DDS- Planning & Zoning: Historic Review Application

Submission date:	**3 March 2021, 5:25PM**
Receipt number:	**150**

Property Information

Property Address	**Street: 215 Pearl Street** **City: Hartford** **State: CT** **Zip Code: 06103**
Zoning District:	**DT-2**
Parcel ID:	**246341018**
Property Owner:	**REO5sist, LLC**
Property Owner's Address:	**Street: 255 Main Street** **City: Hartford** **State: CT** **Zip Code: 06106**
Phone:	**860-251-9606**
Email:	**69placellc@gmail.com**

Applicant

Please check if “Applicant” is the same as “Property Owner”	
Name of Applicant:	**Bret Bowin**
File Date:	**03/03/2021**

Address:	**Street: 25 Westborough Drive** **City: West Hartford** **State: CT** **Zip Code: 06107**
Phone:	**860 922-8999**
Email:	**bret@ur-form.com**

Primary Point of Contact

Name:	**Terri Hahn/LADA, P.C. Land PLanners**
Phone:	**860 651-4971**
Email:	**ladapc@snet.net**

Describe your application action(s) and provide as much detail as possible.	**This project is for the re-purposing of the structure at 215 Pearl Street, originally built in 1924 for use by The First Unitarian Congregational Society of Hartford. The proposed use is as an event facility. To host events in both the first and second floors. The fist floor is accessible at the lower grade level. The second floor is proposed to be made accessible via the proposed ramp system which includes a terrace and an exterior stair. The only proposed change to the exterior of the building, aside from where the new terrace comes up against it, is the new ingress/egress door from the terrace into the building approximately 21' to the south of the street facade. This door is proposed to be a wood framed wood panel door with wood framed sidelight. The windows are planned to be repaired in-situ. Miscellaneous masonry repair / re-pointing shall be performed as necessary. The existing first floor bi-parting wood door shall be repaired and repainted. The existing west facing exterior metal stair shall be repaired and modified to meet current code requirements for closed risers, and guard and hand rails. The existing concrete retaining wall at the basement access stair shall be capped with new concrete and a new metal railing to match the railing proposed in the site plan documents.**
Proposed work:	**New Construction** **Repairs**
Current materials being repaired/replaced:	**windows, doors, concrete, metal railings**
Materials/products being used in work:	**all to match existing- see files and drawings attached**
Please upload all supporting materials and photographs below.	**_215 Pearl Street (2020-11-06).pdf** **215 Pearl Street-Historic-3-3-2021 -With Borders.pdf** **215 Pearl-East Elevation.jpg** **215 Pearl-Oak.JPG** **215 Pearl-Rear-Existing.jpg** **215 Pearl-Street.jpg** **215 Pearl-West Elevation.jpg**

Signatures

Signature of Applicant:	Link to signature
Name of Applicant:	**Bret Bowin**
Date:	**3/3/2021**
Signature of Property Owner:	Link to signature
Name of Property Owner:	**REO5IST LLC**
Date:	**03/03/21**

View of Front Elevation

Sidewalk along Pearl Street and Bus Shelter

Photos of Existing Conditions

215 Pearl Street
Hartford, CT

LADA, P.C. Land Planners 9/30/2020

View of West Facing Elevation

View of Oak Art on Building

Photos of Existing Conditions

215 Pearl Street
Hartford, CT

LADA, P.C. Land Planners 9/30/2020

View of South Facing Elevation (Rear)

View of Rear Access Doors

Photos of Existing Conditions

215 Pearl Street
Hartford, CT

LADA, P.C. Land Planners 9/30/2020

View of East Facing Elevation

View of East Facing Elevation from Street

Photos of Existing Conditions

215 Pearl Street
Hartford, CT

LADA, P.C. Land Planners 9/30/2020

View of Front Door

View of Front Window wells

Photos of Existing Conditions

215 Pearl Street
Hartford, CT

LADA, P.C. Land Planners 9/30/2020

Vehicle Access

Existing Parking

Photos of Existing Conditions

215 Pearl Street
Hartford, CT

LADA, P.C. Land Planners 9/30/2020

1
A0.0 PERSPECTIVE VIEW

URFORM, LLC

Bret Bowin, Architect

bret@ur-form.com
860 922-8999

25 Westborough Drive
West Hartford, CT 06107

215 PEARL STREET

215 Pearl Street
Hartford, CT 06103

Revision	Date	Comment	By
-	-	-	-

Owner
Jose DelCastillo
REO5sist, LLC
255 Main Street
Hartford, CT 06106

Project
215 Pearl Street
215 Pearl Street
Hartford, CT 06103

Drawing Title
Cover / Code

Drawing No. A0.0
Issue -
4/1/2021

1 A1.0 PROPOSED FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

2 A1.0 PROPOSED SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

3 A1.0 PROPOSED MEZZANINE PLAN
Scale: 1/8" = 1'-0"

4 A1.0 EXISTING ROOF PLAN
Scale: 1/8" = 1'-0"

URFORM, LLC
Bret Bowin, Architect
bret@ur-form.com
860 922-8999
25 Westborough Drive
West Hartford, CT 06107

215 PEARL STREET

215 Pearl Street
Hartford, CT 06103

Revision	Date	Comment	By

Owner
Jose DelCastillo
REO5sist, LLC
255 Main Street
Hartford, CT 06106

Project
215 Pearl Street
215 Pearl Street
Hartford, CT 06103

Drawing Title
Floor Plans

Drawing No. A1.0
Issue -
4/1/2021

1 / 2.0 NORTH ELEVATION
Scale: 1/8" = 1'-0"

2 / A2.0 EAST ELEVATION
Scale: 1/8" = 1'-0"

2 / A2.0 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

4 / A2.0 WEST ELEVATION
Scale: 1/8" = 1'-0"

URFORM, LLC
Bret Bowin, Architect
bret@ur-form.com
860 922-8999
25 Westborough Drive
West Hartford, CT 06107

215 PEARL STREET

215 Pearl Street
Hartford, CT 06103

Revision	Date	Comment	By
-	-	-	-

Owner
Jose DelCastillo
REOSeist, LLC
255 Main Street
Hartford, CT 06106

Project
215 Pearl Street
215 Pearl Street
Hartford, CT 06103

Drawing Title
Building Elevations

Drawing No. A2.0
Issue -
4/1/2021

1 / A3.0 WEST FACADE SECTION THROUGH RAMP
Scale: 1/8" = 1'-0"

2 / A3.0 WEST FACADE SECTION THROUGH STAIR
Scale: 1/8" = 1'-0"

URFORM, LLC
Bret Bowin, Architect
bret@ur-form.com
860 922-8999
25 Westborough Drive
West Hartford, CT 06107

215 PEARL STREET

215 Pearl Street
Hartford, CT 06103

Revision	Date	Comment	By
-	-	-	-

Owner
Jose DelCastillo
REOSeist, LLC
255 Main Street
Hartford, CT 06106

Project
215 Pearl Street
215 Pearl Street
Hartford, CT 06103

Drawing Title
Exterior Sections

Drawing No. A3.0
Issue -
4/1/2021

LOCATION PLAN
SCALE: 1" = 200'
AERIAL IMAGERY DATE: SPRING 2019

ZONING MAP
SCALE: 1" = 200'
MAP DATE: AUGUST 28, 2018

HISTORIC DISTRICTS & HISTORIC PROPERTIES
SCALE: 1" = 200'
MAP DATE: MARCH 2018

PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!

GENERAL NOTES:

1. ALL WORK IN PUBLIC STREETS TO MEET THE STANDARDS OF THE STATE OF CONNECTICUT D.O.T. AND OR CITY OF HARTFORD, WHICHEVER SHALL APPLY
2. CONTRACT LIMIT LINE IS COINCIDENT WITH THE PROPERTY LINE OR AS OTHERWISE SHOWN ON SITE OR EXTENDED AS REQUIRED TO CONNECT TO UTILITIES OR OTHER IMPROVEMENTS SHOWN OFF SITE.
3. ALL DISTURBED AREAS NOT OTHERWISE IMPROVED SHALL BE COVERED WITH TOPSOIL AND SEEDED TO FINISHED LAWN.
4. THE CONTRACTOR SHALL INSTALL A CONSTRUCTION FENCE ALONG THE ENTIRE CONTRACT LIMIT LINE (C.L.L.) TO DEFINE THE EXTENT OF WORK AND TO PROTECT AREA OUTSIDE C.L.L.
5. AERIAL PHOTO BY STATE OF CONNECTICUT CTECO WEBSITE. IMAGERY FROM SPRING 2019.
6. SURVEY BY OSWALD BLINT SURVEYING, DATED 07/21/2020.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE WORK LIMITS DUE TO CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL BLEND PROPOSED GRADES SMOOTHLY WITH EXISTING GRADES AND IMPROVEMENTS AT LIMITS OF WORK.
9. TOPSOIL SHALL BE INSTALLED TO A MINIMUM DEPTH OF 6" AND SEEDED ON ALL DISTURBED AREAS NOT DESIGNATED TO BE SURFACED OTHERWISE.
10. CONTRACTOR TO REMOVE ANY DEBRIS AND EXCESS MATERIAL OFFSITE.
11. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT SIZE, LOCATION, DEPTH AND INVERT OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO COMMENCING HIS OPERATIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS AND CIVIL ENGINEER FOR RESOLUTION.
12. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATION .
13. ALL WALKS HAVE 2% CROSS PITCH UNLESS OTHERWISE SHOWN.
14. ALL UTILITIES TO BE UNDERGROUND.
15. SIGNS (BUILDING & SITE) SHALL CONFORM TO THE ZONING REGULATIONS
16. CONTRACTOR TO HOLD A PRECONSTRUCTION MEETING WITH CITY ENGINEER PRIOR TO START OF CONSTRUCTION TO DISCUSS EROSION CONTROL & CONSTRUCTION SEQUENCE.
17. CONTRACTOR IS RESPONSIBLE FOR CLEARING SILT FROM TEMPORARY SEDIMENT TRAPS, FINAL SLOPE STABILIZATION, REPLACE TOPSOIL, SEED & MULCH OF DETENTION BASINS PRIOR TO ANY REQUEST FOR A C.O.
18. THESE PLANS INCLUDE SITE IMPROVEMENTS AND UTILITIES ALREADY CONSTRUCTED. CONTRACTOR IS RESPONSIBLE FOR DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS AND SHOULD NOTIFY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER IF ANY DISCREPANCY IS IDENTIFIED.
19. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SILTY WATER LEAVES THE CONSTRUCTION AREA, EXCEPT TO TEMPORARY SEDIMENT TRAPS. CONTRACTOR MUST COMPLETELY CLEAN OUT (REMOVE ALL SEDIMENT AND FLUSH OUT) FROM CATCH BASINS, PIPES, INLET AND OUTLET STRUCTURES, ETC. FROM CONSTRUCTION SITE TO DISCHARGE POINT BEFORE LEAVING SITE.
20. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING EXISTING PAVEMENT AT THE END OF EACH DAY OR MORE OFTEN AS NEEDED AND BASED ON WEATHER.
21. THIS SITE IS MONITORED FOR SILT AT ALL TIMES. RELEASE OF SILTY WATER FROM CONSTRUCTION AREAS WILL HAVE SIGNIFICANT IMPACTS INCLUDING THE POSSIBILITY OF FINES, CONTINGENCY MEASURES, AND VIOLATION OF PERMITS. CONTRACTOR IS RESPONSIBLE FOR ALL CONSEQUENCES DUE TO DISCHARGE OF SILTY WATER OR OTHER SUBSTANCES.

GENERAL NOTES

22. THE ENTIRE AREA BELOW THE CONSTRUCTION SITE IS DEVELOPED, CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE THE IMPACT OF BOTH EXPECTED AND UNEXPECTED, POTENTIALLY DAMAGING, OR OTHER UNUSUAL WEATHER CONDITIONS. CLEAN UP IS THE RESPONSIBILITY OF THE CONTRACTOR. ANTICIPATION OF STORMS WILL REDUCE CLEANUP EFFORTS. ADDITIONAL HAYBALES, SILT FENCE, COCOLOGS, AND EROSION BLANKET SHALL BE MAINTAINED ON-SITE TO RESPOND TO UPCOMING WEATHER AT THE CONTRACTOR'S EXPENSE.
23. FINAL SLOPES MUST RECEIVE PERMANENT COVER WITHIN 48 HOURS. IF COVER TAKES LONGER THAN 1 DAY TO INSTALL, EXPOSED SOIL SHALL BE COVERED WITH TACIFIER VIA HYDROSEEDER. REAPPLY IF ANY AREAS ARE THEN DISTURBED.
24. WHERE PERMANENT COVER IS GRASS, HYDROSEED AND USE SEED MIX AS SPECIFIED. IF ECOAEGIS (TM) IS NOT USED CONTRACTOR SHALL PROVIDE A SECOND APPLICATION IN ALL AREAS OF LIMITED GROWTH (AS DETERMINED BY LANDSCAPE ARCHITECT) WITHIN 10 DAYS IS REQUIRED.
25. PROJECT IS SUBJECT TO APPROVALS FROM THE CITY, AND IS SUBJECT TO INSPECTIONS THROUGHOUT CONSTRUCTION. PROJECT LANDSCAPE ARCHITECT AND ENGINEER TO REVIEW EROSION CONTROL THROUGHOUT CONSTRUCTION.
26. CONTRACTOR IS RESPONSIBLE TO CALL BEFORE YOU DIG (1800-922-4455) CONTRACTOR RESPONSIBLE TO PROTECT EXISTING UTILITIES.
27. INTERMEDIATE RIPRAP (WITH FABRIC) ALL SWALES OVER 5%.
28. CONTRACTOR IS RESPONSIBLE FOR TOUCH UP (TOPSOIL, RAKING, SEED & MULCH) ANY AREAS WHERE EROSION OCCURS UNTIL THE LANDSCAPE ARCHITECT RECOMMENDS FINAL OWNER ACCEPTANCE.
29. WHERE SLOPES ARE LABELED: 3:1 SLOPE = HORIZONTAL : VERTICAL
30. CONCRETE WASHOUT TO BE DONE ONLY AT LOCATION PROVIDED BY OWNER.
31. ALL ISLANDS IN PARKING AREAS, ENTRANCE ROADS, ETC. TO BE SEEDED TO LAWN.
32. SUBSTITUTIONS MUST BE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

DRAINAGE NOTES:

1. CONTRACTOR SHALL BACKFILL WITH APPROVED SAND OR GRAVEL OVER TOP OF PIPE TO BOTTOM OF REQUIRED BASE OF PAVEMENT WHEN STORM LINES CROSS DRIVES AND PARKING.
2. STONE RIP RAP SHALL CONSIST OF SOUND, TOUGH, DURABLE ROCK, FREE FROM DECOMPOSED STONE OR OTHER DEFECTS IMPAIRING ITS DURABILITY. SIZE OF MATERIAL SHALL CONFORM TO GRADATION FOR INTERMEDIATE RIP RAP AS SPECIFIED BY CONNECTICUT STATE D.O.T.
3. FLARED END SECTIONS SHALL BE INSTALLED AT ALL OPEN ENDS OF STORM LINES UNLESS OTHERWISE SHOWN.
4. ALL GRATES, COVERS, AND DRAINAGE STRUCTURES SHALL MEET THE STATE CONNECTICUT D.O.T. REQUIREMENTS FOR MATERIAL AND CONSTRUCTION METHODS.
5. DEWATERING OF EXCAVATIONS IS THE CONTRACTORS RESPONSIBILITY. DEWATERING DISCHARGES MUST BE FILTERED AND CLEANED PRIOR TO DISCHARGE INTO THE EXISTING STORM WATER SYSTEM. DEWATERING OVER THE BANK IS NOT PERMITTED.

Drawing List

	Sheet Number	Sheet Title
●	L-1	Cover
	L-1.1	Site Data Table & Zoning Regulation Review
●	--	Property Survey of 215 Pearl Street
●	L-2	Master Plan
●	L-3	Demolition Plan
●	L-4	Grading & Erosion Control Plan
●	L-5	Layout & Materials Plan
●	L-6	Planting Plan
●	L-7.1	Details
●	L-7.2	Details
●	L-7.3	Details
●	L-8	Lighting Plan

● SUBMITTED TO HISTORIC COMMISSION APRIL 2021

LADA, P.C.
Land Planners
104 West Street
Simsbury, CT 06070 (860) 651-4971
Broadcast, NY 10509 (845) 278-7424
Email: ladapc@snet.net

Urform, LLC
Bret Bowin
bret@ur-form.com
phone 860 561-4428
cell 860 922-8999
25 Westborough Drive
West Hartford, CT 06107

Oswald Blint Surveying
45 SILAS DEANE HWY.
WETHERSFIELD, CT 06109
860.778.4377
Oswaldblintsurveying.com

Owner / Applicant: REO5ist, LLC
255 Main Street, Suite 2
Hartford, CT 06106

Date	Description	No.

Revisions

Cover

215 Pearl Street
215 Pearl Street
Hartford, CT

Project: 2287
Scale: As Shown
Date: 03/30/21
Drawn by: MRS
Checked by: TPH
Drawing No.
L-1

O:\CTPIP\2287 215 Pearl Street\DWG\2287 Cover.dwg\L-1 Cover\Intern\March 31, 2021

LOCATION MAP
SCALE: 1"=1000'

UNDERGROUND UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE FEATURES, MAPS AND PLANS OF RECORD, UTILITY MAPPING OR OTHER SOURCES OF INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE DEPICTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

MAP REFERENCES:

1. "PROPERTY SURVEY ALTA/ACSM LAND TITLE SURVEY LAND OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY ANN UCCELLO STREET, PEARL STREET, TRUMBULL STREE, & HICKS STREET HARTFORD, CONNECTICUT, SCALE 1"=30' DATE JUNE 2015, AECOM SURVEYING AND MAPPING BY: URS CORPORATION AES 500 ENTERPRISE DRIVE, SUITE 3B ROCKY HILL, CONNECTICUT 06067-4002."

2. "PROPERTY SURVEY PARCEL CONSOLIDATION LOT LINE REVISION LAND OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY 215 PEARL STREET,HARTFORD, CONNECTICUT, SCALE 1"=10' DATE APRIL 2002, AECOM SURVEYING AND MAPPING BY: URS CORPORATION AES 500 ENTERPRISE DRIVE, SUITE 3B ROCKY HILL, CONNECTICUT 06067-4002."

3. "SNET HARTFORD COMPLEX BUILDING FACADE & SITE MODIFICATIONS, SCALE 1"=20' DATE APRIL 15, 1994 SHEET L1 MEEHAN ASSOCIATES CONSULTING ENGINEERS, SURVEYORS 387 NORTH MAIN STREET MANCHESTER, CT 06040 PHONE: (203) 643-2520

MAP NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS ON SEPTEMBER 26, 1996.

2. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN PROPERTY SURVEY.

3. THE HORIZONTAL BASELINE CONFORMS TO A CLASS A-2 ACCURACY.
THE VERTICAL BASELINE CONFORMS TO A CLASS V-2 ACCURACY.
THE TOPOGRAPHIC FEATURES CONFORM TO A CLASS T-2 ACCURACY.

4. THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.D. 1983 (2011). THE ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) USING GEOID 12A. COORDINATES AND ELEVATIONS WERE DETERMINED FROM RTK GPS OBSERVATIONS MADE ON JULY 9, 2020.

5. THE PROPERTY IS LOCATED IN THE DT-2 DOWNTOWN DEVELOPMENT ZONE DISTRICT.

6. THE PROPERTY IS LOCATED PARTLY WITHIN THE FEMA ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND PARTLY WITHIN THE FEMA ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITHIN DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD) PER THE NATIONAL FLOOD INSURANCE RATE MAP PANEL NUMBER 368 OF 675, MAP NUMBER 09003C0368G, MAP REVISED SEPTEMBER 16,2011.

0 20' 40' 60'

LEGEND

- MH NOT FOUND
- IRON PIN (FOUND)
- Rebar/Drill Hole (To Be Set)
- MONUMENT (FOUND)
- MANHOLE
- ELEC. MANHOLE
- TELE. MANHOLE
- "C" CATCH BASIN
- "C-L" CATCH BASIN
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUB/BUSH
- FLAG POLE
- TRAFFIC CONTROL BOX
- PM PARKING METER
- SIGN
- POST
- LIGHT POLE
- GUY ANCHOR
- UTILITY POLE
- WATER GATE
- WATER METER
- GAS VALVE
- GAS METER
- TRANSFORMER
- ELEC. METER
- MAIL BOX
- HAND HOLE
- A.C. UNIT
- TRAFFIC LIGHT POLE
- BOUNDARY LINE
- GUARD RAIL
- SANITARY
- STORM
- U/G GAS LINE
- U/G ELEC. LINE
- WATER LINE
- OVERHEAD UTILITIES
- U/G TELE. LINE
- CHAIN LINK FENCE
- TREE LINE

DATE: JULY 21, 2020	**PROPERTY SURVEY** OF **215 PEARL STREET** HARTFORD, CONNECTICUT PREPARED FOR **REO51ST LLC**	STATE OF CONNECTICUT OSWALD R. BLINT No. 12048 REGISTERED LAND SURVEYOR
SCALE: 1"=20'		
SHEET: 1 OF 1		
DRAWN BY: K.R.		

THE EMBOSSED SEAL OF THE LAND SURVEYOR MUST APPEAR HERE FOR THIS MAP TO BE VALID.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

OSWALD BLINT L.S. #12048

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID.

OSWALD BLINT SURVEYING
48 SILAS DEANE HWY.
WETHERSFIELD, CT 06109
860.778.4377
Oswaldblintsurveying.com

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF OSWALD BLINT LAND SURVEYING.

PRIOR TO START OF CONSTRUCTION CALL 1-800-922-4455 BEFORE YOU DIG!

O:\CTPP\2287 215 Pearl Street\DWG\2287 Master Plan.dwg\L-2 Master Plan\Plan\March 31, 2021

LADA, P.C.
Land Planners
104 West Street
Litchfield, CT 06070 (860) 691-4971
Broadcast, NY 10509 (845) 278-7424
Email: ladapc@snet.net

Urform, LLC
Bret Bowin
bret@ur-form.com
phone 860 561-4428
cell 860 922-8999
25 Westborough Drive
West Hartford, CT 06107

Oswald Blint Surveying
46 SLAS DEANE HWY.
WETHERSFIELD, CT 06109
860.778.4377
Oswaldblintsurveying.com

Owner / Applicant: REO5ist, LLC
255 Main Street, Suite 2
Hartford, CT 06106

Date	Description	No.

Revisions

Master Plan

215 Pearl Street

215 Pearl Street

Hartford, CT

Project: 2287
Scale: 1" = 10'
Date: 03/30/21
Drawn by: MRS
Checked by: TPH
Drawing No.
L-2

PRIOR TO START OF CONSTRUCTION CALL 1-800-922-4455 BEFORE YOU DIG!

O:\CTPP\2287 215 Pearl Street\DWG\2287 Demolition .dwg\L-3 Demolition Plan\nmm\March 31, 2021

LADA, P.C.
Land Planners
104 West Street
Litchfield, CT 06759 (860) 691-4971
Brewster, NY 10509 (845) 278-7424
Email: ladapc@snet.net

Urform, LLC
Bret Bowin
bret@ur-form.com
phone 860 561-4428
cell 860 922-8999
25 Westborough Drive
West Hartford, CT 06107

OSWALD BLINT SURVEYING
46 SLAS DEANE HWY.
WETHERSFIELD, CT 06109
860.778.4377
Oswaldblintsurveying.com

Owner / Applicant: REO5ist, LLC
255 Main Street, Suite 2
Hartford, CT 06106

Date	Description	No.
	Revisions	

Demolition Plan

215 Pearl Street
215 Pearl Street
Hartford, CT

Project:	2287
Scale:	1" = 10'
Date:	03/30/21
Drawn by:	MRS
Checked by:	TPH
Drawing No.	L-3

LADA, P.C.
Land Planners
104 West Street
Litchfield, CT 06070 (860) 691-4971
Brewster, NY 10509 (845) 278-7424
Email: ladapc@snet.net

Urform, LLC
Bret Bowin
bret@ur-form.com
phone 860 561-4428
cell 860 922-8999
25 Westborough Drive
West Hartford, CT 06107

OSWALD BLINT SURVEYING
46 SLAS DEANE HWY.
WETHERSFIELD, CT 06109
860.778.4377
Oswaldblintsurveying.com

Owner / Applicant: REO5ist, LLC
255 Main Street, Suite 2
Hartford, CT 06106

Date	Description	No.

Revisions

Grading & Erosion Control Plan

215 Pearl Street
215 Pearl Street
Hartford, CT

Project: 2287
Scale: 1" = 10'
Date: 03/30/21
Drawn by: MRS
Checked by: TPH
Drawing No. L-4

O:\CTPP\2287 215 Pearl Street\DWG\2287 Grading & Erosion Control.dwg\L-4 Grading & Erosion Control Plan\Intern\March 31, 2021

LEGEND

- PROPERTY LINE
- DIMENSION
- RADIUS
- ANGLE
- DETAIL CALLOUT

MATERIALS LEGEND

A	BITUMINOUS CONCRETE PAVEMENT
A.1	STAMPED BITUMINOUS CONCRETE PAVEMENT
C	CONCRETE PAVEMENT WALKS
KE	KNIFE EDGE CURB
1	BITUMINOUS CONCRETE CURB
5	CAST-IN-PLACE CONCRETE CURB
11	LIGHTING POLE & LUMINAIRE
11.1	NON-ILLUMINATED POLE
14B	DECORATIVE FENCE WITH HANDRAIL
15A	VINYL CLAD CHAIN LINK FENCE
19	STAIRS & HANDRAIL
23	ACCESSIBLE PARKING SIGNAGE & TYPICAL SIGN MOUNTING
24	ACCESSIBLE PARKING SPACES
40	PRECAST CONCRETE WHEEL STOP
41	PLANTER
42	BENCH
43	TRELLIS

PRIOR TO START OF CONSTRUCTION CALL 1-800-922-4455 BEFORE YOU DIG!

LADA, P.C.
Land Planners
104 West Street
Litchfield, CT 06759 (860) 691-4971
Broadcast, NY 10509 (845) 278-7424
Email: ladapc@snet.net

Urform, LLC
Bret Bowin
bret@ur-form.com
phone 860 561-4428
cell 860 922-8999
25 Westborough Drive
West Hartford, CT 06107

Oswald Blint Surveying
46 SLAS DEANE HWY.
WETHERSFIELD, CT 06109
860.778.4377
Oswaldblintsurveying.com

Owner / Applicant: REO5ist, LLC
255 Main Street, Suite 2
Hartford, CT 06106

Date	Description	No.

Revisions

Layout & Materials Plan

215 Pearl Street
215 Pearl Street
Hartford, CT

Project:	2287
Scale:	1" = 10'
Date:	03/30/21
Drawn by:	MRS
Checked by:	TPH
Drawing No.	L-5

O:\CTPP\2287 215 Pearl Street\DWG\2287 Layout & Materials.dwg\L-5 Layout & Materials Plan\Intent\March 31, 2021

SEEDING OPERATIONS

A. FERTILIZER AND LIMESTONE

CONTRACTOR SHALL CONDUCT APPROPRIATE SOIL TESTS TO DETERMINE AMOUNT OF FERTILIZER AND LIMESTONE REQUIRED TO ENSURE AN ACCEPTABLE LAWN.

GROUND LIMESTONE: 100LBS/1000S.F.
COMMERCIAL FERTILIZER: * 20LBS/1000S.F.

*PERCENTAGES OF NITROGEN, PHOSPHORIC ACID AND POTASH TO BE DETERMINED BY SOIL TESTS.

B. LAWN SEED

SEED MIXTURE FOR:
LATE SUMMER / EARLY FALL / EARLY SPRING PLANTING. SOW AT RATE OF 4 LBS/1000 S.F.

CREEPING RED FESCUE	35 PARTS
CHEWINGS RED FESCUE	20 PARTS
KENTUCKY 31 TALL FESCUE	15 PARTS
ROUGH BLUEGRASS	10 PARTS
BARON BLUEGRASS	20 PARTS

SEED MIXTURE FOR PLANTING MAY 1 TO LATE SUMMER. SOW AT A RATE OF 6 LBS/1000 S.F.

CREEPING RED FESCUE	35 PARTS
CHEWINGS RED FESCUE	20 PARTS
KENTUCKY 31 TALL FESCUE	20 PARTS
DOMESTIC RYEGRASS	25 PARTS

PLANT LIST NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES BY COUNT ON THE PLAN. IF THERE IS A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL.
2. SUBSTITUTIONS ARE ALLOWED DUE TO AVAILABILITY AND HEALTH OF PLANTS. ALL SUBSTITUTIONS SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
3. ALL PLANTS TO BE NURSERY STOCK.
4. ALL SHRUBS AND PERENNIALS TO BE INSTALLED IN PLANT BED WITH 4" PINE BARK MULCH. PROVIDE SHOVEL EDGE ON BED.
5. DO NOT OVER MULCH TREE PLANTING. USE ONLY PINE BARK MULCH.
6. ALL MATERIAL - PLANTS, SOIL, GROWING MEDIUM-MUST BE FREE OF INVASIVE SPECIES - ESPECIALLY PURPLE LOOSESTRIFE.

PERENNIAL GARDEN NOTES:

1. TOPSOIL TO 18".
2. PROVIDE STEEL EDGING ALONG PERIMETER OF PERENNIAL GARDEN AND AT CURBS & PAVEMENT.
3. OWNER TO SELECT PLANT MATERIAL.
4. RAKE & MULCH WITH 2" PINE BARK MULCH.

Tree List

Sym.	Quan.	Botanical Name	Common Name	Size	Root
CF	1	CORNUS FLORIDA	FLOWERING DOGWOOD	2in.-2 1/2in. DBH	B&B
GTH	2	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3in.-3 1/2in. DBH	B&B

Shrub List

Sym.	Quan.	Botanical Name	Common Name	Size	Root
BUD	5	BUDDLEIA DAVIDII	BUTTERFLY BUSH	24in.-30in. Ht.	CONT.

Ground Cover & Perennials

Sym.	Quan.	Botanical Name	Common Name	Size	Root
HEM	20	HEMEROCALLIS - MIXED VARIETIES	DAYLILLY		CONT.
MP	65	MIXED PERENNIALS			CONT.

LEGEND

- PROPERTY LINE
- PROPOSED FLOWERING TREE
- PROPOSED SHADE TREE
- PROPOSED SHRUB / GROUNDCOVER / PERENNIAL
- ZZ 1 — PLANT LABEL & COUNT
- STEEL EDGING AROUND PERENNIAL GARDEN

PRIOR TO START OF CONSTRUCTION CALL 1-800-922-4455 BEFORE YOU DIG!

PLANTING NOTE

PLACE TOPSOIL MIXTURE IN BOTTOM OF HOLE AND SATURATE. AFTER PLACING PLANT, WORK TOPSOIL MIXTURE CAREFULLY AROUND ROOT BALL AND THEN SATURATE. WHEN HOLE IS ONE HALF FULL OF MIXTURE, SATURATE AGAIN. FILL HOLE COMPLETELY WITH TOPSOIL MIXTURE AND SATURATE AGAIN.

PLANTING DETAILS
N.T.S.

10' 5' 0' 10' 30'
SCALE: 1" = 10'

LADA, P.C.
Land Planners
104 West Street
Southington, CT 06070 (860) 691-4971
Brewster, NY 10509 (845) 278-7424
Email: ladapc@snet.net

Urform, LLC
Bret Bowin
bret@ur-form.com
phone 860 561-4428
cell 860 922-8999
25 Westborough Drive
West Hartford, CT 06107

OSWALD BLINT SURVEYING
46 SLAS DEANE HWY.
WETHERSFIELD, CT 06109
860.778.4377
Oswaldblintsurveying.com

Owner / Applicant: REO5ist, LLC
255 Main Street, Suite 2
Hartford, CT 06106

Date	Description	No.

Revisions

Planting Plan

215 Pearl Street
215 Pearl Street
Hartford, CT

Project:	2287
Scale:	1" = 10'
Date:	03/30/21
Drawn by:	MRS
Checked by:	TPH
Drawing No.	L-6

O:\CTPIP\2287 215 Pearl Street\DWG\2287 Planting.dwg\L-6 Planting Plan\mtem\March 31, 2021

A BITUMINOUS CONCRETE PAVEMENT — DRIVES AND PARKING

N.T.S.

A.1 STAMPED BITUMINOUS CONCRETE PAVEMENT

N.T.S.

C CONCRETE PAVEMENT — WALKS

N.T.S.
* NOTE: DOWELS FOR CONCRETE WALK SHALL BE 24" LONG, 2' O.C. & 12" FROM EDGE OF WALK.
ALL CONCRETE TO BE CONNDOT "PAVEMENT" TYPE PER M.03.01
CONCRETE TO BE 4,000 PSI MIN.
SEE DETAIL 22 FOR CONCRETE DEPTH AT RAMP CONDITION.

KE KNIFE EDGE CURB

N.T.S.

NOTE: CONTRACTOR TO MATCH EXISTING CURB PROFILE

1 BITUMINOUS CONCRETE CURB

N.T.S.

11 LIGHTING POLE AND LUMINAIRE

N.T.S.

11.1 NON-ILLUMINATED POLE

N.T.S.

5 CAST-IN-PLACE CONCRETE CURB

N.T.S.
1/4" EXPANSION JOINT SHALL BE PLACED AT 10 MAX. INTERVALS AND FILLED WITH PRE MOLDED BITUMINOUS JOINT FILLER.
CONCRETE TO BE 4,000 PSI MIN.

14B DECORATIVE FENCE WITH HANDRAIL

N.T.S.

NOTES:
-FINISH TO BE GLOSS BLACK TO MATCH LIGHT POLES
-HANDRAIL TO MEET ADA REQUIREMENTS

15A VINYL CLAD CHAIN LINK FENCE

N.T.S.

PRIOR TO START OF CONSTRUCTION CALL 1-800-922-4455 BEFORE YOU DIG!

O:\CTPP\2287 215 Pearl Street\DWG\2287 Details.dwg\L-7.1 Details\mrs\April 1, 2021

LADA, P.C.
Land Planners
104 West Street
Southington, CT 06489 (860) 621-4971
Broadcast, NY 10509 (845) 278-7424
Email: ladapc@snet.net

Urform, LLC
Bret Bowin
bret@ur-form.com
phone 860 561-4428
cell 860 922-8999
25 Westborough Drive
West Hartford, CT 06107

Oswald Blint Surveying
45 SILAS DEANE HWY.
WETHERSFIELD, CT 06109
860.778.4377
Oswald@blintsurveying.com

Owner / Applicant: REO5ist, LLC
255 Main Street, Suite 2
Hartford, CT 06106

Date	Description	No.

Revisions

Details

215 Pearl Street
215 Pearl Street
Hartford, CT

Project: 2287
Scale: As Shown
Date: 03/30/21
Drawn by: MRS
Checked by: TPH
Drawing No.
L-7.1

SECTION

ELEVATION

INSET

1. ALL TUBING SHALL BE 1 1/2" DIA. STA. STEEL.
2. WELD AND GRIND ALL JOINTS SMOOTH.
3. PRIME AND PAINT ALL EXPOSED STEEL (COLOR PER CLIENT)
4. PROVIDE HANDRAIL IN EACH CHEEKWALL .
5. CHEEKWALL REINFORCEMENT 2-#4 REBAR CONTINUOUS TOP TO BOTTOM.
6. PROVIDE 6" SLEEVE IN CONC. CHEEKWALL TO SECURE RAIL POST WITH POR ROC COMPOUND.
7. LIGHT BROOM FINISH CONCRETE.

(19) STAIRS & HANDRAIL
N.T.S.

NOTES:
WORDING, HEIGHT & COLOR TO MEET ADA AND CONNECTICUT STANDARDS.
AMOUNT OF FINE TO BE DETERMINED AT DATE OF INSTALLATION.

(23) ACCESSIBLE PARKING SIGNAGE & TYPICAL SIGN MOUNTING
N.T.S.

(40) PRECAST CONCRETE WHEEL STOP

NOTES:
- LINES TO BE 4" WIDE
- COLOR OF LINES TO MEET TOWN, STATE & ADA REQUIREMENTS.
- PROVIDE SIGN ON POST AT CENTER OF EACH ACCESSIBLE SPACE OR AS SHOWN ON SITE PLAN.
- SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
- THERE SHALL BE ONE VAN FOR EVERY SIX PARKING SPACES AS PER 2016 CSBC, SECTION 1106.5

(24) ACCESSIBLE PARKING SPACES
N.T.S.

UNSHARED ACCESS AISLE

PRIOR TO START OF CONSTRUCTION CALL 1-800-922-4455 BEFORE YOU DIG!

LADA, P.C.
Land Planners
104 West Street
Simsbury, CT 06070 (860) 651-4971
Brewster, NY 10509 (845) 278-7424
Email: ladapc@snet.net

Urform, LLC
Bret Bowin
bret@ur-form.com
phone 860 561-4428
cell 860 922-8999
25 Westborough Drive
West Hartford, CT 06107

OSWALD BLINT SURVEYING
46 SLAS DEANE HWY.
WETHERSFIELD, CT 06109
860.778.4377
Oswaldblintsurveying.com

Owner / Applicant: REO5ist, LLC
255 Main Street, Suite 2
Hartford, CT 06106

Date	Description	No.

Revisions

Details

215 Pearl Street
215 Pearl Street
Hartford, CT

Project: 2287
Scale: As Shown
Date: 03/30/21
Drawn by: MRS
Checked by: TPH
Drawing No.
L-7.2

O:\CTPP\2287 215 Pearl Street\DWG\2287 Details.dwg\L-7.2 Details\intern\March 31, 2021

NOTES

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

NOTE:
1.) SHIPPED FULLY ASSEMBLED
2.) MOUNT AND ANCHOR AS SPECIFIED.

ITEM	QTY	PART NO	DESCRIPTION
1	1	0-122-00	STL PLANTER ASSEMBLY
2	1	5-44-020	POLYETHYLENE LINER

DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

SCALE : NONE	TITLE : PLANTER		
DATE DRAWN : 4/21/97			
DRAWN BY : HD	REV. F	DRAWING NUMBER 122-00	SHEET 1 OF 2
DATE REV. : 8/21/08			
REV. BY : AMH			

DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

SCALE : NONE	TITLE : PLANTER ASSEMBLY		
DATE DRAWN : 4/21/97			
DRAWN BY : HD	REV. F	DRAWING NUMBER 122-00	SHEET 2 OF 2
DATE REV. : 8/21/08			
REV. BY : AMH			

41 PLANTER - FINISH TO BE GLOSS BLACK

N.T.S.

NOTES:
1.) DURING ASSEMBLY PROCEDURE:
DO NOT COMPLETELY TIGHTEN HARDWARE.
2.) THE ACTUAL PARTS WILL NOT BE NUMBERED. NUMBERS ONLY APPLY TO DRAWING.
3.) UPON COMPLETION OF ASSEMBLY SQUARE ALL COMPONENTS THEN TIGHTEN ALL HARDWARE.
4.) MOUNT AND ANCHOR AS SPECIFIED.

TOOLS REQ'D
3/4" WRENCH
9/16" WRENCH
5/16" ALLEN WRENCH
1/4" ALLEN WRENCH
1/2" MASONRY DRILL BIT
DRILL
RATCHET STRAP (PROVIDED)

PARTS LIST

ITEM	QTY	PART NO	DESCRIPTION
1	8	0-165-60-02	2" X 2" X 71" SLAT, WOOD
2	4	0-165-80-03	71" TRMP SLAT, WOOD
3	2	0-197-60-03	2" X 2" X 71" EDGE SLAT, WOOD
4	2	0-446-00-01	CAST ALUM SUPPORT
5	1	0-447-60	6' STL SEAT FRAME ASMBLY
6	1	0-447-80-03	71" TRMP SLAT, WOOD
7	4	1-12-065	1/2" X 2 1/2" FLT SKT HD CAP SCR
8	60	1-13-023	5/16" X 1 1/2" SS BTN SKT HD LAG
9	60	1-22-017	5/16" SS FLAT WASHER

KITS PROVIDED

ITEM	QTY	PART NO	DESCRIPTION
10	1	K-AWCB60-4	1/2" X 3 3/4" SS ANCHOR KIT (APC)
11	1	K-KBJS24-60	5/16" LAG HARDWARE KIT (BSPC)
12	1	K-FCB940-4	1/2" CAP HARDWARE KIT (4 PCS)

LENGTH OPTIONS
☒ 6' BENCH
☐ 8' BENCH

WOOD OPTIONS
☐ 'C' & BTR. DOUGLAS FIR KD S4S EE
☐ IPE S4S EE
☐ OTHER _____

NOTES
1.) ALL ALUM. & STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) ALL WOOD MEMBERS TREATED W/ CLEAR PRESERVATIVE.
3.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

SLAT LAYOUT

DuMor, inc.

BENCH	DATE DRAWN : 09/24/12	REV. A	DRAWING NUMBER 447 SERIES
	DRAWN BY : ESS		
	DATE REV. : 00/00/00		SHEET 1 OF 2
	REV. BY : XXX		

DuMor, inc.

ASSEMBLY INSTRUCTIONS	DATE DRAWN : 09/27/12	REV. A	DRAWING NUMBER 447 SERIES
	DRAWN BY : ESS		
	DATE REV. : 00/00/00		SHEET 2 OF 2
	REV. BY : XXX		

42 BENCH - METAL FINISH TO BE GLOSS BLACK / WOOD COLOR SLATS

N.T.S.

43 TRELLIS

N.T.S.

PRIOR TO START OF CONSTRUCTION CALL 1-800-922-4455 BEFORE YOU DIG!

LADA, P.C.
Land Planners
104 West Street
Southington, CT 06070 (860) 691-4971
Broadcast, NY 10509 (845) 278-7424
Email: ladapc@snet.net

Urform, LLC
Bret Bowin
bret@ur-form.com
phone 860 561-4428
cell 860 922-8999
25 Westborough Drive
West Hartford, CT 06107

OSWALD BLINT SURVEYING
45 SILAS DEANE HWY.
WETHERSFIELD, CT 06109
860.778.4377
Oswaldblintsurveying.com

Owner / Applicant:
REO5ist, LLC
255 Main Street, Suite 2
Hartford, CT 06106

Date	Description	No.

Revisions

Details

215 Pearl Street
215 Pearl Street
Hartford, CT

Project: 2287
Scale: As Shown
Date: 03/30/21
Drawn by: MRS
Checked by: TPH
Drawing No.
L-7.3

O:\CTPP\2287 215 Pearl Street\DWG\2287 Details.dwg\L-7.3 Details\Intern\March 31, 2021

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Watts	LLF	Description	Manufacturer
	1	M-55-4	SINGLE	54.4	0.900	MPTR-55W48LED4K-G2-LE4	SIGNIFY LUMEC
	1	M-80-5	SINGLE	81.3	0.900	MPTR-80W48LED4K-G2-LE5	SIGNIFY LUMEC
	3	W-P1-2	SINGLE	19.56	0.900	WSQ LED P1 SR2 40K MVOLT	LITHONIA LIGHTING

LUMINAIRE: LITHONIA WSQ LED ARCHITECTURAL WALL SCONCE SEE SCHEDULE FOR ORDERING INFORMATION (BLACK FINISH, 4,000K)

LUMINAIRE: LUMEC METROSCAPE LED SEE SCHEDULE FOR ORDERING INFORMATION (BLACK FINISH, 4,000K)

NOTE: USE DIMMABLE FIXTURE ON UPPER TERRACE

POLE: LUMEC P135A FLUTED ALUMINUM POLE P135A-12-DR-PS-BKTX (BLACK FINISH, 12')

NOTE: PUT LIGHTS ON SEPARATE CIRCUITS TO BE ABLE TO BE TURNED OFF AS REQUIRED BY THE CITY.

LEGEND

- PROPERTY LINE
- POLE MOUNTED LIGHT
- BUILDING MOUNTED LIGHT
- MH — MOUNTING HEIGHT IN FEET

PRIOR TO START OF CONSTRUCTION CALL 1-800-922-4455 BEFORE YOU DIG!

O:\CTPP\2287 215 Pearl Street\DWG\2287 Lighting.dwg\L-8 Lighting Plan\Intern\March 31, 2021

LADA, P.C.
Land Planners
104 West Street
Litchfield, CT 06759 (860) 691-4971
Broadcast, NY 10509 (845) 278-7424
Email: ladapc@snet.net

Urform, LLC
Bret Bowin
bret@ur-form.com
phone 860 561-4428
cell 860 922-8999
25 Westborough Drive
West Hartford, CT 06107

Oswald Blint Surveying
45 SLAS DEANE HWY.
WETHERSFIELD, CT 06109
860.778.4377
Oswaldblintsurveying.com

Owner / Applicant: REO5ist, LLC
255 Main Street, Suite 2
Hartford, CT 06106

Date	Description	No.
	Revisions	

Lighting Plan

215 Pearl Street

215 Pearl Street
Hartford, CT

Project:	2287
Scale:	1" = 10'
Date:	03/30/21
Drawn by:	MRS
Checked by:	TPH
Drawing No.	L-8

215 Pearl Street
Hartford, CT

Project Team

- **Owner Representative –**
  - Jose Del Castillo for REO5ist, LLC
- **Project Architect – Urform, LLC**
  - Bret Bowin, RA
- **Site Planning – LADA, P.C. Land Planners**
  - Terri Hahn, RLA

Property Location & Description

- **Address:** 215 Pearl St Hartford, CT 01118
- **Tax Map Number:** 246-341-018
- **Site Size:**
  - 0.2+/- Acres (8690+/- SF)
- **Existing Building:**
  - 4500 + sf footprint
  - Former Use: House of Worship
- **Site Zone:** DT-2
- **Historic District:** B- Ann Street

North Elevation

West Elevation

East Elevation

South Elevation

Proposed Use

- Renovate existing building into a premier venue to celebrate the events in our lives: Receptions, birthday and special events, reunions, Bat/Bar mitvahs, other special events
- Food/Catering to be provided for all events
- Beverages (including liquor/beer provided on an event basis)
- Music possible/likely for events
- Can accommodate 25- 400 person events on each floor (2 floors in use)
- Possible owner apartment on upper floor

Proposed Use

- In the interest of the Community :
  - Non-Profit Use for meetings or events
  - Coordinate special events use in association with Hartford calendar- Marathon in October, etc.
  - Hispanic Heritage month events in October
  - Local fundraising

Zoning Requirements- DT-2 Zone

Zoning Map

N

- <u>Allowed Uses:</u>
  - Mid-scale high-rise buildings providing transitional urban neighborhoods and work environments.
  - Permitted Uses
    - Multi Unit Dwelling (with Special Conditions)
    - Hotel
    - Residential Care(large & small)
    - Neighborhood Retail (with Special Conditions)
    - General Retail
    - Adult Daycare
    - Eating Places
    - Office
  - Special Permit Use
    - Dining
    - **Entertainment Assembly**
    - Outdoor Café
    - Civic Use

What is Proposed Use by Zoning?

- Entertainment Assembly (Special Permit)

3D

Historic District- B- Ann Street

From the 1983 Nomination to the National Register of Historic Places-

The building was built in 1924 for the First Unitarian Church and designed by Hartford Architect Milton E. Hayman. "It is an interesting example of Georgian Revival Architecture in an urban setting."

Note: At the time of the 1983 nomination it housed Congregation Ados Israel.

Historic Districts Map

PEARL STREET
SERVICE COURT
PROPOSED LOT A
AREA=8,690 SQ. FT.
Land of
The Southern New England
Telephone Company
Other Land of
The Southern New England
Telephone Company
PROPOSED LOT B
AREA=4,513 SQ. FT.

PEARL STREET
PROPOSED LOT A
AREA=8,690 SQ. FT.
Land of
The Southern New England
Telephone Company
Other Land of
The Southern New England
Telephone Company
PROPOSED LOT B
AREA=4,513 SQ. FT.

North Elevation

West Elevation

East Elevation

South Elevation

Historic Commission Review

Architecture- 1st Floor- lower access

Architecture- 2nd Floor- not accessible

Architecture- Reading Room

Architecture- Proposed

URFORM, LLC
Bret Bowin, Architect
bret@ur-form.com
860 922-8999

215 PEARL STREET
215 Pearl Street
Hartford, CT 06103

Floor Plans
A1.0

First floor-accessible from parking area (lower grade) if grade is raised to door.

Second floor-Street access from front door (not accessible). Add proposed new door and patio on side. Protect art on side of building.

3 A1.0 PROPOSED MEZZANINE PLAN
Scale: 1/8" = 1'-0"

4 A1.0 EXISTING ROOF PLAN
Scale: 1/8" = 1'-0"

Site Plan

SERVICE COURT
10' BRICK SAN.
NEW FENCE
NEW 8" - 9" CURB
RECONFIGURE PARKING
NEW FLOWERING TREE
STREET & BUILDING LINES COINCIDENT
NEW SHADE TREES
PEARL STREET
PERENNIAL GARDEN
PLANTERS
BENCHES
TRELLIS
LOWER TERRACE
UPPER TERRACE
UPGRADE EXISTING METAL STAIRS
STAMPED ASPHALT
NEW DOOR
EXISTING FRONT DOOR & ACCESS AREA TO REMAIN
215 PEARL ST
N/F
REOSSST LLC
VOL. 7506 PG. 128
ASSESSOR MAP 246-341-018
AREA: 8,689 SF. (0.199 Ac.)
BIT. PARKING LOT
BIT. CURB
PLANTER
CONC. WALK
CONC. CURB
GRANITE CURB
CONC. PAD
CONC. APRON
16" WATER MAIN
12" GAS MAIN
EASEMENT AS PER VOL. 4929 PG. 214
201 PEARL ST
N/F
HICKS STREET PARTNERS LLC
VOL. 6861 PG. 332
ASSESSOR MAP 246-341-017

NEW FENCE
NEW 6" - 9" CURB
RECONFIGURE PARKING
NEW FLOWERING TREE
NEW SHADE TREES
PERENNIAL GARDEN
PLANTERS
BENCHES
TRELLIS
UPPER TERRACE
LOWER TERRACE
UPGRADE EXISTING METAL STAIRS
STAMPED ASPHALT
NEW DOOR
EXISTING FRONT DOOR & ACCESS AREA TO REMAIN
PEARL STREET
215 PEARL ST
N/F
REO5IST LLC
VOL. 7506 PG. 128
ASSESSOR MAP 246-341-018
AREA: 8,689 Sf. (0.199 Ac.)
N 03°02'44" E
92.00'
N 04°06'46" E 44.46'
N 86°45'14" W 41.92'
S 02°29'22" W
136.97'
S 02°27'58" W 145.03'
10" BRICK SAN.
18" TILE SAN.
METAL BEAM RAIL
CONC. PAD
GRANITE CURB
CONC. WALK
PLANTER
BIT. CURB
BIT. PARKING
CONC. WALK

Site Details

11 LIGHTING POLE AND LUMINAIRE
N.T.S.

48 DECORATIVE FENCE WITH HANDRAIL
N.T.S.

NOTES:
-FINISH TO BE GLOSS BLACK TO MATCH LIGHT POLES
-HANDRAIL TO MEET ADA REQUIREMENTS

41 PLANTER
N.T.S.

42 BENCH
N.T.S.

Questions?

PERSPECTIVE VIEW
URFORM, LLC
Bret Bowin, Architect
215 PEARL STREET
215 Pearl Street
Hartford, CT 06103
Cover / Code
A0.0