DDS- Planning & Zoning: Plan Review Application



Submission date: 9 February 2021, 9:46AM

Receipt number: 138

Application Type

Check all that apply: Variance

Property Information

Property Address: 410 Homestead Ave, Hartford, CT 06112, USA Map

(41.7820756, -72.70216789999999)

Zoning District: MS-2

Parcel ID: 152-190-018

Property Owner: Blue Hills Civic Association, Inc

Address of Property Owner: 1229 Albany Ave, Hartford, CT 06112, USA

Email: clarkv@bluehillscivic.org

Applicant

	Plese check if "Applicant is the same as "Property Owner"
Name of Applicant:	Vicki Gallon Clark, Executive Director, Blue Hills Civic Association, Inc
File Date:	02/09/2021
Address:	410 Homestead Ave, Hartford, CT 06112, USA <u>Map</u> (41.7820756, -72.70216789999999)

Phone: 860-560-7360 extension 303

Email: clarkv@bluehillscivic.org

Primary Point of Contact

Name: David Arai

Phone: **860-637-0432**

Email darai@mdgai.com

Project Narrative

Please describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary:

Please see attached

Zoning Map Change Application

Proposed Zone:

Describe the existing use of land and buildings in the zone change area:

Reason for this request:

Zoning Appeal Application

Are you an aggrieved party?

Permit or Violation Number:

State your reason for appealing the decision of the administrator or enforcement officer:

Variance Application

Please state the paticular hardship* or unnecessary difficulty that prompts this application and the site the section of the zoning regulations that you are seeking relief from:

Section 1.5.4.E Non-Conforming Structure Additions (Please see attached)

Subdivision Application

Number of lots to be created:

Area of each lot in square feet:

Street frontage of each of the new lots in feet:

Lot Combination Application

Addresses of lots to be combined

Map/Block/Lot for each property to be combined:

Liquor Permit Application

Please upload a copy of your State of CT Liquor Permit below.

Sign Permit Application

1. Is this sign proposed outside of the building line?

Maximum extention from building line:

2. Is this sign proposed outside of the street line?

Maximum extension from the Street line

- 3. Is the sign luminated?
- 4. Engineer Name (if any):

Phone:

Address:

- 5. Minimum distance from lowest point to the sidewalk:
- 6. Maximum height of sign from lowest point of established grade:
- 7. Distance from the nearest outdoor sign:
- 8. Square feet of surface for one face of the sign:
- 9. Wording of the sign (include all words):

Description of work (upload additional files if necessary)

Upload any supporting materials below.

21002_ZBA Submission_STAMPED.pdf
2021-02-09 BHCA Site Plan_STAMPED_.pdf
410 Homestead Ave - Ex Cond Survey SIGNED.pdf
ZBA Variance Application - 410 Homestead Ave.docx
ZBA Project Narrative - 410 Homestead Ave.docx

Signatures

Signature of Applicant

	U.m. Dalan-Clark
	Link to signature
Printed Name of Applicant:	Vicki Gallon Clark, Executive Director, Blue Hills Civic Association, Inc
Date:	2/9/2021

Signature	of	Property	Owner:

Vick Gollin-Clark

Link to signature

Printed Name of Property Owner:	Vicki Gallon Clark, Executive Director, Blue Hill Civic
	Association, Inc

Date: 2/9/2021

ZBA Project Narrative

Blue Hills Civic Association

410 Homestead Avenue

The project at 410 Homestead Ave in Hartford consists of the renovation of the existing Webster Bank building and construction of a new addition to accommodate the programming requirements. The existing one story building is approximately 5,700 sf. The proposed addition is 1,100 sf. The building will serve as the home office for Blue Hills Civic Association with offices, conference rooms and multi-purpose rooms as well as a community space available for public use. The existing parking lot, driveways and site will be renovated. The existing ATM will be relocated on site to make room for the addition.

The existing language of the building façade will be maintained with replacement storefront windows in the existing openings and maintenance of the existing masonry as needed. The addition shall continue the use of storefront and masonry around the side and tie into the rear of the building. The interior finishes shall consist of a combination of carpet, luxury vinyl tile floors with vinyl cove base and painted vertical surfaces. The project and its improvements will not only revitalize the neighborhood, but will also provide extensive services with an emphasis on Workforce Development, Small Busines Training, Life Skill Classes, Comprehensive Family Resources, pertaining to financial, education and health related issues and Housing Assistance to help individuals in gaining access to important programs to help maintain a home.

Variance Application

Blue Hills Civic Association 410 Homestead Avenue

We are seeking relief from **Section 1.5.4 E**, Extension or Alteration of Nonconforming Structure.

The existing non-conforming building was constructed in 1949 as a bank and the last major expansion was in 1960. The building was formerly occupied by Webster Bank and has been donated to the applicant for use as office and training space. The building structure is load bearing masonry exterior walls with a flat wood joist roof system. The building is single story and the height of the predominant portion of the building is 14.3 feet. The minimum building height in the MS-2 District for a Storefront Building Type is 2 stories and 21 feet, the existing building is 14.3 feet. We are seeking relief to expand the single story structure by approximately 1,100 SF.

The Blue Hills Civic Association (the applicant) empowers the people living and working in the Blue Hills and surrounding communities to create stable and attractive neighborhoods through organizing, advocacy, and multi-generational programs. They require a centrally located, easily accessible facility to perform their mission. The current building area is approximately 5,700 SF and does not meet the applicant's need for a large meeting room. The proposed 1,100 SF addition provides the applicant with the flexibility to expand their office space as well as provide necessary meeting and training space. The original foundation was not designed for the load of an additional story, therefor it is impractical to add another floor to the existing building.

It is the design intent to make the addition a harmonious extension of the original building language using existing design cues. A two-story addition would be out of place on the building and the additional area would not serve the applicant's mission. Additionally, a code compliant stair required to access the second floor would add approximately 200 SF to both floors. In total, a two story addition would add 1,500 SF that the applicant does not require, a 236% increase from their program requirements.

Blue Hills Civic Association

BHCA Relocation

ZBA Submission 410 Homestead Ave, Hartford, CT 06112 15 APRIL, 2021

T-1	Title Sheet	Ô	Issued 04/15/2021
EX-1	Existing Conditions	<u> </u>	Issued 04/15/2021
C-100	Site Demolition and Layout Plans	<u></u>	Issued 04/15/2021
C-200	Grading, Erosion Control, Drainage and Utility Plans	<u>^</u>	Issued 04/15/2021
C-300	Planting Plan	<u>^</u>	Issued 04/15/2021
C-400	Site Details	<u> </u>	Issued 04/15/2021
C-401	Site Details	<u> </u>	Issued 04/15/2021
C-402	Site Details	<u> </u>	Issued 04/15/2021
C-403	Site Details	<u> </u>	Issued 04/15/2021
C-404	Site Details	<u> </u>	Issued 04/15/2021
C-405	Site Details	<u> </u>	Issued 04/15/2021
C-406	Site Details	<u> </u>	Issued 04/15/2021
C-407	Site Details	<u> </u>	Issued 04/15/2021
SL-3	Exterior Lighting Photometric Calculations	<u>Ô</u>	Issued 04/15/2021
A100	Lower Level Construction Plan	<u> </u>	Issued 04/15/2021
A101	First Floor Construction Plan	<u>Ô</u>	Issued 04/15/2021
A300	Exterior Elevations	<u>Ô</u>	Issued 04/15/2021
A301	Exterior Elevations	<u> </u>	Issued 04/15/2021



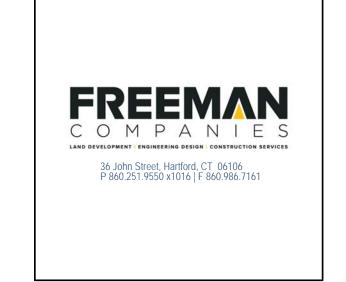
Owner (BHCA)



Architect (MDG)



MEP Engineer (RZDA)

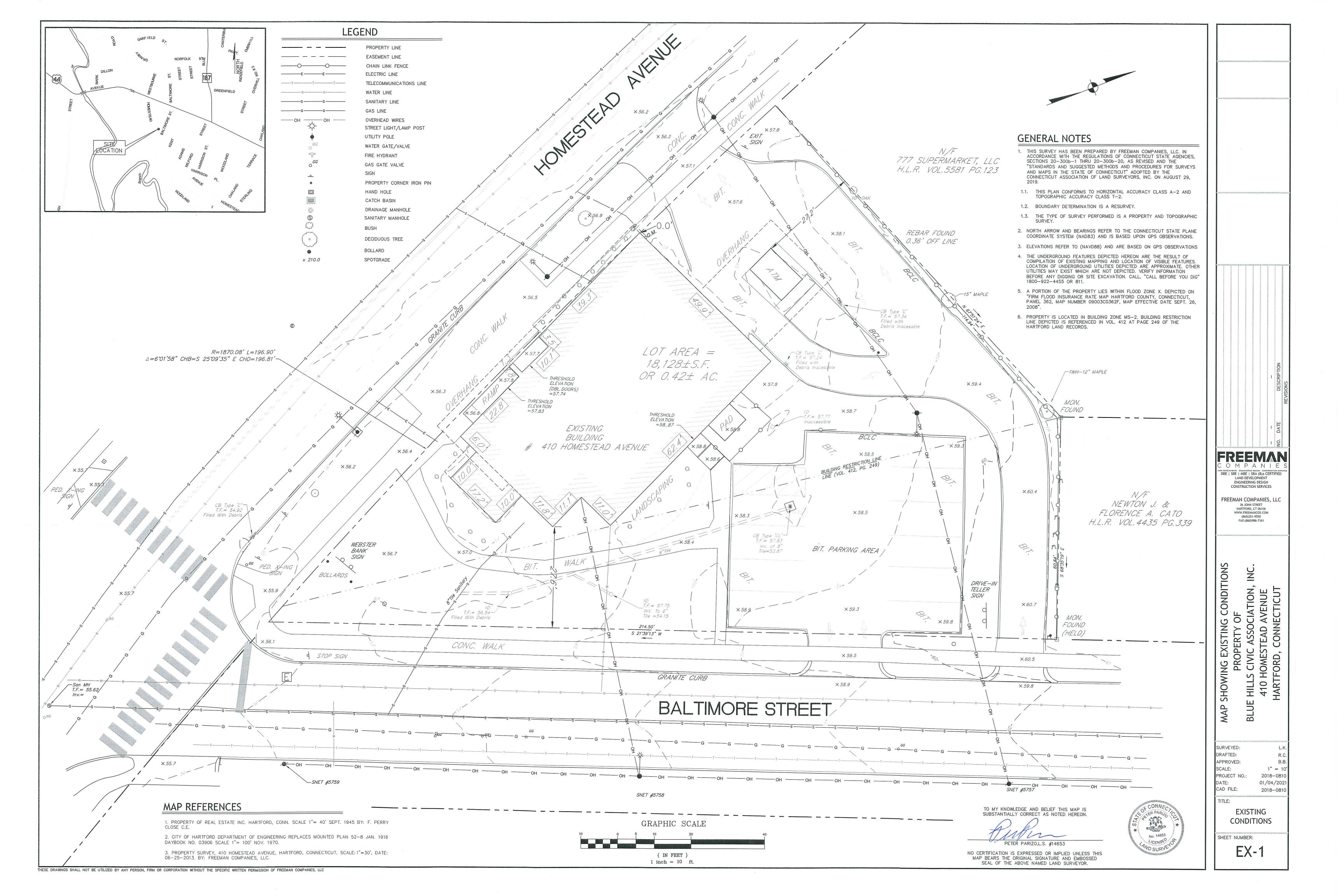


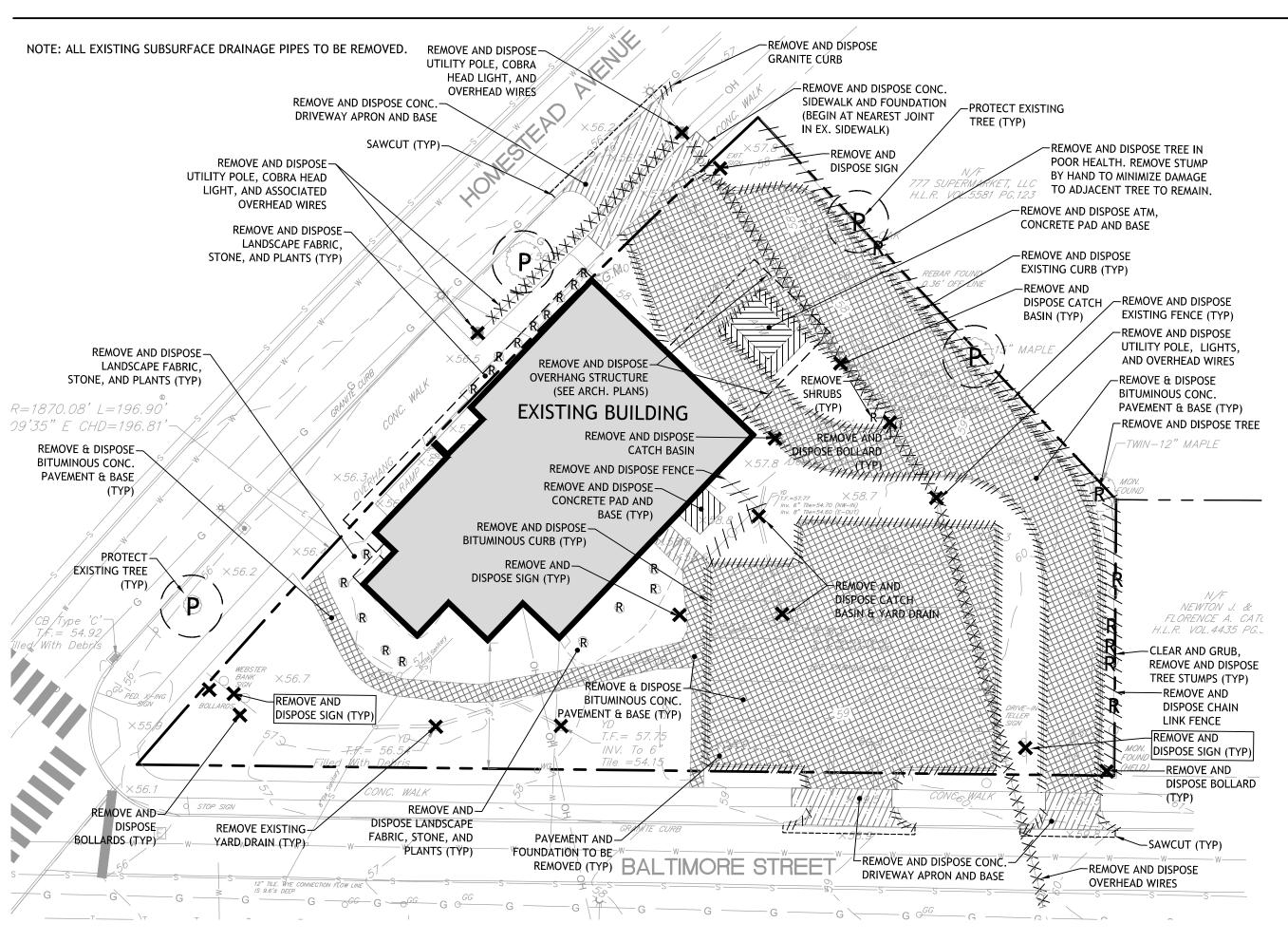
Landscape Architect/ Civil Engineer (FC)

BHCA Relocation Homestead Ave, Hartford, CT 061

410

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SITE DEMOLITION PLAN

NOTE: SIGN PERMIT APPLICATION FOR ANY PROPOSED SIGNS WILL BE SUBMITTED SEPARATELY

END GRANITE CURB-

END 4' ORNAMENTAL FENCE BEGIN GRANITE CURB--CONCRETE WALK (TYP) 777 SUPERMARKET, LLO BEGIN CONCRETE WALK-H.L.R. VOL. 5581 PG. 123 AT NEAREST JOINT -BITUMINOUS CONCRETE PAVEMENT (TYP) CONCRETE CURB BYPASS LANE **PROPOSED** STREET, BUILDING & VERANDA LINES COINCIDE -GUARD POST ATM, UTILITY (TYP 2) EXISTING BUILDING R=1870.08' L=196.90' 99'35" E CHD=196.81'-CONCRETE WALK (TYP)--4' ORNAMENTAL END CONCRETE CURB-RESERVED PARKING SPACE CONCRETE -DUMPSTER PAD & ENCLOSURE ∕− R40′ ATM LANE-DETECTABLE— WARNING TILES -END CONCRETE RESERVED PARKING-—CONCRETE CURB SIGN BOLLARD (S-1) SIDEWALK RAMP —PROPOSED SITE LIGHT (TYP) NEWTON J. & CONCRETE CURB-FLORENCE A. CATO (TYP) H.L.R. VOL.4435 PG. PRECAST WHEEL CONCRETE | [∞] STOP (TYP) -BITUMINOUS CONCRETE PAVEMENT (TYP) SIGN TO REMAIN 12' BUILDING & VERANDA LINE BITUMINOUS -12' VERANDA LINE OR NEW CONCRETE DIRECTIONAL PAVEMENT (TYP) AND PED-SCALE

CORNER SIDE

//─8" REINFORCED

CONCRETE

8" REINFORCED-

CONCRETE DRIVEWAY

CONCRETE

DRIVEWAY (TYP)

ZONING INFORMATION

BUILDING TYPE: STOREFRONT

LOCATION: 410 HOMESTEAD AVENUE, HARTFORD, CONNECTICUT 06112 ZONE: MS-2 **USE: OFFICE** ACCESSORY USE: NEIGHBORHOOD SERVICE (BANK ATM)

AREA OF PRO	PERTY: 18,128 SF / 0.42 ACRE	T			I
A. BUILDING S	BITING	MS-2 (REQUIRED)	MS-2 (EXISTING)	MS-2 (PROPOSED)	COMPLIAN
1	MULTIPLE PRINCIPAL BUILDINGS		NOT PERMITTED		
2	MIN. FRONT LOT LINE COVERAGE	85%	42% (83'/196')	54% (106'/196')	
3	OCCUPATION OF CORNER		REQUIRED		
4	FRONT BUILD TO ZONE	WITHIN 5' OF BUILDING LINE	0' - 4.4'	3'	
5	CORNER BUILD TO ZONE	WITHIN 5' OF BUILDING LINE	8.2'	8.2'	
6	MIN. SIDE SETBACK	0'	47.9'	26'	
7	MIN. REAR SETBACK	5'	80.3'	71'	
8	MIN. LOT WIDTH , MAX. BUILDING WIDTH	50' 90'	196' ±83'	196' ±106'	
9	MAX. BUILDING COVERAGE, MAX. IMPERVIOUS AREA, ADDITIONAL SEMI-PERVIOUS AREA	70% 75% 25%	23% (4,232 SF) 67% (12,156 SF) 0%	26% (4,736 SF) 65% (11,762 SF) 0%	
10	PARKING/LOADING LOCATIONS	REAR & SIDE YARD	CORNER SIDE YARD, 18.7' BEYOND BUILDING LINE (VARIANCE APPROVED 10/20/1966)*	CORNER SIDE YARD, 15' BEYOND BUILDING LINE*	
11	PERMITTED VEHICULAR ACCESS	ONE DRIVEWAY PER LOT; ONE ADDITIONAL DRIVEWAY FOR LOTS WITH OVER 160' IN STREET FRONTAGE: SHARED	ONE PARKING LOT ENTRANCE; ONE DRIVEWAY ENTRANCE; ONE 20' DRIVEWAY EXIT	ONE PARKING LOT ENTRANCE; ONE DRIVEWAY ENTRANCE; ONE 12' DRIVEWAY EXIT	

B. HEIGHT

12	MIN. OVERALL HEIGHT	2 STORIES	1 STORY	1 STORY	
13	MAX. OVERALL HEIGHT	4 STORIES	1 STORY	1 STORY	
14	GROUND STORY MIN. HEIGHT GROUND STORY MAX. HEIGHT	12' 18'	11'-5" 14'-5" (BUILDING HEIGHT)	11'-5" 15'-4" (BUILDING HEIGHT)	
15	UPPER STORY MIN. HEIGHT UPPER STORY MAX. HEIGHT	9' 14'	N/A N/A	N/A N/A	

STREET FRONTAGE; SHARED

DRIVEWAYS ENCOURAGED

(EXISTING

NONCONFORMITY)

CRAFTSMAN INDUSTRIAL, OFFICE, NEIGHBORHOOD OFFICE, NEIGHBORHOOD

(EXISTING

NONCONFORMITY)

C. USES

POLE MOUNTED

SIGNS

ORNAMENTAL FENCE

BEGIN CONCRETE CURB GRANITE CURB

-BEGIN 4'

^{_}8" REINFORCED

DRIVEWAY

GRANITE CONCRETE

 \vdash END

CURB

-BEGIN CONCRETE-

CURB

 ackslush BEGIN GRANITE ackslush

CURB

16	GROUND STORY	OFFICE PERMITTED BY DISTRICT	SERVICE (BANK ATM)	SERVICE (BANK ATM)	
17	UPPER STORIES	ANY PERMITTED USE	N/A	N/A	
18	PARKING WITHIN BUILDING	PERMITTED FULLY IN ANY BASEMENT AND/OR IN REAR OF UPPER FLOORS	N/A	N/A	
19	ENTRANCE TO PARKING/LOADING WITHIN BUILDING	REAR FACADE;INTERIOR SIDE FACADE PERMITTED ON LOTS WIDER THAN 100'; CORNER SIDE FACADE WITH SPECIAL PERMIT	N/A	N/A	
20	REQUIRED OCCUPIED SPACE	MIN. 30' DEEP ON ALL FULL FLOORS FROM FRONT FACADE	YES	YES	

RETAIL, SERVICE,

20	REQUIRED OCCUPIED SPACE	MIN. 30' DEEP ON ALL FULL FLOORS FROM FRONT FACADE	YES	YES	
D. STREET FACAL	DE REQUIREMENTS				
21	MIN. TRANSPARENCY GROUND STORY OF FRONT FACADE	75%	46% EXISTING	75% PROPOSED	
22	MIN. TRANSPARENCY PER STORY	15%	46% EXISTING	75% PROPOSED	
23	BLANK WALL LIMITS	REQUIRED PER FLOOR ON ALL STORIES (4.18.4B.)	EXISTING	COMPLIES	
24	FRONT FACADE ENTRANCE TYPE	STOREFRONT	STOREFRONT	STOREFRONT	
25	PRINCIPAL ENTRANCE LOCATION	FRONT FACADE	FRONT	FRONT	
26	REQUIRED # STREET ENTRANCES	1 PER EACH 75' OF FRONT FACADE	2	2	
27	GROUND STORY VERTICAL FACADE DIVISIONS	MINIMUM EVERY 30' OF FACADE WIDTH	2	2	
28	HORIZONTAL FACADE DEVISIONS	REQUIRED WITHIN 3' OF THE TOP OF GROUND STORY AND WITHIN 3' OF TOP STORY OVER 3	EXISTING	COMPLIES	
29	PERMITTED ROOF TYPES	PARAPET, FLAT, TOWER, PITCHED	FLAT	FLAT	

* A VARIANCE GRANTED IN 1964 TO PERMIT PARKING BETWEEN THE BUILDING LINE AND THE STREET LINE ON BALTIMORE STREET AND MADE PERMANENT IN 1966. THE PROPOSED PARKING REDUCES THE FOOTPRINT OF THE EXISTING PARKING WITHIN THIS ZONE.

SCALE IN FEET

LEGEND

	EXISTING BUILDING	
	PROPOSED BUILDING ADDITION	
	PROPERTY LINE/RIGHT OF WAY LINE	
	REAR/SIDE YARD SETBACK LINE	
	BUILDING AND VERANDA LINE	
	SAW CUT PAVEMENT	
///////////////////////////////////////	REMOVE & DISPOSE CURB OR FENCE	
XXXXXXXXXXX	REMOVE & DISPOSE UTILITIES REMOVE AND DISPOSE (R&D) BITUMINOUS PAVEMENT & BASE	
	REMOVE & DISPOSE (R&D) STRUCTURE & FOUNDATION/BASE	
7!!!!!!!!!!	REMOVE AND DISPOSE (R&D) CONCRETE PAVEMENT & BASE	
	MILL PAVEMENT	
	PROPOSED CURB	
	4' ORNAMENTAL PICKET FENCE	
	BIT. CONC PAVEMENT	

WALL PACK LIGHT SOLID WHITE LINE RESERVED PARKING SPACE REMOVE & DISPOSE (R&D) REMOVE & DISPOSE (R&D) TREE, STUMP, OR SHURB TREE PROTECTION

5" CONC. SIDEWALK

8" CONC. PAVEMENT

SIGN

SITE LIGHT

DETECTABLE WARNING STRIPS

CICNITECEND

<u> </u>	N LEGEND		
KEY	SIGN NAME	IMAGE	SIZE
S-1	RESERVED PARKING ConnDOT 31-0629	RESERVED PARKING PERMIT RECORDED MALAIRES MILL BE FIRED MIN \$150	12" X 24"

BHCA RELOCATION 410 Homestead Ave., Hartford, CT

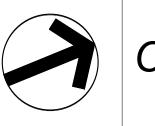


MAIER design group, Ilc. architecture & interiors

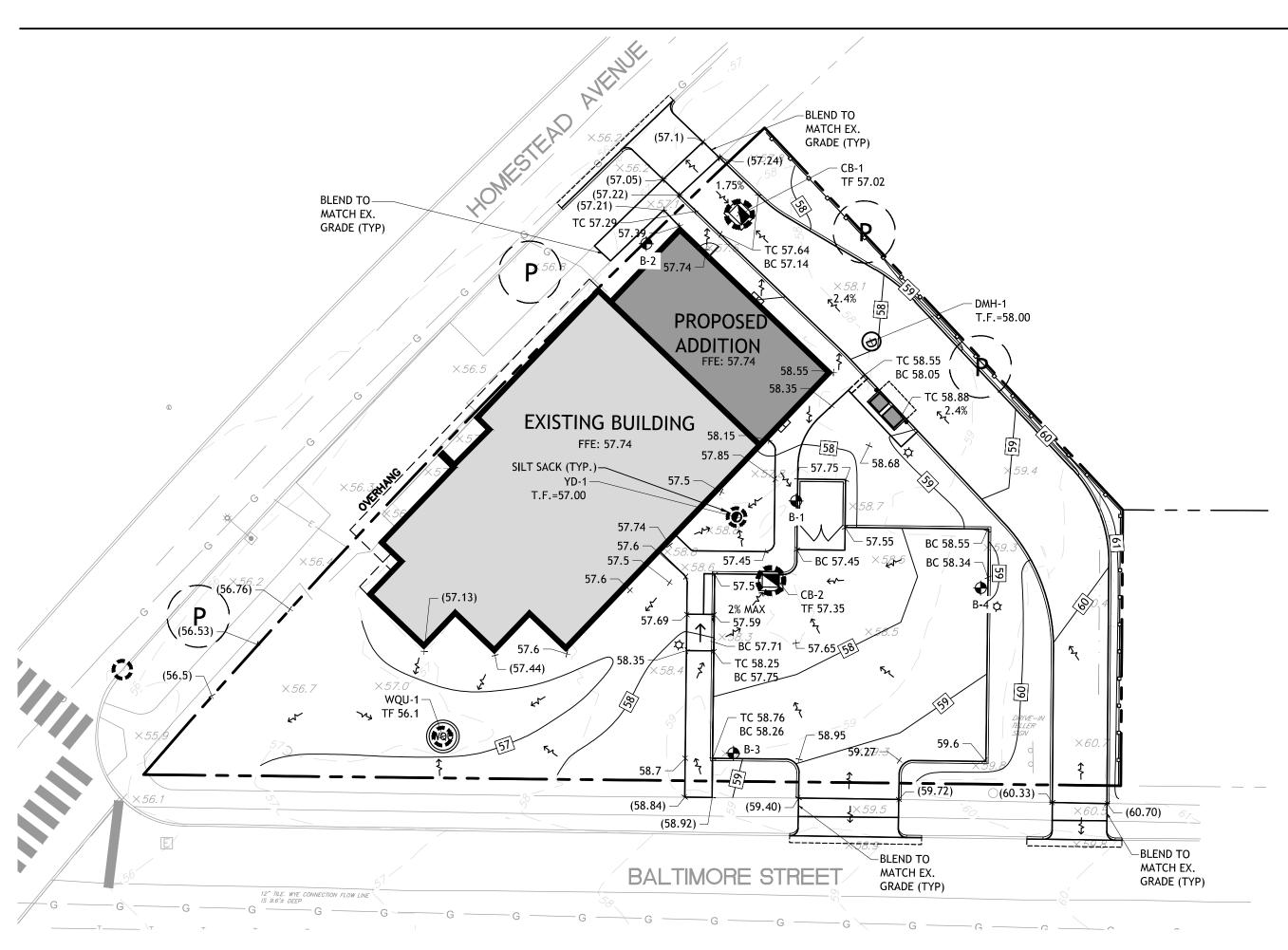
100 Wells Street, Suite 2i, Hartford, CT 06103 Tel: 860.293.0093 / Fax: 860.293.0094

SITE DEMOLITION AND LAYOUT PLAN

	Project Number:	Issue Date:
	2021.002	14 APRIL 2021
	Scale:	CAD File:
	1" = 20'	21002_BHCA_Base.rv
	Drawn By:	Checked By:
	MS, KM	SW

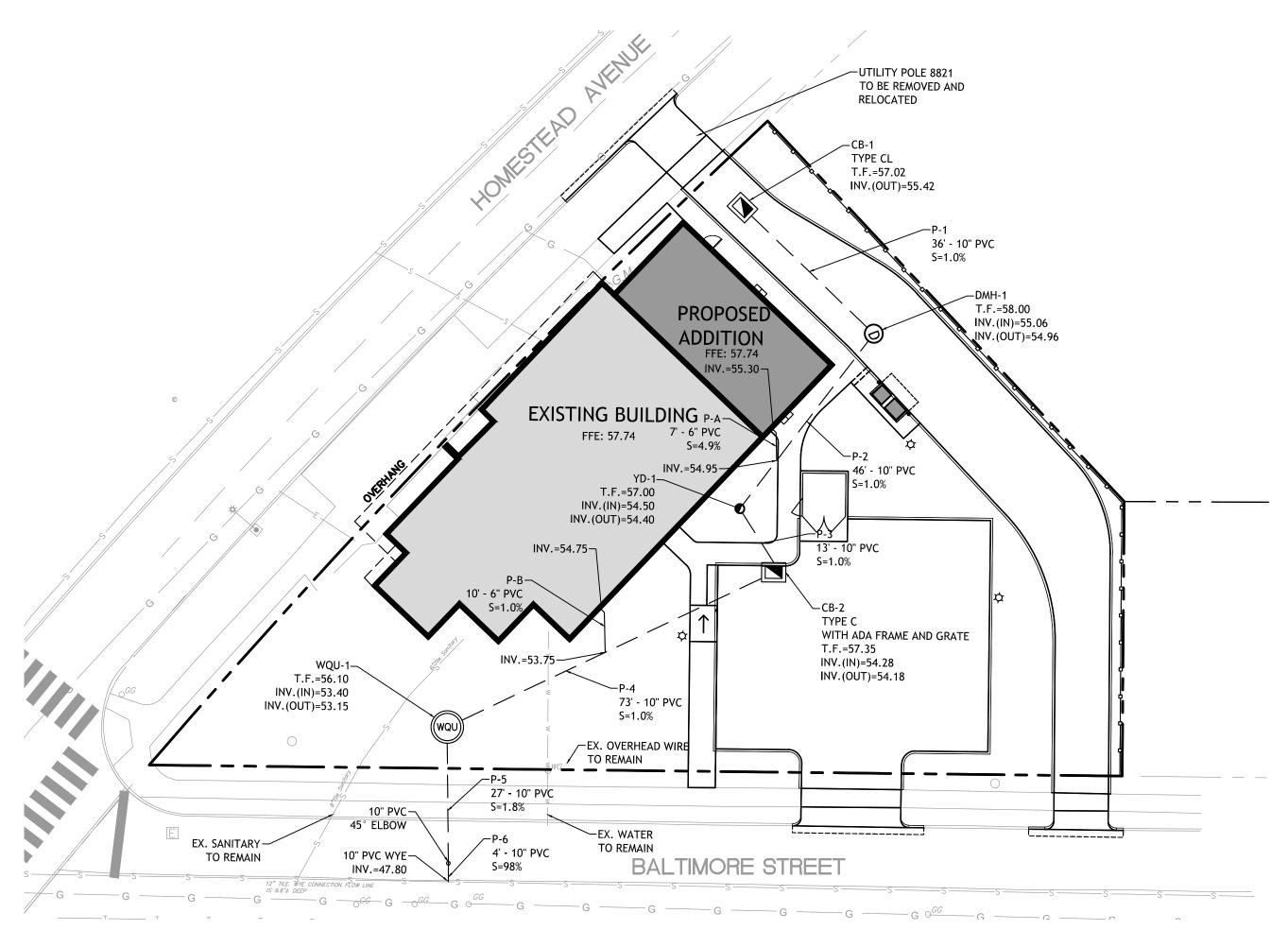


SITE LAYOUT PLAN

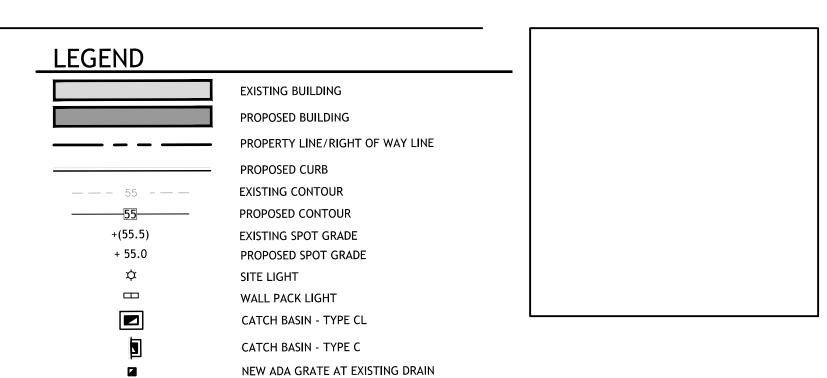


GRADING AND EROSION CONTROL PLAN

1" = 20"



DRAINAGE AND UTILITY PLAN



NOTES:

1. SOIL BORING LOCATIONS WERE TAPED FROM EXISTING FEATURES AND ARE CONSIDERED APPROXIMATE

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1. SOIL BORING LOCATIONS WERE TAPED FROM EXISTING FEATURES AND ARE CONSIDERED APPROXIMATE

- PIPES P-A AND P-B ARE ROOF LEADER DRAINS FROM INSIDE BUILDING
 IF STEEL PIPE IS USED INSIDE BUILDING, TRANSITION TO PVC USING FERNCO STEEL
- TO PVC COUPLING OR EQUIVALENT

SILT SACK

TREE PROTECTION

TEST PIT / SOIL BORING

DIRECTION OF SURFACE FLOW

4. CB-2 TO HAVE ADA GRATE5. REFER TO THE TEXT AND APPENDICES FOR ADDITIONAL INFORMATION



BHCA RELOCATION 410 Homestead Ave., Hartford, CT

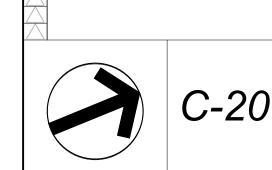


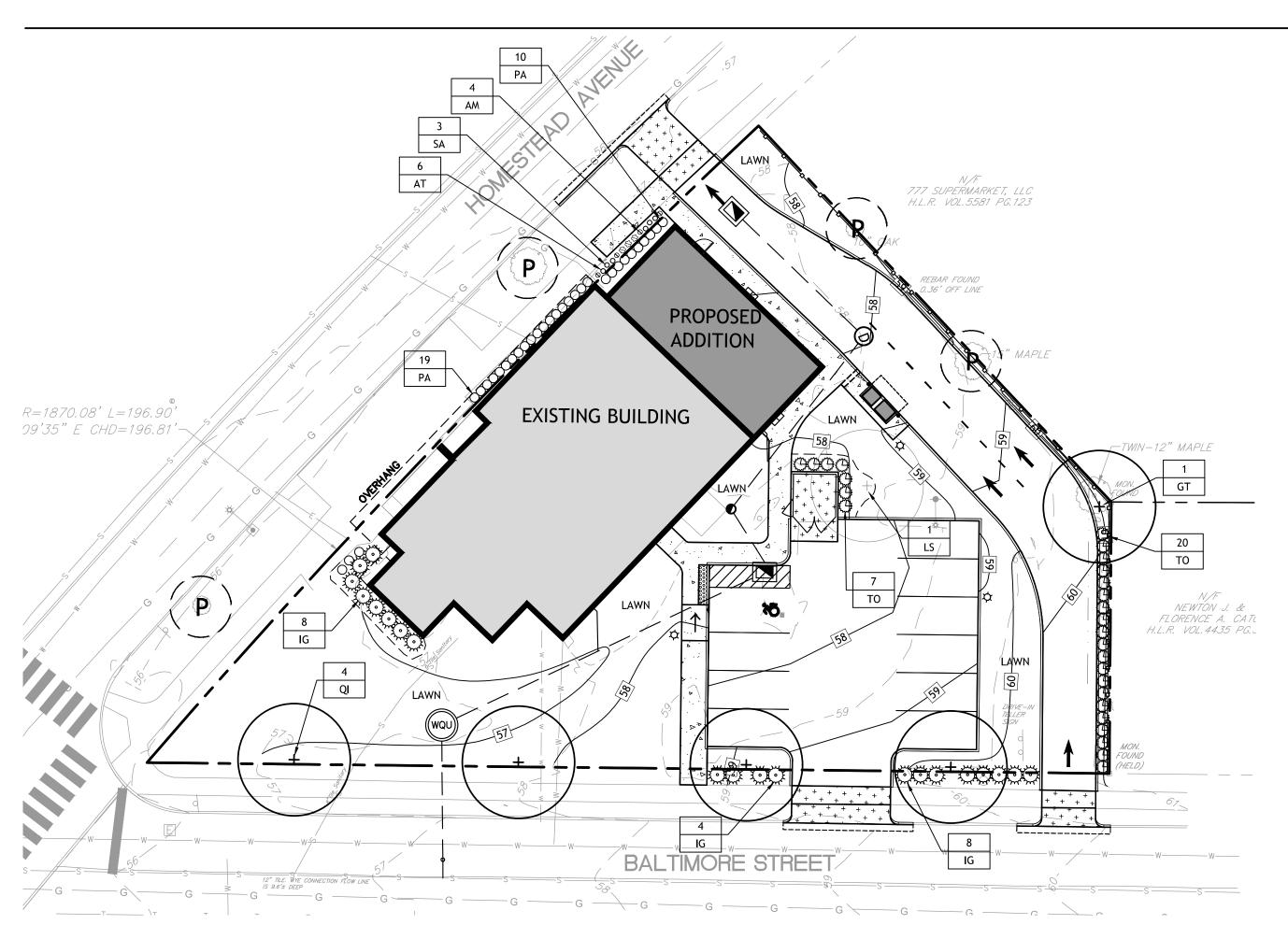
MAIER design group, Ilc. architecture & interiors

100 Wells Street, Suite 2i, Hartford, CT 06103 Tel: 860.293.0093 / Fax: 860.293.0094

GRADING, EROSION CONTROL, DRAINAGE AND UTILITY PLANS

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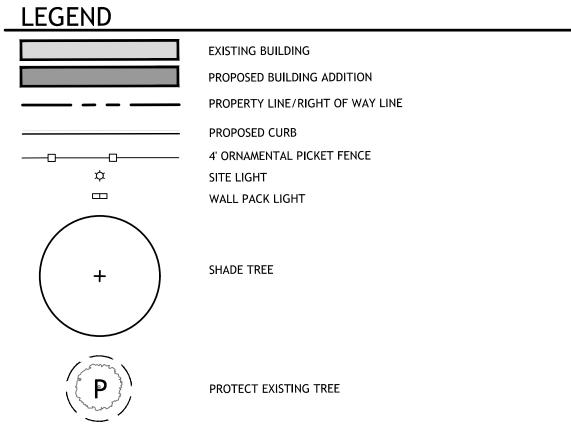
PLANTING PLAN

1" = 20'

PLANT LIST

<u> </u>	, .	<u> </u>					
Qty.	Key	Name-Botanical/Common	Size at Maturity	Planted Size	Light Preference	Comments	Landscape Characteristics
EVER	GREE	EN TREES					
27	ТО	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	- 15' ht	6-8' ht single trunk	Full Sun	B&B	Dense, pyramidal, dark green through winter, hedge or specimen
DECII	DUOU	US TREES					
1	GT	Gleditsia triacanthos 'Halka' Halka Honeylocust	40' ht./spd.	2-1/2-3" cal.	Full Sun	B&B	Native, strong central leader, upright branching forming a pyramidal habit. Urban tolerant, ideal street tree.
1	LS	Liquidambar styraciflua 'Moriane' Moriane' Sweetgum	60' ht. 40' spd.	2-1/2-3" cal.	Full Sun	B&B	Native, pyramidal to rounded neat outline, deep glossy green star shaped leaves, rich yellow-purple-red tones in fall, 1" brown winged distinctive fruit, excellent park and street tree.
4	QI	Quercus imbricaria Shingle Oak	50' ht./spd.	2-1/2-3" cal.	Full Sun	B&B	Lustrous dark green summer, russet-red fall color. Can be pruned or hedged.
EVER	GREE	EN SHRUBS					
20	IG	llex glabra 'Shamrock' Shamrock Inkberry	3-5'	24-30" ht.	Full Sun Part Shade	B&B or cont.	Native, hardy, salt and dry soil tolerant, upright, much branched, erect-rounded form, foundations, hedges. Good leaf spot resistance.
PERE	NNIA	LS					
4	AM	Achillea millefolium 'Sunny Seduction' Yarrow 'Sunny Seduction'	18-30" ht./12-24" spd.	2 gal.	Full Sun Part Shade	cont.	Yellow flower heads blooming June-July. Drought tollerant. Will redbloom if spent flowers are removed.
6	AT	Asclepias tuberosa Butterfly Milkweed	18-24" ht./12" spd.	1 gal.	Full Sun	cont.	Native, rounded bright orange flower heads, July-August. Dark green willow-like foliage. Attracts butterflies. Best in well-drained sandy fertile soil. Drought tolerant. Deer resistant.
32	РА	Pennisetum alopecuroides 'Hameln' Hameln Dwarf Fountain Grass	2' ht./spd.	2 gal.	Full Sun	cont.	A slender, arching compact grass with graceful plumes August to October.
3	SA	Sedum 'Autumn Joy' Autumn Joy Sedum	- 20-24" ht.	1 gal.	Full Sun	cont.	Rose-pink flowers early Fall, butterflies, tolerates dry soil.





TREE REMOVAL INVENTORY

Tree	EXISTING TREES	Caliper	Protect (P)
Number	Tree Type	(ln.)	/Remove (R)
1	Oak (Pin Oak)	10	Р
2	Maple	15	Р
3	Maple, twin (Acer negundo/Box Elder)**	12	R
5	Tree(Zelkova serrata/Japanese Zelkova)	2	Р
6	Maple (Columnar variety)	2	Р
	Total Caliper of Existing Trees	//1	Inches
	Total Gamper of Existing frees	41	IIICHES
	Total Caliper of Proposed Tree Removal		Inches
Forester prion*	<u> </u>	12 ermission	Inches from the City
Forester prion*	Total Caliper of Proposed Tree Removal oning section 6.6.1 Significant Trees require por to removal. removal: The larger of the two trunks is leaning	12 ermission	Inches from the City
Forester prion*	Total Caliper of Proposed Tree Removal oning section 6.6.1 Significant Trees require por to removal. removal: The larger of the two trunks is leaning	12 permission	Inches from the City

Final Caliper Balance (planted - removed)

Total Removal

12 inches

+3 inches



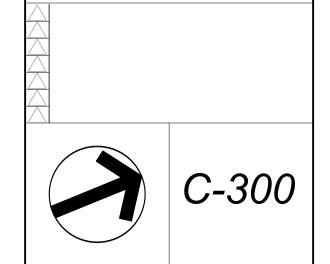


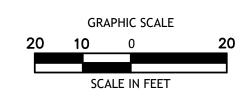


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PLANTING PLAN

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Drawn By:	Checked By:
MS	SW





EROSION AND SEDIMENT CONTROL NARRATIVE FOR: BHCA RELOCATION 410 HOMESTEAD AVENUE HARTFORD, CONNECTICUT

I. INTRODUCTION

THE EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED AS PART OF THE CONSTRUCTION PLANS FOR BHCA RELOCATION IN HARTFORD CONNECTICUT. INFORMATION RELATING TO SEDIMENTATION AND EROSION CONTROL IS INCLUDED IN THESE DRAWINGS. ALL SEDIMENTATION AND EROSION CONTROL ACTIVITIES SHALL BE IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR THIS PROJECT.

II. NARRATIVE

A. DESCRIPTION OF DEVELOPMENT

THE DEVELOPMENT SITE ENCOMPASSES THE NORTHERN CORNER PARCEL OF HOMESTEAD AVENUE AND BALTIMORE STREET.

B. CONSTRUCTION AND GRADING SCHEDULE

1. GENERAL

A. THE FOLLOWING SCHEDULE IS TO SERVE AS A GENERAL GUIDE TO THE SEQUENCE OF CONSTRUCTION ACTIVITIES FOR SEDIMENT AND EROSION CONTROL MEASURES. IT IS NOT INTENDED TO TAKE THE PLACE OF THE CONTRACTOR'S RESPONSIBILITY FOR DETAILED SCHEDULING OF ALL CONSTRUCTION ACTIVITIES. HOWEVER, THE SCHEDULE WILL BE INCORPORATED INTO THE CONTRACT DOCUMENTS AND NO SUBSTANTIAL DEVIATION FROM THIS SCHEDULE SHALL OCCUR WITHOUT PRIOR APPROVAL OF THE CONSTRUCTION MANAGER.

B. THE DATES GIVEN BELOW ARE APPROXIMATE TO GIVE AN INDICATION OF OVERALL CONSTRUCTION SEQUENCE.

P/ FI	ART CONSTRUCTION ARTIAL GRADING NAL GRADING ND CONSTRUCTION	SPRING SPRING SUMMER FALL	2021 2021 2021 2021
	ID CONSTRUCTION	FALL	2021

THE CONTRACTOR IS REQUIRED TO MEET THE DATES AND DEADLINES ESTABLISHED IN THEIR CONTRACT EXECUTED WITH THE OWNER. 2. CONSTRUCTION SEQUENCE

THERE ARE THREE MAJOR PHASES OF CONSTRUCTION. EACH PHASE WILL INCLUDE THE INSTALLATION OF EROSION AND SEDIMENT (E&S) CONTROLS WHICH WILL NEED TO BE ADJUSTED AS THE PHASE EVOLVES AND AS DIRECTED BY THE ENGINEER. THE E&S CONTROLS WILL NEED TO BE INSPECTED DURING THE START OF EACH PHASE AND ADJUSTED OR REPLACED AS NEEDED. THE

FOLLOWING ARE THE PROJECT PHASES; 1. DEMOLITION (SITE PREP) PHASE 2. MAJOR EARTHWORK AND UTILITY PHASE

3. SITE IMPROVEMENTS PHASE A. CLEARING AND GRUBBING

(1.) CLEAR ALL TREES AND APPURTENANCES WITHIN THE PROPOSED PRÓJECT AREA THAT ARE NOT DESIGNATED TO REMAIN. CONTRACTOR SHALL VERIFY WITH THE ENGINEER REMOVAL OF ALL TREES. DISPOSE OF CLEARED ITEMS AT AN APPROVED OFF-SITE DISPOSAL AREA. (2.)CLEAN ALL EXISTING DRAINAGE STRUCTURES THAT ARE CURRENTLY FILLED. B. EROSION AND SEDIMENT CONTROL

(1.)INSTALL HAYBALES, SILT FENCE, AND SILT SACKS AS SHOWN ON THÉ DRAWINGS OR AS DIRECTED BY THE ENGINEER.

C. SITE EXCAVATION AND GRADING

(1.)STRIP AND STOCK TOPSOIL. INSTALL HAY BALES AND SILT FENCE AROUND STOCKPILE AS REQUIRED. (2.) RELOCATE OR INSTALL ADDITIONAL SILT FENCE OR HAY BALES TO FULLY ENCLOSE AND CONTROL ALL WORK AREAS AS DIRECTED BY THE ENGINEER.

(3.)AS EXCAVATION PROGRESSES, PROVIDE TEMPORARY CHANNELS OR BERMS AS NECESSARY TO DIRECT SITE RUNOFF TO THE PROPOSED OR EXISTING DRAINAGE STRUCTURES AS DIRECTED BY THE ENGINEER. OWNER. (4.)THE CONTRACTOR SHALL STOCKPILE ALL EXCESS EXCAVATED MATERIAL AT LOCATIONS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER. HAYBALES SHALL BE PLACED AROUND THE PERIMETER OF ALL STOCKPILES. EXCESS MATERIAL WHICH WILL NOT BE REUSED SHALL BE TAKEN OFFSITE IMMEDIATELY. (5.) REPLACE CLOGGED SEDIMENTATION CONTROL BALES AS REQUIRED AND CLEAN SEDIMENT FROM BASINS WHEN ACCUMULATION SEDIMENT EXCEEDS 8" IN DEPTH.

E. ROUGH GRADING AND PAVING

SEDIMENT AND EROSION CONTROLS WITHIN THE PAVED AREAS SHALL BE LEFT IN PLACE UNTIL IMMEDIATELY BEFORE PAVING. MEASURES OUTSIDE OF THE PAVED AREA SHALL REMAIN UNTIL A STABLE VEGETATIVE GROWTH HAS BEEN ESTABLISHED ON ALL SLOPES OR UNTIL DIRECTED BY THE ENGINEER. F. FINAL ITEMS

CLEAN ALL CATCH BASINS AND STORM MANHOLES OF ALL ACCUMULATED SEDIMENT AS DIRECTED BY THE ENGINEER.

3. CONTINGENCY PLANS FOR FAILED EROSION AND SEDIMENTATION CONTROL MEASURES

FAILED EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE EVALUATED ON A CASE BY CASE BASIS BY THE ENGINEER AND APPROPRIATE MEASURES TAKEN. THESE MEASURES MAY INCLUDE CLEANING AND/OR REPLACEMENT OF DEFECTIVE FACILITIES OR INSTALLATION OF NEW OR SUPPLEMENTAL FACILITIES.

C. DESIGN CRITERIA

THE FOLLOWING DESIGN REFERENCES WERE FOLLOWED FOR THE PREPARATION OF STORM DRAINAGE DESIGN AND EROSION AND SEDIMENT

1. CONNECTICUT DOT DRAINAGE MANUAL 2. SCS GUIDELINE FOR SOIL EROSION AND SEDIMENT CONTROL SEDIMENTATION CONTROL BALES HAVE BEEN DESIGNED IN ACCORDANCE WITH CHAPTER 7, SECTION F OF THE CONNECTICUT GUIDELINES FOR SOIL

D. CONSTRUCTION DETAILS

EROSION AND SEDIMENT CONTROL

CONSTRUCTION DETAILS FOR THE PROPOSED PROJECT ARE PRESENTED ON THE DETAIL SHEETS.

E. INSTALLATION PROCEDURES

THE INSTALLATION PROCEDURES FOR STORMWATER MANAGEMENT FACILITIES AND EROSION AND SEDIMENTATION CONTROL MEASURES ARE PRESENTED IN THE PROJECTS TECHNICAL SPECIFICATIONS FOR DRAINAGE; EXCAVATION, FILLING AND GRADING; AND SEDIMENTATION AND EROSION CONTROL. ADDITIONAL INSTALLATION PROCEDURES ARE SHOWN ON THE CONSTRUCTION DETAILS BOTH VISUALLY AND BY USE OF CONSTRUCTION NOTES.

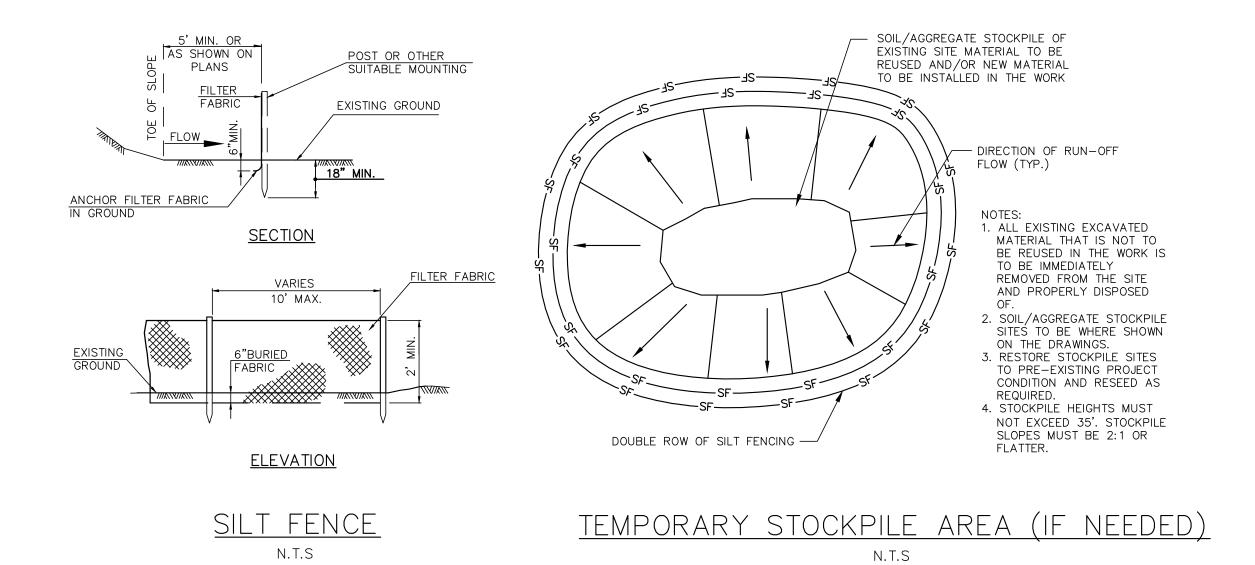
F. OPERATION AND MAINTENANCE

1. DURING CONSTRUCTION

BEST MANAGEMENT PRACTICES, SHALL BE UTILIZED TO CONTROL STORM WATER DISCHARGES AND TO PREVENT EROSION AND SEDIMENTATION AND TO OTHERWISE PREVENT POLLUTION OF WETLANDS OR WATERCOURSES. FOR INFORMATION AND TECHNICAL ASSISTANCE, CONTACT THE CITY ENGINEER. THE PERMITTEE SHALL IMMEDIATELY INFORM THE ENGINEERING DEPARTMENT OF ANY PROBLEMS INVOLVING WETLANDS OR WATERCOURSES WHICH HAVE DEVELOPED IN THE COURSE OF, OR WHICH ARE CAUSED BY, THE AUTHORIZED WORK. NO EQUIPMENT OR MATERIAL INCLUDING WITHOUT LIMITATION, FILL CONSTRUCTION MATERIALS, OR DEBRIS, SHALL BE DEPOSITED, PLACED, OR STORED IN ANY WETLAND OR WATERCOURSE ON OR OFF SITE. TIMELY IMPLEMENTATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES ARE REQUIRED. ALL SEDIMENT AND EROSION CONTROL MEASURES MUST BE MAINTAINED UNTIL ALL DISTURBED AREAS ARE

STABILIZED. A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE WITH THE CONTRACTOR, AND CITY STAFF

AS CONTAINED IN THE SEDIMENTATION AND EROSION CONTROL SPECIFICATIONS, OPERATIONS AND MAINTENANCE DURING CONSTRUCTION WILL CONSIST OF PERIODIC REPLACEMENT AND/OR CLEANING OF CLOGGED HAY BALES, SILT FENCE AND CONSTRUCTION ENTRANCE AT NO ADDITIONAL COST TO THE OWNER. ANY TEMPORARY SEDIMENTATION BASINS WILL BE CLEANED OF ACCUMULATED SEDIMENT WHEN THE DEPTH OF ACCUMULATED SEDIMENT EXCEEDS 8". ALL DRAINAGE STRUCTURES SHALL BE INSPECTED ON DAILY BASIS AND ANY NECESSARY CORRECTIVE ACTION TAKEN.



-1"x1"x6' POST (TYP.)

MAX. O.C.

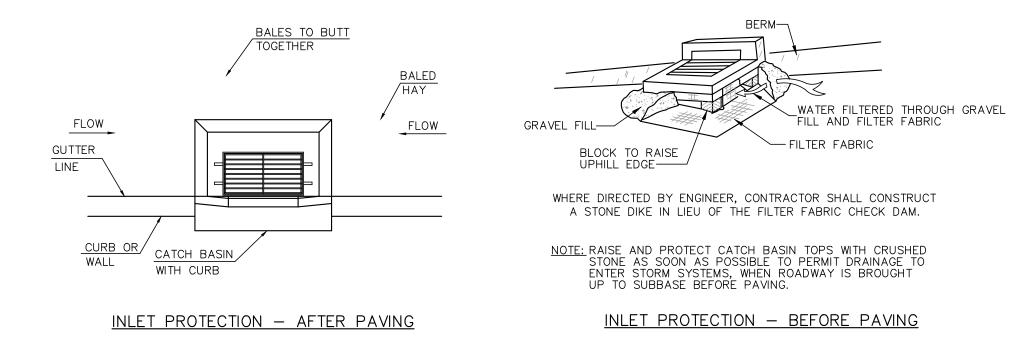
TREE PROTECTION FENCE

N.T.S

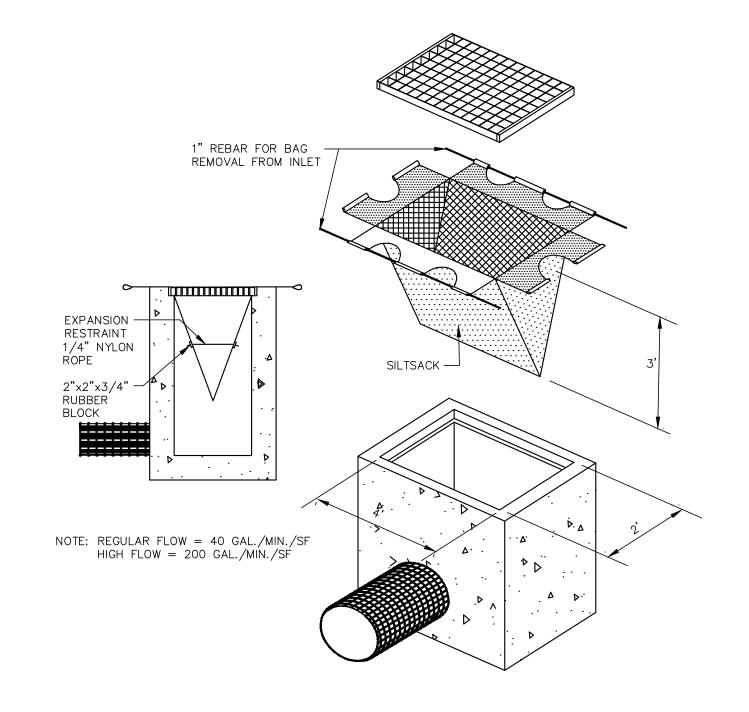
1. INSTALL TREE PROTECTION FENCE AT THE DRIP LINE OF EXISTING TREES TO REMAIN.

Elevation

ORANGE PLASTIC
WEB FENCE (TYP.)



INLET PROTECTION (IF NEEDED)



SILT SACK DETAIL N.T.S

BHCA RELOCATION 410 Homestead Ave., Hartford, CT

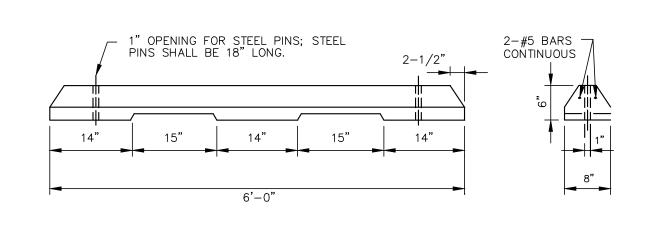
36 John Street, Hartford, CT 06106 P 860.251.9550 x1016 | F 860.986.7161

MAIER design group, Ilc. architecture & interiors

100 Wells Street, Suite 2i, Hartford, CT 06103 Tel: 860.293.0093 / Fax: 860.293.0094

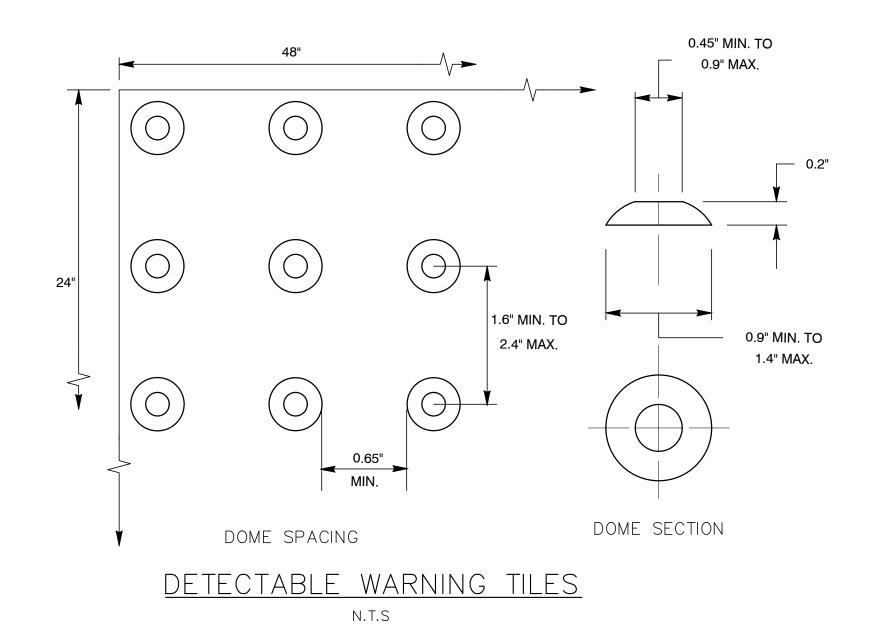
DETAILS

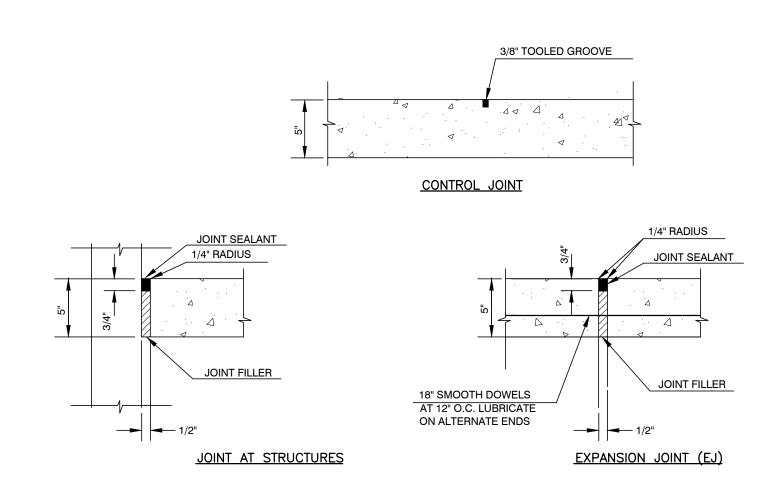
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	2021.002	14 APRIL 2021
	Scale:	CAD File:
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	N.T.S	21002_BHCA_Base.rv
,	Drawn By:	Checked By:
	MS	SW



CONCRETE WHEEL STOP

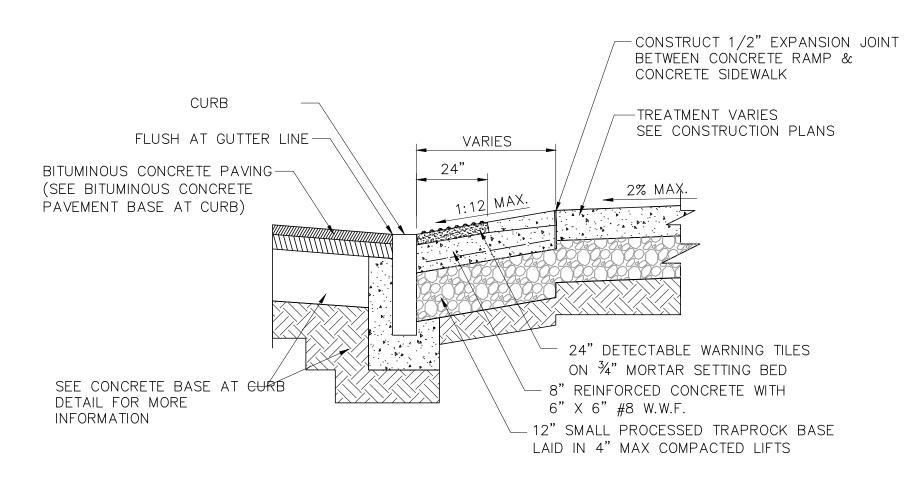
N.T.S





CONCRETE JOINTS

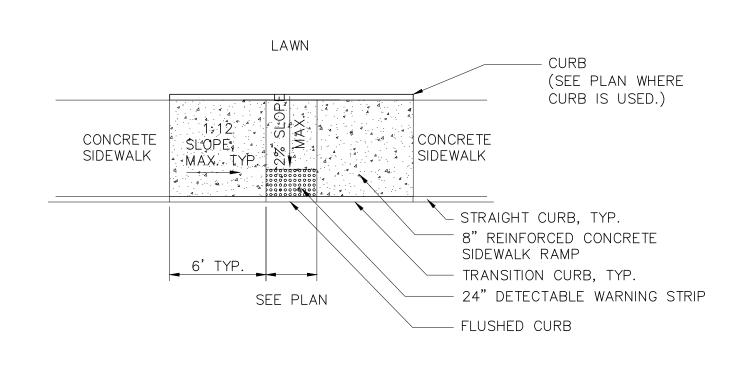
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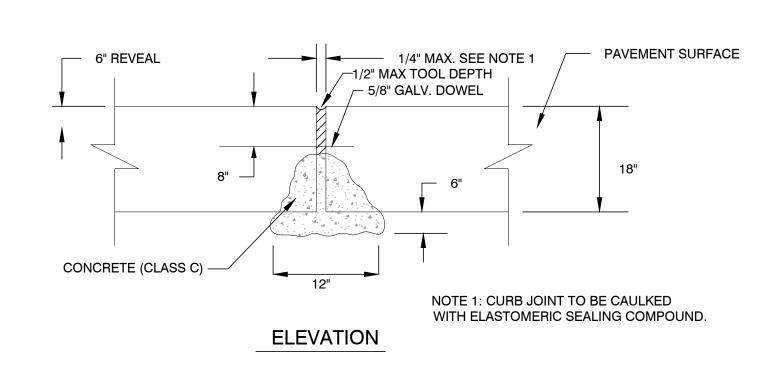
SIDEWALK RAMP - SECTION A-A

NOTES:

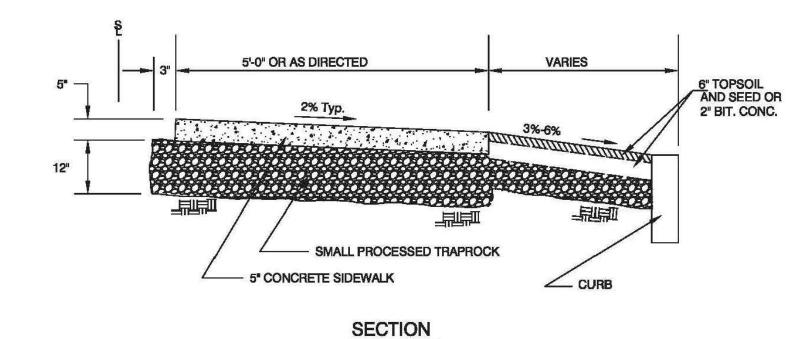
- 1. THE CONTRACTOR SHALL ADHERE TO TYPICAL/MAXIMUM GRADES INDICATED, EXCEPT WHERE NOTED OTHERWISE AND AS DIRECTED BY THE ENGINEER
- 2. FOR CURB RAMP TYPES AND LOCATIONS SEE CONSTRUCTION PLAN SHEETS.
- 3. TRANSITION AND FLUSH CURBING ASSOCIATED WITH CURB RAMPS SHALL BE MEASURED AND PAID FOR AS STRAIGHT OR RADIUS CURB.

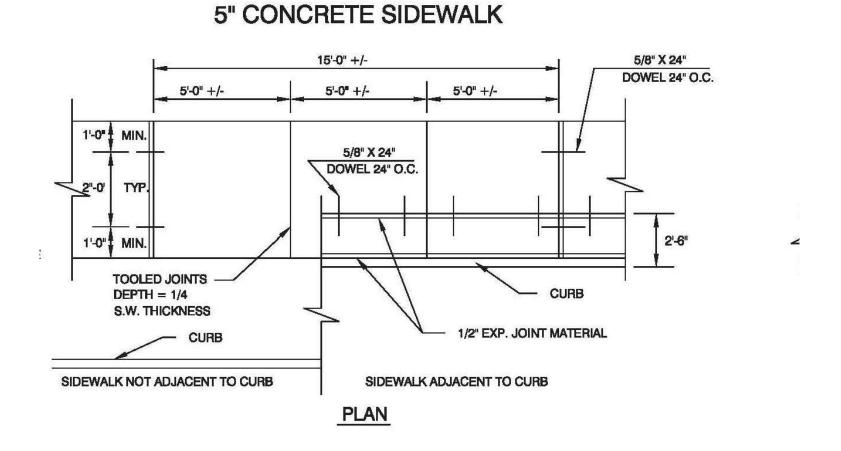


SIDEWALK RAMP N.T.S

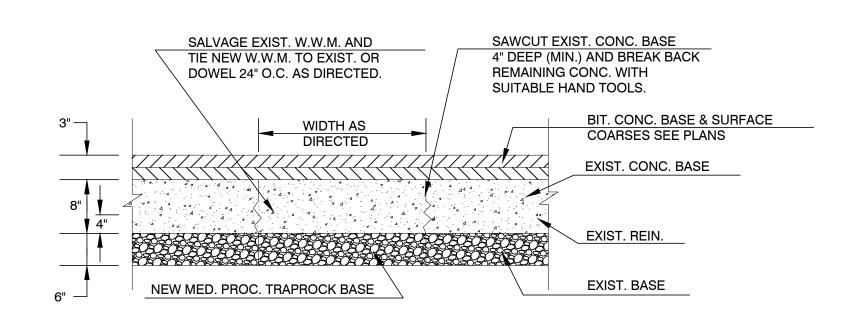


TYPICAL JOINT DETAIL FOR STRAIGHT PRECAST CURB



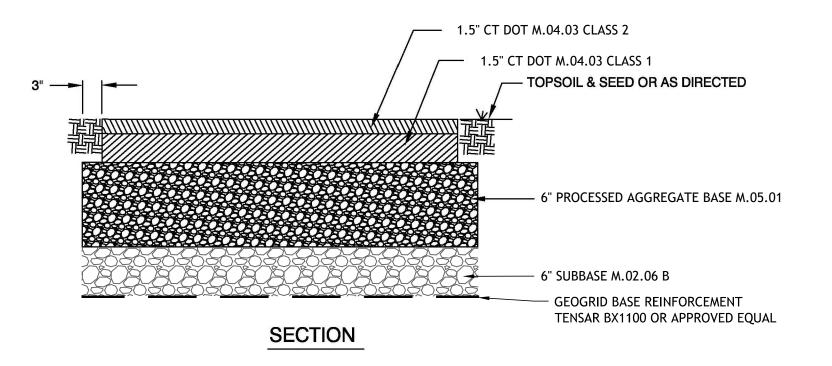


5" CONCRETE SIDEWALK
N.T.S



SECTION

BITUMINOUS PAVEMENT - CITY STREET (FOR TRENCH REPAIRS)



BITUMINOUS CONCRETE PAVEMENT (ON SITE)

N.T.S



Project Number:

2021.002

N.T.S

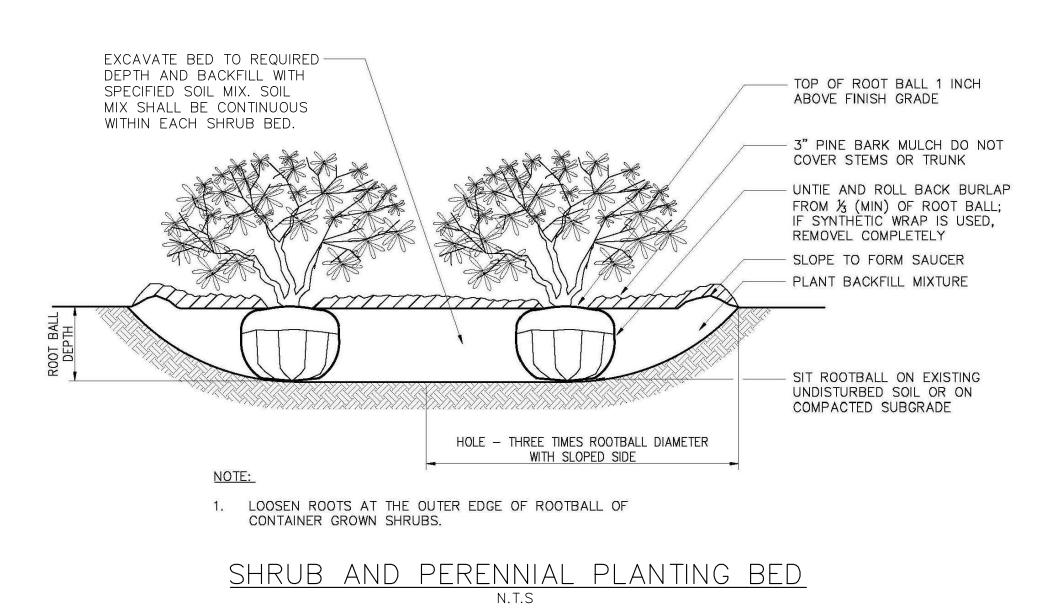
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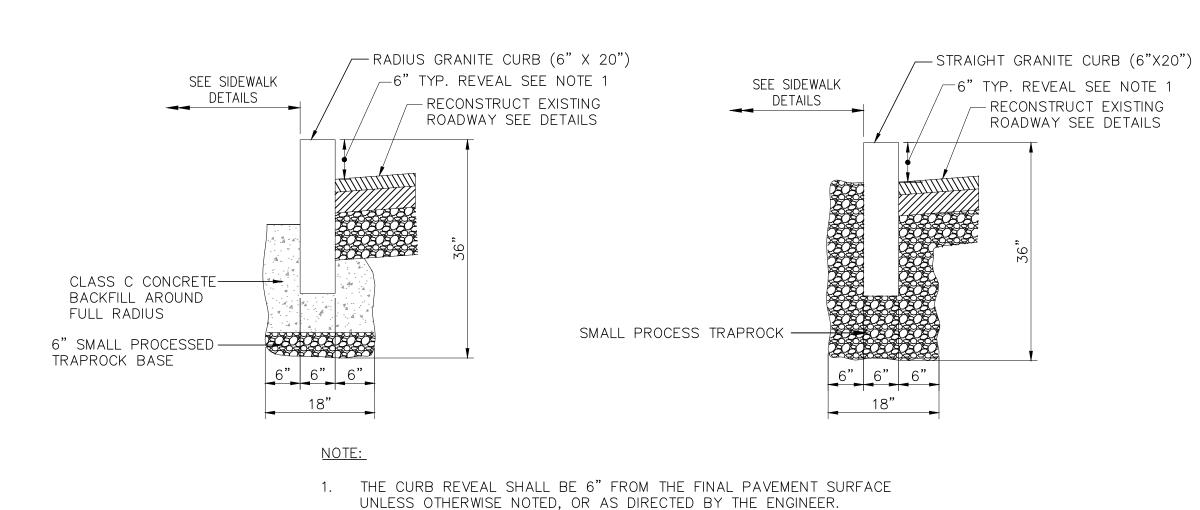
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14 APRIL 2021

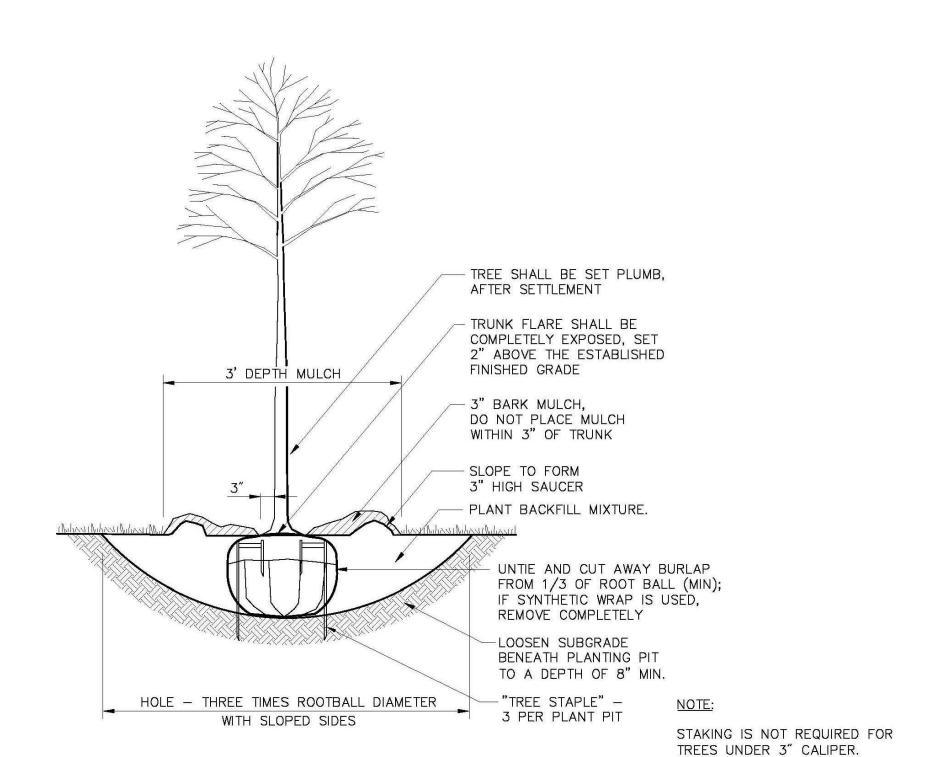
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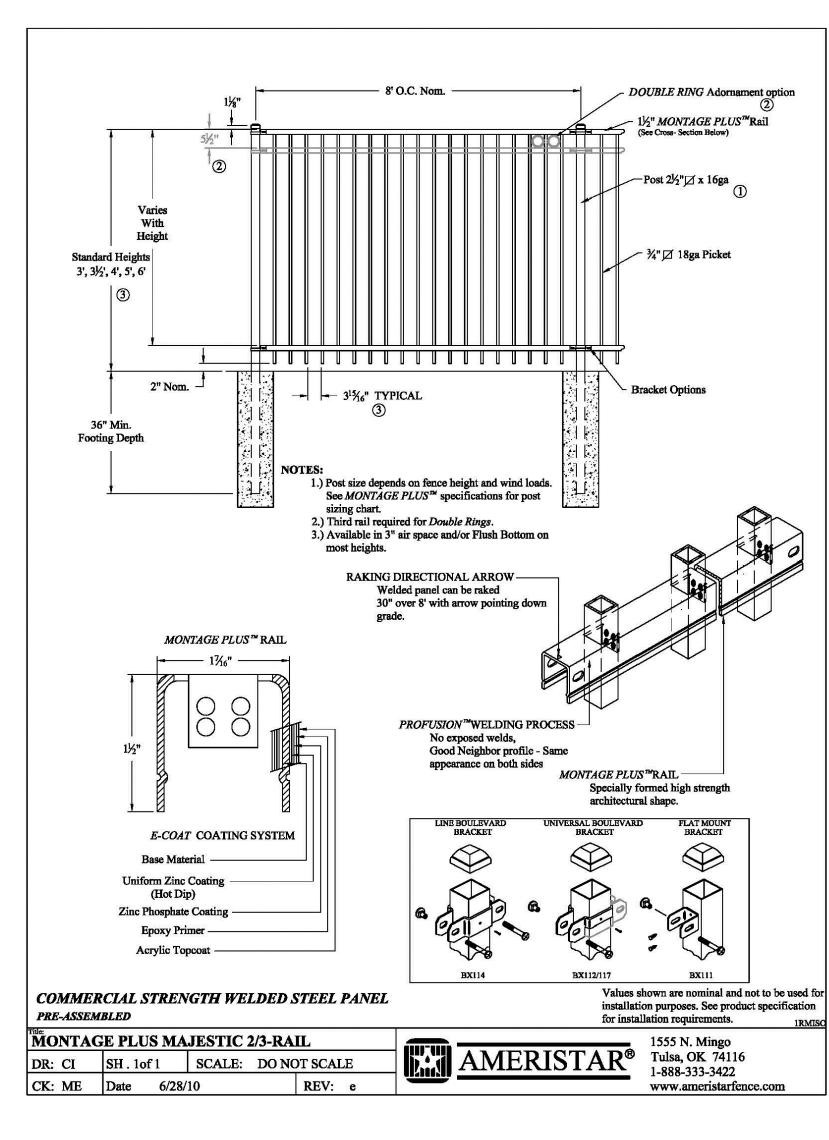


RADIUS GRANITE CURB SECTION

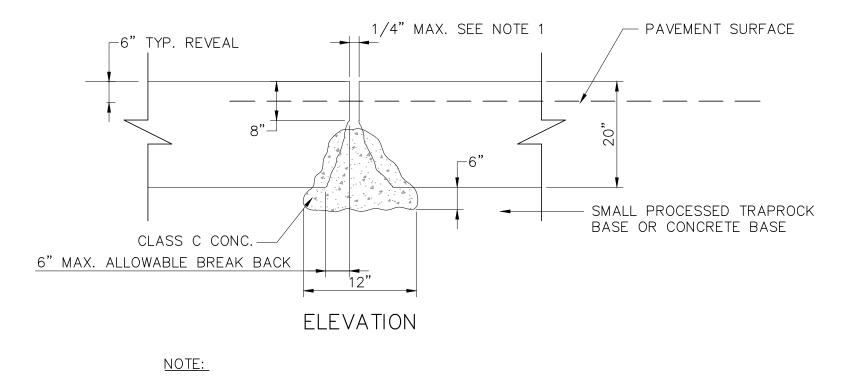
STRAIGHT GRANITE CURB SECTION







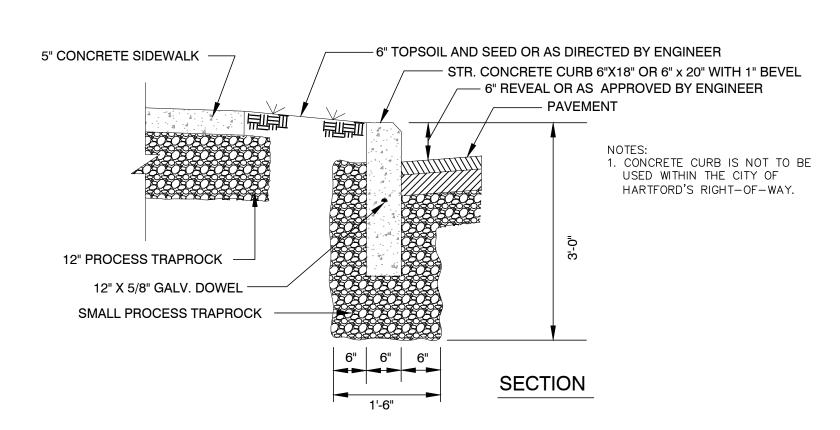
4' ORNAMENTAL PICKET FENCE



1. CURB JOINT TO BE CAULKED PER SPECIFICATIONS

TYPICAL JOINT DETAIL FROM STRAIGHT GRANITE CURB

GRANITE CURB



PRECAST CONCRETE CURB SECTION

BHCA RELOCATION

410 Homestead Ave., Hartford, CT

FREEMAN

COMPANIES

JAND DEVELOPMENT LENGINEERING DESIGN L'CONSTRUCTION SERVICES

36 John Street, Hartford, CT 06106
P 860.251.9550 x1016 | F 860.986.7161

MAIER design group, Ilc.

architecture & interiors

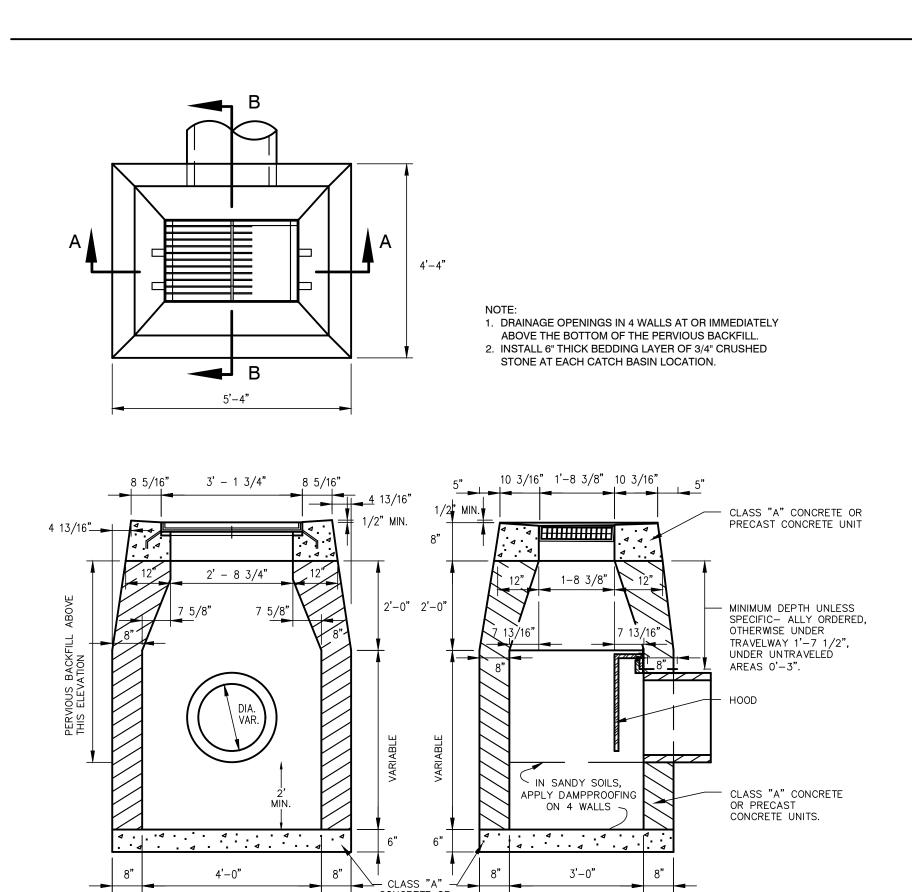
100 Wells Street, Suite 2i, Hartford, CT 06103
Tel: 860.293.0093 / Fax: 860.293.0094

DETAILS

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MS	SW

Revisions:

C-402

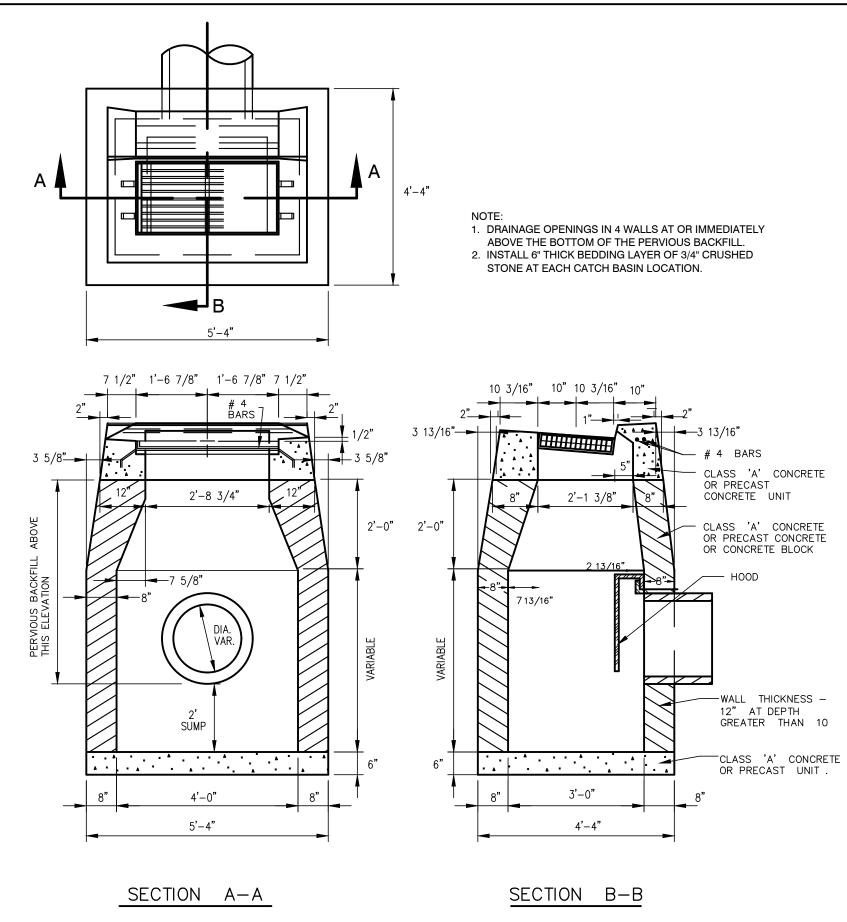


TYPE "C-L" CATCH BASIN WITH HOOD

N.T.S.

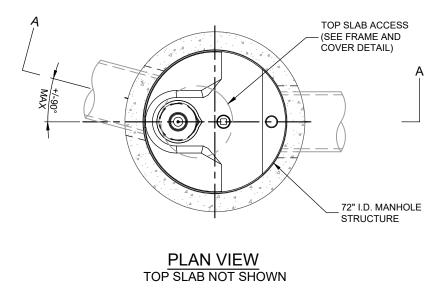
SECTION B-B

(MAY VARY)



TYPE "C" CATCH BASIN WITH HOOD

N.T.S.



5'-4"

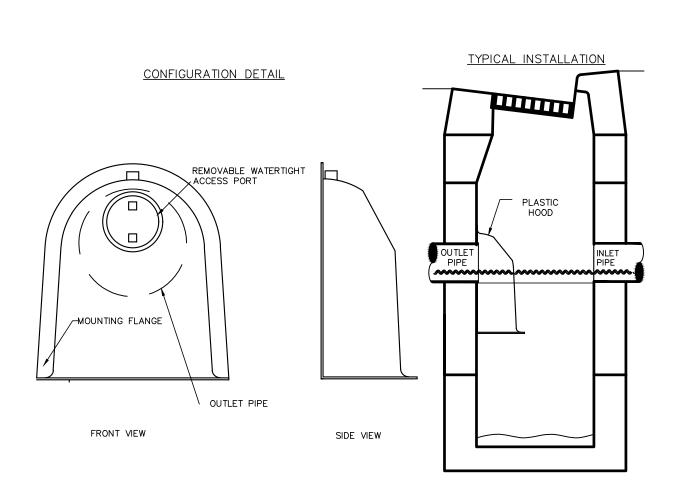
SECTION A-A

FRAME AND GRATE NÒT TO SCALE CONTRACTOR TO GROUT TO FINISHED GRADE GRADE RINGS/RISERS (NOT PROVIDED BY CONTECH) 4" Ø OIL - INSPECTION PIPE STORMCEPTOR _ INSERT REMOVABLE DROP TEE -HANDLE — OUTLET PIPE INLET PIPE (INVERT IS 3" HIGHER THAN OUTLET INVERT) 4" Ø OUTLET _ POOL ELEVATION REMOVABLE — SOLIDS STORAGE SUMP -6" No. 6 STONE

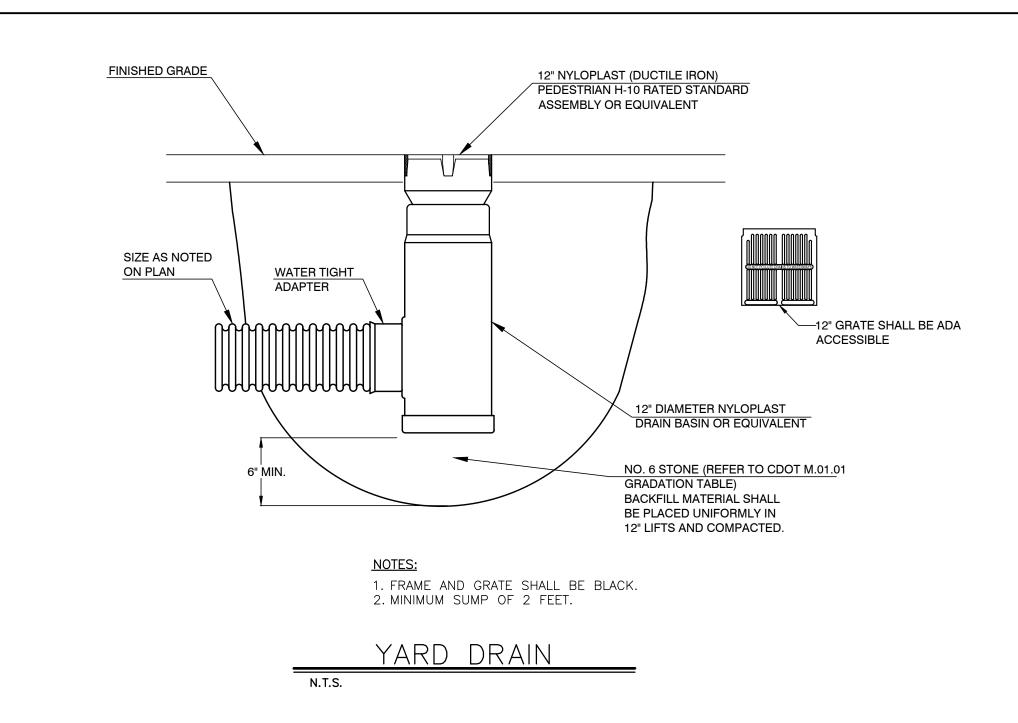
REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 REFER TO MDC APPROVED MATERIALS LIST FOR ACCEPTABLE EQUAL PRODUCT.

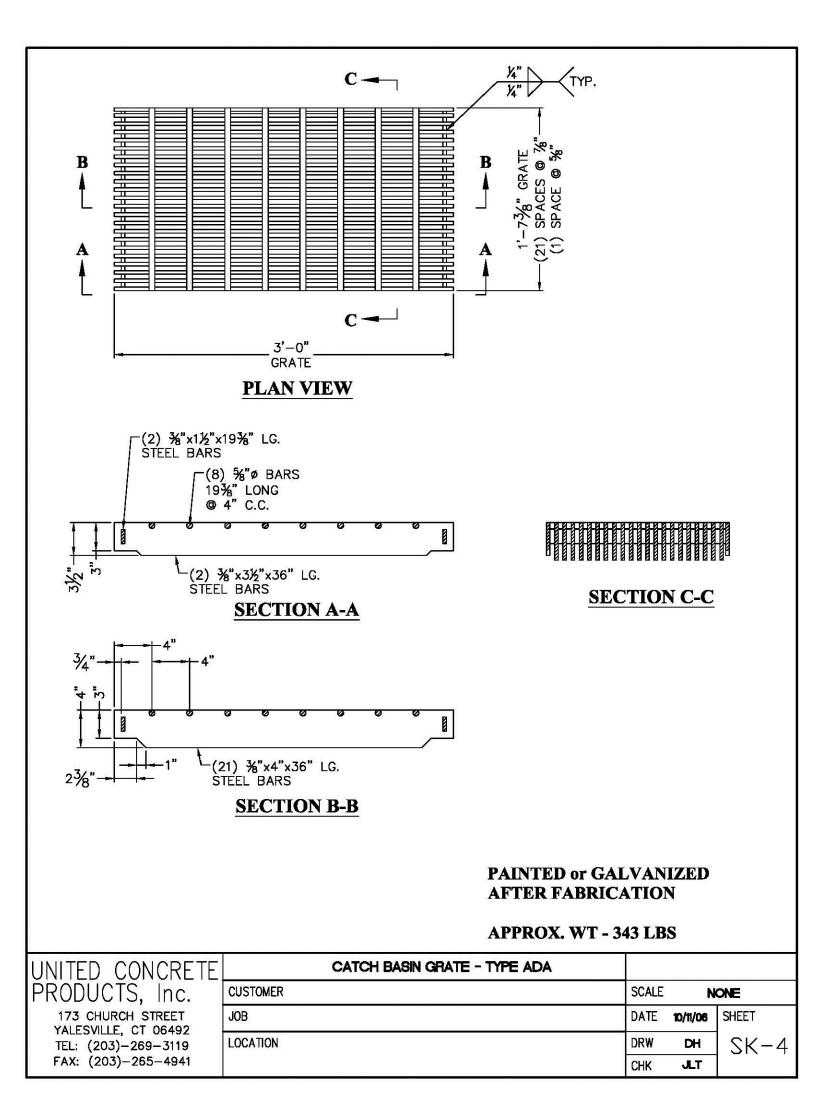
SECTION A-A

WATER QUALITY UNIT

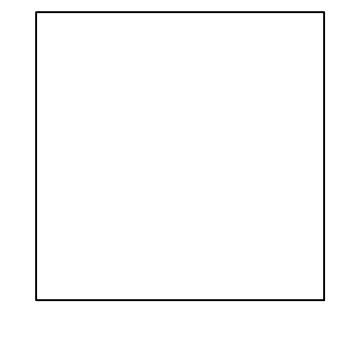


DRAINAGE HOOD





CATCHBASIN GRATE — TYPE ADA

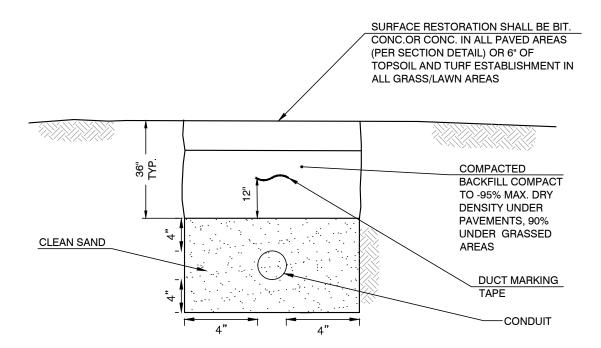




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MS	SW
Revisions:	
	C 102



NOTE:

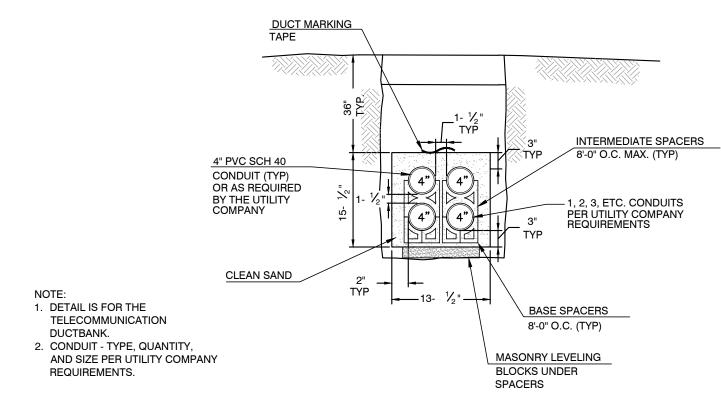
1. COVER CAN BE REDUCED TO 30" MIN. WHERE NEEDED TO PROVIDE CLEARANCE CROSSING EXISTING UTILITIES.

2. REPLACE ALL EXISTING PAVEMENT, GRASS, AND CURBING OVER THE CONDUIT WITH MATCHING MATERIAL.

3. CONDUIT - TYPE, QUANTITIES, AND SIZE PER UTILITY COMPANY

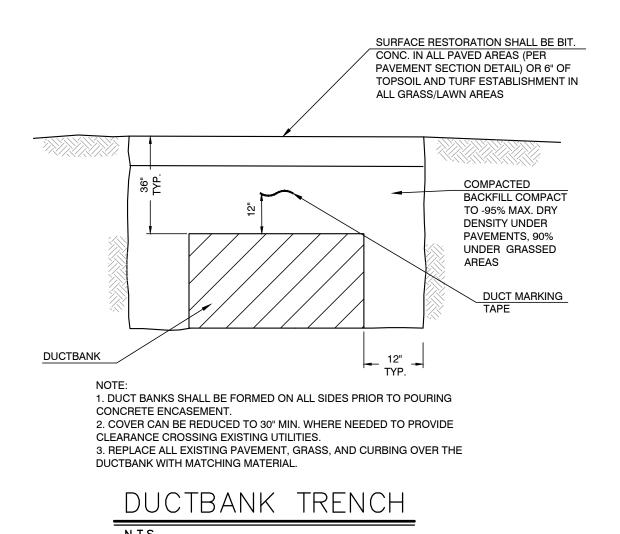
UNDERGROUND CONDUIT

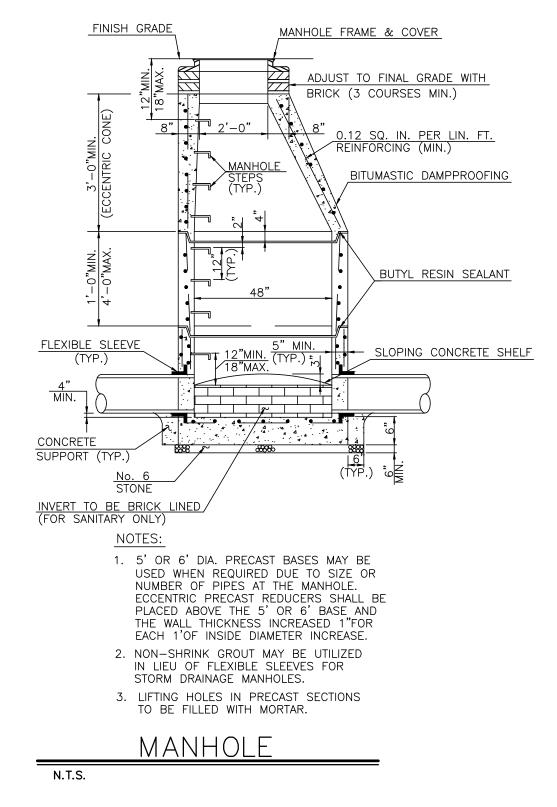
REQUIREMENTS.

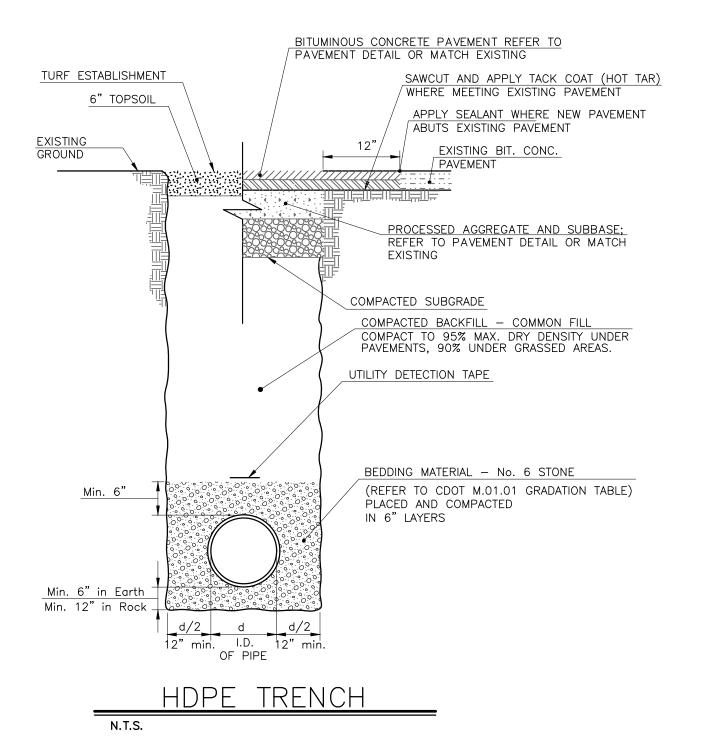


TELECOMMUNICATION DUCTBANK (DIRECT BURIED)

N.T.S.





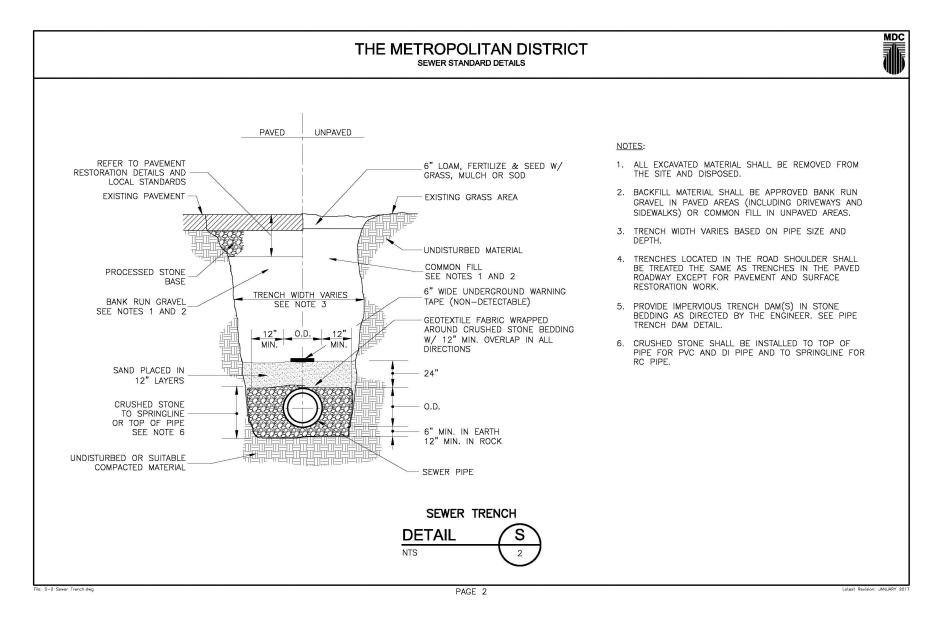


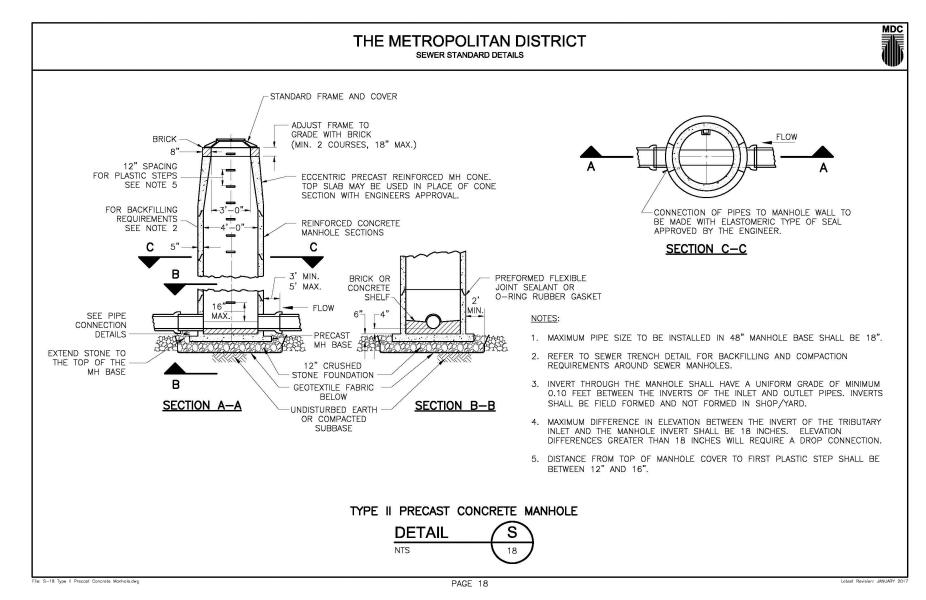


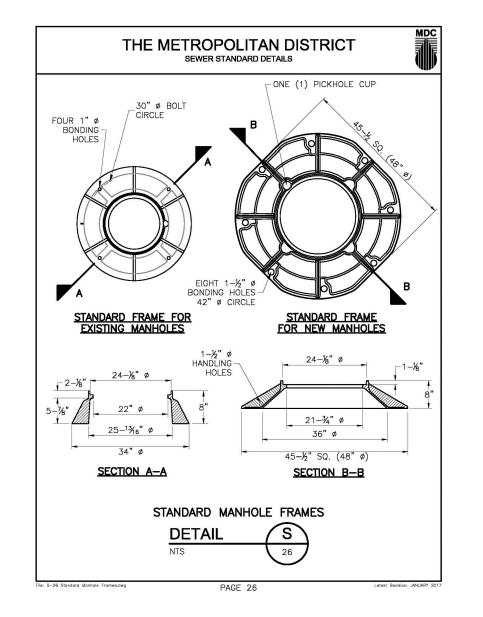
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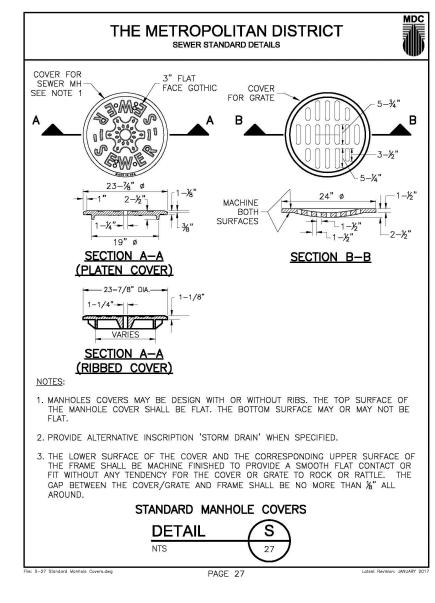
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MS	SW

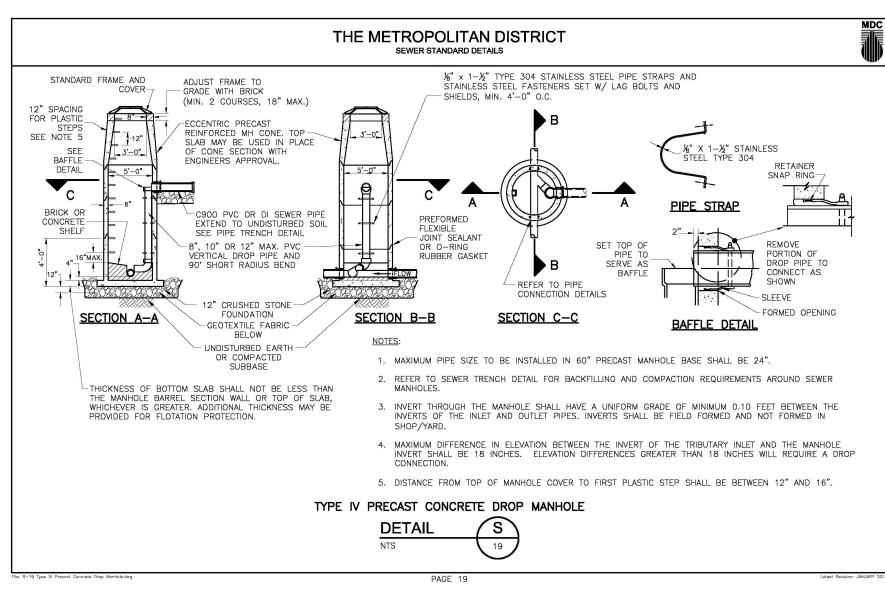
Revisions:	
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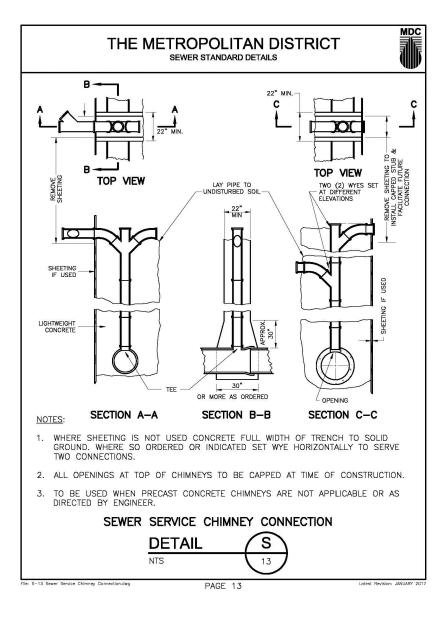


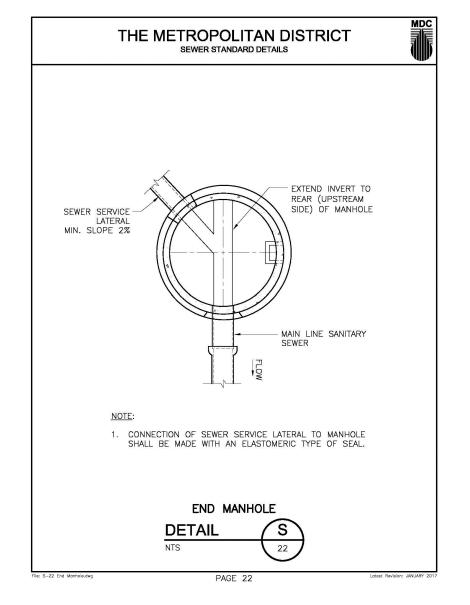


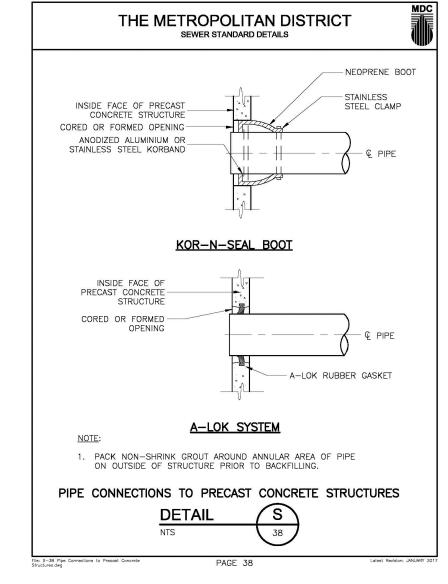


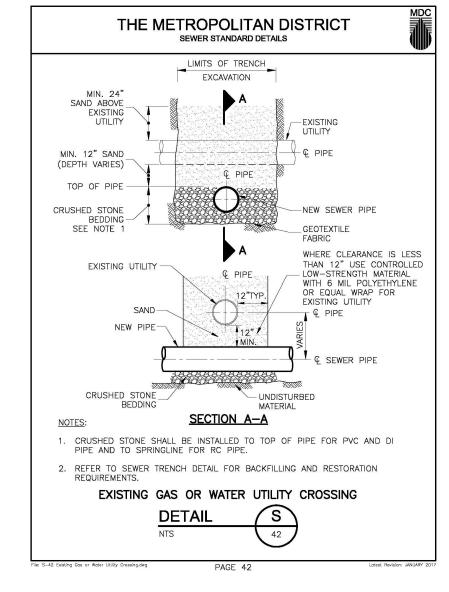


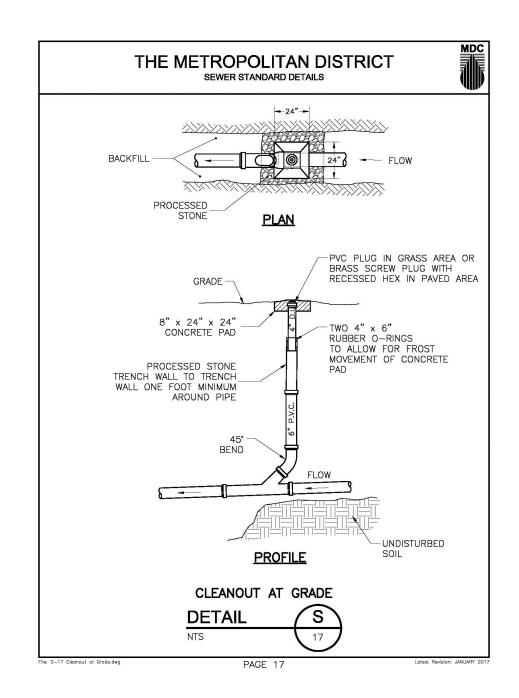


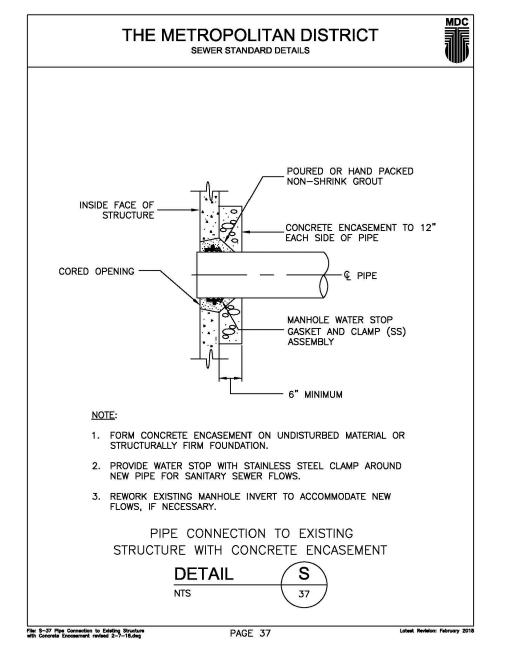


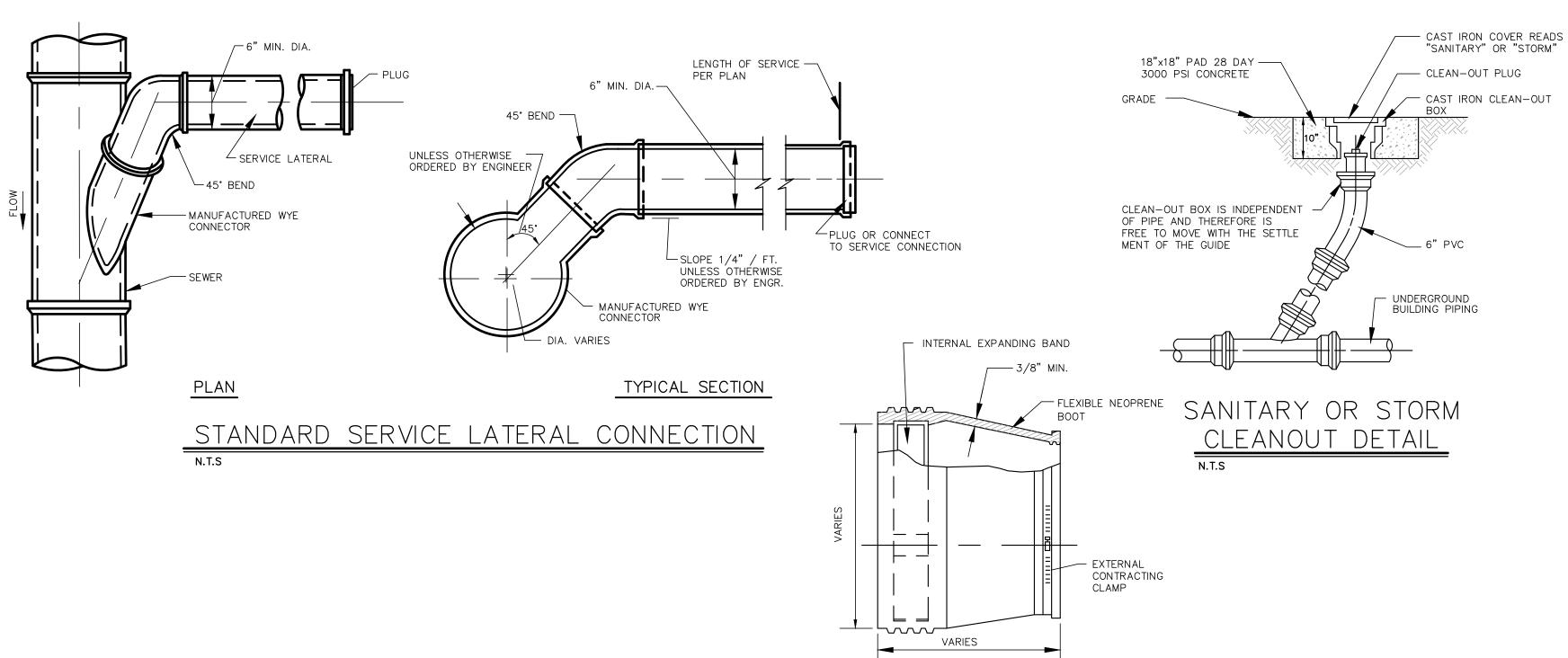












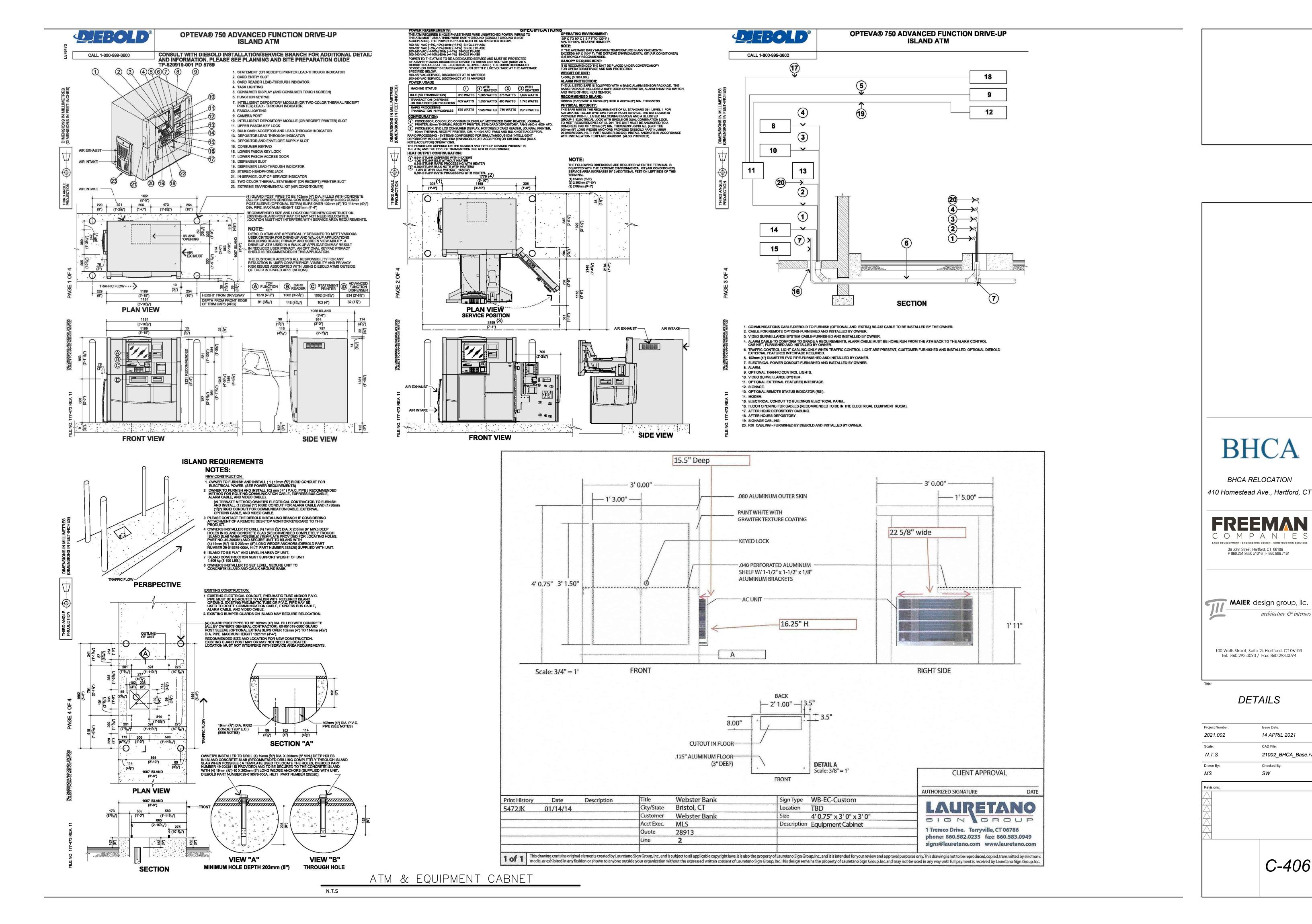
FLEXIBLE PIPE TO MANHOLE CONNECTION

N.T.S



DETAILS

Project Number:	Issue Date:
2021.002	14 APRIL 2021
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N.T.S	21002_BHCA_Base.rv
Drawn By:	Checked By:
MS	SW



architecture & interiors

Issue Date:

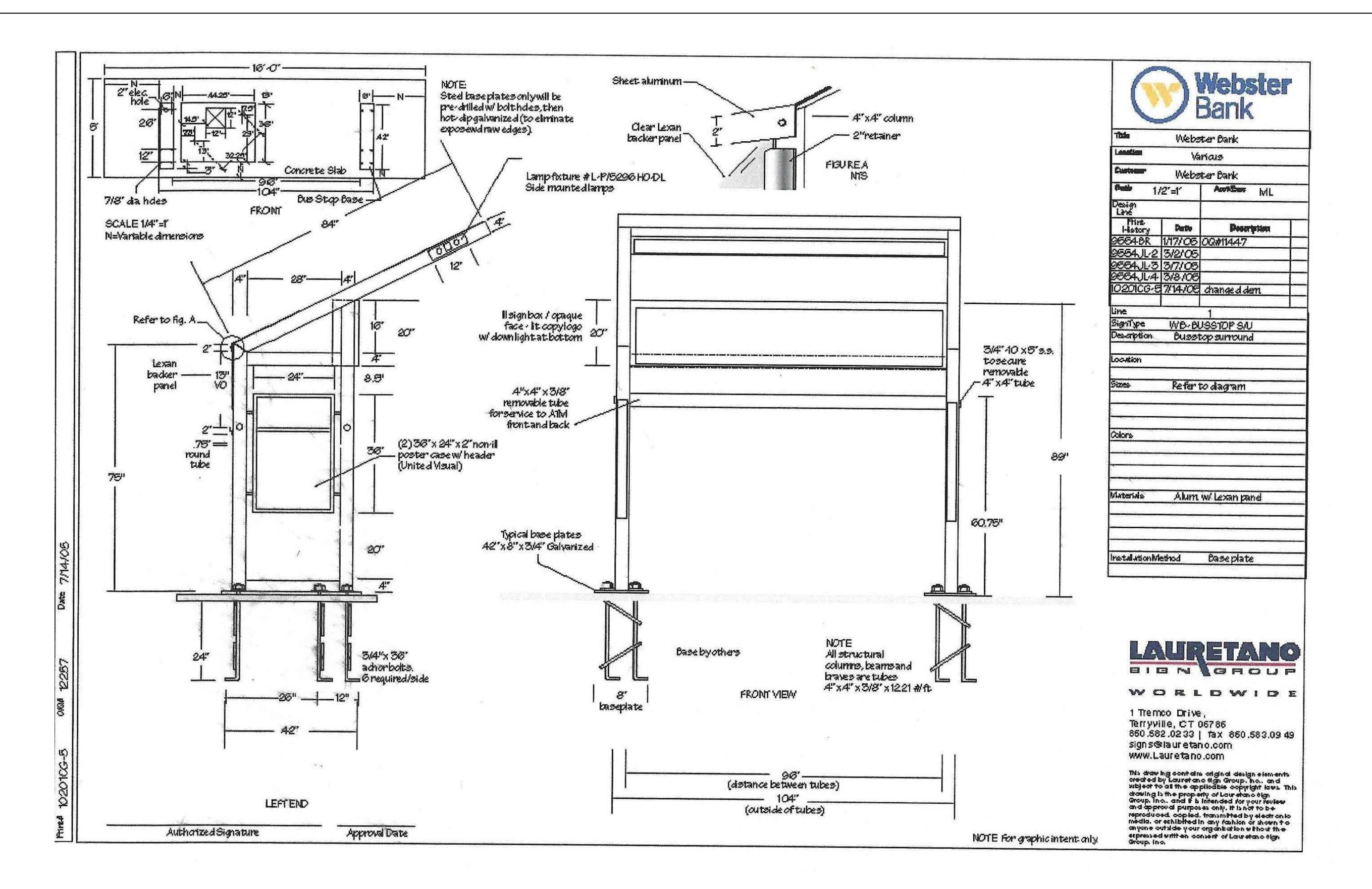
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14 APRIL 2021

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N.T.S

BHCA BHCA BHCA RELOCATION 410 Homestead Ave., Hartford, CT FREEMAN COMPANIES INGINERALING DESIGN. ICONSTRUCTION SERVICES 36 John Street, Hartford, CT 06106 P 860 251 9550 x 1016 | F 860 986 7161 MAIER design group, Ilc. architecture & interiors 100 Wells Street, Suite 2i, Hartford, CT 06103 Tel: 860.293.0093 / Fax: 860.293.0094

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MS	SW
Revisions:	

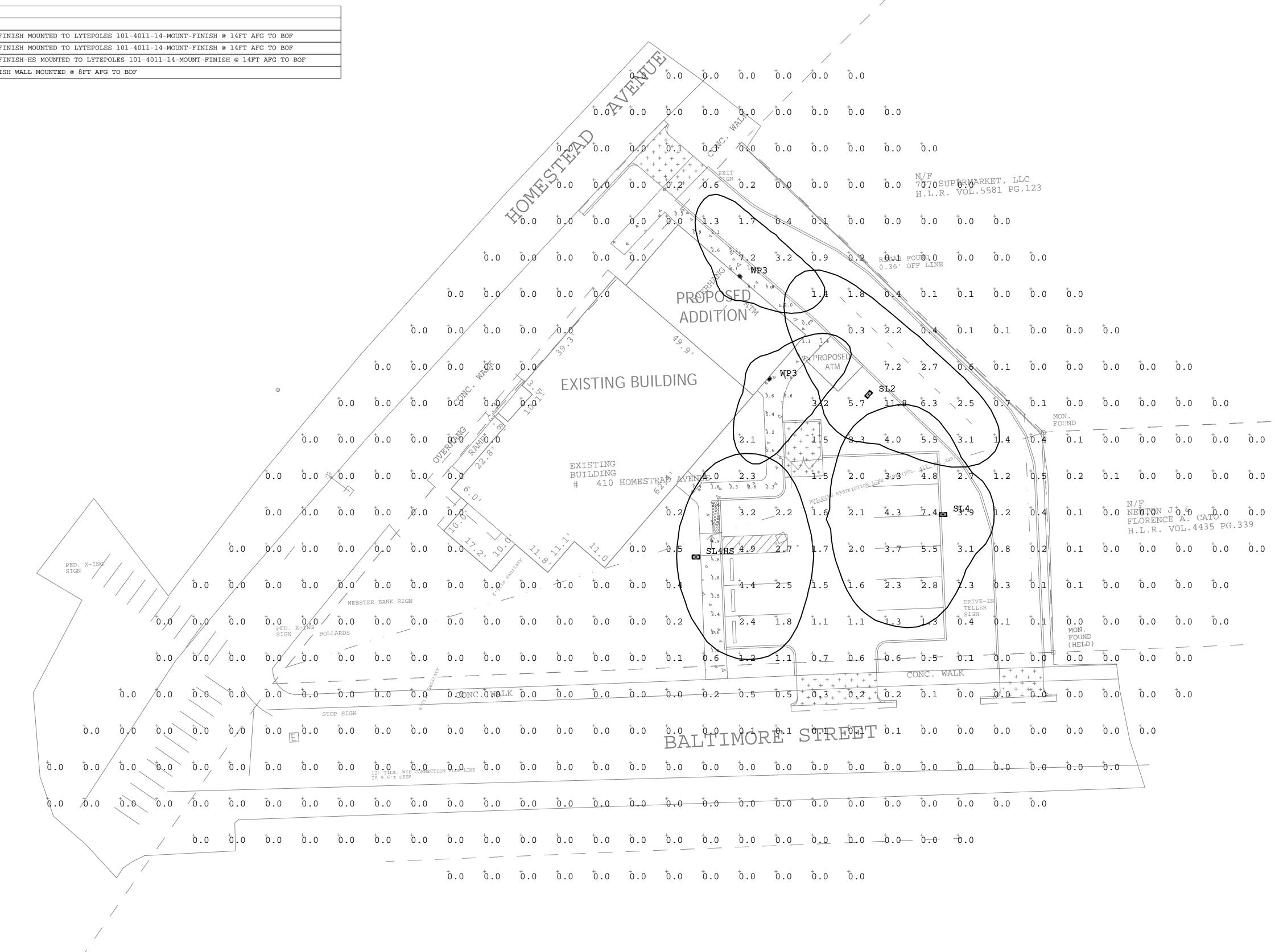
JOB NAME: BLUE HILLS CIVIC ASSOCIATION
APEX LIGHTING SOLUTIONS
REFLECTANCES: N/A
WORKPLANE/CALC PLANE: @ GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: CTR
SALES: SP

Luminaire Schedule

Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
1	SL2	SINGLE	9870	101.3	0.799	B2-U0-G2	GARDCO GL13-2-105LA-6453-WW-VOLT-FINISH MOUNTED TO LYTEPOLES 101-4011-14-MOUNT-FINISH @ 14FT AFG TO BOF
1	SL4	SINGLE	9388	101.1	0.799	B2-U0-G2	GARDCO GL13-4-105LA-6453-WW-VOLT-FINISH MOUNTED TO LYTEPOLES 101-4011-14-MOUNT-FINISH @ 14FT AFG TO BOF
1	SL4HS	SINGLE	7005	101.3	0.799	B1-U2-G2	GARDCO GL13-4-105LA-6453-WW-VOLT-FINISH-HS MOUNTED TO LYTEPOLES 101-4011-14-MOUNT-FINISH @ 14FT AFG TO BOF
2	WP3	SINGLE	3200	34.3	0.850	B1-U0-G1	STONCO LPW-16-30-WW-G3-3-VOLT-FINISH WALL MOUNTED @ 8FT AFG TO BOF

Calculation Summary

Label	Grid Z	Avg	Max	Min	Avg/Min	Max/Mir
SITE	0	0.42	11.8	0.0	N.A.	N.A.
WALKWAYS	0	3.88	10.9	0.3	12.93	36.33
PARKING LOT		2.80	7.4	1.1	2.55	6.73



Calculations have been performed according to IES standards and good practice Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

**LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

GENERAL DISCLAIMER

REV. X XX-XX-XX XXXXX

REVISIONS:



PROJECT TITLE:

BLUE HILLS CIVIC ASSOCIATION 410 HOMESTEAD AVE HARTFORD, CT

DRAWING TITLE:

EXTERIOR LIGHTING PHOTOMETRIC CALCULATION

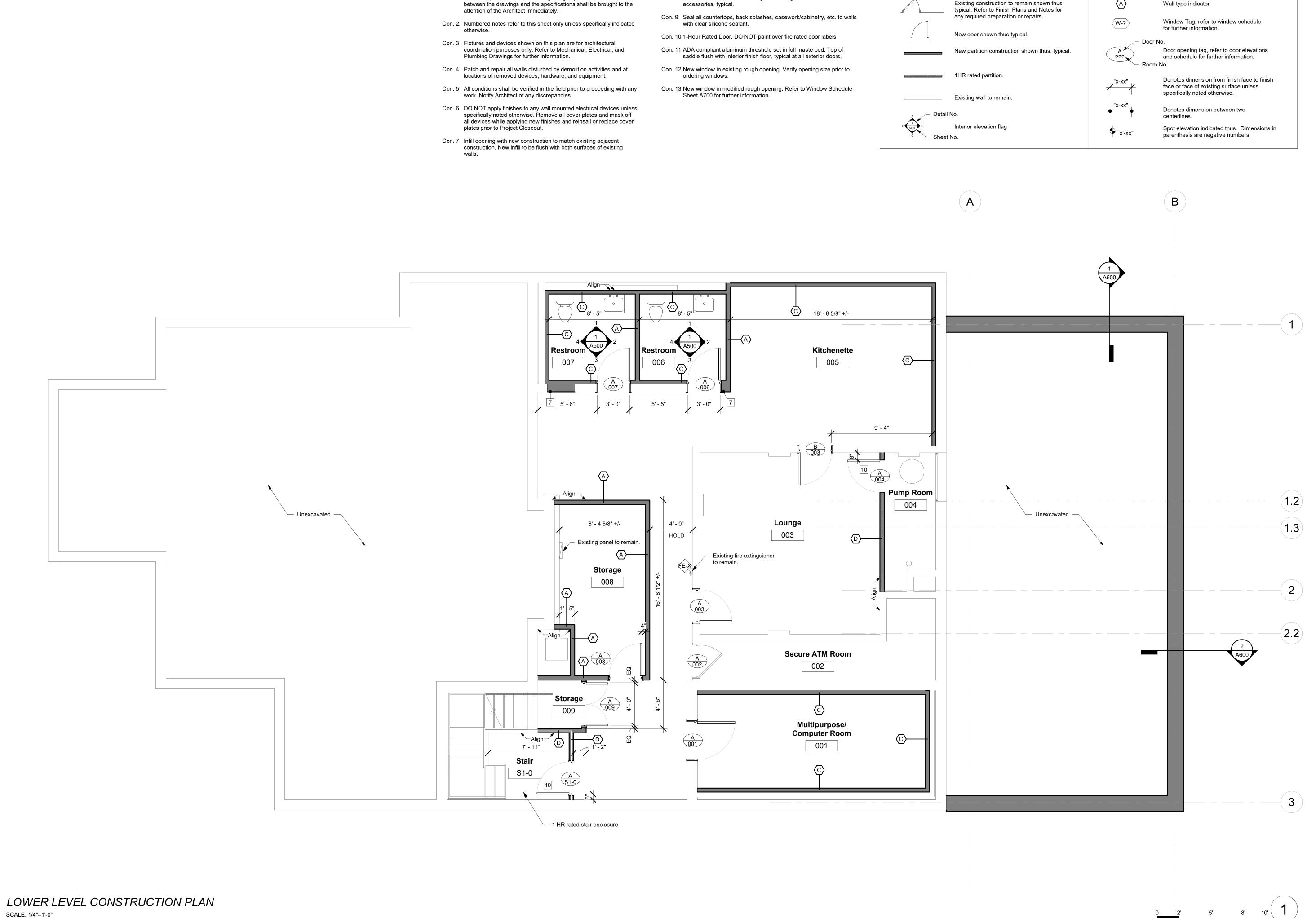
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DRAWN BY: CTR
SHEET:

SCALE: 1"=15'-0"

DATE: 3/5/21

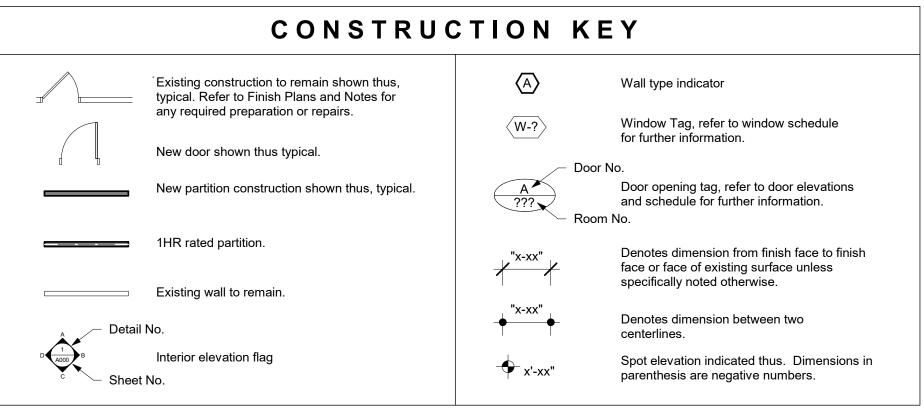
5L-3

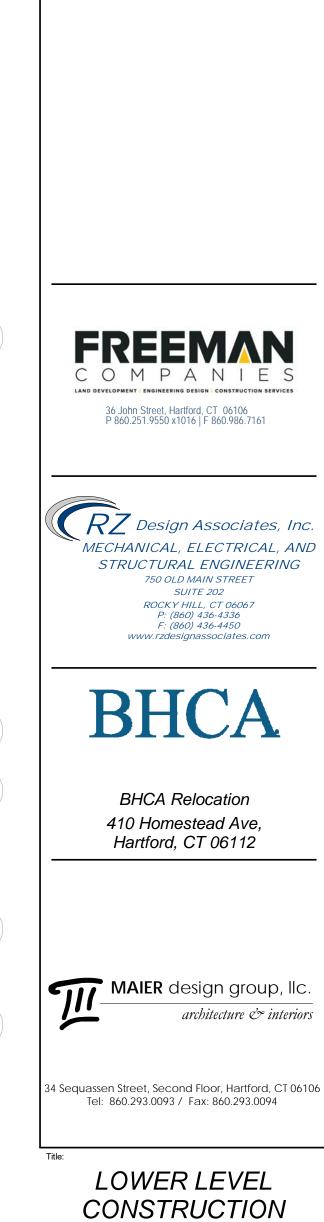


Con. 8 Refer to Interior Elevations for grab bar heights and bathroom

CONSTRUCTION NOTES:

Con. 1. Refer to Specifications prior to beginning any work. Conflicts





PLAN

15 APR 2021

BHCA Homestead Ave.rvt

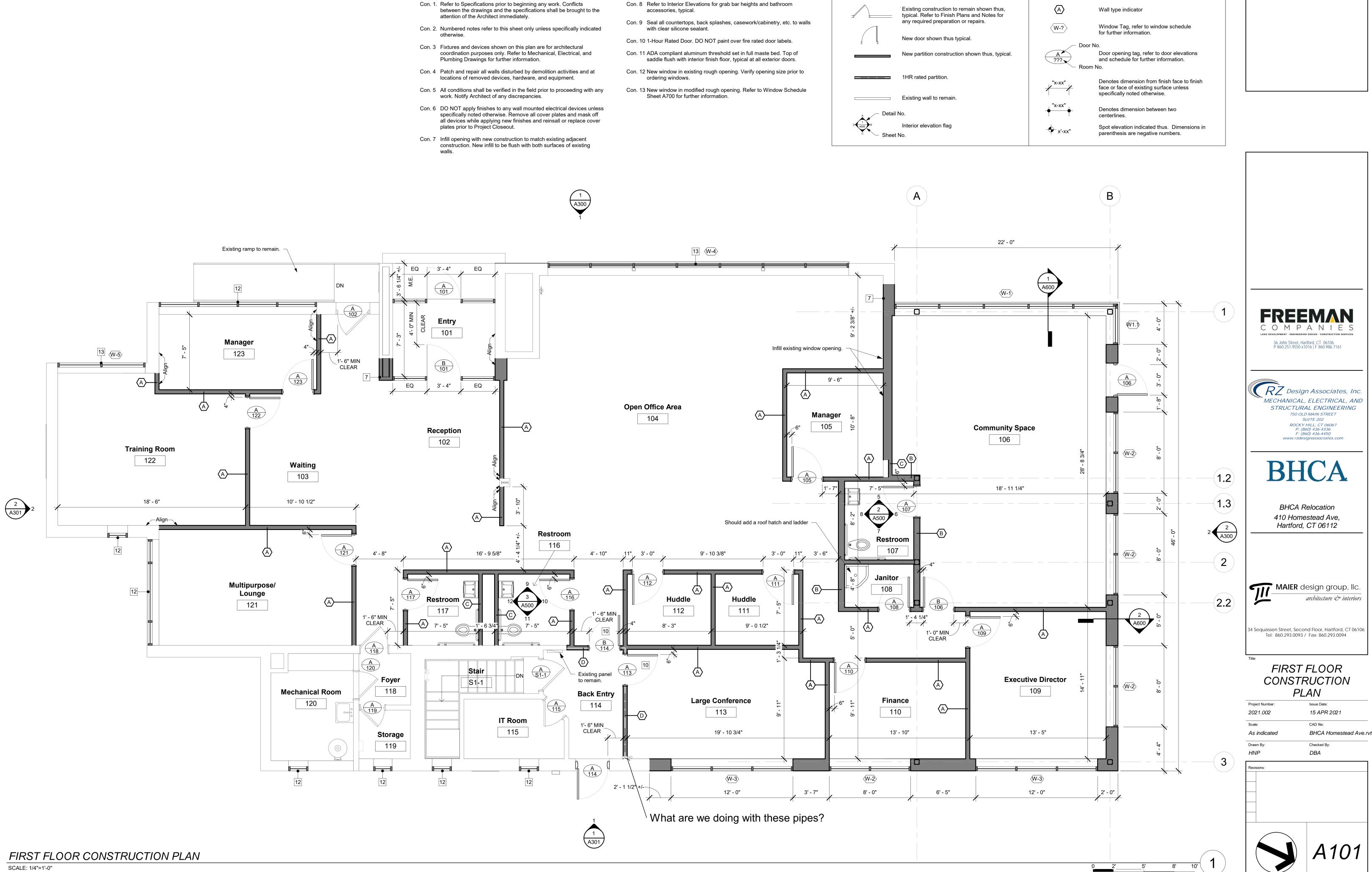
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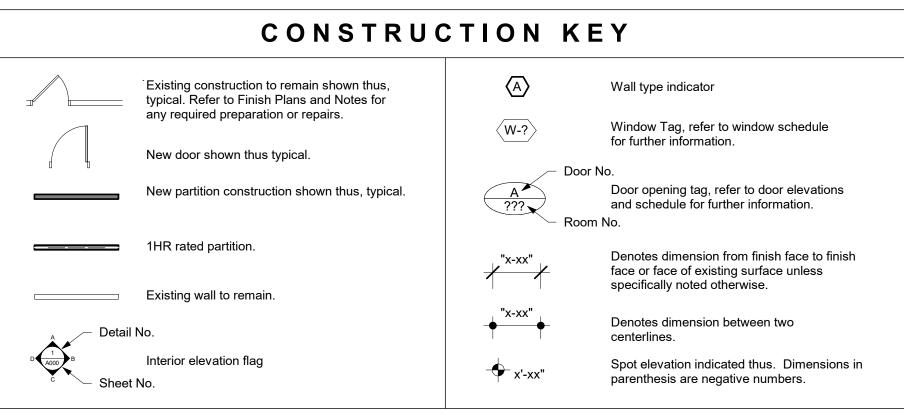
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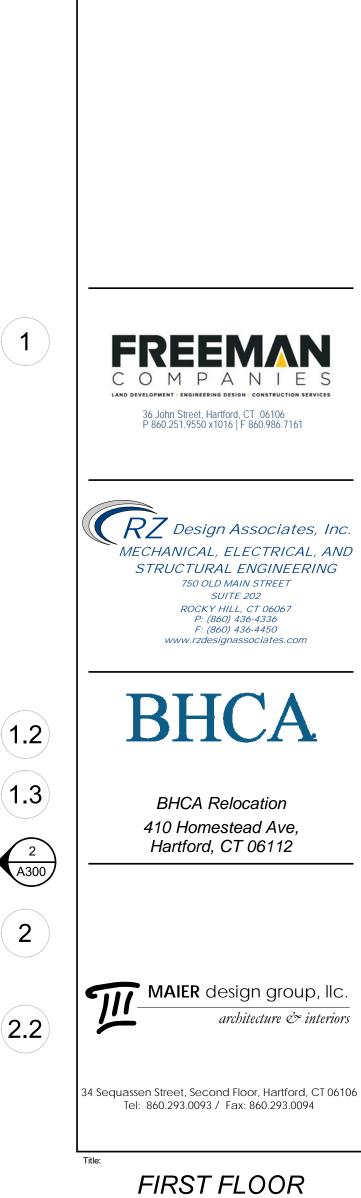
2021.002

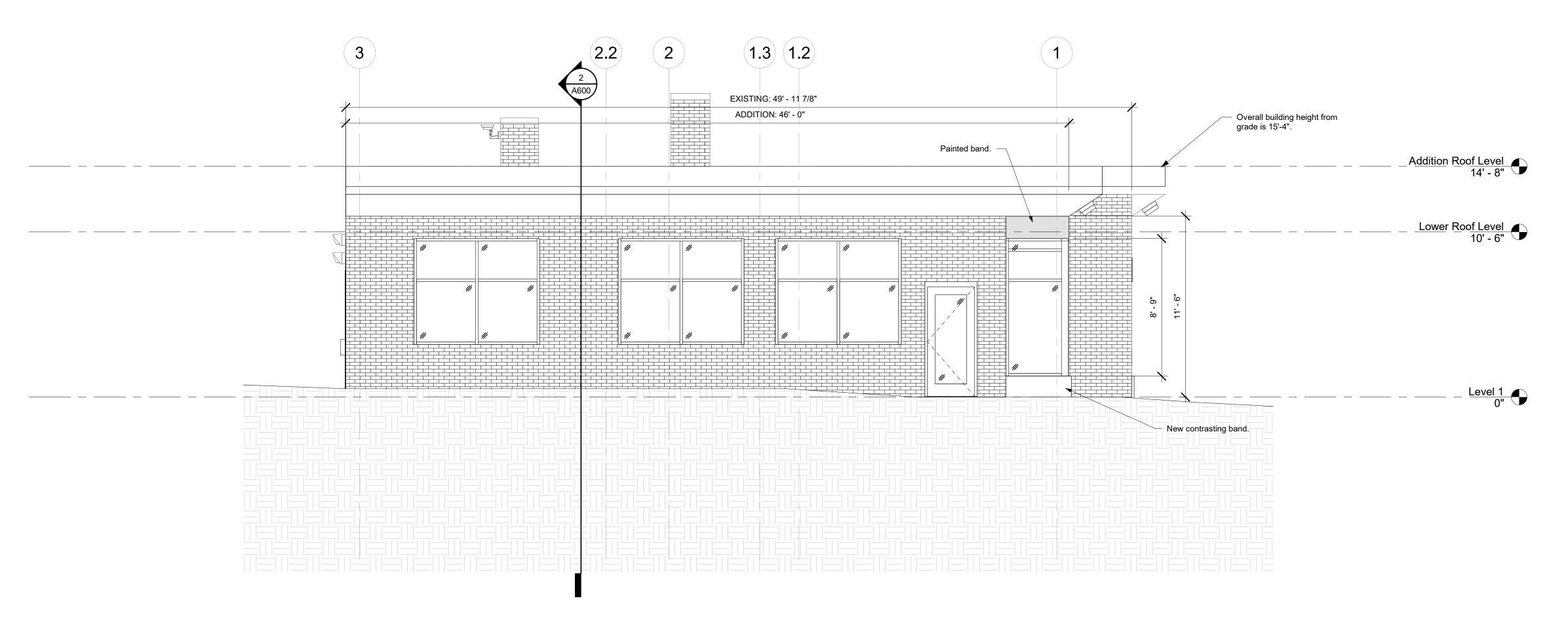
As indicated



CONSTRUCTION NOTES:

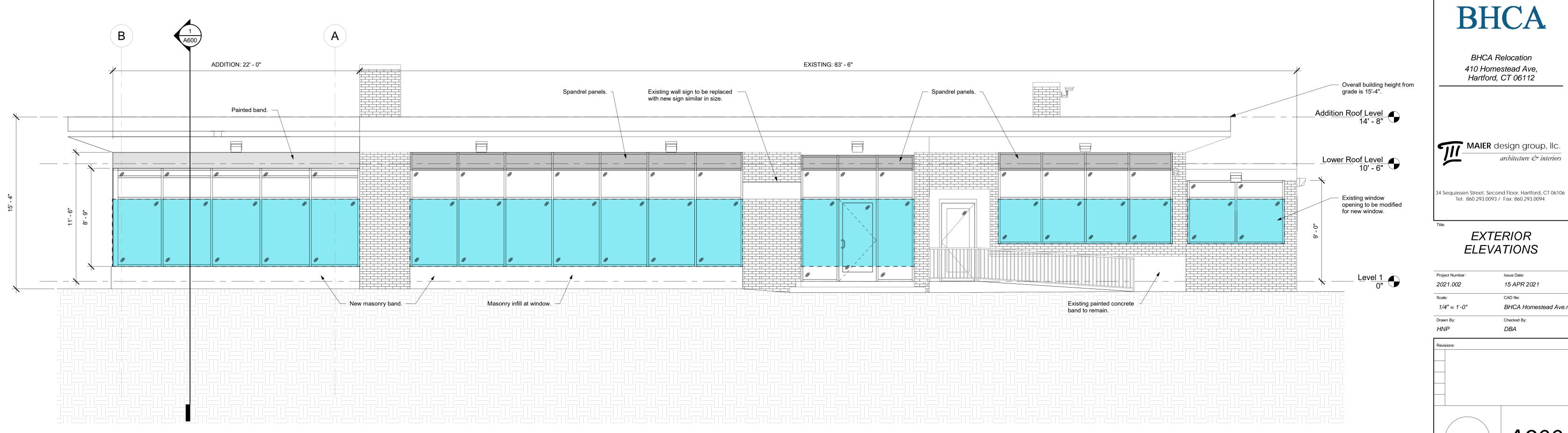






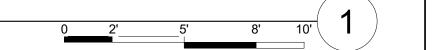
PROPOSED SIDE ELEVATION - NORTH

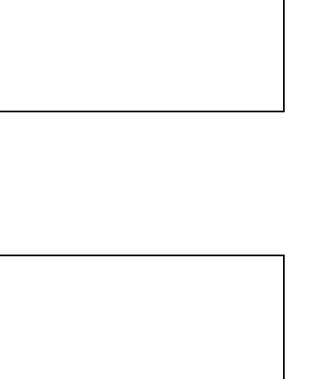
SCALE: 1/4"=1'-0"



PROPOSED FRONT ELEVATION - WEST

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









BHCA

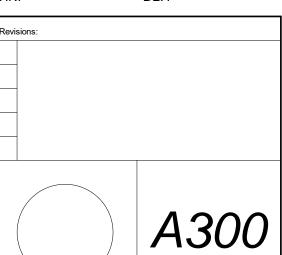
BHCA Relocation 410 Homestead Ave, Hartford, CT 06112

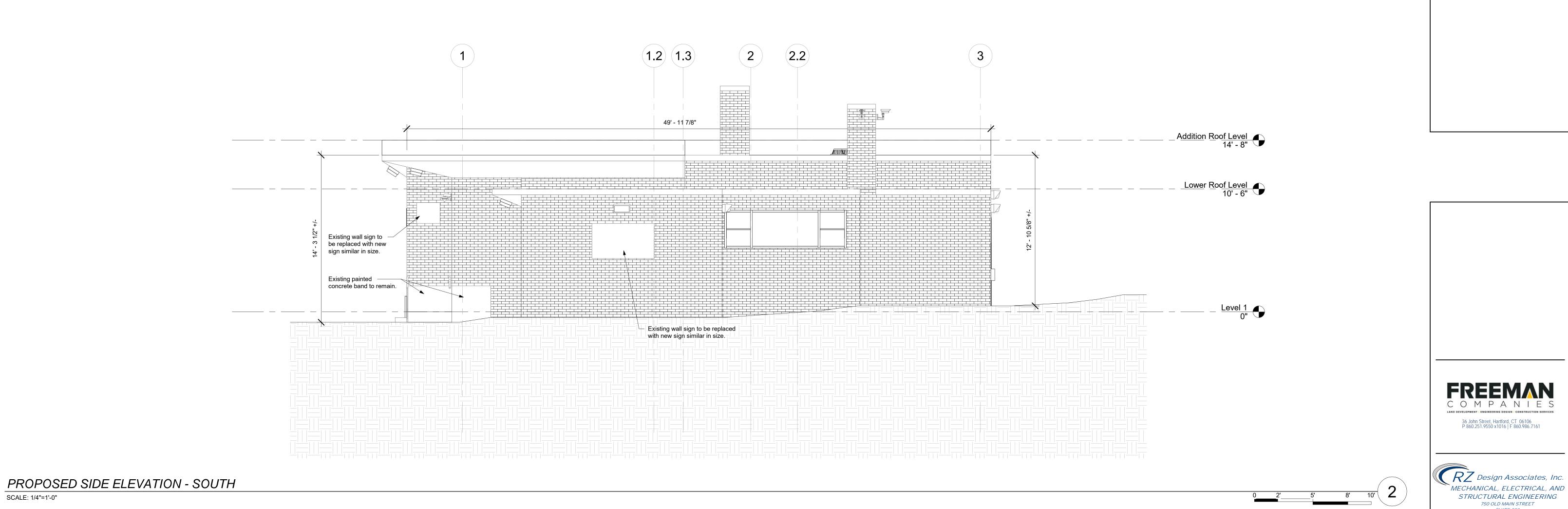


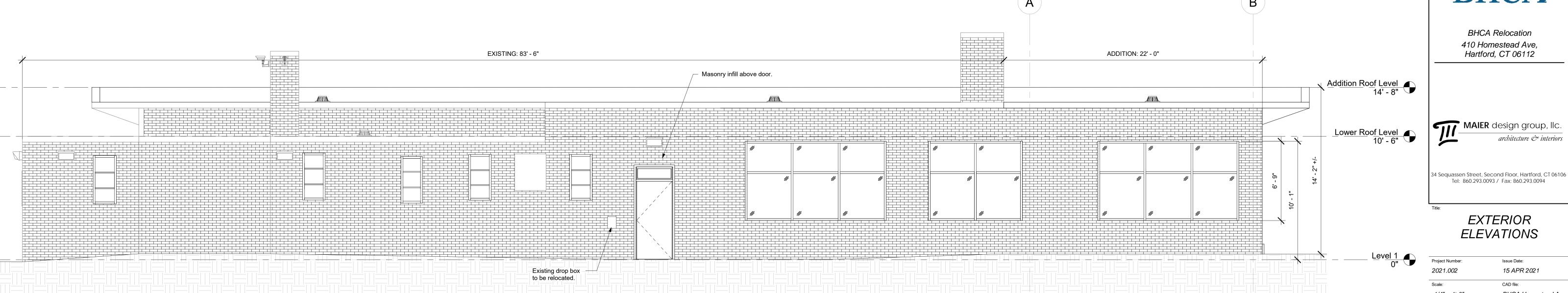
EXTERIOR

ELEVATIONS

Issue Date:				
15 APR 2021				
CAD file:				
BHCA Homestead Ave.rvt				
Checked By:				
DBA				







EXTERIOR ELEVATIONS

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Issue Date: 15 APR 2021 2021.002 CAD file: BHCA Homestead Ave.rvt Checked By: DBA

A301

PROPOSED REAR ELEVATION - EAST

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

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

