



9 Patriot Drive
Dover, NH 03820
(603) 343-4189 Office
(603) 343-4389 FAX
rvdcdover@comcast.net

City of Dover, NH
Parking Commission
288 Central Ave
Dover, NH 03820

February 8, 2012

Mr. Chairman and members of the Parking Commission,

As you are aware, River Valley Development Corp (RVDC) has been diligently working with the Dover Business and Industrial Development Authority, this commission and planning staff to develop a mutually beneficial long term development plan for the three project sites; Orchard Street, First Street and Third Street. Through this process we have received insight as to the stresses of the community on both the functional parking needs of sections of the down town as well as the financial concerns associated with a large development project.

It is important to note that this is an addendum to our original project proposal, which we have molded after the concerns of the various boards and commissions. Our original proposal with regard to project team, architectural amenities, financial guarantees and financial expectations from the City of Dover is still in effect. This presentation is to serve as an amendment to the project path which has matured out of this process.

Additionally we feel it is important to note that the original proposal provided by RVDC was in direct response to the RFP requested. The parking garage has always been the catalyst for this discussion and our interpretation of the RFP was such that we assumed it needed to be constructed first, and we were to be a partner in that project. This presented a large amount of financial risk to RVDC and as such there was overhead and moneys associated to risk management included in the original financial proposal. With the time, money and energy we have now all invested in this project it can be seen that the original proposal requested by the City of Dover and supplied by RVDC may not have been sustainable from a parking management, construction management, or financial management stand point, and thus we are now supplying an alternative project path for consideration.

Our expectation is that this revised proposal be considered, potentially modified by the Parking Commission, and ultimately sent to the Dover City Council. We would like further opportunity to work with either the council as a whole, or a subcommittee thereof, to further refine the details of the project. We realize the magnitude of this project and respect the need to move forward in a well thought manner. We cannot however invest hundreds of thousands of dollars in highly detailed engineering and architectural plans without knowing that we are the chosen company to work with the City of Dover in seeing this project to its logical conclusion.



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With respect to the new project path, we have first reviewed the financial needs of the project. In order for the City of Dover to start the project with any funding a few things need to take place. The first being, the three properties will need to be placed in a Tax Increment Finance Zone so that moneys gained from their future taxation can be used as direct revenue source for the proposed parking garage. The properties are currently municipally owned and therefore untaxed. The proposal includes converting the properties from public to private ownership. *(Details to Follow.)*

The next course of action is to start with one of the development projects. We would like to start with Orchard Street. The proposal includes constructing a building in the corner of the total lot. This building is to house six thousand (6,000) square feet of commercial space as well as 25-30 residential condo units. We have conducted an overall impact assessment of this construction and have determined that it offers the least disruption to the general public, the Orchard Street Lot as a whole, overall down town parking, and provides for a considerable movement of cash flow for the garage project.

At this time RVDC is willing to pay the City of Dover \$150,000.00 for the property and development rights to this small section of Orchard Street. Upon Site Plan approval and approvals of all required state and federal permits RVDC will take possession of the property and start construction of the proposed building. The construction is scheduled to take six months to complete, and upon issuance of certificates of occupancy, the project will be eligible for taxation. *(Further Details to Follow.)* Following this construction we expect to re-visit the project with City Council and both parties can determine its success and review the project as a whole.

Assuming the Orchard Street project was fruitful, we would focus on the Third Street project. Here we are proposing three thousand three hundred and sixty (3,360) square feet of commercial condo space, and 25-30 residential condo units. We have refined and reduced the development on this site, as well as the First Street site. The form based code and zoning district which these parcels fall into encourages the maximization of the building foot print and mixed use potential. We have found through discussion that there is a segmentation of the down town district and patrons of the northern end may not be willing to walk to or from the Orchard Street Parking Garage, and therefore parking retention on the Third Street site has become important. During the construction period, parking will be displaced to the Chestnut Street parking lot, as well as the First Street lot. *(Parking Details to Follow.)*

Following the development of Orchard St., RVDC is willing to pay the City of Dover \$150,000.00 for the property and development rights on Third Street. Upon appropriate approvals RVDC will take possession of the property and start construction of the proposed



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building. The construction timeline is approximately six months with the taxation becoming eligible after the receipt of a certificate of occupancy. Again we would expect to meet with the City Council and review the success of the project, and plan ahead for the next phase.

The next phase of the project is the Parking Garage. We have reviewed a scenario where the First Street Project is built third, however there is no ability for parking displacement when the Parking Garage is built last. RVDC intends to permit and construct the Parking Garage on behalf of the City of Dover. The utilization of RVDC as private developer will act to keep the overall cost of the Parking Garage low and streamline the project. RVDC will be paid for the general contracting work as would be done on any other private site, with the City of Dover being the customer.

Lastly with the Parking Garage open and available for use, we will look to develop the First Street site. Displaced users of the First Street lot can utilize the parking garage at this time. We have reduced the overall scope of this project site to include the construction of ten thousand (10,000) square feet of commercial space and the development of twenty five 25-30 residential condo units.

Upon appropriate approvals RVDC will take possession of the First Street property and start construction of the proposed building. RVDC would receive the property for its efforts in seeing through a successful project. The construction timeline is approximately six months with the taxation becoming eligible after the receipt of a certificate of occupancy.

Finances:

We have been working with the parking director to establish the base line of income generated from the new meters and the parking system as a whole. Now that the meters have been online for a year, he has provided us with a budgetary net income of two hundred thousand (\$200,000.00) per year.

As mentioned above RVDC is willing to pay one hundred fifty thousand (\$150,000.00) each for the Orchard Street and Third Street Sites. The original proposal was centered around RVDC taking on much more of the financing risk of the Parking Garage and therefore would receive the three properties at no cost. At this time we are proposing that the City of Dover solely finance the garage construction through municipal bonding. This does two positive things:

- The first is that the overall financing costs of the project are reduced. The City can currently borrow money on the municipal bond market around 3.5% where



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RVDC as a private development company pays much higher premiums. This will serve to reduce the yearly liability and the overall cost of the Parking Garage.

- The second is it creates an opportunity for there to be some cash available in a dedicated account to finance the bond payments during construction as well as into the future where expenses may arise or deficits may occur.

As mentioned above the proposal is to take the building foot prints of each site and convert them to productive, taxable properties. Approximately six months after the occupancy of each of the properties, the first tax bills will be due.

For the purposes of this financial proposal tax bills were assessed for both the residential properties and commercial properties found at Market Square located on Dover Point Road. What we found was that each residential property paid approximately forty three hundred dollars (\$4,300.00) and that each commercial space paid approximately four dollars (\$4) a square foot.

Orchard Street is proposed to house 25-30 residential condos. For this analysis we assumed 25 units would be permitted, which would create \$107,500.00 in yearly revenue. If the preferred number of units is obtained the revenue would increase. Orchard Street is proposed to house 6,000 square feet of commercial space which would generate \$24,000.00 in yearly revenue. The combined yearly revenue for the commercial and residential tax for the Orchard Street site would be \$131,500.00 at today's current tax rate.

Third Street is proposed to house 25-30 residential condos. Again for this analysis we assumed 25 units would be permitted, which would create \$107,500.00 in yearly revenue. As the unit rate increases so does the revenue. Additionally we are proposing to house 3,360 square feet of commercial space which would generate \$13,440.00 in yearly revenue. The combined yearly revenue for commercial and residential tax for the Third Street site would be \$120,940.00 at today's current tax rate.

First Street is proposed to house 25-30 residential condos. The lower count of 25 units was again used for this analysis in hopes of the target number being larger. This will generate \$107,500.00 in yearly revenue. As mentioned above the commercial aspect has been pared back to around 11,250 square feet, which would generate \$46,000.00. The combined yearly revenue for commercial and residential tax for the First Street site would be \$153,500.00 at today's current tax rate.

As can be seen on the enclosed revenue and expenditure chart, we have tried to time the construction of each project as well as the Parking Garage so as to acquire a large amount of money to have on hand.



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The assumptions made in developing the revenue and expenditure chart are as follows:

1. The Parking Garage costs 6.6 Million Dollars, is bonded by the City of Dover for 20 years at a rate of 3.5% creating a yearly payment of \$492,600.00
2. The garage costs approximately \$100,000.00 a year to run and maintain.
3. The \$200,000.00 generated by the parking system will not increase.
 - a. This should not be the case. As more parking spaces are generated by the garage, revenue will increase. Additionally, rates may increase over time.
4. The unit count will be 25 per site and not the desired 25-30.
5. Taxes remain constant with no yearly increase.



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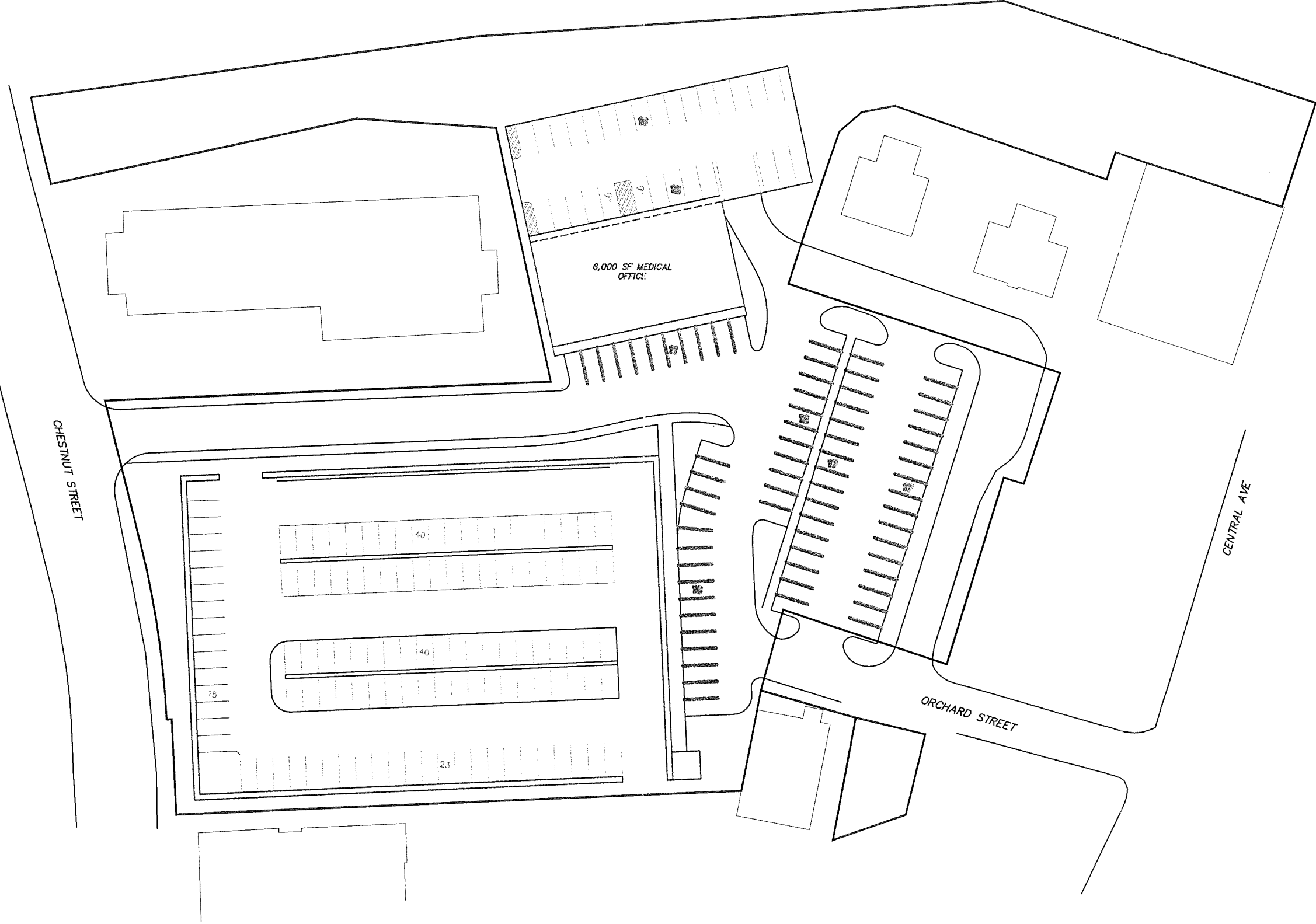
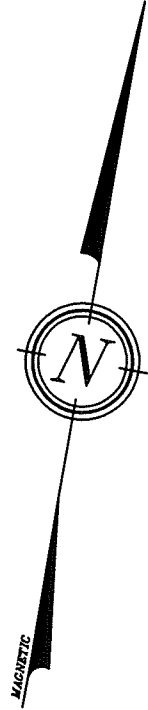
Parking:

1. The three lots contain 345 spaces with 45 spaces being deeded to specific users. This leaves 300 Existing spaces available for metered use.
 2. The Proposed garage is to generate **452** spaces.
 3. We are proposing to revise the rest of the Orchard Street lot to have **62** additional at grade parking spaces.
 - i. Orchard Street Total = **514**
 4. The 45 deeded spaces remain
 - i. Orchard Street Total after deeded spaces = **469**
 5. Existing spaces (300) – Proposed spaces (469) = **169** Increased spaces on Orchard Street.
 6. In additional we are proposing to leave **88** spaces on the other two sites. First Street will have 34 spaces; and Third Street will have 54.
 7. The total number of spaces available for revenue = **557**
 8. The total increase in spaces = **257**
- Orchard Street creates a daytime demand of approximately 0-5 spaces during **peak** usage.
 - Third Street creates a daytime demand of approximately 14 spaces during **peak** usage.
 - First Street creates a daytime demand of approximately 38 spaces during **peak** usage. This may be reduced if the scope of the project is reduced.

We would like to thank you for your time and attention to this matter. We look forward to further discussion with you.

River Valley Development Corp.

Christopher R. Berry
Project Manager



SCALE : 1 IN. EQUALS 20 FT.
 DATE : 10-4-11
 FILE NO. : RVDC 2011 DOWN TOWN ~ ORCHARD ST.



CONCEPT SKETCH PLAN
 FOR
 RIVER VALLEY DEVELOPMENT CORP.
 ORCHARD STREET
 DOVER, N.H.

REVISION	DATE	DESCRIPTION

REFERENCE PLANS:

LINE ADJUSTMENT PLAN PREPARED FOR DAVID K. BAMFORD, CITY OF DOVER, NH, TAX MAP 6 LOT Nos. 46 & 54A, THIRD STREET & CENTRAL AVENUE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: JUNE 10, 2007; BY: THIS OFFICE. RECORDED S.C.R.D. PLAN 81-97.

PLAT IN DOVER, N.H. - BOSTON AND MAINE RAILROAD TO THE CITY OF DOVER, N.H. SCALE: 1" = 40'; DATED: DECEMBER 19, 1909; BY: B&M RR, PLAN R2-65-17; RECORDED S.C.R.D. PLAN POCKET 7, FOLDER 3.

PLAT IN DOVER, N.H. - BOSTON AND MAINE RAILROAD TO THE CITY OF DOVER, N.H. SCALE: 1" = 40'; DATED: JANUARY 1962; BY: B&M RR, PLAN R2-65-18; RECORDED S.C.R.D. PLAN 41A, POCKET 4, FOLDER 4.

PLAT IN DOVER, N.H. - BOSTON AND MAINE RAILROAD TO WILLAND W. GRONDIN AND TO ANTHONY FERRIGNO. SCALE: 1" = 40'; DATED: JULY 1968; BY: B&M RR, PLAN R2-65-26; RECORDED S.C.R.D. PLAN 7, POCKET 1, FOLDER 6.

CROSSING OF CENTRAL AVENUE & FOURTH STREET RAILROAD CROSSING, SURVEYED FEBRUARY 1899; BY: S.S. JENKINS. SCALE: 1" = 20'; NOT RECORDED.

PLAN OF LAND FOR FISCHER BLOCK, DOVER, NEW HAMPSHIRE. SCALE: 1" = 10'; DATED: JUNE 1963, REVISED THROUGH JUNE 3, 1963; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. PLAN 16, POCKET 4, FOLDER 5.

STANDARD PROPERTY SURVEY OF 17-21 THIRD STREET IN DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: MAY 26, 1997; BY: DESLAURIERS & ASSOCIATES. RECORDED S.C.R.D. PLAN 49-100.

SUBDIVISION OF PARCEL B FOR ANTHONY J. FERRIGNO IN DOVER, N.H. SCALE: 1" = 40'; DATED: DECEMBER 12, 1984; BY: BRUCE L. POHOPEK. RECORDED S.C.R.D. PLAN 25-51.

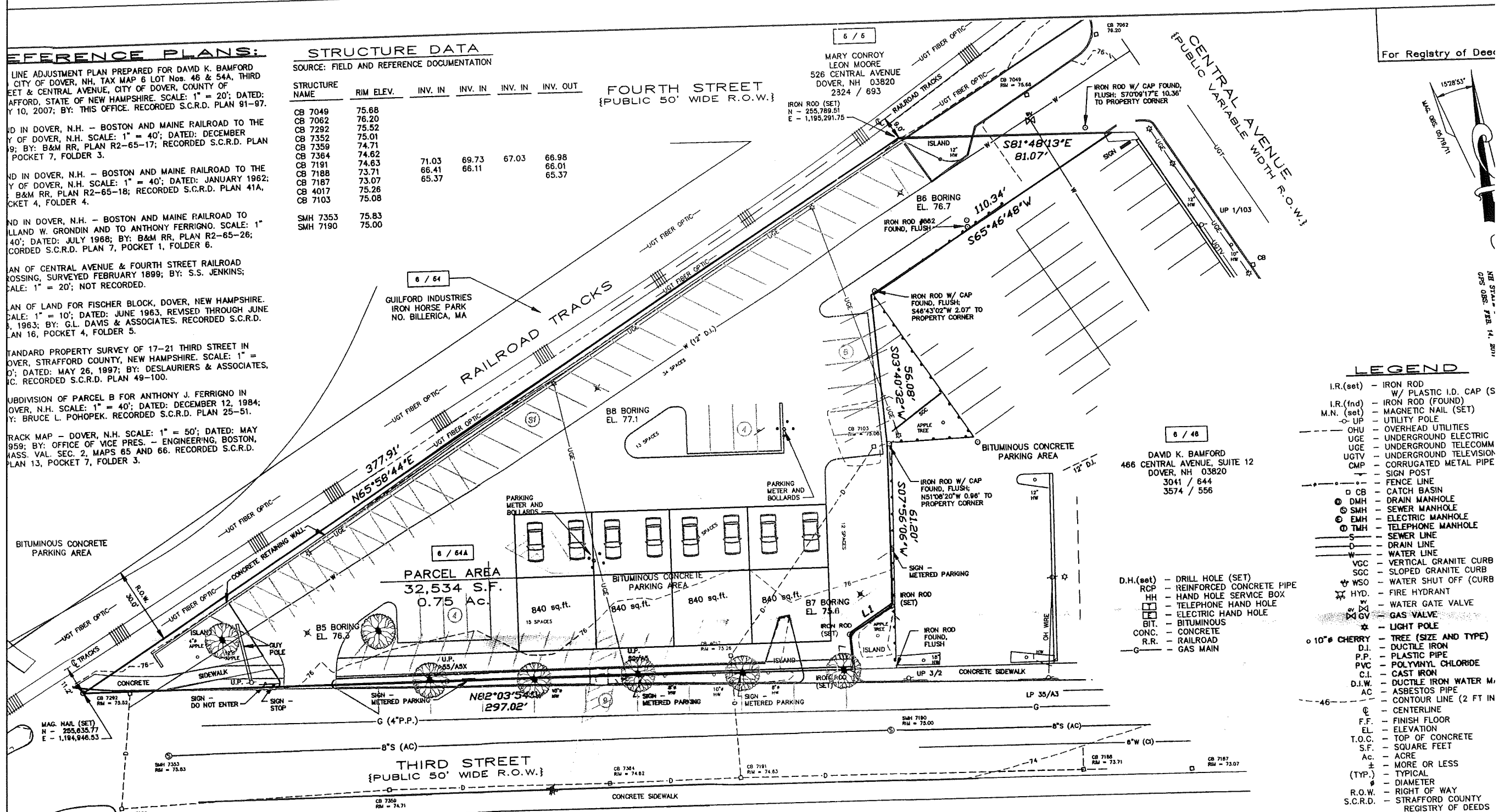
TRACK MAP - DOVER, N.H. SCALE: 1" = 50'; DATED: MAY 1959; BY: OFFICE OF VICE PRES. - ENGINEERING, BOSTON, MASS. VAL. SEC. 2, MAPS 65 AND 66. RECORDED S.C.R.D. PLAN 13, POCKET 7, FOLDER 3.

STRUCTURE DATA

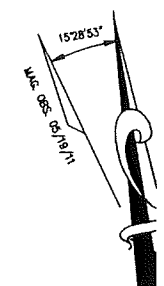
SOURCE: FIELD AND REFERENCE DOCUMENTATION

STRUCTURE NAME	RIM ELEV.	INV. IN	INV. IN	INV. IN	INV. OUT
CB 7049	75.68				
CB 7062	76.20				
CB 7292	75.52				
CB 7352	75.01				
CB 7359	74.71				
CB 7364	74.62				
CB 7191	74.63	71.03	69.73	67.03	66.98
CB 7188	73.71	66.41	66.11		66.01
CB 7187	73.07	65.37			65.37
CB 4017	75.26				
CB 7103	75.08				
SMH 7353	75.83				
SMH 7190	75.00				

FOURTH STREET
{PUBLIC 50' WIDE R.O.W.}



For Registry of Deeds



LEGEND

- I.R.(set) - IRON ROD W/ PLASTIC I.D. CAP (S)
- I.R.(fnd) - IRON ROD (FOUND)
- M.N. (set) - MAGNETIC NAIL (SET)
- UP - UTILITY POLE
- OHU - OVERHEAD UTILITIES
- UGE - UNDERGROUND ELECTRIC
- UTG - UNDERGROUND TELECOMM
- UGTV - UNDERGROUND TELEVISION
- CMP - CORRUGATED METAL PIPE
- SP - SIGN POST
- FL - FENCE LINE
- CB - CATCH BASIN
- DMH - DRAIN MANHOLE
- SMH - SEWER MANHOLE
- EMH - ELECTRIC MANHOLE
- TMH - TELEPHONE MANHOLE
- SL - SEWER LINE
- DL - DRAIN LINE
- WL - WATER LINE
- VCC - VERTICAL GRANITE CURB
- SGC - SLOPED GRANITE CURB
- WSO - WATER SHUT OFF (CURB)
- HYD. - FIRE HYDRANT
- WGV - WATER GATE VALVE
- GV - GAS VALVE
- LP - LIGHT POLE
- 10" CHERRY - TREE (SIZE AND TYPE)
- D.I. - DUCTILE IRON
- P.P. - PLASTIC PIPE
- PVC - POLYVINYL CHLORIDE
- C.I. - CAST IRON
- D.I.W. - DUCTILE IRON WATER M.
- AC - ASBESTOS PIPE
- CL - CONTOUR LINE (2 FT IN CENTERLINE)
- F.F. - FINISH FLOOR
- EL. - ELEVATION
- T.O.C. - TOP OF CONCRETE
- S.F. - SQUARE FEET
- Ac. - ACRE
- ± - MORE OR LESS
- (TYP.) - TYPICAL
- Ø - DIAMETER
- R.O.W. - RIGHT OF WAY
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS

- D.H.(set) - DRILL HOLE (SET)
- RCP - REINFORCED CONCRETE PIPE
- HH - HAND HOLE SERVICE BOX
- THH - TELEPHONE HAND HOLE
- EHH - ELECTRIC HAND HOLE
- BIT. - BITUMINOUS
- CONC. - CONCRETE
- R.R. - RAILROAD
- G - GAS MAIN

- 6 / 46 JAMES W. VARNEY 88 COUNTY FARM ROAD DOVER, NH 03820 1977 / 534
- 6 / 44 JAMES W. VARNEY 88 COUNTY FARM ROAD DOVER, NH 03820 1977 / 534
- 6 / 48 LINDA VARNEY JAMES VARNEY 88 COUNTY FARM ROAD DOVER, NH 03820 1197 / 387
- 6 / 41 JOHN WONG MO WONG 1 FAIRWAY DRIVE DOVER, NH 03820 1073 / 501
- 6 / 40 JOHN WONG MO WONG 1 FAIRWAY DRIVE DOVER, NH 03820 1073 / 501
- 6 / 89 ROSS FURNITURE CO., INC. 38 THIRD STREET DOVER, NH 03820
- 6 / 86 ROSS FURNITURE CO., INC. 38 THIRD STREET DOVER, NH 03820
- 6 / 87 20-22-26 MOULTON REALTY TRUST 400 CENTRAL AVENUE DOVER, NH 03820

NOTES:

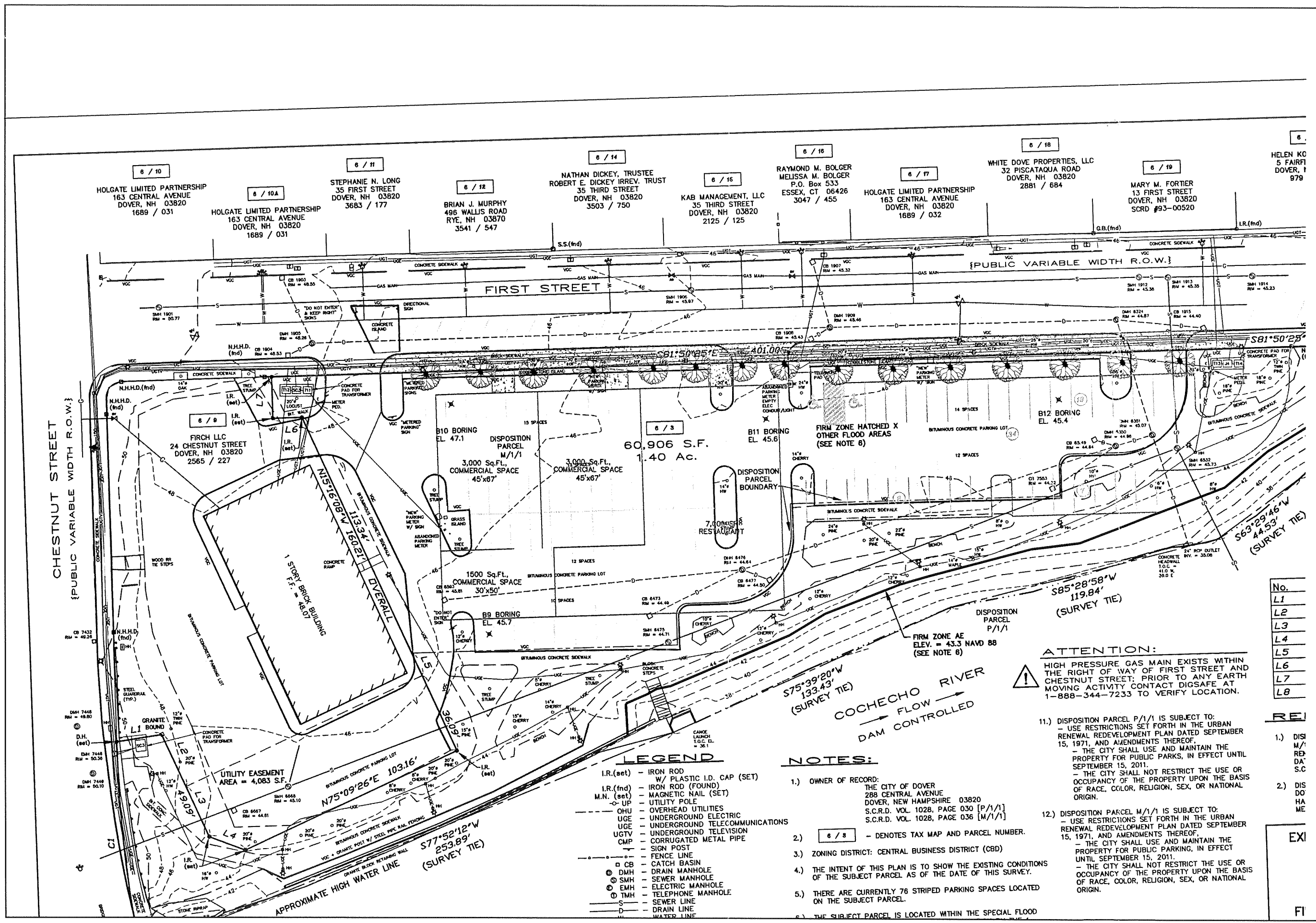
- 1.) OWNER OF RECORD: THE CITY OF DOVER, 288 CENTRAL AVENUE, DOVER, NH 03820
- 2.) THERE ARE NO WETLANDS ON THE SUBJECT PARCEL.
- 3.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS PRIOR TO CONSTRUCTION.

No.	Bearing	Distance
L1	S64°48'48"W	19.58'
L2	S03°45'01"W	13.14'

EXISTING CONDITIONS PLAN OF
PREPARED FOR
CITY OF DOVER, NH
PROPERTY KNOWN AS THE
THIRD STREET PARKING LOT
TAX MAP 6, LOT No. 54A
THIRD STREET & CENTRAL AVENUE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

SCALE: 1 IN. EQUALS 20 FT.
DATE: 2-10-12
FILE NO.: RVDC 2011 DOWN TOWN ~ FIRST ST.

NO.	DATE	REVISION	DESCRIPTION



6 / 10	HOLGATE LIMITED PARTNERSHIP 163 CENTRAL AVENUE DOVER, NH 03820 1689 / 031
6 / 10A	HOLGATE LIMITED PARTNERSHIP 163 CENTRAL AVENUE DOVER, NH 03820 1689 / 031
6 / 11	STEPHANIE N. LONG 35 FIRST STREET DOVER, NH 03820 3683 / 177
6 / 12	BRIAN J. MURPHY 496 WALLIS ROAD RYE, NH 03870 3541 / 547
6 / 14	NATHAN DICKEY, TRUSTEE ROBERT E. DICKEY IRREV. TRUST 35 THIRD STREET DOVER, NH 03820 3503 / 750
6 / 15	KAB MANAGEMENT, LLC 35 THIRD STREET DOVER, NH 03820 2125 / 125
6 / 16	RAYMOND M. BOLGER MELISSA M. BOLGER P.O. Box 533 ESSEX, CT 06426 3047 / 455
6 / 17	HOLGATE LIMITED PARTNERSHIP 163 CENTRAL AVENUE DOVER, NH 03820 1689 / 032
6 / 18	WHITE DOVE PROPERTIES, LLC 32 PISCATAQUA ROAD DOVER, NH 03820 2881 / 684
6 / 19	MARY M. FORTIER 13 FIRST STREET DOVER, NH 03820 SCRD #93-00520
6	HELEN KO 5 FAIRFI DOVER, I 979

REVISION	DATE	DESCRIPTION

- No.
- L1
- L2
- L3
- L4
- L5
- L6
- L7
- L8

- REI
- 1.) DISI
- M/I
- REI
- DA
- S/C
- 2.) DIS
- DO
- HA
- ME

EXI

FI

ATTENTION:
 HIGH PRESSURE GAS MAIN EXISTS WITHIN THE RIGHT OF WAY OF FIRST STREET AND CHESTNUT STREET. PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233 TO VERIFY LOCATION.

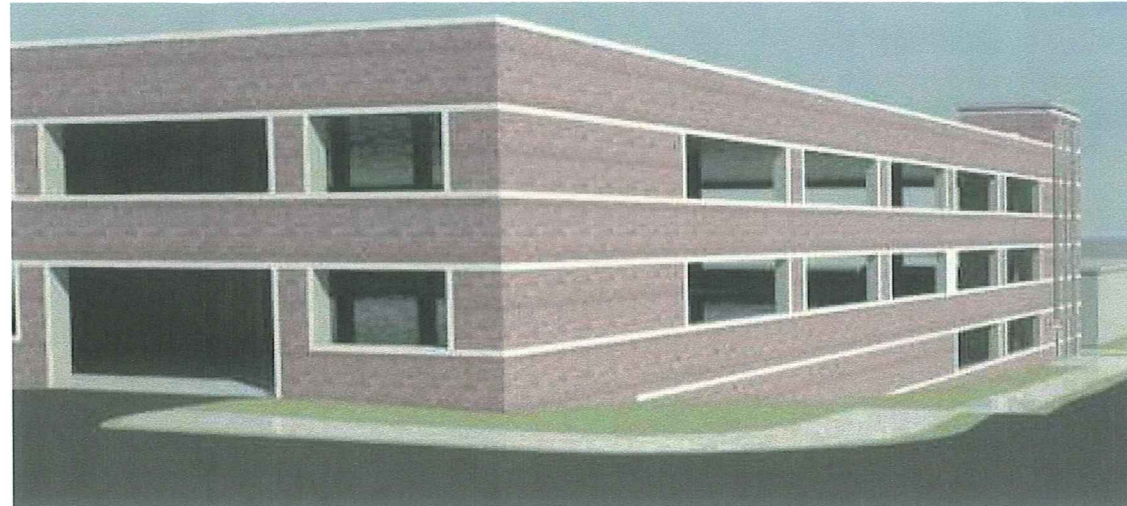
- NOTES:**
- OWNER OF RECORD: THE CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 1028, PAGE 030 [P/1/1]
S.C.R.D. VOL. 1028, PAGE 036 [M/1/1]
 - 6 / 8 - DENOTES TAX MAP AND PARCEL NUMBER.
 - ZONING DISTRICT: CENTRAL BUSINESS DISTRICT (CBD)
 - THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE SUBJECT PARCEL AS OF THE DATE OF THIS SURVEY.
 - THERE ARE CURRENTLY 76 STRIPPED PARKING SPACES LOCATED ON THE SUBJECT PARCEL.
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA.

- LEGEND**
- I.R.(set) - IRON ROD W/ PLASTIC I.D. CAP (SET)
 - I.R.(fnd) - IRON ROD (FOUND)
 - M.N. (set) - MAGNETIC NAIL (SET)
 - UP - UTILITY POLE
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 - EMH - ELECTRIC MANHOLE
 - TMH - TELEPHONE MANHOLE
 - S - SEWER LINE
 - D - DRAIN LINE
 - W - WATER LINE

SCALE : 1 IN. EQUALS 20 FT.
 DATE : 9-25-11
 FILE NO. : RVDC 2011 DOWN TOWN ~ FIRST ST.



1 Render 1
12" = 1'-0"



2 Render 2
12" = 1'-0"



3 Render 3
12" = 1'-0"



4 Render 4
12" = 1'-0"



Harvey
Bedford, New Hampshire

www.hccnh.com

CONSTRUCTION MANAGER:
Harvey Construction Corporation
10 Harvey Road
Bedford, NH 03310
(603) 624-4600
(603) 668-0369

OWNER:
River Valley Development Corp.
Mike Patenaude, President

CONCEPT DESIGN - NOT FOR CONSTRUCTION

ORCHARD STREET
GARAGE

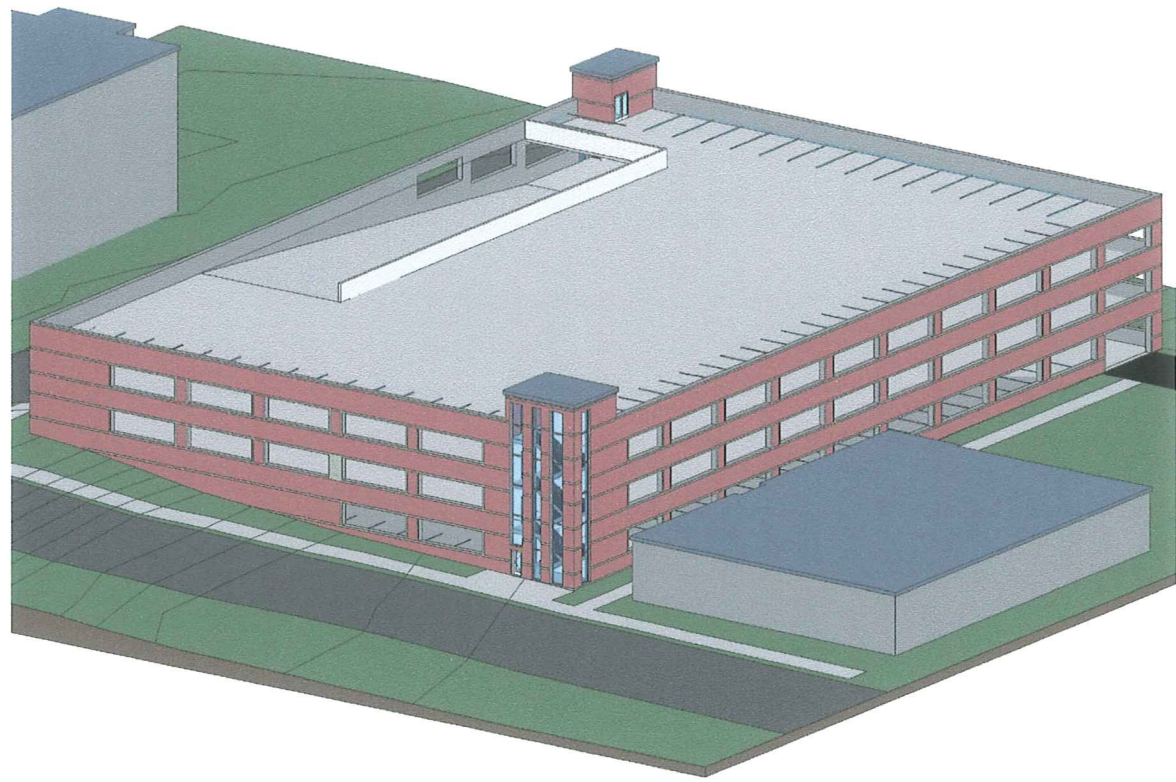
Render Views

Project number	000-0001
Date	October 7, 2001
Drawn by	Author
Checked by	Checker

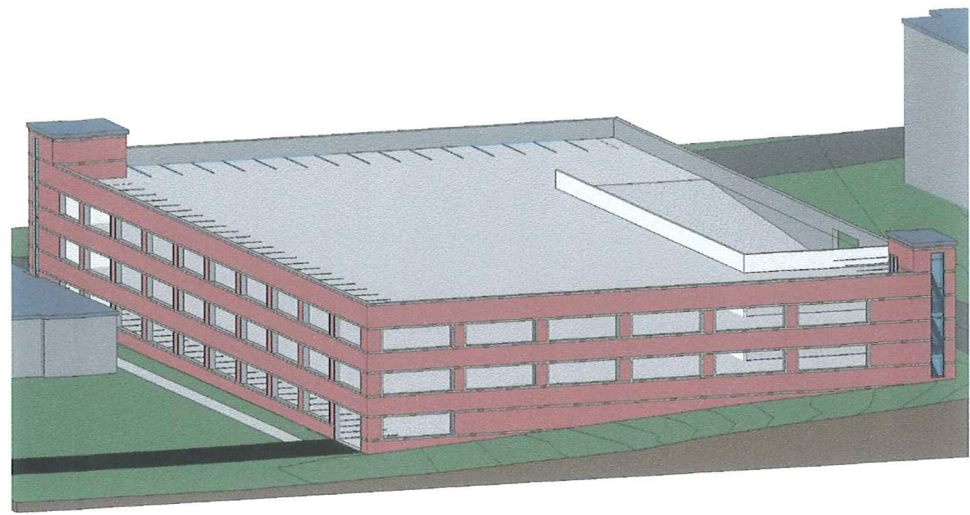
A106

Scale	12" = 1'-0"
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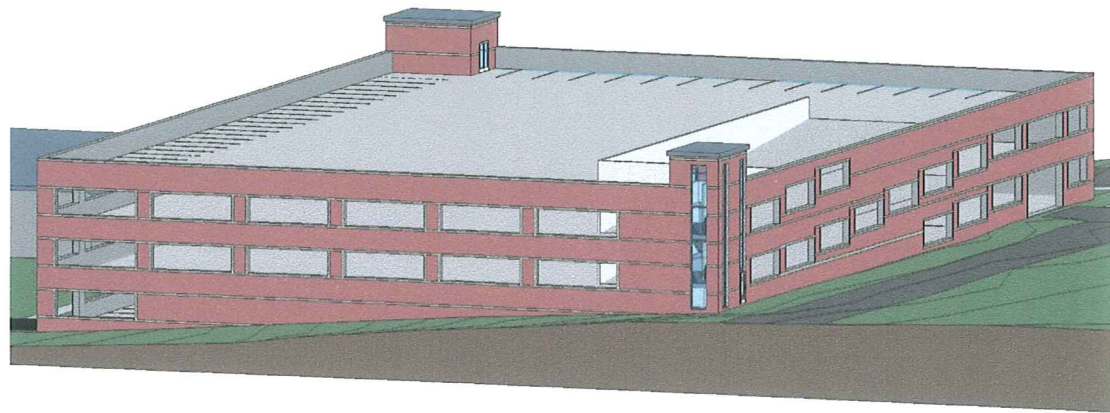
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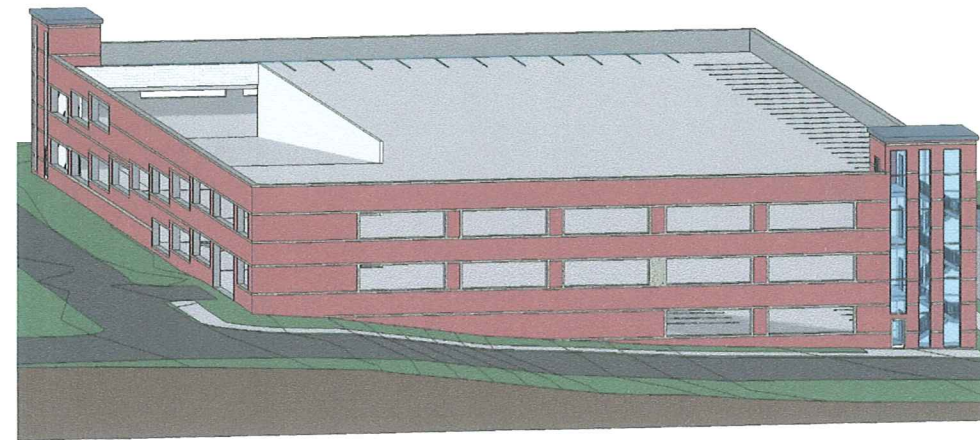
1 Model View 1
3" = 1'-0"



2 Model View 2
3" = 1'-0"



3 Model View 3
3" = 1'-0"



4 Model View 4
3" = 1'-0"



Harvey
Bedford, New Hampshire

www.hccnh.com

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Harvey Construction Corporation
10 Harvey Road
Bedford, NH 03310
(603) 624-4600
(603) 668-0389

OWNER:
River Valley Development Corp.
Mike Patenaude, President

CONCEPT DESIGN - NOT FOR CONSTRUCTION

**ORCHARD STREET
GARAGE
Model Views**

Project number	000-0001
Date	October 7, 2001
Drawn by	Author
Checked by	Checker
A105	
Scale	3" = 1'-0"

10/7/2001 2:12:43 PM



Harvey
Bedford, New Hampshire

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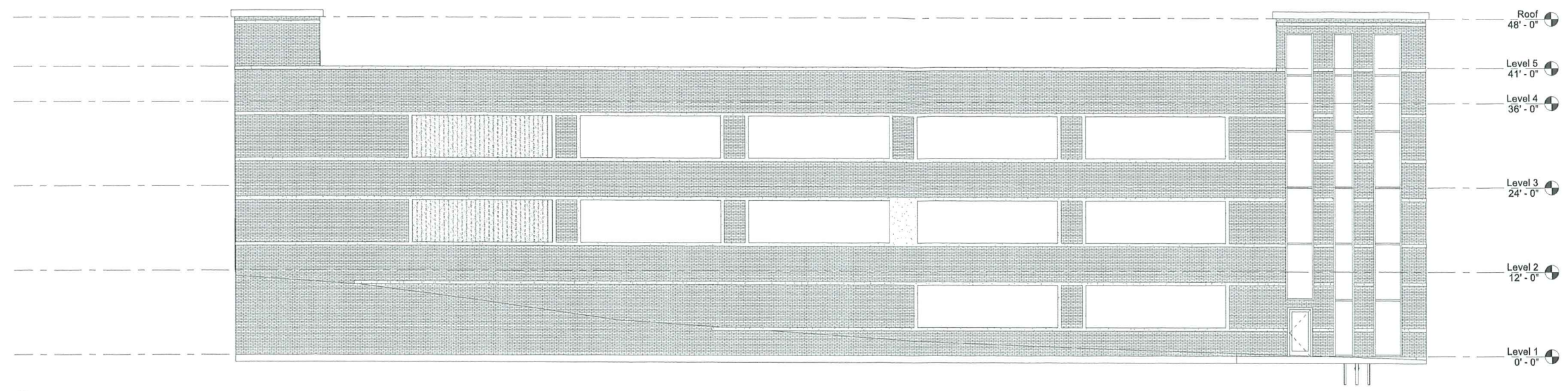
OWNER:
River Valley Development Corp.
Mike Patenaude, President

CONCEPT DESIGN - NOT FOR CONSTRUCTION

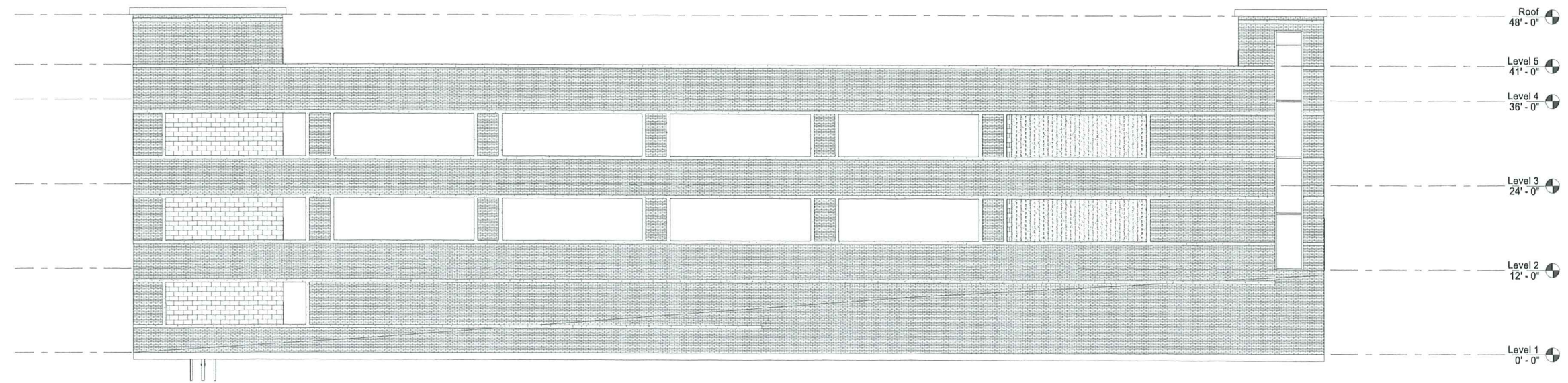
ORCHARD STREET GARAGE
Elevations

Project number	000-0001
Date	October 7, 2001
Drawn by	JBP
Checked by	HCC
A107	
Scale	1/8" = 1'-0"

10/7/2011 2:12:45 PM



② West
1/8" = 1'-0"



① East
1/8" = 1'-0"



Harvey
Bedford, New Hampshire

www.hccnh.com

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Harvey Construction Corporation
10 Harvey Road
Bedford, NH 03310
(603) 624-4600
(603) 668-0389

OWNER:
River Valley Development Corp.
Mike Patenaude, President

CONCEPT DESIGN - NOT FOR CONSTRUCTION

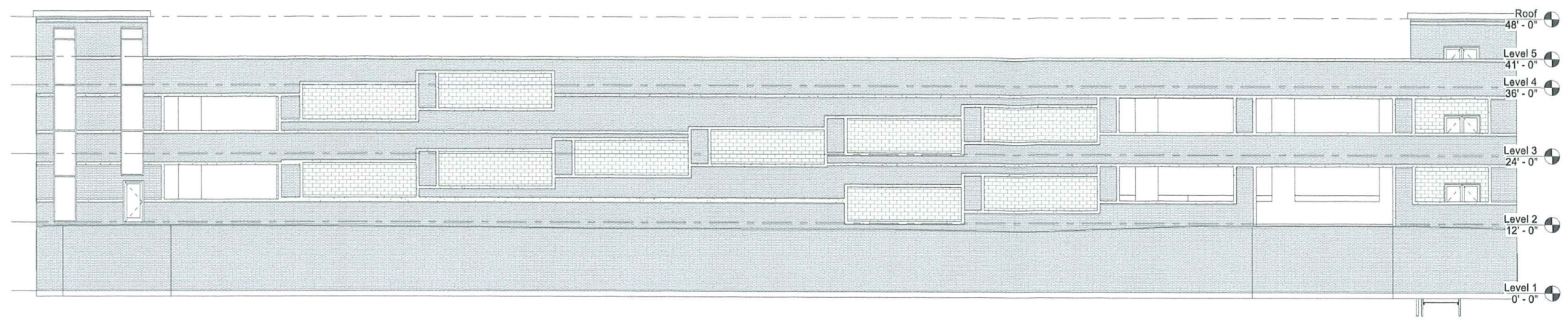
**ORCHARD STREET
GARAGE
Elevations**

Project number 000-0001
Date October 7, 2001
Drawn by JBP
Checked by HCC

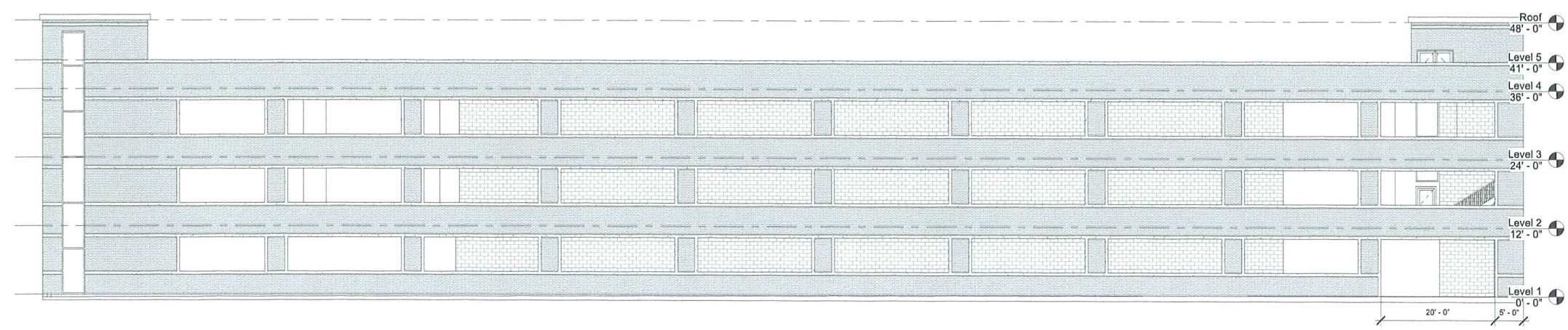
A108

Scale 3/32" = 1'-0"

10/7/2011 2:12:46 PM



① North
3/32" = 1'-0"



② South
3/32" = 1'-0"



Harvey

Bedford, New Hampshire

www.hccnh.com

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ORCHARD STREET
GARAGE

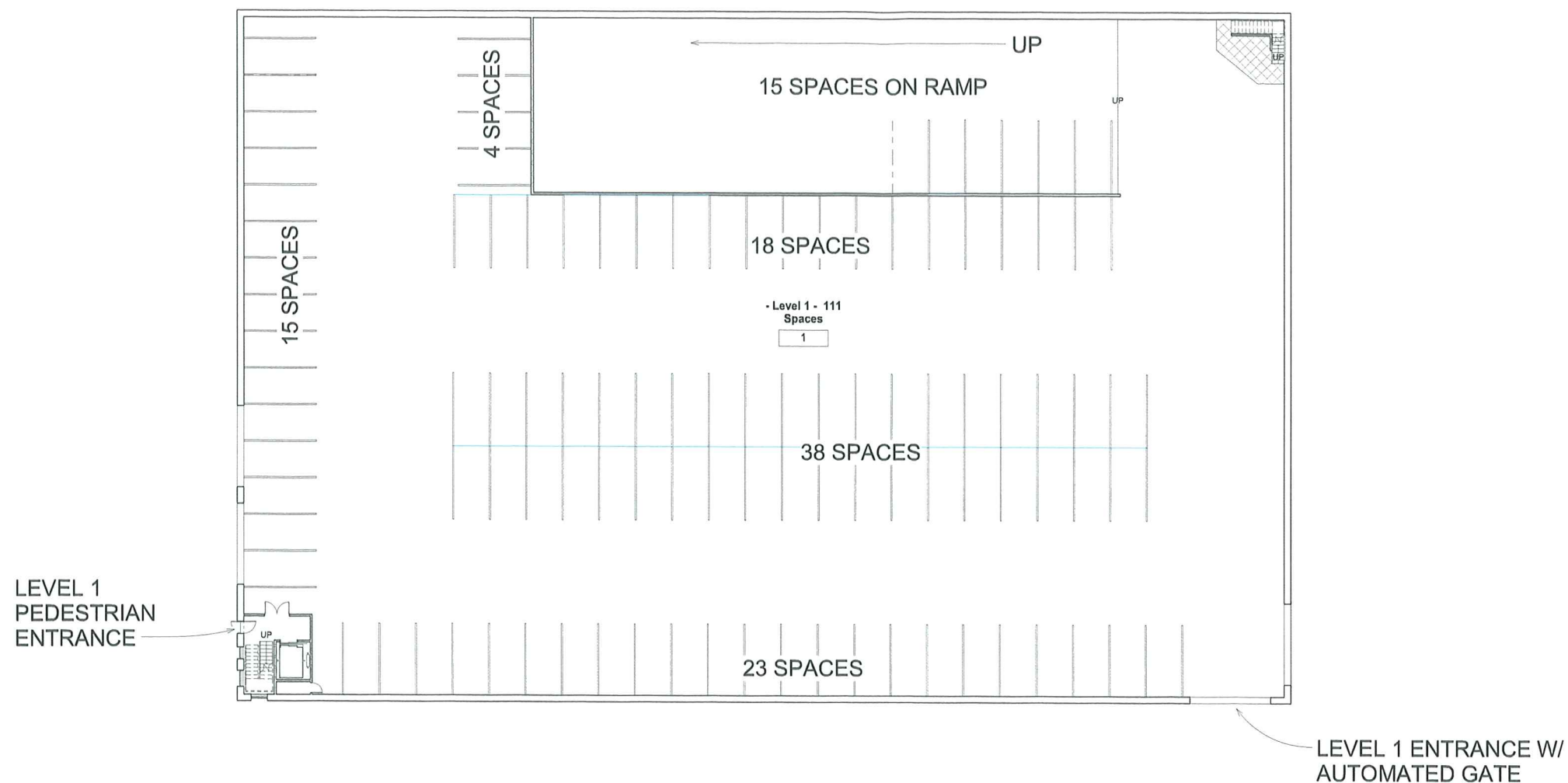
Level 1

Project number 000-0001
Date October 7, 2001
Drawn by JBP
Checked by HCC

A101

Scale 1/16" = 1'-0"

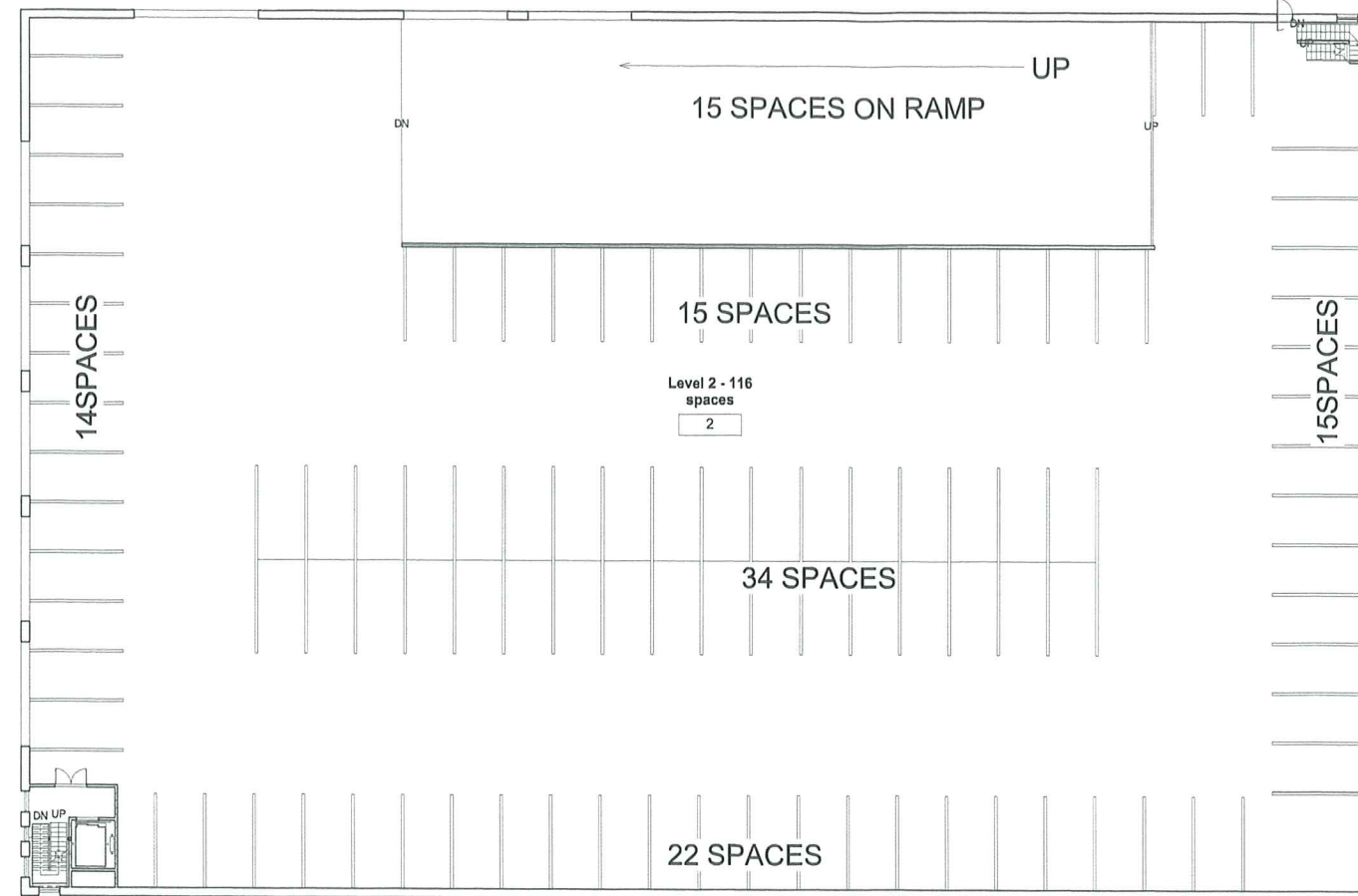
10/7/2011 2:12:42 PM



① Level 1
1/16" = 1'-0"

LEVEL 2 ENTRANCE
W/ AUTOMATED GATE

LEVEL 2
PEDESTRIAN
ENTRANCE



① Level 2
1/16" = 1'-0"



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ORCHARD STREET
GARAGE

Level 2

Project number	000-0001
Date	October 7, 2001
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A102

Scale 1/16" = 1'-0"

10/7/2001 2:12:42 PM



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**ORCHARD STREET
GARAGE**

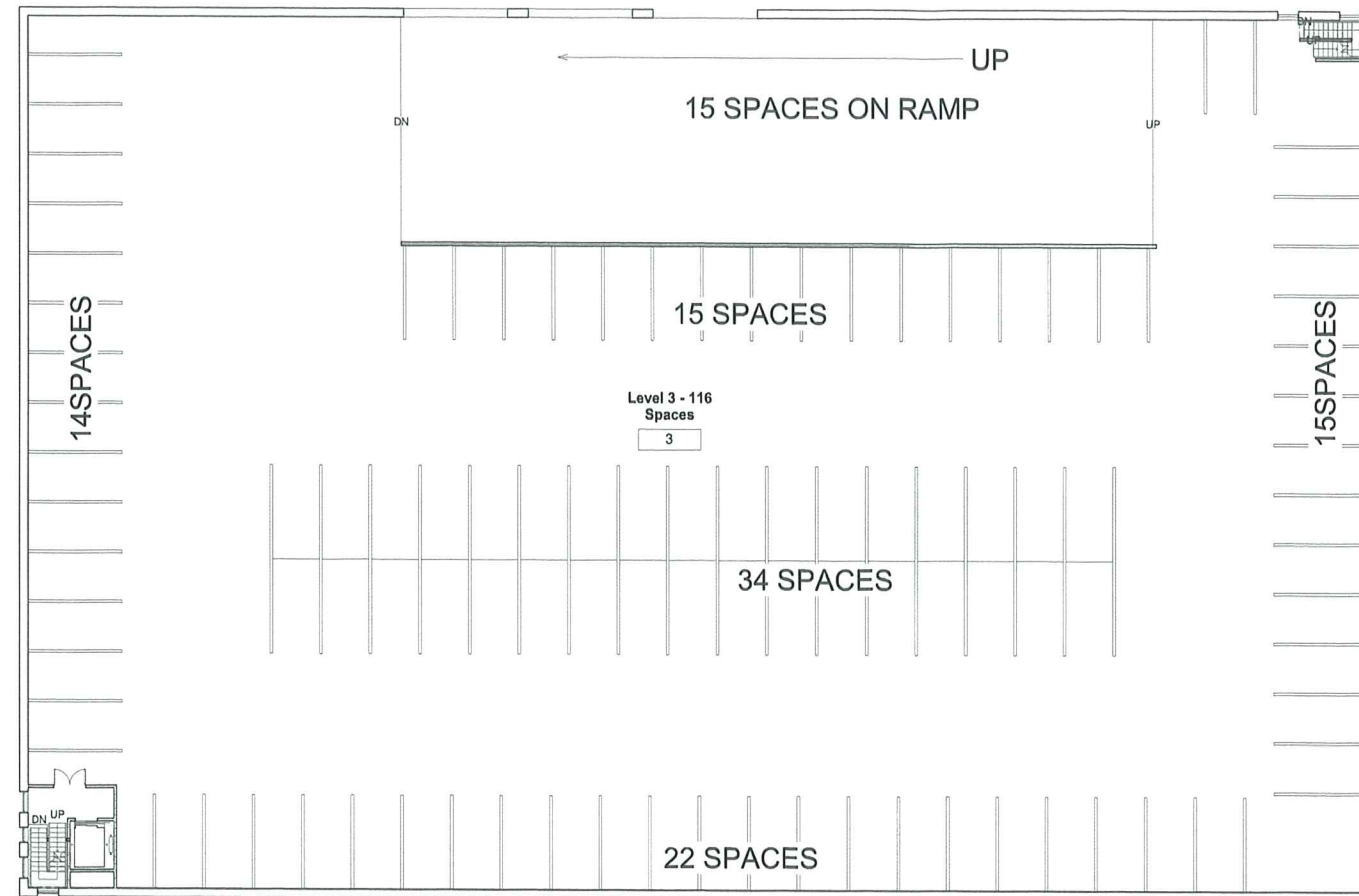
Level 3

Project number 000-0001
Date October 7, 2001
Drawn by JBP
Checked by HCC

A103

Scale 1/16" = 1'-0"

10/7/2011 2:12:43 PM



① Level 3
1/16" = 1'-0"



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**ORCHARD STREET
GARAGE**

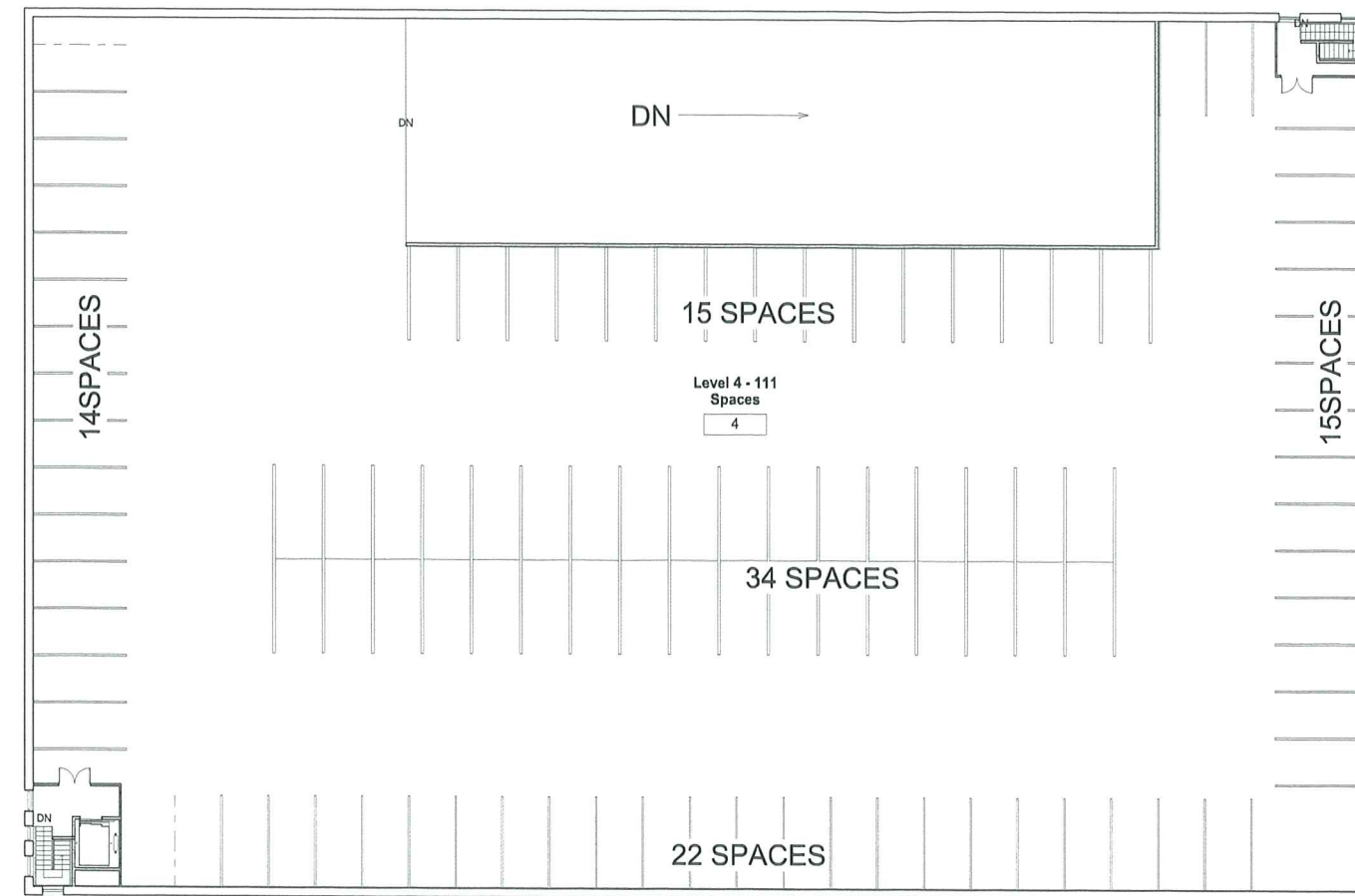
Level 4

Project number 000-0001
Date October 7, 2001
Drawn by JBP
Checked by HCC

A104

Scale 1/16" = 1'-0"

10/7/2011 2:12:43 PM



① Level 4
1/16" = 1'-0"