

DDS- Planning & Zoning: Plan Review Application



Submission date: **17 May 2022, 10:17AM**
Receipt number: **771**
Related form version: **2**

Application Type

Check all that apply: **Special Permit**

Property Information

Property Address: **1390 park st No coordinates found**
Zoning District: **DT-3**
Parcel ID: **158-403-077**
Property Owner: **1390-1400 Park street LLC**
Address of Property Owner: **2074 Park St. Ste 101 06106**
Email: **n.sweeney@lifecaredesign.com**

Applicant

Name of Applicant: **Lifecare Design Inc.**
File Date: **05/12/2022**
Address: **1429 Park St Ste 201 06106 No coordinates found**
Phone: **860-726-4672**
Email: **n.sweeney@lifecaredesign.com**

Primary Point of Contact

Name:	Natalie Sweeney
Phone:	860-726-4672 m 203-448-7390
Email	n.sweeney@lifecaredesign.com

Project Narrative

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

continuing the market theme in the 1390 building with eating and drinking areas as well as an event space for live music

Zoning Map Change Application

Proposed Zone:

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

Reason for this request:

Zoning Appeal Application

Are you an aggrieved party?

Permit or Violation Number:

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

Variance Application

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

Subdivision Application

Number of lots to be created:

Area of each lot in square feet:

Street frontage of each of the new lots in feet:

Lot Combination Application

Addresses of lots to be combined

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

Liquor Permit Application

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

Sign Permit Application

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

Maximum extension from building line:

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

Maximum extension from the Street line

3. Is the sign luminated?

4. Engineer Name (if any):

Phone:

Address:

5. Minimum distance from lowest point to the sidewalk:

6. Maximum height of sign from lowest point of established grade:

7. Distance from the nearest outdoor sign:

8. Square feet of surface for one face of the sign:

9. Wording of the sign (include all words):

Description of work (upload additional files if necessary)

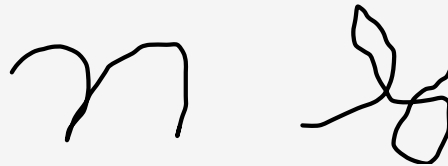
Upload any supporting materials below.

[21729 A-1 LOWER LEVEL REVISIONS.pdf](#)

[1390 PARK SITE PLAN SUB AMENDED.pdf](#)

Signatures

Signature of Applicant



[Link to signature](#)

Printed Name of Applicant:

Natalie Sweeney

Date:

05/12/2022

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

[site plan Review Authorization - 1390.pdf](#)

Date:

05/12/2022

1390 -1400 Park Street, LLC



February 1, 2022

Historic Review Commission
Development Services
260 Constitution Plaza
Hartford, CT 06103

To Whom It May Concern:

Please accept this letter as authorization for Natalie Sweeney and/or Hermann Cartes-Barrios of Lifecare Design to submit the project at 1390 Park Street, Hartford for Site Plan Review on my behalf.

Please contact me with any questions at (860) 796-8174.

Thank you.

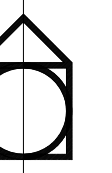
Sincerely,



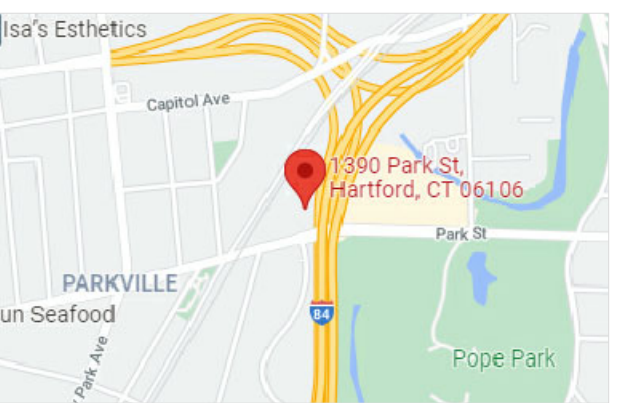
Carlos Mouta



1390 PARK ST
BUILDING
ALTERATIONS
1390 PARK ST.
HARTFORD, CT 06106



LIFECARE DESIGN INC.
1429 Park St. Ste 201
Hartford Ct. 06106
architecture - planning - interior design
WWW.LIFECAREDESIGN.COM



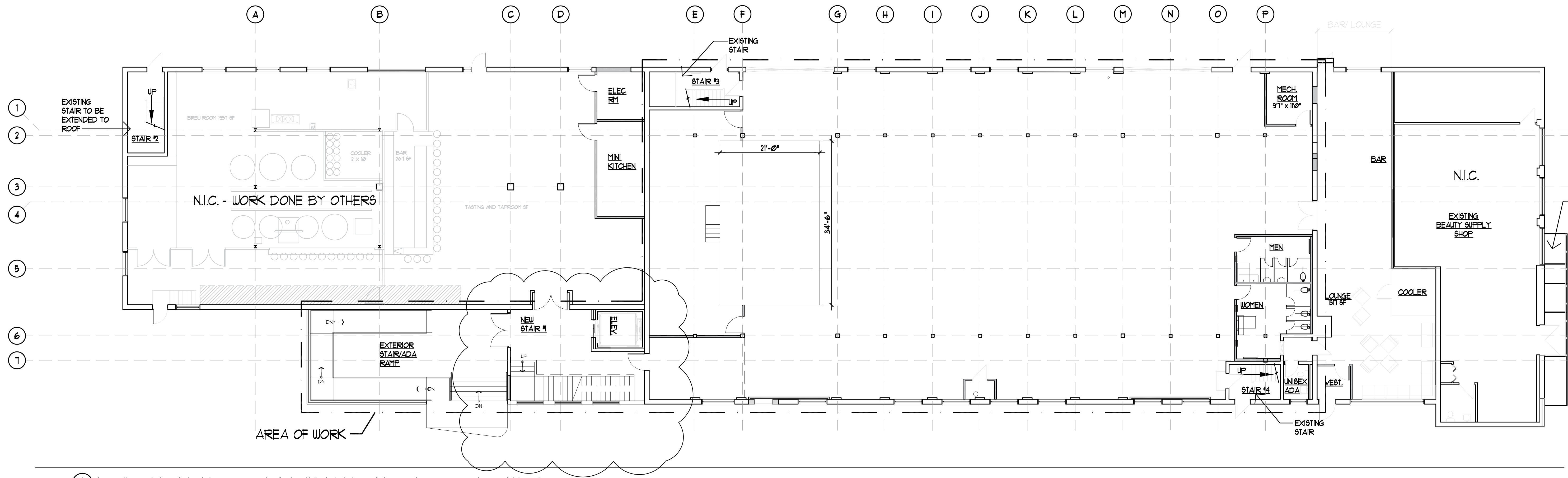
issue or revision	date
REVISION AS PER HISTORIC COMMISSION	12/10/21

drawing title
LOWER & UPPER LEVEL FLOOR PLAN

scale:	designer:
as indicated	h.c.b.
project no.:	drawn by:
21729	s.m.
date:	checked by:
11/30/2021	h.c.b.
seal	sheet number

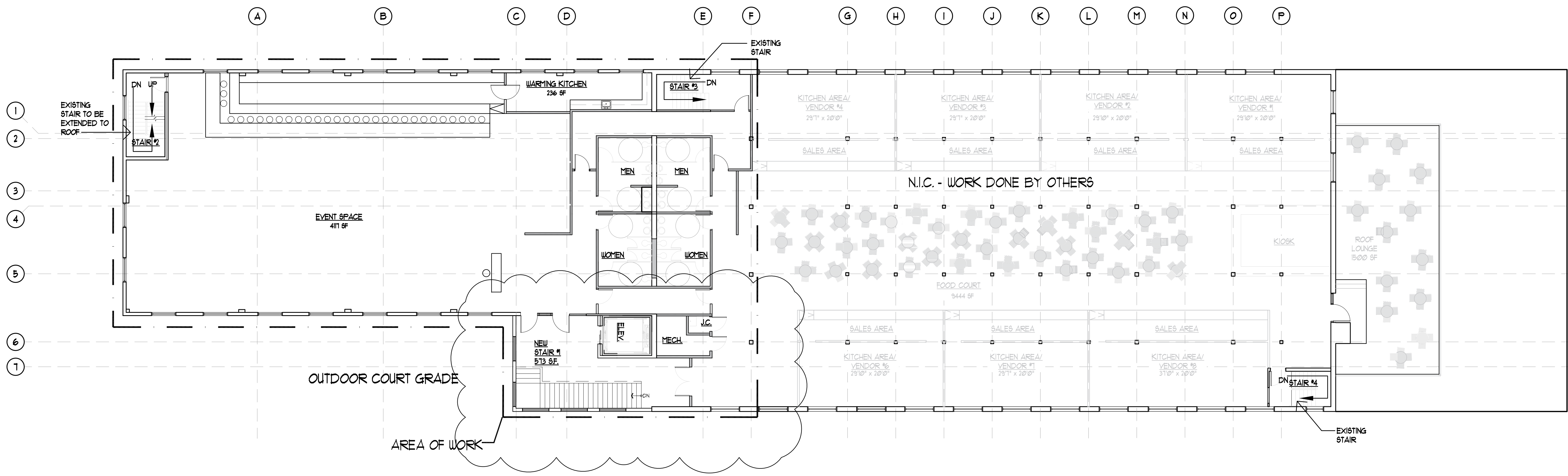
sheet _____ of _____

THIS DOCUMENT SHALL NOT BE MODIFIED IN ANYWAY BY ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A REGISTERED ARCHITECT. EVERY DRAWING SEALED AND SIGNED BY A REGISTERED ARCHITECT COULD BE MODIFIED ONLY BY A REGISTERED ARCHITECT AND THE NATURE OF SUCH MODIFICATION DESCRIBED SHALL BE FOLLOWED BY THE DATE OF MODIFICATION PLUS THE SEAL AND SIGNATURE OF THE ARCHITECT MAKING SUCH MODIFICATION.



① LOWER LEVEL FLOOR PLAN WITH ELEVATOR LOBBY ADDITION

SCALE: 3/32"=1'-0"



② UPPER LEVEL FLOOR PLAN WITH ELEVATOR LOBBY ADDITION

SCALE: 3/32"=1'-0"

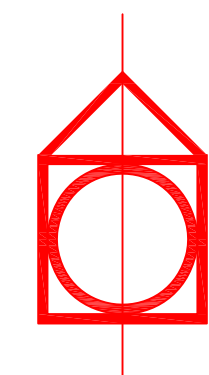
**PKV, LLC
PARKVILLE MARKET
1390 PARK ST. BUILDING
ALTERATIONS
1390 Park St. Hartford, Ct. 06106**

LIST OF DRAWINGS

- T-1 COVER SHEET
- SU SURVEY PLAN
- SP-1 PROPOSED SITE PLAN, ZONING INFORMATION & SITE DETAILS
- SP-2 LANDSCAPE PLAN AND SITE DETAILS CONT'D
- SP-3 PARKING PLAN, LIGHTING LAYOUT & SITE DETAILS CONT'D
- A-1 PROPOSED GROUND & 2ND FLOOR PLAN
- A-2 PROPOSED ROOF PLAN
- A-3 EXTERIOR ELEVATIONS



SITE PLAN AMENDED



LIFECARE DESIGN INC.

1429 Park Street, Ste 201, Hartford, Ct 06106 860 726-4672

**NOV. 30th 2021
REV MARCH 2022**

Revisions

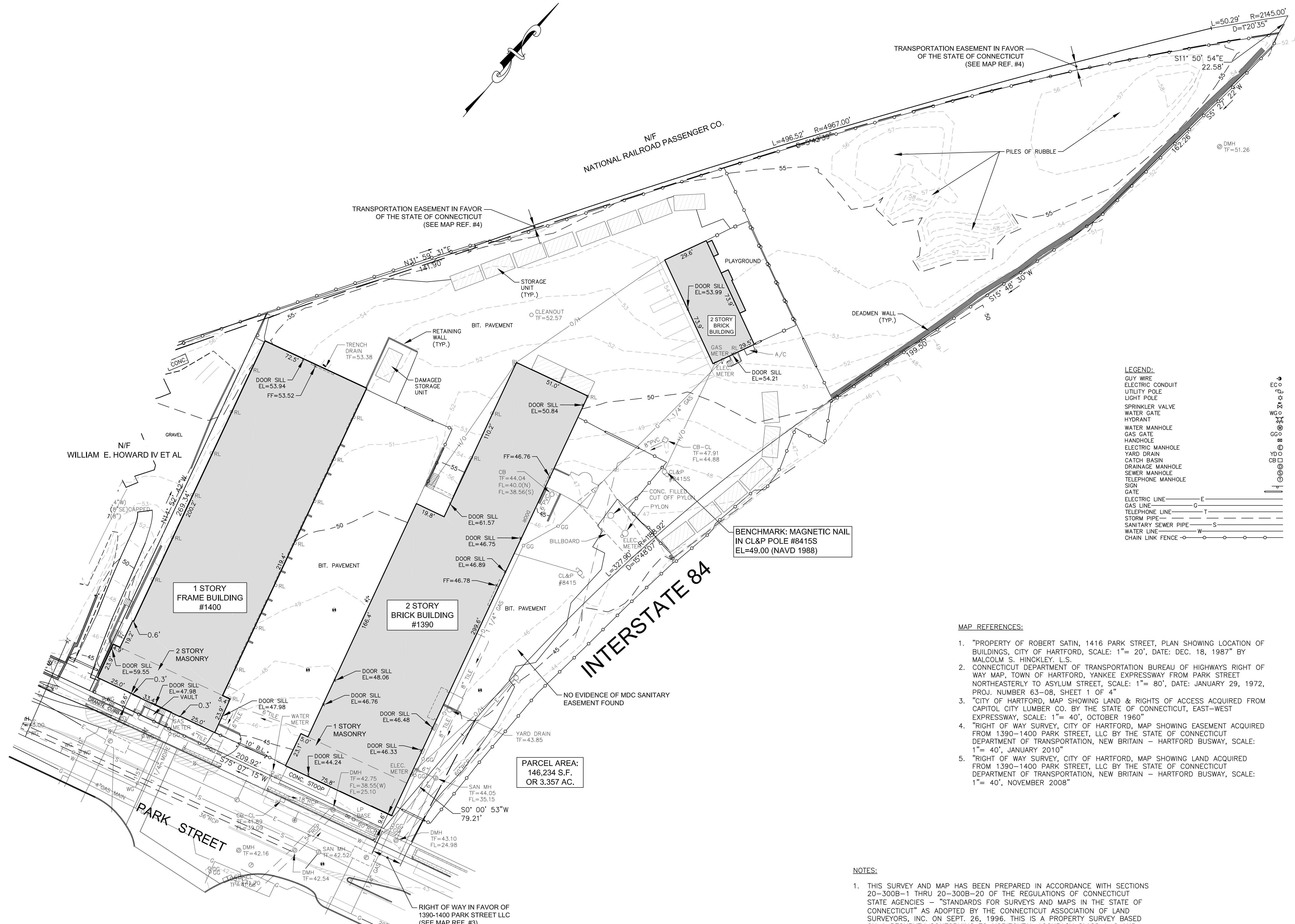
DATE PLAN REVIEW SUBMISSION 8/6/18

Horizontal Datum	HORIZONTAL
Vertical Datum	VERTICAL
Compiled By	
P.C. Check By	
Designed By	
Drawn By	
Checked By	
Scale	SCALE
Date	DATE
Project No.	PROJNO
File No.	FILE#
DWG Name	DWGNAME

PROPERTY SURVEY
 PROPERTY OF
1390-1400 PARK STREET LLC
 1390-1400 PARK STREET
 HARTFORD, CONNECTICUT

Sheet **3** Of **50**

The location of the underground utilities shown on this plan have been obtained from the best available sources. The actual location of these utilities should be verified in the field by the contractor. There may be other utilities not shown on these plans. Any damage made to existing utilities by the contractor shall be the sole responsibility of the contractor.



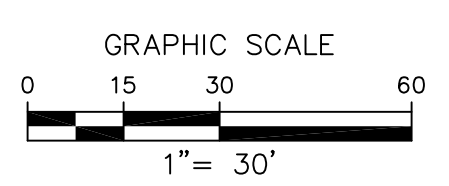
- LEGEND:**
- GUY WIRE
 - ELECTRIC CONDUIT
 - UTILITY POLE
 - LIGHT POLE
 - SPRINKLER VALVE
 - WATER GATE
 - HYDRANT
 - WATER MANHOLE
 - GAS GATE
 - HANDHOLE
 - ELECTRIC MANHOLE
 - YARD DRAIN
 - CATCH BASIN
 - DRAINAGE MANHOLE
 - SEWER MANHOLE
 - TELEPHONE MANHOLE
 - SIGN
 - GATE
 - ELECTRIC LINE — E
 - GAS LINE — G
 - TELEPHONE LINE — T
 - STORM PIPE — S
 - SANITARY SEWER PIPE — S
 - WATER LINE — W
 - CHAIN LINK FENCE — C

- MAP REFERENCES:**
- "PROPERTY OF ROBERT SATIN, 1416 PARK STREET, PLAN SHOWING LOCATION OF BUILDINGS, CITY OF HARTFORD, SCALE: 1" = 20', DATE: DEC. 18, 1987" BY MALCOLM S. HINCKLEY, L.S.
 - CONNECTICUT DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP, TOWN OF HARTFORD, YANKEE EXPRESSWAY FROM PARK STREET NORTHEASTERLY TO ASYLUM STREET, SCALE: 1" = 80', DATE: JANUARY 29, 1972, PROJ. NUMBER 63-08, SHEET 1 OF 4"
 - "CITY OF HARTFORD, MAP SHOWING LAND & RIGHTS OF ACCESS ACQUIRED FROM CAPITOL CITY LUMBER CO. BY THE STATE OF CONNECTICUT, EAST-WEST EXPRESSWAY, SCALE: 1" = 40', OCTOBER 1960"
 - "RIGHT OF WAY SURVEY, CITY OF HARTFORD, MAP SHOWING EASEMENT ACQUIRED FROM 1390-1400 PARK STREET, LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, NEW BRITAIN - HARTFORD BUSWAY, SCALE: 1" = 40', JANUARY 2010"
 - "RIGHT OF WAY SURVEY, CITY OF HARTFORD, MAP SHOWING LAND ACQUIRED FROM 1390-1400 PARK STREET, LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, NEW BRITAIN - HARTFORD BUSWAY, SCALE: 1" = 40', NOVEMBER 2008"

- NOTES:**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. THIS IS A PROPERTY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY T-2 AND IS INTENDED TO DEPICT THE POSITION OF BOUNDARIES WITH RESPECT TO LOCATIONS OF ALL BOUNDARY MONUMENTATION; APPARENT IMPROVEMENTS AND FEATURES; RECORD EASEMENTS AND VISIBLE EVIDENCE OF THE USE THEREOF; RECORD AND APPARENT MEANS OF INGRESS AND EGRESS; LINES OF OCCUPATION AND DEED RESTRICTIONS PERTAINING TO THE LOCATION OF BUILDINGS OR OTHER IMPROVEMENTS.
 - THIS SURVEY IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

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

By PAUL W. HUMPHREYS, L.S.
LIC. NO. 12322



PARCEL AREA:
146,234 S.F.
OR 3.357 AC.

RIGHT OF WAY IN FAVOR OF
1390-1400 PARK STREET LLC
(SEE MAP REF. #3)

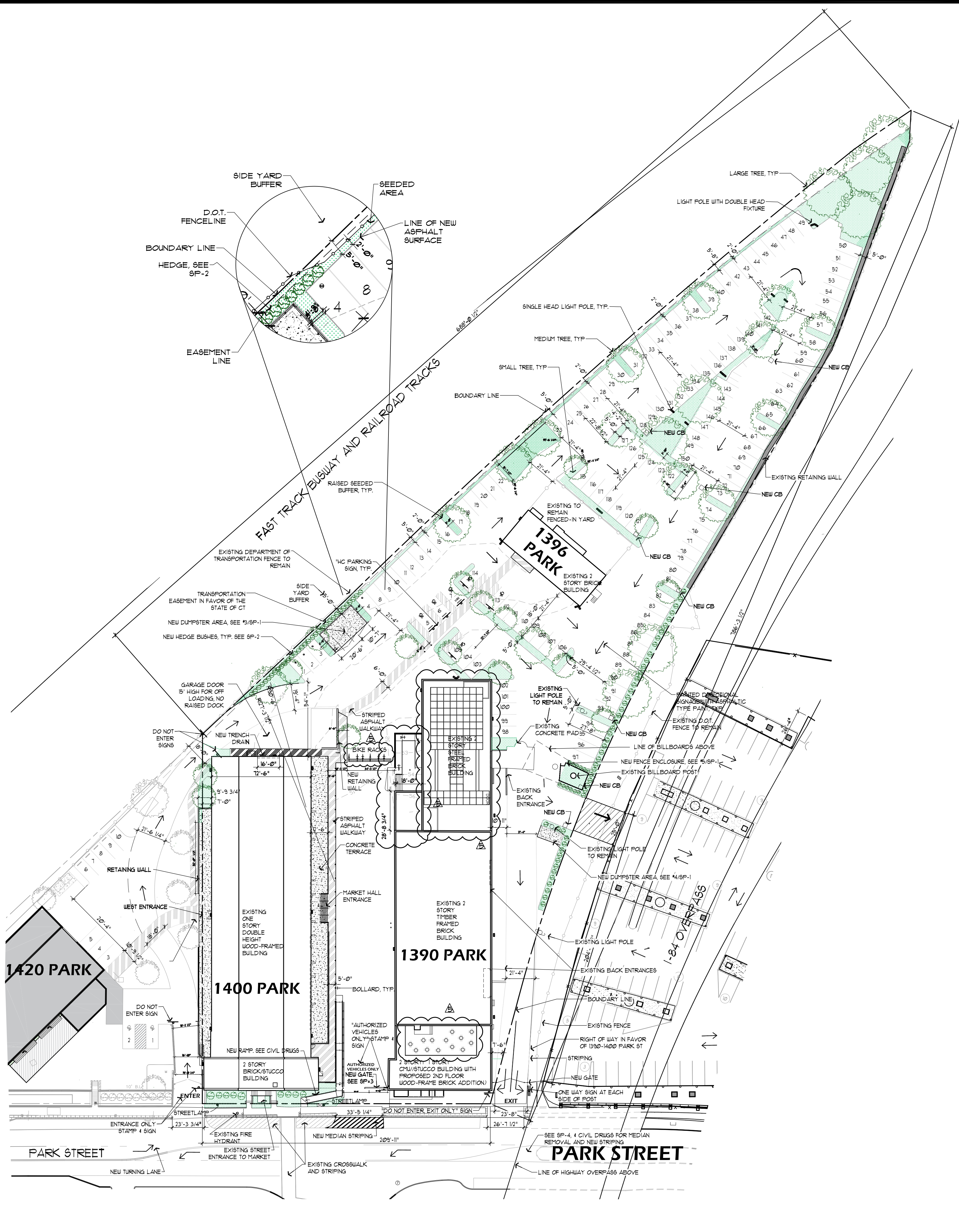
NO EVIDENCE OF MDC SANITARY
EASEMENT FOUND

BENCHMARK: MAGNETIC NAIL
IN CL&P POLE #8415S
EL=49.00 (NAVD 1988)

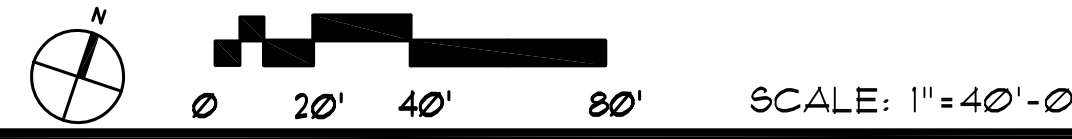
INTERSTATE 84

N/F
NATIONAL RAILROAD PASSENGER CO.

N/F
WILLIAM E. HOWARD IV ET AL



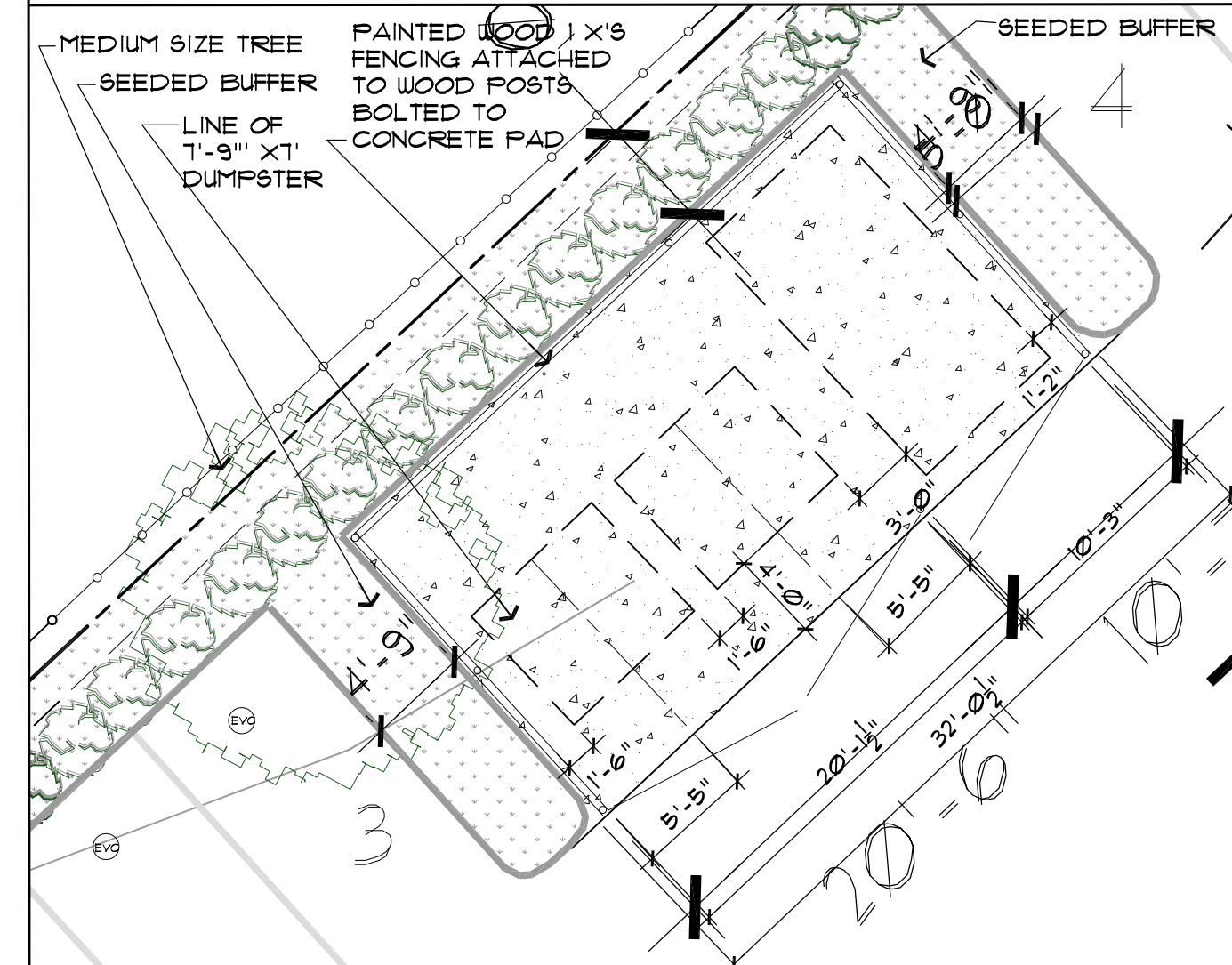
① PROPOSED SITE PLAN & ZONING INFORMATION



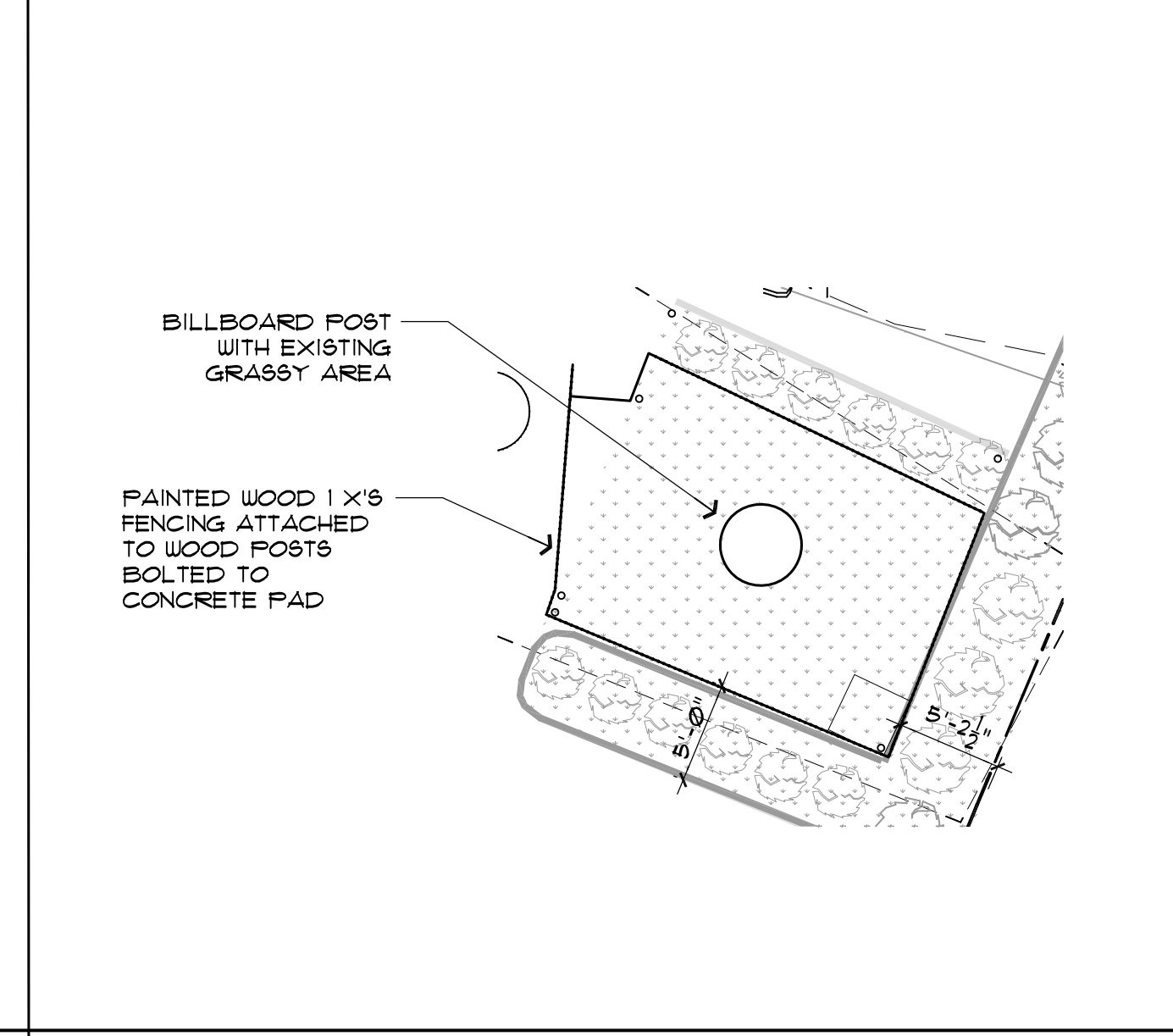
ZONE DT-3 T.O.D. OVERLAY STOREFRONT BLDG TYPE (1390 PARK) AND GENERAL BLDG TYPE (1400 PARK)

Section 4.3.2			C. Uses		
No.	Title	Requirement (General)	Proposed		
A. Building Siting					
1	Multiple Principal Buildings		permitted	16	Primary Street Ground Story
2	Min Front Lot Line Coverage	85%	75% variance accorded by COH	17	Upper Stories
3	Occupation of Corner		NA	18	Parking within Building
4	Front Build-to Zone	at or maximum 5' behind the Building line	At Building Line	19	Entrance to Parking/Loading within Building
5	Corner Build-to Zone	at or maximum 5' behind the Building line	NA	20	Required Occupied Space
6	Minimum Side Setback	abutting adjacent building or minimum 7.5'	0'-106' variance accorded by COH	21	Min Transparency Ground Story of Front Façade
7	Minimum Rear Setback	10'	119'-164' non-conforming lot	22	Min Transparency Per Story
8	Minimum Lot Width	none		23	Blank Wall Limits
8	Maximum Building Width	none		24	Primary Street Façade Entrance Type
9	Maximum Building Coverage	90%	27%	24	Secondary Façade Entrance
9	Maximum Impervious Area	no limitation	90%	25	Principal Entrance Location
9	Add'l Semi-Pervious Area	10%	NA	26	Required # Street Entrances
10	Parking/Loading Locations	rear yard or internal to building (refer to 4.3.2.C.)	Rear	27	Ground Story Vertical Façade Divisions
11	Permitted Vehicular Access	one driveway off each abutting secondary street; no secondary street left to zoning administrator	Front	28	Horizontal Façade Divisions
B. Height					
12	Minimum Overall Height	2 stories and 40'	2 stories variance for 40' accorded by COH	29	Permitted Roof Types
13	Maximum Overall Height	8 stories; 5 stories on lower Main Street	2 stories		
14	Ground Story Min Height	14'	10'		
14	Ground Story Max Height	24'	21'		
15	Upper Stories Min Height	9'	9'		
15	Upper Stories Max Height	14'	14'		

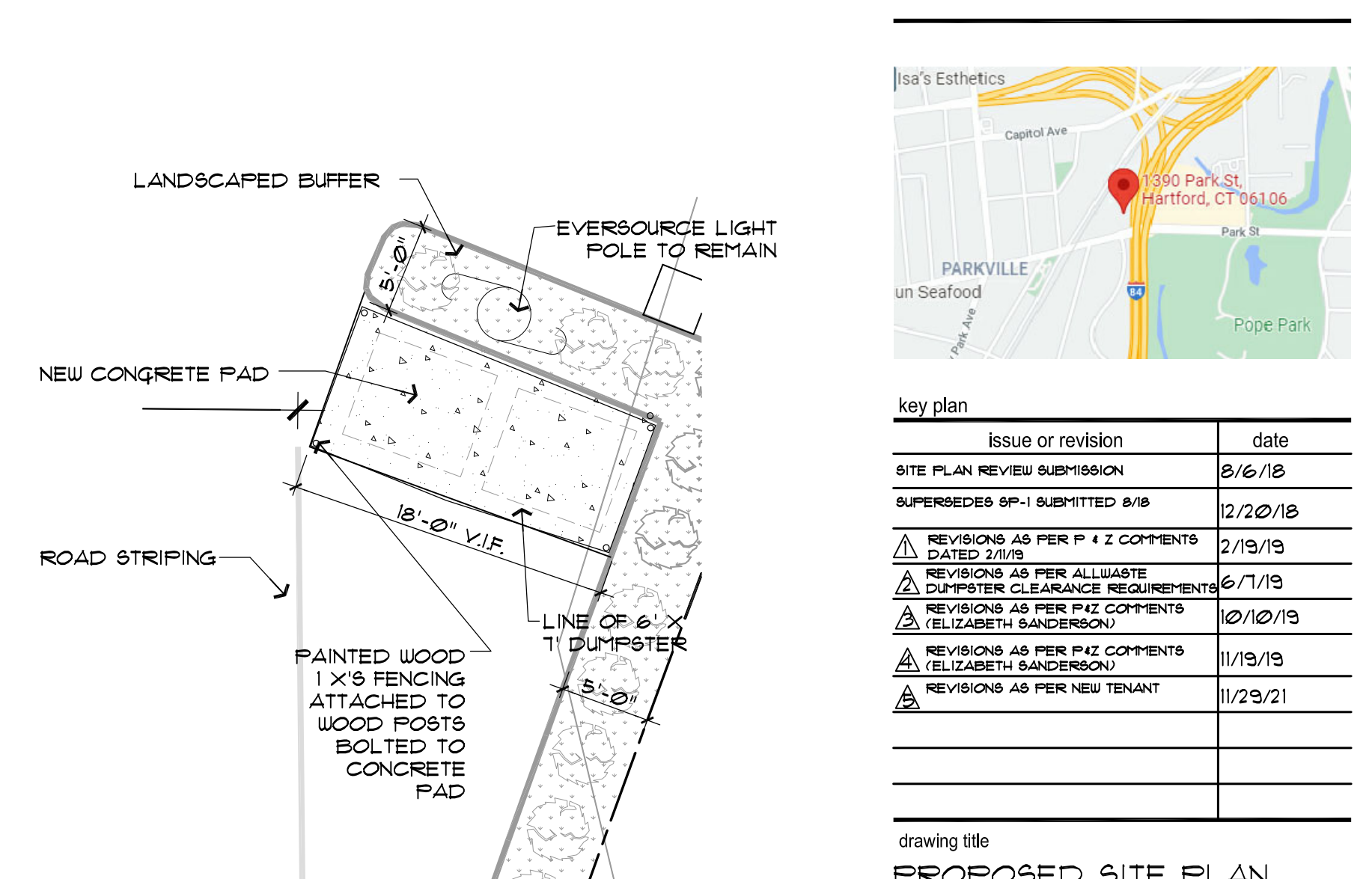
② ZONING INFORMATION



③ EXIST. DUMPSTER ENCLOSURE 1400 PARK SCALE: 1/8"=1'-0"



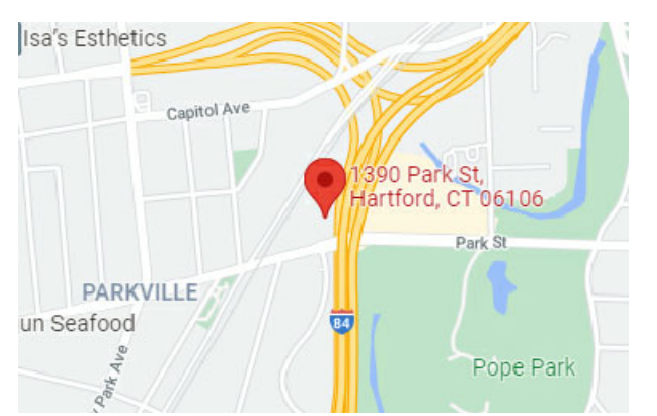
⑤ EXIST. BILLBOARD POST FENCE ENCLOSURE SCALE: 1/8"=1'-0"



④ EXIST. DUMPSTER ENCLOSURE 1390 PARK SCALE: 1/8"=1'-0"

PKV, LLC
2047 PARK ST.
HARTFORD, CT 06106
1390 PARK ST BUILDING ALTERATIONS
1390 PARK ST.
HARTFORD, CT 06106

LIFECARE DESIGN INC.
1429 Park St. Ste 201
Hartford Ct. 06106
architecture - planning - interior design
WWW.LIFECAREDESIGN.COM



key plan

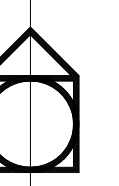
issue or revision	date
SITE PLAN REVIEW SUBMISSION	8/6/18
SUPERSEDES SP-1 SUBMITTED 8/18	12/20/18
REVISIONS AS PER P 4 Z COMMENTS DATED 2/19	2/19/19
REVISIONS AS PER ALLIANCE DUMPSTER CLEARANCE REQUIREMENTS	6/7/19
REVISIONS AS PER P42 COMMENTS (ELIZABETH SANDERSON)	10/10/19
REVISIONS AS PER P42 COMMENTS (ELIZABETH SANDERSON)	11/19/19
REVISIONS AS PER NEW TENANT	11/29/21

drawing title
PROPOSED SITE PLAN, ZONING INFORMATION & SITE DETAILS

scale:	designer:
as indicated	h.c.b.
project no.:	drawn by:
21729	s.m.
date:	checked by:
11/30/2021	h.c.b.
seal	sheet number
	SP-1
	sheet
	of X

THIS DOCUMENT SHALL NOT BE MODIFIED IN ANYWAY BY ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A REGISTERED ARCHITECT. EVERY DRAWING SEALED AND SIGNED BY A REGISTERED ARCHITECT COULD BE MODIFIED ONLY BY A REGISTERED ARCHITECT AND THE NATURE OF SUCH MODIFICATION DESCRIBED SHALL BE FOLLOWED BY THE DATE OF MODIFICATION PLUS THE SEAL AND SIGNATURE OF THE ARCHITECT MAKING SUCH MODIFICATION.

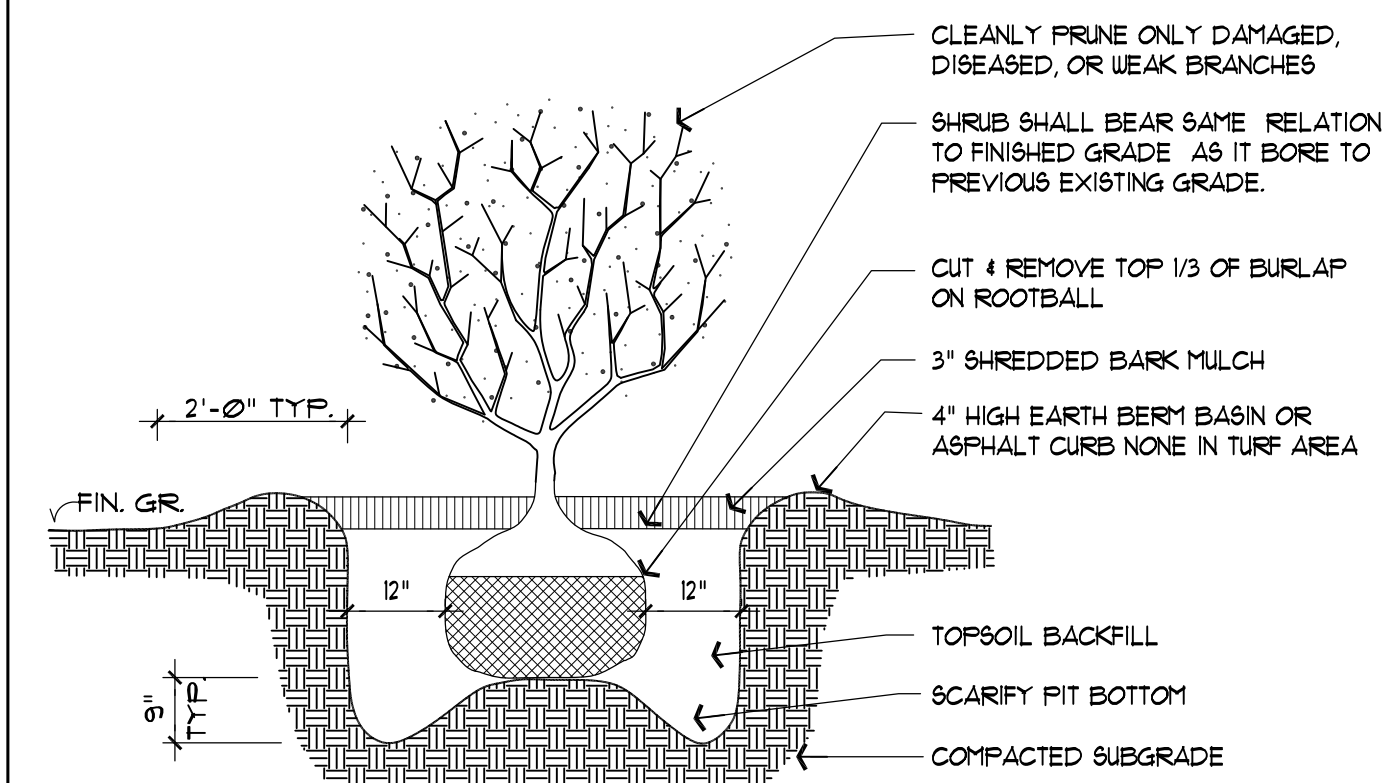
**1390 PARK ST
BUILDING
ALTERATIONS**
1390 PARK ST.
HARTFORD, CT 06106



LIFECARE DESIGN INC.
1429 Park St. Ste 201
Hartford Ct. 06106
architecture - planning - interior design
WWW.LIFECAREDESIGN.COM

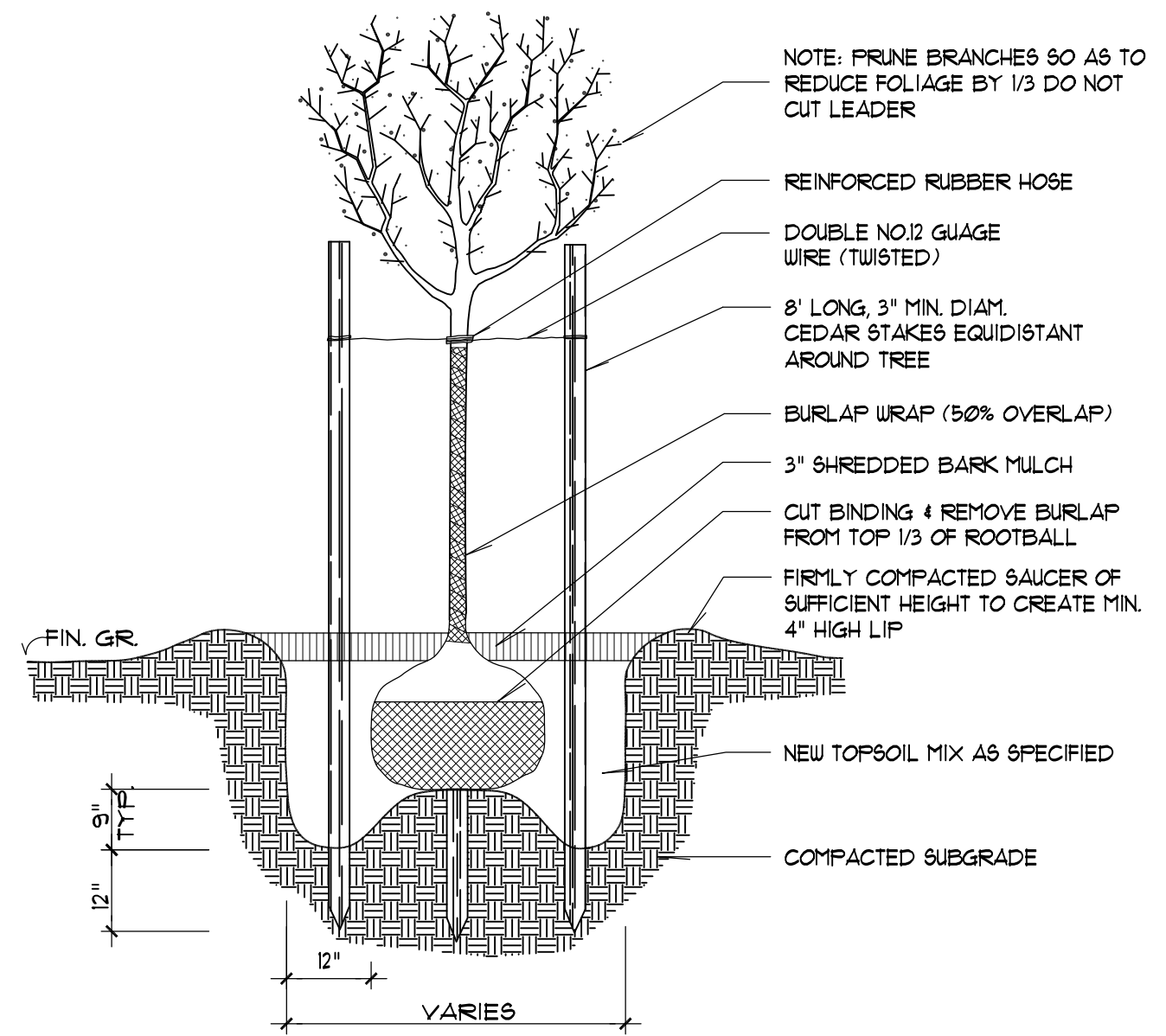


① LANDSCAPING PLAN



NOTES:
1. IF CONTAINERS ARE USED CAREFULLY REMOVE TOP 1/3 OF CONTAINER (IF CONTAINER IS NON-ORGANIC, REMOVE COMPLETELY); CUT VARIOUS SLITS IN ORGANIC CONTAINER TO FACILITATE ROOT PENETRATION (OR REMOVE CONTAINER BOTTOM).
2. DO NOT ALLOW ANY PORTION OF CONTAINER TO REMAIN EXPOSED.
3. WATER THOROUGHLY SUBSEQUENT TO INSTALLATION.

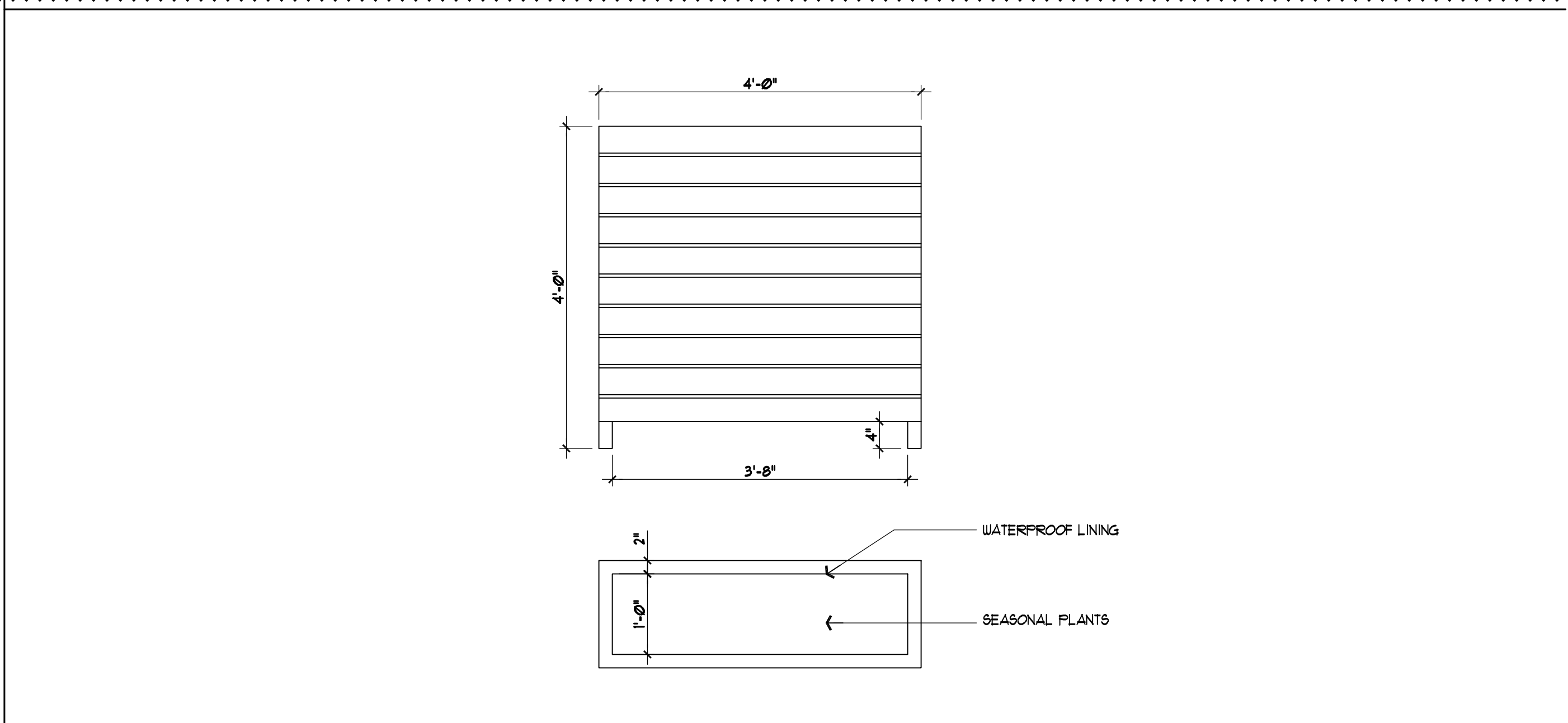
SHRUB PLANTING DETAIL SECTION
(BALL & BURLAP)



DECIDUOUS TREE PLANTING DETAIL SECTION

PROVIDE STRUCTURAL SOIL AS NEEDED PER SPECIES OF TREE. EXTEND BENEATH PARKING SURFACE BEYOND RAISED SEEDED PARKING ISLAND

② PLANTING DETAILS



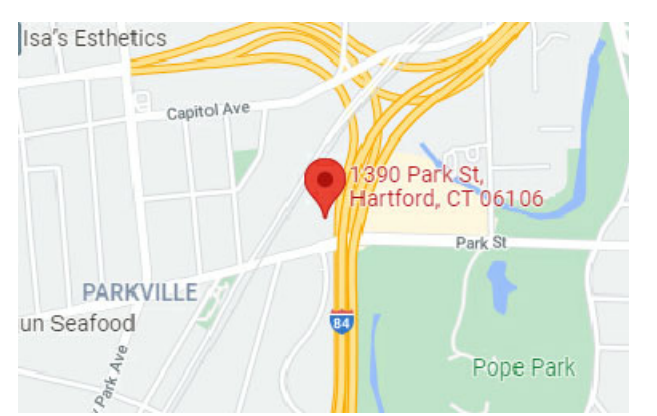
③ TYPICAL ROOFTOP PLANTER DETAIL

SCALE: 3/4" = 1'

QTY	SPECIES
130	W-SHRUBS: BOXWOOD, BUXUS, PROVIDE 5 GAL. CONTAINER OR 18" BALLED AND BURLAPED SPACED 24" O.C. MIN. TO 36" O.C. MAX.
6	X-LARGE TREES: MAPLE, RED ACER, RUBUS, PROVIDE 15" CALIBER MINIMUM
14	Y-MEDIUM TREES: NORWAY SPRUCE, EUROPEAN LARCH, PROVIDE 15" CALIBER MINIMUM
15	Z-SMALL TREES: LILAC TREE, SYRINGA RETICULATA, PROVIDE 15" CALIBER MINIMUM
	TREE CANOPY REQUIRED: 15% OF 146,234 S.F. = 21,935 S.F. PROVIDED: 21,920 S.F.

PROVIDE HEALTHY TOPSOIL FOR SEEDED AREAS, SEED SHALL CONSIST OF DROUGHT TOLERANT SPECIES OF KENTUCKY BLUEGRASS, RYEGRASS, AND FINE FESCUES.

④ LANDSCAPING LEGEND



key plan

issue or revision	date
SITE PLAN REVIEW SUBMISSION	8/6/18
REVISIONS AS PER P 4 Z COMMENTS DATED 8/19	2/19/19
REVISIONS AS PER P 4 Z COMMENTS	2/19/19
NEW BACKGROUND AS PER ALLOWANCE	2/17/19
DUMPSTER CLEARANCE REQUIREMENTS	2/17/19
NEW BACKGROUND SHADING REVISIONS AS PER P 17 COMMENTS (ELIZABETH SANDERSON)	10/10/19
REVISIONS AS PER NEW TENANT	11/30/21

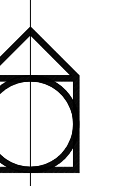
drawing title
LANDSCAPE PLAN AND SITE DETAILS CONT'D

scale:	designer:
as indicated	h.c.b.
project no.:	drawn by:
21729	s.m.
date:	checked by:
11/30/2021	h.c.b.
seal	sheet number

SF-2
sheet
4 of 10

THIS DOCUMENT SHALL NOT BE MODIFIED IN ANYWAY BY ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A REGISTERED ARCHITECT. EVERY DRAWING SEALED AND SIGNED BY A REGISTERED ARCHITECT COULD BE MODIFIED ONLY BY A REGISTERED ARCHITECT AND THE NATURE OF SUCH MODIFICATION DESCRIBED SHALL BE FOLLOWED BY THE DATE OF MODIFICATION PLUS THE SEAL AND SIGNATURE OF THE ARCHITECT MAKING SUCH MODIFICATION.

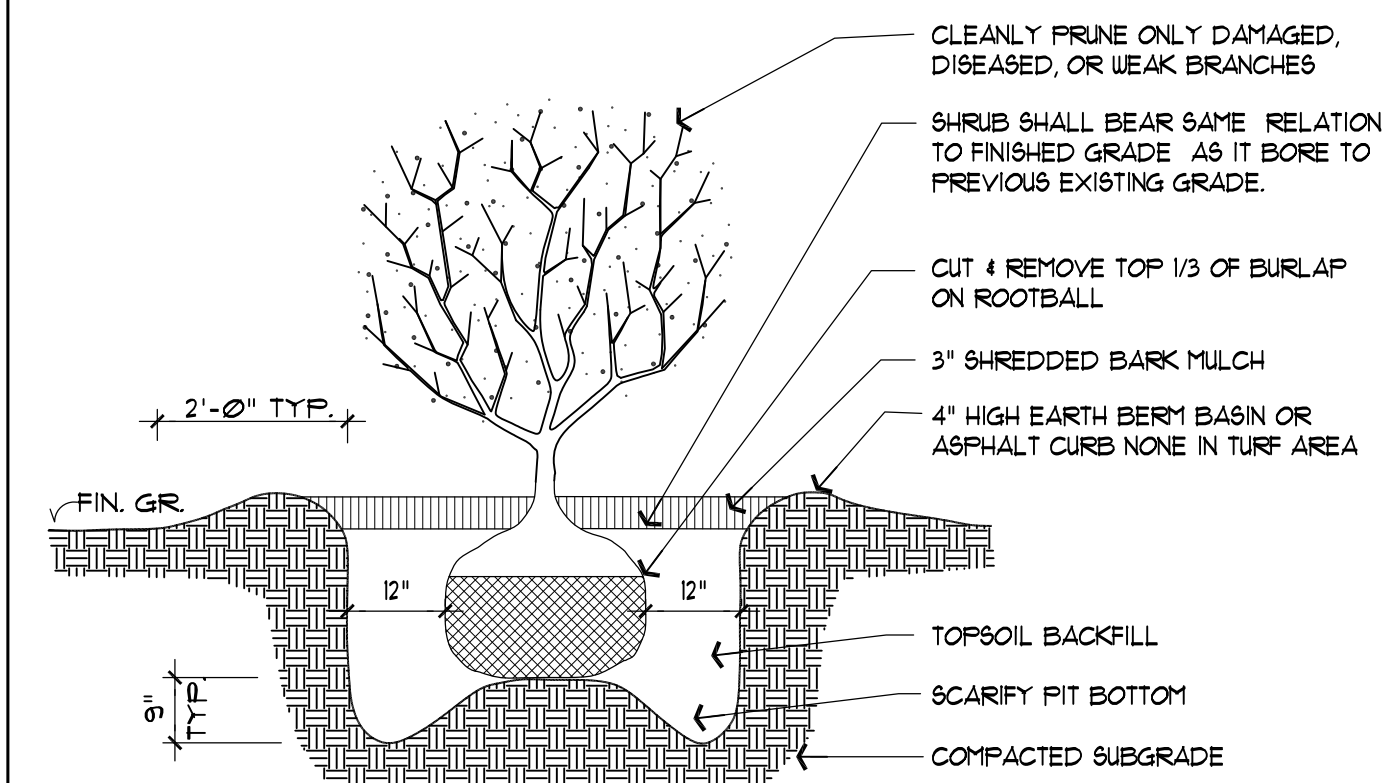
1390 PARK ST
BUILDING
ALTERATIONS
1390 PARK ST.
HARTFORD, CT 06106



LIFECARE DESIGN INC.
1429 Park St. Ste 201
Hartford Ct. 06106
architecture - planning - interior design
WWW.LIFECAREDESIGN.COM

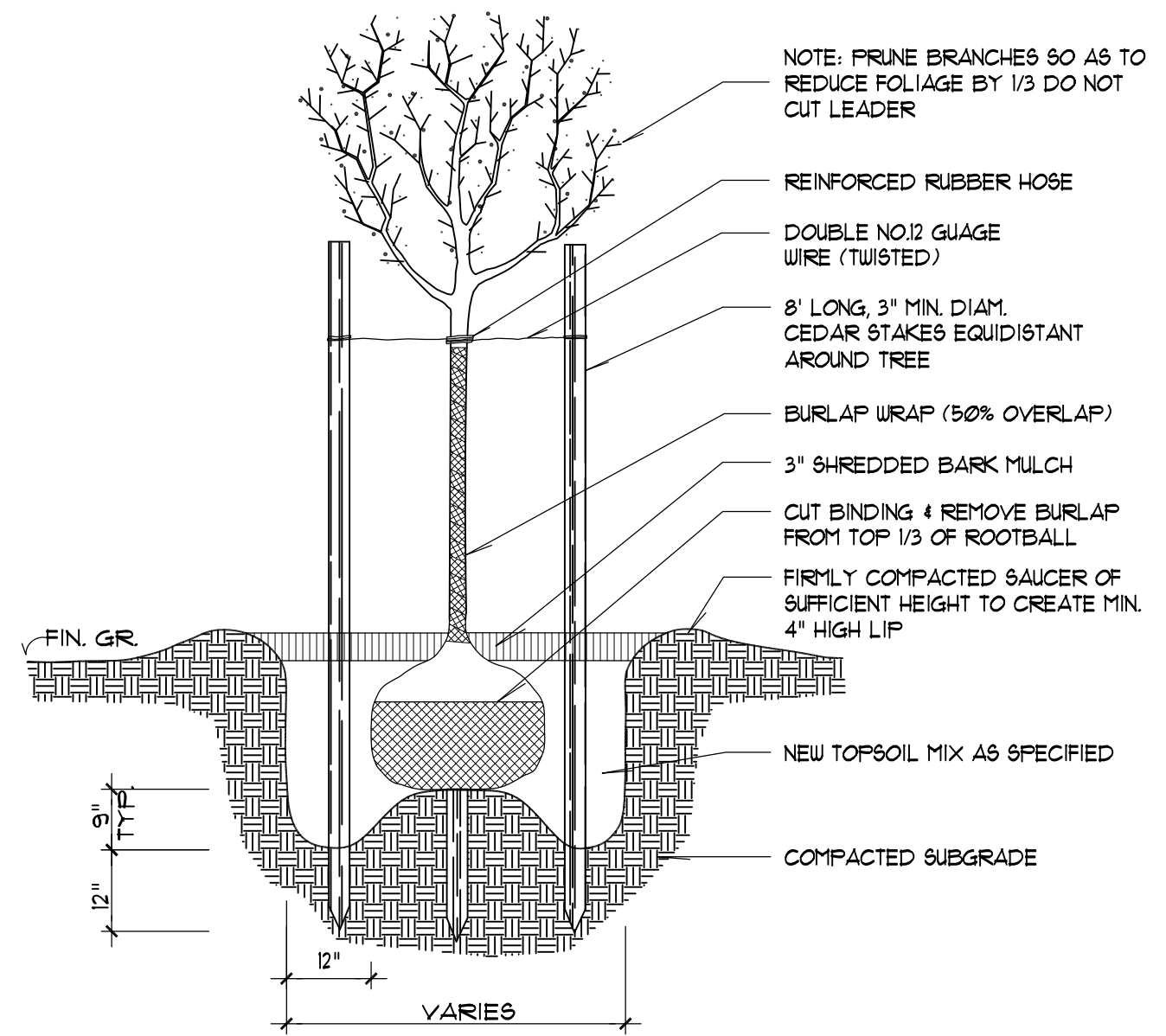


1 LANDSCAPING PLAN



NOTES:
1. IF CONTAINERS ARE USED CAREFULLY REMOVE TOP 1/3 OF CONTAINER (IF CONTAINER IS NON-ORGANIC, REMOVE COMPLETELY). CUT VARIOUS SLITS IN ORGANIC CONTAINER TO FACILITATE ROOT PENETRATION (OR REMOVE CONTAINER BOTTOM).
2. DO NOT ALLOW ANY PORTION OF CONTAINER TO REMAIN EXPOSED.
3. WATER THOROUGHLY SUBSEQUENT TO INSTALLATION.

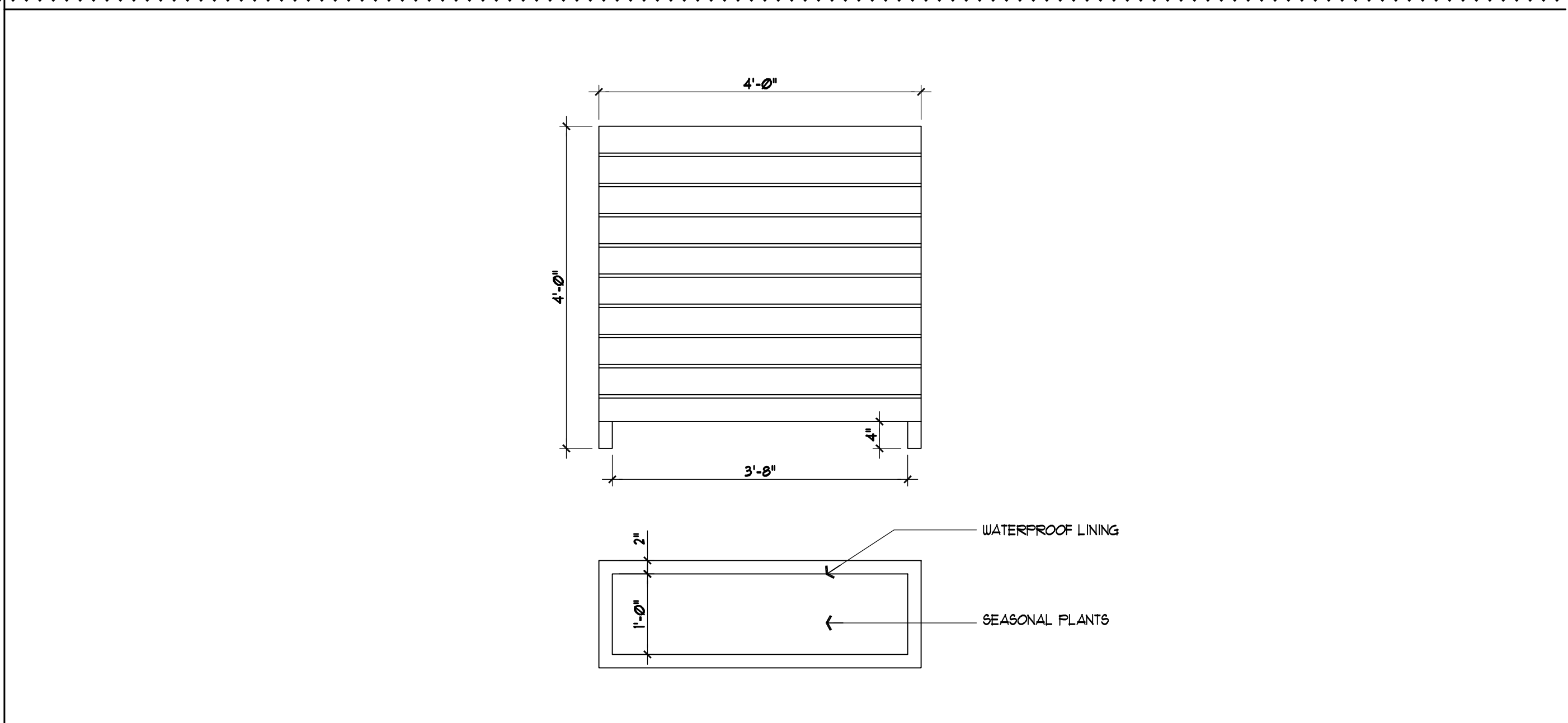
SHRUB PLANTING DETAIL (BALL & BURLAP) SECTION



DECIDUOUS TREE PLANTING DETAIL SECTION

PROVIDE STRUCTURAL SOIL AS NEEDED PER SPECIES OF TREE. EXTEND BENEATH PARKING SURFACE BEYOND RAISED SEEDED PARKING ISLAND

2 PLANTING DETAILS



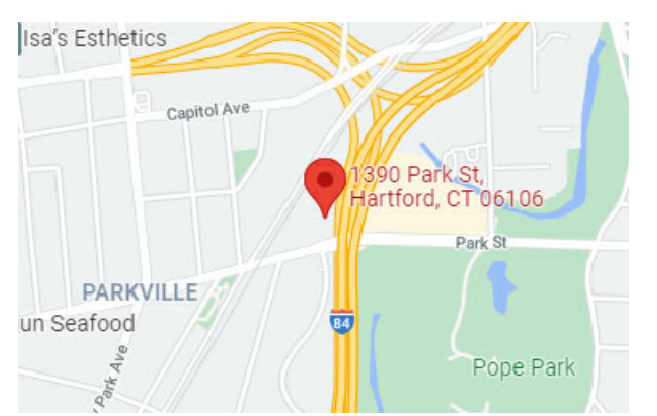
3 TYPICAL ROOFTOP PLANTER DETAIL

SCALE: 3/4" = 1"

QTY	SPECIES
130	W-SHRUBS: BOXWOOD, BUXUS. PROVIDE 5 GAL. CONTAINER OR 18" BALLED AND BURLAPED SPACED 24" O.C. MIN. TO 36" O.C. MAX.
6	X-LARGE TREES: MAPLE, RED ACER, RUBUS. PROVIDE 15" CALIBER MINIMUM
14	Y-MEDIUM TREES: NORWAY SPRUCE, EUROPEAN LARCH, BEECH. PROVIDE 15" CALIBER MINIMUM
15	Z-SMALL TREES: LILAC TREE, SYRINGA RETICULATA, PROVIDE 15" CALIBER MINIMUM
	TREE CANOPY REQUIRED: 15% OF 146,234 S.F. = 21,935 S.F. PROVIDED: 21,920 S.F.

PROVIDE HEALTHY TOPSOIL FOR SEEDED AREAS, SEED SHALL CONSIST OF DROUGHT TOLERANT SPECIES OF KENTUCKY BLUEGRASS, RYEGRASS, AND FINE FESCUES.

4 LANDSCAPING LEGEND



key plan

issue or revision	date
SITE PLAN REVIEW SUBMISSION	8/6/18
REVISIONS AS PER P 4 Z COMMENTS DATED 8/19	2/19/19
REVISIONS AS PER P 4 Z COMMENTS	2/19/19
NEW BACKGROUND AS PER ALLOWANCE	2/17/19
DUMPSTER CLEARANCE REQUIREMENTS	2/17/19
NEW BACKGROUND SHADING REVISIONS AS PER P 17 COMMENTS (ELIZABETH SANDERSON)	10/10/19
REVISIONS AS PER NEW TENANT	11/30/21

drawing title
LANDSCAPE PLAN AND SITE DETAILS CONT'D

scale:	designer:
as indicated	h.c.b.
project no.:	drawn by:
21729	s.m.
date:	checked by:
11/30/2021	h.c.b.
seal	sheet number

SF-2

sheet

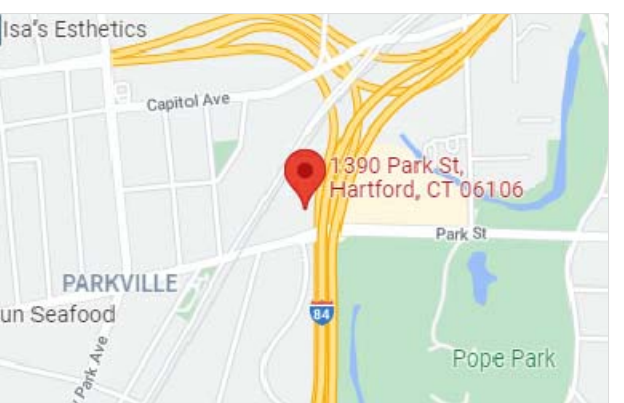
4 of 10

THIS DOCUMENT SHALL NOT BE MODIFIED IN ANYWAY BY ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A REGISTERED ARCHITECT. EVERY DRAWING SEALED AND SIGNED BY A REGISTERED ARCHITECT COULD BE MODIFIED ONLY BY A REGISTERED ARCHITECT AND THE NATURE OF SUCH MODIFICATION DESCRIBED SHALL BE FOLLOWED BY THE DATE OF MODIFICATION PLUS THE SEAL AND SIGNATURE OF THE ARCHITECT MAKING SUCH MODIFICATION.

1390 PARK ST
BUILDING
ALTERATIONS
1390 PARK ST.
HARTFORD, CT 06106



LIFECARE DESIGN INC.
1429 Park St. Ste 201
Hartford Ct. 06106
architecture - planning - interior design
WWW.LIFECAREDESIGN.COM



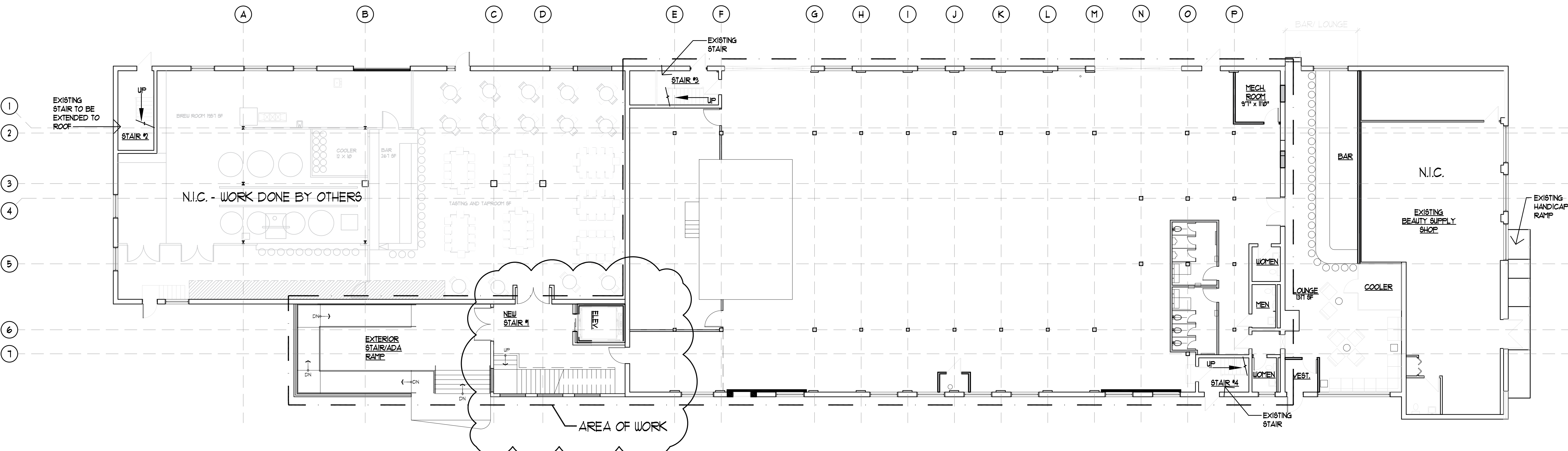
issue or revision	date
REVISION AS PER HISTORIC COMMISSION	12/10/21

drawing title
LOWER & UPPER LEVEL FLOOR PLAN

scale:	designer:
as indicated	h.c.b.
project no.:	drawn by:
21729	s.m.
date:	checked by:
11/30/2021	h.c.b.
seal	sheet number

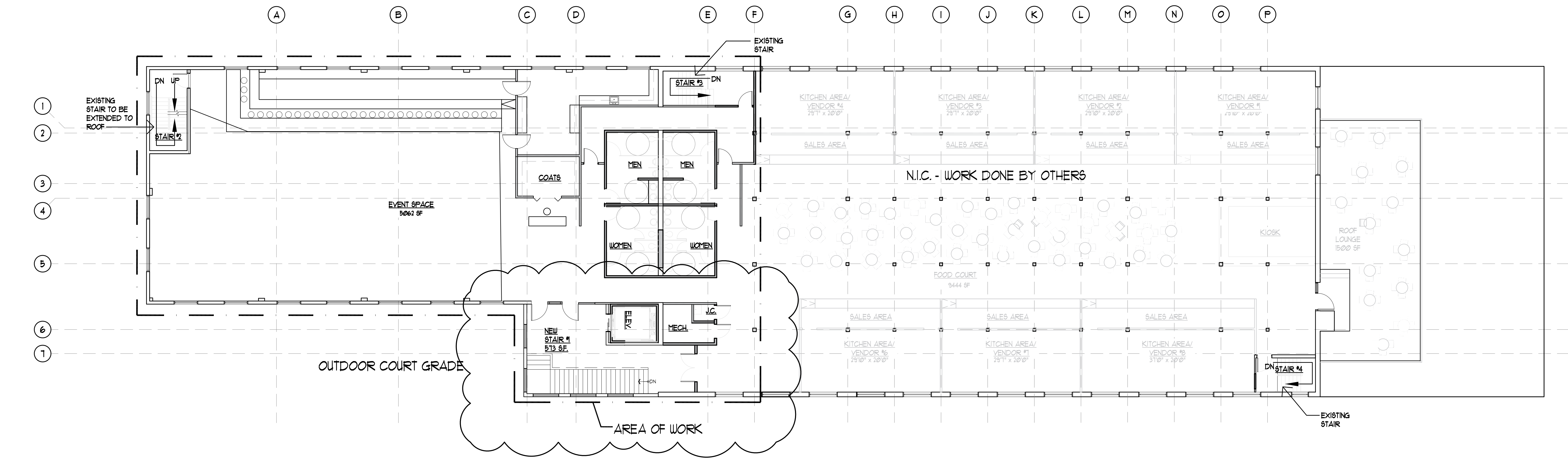
sheet
of

THIS DOCUMENT SHALL NOT BE MODIFIED IN ANYWAY BY ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A REGISTERED ARCHITECT. EVERY DRAWING SEALED AND SIGNED BY A REGISTERED ARCHITECT COULD BE MODIFIED ONLY BY A REGISTERED ARCHITECT AND THE NATURE OF SUCH MODIFICATION DESCRIBED SHALL BE FOLLOWED BY THE DATE OF MODIFICATION PLUS THE SEAL AND SIGNATURE OF THE ARCHITECT MAKING SUCH MODIFICATION.



① LOWER LEVEL FLOOR PLAN WITH ELEVATOR LOBBY ADDITION

SCALE: 3/32"=1'-0"



② UPPER LEVEL FLOOR PLAN WITH ELEVATOR LOBBY ADDITION

SCALE: 3/32"=1'-0"

PKV, LLC

2047 PARK ST.
HARTFORD, CT 06106

1390 PARK ST
BUILDING
ALTERATIONS

1390 PARK ST.
HARTFORD, CT 06106



LIFECARE DESIGN INC.

1429 Park St. Ste 201
Hartford Ct. 06106

architecture - planning - interior design

WWW.LIFECAREDESIGN.COM



issue or revision	date

drawing title

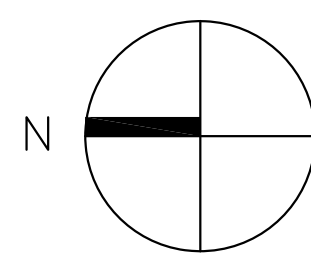
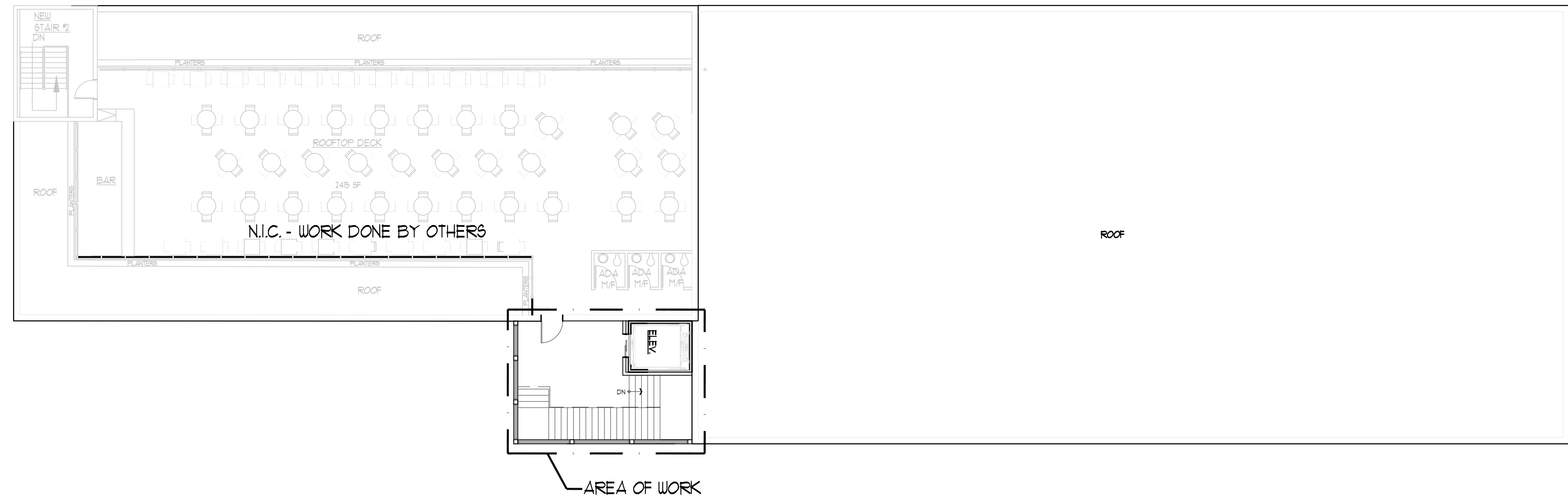
ROOFTOP FLOOR PLAN

scale:	designer:
as indicated	h.c.b.
project no.:	drawn by:
21729	s.m.
date:	checked by:
11/30/2021	h.c.b.
seal	sheet number

sheet

of

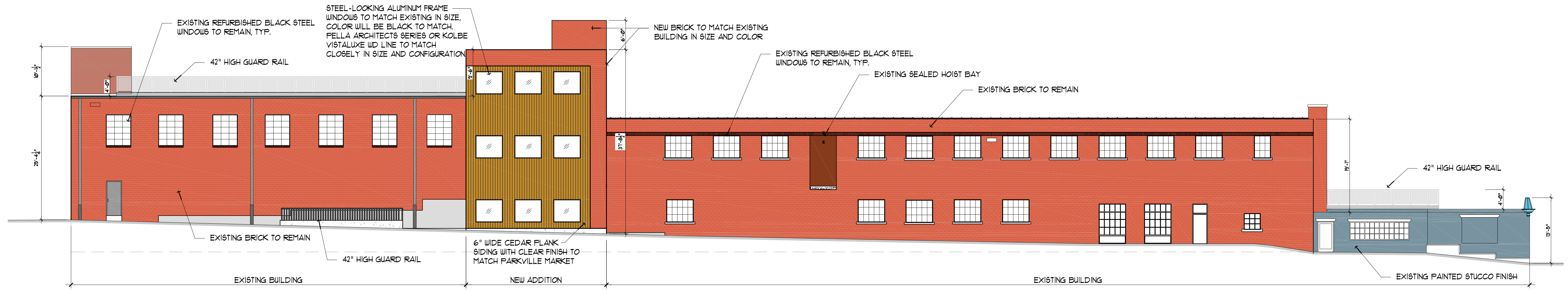
THIS DOCUMENT SHALL NOT BE MODIFIED IN ANYWAY BY ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A REGISTERED ARCHITECT. EVERY DRAWING SEALED AND SIGNED BY A REGISTERED ARCHITECT COULD BE MODIFIED ONLY BY A REGISTERED ARCHITECT AND THE NATURE OF SUCH MODIFICATION DESCRIBED SHALL BE FOLLOWED BY THE DATE OF MODIFICATION PLUS THE SEAL AND SIGNATURE OF THE ARCHITECT MAKING SUCH MODIFICATION.



1390 PARK ST
BUILDING
ALTERATIONS
1390 PARK ST.
HARTFORD, CT 06106



LIFECARE DESIGN INC.
1429 Park St. Ste 201
Hartford Ct. 06106
architecture - planning - interior design
WWW.LIFECAREDESIGN.COM



① WEST FACADE

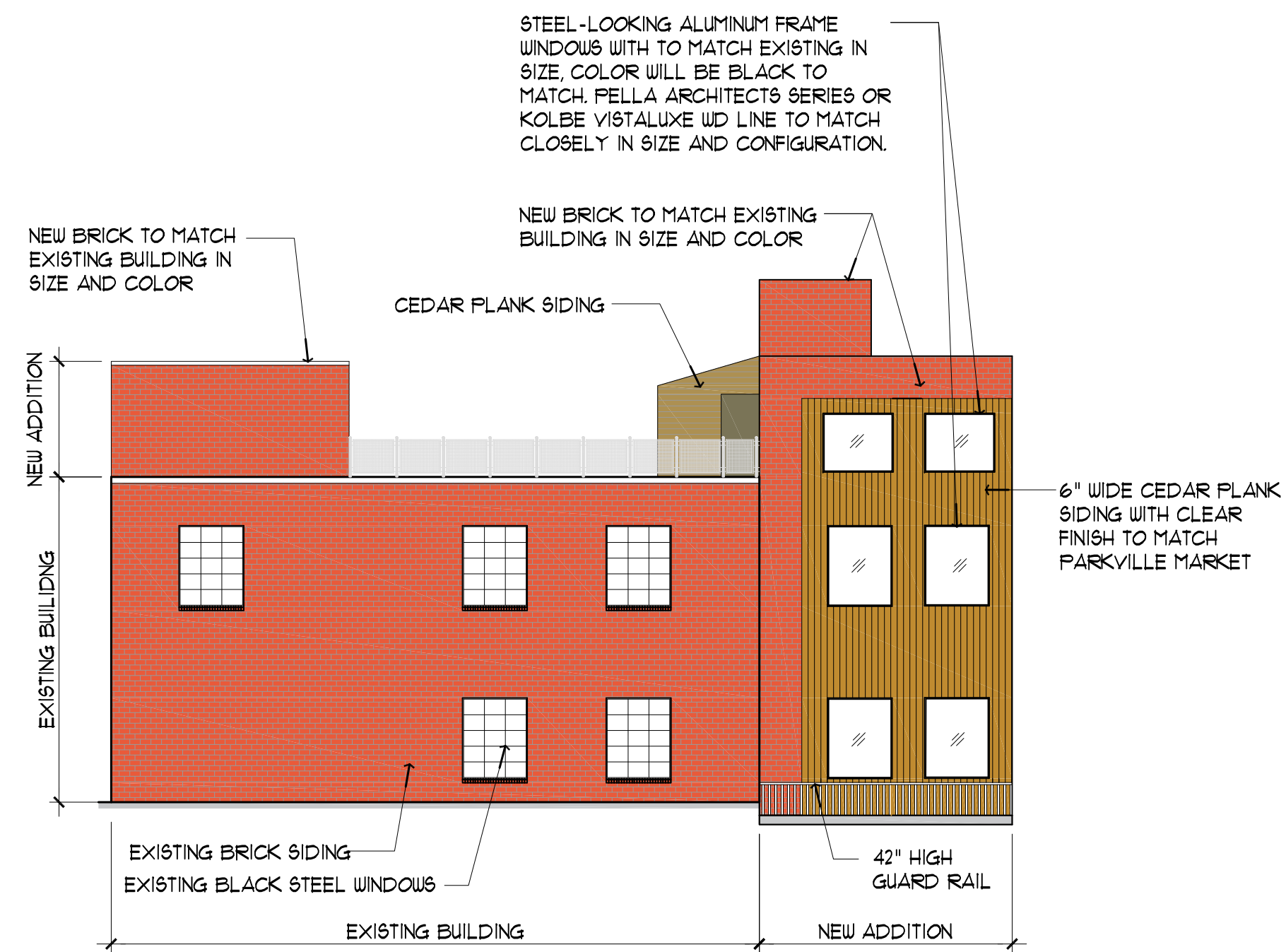
NOTE: ALL NEW WINDOWS WILL RECEDE FROM FACADE WALL A MINIMUM OF 2"

SCALE: 3/32"=1'-0"



② EAST FACADE

SCALE: 3/32"=1'-0"



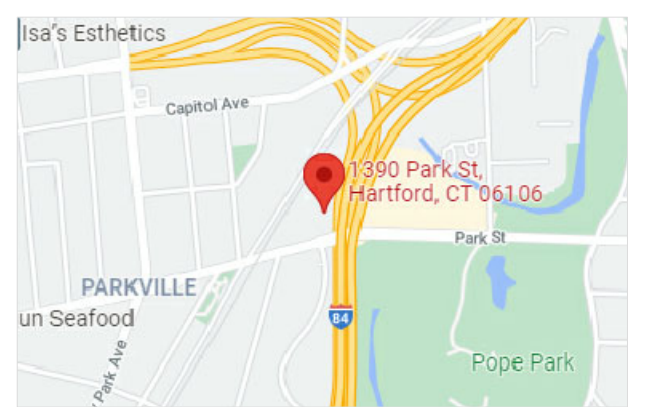
③ NORTH FACADE

SCALE: 3/32"=1'-0"



④ SOUTH FACADE

SCALE: 3/32"=1'-0"



key plan		
issue or revision	date	
REVISIONS AS PER HISTORIC COMMISSION	12/10/21	

drawing title
EXTERIOR ELEVATIONS

scale:	designer:
as indicated	h.c.b.
project no.:	drawn by:
21729	s.m.
date:	checked by:
11/30/2021	h.c.b.
seal	sheet number

sheet _____ of _____

THIS DOCUMENT SHALL NOT BE MODIFIED IN ANYWAY BY ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A REGISTERED ARCHITECT. EVERY DRAWING SEALED AND SIGNED BY A REGISTERED ARCHITECT COULD BE MODIFIED ONLY BY A REGISTERED ARCHITECT AND THE NATURE OF SUCH MODIFICATION DESCRIBED SHALL BE FOLLOWED BY THE DATE OF MODIFICATION PLUS THE SEAL AND SIGNATURE OF THE ARCHITECT MAKING SUCH MODIFICATION.