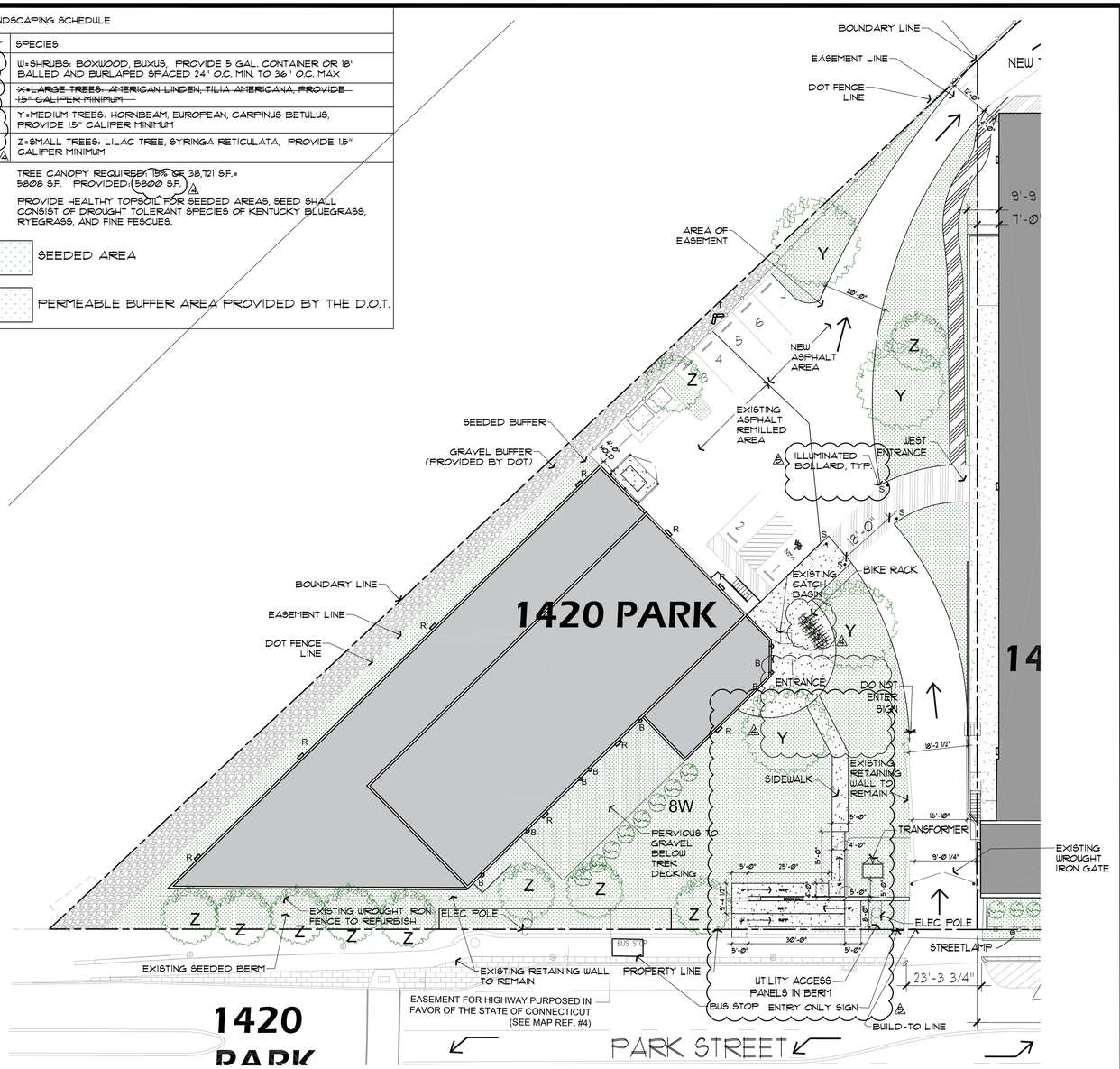
LANDSCAPING SCHEDULE	
QTY	SPECIES
8	W=SHRUBS: BOXWOOD, BUXUS, PROVIDE 5 GAL. CONTAINER OR 18" BALLED AND BURLAPED SPACED 24" O.C. MIN. TO 36" O.C. MAX
	~~X=LARGE TREES: AMERICAN LINDEN, TILIA AMERICANA, PROVIDE 15" CALIPER MINIMUM~~
4	Y=MEDIUM TREES: HORNBEAM, EUROPEAN, CARPINUS BETULUS, PROVIDE 15" CALIPER MINIMUM
10	Z=SMALL TREES: LILAC TREE, SYRINGA RETICULATA, PROVIDE 15" CALIPER MINIMUM

TREE CANOPY REQUIRED: 15% OF 38,121 S.F.= 5808 S.F. PROVIDED: (5800 S.F.)

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

SEEDED AREA

PERMEABLE BUFFER AREA PROVIDED BY THE D.O.T.



1 PROPOSED SITE PLAN & ZONING INFORMATION

0 10' 20' 40' SCALE: 1"=20'-0"

ZONE DT-3 T.O.D. OVERLAY ON CX-2, DOWNTOWN GENERAL BLDG TYPE

Property Address:	1420 Park Street
Area of Property in SF and Acres:	39,691 s.f. or 0.9 acres
Length of Front Lot Line:	289.08'

Section 4.4.2

No.	Title	Requirement (General)	Proposed
A. Building Siting			
1	Multiple Principal Buildings	not permitted	
2	Min Front Lot Line Coverage	80%	NON-CONFORMING LOT 34.50%
3	Occupation of Corner	required	NA
4	Front Build-to Zone	at or maximum 15' behind the Building line	3'-5' approx..
5	Corner Build-to Zone	at or maximum 15' behind the Building line	NA
6	Minimum Side Setback	abutting adjacent building or minimum 7.5'	3'
7	Minimum Rear Setback	10'	103'-167' non-conforming lot
8	Minimum Lot Width	none	
8	Maximum Building Width	none	
9	Maximum Building Coverage	90%	27%
9	Maximum Impervious Area	no limitation	69%
9	Add'l Semi-Pervious Area	10%	
10	Parking/Loading Locations	rear yard or internal to building (refer to 4.3.2.C.)	rear
11	Permitted Vehicular Access	one driveway off each abutting secondary street; no secondary street left to zoning administrator, circular drops DT-2 only.	front
B. Height			
12	Minimum Overall Height	2 stories and 40'	2 stories as per note E. #6.
13	Maximum Overall Height	8 stories; 5 stories on lower Main Street	2 stories
14	Ground Story Min Height	9'	NA
14	Ground Story Max Height	14'	16'
15	Upper Stories Min Height	9'	NA
15	Upper Stories Max Height	14'	NA
C. Uses			
16	Primary Street Ground Story	any use permitted by district except retail and service uses are limited to 25% of the ground floor and located at street façade	craftsman/studio VARIANCE ACCORDED
17	Upper Stories	any use permitted by district except retail and service uses	NA
18	Parking within Building	permitted fully in any basement and/or in rear of upper floors	NA
19	Entrance to Parking/Loading within Building	any rear, side, or Secondary Street Facade	NA
20	Required Occupied Space	minimum 30' deep on all full floors from Primary Street façade	complies
D. Street Façade Requirements			
21	Min Transparency Ground Story of Front Façade	20%	20%
22	Min Transparency Per Story	15%	NA
23	Blank Wall Limits	required per floor on all stories (refer to 4.18.4.B.)	complies
24	Front Façade Entrance Type	stoop, arcade	none land elevation hardship VARIANCE ACCORDED
25	Principal Entrance Location	front, façade	side VARIANCE ACCORDED
26	Required # Street Entrances	1 per each 100' of front façade	1 on side
27	Ground Story Vertical Façade Divisions	every 100' of façade width	complies
28	Horizontal Façade Divisions	required within 3' of the top of the ground story and 5th floor above the first floor	complies
29	Permitted Roof Types	parapet, pitched, flat, tower	existing flat

2 ZONING INFORMATION

PKV, LLC

2047 PARK ST.
HARTFORD, CT 06106

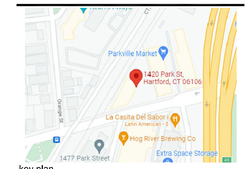
HOG RIVER BREWERY RELOCATION

1420 Park St.
Hartford, CT 06106

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

acorn Consulting Engineers Inc.
Mechanical • Electrical Engineering for Building Systems

ACORN ENGINEERS INC.
244 Farms Village Rd.
West Simsbury, Ct. 06092
mechanical - electrical engineering



key plan

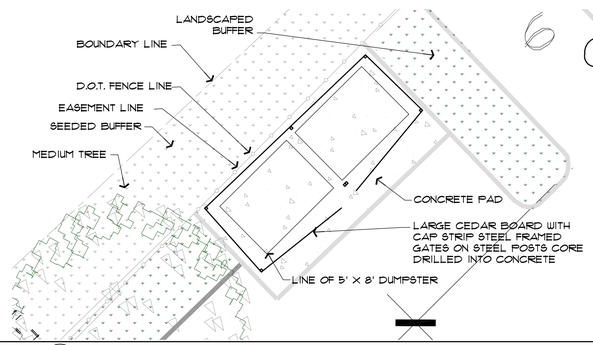
issue or revision	date
SITE PLAN REVIEW SUBMISSION	8/6/18
1 REVISIONS AS PER P & Z COMMENTS DATED 2/5/19	2/19/19
2 REVISIONS AS PER P & Z COMMENTS DATED 4/1/19	4/1/19
3 REVISIONS AS PER NEW TENANT DATED 11/23/21	11/23/21
4 REVISIONS AS PER P & Z COMMENTS DATED 7/13/22	8/13/22
5 REVISIONS AS PER P & Z COMMENTS DATED 9/23/22	9/26/22

drawing title
PROPOSED SITE PLAN, ZONING INFORMATION, LANDSCAPE SCHEDULE & SITE DETAILS

scale: as indicated	designer: h.c.b.
project no.: 21917	drawn by: s.m.
date: 11/27/21	checked by:
seal	sheet number SP-1

sheet 2 of 4

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.



3 DUMPSTER ENCLOSURE

SCALE: 1/8"=1'-0"

PARKING SPACES REQUIRED:

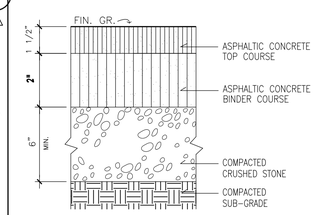
40 MAX SPACES TOTAL PERMITTED, (10,000/1000=10X4=40)
7 PROVIDED

BICYCLE SPACES 1 PER 50 PERSONS REQUIRED
489/50=BICYCLE SPACES PROVIDED=10

ACCESSIBLE SPACES REQUIRED: 1 PROVIDED: 1 (VAN ACCESSIBLE)

4 PARKING INFORMATION

SCALE: N.T.S.



5 ASPHALT PAVING FOR ROAD OR PARKING LOT

SCALE: N.T.S.

BRAND: DERO
U-LOCKIT 10 BIKE 66 IN. GALVANIZED BIKE RACK
BOLTS TO CONCRETE, SECURES BIKE AT TWO POINTS ON FRAME

6 INVERTED U SHAPE BIKE RACK

SCALE: N.T.S.