



DDS- Planning & Zoning: Historic Review Application

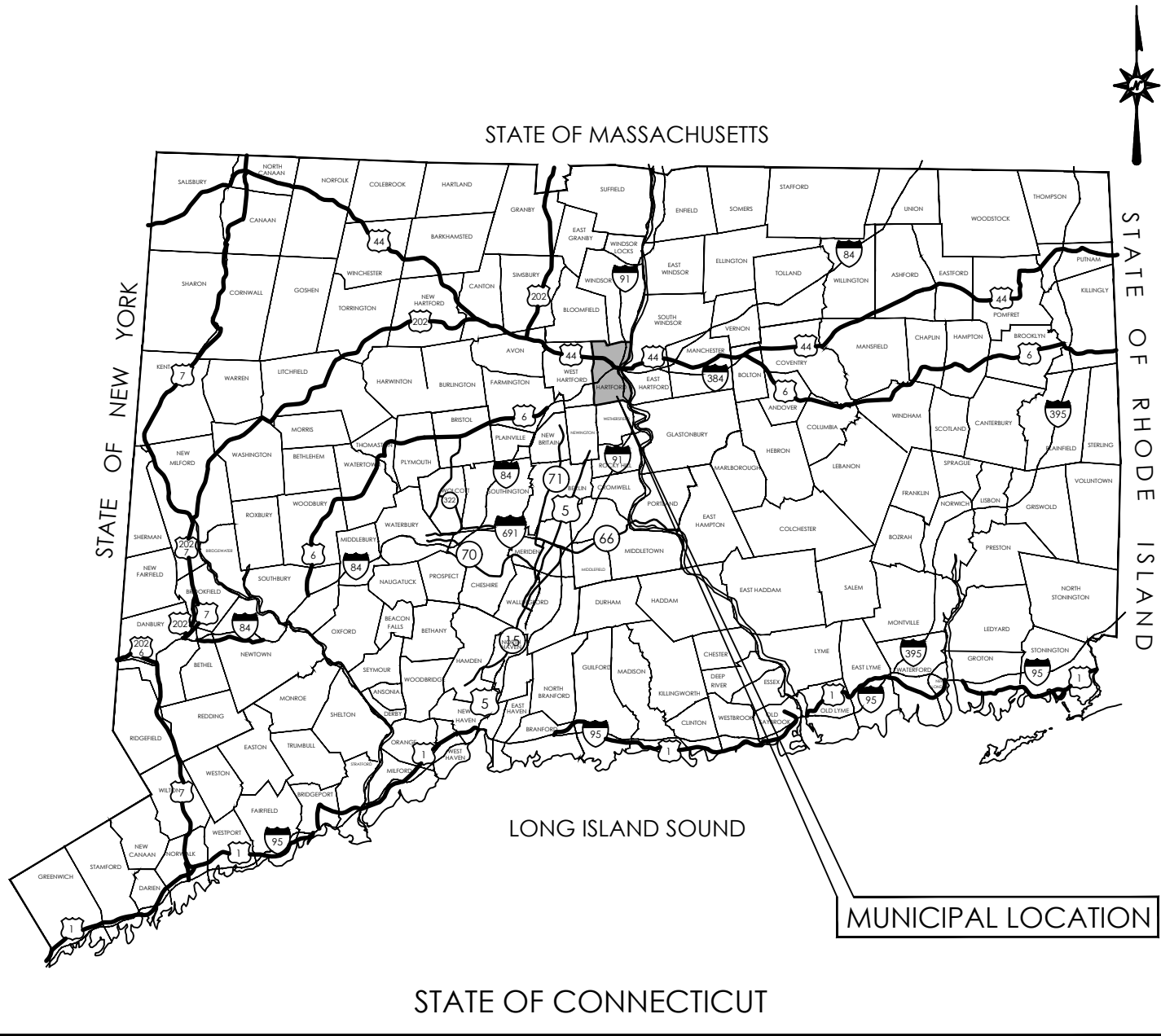


Submission date: 2 December 2020, 10:34AM

Receipt number: 96

Question	Response
Property Information	
Property Address	Street: 100 Pearl City: Hartford State: CT Zip Code: 06103
Zoning District:	DT-3
Parcel ID:	246346034
Property Owner:	SGS Pearl LLC
Property Owner's Address:	Street: 2362 Nostrand Ave STE 7 City: Brooklyn State: NY Zip Code: 11210
Phone:	860-918-2305
Email:	Dave.Casale@hhchealth.org
Applicant	
Please check if "Applicant" is the same as "Property Owner"	
Name of Applicant:	Hartford Healthcare
File Date:	12/02/2020
Address:	Street: 1 State Street City: Hartford State: CT Zip Code: 06103
Phone:	860-918-2305
Email:	Dave.Casale@hhchealth.org
Primary Point of Contact	
Name:	Matthew Bruton
Phone:	8607601933
Email:	mbruton@blcompanies.com
Describe your application action(s) and provide as much detail as possible.	Applicant proposed to remove two existing balconies currently located between the first and second floor on the southwest corner of the building. A new two story "glass cube" is proposed to be constructed in its place.
Proposed work:	Structural Addition
Current materials being repaired/replaced:	Not Applicable

Materials/products being used in work:	Glass curtain wall system
Please upload all supporting materials and photographs below.	C-PLN-2000833-2020-12-02.pdf C-RPT-2000833-Stormwater.pdf
Signatures	
Signature of Applicant:	 Uploaded signature image: Signature-Upload.tif
Name of Applicant:	Thomas Vaccarelli
Date:	12/2/2020
Signature of Property Owner:	 Uploaded signature image: Signature-Upload.tif
Name of Property Owner:	Thomas Vaccarelli
Date:	12/2/2020



LOCATION MAP

N.T.S.

LAND DEVELOPMENT PLANS FOR 100 PEARL STREET EXTERIOR PLAZA REDEVELOPMENT ISSUED FOR SITE PLAN AND HISTORIC REVIEW APPLICATION



VICINITY MAP

SCALE: 1" = 600'

PREPARED FOR:

MBH ARCHITECTURE, LLC
433 SOUTH MAIN STREET, SUITE 301
WEST HARTFORD, CT 06110

PREPARED BY:



ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

100 CONSTITUTION PLAZA, 10TH FLOOR
HARTFORD, CONNECTICUT 06103
(860) 249-2200
(860) 249-2400 Fax

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JP1-3181OI (3 SHEETS)	EXTERIOR ELEVATIONS (BY OTHERS)
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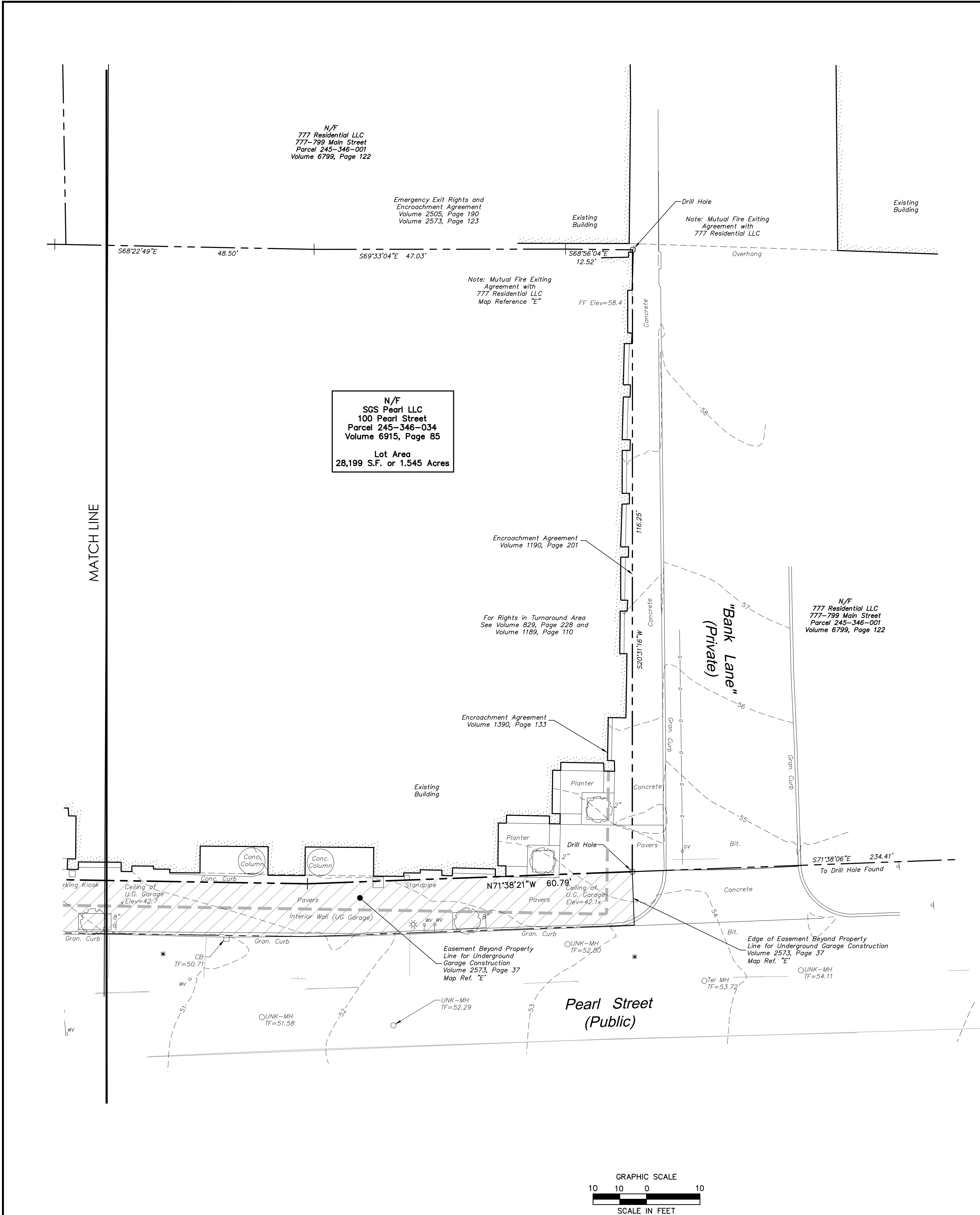


DEVELOPER:
HARTFORD HEALTHCARE
1 STATE STREET
HARTFORD, CT 06105
(860) 696-6179

OWNER:
SGS PEARL LLC
2362 NOSTRAND AVENUE, STE 7
BROOKLYN, CT 11210

DATES

ISSUE DATE: DECEMBER 2, 2020
REVISION: JANUARY 6, 2021 - REVISION FOR CITY COMMENTS



LEGEND

---	Property Line
---	Property Line Compiled From Record Deeds and Map References
---	Easement Line
X-X	Fence
---	Underground Parking Garage Interior Wall
-E-E	Underground Electric Line
-G-G	Gas Line
-S-S	Sanitary Sewer
---	Storm Sewer
-TR-TR	Underground Traffic Signal Cable
-W-W	Water Line
-HTHW	High Temperature Hot Water Line
-CW-CW	Chilled Water Line
-SL-SL	Underground Sidelight/Streetlight Electric Line
-UNK-UNK	Underground Utility - Type Unknown
■	Handhole
●	Utility Pole
□ CB	Catch Basin
○ MH	Manhole
⊖	Fire Hydrant
○ WV	Water Valve
—	Sign

UTILITY QUALITY LEVELS

MH(R) ○	E-E-E-E-E-E-E-E	Quality Level D
MH ○	E-E-E-E-E-E-E-E	Quality Level C
MH ○	E-E-E-E-E-E-E-E	Quality Level B
	Point of Quality Level B Designation	
MH ○	E-E-E-E-E-E-E-E	Quality Level A
	Point of Quality Level A Designation	

GENERAL NOTES

- A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 WITH RESPECT TO THE PROPERTY LINES ALONG PEARL STREET AND TRUMBULL STREET AND HORIZONTAL CLASS "D" WITH RESPECT TO ALL OTHER PROPERTY LINES. THIS PLAN CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.

C) BOUNDARY DETERMINATION IS A RESURVEY.

D) THE TYPE OF SURVEY PERFORMED IS A PARTIAL PROPERTY/TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE PROPERTY LINES ALONG PEARL STREET AND TRUMBULL STREET AND TOPOGRAPHIC FEATURES WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES, ROADWAYS AND CONTOURS.
- NORTH ARROW AND BEARINGS REFER TO NAD 83, AND ARE BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES DURING JULY 2020.
- ELEVATIONS REFER TO NAVD 88 AND ARE BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES DURING JULY 2020.
- PARCEL IS LOCATED IN ZONE "X", NO SHADING, (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NO. 095080 PANEL 368 OF 675 EFFECTIVE: SEPTEMBER 16, 2011.
- THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION. CALL BEFORE YOU DIG 1-800-922-4455.

MAP REFERENCES

- "PROPERTY OF THE RELIABLE STORES CORPORATION, TRUMBULL & ASYLUM STREETS, HARTFORD, CONN." SCALE: 1 INCH=8 FEET, DATED JANUARY, 1956, ON FILE IN THE HARTFORD TOWN CLERK'S OFFICE AS MAP NUMBER 404.
- "PROPERTY OF MECHANICS SAVINGS BANK, TO BE CONVEYED TO HARTFORD NATIONAL BANK AND TRUST COMPANY, PEARL STREET, HARTFORD, CONNECTICUT" SCALE: 1 INCH=16 FEET, DATED FEB. 1967, ON FILE IN THE HARTFORD TOWN CLERK'S OFFICE AS MAP NUMBER 855.
- "PROPERTY OF HARTFORD NATIONAL BANK AND TRUST COMPANY, PEARL AND ASYLUM STREETS, HARTFORD, CONN., RIGHT-OF-WAY OF MECHANICS SAVINGS BANK" SCALE: 1 INCH=16 FEET, DATED APRIL, 1967, ON FILE IN THE HARTFORD TOWN CLERK'S OFFICE AS MAP NUMBER 854.
- "SITE SURVEY, 100 PEARL STREET, HARTFORD, CONNECTICUT, PEARL STREET ASSOCIATES LIMITED PARTNERSHIP" SCALE: 1 INCH=20 FEET, DATED JANUARY, 1984, LAST REVISED FEBRUARY 1985.
- "MAP SHOWING EASEMENT BEYOND PROPERTY LINE FOR GARAGE CONSTRUCTION BELOW GRADE, PROPERTY SURVEYED FOR PEARL STREET ASSOCIATES LIMITED PARTNERSHIP, PEARL & TRUMBULL STREETS, HARTFORD, CONNECTICUT" SCALE: 1 INCH=20 FEET, DATED DEC. 12, 1986, ON FILE IN THE HARTFORD TOWN CLERK'S OFFICE AS MAP NUMBER 1604.
- "PROPERTY/BOUNDARY SURVEY, PROPOSED LOT MERGER, PLAN PREPARED FOR 777 MAIN STREET LLC, 777 MAIN STREET, 33, 45 ASYLUM STREET, HARTFORD, CONN." SCALE: 1"=30', DATED 2-17-2006, ON FILE IN THE HARTFORD TOWN CLERK'S OFFICE AS MAP NUMBER 3322.
- "PROPERTY/BOUNDARY SURVEY, ALTA/ACSM LAND TITLE SURVEY, PLAN PREPARED FOR 777 MAIN STREET LLC, 777 MAIN STREET, 33, 45, ASYLUM STREET, HARTFORD, CONN." SCALE: 1"=30', DATED 2-17-2006, ON FILE IN THE HARTFORD TOWN CLERK'S OFFICE AS MAP NUMBER 3324.
- "ALTA LAND TITLE SURVEY, PREPARED FOR ASYLUM STREET PROPERTY, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, AND FARMINGTON SAVINGS BANK, #11-23 ASYLUM ST. & 805-807 MAIN ST., HARTFORD, CONNECTICUT" SCALE: 1"=10', DATED DEC. 11, 2008, ON FILE IN THE HARTFORD TOWN CLERK'S OFFICE AS MAP NUMBER 3007.

THIS SURVEY WAS PREPARED DURING THE COVID-19 PANDEMIC OF 2020 AT WHICH TIME PHYSICAL ACCESS TO THE LOCAL LAND RECORDS AND OTHER MUNICIPAL OFFICES HAS NOT BEEN AVAILABLE. AS A RESULT, THIS SURVEY HAS BEEN BASED ON TITLE RESEARCH DERIVED FROM ON-LINE RECORDS AND OTHER SOURCES AND IS SUBJECT TO THE RESULTS OF A PROPER TITLE SEARCH.

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

JENNIFER MARKS L.S. #17939

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

BOUNDARY / TOPOGRAPHIC SURVEY MAP

100 PEARL STREET
CITY OF HARTFORD, HARTFORD COUNTY, STATE OF CONNECTICUT



355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

REVISIONS
No. Date Desc.

Surveyed T.N.J.C.D.O.
Drawn J.N.
Reviewed J.M.
Scale 1"=10'
Project No. 200833
Date 07/31/2020
Field Book 538
CAD File: EX200083301

Title

BOUNDARY / TOPOGRAPHIC SURVEY MAP

Sheet No. 2 OF 2

BS-1

Xref (g): \Y2008083301

SITE WORK GENERAL NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATION MANUAL; CORPORATION STANDARDS, MUNICIPAL STANDARDS AND SPECIFICATIONS; CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
3. REFER TO OTHER PLANS BY OTHER DISCIPLINES, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
5. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF THE CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SALEDWARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.
7. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL, THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
8. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
9. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT CT CALL BEFORE YOU DIG (CBYD) 72 HOURS BEFORE COMMENCEMENT OF WORK AT CT (800) 922-4455 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS.
10. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
11. IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST COSTLY SHALL APPLY.
12. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS OR PLAN SET ELECTRONIC POSTINGS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS OR COMPLETE PLAN SET ELECTRONIC POSTINGS FOR USE IN BIDDING AND CONSTRUCTION.
13. ALL NOTES AND DIMENSIONS DESIGNATED 'TYPICAL' APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
14. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
15. BL COMPANIES WILL PREPARE FINAL CONSTRUCTION DOCUMENTS SUITABLE FOR BIDDING AND CONSTRUCTION. PROGRESS SETS OF THESE DOCUMENTS ARE NOT SUITABLE FOR THOSE PURPOSES. IF CLIENT ELECTS TO SOLICIT BIDS OR ENTER INTO CONSTRUCTION CONTRACTS UTILIZING CONSTRUCTION DOCUMENTS THAT ARE NOT YET FINAL, CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR DELAY ARISING AS A RESULT.
16. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
17. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
18. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
19. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, AND THE RAISED CONCRETE SIDEWALKS, LANDINGS, AND RAMPS.
20. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE AREA.
21. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
22. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TEMPORARY WALKWAYS, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT SITUATIONS OR AS REQUIRED BY THE OWNER. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS FOR USE AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.
23. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
24. REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
25. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
26. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.
27. PAVEMENT MARKING KEY:
- 4" SYDL 4' SOLID YELLOW DOUBLE LINE
4" SYL 4' SOLID YELLOW LINE
4" SWL 4' SOLID WHITE LINE
12" SWSB 12" SOLID WHITE STOP BAR
4" BWL 4' BROKEN WHITE LINE 10' STRIPE 30' SPACE
28. ALL PARKING SPACES AND HATCHED AREAS SHALL HAVE TWO COATS OF PAVEMENT MARKINGS APPLIED TO STRIPING.
29. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
30. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND MUNICIPALITY.
31. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "BOUNDARY/TOPOGRAPHIC SURVEY MAP" SCALE 1" = 10', DATED 07-31-2020, BY BL COMPANIES INC.
32. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
33. AN EROSION CONTROL BOND IS REQUIRED TO BE POSTED BY THE CONTRACTOR BEFORE THE START OF ANY ACTIVITY ON OR OFF SITE. THE AMOUNT OF THE EROSION CONTROL BOND WILL BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
34. THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER.
35. THE PROJECT PARCEL IS LOCATED PARTLY OR WHOLLY WITHIN A FEMA DESIGNATED FLOOD HAZARD ZONE X.
36. THERE ARE NO WETLANDS LOCATED ON THE SITE.
37. THE EXISTING BUILDING IS TO REMAIN OPEN FOR BUSINESS UNTIL THE CONSTRUCTION OF THE PROPOSED BUILDING IS COMPLETE.
38. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DISTRICT FIRE MARSHAL.
39. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR DOT AS APPLICABLE FOR THE LOCATION OF THE WORK.
40. ALL ADA DESIGNATED PARKING STALLS, ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND AS MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
41. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
42. ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS AND BASEMENT SLABS INDICATED ON THE DEMOLITION PLAN ARE TO BE REMOVED FROM THE SITE. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
43. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
44. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
45. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
46. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL ABATEMENT CONTRACTOR.
47. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
48. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
49. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
50. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEMED NECESSARY BY THE

- ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
51. THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY A LICENSED CONTRACTOR IN STRICT ACCORDANCE WITH STATE REQUIREMENTS.
52. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
53. THE CONTRACTOR SHALL PROVIDE DISCONNECT NOTIFICATION TO THE MUNICIPALITY ENGINEERING DEPARTMENT, TELECOMMUNICATIONS UTILITY PROVIDER, GAS UTILITY PROVIDER, ELECTRIC UTILITY PROVIDER, SANITARY UTILITY PROVIDER, AND WATER UTILITY PROVIDER AT LEAST THREE WEEKS PRIOR TO BEGINNING DEMOLITION.
54. THE CONTRACTOR IS RESPONSIBLE FOR SECURING A DEMOLITION PERMIT FROM THE CITY OF HARTFORD'S BUILDING DEPARTMENT AND MUST FURNISH THE REQUIRED APPLICATION MATERIAL AND PAY ALL FEES.
55. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. DEMOLISHED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT. COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
56. THE CONTRACTOR SHALL REPAIR PAVEMENTS BY INSTALLING TEMPORARY AND PERMANENT PAVEMENTS IN PUBLIC RIGHTS OF WAYS AS REQUIRED BY LOCAL GOVERNING AUTHORITIES AND THE CITY OF HARTFORD AND PER PERMIT REQUIREMENTS DUE TO DEMOLITION AND PIPE REMOVAL ACTIVITIES.
57. THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINARE AND SIGN LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLE AND CONDUCTORS FROM REMAINING LIGHTING AND SIGNING CONDUITS TO BE ABANDONED. ANY REMAINING LIGHTING TO REMAIN IN PLACE SHALL BE REROUTED OR REMOVED AS NECESSARY TO REMAIN IN OPERATION.
58. NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE CIVIL ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS. THE CONTRACTOR SHALL HAVE CT CALL BEFORE YOU DIG MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.
59. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.
60. THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.
61. THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY TO PROTECT EXISTING AND NEW BUILDINGS, STRUCTURES AND UTILITIES DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.
62. NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.
63. ANY EXISTING POTABLE WELL AND ANY EXISTING SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED AND REMOVED PER THE HARTFORD HEALTH DEPARTMENT AND HEALTH CODE REQUIREMENTS.
64. THE EXISTING BUILDING AND PARKING AREA AND DRIVEWAYS SHALL REMAIN OPEN FOR NORMAL BUSINESS OPERATIONS UNTIL COMPLETION AND OCCUPATION OF THE NEW BUILDING.
65. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
66. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
67. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
68. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
69. VERTICAL DATUM IS NAVD 88.
70. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE CT DEEP AND THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SEDIMENT AND EROSION CONTROL PLAN CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, OR SOIL CONSERVATION DISTRICT WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
71. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS OF THE PROJECT SPECIFICATIONS MANUAL. OTHERWISE THIS WORK SHALL CONFORM TO THE CONNECTICUT DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN LIFT THICKNESSES PER THE PROJECT GEOTECHNICAL REPORT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT MOISTURE CONTENT INDICATED IN PROJECT GEOTECHNICAL REPORT.
72. ALL DISTURBANCE INCURRED TO MUNICIPAL AND STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE MUNICIPALITY AND STATE AS APPLICABLE FOR THE LOCATION OF THE WORK.
73. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
74. THE UTILITY PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO DRAWINGS BY MBH ARCHITECTURE, LLC FOR BUILDING CONNECTIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.
75. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROPOSED SANITARY SEWERS AND WHERE PROPOSED STORM PIPING WILL CROSS EXISTING UTILITIES, AND/OR HORIZONTALS, AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
76. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
77. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
78. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
79. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION.
80. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
81. RELOCATION OF UTILITY PROVIDER FACILITIES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.
82. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
83. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
84. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
85. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.
86. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.
87. GRAVITY SANITARY SEWER PIPING AND PRESSURIZED WATERLINES SHALL BE LOCATED IN SEPARATE TRENCHES AT LEAST 10 FEET APART WHENEVER POSSIBLE. WHEN INSTALLED IN THE SAME TRENCH, THE WATER PIPE SHALL BE LAID ON A TRENCH BENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER PIPE AND AT LEAST 12 INCHES (PREFERABLY 18 INCHES) FROM THE SIDE OF THE SANITARY SEWER PIPE TRENCH.
88. SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
89. SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.
90. CONTRACTOR SHALL COORDINATE INSTALLATION FOR ELECTRICAL SERVICES TO PYLON SIGNS AND SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.
91. THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL PAY ALL UTILITY FEES UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS NECESSARY.

DEFINITIONS

MUNICIPALITY SHALL MEAN CITY OF HARTFORD

COUNTY SHALL MEAN HARTFORD COUNTY

STATE SHALL MEAN CONNECTICUT

WATER UTILITY PROVIDER SHALL MEAN METROPOLITAN DISTRICT COMMISSION

SANITARY UTILITY PROVIDER SHALL MEAN METROPOLITAN DISTRICT COMMISSION

GAS UTILITY PROVIDER SHALL MEAN CONNECTICUT NATURAL GAS CORPORATION

TELECOMMUNICATIONS UTILITY PROVIDER SHALL MEAN FRONTIER

ELECTRIC UTILITY PROVIDER SHALL MEAN THE CONNECTICUT LIGHT AND POWER COMPANY D.B.A. EVERSOURCE ENERGY



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PROPOSED MEDICAL OFFICE RENOVATION
100 PEARL STREET
HARTFORD, CONNECTICUT 06103

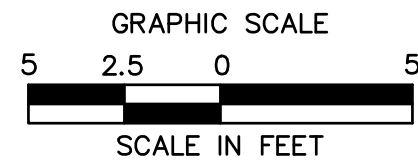
REVISIONS		Desc.
No.		Revisions Per Client Meeting
Date		Revisions For City Comments
1.	9/22/2020	
2.	1/6/2021	

Designed	C.J.L.
Drawn	T.I.Z.
Reviewed	
Scale	NONE
Project No.	2000833
Date	8/3/2020
CAD File:	GN200083301

GENERAL NOTES

Sheet No.

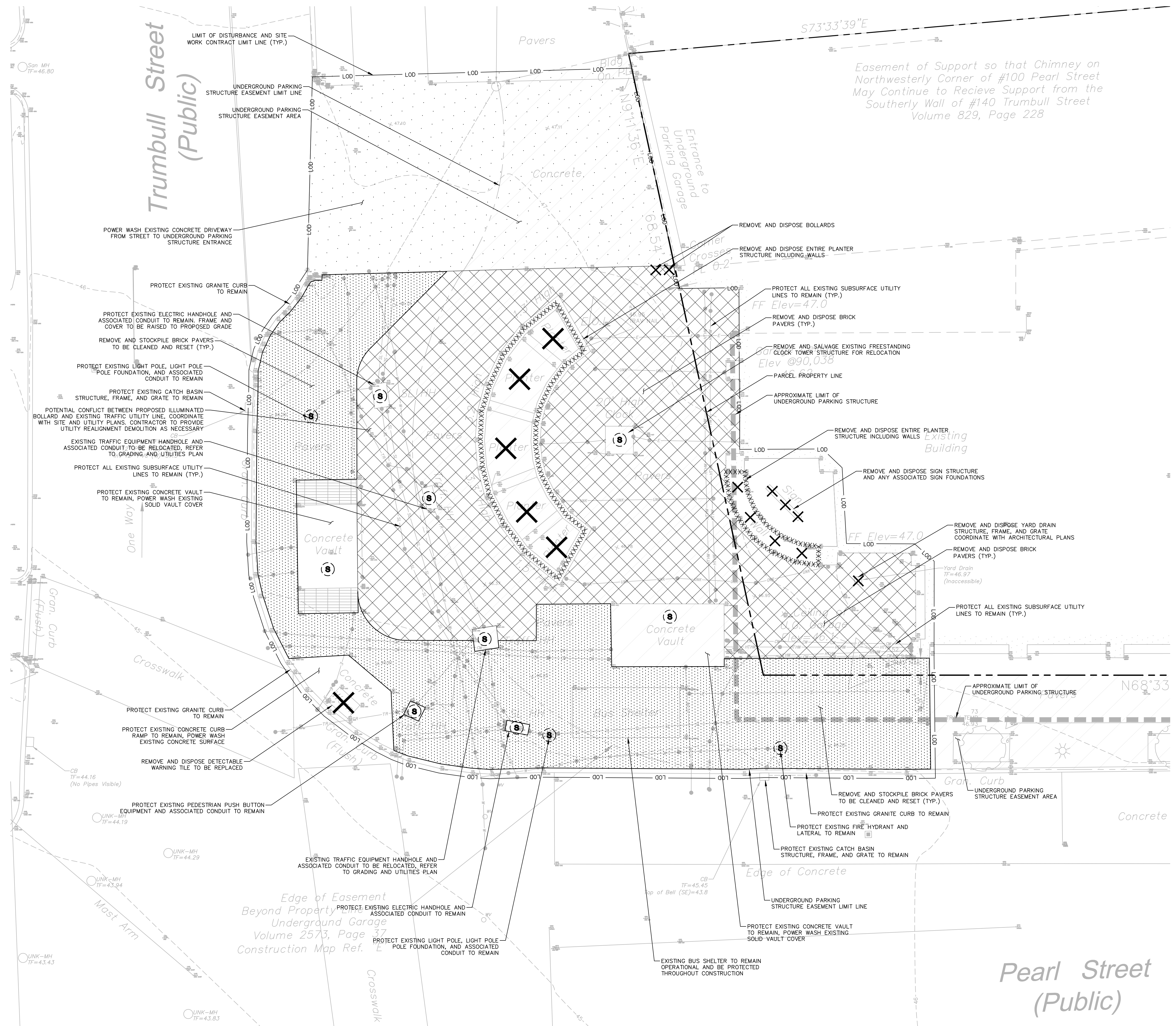
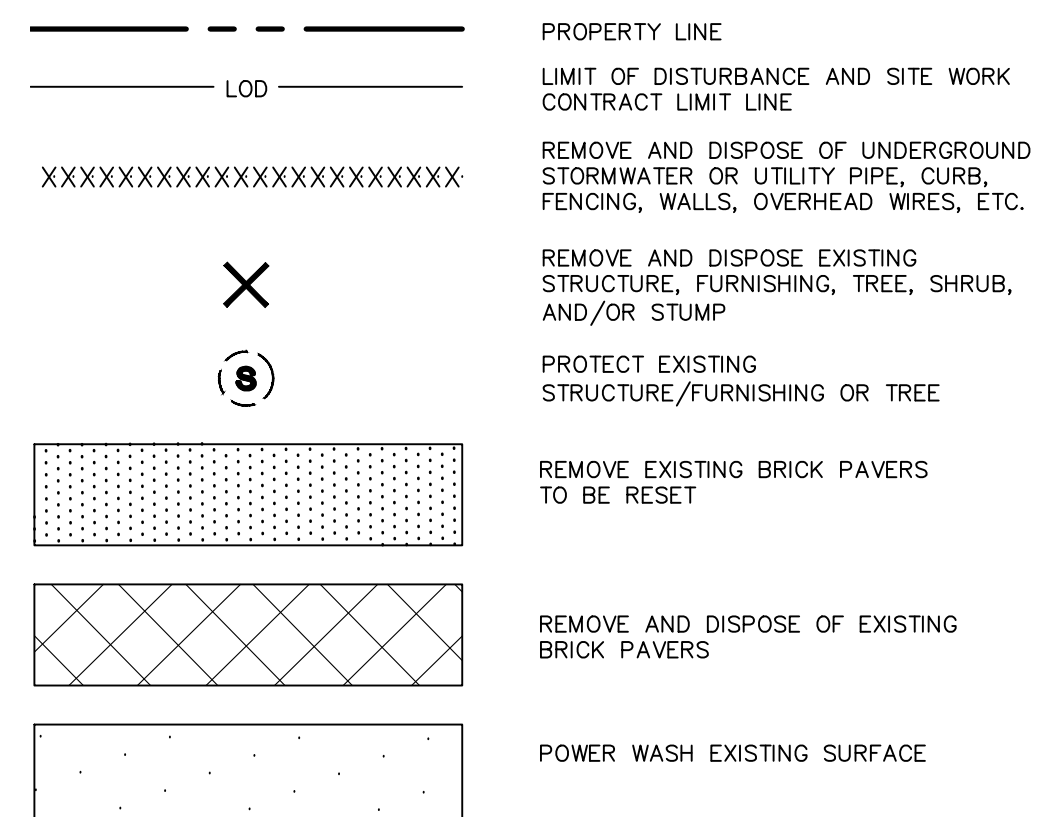
GN-1



Trumbull Street
(Public)

*Easement of Support so that Chimney on
Northwesterly Corner of #100 Pearl Street
May Continue to Receive Support from the
Southerly Wall of #140 Trumbull Street
Volume 829, Page 228*

DEMOLITION PLAN LEGEND



Bentley
Architecture
Engineering
Environmental
Land Surveying

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PROPOSED MEDICAL OFFICE RENOVATION
100 DEARBORN STREET

100 PEARL SIREE
HARTFORD, CONNECTICUT 06103

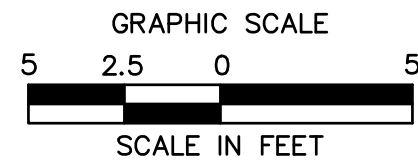
No.	Date	Desc.
1.	9/22/2020	REVISIONS PER CLIENT MEETING
2.	1/6/2021	REVISIONS FOR CITY COMMENTS

Designed	C.J.L.
Drawn	Z.T.Z.
Reviewed	
Scale	1" = 5'
Project No.	2000833
Date	8/3/2020

DEMOLITION PLAN

Sheet No. _____

DM-1



The diagram illustrates a road cross-section with various engineering symbols and their definitions. At the top, a dashed line represents the **PROPERTY LINE**. Below it, a solid line is labeled **L00**. Further down, a dashed line represents the **PROPOSED LIMIT OF DISTURBANCE AND CONTRACT LIMIT LINE**. Below this, two dashed lines represent **EXISTING ELEVATION CONTOUR (1' INTERVAL)**, with labels **45** and **46**. Below the contours, two solid lines represent the **PROPOSED ELEVATION CONTOUR (1' INTERVAL)**, also labeled **45** and **46**. Below the contours, a box labeled **x[45.00]** represents the **PROPOSED SPOT GRADE**. Below this, a table lists **SPOT GRADE ABBREVIATIONS**: **BC** for **BOTTOM OF CURB**, **TC** for **TOP OF CURB**, **BL** for **BOTTOM OF LIP**, **TL** for **TOP OF LIP**, **BW** for **BOTTOM OF WALL**, **TW** for **TOP OF WALL**, and **MEX** for **MEET EXISTING CONDITION**. Below the table, an arrow pointing right represents the **SURFACE DRAINAGE FLOW ARROW**. At the bottom, a line with two 'E' symbols represents the **PROVIDE AND INSTALL ELECTRIC CONDUIT REPAIR OR EXTENSION NUMBER TYPE, AND SIZE OF CONDUITS TO MATCH EXISTING**.

PROPERTY LINE

L00

PROPOSED LIMIT OF DISTURBANCE AND CONTRACT LIMIT LINE

EXISTING ELEVATION CONTOUR (1' INTERVAL)

PROPOSED ELEVATION CONTOUR (1' INTERVAL)

x[45.00]

PROPOSED SPOT GRADE

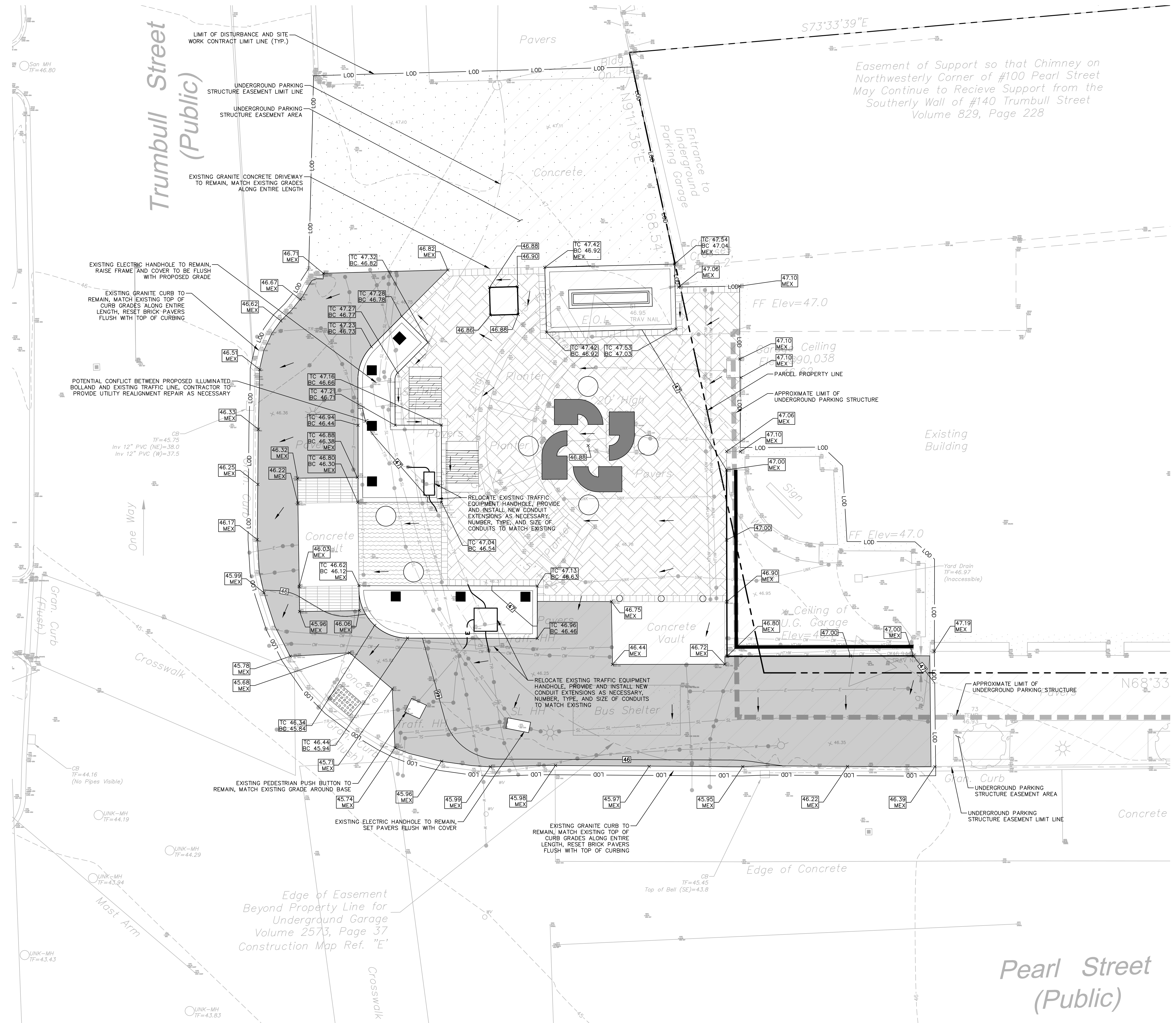
SPOT GRADE ABBREVIATIONS

BC	BOTTOM OF CURB
TC	TOP OF CURB
BL	BOTTOM OF LIP
TL	TOP OF LIP
BW	BOTTOM OF WALL
TW	TOP OF WALL
MEX	MEET EXISTING CONDITION

SURFACE DRAINAGE FLOW ARROW

— E — E —

PROVIDE AND INSTALL ELECTRIC CONDUIT REPAIR OR EXTENSION NUMBER TYPE, AND SIZE OF CONDUITS TO MATCH EXISTING



PROPOSED MEDICAL OFFICE RENOVATION
100 PEARL STREET

HARTFORD, CONNECTICUT 06103

No.	Date	Desc.
1.	9/22/2020	REVISIONS PER CLIENT MEETING
2.	1/6/2021	REVISIONS FOR CITY COMMENTS

Designed	C.J.L.
Drawn	Z.T.Z.
Reviewed	
Scale	1" = 5'
Project No.	2000833
Date	8/3/2020

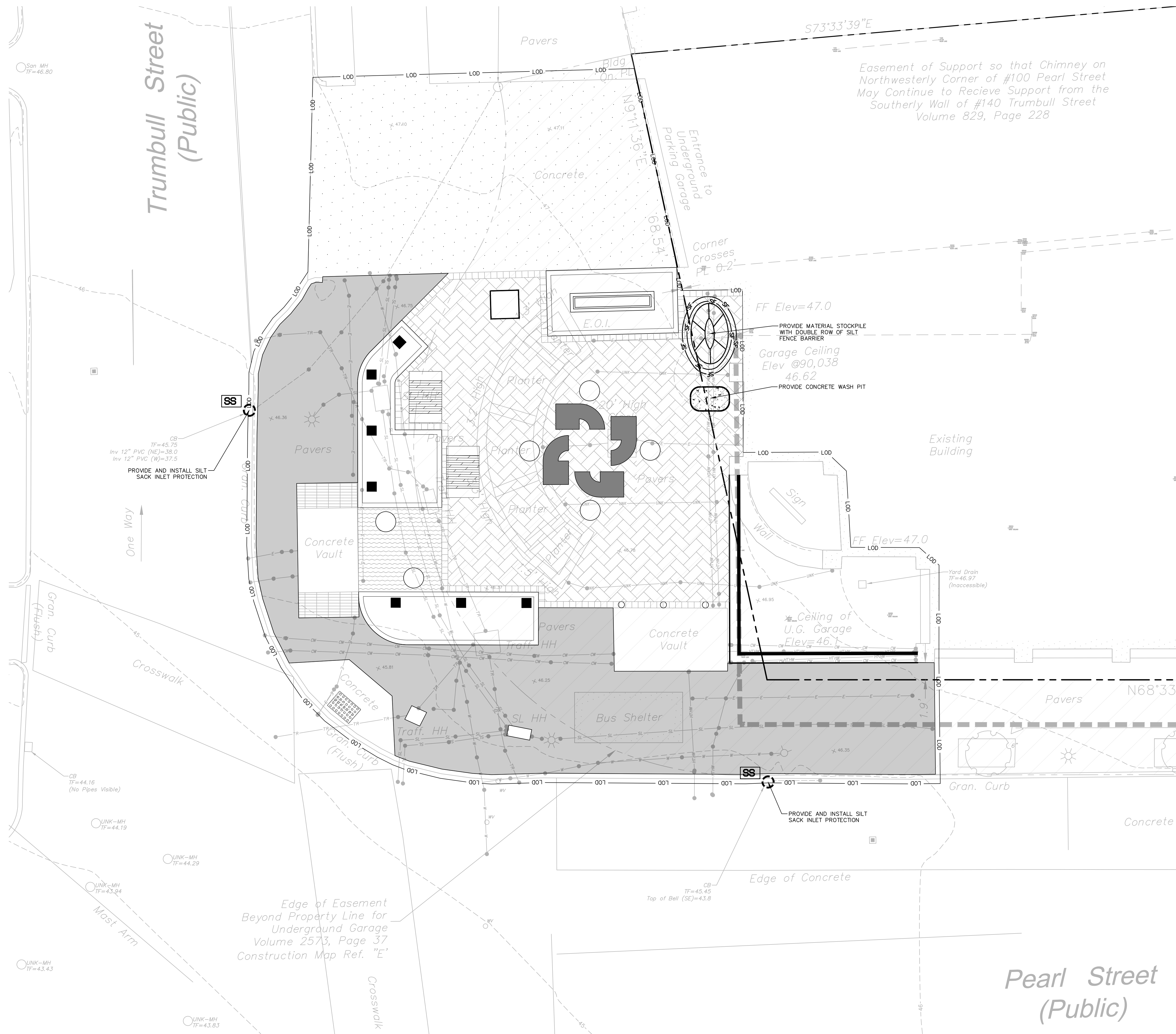
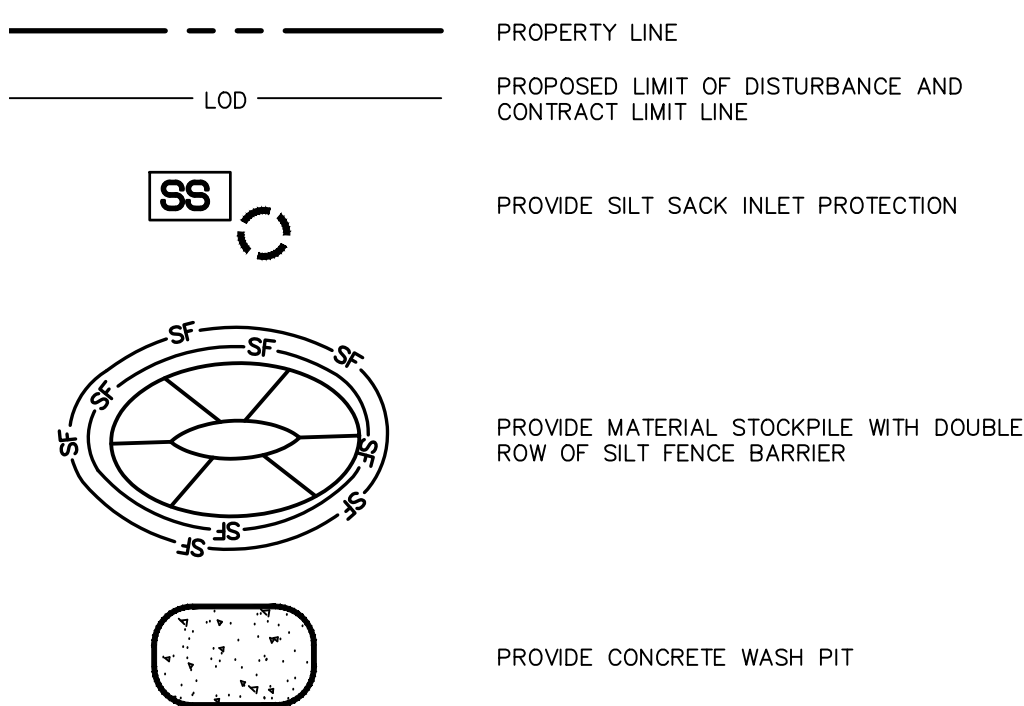
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GRADING AND UTILITIES PLAN

Sheet No. _____

GU-1

EROSION CONTROL LEGEND



PROPOSED MEDICAL OFFICE RENOVATION

100 PEARL STREET
HARTFORD, CONNECTICUT 06103

REVISIONS		Date	Desc.
No.	1.	9/22/2020	REVISIONS PER CLIENT MEETING
	2.	1/6/2021	REVISIONS FOR CITY COMMENTS

Designed	C.J.L.
Drawn	Z.T.Z.
Reviewed	
Scale	1" = 5'
Project No.	200083
Date	8/3/2021

Title

**EROSION AND
SEDIMENT
CONTROL PLAN**

Sheet No.

EC-1

SEDIMENT AND EROSION CONTROL NOTES

SEDIMENT AND EROSION CONTROL NOTES – CONNECTICUT

SEDIMENT & EROSION CONTROL NARRATIVE
THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND ANY ADJACENT WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION. A CONSTRUCTION SEQUENCE IS PROVIDED TO PROVIDE SURFACE RUNOFF EROSION CONTROLS PRIOR TO THE BEGINNING OF PROJECT DEMOLITION AND/OR CONSTRUCTION.

CONSTRUCTION SCHEDULE
THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS SPRING 2021 WITH COMPLETION ANTICIPATED FALL 2021. APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES AS DESCRIBED HEREIN SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL DEMOLITION OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONTINGENCY EROSION PLAN
THE CONTRACTOR SHALL INSTALL ALL SPECIFIED SEDIMENT AND EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE AGENTS OF THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS COMMISSION AND/OR CIVIL ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

CONSTRUCTION SEQUENCE
THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

1. CONTACT MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS COMMISSION AGENT AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS COMMISSION AGENT PRIOR TO THE START OF WORK ON THE SITE. INSTALL TREE PROTECTION AND PERIMETER SILT FENCE.
3. INSTALL FILTER FABRIC AROUND GRATES OF CATCH BASINS OR INSTALL SILT SACKS ON CATCH BASIN INLETS ON OFF SITE ROADS.
4. BUILDING AND SITE DEMOLITION AND REMOVAL. PAVEMENT REMOVAL.
5. COMMENCE EARTHWORK.
6. CONSTRUCTION STAKING OF ALL BUILDING CORNERS, UTILITIES, ACCESS DRIVES, AND PARKING AREAS.
7. ROUGH GRADING AND FILLING OF SUBGRADES AND SLOPES.
8. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
9. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE CONTRACTOR MUST PROVIDE EVIDENCE THAT EACH SPOIL OR BORROW AREA HAS A SEDIMENT AND EROSION CONTROL PLAN APPROVED BY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION AND WHICH IS BEING IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL ALSO NOTIFY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION IN WRITING OF ALL RECEIVING SPOIL AND BORROW AREAS WHEN THEY HAVE BEEN IDENTIFIED.
10. BUILDING FOUNDATION SUBGRADE AND PAD SUBGRADE PREPARATION.
11. BUILDING FOUNDATION CONSTRUCTION. BEGIN BUILDING SUPERSTRUCTURE.
12. THROUGHOUT CONSTRUCTION SEQUENCE, REMOVE SEDIMENT FROM BEHIND SILT FENCES, HAY BALES AND OTHER EROSION CONTROL DEVICES, AND FROM SEDIMENT BASINS AND SEDIMENT TRAPS AS REQUIRED. REMOVAL SHALL BE ON A PERIODIC BASIS (EVERY SIGNIFICANT RAINFALL OF 0.25 INCH OR GREATER). INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE ON A WEEKLY BASIS AND AFTER EACH RAINFALL OF 0.25 INCHES OR GREATER. SEDIMENT COLLECTED SHALL BE DEPOSITED AND SPREAD EVENLY UPLAND ON SLOPES DURING CONSTRUCTION.
13. COMPLETE GRADING TO SUBGRADES AND CONSTRUCT PARKING AREA SUBGRADE.
14. CONSTRUCT CURBS, PAVEMENT STRUCTURE AND SIDEWALKS.
15. CONDUCT FINE GRADING.
16. FINAL FINE GRADING OF SLOPE AND NON–PAVED AREAS.
17. PLACE 4" TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE SEED AND MULCH. SEED MIXTURE TO BE INSTALLED APRIL 15 – JUNE 1 OR AUGUST 15–OCTOBER 1. USE EROSION CONTROL BLANKETS AS REQUIRED OR ORDERED FOR SLOPES GREATER THAN 3:1 AND AS SHOWN ON LANDSCAPE PLANS OR EROSION CONTROL PLANS. FOR TEMPORARY STABILIZATION BEYOND SEEDING DATES USE ANNUAL RYE AT 4.0 LBS/1,000 S.F. FERTILIZE WITH 10–10–10 AT 1.0 LBS. OF NITROGEN PER 1,000 S.F. AND LIME AT 100 LBS/1,000 S.F. (MAX.).
18. LANDSCAPE ISLANDS, INTERIOR NON–PAVED AREAS, AND PERIMETER AREAS.
19. CLEAN STORM DRAINAGE PIPE STRUCTURES, DETENTION SYSTEMS AND WATER QUALITY DEVICES OF DEBRIS AND SEDIMENT.
20. UPON DIRECTION OF THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION AGENT, SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED FOLLOWING STABILIZATION OF THE SITE.

ROUGH GRADING OPERATIONS

1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
2. ALL STOCKPILED TOPSOIL SHALL BE SEEDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

FILLING OPERATIONS

1. PRIOR TO FILLING, ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.
2. ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN LIFT THICKNESSES NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS AND/OR THE PROJECT GEOTECHNICAL REPORT. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT.
3. AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT BASINS OR SEDIMENT TRAPS.

PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND BUILDING CONSTRUCTION OPERATIONS.

1. SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF BUILDING EXCAVATIONS, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES/STRAW BALES MAY BE USED IF SHOWN ON THE SEDIMENT AND EROSION CONTROL PLANS OR IF DIRECTED BY THE CIVIL ENGINEER.

FINAL GRADING AND PAVING OPERATIONS

1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON SEDIMENT AND EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.
2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, OR JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
3. PAVEMENT SUB–BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB–GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
4. AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE IS STABLE AND HAS BEEN INSPECTED AND APPROVED BY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

- A. HAY BALES/STRAW BALES
BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PARALLEL TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
- B. BALES SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER.
- C. EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES.
- D. THE GAPS BETWEEN BALES SHALL BE WEDGED WITH STRAW TO PREVENT WATER LEAKAGE.
- E. THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN

ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE, TO ENSURE THAT RUN–OFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER, BUT NOT AROUND IT.

OPERATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES

- A. HAY BALES/STRAW BALES
ALL HAY BALE/STRAW BALE RINGS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE PROMPTLY MADE AS NEEDED.
- B. DEPOSITS SHALL BE REMOVED AND CLEANED–OUT IF ONE HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED WITH SEDIMENT.

SEDIMENT AND EROSION CONTROL PLAN

1. HAY BALE/STRAW BALE FILTERS WILL BE INSTALLED AT ALL CULVERT OUTLETS IF CULVERT OUTLETS ARE APPLICABLE TO THIS PROJECT AND SILTATION FENCE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS. ENERGY DISSIPATORS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.
3. CATCH BASINS WILL BE PROTECTED WITH HAY BALE/STRAW BALE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.
5. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO DEMOLITION AND/OR CONSTRUCTION WHENEVER POSSIBLE.
6. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE DEMOLITION AND CONSTRUCTION PERIOD UNTIL THE SITE IS DETERMINED TO BE STABILIZED BY THE AUTHORITY HAVING JURISDICTION.
7. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE CIVIL ENGINEER OR BY THE AUTHORITY HAVING JURISDICTION.
8. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE SEDIMENT AND EROSION CONTROL PLANS, NOTES, AND DETAILS.
9. THE CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFICATION OF THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION OFFICE OR AUTHORITY HAVING JURISDICTION OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE SEDIMENT AND EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

SEDIMENT AND EROSION CONTROL NOTES

1. THE SEDIMENT AND EROSION CONTROL PLAN IS ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL TREATMENT FOR THIS SITE. SEE SEDIMENT AND EROSION CONTROL DETAILS AND CONSTRUCTION SEQUENCE. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER CONTRACT PLANS FOR APPROPRIATE INFORMATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE AUTHORITY HAVING JURISDICTION OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
3. AN EROSION CONTROL BOND MAY BE REQUIRED TO BE POSTED WITH THE MUNICIPALITY TO ENSURE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF THIS BOND AND FOR INQUIRIES TO THE MUNICIPALITY FOR INFORMATION ON THE METHOD, TYPE AND AMOUNT OF THE BOND POSTING UNLESS OTHERWISE DIRECTED BY THE OWNER.
4. VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.25 INCHES OR GREATER BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN SEDIMENT AND EROSION CONTROL, TO ASCERTAIN THAT THE SEDIMENT AND EROSION CONTROL (E&S) BMPS ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
A)A SUMMARY OF THE SITE CONDITIONS, E&S BMPS, AND COMPLIANCE; AND
B)THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION
5. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON–SITE FOR REFERENCE DURING CONSTRUCTION.
6. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION, OR GOVERNING AGENCIES. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
7. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM (0.25 INCHES OR GREATER RAINFALL), OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
8. THE CONTRACTOR SHALL KEEP A SUPPLY OF SEDIMENT AND EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH, RIP RAP, ETC.) ON–SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
9. INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
10. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE FOR MORE THAN ONE (1) MONTH.
11. COMPLY WITH REQUIREMENTS OF CGS SECTION 22A 430B, FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND WITH DEEP RECORD KEEPING AND INSPECTION REQUIREMENTS.
12. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (ONE WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
13. MAINTAIN EXISTING PAVED AREAS FOR CONSTRUCTION STAGING FOR AS LONG AS POSSIBLE.
14. SILT FENCE AND OTHER SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CONTRACT DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO WORK IN ANY UPLAND AREAS.
15. EXCAVATED MATERIAL FROM TEMPORARY SILT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
16. WHERE INDICATED ON SEDIMENT AND EROSION CONTROL PLANS USE NEW HAY/STRAW BALES AND REPLACE THEM WHENEVER THEIR CONDITION DETERIORATES BEYOND REASONABLE USABILITY. STAKE BALES SECURELY INTO GROUND AND BUTT TIGHTLY TOGETHER TO PREVENT UNDERCUTTING AND BYPASSING.
17. DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY PITS, SEDIMENT TRAP, SEDIMENT BASINS OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM DRAINAGE SYSTEM OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.
18. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
19. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
20. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
21. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM PIPE TRENCHES SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
22. CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY AND STORM PIPE TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.
23. ANY STOCKPILES OF STRIPPED MATERIALS ARE TO BE PERIODICALLY SPRAYED WITH WATER OR A CRUSTING AGENT TO STABILIZE POTENTIALLY WIND–BLOWN MATERIAL. HAUL ROADS BOTH INTO AND AROUND THE SITE ARE TO BE SPRAYED AS NEEDED TO SUPPRESS DUST. TRUCKS HAULING IMPORT FILL MATERIAL ARE TO BE TARPED TO AID IN THE CONTROL OF AIRBORNE DUST. DURING HIGH WIND EVENTS (20 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.

24. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON–VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
25. MAINTAIN ALL PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS WHEN AUTHORIZED BY AUTHORITY HAVING JURISDICTION. FILE NOT (NOTICE OF TERMINATION) WITH AUTHORITY HAVING JURISDICTION RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER NPDES.



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REV. NO.	DATE	DESC.
1.	9/22/2020	REVISIONS PER CLIENT MEETING
2.	1/6/2021	REVISIONS FOR CITY COMMENTS

Designed	C.J.L.
Drawn	Z.T.Z.
Reviewed	
Scale	NONE
Project No.	2000833
Date	8/3/2020
CAD File:	EC200083301

SEDIMENT AND EROSION CONTROL NOTES

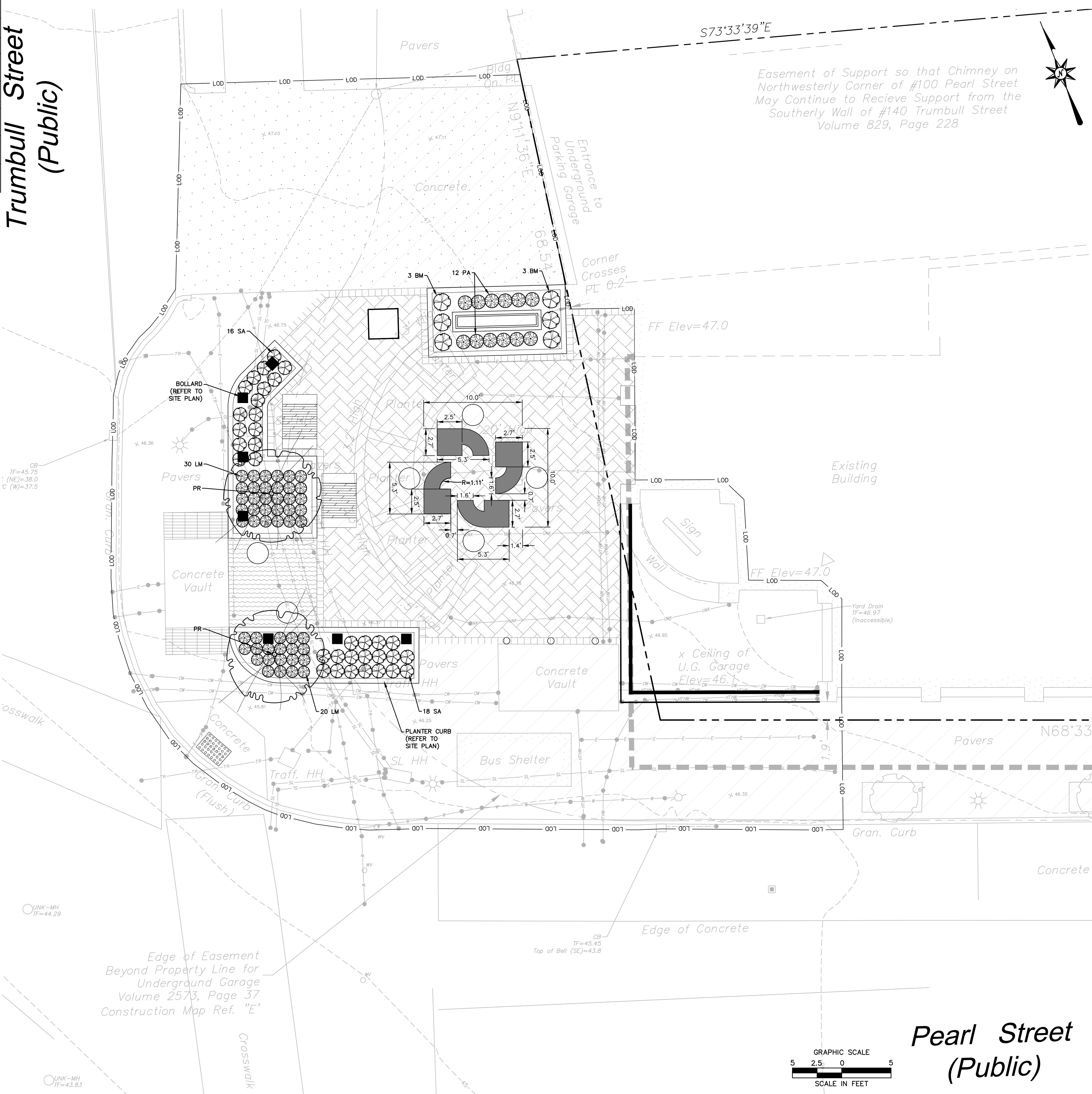
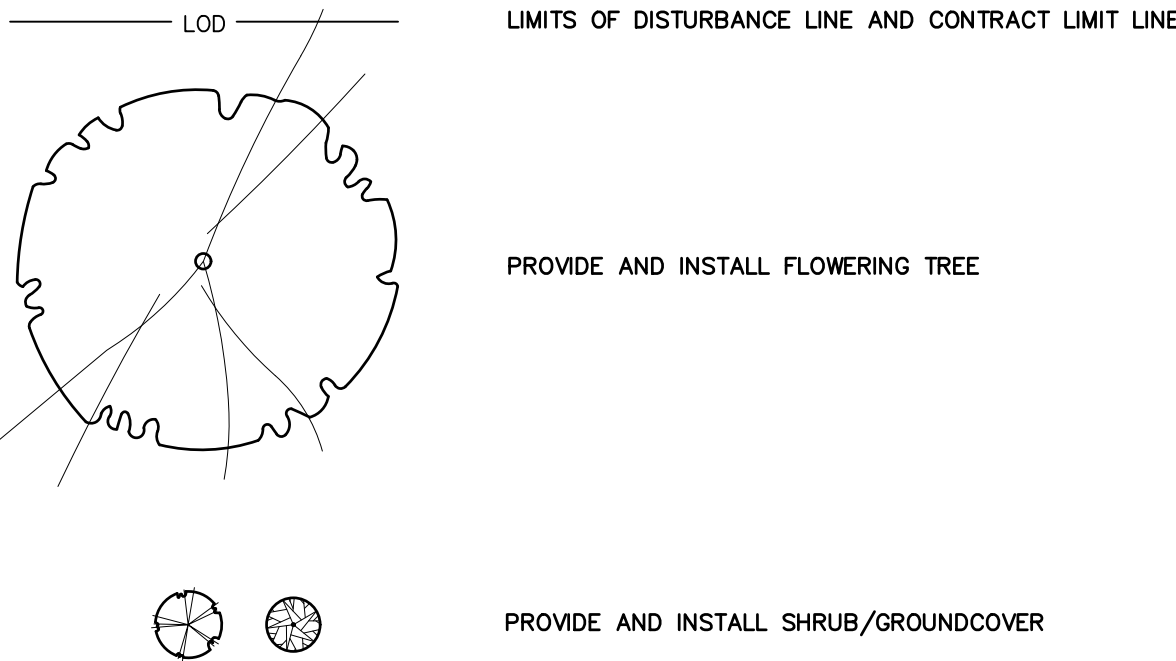
Sheet No.

EC-2

LANDSCAPE PLANT SCHEDULE						
TREES						
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
BM	6	BUXUS MICROPHYLLA 'WINTERGREEN'	WINTERGREEN BOXWOOD	CONT.	12"-18" HT.	PLANT 24" O.C.
LM	50	LIRIOPE MUSCARI	BLUE LILY TURF	CONT.	6"-12" HT.	PLANT 12" O.C.
PA	12	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	CONT.	12"-18" HT.	PLANT 24" O.C.
PR	2	PRUNUS X INCAM 'OKAME'	OKAME FLOWERING CHERRY	B&B	2"-2.5" CAL.	
SA	34	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	CONT.	6"-12" HT.	PLANT 18" O.C.

NOTES:
1) ALL SUBSTITUTIONS MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
2) PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE LARGER QUANTITY SHALL APPLY.
3) IF THERE IS A DISCREPANCY BETWEEN BOTANICAL AND COMMON NAME, BOTANICAL NAME PREVAILS.

LANDSCAPE PLAN LEGEND



Architecture
Engineering
Environmental
Land Surveying

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STATE OF CONNECTICUT
JEREMY J. BRYANT
LICENSED PROFESSIONAL ENGINEER

PROPOSED MEDICAL OFFICE RENOVATION
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Desc.
REVISIONS PER CLIENT MEETING
REVISIONS FOR CITY COMMENTS

No.	Date	Desc.
1.	9/22/2020	
2.	1/6/2021	

Designed W.E.V.
Drawn W.E.V.
Reviewed
Scale 1" = 5'
Project No. 2000833
Date 8/3/2020
CAD File: LL200083301

Title
LANDSCAPE PLAN

Sheet No.
LL-1

LANDSCAPE NOTES

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. REFER TO THE SITE PLAN, GRADING AND DRAINAGE PLAN, SITE UTILITIES PLAN, LIGHTING PLAN AND DEMOLITION PLAN FOR ALL OTHER INFORMATION.
2. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
3. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS FOR THE REVIEW, ADJUSTMENT, AND APPROVAL BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
4. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR OR JUNE 1ST OF THE YEAR FOLLOWING INSTALLATION, WHICHEVER IS LONGER, AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE. BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. REPLACEMENT PLANTS SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING. REPLACEMENTS SHALL BE MADE AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE GUARANTEE PERIOD. DURING THE LANDSCAPE MAINTENANCE PERIOD (GUARANTEE) THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY SITE CONSTRAINTS (PHYSICAL, ENVIRONMENT, ETC.) OR MAINTENANCE DEFICIENCIES THAT MAY AFFECT LANDSCAPE VEGETATION ESTABLISHMENT.
5. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCUMULATED BY THE SUPPLY NURSERY TO THE LOCAL HARDNESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
6. PLANTS SHALL HAVE TAGS THAT IDENTIFY PLANT GENUS, SPECIES, CULTIVAR (IF APPLICABLE), PLANT COMMON NAME, NAME OF SOURCE NURSERY, AND SIZE OF PLANT FOR REVIEW OF OWNER OR LANDSCAPE ARCHITECT.
7. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
8. FINAL GRADES SHALL BLEND SMOOTHLY WITH EXISTING GRADES, AND TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED.
9. ALL TREE AND SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2". MULCH SHALL BE UNCOLORED TRIPLE-SHREDDED HARDWOOD BARK MULCH, AGED AT LEAST 6 MONTHS.
10. IF TREE STAKING IS PROPOSED, TREE STAKING MUST BE COMPLETED THE SAME DAY AS THE TREE IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL.
11. LANDSCAPE PLANTING AREAS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, DEAD OR DYING PLANT MATERIAL, BLASTED ROCK, STONES GREATER THAN 1" IN DIAMETER, AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT SHALL BE REMOVED FROM AREAS TO BE LANDSCAPED AS REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS.
12. PLANTING SOIL:

DEPTH: PLANTING SOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" OR AS NOTED IN THE LANDSCAPE DETAILS. PLANTING SOIL SHALL BE UTILIZED IN ALL PLANTING AREAS INCLUDING SEEDED AREAS.

TESTING: CONTRACTOR SHALL SUBMIT (2) SOIL SAMPLES PER SOIL STOCKPILE TO A CERTIFIED TESTING LABORATORY TO DETERMINE ACIDITY, ORGANIC CONTENT, MECHANICAL ANALYSIS, AVAILABLE NUTRIENTS (N,P,K,Ca,Mg,S,Fe,Mn,Zn,Cu,B,Al,Pb) AND NECESSARY AMENDMENTS TO SOIL. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. TEST RESULTS SHALL RECOMMEND AMENDMENTS THAT WILL ALTER THE SOIL CHARACTERISTICS SUCH THAT THE CHARACTERISTICS DESCRIBED BELOW ARE ACHIEVED AND THE SPECIFIED PLANTS (CONTRACTOR TO PROVIDE LIST TO TESTING LABORATORY) WILL ACHIEVE PROPER GROWTH THAT IS NEITHER DEFICIENT NOR EXCESSIVE. THE CONTRACTOR SHALL INCORPORATE THESE AMENDMENTS AT NO INCREASE IN CONTRACT PRICE.

CHARACTERISTICS: PLANTING SOIL MAY CONSIST OF EXISTING ON-SITE SOILS, AMENDED ON-SITE SOILS, OR IMPORTED SOILS MEETING THE FOLLOWING CRITERIA:

- A. NOT TO CONTAIN MATERIALS HARMFUL TO PLANT LIFE, TO BE CLEAN, FERTILE, FRIABLE, AND WELL DRAINING. ALL PLANTING SOIL SHALL BE FREE OF ANY SUBSOIL EARTH CLODS, SODS, STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, WEEDS, LITTER AND OTHER DELETERIOUS MATERIAL. PLANTING SOIL SHALL BE UNIFORM IN QUALITY AND TEXTURE.
- B. PLANTING SOIL SHALL HAVE THE FOLLOWING OPTIMUM RANGES UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

ORGANIC CONTENT 3% - 6% FOR LAWN OR GRASS AREAS.
 4% - 8% FOR TREE AND SHRUB PLANTERS.
 8%-16% FOR RETENTION OR DETENTION BASINS.
(BY LOSS OF IGNITION AT 375 C METHOD OF TESTING)

PH 6.0 - 7.3

- C. NUTRIENT LEVELS SHALL BE ACHIEVED BY THE CONTRACTOR'S ADDITION OF AMENDMENTS TO THE PLANTING SOIL TO MEET THE OPTIMUM NUTRIENT LEVELS SPECIFIED IN THE TESTING LABORATORY REPORT FOR EACH OF PLANTS TO BE INSTALLED.
- D. SOIL SHALL BE COMPACTED TO A SURFACE PENETRATION RESISTANCE OF 75-125 LBS/SQ.IN.
- E. SOIL MAY BE TREATED FOR WEEDS WITH PRE-EMERGENT OR POST-EMERGENT HERBICIDE, AS NEEDED AND AS APPROPRIATE FOR THE APPLICATION SEASON OR LOCATOR OR ELIMINATE GROWTH OF UNWANTED PLANT MATERIAL. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. HERBICIDE APPLICATOR MUST BE LICENSED IN THE STATE OF CONNECTICUT, AND PERFORM APPLICATIONS IN ACCORDANCE WITH LOCAL REQUIREMENTS, PERMITTING STIPULATIONS, AND ANY OTHER RESTRICTIONS INCLUDING AND IN EXCESS OF STATE AND FEDERAL REGULATIONS.
- F. PROPOSED TOPSOIL SHALL MEET THE USDA SOILS TEXTURAL PERCENTAGES OF SAND, SILT, AND CLAY FOR FOLLOWING CLASSIFICATIONS:
- LOAM
 - SANDY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS NOT LESS THAN 5%
 - SANDY CLAY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS LESS THAN 28%
- G. BIORETENTION SOILS: SOIL TO BE INSTALLED IN RETENTION BASINS, PONDS, OR OTHER STORMWATER MANAGEMENT ENVIRONMENTS SHALL MEET THE ABOVE DESCRIBED CHARACTERISTICS AND AS FOLLOWS:
- SOIL SHALL NOT CONTAIN MORE THAN 20% CLAY AND LESS THAN 40% SILT.
 - SOIL SHALL HAVE AN INFILTRATION RATE BETWEEN 1/2" AND 3" PER HOUR.
- H. MODIFICATION TO THE PLANTING SOIL CHARACTERISTICS DESCRIBED ABOVE MAY BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR MUST DEMONSTRATE PROPOSED CHARACTERISTICS ARE EQUAL TO OR SUPERIOR TO THE SPECIFIED CHARACTERISTICS WITH RESPECT TO SUPPORTING PLANT GROWTH, AND STORMWATER MANAGEMENT.

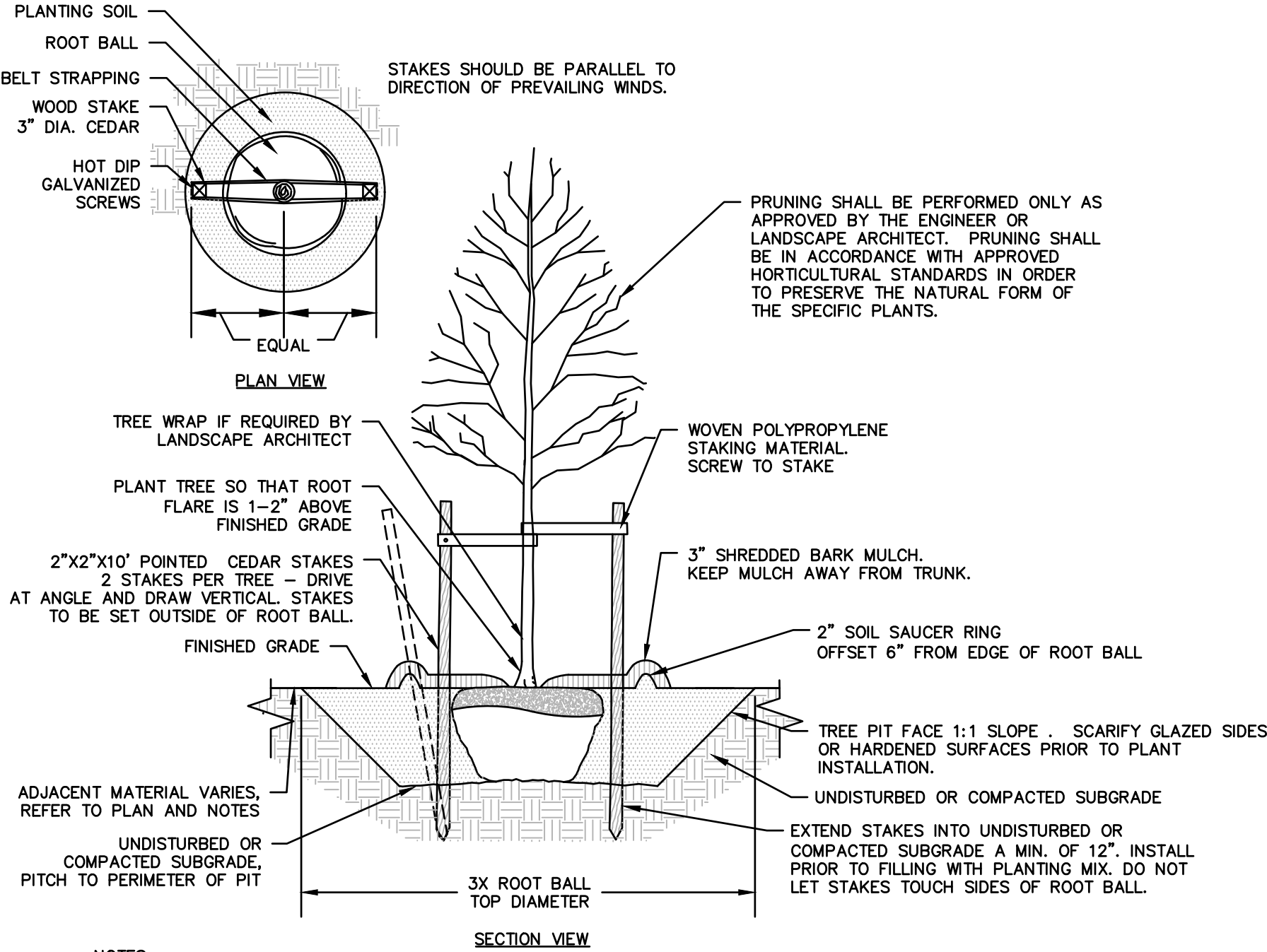
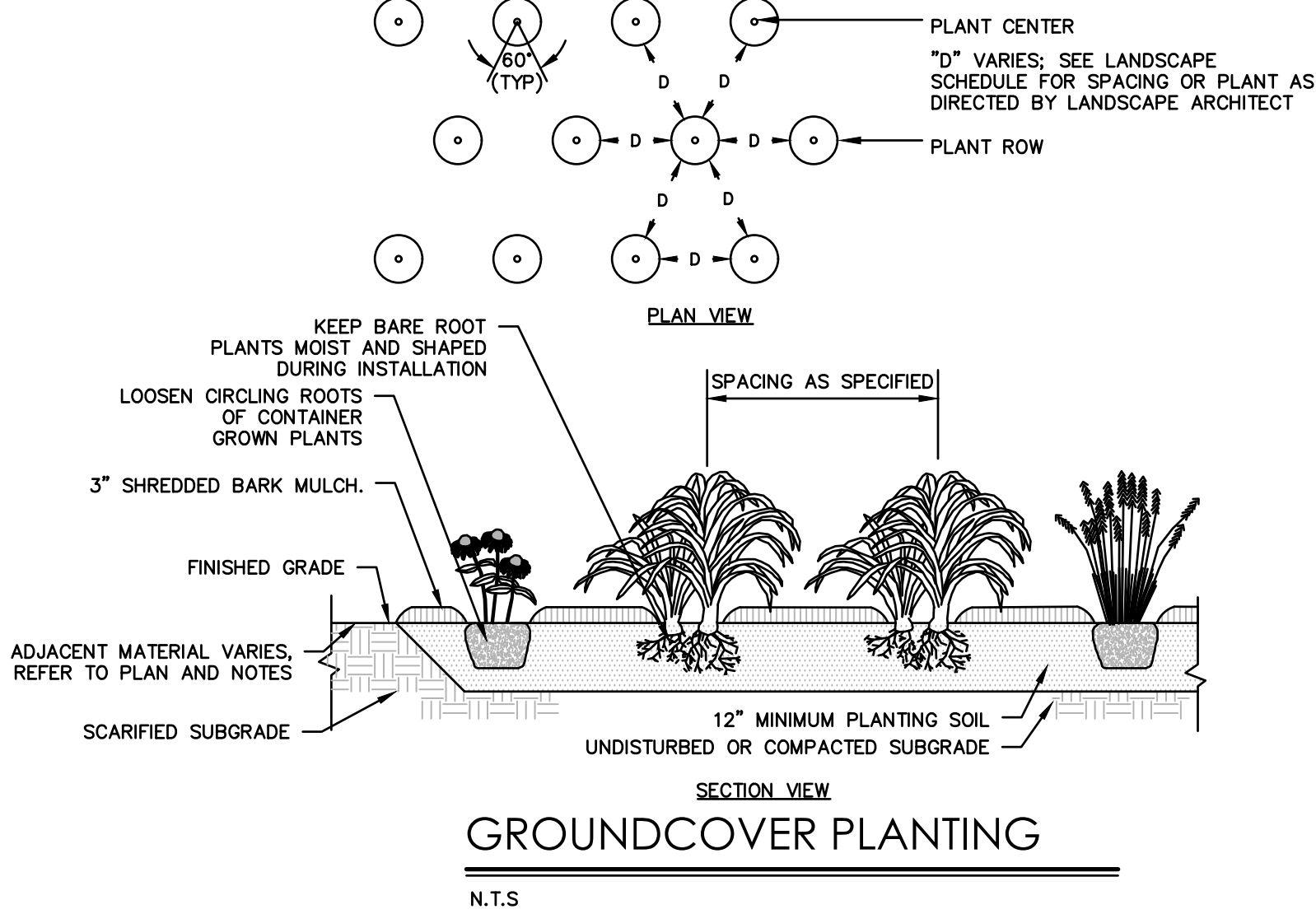
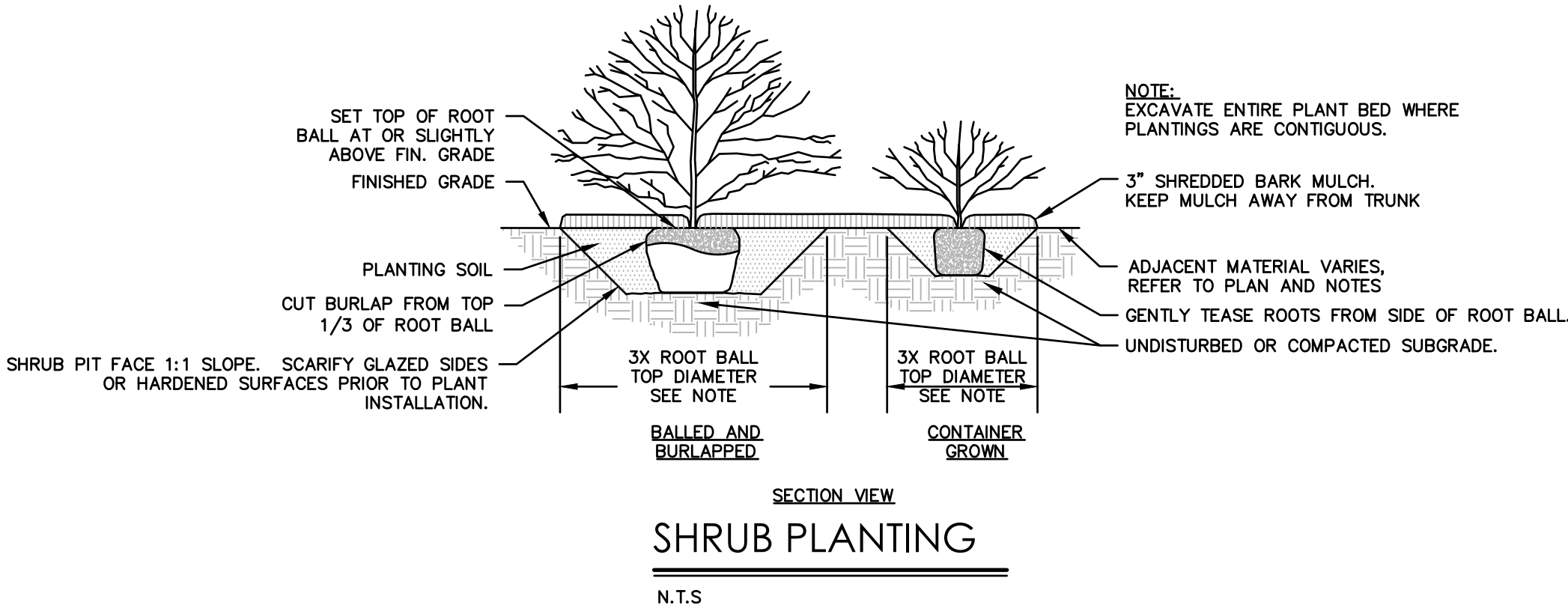
12. PLANTING AMENDMENTS: APPLY FERTILIZER AND OTHER AMENDMENTS AS RECOMMENDED FOR EACH PLANTING AREA BY SOIL ANALYSIS. APPLY AMENDMENTS IN A MANNER CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS. ANY ORGANIC AMENDMENTS SHALL HAVE A pH BETWEEN 4.5 AND 5.5 UNLESS OTHERWISE RECOMMENDED.

13. PLANT REQUIREMENTS: ALL PLANTS SHALL CONFORM IN SIZE AND GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION). ALL PLANTS SHALL MEET THE ADDITIONAL REQUIREMENTS SET FORTH BELOW AND IN WRITTEN SPECIFICATIONS AS APPLICABLE: ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN AT A COMMERCIAL NURSERY WITHIN 200 MILES OF THE PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY, THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE MAIN LEADER UNLESS OTHERWISE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED, BUT THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL NOT BRANCH BELOW 7' FEET IF THE TREE CALIPER IS 3" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE. THE CONTRACTOR SHALL COORDINATE SOURCE VISITS WITH THE LANDSCAPE ARCHITECT AND SHALL ACCOMPANY THE OWNER AND/OR LANDSCAPE ARCHITECT FOR ALL INSPECTIONS. CERTIFICATES OF COMPLIANCE WITH SPECIFICATIONS ARE REQUIRED FOR ALL PLANTS.

14. INSPECTION AND REVIEW: ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE OR PLACE OF GROWTH. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT ON A SCHEDULE FOR SOURCE VISITS AND ACCOMPANY THE OWNER OR LANDSCAPE ARCHITECT FOR ALL SOURCE INSPECTIONS. CERTIFICATES OF COMPLIANCE ARE REQUIRED FOR ALL PLANT MATERIALS. PHOTOGRAPHIC REVIEW OF PLANT MATERIAL IS ACCEPTABLE IF APPROVED BY LANDSCAPE ARCHITECT. PHOTOGRAPHS MUST BE PROVIDED IN QUANTITY AND VARIETY TO ALLOW LANDSCAPE ARCHITECT SUFFICIENT INFORMATION TO MAKE A REASONABLE DETERMINATION AS TO THE PLANTS' QUALITY. OWNER AND LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL DELIVERED TO THE SITE BUT PREVIOUSLY ACCEPTED IF DAMAGED OR NOT PROPERLY MAINTAINED DURING THE DELIVERY PROCESS.

15. PLANTING SEASONS (UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT)

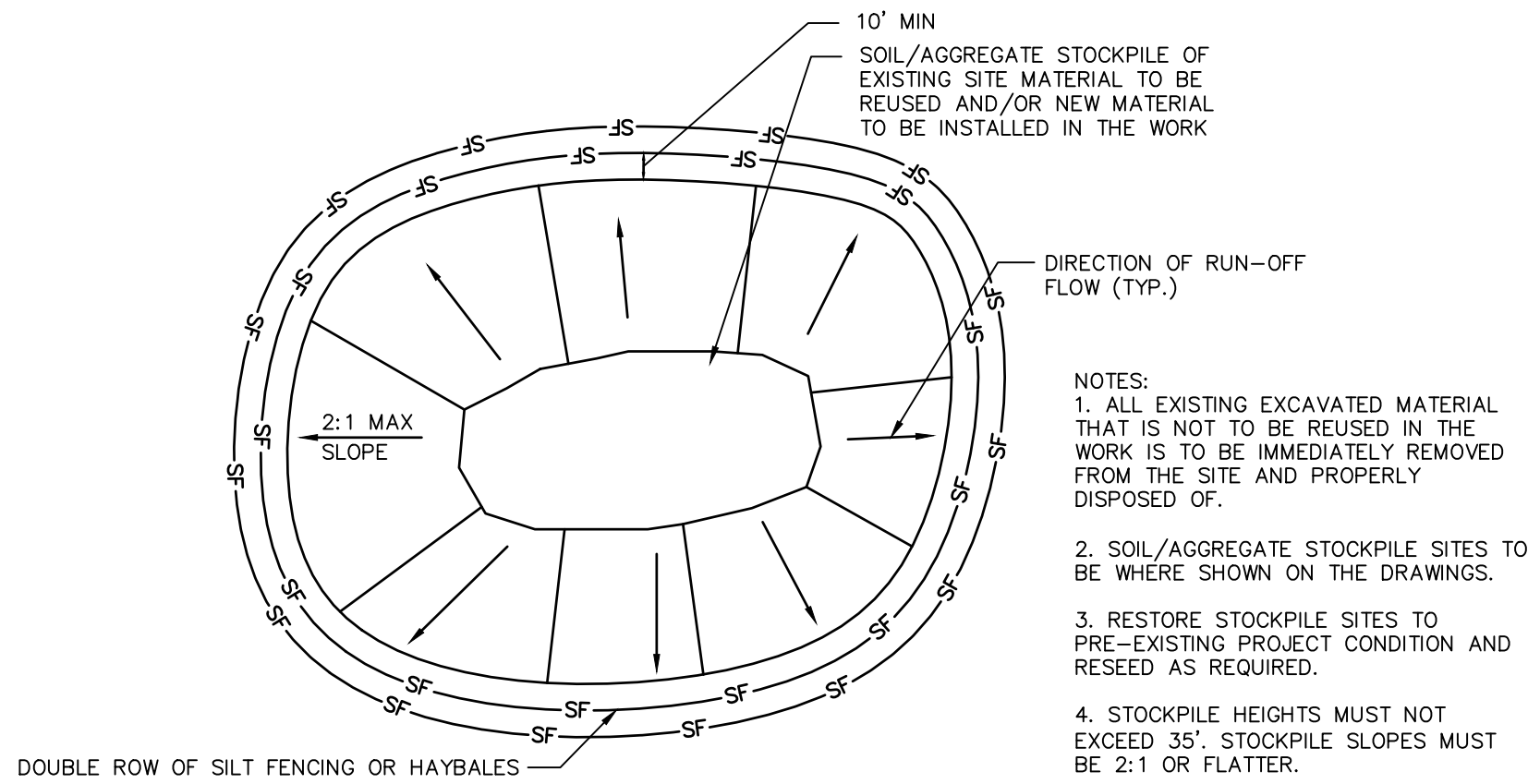
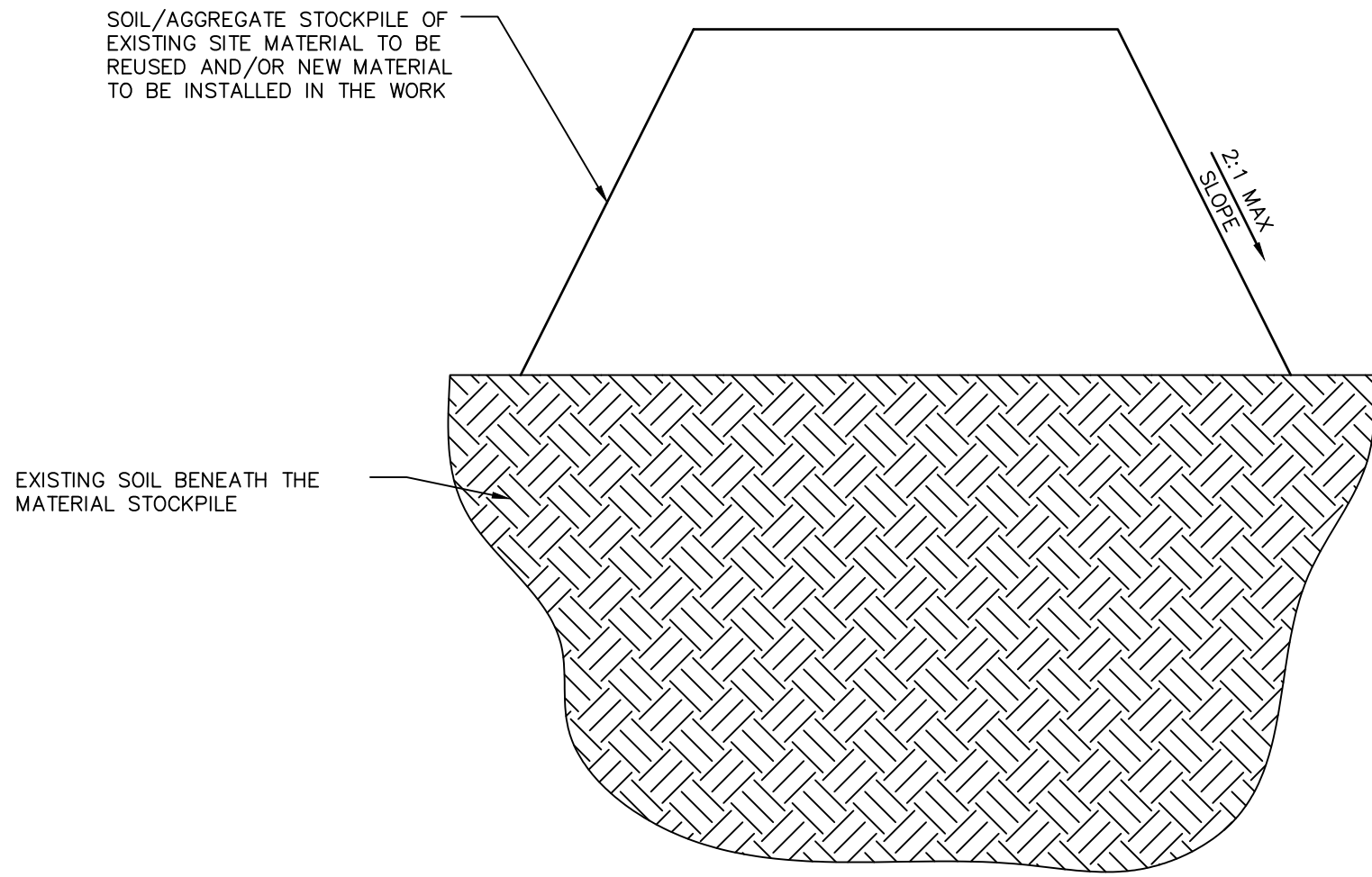
	SPRING	FALL
EVERGREEN TREES AND SHRUBS	APRIL 1 TO JUNE 15	SEPTEMBER 1 TO OCTOBER 15
DECIDUOUS TREES AND SHRUBS	APRIL 1 TO JUNE 15	SEPTEMBER 15 TO NOVEMBER 15
GROUNDCOVERS	APRIL 1 TO JUNE 15	SEPTEMBER 1 TO OCTOBER 15
PERENNIALS	MAY 15 TO JUNE 15	SEPTEMBER 1 TO OCTOBER 15
BULBS	N/A	SEPTEMBER 15 TO NOVEMBER 15



- NOTES:
- STAKING FOR TREES ON 4:1 SLOPES OR LESS THAN 3" CALIPER TO BE PERFORMED AT CONTRACTORS DISCRETION.
 - WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORITE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
 - BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESSICANT, COMPLETELY REMOVE IT FROM ROOT BALL.

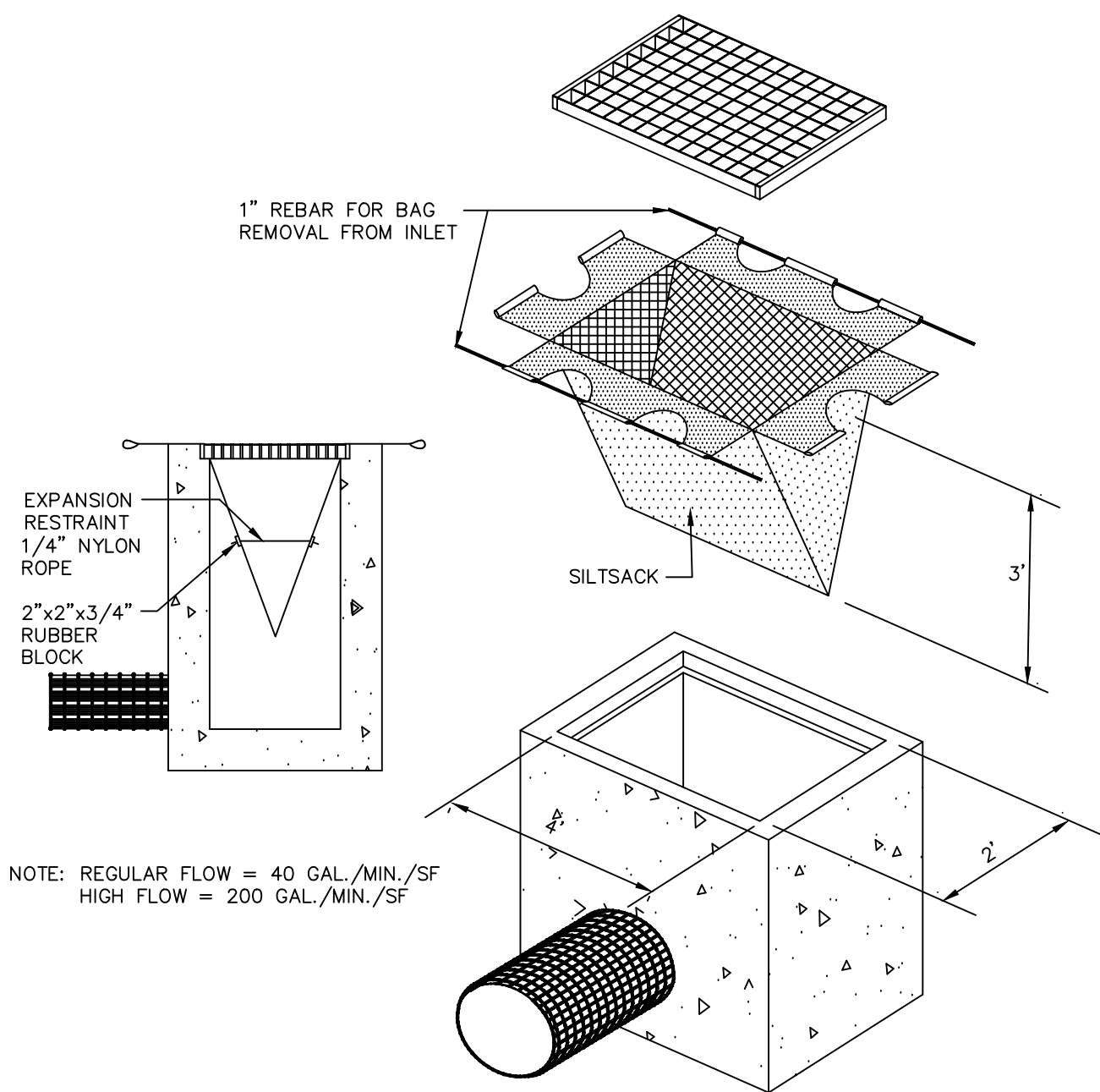
DECIDUOUS TREE PLANTING

N.T.S



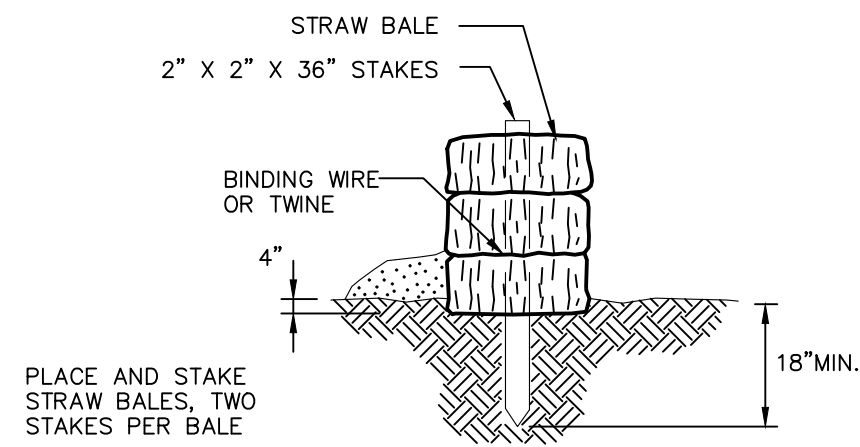
MATERIALS STOCKPILE DETAIL

N.T.S. BLEC-006



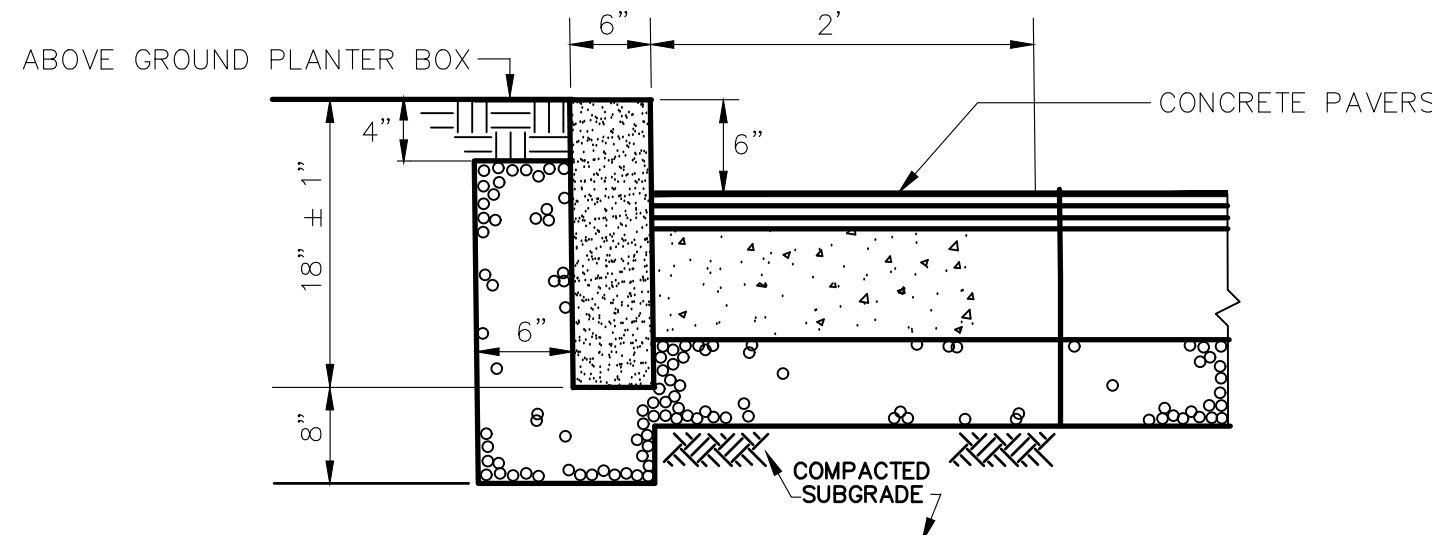
SILTSACK DETAIL

N.T.S. BLEC-005



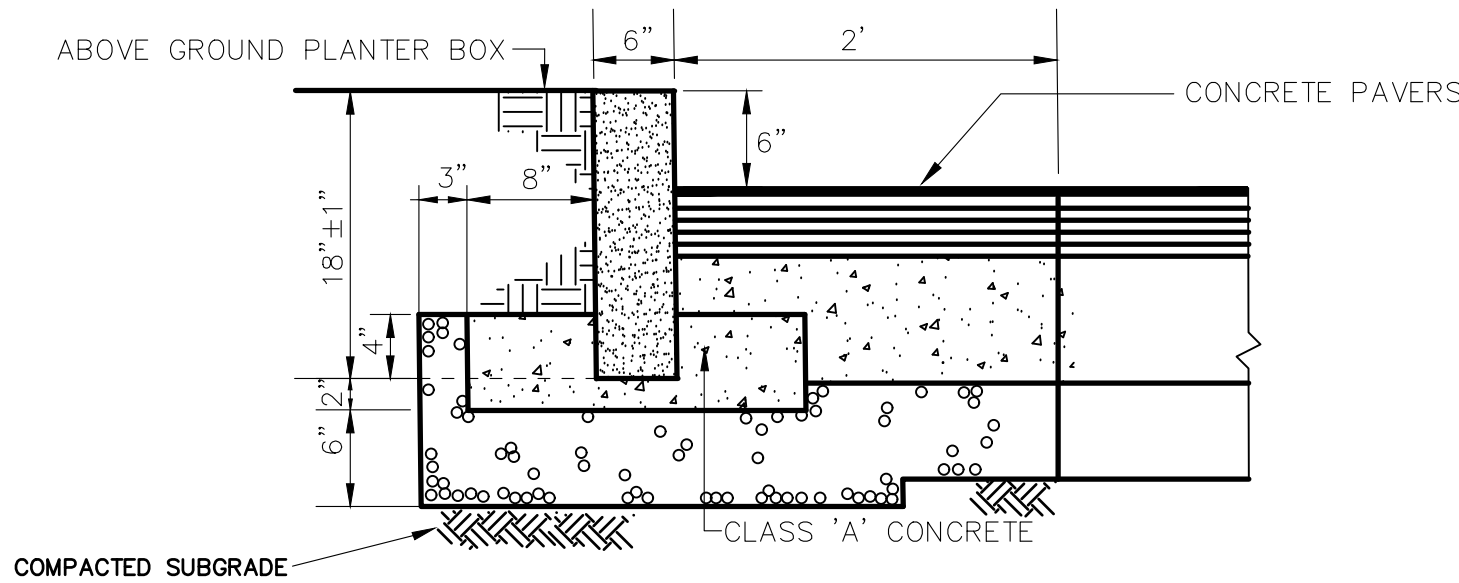
STRAW BALE DETAIL

N.T.S. BLEC-007



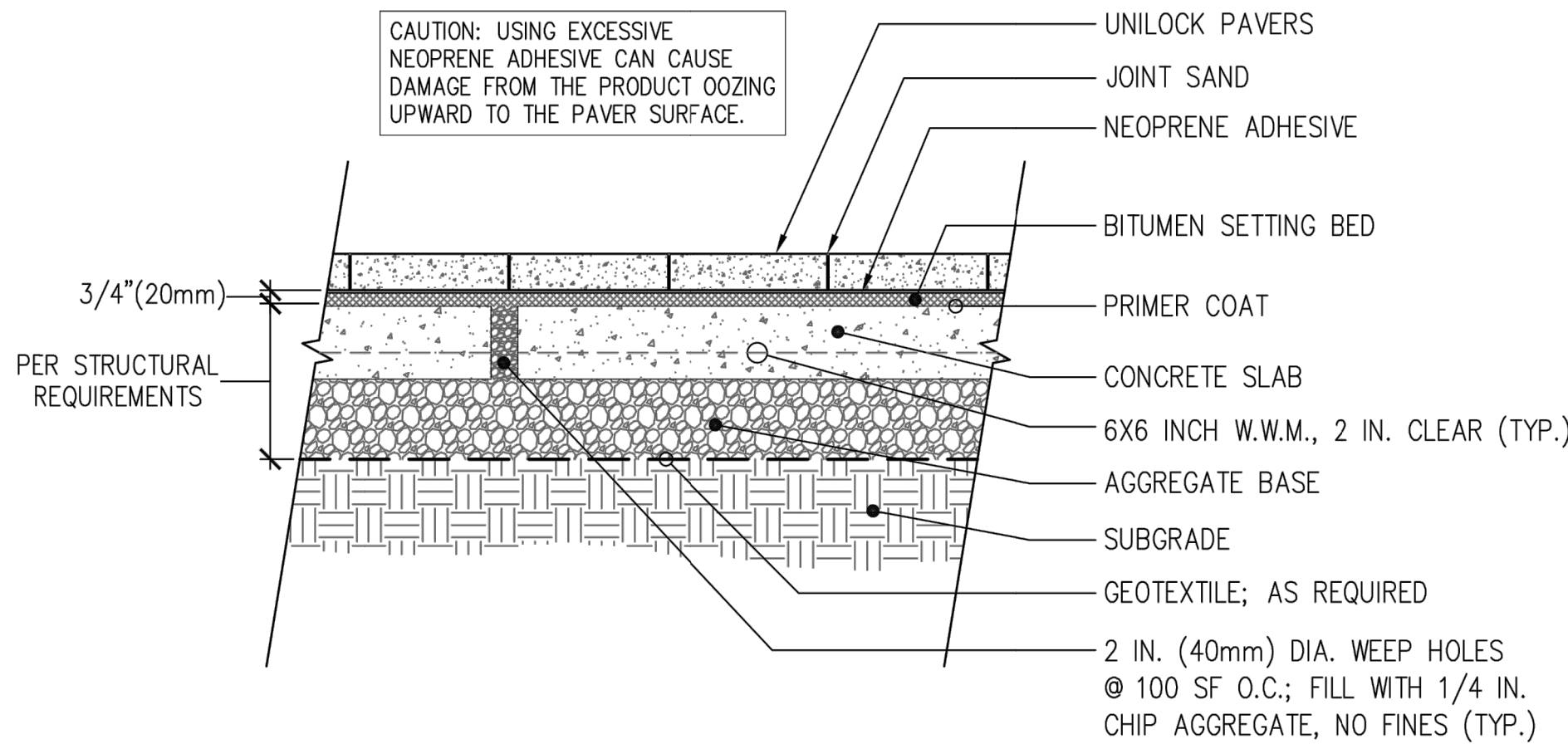
STRAIGHT GRANITE CURB

N.T.S. ZPC-057



CURVED GRANITE CURB

N.T.S. ZPC-058



COMMERCIAL APPLICATION PAVER DETAIL

CREATED: MARCH 1, 2011
REVISED: MARCH 6, 2014
FILE NAME: CS-COM-PAVER-BITUMEN.DWG

NOTES:
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

CROSS SECTION
PAVERS ON BITUMEN SETTING BED WITH CONCRETE BASE

UNILOCK
DESIGNED TO CONNECT.

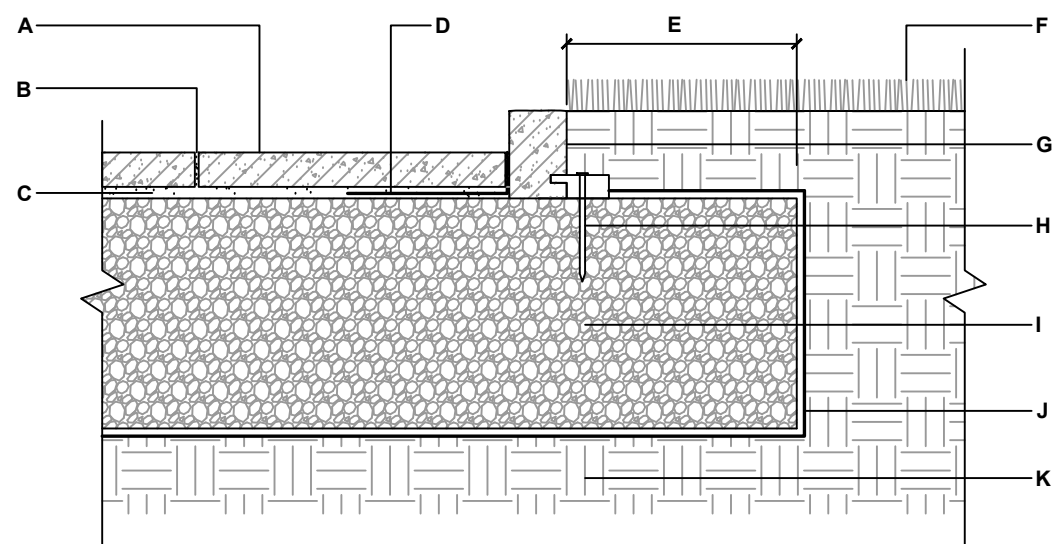
HERRINGBONE PATTERN CONCRETE PAVERS

N.T.S.

D01
SLABS

NOTE

WOOD GRAIN PATTERN PAVERS SHALL BE TECHNO-BLOC BOREALIS, LINEAR PATTERN 1, 30" x 5", COLOR TO BE SELECTED BY OWNER - OR APPROVED EQUAL



- A. Techo-Bloc precast concrete slab 1 3/4" (45 mm) thick min. conforming to CSA A231.1
- B. Sand joint fill conforming to ASTM C 144
- C. Setting bed (concrete sand) 1" (25 mm) thick conforming to ASTM C 33
- D. Geotextile 12" (300 mm) wide
- E. Extra width equal to foundation thickness
- F. Lawn
- G. Techo-Bloc edge restraint
- H. Nail
- I. Compacted granular base conforming to ASTM D 2940 Thickness according to project specific conditions
- J. Geotextile
- K. Subgrade

TYPICAL SECTION - SLABS

March 2013

NOTE: This drawing is issued for information only. Do not use for construction. Do not measure from this drawing.

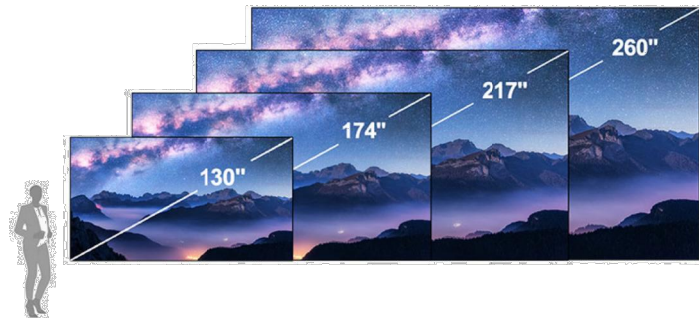
WOOD GRAIN PATTERN CONCRETE PAVERS

N.T.S.

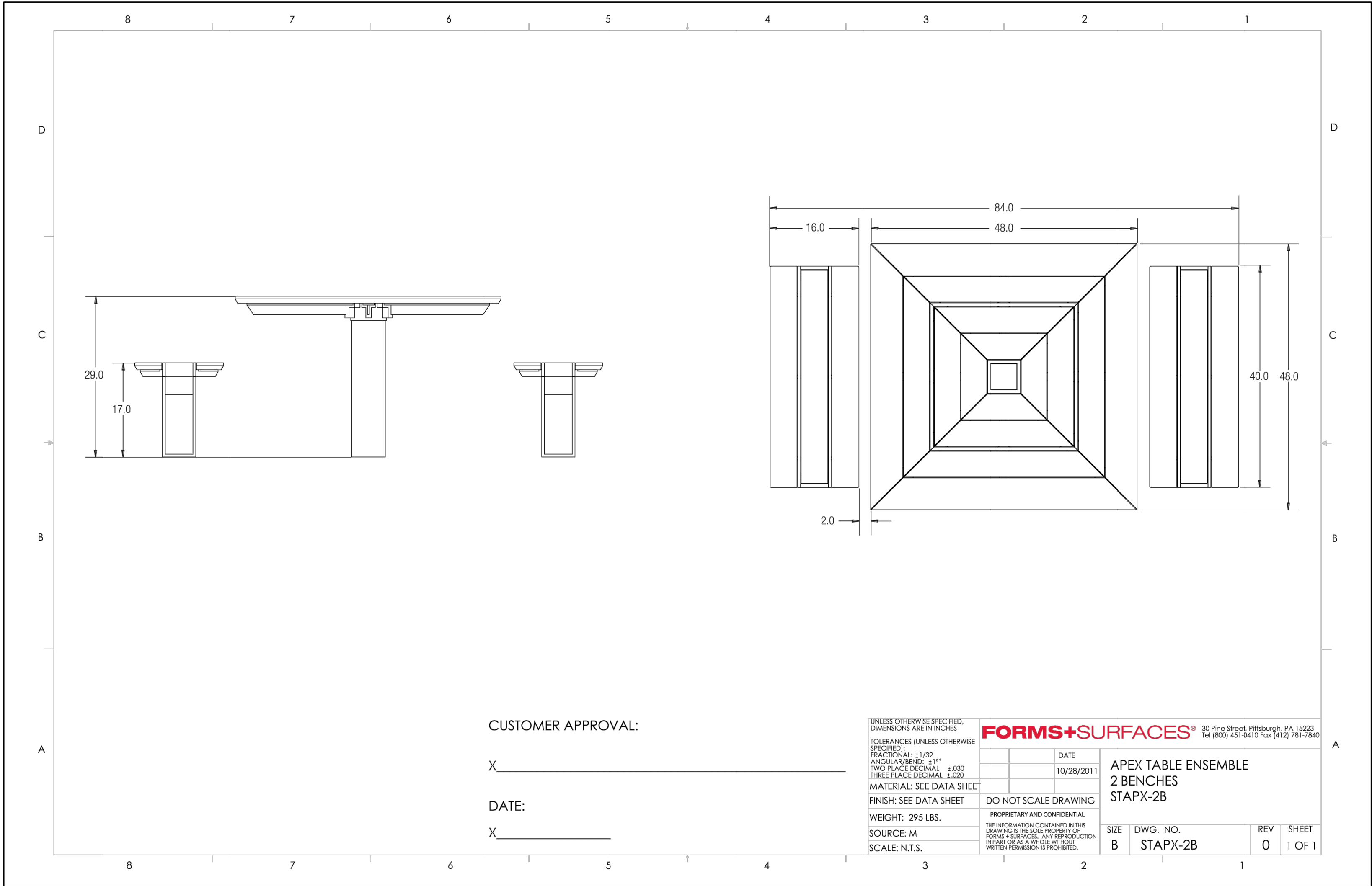


Planar HR0130
Pre-packaged Outdoor LED Video Wall

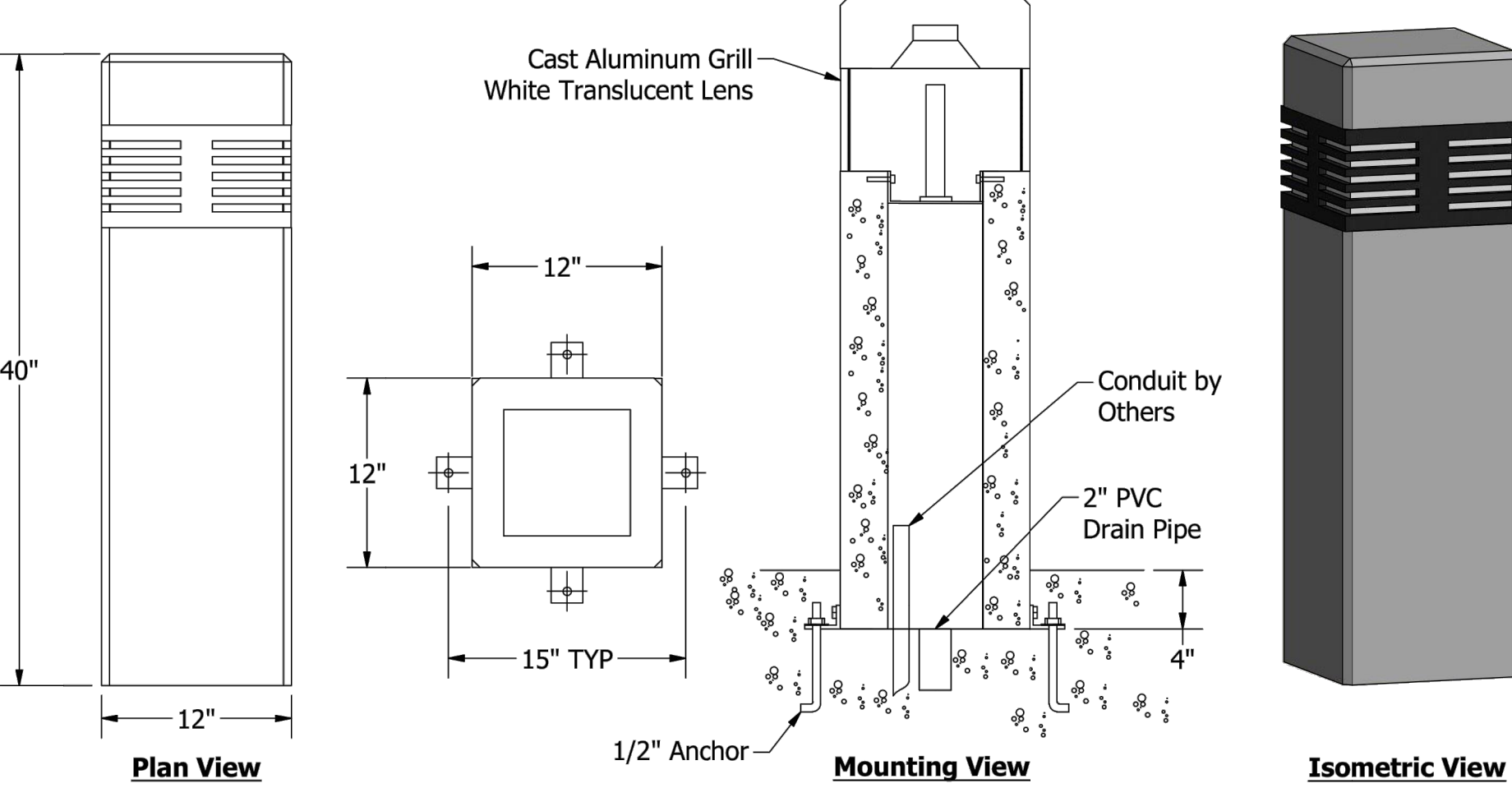
The Planar® HRO Complete HRO130 is a pre-packaged, Full HD, 130" outdoor LED video wall designed for close up viewing even in direct sunlight. It includes the display, controller, cables, trim and wall mount; everything needed for a beautiful outdoor video viewing experience.



SPECIFICATION	DETAIL
Planar Model	HR0130
Pixel Pitch	1.50
Display Diagonal	130.1in
Display Resolution	1920x1080
Display size	2880 x 1620 x 50mm 113.39 x 63.78 x 1.97in
Power Consumption, Maximum (watts)	3173
Line Voltage	100-240V AC, 50/60Hz
Display Weight	483kg 1064.83lbs
Brightness	>3,500
Contrast Ratio	7000:1
LED Refresh Rate	3840Hz
Color Temperature, Adjustable (k)	6,500 - 10000
Video Inputs	1x HDM1 2.0 (HDCP 2.2), 4x DVI, 2x SDI-3G
Control	USB, Serial, Network
Frame Rate	50, 60Hz
Viewing Angle, Horizontal	160°
Viewing Angle, Vertical	160°
Service Access	Front, Rear
Environment	Outdoor
Operating Temperature/Humidity (degrees F/C, relative humidity)	-20° to 45° C -4° to 113° F, 10-80%



Jardin 400 Illuminated Bollard
BOJA-40-12



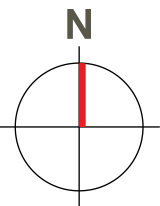
Material Options: > Concrete	Finish Options: > Concrete color and textures per our standard color chart > Custom colors available	CANTERBURY DESIGNS 5632 W. Washington Blvd. Los Angeles, CA 90016 323.936.7111 Website: www.canterbury-designs.com E-mail: info@canterbury-designs.com
Notes: > 36\"/>		<i>This drawing is the confidential property of Canterbury Designs, and the recipient agrees not to copy or disclose this drawing to any unauthorized person, or to use the drawing for any purpose other than that for which it is specifically furnished, without Canterbury's written permission.</i>

REVISIONS	Desc.
No.	REVISIONS PER CLIENT MEETING REVISIONS FOR CITY COMMENTS
1.	9/22/2020
2.	1/6/2021

Designed	C.J.L.
Drawn	Z.T.Z.
Reviewed	
Scale	NONE
Project No.	2000833
Date	8/3/2020
CAD File:	DN200083301

Title	
DETAILS SHEET	

Sheet No.

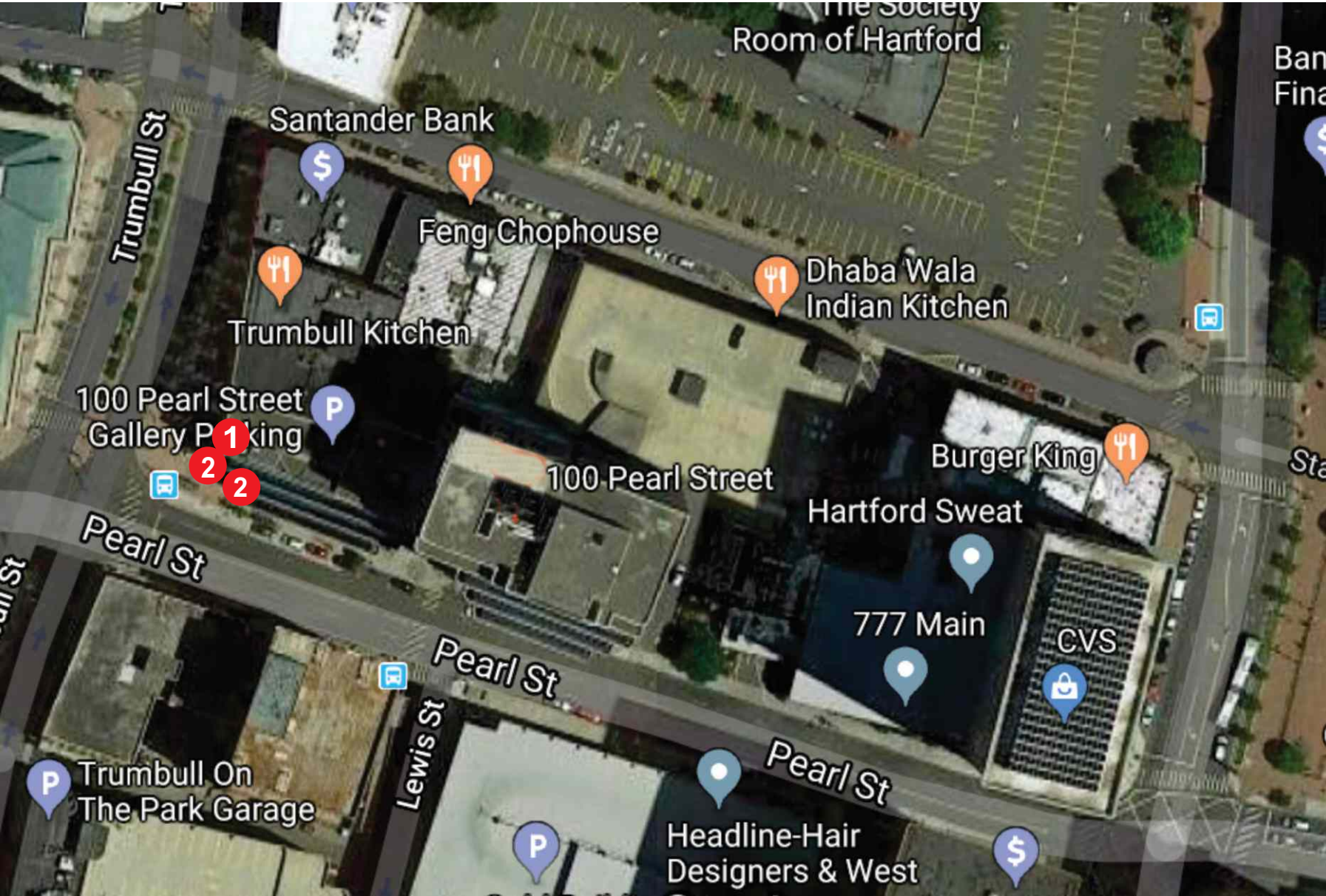


JP1-31810I

AERIAL

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
#	Descriptions:	
1	ILLUMINATED CHANNEL LOGO SEE PAGE 2	
2	ILLUMINATED CHANNEL LOGO SEE PAGE 3	

#	Notes:
1	UPPER SIGNAGE DONE ON PHASE 1



#	Revision(s)	By:	Date:
1	ADDED PAGE	CV	01.02.2020
2	REMOVED UPPER SIGNAGE FROM ENTIRE PROPOSAL	TB	11.10.2020



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	HARTFORD HEALTHCARE		
Site:	19217 PEARL ST, HARTFORD, CT		
Consultant:	J. PELLETIER		
Draftsman:	CLAUDIA VOGT	Date:	01.02.2020
Page:	1/3	Scale:	N.T.S.

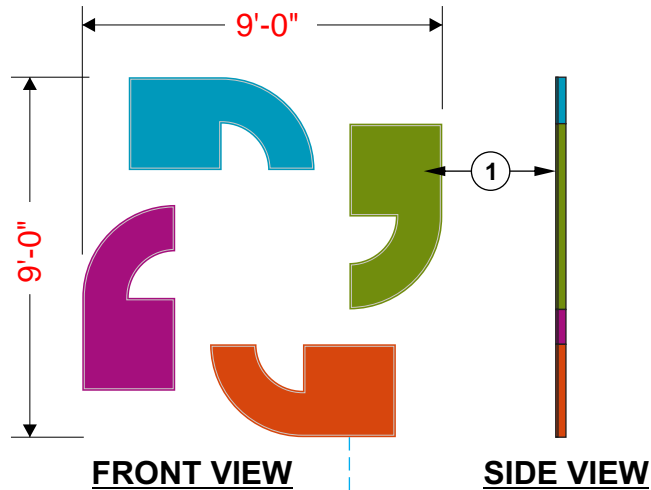
Date: ____/____/____
Customer Approval:

  This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and Section 24 of the Canadian Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.	 Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, Provincial, State, or Federal Laws.
--	--

IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTISON SIGN GROUP FOR THE SIGNS ORDERED HEREIN, SUCH BASE(S) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A BASE(S) IS TO BE BUILT OR PROVIDED BY THE CUSTOMER (OR HIS AGENT), AND NOT BY PATTISON SIGN GROUP, THE CUSTOMER SHALL ENSURE THAT THE BASE(S) ARE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FINES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR IT'S AGENT) IN DOING SO.

 www.pattisonsign.com

Lumen Output per sign estimated at 4,752



JP1-31810I	
ILLUMINATED CHANNEL LOGO	
Installation:	<input type="checkbox"/> Interior: <input checked="" type="checkbox"/> Exterior:
#	Descriptions:
1	ILLUMINATED CHANNEL LOGO




EXISTING BUILDING




PROPOSED SIGNAGE - LOWER SOUTH WEST ELEVATION

#	Revision(s)	By:	Date:
1	RELOCATED SIGN	TB	01.04.2021

Date: ____/____/____
Customer Approval:



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and Section 24 of the Canadian Electrical Code and other applicable local codes. This includes proper grounding and bonding of the sign.



Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, Provincial, State, or Federal Laws.

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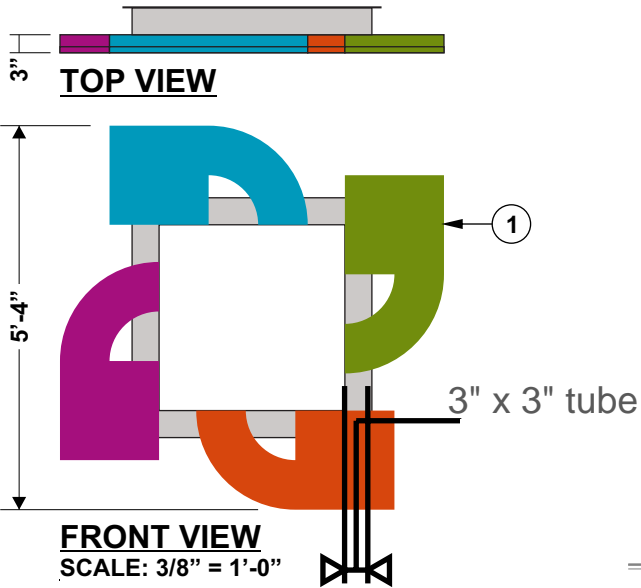
**Pattison
Sign Group**

Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	HARTFORD HEALTHCARE		
Site:	19217 PEARL ST, HARTFORD, CT		
Consultant:	J. PELLETIER		
Draftsman:	TINA BOLDUC	Date:	06.01.2020
Page:	2/3	Scale:	3/16" = 1'-0"

Lumen Output per sign estimated at 4,752

QUANTITY: 2X



JP1-31810I

ILLUMINATED CHANNEL LOGO

Installation: ☐ Interior: ☒ Exterior:

Descriptions:
1 ILLUMINATED CHANNEL LOGO ON RACEWAY



SOUTH ELEVATION (ALONG PEARL ST)
SCALE: 1/8" = 1'-0"



WEST ELEVATION (ALONG TRUMBULL ST)
SCALE: 1/8" = 1'-0"



Date: ____/____/____
Customer Approval:



IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTISON SIGN GROUP FOR THE SIGNS ORDERED HEREIN, SUCH BASE(S) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A BASE(S) IS TO BE BUILT OR PROVIDED BY THE CUSTOMER (OR HIS AGENT), AND NOT BY PATTISON SIGN GROUP, THE CUSTOMER SHALL ENSURE THAT THE BASE(S) ARE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FINES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR IT'S AGENT) IN DOING SO.

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Client:	HARTFORD HEALTHCARE		
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Consultant:	J. PELLETIER		
Draftsman:	TINA BOLDUC	Date:	06.01.2020
Page:	3/3	Scale:	1/8" = 1'-0"

FLOOR PLAN NOTES

- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN FIELD. REPORT ANY AND ALL DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO ARCHITECT BEFORE PROCEEDING W/ WORK.
- CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING AND REPAIRING OF ALL FINISH SURFACES DUE TO PENETRATIONS OF EXISTING MATERIALS AND STRUCTURES NECESSARY FOR NEW UTILITIES, MECHANICAL, ELECTRICAL AND PLUMBING WORK.
- CONTRACTOR TO PATCH AND REPAIR ALL EXISTING WALL, FLOOR AND CEILING SURFACES AS REQUIRED DUE TO NEW CONSTRUCTION PROJECT.
- INTERIOR DIMENSIONS ARE TO THE FINISH FACE OF WALL () OR FROM CENTERLINE OF COLUMN ()
- FOR ALL DOOR TYPES AND DETAILS REFER TO DRAWING A-003 DOOR SCHEDULE, DETAILS & HARDWARE SETS.
- ALL CORRIDOR AND RATED WALL ASSEMBLIES SHALL BE CONSTRUCTED IN A MANNER TO PREVENT THE PASSAGE OF SMOKE.
- ALL PENETRATIONS TO BE SEALED WITH U.L. APPROVED SMOKE PREVENTIVE SEALANT.
- PROVIDE AND INSTALL ACCESS PANELS (COLOR TO BE DETERMINED) AT ALL FIRE DAMPER LOCATIONS. SEE MECHANICAL DRAWINGS FOR EXACT LOCATION & COORDINATE W/ ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR RECONSTRUCTING ANY EXISTING MECHANICAL SHAFT OR FLUE THAT MUST BE OPENED IN ORDER TO PERFORM ANY AND ALL REQUIRED MECHANICAL WORK. FIRE RATINGS MUST COMPLY W/ ALL CODES AS REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING A WATER TIGHT BUILDING, WHICH INCLUDES, BUT NOT LIMITED TO ALL FLASHING AND SEALING AROUND ALL EXTERIOR WINDOW AND DOOR OPENINGS & WHERE DISSIMILAR MATERIALS ABUT. THE CONTRACTOR SHALL ALSO FOLLOW ALL MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND REQUIREMENTS.
- CONTRACTOR TO BE RESPONSIBLE FOR ALL FLASHING AND PATCHING OF EXISTING FLOOR TO PREP AND MEET THE REQUIREMENTS OF THE FINISH SCHEDULE.

- PATCH/REPAIR ANY AREAS OF STEEL WHERE FIREPROOFING HAS BEEN REMOVED DUE TO INSTALLATION OF ANY NEW WORK.

- PATCH/ REPAIR ANY AREAS OF STEEL WHERE FIREPROOFING HAS BEEN REMOVED DUE TO INSTALLATION OF NEW STEEL FOR PENETRATIONS AT DUCTS.

- ALL AREAS SHALL BE PROTECTED WITH A SPRAY ON OR TROWEL ON FIREPROOFING APPLICATION TO MEET A 2 HR. RATING.

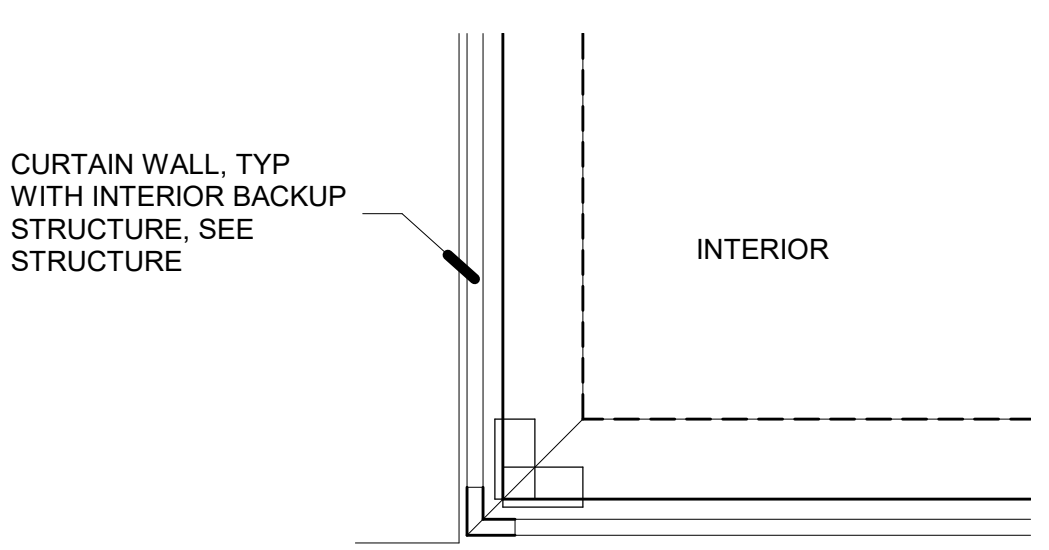
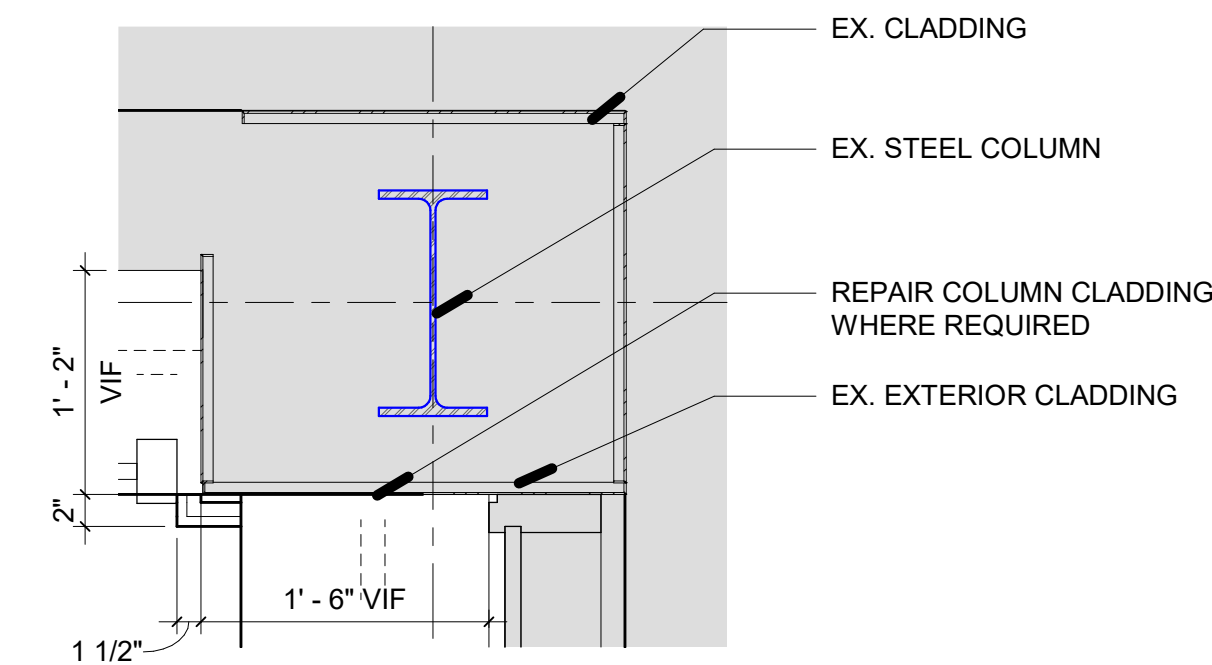
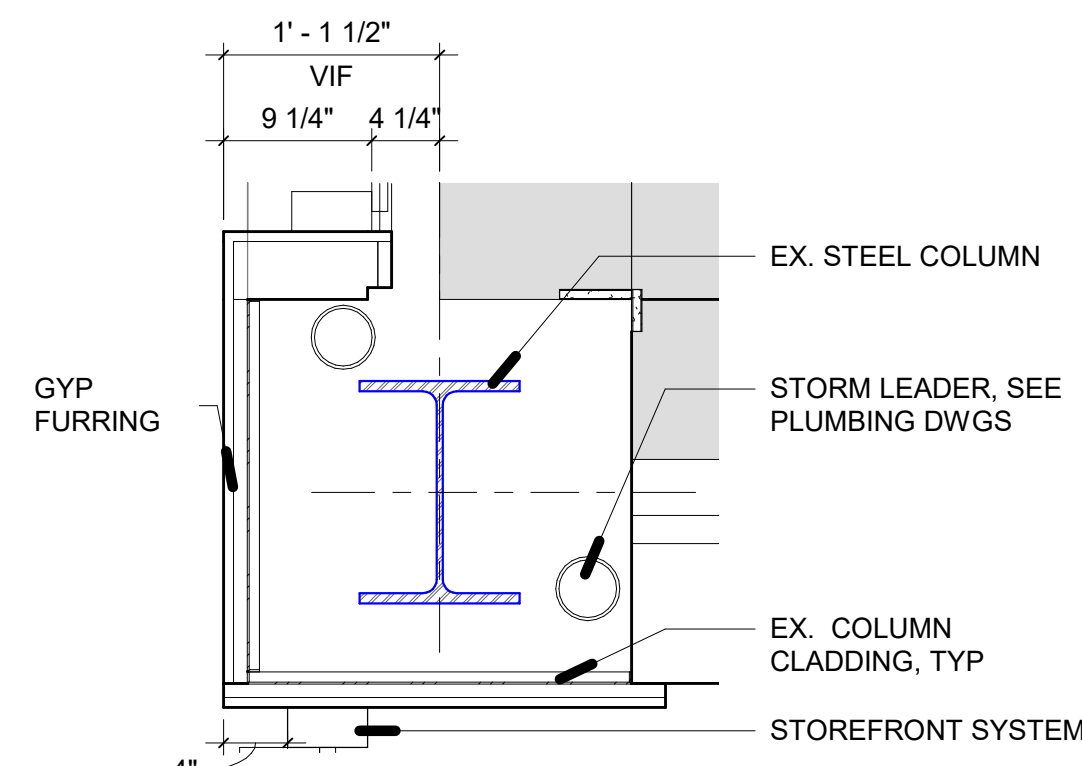
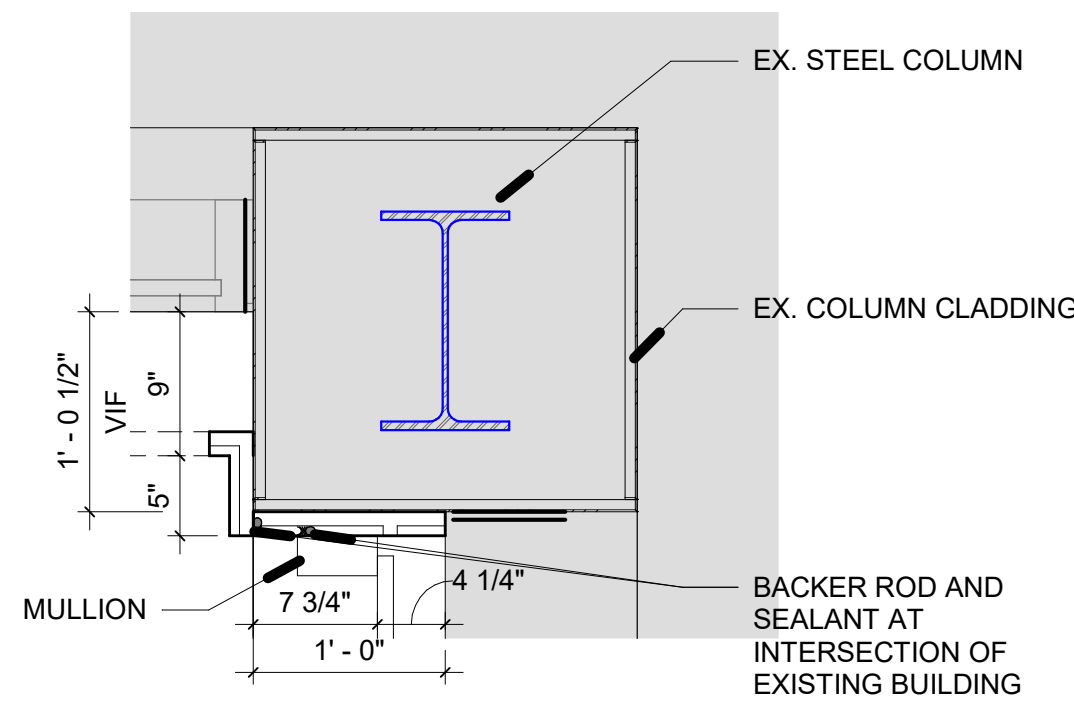
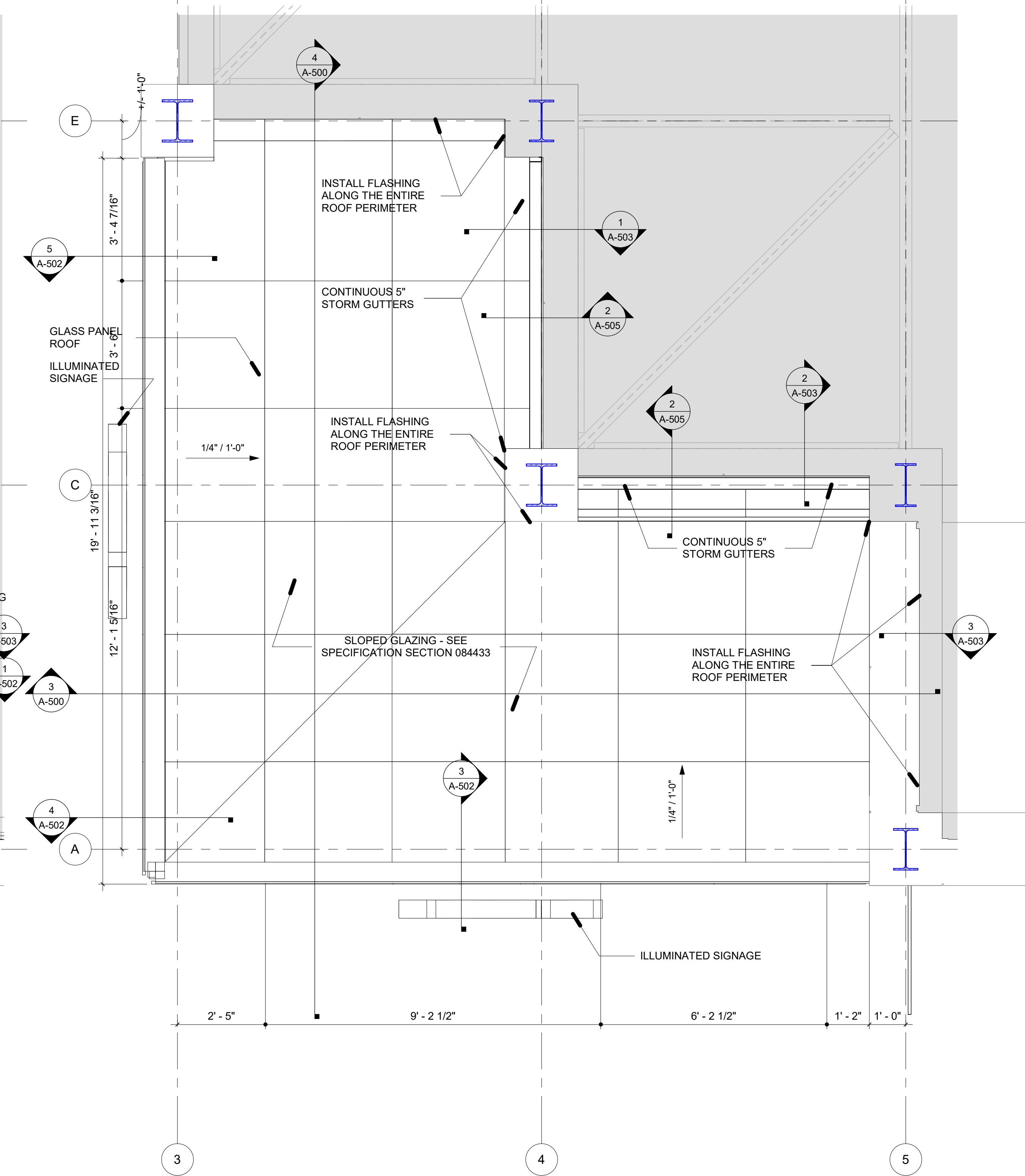
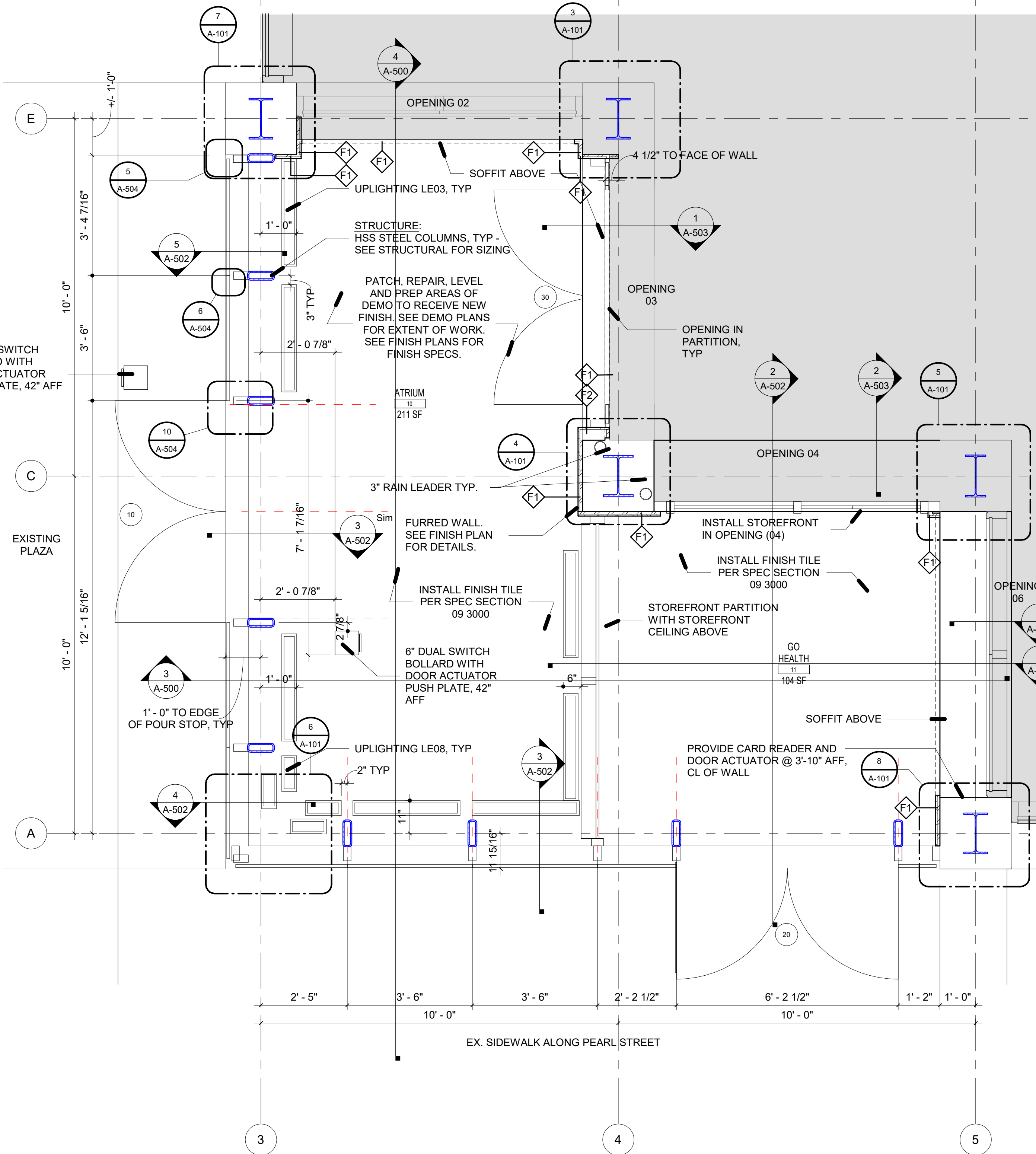
6" DUAL SWITCH BOLLARD BY SDG (SECURITY DOOR CONTROLS) OR EQUAL CONTRACTOR TO PROVIDE COMPLETE DOOR OPERATION SOLUTION COMPLETE WITH STAINLESS STEEL EXTERIOR/INTERIOR BOLLARDS WITH INTEGRATED CARD READER AND PUSH PLATES FOR HANDICAP ACCESS, DOOR OPERATOR WITH MAG SHEAR LOCK, REQUEST TO EXIST DOOR RELEASE, DOOR SEQUENCER ACTIVATION, SDG ACTUATOR AND POWER SUPPLY.

NEW WALL CONSTRUCTION LEGEND

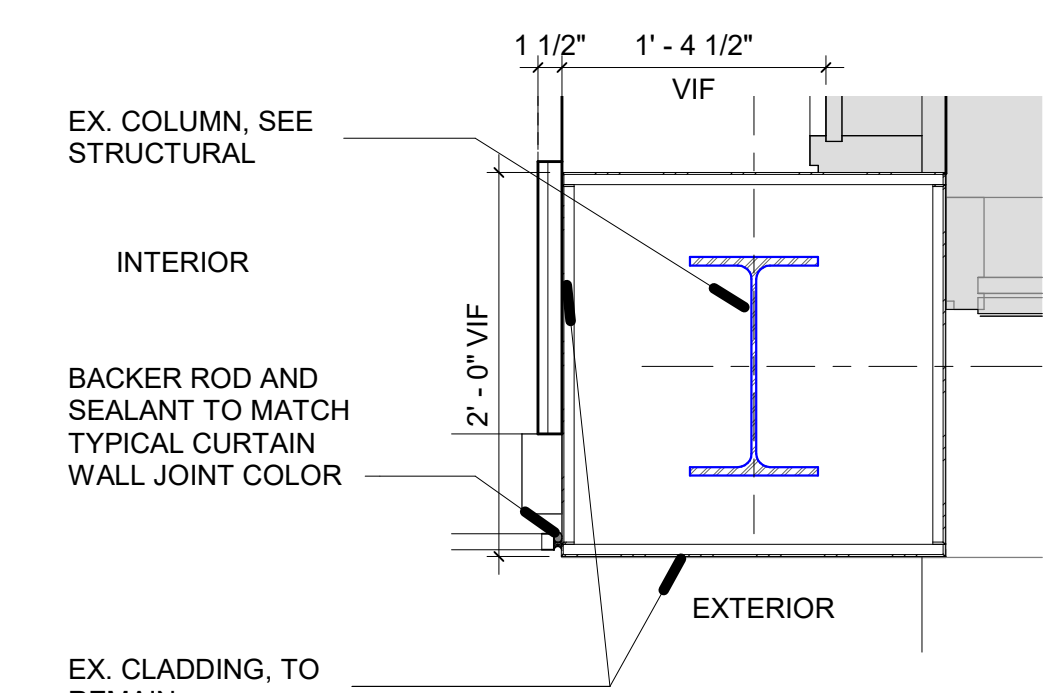
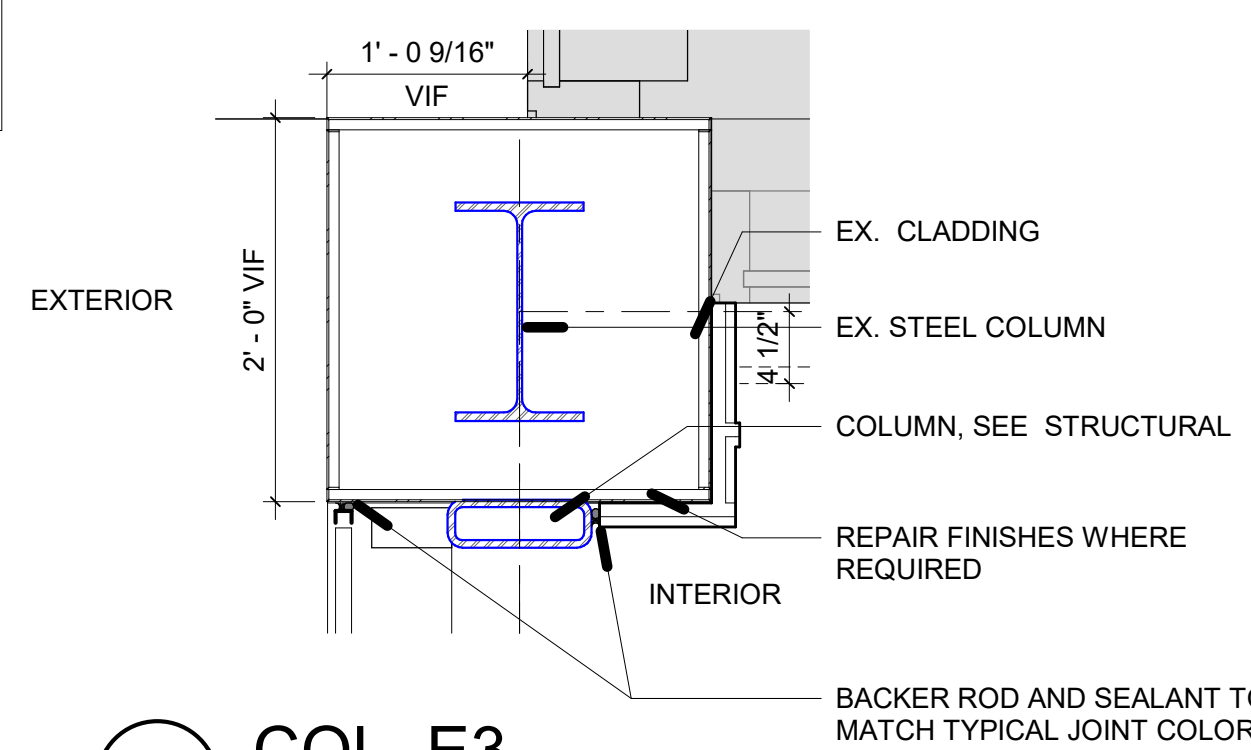
- REFER TO WALL TYPES ON SHEET A-003 FOR DETAILED WALL CONSTRUCTION AND U.L. REQUIREMENTS.
- EXISTING WALL TO REMAIN
 - NEW NON-RATED PARTITION
 - NEW SMOKE PARTITION TO PREVENT THE PASSAGE OF SMOKE
 - TEMPORARY (1) HR CONSTRUCTION BARRIER
 - NEW 1 HOUR FIRE RATED PARTITION
 - NEW SMOKE BARRIER (1 HOUR FIRE RATED & PREVENTS PASSAGE OF SMOKE)
 - NEW 2 HOUR FIRE RATED PARTITION

NOTE:
ALL RATED WALLS SHALL BE STENCILLED/LABELED ABOVE ALL CEILINGS AS TO THE FIRE RATING OF EACH PARTITION. COORDINATE EXACT SPECIFICATIONS WITH SPECIFICATION STANDARDS

LIGHTING FIXTURE SCHEDULE	
MARK	DESCRIPTION
LE01	4' LINEAR ADDITIVE RGBW LED WALL WASH LUMINAIRE.
LE03	3' LINEAR ADDITIVE RGBW IN-GROUND LED LUMINAIRE.
LE06	4' LINEAR ADDITIVE RGBW LED WALL WASH LUMINAIRE.
LE07	4' LINEAR ADDITIVE RGBW LED WALL WASH LUMINAIRE.
LE08	1' LINEAR ADDITIVE RGBW IN-GROUND LED LUMINAIRE.



NOTE: VERIFY EXISTING CONDITIONS OF CONCEALED COLUMNS PRIOR TO THE START OF WORK. REPAIR ALL AREAS THAT HAVE BEEN DAMAGED DURING FIELD VERIFICATION OR CONSTRUCTION. REPLACE FINISHES IN KIND. REPAIRS TO MATCH EXISTING FINISHES.



PROJECT SCOPE	
AREA WITHIN SCOPE OF WORK	336 SF
AREA NOT WITHIN SCOPE OF WORK	



100 PEARL STREET ADDITION & CITYSCAPE

100 PEARL ST
HARTFORD, CT 06103



FIRST FLOOR CONSTRUCTION & ROOF PLANS

MBH ARCHITECTURE
Architecture • Green Design
Interior Design • Holistic Design

MBH ARCHITECTURE, LLC
Corporate Center West • 433 South Main Street
Suite 301 • West Hartford, Connecticut 06110
Tel: 860-521-1400 • Fax: 860-521-1400
www.mbharchitecture.com

ISSUED FOR:	100% CDs
DATE ISSUED:	11/23/2020
SCALE:	As indicated
PROJECT NUMBER:	19215
DRAWN BY:	AJK

A-101

100 PEARL ST
HARTFORD, CT 06103

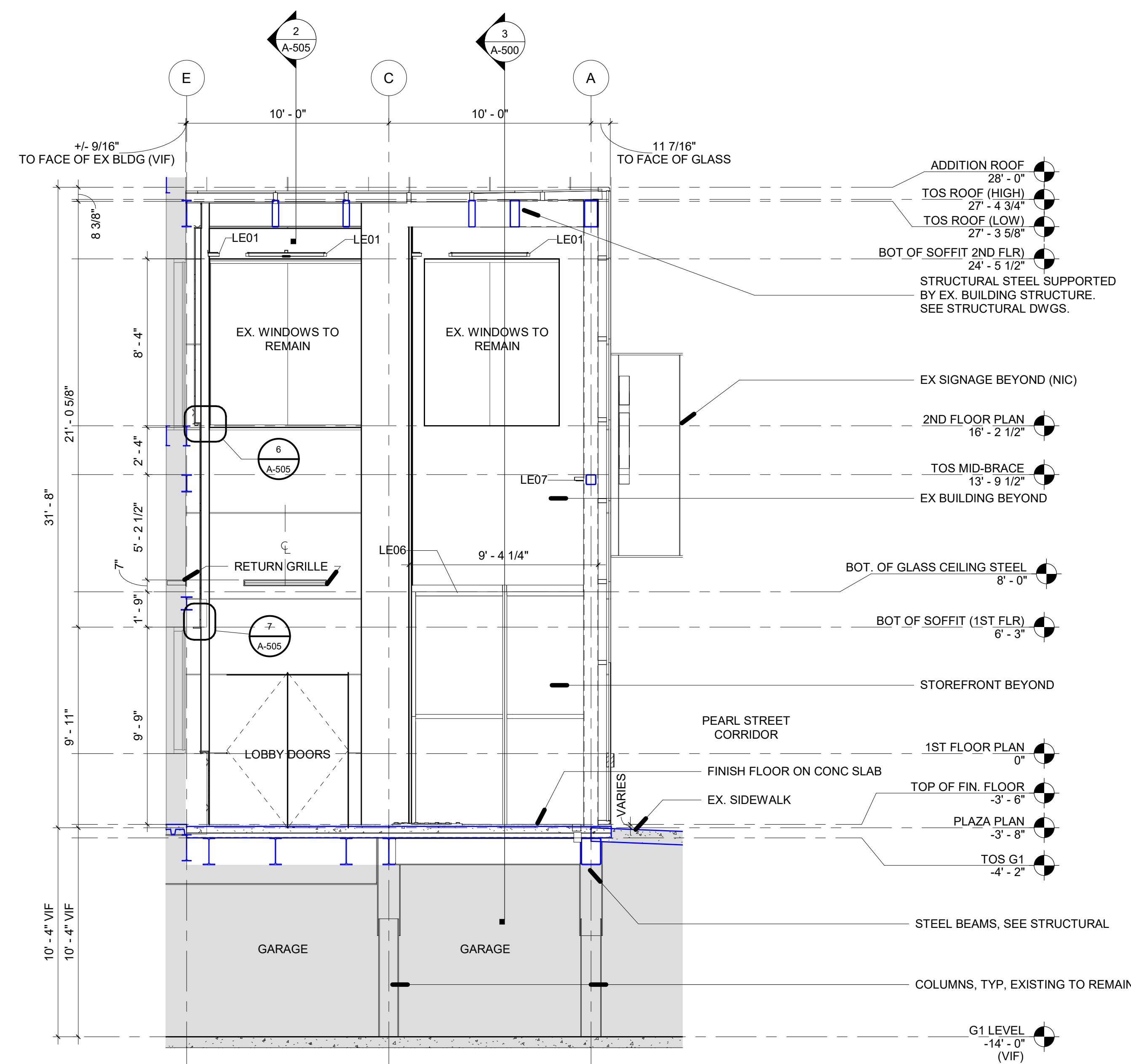
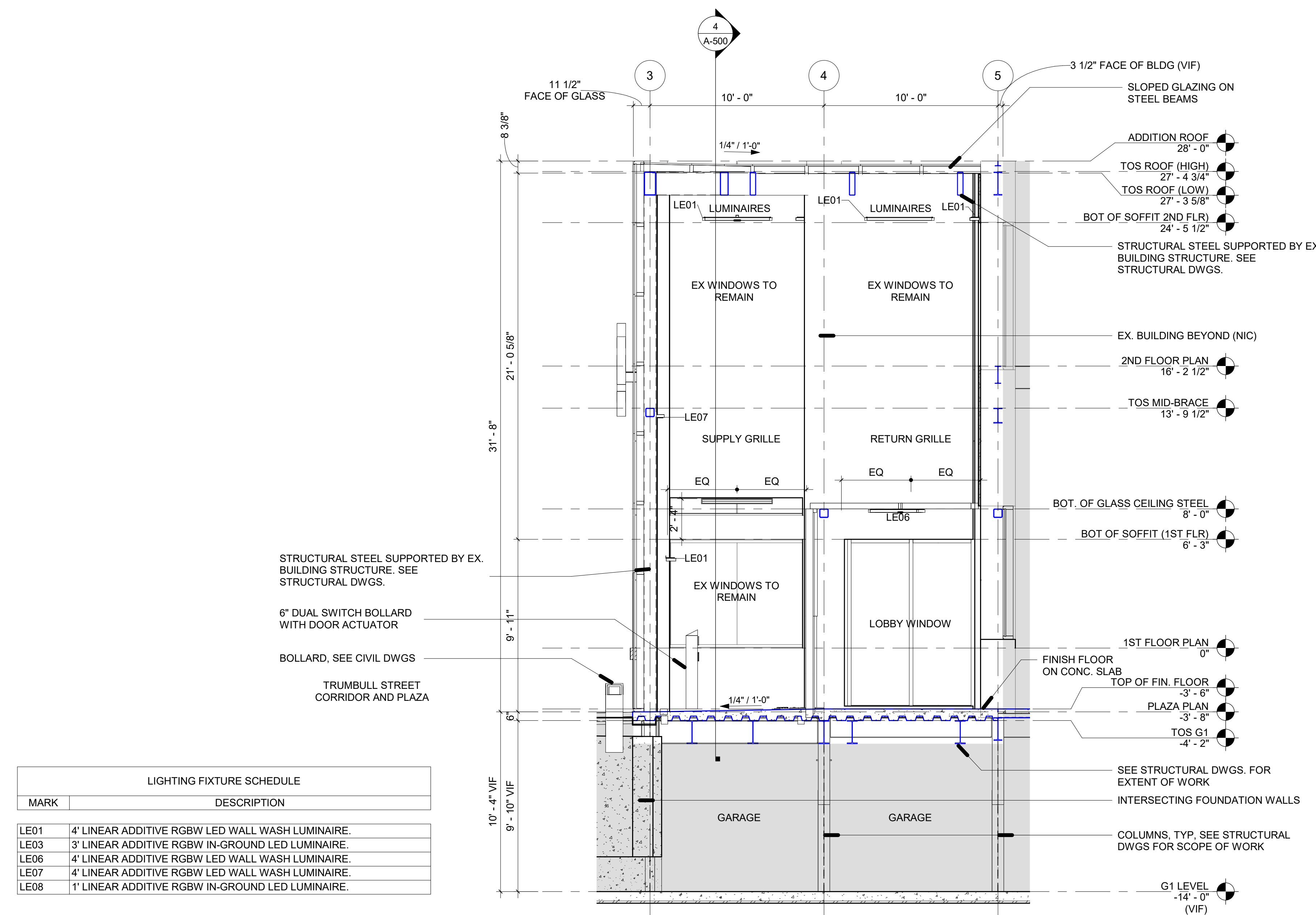
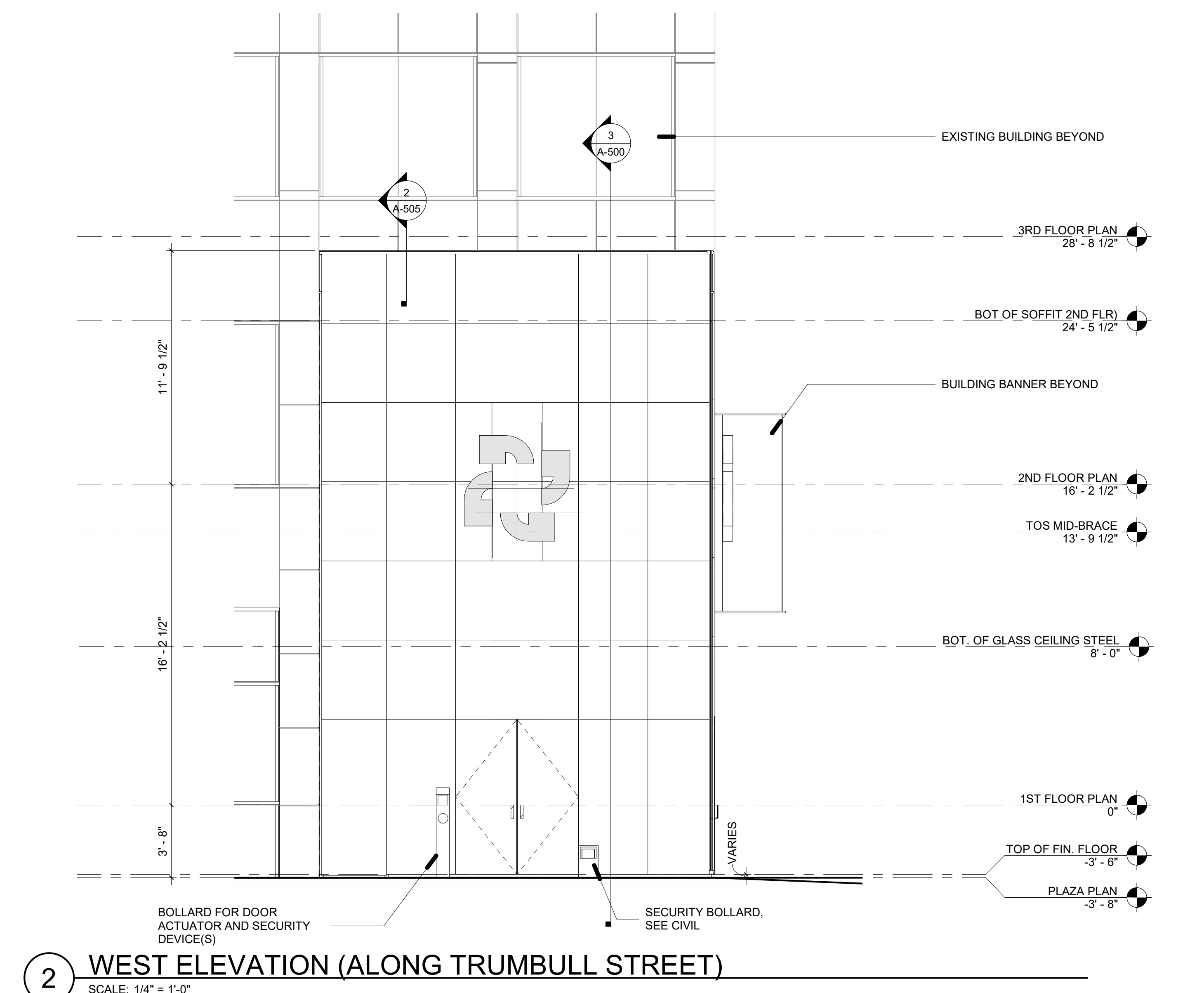
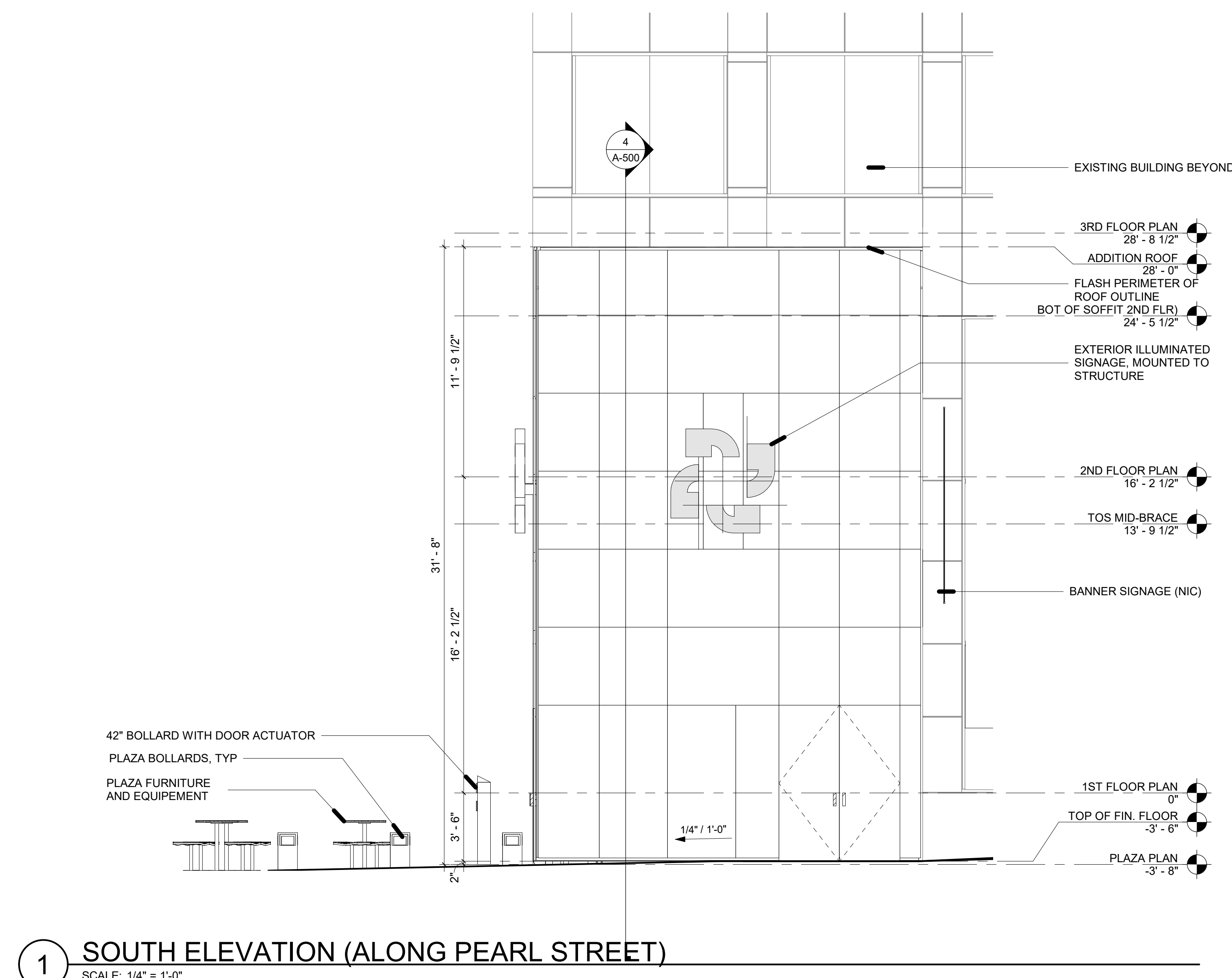
EXTERIOR ELEVATIONS & SECTIONS

MBH
ARCHITECTURE
Architecture • Green Design
Interior Design • Holistic Design

MBH ARCHITECTURE, I.L.C.
Corporate Center West • 433 South Main Street
Suite 301 • West Hartford, Connecticut 06110
Tel: 860-521-1400 • Fax: 860-521-9411
www.mbharchitecture.com

ISSUED FOR:	100% CD
DATE ISSUED:	11/23/2020
SCALE:	1/4" = 1'-0"
PROJECT NUMBER:	19215
DRAWN BY:	AJK

A-500



LIGHTING FIXTURE SCHEDULE	
MARK	DESCRIPTION
LE01	4' LINEAR ADDITIVE RGBW LED WALL WASH LUMINAIRE.
LE03	3' LINEAR ADDITIVE RGBW IN-GROUND LED LUMINAIRE.
LE06	4' LINEAR ADDITIVE RGBW LED WALL WASH LUMINAIRE.
LE07	4' LINEAR ADDITIVE RGBW LED WALL WASH LUMINAIRE.
LE08	1' LINEAR ADDITIVE RGBW IN-GROUND LED LUMINAIRE.

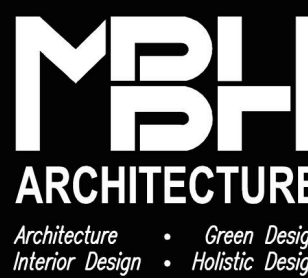
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LE07	4' LINEAR ADDITIVE RGBW LED WALL WASH LUMINAIRE.
LE08	1' LINEAR ADDITIVE RGBW IN-GROUND LED LUMINAIRE.

REVISIONS		
NO.	DESCRIPTION	DATE
1	HISTORIC REV	01/06/21

100 PEARL STREET
ADDITION & CITYSCAPE



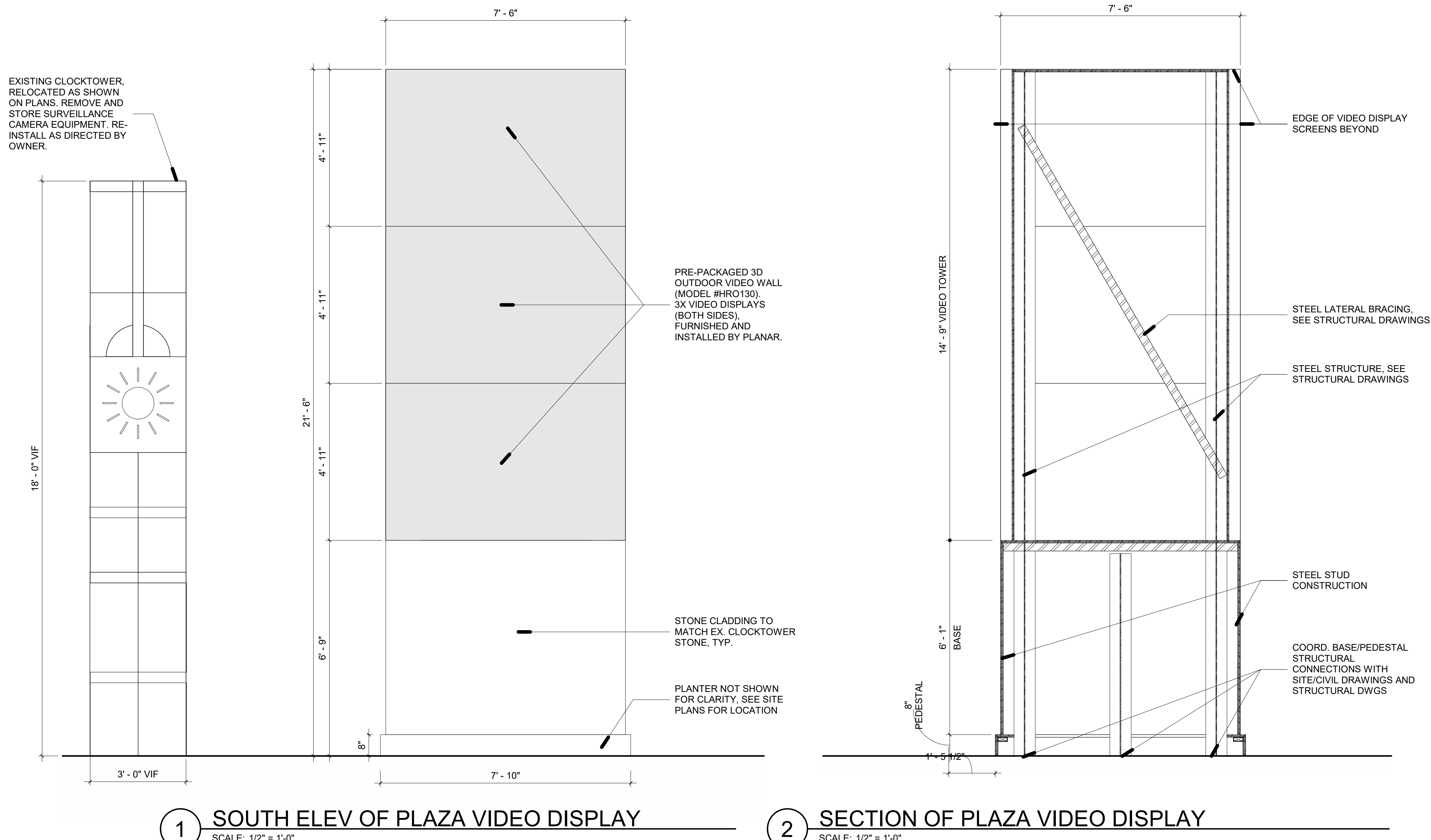
DISPLAY SIGNAGE DETAILS



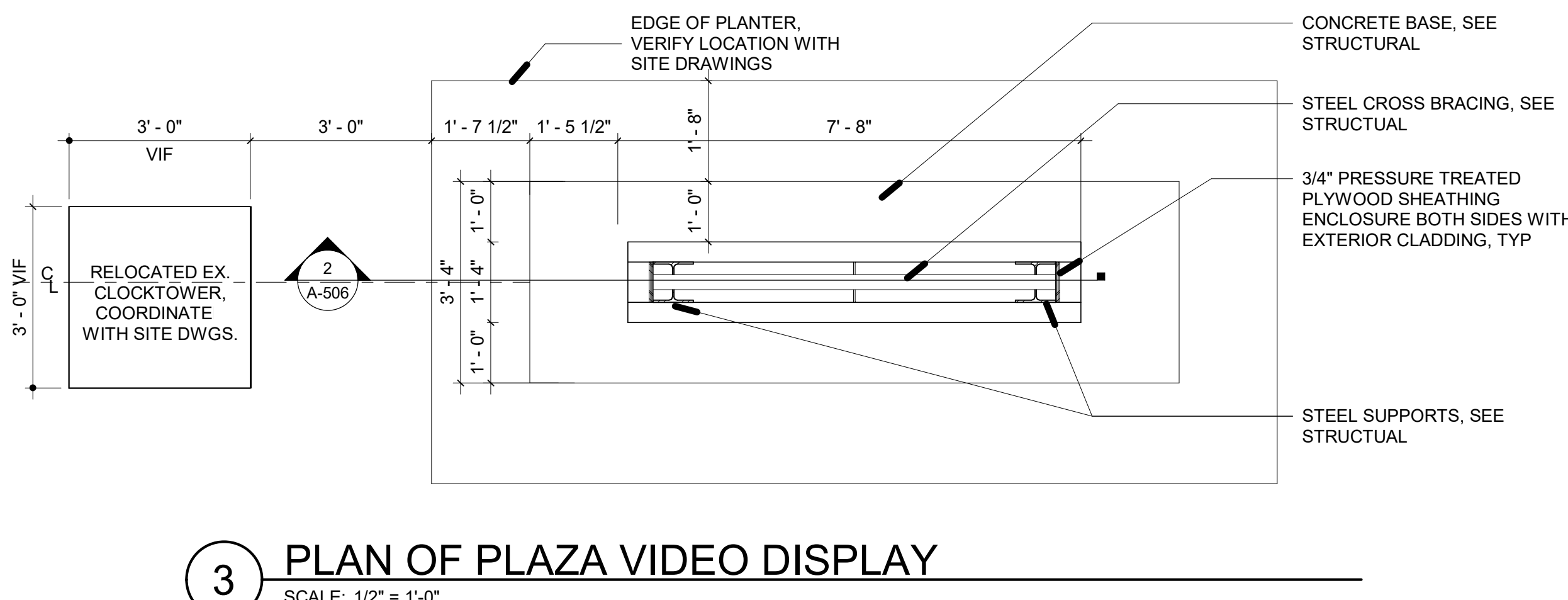
MBH ARCHITECTURE, I.L.C.
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ISSUED FOR:	100% CDs
DATE ISSUED:	11/23/2020
SCALE:	1/2" = 1'-0"
PROJECT NUMBER:	19215
DRAWN BY:	AJK

A-506



NOTE: THE VIDEO DISPLAY HAS A BRIGHTNESS RATING OF 3,500 NITS PER SIDE.





VIEW 1



VIEW 2



VIEW 3



VIEW 4

PLAZA REDEVELOPMENT RENDERINGS

100 PEARL ST
HARTFORD, CT 06103
01/06/21



ARCHITECTURE · INTERIOR DESIGN
GREEN DESIGN · HOLISTIC HEALTH

MICHAEL B. HERLANDS, FOUNDING PRINCIPAL
NICHOLAS P. MICHNEVITZ, PRINCIPAL

ERIC BELL, SENIOR ASSOCIATE
CARMELO FERLA, SENIOR ASSOCIATE
AGUSTINA LASALA-RUFFO, SENIOR ASSOCIATE
MICHAEL CARAFENO, ASSOCIATE

January 4, 2021

Historic Commission
260 Constitution Plaza, 1st Fl
Hartford CT, 06103

RE: 100 PEARL STREET

To Whom it May Concern,

Q.1: What type of content will be displayed on both sides of the dynamic display?

Hartford HealthCare will be periodically displaying content on the dynamic display with information related to Covid testing, Vaccines, Mental health support, community services that HHC supports, etc. Additionally, the site will have a static display of the Hartford HealthCare Brand.

Q.2: What are the goals and objectives of Hartford HealthCare at this location currently and for the future?

Hartford HealthCare is pleased to announce a significant lease commitment at 100 Pearl Street in Hartford — a major investment in our community.

This space in the heart of downtown Hartford will be used to drive innovation, create greater efficiencies, and better meet the needs of people statewide who depend on our growing system of care.

While many details are still being finalized, HHC is proud of this transformative project for the City of Hartford. HHC is planning a major announcement on the impact we expect this, and other emerging initiatives, will have in our Capital city.

"The vision for this is to take this incredibly essential corner for the city of Hartford -- Pearl Street and Trumbull Street -- and bring it back to a level of vibrancy and we want to serve as a firestarter," Jeffrey A. Flaks, Hartford HealthCare's president and chief executive, said.

Hartford Mayor Luke Bronin hailed the investment by Hartford HealthCare for its potential to add vibrancy and energy downtown, diagonally across from the XL Center.(credited Hartford Courant)

"For them to take the next step forward and not just make those innovation efforts but expanding their physical footprint in the downtown as a home for those innovation efforts helps accelerate that work and make it more visible," Bronin said. .(credited Hartford Courant)

The parent of Hartford Hospital and six other hospitals around the state will consolidate 400 employees from other locations into the building at 100 Pearl St. and create another 300 jobs in a new, "access center" that will eventually coordinate care and scheduling of patient visits across the health system's 400 locations in Connecticut. HHC anticipates to bring 700 workers to 100 Pearl. Of the 700, about half are new hires — mostly for the access center — and the rest are consolidated from other locations.

HHC is committed to its lease at 100 Pearl and its \$14 million investment, part of a \$24 million renovation.

This is the latest in the Hartford HealthCare's expansion in the city. In 2016, HHC opened its \$150 million Bone & Joint Institute on its flagship Hartford Hospital campus; and late last year, it broke ground on a \$70 million new wing on the hospital's Bliss Building.

HHC will eventually occupy 80,000 square feet with an option for another 30,000 square feet under its lease.

Within the next six months, the health system's chief investment office; its legal team; the office that manages partnerships and vendor agreements; and its public relations, advertising and marketing teams will move into 100 Pearl.

Sincerely,

Nicholas P. Michnevitz, III, Principal
MBH ARCHITECTURE, LLC



December 16, 2020

City of Hartford
Historic Preservation Commission
250 Constitution Plaza
Hartford, CT 06103

RE: Application of Hartford Healthcare
agenda item e. 100 Pearl Street

Dear Commissioners:

On behalf of the Hartford Preservation Alliance, I respectfully request that the commission deny this applicant's requests for item (c) (media tower) and item (e) (sign on south façade).

With regards to the media tower, the introduction of the "New Construction and Alterations, Downtown" section of Hartford's *Guidelines for Renovations and Additions to Historic Buildings* states:

New construction in the Downtown Business District should be harmonious with the scale and character of the existing streetscape. Materials should convey a sense of substance and permanence, and the architecture should reinforce the impression of stateliness and dignity appropriate to Hartford's urban center.

The applicant's proposal for a media tower does not, in our opinion, conform to this standard. Construction of this structure will be a visual impairment to the Asylum Trumbull Pearl District and be detrimental to the significance of the district's historical character that is stated in its nomination as being "streetscapes that accurately depict 19th- and early 20th-century practices with respect to building set-backs and the relationship of one building to others." (*Historic Downtown Hartford* nomination, pg. 70).

Architect David Jepson of the architectural firm Jeter, Cook & Jepson made deliberate choices to make the Trumbull Street façade of this building "compatible with the adjoining building on Trumbull that houses the Shoor Brothers furniture store" ("Pearl Street Complex Set at \$40 Million, *Hartford Courant*, September 18, 1984). A significant element of this design strategy is the fan light window at the upper section of the façade that honors, in modern materials, the arched openings and the double brackets supporting the upper-level cornice of the adjacent building at 140-150 Trumbull Street. The applicant's mock-up of the proposed signage does not

accurately portray this design element on the building nor does it demonstrate its relationship to the Shoor Brothers building and the streetscape as a whole. It is our opinion that this sign will have a negative impact, not only on the historic district, but also on the historical architectural design of the adjacent building.

Respectfully yours,

A handwritten signature in blue ink that reads "Mary A. Falvey." The signature is written in a cursive style with a large initial 'M' and a trailing flourish.

Mary A. Falvey
Executive Director



LUKE BRONIN
MAYOR

CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES

Planning Division
260 Constitution Plaza
Hartford, Connecticut 06103

Telephone: (860) 757- 9040
Fax: (860) 722-6402
www.hartford.gov



I. CHARLES MATHEWS
ACTING DIRECTOR

AIMEE CHAMBERS
DIRECTOR OF PLANNING

January 15, 2021

Hartford Healthcare, Applicant
c/o Matthew Bruton, BL Companies
1 State St
Hartford, CT 06103

Sent via Email

Re: 100 Pearl St, Historic Preservation Commission Decision Letter
Energov ID: COMM-2020-0297

Dear Applicant:

At its regular meeting of December 16, 2020, the Historic Preservation Commission (HPC) met to consider the proposed removal of balconies, addition of two-story 'glass cube', installation of media tower, and replacement of planter beds areas. In this regard, the HPC approved the proposal with conditions as follows:

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
100 PEARL STREET
HISTORIC PRESERVATION PROPOSAL

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal for the new signage and the removal of existing features and addition to the existing building façade for the property at 100 Pearl; Street; and
- Whereas,** The subject property is located in the Asylum Pearl Trumbull State Historic District; and
- Whereas,** The existing site retains the façade of the 1924 Neoclassical Mechanics Savings Bank; and
- Whereas,** The façade of the 100 Pearl Street Corning Building retains some acknowledgements to its architectural history, like a recessed section of black granite in the front façade and a raised disk with lettering, but has largely been replaced and does not retain its historic character; and
- Whereas,** The Applicant full proposal included the removal of the 18' clock and the two existing balconies, located on the west and south facades between the first and

second stories, and construct a two-story ‘glass box’, which would have a height of 32’ 4” above the grade of the plaza. The Applicant would remove the existing landscaping and install two new planter beds, along the Trumbull Street and Pearl Street frontage, respectively; and

Whereas, The Applicant would also install new signage that includes a 9’ x 9’ sign at the top of the building, two 5’4” x 5’4” signs on the west and south facades, respectively, and a 10’ x 10’ sign on the pavers of the plaza, and a 24’1” media tower with six dynamic digital displays

Whereas, The proposed signage avoids the remaining façade of the Mechanics Savings Bank; and

Whereas, The Commission determined that certain elements of the proposal do not threaten the historic nature of the site and the neighborhood as a whole.

Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the removal of the two balconies and the installation of the glass cube entrance at the southwest corner of the building; and

Resolved, The City of Hartford Historic Preservation Commission hereby requests that the Applicant retain the fanlight window on the west elevation; and

Resolved, That all other aspects of the proposal are tabled to the January regular meeting for further consideration.

Be It Further,

Resolved, This 16th day of December 2020.

The next step of the approval process is indicated below:

- ☐ The Board/Commission has approved your plans/application as submitted, without requiring modifications. Please coordinate a time with Planning Division staff to pick-up your stamped plans/application. This letter and your stamped approved documents may be used to obtain additional zoning approvals or licenses/permits from other state and local entities.
- ☐ For Special Permit, Variance, or Zone Map Amendment applications, certified copies must be filed in the City Land Records for this approval to be in effect. Planning Division staff will record these documents after the appeal period is exhausted. Once you receive notification that the approval has been properly recorded, you may request additional zoning review and or obtain licenses and/or permits from other State and local entities.
- ☒ The Board/Commission has approved your application/plans with conditions, subject to modifications. Please make the requested changes, and if applicable, submit additional sets of revised plans as requested by staff, after which you will receive final approval.

Thank you for your investment in the City of Hartford.

Respectfully,

Aimee Chambers, AICP
Director of Planning

AC/pb

CC: Planning File
SGS Pearl, LLC