DDS- Planning & Zoning: Plan Review Application

Submission date:	**16 February 2022, 12:46PM**
Receipt number:	**518**
Related form version:	**2**

Application Type

Check all that apply:	**Site Plan Review** **Special Permit**

Property Information

Property Address:	**215 Pearl Street, Hartford, CT Map (41.76625360785607, -72.67734601858602)**
Zoning District:	**DT-2**
Parcel ID:	**246-341-018**
Property Owner:	**REO5ist,LLC**
Address of Property Owner:	**255 Main Street, Hartford, CT 06106**
Email:	**215pearlstreetllc@gmail.com**

Applicant

	Plese check if "Applicant is the same as "Property Owner"
Name of Applicant:	**REO5ist,LLC**
File Date:	**02/16/2022**

Address:	**255 Main Street No coordinates found**
Phone:	**8602519606**
Email:	**215pearlstreetllc@gmail.com**

Primary Point of Contact

Name:	**Jose L DelCastillo**
Phone:	**8606514971**
Email	**ladapc@snet.net**

Project Narrative

Please describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary:	**The owner/applicant proposes to renovate the existing historic structure at 215 Pearl Street to house a two story event space to celebrate the events in our lives- for private and community events including weddings, birthdays and anniversary parties. Food/catering will be provided at all events. Beverages to be provided on an event basis. Music is likely for these events. The site will be modified to provide accessible access from the exterior to each floor (the building is currently not accessible). The historic facade facing Pearl Street will be repaired and painted. New accessible entry from Pearl Street will be created as part of an outdoor dining terrace (Upper Terrace) to a new door facing west. The existing art on the westside of the building will remain. The parking area on the Service Drive will be regraded to create a lower terrace with one accessible space. The Parking Plan for the project limits on site use to the one space. All other parking will be accommodated on the street or in nearby pay-to-use lots. Menus will change from event to event. The proposed use is Eating Place (a Permitted Use), Drinking Place (Special Permit Use) and Entertainment Assembly (Special Permit Use). There is outdoor dining as part of the project but it is small enough to be considered an accessory use.**

Zoning Map Change Application

Proposed Zone:	
Describe the existing use of land and buildings in the zone change area:	
Reason for this request:	

Zoning Appeal Application

Are you an aggrieved party?

Permit or Violation Number:

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

Variance Application

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

Subdivision Application

Number of lots to be created:

Area of each lot in square feet:

Street frontage of each of the new lots in feet:

Lot Combination Application

Addresses of lots to be combined

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

Liquor Permit Application

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

Sign Permit Application

1. Is this sign proposed outside of the building line?	
Maximum extention from building line:	
2. Is this sign proposed outside of the street line?	
Maximum extension from the Street line	
3. Is the sign luminated?	
4. Engineer Name (if any):	
Phone:	
Address:	
5. Minimum distance from lowest point to the sidewalk:	
6. Maximum height of sign from lowest point of established grade:	
7. Distance from the nearest outdoor sign:	
8. Square feet of surface for one face of the sign:	
9. Wording of the sign (include all words):	
Description of work (upload additional files if necessary)	
Upload any supporting materials below.	Photo Sheets - Existing Condition.pdf Zoning Compliance Table- final For submission.pdf 215 PEARL STREET SHEET Survey.pdf 215 Pearl Street Site PLans as submitted.pdf 215 Pearl St Description- as submitted.pdf 215 Pearl Street Architecturals- Special Use Permit 12-7-2021r.pdf

Signatures

Signature of Applicant	 Link to signature

Printed Name of Applicant:	**Jose DelCastillo**
Date:	**02/16/2022**
	If you are not the property owner, you must attach a Letter of Authorization from the property owner to apply.
Letter of Authorization from Property Owner	
Date:	**02/16/2022**

View of Front Elevation

Sidewalk along Pearl Street and Bus Shelter

Photos of Existing Conditions

215 Pearl Street
Hartford, CT

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

View of West Facing Elevation

View of Oak Art on Building

Photos of Existing Conditions

215 Pearl Street
Hartford, CT

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

View of South Facing Elevation (Rear)

View of Rear Access Doors

Photos of Existing Conditions

215 Pearl Street
Hartford, CT

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

View of East Facing Elevation

View of East Facing Elevation from Street

Photos of Existing Conditions

215 Pearl Street
Hartford, CT

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

View of Front Door

View of Front Window wells

Photos of Existing Conditions

215 Pearl Street
Hartford, CT

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

Vehicle Access

Existing Parking

Photos of Existing Conditions

215 Pearl Street
Hartford, CT

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215 Pearl Street
Hartford, CT

Site Plan and Special Permit Submission

December 2021

Project Team

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

North Elevation

West Elevation

East Elevation

South Elevation

Proposed Use

- Renovate existing building into a premier venue to celebrate the events in our lives: Receptions, birthday and special events, reunions, Bat/Bar mitvahs, other special events
- Food/Catering to be provided for all events
- Beverages (including liquor/beer provided on an event basis)
- Music possible/likely for events
- Can accommodate 25- 400 person events on each floor (2283/2215+/- sf - 2 floors in use)

Proposed Use

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

What is Proposed Use by Zoning?

- Eating Places (Permitted Use)
- Drinking Establishment (Special Permit)
- Entertainment Assembly (Special Permit)

Property Location & Description

- **Address:** 215 Pearl St Hartford, CT 01118
- **Tax Map Number:** 246-341-018
- **Site Size:**
  - 0.2+/- Acres (8690+/- SF)
- **Existing Building:**
  - 3750 + sf footprint
  - Former Use: House of Worship
- **Site Zone:** DT-2
- **Historic District:** B- Ann Street

Zoning Requirements- DT-2 Zone

Zoning Map

N

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

Zoning Requirements- Use

Section	Title	Use Category	Requires	Requirements/Change
Site Zone – DT-2 Zone on Secondary Road				
Is Building/Lot Non-Conforming?	See below	Existing Lot Area-8689+/-sf	See Below	Yes, No changes proposed
Is Existing Use Non-conforming?	Former Use-Assembly (Church)	Civic Category-Neighborhood or General Assembly	Required Special Permit	Existing Use will not continue. Change of Use requested
Figure 3.2-A	Table of Principal Uses	Drinking Places Eating Places Entertainment Assembly	Special Permit Permitted Use Special Permit	See Section 3.3.5.I See Section 3.3.5.J See Section 3.3.5.k
Section 1.3.3.C(5)	Reduction of Minimum Standards for Rehabilitation of Existing Buildings	Allows for reduction of building siting elements, building height, street facades, tree installation, landscape installation, buffers, fencing, lighting, parking , etc.	Several Existing Non-conformities –see notes below	Reduce non-conformities where practicable but full compliance not possible due to existing structure/landscape
Section 4	Building Type	DT-2 Zone	Building is existing Downtown General Building which is a Permitted Building type	Downtown General Building
Principal Uses and Accessory Uses				
Section 3.3.5.J	Eating Places-**Principal Permitted Use**	Defined as "an establishment selling prepared foods and/or non-alcoholic drinks for on-premise consumption"	1. Drive in not allowed in zone 2. with Drinking see next section 3. outdoor dining allowed with Special Permit and additional regulations 4. Incidental Entertainment allowed with Special Permit see below as accessory use 5. No alcohol between midnight and 9am.	1. N/A 2. See next section 3. Accessory only- Shall not exceed 600 sf when on sidewalk. Shall not exceed 100% of active (non-kitchen or common) indoor sf on 1 floor – 523 sf proposed 4. N/A Entertainment Assembly proposed 5. N/A see below

Section 3.3.5.I	Drinking Places **Special Permit Use**	"Establishments selling alcoholic beverages, including beer, wine, and liquor for on-site consumption"	1.Shall not be located within 1200 feet of any residentially used parcel or district allowing residential uses UNLESS cooked food is served 2. N/A DT-2 zone 3. Sale of alcohol can be in outdoor café 4. Drinking Place with Eating Places- staff approval subject to- a. alcoholic beverage subordinate to eating, b. eating place less than 1000sf, if bigger- requires Special Permit	1. Adjacent building has some residential use. Cooked Food to be provided. 2. DT-2 Zone 3. Outdoor Café for indoor users only. 4. eating place greater than 1000 sf- Requires Special Permit – proposed eating use – 9000sf+/- 2 floors at 4500+/-sf each
Section 3.3.5.K	Entertainment Assembly **Special Permit Use**	A facility for holding events, indoor or outdoor, to which members of the public are invited with or without charge. Events may include shows, live music etc. Includes event halls,		Proposed Use is event hall for weddings and parties, etc. Requires Special Permit
Section 3.3.5.I(5)	Drinking and Entertainment Assembly	Establishments that combine the sale of alcoholic beverages with Entertainment Assembly	1. Allowed as Special Permit Use 2. Food is required to be served 3. Applicants must submit- a. Menu b. Security Plan c. Parking Management Plan d. Floor Plans e. Noise Mitigation Plan f. Whatever else the PZC asks for	Staff to determine if 3 or2 Special Permits required.
Section 3.5.2(D)	Outdoor dining	Tables and chairs for patrons where food and beverages are served. Subject to special conditions	1a. Can be anywhere on lot 1b. Not subject to building line or setbacks 1d. Located adjacent to principal use 2. Size based on staff review of suitablitlty 3. fencing 30-42" high 4. May have cover	1. Outdoor dining provide on two terraces 2. Size is 523+/- sf 3. fencing is 42" high 4. Cover may be seasonal (shade sail)

Zoning Requirements- General

Section	Title	Required/Allowed	Existing	Proposed
GENERAL BUILDING REQUIREMENTS				
Section 4.1.2.H	Parking in Yards	Allowed in Side Yard (but not in OT-2 Zone) And Rear Yard	Existing Parking in Side Yards Existing Non-Conforming Building is not accessible.	4 parking spaces exist in side yard. Parking in yard reduced to 1 space. Existing non-conforming Accessible parking space and accessible door added to side of building for lower floor access.
Section 4.2.1	Building Materials	See specifics in regulations	Existing Building	Repair and repaint windows and trim, repoint brick, repair and repaint metal fencing along Pearl, replace metal stair on west side in kind to meet code.
Section 4.2.2	Windows	See specifics in regulations	Existing Building	Repair and repaint only Pearl Street Door- repair and repaint only.

Zoning Requirements- Building Siting

Building Siting- Downtown General Building Type				
Section 4.4.2	Min Front Lot Line coverage	90%	37%	No Change Existing Non-Conforming
Section 4.4.2	Occupation of Corner	Required within zone where Building Lines intersect	N/A Not on corner	N/A
Section 4.4.2	Primary Build to Line	At property line or maximum 15' behind the Building Line	Building 7' from front property line	Complies- No Change
Section 4.4.2	Minimum Side Setback	Abutting adjacent building or minimum of 7.5'	No Adjacent building. Existing Side yards vary from 1' to 40'+	No Change Existing Non-Conforming
Section 4.4.2	Minimum Rear Setback	10'	Building on rear property line	No change to building Existing Non-Conforming
Section 4.4.2	Minimum Lot Width	none	N/A	N/A
Section 4.4.2	Maximum Building Width	none	34' at widest point	No Change
Section 4.4.2	Building Coverage	85% max	46%	Complies – No change
Section 4.4.2	Maximum Impervious Coverage	No limitation	Existing – 1843+/- sf green space 79% impervious	Proposed – 762+/- sf green space
Section 4.4.2	Additional Semi-pervious area	10%	Existing – 79% impervious and 21% green space	Proposed- 81% impervious, 10% pervious asphalt, 9% green space. Change in impervious to provide upper terrace as street level amenity
Section 4.4.2	Parking/Loading Locations	Rear Yard; or internal to building	Side yard parking Existing Non-Conforming	No change proposed Existing Non-Conforming
Section 4.4.2	Permitted Vehicular Access	One Driveway off of each secondary street	One shared existing driveway	No Change

Zoning Requirements- Building

Section	Title	Required/Allowed	Existing	Proposed
Site Zone – DT-2				
Building Height				
Section 4.4.2	Minimum Overall Height	2 Stories and 40'	Existing building –45'+ 2 stories and Mezzanine (NOTE- for any floor where more than 18'-counts as two stories)	No change to Building Height
Section 4.4.2	Maximum Overall Height	16 Stories	Existing Building – 3 stories Max.	No Change
Section 4.4.2	All Stories Minimum Height	9'	1st to 2nd Floor: 12'3 ¾" 2nd Fl to Mezzanine: 10'-11 ¾"	No Change
Section 4.4.2	All Stories Maximum Height	18' Ground Floor 14' Upper floors	2nd Floor existing vaulted ceiling: 32'-6"	No Change- existing non-conforming
Uses				
Section 4.4.2	Ground Story	Any uses except retail and services must be on street façade and no more than 25% of ground floor	Former house of worship- Property has 2 street level floors Pearl Street entrance at street façade, Service Road entrance	Eating, Drinking and Entertainment Assembly proposed for 100% of building
Section 4.4.2	Upper Stories	Any use except Retail or services	Former House of Worship	Both floors at Street level
Section 4.4.2	Parking Within Building	Permitted in Basement and in rear of upper floors	N/A	Not Proposed Only 4 spaces proposed on site
Section 4.4.2	Entrance to Parking within Building	Any, Rear, side or Secondary Street facade	N/A	Not Proposed
Section 4.4.2	Required Occupied Space	Minimum 30'deep on all floors from front facade	Existing- 126'-6"	No Change

Zoning Requirements- Street Facade

Street Façade Requirements				
Section 4.4.2	Min. Transparency on Ground Floor of Front Facade	20%	Existing Building- Maintain Existing. 1st Floor: 10.6%	No Change- Existing Non-conforming, Historic Structure
Section 4.4.2	Min. Transparency per Story	15%	Existing Building- Maintain Existing. 1st Floor: 10.6% 2nd Floor: 11.9% Mezzanine: 11.3%	No Change – Existing Non-Conforming, Historic Structure
Section 4.4.2 and Section 4.18.4B	Blank Wall Limits	Required on all stories of street facing facades – No rectangular area greater than 30% of a story's façade as measured from floor to floor may be windowless, AND, No horizontal segment of a story's façade greater than 15' in width may be windowless	Existing Building Maintain Existing 	No Change – Existing Non-Conforming, Historic Structure
Section 4.4.2	Front Façade Type	Stoop or arcade	Stoop	Maintain Stoop, Add new entry on west (side) of existing for accessibility to street level floor
Section 4.4.2	Principal Entrance location	Front façade,	Front Façade facing Pearl is existing	No change
Section 4.4.2	Required # of Street Entrances	1 per 100' of front facade	30'-4 ¾" LF One existing entry	No change
Section 4.4.2	Ground Story Vertical Façade Divisions	Every 100' of façade width	Less than 100'	No change to existing
Section 4.4.2	Horizontal Façade Divisions	Required within 3' of the top of the ground and every fifth floor above the first floor	Conforms	No change to existing condition
Section 4.4.2	Permitted Roof Types	Parapet, pitched, flat, tower	Parapet	No change to existing roof
Section 4.4.2-8	Eating Places in DT-2 zone	Eating Places shall be located **only** on the first or second stories and shall be directly accessible from public right of way. If located on second story, directly accessible shall include accessible through a ground story lobby containing an elevator and stairs. Sign to be provided on exterior of building	Existing first and Second stories are accessible from Pearl Street and the Service Way. However, neither of these floors is currently handicap accessible.	A new accessible door for the Pearl Street floor is proposed on the west side of the building. On the service Road side- The grades at the door will be raised to provide handicap access to the first (lower) floor. No elevator is proposed. The new sign is proposed on the new wall created for the outdoor patio.

Zoning Requirements- Landscape

Section	Title	Required/Allowed	Existing	Proposed
Site Zone – DT-2				
Landscape Requirements				
Section 6.4/ Figure 6.4-A	Street Tree Coverage	1 medium or large tree for every 40' Frontage- 80' of Frontage- 2 trees required	2 existing trees provided.	The existing 2 trees will be removed to allow construction of the upper terrace. 2 new street trees are proposed and 1 new tree for the lower terrace
Section 6.4	Tree Canopy Coverage	Based on Street Tree requirement in Figure 6.4-A- Tree Canopy minimum requirements is for continuous canopy along street	Existing Trees - 2 trees.	2 trees will be planted and 1 new tree for the lower terrace
Figure 6.4-A	Trees per acre	Not applicable	N/A	N/A
Section 6.8	Frontage Buffer	7' Landscape Area (Trees, hedge and fence)where there is off-street parking	No parking facing Pearl.	Maintain Existing conditions, new planting proposed in all green space
Section 6.9	Side and Rear Buffer	5' Landscape Area (trees (1 per 40') and hedge) where there is off-street parking	Not provided Existing Non-Conforming	No change proposed due to existing building and service drive locations.
Section 6.10.2.1 and 2	Interior Parking Lot Landscape	Provide Parking islands at ends of parking or where there are more than 8 spaces in a row	Not Provided- only 4 spaces total	No islands proposed- only one space provided
Section 6.10.2	Minimum width of islands	5' minimum width	No islands	No change
Section 6.10.2	Slotted Curbs	Provide slotted curbs to allow drainage to sheet flows	No existing curbs- sheet flow is existing	Slotted wheel stop are proposed. Existing Sheet flow onto adjacent property is maintained. Pervious pavement proposed for section of parking lot.
Section 6.10.2	Required Trees in Island	Minimum 1 medium or large tree per island	No islands	No change

Section 6.10.2	Minimum width of islands	5' minimum width	No islands	No change
Section 6.10.2	Slotted Curbs	Provide slotted curbs to allow drainage to sheet flows	No existing curbs- sheet flow is existing	Slotted wheel stop are proposed. Existing Sheet flow onto adjacent property is maintained. Pervious pavement proposed for section of parking lot.
Section 6.10.2	Required Trees in Island	Minimum 1 medium or large tree per island	No islands	No change
Section 6.10.2.B	Landscape Median	Required in free-standing bay of parking	No bay of parking	Not required
Section 6.10.2.C	Tree Requirements	Each parking space must be located within 50' of a trees planted within the interior.	Not provided	A new tree is proposed at the lower terrace.
Section 6.10.2.C	Tree Requirements	For every 5 spaces - Min 1 shade tree planted within interior or within 4' of parking lot edge.	Not provided- only 4 spaces	Only 1 accessible space proposed
Section 7.2.1	Parking Requirements	Eating Places- Maximum 3 spaces for 5 people Other uses – Maximum 3 spaces for 1000sf net.	4 spaces existing	Only 1 accessible space is proposed. Existing parking to be turned into terrace and planting area. Parking on street and nearby pay to use lots.
Section 7.2.1	Required Accessible Parking	1 van space minimum plus one regular accessible space for more than one entrance/ 1 space per 25 cars	No accessible parking existing	One van accessible space proposed. Additional accessible spaces available on Pearl Street
Section 7.2.2.C	Required Bicycle Spaces	1 per 3000sf	9000+/- sf total	3 bike spaces required- 2 bike racks proposed along Pearl Street
Section 7.2.2.D	Required Electric Vehicle Charging Stations	Where there are more than 35 spaces, 3% of spaces shall have a charging station (1)	4 existing spaces- no existing charging station provided	1 space proposed- no charging station required.

3D

Historic District- B- Ann Street

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

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

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

Historic Districts Map

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

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

North Elevation

West Elevation

East Elevation

South Elevation

Historic Commission Review-

Approval Granted April 21, 2021

Architecture- 1st Floor- lower access

Architecture- 2nd Floor- Street Access

Architecture- Reading Room

Architecture- Proposed

First floor- accessible from lower terrace(Street side at Service Drive)- if grade is raised to door.

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

New
Door
PROPOSED NEW SITE LIGHTING & DECORATIVE POSTS, SEE SITE PLAN DRAWINGS, TYP.
PROPOSED NEW 6-PANEL WOOD COMMERCIAL GRADE ENTRY DOOR WITH 10-LITE SIDE LITE IN WOOD FRAME, PAINTED, TYP.
215 Pearl

Summary of Building Repairs and Changes

- Repair and repaint door and windows
- Repair existing doors
- Add new door to match existing
- Masonry repair and repointed as needed
- Existing metal railing and stair to access rear building levels to be repaired and modified to meet code for closed riser, handrails and guard
- Raising grade at existing parking level to create a flush entry
- Capping concrete wall at basement and replace metal railing

Site Plan

LADA, P.C.
Land Planners
Urform, LLC
Master Plan
215 Pearl Street
215 Pearl Street
Hartford, CT
L-2
SERVICE COURT
PEARL STREET
HAYES STREET
STREET & BUILDING LINES COINCIDENT
PERENNIAL GARDEN
PLANTERS
TRELLIS
LOWER TERRACE
313 SF ±
BENCHES
UPPER TERRACE
210 SF ±
STAMPED ASPHALT
215 PEARL ST
NOR
RECREAT LLC
VOL. 2586 PG. 128
ASSESSOR MAP 246-341-018
AREA: 0.689 SF (0.199 ac.)
NEW DOOR
EXISTING FRONT DOOR & ACCESS AREA TO REMAIN (REPAIR CRACKS IN CONCRETE, REBIT METAL WALL, REBIT STONE WALK)
EXISTING BUS SHELTER
NEW SHADE TREES
RECONFIGURE PARKING
NEW FLOWERING TREE
NEW FENCE
NEW CURB
UPGRADE EXISTING METAL STAIRS
BIT. PARKING LOT
PLANTER
CONC. DUMPSTER PAD
BIT. CURB
CONC. WALK
GRANITE CURB
EASEMENT AS PER VOL. 4920 PG. 214
PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!

Site Changes

- Add ramp to create accessible walk to 2nd floor (Pearl Street access)
- Create outdoor plaza at 2nd floor door level
- Create lower plaza at parking level (1st floor)
- Connect upper and lower plaza via stair
- Add lighting, benches, hanging baskets
- Tables and Chairs at lower and upper terraces
- Lower terrace a mix of pervious asphalt and stamped and colored asphalt to address stormwater runoff. Slight increase in impervious surface (less than 200sf)

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

Site Details

11 LIGHTING POLE AND LUMINAIRE
N.T.S.

48 DECORATIVE FENCE WITH HANDRAIL
N.T.S.

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

41 PLANTER
N.T.S.

42 BENCH
N.T.S.

Questions?

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

1
A0.0
PERSPECTIVE VIEW

URFORM, LLC

Bret Bowin, Architect

bret@ur-form.com
860 922-8999

25 Westborough Drive
West Hartford, CT 06107

215 PEARL STREET

215 Pearl Street
Hartford, CT 06103

Revision	Date	Comment	By
-	-	-	-

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

Project
215 Pearl Street
215 Pearl Street
Hartford, CT 06103

Drawing Title
Cover / Code

Drawing No.
A0.0

Issue
Site Plan and Special Permit Submission
12/7/2021

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

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

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

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

FIRST FLOOR

ASSEMBLY USE:	2,283 SQUARE FEET
UTILITY / CIRCULATION / WC's:	1,463 SQUARE FEET
1ST FLOOR GROSS AREA:	3,746 SQUARE FEET

SECOND FLOOR

ASSEMBLY USE:	2,215 SQUARE FEET
UTILITY / CICULATION / WC's:	1,515 SQUARE FEET
SECOND FLOOR GROSS AREA:	3,730 SQUARE FEET

MEZZANINE

ASSEMBLY USE:	256 SQUARE FEET
BUSINESS USE:	606 SQUARE FEET
UTILITY / CIRCULATION / WC's:	436 SQUARE FEET
MEZZANINE GROSS AREA:	1,298 SQUARE FEET

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

215 PEARL STREET

215 Pearl Street
Hartford, CT 06103

Revision	Date	Comment	By

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

Project
215 Pearl Street
215 Pearl Street
Hartford, CT 06103

Drawing Title
Floor Plans

Drawing No. A1.0
Issue: Site Plan and Special Permit Submission
12/7/2021

EXISTING FRONT DOOR & ACCESS AREA TO REMAIN (REPAIR EXISTING CONCRETE, RESET METAL RAIL, RESET STONE WALK)

PROPOSED NEW TERRACE & RAMP SYSTEM FOR ACCESSIBILITY: FOR DECORATIVE METAL RAILLING DESIGN SEE SITE PLAN DETAILS

PROPOSED LOCATION SIGN "215 Pearl" FRANKLIN GOTHIC BOOK FONT RAISED LETTERS, BRUSHED METAL FINISH

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

NO PROPOSED CHANGES TO THE EAST FACADE, REPAIR / REPAINT EXISTING STEEL WINDOW FRAMES, TYP.

EXISTING FRONT DOOR & ACCESS AREA TO REMAIN (REPAIR EXISTING CONCRETE, RESET METAL RAIL, RESET STONE WALK)

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

PROPOSED NEW TERRACE & RAMP SYSTEM FOR ACCESSIBILITY: FOR DECORATIVE METAL RAILLING DESIGN SEE SITE PLAN DETAILS

NO PROPOSED CHANGES TO THE SOUTH FACADE

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

PROPOSED NEW SITE LIGHTING & DECORATIVE POSTS, SEE SITE PLAN DRAWINGS, TYP.

PROPOSED NEW 6-PANEL WOOD, COMMERCIAL GRADE ENTRY DOOR WITH 10-LITE SIDE LITE IN WOOD FRAME. PAINTED, TYP.

PROPOSED NEW TERRACE, RAMP & STAIR SYSTEM FOR ACCESSIBILITY: FOR DECORATIVE METAL RAILLING DESIGN SEE SITE PLAN DETAILS

PROPOSED NEW TERRACE CONSTRUCTION: NEW "MICHIE CORP. COBBLESTONE REDI-ROCK" RETAINING WALL BASE PLINTH WITH FORMED IN-PLACE THIN BRICK FACED CONCRETE WALLS WITH PRECAST CONCRETE CAPS WITH DECORATIVE METAL RAILINGS TO CODE AND POURED CONCRETE RAMP, STAIRS AND TERRACE SLABS, TYP.

PROPOSED LOCATION SIGNS "215 Pearl" FRANKLIN GOTHIC BOOK FONT RAISED LETTERS, BRUSHED METAL FINISH. ONE SIGN ON EACH FACE OF NORTHWEST CORNER OF PROPOSED TERRACE/RAMP. EACH SIGN 13.5 SF *2 = 27 SQUARE FEET

EXISTING WEST FACADE EXTERIOR DOORS TO BE REPAIRED OR REPLACED IN-KIND METAL WINDOW FRAMES TO BE REPAIRED/CLEANED AND REPAINTED METAL STAIR TO BE REPAIRED, REPAINTED AND ADD HANDRAILS TO CODE INSTALL NEW GUARD AND HAND RAILS TO CODE AT EXISTING AREAWAY TO BASEMENT

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

5 / A2.0 WEST SIGN ELEVATION
Scale: 1/2" = 1'-0"

URFORM, LLC

Bret Bowin, Architect

bret@ur-form.com
860 922-8999

25 Westborough Drive
West Hartford, CT 06107

215 PEARL STREET

215 Pearl Street
Hartford, CT 06103

Revision	Date	Comment	By
-	-	-	-

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

Project
215 Pearl Street
215 Pearl Street
Hartford, CT 06103

Drawing Title
Building Elevations

Drawing No. A2.0

Issue
Site Plan and Special Permit Submission
12/7/2021

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

PROPOSED NEW TERRACE, RAMP & STAIR SYSTEM FOR ACCESSIBILITY: FOR DECORATIVE METAL RAILLING DESIGN SEE SITE PLAN DETAILS

PROPOSED NEW TERRACE CONSTRUCTION: NEW "MICHIE CORP. COBBLESTONE REDI-ROCK" RETAINING WALL BASE PLINTH WITH FORMED IN-PLACE THIN BRICK FACED CONCRETE WALLS WITH PRECAST CONCRETE CAPS WITH DECORATIVE METAL RAILINGS TO CODE AND POURED CONCRETE RAMP, STAIRS AND TERRACE SLABS, TYP.

EXISTING WEST FACADE EXTERIOR DOORS TO BE REPAIRED OR REPLACED IN-KIND METAL WINDOW FRAMES TO BE REPAIRED/CLEANED AND REPAINTED METAL STAIR TO BE REPAIRED, REPAINTED AND ADD HANDRAILS TO CODE INSTALL NEW GUARD AND HAND RAILS TO CODE AT EXISTING AREAWAY TO BASEMENT

PROPOSED NEW SITE LIGHTING & DECORATIVE POSTS, SEE SITE PLAN DRAWINGS, TYP.

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

PROPOSED NEW TERRACE, RAMP & STAIR SYSTEM FOR ACCESSIBILITY: FOR DECORATIVE METAL RAILLING DESIGN SEE SITE PLAN DETAILS

PROPOSED NEW TERRACE CONSTRUCTION: NEW "MICHIE CORP. COBBLESTONE REDI-ROCK" RETAINING WALL BASE PLINTH WITH FORMED IN-PLACE THIN BRICK FACED CONCRETE WALLS WITH PRECAST CONCRETE CAPS WITH DECORATIVE METAL RAILINGS TO CODE AND POURED CONCRETE RAMP, STAIRS AND TERRACE SLABS, TYP.

EXISTING WEST FACADE EXTERIOR DOORS TO BE REPAIRED OR REPLACED IN-KIND METAL WINDOW FRAMES TO BE REPAIRED/CLEANED AND REPAINTED METAL STAIR TO BE REPAIRED, REPAINTED AND ADD HANDRAILS TO CODE INSTALL NEW GUARD AND HAND RAILS TO CODE AT EXISTING AREAWAY TO BASEMENT

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Revision	Date	Comment	By
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Owner
Jose DelCastillo
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255 Main Street
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Project
215 Pearl Street
215 Pearl Street
Hartford, CT 06103

Drawing Title
Exterior Sections

Drawing No. A3.0
Issue: Site Plan and Special Permit Submission
12/7/2021

LADA, P.C.

Land Planners Land Development Consulting, Site Planning, Landscape Architects, Planners, Corridor Studies, Visual Assessment, Environmental Impact Statements, Erosion Control Specialists, Streetscapes, Recreation, and Master Planning

May 10, 2022

Ms. Evelyne St-Louis, Senior Planner
City of Hartford Planning and Zoning Division
260 Constitution Plaza, First Floor
Hartford, CT 06103

RE: 215 Pearl Street

Dear Ms. St-Louis,

In response to your review email dated March 15, 2022, we have revised the plans and have the following additional information to include with the application for 215 Pearl Street for Site Plan and Special Permit review and approval.

Attached please find digital copies of the following:

1. Revised Site Plans - Last revised date - May 2, 2022, 12 sheets
2. Updated Zoning Compliance Table to address classification of the building as a Civic Building Type
3. Security Plan
4. Noise Mitigation Plan
5. Draft Menu
6. Parking Management Plan
7. Statement from owner/operator regarding garbage pickup
8. Sign Application narrative as submitted to Staff.

The previous submission including project description and application (as submitted via the on-line system), sign application, architecturals, photos sheets and survey should be included as part of the complete submission.

To address the staff comments from the March 15, 2022 email, we offer the following remarks:

Proposed Uses-

1. A draft menu is attached. This menu represents the kind and variety of food to be offered. As the facility will be new, changes are likely but it represents a typical menus for the various uses- breakfast for meetings, lunch for events and larger meetings, dinner for larger events.

Offices in Simsbury, CT • Brewster, NY
104 West Street, Simsbury, CT 06070
(860) 651-4971 • (845) 278-7424 • Fax (860) 651-6153
E-mail: ladapc@snet.net

2. Security Plan- A Security Plan has been prepared and submitted. It should be noted that the venue will have very limited public events and that most events are by invitation or limited to ticket holders.

3. Parking Management Plan- there is ample pay to use parking available in the vicinity of the project.

4. Noise Mitigation Plan - Although not specifically stated in the attached, music is expected only inside the building. There will be no live music outside the building.

Proposed Structures -

5. The Zoning Compliance Table has been updated to identify the building as a civic building type and the use as Drinking and Entertainment Assembly with Outdoor Dining.

6. We have included porous asphalt as part of the project but there are limited additional ways to reduce impervious surface. One of the ways we have considered is to make the terrace a deck rather than a full structure with retaining walls and in fill. Given the height of the structure at the rear , the ramp and the stairs, the applicant felt this might not be acceptable to the building department as well as having a very different aesthetic at the street. If staff feels otherwise, the applicant is willing to consider it.

7. The site plans have been revised to show the width of the Service Court right of way as well as the existing and final width of the pavement, which will remain the same- no change proposed.

8. A 5' setback line along the Service Court property line has been added. This has resulted in the upper terrace being reduced by 1'.

9. A 5' setback line along Pearl Street has been added. There are no changes due to this addition.

Proposed Sitework, Landscaping and Parking

10. The plans have been revised and the owner notified that the removal of the existing trees will require a permit from the City Forester.

11. The proposed plan shows 2 street trees and one flowering tree are proposed for the project. As requested, we reviewed the plan for placement of additional tress but believe the site does not have enough room for additional trees. Although it would be possible to show more, as they grow, they would become too crowded.

12. A dumpster is NOT proposed. Standard garbage barrels will be used. They will be set under the metal steps in the south end of the property. The facility will have pickup daily or every other day depending on use.

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13. The light pole fixtures are not shielded in the traditional sense but they are completely set into the luminaire housing and are rated as Dark Sky Friendly on the Dark Sky.org website. Dark Sky Friendly is the only term used on the website. The former term "Dark Sky Compliant" appears to no longer be applicable.

14. The site plans have been revised to label the Bike Racks.

15. The sign post noted was put in place by Theatre Works. The owner has been in contact with them and they have requested that the sign be returned at the start of construction.

Proposed Signage

16. The sign narrative/report submitted to staff in March/April 2022 is also attached. This sign and two locations were approved by staff in April 2022 and the approval resolution included on the site plan.

Other Department Reviews

17. The requirements from the City Forester have been addressed above and are noted on the site plans (Cover Sheet).

18. March 24, 2022 Comment from DPW- The trash receptacle not noted on the survey has been annotated on the site plans. This will be removed, stored and reset as part of the project. The City sidewalk replacement in front of the new walk to the terrace has been expanded to include the entire width of the sidewalk (from grass to curb). New enlargements are shown on the Demo, Grading and Layout plans.

At this time, the applicant believes that the questions raised by the staff review have been addressed. The plans have been revised and are resubmitted. We ask that you review the attached and let us know if you think we have addressed all your comments and if we are ready to proceed to Public Hearing.

Please let me know if you have questions.

Sincerely,

Terri Hahn, PLA
Principal

Offices in Simsbury, CT • Brewster, NY
104 West Street, Simsbury, CT 06070
(860) 651-4971 • (845) 278-7424 • Fax (860) 651-6153
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Zoning Compliance Table

215 Pearl Street

May 2, 2022- Based on City of Hartford staff determination of Building Type

Section	Title	Use Category	Requires	Requirements/Change
Site Zone – DT-2 Zone on Secondary Road				
Is Building/Lot Non-Conforming?	See below	Existing Lot Area- 8689+/-sf	See Below	Yes, No changes proposed
Is Existing/ Former Use Non-conforming?	Former Use- Assembly (Church)	Civic Category- Neighborhood or General Assembly	Would Require Special Permit today	Existing Use will not continue. Change of Use requested
Figure 3.2-A Proposed Use	Table of Principal Uses	Drinking and Entertainment Assembly	Special Permit	See Section 3.3.5.k
Accessory Use		Outdoor Dining		
Section 1.3.3.C(5)	Reduction of Minimum Standards for Rehabilitation of Existing Buildings	Allows for reduction of building siting elements, building height, street facades, tree installation, landscape installation, buffers, fencing, lighting, parking , etc.	Several Existing Non-conformities –see notes below	Reduce non-conformities where practicable but full compliance not possible due to existing structure/landscape
Section 4	Building Type	DT-2 Zone	City of Hartford staff determined Building is existing Civic over 50 years old which is a Permitted Building type	Civic Building over 50 years – subject to Section 4.10.2.E note 1.
Principal Uses and Accessory Uses				
Section 3.3.5.I(5)	Drinking and Entertainment Assembly **Special Permit Use**	Establishments that combine the sale of alcoholic beverages with Entertainment Assembly	1. Allowed as Special Permit Use 2. Food is required to be served 3. Applicants must submit- a. Menu b. Security Plan c. Parking Management Plan d. Floor Plans e. Noise Mitigation Plan f. Whatever else the PZC asks for	.
Section 3.5.2(D)	Outdoor dining- **Accessory Use**	Tables and chairs for patrons where food and beverages are served. Subject to special conditions	Special Conditions- 1a. Can be anywhere on lot 1b. Not subject to building line or setbacks 1d. Located adjacent to principal use 2. Size based on staff review of suitability 3. fencing 30-42" high 4. May have cover	1. Outdoor dining provide on two terraces 2. Size is 523+/- sf 3. fencing is 42" high 4. Cover may be seasonal (shade sail)

Zoning Compliance Table

215 Pearl Street

May 2, 2022- Based on City of Hartford staff determination of Building Type

Special Permits- Section 1.3.4- Application requirements

1. Owner Name and address

2. Site Plan Requirements- Site Location Map, Survey, Boundary Map for construction, Existing Conditions Plan including utilities, topography, etc. (see Section 1.3.3.B), Site Plan, Building Plans, Table of Use Requirements, Building Elevations, Landscape Plan, Parking Plan, Sign Plan, Erosion Control Plan, Stormwater Management Plan (if applicable), other items required by use or as requested by staff or PZC, Parking plan, noise plan, security plan, lighting plan, roofing materials.

3. Commission shall review Site Plan and Special Permit Applications concurrently.

4. A Public Hearing is required

Note: This chart based on Zoning Regulations in effect at the time – Zoning Regulations effective January 19, 2016, last revised June 5, 2020. Building Type determination based on staff determination via email dated 3-15-2022.

Zoning Compliance Table

215 Pearl Street

May 2, 2022- Based on City of Hartford staff determination of Building Type

Section	Title	Required/Allowed	Existing	Proposed
GENERAL BUILDING REQUIREMENTS				
Section 4.1.2.H	Parking in Yards	See parking for Civic Buildings below – No limits except shall not front Primary Streets Pearl Street is a secondary Street. Service Court is not listed	4 parking spaces exist in side yard. Existing Non-Conforming Building is not accessible.	Parking in yard reduced to 1 accessible space. Existing non-conforming Accessible parking space and accessible door added to side of building for lower floor access.
Section 4.2.1	Building Materials	See specifics in regulations	Existing Building	Repair and repaint windows and trim, repoint brick, repair and repaint metal fencing along Pearl, replace metal stair on west side in kind to meet code. Repair entry landing – stone and concrete.
Section 4.2.2	Windows	See specifics in regulations	Existing Building	Repair and repaint only Pearl Street Door- repair and repaint only.
Building Siting- Civic Building Type as per City of Hartford Staff review- Section 4.10.2.E Note 1 applies				
Section 4.10.2	Min Front Lot Line coverage	Not required	37%	No Change
Section 4.10.2	Occupation of Corner	Not required	N/A	N/A
Section 4.10.2	Minimum Front Yard	5’	Building 7’ from front property line.	Complies- No Change New terrace wall- 5’
Section 4.10.2	Minimum Side Setback	5’	Existing building on property line along east side. Existing Side yard on west side varies from 1’ to 40’+	No Change on east side- Existing Non-Conforming New Terrace wall- 5’
Section 4.10.2	Minimum Rear Setback	0	Building on rear property line	No change to building
Section 4.10.2	Minimum Lot Width	none	N/A	N/A
Section 4.10.2	Maximum Building Width	none	34’ at widest point	No Change
Section 4.10.2	Building Coverage	No limit	46%	No change
Section 4.10.2	Maximum Impervious Coverage	No limitation	Existing – 1843+/- sf green space 79% impervious	Proposed – 762+/- sf green space
Section 4.10.2	Additional Semi-pervious area	10%	Existing – 79% impervious and 21% green space	Proposed- 81% impervious, 10% pervious asphalt, 9% green space. Change in impervious to provide upper terrace as street level amenity
Section 4.10.2	Parking/Loading Locations	Shall not front primary Street	Side yard parking Existing Non-Conforming	No change proposed to location Existing Non-Conforming 1 parking space proposed
Section 4.10.2	Permitted Vehicular Access	One Driveway off of each secondary street	One shared existing driveway Via the Service Court	No Change

Zoning Compliance Table

215 Pearl Street

May 2, 2022- Based on City of Hartford staff determination of Building Type

Section	Title	Required/Allowed	Existing	Proposed
Site Zone – DT-2/ Civic Building Type Continued				
Building Height				
Section 4.10.2	Minimum Overall Height	1 story	Existing building –45'+ 2 stories and Mezzanine (NOTE- for any floor where more than 18'-counts as two stories)	No change to Building Height
Section 4.10.2	Maximum Overall Height	8 Stories	Existing Building – 3 stories Max.	No Change
Section 4.10.2	Ground Story Height	Min - 10' Max- 30'	1st to 2nd Floor: 12'3 ¾" 2nd Fl to Mezzanine: 10'-11 ¾"	No Change
Section 4.10.2	Upper Story Height	Min- 9' Max- 14'	2nd Floor existing vaulted ceiling: 32'-6"	No Change- existing non-conforming
Uses				
Section 4.10.2	All stories	Civic and Institutional Uses Except for Section 4.10.2.E Note 1 allows any use in zone	Former house of worship- Property has 2 street level floors Pearl Street entrance at street façade, Service Road entrance	Eating, Drinking and Entertainment Assembly proposed for 100% of building
Section 4.10.2	Parking Within Building	Permitted in Basement and in rear of upper floors	N/A	Not Proposed Only 1 space proposed on site
Section 4.10.2	Entrance to Parking within Building	Any non-Primary Street facing facade	N/A	Not Proposed
Section 4.10.2	Required Occupied Space	Minimum 30'deep on all floors from front facade	Existing- 126'-6"	No Change
Street Façade Requirements				
Section 4.10.2	Min. Transparency on Ground Floor of Front Facade	10%	Existing Pearl Street 1st Floor: 10.6%	No Change Historic Structure
Section 4.10.2	Min. Transparency per Story	10%	Existing Building- Maintain Existing. 1st Floor: 10.6% 2nd Floor: 11.9% Mezzanine: 11.3%	No Change Historic Structure
Section 4.10.2 and Section 4.18.4B	Blank Wall Limits	Required on ground story – No rectangular area greater than 30% of a story's façade as measured from floor to floor may be windowless, AND, No horizontal segment of a story's façade greater than 15' in width may be windowless	Existing Building Maintain Existing 	No Change – Existing Non-Conforming, Historic Structure
Section 4.10.2	Front Façade Type	Stoop or arcade	Stoop	Maintain Stoop, Add new entry on west (side) of existing for accessibility to street level floor
Section 4.10.2	Principal Entrance location	Front, corner, or side façade,	Front Façade facing Pearl is existing. Side façade facing service corridor is existing	No change New accessible door facing Service Court is proposed
Section 4.10.2	Required # of Street Entrances	No requirement	One existing door facing Pearl, 2 doors facing service court	No change
Section 4.10.2	Ground Story Vertical Façade Divisions	No requirement	Existing Historic Structure	No change to existing
Section 4.10.2	Horizontal Façade Divisions	No requirements	Existing Historic Structure	No change to existing condition
Section 4.10.2	Permitted Roof Types	Parapet, pitched, flat, tower	Parapet	No change to existing roof
Section 4.10.2- 8	Eating Places in DT-2 zone	Eating Places shall be located **only** on the first or second stories and shall be directly accessible from public right of way. If located on second story, directly accessible shall include accessible through a ground story lobby containing an elevator and stairs. Sign to be provided on exterior of building	Existing first and Second stories are accessible from Pearl Street and the Service Way. However, neither of these floors is currently handicap accessible.	A new accessible door for the Pearl Street floor is proposed on the west side(facing Service Court at street level) of the building. On the Service Court side- the grades at the door will be raised to provide handicap access to the first (lower) floor. No elevator is proposed. The new sign is proposed on the new wall created for the outdoor patio. Sign was approved by staff April 2022

Zoning Compliance Table

215 Pearl Street

May 2, 2022- Based on City of Hartford staff determination of Building Type

Section	Title	Required/Allowed	Existing	Proposed
Site Zone – DT-2				
Landscape Requirements				
Section 6.4/ Figure 6.4-A	Street Tree Coverage	DT District- Continuous Canopy along Street	2 existing trees.	The existing 2 trees will be removed to allow construction of the upper terrace. 2 new street trees are proposed and 1 new tree for the lower terrace. Notes have been added to the plans regarding need for Tree Removal Permit from City Forester and additional fee for not providing one to one installation.
Section 6.4/ Figure 6.4-A	Tree Canopy Coverage	Based on Street Tree requirement in Figure 6.4-A- Tree Canopy minimum requirements is for continuous canopy along street	Existing Trees - 2 trees.	2 trees will be planted and 1 new tree for the lower terrace. Notes have been added to the plans regarding need for Tree Removal Permit from City Forester and additional fee for not providing one to one installation.
	Trees per acre	Not applicable	N/A	N/A
Section 6.8	Frontage Buffer when off street parking is adjacent to right of way	7' Landscape Area (Trees, hedge and fence)where there is off-street parking	No parking facing Pearl.	Maintain Existing conditions, new planting proposed in all green space
Section 6.9	Side and Rear Buffer	5' Landscape Area (trees (1 per 40') and hedge) where there is off-street parking	Not provided Existing Non-Conforming	No change proposed due to existing building and Service Court locations.
Section 6.10.2.1 and 2	Interior Parking Lot Landscape	Provide Parking islands at ends of parking or where there are more than 8 spaces in a row	Not Provided- only 4 existing spaces total	No islands proposed- only one space provided
Section 6.10.2	Minimum width of islands	5' minimum width	No islands	No change
Section 6.10.2	Slotted Curbs	Provide slotted curbs to allow drainage to sheet flows	No existing curbs- sheet flow is existing onto adjacent property	Slotted wheel stop are proposed. Existing Sheet flow onto adjacent property is maintained. Pervious pavement proposed for section of parking lot.
Section 6.10.2	Required Trees in Island	Minimum 1 medium or large tree per island	No islands	No change
Section 6.10.2.B	Landscape Median	Required in free-standing bay of parking	No bay of parking	Not required
Section 6.10.2.C	Tree Requirements	Each parking space must be located within 50' of a trees planted within the interior.	Not provided	A new tree is proposed at the lower terrace.
Section 6.10.2.C	Tree Requirements	For every 5 spaces - Min 1 shade tree planted within interior or within 4' of parking lot edge.	Not provided- only 4 spaces	Only 1 accessible space proposed
Section 6.15	Lighting	Poles over 7' are subject to site plan review	Site has 1- 25"+ pole/ All existing doors have unshielded building mounted lights	2 14' poles to be located – one on the terrace and one in the parking area. Light fixtures are dark sky friendly. All building mounted light fixtures will be replaced with down lighting. Terrace may occasionally use string lights between planter poles.
Section 7.2.1	Parking Requirements	Eating Places- Maximum 3 spaces for 5 people Other uses – Maximum 3 spaces for 1000sf net.	4 spaces existing	Only 1 accessible space is proposed. Existing parking to be turned into terrace and planting area. Parking on street and nearby pay to use lots available
Section 7.2.1	Required Accessible Parking	1 van space minimum plus one regular accessible space for more than one entrance/ 1 space per 25 cars	No accessible parking existing	One van accessible space proposed. Additional accessible spaces available on Pearl Street
Section 7.2.2.C	Required Bicycle Spaces- Service Category	No long term requirements Short term- 1 per 3000sf	9000+/- sf total	3 bike spaces required- 2 bike racks proposed along Pearl Street
Section 7.2.2.D	Required Electric Vehicle Charging Stations	Where there are more than 35 spaces, 3% of spaces shall have a charging station (1)	4 existing spaces- no existing charging station provided	1 space proposed- no charging station required.

215 Pearl Street LLC

215 Pearl Street
Hartford, CT 06106
Office (860) 251-9606
215pearlstreetllc@gmail.com

This is a sample menu only- SUBJECT TO CHANGE DUE TO EVENT , SEASONAL AVAILABILITY AND MARKET RATES. Prices shown for general information only. Final menu and prices will vary upon opening and throughout the lifecycle of the venue.

Menu

Breakfast $8
Breakfast **Croissant,** a flaky butter croissant layered with scrambled eggs, cheddar cheese, and ham or crisp bacon, seasoned hash brown

Sandwich, toasted English muffin with egg, cheese, sausage patty or bacon, seasoned hash brown

Waffles, golden brown waffles, dusted with powdered sugar, accompanied by butter, maple syrup served with scrambled eggs, sausage patties, seasonal fresh fruit tray, freshly brewed regular and decaf coffee

Bagels, assorted chewy bagels with butter, flavored cream cheese, freshly brewed regular and decaf coffee (also available with smoked fish, red onion, and capers for an additional charge)

Lunch $10
Turkey Club, roasted turkey breast, smoked bacon, Swiss cheese, and garlic mayo

Turkey Panini, smoked turkey, pepper jack cheese, tomatoes, and avocado mayo

Chicken Pesto Panini, grilled chicken breast, homemade pesto, tomatoes, and provolone cheese

Italian Panini, fresh mozzarella, roma tomato, and fresh basil topped with roasted garlic spread

Modern Italian Panini, ham mortadella, salami, and pepperoni, provolone, tomatoes, and topped with spicy jardinière

Deli Combos $8
Seasonal Veggie Dip, with spinach

Seasonal Veggie Dip, with hummus

Chicken Salad with crackers, carrots, and sliced strawberries

Tuna Salad with crackers, hardboiled egg, carrots

Chicken, Tuna, Egg Salad with crackers

Chicken
seasoned fried chicken $10
marinated oven roasted bone in chicken $10
grilled BBQ chicken $10
lime cilantro bone in chicken $10
lime cillantro grilled chicken sliders, 2 per person $10
4 oz. grilled chicken breast $10
4 oz. grilled BBQ chicken breast $10
4 oz. grilled teriyaki chicken breast $10

Mexican Entrée
chicken enchiladas with sour cream $10
cheese enchiladas with sour cream $8
beef hard or soft shell tacos with shredded cheese and sour cream $10
grilled chipotle chicken soft shell tacos with shredded cheese and sour cream $10
all tacos come with salsa

Sides – Hot
roasted garlic mashed potatoes cheesy cheddar potatoes (.50 add per person)
herb roasted potatoes with butter and parmesan herb rice pilaf
Spanish rice
seasoned corn
baked bacon beans
honey glazed baby carrots
green beans with smoked almonds
sautéed seasonal vegetable medley

Beef
grilled Salisbury steaks with mushroom sauce $12
homemade meatloaf with tomato gravy $12
turkey Salisbury steaks with mushroom sauce $12
turkey meatloaf with tomato gravy $12

Sandwich Entrée
5 oz. grilled chicken breast on Kaiser roll $10
5 oz. grilled BBQ chicken breast on Kaiser roll $10
Italian beef in au jus with sweet peppers on French bread $12
grilled Italian sausage with peppers & onions in homemade marinara sauce on French bread $12

Sides – Cold
homemade redskin potato salad
sweet and spicy potato salad
homemade potato salad
creamy coleslaw Italian pasta salad
creamy cheddar and green pepper pasta salad
tossed Caesar salad with garlic croutons
tossed garden salad with homemade ranch dressing

Price – Per guest. Minimun 30 guests

215 Pearl Street LLC

215 Pearl Street
Hartford, CT 06106
Office (860) 251-9606
215pearlstreetllc@gmail.com

May 10, 2020

3. Noise mitigation plan: Please provide a narrative describing the type of sound system that will be used, the type/frequency of live music, whether music will be played indoors only or outdoors as well, and measures that will be taken to ensure reasonable noise levels.

3.1 Weekday professional meetings, continuing education classes, fundraising events will require a minimum use of an indoor sound system as the structure has natural built-in acoustics. On weekends, we will use a professional indoor sound system at weddings, sweet sixteen and religious celebrations, local school graduation ceremonies and private parties.
3.2 Sound is measured in decibels (dB). A whisper is about 30 dB, **normal conversation is about 60 dB**, and a motorcycle engine running is about 95 dB. Noise above 70 dB over a prolonged period of time may start to damage your hearing. Many bands and disc jockeys play music at **100 decibels** (dB). If you're not wearing earplugs, 100 dB can cause hearing loss in just 14 minutes, according to the Centers for Disease Control and Prevention. 85 decibels is a noise or sound level equivalent to that of **a food blender, heavy traffic while you are in the car, a noisy restaurant, or a cinema**.
3.3 As there are plenty of situations in everyday life when we are exposed to high noise levels, **we will aim to keep the indoor sound between 60 and 70 decibels as an acceptable limit over dinner or during a ceremony. However, we would have to increase it between 80 and 90 decibels to have something loud enough to dance to. We do not anticipate outdoors music to be played**. Therefore, to ensure premises sound stays within these parameters, musical instruments and will be subject to internal sound checks. Music will be pre-recorded and/or D.J. played with an occasional live group.
3.4 Sound travels **through the structure as a vibration**. The sound is a wave of energy, and as it hits the structure it is turned into a vibration. That vibration makes its way through all of the hard surfaces that come in contact with each other and come out the other side as an airborne sound. Based on the fact that 215 Pearl Street has 18" floors, walls and ceilings, they provide built-in soundproof to the expected sounds our planned activities will produce. Thus, door openings will provide minimum indoors sound outlet to the outdoors.
3.5 As per the City of Hartford Tax Assessor records, 215 Pearl Street is a 1924 concrete building. On or about 1924, architect Milton E. Hayman provided detailed building specifications to build this religious concrete building using six bags of cement for each yard of finish concrete. The floors, walls and ceiling are about 18" thick.

As stated on said 1924 building specifications, Article 2. Materials. "All concrete materials shall meet the requirements of the Hartford Building Code, and the following specifications:
Cement: Northampton Atlas, Lehigh, or Vulcanite, Portland cement.
Sand: As defined as fine aggregate in article XXIII of the Hartford Building Code.
Stone: Grade crusher run trap rock, iron slag, or wash "bank run" gravel that is retained on a ¼" mesh screen and of the maximum sizes hereby noted.
Reinforcement: Medium new billet Havemeyer or Corrugated bars or Clinton or Triangle mesh black wire cloth of equivalent area where adaptable.
Grits: Crushed trap rock with dust removed that will pass a 4 x 4 mesh screen and be retained on a 10 x 10 mesh screen.

Cinders: Clean sharp steam cinders without free Sulphur, that will pass a 1 ¼" screen and be retained on a 10 x 10 mesh screen."

Internet inquiries provide that a standard stud wall built properly, and consisting of 2 sheets of drywall with an air cavity 5 to 6 inches thick, is good enough to make the wall soundproof. However, a concrete wall would have to be around a foot thick to be completely soundproof.

https://soundproofcentral.com/wall-thickness-soundproofing/#:~:text=So%2C%20here's%20how%20thick%20walls,thick%20to%20be%20completely%20soundproof.
https://www.soundproofcow.com/soundproof-concrete-walls/
https://soundproofcentral.com/soundproof-concrete-walls/
https://www.acousticalsurfaces.com/office-environments?utm_term=prevent%20noise&utm_campaign=NB+-+Products&utm_source=adwords&utm_medium=ppc&hsa_acc=7956025333&hsa_cam=790867562&hsa_grp=127734802060&hsa_ad=544575494304&hsa_src=g&hsa_tgt=kwd-343426875801&hsa_kw=prevent%20noise&hsa_mt=p&hsa_net=adwords&hsa_ver=3&gclid=Cj0KCQjw0PWRBhDKARIsAPKHFGi-SLksCUNua4PIZT41jC0ZFOrKF-QgN4fMcyrOnVIOtywonyOqMJEaAmvGEALw_wcB
Based on the fact that 215 Pearl Street has 18" floors, walls and ceilings, they provide built-in soundproof to the expected sounds our planned activities will produce.

215 Pearl Street LLC

215 Pearl Street
Hartford, CT 06106
Office (860) 251-9606
215pearlstreetllc@gmail.com

May 10, 2022

2. Parking management plan. Please provide a couple of sentences on the proposed parking, explaining that several nearby parking lots will be available to patrons.

2.1 LAZ Parking Limited, LLC SNET Lot 55 Trumbull St Hartford, CT 06103 provides **100** parking spaces adjacent to the premises at about $10 after 5 p.m.
LAZ Parking Limited, LLC City Place Garage 185 Asylum St Hartford, CT 06103 provides **289** parking spaces a block away to the premises at about $10 after 5 p.m.
Propark Mobility Goodwin Garage 166 Ann Uccello St Hartford, CT 06103 provides **319** parking spaces a block away to the premises at about $10 after 5 p.m.
LAZ Parking Limited, LLC Hartford 21 Garage 210 Asylum St Hartford, CT 06103 provides **365** parking spaces a block away to the premises at about $10 after 5 p.m.
Therefore, there is a **total of 1,073** parking spaces within a block from the premises available to patrons.

215 Pearl Street LLC

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Hartford, CT 06106
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May 10, 2022

1. Security plan. Please provide a security plan describing measures to control patron/visitor behavior inside and outside of the facility so as to not negatively impact on the public safety, health, welfare, and quality of life of those living in and frequenting the immediate area around the facility. For example, the narrative should address hours of operation, security staff/bouncers, security cameras, lighting, how private vs public events will be handled, etc.

1.1 215 Pearl Street LLC has a 400-person maximum capacity per floor. However, there is no current capacity permit. The hours of operation will be daily 8:00 a.m. to midnight. Expected peak hours will be Thursday-Fridays 4 p.m. to midnight, Saturdays and Sundays noon to midnight. All other times are likely to be off-peak times and there will be sporadic use of the premises.

1.2 Located in Downtown Hartford, the hours of operation are not substantially different than other Downtown businesses. Thus, it should have a negligible negative impact on the public safety, health, welfare, and quality of life of those living in and frequenting the immediate area around the facility.

1.3 Located Downtown, most patrons will walk to the premises or drive to the parking lots near to the site and walk from there. As patrons are unlikely to arrive all at once, patron arrival flow should be at average pace to all four parking areas near the site having a negligible negative impact on the public safety, health, welfare, and quality of life of those living in and frequenting the immediate area around the facility.

1.4 Presently, there is city lighting leading to the premises entrances to the first and second floors. However, to enhance night visibility, the project includes additional lights at the first, second floor entrances and on the terraces minimizing potential negative impact on the public safety, health, welfare, and quality of life of those living in and frequenting the immediate area around the facility. All lighting is down lighting and will be dark sky compliant.

1.5 215 Pearl Street LLC will have invite-only private events with patron-generated guest lists to vet and validate admission into the venue with a rare open event to the public. Therefore, private events are to require minimum security staff. However, security cameras will be installed in the premises to allow supervising staff full access and monitoring of the premises during functions.

Rare public events patrons will be required to provide reasonable private security staff and occasional bouncers for additional safety. In addition, venue operators have the right to refuse entry.

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

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

Drawing List

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

● SUBMITTED TO HISTORIC COMMISSION APRIL 2021. APPROVED APRIL 21, 2021.

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

GENERAL NOTES:

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

GENERAL NOTES

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

DRAINAGE NOTES:

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

TREE REMOVAL NOTES:

1. AS PER SECTION 6.6 OF THE CITY OF HARTFORD ZONING REGULATIONS - PRIOR TO REMOVAL OF EXISTING TREES, CONTACT CITY FORESTER FOR PERMIT TO REMOVE.
2. AS PER SECTION 6.6.1.B OF THE CITY OF HARTFORD ZONING REGULATIONS - THE PROPOSED TREES ARE LESS THAN THE SIZE OF THE TREES TO BE REMOVED. THE CITY FORESTER WILL DETERMINE THE FEE FOR THE LOSS OF THE EXISTING TREE SIZE.

STATE OF CONNECTICUT · TERRI-ANN P. HILL · NO. 593 · REGISTERED LANDSCAPE ARCHITECT

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

O:\CTP\P\2287 215 Pearl Street\DWG\2287 Cover.dwg\L1 Cover\cbacraio\May 10, 2022

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

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

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

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

Date	Description	No.
05/02/22	Staff Comments	3
11/23/21	Site Plan/SP	2
07/23/21	Site Plan/SP	1

Revisions

Cover

215 Pearl Street
215 Pearl Street
Hartford, CT

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

PROJECT LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	CONSTRUCTION FENCE	X
	SAW CUT LINE	
	REMOVE CURB	
	REMOVE PAVEMENT	
	REMOVE TREE	
	REMOVE SHRUBS	
28	CONTOUR	28
27.4	SPOT ELEVATION	× 27.50
	FLOW ARROW	2%
	COIR COCO LOG	
	DIMENSION	9'
	RADIUS	R5'
	ANGLE	90°
	DETAIL CALLOUT	A
	FLOWERING TREE	
	SHADE TREE	
	SHRUB / GROUNDCOVER / PERENNIAL	
	PLANT LABEL & COUNT	ZZ 1
	STEEL EDGING AROUND PERENNIAL GARDEN	
	POLE MOUNTED LIGHT	
	BUILDING MOUNTED LIGHT	
	MOUNTING HEIGHT IN FEET	MH
	STAMPED ASPHALT	
	RETAINING WALL	
	CURB	
	SIGN	
	ACCESSIBLE SYMBOL	
	PAINTED HATCHING	
	BENCH	
	TRELLIS	
X X	FENCE	
	GUARDRAIL	
SS	SANITARY	
	STORM LINE	
G	GAS LINE	
E	ELECTRIC LINE	
T	TELEPHONE LINE	
W	WATER LINE	
E	ELEC. MANHOLE	
T	TELE. MANHOLE	
S	SANITARY MANHOLE	
	CATCH BASIN	
	YARD DRAIN	

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

O:\CTPP\2287 215 Pearl Street\DWG\2287 Cover.dwg\L-1.1 Legend, Site Data Table, & Zoning Regulation Review\cbozaloski\May 10, 2022

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

LUKE BRONIN
MAYOR

I. CHARLES MATHEWS
ACTING DIRECTOR

AIMEE CHAMBERS
DIRECTOR OF PLANNING

April 28, 2021

Bret Bowin
25 Westborough Drive
West Hartford, CT 06107

Sent via Email

Re: 215 Pearl Street
Historic Preservation Commission Decision Letter
Energov ID: COMM-2021-0361

Dear Applicant:

At its regular meeting of April 21, the Historic Preservation Commission met to consider a proposal for the installation of a new ingress/egress door from the terrace into the building. In this regard, the Commission approved with conditions the proposal as follows:

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to rehabilitate an existing church structure; and

Whereas, The property is located in the Ann Street National Historic District; and

Whereas, The structure is a 2 story brick church building of Georgian Revival style; and

Whereas, All rehabilitation work will be done in a manner consistent with the historic character of the building; and

Whereas, The applicant proposes to rehabilitate the existing structure as indicated on the architectural drawing set dated April 1, 2021; and

Whereas, The proposed rehabilitation work is consistent with the City's Historic Design Principals;

Now Therefore Be It
Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed work with the following conditions:

1. A Certificate of Planning Compliance shall be obtained by the applicant upon completion of the project.
2. The pedestrian plaza's railings and light fixtures shall be of a consistent design and finish.
3. The metal railings proposed for area surrounding the rear stairway shall be designed and finished in a manner consistent with the rear stairway.

Be It Further,

Resolved, This 21st day of April 2021.

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 Plan/Zoning 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,

Paul Bengtson
Principal Planner

PB/VLW/vlw

CC: Planning File
REO5sist, LLC
Terri Hahn

215_Pearl St_HPC_DecisionLetter_042121

215_Pearl St_HPC_DecisionLetter_042121

CITY OF HARTFORD HISTORIC COMMISSION APPROVAL LETTER

P+Z-ADMIN-2022-2999

DDS- Planning & Zoning: Historic Review Application

Submission date: **8 April 2022, 10:00AM**
Receipt number: **615**
Related form version: **2**

City of Hartford Planning Division APPROVED PLANS
APR 18 2022
By: Chris Zaloski
Sign only

Property Information

Property Address:	**Street: 215 Pearl Street** **City: Hartford** **State: CT** **Zip Code: 06106**
Zoning District:	**DT-2**
Parcel ID:	**246-341-016**
Property Owner:	**REO5sit,LLC**
Property Owner's Address:	**Street: 255 Main Street, Suite 2** **City: Hartford** **State: CT** **Zip Code: 06106**
Phone:	**8602519606**
Email:	**215pearlstreetllc@gmail.com**

Applicant

Please check if "Applicant" is the same as "Property Owner"	**Please check if "Applicant" is the same as "Property Owner"**
Name of Applicant:	
File Date:	

1 of 3

Address:	**Street:** **City:** **State:** **Zip Code:**
Phone:	
Email:	

Primary Point of Contact

Name:	**Terri Hahn**
Phone:	**8608514971**
Email:	**ladapc@snet.net**
Describe your application action(s) and provide as much detail as possible.	**Project was previously approved by Historic Commission but did not include sign. This is a sign application for 215 Pearl Street. Sign will be raised metal letters installed on the proposed terrace wall. Letters will be backlit.**
Proposed work:	**Other: sign application**
Current materials being repaired/replaced:	
Materials/products being used in work:	**metal channel letters**
Please upload all supporting materials and photographs below.	**215 Pearl St Sign Application.pdf** **04-L-2 Master Plan with Sign.pdf** **215 Pearl Street Historic 4-8-2022 r .pdf**

Signatures

Signature of Applicant:

Link to signature

Name of Applicant:	**Jose DelCastillo**
Date:	**April 8, 2022**

Letter of Authorization from Property Owner

Date:	**April 8, 2022**

Sign Location on proposed terrace wall.

Sign: Metal channel letters
Height: 2.5" on wall
Color: Brushed Metal Finish
Letters will be backlit

LADA, P.C. Land Planners — April 7, 2022

Sign Location on proposed terrace wall.

LADA, P.C. Land Planners — April 7, 2022

CITY OF HARTFORD STAFF APPROVAL OF SIGN

Zoning Compliance Table
215 Pearl Street
May 2, 2022- Based on City of Hartford staff determination of Building Type

Section	Title	Use Category	Requires	Requirements/Change
Site Zone – DT-2 Zone on Secondary Road				
Is Building/Lot Non-Conforming? Is Existing/ Former Use Non-conforming?	See below	Existing Lot Area- 8689+/-sf Civic Category- Neighborhood or General Assembly	See Below Would Require Special Permit today	Yes, No changes proposed Existing Use will not continue. Change of Use requested
Figure 3.2.A Proposed Use	Table of Principal Uses	Drinking and Entertainment Assembly	Special Permit	See Section 3.3.5.k
Accessory Use		Outdoor Dining		
Section 1.3.3.C(5)	Reduction of Minimum Standards for Rehabilitation of Existing Buildings	Allows for reduction of building siting elements, building height, street facades, tree installation, landscape installation, buffers, fencing, lighting, parking , etc.	Several Existing Non-conformities –see notes below	Reduce non-conformities where practicable but full compliance not possible due to existing structure/landscape
Section 4	Building Type	DT-2 Zone	City of Hartford staff determined Building is existing Civic over 50 years old which is a Permitted Building type	Civic Building over 50 years – subject to Section 4.10.2.E note 1.
Principal Uses and Accessory Uses				
Section 3.3.5.(5)	Drinking and Entertainment Assembly **Special Permit Use**	Establishments that combine the sale of alcoholic beverages with Entertainment Assembly	1. Allowed as Special Permit Use 2. Food is required to be served 3. Applicants must submit- a. Menu b. Security Plan c. Parking Management Plan d. Floor Plans e. Noise Mitigation Plan f. Whatever else the PZC asks for	
Section 3.5.2(D)	Outdoor dining- **Accessory Use**	Tables and chairs for patrons where food and beverages are served. Subject to special conditions	Special Conditions- 1a. Can be anywhere on lot 1b. Not subject to building line or setbacks 1d. Located adjacent to principal use 2. Size based on staff review of suitability 3. fencing 30-42" high 4. May have cover	1. Outdoor dining provide on two terraces 2. Size is 523+/- sf 3. fencing is 42" high 4. Cover may be seasonal (shade sail)

Zoning Compliance Table
215 Pearl Street
May 2, 2022- Based on City of Hartford staff determination of Building Type

Special Permits- Section 1.3.4- Application requirements

1. Owner Name and address

2. Site Plan Requirements- Site Location Map, Survey, Boundary Map for construction, Existing Conditions Plan including utilities, topography, etc. (see Section 1.3.3.B), Site Plan, Building Plans, Table of Use Requirements, Building Elevations, Landscape Plan, Parking Plan, Sign Plan, Erosion Control Plan, Stormwater Management Plan (if applicable), other items required by use or as requested by staff or PZC, Parking plan, noise plan, security plan, lighting plan, roofing materials.

3. Commission shall review Site Plan and Special Permit Applications concurrently.

4. A Public Hearing is required

Note: This chart based on Zoning Regulations in effect at the time – Zoning Regulations effective January 19, 2016, last revised June 5, 2020. Building Type determination based on staff determination via email dated 3-15-2022.

Zoning Compliance Table
215 Pearl Street
May 2, 2022- Based on City of Hartford staff determination of Building Type

Section	Title	Required/Allowed	Existing	Proposed
GENERAL BUILDING REQUIREMENTS				
Section 4.1.2.H	Parking in Yards	See parking for Civic Buildings below – No limits except shall not Front Primary Streets Pearl Street is a secondary Street. Service Court is not listed	4 parking spaces exist in side yard. Existing Non-Conforming Building is not accessible.	Parking in yard reduced to 1 accessible space. Existing non-conforming Accessible parking space and accessible door added to side of building for lower floor access.
Section 4.2.1	Building Materials	See specifics in regulations	Existing Building	Repair and repaint windows and trim, repoint brick, repair and repaint metal fencing along Pearl, replace metal stair on west side in kind to meet code. Repair entry landing – stone and concrete.
Section 4.2.2	Windows	See specifics in regulations	Existing Building	Repair and repaint only Pearl Street Door- repair and repaint only.
Building Siting: Civic Building Type as per City of Hartford Staff review- Section 4.10.2.E Note 1 applies				
Section 4.10.2	Min Front Lot Line coverage	Not required	37%	No Change
Section 4.10.2	Occupation of Corner	Not required	N/A	N/A
Section 4.10.2	Minimum Front Yard	5'	Building 7' from front property line.	Complies- No Change New terrace wall- 5'
Section 4.10.2	Minimum Side Setback	5'	Existing building on property line along east side. Existing Side yard on west side varies from 1' to 40'+	No Change on east side- Existing Non-Conforming New Terrace wall- 5'
Section 4.10.2	Minimum Rear Setback	0	Building on rear property line	No change to building
Section 4.10.2	Minimum Lot Width	none	N/A	N/A
Section 4.10.2	Maximum Building Width	none	34' at widest point	No Change
Section 4.10.2	Building Coverage	No limit	46%	No change
Section 4.10.2	Maximum Impervious Coverage	No limitation	Existing – 1843+/- sf green space 79% impervious	Proposed – 762+/- sf green space
Section 4.10.2	Additional Semi-pervious area	10%	Existing – 79% impervious and 21% green space	Proposed- 81% impervious, 10% pervious asphalt, 9% green space. Change in impervious to provide upper terrace as street level amenity
Section 4.10.2	Parking/Loading Locations	Shall not front primary Street	Side yard parking Existing Non-Conforming	No change proposed to location Existing Non-Conforming 1 parking space proposed
Section 4.10.2	Permitted Vehicular Access	One Driveway off of each secondary street	One shared existing driveway Via the Service Court	No Change

Zoning Compliance Table
215 Pearl Street
May 2, 2022- Based on City of Hartford staff determination of Building Type

Section	Title	Required/Allowed	Existing	Proposed
Site Zone – DT-2/ Civic Building Type Continued				
Building Height				
Section 4.10.2	Minimum Overall Height	1 story	Existing building –45'+ 2 stories and Mezzanine (NOTE- for any floor where more than 18' counts as two stories)	No change to Building Height
Section 4.10.2	Maximum Overall Height	8 Stories	Existing Building – 3 stories Max.	No Change
Section 4.10.2	Ground Story Height	Min - 10' Max- 30'	1st to 2nd Floor: 12'3 ¼" 2nd lift to Mezzanine: 10'-11 ¼"	No Change
Section 4.10.2	Upper Story Height	Min- 9' Max- 14'	2nd Floor existing vaulted ceiling: 32'-6"	No Change- existing non-conforming
Uses				
Section 4.10.2	All stories	Civic and Institutional Uses Except for Section 4.10.2.E Note 1 allows any use in zone	Former house of worship-Property has 2 street level floors Pearl Street entrance at street façade, Service Road entrance	Eating, Drinking and Entertainment Assembly proposed for 100% of building
Section 4.10.2	Parking Within Building	Permitted in Basement and in rear of upper floors	N/A	Not Proposed Only 1 space proposed on site
Section 4.10.2	Entrance to Parking within Building	Any non-Primary Street facing facade	N/A	Not Proposed
Section 4.10.2	Required Occupied Space	Minimum 30'deep on all floors from front facade	Existing- 126'-6"	No Change
Street Façade Requirements				
Section 4.10.2	Min. Transparency on Ground Floor of Front Facade	10%	Existing Pearl Street 1st Floor: 10.6%	No Change Historic Structure
Section 4.10.2	Min. Transparency per Story	10%	Existing Building- Maintain Existing: 1st Floor: 10.6% 2nd Floor: 11.9% Mezzanine: 11.3%	No Change Historic Structure
Section 4.10.2 and Section 4.18.4B	Blank Wall Limits	Required on ground story – No rectangular area greater than 30% of a story's façade as measured from floor to floor may be windowless, AND, No horizontal segment of a story's façade greater than 15' in width may be windowless	Existing Building Maintain Existing 	No Change – Existing Non-Conforming, Historic Structure
Section 4.10.2	Front Façade Type	Stoop or arcade	Stoop	Maintain Stoop, Add new entry on west (side) of existing for accessibility to street level floor
Section 4.10.2	Principal Entrance location	Front, corner, or side façade,	Front Façade facing Pearl is existing. Side façade facing service corridor is existing	No change New accessible door facing Service Court is proposed
Section 4.10.2	Required # of Street Entrances	No requirement	One existing door facing Pearl, 2 doors facing service court	No change
Section 4.10.2	Ground Story Vertical Façade Divisions	No requirement	Existing Historic Structure	No change to existing
Section 4.10.2	Horizontal Façade Divisions	No requirements	Existing Historic Structure	No change to existing condition
Section 4.10.2	Permitted Roof Types	Parapet, pitched, flat, tower	Parapet	No change to existing roof
Section 4.10.2- B	Eating Places in DT-2 zone	Eating Places shall be located **only** on the first or second stories and shall be directly accessible from public right of way. If located on second story, directly accessible shall include accessible through a ground story lobby containing an elevator and stairs. Sign to be provided on exterior of building	Existing first and Second stories are accessible from Pearl Street and the Service Way. However, neither of these floors is currently handicap accessible.	A new accessible door for the Pearl Street floor is proposed on the west side(facing Service Court at street level) of the building. On the Service Court side- the grades at the door will be raised to provide handicap access to the first (lower) floor. No elevator is proposed. The new sign is proposed on the new wall created for the outdoor patio. Sign was approved by staff April 2022

Zoning Compliance Table
215 Pearl Street
May 2, 2022- Based on City of Hartford staff determination of Building Type

Section	Title	Required/Allowed	Existing	Proposed
Site Zone – DT-2				
Landscape Requirements				
Section 6.4/ Figure 6.4-A	Street Tree Coverage	DT District- Continuous Canopy along Street	2 existing trees.	The existing 2 trees will be removed to allow construction of the upper terrace. 2 new street trees are proposed and 1 new tree for the lower terrace. Notes have been added to the plans regarding need for Tree Removal Permit from City Forester and additional fee for not providing one to one installation.
Section 6.4/ Figure 6.4-A	Tree Canopy Coverage	Based on Street Tree requirement in Figure 6.4-A- Tree Canopy minimum requirements is for continuous canopy along street	Existing Trees - 2 trees.	2 trees will be planted and 1 new tree for the lower terrace. Notes have been added to the plans regarding need for Tree Removal Permit from City Forester and additional fee for not providing one to one installation.
	Trees per acre	Not applicable	N/A	N/A
Section 6.8	Frontage Buffer when off street parking is adjacent to right of way	7' Landscape Area (Trees, hedge and fence)where there is off-street parking	No parking facing Pearl.	Maintain Existing conditions, new planting proposed in all green space
Section 6.9	Side and Rear Buffer	5' Landscape Area (trees (1 per 40') and hedge) where there is off-street parking	Not provided Existing Non-Conforming	No change proposed due to existing building and Service Court locations.
Section 6.10.2.1 and 2	Interior Parking Lot Landscape	Provide Parking islands at ends of parking or where there are more than 8 spaces in a row	Not Provided- only 4 existing spaces total	No islands proposed- only one space provided
Section 6.10.2	Minimum width of islands	5' minimum width	No islands	No change
Section 6.10.2	Slotted Curbs	Provide slotted curbs to allow drainage to sheet flows	No existing curbs- sheet flow is existing onto adjacent property	Slotted wheel stop are proposed. Existing Sheet flow onto adjacent property is maintained. Pervious pavement proposed for section of parking lot.
Section 6.10.2	Required Trees in Island	Minimum 1 medium or large tree per island	No islands	No change
Section 6.10.2.B	Landscape Median	Required in free-standing bay of parking	No bay of parking	Not required
Section 6.10.2.C	Tree Requirements	Each parking space must be located within 50' of a trees planted within the interior.	Not provided	A new tree is proposed at the lower terrace.
Section 6.10.2.C	Tree Requirements	For every 5 spaces - Min 1 shade tree planted within interior or within 4' of parking lot edge.	Not provided- only 4 spaces	Only 1 accessible space proposed
Section 6.15	Lighting	Poles over 7' are subject to site plan review	Site has 1- 25'± pole/ All existing doors have unshielded building mounted lights	2.14' poles to be located – one on the terrace and one in the parking area. Light fixtures are dark sky friendly. All building mounted light fixtures will be replaced with down lighting. Terrace may occasionally use string lights between planter poles.
Section 7.2.1	Parking Requirements	Eating Places- Maximum 3 spaces for 5 people Other uses – Maximum 3 spaces for 1000sf net.	4 spaces existing	Only 1 accessible space is proposed. Existing parking to be turned into terrace and planting area. Parking on street and nearby pay to use lots available
Section 7.2.1	Required Accessible Parking	1 van space minimum plus one regular accessible space for more than one entrance/ 1 space per 25 cars	No accessible parking existing	One van accessible space proposed. Additional accessible spaces available on Pearl Street
Section 7.2.2.C	Required Bicycle Spaces- Service Category	No long term requirements Short term- 1 per 3000sf	9000+/- sf total	3 bike spaces required- 2 bike racks proposed along Pearl Street
Section 7.2.2.D	Required Electric Vehicle Charging Stations	Where there are more than 35 spaces, 3% of spaces shall have a charging station (1)	4 existing spaces- no existing charging station provided	1 space proposed- no charging station required.

ZONING COMPLIANCE TABLE

LADA, P.C.
Land Planners
104 West Street
Simsbury, CT 06070 (860) 651-4971
Branford, NY 10606 (845) 278-7424
Email: ladapc@snet.net

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

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

Owner / Applicant:
REO5sist, LLC
255 Main Street, Suite 2
Hartford, CT 06106

Date	Description	No.
05/02/22	Staff Comments	2
11/23/21	Site Plan/SP	1

Revisions

Legend, Site Data Table, & Zoning Regulation Review

215 Pearl Street
215 Pearl Street
Hartford, CT

Project: 2287
Scale: As Shown
Date: 07/23/21
Drawn by: MRS
Checked by: TPH
Drawing No.
L-1.1

STATE OF CONNECTICUT — TERRI-ANN P. HAHN — NO. 593 — LICENSED LANDSCAPE ARCHITECT

LOCATION MAP
SCALE: 1"=1000'

UNDERGROUND UTILITY NOTE

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

MAP REFERENCES:

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

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

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

MAP NOTES:

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

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

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

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

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

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

0 20' 40' 60'

LEGEND

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

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

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

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

OSWALD BLINT L.S. #12048

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

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

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

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

O:\CTIPR\2287 215 Pearl Street\DWG\2287 Master Plan.dwg\L-2 Master Plan\cbarzada\May 10, 2022

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

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

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

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

Date	Description	No.
05/02/22	Staff Comments	3
11/23/21	Site Plan/SP	2
07/23/21	Site Plan/SP	1

Revisions

Master Plan

215 Pearl Street

215 Pearl Street
Hartford, CT

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

NOTES TO CONTRACTOR:

- EXACT SIZE OF SIDEWALK AREA REPAIR TO BE DETERMINED IN FIELD WITH CITY OF HARTFORD
- CONTRACTOR TO PROVIDE CLEAR PEDESTRIAN TRAVEL AT ALL TIMES

*NOTE TO CONTRACTOR:

PRIOR TO REMOVAL OF TREES, CONTACT CITY FORESTER FOR PERMIT TO REMOVE (SEC. 6.6).

LEGEND

- PROPERTY LINE
- CONSTRUCTION FENCE
- SAW CUT LINE
- REMOVE CURB
- REMOVE PAVEMENT
- REMOVE TREE
- REMOVE SHRUBS

DEMOLITION
CITY OF HARTFORD SIDEWALK

SCALE 1" = 5'

PROTECT BUS SHELTER.
SAW CUT EXISTING SIDEWALK TO NEAREST JOINT AND REMOVE
GARBAGE CAN NOT SHOWN ON SURVEY. CONTACTOR TO LOCATE IN FIELD, RELOCATE AND PROTECT DURING CONSTRUCTION.
TEMPORARILY REMOVE CONSTRUCTION FENCE AND RESET SIDEWALK WITH CITY PERMISSION
PROTECT GRANITE CURB. DO NOT DISTURB CURB.
PROTECT WALL AND EDGE OF LIGHTWELL
SAW CUT EXISTING SIDEWALK TO NEAREST JOINT AND REMOVE

SERVICE COURT
PEARL STREET
HAYES STREET

233 PEARL ST
N/F
THEATERWORKS INC
VOL. 3547 PG. 119
ASSESSOR MAP 246-341-019

44 HICKS ST
N/F
HICKS STREET PARTNERS LLC
VOL. 6981 PG. 332
ASSESSOR MAP 246-341-012

215 PEARL ST
N/F
REO5IST LLC
VOL. 7506 PG. 128
ASSESSOR MAP 246-341-018
AREA: 8,689 Sf. (0.199 Ac.)

201 PEARL ST
N/F
HICKS STREET PARTNERS LLC
VOL. 6981 PG. 332
ASSESSOR MAP 246-341-017

PROTECT PROPERTY LINE & REMAINING EXISTING PAVEMENT
SAW CUT CLEAN
REMOVE LIGHT POLE.
MAINTAIN ACCESS AT ALL TIMES
CONSTRUCTION FENCE (TYP.)
PROTECT CURB TO REMAIN
SERVICE COURT TO BE OPEN AND CLEAR AT ALL TIMES
ART SIGN TO BE REMOVED AND RETURNED TO THEATER WORKS
PROTECT GUIDERAIL (ON PROPERTY OF OTHERS)
REMOVE CURB
*REMOVE TREE
CONSTRUCTION FENCE (TYP.)
REMOVE PAVEMENT
REMOVE SHRUBS
PROTECT BUS SHELTER
FOR UPDATE TO METAL STAIR SEE ARCHITECTURALS
SAW CUT CLEAN
*REMOVE TREE
GARBAGE CAN NOT SHOWN ON SURVEY. CONTACTOR TO LOCATE IN FIELD, RELOCATE AND PROTECT DURING CONSTRUCTION.
PROTECT WALL
REMOVE SIGNS
SEE ENLARGEMENT
FOR UPDATE TO DOOR SEE ARCHITECTURALS
FOR NEW DOOR SEE ARCHITECTURALS
EXISTING SIDEWALK TO REMAIN. CONTRACTOR TO PROVIDE CLEAR PEDESTRIAN TRAVEL AT ALL TIMES.
FOR RENOVATIONS TO FRONT DOOR & ACCESS AREA SEE ARCHITECTURALS

N 03°02'44" E 92.00'
N 87°34'11" W 34.19'
N 04°06'46" E 44.46'
N 86°45'14" W 41.92'
S 87°31'17" E 73.99'
S 02°29'22" W 136.97'
S 02°27'58" W 145.03'
N 02°51'08" E 8.00'
N 86°49'39" W 23.11'
S 87°32'02" E 8.00'

EASEMENT AS PER VOL. 4929 PG. 214
EASEMENT AS PER VOL. 4929 PG. 214

"C" CB TF.=26.26 SILTED
"C" CB TF.=35.17 INV.=32.17
"C" CB TF.=25.51

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

SCALE: 1" = 10'

O:\CTPP\2287 215 Pearl Street\DWG\2287 Demolition.dwg\L-3 Demolition Plan\cbarlock\May 10, 2022

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

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

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

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

Date	Description	No.
05/02/22	Staff Comments	3
11/23/21	Site Plan/SP	2
07/23/21	Site Plan/SP	1

Revisions

Demolition Plan

215 Pearl Street
215 Pearl Street
Hartford, CT

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

GRADING
CITY OF HARTFORD SIDEWALK

SCALE 1" = 5'

CONDITION # 1

CONDITION # 2

(CL) COIR COCO LOG INSTALLATION

N.T.S.

LEGEND

- PROPERTY LINE
- 28 — PROPOSED CONTOUR
- 27.50 — PROPOSED SPOT ELEVATION
- 2% — FLOW ARROW
- COIR COCO LOG
- ACCESSIBLE ACCESS AREA

ACCESSIBLE ROUTE

SCALE 1" = 5'

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

O:\CTPP\2287 215 Pearl Street\DWG\2287 Grading & Erosion Control.dwg\L-4 Grading & Erosion Control Plan\cbazaza\May 10, 2022

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

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

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

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

Date	Description	No.
05/02/22	Staff Comments	3
11/23/21	Site Plan/SP	2
07/23/21	Site Plan/SP	1

Revisions

Grading & Erosion Control Plan

215 Pearl Street

215 Pearl Street
Hartford, CT

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

LAYOUT & MATERIALS
CITY OF HARTFORD SIDEWALK

SCALE 1" = 5'

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

LEGEND

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

MATERIALS LEGEND

A	BITUMINOUS CONCRETE PAVEMENT
A.1	POROUS PAVEMENT
A.2	STAMPED BITUMINOUS CONCRETE PAVEMENT
C	CONCRETE PAVEMENT WALKS
KE	KNIFE EDGE CURB
1	BITUMINOUS CONCRETE CURB
5	CAST-IN-PLACE CONCRETE CURB
11	LIGHTING POLE & LUMINAIRE
11.1	NON-ILLUMINATED POLE
14B	DECORATIVE FENCE WITH HANDRAIL
15A	VINYL CLAD CHAIN LINK FENCE
19	STAIRS & HANDRAIL
23	ACCESSIBLE PARKING SIGNAGE & TYPICAL SIGN MOUNTING
24	ACCESSIBLE PARKING SPACES
40	PRECAST CONCRETE WHEEL STOP
41	PLANTER
42	BENCH
43	TRELLIS
44	BIKE RIB
RW	RETAINING WALL - SEE ARCHITECTURALS
CH1	CITY OF HARTFORD SIDEWALK DETAIL

LADA, P.C.
Land Planners
104 West Street
Litchfield, CT 06759 (860) 691-4971
Broadcast, NY 10509 (845) 278-7424
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Urform, LLC
Bret Bowin
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25 Westborough Drive
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Date	Description	No.
05/02/22	Staff Comments	3
11/23/21	Site Plan/SP	2
07/23/21	Site Plan/SP	1

Revisions

Layout & Materials Plan

215 Pearl Street

215 Pearl Street
Hartford, CT

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

O:\CTPP\2287 215 Pearl Street\DWG\2287 Layout & Materials.dwg\L-5 Layout & Materials Plan\cabacio\toMay 10, 2022

SEEDING OPERATIONS

A. FERTILIZER AND LIMESTONE

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

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

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

B. LAWN SEED

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

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

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

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

PLANT LIST NOTES:

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

PERENNIAL GARDEN NOTES:

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

Tree List

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

Shrub List

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

Ground Cover & Perennials

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

LEGEND

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

PLANTING NOTE

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

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

PLANTING DETAILS

N.T.S.

STATE OF CONNECTICUT
TERRI-ANN P. THAKE
REGISTERED LANDSCAPE ARCHITECT
NO. 593

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

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

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

OSWALD BLINT SURVEYING
45 SILAS DEANE HWY.
WETHERSFIELD, CT 06109
860.778.4377
Oswald@blintsurveying.com

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

Date	Description	No.
05/02/22	Staff Comments	3
11/23/21	Site Plan/SP	2
07/23/21	Site Plan/SP	1

Revisions

Planting Plan

215 Pearl Street
215 Pearl Street
Hartford, CT

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

O:\CTPP\2287 215 Pearl Street\DWG\2287 Planting.dwg\L-6 Planting Plan\cbozicki\May 10, 2022

A BITUMINOUS CONCRETE PAVEMENT — DRIVES AND PARKING

N.T.S.

C CONCRETE PAVEMENT — WALKS

N.T.S.

* NOTE: DOWELS FOR CONCRETE WALK SHALL BE 24" LONG, 2' O.C. & 12" FROM EDGE OF WALK.
ALL CONCRETE TO BE CONNDOT "PAVEMENT" TYPE PER M.03.01
CONCRETE TO BE 4,000 PSI MIN.
SEE DETAIL 22 FOR CONCRETE DEPTH AT RAMP CONDITION.

A.1 POROUS PAVEMENT

N.T.S.

NOTE:
CONTRACTOR TO PROVIDE SAMPLES OF ALL MATERIALS INCLUDING POROUS PAVEMENT. PROVIDE CONFIRMATION OF TESTING ACCORDING TO NAPA IS 131 EXCEPT FOR BULK SPECIFIC GRAVITY WHICH SHOULD BE CALCULATED USING ASHTO T275 OR ASTM D6752.

USE UNIVERSITY OF NEW HAMPSHIRE GUIDELINES

NOTE: CONTRACTOR TO MATCH EXISTING CURB PROFILE

1 BITUMINOUS CONCRETE CURB

N.T.S.

KE KNIFE EDGE CURB

N.T.S.

A.2 STAMPED BITUMINOUS CONCRETE PAVEMENT

N.T.S.

NOTES:
- 1/4" EXPANSION JOINT SHALL BE PLACED AT 10 MAX. INTERVALS AND FILLED WITH PRE MOLDED BITUMINOUS JOINT FILLER. CONCRETE TO BE 4,000 PSI MIN.
- MAINTAIN EXISTING RUNOFF PATTERN TO ADJACENT PROPERTY.

5 CAST-IN-PLACE CONCRETE CURB

N.T.S.

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

GENERAL INSTALLATION NOTE:
- HEADS SHALL BE PARALLEL TO UNDERLYING PARKING LOT GEOMETRY.
- POLES SHOULD BE SET IN CONSISTENT GEOMETRY AND DISTANCE FROM CURB/SIDEWALK/BUILDING.

NOTE: CONCRETE TO BE 4,000 PSI

11 LIGHTING POLE AND LUMINAIRE

N.T.S.

GENERAL INSTALLATION NOTE:
- POLE ACCESSORIES SHALL BE PARALLEL TO TERRACE WALL GEOMETRY.
- POLES SHOULD BE SET IN CONSISTENT GEOMETRY AND DISTANCE FROM WALL.

NOTE: CONCRETE TO BE 4,000 PSI

11.1 NON-ILLUMINATED POLE

N.T.S.

14B DECORATIVE FENCE WITH HANDRAIL

N.T.S.

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

15A VINYL CLAD CHAIN LINK FENCE

N.T.S.

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

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

OSWALD BLINT SURVEYING
45 SILAS DEANE HWY.
WETHERSFIELD, CT 06109
860.778.4377
Oswald@blintsurveying.com

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

Date	Description	No.
05/02/22	Staff Comments	3
11/23/21	Site Plan/SP	2
07/23/21	Site Plan/SP	1

Revisions

Details

215 Pearl Street
215 Pearl Street
Hartford, CT

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

STATE OF CONNECTICUT — TERI ANN P. HILL — NO. 593 — REGISTERED LANDSCAPE ARCHITECT

O:\CTPP\2287 215 Pearl Street\DWG\2287 Details.dwg\L-7.1 Details\cbzacki\May 10, 2022

SECTION

ELEVATION

INSET

SEE ARCHITECTURAL PLANS FOR FINAL STAIR CONFIGURATION AND RETAINING WALLS.

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

19 STAIRS & HANDRAIL
N.T.S.

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

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

NOTES:
CONTRACTOR TO PROVIDE SHOP DRAWINGS

40 PRECAST SLOTTED CONCRETE WHEEL STOP

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

24 ACCESSIBLE PARKING SPACES
N.T.S.

UNSHARED ACCESS AISLE

NOTES:
ALL STEPS 6" HEIGHT
W/ 2% CROSS PITCH

STAIR CROSS SECTION
N.T.S.

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

LADA, P.C.
Land Planners
104 West Street
Simsbury, CT 06070 (860) 651-4971
Stratford, NY 10806 (845) 278-7424
Email: ladapc@snet.net

Urform, LLC
Bret Bowin
bret@ur-form.com
phone 860 561-4428
cell 860 922-8999
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Oswaldblintsurveying.com

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

Date	Description	No.
05/02/22	Staff Comments	3
11/23/21	Site Plan/SP	2
07/23/21	Site Plan/SP	1

Revisions

Details

215 Pearl Street
215 Pearl Street
Hartford, CT

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

STATE OF CONNECTICUT
TERRI-ANN P. HAMILTON
NO. 593
LICENSED LANDSCAPE ARCHITECT

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NOTES

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

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

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

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

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

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

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

41 PLANTER - FINISH TO BE GLOSS BLACK
N.T.S.

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

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

PARTS LIST

ITEM	QTY	PART NO	DESCRIPTION
1	8	0-165-60-02	2" X 2" X 71" SLAT, WOOD
2	4	0-165-80-03	71" TRAP SLAT, WOOD
3	2	0-197-60-03	2" X 2" X 71" EDGE SLAT, WOOD
4	2	0-448-00-01	CAST ALUM SUPPORT
5	1	0-447-60	6' STL SEAT FRAME ASMBLY
6	1	0-447-80-03	71" TRAP SLAT, WOOD
7	4	1-12-065	1/2" X 2 1/2" FLT SKT HD CAP SCR
8	60	1-13-023	5/16" X 1 1/2" SS BTN SKT HD LAG
9	60	1-22-017	5/16" SS FLAT WASHER

KITS PROVIDED

ITEM	QTY	PART NO	DESCRIPTION
10	1	K-AMCBBO-4	1/2" X 3 3/4" SS ANCHOR KIT (APC)
11	1	K-KBJSO4-60	3/16" LAG HARDWARE KIT (BSPC)
12	1	K-FCOB40-4	1/2" CAP HARDWARE KIT (4 PCS)

LENGTH OPTIONS
- [x] 6' BENCH
- [ ] 8' BENCH

WOOD OPTIONS
- [ ] 'C' & BTR. DOUGLAS FIR KD S4S EE
- [ ] IPE S4S EE
- [ ] OTHER _____

NOTES

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

SLAT LAYOUT

DuMor, inc.

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

DuMor, inc.

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

42 BENCH - METAL FINISH TO BE GLOSS BLACK / WOOD COLOR SLATS
N.T.S.

43 TRELLIS
N.T.S.

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

Function First Design

BikeRib 2.0

U Style Bike Rack (the Original)

Material

Steel Tube - 2" OD X 0.120 Wall

- [ ] Steel Tube (standard)
- [ ] 304 Stainless Satin #4 finish

Mounting Configurations

- [ ] IG-Inground (approx 12" in concrete)
- [ ] SM-Surface Mount

Finish Options

- [ ] BH-Powder Coat Black Hammer, TGIC Polyester, Sandblasted and primer
- [ ] GV-Hot Dipped Galvanized, post fabrication
- [ ] XX-Power Coat other color
- [ ] SS-Brushed Satin #4 finish (304 SS only)

BikeRib-2.0-SM-BH

ex - BikeRib 2.0, surface mount, polyester powder coat black hammer

BikeRack.com
Function First Design, LLC
120 S. Houghton Rd, Ste. 138-153
Tucson, AZ 85747
520.322.9626 Sales@BikeRack.com

BikeRack.com *Sales@BikeRack.com 520-322-9626*

44 BIKE RIB DETAIL
N.T.S.

SECTION

5" CONCRETE SIDEWALK

PLAN

5" CONCRETE SIDEWALK

CH1 CITY OF HARTFORD SIDEWALK DETAIL
N.T.S.

NOTE:
FOR CITY OF HARTFORD SIDEWALK REPLACEMENT SEE TOP LEFT OF SHEETS L-3, L-4, AND L-5.

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

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Oswaldblintsurveying.com

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

Revisions		
05/02/22	Staff Comments	3
11/23/21	Site Plan/SP	2
07/23/21	Site Plan/SP	1
Date	Description	No.

Details

215 Pearl Street
215 Pearl Street
Hartford, CT

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

O:\CTPIP\2287 215 Pearl Street\DWG\2287 Details.dwg\L-7.3 Details\cbozacki\May 10, 2022

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Watts	LLF	Description	Manufacturer
	3	W-P1-2	SINGLE	19.56	0.900	WSQ LED P1 SR2 40K MVOLT	Lithonia Lighting
	1	MC-95-4	SINGLE	31	0.900	MPTR-C-140L-650-NW-G1-4-UN	SIGNIFY LUMEC
	1	MC-95-5	SINGLE	22	0.900	MPTR-C-140L-450-NW-G1-5-UN	SIGNIFY LUMEC

LEGEND

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

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

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

NOTES:
- USE DIMMABLE FIXTURE ON UPPER TERRACE
- MPTR-C SERIES LUMINAIRE LISTED AS DARK SKY FRIENDLY ON IDA WEBSITE; DARKSKY.ORG

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

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

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

O:\CTPP\2287 215 Pearl Street\DWG\2287 Lighting.dwg\L-8 Lighting Plan\rcbozorski\May 10, 2022

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

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Date	Description	No.
05/02/22	Staff Comments	3
11/23/21	Site Plan/SP	2
07/23/21	Site Plan/SP	1

Revisions

Lighting Plan

215 Pearl Street
215 Pearl Street
Hartford, CT

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

215 Pearl Street
Hartford, CT

Sign Application

April 2022

Property Location & Description

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

Project Received Approval from Historic Commission in April 2022

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

LUKE BRONIN
MAYOR

L CHARLES MATHEWS
ACTING DIRECTOR

AIMEE CHAMBERS
DIRECTOR OF PLANNING

April 28, 2021

Bret Bowin
25 Westborough Drive
West Hartford, CT 06107

Sent via Email

Re: 215 Pearl Street
Historic Preservation Commission Decision Letter
Energov ID: COMM-2021-0361

Dear Applicant:

At its regular meeting of April 21, the Historic Preservation Commission met to consider a proposal for the installation of a new ingress/egress door from the terrace into the building. In this regard, the Commission approved with conditions the proposal as follows:

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to rehabilitate an existing church structure; and

Whereas, The property is located in the Ann Street National Historic District; and

Whereas, The structure is a 2 story brick church building of Georgian Revival style; and

Whereas, All rehabilitation work will be done in a manner consistent with the historic character of the building; and

Whereas, The applicant proposes to rehabilitate the existing structure as indicated on the architectural drawing set dated April 1, 2021; and

Whereas, The proposed rehabilitation work is consistent with the City's Historic Design Principals;

Now Therefore Be It
Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed work with the following conditions:

1. A Certificate of Planning Compliance shall be obtained by the applicant upon completion of the project.
2. The pedestrian plaza's railings and light fixtures shall be of a consistent design and finish.
3. The metal railings proposed for area surrounding the rear stairway shall be

215_Pearl St_HPC_DecisionLetter_042121

designed and finished in a manner consistent with the rear stairway.

Be It Further,

Resolved, This 21st day of April 2021.

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,

Paul Bengtson
Principal Planner

PB/VLW/vlw

CC: Planning File
REO5sist, LLC
Terri Hahn

215_Pearl St_HPC_DecisionLetter_042121

Did not include Sign!

Site Plan – as reviewed

Wall signs proposed – 2 signs @ 9.375sf each

Sign Location proposed proposed terrace wall.
No new signs on building.

Sign Location on proposed terrace wall.

Sign Location on proposed terrace wall.

Sign: Metal channel letters
Height: 2.5’ on wall
Color: Brushed Metal Finish
Letters will be backlit

Questions?

Google Street View (June 2019)

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

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

Drawing List

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

● SUBMITTED TO HISTORIC COMMISSION APRIL 2021. APPROVED APRIL 21, 2021.

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

GENERAL NOTES:

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

GENERAL NOTES

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

DRAINAGE NOTES:

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

TREE REMOVAL NOTES:

1. AS PER SECTION 6.6 OF THE CITY OF HARTFORD ZONING REGULATIONS - PRIOR TO REMOVAL OF EXISTING TREES, CONTACT CITY FORESTER FOR PERMIT TO REMOVE.
2. AS PER SECTION 6.6.1.B OF THE CITY OF HARTFORD ZONING REGULATIONS - THE PROPOSED TREES ARE LESS THAN THE SIZE OF THE TREES TO BE REMOVED. THE CITY FORESTER WILL DETERMINE THE FEE FOR THE LOSS OF THE EXISTING TREE SIZE.

STATE OF CONNECTICUT · TERRI-ANN P. HILL · NO. 593 · REGISTERED LANDSCAPE ARCHITECT

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

O:\CTP\P\2287 215 Pearl Street\DWG\2287 Cover.dwg\L1 Cover\cbacraio\May 10, 2022

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

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

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

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

Date	Description	No.
05/02/22	Staff Comments	3
11/23/21	Site Plan/SP	2
07/23/21	Site Plan/SP	1

Revisions

Cover

215 Pearl Street
215 Pearl Street
Hartford, CT

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

PROJECT LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	CONSTRUCTION FENCE	X
	SAW CUT LINE	
	REMOVE CURB	
	REMOVE PAVEMENT	
	REMOVE TREE	
	REMOVE SHRUBS	
28	CONTOUR	28
27.4	SPOT ELEVATION	× 27.50
	FLOW ARROW	2%
	COIR COCO LOG	
	DIMENSION	9'
	RADIUS	R5'
	ANGLE	90°
	DETAIL CALLOUT	A
	FLOWERING TREE	
	SHADE TREE	
	SHRUB / GROUNDCOVER / PERENNIAL	
	PLANT LABEL & COUNT	ZZ 1
	STEEL EDGING AROUND PERENNIAL GARDEN	
	POLE MOUNTED LIGHT	
	BUILDING MOUNTED LIGHT	
	MOUNTING HEIGHT IN FEET	MH
	STAMPED ASPHALT	
	RETAINING WALL	
	CURB	
	SIGN	
	ACCESSIBLE SYMBOL	
	PAINTED HATCHING	
	BENCH	
	TRELLIS	
X X	FENCE	
	GUARDRAIL	
SS	SANITARY	
	STORM LINE	
G	GAS LINE	
E	ELECTRIC LINE	
T	TELEPHONE LINE	
W	WATER LINE	
E	ELEC. MANHOLE	
T	TELE. MANHOLE	
S	SANITARY MANHOLE	
	CATCH BASIN	
	YARD DRAIN	

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

O:\CTPP\2287 215 Pearl Street\DWG\2287 Cover.dwg\L-1.1 Legend, Site Data Table, & Zoning Regulation Review\cbozaloski\May 10, 2022

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

LUKE BRONIN
MAYOR

I. CHARLES MATHEWS
ACTING DIRECTOR

AIMEE CHAMBERS
DIRECTOR OF PLANNING

April 28, 2021

Bret Bowin
25 Westborough Drive
West Hartford, CT 06107

Sent via Email

Re: 215 Pearl Street
Historic Preservation Commission Decision Letter
Energov ID: COMM-2021-0361

Dear Applicant:

At its regular meeting of April 21, the Historic Preservation Commission met to consider a proposal for the installation of a new ingress/egress door from the terrace into the building. In this regard, the Commission approved with conditions the proposal as follows:

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to rehabilitate an existing church structure; and

Whereas, The property is located in the Ann Street National Historic District; and

Whereas, The structure is a 2 story brick church building of Georgian Revival style; and

Whereas, All rehabilitation work will be done in a manner consistent with the historic character of the building; and

Whereas, The applicant proposes to rehabilitate the existing structure as indicated on the architectural drawing set dated April 1, 2021; and

Whereas, The proposed rehabilitation work is consistent with the City's Historic Design Principals;

Now Therefore Be It
Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed work with the following conditions:

1. A Certificate of Planning Compliance shall be obtained by the applicant upon completion of the project.
2. The pedestrian plaza's railings and light fixtures shall be of a consistent design and finish.
3. The metal railings proposed for area surrounding the rear stairway shall be designed and finished in a manner consistent with the rear stairway.

Be It Further,

Resolved, This 21st day of April 2021.

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 Plan/Zoning 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,

Paul Bengtson
Principal Planner

PB/VLW/vlw

CC: Planning File
REO5sist, LLC
Terri Hahn

215_Pearl St_HPC_DecisionLetter_042121

215_Pearl St_HPC_DecisionLetter_042121

CITY OF HARTFORD HISTORIC COMMISSION APPROVAL LETTER

P+Z-ADMIN-2022-2999

DDS- Planning & Zoning: Historic Review Application

Submission date: **8 April 2022, 10:00AM**
Receipt number: **615**
Related form version: **2**

City of Hartford Planning Division APPROVED PLANS
APR 18 2022
By: Chris Zaloski
Sign only

Property Information

Property Address:	**Street: 215 Pearl Street** **City: Hartford** **State: CT** **Zip Code: 06106**
Zoning District:	**DT-2**
Parcel ID:	**246-341-016**
Property Owner:	**REO5sit,LLC**
Property Owner's Address:	**Street: 255 Main Street, Suite 2** **City: Hartford** **State: CT** **Zip Code: 06106**
Phone:	**8602519606**
Email:	**215pearlstreetllc@gmail.com**

Applicant

Please check if "Applicant" is the same as "Property Owner"	**Please check if "Applicant" is the same as "Property Owner"**
Name of Applicant:	
File Date:	

1 of 3

Address:	**Street:** **City:** **State:** **Zip Code:**
Phone:	
Email:	

Primary Point of Contact

Name:	**Terri Hahn**
Phone:	**8608514971**
Email:	**ladapc@snet.net**
Describe your application action(s) and provide as much detail as possible.	**Project was previously approved by Historic Commission but did not include sign. This is a sign application for 215 Pearl Street. Sign will be raised metal letters installed on the proposed terrace wall. Letters will be backlit.**
Proposed work:	**Other: sign application**
Current materials being repaired/replaced:	
Materials/products being used in work:	**metal channel letters**
Please upload all supporting materials and photographs below.	**215 Pearl St Sign Application.pdf** **04-L-2 Master Plan with Sign.pdf** **215 Pearl Street Historic 4-8-2022 r .pdf**

Signatures

Signature of Applicant:

Link to signature

Name of Applicant:	**Jose DelCastillo**
Date:	**April 8, 2022**

Letter of Authorization from Property Owner

Date:	**April 8, 2022**

Sign Location on proposed terrace wall.

Sign: Metal channel letters
Height: 2.5" on wall
Color: Brushed Metal Finish
Letters will be backlit

LADA, P.C. Land Planners — April 7, 2022

Sign Location on proposed terrace wall.

LADA, P.C. Land Planners — April 7, 2022

CITY OF HARTFORD STAFF APPROVAL OF SIGN

Zoning Compliance Table
215 Pearl Street
May 2, 2022- Based on City of Hartford staff determination of Building Type

Section	Title	Use Category	Requires	Requirements/Change
Site Zone – DT-2 Zone on Secondary Road				
Is Building/Lot Non-Conforming? Is Existing/ Former Use Non-conforming?	See below	Existing Lot Area- 8689+/-sf Civic Category- Neighborhood or General Assembly	See Below Would Require Special Permit today	Yes, No changes proposed Existing Use will not continue. Change of Use requested
Figure 3.2.A Proposed Use	Table of Principal Uses	Drinking and Entertainment Assembly	Special Permit	See Section 3.3.5.k
Accessory Use		Outdoor Dining		
Section 1.3.3.C(5)	Reduction of Minimum Standards for Rehabilitation of Existing Buildings	Allows for reduction of building siting elements, building height, street facades, tree installation, landscape installation, buffers, fencing, lighting, parking , etc.	Several Existing Non-conformities –see notes below	Reduce non-conformities where practicable but full compliance not possible due to existing structure/landscape
Section 4	Building Type	DT-2 Zone	City of Hartford staff determined Building is existing Civic over 50 years old which is a Permitted Building type	Civic Building over 50 years – subject to Section 4.10.2.E note 1.
Principal Uses and Accessory Uses				
Section 3.3.5.(5)	Drinking and Entertainment Assembly **Special Permit Use**	Establishments that combine the sale of alcoholic beverages with Entertainment Assembly	1. Allowed as Special Permit Use 2. Food is required to be served 3. Applicants must submit- a. Menu b. Security Plan c. Parking Management Plan d. Floor Plans e. Noise Mitigation Plan f. Whatever else the PZC asks for	
Section 3.5.2(D)	Outdoor dining- **Accessory Use**	Tables and chairs for patrons where food and beverages are served. Subject to special conditions	Special Conditions- 1a. Can be anywhere on lot 1b. Not subject to building line or setbacks 1d. Located adjacent to principal use 2. Size based on staff review of suitability 3. fencing 30-42" high 4. May have cover	1. Outdoor dining provide on two terraces 2. Size is 523+/- sf 3. fencing is 42" high 4. Cover may be seasonal (shade sail)

Zoning Compliance Table
215 Pearl Street
May 2, 2022- Based on City of Hartford staff determination of Building Type

Special Permits- Section 1.3.4- Application requirements

1. Owner Name and address

2. Site Plan Requirements- Site Location Map, Survey, Boundary Map for construction, Existing Conditions Plan including utilities, topography, etc. (see Section 1.3.3.B), Site Plan, Building Plans, Table of Use Requirements, Building Elevations, Landscape Plan, Parking Plan, Sign Plan, Erosion Control Plan, Stormwater Management Plan (if applicable), other items required by use or as requested by staff or PZC, Parking plan, noise plan, security plan, lighting plan, roofing materials.

3. Commission shall review Site Plan and Special Permit Applications concurrently.

4. A Public Hearing is required

Note: This chart based on Zoning Regulations in effect at the time – Zoning Regulations effective January 19, 2016, last revised June 5, 2020. Building Type determination based on staff determination via email dated 3-15-2022.

Zoning Compliance Table
215 Pearl Street
May 2, 2022- Based on City of Hartford staff determination of Building Type

Section	Title	Required/Allowed	Existing	Proposed
GENERAL BUILDING REQUIREMENTS				
Section 4.1.2.H	Parking in Yards	See parking for Civic Buildings below – No limits except shall not Front Primary Streets Pearl Street is a secondary Street. Service Court is not listed	4 parking spaces exist in side yard. Existing Non-Conforming Building is not accessible.	Parking in yard reduced to 1 accessible space. Existing non-conforming Accessible parking space and accessible door added to side of building for lower floor access.
Section 4.2.1	Building Materials	See specifics in regulations	Existing Building	Repair and repaint windows and trim, repoint brick, repair and repaint metal fencing along Pearl, replace metal stair on west side in kind to meet code. Repair entry landing – stone and concrete.
Section 4.2.2	Windows	See specifics in regulations	Existing Building	Repair and repaint only Pearl Street Door- repair and repaint only.
Building Siting: Civic Building Type as per City of Hartford Staff review- Section 4.10.2.E Note 1 applies				
Section 4.10.2	Min Front Lot Line coverage	Not required	37%	No Change
Section 4.10.2	Occupation of Corner	Not required	N/A	N/A
Section 4.10.2	Minimum Front Yard	5'	Building 7' from front property line.	Complies- No Change New terrace wall- 5'
Section 4.10.2	Minimum Side Setback	5'	Existing building on property line along east side. Existing Side yard on west side varies from 1' to 40'+	No Change on east side- Existing Non-Conforming New Terrace wall- 5'
Section 4.10.2	Minimum Rear Setback	0	Building on rear property line	No change to building
Section 4.10.2	Minimum Lot Width	none	N/A	N/A
Section 4.10.2	Maximum Building Width	none	34' at widest point	No Change
Section 4.10.2	Building Coverage	No limit	46%	No change
Section 4.10.2	Maximum Impervious Coverage	No limitation	Existing – 1843+/- sf green space 79% impervious	Proposed – 762+/- sf green space
Section 4.10.2	Additional Semi-pervious area	10%	Existing – 79% impervious and 21% green space	Proposed- 81% impervious, 10% pervious asphalt, 9% green space. Change in impervious to provide upper terrace as street level amenity
Section 4.10.2	Parking/Loading Locations	Shall not front primary Street	Side yard parking Existing Non-Conforming	No change proposed to location Existing Non-Conforming 1 parking space proposed
Section 4.10.2	Permitted Vehicular Access	One Driveway off of each secondary street	One shared existing driveway Via the Service Court	No Change

Zoning Compliance Table
215 Pearl Street
May 2, 2022- Based on City of Hartford staff determination of Building Type

Section	Title	Required/Allowed	Existing	Proposed
Site Zone – DT-2/ Civic Building Type Continued				
Building Height				
Section 4.10.2	Minimum Overall Height	1 story	Existing building –45'+ 2 stories and Mezzanine (NOTE- for any floor where more than 18' counts as two stories)	No change to Building Height
Section 4.10.2	Maximum Overall Height	8 Stories	Existing Building – 3 stories Max.	No Change
Section 4.10.2	Ground Story Height	Min - 10' Max- 30'	1st to 2nd Floor: 12'3 ¼" 2nd lift to Mezzanine: 10'-11 ¼"	No Change
Section 4.10.2	Upper Story Height	Min- 9' Max- 14'	2nd Floor existing vaulted ceiling: 32'-6"	No Change- existing non-conforming
Uses				
Section 4.10.2	All stories	Civic and Institutional Uses Except for Section 4.10.2.E Note 1 allows any use in zone	Former house of worship-Property has 2 street level floors Pearl Street entrance at street façade, Service Road entrance	Eating, Drinking and Entertainment Assembly proposed for 100% of building
Section 4.10.2	Parking Within Building	Permitted in Basement and in rear of upper floors	N/A	Not Proposed Only 1 space proposed on site
Section 4.10.2	Entrance to Parking within Building	Any non-Primary Street facing facade	N/A	Not Proposed
Section 4.10.2	Required Occupied Space	Minimum 30'deep on all floors from front facade	Existing- 126'-6"	No Change
Street Façade Requirements				
Section 4.10.2	Min. Transparency on Ground Floor of Front Facade	10%	Existing Pearl Street 1st Floor: 10.6%	No Change Historic Structure
Section 4.10.2	Min. Transparency per Story	10%	Existing Building- Maintain Existing: 1st Floor: 10.6% 2nd Floor: 11.9% Mezzanine: 11.3%	No Change Historic Structure
Section 4.10.2 and Section 4.18.4B	Blank Wall Limits	Required on ground story – No rectangular area greater than 30% of a story's façade as measured from floor to floor may be windowless, AND, No horizontal segment of a story's façade greater than 15' in width may be windowless	Existing Building Maintain Existing 	No Change – Existing Non-Conforming, Historic Structure
Section 4.10.2	Front Façade Type	Stoop or arcade	Stoop	Maintain Stoop, Add new entry on west (side) of existing for accessibility to street level floor
Section 4.10.2	Principal Entrance location	Front, corner, or side façade,	Front Façade facing Pearl is existing. Side façade facing service corridor is existing	No change New accessible door facing Service Court is proposed
Section 4.10.2	Required # of Street Entrances	No requirement	One existing door facing Pearl, 2 doors facing service court	No change
Section 4.10.2	Ground Story Vertical Façade Divisions	No requirement	Existing Historic Structure	No change to existing
Section 4.10.2	Horizontal Façade Divisions	No requirements	Existing Historic Structure	No change to existing condition
Section 4.10.2	Permitted Roof Types	Parapet, pitched, flat, tower	Parapet	No change to existing roof
Section 4.10.2- B	Eating Places in DT-2 zone	Eating Places shall be located **only** on the first or second stories and shall be directly accessible from public right of way. If located on second story, directly accessible shall include accessible through a ground story lobby containing an elevator and stairs. Sign to be provided on exterior of building	Existing first and Second stories are accessible from Pearl Street and the Service Way. However, neither of these floors is currently handicap accessible.	A new accessible door for the Pearl Street floor is proposed on the west side(facing Service Court at street level) of the building. On the Service Court side- the grades at the door will be raised to provide handicap access to the first (lower) floor. No elevator is proposed. The new sign is proposed on the new wall created for the outdoor patio. Sign was approved by staff April 2022

Zoning Compliance Table
215 Pearl Street
May 2, 2022- Based on City of Hartford staff determination of Building Type

Section	Title	Required/Allowed	Existing	Proposed
Site Zone – DT-2				
Landscape Requirements				
Section 6.4/ Figure 6.4-A	Street Tree Coverage	DT District- Continuous Canopy along Street	2 existing trees.	The existing 2 trees will be removed to allow construction of the upper terrace. 2 new street trees are proposed and 1 new tree for the lower terrace. Notes have been added to the plans regarding need for Tree Removal Permit from City Forester and additional fee for not providing one to one installation.
Section 6.4/ Figure 6.4-A	Tree Canopy Coverage	Based on Street Tree requirement in Figure 6.4-A- Tree Canopy minimum requirements is for continuous canopy along street	Existing Trees - 2 trees.	2 trees will be planted and 1 new tree for the lower terrace. Notes have been added to the plans regarding need for Tree Removal Permit from City Forester and additional fee for not providing one to one installation.
	Trees per acre	Not applicable	N/A	N/A
Section 6.8	Frontage Buffer when off street parking is adjacent to right of way	7' Landscape Area (Trees, hedge and fence)where there is off-street parking	No parking facing Pearl.	Maintain Existing conditions, new planting proposed in all green space
Section 6.9	Side and Rear Buffer	5' Landscape Area (trees (1 per 40') and hedge) where there is off-street parking	Not provided Existing Non-Conforming	No change proposed due to existing building and Service Court locations.
Section 6.10.2.1 and 2	Interior Parking Lot Landscape	Provide Parking islands at ends of parking or where there are more than 8 spaces in a row	Not Provided- only 4 existing spaces total	No islands proposed- only one space provided
Section 6.10.2	Minimum width of islands	5' minimum width	No islands	No change
Section 6.10.2	Slotted Curbs	Provide slotted curbs to allow drainage to sheet flows	No existing curbs- sheet flow is existing onto adjacent property	Slotted wheel stop are proposed. Existing Sheet flow onto adjacent property is maintained. Pervious pavement proposed for section of parking lot.
Section 6.10.2	Required Trees in Island	Minimum 1 medium or large tree per island	No islands	No change
Section 6.10.2.B	Landscape Median	Required in free-standing bay of parking	No bay of parking	Not required
Section 6.10.2.C	Tree Requirements	Each parking space must be located within 50' of a trees planted within the interior.	Not provided	A new tree is proposed at the lower terrace.
Section 6.10.2.C	Tree Requirements	For every 5 spaces - Min 1 shade tree planted within interior or within 4' of parking lot edge.	Not provided- only 4 spaces	Only 1 accessible space proposed
Section 6.15	Lighting	Poles over 7' are subject to site plan review	Site has 1- 25'± pole/ All existing doors have unshielded building mounted lights	2.14' poles to be located – one on the terrace and one in the parking area. Light fixtures are dark sky friendly. All building mounted light fixtures will be replaced with down lighting. Terrace may occasionally use string lights between planter poles.
Section 7.2.1	Parking Requirements	Eating Places- Maximum 3 spaces for 5 people Other uses – Maximum 3 spaces for 1000sf net.	4 spaces existing	Only 1 accessible space is proposed. Existing parking to be turned into terrace and planting area. Parking on street and nearby pay to use lots available
Section 7.2.1	Required Accessible Parking	1 van space minimum plus one regular accessible space for more than one entrance/ 1 space per 25 cars	No accessible parking existing	One van accessible space proposed. Additional accessible spaces available on Pearl Street
Section 7.2.2.C	Required Bicycle Spaces- Service Category	No long term requirements Short term- 1 per 3000sf	9000+/- sf total	3 bike spaces required- 2 bike racks proposed along Pearl Street
Section 7.2.2.D	Required Electric Vehicle Charging Stations	Where there are more than 35 spaces, 3% of spaces shall have a charging station (1)	4 existing spaces- no existing charging station provided	1 space proposed- no charging station required.

ZONING COMPLIANCE TABLE

LADA, P.C.
Land Planners
104 West Street
Simsbury, CT 06070 (860) 651-4971
Branford, NY 10606 (845) 278-7424
Email: ladapc@snet.net

Urform, LLC
Bret Bowin
bret@ur-form.com
phone 860 561-4428
cell 860 922-8999
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REO5sist, LLC
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Date	Description	No.
05/02/22	Staff Comments	2
11/23/21	Site Plan/SP	1

Revisions

Legend, Site Data Table, & Zoning Regulation Review

215 Pearl Street
215 Pearl Street
Hartford, CT

Project: 2287
Scale: As Shown
Date: 07/23/21
Drawn by: MRS
Checked by: TPH
Drawing No.
L-1.1

STATE OF CONNECTICUT — TERRI-ANN P. HAHN — NO. 593 — LICENSED LANDSCAPE ARCHITECT

LOCATION MAP
SCALE: 1"=1000'

UNDERGROUND UTILITY NOTE

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

MAP REFERENCES:

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

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

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

MAP NOTES:

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

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

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

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

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

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

0 20' 40' 60'

LEGEND

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

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

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

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

OSWALD BLINT L.S. #12048

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

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

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

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

O:\CTIPR\2287 215 Pearl Street\DWG\2287 Master Plan.dwg\L-2 Master Plan\cbarzada\May 10, 2022

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

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

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

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

Date	Description	No.
05/02/22	Staff Comments	3
11/23/21	Site Plan/SP	2
07/23/21	Site Plan/SP	1

Revisions

Master Plan

215 Pearl Street

215 Pearl Street
Hartford, CT

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

NOTES TO CONTRACTOR:

- EXACT SIZE OF SIDEWALK AREA REPAIR TO BE DETERMINED IN FIELD WITH CITY OF HARTFORD
- CONTRACTOR TO PROVIDE CLEAR PEDESTRIAN TRAVEL AT ALL TIMES

*NOTE TO CONTRACTOR:

PRIOR TO REMOVAL OF TREES, CONTACT CITY FORESTER FOR PERMIT TO REMOVE (SEC. 6.6).

LEGEND

- PROPERTY LINE
- CONSTRUCTION FENCE
- SAW CUT LINE
- REMOVE CURB
- REMOVE PAVEMENT
- REMOVE TREE
- REMOVE SHRUBS

DEMOLITION
CITY OF HARTFORD SIDEWALK

SCALE 1" = 5'

PROTECT BUS SHELTER.
SAW CUT EXISTING SIDEWALK TO NEAREST JOINT AND REMOVE
GARBAGE CAN NOT SHOWN ON SURVEY. CONTACTOR TO LOCATE IN FIELD, RELOCATE AND PROTECT DURING CONSTRUCTION.
TEMPORARILY REMOVE CONSTRUCTION FENCE AND RESET SIDEWALK WITH CITY PERMISSION
PROTECT GRANITE CURB. DO NOT DISTURB CURB.
PROTECT WALL AND EDGE OF LIGHTWELL
SAW CUT EXISTING SIDEWALK TO NEAREST JOINT AND REMOVE

SERVICE COURT
PEARL STREET
HAYES STREET

233 PEARL ST
N/F
THEATERWORKS INC
VOL. 3547 PG. 119
ASSESSOR MAP 246-341-019

44 HICKS ST
N/F
HICKS STREET PARTNERS LLC
VOL. 6981 PG. 332
ASSESSOR MAP 246-341-012

215 PEARL ST
N/F
REO5IST LLC
VOL. 7506 PG. 128
ASSESSOR MAP 246-341-018
AREA: 8,689 Sf. (0.199 Ac.)

201 PEARL ST
N/F
HICKS STREET PARTNERS LLC
VOL. 6981 PG. 332
ASSESSOR MAP 246-341-017

PROTECT PROPERTY LINE & REMAINING EXISTING PAVEMENT
SAW CUT CLEAN
REMOVE LIGHT POLE.
MAINTAIN ACCESS AT ALL TIMES
CONSTRUCTION FENCE (TYP.)
PROTECT CURB TO REMAIN
SERVICE COURT TO BE OPEN AND CLEAR AT ALL TIMES
ART SIGN TO BE REMOVED AND RETURNED TO THEATER WORKS
PROTECT GUIDERAIL (ON PROPERTY OF OTHERS)
REMOVE CURB
*REMOVE TREE
CONSTRUCTION FENCE (TYP.)
REMOVE PAVEMENT
REMOVE SHRUBS
PROTECT BUS SHELTER
FOR UPDATE TO METAL STAIR SEE ARCHITECTURALS
SAW CUT CLEAN
*REMOVE TREE
GARBAGE CAN NOT SHOWN ON SURVEY. CONTACTOR TO LOCATE IN FIELD, RELOCATE AND PROTECT DURING CONSTRUCTION.
PROTECT WALL
REMOVE SIGNS
SEE ENLARGEMENT
FOR UPDATE TO DOOR SEE ARCHITECTURALS
FOR NEW DOOR SEE ARCHITECTURALS
EXISTING SIDEWALK TO REMAIN. CONTRACTOR TO PROVIDE CLEAR PEDESTRIAN TRAVEL AT ALL TIMES.
FOR RENOVATIONS TO FRONT DOOR & ACCESS AREA SEE ARCHITECTURALS

N 03°02'44" E 92.00'
N 87°34'11" W 34.19'
N 04°06'46" E 44.46'
N 86°45'14" W 41.92'
S 87°31'17" E 73.99'
S 02°29'22" W 136.97'
S 02°27'58" W 145.03'
N 02°51'08" E 8.00'
N 86°49'39" W 23.11'
S 87°32'02" E 8.00'

EASEMENT AS PER VOL. 4929 PG. 214
EASEMENT AS PER VOL. 4929 PG. 214

"C" CB TF.=26.26 SILTED
"C" CB TF.=35.17 INV.=32.17
"C" CB TF.=25.51

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

SCALE: 1" = 10'

O:\CTPP\2287 215 Pearl Street\DWG\2287 Demolition.dwg\L-3 Demolition Plan\cbarlock\May 10, 2022

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

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

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

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

Date	Description	No.
05/02/22	Staff Comments	3
11/23/21	Site Plan/SP	2
07/23/21	Site Plan/SP	1

Revisions

Demolition Plan

215 Pearl Street
215 Pearl Street
Hartford, CT

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

GRADING
CITY OF HARTFORD SIDEWALK

SCALE 1" = 5'

CONDITION # 1

CONDITION # 2

(CL) COIR COCO LOG INSTALLATION

N.T.S.

LEGEND

- PROPERTY LINE
- 28 — PROPOSED CONTOUR
- 27.50 — PROPOSED SPOT ELEVATION
- 2% — FLOW ARROW
- COIR COCO LOG
- ACCESSIBLE ACCESS AREA

ACCESSIBLE ROUTE

SCALE 1" = 5'

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

O:\CTPP\2287 215 Pearl Street\DWG\2287 Grading & Erosion Control.dwg\L-4 Grading & Erosion Control Plan\cbazaza\May 10, 2022

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

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

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WETHERSFIELD, CT 06109
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Oswaldblintsurveying.com

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Date	Description	No.
05/02/22	Staff Comments	3
11/23/21	Site Plan/SP	2
07/23/21	Site Plan/SP	1

Revisions

Grading & Erosion Control Plan

215 Pearl Street

215 Pearl Street
Hartford, CT

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

LAYOUT & MATERIALS
CITY OF HARTFORD SIDEWALK

SCALE 1" = 5'

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

LEGEND

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

MATERIALS LEGEND

A	BITUMINOUS CONCRETE PAVEMENT
A.1	POROUS PAVEMENT
A.2	STAMPED BITUMINOUS CONCRETE PAVEMENT
C	CONCRETE PAVEMENT WALKS
KE	KNIFE EDGE CURB
1	BITUMINOUS CONCRETE CURB
5	CAST-IN-PLACE CONCRETE CURB
11	LIGHTING POLE & LUMINAIRE
11.1	NON-ILLUMINATED POLE
14B	DECORATIVE FENCE WITH HANDRAIL
15A	VINYL CLAD CHAIN LINK FENCE
19	STAIRS & HANDRAIL
23	ACCESSIBLE PARKING SIGNAGE & TYPICAL SIGN MOUNTING
24	ACCESSIBLE PARKING SPACES
40	PRECAST CONCRETE WHEEL STOP
41	PLANTER
42	BENCH
43	TRELLIS
44	BIKE RIB
RW	RETAINING WALL - SEE ARCHITECTURALS
CH1	CITY OF HARTFORD SIDEWALK DETAIL

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

Urform, LLC
Bret Bowin
bret@ur-form.com
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cell 860 922-8999
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11/23/21	Site Plan/SP	2
07/23/21	Site Plan/SP	1

Revisions

Layout & Materials Plan

215 Pearl Street

215 Pearl Street
Hartford, CT

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

O:\CTPP\2287 215 Pearl Street\DWG\2287 Layout & Materials.dwg\L-5 Layout & Materials Plan\cabacio\toMay 10, 2022

SEEDING OPERATIONS

A. FERTILIZER AND LIMESTONE

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

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

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

B. LAWN SEED

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

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

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

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

PLANT LIST NOTES:

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

PERENNIAL GARDEN NOTES:

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

Tree List

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

Shrub List

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

Ground Cover & Perennials

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

LEGEND

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

PLANTING NOTE

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

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

PLANTING DETAILS

N.T.S.

STATE OF CONNECTICUT
TERRI-ANN P. THAKE
REGISTERED LANDSCAPE ARCHITECT
NO. 593

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

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

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

OSWALD BLINT SURVEYING
45 SILAS DEANE HWY.
WETHERSFIELD, CT 06109
860.778.4377
Oswald@blintsurveying.com

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05/02/22	Staff Comments	3
11/23/21	Site Plan/SP	2
07/23/21	Site Plan/SP	1

Revisions

Planting Plan

215 Pearl Street
215 Pearl Street
Hartford, CT

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

O:\CTPP\2287 215 Pearl Street\DWG\2287 Planting.dwg\L-6 Planting Plan\cbozicki\May 10, 2022

A BITUMINOUS CONCRETE PAVEMENT — DRIVES AND PARKING

N.T.S.

C CONCRETE PAVEMENT — WALKS

N.T.S.

* NOTE: DOWELS FOR CONCRETE WALK SHALL BE 24" LONG, 2' O.C. & 12" FROM EDGE OF WALK.
ALL CONCRETE TO BE CONNDOT "PAVEMENT" TYPE PER M.03.01
CONCRETE TO BE 4,000 PSI MIN.
SEE DETAIL 22 FOR CONCRETE DEPTH AT RAMP CONDITION.

A.1 POROUS PAVEMENT

N.T.S.

NOTE:
CONTRACTOR TO PROVIDE SAMPLES OF ALL MATERIALS INCLUDING POROUS PAVEMENT. PROVIDE CONFIRMATION OF TESTING ACCORDING TO NAPA IS 131 EXCEPT FOR BULK SPECIFIC GRAVITY WHICH SHOULD BE CALCULATED USING ASHTO T275 OR ASTM D6752.

USE UNIVERSITY OF NEW HAMPSHIRE GUIDELINES

NOTE: CONTRACTOR TO MATCH EXISTING CURB PROFILE

1 BITUMINOUS CONCRETE CURB

N.T.S.

KE KNIFE EDGE CURB

N.T.S.

A.2 STAMPED BITUMINOUS CONCRETE PAVEMENT

N.T.S.

NOTES:
- 1/4" EXPANSION JOINT SHALL BE PLACED AT 10 MAX. INTERVALS AND FILLED WITH PRE MOLDED BITUMINOUS JOINT FILLER. CONCRETE TO BE 4,000 PSI MIN.
- MAINTAIN EXISTING RUNOFF PATTERN TO ADJACENT PROPERTY.

5 CAST-IN-PLACE CONCRETE CURB

N.T.S.

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

GENERAL INSTALLATION NOTE:
- HEADS SHALL BE PARALLEL TO UNDERLYING PARKING LOT GEOMETRY.
- POLES SHOULD BE SET IN CONSISTENT GEOMETRY AND DISTANCE FROM CURB/SIDEWALK/BUILDING.

NOTE: CONCRETE TO BE 4,000 PSI

11 LIGHTING POLE AND LUMINAIRE

N.T.S.

GENERAL INSTALLATION NOTE:
- POLE ACCESSORIES SHALL BE PARALLEL TO TERRACE WALL GEOMETRY.
- POLES SHOULD BE SET IN CONSISTENT GEOMETRY AND DISTANCE FROM WALL.

NOTE: CONCRETE TO BE 4,000 PSI

11.1 NON-ILLUMINATED POLE

N.T.S.

14B DECORATIVE FENCE WITH HANDRAIL

N.T.S.

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

15A VINYL CLAD CHAIN LINK FENCE

N.T.S.

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Land Planners
104 West Street
Litchfield, CT 06759 (860) 691-4971
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Revisions

Details

215 Pearl Street
215 Pearl Street
Hartford, CT

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

STATE OF CONNECTICUT — TERI ANN P. HILL — NO. 593 — REGISTERED LANDSCAPE ARCHITECT

O:\CTPP\2287 215 Pearl Street\DWG\2287 Details.dwg\L-7.1 Details\cbzacki\May 10, 2022

SECTION

ELEVATION

INSET

SEE ARCHITECTURAL PLANS FOR FINAL STAIR CONFIGURATION AND RETAINING WALLS.

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

19 STAIRS & HANDRAIL
N.T.S.

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

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

NOTES:
CONTRACTOR TO PROVIDE SHOP DRAWINGS

40 PRECAST SLOTTED CONCRETE WHEEL STOP

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

24 ACCESSIBLE PARKING SPACES
N.T.S.

UNSHARED ACCESS AISLE

NOTES:
ALL STEPS 6" HEIGHT
W/ 2% CROSS PITCH

STAIR CROSS SECTION
N.T.S.

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

LADA, P.C.
Land Planners
104 West Street
Simsbury, CT 06070 (860) 651-4971
Stratford, NY 10806 (845) 278-7424
Email: ladapc@snet.net

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

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

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

Date	Description	No.
05/02/22	Staff Comments	3
11/23/21	Site Plan/SP	2
07/23/21	Site Plan/SP	1

Revisions

Details

215 Pearl Street
215 Pearl Street
Hartford, CT

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

STATE OF CONNECTICUT
TERRI-ANN P. HAMILTON
NO. 593
LICENSED LANDSCAPE ARCHITECT

O:\CTPIP\2287 215 Pearl Street\DWG\2287 Details.dwg\L-7.2 Details\cbarzola\May 10, 2022

NOTES

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

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

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

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

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

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

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

41 PLANTER - FINISH TO BE GLOSS BLACK
N.T.S.

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

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

PARTS LIST

ITEM	QTY	PART NO	DESCRIPTION
1	8	0-165-60-02	2" X 2" X 71" SLAT, WOOD
2	4	0-165-80-03	71" TRAP SLAT, WOOD
3	2	0-197-60-03	2" X 2" X 71" EDGE SLAT, WOOD
4	2	0-448-00-01	CAST ALUM SUPPORT
5	1	0-447-60	6' STL SEAT FRAME ASMBLY
6	1	0-447-80-03	71" TRAP SLAT, WOOD
7	4	1-12-065	1/2" X 2 1/2" FLT SKT HD CAP SCR
8	60	1-13-023	5/16" X 1 1/2" SS BTN SKT HD LAG
9	60	1-22-017	5/16" SS FLAT WASHER

KITS PROVIDED

ITEM	QTY	PART NO	DESCRIPTION
10	1	K-AMCBBO-4	1/2" X 3 3/4" SS ANCHOR KIT (APC)
11	1	K-KBJSO4-60	3/16" LAG HARDWARE KIT (BSPC)
12	1	K-FCOB40-4	1/2" CAP HARDWARE KIT (4 PCS)

LENGTH OPTIONS
- [x] 6' BENCH
- [ ] 8' BENCH

WOOD OPTIONS
- [ ] 'C' & BTR. DOUGLAS FIR KD S4S EE
- [ ] IPE S4S EE
- [ ] OTHER _____

NOTES

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

SLAT LAYOUT

DuMor, inc.

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

DuMor, inc.

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

42 BENCH - METAL FINISH TO BE GLOSS BLACK / WOOD COLOR SLATS
N.T.S.

43 TRELLIS
N.T.S.

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

Function First Design

BikeRib 2.0

U Style Bike Rack (the Original)

Material

Steel Tube - 2" OD X 0.120 Wall

- [ ] Steel Tube (standard)
- [ ] 304 Stainless Satin #4 finish

Mounting Configurations

- [ ] IG-Inground (approx 12" in concrete)
- [ ] SM-Surface Mount

Finish Options

- [ ] BH-Powder Coat Black Hammer, TGIC Polyester, Sandblasted and primer
- [ ] GV-Hot Dipped Galvanized, post fabrication
- [ ] XX-Power Coat other color
- [ ] SS-Brushed Satin #4 finish (304 SS only)

BikeRib-2.0-SM-BH

ex - BikeRib 2.0, surface mount, polyester powder coat black hammer

BikeRack.com
Function First Design, LLC
120 S. Houghton Rd, Ste. 138-153
Tucson, AZ 85747
520.322.9626 Sales@BikeRack.com

BikeRack.com *Sales@BikeRack.com 520-322-9626*

44 BIKE RIB DETAIL
N.T.S.

SECTION

5" CONCRETE SIDEWALK

PLAN

5" CONCRETE SIDEWALK

CH1 CITY OF HARTFORD SIDEWALK DETAIL
N.T.S.

NOTE:
FOR CITY OF HARTFORD SIDEWALK REPLACEMENT SEE TOP LEFT OF SHEETS L-3, L-4, AND L-5.

LADA, P.C.
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Brewster, NY 10509 (845) 278-7424
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Bret Bowin
bret@ur-form.com
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cell 860 922-8999
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West Hartford, CT 06107

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

Revisions		
05/02/22	Staff Comments	3
11/23/21	Site Plan/SP	2
07/23/21	Site Plan/SP	1
Date	Description	No.

Details

215 Pearl Street
215 Pearl Street
Hartford, CT

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

O:\CTPIP\2287 215 Pearl Street\DWG\2287 Details.dwg\L-7.3 Details\cbozacki\May 10, 2022

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Watts	LLF	Description	Manufacturer
	3	W-P1-2	SINGLE	19.56	0.900	WSQ LED P1 SR2 40K MVOLT	Lithonia Lighting
	1	MC-95-4	SINGLE	31	0.900	MPTR-C-140L-650-NW-G1-4-UN	SIGNIFY LUMEC
	1	MC-95-5	SINGLE	22	0.900	MPTR-C-140L-450-NW-G1-5-UN	SIGNIFY LUMEC

LEGEND

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

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

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

NOTES:
- USE DIMMABLE FIXTURE ON UPPER TERRACE
- MPTR-C SERIES LUMINAIRE LISTED AS DARK SKY FRIENDLY ON IDA WEBSITE; DARKSKY.ORG

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

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

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

O:\CTPP\2287 215 Pearl Street\DWG\2287 Lighting.dwg\L-8 Lighting Plan\rcbozorski\May 10, 2022

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

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

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

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

Date	Description	No.
05/02/22	Staff Comments	3
11/23/21	Site Plan/SP	2
07/23/21	Site Plan/SP	1

Revisions

Lighting Plan

215 Pearl Street
215 Pearl Street
Hartford, CT

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

1 A0.0 PERSPECTIVE VIEW

URFORM, LLC

Bret Bowin, Architect

bret@ur-form.com
860 922-8999

25 Westborough Drive
West Hartford, CT 06107

215 PEARL STREET

215 Pearl Street
Hartford, CT 06103

Revision	Date	Comment	By
1	5/2/2022	Staff Comments	BB

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

Project
215 Pearl Street
215 Pearl Street
Hartford, CT 06103

Drawing Title
Cover

Drawing No. A0.0

Issue
Special Permit Application
5/2/2022

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

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

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

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

FIRST FLOOR

ASSEMBLY USE:	2,283 SQUARE FEET
UTILITY / CIRCULATION / WC's:	1,463 SQUARE FEET
1ST FLOOR GROSS AREA:	3,746 SQUARE FEET

SECOND FLOOR

ASSEMBLY USE:	2,215 SQUARE FEET
UTILITY / CIRCULATION / WC's:	1,515 SQUARE FEET
SECOND FLOOR GROSS AREA:	3,730 SQUARE FEET

MEZZANINE

ASSEMBLY USE:	256 SQUARE FEET
BUSINESS USE:	606 SQUARE FEET
UTILITY / CIRCULATION / WC's:	436 SQUARE FEET
MEZZANINE GROSS AREA:	1,298 SQUARE FEET

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

215 PEARL STREET

215 Pearl Street
Hartford, CT 06103

Revision	Date	Comment	By
1	5/2/2022	Staff Comments	BB

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

Project
215 Pearl Street
215 Pearl Street
Hartford, CT 06103

Drawing Title
Floor Plans

Drawing No. A1.0
Issue: Special Permit Application
5/2/2022

EXISTING FRONT DOOR & ACCESS AREA TO REMAIN (REPAIR EXISTING CONCRETE, RESET METAL RAIL, RESET STONE WALK)

PROPOSED NEW TERRACE & RAMP SYSTEM FOR ACCESSIBILITY: FOR DECORATIVE METAL RAILLING DESIGN SEE SITE PLAN DETAILS

PROPOSED LOCATION SIGNS: "215 PEARL" BACK LIT RAISED LETTERS, FRANKLIN GOTHIC BOOK FONT, BRUSHED METAL FINISH. ONE SIGN ON EACH FACE OF NORTHWEST CORNER OF PROPOSED TERRACE/RAMP. EACH SIGN 9.375 SF *2 = 18.75 SF

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

NO PROPOSED CHANGES TO THE EAST FACADE, REPAIR / REPAINT EXISTING STEEL WINDOW FRAMES, TYP.

EXISTING FRONT DOOR & ACCESS AREA TO REMAIN (REPAIR EXISTING CONCRETE, RESET METAL RAIL, RESET STONE WALK)

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

PROPOSED NEW TERRACE & RAMP SYSTEM FOR ACCESSIBILITY: FOR DECORATIVE METAL RAILLING DESIGN SEE SITE PLAN DETAILS

NO PROPOSED CHANGES TO THE SOUTH FACADE

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

PROPOSED NEW SITE LIGHTING & DECORATIVE POSTS. SEE SITE PLAN DRAWINGS, TYP.

PROPOSED NEW 6-PANEL WOOD, COMMERCIAL GRADE ENTRY DOOR WITH 10-LITE SIDE LITE IN WOOD FRAME. PAINTED, TYP.

PROPOSED NEW TERRACE, RAMP & STAIR SYSTEM FOR ACCESSIBILITY: FOR DECORATIVE METAL RAILLING DESIGN SEE SITE PLAN DETAILS

PROPOSED NEW TERRACE CONSTRUCTION: NEW "MICHIE CORP. COBBLESTONE REDI-ROCK" RETAINING WALL BASE PLINTH WITH FORMED IN-PLACE THIN BRICK FACED CONCRETE WALLS WITH PRECAST CONCRETE CAPS WITH DECORATIVE METAL RAILINGS TO CODE AND POURED CONCRETE RAMP, STAIRS AND TERRACE SLABS, TYP.

PROPOSED LOCATION SIGNS: "215 PEARL" BACK LIT RAISED LETTERS FRANKLIN GOTHIC BOOK FONT, BRUSHED METAL FINISH. ONE SIGN ON EACH FACE OF NORTHWEST CORNER OF PROPOSED TERRACE/RAMP. EACH SIGN 9.375 SF *2 = 18.75 SQUARE FEET

EXISTING WEST FACADE EXTERIOR DOORS TO BE REPAIRED OR REPLACED IN-KIND METAL WINDOW FRAMES TO BE REPAIRED/CLEANED AND REPAINTED METAL STAIR TO BE REPAIRED, REPAINTED AND ADD HANDRAILS TO CODE INSTALL NEW GUARD AND HAND RAILS TO CODE AT EXISTING AREAWAY TO BASEMENT

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

5 / A2.0 WEST SIGN ELEVATION
Scale: 1/2" = 1'-0"

URFORM, LLC

Bret Bowin, Architect

bret@ur-form.com
860 922-8999

25 Westborough Drive
West Hartford, CT 06107

215 PEARL STREET

215 Pearl Street
Hartford, CT 06103

Revision	Date	Comment	By
1	5/2/2022	Staff Comments	BB

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

Project
215 Pearl Street
215 Pearl Street
Hartford, CT 06103

Drawing Title
Building Elevations

Drawing No. A2.0

Issue
Special Permit Application
5/2/2022

PROPOSED NEW TERRACE, RAMP & STAIR SYSTEM FOR ACCESSIBILITY: FOR DECORATIVE METAL RAILLING DESIGN SEE SITE PLAN DETAILS

PROPOSED NEW TERRACE CONSTRUCTION: NEW "MICHIE CORP. COBBLESTONE REDI-ROCK" RETAINING WALL BASE PLINTH WITH FORMED IN-PLACE THIN BRICK FACED CONCRETE WALLS WITH PRECAST CONCRETE CAPS WITH DECORATIVE METAL RAILINGS TO CODE AND POURED CONCRETE RAMP, STAIRS AND TERRACE SLABS, TYP.

EXISTING WEST FACADE EXTERIOR DOORS TO BE REPAIRED OR REPLACED IN-KIND METAL WINDOW FRAMES TO BE REPAIRED/CLEANED AND REPAINTED METAL STAIR TO BE REPAIRED, REPAINTED AND ADD HANDRAILS TO CODE INSTALL NEW GUARD AND HAND RAILS TO CODE AT EXISTING AREAWAY TO BASEMENT

PROPOSED NEW SITE LIGHTING & DECORATIVE POSTS, SEE SITE PLAN DRAWINGS, TYP.

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

PROPOSED NEW TERRACE, RAMP & STAIR SYSTEM FOR ACCESSIBILITY: FOR DECORATIVE METAL RAILLING DESIGN SEE SITE PLAN DETAILS

PROPOSED NEW TERRACE CONSTRUCTION: NEW "MICHIE CORP. COBBLESTONE REDI-ROCK" RETAINING WALL BASE PLINTH WITH FORMED IN-PLACE THIN BRICK FACED CONCRETE WALLS WITH PRECAST CONCRETE CAPS WITH DECORATIVE METAL RAILINGS TO CODE AND POURED CONCRETE RAMP, STAIRS AND TERRACE SLABS, TYP.

EXISTING WEST FACADE EXTERIOR DOORS TO BE REPAIRED OR REPLACED IN-KIND METAL WINDOW FRAMES TO BE REPAIRED/CLEANED AND REPAINTED METAL STAIR TO BE REPAIRED, REPAINTED AND ADD HANDRAILS TO CODE INSTALL NEW GUARD AND HAND RAILS TO CODE AT EXISTING AREAWAY TO BASEMENT

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

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

215 PEARL STREET

215 Pearl Street
Hartford, CT 06103

Revision	Date	Comment	By
1	5/2/2022	Staff Comments	BB

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

Project
215 Pearl Street
215 Pearl Street
Hartford, CT 06103

Drawing Title
Exterior Sections

Drawing No. A3.0
Issue: Special Permit Application 5/2/2022

1 SIGN ELEVATIONS
Scale: 1 1/2" = 1'-0"

PROPOSED SIGNS:
"215 PEARL" BACK LIT (INTERNAL) RAISED LETTERS
FRANKLIN GOTHIC BOOK FONT,
BRUSHED METAL FINISH.
ONE SIGN ON EACH FACE OF NORTHWEST
CORNER OF PROPOSED TERRACE/RAMP.
EACH SIGN 9.375 SF *2 = 18.75 SQUARE FEET

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

215 PEARL STREET

215 Pearl Street
Hartford, CT 06103

Proposed Signage

215 Pearl Street

215 Pearl Street
Hartford, CT 06103

SPA
5/2/22

215 Pearl Street LLC

215 Pearl Street
Hartford, CT 06106
Office (860) 251-9606
215pearlstreetllc@gmail.com

May 10, 2022

2. Parking management plan. Please provide a couple of sentences on the proposed parking, explaining that several nearby parking lots will be available to patrons.

2.1 LAZ Parking Limited, LLC SNET Lot 55 Trumbull St Hartford, CT 06103 provides **100** parking spaces adjacent to the premises at about $10 after 5 p.m.
LAZ Parking Limited, LLC City Place Garage 185 Asylum St Hartford, CT 06103 provides **289** parking spaces a block away to the premises at about $10 after 5 p.m.
Propark Mobility Goodwin Garage 166 Ann Uccello St Hartford, CT 06103 provides **319** parking spaces a block away to the premises at about $10 after 5 p.m.
LAZ Parking Limited, LLC Hartford 21 Garage 210 Asylum St Hartford, CT 06103 provides **365** parking spaces a block away to the premises at about $10 after 5 p.m.
Therefore, there is a **total of 1,073** parking spaces within a block from the premises available to patrons.

215 Pearl Street LLC

215 Pearl Street
Hartford, CT 06106
Office (860) 251-9606
215pearlstreetllc@gmail.com

May 10, 2022

1. Security plan. Please provide a security plan describing measures to control patron/visitor behavior inside and outside of the facility so as to not negatively impact on the public safety, health, welfare, and quality of life of those living in and frequenting the immediate area around the facility. For example, the narrative should address hours of operation, security staff/bouncers, security cameras, lighting, how private vs public events will be handled, etc.

1.1 215 Pearl Street LLC has a 400-person maximum capacity per floor. However, there is no current capacity permit. The hours of operation will be daily 8:00 a.m. to midnight. Expected peak hours will be Thursday-Fridays 4 p.m. to midnight, Saturdays and Sundays noon to midnight. All other times are likely to be off-peak times and there will be sporadic use of the premises.

1.2 Located in Downtown Hartford, the hours of operation are not substantially different than other Downtown businesses. Thus, it should have a negligible negative impact on the public safety, health, welfare, and quality of life of those living in and frequenting the immediate area around the facility.

1.3 Located Downtown, most patrons will walk to the premises or drive to the parking lots near to the site and walk from there. As patrons are unlikely to arrive all at once, patron arrival flow should be at average pace to all four parking areas near the site having a negligible negative impact on the public safety, health, welfare, and quality of life of those living in and frequenting the immediate area around the facility.

1.4 Presently, there is city lighting leading to the premises entrances to the first and second floors. However, to enhance night visibility, the project includes additional lights at the first, second floor entrances and on the terraces minimizing potential negative impact on the public safety, health, welfare, and quality of life of those living in and frequenting the immediate area around the facility. All lighting is down lighting and will be dark sky compliant.

1.5 215 Pearl Street LLC will have invite-only private events with patron-generated guest lists to vet and validate admission into the venue with a rare open event to the public. Therefore, private events are to require minimum security staff. However, security cameras will be installed in the premises to allow supervising staff full access and monitoring of the premises during functions.

Rare public events patrons will be required to provide reasonable private security staff and occasional bouncers for additional safety. In addition, venue operators have the right to refuse entry.

215 Pearl Street LLC

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Hartford, CT 06106
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This is a sample menu only- SUBJECT TO CHANGE DUE TO EVENT , SEASONAL AVAILABILITY AND MARKET RATES. Prices shown for general information only. Final menu and prices will vary upon opening and throughout the lifecycle of the venue.

Menu

Breakfast $8
Breakfast **Croissant,** a flaky butter croissant layered with scrambled eggs, cheddar cheese, and ham or crisp bacon, seasoned hash brown

Sandwich, toasted English muffin with egg, cheese, sausage patty or bacon, seasoned hash brown

Waffles, golden brown waffles, dusted with powdered sugar, accompanied by butter, maple syrup served with scrambled eggs, sausage patties, seasonal fresh fruit tray, freshly brewed regular and decaf coffee

Bagels, assorted chewy bagels with butter, flavored cream cheese, freshly brewed regular and decaf coffee (also available with smoked fish, red onion, and capers for an additional charge)

Lunch $10
Turkey Club, roasted turkey breast, smoked bacon, Swiss cheese, and garlic mayo

Turkey Panini, smoked turkey, pepper jack cheese, tomatoes, and avocado mayo

Chicken Pesto Panini, grilled chicken breast, homemade pesto, tomatoes, and provolone cheese

Italian Panini, fresh mozzarella, roma tomato, and fresh basil topped with roasted garlic spread

Modern Italian Panini, ham mortadella, salami, and pepperoni, provolone, tomatoes, and topped with spicy jardinière

Deli Combos $8
Seasonal Veggie Dip, with spinach

Seasonal Veggie Dip, with hummus

Chicken Salad with crackers, carrots, and sliced strawberries

Tuna Salad with crackers, hardboiled egg, carrots

Chicken, Tuna, Egg Salad with crackers

Chicken
seasoned fried chicken $10
marinated oven roasted bone in chicken $10
grilled BBQ chicken $10
lime cilantro bone in chicken $10
lime cillantro grilled chicken sliders, 2 per person $10
4 oz. grilled chicken breast $10
4 oz. grilled BBQ chicken breast $10
4 oz. grilled teriyaki chicken breast $10

Mexican Entrée
chicken enchiladas with sour cream $10
cheese enchiladas with sour cream $8
beef hard or soft shell tacos with shredded cheese and sour cream $10
grilled chipotle chicken soft shell tacos with shredded cheese and sour cream $10
all tacos come with salsa

Sides – Hot
roasted garlic mashed potatoes cheesy cheddar potatoes (.50 add per person)
herb roasted potatoes with butter and parmesan herb rice pilaf
Spanish rice
seasoned corn
baked bacon beans
honey glazed baby carrots
green beans with smoked almonds
sautéed seasonal vegetable medley

Beef
grilled Salisbury steaks with mushroom sauce $12
homemade meatloaf with tomato gravy $12
turkey Salisbury steaks with mushroom sauce $12
turkey meatloaf with tomato gravy $12

Sandwich Entrée
5 oz. grilled chicken breast on Kaiser roll $10
5 oz. grilled BBQ chicken breast on Kaiser roll $10
Italian beef in au jus with sweet peppers on French bread $12
grilled Italian sausage with peppers & onions in homemade marinara sauce on French bread $12

Sides – Cold
homemade redskin potato salad
sweet and spicy potato salad
homemade potato salad
creamy coleslaw Italian pasta salad
creamy cheddar and green pepper pasta salad
tossed Caesar salad with garlic croutons
tossed garden salad with homemade ranch dressing

Price – Per guest. Minimun 30 guests

215 Pearl Street LLC

215 Pearl Street
Hartford, CT 06106
Office (860) 251-9606
215pearlstreetllc@gmail.com

May 24, 2022

3. Noise mitigation plan: Please provide a narrative describing the type of sound system that will be used, the type/frequency of live music, whether music will be played indoors only or outdoors as well, and measures that will be taken to ensure reasonable noise levels.

Enclosed please find noise mitigation plan detailing the measures taken by an establishment to maintain noise at a level that is not audible at a distance of 100 feet or greater from any opening of that establishment and to otherwise comply with section 23 of the code (required for Drinking Places and Entertainment Assembly).

3.1 Weekday professional meetings, continuing education classes, fundraising events will require a minimum use of an indoor sound system as the structure has natural built-in acoustics. On weekends, we will use a professional indoor sound system at weddings, sweet sixteen and religious celebrations, local school graduation ceremonies and private parties.
3.2 Sound is measured in decibels (dB). A whisper is about 30 dB, **normal conversation is about 60 dB**, and a motorcycle engine running is about 95 dB. Noise above 70 dB over a prolonged period of time may start to damage your hearing. Many bands and disc jockeys play music at **100 decibels** (dB). If you're not wearing earplugs, 100 dB can cause hearing loss in just 14 minutes, according to the Centers for Disease Control and Prevention. 85 decibels is a noise or sound level equivalent to that of **a food blender, heavy traffic while you are in the car, a noisy restaurant, or a cinema**.
3.3 As there are plenty of situations in everyday life when we are exposed to high noise levels, **we will aim to keep the indoor sound between 60 and 70 decibels as an acceptable limit over dinner or during a ceremony. However, we would have to increase it between 80 and 90 decibels to have something loud enough to dance to. We do not anticipate outdoors music to be played**. Therefore, to ensure premises sound stays within these parameters, musical instruments and will be subject to internal sound checks. Music will be pre-recorded and/or D.J. played with an occasional live group.
3.4 Sound travels **through the structure as a vibration**. The sound is a wave of energy, and as it hits the structure it is turned into a vibration. That vibration makes its way through all of the hard surfaces that come in contact with each other and come out the other side as an airborne sound. Based on the fact that 215 Pearl Street has 18" floors, walls and ceilings, they provide built-in soundproof to the expected sounds our planned activities will produce. Thus, door openings will provide minimum indoors sound outlet to the outdoors.
3.5 As per the City of Hartford Tax Assessor records, 215 Pearl Street is a 1924 concrete building. On or about 1924, architect Milton E. Hayman provided detailed building specifications to build this religious concrete building using six bags of cement for each yard of finish concrete. The floors, walls and ceiling are about 18" thick.

As stated on said 1924 building specifications, Article 2. Materials. "All concrete materials shall meet the requirements of the Hartford Building Code, and the following specifications:
Cement: Northampton Atlas, Lehigh, or Vulcanite, Portland cement.
Sand: As defined as fine aggregate in article XXIII of the Hartford Building Code.
Stone: Grade crusher run trap rock, iron slag, or wash "bank run" gravel that is retained on a ¼" mesh screen and of the maximum sizes hereby noted.

Reinforcement: Medium new billet Havemeyer or Corrugated bars or Clinton or Triangle mesh black wire cloth of equivalent area where adaptable.
Grits: Crushed trap rock with dust removed that will pass a 4 x 4 mesh screen and be retained on a 10 x 10 mesh screen.
Cinders: Clean sharp steam cinders without free Sulphur, that will pass a 1 ¼" screen and be retained on a 10 x 10 mesh screen."

Internet inquiries provide that a standard stud wall built properly, and consisting of 2 sheets of drywall with an air cavity 5 to 6 inches thick, is good enough to make the wall soundproof. However, a concrete wall would have to be around a foot thick to be completely soundproof.

https://soundproofcentral.com/wall-thickness-soundproofing/#:~:text=So%2C%20here's%20how%20thick%20walls,thick%20to%20be%20completely%20soundproof.
https://www.soundproofcow.com/soundproof-concrete-walls/
https://soundproofcentral.com/soundproof-concrete-walls/
https://www.acousticalsurfaces.com/office-environments?utm_term=prevent%20noise&utm_campaign=NB+-+Products&utm_source=adwords&utm_medium=ppc&hsa_acc=7956025333&hsa_cam=790867562&hsa_grp=127734802060&hsa_ad=544575494304&hsa_src=g&hsa_tgt=kwd-343426875801&hsa_kw=prevent%20noise&hsa_mt=p&hsa_net=adwords&hsa_ver=3&gclid=Cj0KCQjw0PWRBhDKARIsAPKHFGi-SLksCUNua4PIZT41jC0ZFOrKF-QgN4fMcyrOnVIOtywonyOqMJEaAmvGEALw_wcB
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