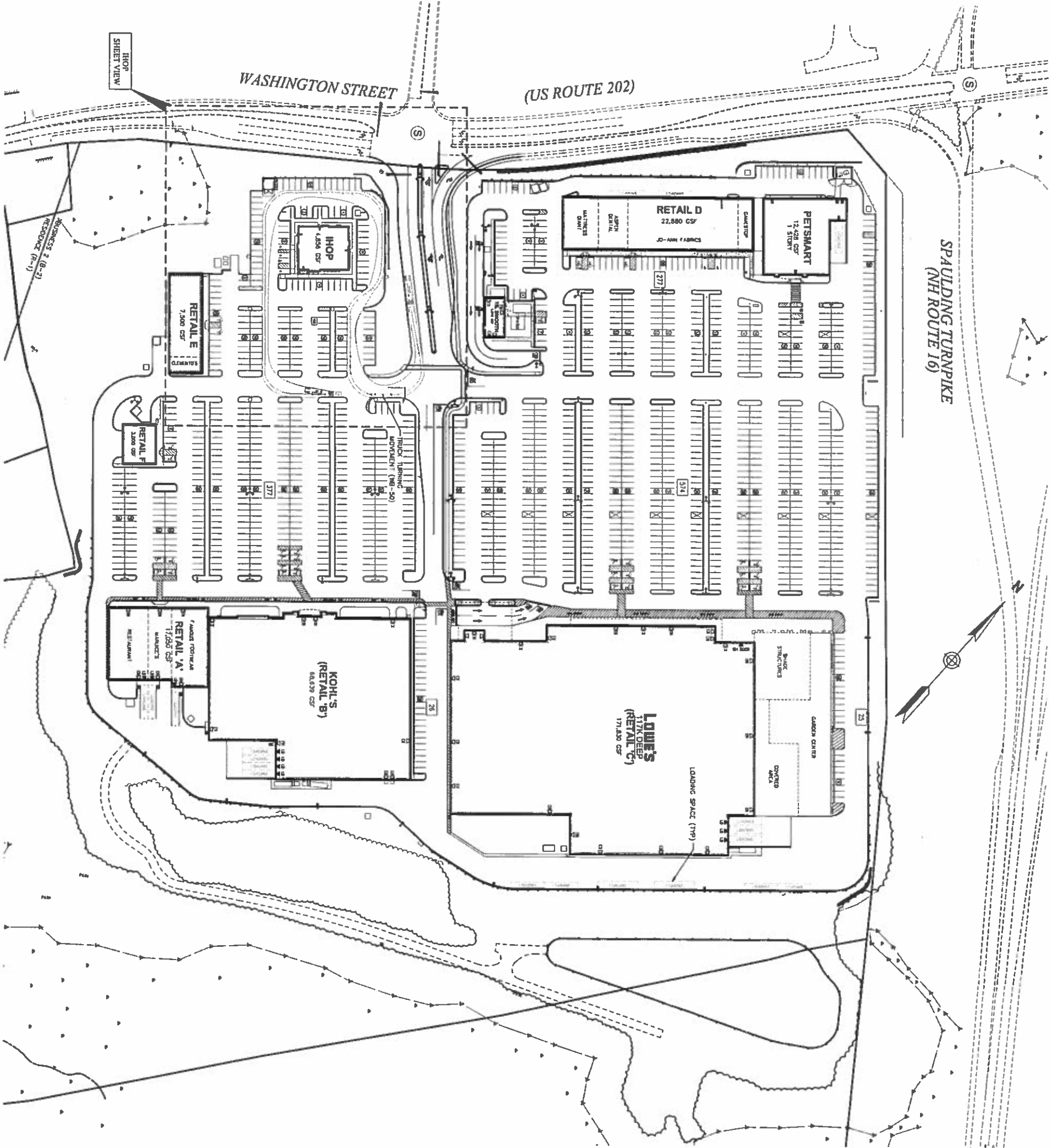
* INCLUDES VAN ACCESSIBLE SPACES
** VARIANCE PREVIOUSLY GRANTED TO REDUCE REQUIRED PARKING (REQUIRED 1,521 PROVIDED 1,432). PREVIOUS SITE PLAN MISMATCH ALLOWED FOR THE CONVERSION OF ANY EXISTING SPACES REQUIRED TO MEET THE SITE SPECIFIC DESIGN 1,521.
*** 35 OF REQUIRED PARKING

Parking Requirements:

RETAIL A:	TOTAL = 157
(SALES)	10,125 SF ± 1 SPACE/200 SF = 51
(STORAGE)	1,125 SF ± 1 SPACE/600 SF = 2
(SEATS)	122 SEATS ± 1 SPACE/2 SEATS = 41
(STOCKS)	105 STOCKS ± 1 SPACE/2 STOCKS = 53
(EMPLOYEES)	20 EMP. ± 1 SPACE/2 EMP. = 10
TOTAL =	120
KOHL'S (RETAIL B):	TOTAL = 320
(SALES)	61,839 SF ± 1 SPACE/200 SF = 309
(STORAGE)	6,800 SF ± 1 SPACE/600 SF = 11
TOTAL =	704
LOWE'S (RETAIL C):	TOTAL = 107
(SALES)	125,469 SF ± 1 SPACE/200 SF = 627
(STORAGE)	46,381 SF ± 1 SPACE/600 SF = 77
TOTAL =	704
RETAIL D:	TOTAL = 107
(SALES)	20,680 SF ± 1 SPACE/200 SF = 103
(STORAGE)	2,200 SF ± 1 SPACE/600 SF = 4
TOTAL =	44
RETAIL E:	TOTAL = 15
(SALES)	5,482 SF ± 1 SPACE/200 SF = 27
(STORAGE)	609 SF ± 1 SPACE/600 SF = 1
(SEATS)	43 SEATS ± 1 SPACE/2 SEATS = 14
(STOCKS)	0 STOCKS ± 1 SPACE/2 STOCKS = 0
(EMPLOYEES)	3 EMP. ± 1 SPACE/2 EMP. = 2
TOTAL =	15
RETAIL F:	TOTAL = 14
(SALES)	2,700 SF ± 1 SPACE/200 SF = 14
(STORAGE)	300 SF ± 1 SPACE/600 SF = 1
TOTAL =	58
PETSMART:	TOTAL = 70
(SALES)	11,189 SF ± 1 SPACE/200 SF = 56
(STORAGE)	1,243 SF ± 1 SPACE/600 SF = 2
TOTAL =	70
IHOP RESTAURANT:	TOTAL = 27
(SEATS)	181 SEATS ± 1 SPACE/2 SEATS = 90
(STOCKS)	0 STOCKS ± 1 SPACE/2 STOCKS = 0
(EMPLOYEES)	20 EMP. ± 1 SPACE/2 EMP. = 10
TOTAL =	27
TRUCK TURNING (RESTAURANT C)	TOTAL = 21
(SEATS)	42 SEATS ± 1 SPACE/2 SEATS = 21
(EMPLOYEES)	6 EMP. ± 1 SPACE/2 EMP. = 6
TOTAL PARKING REQUIRED =	1,502

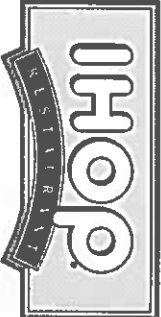
Loading Requirements:

RETAIL A (17,080 SF):	10,000 ± 1/10,000 + 7,090/20,000 = 4
KOHL'S (RETAIL B) (66,839 SF):	10,000 ± 1/10,000 + 56,839/20,000 = 9
LOWE'S (RETAIL C) (171,100 SF):	10,000 ± 1/10,000 + 161,100/20,000 = 9
RETAIL D (22,680 SF):	10,000 ± 1/10,000 + 12,680/20,000 = 2
RETAIL E (7,500 SF):	< 10,000 = 0
RETAIL F (3,000 SF):	< 10,000 = 0
PETSMART (RETAIL G) (12,500 SF):	10,000 ± 1/10,000 + 2,500/20,000 = 1
IHOP (REST. A) (4,856 SF):	< 10,000 = 0
TRUCK TURNING (REST. C) (1,872 SF):	< 10,000 = 0
TOTAL LOADING REQUIRED =	17



Vonasse Hanger Brustlin, Inc.

Transportation
Land Development
Environmental Services
2 Bedford Farms Drive, Suite 200
Bedford, New Hampshire 03110
603.391.3900 • FAX 603.316-7495



1. THE INTENT OF THIS PLAN IS TO MODIFY THE ORIGINAL SITE PLAN APPROVAL (130-28 & 244-31-82/75-05) AND SUBSEQUENT SITE PLAN MODIFICATION (130-28 & 244-31-82/75-12) FOR THE PROPOSED CROSSING DEVELOPMENT TO INCLUDE THE FOLLOWING:

- REPLACE THE PREVIOUSLY APPROVED RESTAURANT A (6,200 SF) WITH A 4,856 SF IHOP RESTAURANT.
- REMOVE THE BUILDING EXISTENCE LOCATION, ADJACENT PARKING LOT, AND UTILITY SERVICE LOCATIONS FOR THE RESTAURANT A BUILDING PAD.

FINAL APPROVAL BY ROCHESTER PLANNING BOARD

Certified by: _____
Date: _____

Prepared by:	Reviewed by:	Checked by:	Date:
Designed by:	Approved by:	Checked by:	Date:
Scale: 1"=80'	Date: April 23, 2014		

IHOP Restaurant
Rochester Crossing

160 Washington Street (US Route 202)
Rochester, New Hampshire

Permitting

Not Approved for Construction
Direct Title

Master Plan





2 Bedford Farms Drive, Suite 200
Bedford, New Hampshire 03110
603.391.3900 • FAX 603.518-7495



**IHOP Restaurant
Rochester Crossing**

Permitting

Not Approved for Construction
Drawing Title

Layout and Materials Plan

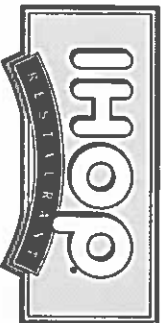
C-3
 State of New Hampshire
 BRANT
 &
 ANDERSON
 No. 10238
 LICENSED
 PROFESSIONAL
 ENGINEER

License Number _____
 Date _____
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 Project Number 52190.01



Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services
2 Bedford Farms Drive, Suite 200
Bedford, New Hampshire 03110
603.391.3900 • FAX 603.518-7495



Note:

GRADING WITHIN THE ACCESSIBLE ROUTES SHALL MEET THE FOLLOWING REQUIREMENTS IN ACCORDANCE WITH THE ADA REGULATIONS:
• LONGITUDINAL SLOPE: 5% (MAX)
• CROSS SLOPE: 2% (MAX)
• PARKING SPACES/ ACCESS AISLES: 2% (MAX) ALL DIRECTIONS

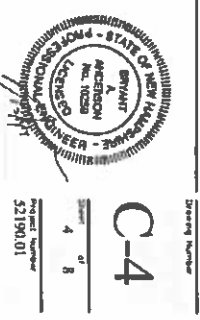
FINAL APPROVAL BY ROCHESTER PLANNING BOARD

Certified by: _____

Date: _____

Scale 1"=20'	Designed by		Checked by	
	Drawn by		Date	
	Revisions		Project	

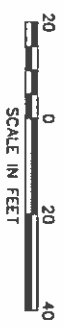
Grading, Drainage and
Erosion Control Plan



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Not Approved for Construction
Drinking Water
Utility Plan





7,500 GSF

Plant List

- ### Investigation Notes

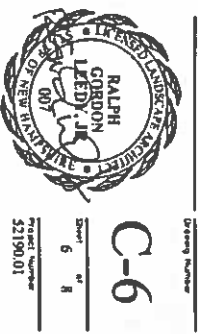
- ### Plant Maintenance Notes

**IHOP Restaurant
Rochester Crossing**

Permitting

Not Approved for Construction
Drawing Title

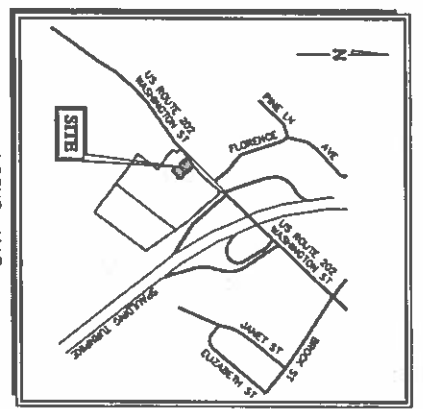
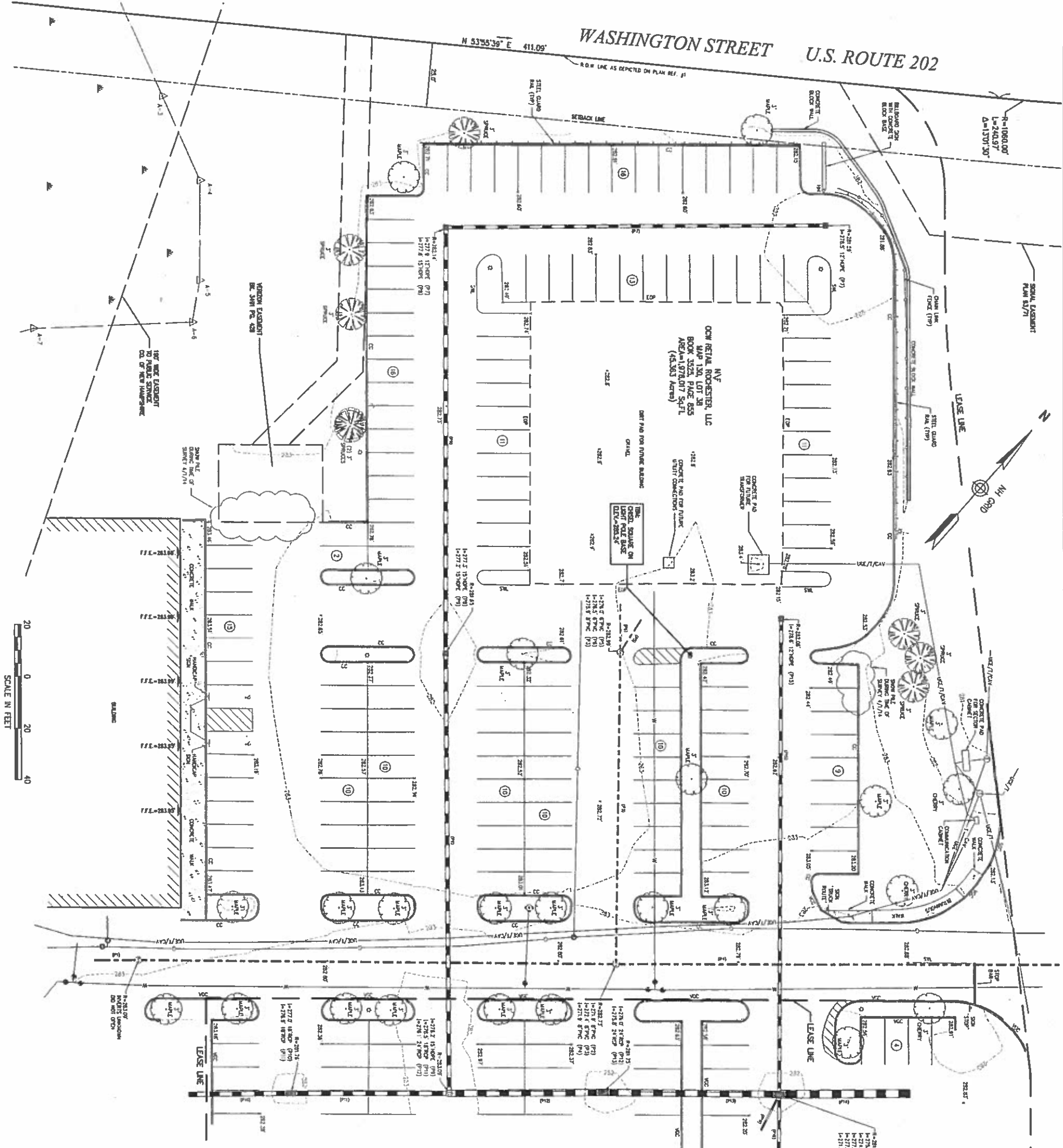
Landscape Plan



Varasse Hangen Brushin, Inc.

**Transportation
Land Development
Environmental Services**





General Notes

- 1) THE OWNER OF RECORD AT THE TIME OF THE SURVEY IS:
NEW RETAIL ROCHESTER, LLC
800 BOSTON STREET
PRINCETON, MA 02199
- 2) THE PROPERTY LINES SHOWN WERE DETERMINED BY THE FROM AN ACTUAL FIELD SURVEY CONDUCTED IN OCTOBER 2004 AND UPDATED IN FEBRUARY 2012 WITH AN ERROR OF CLOSURE OF LESS THAN 1:10,000, AND FROM PLANS AND DEEDS OF RECORD.
- 3) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VANASSE HANGEN BRUSTLIN, INC. IN APRIL OF 2014.
- 4) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 5) BEARINGS ARE BASED ON NEW HAMPSHIRE GRID SYSTEM.
- 6) CONTIGUOUS AND SPOT ELEVATIONS SHOWN ARE BASED UPON N.C.V.D. 1929.
- 7) MAP 130, LOT 38 LIES WITHIN ZONE X (ASSETS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ZONE X, SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% CHANCE ANNUAL FLOOD). NO BASE FLOOD ELEVATIONS DETERMINED AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY, NEW HAMPSHIRE, COMMUNITY NUMBER 130150, MAP NUMBER 13017022110, PANEL 211 OF 405, EFFECTIVE DATE MAY 17, 2005.
- 8) MAP 130, LOT 38 LIES WITHIN THE BUSINESS 2 (B-2) AND RESIDENTIAL 1 (R-1) ZONING DISTRICTS AS SHOWN ON THE CITY OF ROCHESTER ZONING MAP, REVISED TO AUGUST 23, 2010. DIMENSIONAL REQUIREMENTS FOR THESE ZONES AT THE TIME OF THIS SURVEY ARE AS FOLLOWS:

	B-2 (NR)	B-2 (R)	R-1
MINIMUM LOT AREA	N/A	30,000 S.F.	30,000 S.F.
MINIMUM FRONTAGE	N/A	60 FEET	100 FEET
MINIMUM FRONT YARD SETBACK	N/A	10 FEET	25 FEET
MINIMUM SIDE YARD SETBACK	N/A	8 FEET	25 FEET
MINIMUM REAR YARD SETBACK	25 FEET	25 FEET	25 FEET
DISTANCE FROM OTHER BUILDINGS	8 FEET	10 FEET	10 FEET
MAXIMUM LOT COVERAGE	50%	50%	40%
- 9) WETLANDS WERE Delineated BY VHB, INC. IN NOVEMBER 2004 AND APRIL 2005 IN ACCORDANCE WITH CRITERIA CONTAINED IN THE CORPS OF ENGINEERS WETLANDS Delineation MANUAL (ENVIRONMENTAL LABORATORY, 1987) AND REGIONAL FIELD INDICATORS FOR Delineating HYDRIC SOILS IN NEW ENGLAND (NEIPEC, 2004, 3rd ED.).

Plan References

- 1) ROAD WORKING PLAN LOT 130, MAP 38 IN ROCHESTER, NEW HAMPSHIRE, DATED JULY 23, 2004, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. AND RECORDED IN DRAWER 52, PLAN 71.
- 2) LEASE PLAN LOT 130, MAP 38 IN ROCHESTER, NEW HAMPSHIRE, DATED MAY 12, 2006, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. AND RECORDED IN DRAWER 67, PLAN 58.
- 3) TRAIL PLAN OF LAND AND OUTPARCELS, ROUTE 202, ROCHESTER, N.H., BY KIMBALL CHASE, DATED FEBRUARY 23, 1969 AND RECORDED IN PLAN DRAWER 57A, PLAN 27.
- 4) STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLANS OR PROPOSED (S 18271), N.H. NO. P-2682-V, SPALDING TURNPIKE, ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- 5) STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, CONSTRUCTION PLANS, FEDERAL AID PROJECT, DIST. 13, 10620-H, N.H. ROUTE 16, SPALDING TURNPIKE, STA. 66+40.00 TO STA. 169+00.00, PREPARED BY CLOUGH, HARBOUR & ASSOCIATES, LLP, REVISED TO AUGUST 17, 2005, ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- 6) STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY PLANS, HI PROJECT NO. 10620-D, SPALDING TURNPIKE IN ROUTE 16, CITY OF ROCHESTER, PREPARED BY CLOUGH, HARBOUR & ASSOCIATES, LLP, DATED JANUARY 11, 2011, RECORDED IN PLAN DRAWER 101, PLANS 1 THROUGH 62.
- 7) THE ROCHESTER SHOPS, WASHINGTON STREET (U.S. ROUTE 202), ROCHESTER, NEW HAMPSHIRE, SITE PLANS ISSUED FOR PERMITTING, PREPARED BY VANASSE HANGEN BRUSTLIN, INC., DATED DECEMBER 12, 2006, LATEST ISSUE MARCH 29, 2006.

FINAL APPROVAL BY ROCHESTER PLANNING BOARD

Certified By: _____
Date: _____



Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services
2 Bedford Farms Drive, Suite 200
Bedford, New Hampshire 03110
603.391.3900 • FAX 603.518.7495

Legend

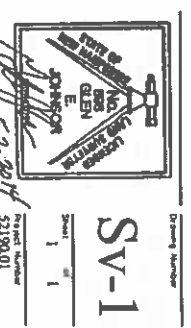
- 1. DRAIN MANHOLE
- 2. CATCH BASIN
- 3. SEWER MANHOLE
- 4. ELECTRIC MANHOLE
- 5. TELEPHONE MANHOLE
- 6. HI - HANDHOLE
- 7. ROLLER
- 8. WATER GATE
- 9. FIRE HYDRANT
- 10. GAS GATE
- 11. STREET SIGN
- 12. LIGHT POLE
- 13. UTILITY POLE
- 14. GUY POLE
- 15. GUY WIRE
- 16. F.F.E. - 2013.95' FLOOR ELEVATION
- 17. EDGE OF PAVEMENT
- 18. SINGLE WHITE LINE
- 19. CONCRETE CURB
- 20. VERTICAL GRANITE CURB
- 21. SLOPED GRANITE EDGE
- 22. BRICKWORK BERM
- 23. QUARRY RAIL-STEEL POST
- 24. CHAIN LINK FENCE
- 25. STOCKADE FENCE
- 26. DRAINAGE LINE
- 27. SEWER LINE
- 28. OVERHEAD WIRE
- 29. UNDERGROUND ELECTRIC
- 30. TELEPHONE LINE
- 31. GAS LINE
- 32. WATER LINE

Rochester Crossing

Washington Street (US Route 202)
Rochester, New Hampshire

Not Approved for Construction

Existing Conditions
Plan of Land



Zoning Summary Chart

Zoning District(s): Business 2 (B2), Residence 1 (R1)
Overlay District(s): Wetland Conservation District
Regulatory Floodway Zone

Zoning Regulation		Required	Provided
Requirements			
MIN. LOT AREA	NONE	44.3 AC	
FRONT YARD SETBACK	NONE	0 FT	
SIDE YARD SETBACK	0 FT	> 25 FT	
REAR YARD SETBACK	0 FT	> 25 FT	
WETLAND SETBACK (BUFFER)	50 FT	50 FT	
MAX. BUILDING HEIGHT	35 FT	53 FT	
MAX. BUILDING COVERAGE	50 %	50 %	
MIN. OPEN SPACE	25 %	> 25 %	
PAVEMENT SETBACK (FRONT)	15 FT	215 FT	
PAVEMENT SETBACK (SIDE)	10 FT	210 FT	

- CHART BASED ON B2 DISTRICT REQUIREMENTS.
- ** INCLUDES PROPOSED RIGHT-OF-WAY AND EXISTING DRAINAGE EASEMENT AREA (LOT 246-21).
- *** 5-FT WETLAND SETBACK AT DETENTION BASIN OUTLET, CONDITIONAL USE PERMIT REQUIRED.

Parking Summary Chart

Description	Spaces	
	Required	Provided
STANDARD SPACES	-	1,419
ACCESSIBLE SPACES *	25	43
TOTAL SPACES	1,460	1,462
BICYCLE SPACES **	73	7 RACKS
LOADING SPACES	16	18

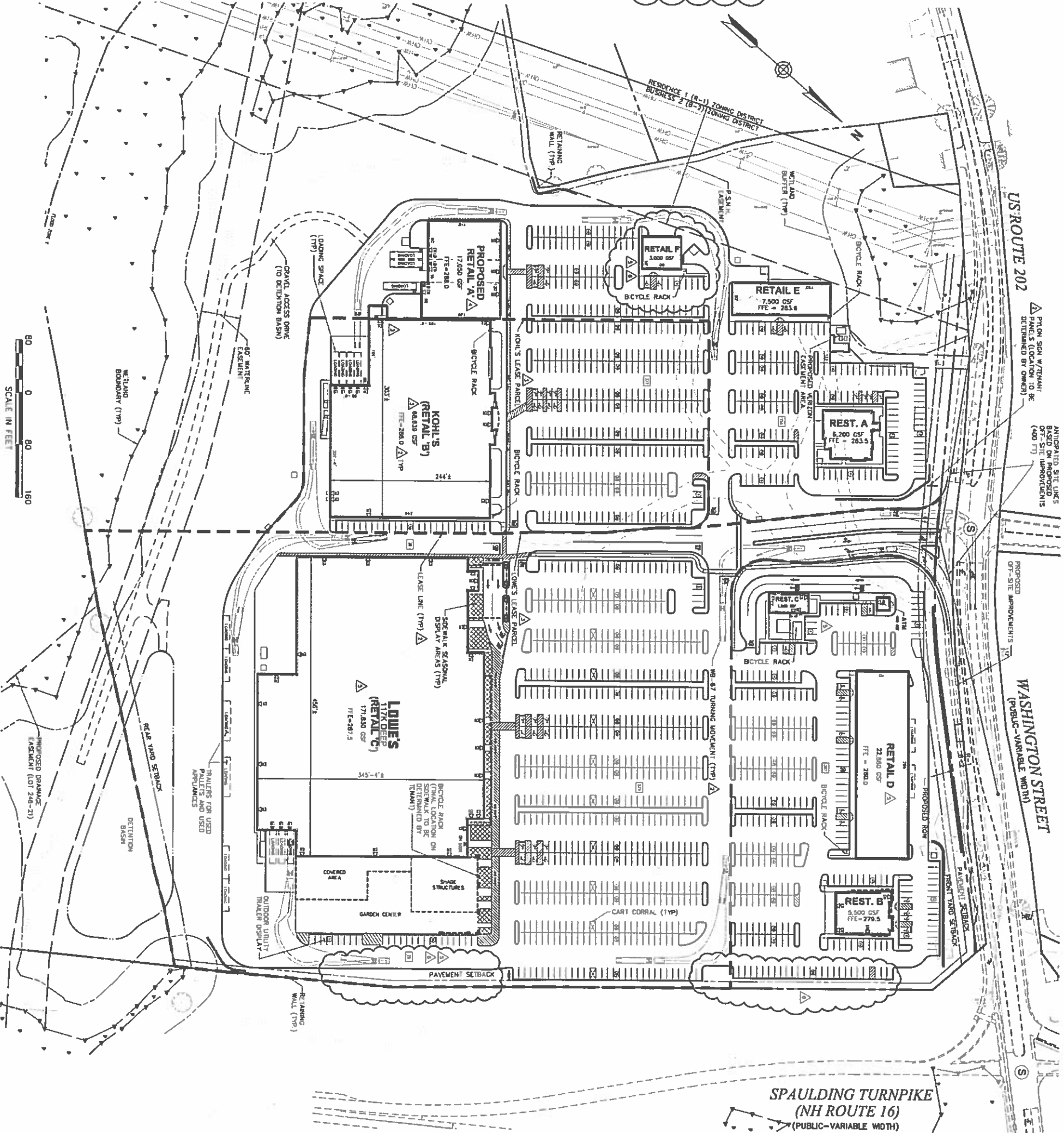
- * INCLUDES VAN ACCESSIBLE SPACES
- ** 5% OF REQUIRED PARKING

Parking Requirements:

RETAIL A:	(SALES)	15,350 SF ± 1 SPACE/200 SF = 77	TOTAL = 80
	(STORAGE)	1,700 SF ± 1 SPACE/800 SF = 3	
KOHL'S (RETAIL B):	(SALES)	61,819 SF ± 1 SPACE/200 SF = 309	TOTAL = 320
	(STORAGE)	6,800 SF ± 1 SPACE/800 SF = 11	
LOWE'S (RETAIL C):	(SALES)	123,449 SF ± 1 SPACE/200 SF = 617	TOTAL = 704
	(STORAGE)	46,581 SF ± 1 SPACE/800 SF = 77	
RETAIL D:	(SALES)	20,880 SF ± 1 SPACE/200 SF = 103	TOTAL = 107
	(STORAGE)	2,200 SF ± 1 SPACE/800 SF = 4	
RETAIL E:	(SALES)	6,800 SF ± 1 SPACE/200 SF = 34	TOTAL = 35
	(STORAGE)	700 SF ± 1 SPACE/800 SF = 1	
RETAIL F:	(SALES)	2,700 SF ± 1 SPACE/200 SF = 14	TOTAL = 15
	(STORAGE)	300 SF ± 1 SPACE/800 SF = 1	
RESTAURANT A:	(SEATS)	200 SEATS ± 1 SPACE/3 SEATS = 12	TOTAL = 88
	(STORAGE)	24 STOKS ± 1 SPACE/2 STOKS = 12	
	(EMP. OTES)	20 EMP. ± 1 SPACE/2 EMP. = 10	
RESTAURANT B:	(SEATS)	180 SEATS ± 1 SPACE/3 SEATS = 60	TOTAL = 80
	(STOKS)	22 STOKS ± 1 SPACE/2 STOKS = 11	
	(EMP. OTES)	18 EMP. ± 1 SPACE/2 EMP. = 9	
STARBUCK'S (RESTAURANT C)	(SEATS)	44 SEATS ± 1 SPACE/3 SEATS = 22	TOTAL = 26
	(EMP. OTES)	6 EMP. ± 1 SPACE/2 EMP. = 6	
ATM:		400 SF ± 1 SPACE/200 SF = 2	
		TOTAL PARKING REQUIRED = 1,460	

Loading Requirements:

RETAIL A (17,050 SF):	10,000 ± 1/10,000 + 7,050/20,000 = 4
KOHL'S (RETAIL B) (66,639 SF):	10,000 ± 1/10,000 + 56,639/20,000 = 1
LOWE'S (RETAIL C) (171,100 SF):	10,000 ± 1/10,000 + 161,100/20,000 = 9
RETAIL D (22,880 SF):	10,000 ± 1/10,000 + 12,880/20,000 = 2
RETAIL E (7,500 SF):	< 10,000 = 0
RETAIL F (3,000 SF):	< 10,000 = 0
RESTAURANT A (3,825 SF):	< 10,000 = 0
RESTAURANT B (3,500 SF):	< 10,000 = 0
STARBUCK'S (RETAIL C) (1,800 SF):	< 10,000 = 0
ATM (400 SF):	< 10,000 = 0
TOTAL LOADING REQUIRED =	16



CITY OF ROCHESTER, NEW HAMPSHIRE

Approval certified by: _____ Date: _____

MASTER PLAN

The Rochester Shoppes
Washington Street (US Route 202)
Rochester, New Hampshire

PROJECT No: 61843.00 DRAWN BY: _____ CHECKED BY: _____



LOWE'S HOME CENTERS, INC.
10001 280 EAST EAST DOCK
N. WALKERBORO, NC 28689
336.659.4000 (V) 336.659.1257 (F)



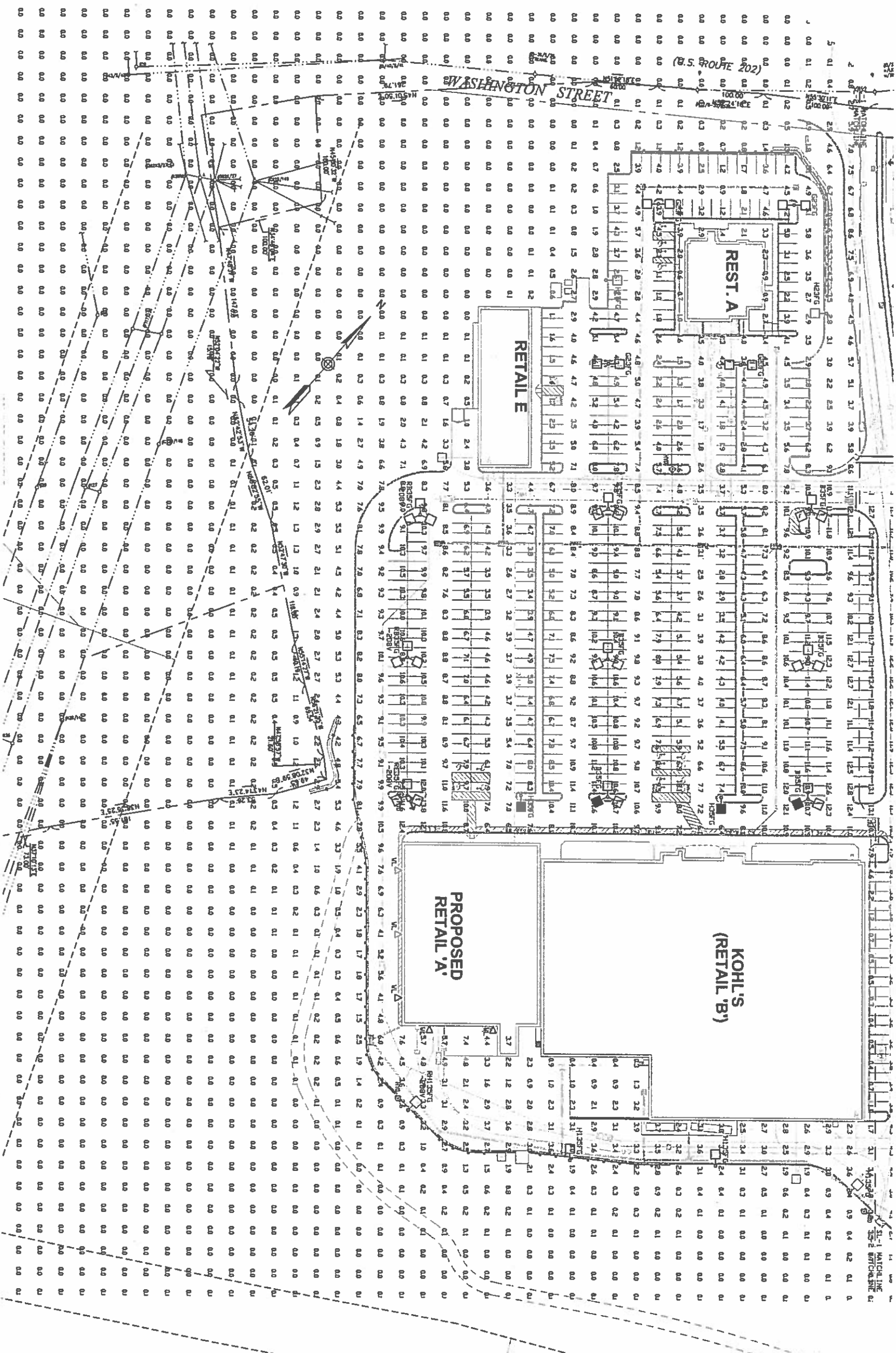
Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental

Six Bedford Farms Drive, Suite 607
Bedford, New Hampshire 03110
603-644-0888 • FAX 603-644-2385



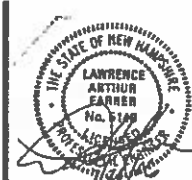
REVISIONS

No.	Revision	Date	App.
1	RETAIL F & GENERAL REVISIONS	04/02/07	
2	CUT/PARCEL REVISIONS	02/18/07	
3	RETAIL A/MISCELLANEOUS REVISIONS	10/04/06	
4	ADDRESS TENANT COMMENTS	08/28/06	
5	ADDRESS TENANT COMMENTS	07/18/06	



REVISIONS

No.	Revision	Date
1	PER TRAILER COMMENTS	07/18/06



**SITE LIGHTING
PHOTOMETRICS PLAN-B**

The Rochester Shoppes
Washington Street (US Route 202)
Rochester, New Hampshire

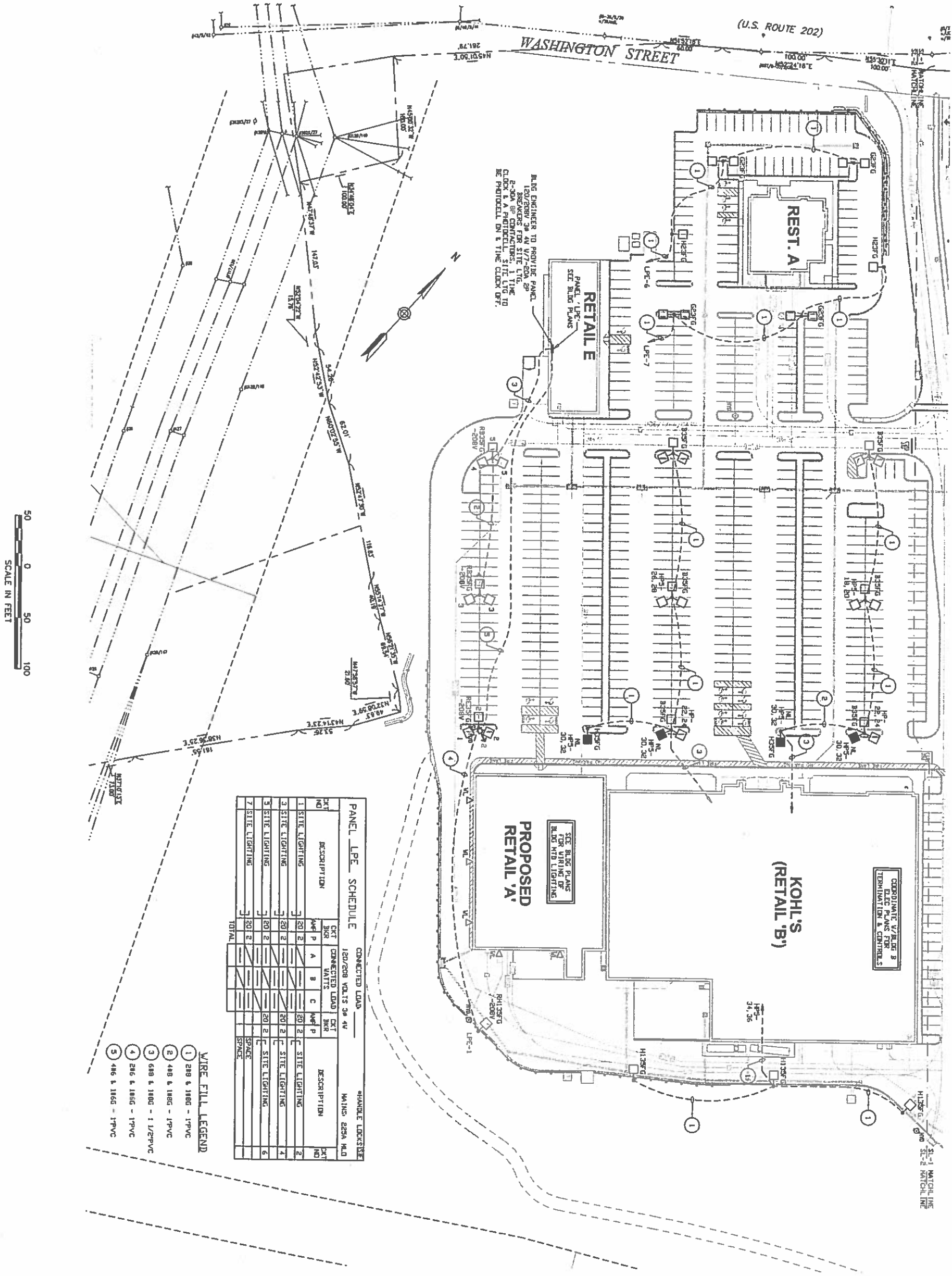
PROJECT No: S1643.00 DRAWN BY: CJC CHECKED BY: LAF

CITY OF ROCHESTER, NEW HAMPSHIRE
Approval certified by: _____ Date: _____

PERMIT SET
ISSUE DATE: DEC. 12, 2005
(Not Approved for Construction)

DRAWING NUMBER:
SL-2

Sheet 2 of 3



Y OF ROCHESTER, NEW HAMPSHIRE

royal certified by: _____ Date: _____

SITE LIGHTING PLAN-B

The Rochester Shoppes
Washington Street (US Route 202)
Rochester, New Hampshire

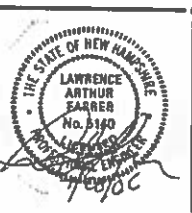
PROJECT No: 51843.00 | DRAWN BY: CJC | CHECKED BY: LAF

PERMIT SET
ISSUE DATE: DEC. 12, 2005
(Not approved for Construction)

DRAWING NUMBER:
SE-2



LOWE'S HOME CENTERS, INC.
1000 W. WILKESBORO, NC 28699
TEL: (717) 839-2000
FAX: (717) 839-2000



REVISIONS			
No.	Revision	Date	App.
5	PER TENANT COMMENTS	07/19/06	
4	ISSUED FOR BID	08/07/06	
3	REVISED FOR TENANT COMMENTS	03/12/06	

SITE LIGHT FIXTURE SCHEDULE
ABSOLUTELY NO SUBSTITUTIONS TO THIS SCHEDULE ARE ALLOWED

SUPPLIER SPECIFICATIONS ON MANUFACTURER'S SPECIFICATIONS PLEASE CONTACT:
HUBBELL, SHAWM CORP. 800-271-8407 X 1
LITHONIA, GEORGIA 30058 800-447-2482

NOTE:
ALL OF THE FIXTURES IN THIS SCHEDULE ARE NOT
NECESSARILY REQUIRED.
ALL SITE LIGHTING INCLUDING THE LIGHT FIXTURES SHALL
BE INSTALLED IN ACCORDANCE WITH THE VENDOR CONTRACTS
LISTED ON THIS DRAWING.

MARK	SYMBOL	DESCRIPTION OF POLE CONFIGURATION	HUBBELL POLE INFORMATION (GRAY PAINTED ALUMINUM)					400 VOLT LUMINAIRE INFORMATION (GRAY PAINT STANDARD)					1000 VOLT LUMINAIRE INFORMATION (GRAY PAINT STANDARD)					TOTAL VATTS/ FILET FACED FACED ASSUMED	MARK
			MODEL NUMBER	POLE SIZE	POLE HT.	POLE WT.	POLE WT.	400 VOLT LUMINAIRE MODEL NUMBER	NO. OF LUMINAIRES	WATTAGE PER LUMINAIRE	WATTAGE PER LUMINAIRE	400 VOLT LUMINAIRE MODEL NUMBER	NO. OF LUMINAIRES	WATTAGE PER LUMINAIRE	WATTAGE PER LUMINAIRE	400 VOLT LUMINAIRE MODEL NUMBER	NO. OF LUMINAIRES		
B23(FG)		THREE (3) LUMINAIRE GLASS ARE MOUNTED ON A 27 SECTORS ALUMINUM POLE. SEE POLE BASE DETAIL THIS SHEET. BY ELECTRICAL CONTRACTOR.	HUBBELL	WVC2	RI-26-4E-403	-	-	-	-	-	-	-	-	-	-	-	-	1365	B23(FG)
G23(FG)		TWO (2) LUMINAIRE GLASS ARE MOUNTED ON A 27 SECTORS ALUMINUM POLE. SEE POLE BASE DETAIL THIS SHEET. BY ELECTRICAL CONTRACTOR.	HUBBELL	WVC2	RI-26-4E-403	-	-	-	-	-	-	-	-	-	-	-	-	918	G23(FG)
H23(FG)		ONE (1) LUMINAIRE GLASS ARE MOUNTED ON A 27 SECTORS ALUMINUM POLE. SEE POLE BASE DETAIL THIS SHEET. BY ELECTRICAL CONTRACTOR.	HUBBELL	WVC2	RI-26-4E-403	-	-	-	-	-	-	-	-	-	-	-	-	455	H23(FG)
H1-23(FG)		ONE (1) LUMINAIRE GLASS ARE MOUNTED ON A 27 SECTORS ALUMINUM POLE. SEE POLE BASE DETAIL THIS SHEET. BY ELECTRICAL CONTRACTOR.	HUBBELL	WVC2	RI-26-4E-403	-	-	-	-	-	-	-	-	-	-	-	-	455	H1-23(FG)
B35(FG)		THREE (3) LUMINAIRE GLASS ARE MOUNTED ON A 27 SECTORS ALUMINUM POLE. SEE POLE BASE DETAIL THIS SHEET. BY ELECTRICAL CONTRACTOR.	HUBBELL	WVC2	RI-26-4E-403	-	-	-	-	-	-	-	-	-	-	-	-	3248	B35(FG)
D35(FG)		THREE (3) LUMINAIRE GLASS ARE MOUNTED ON A 27 SECTORS ALUMINUM POLE. SEE POLE BASE DETAIL THIS SHEET. BY ELECTRICAL CONTRACTOR.	HUBBELL	WVC2	RI-26-4E-403	-	-	-	-	-	-	-	-	-	-	-	-	4150	D35(FG)
E135(FG)		THREE (3) LUMINAIRE GLASS ARE MOUNTED ON A 27 SECTORS ALUMINUM POLE. SEE POLE BASE DETAIL THIS SHEET. BY ELECTRICAL CONTRACTOR.	HUBBELL	WVC2	RI-26-4E-403	-	-	-	-	-	-	-	-	-	-	-	-	3695	E135(FG)
E35(FG)		THREE (3) LUMINAIRE GLASS ARE MOUNTED ON A 27 SECTORS ALUMINUM POLE. SEE POLE BASE DETAIL THIS SHEET. BY ELECTRICAL CONTRACTOR.	HUBBELL	WVC2	RI-26-4E-403	-	-	-	-	-	-	-	-	-	-	-	-	3695	E35(FG)
G35(FG)		THREE (3) LUMINAIRE GLASS ARE MOUNTED ON A 27 SECTORS ALUMINUM POLE. SEE POLE BASE DETAIL THIS SHEET. BY ELECTRICAL CONTRACTOR.	HUBBELL	WVC2	RI-26-4E-403	-	-	-	-	-	-	-	-	-	-	-	-	2160	G35(FG)
H35(FG)		THREE (3) LUMINAIRE GLASS ARE MOUNTED ON A 27 SECTORS ALUMINUM POLE. SEE POLE BASE DETAIL THIS SHEET. BY ELECTRICAL CONTRACTOR.	HUBBELL	WVC2	RI-26-4E-403	-	-	-	-	-	-	-	-	-	-	-	-	1080	H35(FG)
H1-35(FG)		THREE (3) LUMINAIRE GLASS ARE MOUNTED ON A 27 SECTORS ALUMINUM POLE. SEE POLE BASE DETAIL THIS SHEET. BY ELECTRICAL CONTRACTOR.	HUBBELL	WVC2	RI-26-4E-403	-	-	-	-	-	-	-	-	-	-	-	-	1080	H1-35(FG)
O35(FG)		TWO (2) LUMINAIRE GLASS ARE MOUNTED ON A 27 SECTORS ALUMINUM POLE. SEE POLE BASE DETAIL THIS SHEET. BY ELECTRICAL CONTRACTOR.	HUBBELL	WVC2	RI-26-4E-403	-	-	-	-	-	-	-	-	-	-	-	-	2160	O35(FG)
R835(FG)		THREE (3) LUMINAIRE GLASS ARE MOUNTED ON A 27 SECTORS ALUMINUM POLE. SEE POLE BASE DETAIL THIS SHEET. BY ELECTRICAL CONTRACTOR.	HUBBELL	WVC2	RI-26-4E-403	-	-	-	-	-	-	-	-	-	-	-	-	3240	R835(FG)
RE35(FG)		THREE (3) LUMINAIRE GLASS ARE MOUNTED ON A 27 SECTORS ALUMINUM POLE. SEE POLE BASE DETAIL THIS SHEET. BY ELECTRICAL CONTRACTOR.	HUBBELL	WVC2	RI-26-4E-403	-	-	-	-	-	-	-	-	-	-	-	-	3695	RE35(FG)
RH1-35(FG)		THREE (3) LUMINAIRE GLASS ARE MOUNTED ON A 27 SECTORS ALUMINUM POLE. SEE POLE BASE DETAIL THIS SHEET. BY ELECTRICAL CONTRACTOR.	HUBBELL	WVC2	RI-26-4E-403	-	-	-	-	-	-	-	-	-	-	-	-	1080	RH1-35(FG)

LAMP SCHEDULE	
LAMP SITE	LAMP MODEL NUMBER
400 WATT	GE HPS/MD/400
1000 WATT	GE HPS/MD/1000

LOVES SITE LIGHT CONTROL SCHEDULE	
1st STAGE (NLT)	14.3 KV
LP-8-30	4.5 KV
SL-8-19.21	4.4 KV
SL-8-22.23	4.4 KV
2nd STAGE	16.0 KV
SL-4-1.3	3.8 KV
SL-4-2.4	3.9 KV
SL-4-9.11	4.2 KV
SL-4-10.12	4.2 KV
3rd STAGE	22.0 KV
LP-4-33.35	4.4 KV
SL-4-3.2	4.4 KV
SL-4-6.8	4.4 KV
SL-4-13.25	4.4 KV
SL-4-14.26	4.4 KV
TOTAL SITE LIGHT	52.3 KV



FRONT ELEVATION

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



FRONT ELEVATION

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

LEFT ELEVATION

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

4. CLIPS SHAVED TRIM, SEE DETAILS FOR TRIM STILES.
5. PAINT TO MATCH ADJACENT FINISH
6. USE OF ROOF DECK BEYOND
7. STANDING SEAM METAL ROOF.
8. 3/4" "V" GROOVE REVEAL SEE DET. 7/21
9. INTEGRATIONAL SYMBOL OF ACCESSIBILITY - LOCATION PER ICCA CODE REQUIREMENTS.
10. ALUMINUM STICKER/PRINT, SEE SHEET A7 FOR FINISH
11. F.F.S. METAL - SEE DETAIL 2/A21
12. WOOD COLL. OR BEAM.
13. MAIN SWITCHBOARD - FINISH BEHIND TO BE 1" F.F.S. (ETS 2)
PAINT MAIN SWITCHBOARD (EP 5)
- LOCATION OF MAIN SWITCHBOARD SHALL BE WORKED TO MATCH TRANSFORMER LOCATION.
14. UPRIGHT WALL PLAC @ 9'-0" A.F.F.

GENERAL NOTES

- | | |
|----|---|
| 17 | PRY BAR & RUBBED CONCRETE. TRANSDUCTION PAINT TO MATCH MATERIAL ABOVE. |
| 18 | WIND BOX LOCATION. VERIFY WITH LOCAL FIRE DEPT. |
| 19 | ROOF DRAIN. CONNECT TO STORM DRAIN SYSTEM OR DRAINAGE TO FACE OF CURB. VERIFY SITE REQUIREMENTS. |
| 20 | OVERFLOW DRAIN WITH 1" PVC PROTECTION. |
| 21 | FASCO/WOOD TRAIL, SEE FINISH SCHEDULE SHEET A6 |
| 22 | HOLLOW METAL DOOR AND FRAME. SEE FINISH SCHEDULE SHEET A6 |
| 23 | 4" WIDE X 1" DEEP REVEAL. |
| 24 | PROVIDE METAL BRID STRIP COUSING
@ REVEAL & CAIL (BOTH ENDS OF SLOPE) |
| 25 | CSA CEMENT, FACTORY INSURED TO MATCH EP-1. |
| 26 | CSA DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE. DISCHARGE DOWN SPOUT INTO DOWNSPOUT ADAPTER AND DRAINAGE TO CURB OR INTO STORM SEWER. |
| 27 | LINE OF TRANSDUCTION - SEE STRUCTURAL DRAWINGS. |
| 28 | GRADE SHOWN HERE AS LEVEL, BUT WILL ACTUALLY VARY ACROSS THIS LINE AS SITE CONDITIONS REQUIRE. SEE SITE PLAN FOR ACTUAL GRADES. |
| 29 | 6" GYPS. PLASTER REPAIR, FINE @ DCS-623-600, PAINTED |
| 30 | EIFS & SHAPED PLASTER SEE DET. 3/A/13 |
| 31 | NOT USED |

GENERAL CONTRACTOR TO PROVIDE FOR PROPER GUTTER ATTACHMENTS, AND RAIN WATER LEADERS FROM GUTTER, RUN TO COMPLY WITH APPLICABLE CODES AND ORDINANCES.

RECEIVED

MAY 27 2014

Part 1

THESE DRAWINGS ARE THE
PROPERTY OF
MCP CORPORATION
525 NORTH BRAND BLVD
3RD FLOOR
LOS ANGELES, CA 90012-1963 AND
SHALL NOT BE USED OR
REPRODUCED WITHOUT THE
EXPRESS WRITTEN PERMISSION
FROM THE OWNER.



IHOP ICON 3.0 PROTOTYPE LEFT HAND ENTRY

Project location:
1234 MAIN STREET
ANYTOWN, ST 56789

Page 218

TEST DATA:

ELEVATIONS

Drawn By	Checked By
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Sheet No.

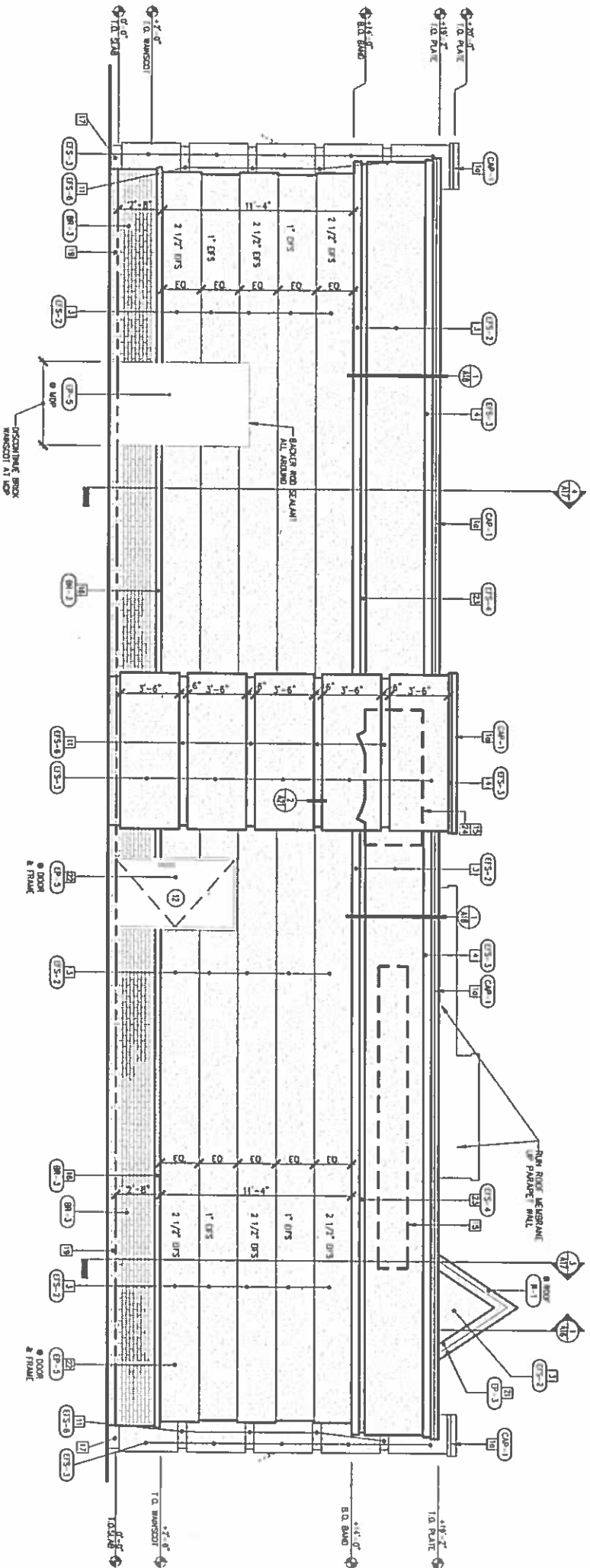
A1

SHEET NOTES

- 10
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- CSM CAP FLASHING, FACTORY PAINTED COLOR MATCH EP-6
CSM CAP FLASHING, FACTORY PAINTED COLOR MATCH EP-3
CSM EDGE FLASHING, FACTORY PAINTED COLOR R-1
ANNING SEE SHEET 14 FOR COLOR SCHEDULE AND SHEET A24 FOR DETAILS
EIFS WITH SAND FLOAT TEXTURED.
EIFS THICKNESS OF EPS VARIES INSTALL PER MANUFACTURER'S RECOMMENDATIONS
PROVIDE FLUID APPLIED WATER BARRIER ON EXT. F/WOOD FROM T.O. S.O.B. TO 8'-0" A.F.F. INCLUDING AROUND ALL CORNERS (U.O.N.)
EIFS SHAPED TRIM, SEE DETAILS FOR TRIM SIZES
PAINT TO MATCH ADJACENT FINISH
LINE OF ROOF DECK BEYOND
STANDING SEAM METAL ROOF
3/4" V GROOVE REVEAL SEE DET. 7/1A21
INTERNATIONAL SYMBOL OF ACCESSIBILITY - LOCATION FOR LOCAL CODE REQUIREMENTS
ALUMINUM STOREFRONT, SEE SHEET A7 FOR FINISH
EIFS REVEAL - SEE DETAIL 2/1A21
WOOD CIL. OR BEAM
MAIN SWITCHBOARD - FINISH BEHIND TO BE 1" EIFS (EP-2) PAINT MAIN SWITCHBOARD (EP-3)
LOCATION OF MAIN SWITCHBOARD SHALL BE MOVED TO MAIN TRANSFORMER LOCATION
LIGHTING WALL PACK 9'-0" A.F.F.
SPACE VERIFY WITH OWNER FOR EXACT SIZE, ALL SPACE UNDER SEPARATE PERMIT LOCATION, SITE & TYPE OF "HOB" SIGN WHERE OCCURS TO BE COORDINATED WITH SIGN CONTRACTOR
BRICK ROWLOCK SILL
DRY FLAG & RUBBER CONCRETE FOUNDATION, PAINT TO MATCH MATERIAL ABOVE
KNOX BOX LOCATION, VERIFY WITH LOCAL FIRE DEPT.
ROOF DRAIN CONNECT TO STEEP DRAIN SYSTEM OR DAYDRAIN TO FACE OF CURB, VERIFY SITE REQUIREMENTS
OVERFLOW DRAIN WITH 1" PVC PROTECTION
FLASHING/WOOD TRIM, SEE FINISH SCHEDULE SHEET A8
HOLLOW METAL DOOR AND FRAME, SEE FINISH SCHEDULE SHEET A8
4" WIDE X 1" DEEP REVEAL
PROVIDE WITH BRO STOP CLOSURE @ REVEAL & C/W (BOTH ENDS OF SIGN)
CSM CUTLER, FACTORY FINISHED TO MATCH EP-1.
CSM DOWNSPOUT, PAINT TO MATCH ADJACENT SURFACE, DISCHARGE DOWN SPOUT INTO DOWNSPOUT ADAPTER AND DAYDRAIN TO CURB OR INTO STORM SEWER.
LINE OF FOUNDATION - SEE STRUCTURAL DRAWINGS
GRADE SIGN HERE AS LEVEL, BUT WILL ACTUALLY VARY PER PLAN FOR ACTUAL GRADES. SEE SITE
6" G.A.V. PLASTER REVEAL, FINE # DCS-625-600, PAINTED
EIFS SHAPED PLASTER SEE DET. 3/1A13
NOT USED

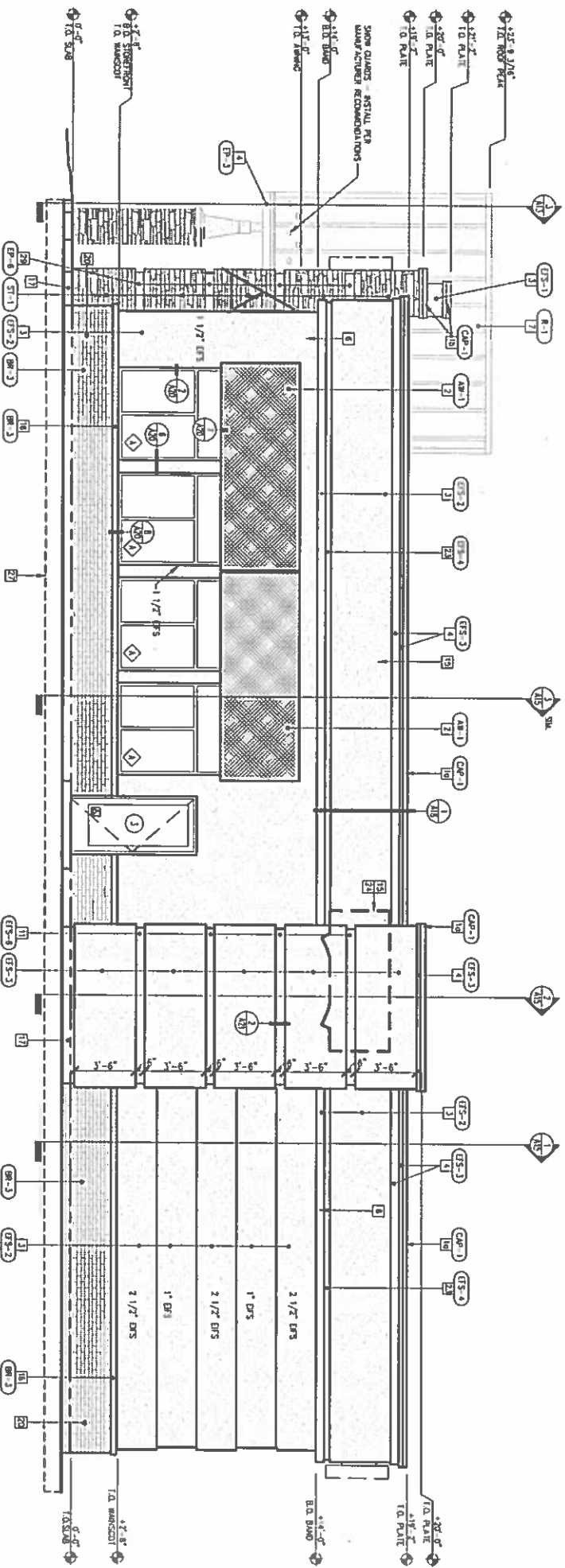
GENERAL NOTES

SEE FINISH SCHEDULE ON SHEET A8 FOR FINISH SPEC. & COLORS.
ROOF EQUIPMENT WILL BE SCREENED FROM VIEW ON THE SURROUNDING STREETS & FREEWAYS.
GENERAL CONTRACTOR TO PROVIDE FOR PROPER GUTTER CUTTER, ATTACHMENTS, AND RAIN WATER LEADERS FROM CUTTER, RUN TO COMPLY WITH APPLICABLE CODES AND ORDINANCES



REAR ELEVATION

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



RIGHT ELEVATION

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



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Revisions

No.	Description

IHOP ICON 3.0 PROTOTYPE
LEFT HAND ENTRY
Project location:
1234 MAIN STREET
ANYTOWN, ST 56789

Date: 2/4/13

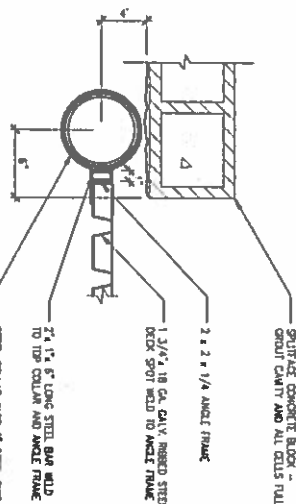
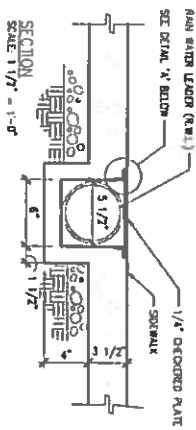
SHEET DATE:
EXTERIOR
ELEVATIONS

Drawn By: Onassis B1

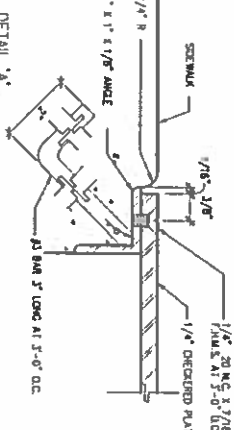
Sheet No.

A12

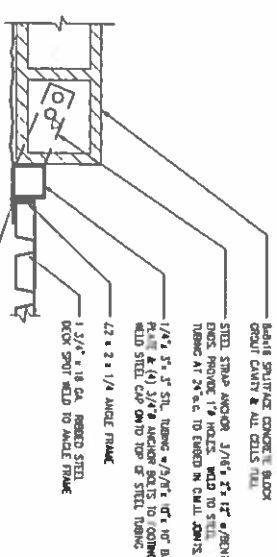
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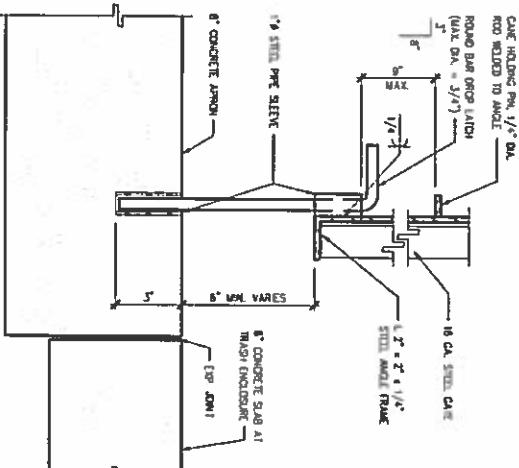
GATE JAMB SECTION



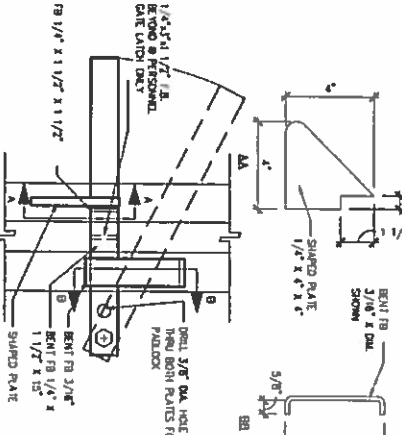
R/WL THRU CONC. WALK



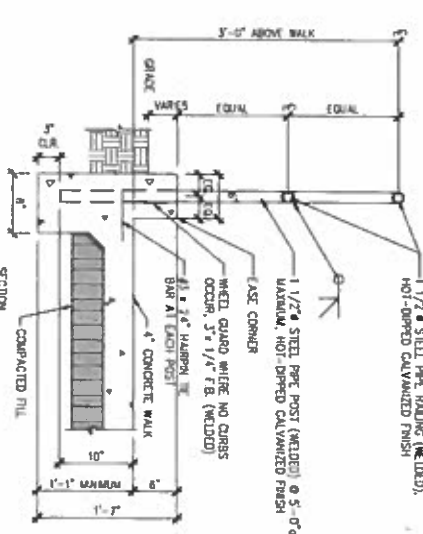
GATE JAMB



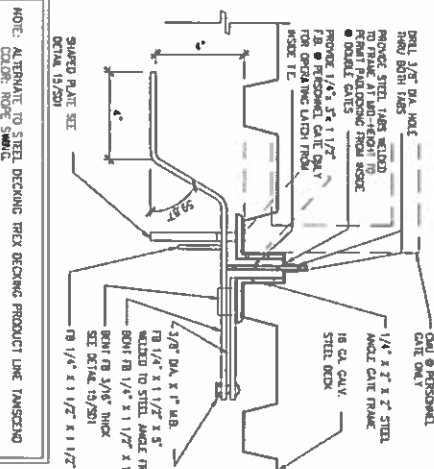
DROP LATCH DETAIL



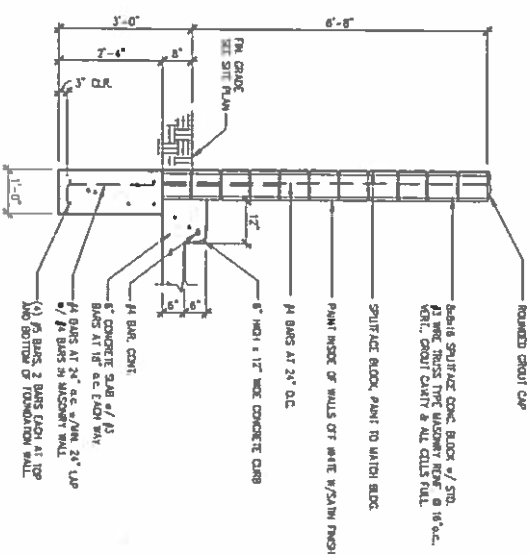
BAR LATCH ELEVATION



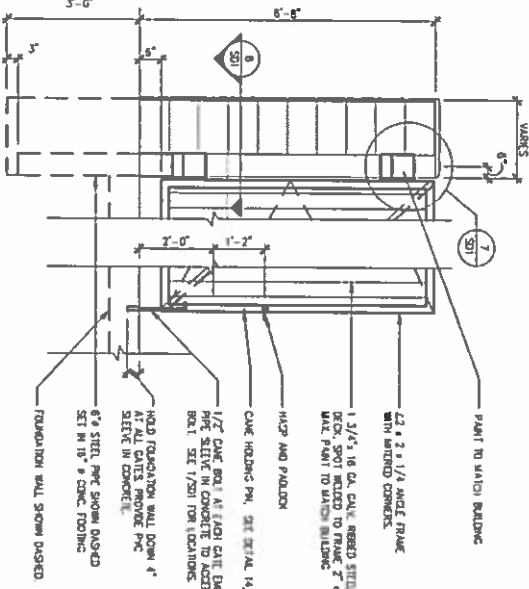
HANDRAIL DETAIL - RAMP



BAR LATCH PLAN

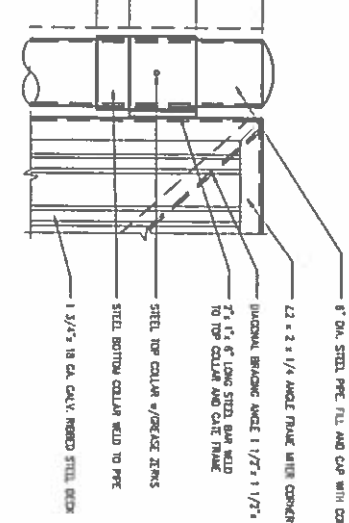


TRASH ENCLOSURE WALL SECTION

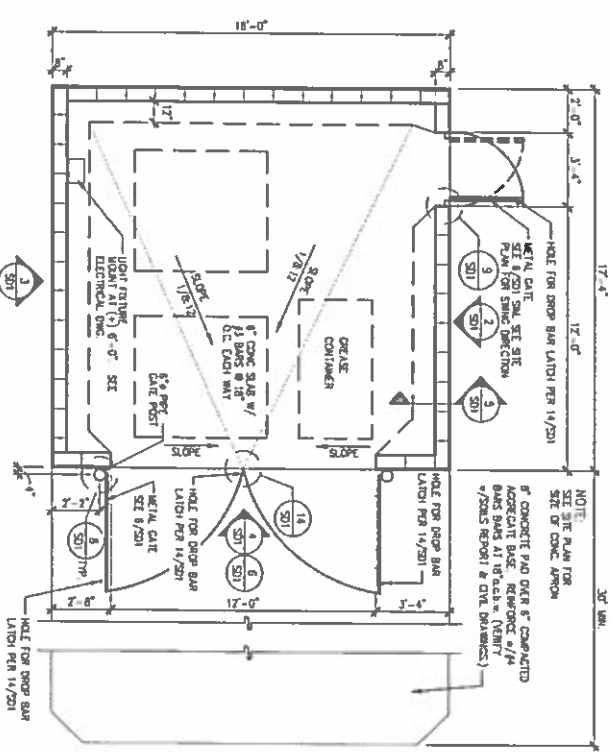


GATE ELEVATION

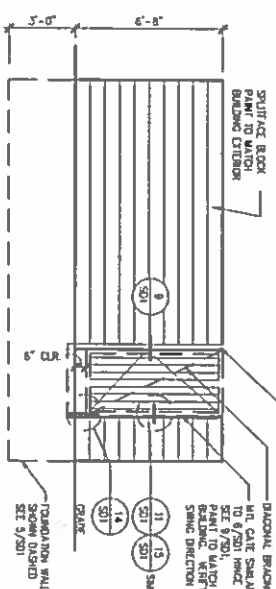
GENERAL CONTRACTOR TO COORDINATE ALL INFORMATION ON SHEETS SD-1 AND SD-2 WITH FINAL CIVIL ENGINEERING DRAWINGS



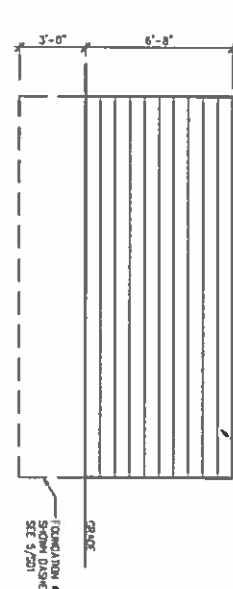
GATE HINGE DETAIL



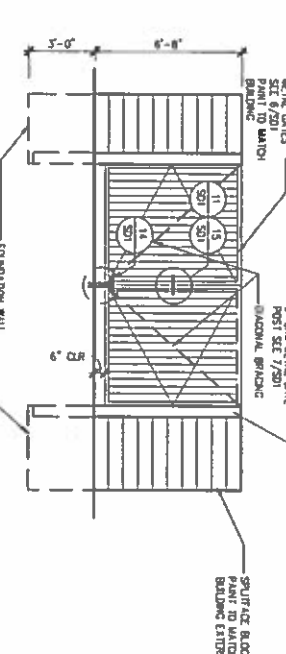
TRASH ENCLOSURE PLAN



TRASH ENCLOSURE ELEVATION



TRASH ENCLOSURE ELEVATION



TRASH ENCLOSURE ELEVATION