



STAFF MEMO

Date: August 23, 2018
To: Milford Planning Board
From: Lincoln Daley, Community Development Director
Subject: Hitchner Manufacturing Co., Inc., Map 13 Lot 6, 117 Old Wilton Road. Conceptual Review to discuss the demolition and reconstruction of GTO building within the same footprint.

BACKGROUND:

The applicant is before the Planning Board to present the next phase of the Hitchner GTO building renovation. As the Board may recall, the last phase was approved in 2017 and included the 25,000 square foot addition. The area highlighted with the red box below represents one of the 1960s Quonset huts. Hitchner Manufacturing plans to tear down this building and construct a new building within the existing footprint. Further, they will be re-skinning the exterior CMU block wall as shown below with matching vertical metal panels. These projects are scheduled to start in October, and will go on until mid-2019.

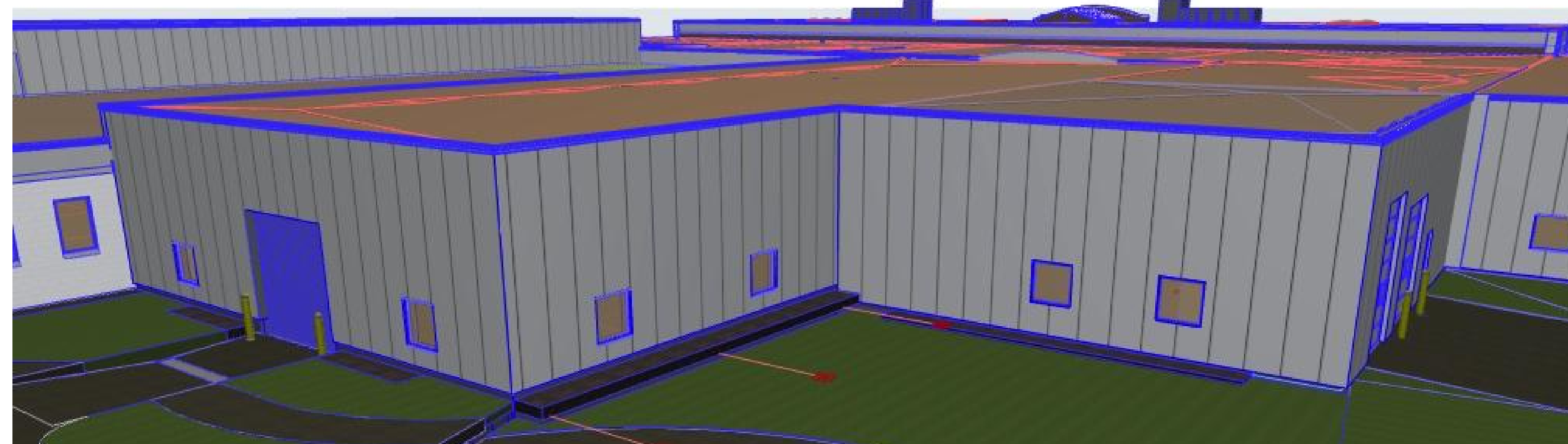
In addition to detailing the proposed improvements, the applicant will be seeking Board input regarding the next steps in the regulatory approval process. Attached please find the August 10, 2018 design/layout.



The Planning Board shall discuss the application in conceptual form and only in general terms with the Applicant. No formal decisions can be made. A conceptual review shall not bind either the applicant or the Planning Board.

HITCHINER Manufacturing Co., Inc.

117 Old Wilton Road ▪ Milford, ▪ New Hampshire
QUONSET HUT



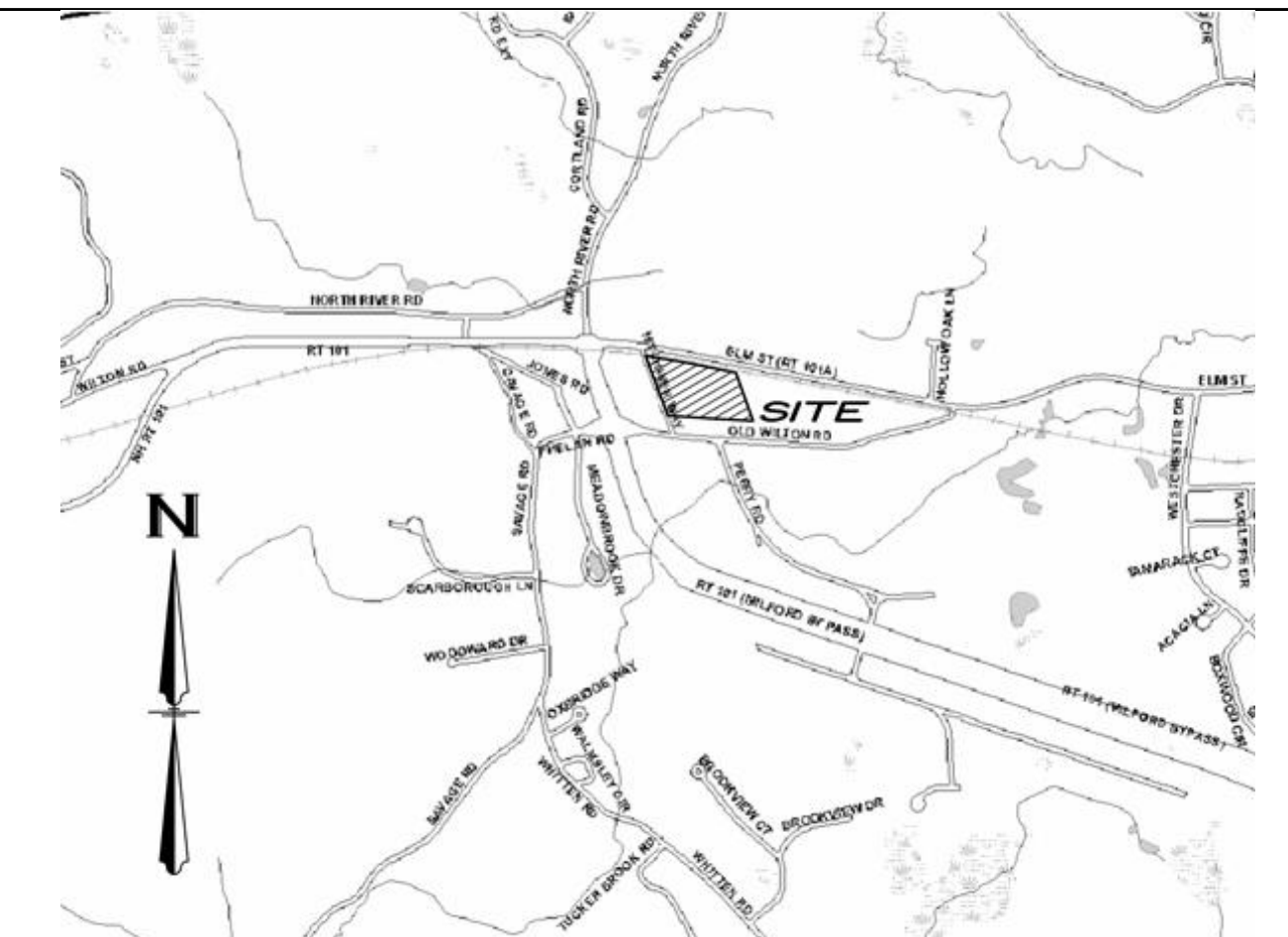
Volumes/Active/Projects/Hitchiner Addition-20181009/Hitchiner - ADDITION-20181009/Hitchiner-Milford-21-20181009-2.jpg Friday, August 10, 2018

DRAWING LIST

[Drawing List Quonset Hut](#)

- Cover Sheet
- A002 Quonset Hut - Code Review
- A102 Quonset Hut - Floor Plan
- A102 Quonset Hut - Roof Plan
- A201 Quonset Hut - Elevations
- A301 Quonset Hut - Sections & Details
- A302 Quonset Hut - Sections & Details
- A401 Quonset Hut - Lockers / Bathroom / Cool Down Space

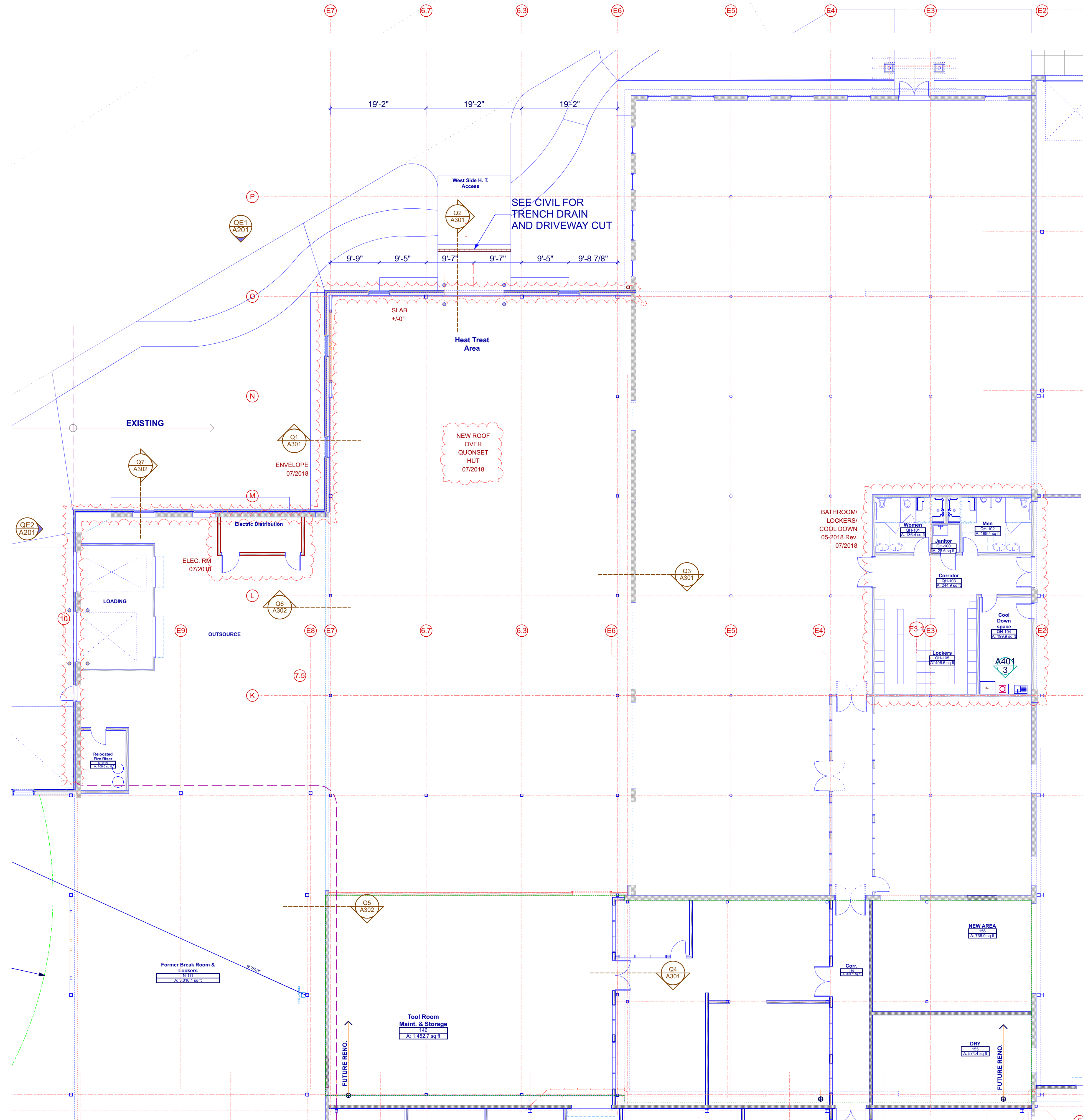
LOCUS MAP



ARCHITECT		CIVIL		STRUCTURAL		CONSTRUCTION MANAGER		HITCHINER Manufacturing Co., Inc. 117 Old Wilton Road, Milford, New Hampshire	
Dennis Mires, P.A., The Architects 697 Union St Manchester, NH Tel: (603)625-4548 Fax: (603)625-1067 e-mail: upstairs@TheArchitects.Net		HSI Hayner / Swanson, Inc. Three Congress Street, Nashua, NH 03062-3301 Tel: (603) 883-2057 Fax: (603) 883-5057 www.hayner-swanson.com		TFM Structural Engineers Bedford, NH, 03110 Tel: (603) 472-4488 Tom Lamb email: tlamb@tfmoran.com		HUTTER CONSTRUCTION 810 Turnpike Road, New Ipswich, NH P.O. Box 257, 03071 Tel: (603)-878-2300 Fax: (603)-878-3519 estimating@hutterconstruction.com		date: 2018-08-10 proj. no.: 2017-101	
PLUMBING		MECHANICAL		ELECTRICAL		FIRE PROTECTION		<p>The material contained in these drawings and the design they are intended to convey are the exclusive property of Dennis Mires, P.A., The Architects. Possession and use hereof is granted only confidentially in connection with construction and / or sale of the structure depicted herein as authorized by him, and the recipient agrees to abide by these restrictions. Any use, reproduction or disclosure of any information, in whole or in part, contained herein, without written permission of Dennis Mires P.A., The Architects, is expressly prohibited.</p>	
		Fitzmeyer & Tocchi Associates, Inc. 300 Unicorn Park Drive, 5 th Floor Woburn, MA 01801 (P) 781.285.2284 f-t.com		Fitzmeyer & Tocchi Associates, Inc. 300 Unicorn Park Drive, 5 th Floor Woburn, MA 01801 (P) 781.285.2284 f-t.com		Fitzmeyer & Tocchi Associates, Inc. 300 Unicorn Park Drive, 5 th Floor Woburn, MA 01801 (P) 781.285.2284 f-t.com			

DENNIS MIRES, P.A.
THE ARCHITECTS
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 603-625-4548 FAX 603-625-1067

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Floor Plan
SCALE: 3/32" = 1'-0"

PRELIMINARY DRAWINGS ONLY

HITCHINER Manufacturing Co., Inc.
ONE & TWO STORY ADDITION & FIT-UP
117 Old Wilton Road
Miford, New Hampshire

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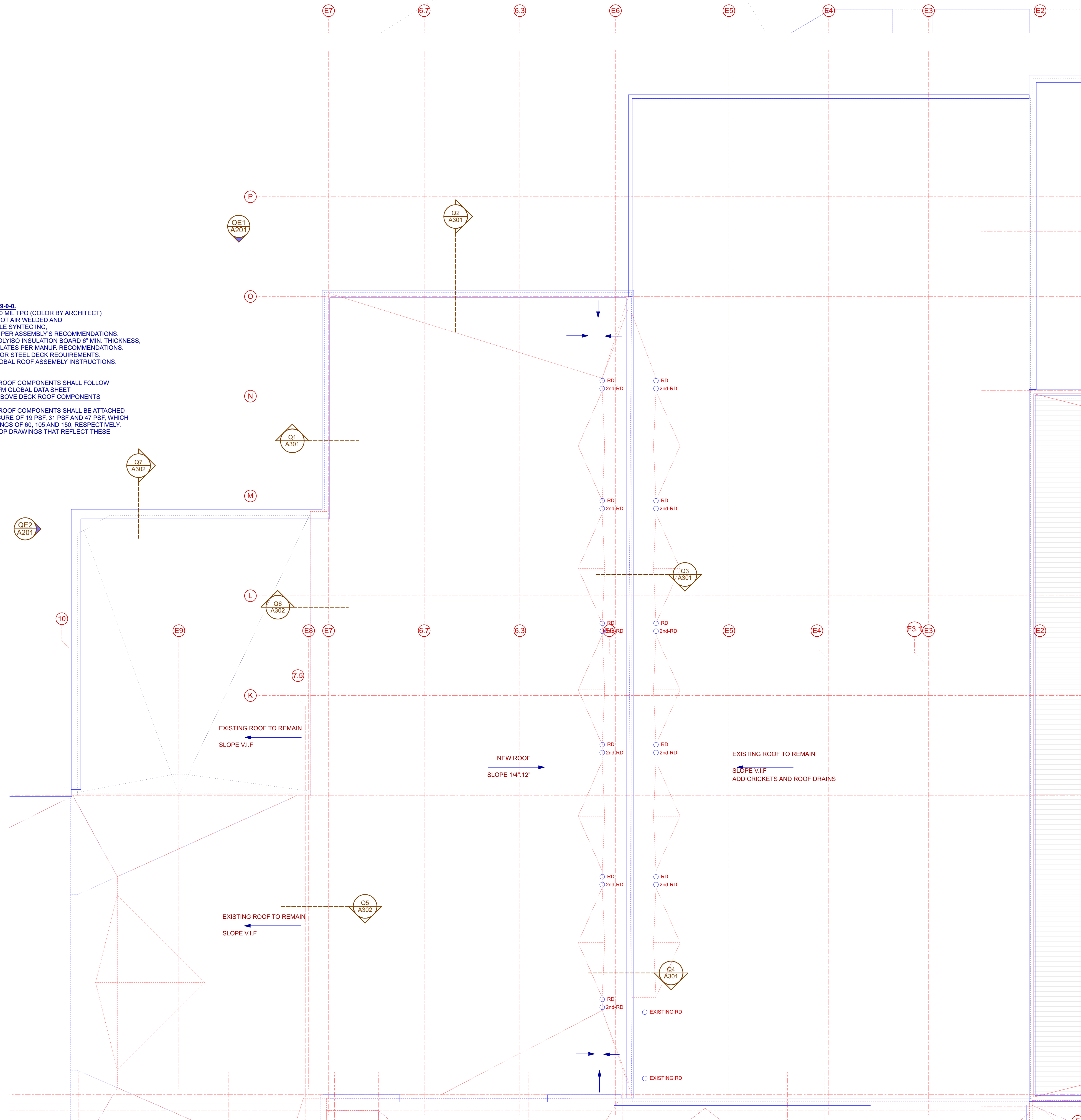
Quonset Hut - Floor Plan
revisions:
date: Work in Progress
proj. no.: 2017-101
QUONSET HUT

A102

N:\Volumes\Active\Projects\Hitchiner Addition-2016109\Hitchiner-2016109-2.dwg, Friday, August 10, 2018

FM GLOBAL ROOF ASSEMBLY # 107469-0-0
CARLISLE SYNTEC INC. SURE-WELD 60 MIL TPO (COLOR BY ARCHITECT)
WITH POLYESTER REINFORCEMENT HOT AIR WELDED AND
MECHANICALLY FASTED WITH CARLISLE SYNTEC INC.
CARLISLE HP-X AND PIRANHA PLATES PER ASSEMBLY'S RECOMMENDATIONS.
CARLISLE SYNTEC INC. INSULBASE POLYISO INSULATION BOARD 6" MIN. THICKNESS.
SECURED WITH SSSP15260 STRESS PLATES PER MANUF. RECOMMENDATIONS.
REFER TO STRUCTURAL DRAWINGS FOR STEEL DECK REQUIREMENTS.
CONTRACTOR TO FOLLOW ALL FM GLOBAL ROOF ASSEMBLY INSTRUCTIONS.
ROOF NOTES:

1. ALL ROOF DECK AND ABOVE DECK ROOF COMPONENTS SHALL FOLLOW THE RECOMMENDATIONS STATED IN FM GLOBAL DATA SHEET 1-29 ROOF DECK SECUREMENT AND ABOVE DECK ROOF COMPONENTS
2. ALL ROOF DECK AND ABOVE DECK ROOF COMPONENTS SHALL BE ATTACHED SO AS TO RESIST WIND UPLIFT PRESSURE OF 19 PSF, 31 PSF AND 47 PSF, WHICH REQUIRE A MINIMUM WIND UPLIFT RATINGS OF 60, 105 AND 150, RESPECTIVELY. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS THAT REFLECT THESE REQUIREMENTS ABOVE.



4. SCALE: 3/32" = 1'-0"
Roof plan

PRELIMINARY DRAWINGS ONLY

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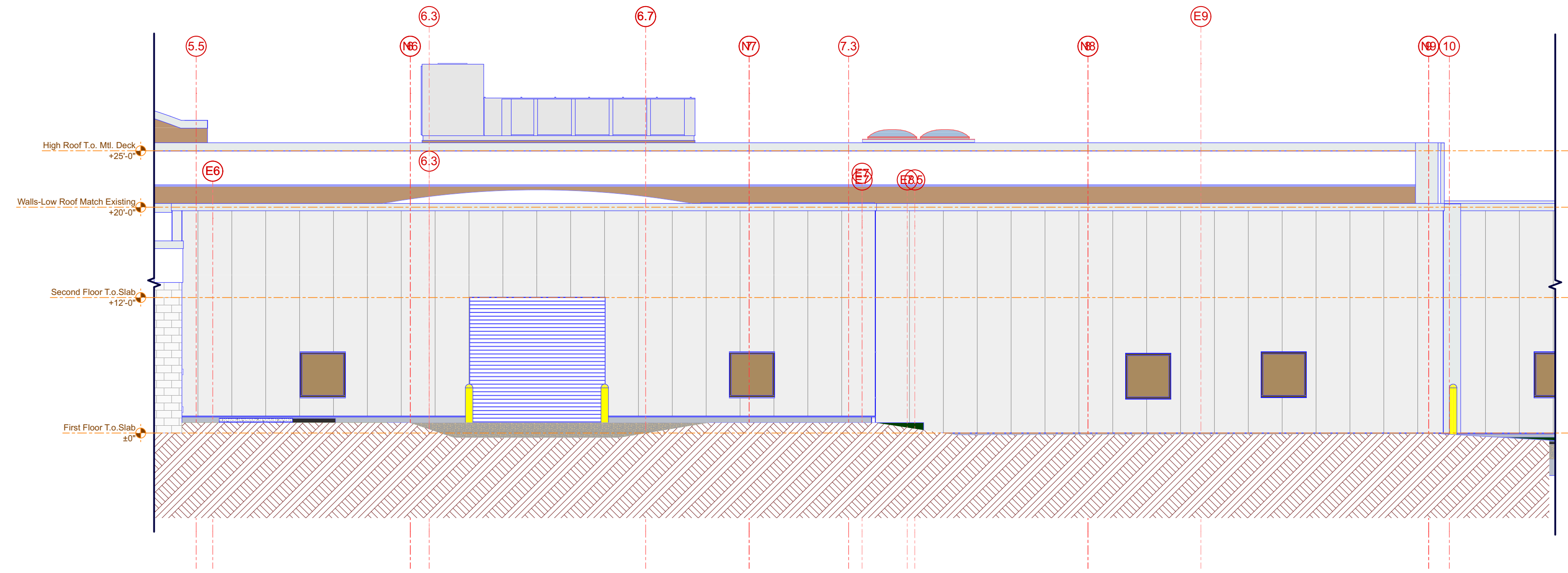
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Quonset Hut - Roof Plan

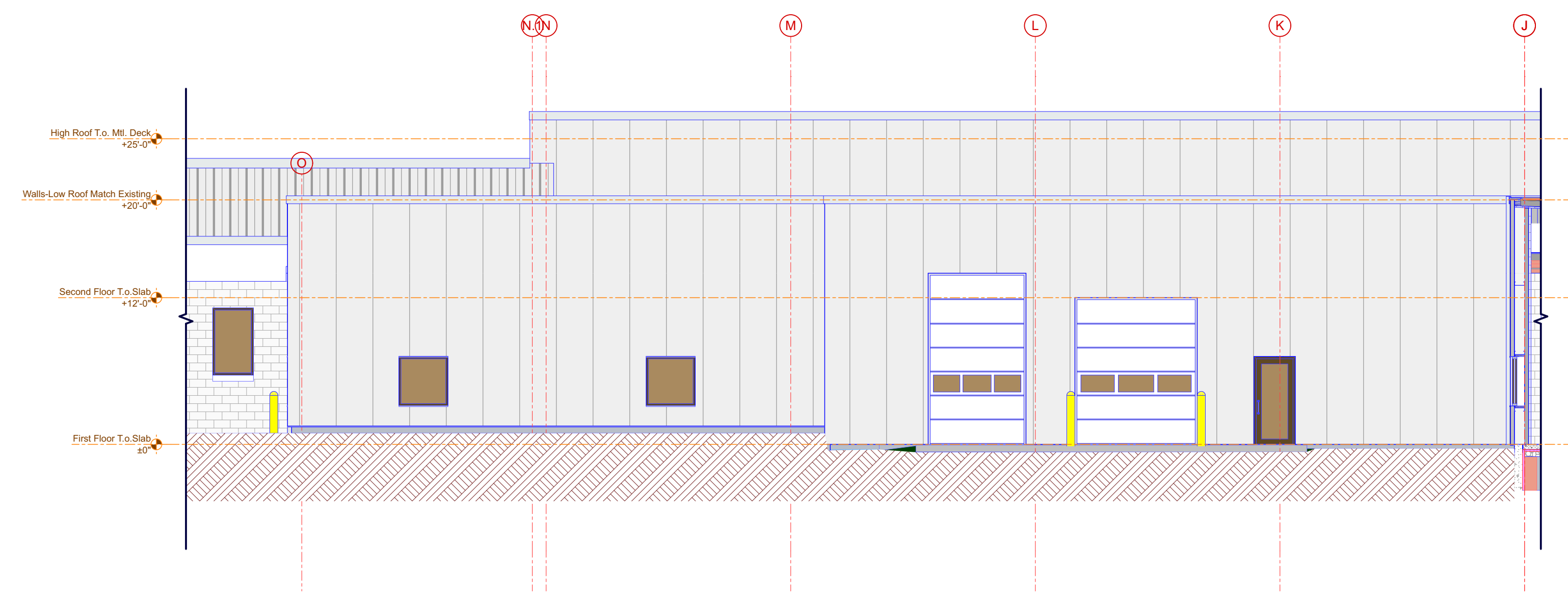
revisions:

date: Work in Progress
proj. no. 2017-101
QUONSET HUT

A102



QE1 SCALE: 1/8" = 1'-0"
West Elevation



QE2 SCALE: 1/8" = 1'-0"
South Elevation

PRELIMINARY DRAWINGS ONLY

N:\Volumes\Active\Projects\Hitchiner Addition-2016\09\Hitchiner-ADDITION-2016\09\Hitchiner-ADDITION-2016\09-2.dwg Friday, August 10, 2018

HITCHINER Manufacturing Co., Inc.
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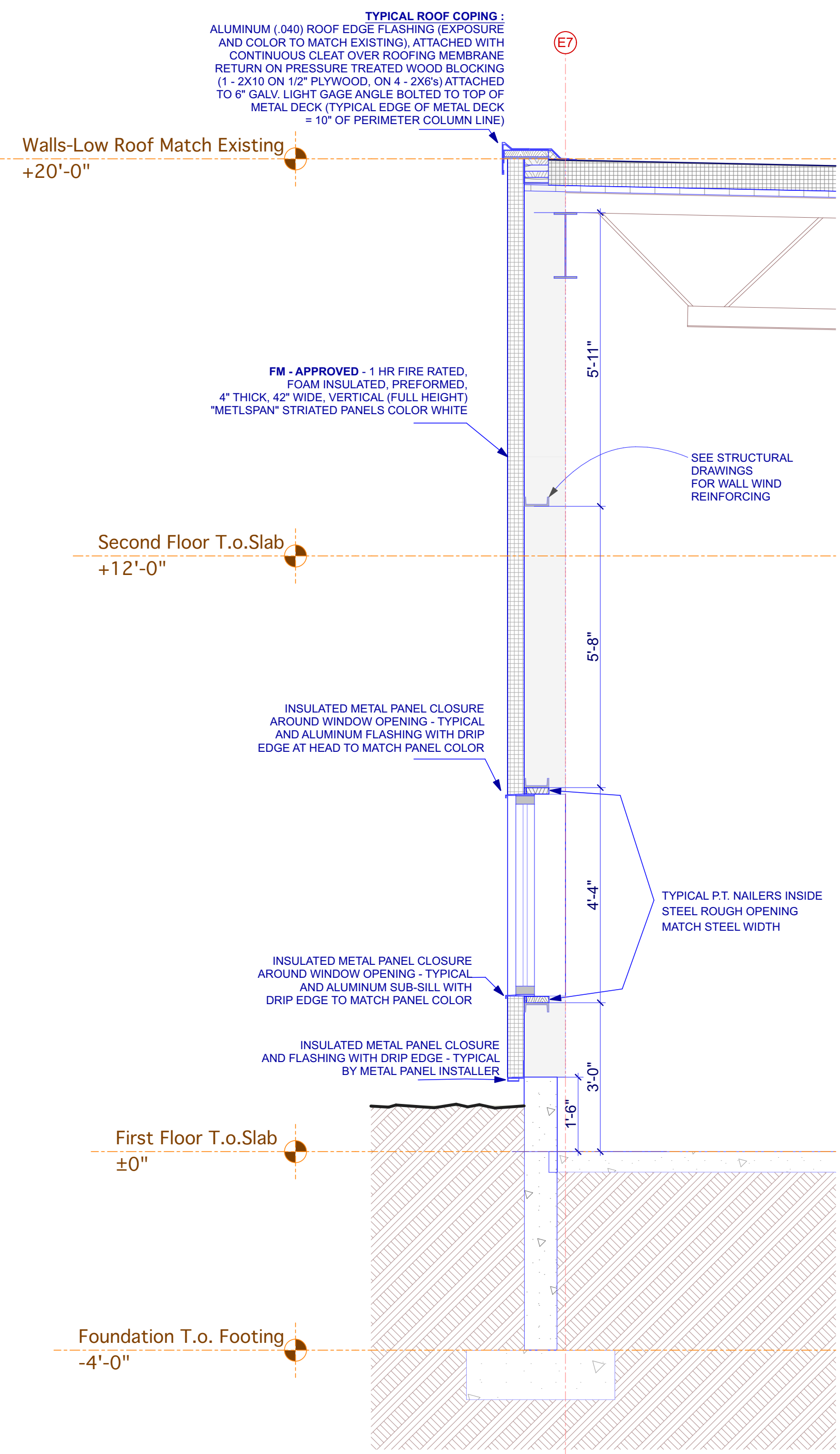
Quonset Hut - Elevations

revisions:

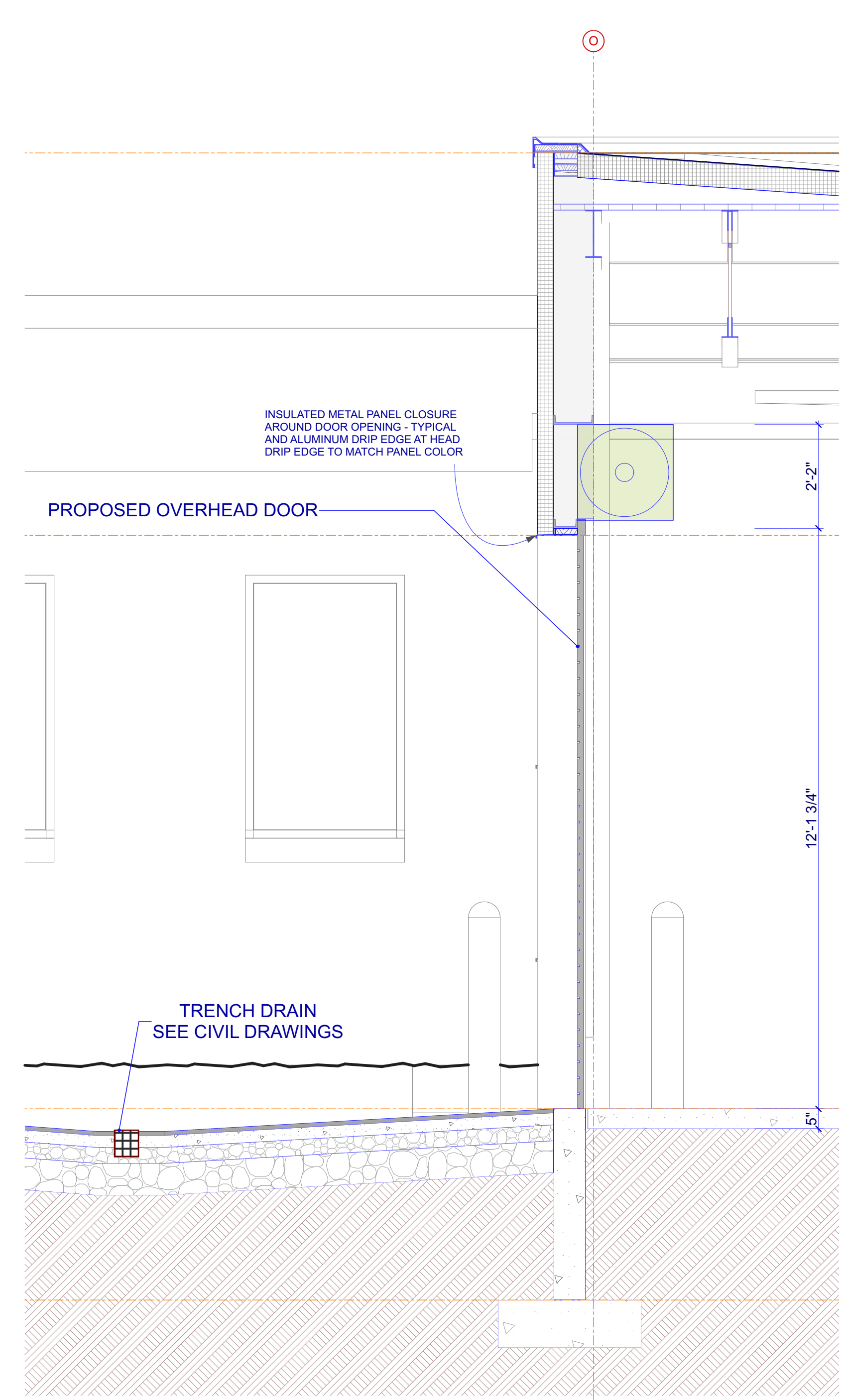
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proj. no.: 2017-101
QUONSET HUT

A201

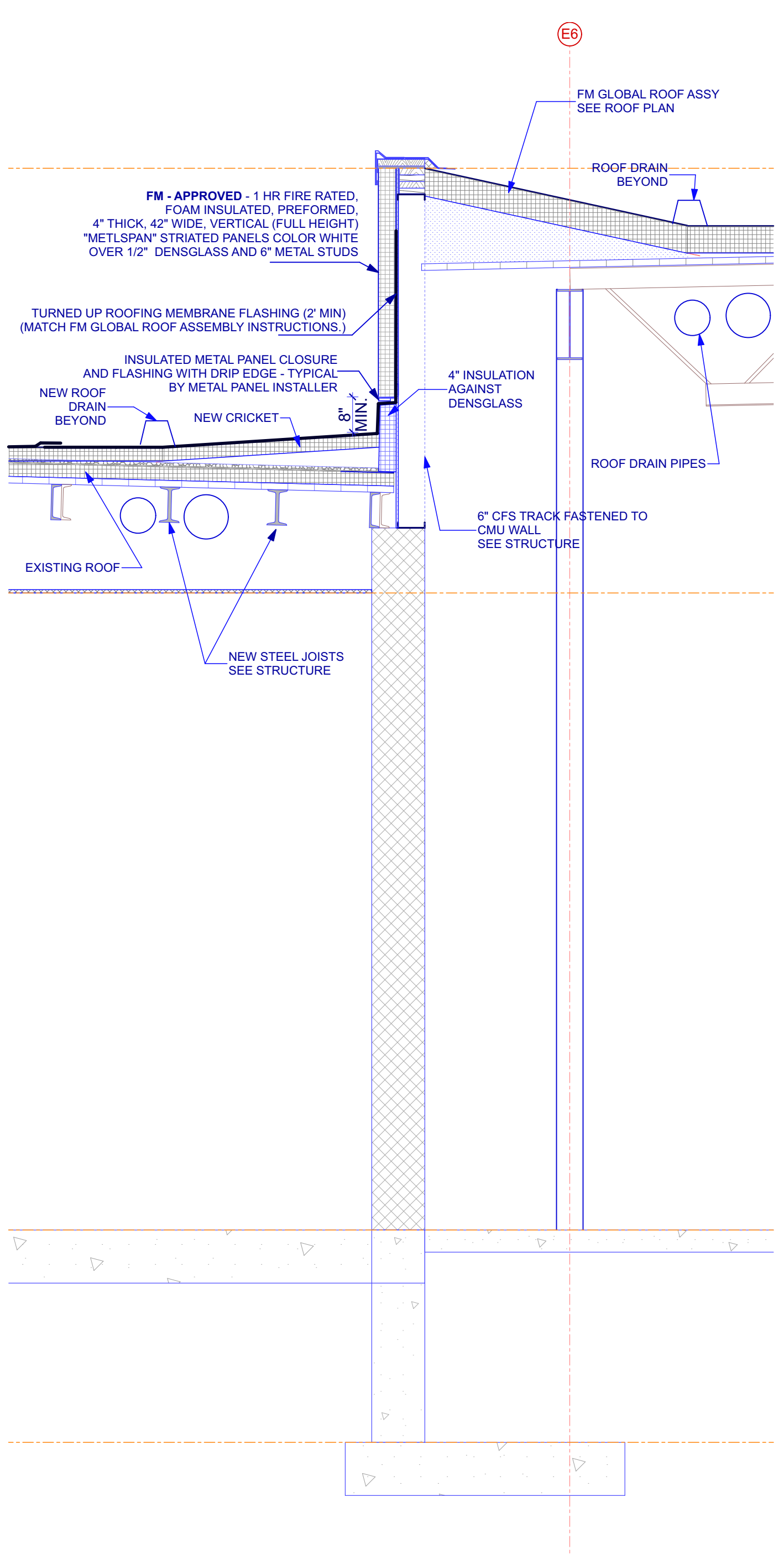
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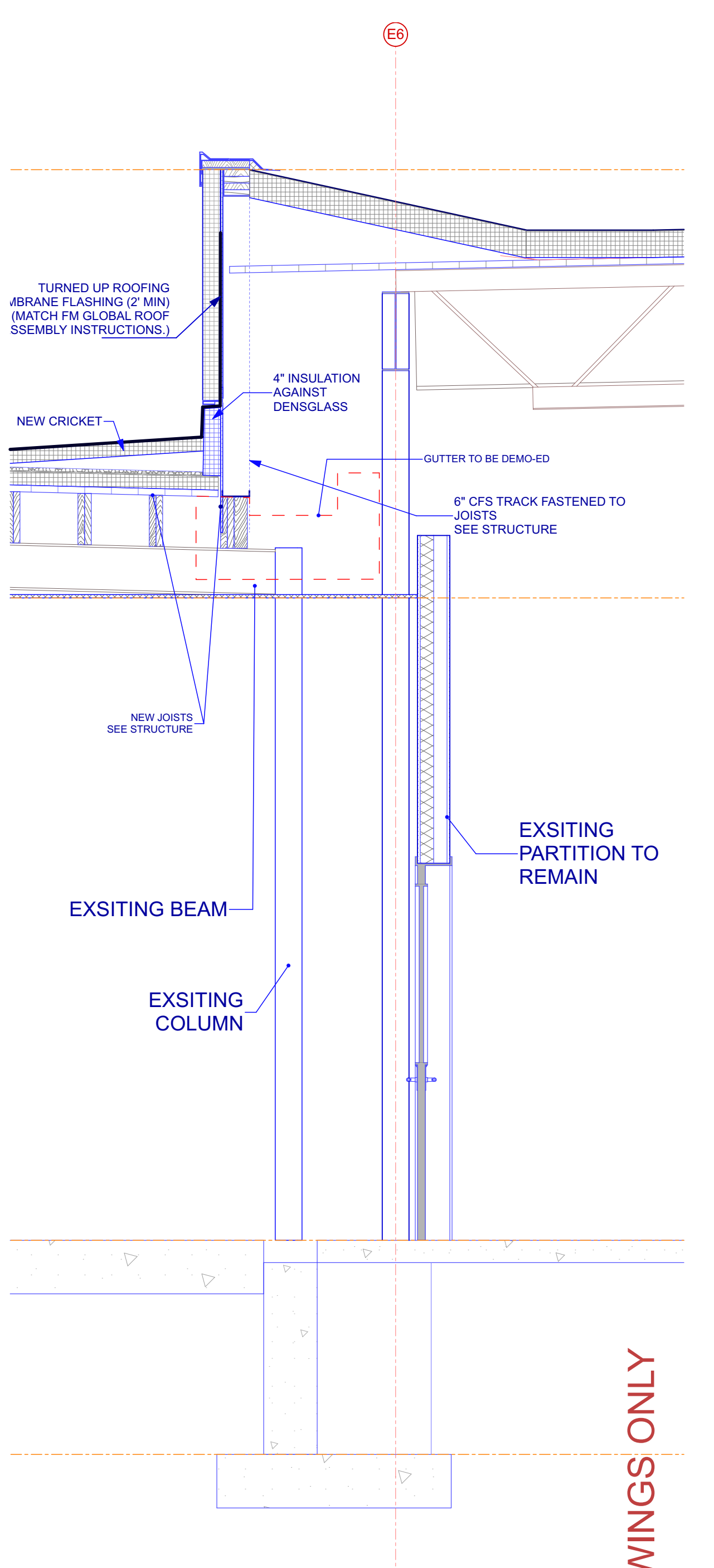
Q1 SCALE: 1/2" = 1'-0"
Wall Section - @E7/M-N



Q2 SCALE: 1/2" = 1'-0"
Wall Section - @O/6.7-6.3



Q3 SCALE: 1/2" = 1'-0"
Wall Section - @E6/M-L



Q4 SCALE: 1/2" = 1'-0"
Wall Section @ E6/H-I

PRELIMINARY DRAWINGS ONLY

HITCHINER Manufacturing Co., Inc.
ONE & TWO STORY ADDITION & FIT-UP
117 Old Wilton Road
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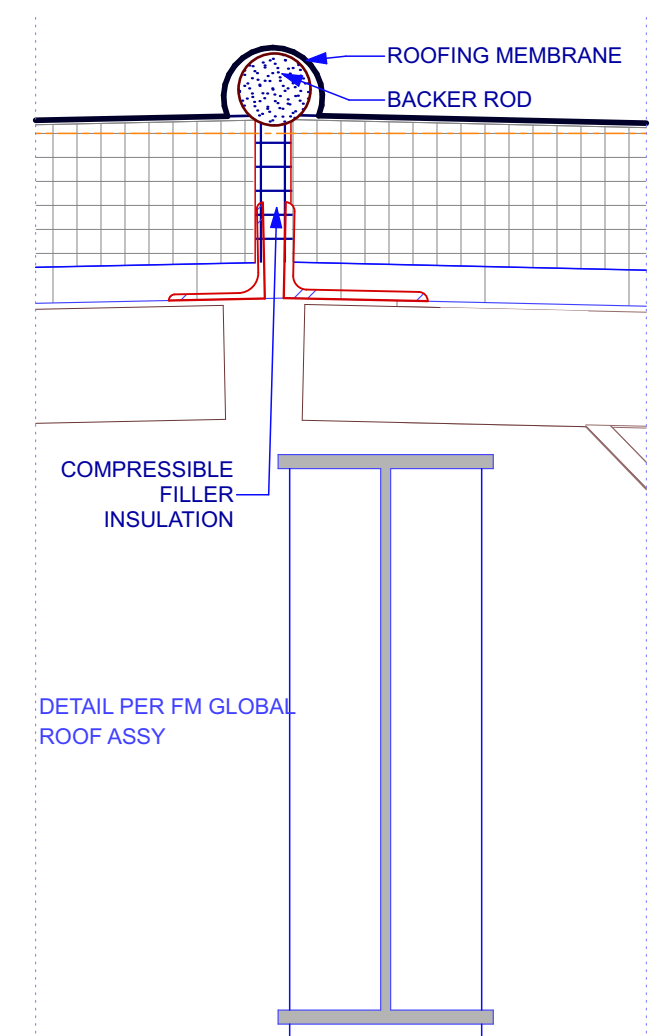
Quonset Hut -
Sections & Details

revisions:

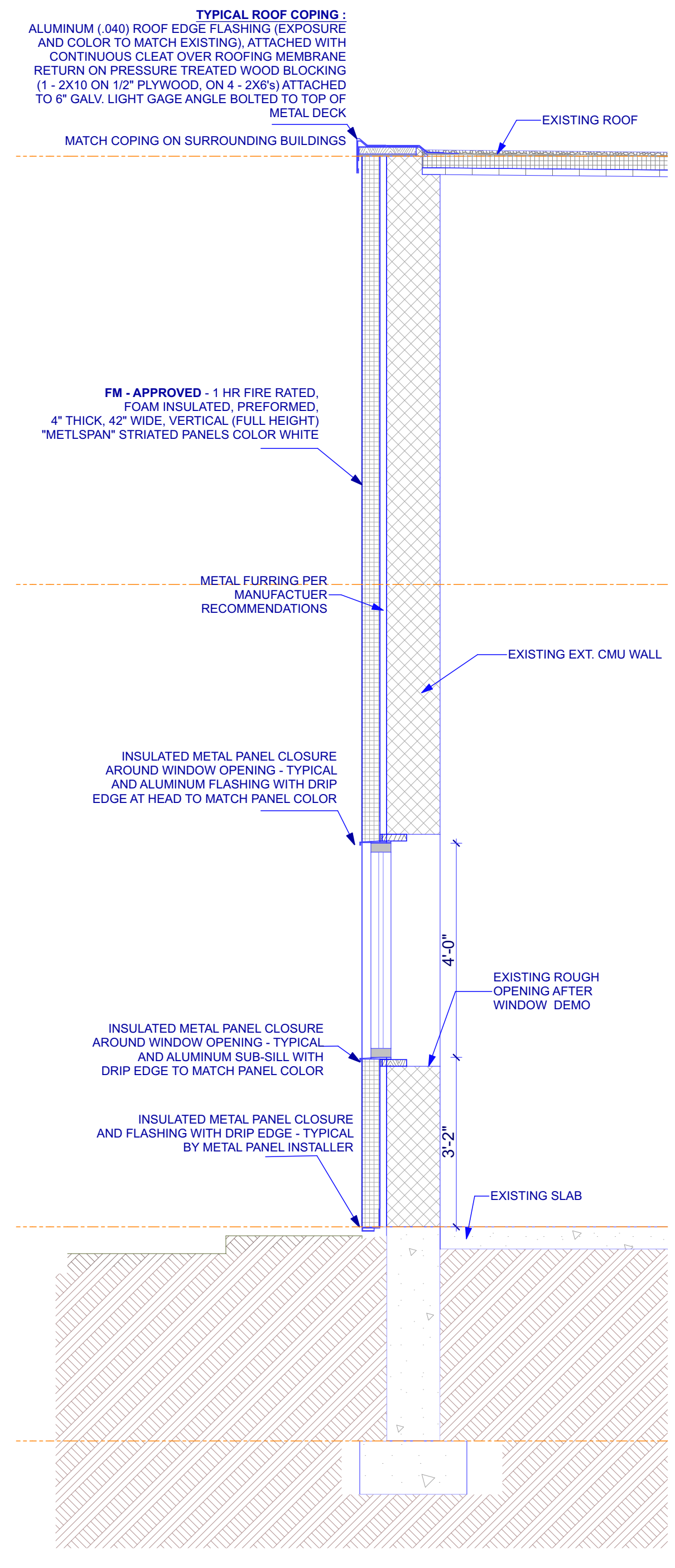
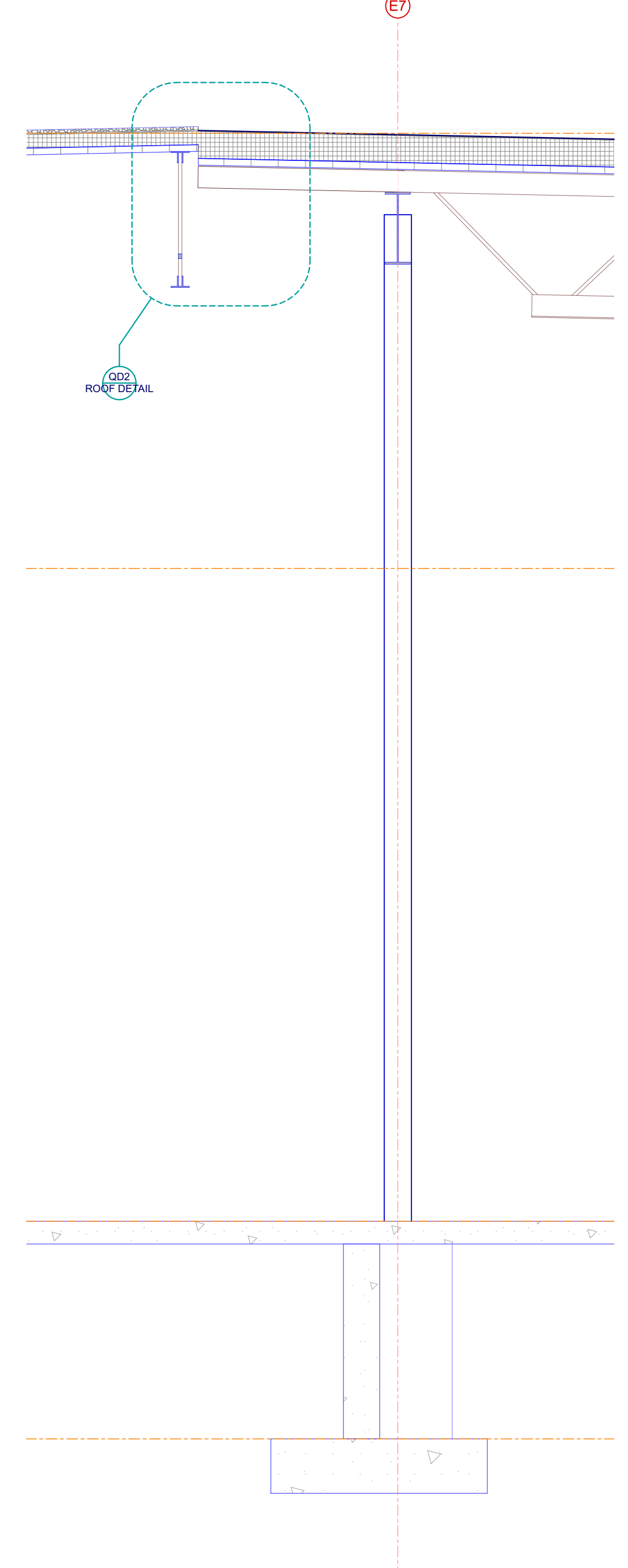
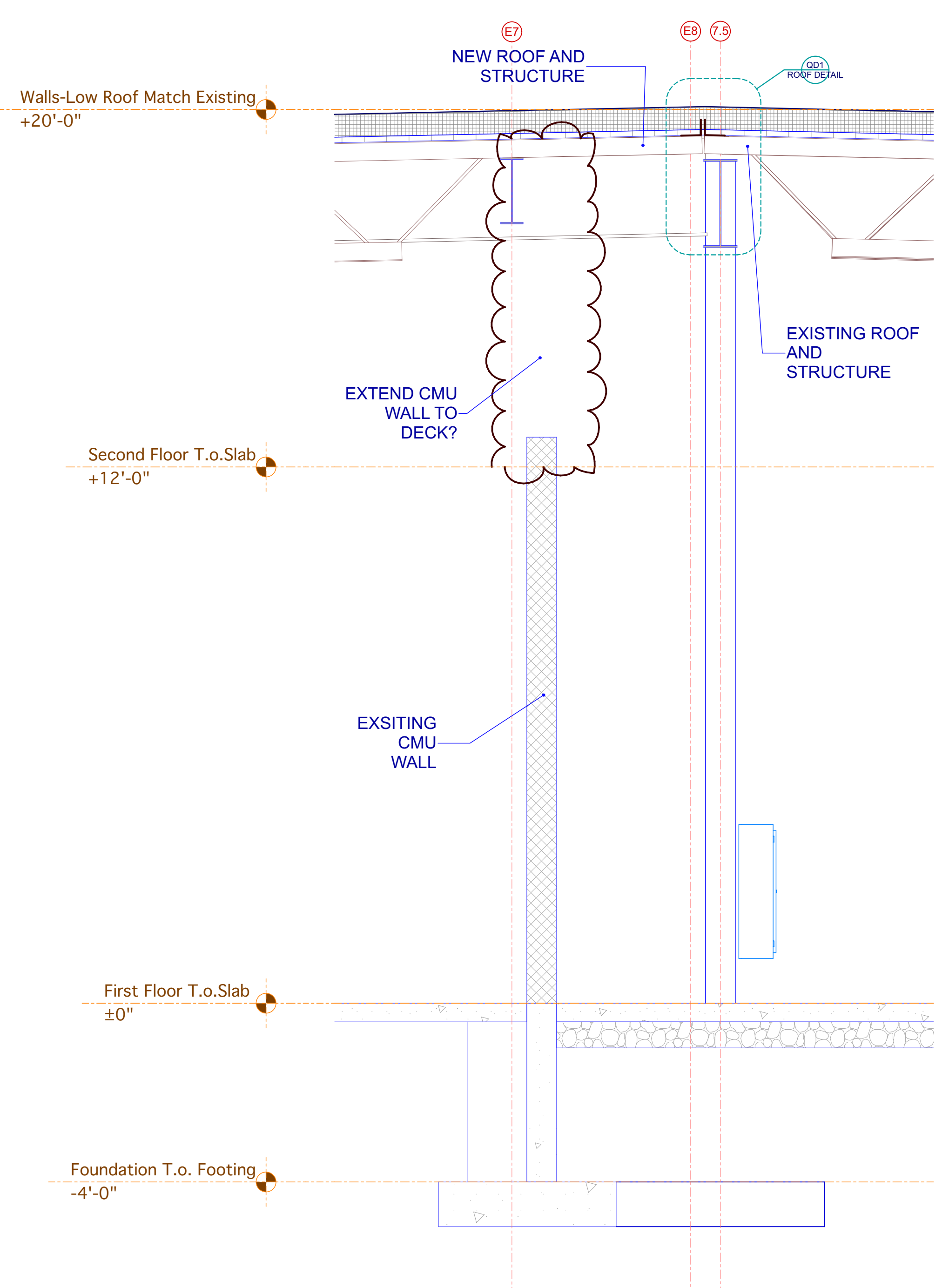
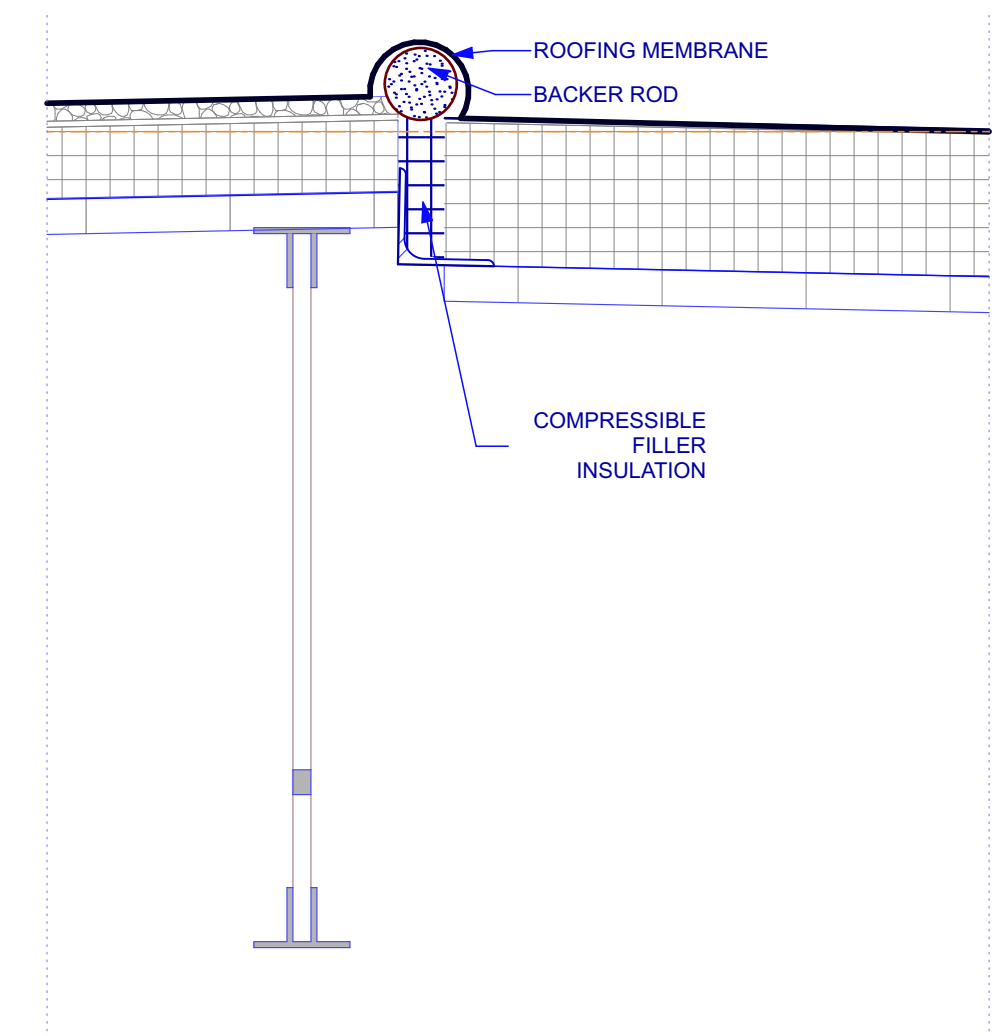
date: Work in Progress
proj. no.: 2017-101
QUONSET HUT

A301

QD1 SCALE: 1 1/2" = 1'-0"
ROOF DETAIL



QD2 SCALE: 1 1/2" = 1'-0"
ROOF DETAIL



Q5 SCALE: 1/2" = 1'-0"
Wall Section - @E7/H-I

Q6 SCALE: 1/2" = 1'-0"
Wall Section - @E7/K-L

Q7 SCALE: 1/2" = 1'-0"
Wall Section @ Existing Ext. CMU

PRELIMINARY DRAWINGS ONLY

HITCHINER Manufacturing Co., Inc.
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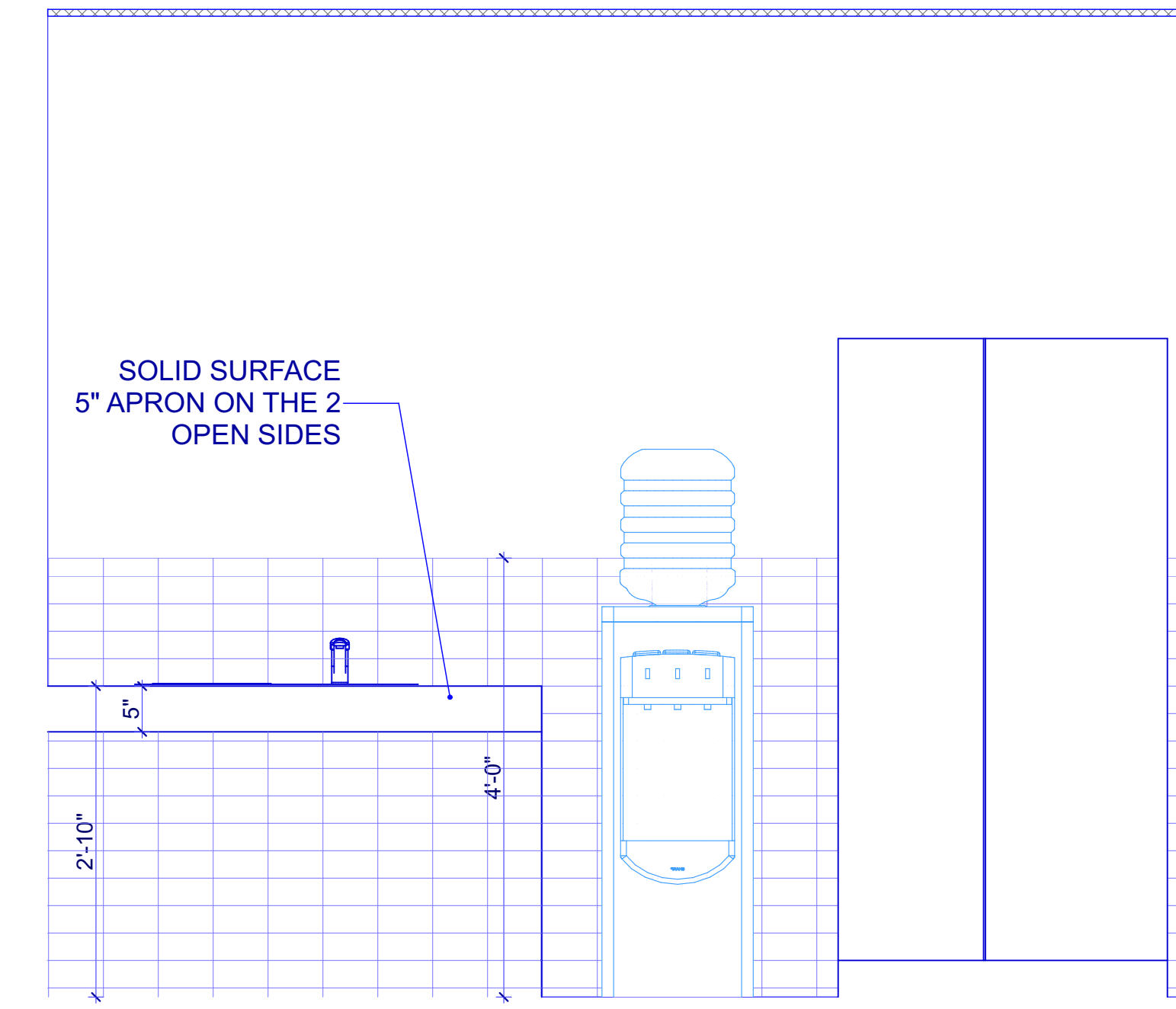
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Quonset Hut -
 Sections & Details
 revisions:
 date: Work in Progress
 proj. no. 2017-101
 QUONSET HUT

A302

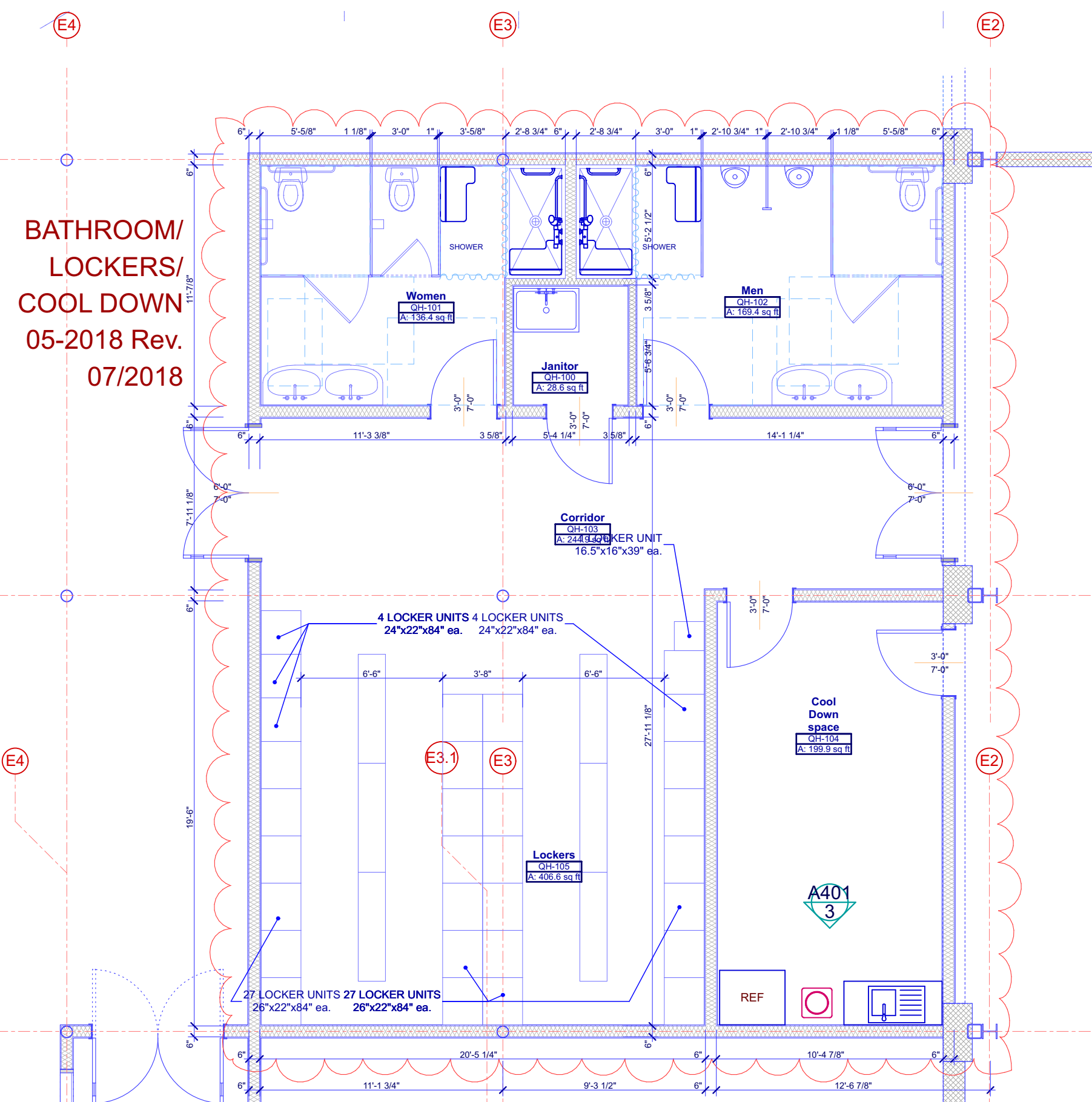
Finish Schedule BATHROOMS / LOCKERS / COOL DOWN										
#	ROOM	Area	Floor	WALLS			CEILING		#	NOTES
				Above	Below	Base	FINISH	HEIGHT		
QH-100	Janitor	29	VCT-C2	PT-E1	PT-E1	RB-B1	ACT-A2	9'-0"	QH-100	QUARTER TURN TILES WHEN INSTALLING
QH-101	Women	136	TL-F1	PT-3	TL-F3+TL-F2+TL-F1A	-	ACT-A1	9'-0"	QH-101	FLOOR TILE TO BE 1/3 STAGGERED LAY. TILE WAINSCOT THE PERIMETER OF THE ROOM WITH TL-F3 TO 4'-0" + 12" BAND OF TL-F2 AND CAPPED BY TL-F1A. SOLID SURFACE SINK TO BE TERRON "STONE CREEK"
QH-102	Men	169	TL-F1	PT-3	TL-F3+TL-F2+TL-F1A	-	ACT-A1	9'-0"	QH-102	FLOOR TILE TO BE 1/3 STAGGERED LAY. TILE WAINSCOT THE PERIMETER OF THE ROOM WITH TL-F3 TO 4'-0" + 12" BAND OF TL-F2 AND CAPPED BY TL-F1A. SOLID SURFACE SINK TO BE TERRON "STONE CREEK"
QH-103	Corridor	245	VCT-C2+VCT-C3	PT-1	PT-1	RB-B1	ACT-A2	9'-0"	QH-103	SEE PLAN FOR LOCATION OF MAT-A1. QUARTER TURN TILES WHEN INSTALLING
QH-104	Cool Down space	200	VCT-C1+VCT-C2+VCT-C3	PT-1 / TL-A1 / TL-A1A	PT-1 / TL-A1	RB-B1	ACT-A1	9'-0"	QH-104	3 COLORS OF VCT TO BE QUARTER TURNED WHEN INSTALLING AND IN A RANDOM PATTERN. TL-A1 / TL-A1A IS TILE BACKPLASH AND WALL BEHIND REF. UP TO 1' ABOVE REF TOP. SOLID SURFACE SINK TO BE TERRON "STONE CREEK"
QH-105	Lockers	407	VCT-C2	PT-1	PT-1	RB-B1	ACT-A2	9'-0"	QH-105	QUARTER TURN TILES WHEN INSTALLING

REFER TO THE FINISH INDEX ON MERLINO SHEET #IN-7.01
ISSUED FOR CONSTRUCTION FOR THE GTO ADDITION
(DATED 09/15/17 AND REVISED 10/12/17)



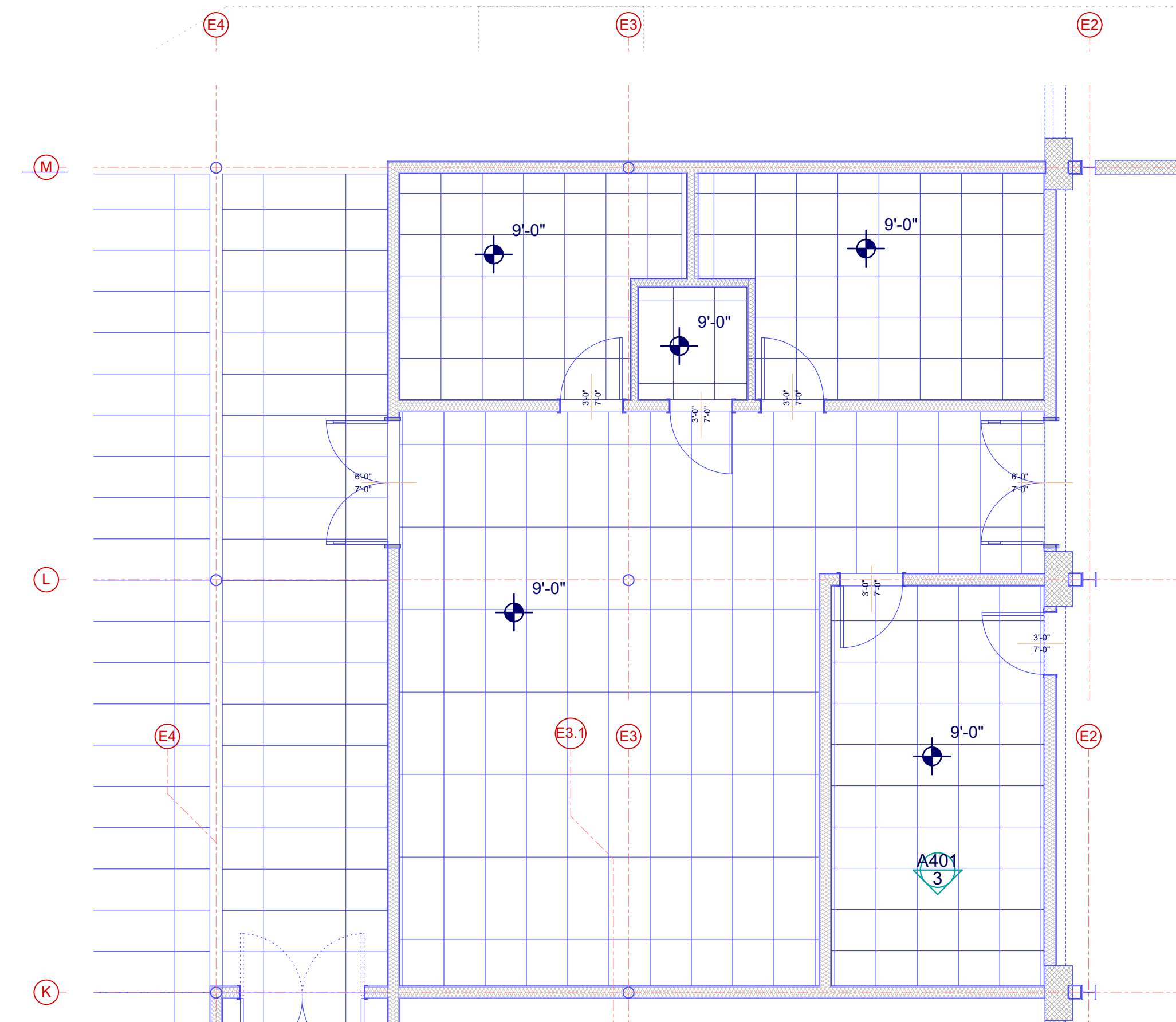
3 SCALE: 3/4" = 1'-0"
Cool Down Space

NOTES
1- WALL HEIGHT: TO DECK
2- ADA SHOWER UNIT:
AQUATIC 16030BFSC OR
EQUAL



1 SCALE: 3/16" = 1'-0"
PLAN - Quonset Hut BTH/LKR/CL-DN

NOTES
SEE ELECTRICAL DRAWINGS
FOR LIGHT FIXTURES



2 SCALE: 3/16" = 1'-0"
RCP - Quonset Hut BTH/LKR/CL-DN

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Quonset Hut -
Lockers / Bathroom /
Cool Down Space

revisions:

date: Work in Progress
proj. no.: 2017-101
QUONSET HUT

A401