

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

Please 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 [Map](#)**
(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 particular 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 extension 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



[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:

A handwritten signature in black ink that reads "Vicki Gallon-Clark". The signature is written in a cursive, flowing style.

[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 Business 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, therefore 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

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



BHCA Relocation
410 Homestead Ave,
Hartford, CT 06112


Owner (BHCA)



MAIER design group, llc.
architecture & interiors

34 Sequassen Street, Second Floor, Hartford, CT 06106
Tel: 860.293.0093 / Fax: 860.293.0094

Architect (MDG)



RZ Design Associates, Inc.
MECHANICAL, ELECTRICAL, AND
STRUCTURAL ENGINEERING

750 OLD MAIN STREET
SUITE 202
ROCKY HILL, CT 06067
P: (860) 436-4336
F: (860) 436-4450
www.rzdesignassociates.com

MEP Engineer
(RZDA)



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COMPANIES

LAND DEVELOPMENT / ENGINEERING DESIGN / CONSTRUCTION SERVICES


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

Landscape Architect/
Civil Engineer
(FC)

BHCA Relocation

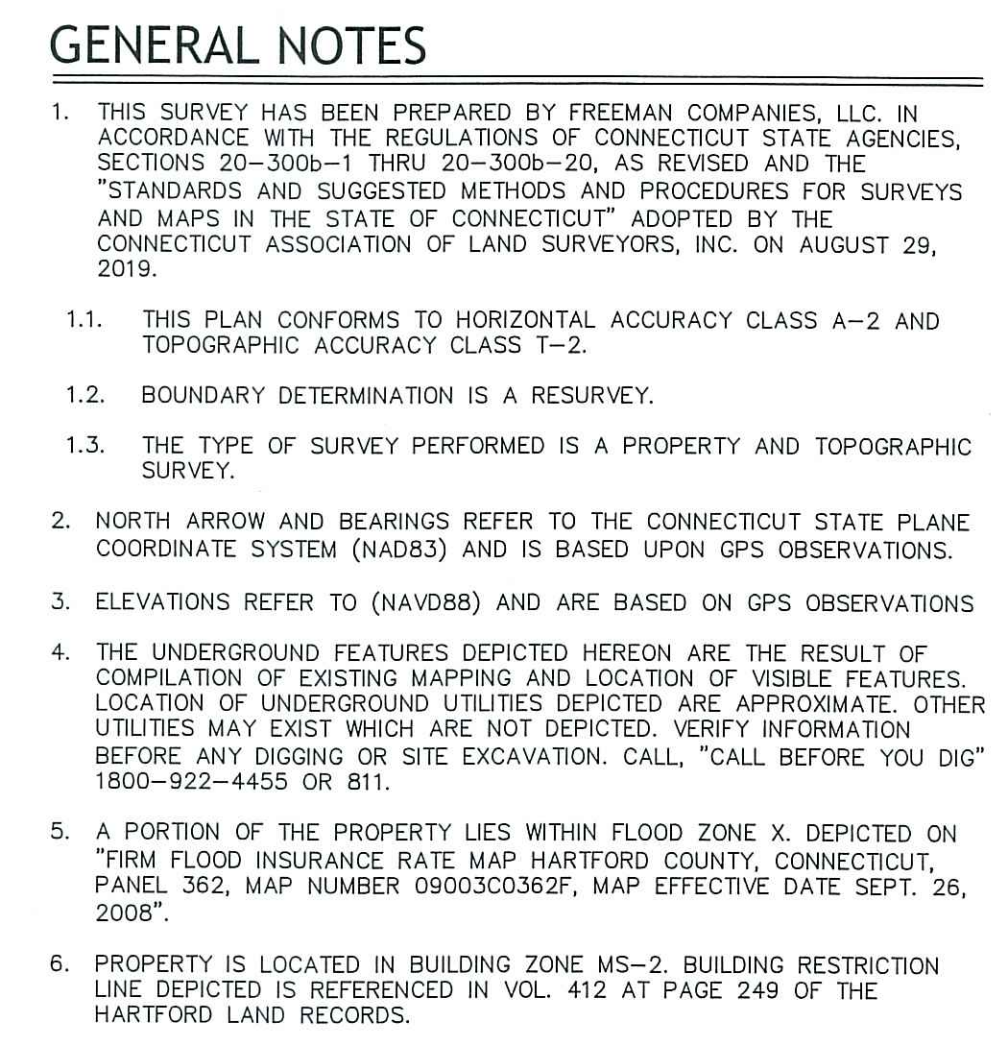
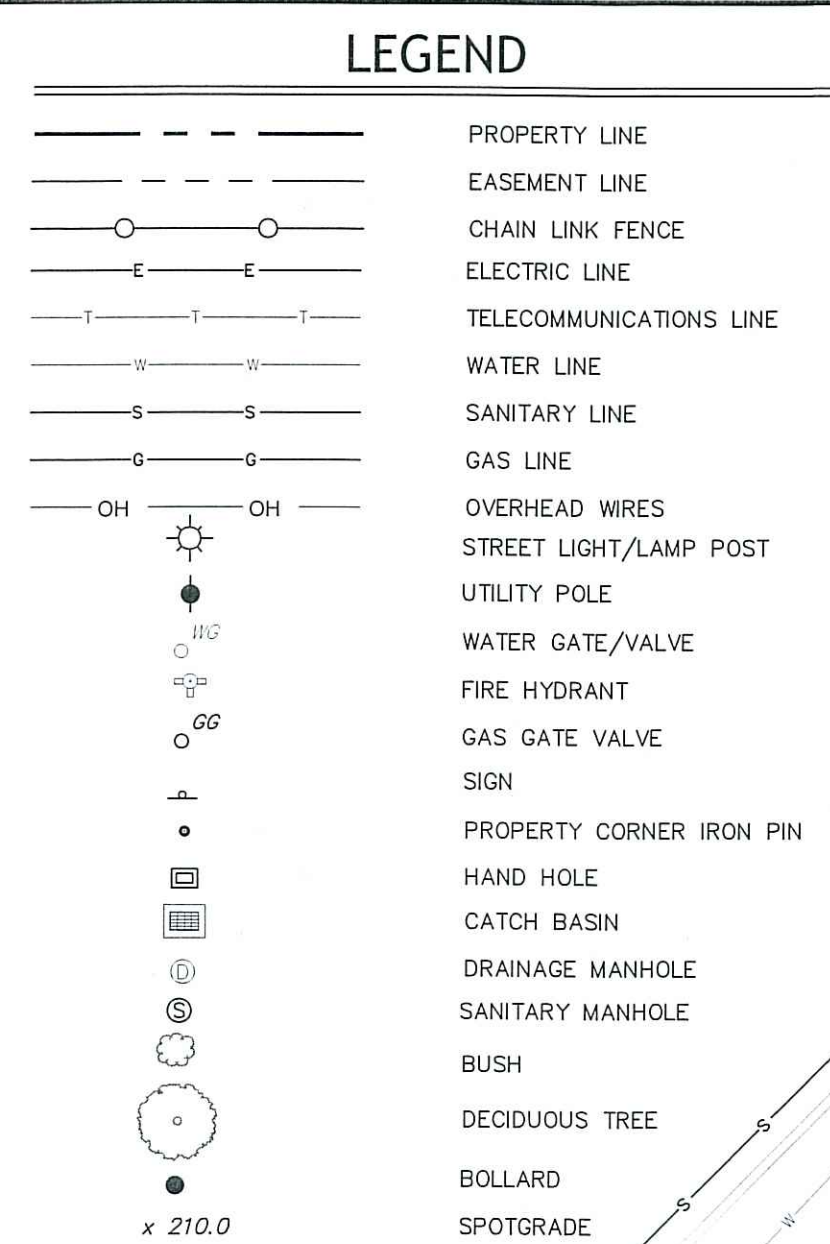
410 Homestead Ave, Hartford, CT 06112

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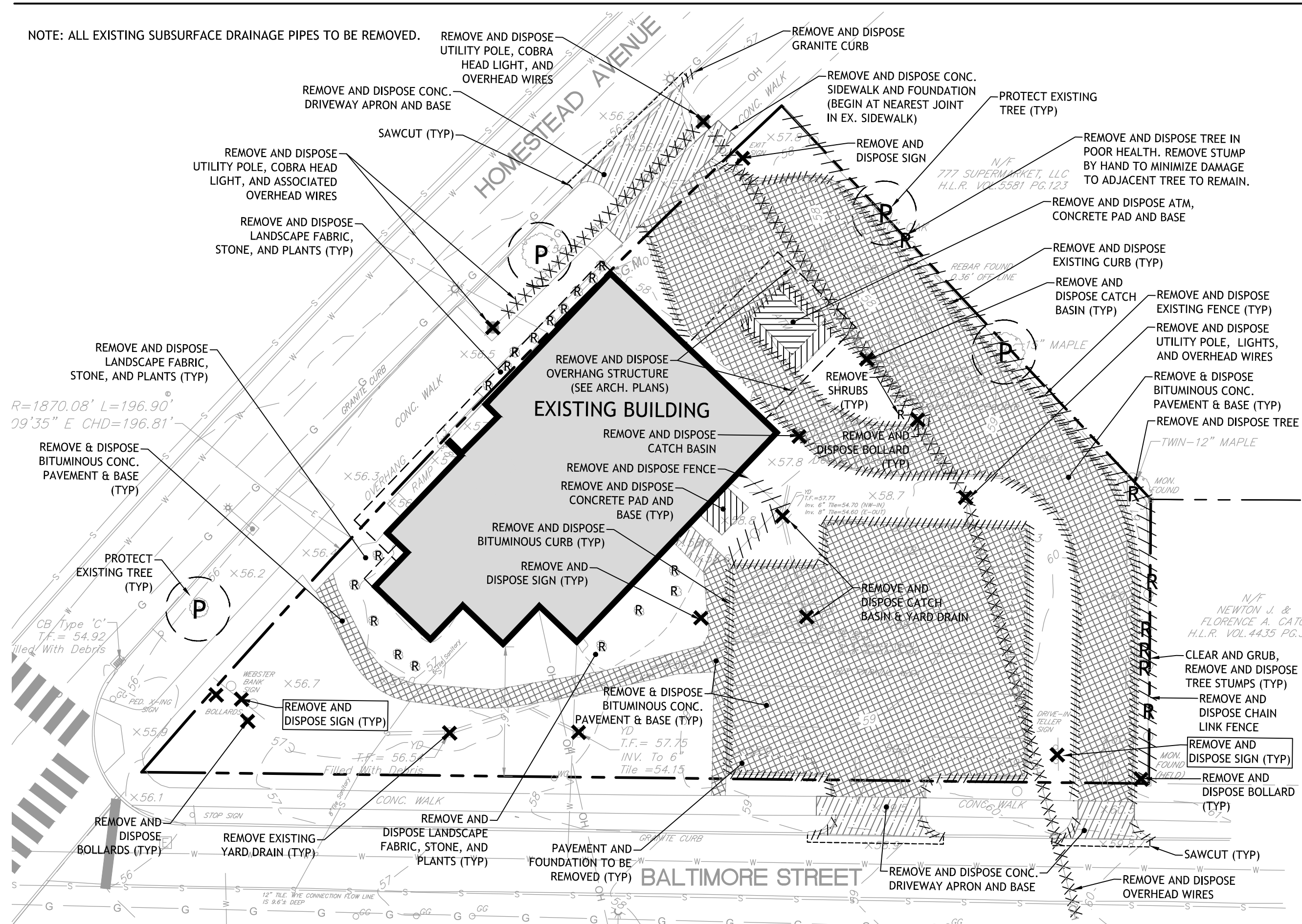


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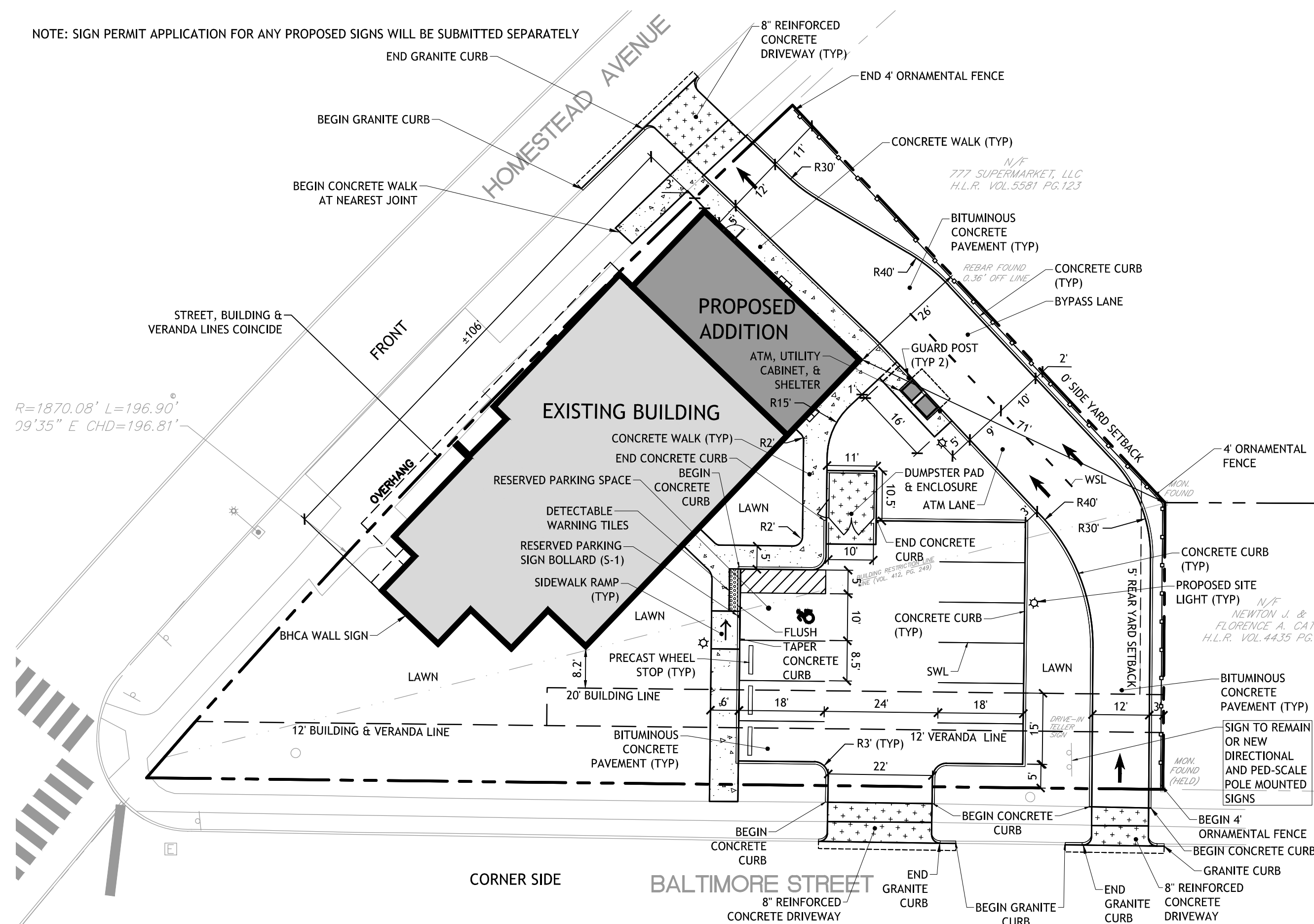
34 Sequassen Street, Second Floor, Hartford, CT 06106
Tel: 860.293.0093 / Fax: 860.293.0094

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SITE DEMOLITION PLAN



SITE LAYOUT PLAN

ZONING INFORMATION

LOCATION: 410 HOMESTEAD AVENUE, HARTFORD, CONNECTICUT 06112					
ZONE: MS-2					
USE: OFFICE					
ACCESSORY USE: NEIGHBORHOOD SERVICE (BANK ATM)					
BUILDING TYPE : STOREFRONT					
AREA OF PROPERTY: 18,128 SF / 0.42 ACRE					
A. BUILDING SITING		MS-2 (REQUIRED)	MS-2 (EXISTING)	MS-2 (PROPOSED)	COMPLIANCE
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 180' IN STREET FRONTAGE; SHARED DRIVEWAYS ENCOURAGED	ONE PARKING LOT ENTRANCE; ONE DRIVEWAY ENTRANCE; ONE 20' DRIVEWAY EXIT (EXISTING NONCONFORMITY)	ONE PARKING LOT ENTRANCE; ONE DRIVEWAY ENTRANCE; ONE 12' DRIVEWAY EXIT (EXISTING NONCONFORMITY)	

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	

C. USES

16	GROUND STORY	RETAIL, SERVICE, CRAFTSMAN INDUSTRIAL, OFFICE PERMITTED BY DISTRICT	OFFICE, NEIGHBORHOOD SERVICE (BANK ATM)	OFFICE, NEIGHBORHOOD 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	

D. STREET FACADE 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.

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
	REMOVE & DISPOSE UTILITIES
	REMOVE AND DISPOSE (R&D) BITUMINOUS PAVEMENT & BASE
	REMOVE & DISPOSE (R&D) STRUCTURE & FOUNDATION/BASE
	REMOVE AND DISPOSE (R&D) CONCRETE PAVEMENT & BASE
	MILL PAVEMENT
	PROPOSED CURB
	4' ORNAMENTAL PICKET FENCE
	BIT. CONC. PAVEMENT
	5' CONC. SIDEWALK
	8' CONC. PAVEMENT
	DETECTABLE WARNING STRIPS
	SIGN
	SITE LIGHT
	WALL PACK LIGHT
SWL	SOLID WHITE LINE
	RESERVED PARKING SPACE
	REMOVE & DISPOSE (R&D)
R	REMOVE & DISPOSE (R&D) TREE, STUMP, OR SHRUB
	TREE PROTECTION

SIGN LEGEND

KEY	SIGN NAME	IMAGE	SIZE
S-1	RESERVED PARKING ConnDOT 31-0629		12" X 24"

BHCA®

BHCA RELOCATION
410 Homestead Ave., Hartford, CT

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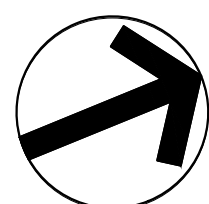
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100 Wells Street, Suite 2i, Hartford, CT 06103
Tel: 860.293.0093 / Fax: 860.293.0094

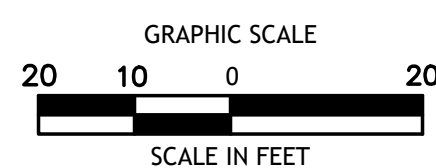
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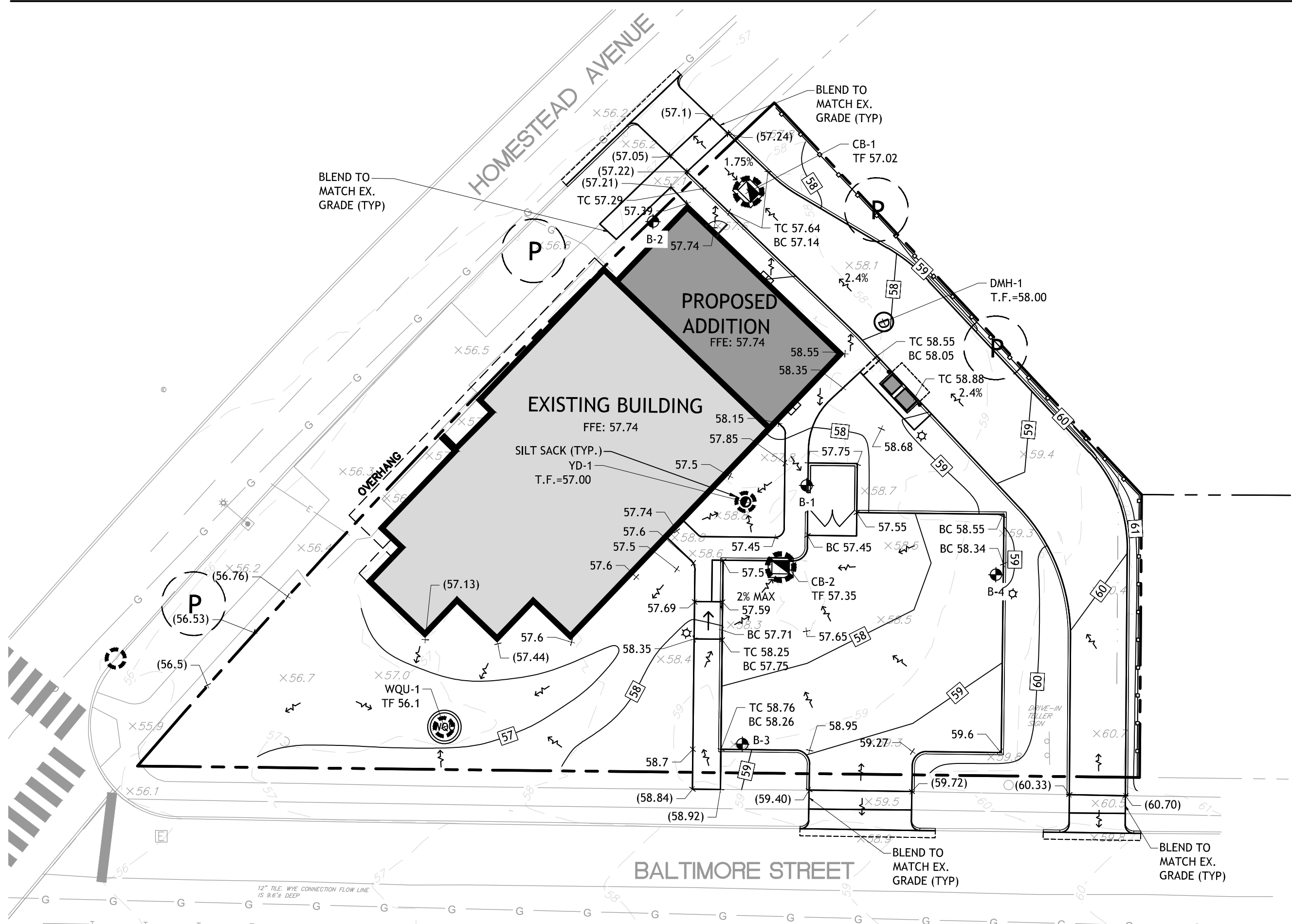
SITE DEMOLITION AND LAYOUT PLAN

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

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C-100





GRADING AND EROSION CONTROL PLAN

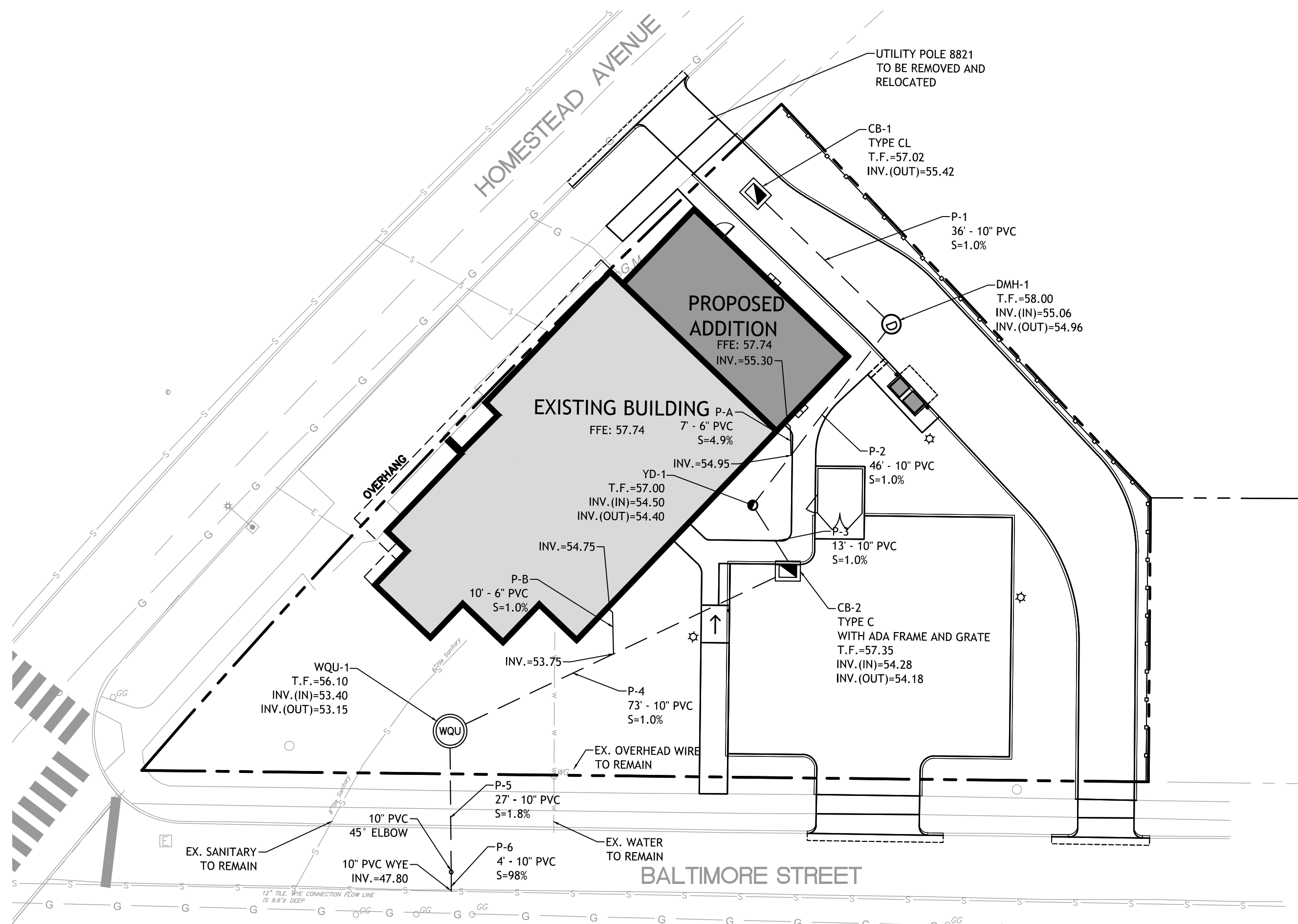
1" = 20'

LEGEND

	EXISTING BUILDING
	PROPOSED BUILDING
	PROPERTY LINE/RIGHT OF WAY LINE
	PROPOSED CURB
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	SITE LIGHT
	WALL PACK LIGHT
	CATCH BASIN - TYPE CL
	CATCH BASIN - TYPE C
	NEW ADA GRATE AT EXISTING DRAIN
	SILT SACK
	TREE PROTECTION
	TEST PIT / SOIL BORING
	DIRECTION OF SURFACE FLOW

NOTES:

- 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
- CB-2 TO HAVE ADA GRATE
- REFER TO THE TEXT AND APPENDICES FOR ADDITIONAL INFORMATION



DRAINAGE AND UTILITY PLAN

1" = 20'

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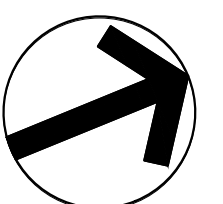
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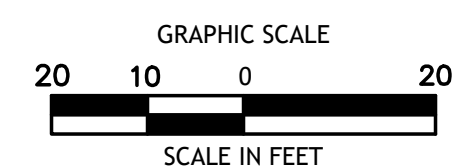
GRADING, EROSION CONTROL, DRAINAGE AND UTILITY PLANS

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

Revisions:



C-200





Qty.	Key	Name-Botanical/Common	Size at Maturity	Planted Size	Light Preference	Comments	Landscape Characteristics
EVERGREEN TREES							
27	TO	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
DECIDUOUS 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.
EVERGREEN SHRUBS							
20	IG	Ilex 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.
PERENNIALS							
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 tolerant. Will rebloom 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	PA	Pennisetum alopecuroides 'Hamel' Hamel 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.

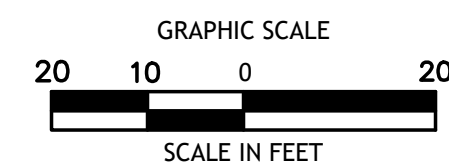


EXISTING TREES			Caliper (In.)	Protect (P) /Remove (R)
Tree Number	Tree Type			
1	Oak (Pin Oak)		10 P	
2	Maple		15 P	
3	Maple, twin (Acer negundo/Box Elder)**		12 R	
5	Tree/Zelkova serrata/Japanese Zelkova)		2 P	
6	Maple (Columnar variety)		2 P	
Total Caliper of Existing Trees			41 Inches	
Total Caliper of Proposed Tree Removal			12 Inches	
<p>Note: Per zoning section 6.6.1 Significant Trees require permission from the City Forester prior to removal.</p> <p>*Reason for removal: The larger of the two trunks is leaning onto the property where cars will cue for the drive-thru.</p>				
TREE CALIPER BALANCE				
Total Planted (6 new trees @ 2.5" Ø)			15 inches	
Total Removal			12 inches	
Final Caliper Balance (planted - removed)			+3 inches	

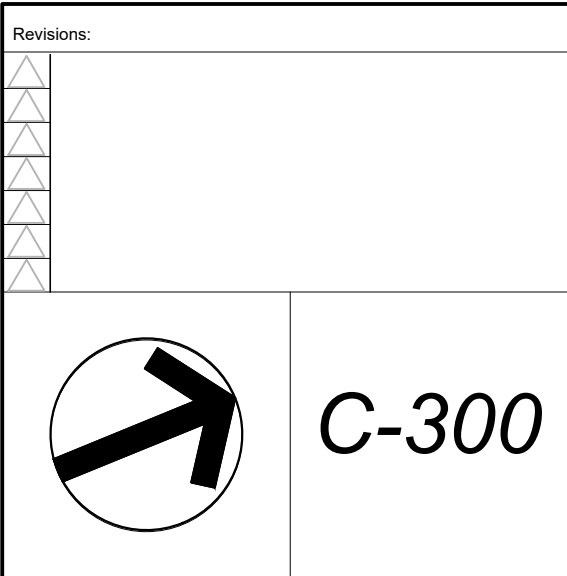
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TREE CALIPER BALANCE	
Total Planted (6 new trees @ 2.5" Ø)	15 inches
Total Removal	12 inches
Final Caliper Balance (planted - removed)	+3 inches



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Drawn By:	Checked By:
JS	SW

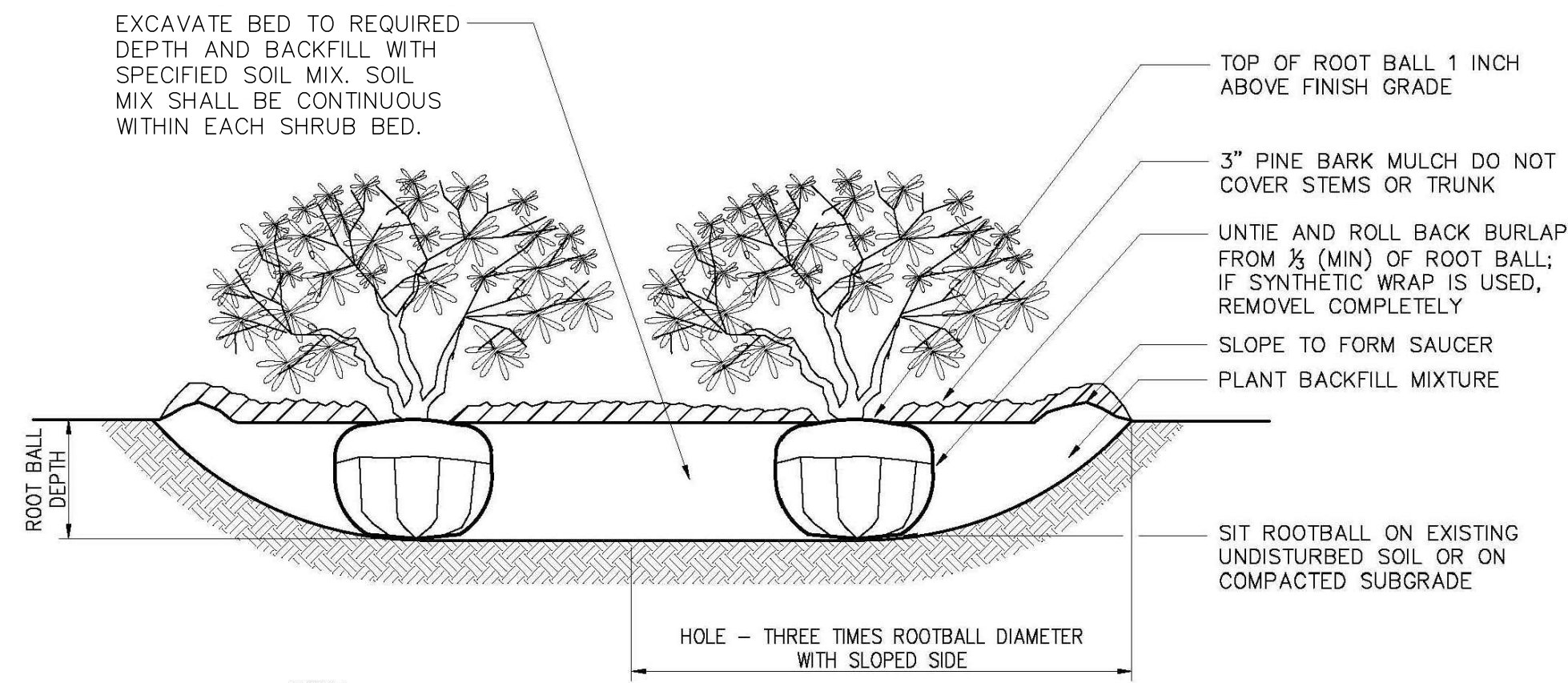


C-400



- N.T.S



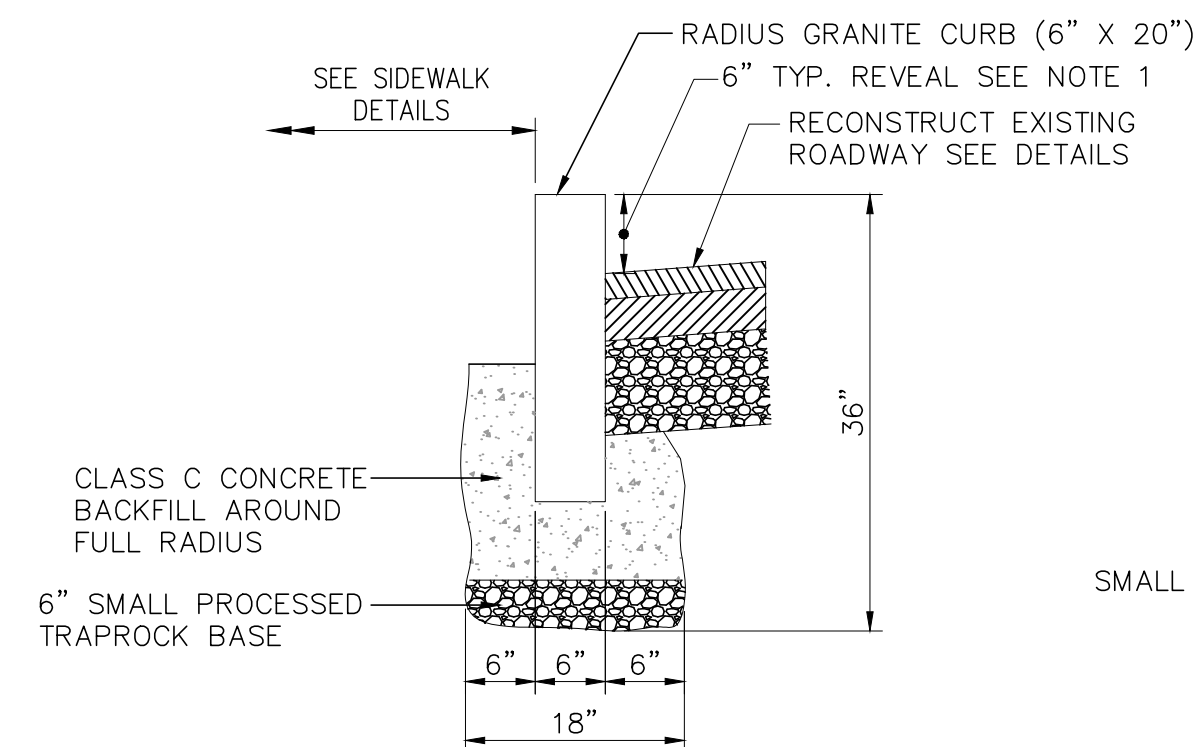


NOTE:

1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

SHRUB AND PERENNIAL PLANTING BED

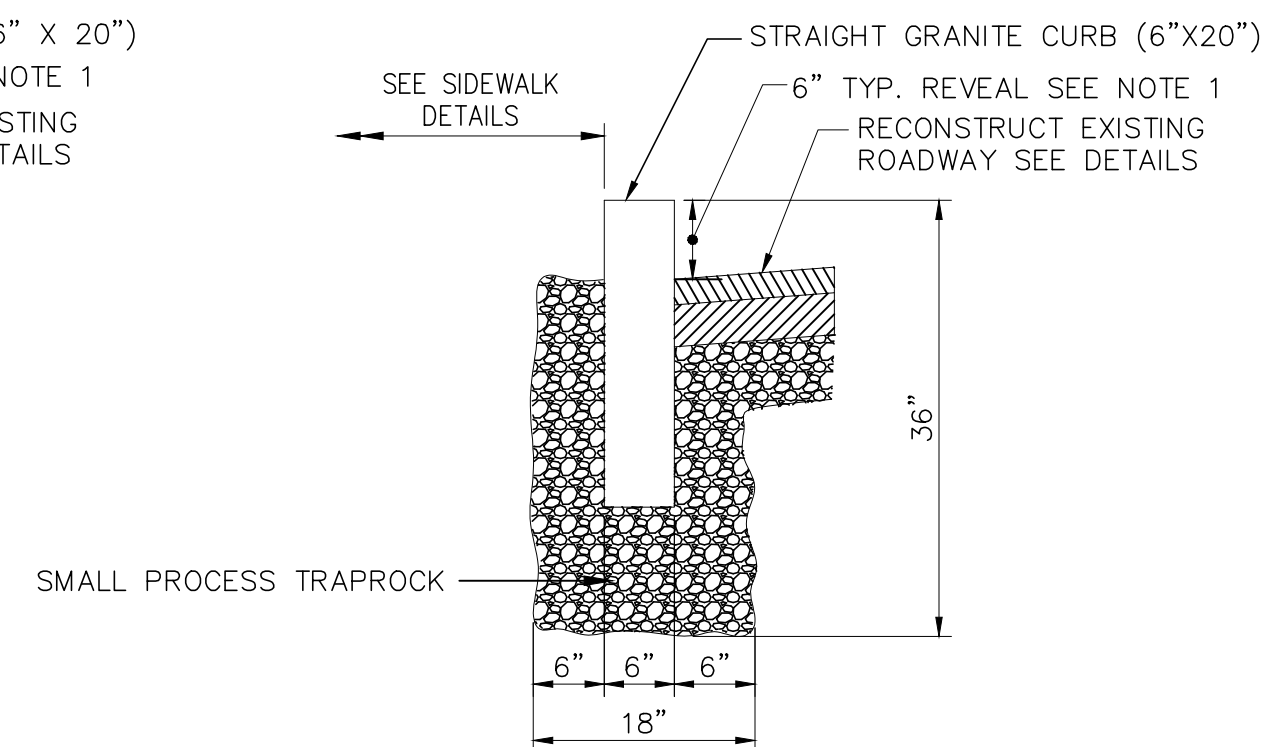
N.T.S



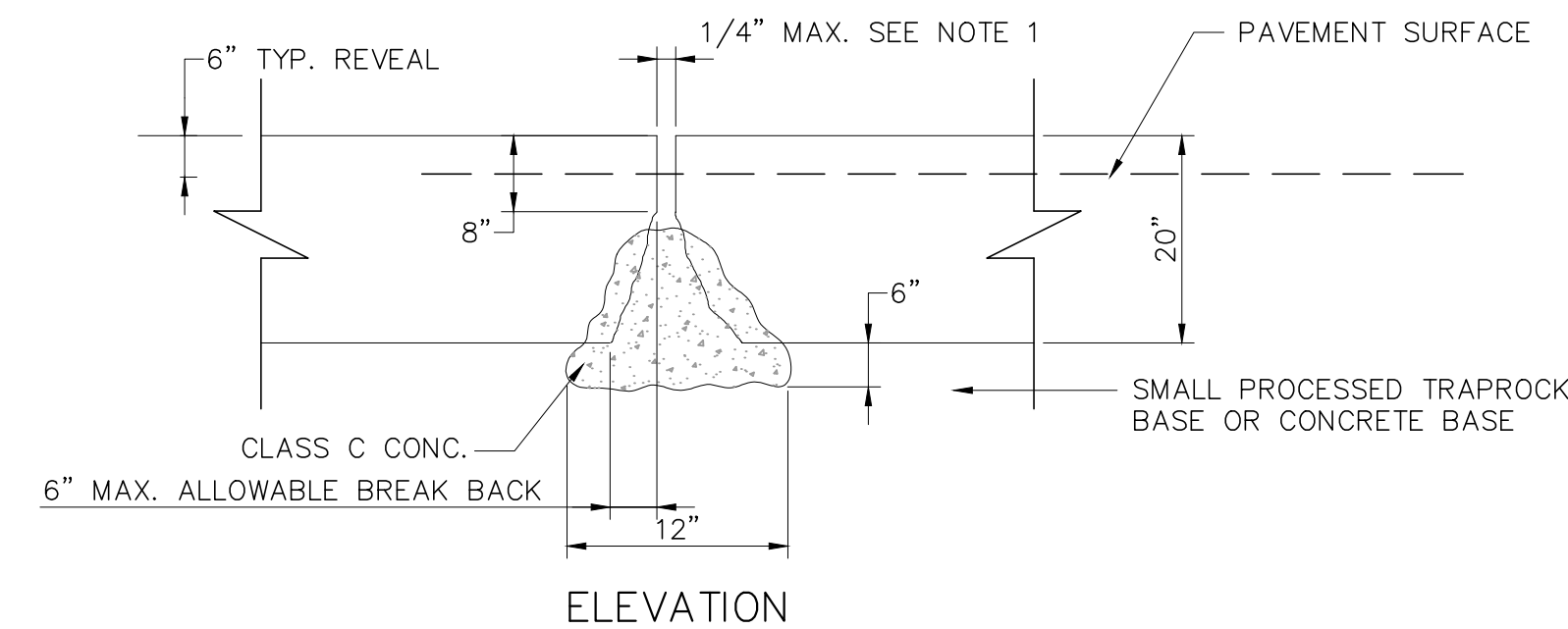
NOTE:

1. THE CURB REVEAL SHALL BE 6" FROM THE FINAL PAVEMENT SURFACE UNLESS OTHERWISE NOTED, OR AS DIRECTED BY THE ENGINEER.

RADIUS GRANITE CURB SECTION



STRAIGHT GRANITE CURB SECTION



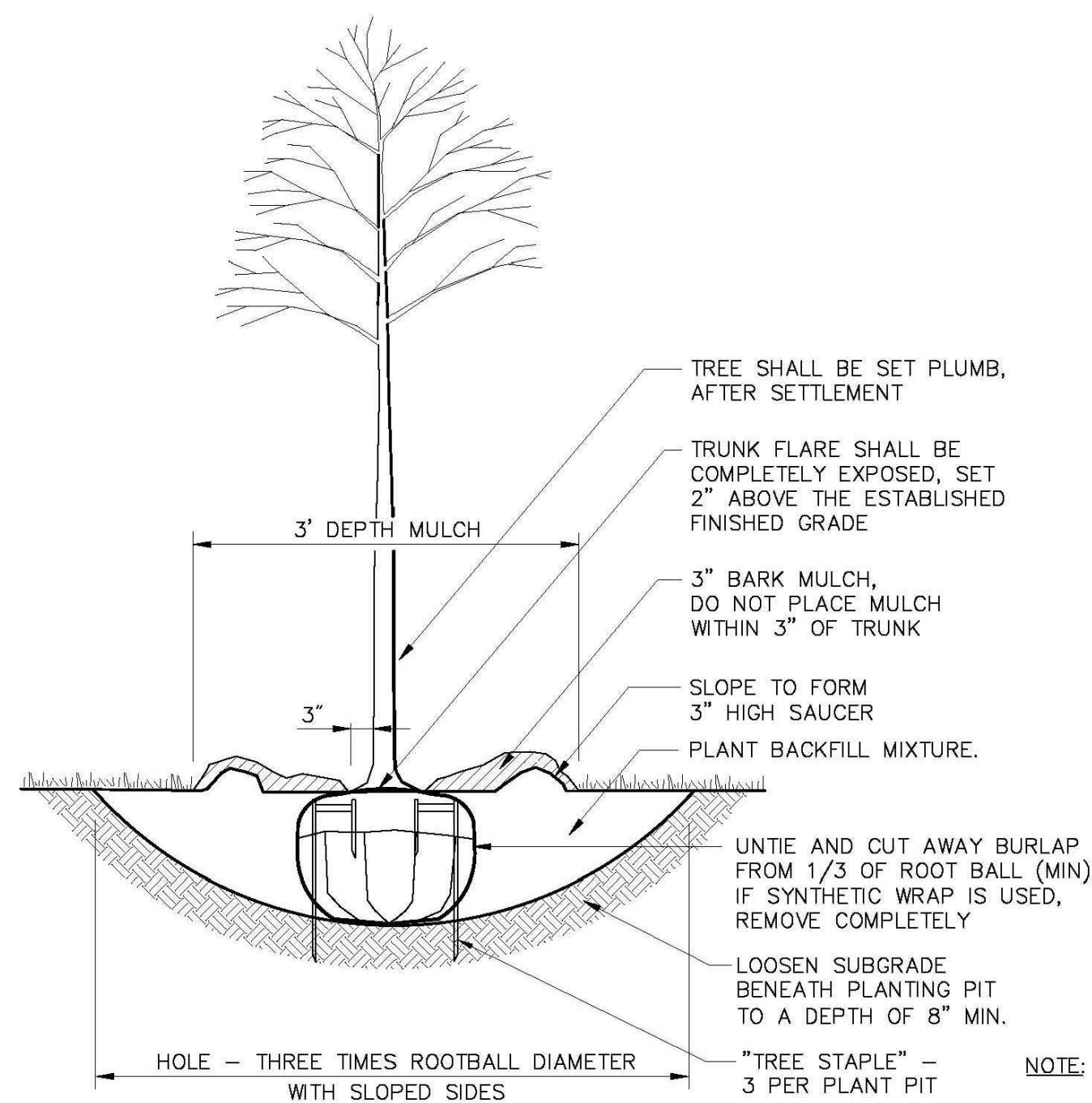
NOTE:

1. CURB JOINT TO BE CAULKED PER SPECIFICATIONS

TYPICAL JOINT DETAIL FROM STRAIGHT GRANITE CURB

GRANITE CURB

N.T.S

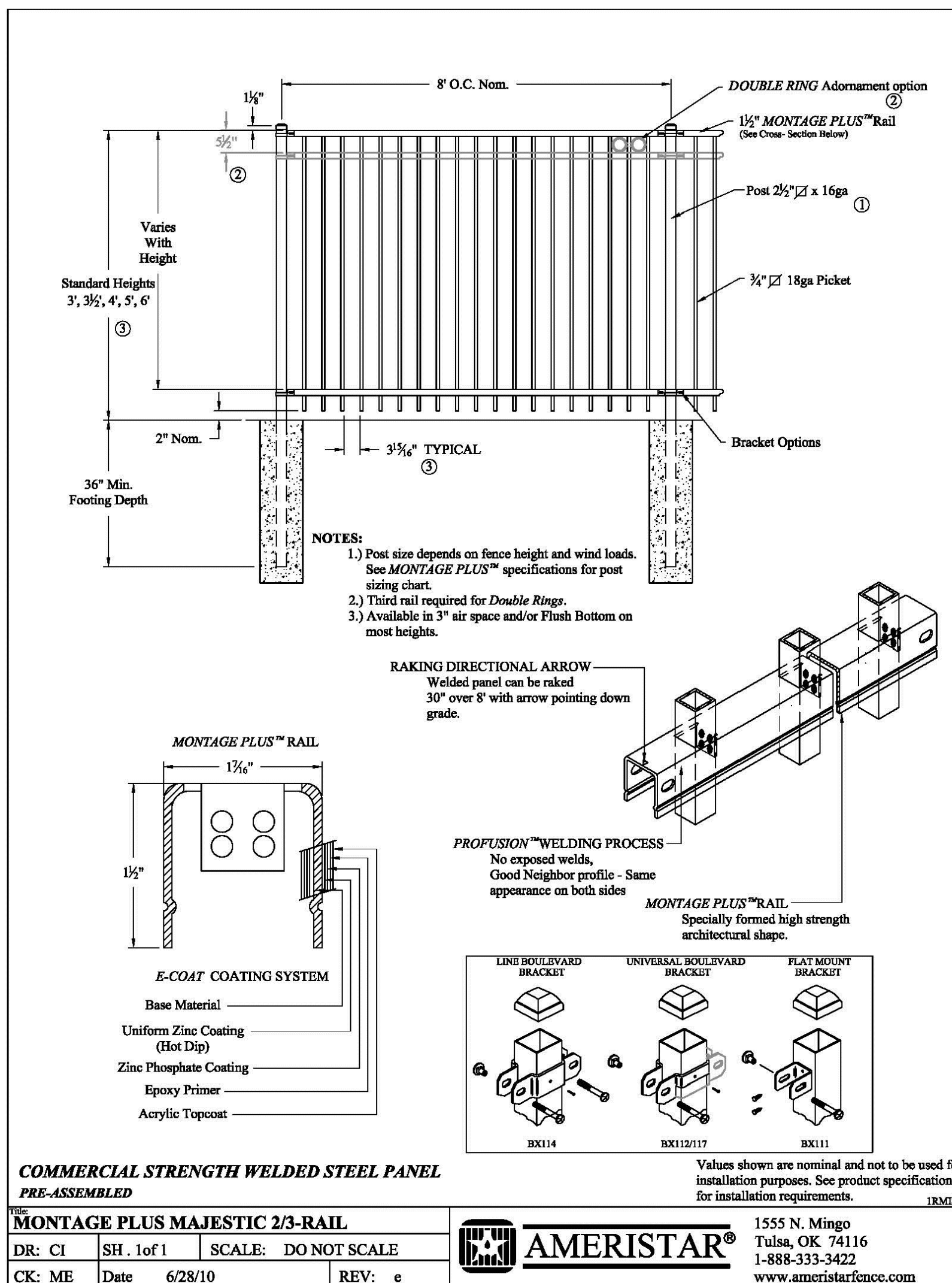


NOTE:

1. STAKING IS NOT REQUIRED FOR TREES UNDER 3" CALIPER.

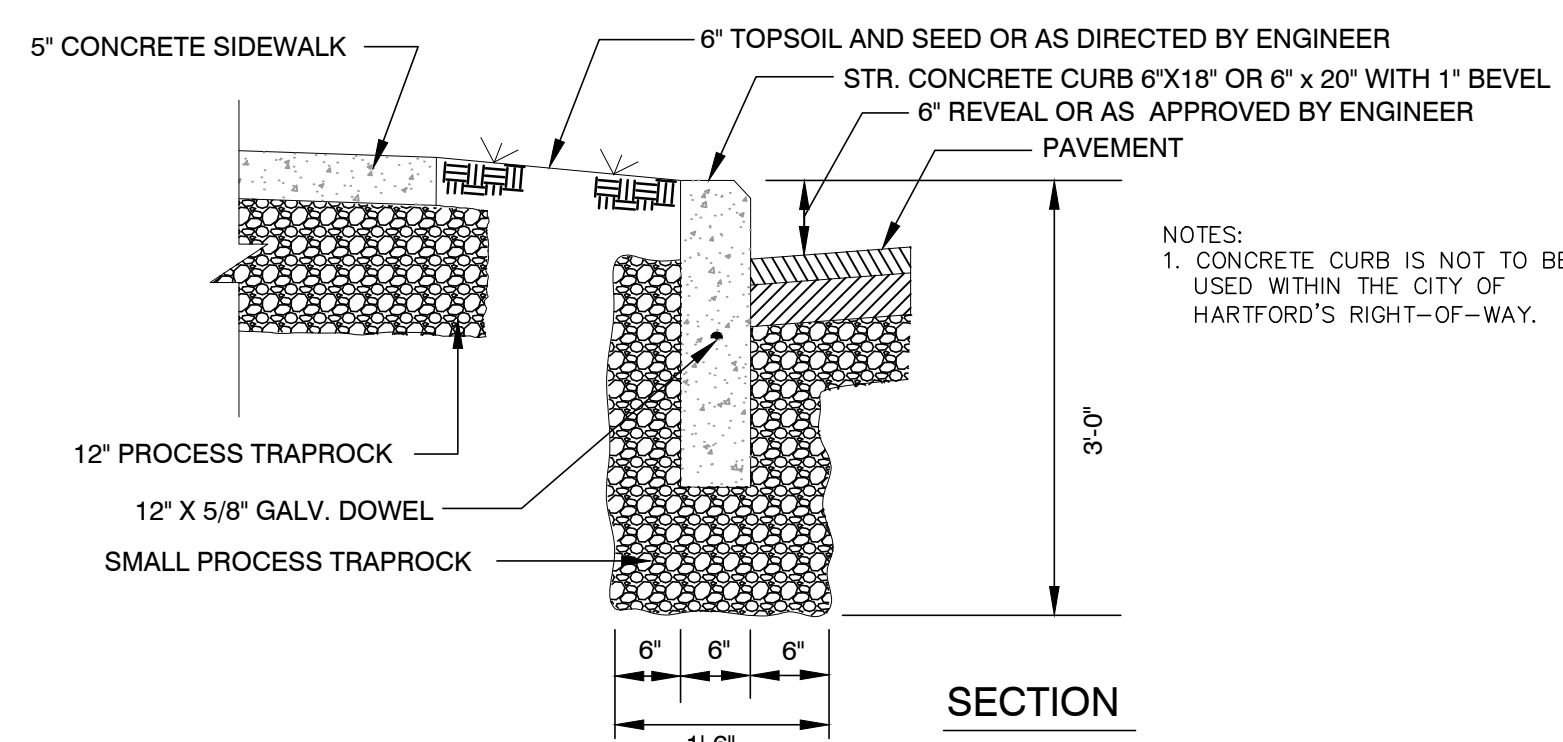
TREE PLANTING DETAIL – UNCONSTRICTED LAWN AREAS & PLANT BEDS

N.T.S



4' ORNAMENTAL PICKET FENCE

N.T.S



PRECAST CONCRETE CURB SECTION

N.T.S

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Tel: 860.293.0093 / Fax: 860.293.0094

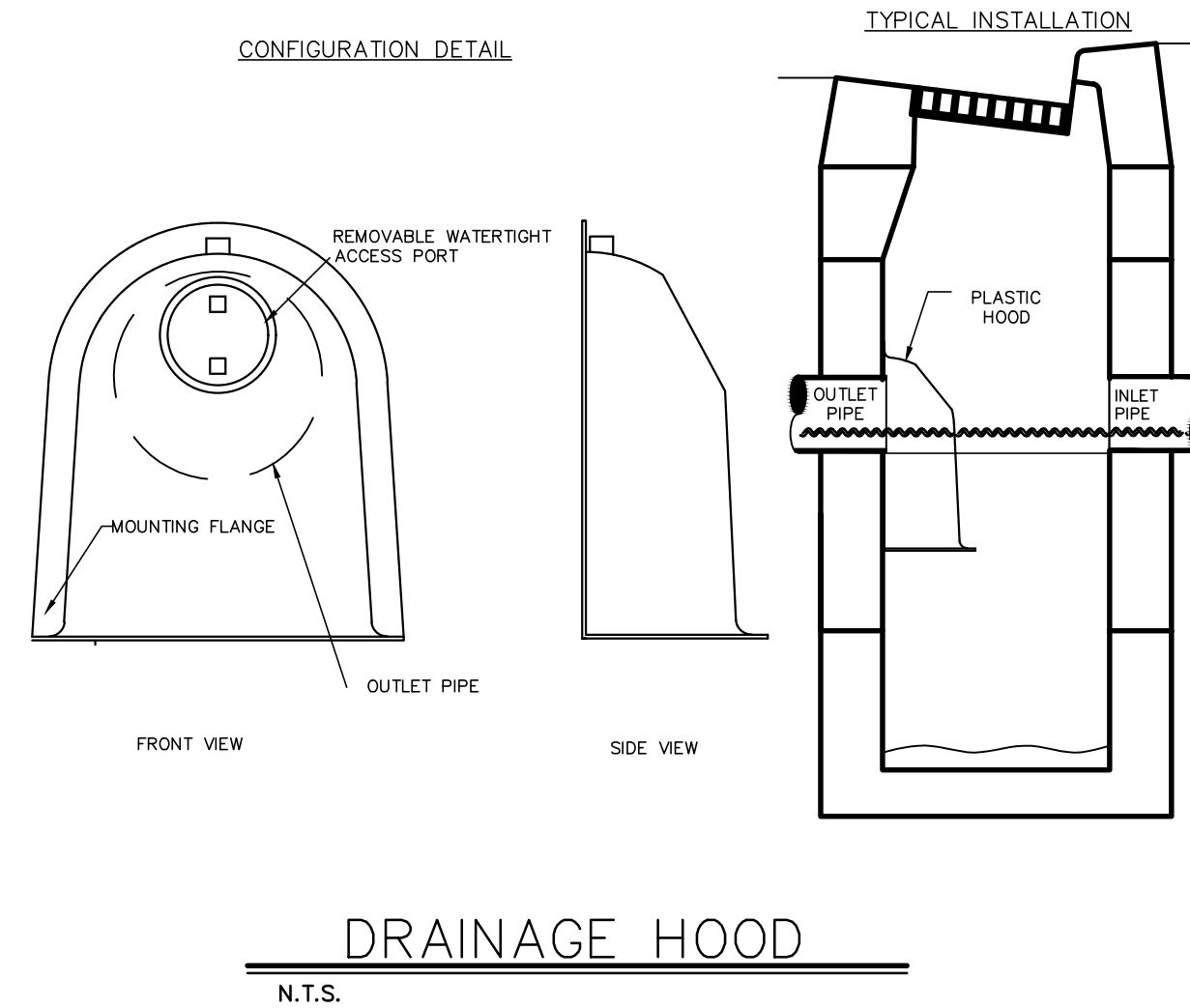
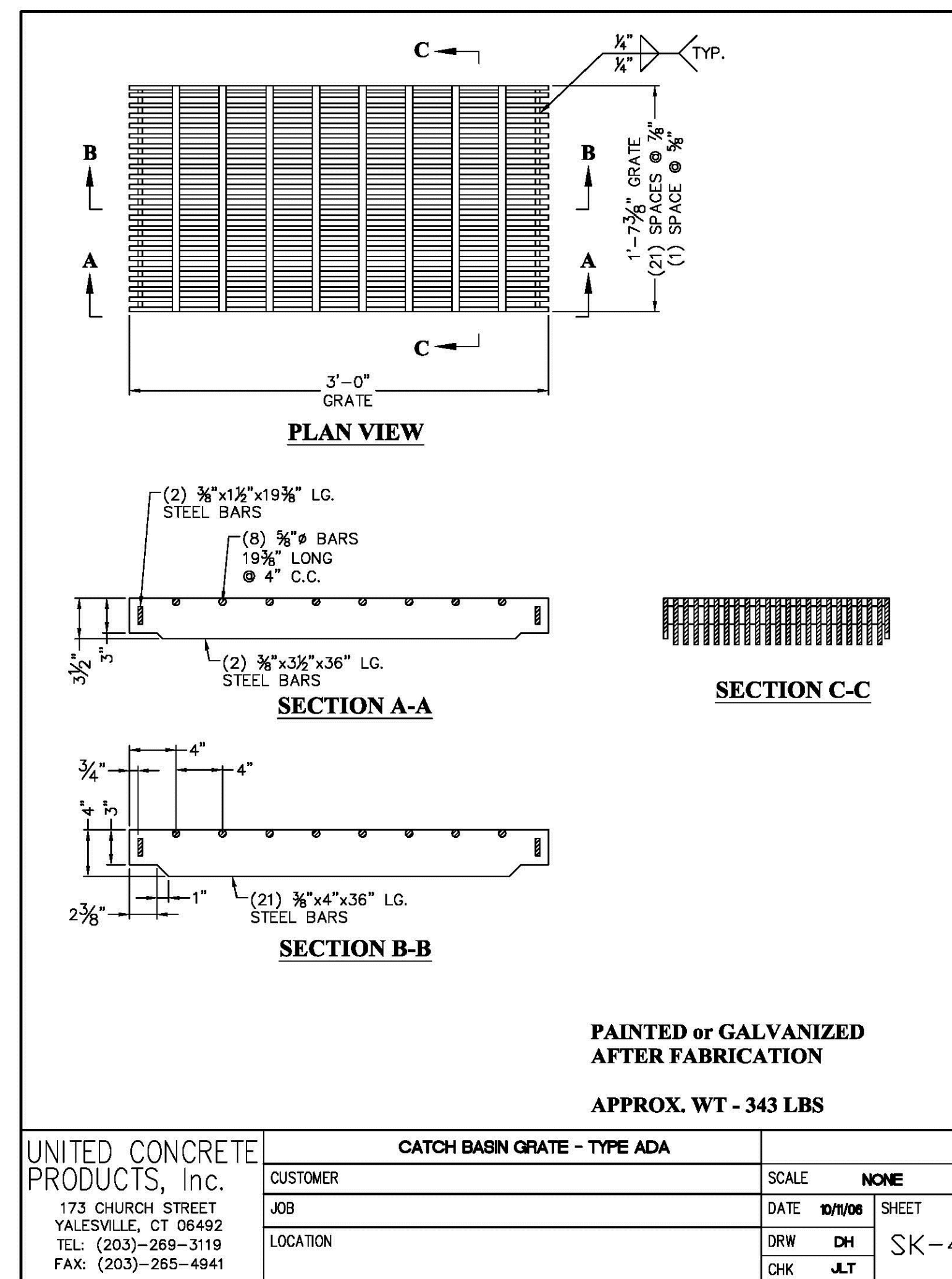
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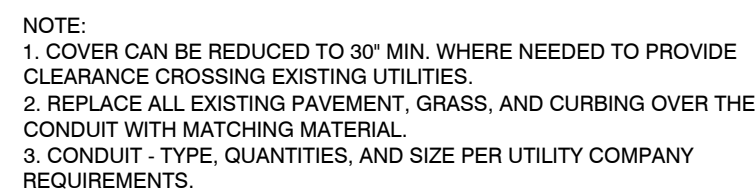
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Scale: N.T.S	CAD File: 21002_BHCA_Base.rvt
Drawn By: MS	Checked By: SW

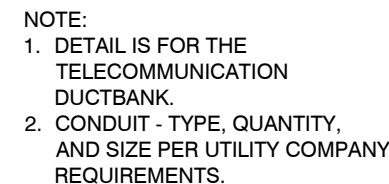
Revisions:

C-402

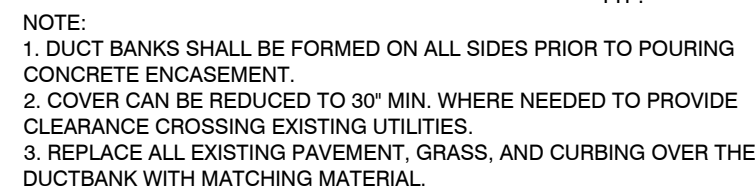




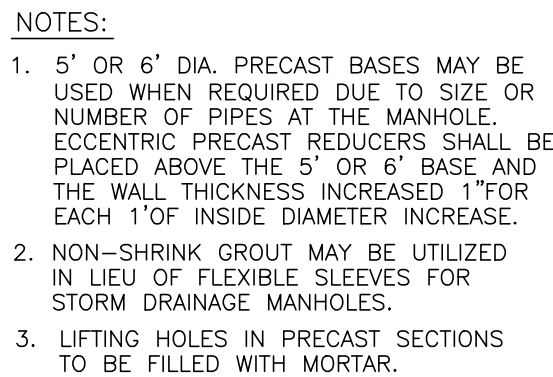
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N.T.S.



N.T.S.

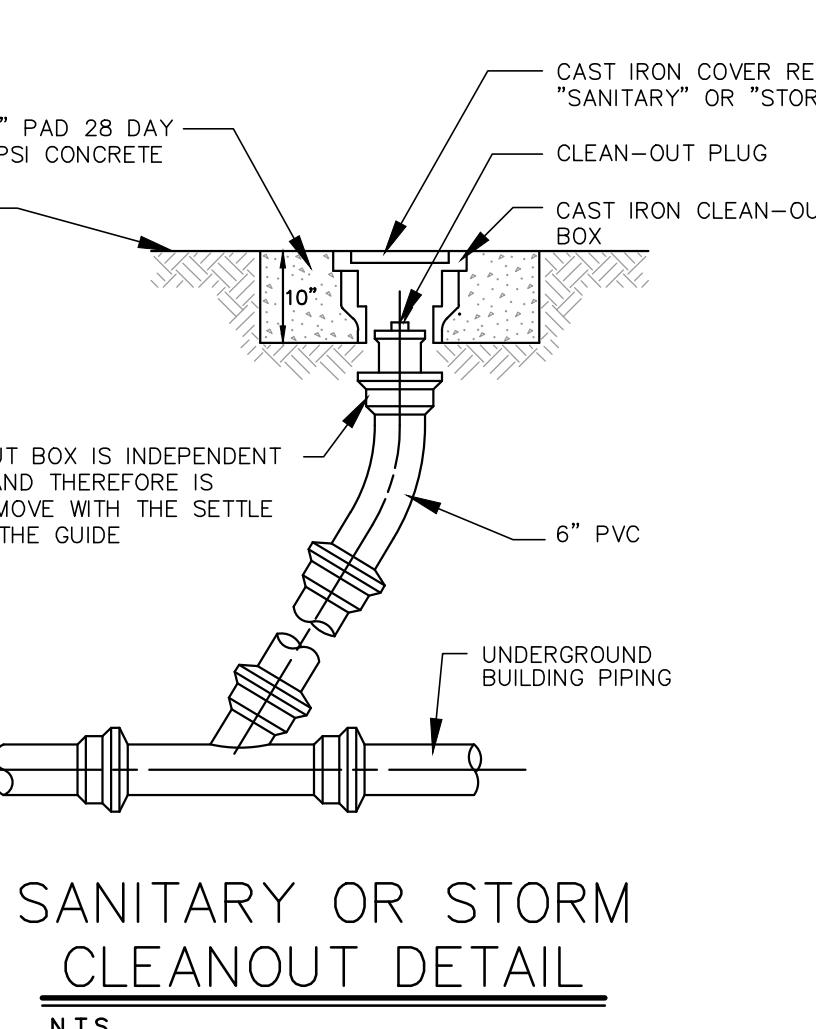
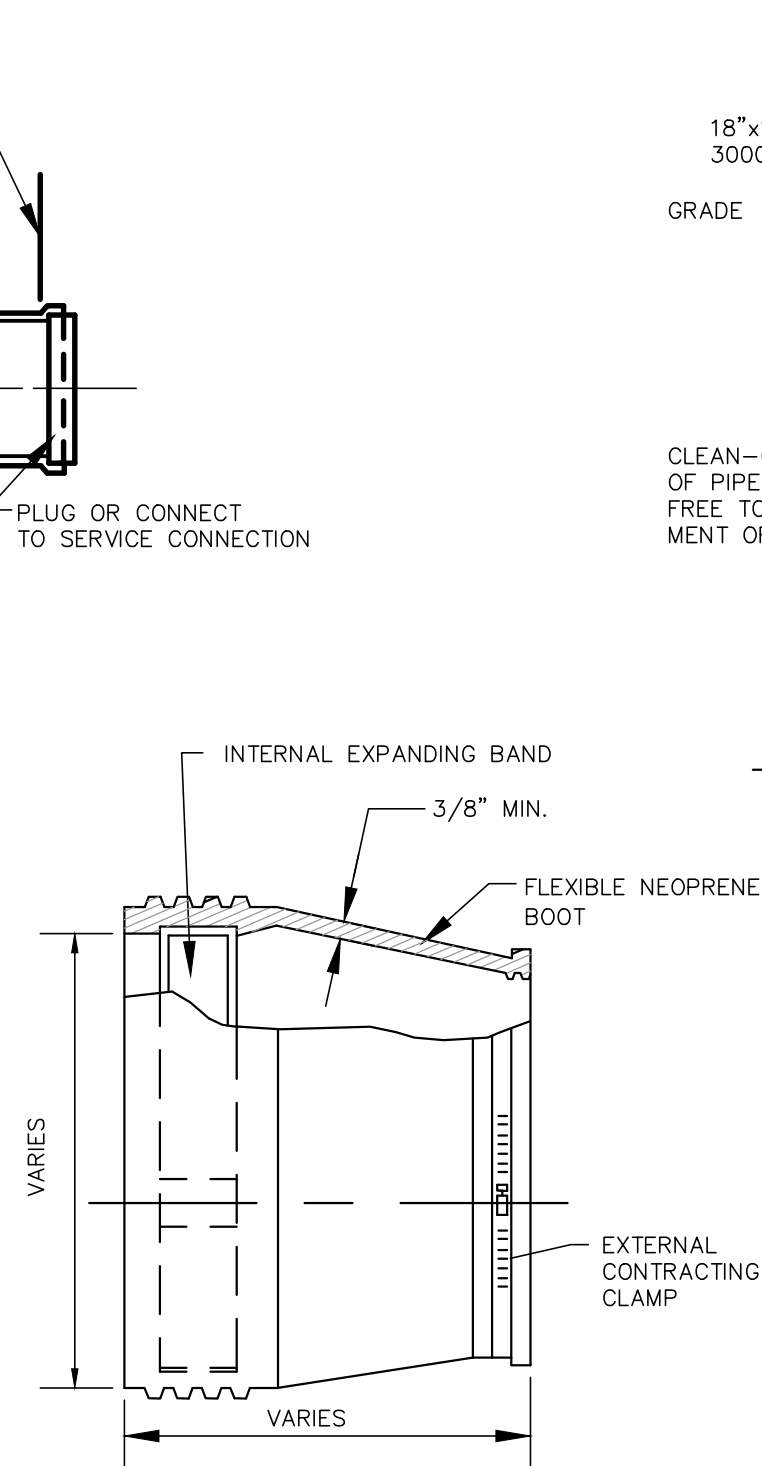
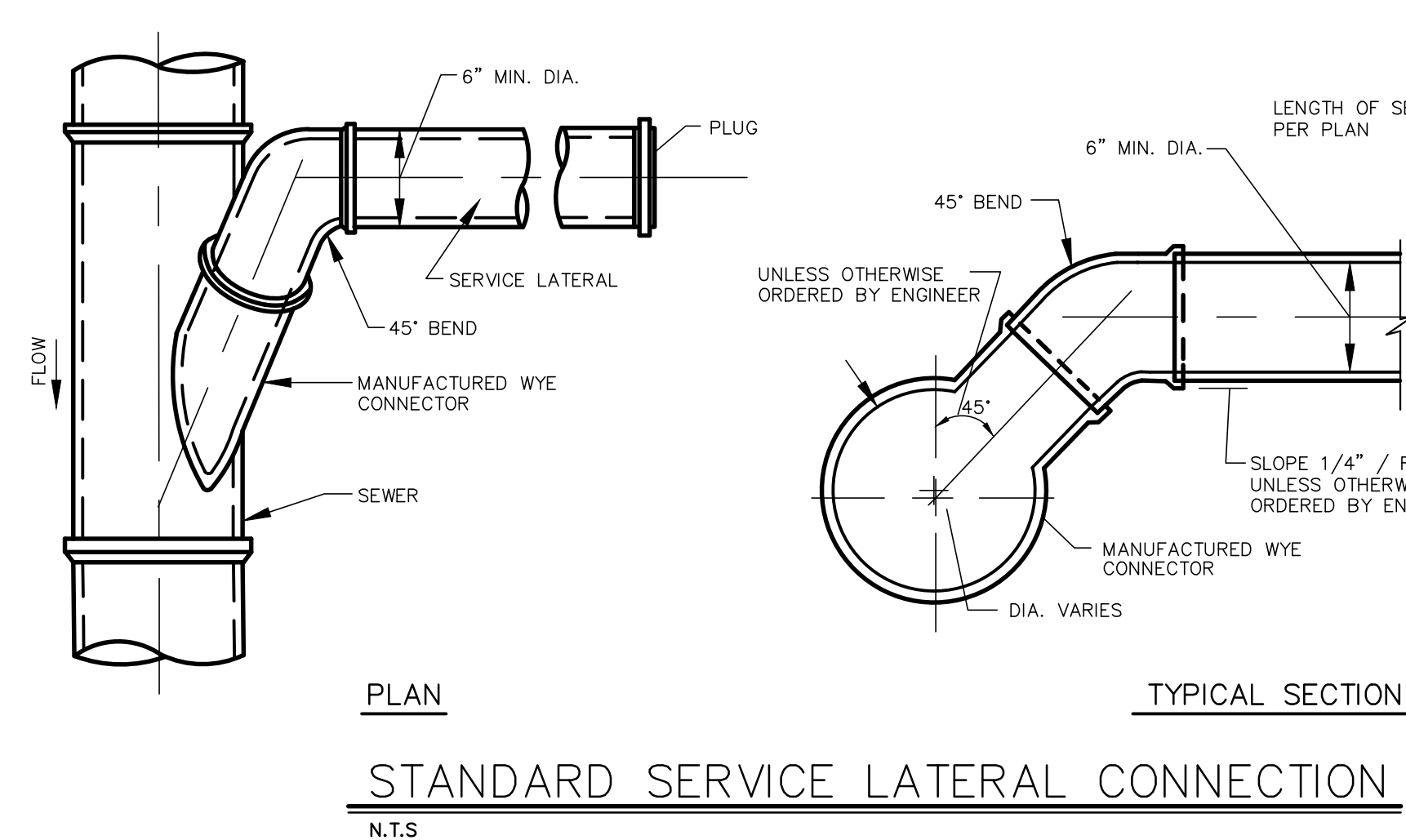
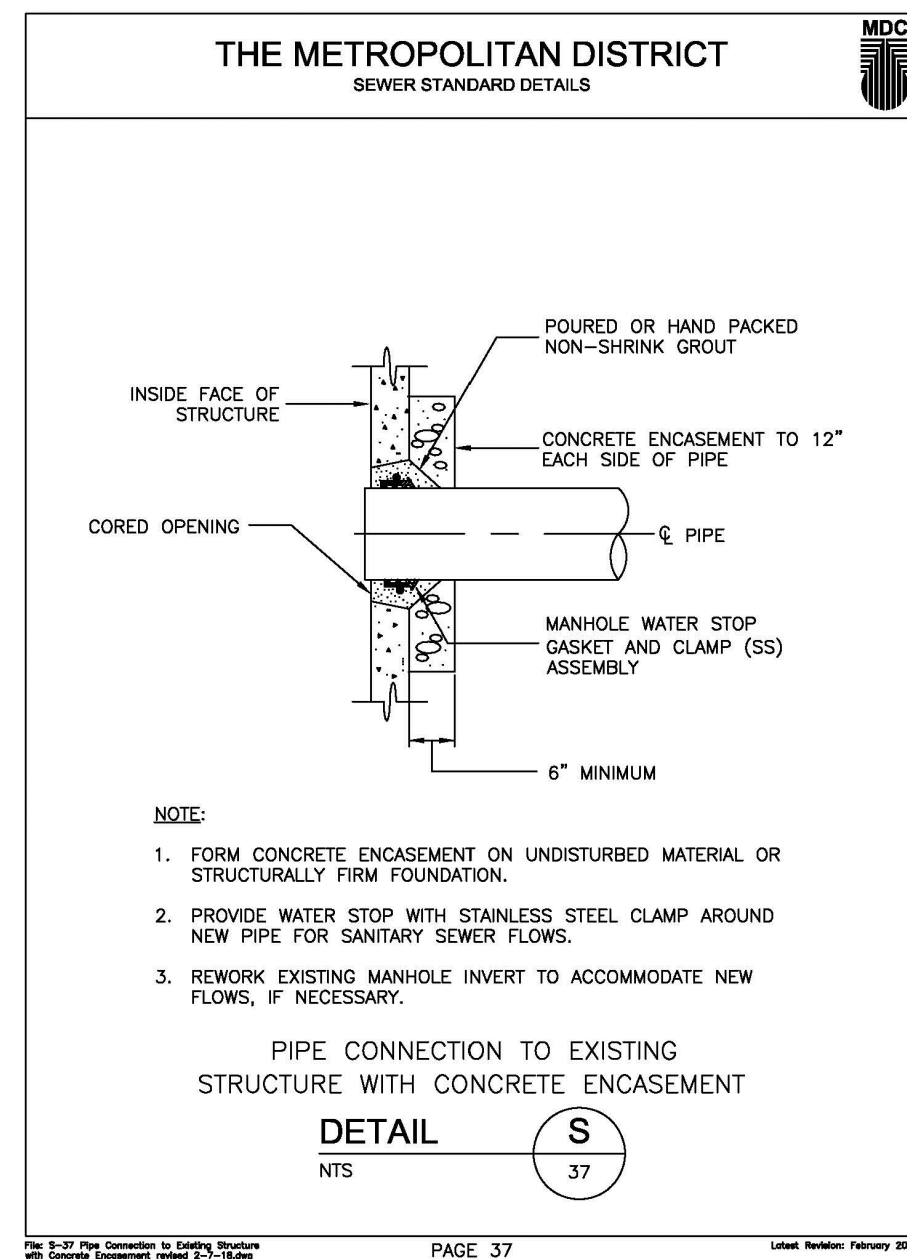
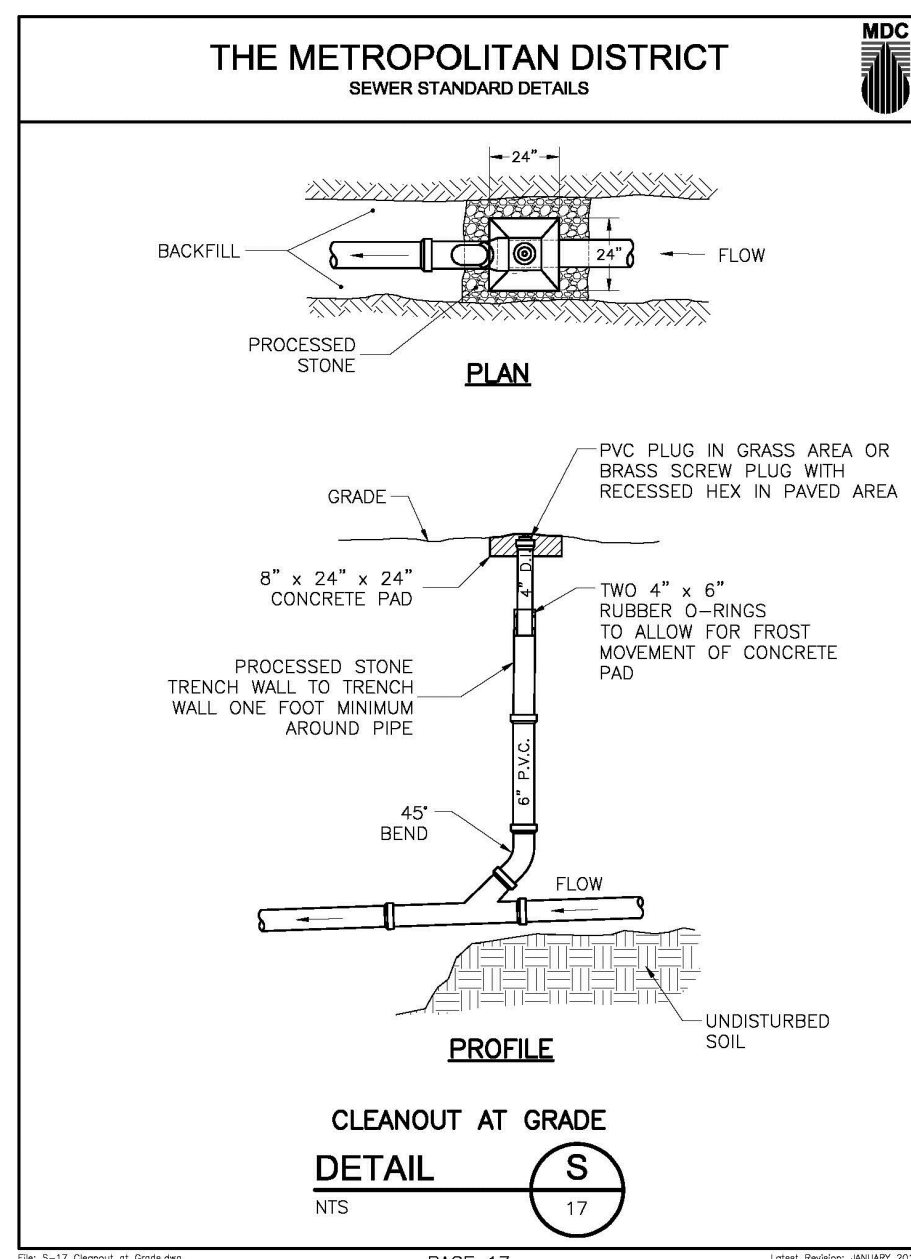
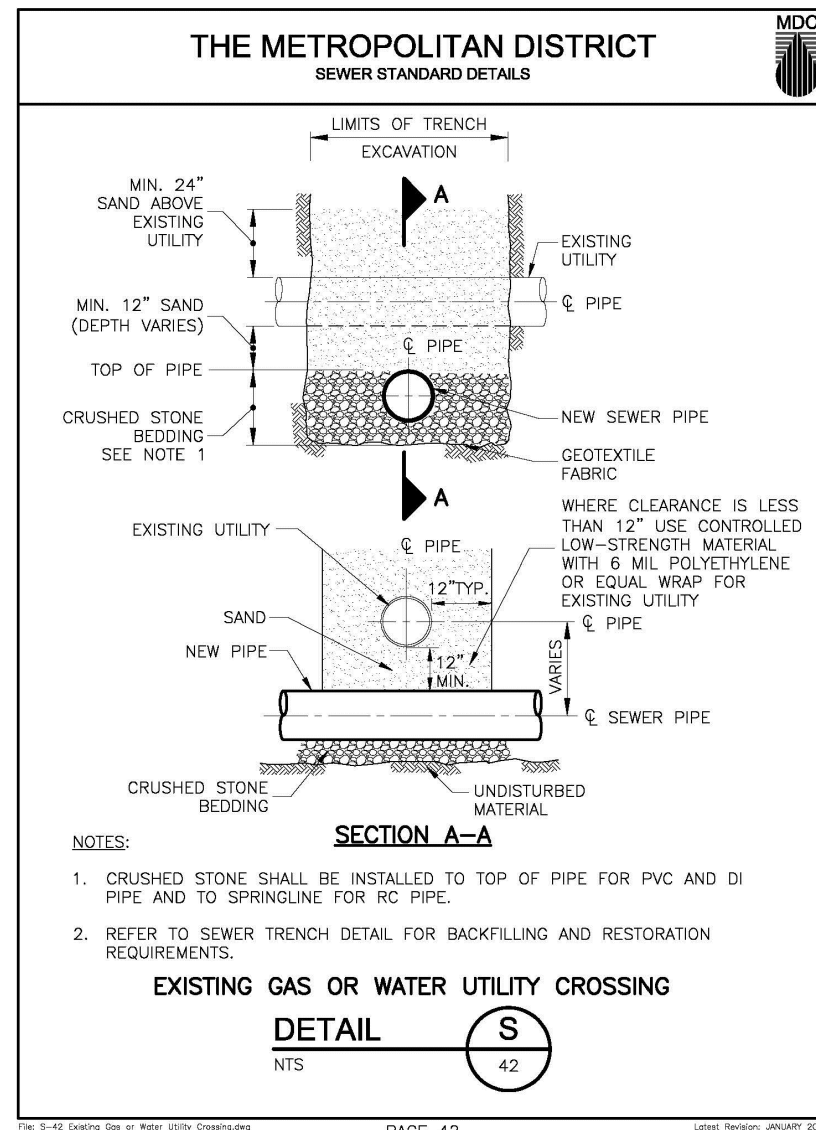
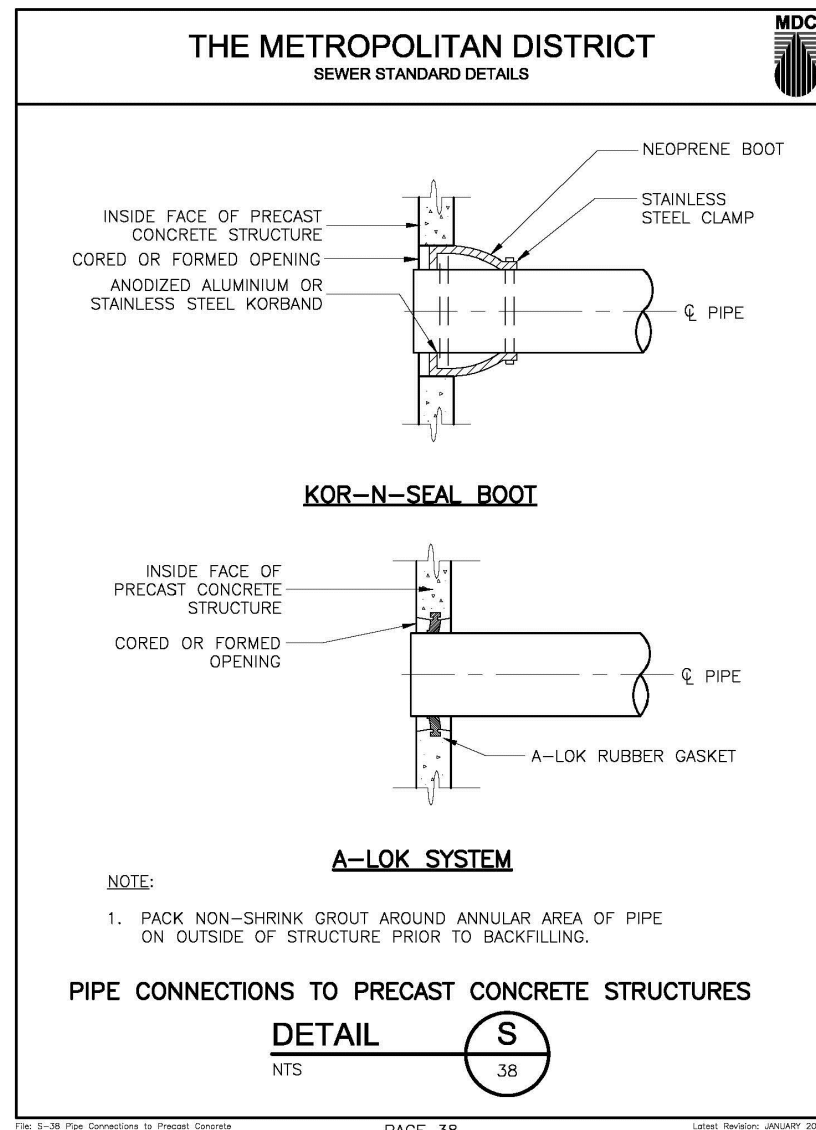
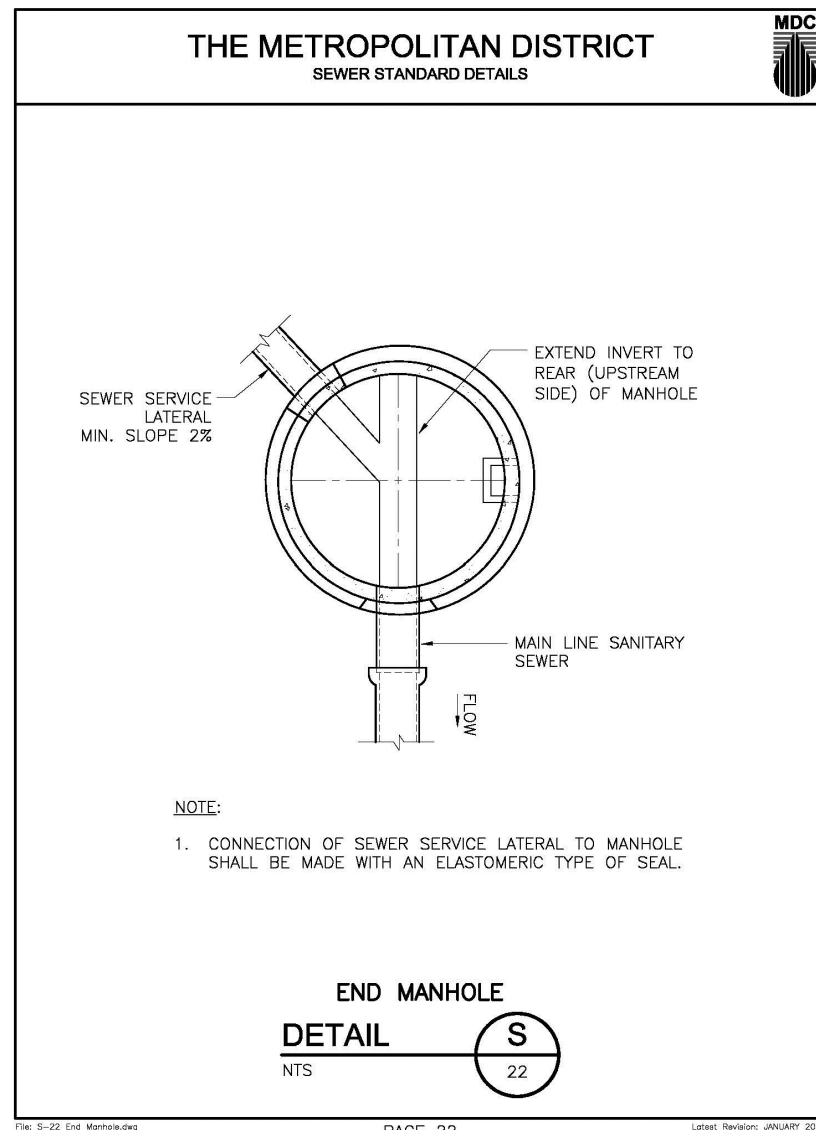
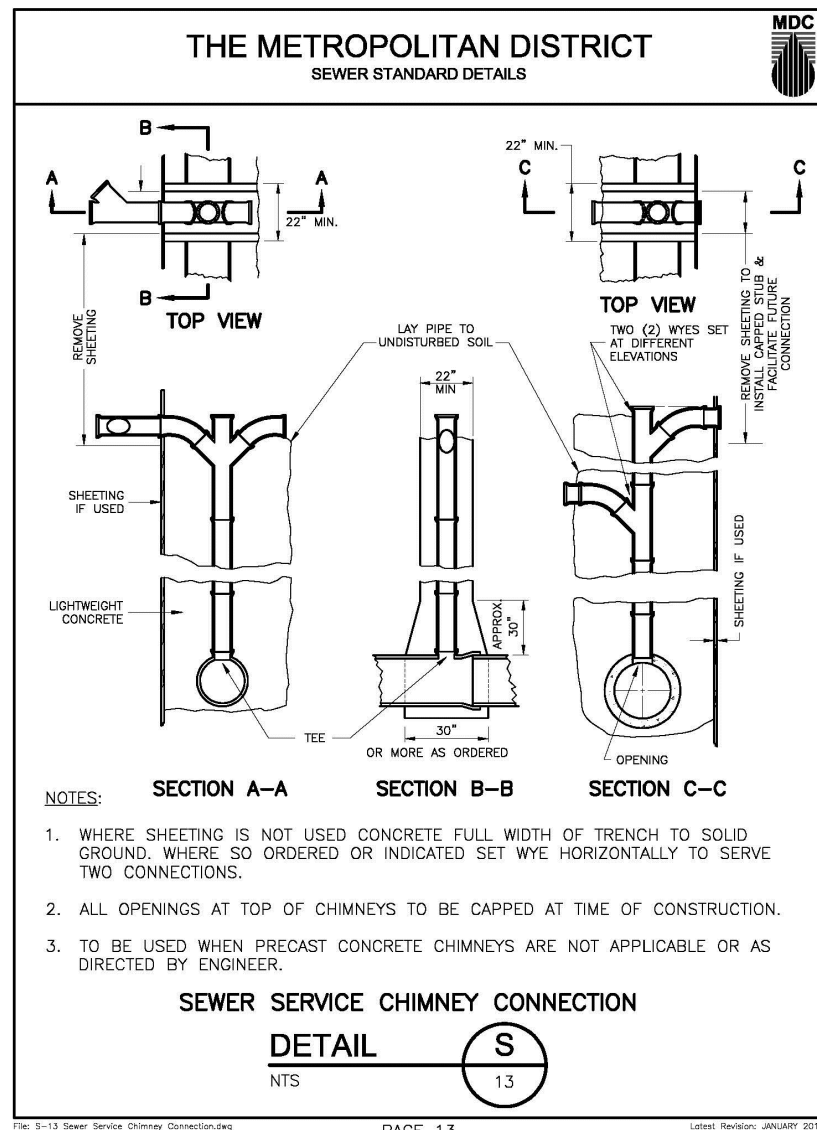
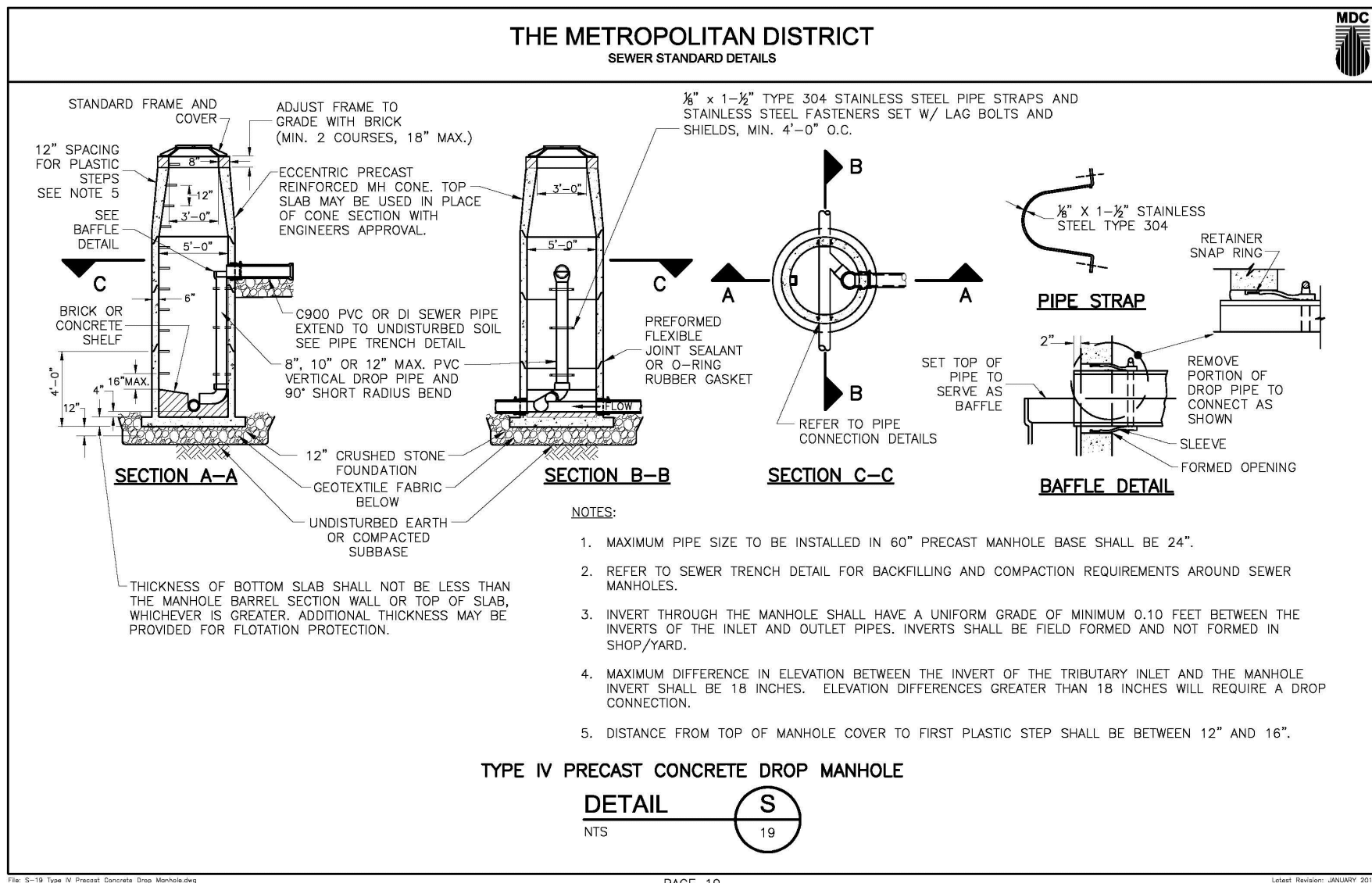
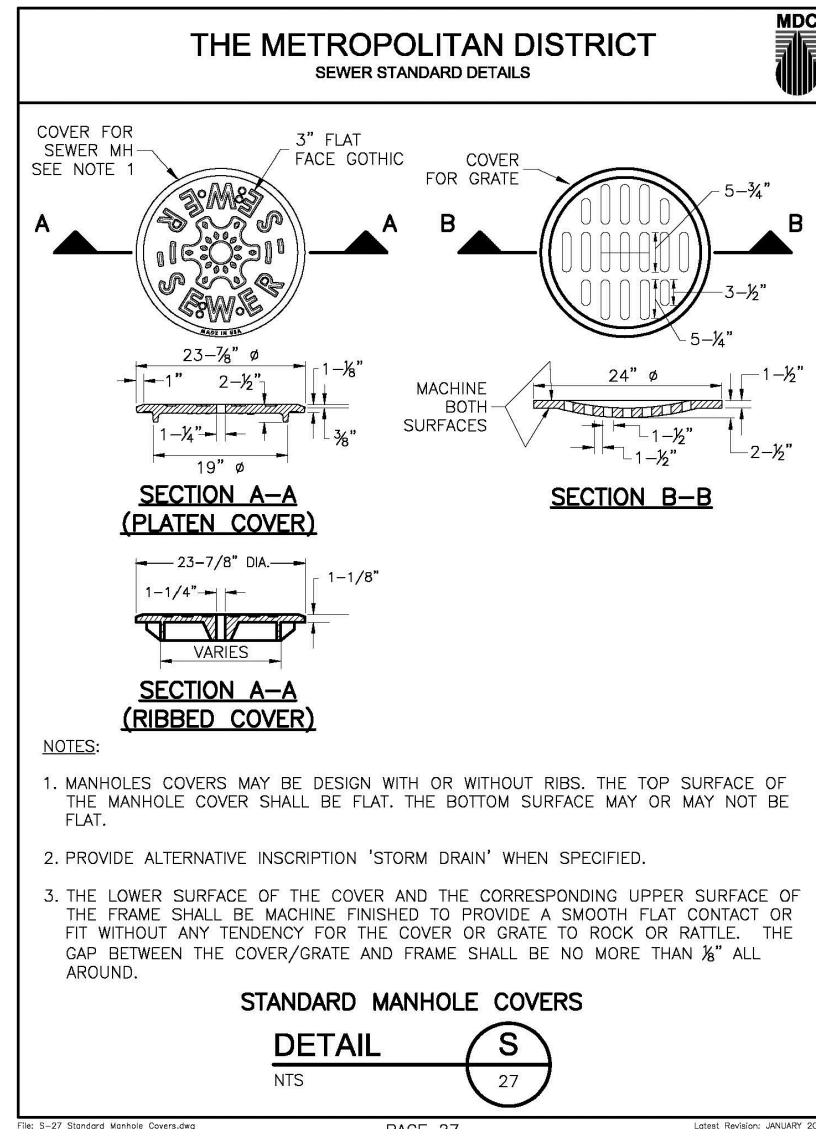
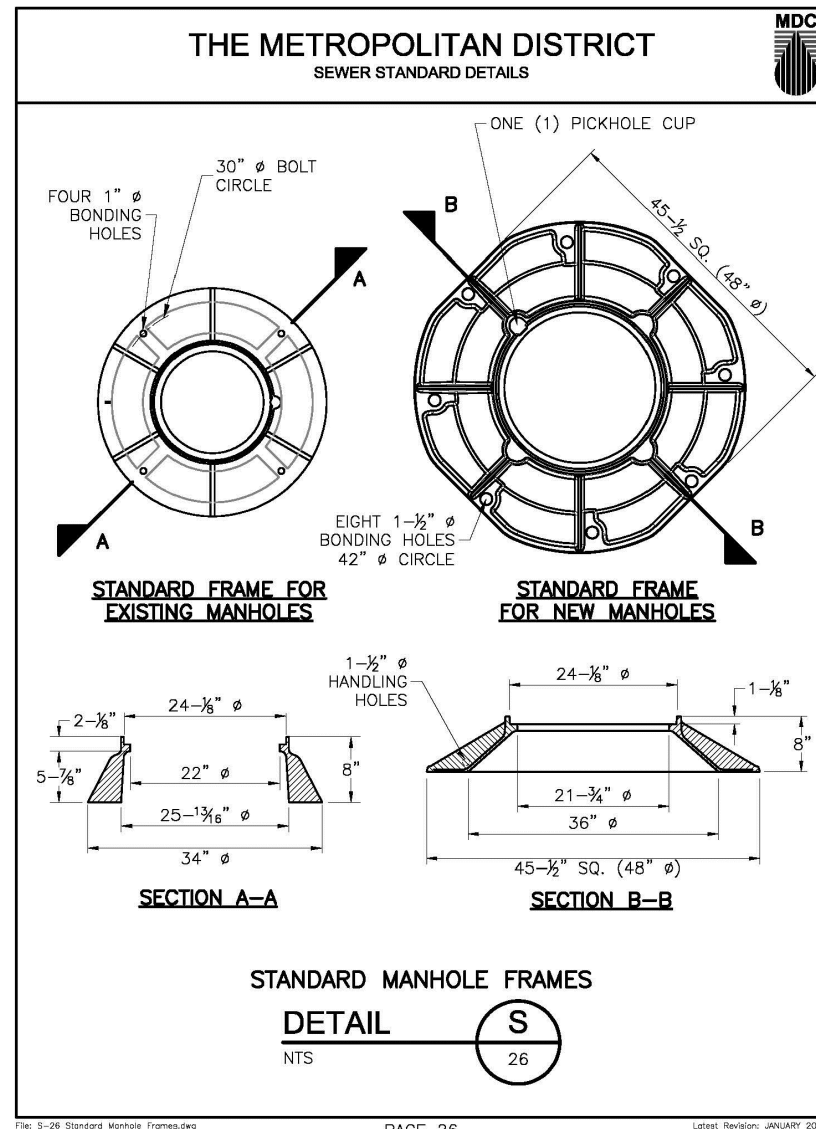
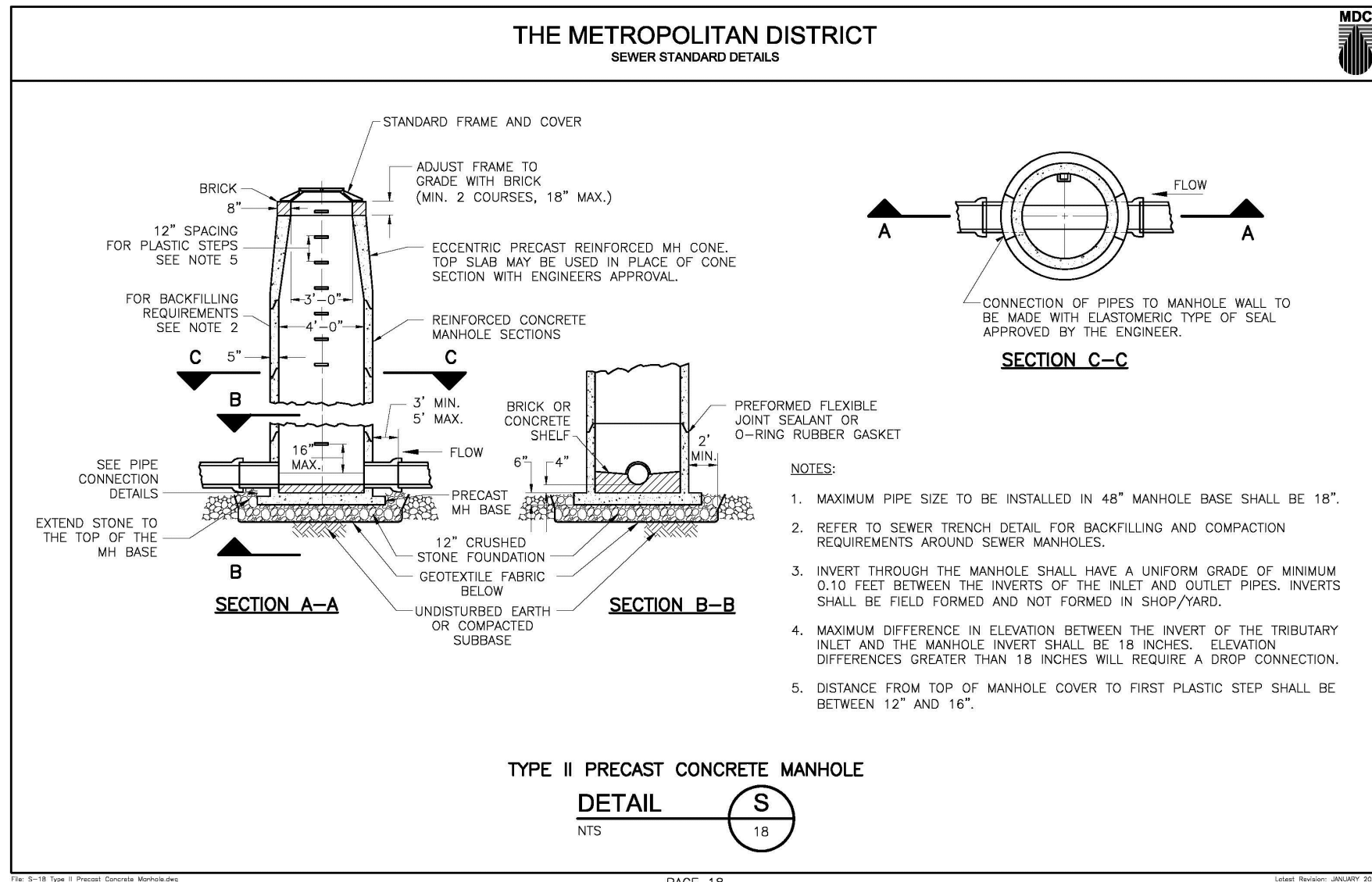
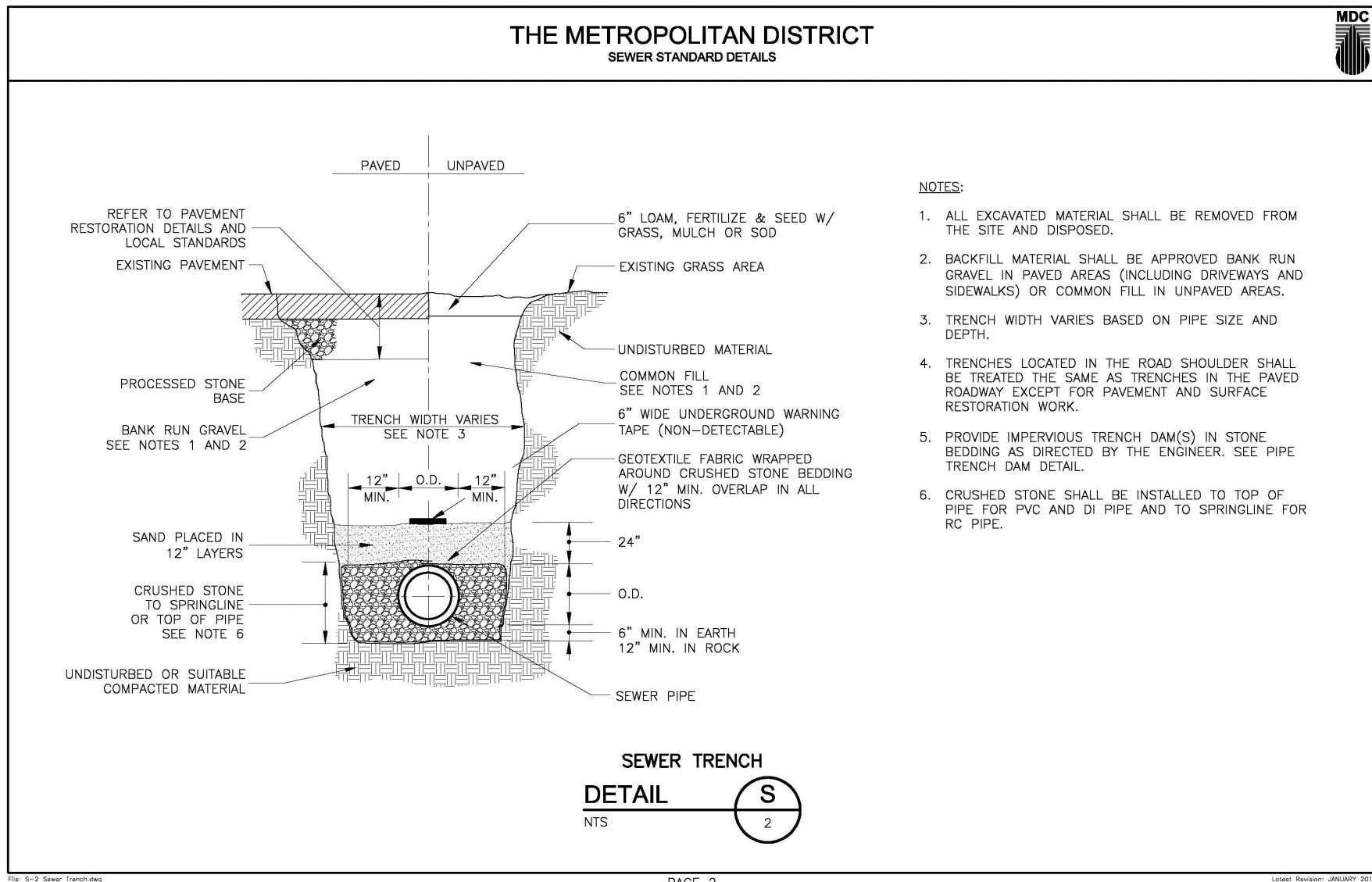


Title

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

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C-404



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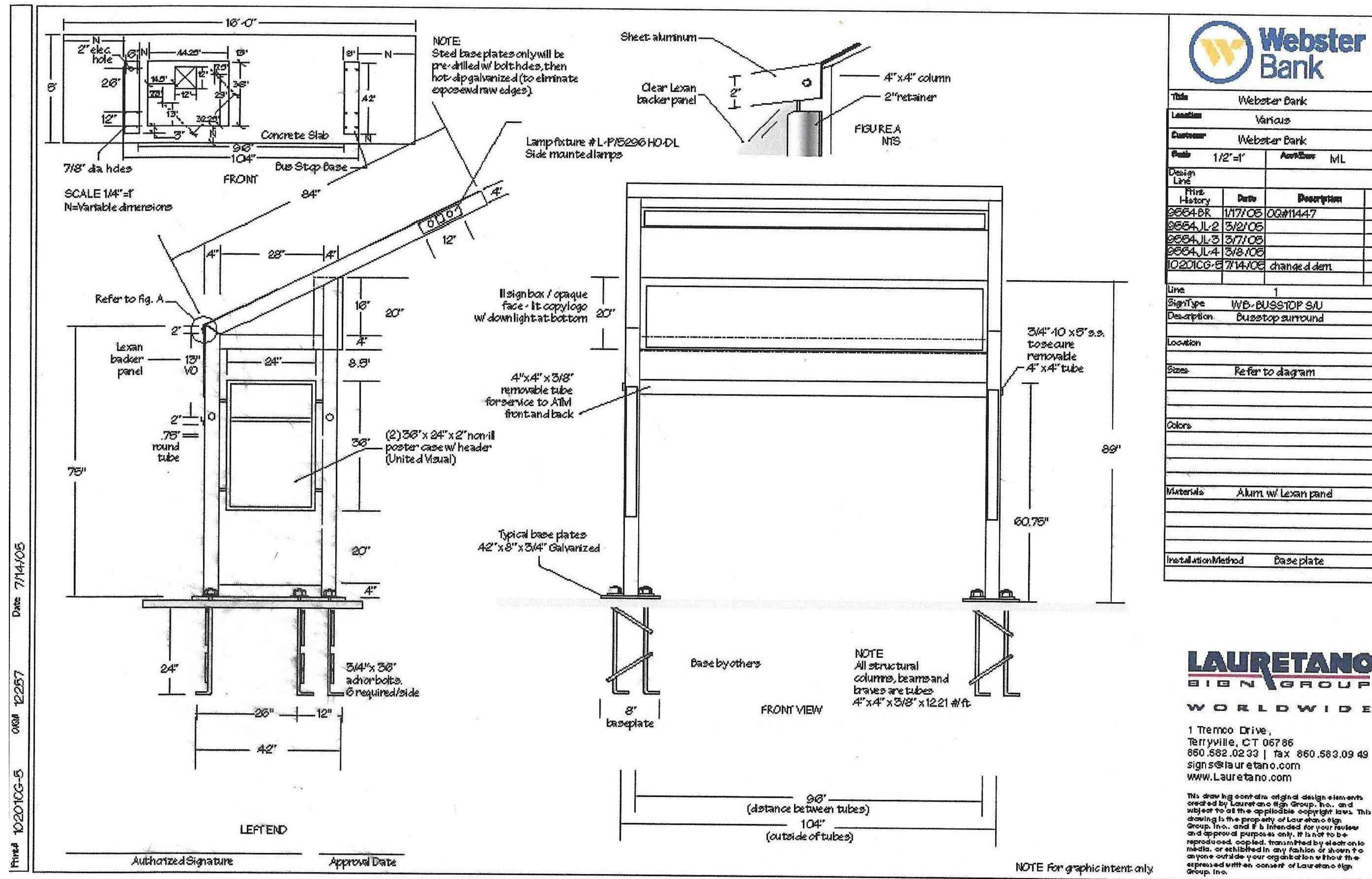
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Title:

DETAILS	
Project Number: 2021.002	Issue Date: 14 APRIL 2021
Scale: N.T.S.	CAD File: 21002_BHCA_Base.rvt
Drawn By: MS	Checked By: SW
Revisions:	
C-405	



Filed 10/20/10G-5 0x01 12257 Date 7/14/05

ATM SHELTER

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DETAILS

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

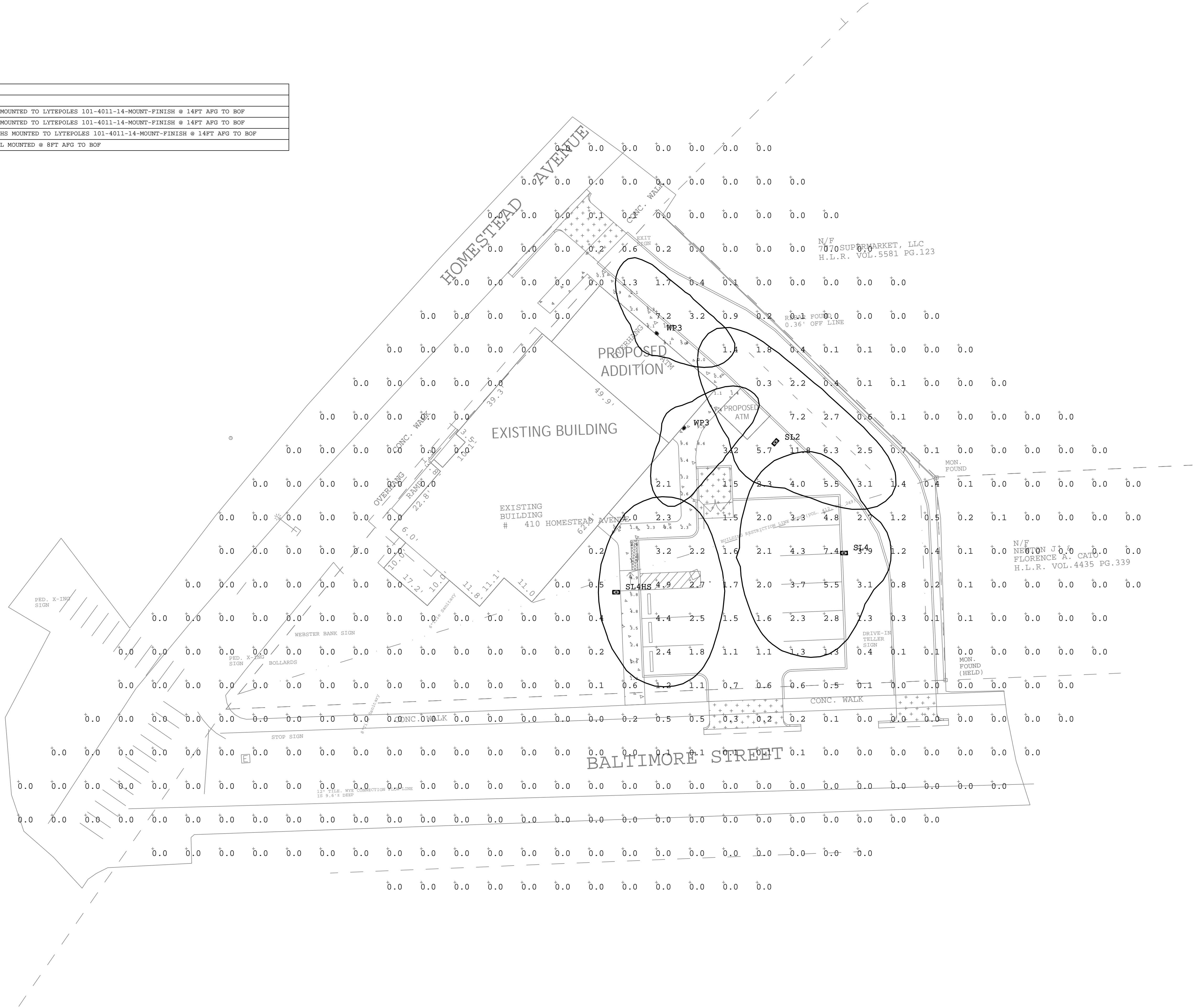
Revisions:	
1	

C-407

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-WV-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-WV-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-WV-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-WV-G3-3-VOLT-FINISH WALL MOUNTED @ 8FT AFG TO BOF

Calculation Summary						
Label	Grid Z	Avg	Max	Min	Avg/Min	Max/Min
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



GENERAL DISCLAIMER:

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.

REVISIONS:

REV. X	XX-XX-XX	XXXXX



20-30 BEAVER ROAD
WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766
FACSIMILE 860.632.8236
www.apex1tg.com

PROJECT TITLE:

BLUE HILLS CIVIC ASSOCIATION
410 HOMESTEAD AVE
HARTFORD, CT

DRAWING TITLE:

EXTERIOR LIGHTING
PHOTOMETRIC CALCULATION

FILE NAME: SL3 BLUE HILLS CIVIC ASSOCIATION 3-4-21 CTR.dwg

SCALE : 1"=15'-0"

DATE: 3/5/21

DRAWN BY: CTR

SHEET:

SL-3

CONSTRUCTION NOTES:

- Con. 1. Refer to Specifications prior to beginning any work. Conflicts between the drawings and the specifications shall be brought to the attention of the Architect immediately.

Con. 2. Numbered notes refer to this sheet only unless specifically indicated otherwise.

Con. 3. Fixtures and devices shown on this plan are for architectural coordination purposes only. Refer to Mechanical, Electrical, and Plumbing Drawings for further information.

Con. 4. Patch and repair all walls disturbed by demolition activities and at locations of removed devices, hardware, and equipment.

Con. 5. All conditions shall be verified in the field prior to proceeding with any work. Notify Architect of any discrepancies.

Con. 6. DO NOT apply finishes to any wall mounted electrical devices unless specifically noted otherwise. Remove all cover plates and mask off all devices while applying new finishes and reinstall or replace cover plates prior to Project Closeout.

Con. 7. Infill opening with new construction to match existing adjacent construction. New infill to be flush with both surfaces of existing walls.
- Con. 8. Refer to Interior Elevations for grab bar heights and bathroom accessories, typical.

Con. 9. Seal all countertops, back splashes, casework/cabinetry, etc. to walls with clear silicone sealant.

Con. 10. 1-Hour Rated Door. DO NOT paint over fire rated door labels.

Con. 11. ADA compliant aluminum threshold set in full maste bed. Top of saddle flush with interior finish floor, typical at all exterior doors.

Con. 12. New window in existing rough opening. Verify opening size prior to ordering windows.

Con. 13. New window in modified rough opening. Refer to Window Schedule Sheet A700 for further information.

CONSTRUCTION KEY

- Existing construction to remain shown thus, typical. Refer to Finish Plans and Notes for any required preparation or repairs.

New door shown thus typical.

New partition construction shown thus, typical.

1HR rated partition.

Existing wall to remain.

Detail No.

Interior elevation flag

Sheet No.
- Wall type indicator

Window Tag, refer to window schedule for further information.

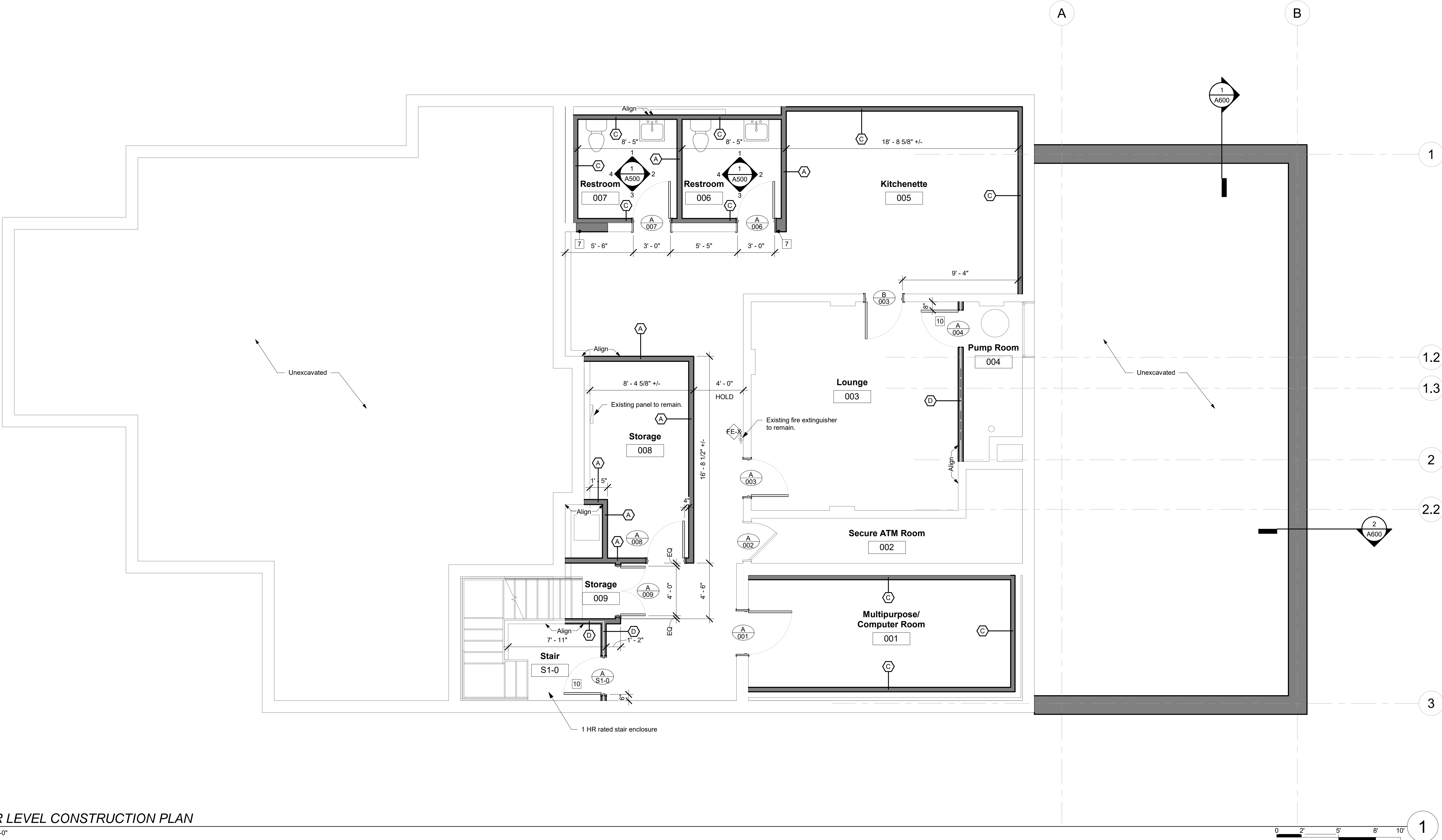
Door No.

Door opening tag, refer to door elevations and schedule for further information.

Denotes dimension from finish face to finish face or face of existing surface unless specifically noted otherwise.

Denotes dimension between two centerlines.

Spot elevation indicated thus. Dimensions in parenthesis are negative numbers.



LOWER LEVEL CONSTRUCTION PLAN

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

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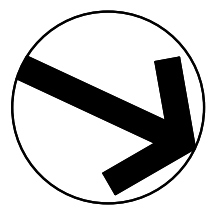
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LOWER LEVEL
CONSTRUCTION
PLAN

Project Number: 2021.002 Issue Date: 15 APR 2021
Scale: As indicated CAD file: BHCA Homestead Ave.rvt
Drawn By: HNP Checked By: DBA

Revisions:



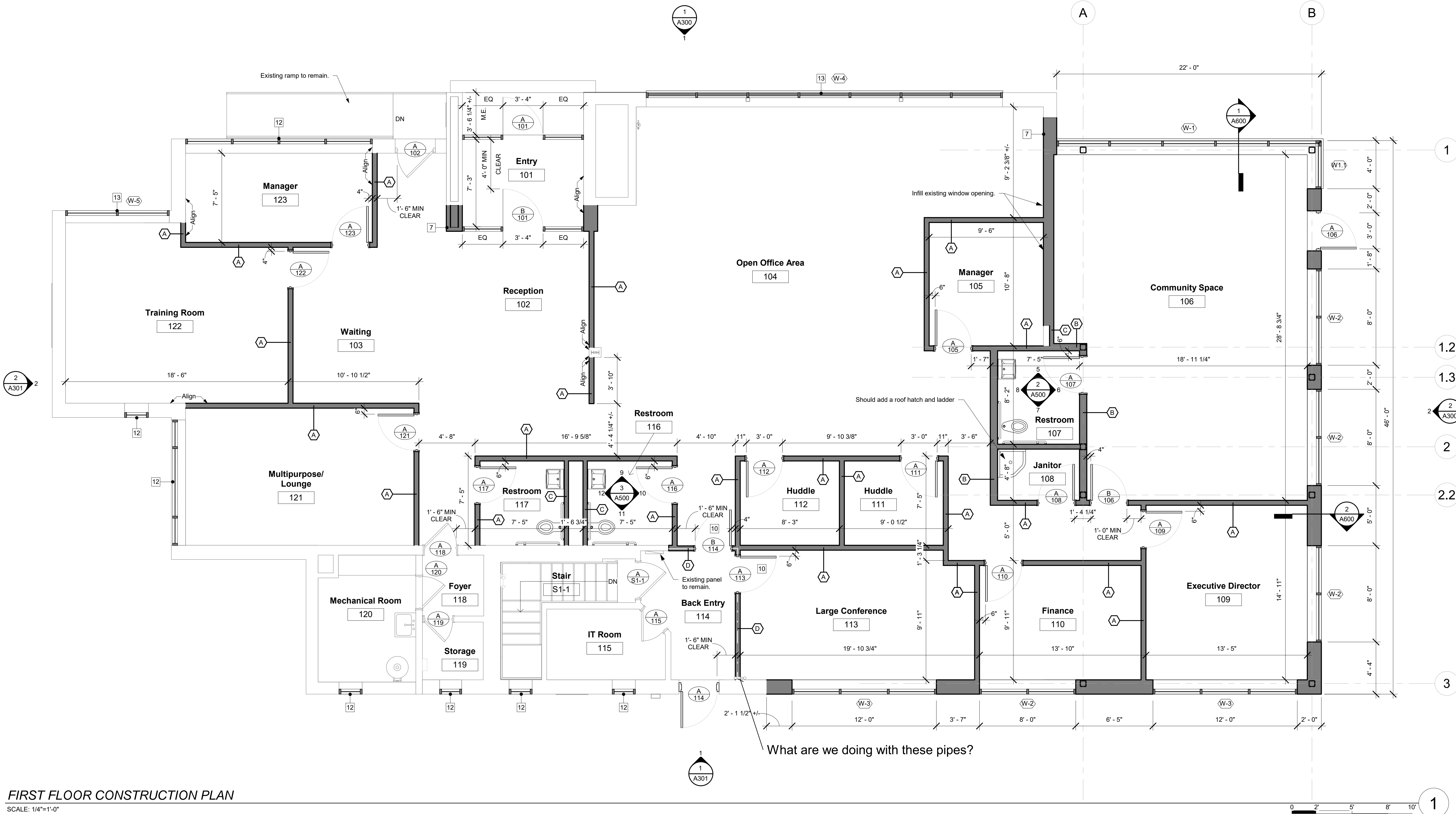
A100

CONSTRUCTION NOTES:

- Con. 1. Refer to Specifications prior to beginning any work. Conflicts between the drawings and the specifications shall be brought to the attention of the Architect immediately.
- Con. 2. Numbered notes refer to this sheet only unless specifically indicated otherwise.
- Con. 3. Fixtures and devices shown on this plan are for architectural coordination purposes only. Refer to Mechanical, Electrical, and Plumbing Drawings for further information.
- Con. 4. Patch and repair all walls disturbed by demolition activities and at locations of removed devices, hardware, and equipment.
- Con. 5. All conditions shall be verified in the field prior to proceeding with any work. Notify Architect of any discrepancies.
- Con. 6. DO NOT apply finishes to any wall mounted electrical devices unless specifically noted otherwise. Remove all cover plates and mask off all devices while applying new finishes and reinstall or replace cover plates prior to Project Closeout.
- Con. 7. Infill opening with new construction to match existing adjacent construction. New infill to be flush with both surfaces of existing walls.
- Con. 8. Refer to Interior Elevations for grab bar heights and bathroom accessories, typical.
- Con. 9. Seal all countertops, back splashes, casework/cabinetry, etc. to walls with clear silicone sealant.
- Con. 10. 1-Hour Rated Door. DO NOT paint over fire rated door labels.
- Con. 11. ADA compliant aluminum threshold set in full maste bed. Top of saddle flush with interior finish floor, typical at all exterior doors.
- Con. 12. New window in existing rough opening. Verify opening size prior to ordering windows.
- Con. 13. New window in modified rough opening. Refer to Window Schedule Sheet A700 for further information.

CONSTRUCTION KEY

- Existing construction to remain shown thus, typical. Refer to Finish Plans and Notes for any required preparation or repairs.
- New door shown thus typical.
- New partition construction shown thus, typical.
- 1HR rated partition.
- Existing wall to remain.
- Detail No.
- Interior elevation flag
- Sheet No.
- Wall type indicator
- Window Tag, refer to window schedule for further information.
- Door No.
- Door opening tag, refer to door elevations and schedule for further information.
- Room No.
- Denotes dimension from finish face to finish face or face of existing surface unless specifically noted otherwise.
- Denotes dimension between two centerlines.
- Spot elevation indicated thus. Dimensions in parenthesis are negative numbers.



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F: (860) 436-4450
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FIRST FLOOR
CONSTRUCTION
PLAN

Project Number:
2021.002

Issue Date:
15 APR 2021

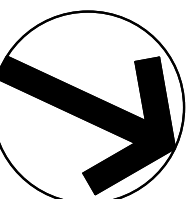
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CAD file:
BHCA Homestead Ave.rvt

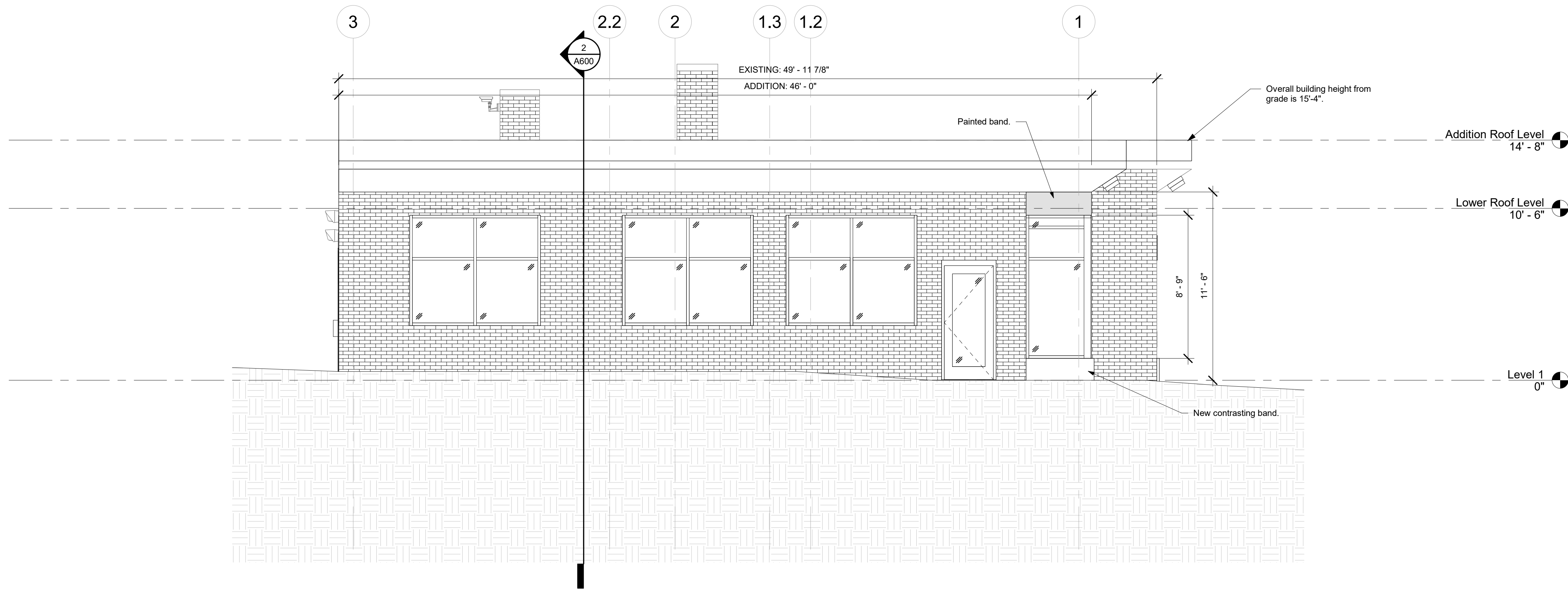
Drawn By:
HNP

Checked By:
DBA

Revisions:



A101

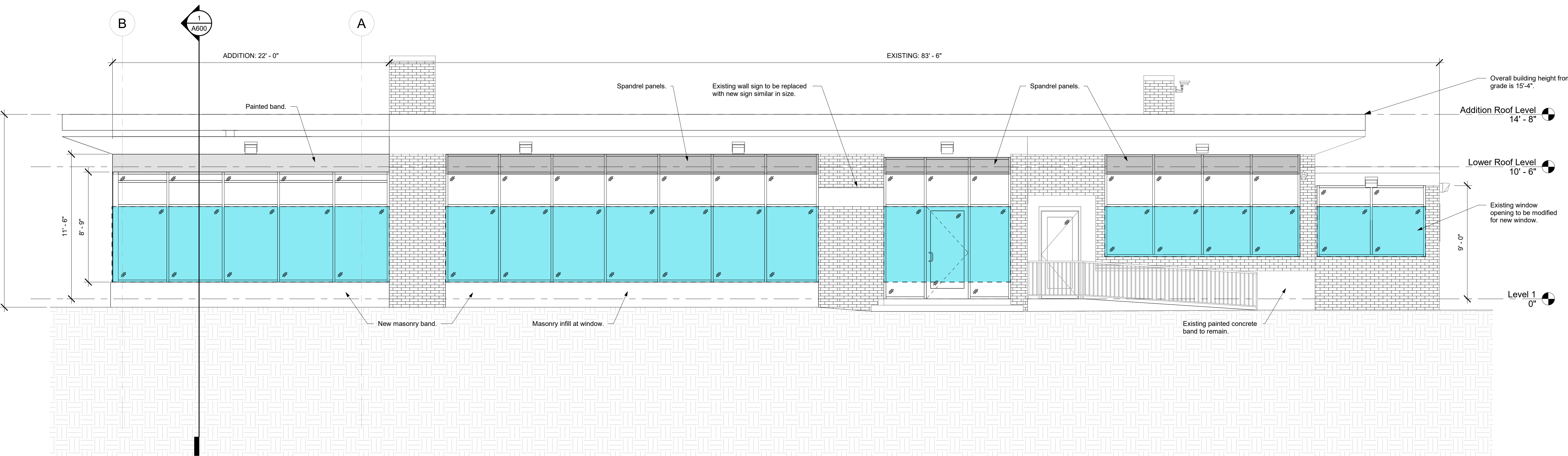


PROPOSED SIDE ELEVATION - NORTH

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

0 2 5 8 10

2



PROPOSED FRONT ELEVATION - WEST

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

0 2 5 8 10

1

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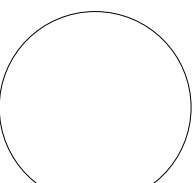
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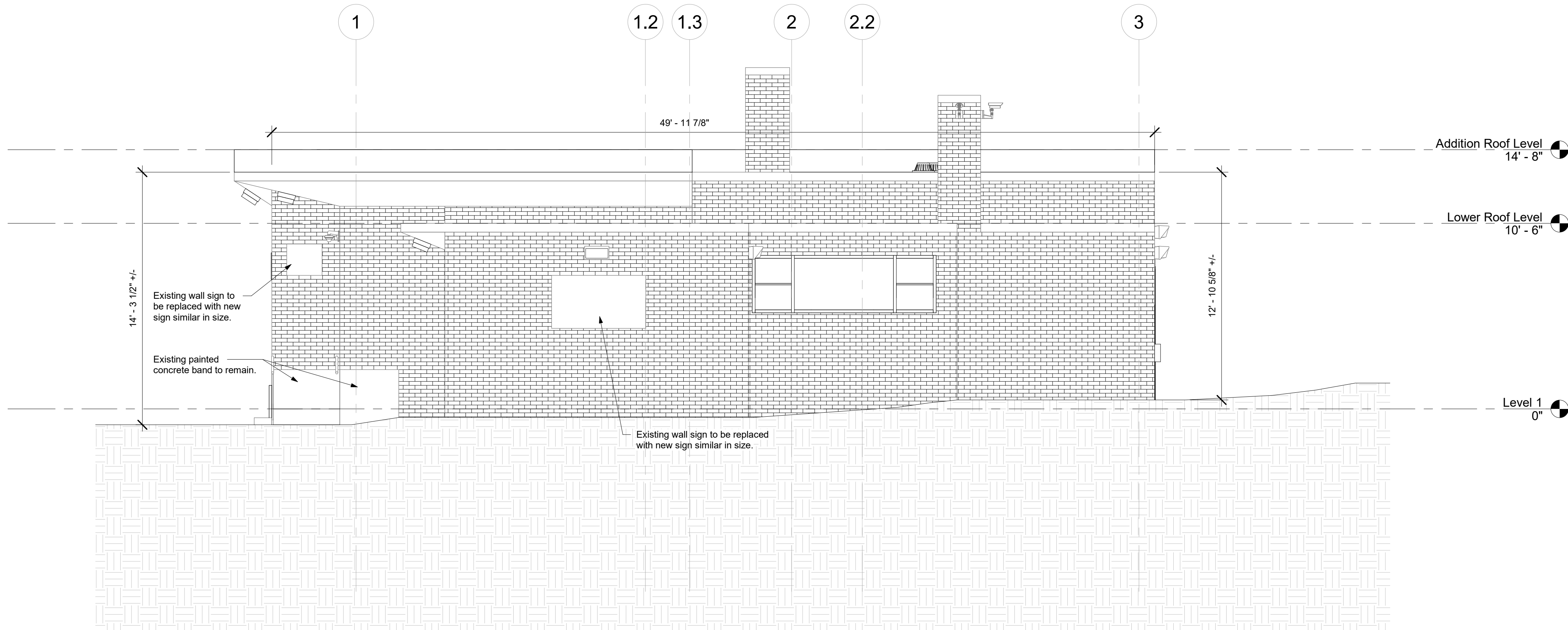
EXTERIOR
ELEVATIONS

Project Number: 2021.002 Issue Date: 15 APR 2021
Scale: 1/4" = 1'-0" CAD file: BHCA Homestead Ave.rvt
Drawn By: HNP Checked By: DBA

Revisions:



A300

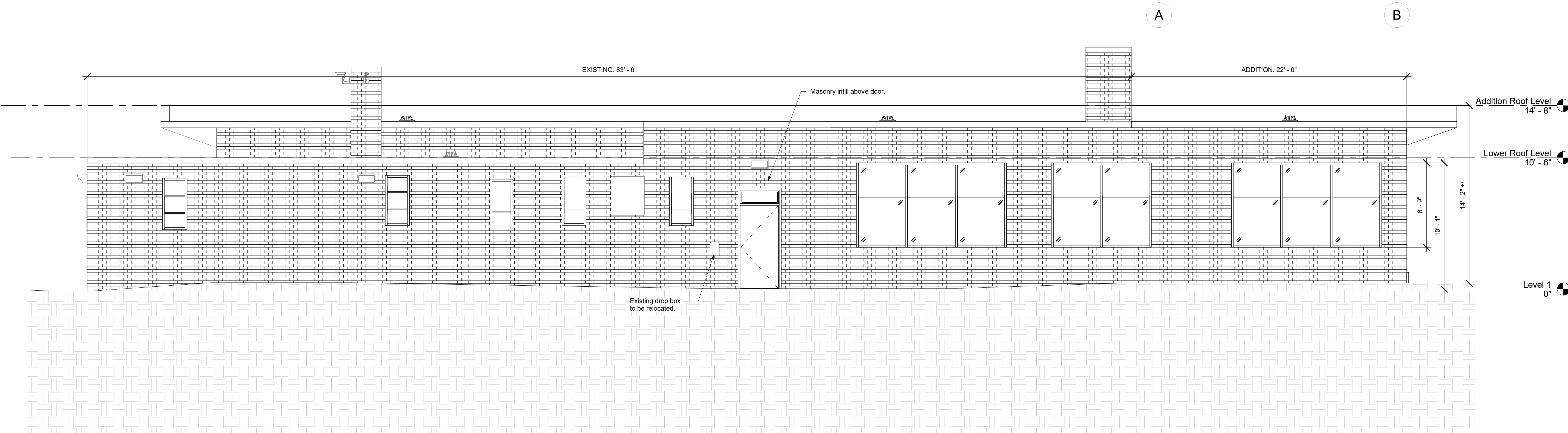


PROPOSED SIDE ELEVATION - SOUTH

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

0 2' 5' 8' 10'

2



PROPOSED REAR ELEVATION - EAST

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

0 2' 5' 8' 10'

1

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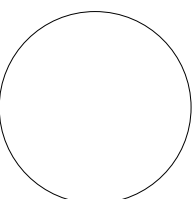
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EXTERIOR
ELEVATIONS

Project Number: 2021.002	Issue Date: 15 APR 2021
Scale: 1/4" = 1'-0"	CAD file: BHCA Homestead Ave.rvt
Drawn By: HNP	Checked By: DBA

Revisions:



A301