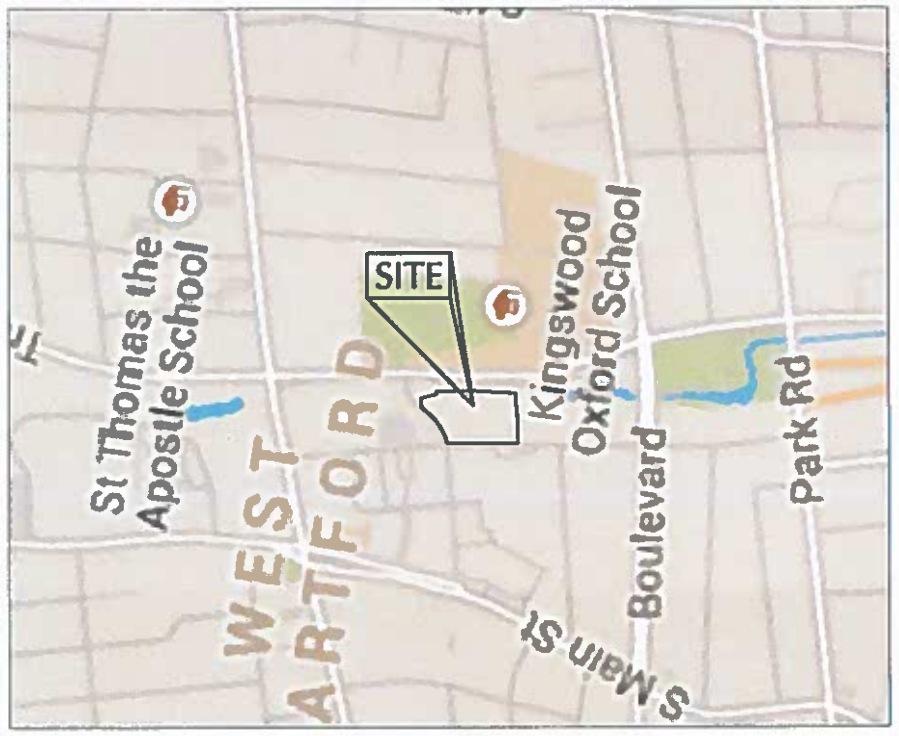
DELAMAR HOTEL

SDD #140 AMENDMENT
1 MEMORIAL ROAD
TOWN OF WEST HARTFORD, CONNECTICUT



LOCATION MAP
SCALE 1"=500'

APPLICANT
DELAMAR WEST HARTFORD, LLC
300 STAMFORD PLACE, 2ND FLOOR
STAMFORD, CT 06902
(203) 289-0120

DRAWING LIST

NUMBER	TITLE	DATE	REVISION
CS001	COVER SHEET	03/14/2014	02/10/2017
DE101	DESIGN ENHANCEMENT SITE PLAN	05/13/2014	02/10/2017
DE102	DESIGN ENHANCEMENT GRADING & DRAINAGE PLAN	05/13/2014	02/10/2017
DE103	DESIGN ENHANCEMENT UTILITY PLAN	05/13/2014	02/10/2017
DE201	DESIGN ENHANCEMENT LANDSCAPE PLAN	05/13/2014	02/10/2017
DE501	DESIGN ENHANCEMENT SITE DETAILS III	02/02/2014	02/10/2017
DE505	DESIGN ENHANCEMENT OUTDOOR DINING PLAN	06/16/2014	02/10/2017
DE506	DESIGN ENHANCEMENT OUTDOOR DINING LAYOUT	02/10/2017	
DE507	DESIGN ENHANCEMENT OUDOOR DINING DETAILS I	02/10/2017	
DE508	DESIGN ENHANCEMENT OUDOOR DINING DETAILS II	02/10/2017	
PSK-Z1	RESTAURANT PERGOLA	02/10/2017	
PSK-Z4	PERGOLA SECTIONS	02/10/2017	
PSK-Z5	PERGOLA PLANS	02/10/2017	
PSK-Z5.1	PERGOLA CEILING PLAN	02/10/2017	
PSK-Z6	PERGOLA ELEVATION/SECTION	02/10/2017	
PSK-Z7	ARTISAN STOVE AND FLUE	02/10/2017	
PSK-Z8	ARTISAN STOVE AND FLUE	02/10/2017	
PSK-Z9	ARTISAN STOVE AND FLUE	02/10/2017	
PSK-Z10	ARTISAN STOVE AND FLUE	02/10/2017	
A108	PAVILION	02/10/2017	

DEVELOPER
THE MATOS GROUP, LLC
367 SILVER LANE
EAST HARTFORD, CT 06118
(860) 289-0120

ATTORNEY
ALTER & PEARSON, LLC
701 HEBRON AVENUE
P.O. BOX 1530
GLASTONBURY, CT 06033
(860) 652-4020

LIGHTING CONSULTANT
CONCEPTUAL LIGHTING, LLC
479 CLARK STREET
SOUTH WINDSOR, CT 06074
(860) 644-4358

ARCHITECT
SMITH BUCKLEY ARCHITECTS
431 PINE STREET, SUITE 210
BURLINGTON, VT 05401
(802) 540-0323

SURVEYOR, CIVIL, ENVIRONMENTAL, & LANDSCAPE ARCHITECT
LANGAN CT, INC.
LONG WHARF MARITIME CENTER
555 LONG WHARF DRIVE
NEW HAVEN, CT 06511
(203) 562-5771

RENDERINGS
LINCOLN BROWN ILLUSTRATION
195 FLYNN AVENUE
BURLINGTON, VT 05401
(802) 734 5607

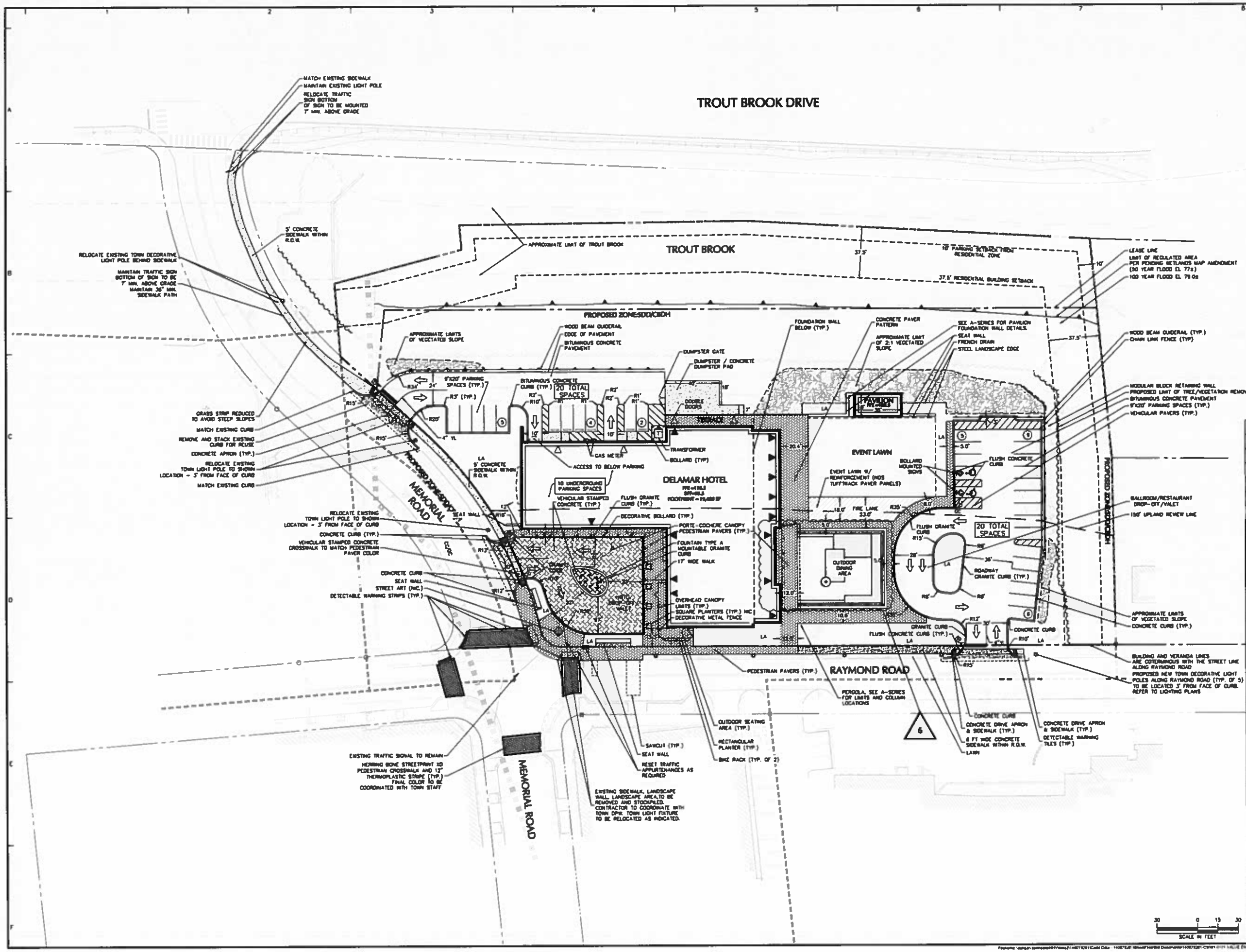
SIGN CONSULTANT
ADAMS ADHERN
SIGN SOLUTIONS, INC
30 ARBOR STREET
HARTFORD, CT 06106
(860) 523-8835

STRUCTURAL ENGINEER
ENGINEERING VENTURES, PC
208 FLYNN AVENUE #2A
BURLINGTON, VT 05401
(802) 863-6225

SBA
SMITH BUCKLEY ARCHITECTS

LANGAN

NOT FOR CONSTRUCTION



Date	Description	No.
02/10/17	SDD AMENDMENT	6
02/02/17	OUTDOOR DINING REVISION	5
12/27/16	DUMPSTER PAD	4
10/31/16	PAVER LIMITS	3
06/28/16	SDD AMENDMENT	2
05/31/16	CONSTRUCTION	1

REVISIONS

LANGAN

Project

DELAMAR HOTEL

1 MEMORIAL ROAD

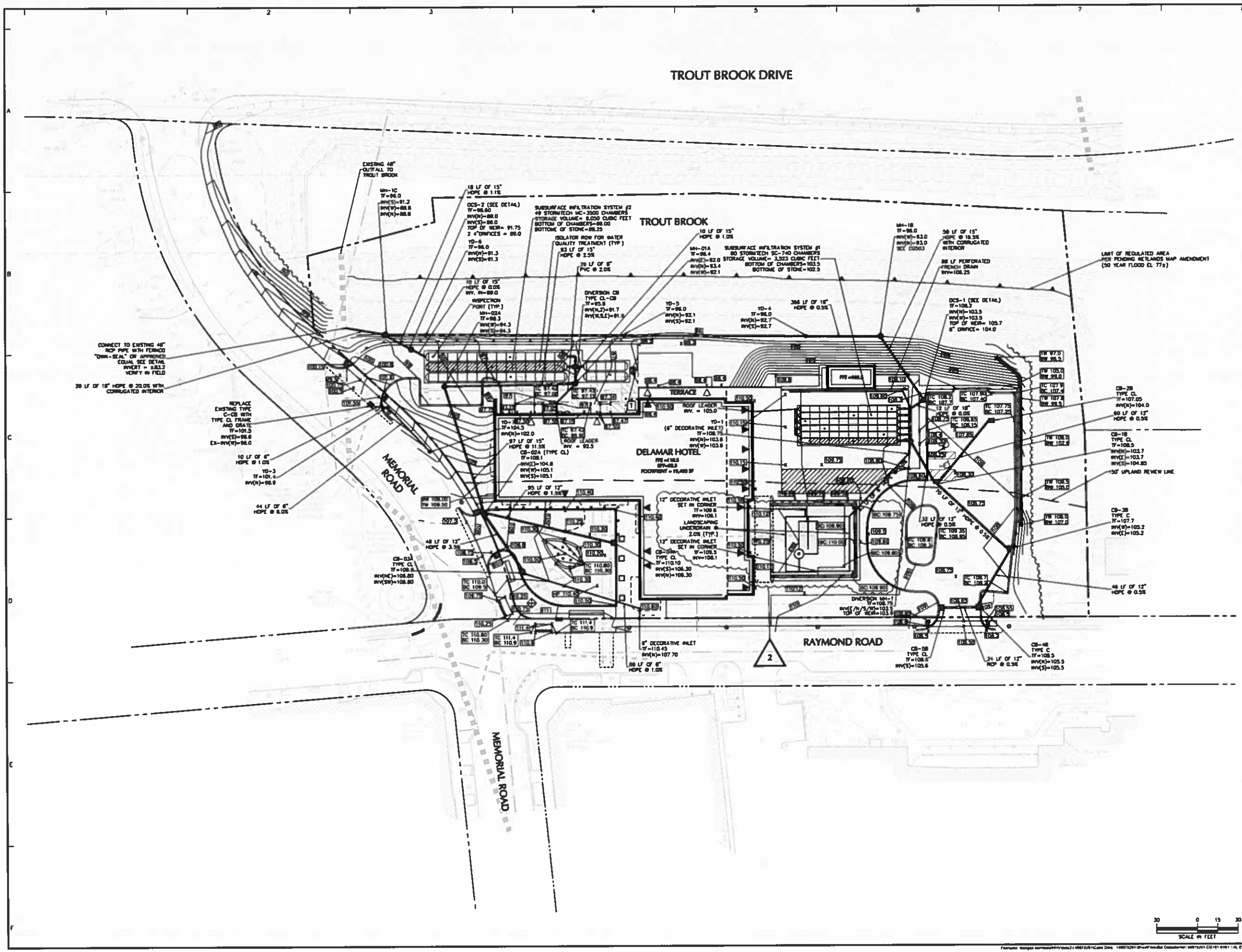
WEST HARTFORD CONNECTICUT

Drawing Title

DESIGN ENHANCEMENT SITE PLAN

Project No. 140079201	Drawing No. DE101
Date 09/13/2015	
Scale 1"=30'	
Drawn By TDO	
CHECKED BY WKB	

PROJECT No. 140079201



Date	Description	No.
02/10/17	SDD AMENDMENT	2
06/10/16	SDD AMENDMENT	1

REVISIONS

LANGAN

Project

DELAMAR HOTEL

1 MEMORIAL ROAD

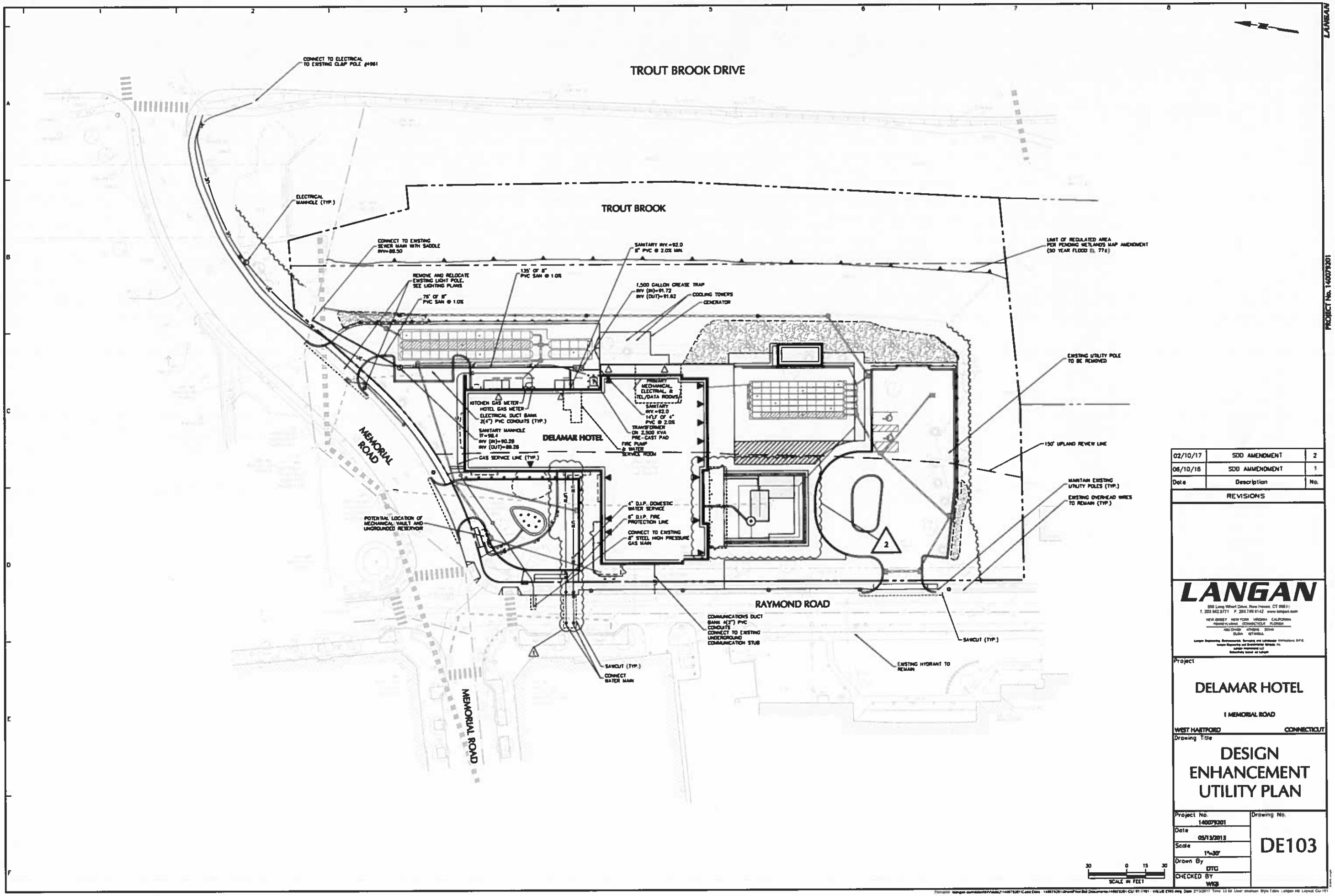
WEST HARTFORD CONNECTICUT

Drawing Title

DESIGN ENHANCEMENT GRADING & DRAINAGE PLAN

Project No. 140079301	Drawing No. DE102
Date 05/13/2015	
Scale 1"=30'	
Drawn By NLK	
CHECKED BY WKB	

PROJECT No. 140079301



Date	Description	No.
02/10/17	SDD AMENDMENT	2
06/10/16	SDD AMMENDMENT	1

REVISIONS

LANGAN

Project

DELAMAR HOTEL

1 MEMORIAL ROAD

WEST HARTFORD CONNECTICUT

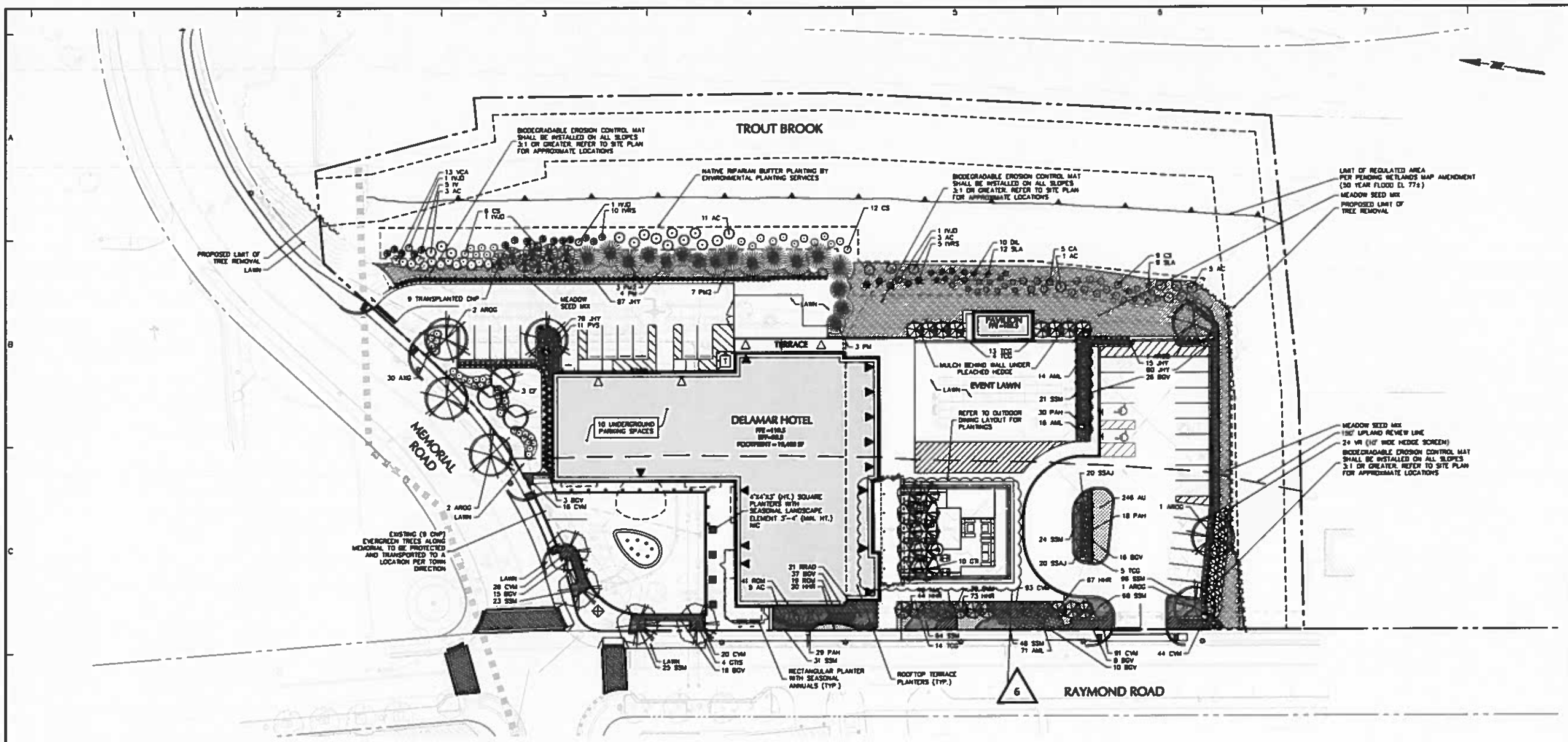
Drawing Title

DESIGN ENHANCEMENT UTILITY PLAN

Project No. 140079201	Drawing No. DE103
Date 05/13/2013	
Scale 1"=30'	
Drawn By DTG	
CHECKED BY WGB	

LANGAN

PROJECT No. 140079201



PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
AROG	7	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	B+B	–
GTIS	4	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2-3" CAL.	B+B	–
TCG	38	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	4" CAL.	B+B	–
ORNAMENTAL TREE(S)						
AC	5	AMELANCHIER CANADENSIS	MULTI STEM SHADBLOW SERVICEBERRY	6-8'	B+B	–
CF	3	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	2-2 1/2" CAL.	B+B	–
EVERGREEN TREE(S)						
CNP	9	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	ALASKA CEDAR	TRANSPLANT	–	–
PM	7	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6-7'	B+B	–
PM2	10	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8-10'	B+B	–
EVERGREEN SHRUB(S)						
BGV	137	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	30-36"	B+B	–
JHY	248	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA JUNIPER	18-24" SPRD	CONTAINER	–
VR	24	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	5-6'	B+B	–
DECIDUOUS SHRUB(S)						
AXG	30	ABELIA x GRANDIFLORA	GLOSSY ABELIA	18-24"	CONTAINER	–
RON	60	ROSA 'ALBA MEDILAND'	WHITE MEDILAND ROSE	1 CAL.	CONTAINER	spaced @ 24" o.c.
RRAD	21	ROSA 'RADRAZZ'	KNOCKOUT ROSE 'RADRAZZ'	#3 CAN	CONTAINER	spaced @ 24" o.c.
VCA	13	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	30-36"	B+B	–
GROUND COVER						
AU	246	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	12-15"	CONTAINER	–
PERENNIAL(S)						
AML	128	ALLIUM MOLY 'LUTEUM'	GOLDEN GARLIC	1 GAL.	CONTAINER	spaced @ 24" o.c.
CVM	300	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	2 GAL.	CONTAINER	spaced @ 18" o.c.
HNR	202	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	2 GAL.	CONTAINER	spaced @ 24" o.c.
SSAJ	41	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	2 GAL.	CONTAINER	spaced @ 18" o.c.
SSM	369	SALVIA SUPERBA 'MAYNIGHT'	MAYNIGHT MEADOW SAGE	2 GAL.	CONTAINER	spaced @ 18" o.c.
ORNAMENTAL GRASS(ES)						
PAH	77	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	3 GAL.	CONTAINER	–
PVS	11	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2 GAL.	CONTAINER	–

NOTES:

1. IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. FAGUS GRANDIFOLIA SHALL BE ALLOWED ESTABLISH FOR A MINIMUM 2 YEARS BEFORE ANY PRUNING / SHAPING SHALL OCCUR. AFTER THIS TIME PERIOD, THE INTENT IS FOR THE HEDGE TO BE PLEACHED, LIMBED TO A HEIGHT OF 7'-0" ABOVE GRADE, WITH THE CANOPY HEIGHT AT A MAXIMUM OF 17'-0"
3. SEASONAL ANNUALS ARE SHALL BE SUPPLIED AND INSTALLED AT TIME OF INSTALLATION. QUANTITIES FOR SEASONAL ANNUALS ARE NOT INCLUDED IN THE ABOVE PLANT SCHEDULE. SPECIES SHALL BE SELECTED BETWEEN THE CONTRACTOR AND THE OWNER PRIOR TO INSTALLATION.

IRRIGATION

NOTES:

1. CONTRACTOR SHALL PROVIDE IRRIGATION FOR ALL PROPOSED PLANTED AREAS INCLUDING BLADDER SYSTEM FOR RAISED PLANTERS AND PLANTER POTS.
2. SHOP DRAWINGS SHALL BE PROVIDED TO PROJECT LANDSCAPE ARCHITECT, ARCHITECT, AND OWNER FOR REVIEW PRIOR TO INSTALLATION.

PLANT SCHEDULE- NATIVE RIPARIAN BUFFER

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
ORNAMENTAL TREE(S)						
AC	23	AMELANCHIER CANADENSIS	MULTI STEM SHADBLOW SERVICEBERRY	8-10'	B+B	–
DECIDUOUS SHRUB(S)						
CA	5	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	#3 CAN	–
CS	27	CORNUS SERICEA (FORMERLY STOLONIFERA)	RED OSIER DOGWOOD	2-3'	B+B	–
DIL	10	DIERVILLA LONICERA	NORTHERN BUSH HONEYSUCKLE	24-30" HT	CONTAINER	–
IVJD	4	ILEX VERTICILLATA 'JIM DANDY'	MALE POLLINATOR WINTERBERRY HOLLY	3 GAL.	CONTAINER	–
IVRS	20	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY HOLLY	3 GAL.	CONTAINER	–
SLA	21	SPIRAEA LATIFOLIA	MEADOWSWEET	3-4' HT.	CONTAINER	–

NOTES:

1. SHRUB PLANTING HOLES SOIL SHALL BE AMENDED WITH COMPOST OR EQUIVALENT TO PROVIDE A SUITABLE GROWING MEDIUM AS NEEDED.
2. ANY SOIL AMENDMENTS AND MULCH TO BE USED IN THE HABITAT PLANTING AREAS SHALL BE INSPECTED AND DETERMINED TO BE FREE FROM PURPLE LOOSESTRIFE (LYTHRUM SALICARIA), COMMON REED (PHRAGMITES AUSTRALIS), OR REED CANARYGRASS (PHALARIS ARUNDINACEA).
3. PLANTS SHALL BE NATIVE SPECIES FROM NEW ENGLAND SOURCES TO THE EXTENT FEASIBLE. CULTIVARS OR HYBRIDS ARE NOT ACCEPTABLE.
4. PLANT SHRUBS IN MASSES @ 5-7' O.C. AND MULCH WITH FINE BARK MULCH OR EQUIVALENT. DO NOT REVISE UNLESS DIRECTED BY ENVIRONMENTAL PLANNING SERVICES STAFF. DO NOT SEED SHRUB BEDS.

30 0 15 30
SCALE IN FEET

Date	Description	No.
02/10/17	SDD AMENDMENT	6
02/02/17	OUTDOOR DINING REVISION	5
12/12/16	OUTDOOR DINING AMENDMENT	4
06/26/16	SDD AMENDMENT	3
03/14/16	DESIGN ENHANCEMENT	2
02/08/16	VALUE ENGINEERING	1

REVISIONS

LANGAN

Project

DELAMAR HOTEL

1 MEMORIAL ROAD

WEST HARTFORD CONNECTICUT

Drawing Title

DESIGN ENHANCEMENT LANDSCAPE PLAN

Project No. 140079201

Date 09/13/2015

Scale 1"=30'

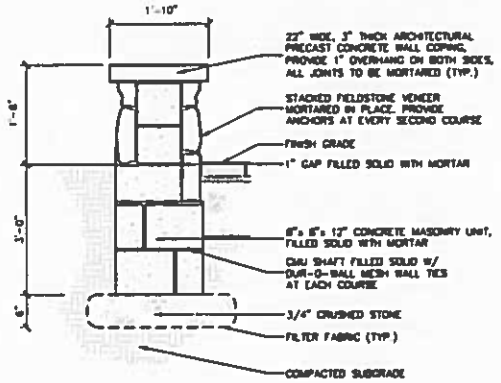
Drawn By MH

CHECKED BY MS

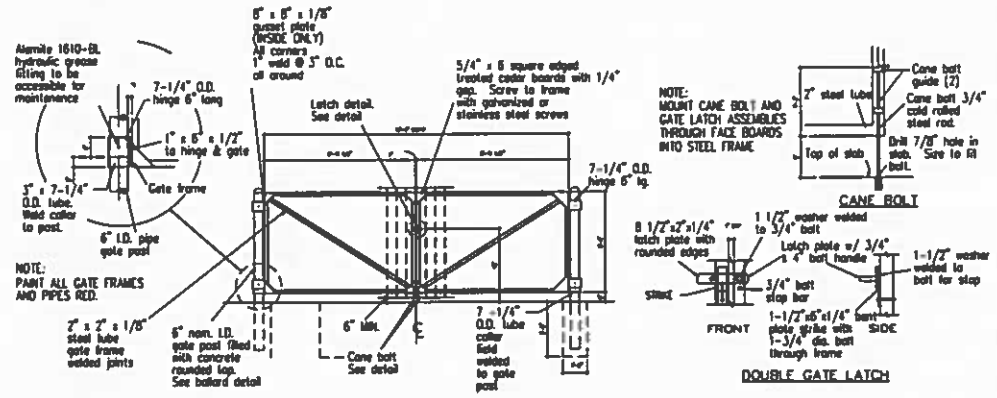
Drawing No. DE201

LANMAN

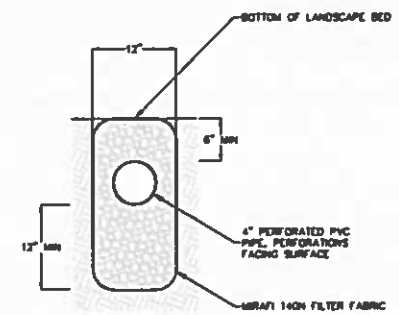
PROJECT No. 140079201



SEAT WALL

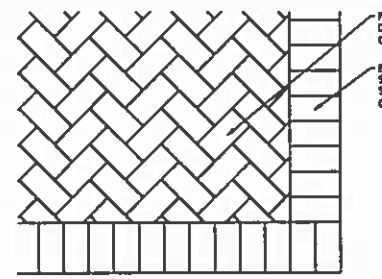


GATE AND LATCH DETAIL FOR DUMPSTER ENCLOSURE



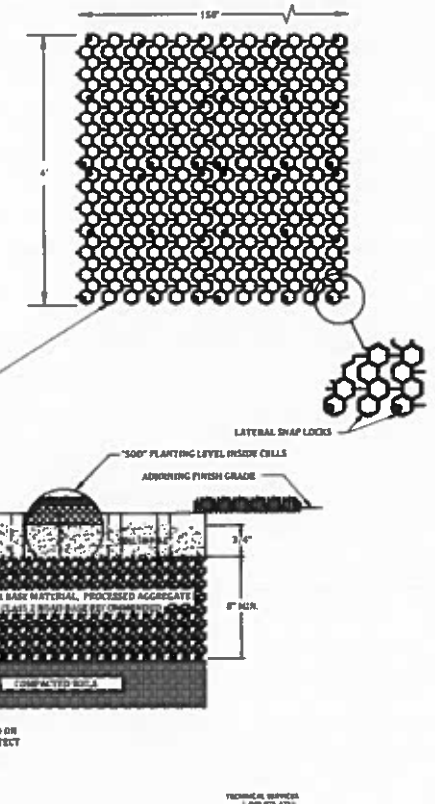
LANDSCAPE UNDERDRAIN

NTS



CONCRETE PAVER PATTERN

NTS



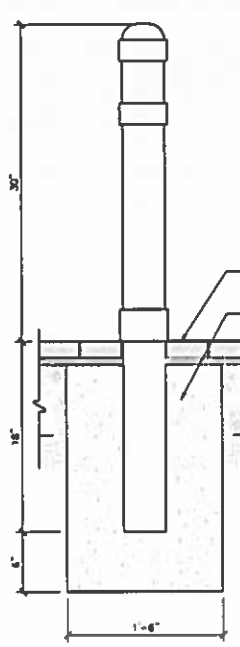
TYPICAL EZ-ROLL GRASS PAVER H.V. ACCESS

NTS

DETAILS REMOVED

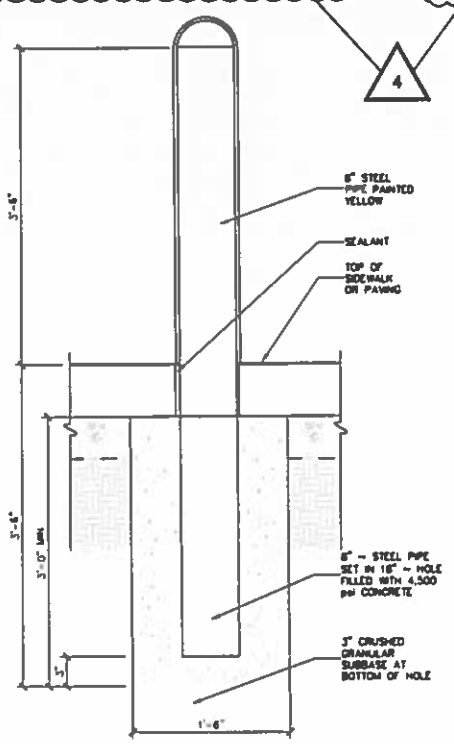
Date	Description	No.
02/10/17	SDD AMENDMENT	4
10/31/16	PAVER LIMITS	3
06/28/16	SDD AMENDMENT	2
05/19/16	VALUE ENGINEERING	1

REVISIONS

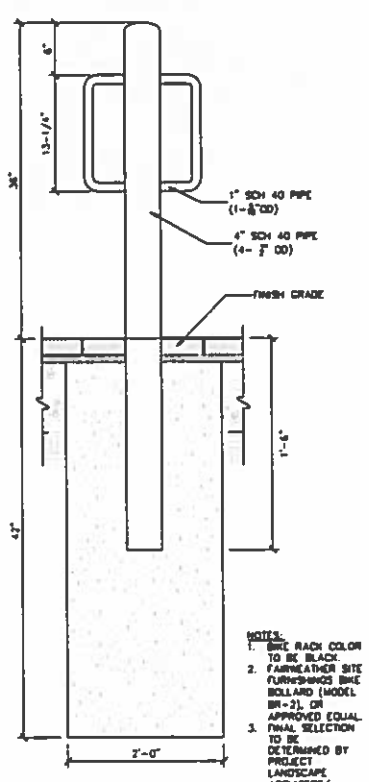


DECORATIVE BOLLARD

NOTES:
1. BOLLARD COLOR TO BE BLACK
2. FAIRWEATHER SITE FURNISHINGS 4" BOLLARD WITH COLLARS (MODEL B-4), OR APPROVED EQUAL.
3. FINAL SELECTION TO BE DETERMINED BY PROJECT LANDSCAPE ARCHITECT/ARCHITECT.

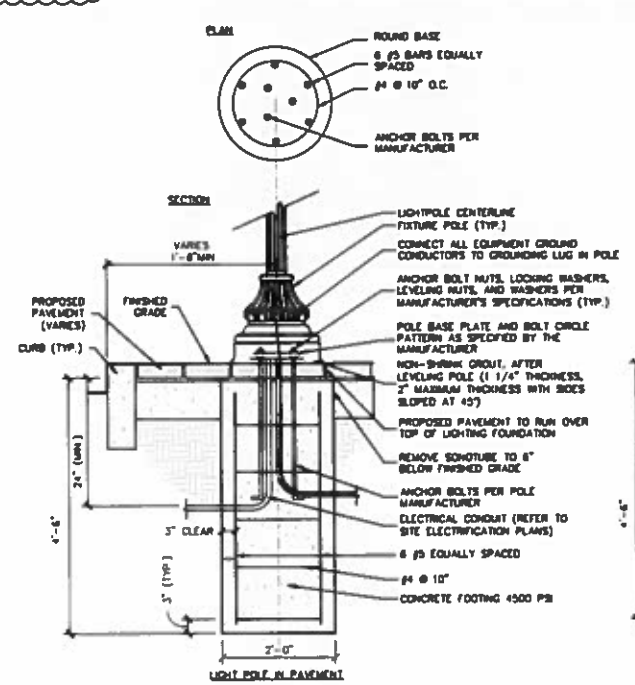


PIPE BOLLARD

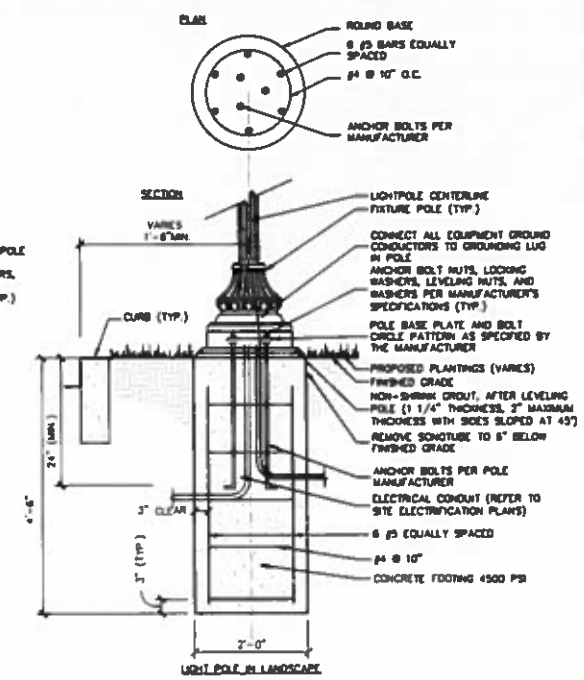


BIKE RACK

NOTES:
1. BIKE RACK COLOR TO BE BLACK.
2. FAIRWEATHER SITE FURNISHINGS BIKE BOLLARD (MODEL BR-2), OR APPROVED EQUAL.
3. FINAL SELECTION TO BE DETERMINED BY PROJECT LANDSCAPE ARCHITECT/ ARCHITECT.



LIGHT POLE IN PAVEMENT



LIGHT POLE IN LANDSCAPE

NOTES:
1. REFER TO LIGHTING PLAN FOR LIGHT POLE AND FIXTURE LOCATIONS AND SELECTION.
2. VERTICAL AND HORIZONTAL BARS SHALL BE FIELD TIED. WELDING IS NOT PERMITTED. THE CONTRACTOR SHALL SUPPORT REINFORCEMENT IN ITS PROPER LOCATION FROM THE FORMWORK DURING CONCRETE OPERATION.
3. THE CONTRACTOR SHALL REMOVE WATER PRESENT IN HOLE PRIOR TO POURING CONCRETE.
4. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO THE POLE AND FIXTURE INSTALLATION WITH THE MANUFACTURER. THE ENGINEER AND/ OR OWNER TO BE NOTIFIED OF ANY DISCREPANCIES.
5. INSTALLATION OF POLE FOOTING IN CONCRETE PAVING REQUIRES 1/2" EXPANSION JOINT FILLER SEALED WITH JOINT SEALANT.
6. THE INFORMATION ILLUSTRATED IN THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. LIGHT POLE FOUNDATIONS SHOULD BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

LIGHT POLE FOOTING

LANGAN
666 Long Wharf Drive, New Haven, CT 06511
T. 203.962.5771 F: 203.789.6142 www.langan.com
NEW JERSEY NEW YORK VIRGINIA CALIFORNIA
PENNSYLVANIA CONNECTICUT FLORIDA
ABU DHABI ARABIA DOHA
DUBAI ISTANBUL
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan International LLC
Environmental services as Langan

Project

DELAMAR HOTEL

1 MEMORIAL ROAD

WEST HARTFORD CONNECTICUT

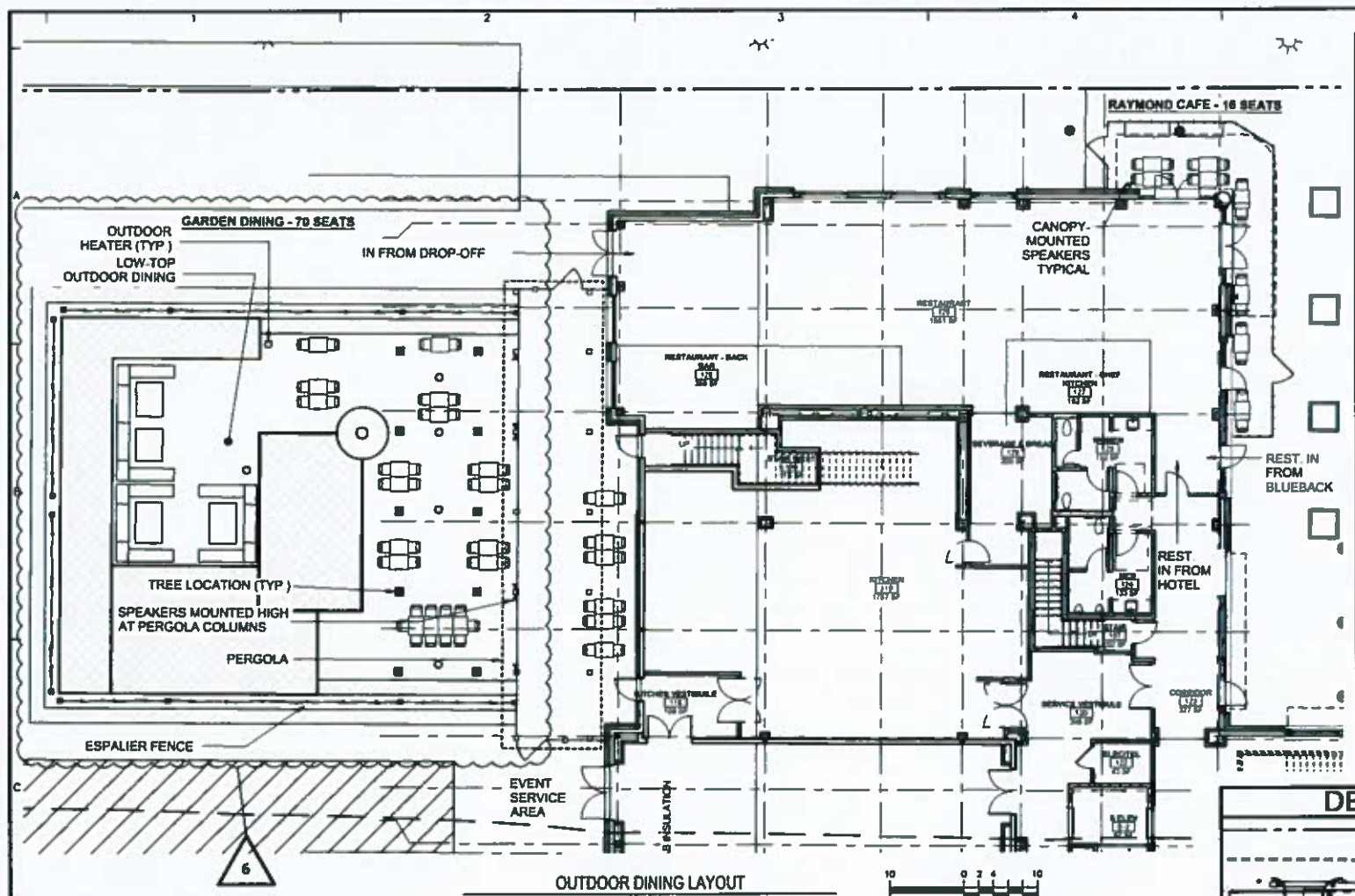
Drawing Title

DESIGN ENHANCEMENT SITE DETAILS III

Project No. 140075201	Drawing No. DE-501
Date 02/02/2016	
Scale NOT TO SCALE	
Drawn By DTG	
CHECKED BY WKB	

LANGAN

PROJECT No. 140075201



OUTDOOR DINING LAYOUT

SCALE 1"=10'

SCALE IN FEET

OUTDOOR DINING PROTOCOL

THE DELAMAR HOTEL

1 Memorial Road, West Hartford, Connecticut

This Protocol describes the proposed outdoor dining operations for the restaurant at the Delamar Hotel ("Hotel") and compliance with the operational and maintenance requirements of Section 177-37.2 governing outdoor dining special use permits to the extent known as of the above noted date. The Outdoor Dining Plan referenced is entitled "Outdoor Dining Plan" dated May 23, 2014 as prepared by SBA Smith Buckley Architects and Langan Engineering and Environmental Services for Delamar West Hartford LLC ("Delamar"), the intended lessee and applicant for an outdoor dining special use permit for property to be known as 1 Memorial Road on which the Hotel will be situated.

A. Space definition/location.

(1) There will be two separate outdoor dining areas which will be operated by the Hotel restaurant. The first is designated as "Garden Dining" on the Outdoor Dining Plan and is directly to the south of the Hotel. The second is designated as "Raymond Café" on the Outdoor Dining Plan and abuts Raymond road on the westerly side of the Hotel, and continues around the northwest corner of the Hotel structure. The Garden Dining area boundary is defined by a 3' high espalier fence with posts measuring 1 ½" to be installed around the perimeter of the formal garden area. Two gated entrances are provided. Plantings on the outside of the southern and eastern fence sections will screen the Garden Dining area from the drop-off area in the entrance drive serving the Hotel banquette facility. A pergola to be located adjacent to the fence on the western section will provide an attractive, landscape element while preserving an open appearance along Raymond Road for the Garden Dining area.

Raymond Café will also be defined by a decorative fence of the same design, enhanced by the addition of ornamental plantings in rectangular planters to be located between the fence and the building. See details for decorative metal fence and planters on sheets LS501 and LS504 of Delamar Hotel plan set submitted for zone change/SDD/wetlands/special use permit application dated 8/15/14 ("SDD Plan Set").

(2) A permanent two tier pergola system is proposed to shelter part of the Garden Dining area. The pergolas will be fitted with a translucent roof to provide shelter in diners while maintaining an open appearance for the outdoor dining area. Tables with umbrellas will also be located outside the pergola. Tables within the Raymond Café will be sheltered under the building canopy. The fencing in both areas is intended to be a permanent design feature of the Hotel to be authorized by approval of the SDD Plan Set. A minimum six foot wide sidewalk area will remain open on the street side of the metal fencing and planters located between the Hotel building housing the restaurant and the paved portion of Raymond Road. Should this permanent design element for the outdoor Raymond Café (permanent fencing and planters) be deemed to conflict with Section 177-37.2 A(2) of the Outdoor Dining Regulation, approval of the fence and planters as described in the SDD Plan Set will constitute modification of that standard.

(3) No fire hydrants or hose couplings are obstructed.

(4) Alcoholic beverages are intended to be served. A plan of the outdoor dining area will be submitted for review to the Connecticut Department of Consumer Protection: Liquor Control Division, prior to issuance of any required state permit. Alcohol will not be able to be served in this area until a liquor permit is issued by the State of Connecticut.

(5) The outdoor dining area on Raymond Road will be maintained at a grade level that is flush with the public sidewalk.

B. Operations.

(1) The outdoor dining areas will accommodate disabled persons.

(2) Any door(s) to the outdoor dining areas from the restaurant will be self-closing.

(3) The Bloomfield - West Hartford Health District ("District") has been provided with a copy of the Outdoor Dining Plan and ground floor restaurant plan with the kitchen area. The District will be in a position to provide written assurance of compliance with Section 177-37.2.B.(3) requirements only after the restaurant kitchen has been constructed and inspected. Therefore, the requirement to secure written confirmation of compliance from the District will need to be a condition of approval. The final kitchen and outdoor dining plans will be adjusted as needed to satisfy the District.

(4) The outdoor dining areas will be equipped with gas heated, free standing portable heaters. These will be used in combination during cooler days or evenings to provide guests with the longest possible season in which to enjoy the outdoor dining areas. The general locations of the heaters are shown on the Outdoor Dining Plan. Delamar will provide the Fire Marshal with a copy of the plans for his review and approval of the placement and operation of said heaters as well as for the storage of fuel to be used.

(5) No public address/announcement system will be used in the outdoor dining areas. Low level background music will be provided utilizing speakers with separate volume control. The location of speakers (mounted on building canopy in the Raymond Café, and on the pergola columns in the Garden Dining area) is shown on the Outdoor Dining Plan. Sound levels will be maintained below the maximum limits outlined in the town's sound ordinance (55 db at property line prior to 10:00 pm and 45 db after 10:00 pm).

(6) Patrons in the outdoor dining areas will be regularly monitored to ensure that they do not disturb persons beyond the Hotel premises. Any patron acting in an inappropriate manner or causing a disruption will, at a minimum, be asked to cease such behavior. If necessary, the patron will be asked to leave.

(7) The outdoor dining areas will not be used between the hours of 12:00 AM and 7:00 AM.

(8) Only service animals will be permitted within the outdoor dining areas.

(9) Lighting levels will be designed for adequate illumination of the outdoor dining area and will be non intrusive.

C. Maintenance.

(1) Both the Garden Dining area and the Raymond Café will be accessory to a full service restaurant with wait staff servicing both outdoor dining areas. The outdoor dining areas will be kept clear of litter food scraps or soiled dishes and utensils at all times. They will be swept daily and additionally as needed, and steam cleaned or otherwise cleaned regularly, all as befitting a luxury boutique hotel site.

(2) Trash receptacles will be emptied when full and at the end of each business day.

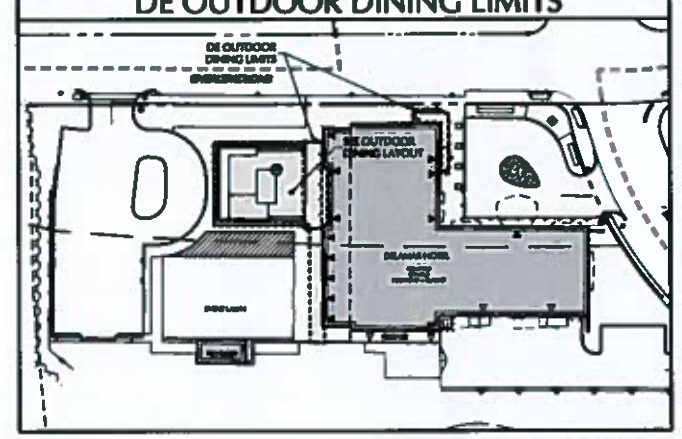
(3) Umbrellas will be used to provide shade to tables in the outdoor dining areas. The drip edge will be located at least seven feet above the ground. A detail of the typical umbrella to be used is provided on LS505. No advertising will be applied to the umbrellas.

(4) Any outdoor furniture, including the umbrellas, shall be of durable commercial-grade materials, sufficiently weighted to avoid displacement by wind.

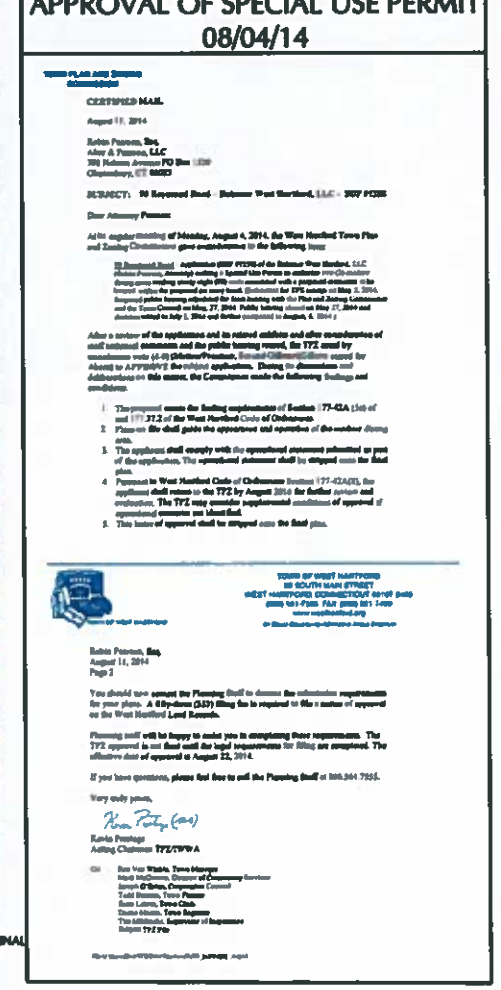
(5) During colder months when the outdoor dining areas are not in use, all non-permanent features, including outdoor furniture, will be stored. The decorative perimeter fencing for the Raymond Café, and the proposed planters to the extent they are planted and maintained as a seasonal design element to enhance the streetscape, will remain in place on the Hotel premises should these design elements be authorized for the outdoor dining areas pursuant to the SDD Plan. The outdoor area furniture, and planters if they are not used in the outdoor dining off-season, will be stored within the Hotel.

This Protocol, in conjunction with other materials provided for this outdoor dining permit application, is provided to address the Code Section 177-37.2 requirements pertaining to outdoor dining service for Delamar Hotel and will be updated prior to the public hearing with additional design details, review by the Health District, and as otherwise may be needed in response to staff review comments.

DE OUTDOOR DINING LIMITS



APPROVAL OF SPECIAL USE PERMIT 08/04/14



CERTIFIED MAIL

August 11, 2014

Robin Pearson, Esq.
Alter & Pearson, LLC
701 Hebron Avenue PO Box 1230
Glastonbury, CT 06033

SUBJECT: 90 Raymond Road – Delamar West Hartford, LLC – SDP #2388

Dear Attorney Pearson:

At its regular meeting of Monday, August 4, 2014, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

90 Raymond Road – application SDP #2388 of the Delamar West Hartford, LLC (Robin Pearson, Attorney) seeking a Special Use Permit to enhance pre-Commission dining area making every right (R) made amended with a proposed extension to the longest within the proposed on more hotel. Extension for EPE notice on May 3, 2014. Suggested public hearing scheduled for June hearing with the Plan and Zoning Commission and the Town Council on May 27, 2014. Public hearing closed on May 27, 2014 and decision tabled to July 1, 2014 and further continued to August 4, 2014.)

After a review of the application and its related exhibits and after consideration of staff submitted comments and the public hearing record, the TPZ acted by unanimous vote (4-0) (Gibbons/Pearson, Second-Gibbons/Gilbert) to approve APPROVE the original application. During its discussions and deliberations on this matter, the Commission made the following findings and conditions.

1. The proposal meets the footing requirements of Section 177-42A (1)(a) of and 177-37.2 of the West Hartford Code of Ordinances.
2. Plans on file shall guide the appearance and operation of the outdoor dining area.
3. The applicant shall comply with the operational statements submitted as part of the application. This operational statement shall be stripped onto the final plan.
4. Pursuant to West Hartford Code of Ordinances Section 177-42A(8), the applicant shall return to the TPZ by August 2014 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
5. This letter of approval shall be stripped onto the final plan.

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2431
(860) 561-7555 FAX (860) 561-7450
www.westhartford.org

Robin Pearson, Esq.
August 11, 2014
Page 2

You should now contact the Planning Staff to discuss the submission requirements for your plans. A 60-day-time (LED) filing fee is required to file a notice of approval on the West Hartford Land Records.

Planning staff will be happy to assist you in completing these requirements. The TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is August 22, 2014.

If you have questions, please feel free to call the Planning Staff at 860.561.7555.

Very truly yours,

Kevin Fitzgerald (ms)

Kevin Fitzgerald
Acting Chairman TPZ/TWWA

Cc: Sam Van Winkle, Town Manager
Mark McGowan, Director of Community Services
Joseph O'Brien, Corporation Counsel
Todd Dumas, Town Planner
Sam Lavery, Town Clerk
Diane Adams, Town Engineer
Tim Mikkelsen, Inspector of Inspectors
Subject TPZ File

2/10/2017	SDD AMENDMENT	6
2/02/2017	OUTDOOR DINING REVISION	5
1/19/2017	REVISED GARDEN LAYOUT	4
8/22/2014	SDD APPROVAL	3
5/23/2014	TOWN COMMENTS	2
5/22/2014	TOWN COMMENTS	1

REVISIONS

NOTE: COLOR TO BE DETERMINED BY ARCHITECT AND RESTAURANT OWNERS.

BOSE 251 ENVIRONMENTAL SPEAKERS

SCALE NTS

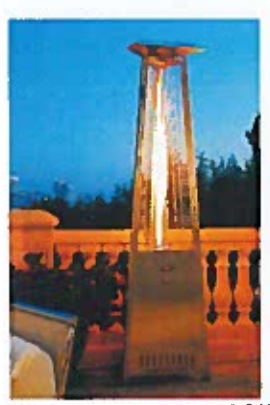
ESPALIER FENCE

SCALE NTS

NOTE: COLOR AND FINISH TO BE DETERMINED BY PROJECT LANDSCAPE ARCHITECT AND RESTAURANT OWNERS.

24" SQUARE TABLE BY OXFORD GARDEN (TBD)

SCALE NTS



NOTE: FINAL PRODUCT TO BE DETERMINED BY PROJECT LANDSCAPE ARCHITECT AND RESTAURANT OWNERS.

LAVA HEAT 2G OUTDOOR PROPANE SPACE HEATER

SCALE NTS

NOTE: COLOR TO BE DETERMINED BY PROJECT LANDSCAPE ARCHITECT AND RESTAURANT OWNERS.

SUNBRELLA 7'-4" HT. MARKET UMBRELLA BY OXFORD GARDEN

SCALE NTS

NOTE: FINAL PRODUCT TO BE DETERMINED BY PROJECT LANDSCAPE ARCHITECT AND RESTAURANT OWNERS.

TRAVARIA 39" TABLE AND CHAIRS BY OXFORD GARDEN (TBD)

SCALE NTS

NOTE: FINAL PRODUCT TO BE DETERMINED BY PROJECT LANDSCAPE ARCHITECT AND RESTAURANT OWNERS.

WINCHESTER RANGE BY ELEMENTS HOME AND GARDEN (TBD)

SCALE NTS

NOTE: SMOOTH FINISH (TYPE T-6). COLOR BLACK. FINAL SELECTION TO BE DETERMINED BY PROJECT LANDSCAPE ARCHITECT/ ARCHITECT.

PLANTERS

SCALE NTS

MICHAEL SZURA
CERTIFIED LANDSCAPE ARCHITECT
CT Lic. No. LA 001339

LANGAN

565 Long Wharf Drive, New Haven, CT 06511
T 203.562.5771 F 203.776.8142 www.langan.com

NEW JERSEY NEW YORK WASHINGTON CALIFORNIA
PENNSYLVANIA CONNECTICUT FLORIDA

ABU DHABI ABUDHABI DOHA
DUBAI QATAR

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan International LLC
Operations known as Langan

Project

DELAMAR HOTEL

1 MEMORIAL ROAD

WEST HARTFORD CONNECTICUT

Drawing Title

DESIGN ENHANCEMENT OUTDOOR DINING PLAN

NOT FOR CONSTRUCTION

Project No. 140079201	Drawing No. DE505
Date 08/6/2014	
Scale AS NOTED	
Drawn By JA	
CHECKED BY MH	

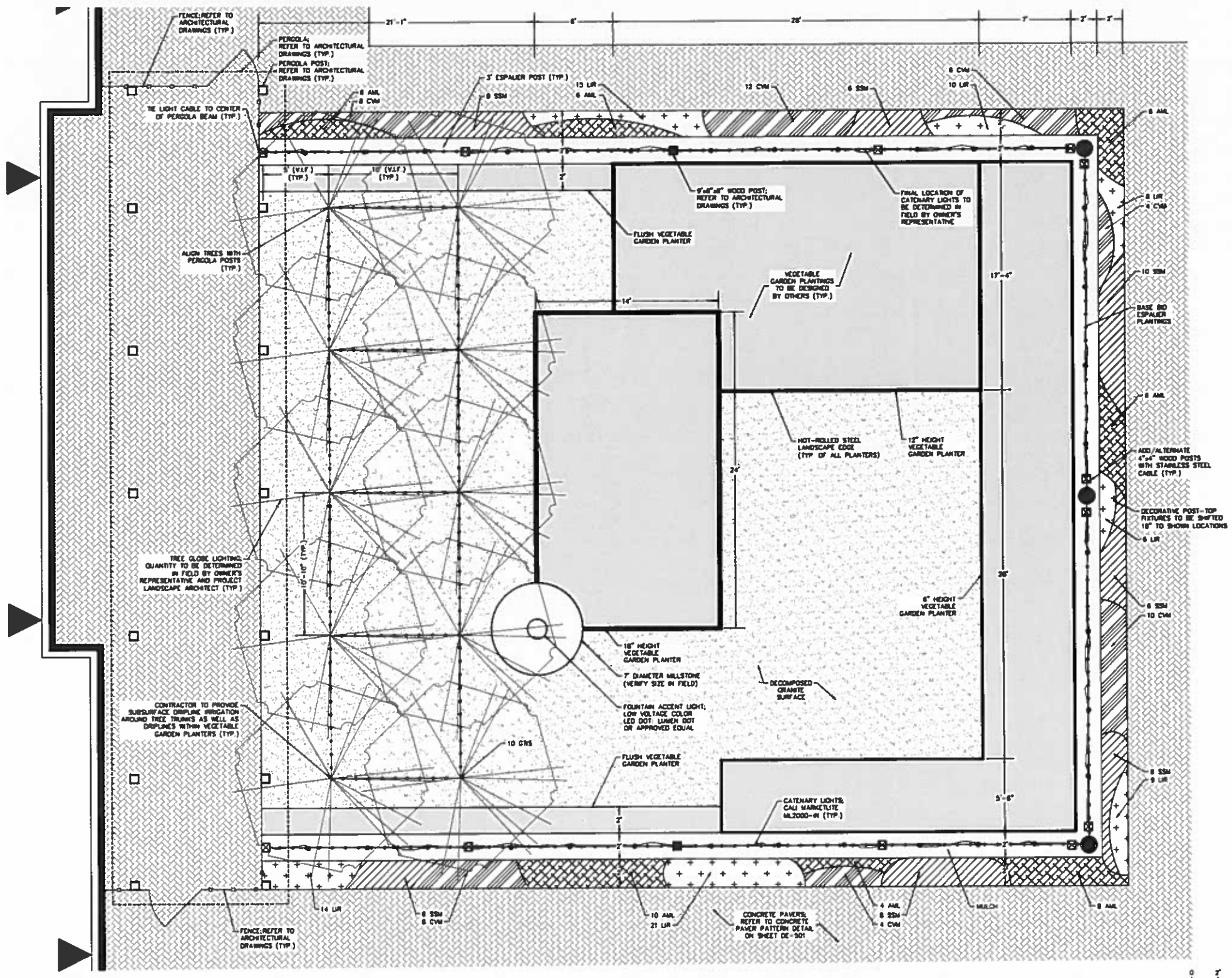
LANGAN

PROJECT No. 140079201

OUTDOOR DINING PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREE(S)						
GTIS	10	GLEDITSIA TRIANCANTHOS VAR. INERMIS "SHADEMASTER"	THORNLESS HONEYLOCUST	6" CAL.	B+B	THORNLESS AND PODLESS
ESPALIER PLANTING(S)						
–	32	SPECIES TO BE DETERMINED	SPECIES TO BE DETERMINED	B+B	CONTAINER	2-TIER CORDEN PRE-TRAINED ESPALIER PLANTINGS
GROUNDCOVER(S)						
LIR	83	LIRIOPE SPICATA	'LILYTURF'	2 GAL.	CONTAINER	spaced @ 12" o.c.
PERENNIAL(S)						
AML	47	ALLIUM MOLY "LUTEUM"	GOLDEN GARLIC	2 GAL.	CONTAINER	spaced @ 12" o.c.
CVM	54	COREOPSIS VERTICILLATA "MOONBEAM"	MOONBEAM COREOPSIS	2 GAL.	CONTAINER	spaced @ 12" o.c.
SSM	23	SALVIA 'SUPERBA 'MAYNIGHT'	MAYNIGHT MEADOW SAGE	2 GAL.	CONTAINER	spaced @ 12" o.c.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.



Date	Description	No.
02/10/17	SDD AMENDMENT	1

REVISIONS

LANGAN

565 Long Wharf Drive, New Haven, CT 06511
T 203.562.9771 F 203.786.6142 www.langan.com

NEW JERSEY NEW YORK VIRGINIA CALIFORNIA
PENNSYLVANIA CONNECTICUT FLORIDA
ABU DHABI ATHENS DOHA
DUBAI ISTANBUL

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan International LLC
Geotechnical Branch of Langan

Project

DELAMAR HOTEL

1 MEMORIAL ROAD

WEST HARTFORD CONNECTICUT

Drawing Title

DESIGN ENHANCEMENT OUTDOOR DINING LAYOUT

Project No. 140075301

Date 05/13/2015

Scale 1" = 1'-0"

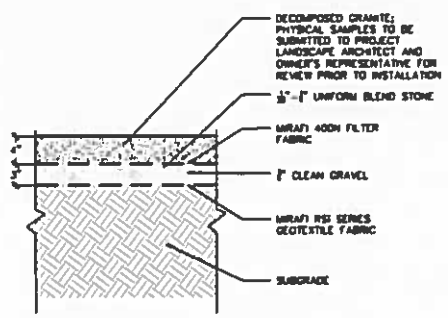
Drawn By JA

CHECKED BY MH

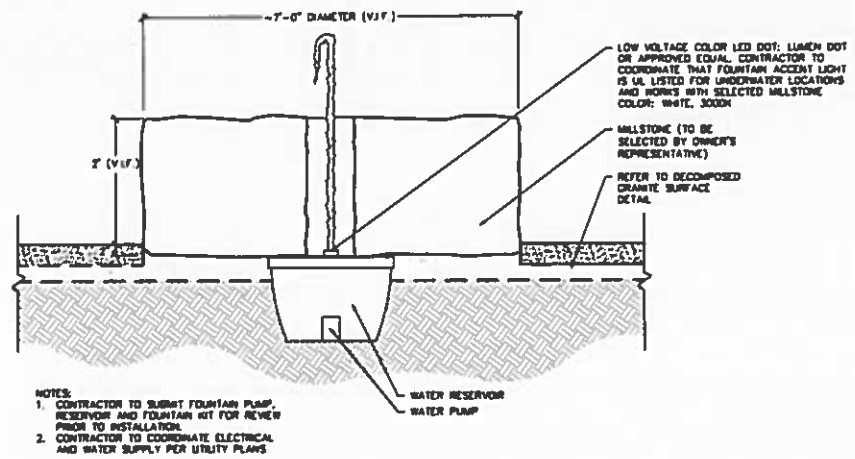
Drawing No. DE506

LANGAN

PROJECT No. 140075301

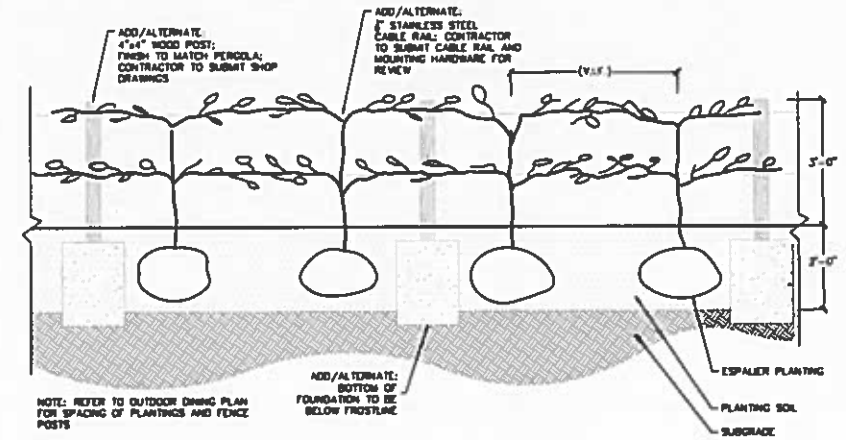


1 DECOMPOSED GRANITE SURFACE
1" = 1'-0"

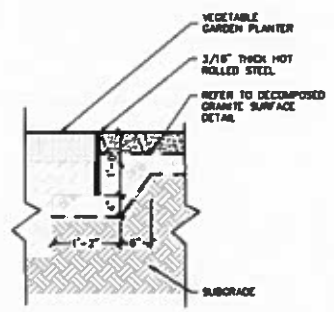


NOTES:
1. CONTRACTOR TO SUBMIT FOUNTAIN PUMP, RESERVOIR AND FOUNTAIN KIT FOR REVIEW PRIOR TO INSTALLATION.
2. CONTRACTOR TO COORDINATE ELECTRICAL AND WATER SUPPLY PER UTILITY PLANS

2 MILLSTONE WATER FEATURE
N.T.S.

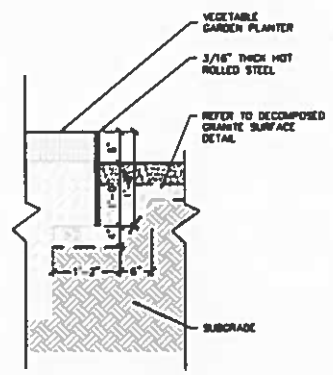


3 ESPALIER PLANTINGS
1/2" = 1'-0"



NOTE:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR MATERIAL, LAYOUT, AND WELDING CONNECTION
2. PHYSICAL SAMPLE AND WELD SHALL BE SUBMITTED FOR REVIEW BY THE DESIGN TEAM PRIOR TO INSTALLATION
3. WELDING CONTRACTOR SHALL BE AWS CERTIFIED WITH A MINIMUM 3 YEARS EXPERIENCE

4 FLUSH HOT-ROLLED STEEL LANDSCAPE EDGE
3/4" = 1'-0"



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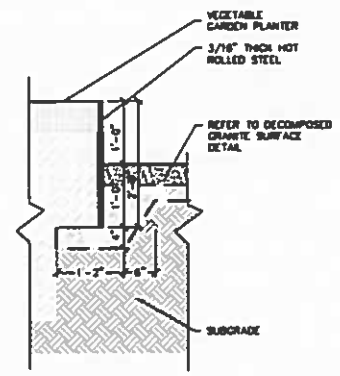
2. PHYSICAL SAMPLE AND WELD SHALL BE SUBMITTED FOR REVIEW BY THE DESIGN TEAM PRIOR TO INSTALLATION
3. WELDING CONTRACTOR SHALL BE AWS CERTIFIED WITH A MINIMUM 3 YEARS EXPERIENCE

5 6" HOT-ROLLED STEEL LANDSCAPE EDGE
3/4" = 1'-0"



NOTE:
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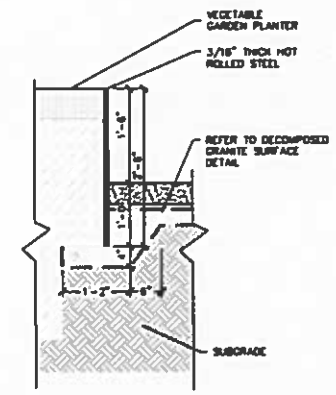
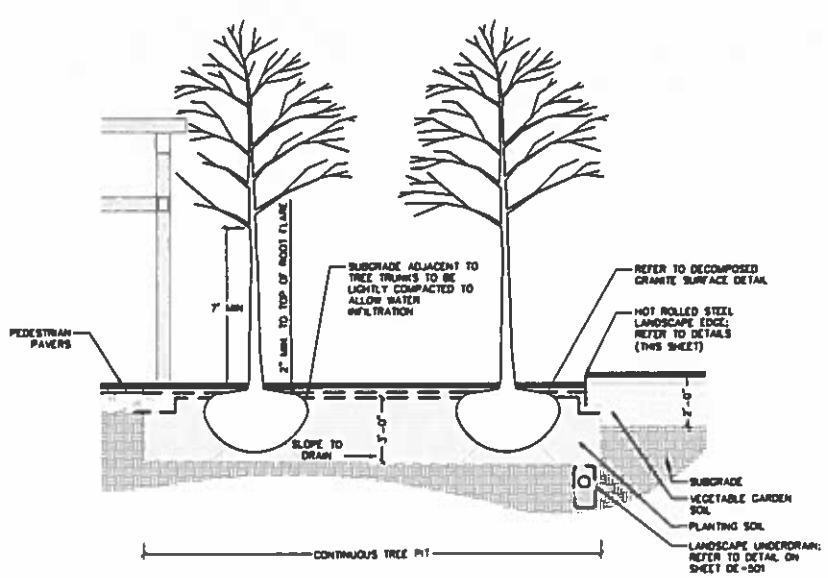
2. PHYSICAL SAMPLE AND WELD SHALL BE SUBMITTED FOR REVIEW BY THE DESIGN TEAM PRIOR TO INSTALLATION
3. WELDING CONTRACTOR SHALL BE AWS CERTIFIED WITH A MINIMUM 3 YEARS EXPERIENCE

6 12" HOT-ROLLED STEEL LANDSCAPE EDGE
3/4" = 1'-0"

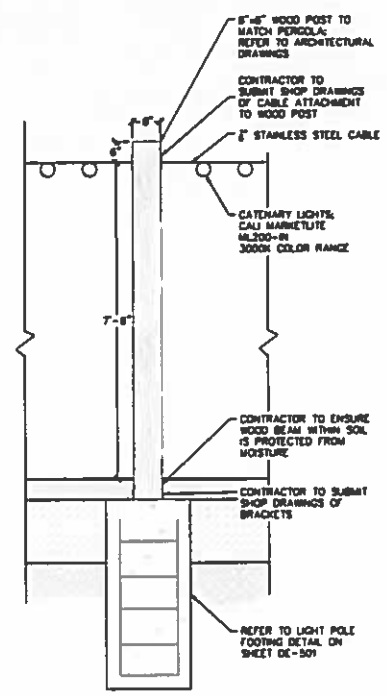


NOTE:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR MATERIAL, LAYOUT, AND WELDING CONNECTION
2. PHYSICAL SAMPLE AND WELD SHALL BE SUBMITTED FOR REVIEW BY THE DESIGN TEAM PRIOR TO INSTALLATION
3. WELDING CONTRACTOR SHALL BE AWS CERTIFIED WITH A MINIMUM 3 YEARS EXPERIENCE

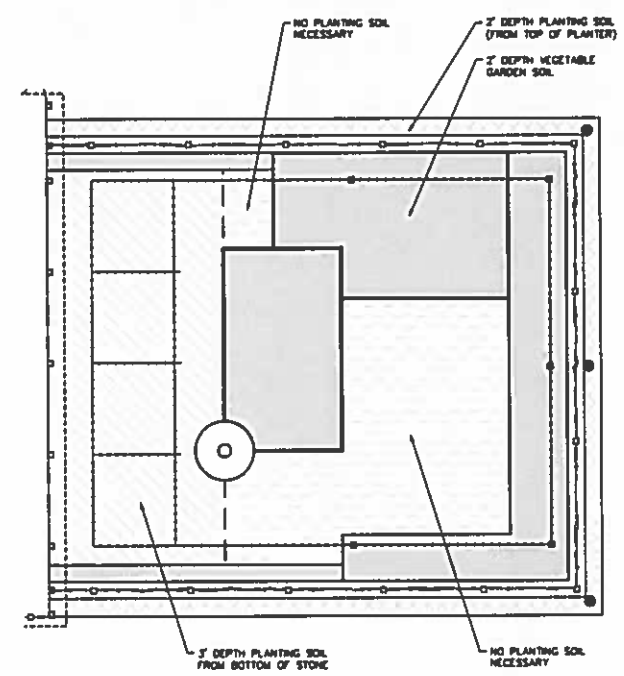
7 18" HOT-ROLLED STEEL LANDSCAPE EDGE
3/4" = 1'-0"



8 CONTINUOUS TREE PIT SECTION
1/4" = 1'-0"



9 8"x8" WOOD POST FOR CATENARY LIGHTS
1/2" = 1'-0"



VEGETABLE GARDEN SOIL

50%	SCREENED LOAM
30%	COMPOST
20%	COARSE SAND

AS SPECIFIED BY READ CUSTOM SOILS
HINGHAM, MA
(888) 473-5328

10 PLANTING SOIL TYPE DIAGRAM
N.T.S.

Date	Description	No.
02/10/17	SDD AMENDMENT	1

REVISIONS

LANGAN

Project
DELAMAR HOTEL
1 MEMORIAL ROAD
WEST HARTFORD CONNECTICUT

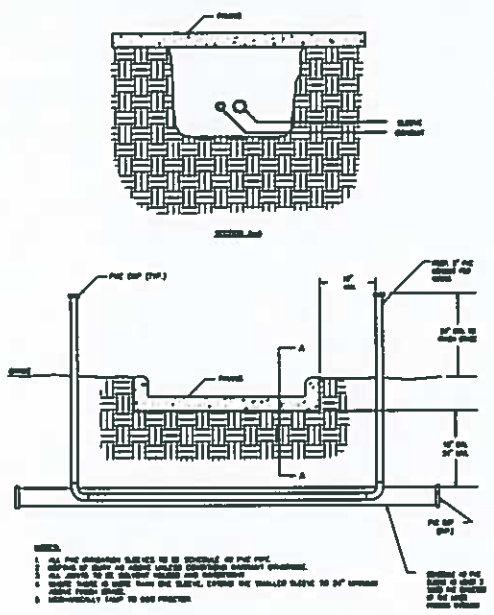
Drawing Title
DESIGN ENHANCEMENT OUTDOOR DINING DETAILS I

Project No. 140078201	Drawing No. DE507
Date 08/13/2015	
Scale AS SHOWN	
Drawn By JA	
CHECKED BY MH	

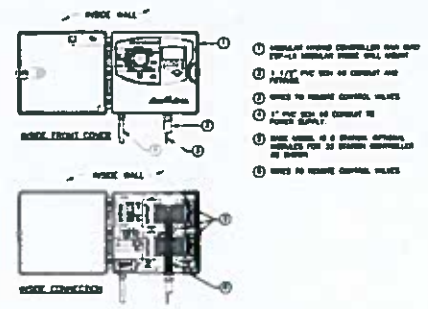
PROJECT No. 140078201

CONTRACTOR NOTE:

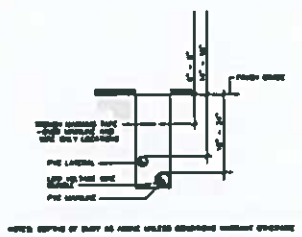
IRRIGATION NOTES:



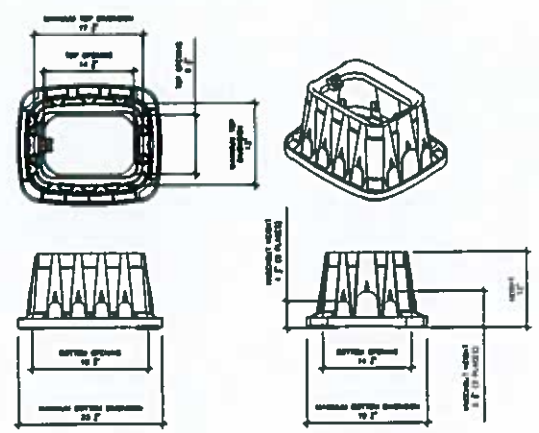
1 IRRIGATION SLEEVING DETAIL
N.T.S.



2 MODULAR HYBRID CONTROLLER
N.T.S.



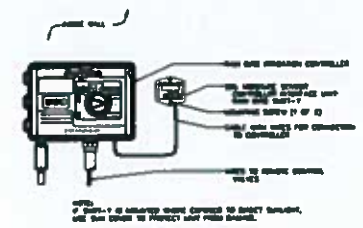
3 TRENCH DETAIL
N.T.S.



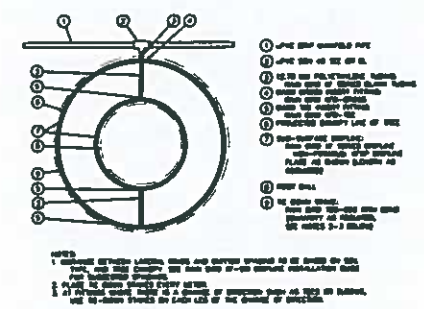
4 STANDARD VALVE BOX DIMENSIONS
N.T.S.

24" GRAPEVINE BALLS WITH LED LIGHTS
BRENA INTERNATIONAL
STOCKTON, CA 95298
(800) 772-0674

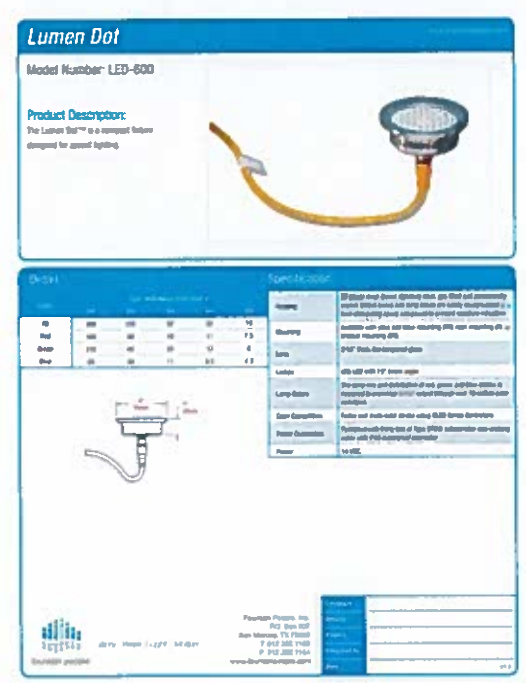
5 TREE GLOBE LIGHTS (OR APPROVED EQUAL)
N.T.S.



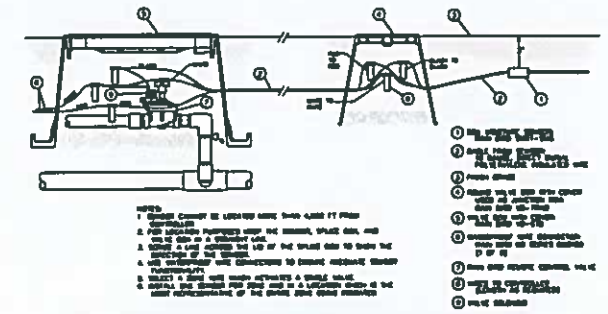
6 SOIL MOISTURE SENSOR
N.T.S.



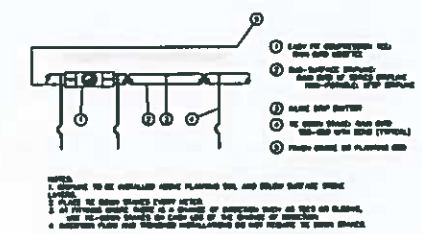
7 DRIPLINE AROUND TREE
N.T.S.



8 DECORATIVE FOUNTAIN LIGHTING (OR APPROVED EQUAL)
N.T.S.



9 SOIL MOISTURE SENSOR VALVE CONNECTION
N.T.S.



10 XFS-SUBSURFACE DRIPLINE BURIAL
N.T.S.

11 CATENARY LIGHTING (OR APPROVED EQUAL)
N.T.S.

Date	Description	No.
02/10/17	SDD AMENDMENT	1

REVISIONS

LANGAN

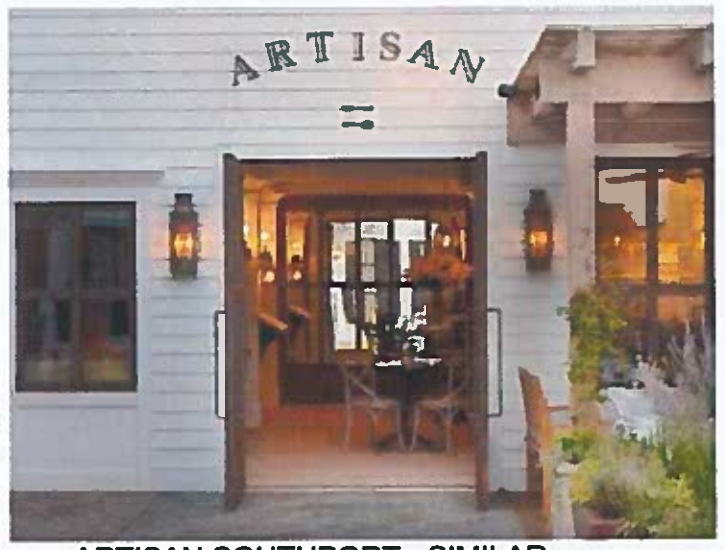
Project
DELAMAR HOTEL
1 MEMORIAL ROAD
WEST HARTFORD CONNECTICUT

Drawing Title
DESIGN ENHANCEMENT OUTDOOR DINING DETAILS II

Project No. 140079301
Date 05/13/2013
Scale AS SHOWN
Drawn By IA
CHECKED BY MH
Drawing No. DE508

LANGAN
PROJECT No. 140079301

SEE PSK-Z6 FOR ACCURATE MODEL OF TERRACE RAIL PATTERN

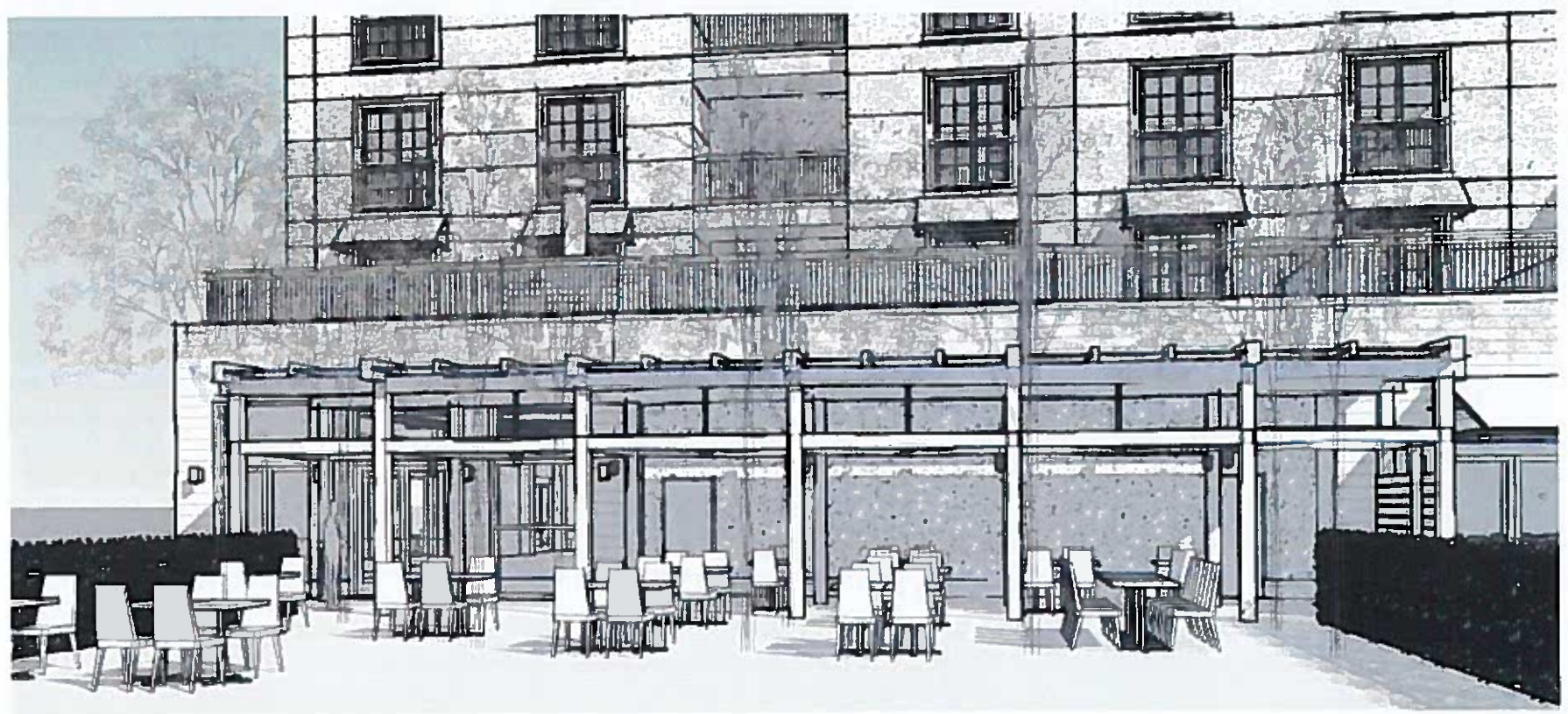


ARTISAN SOUTHPORT - SIMILAR

WOOD GATE TO MATCH PERGOLA SPECIES & FINISH

1 **VIEW FROM DROP-OFF WALK**
Scale:

LANDSCAPE, OUTDOOR DINING ELEMENTS ARE DIAGRAMMATIC - SEE CIVIL, LANDSCAPE AND OUTDOOR DINING PLANS BY LANGAN.



2 **VIEW FROM GARDEN**
Scale:

SBA
SMITH BUCKLEY ARCHITECTS
431 PINE ST SUITE 210 BURLINGTON, VT 05401
T 802.540.0323

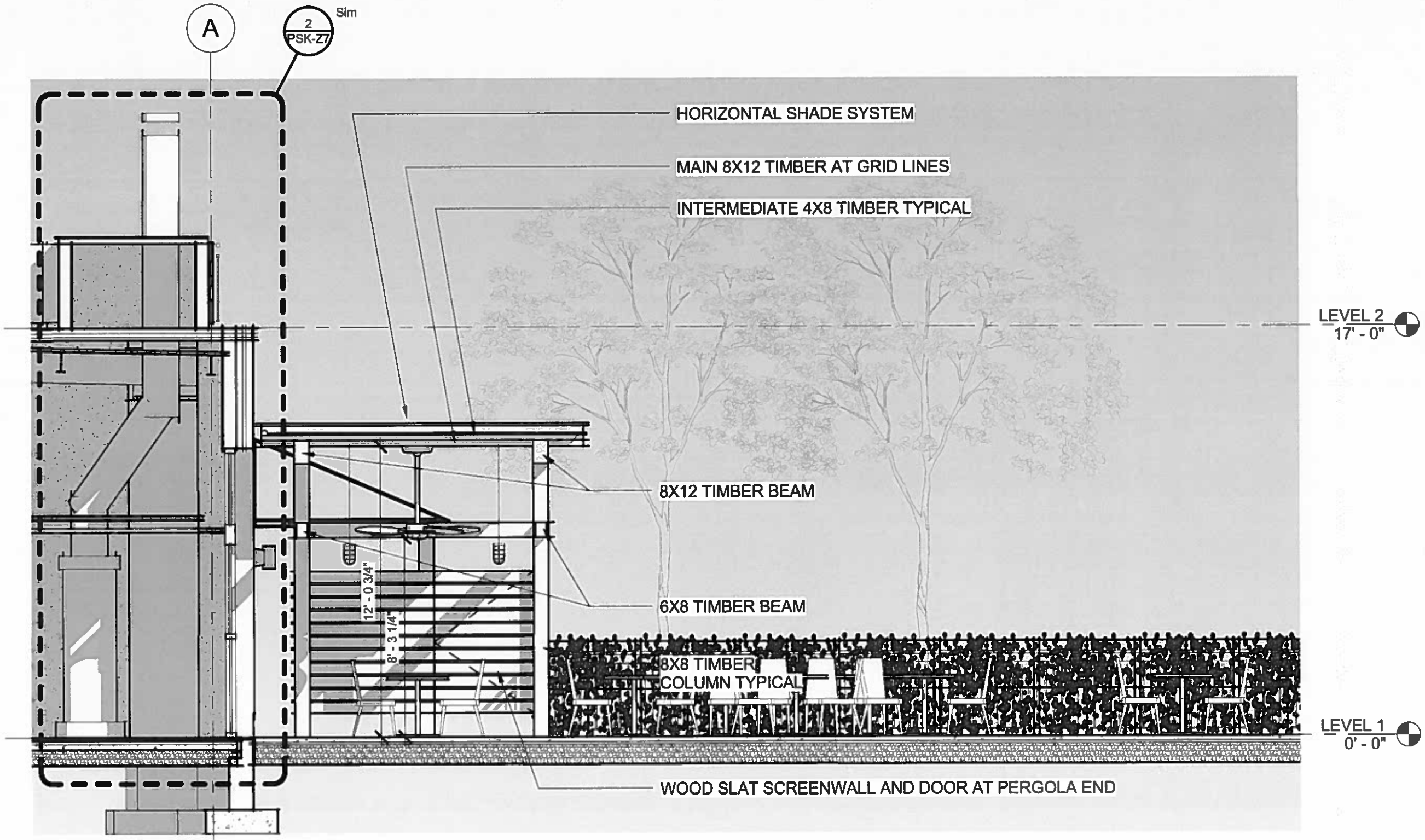
DELAMAR WEST HARTFORD
1 MEMORIAL ROAD, WEST HARTFORD, CT

SDD Amendment 2/10/17

DATE 02/10/2017
SCALE

RESTAURANT PERGOLA

PSK-Z1



1 **PERGOLA SECTION AT RESTAURANT**
Scale: 1/4" = 1'-0"

SBA
SMITH BUCKLEY ARCHITECTS
431 PINE ST SUITE 210 BURLINGTON VT 05401
P 802 540 0323

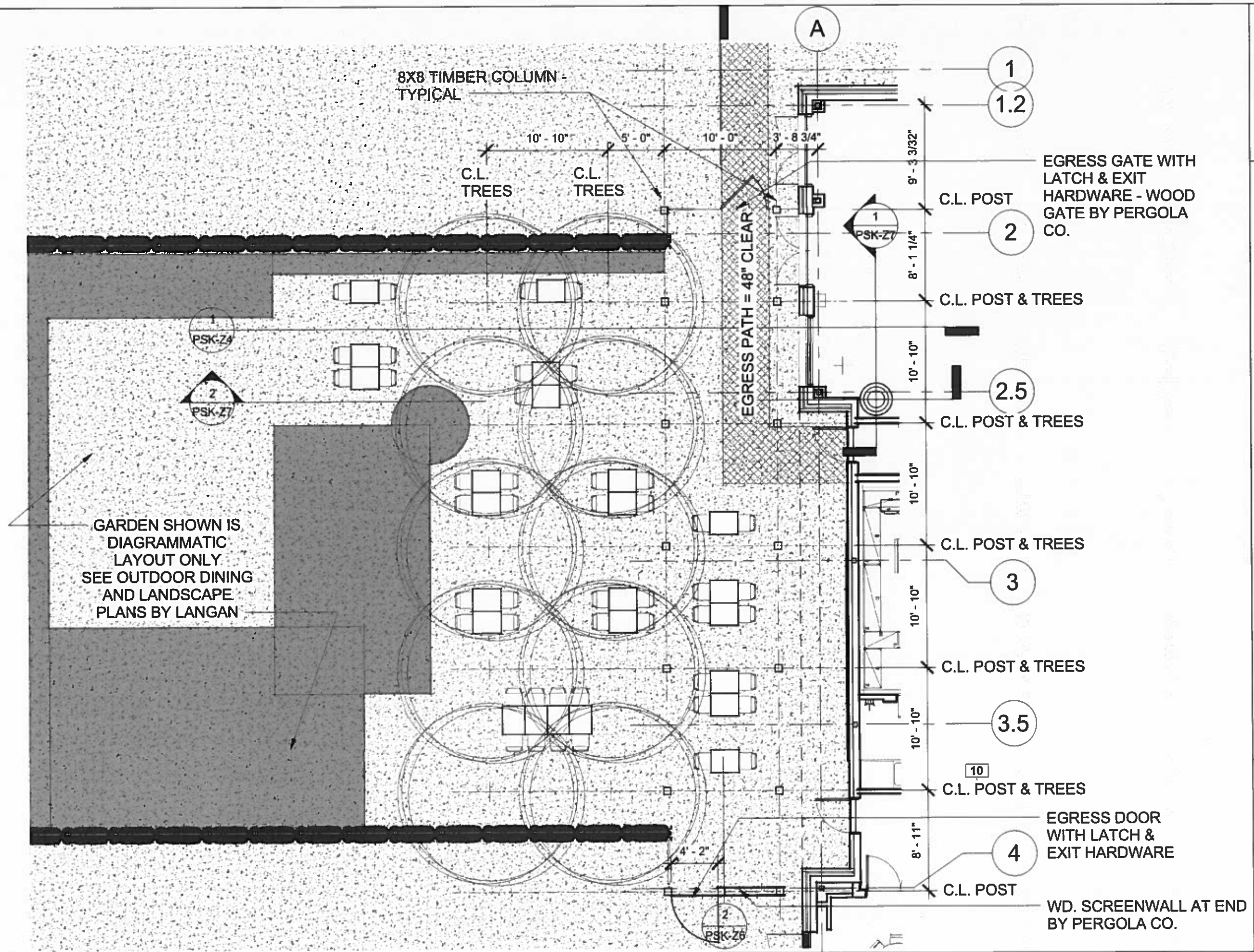
DELAMAR WEST HARTFORD
1 MEMORIAL ROAD, WEST
HARTFORD, CT

SDD
Amendment
2/10/17

DATE 02/10/2017
SCALE 1/2" = 1'-0" @24X36
1/4" = 1'-0" @11X17

PERGOLA
SECTIONS

PSK-Z4



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DELAMAR WEST HARTFORD

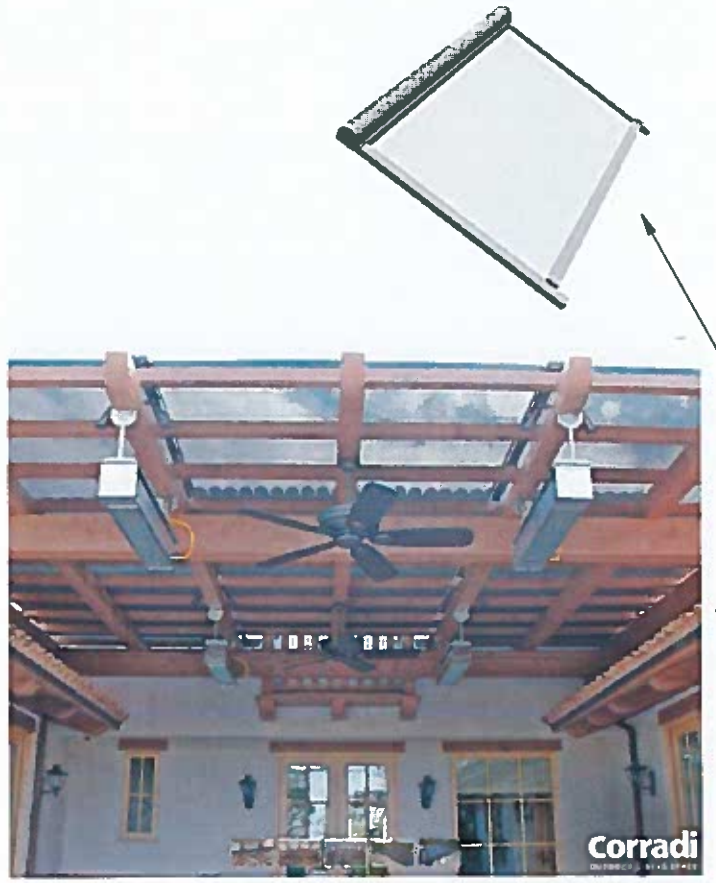
1 MEMORIAL ROAD, WEST HARTFORD, CT

SDD Amendment 2/10/17

DATE 02/10/2017
SCALE 1/4" = 1'-0" @24X36 1/8" = 1'-0" @11X17

PERGOLA PLANS

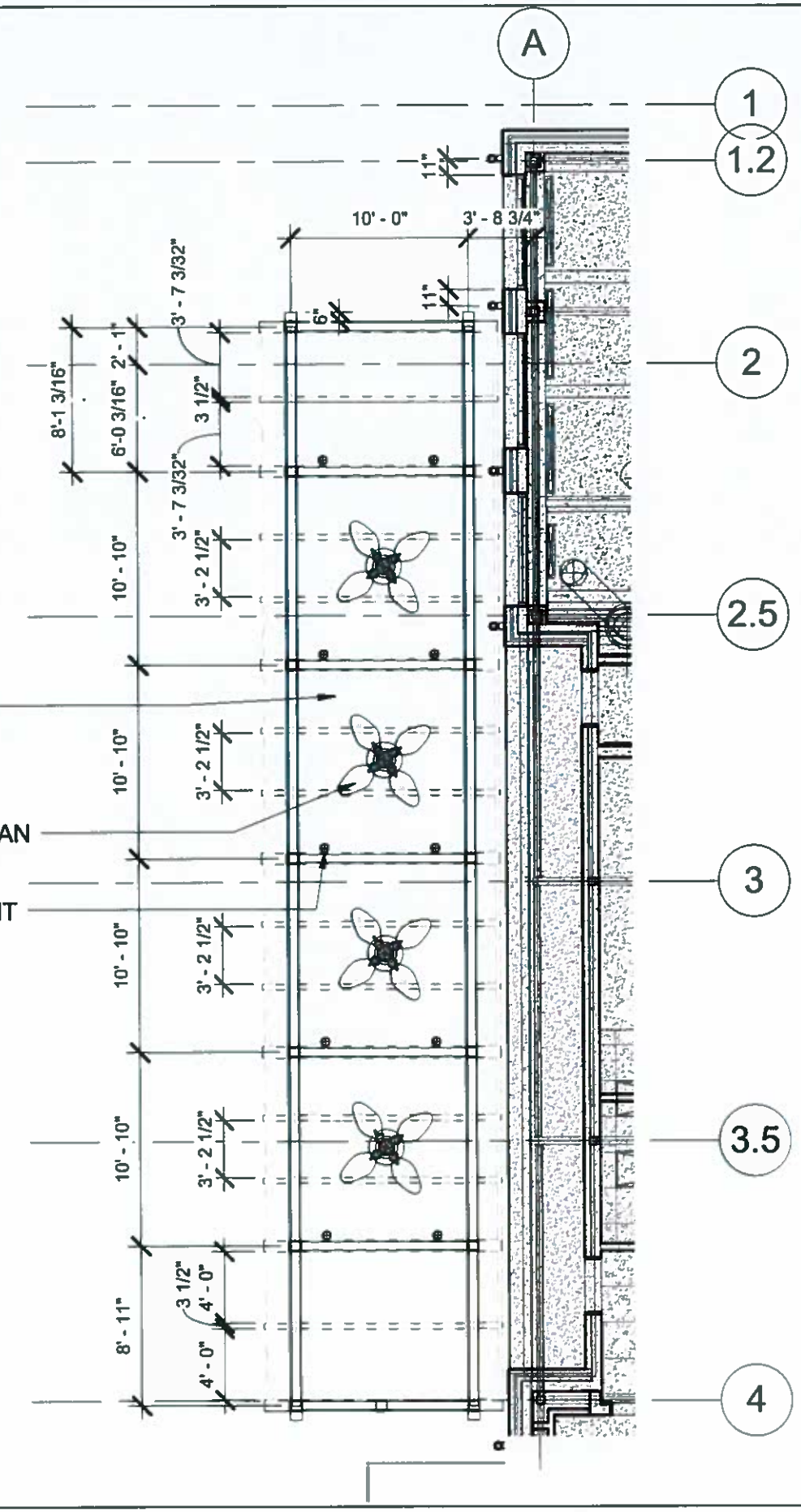
PSK-Z5



RETRACTABLE HORIZONTAL SHADE DEVICES

CEILING FAN

PENDANT LIGHT



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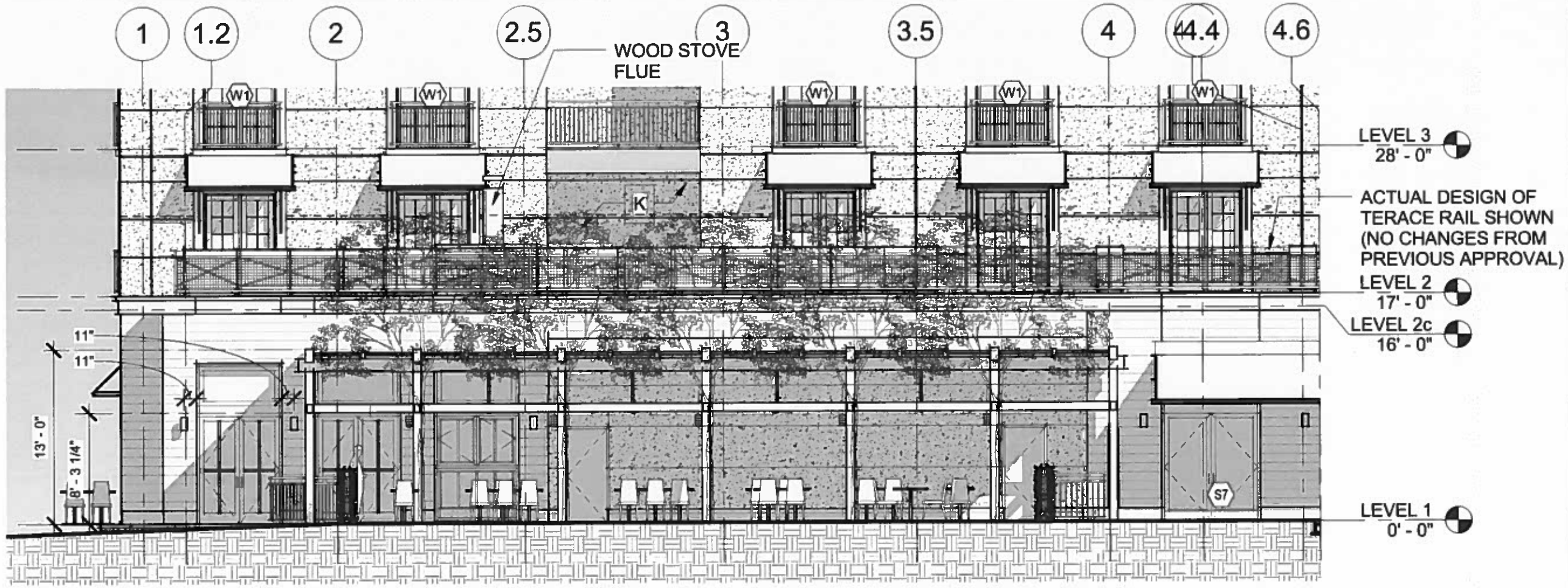
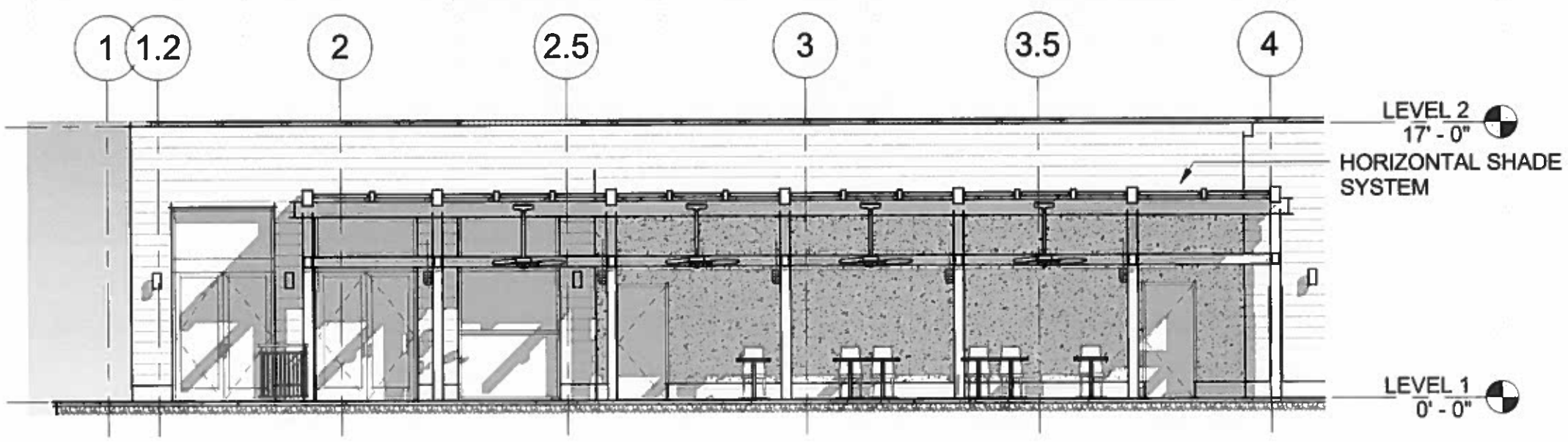
PERGOLA CEILING PLAN

PSK-Z5.1





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DATE 02/10/2017

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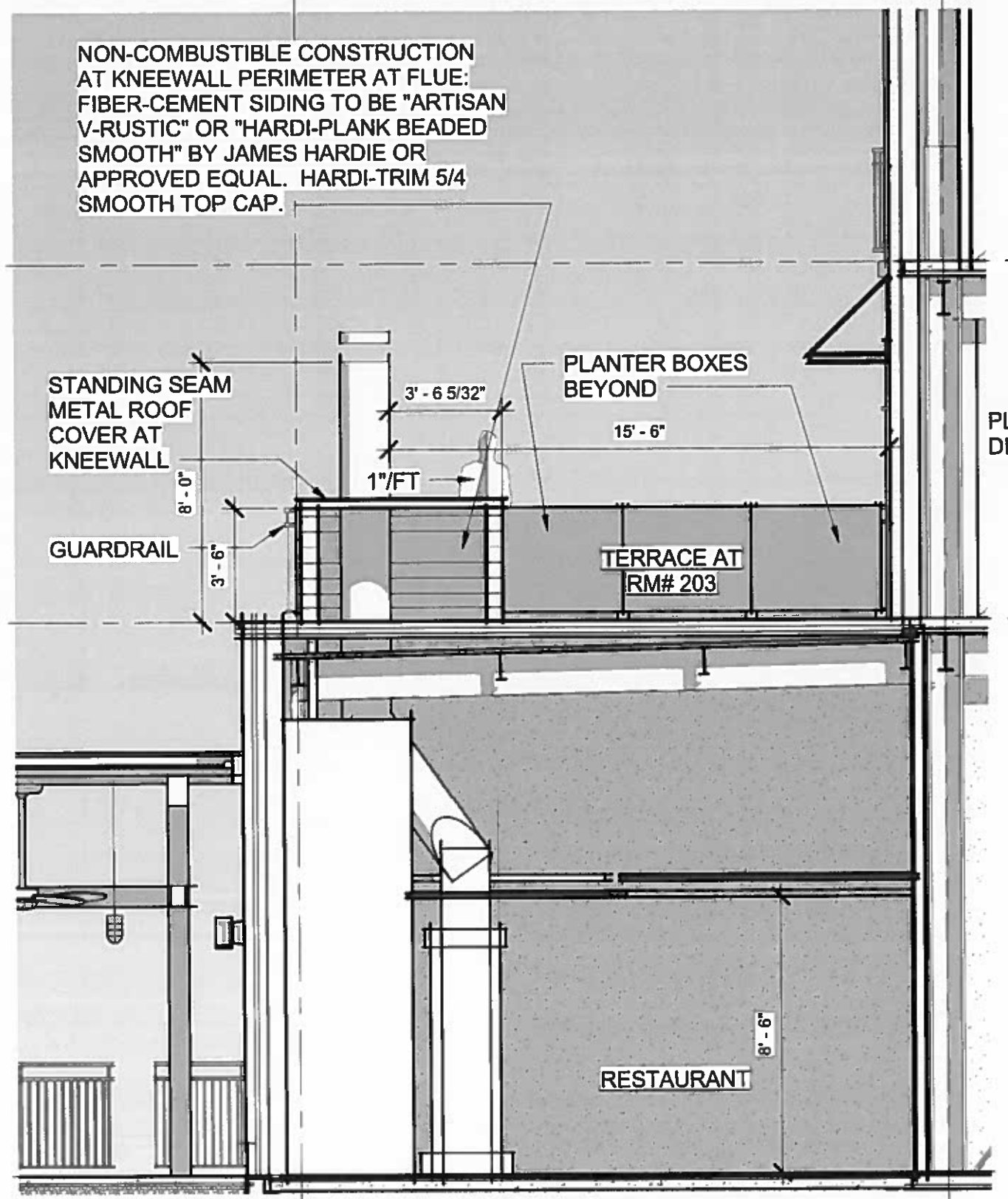
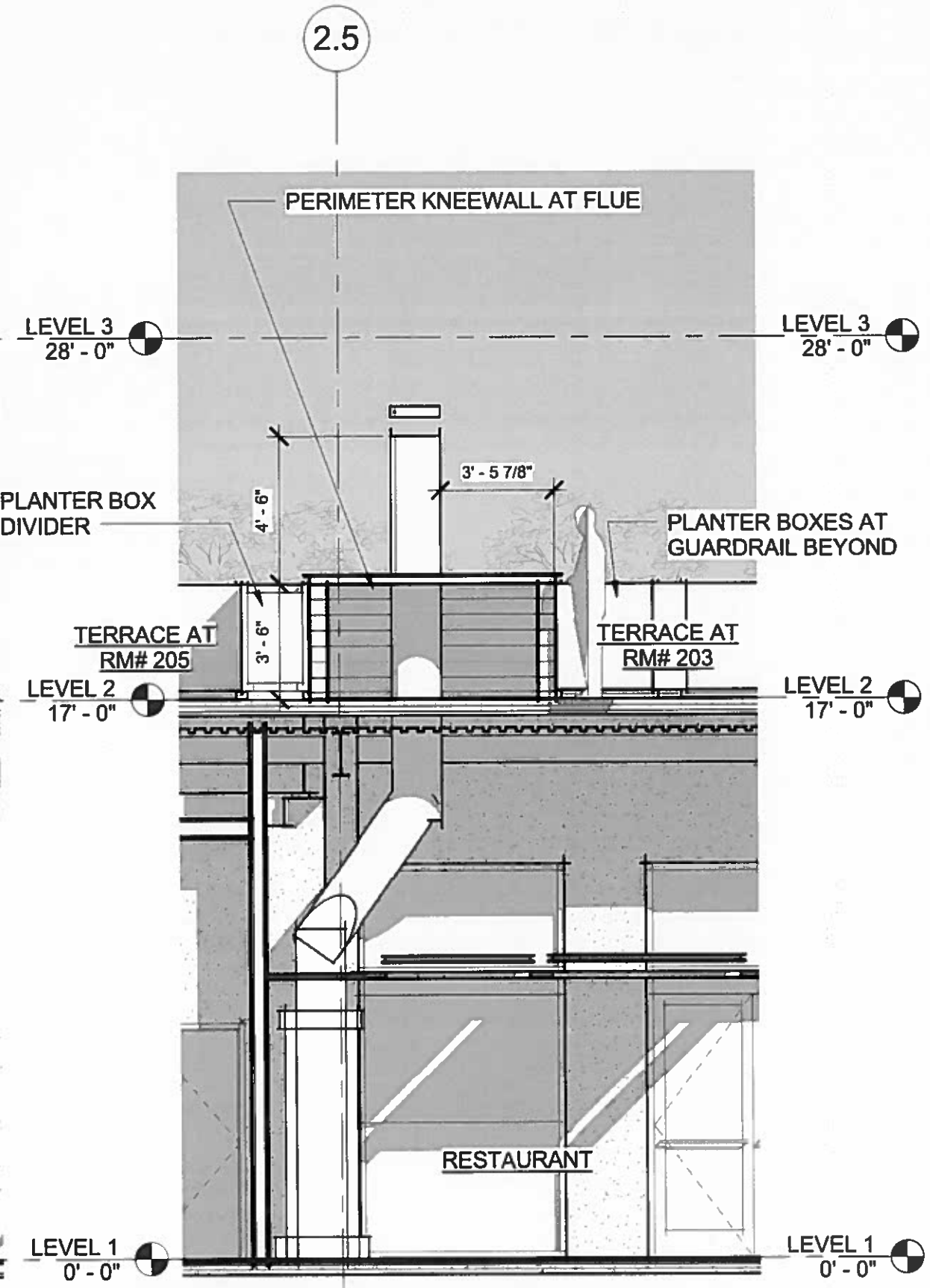
PERGOLA ELEVATION / SECTION

PSK-Z6



2 ARTISAN FLUE - SECTION - VIEW TO WEST
Scale: 1/4" = 1'-0"



1 ARTISAN FLUE - SECTION - VIEW TO SOUTH
Scale: 1/4" = 1'-0"

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DELAMAR WEST HARTFORD

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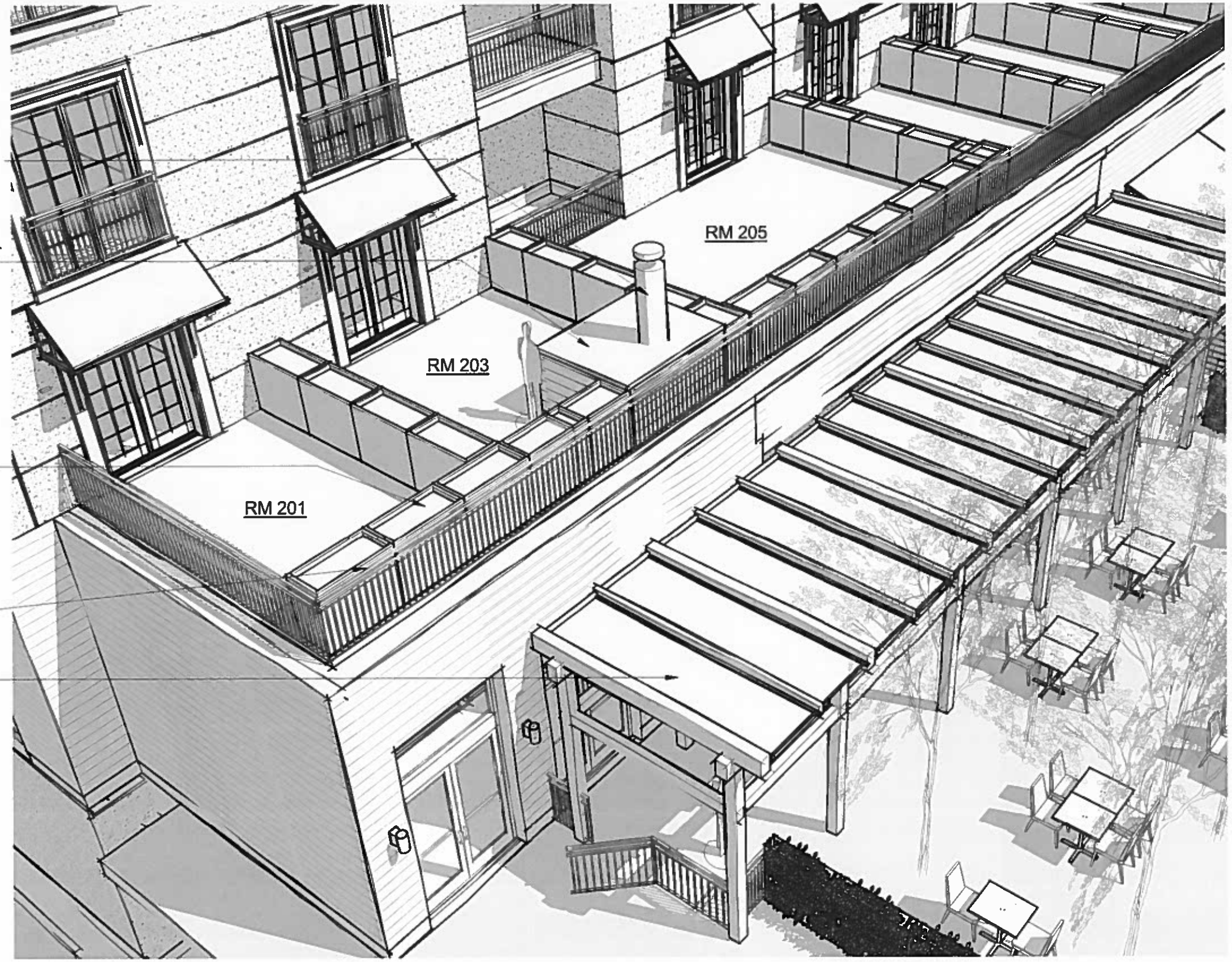
SDD
Amendment
2/10/17

DATE 02/10/2017
SCALE 1/2" = 1'-0" @24X36
1/4" = 1'-0" @11X17

ARTISAN
STOVE &
FLUE

PSK-Z7



1 **BIRDSEYE OF ARTISAN STOVE FLUE AT TERRACE**
Scale:

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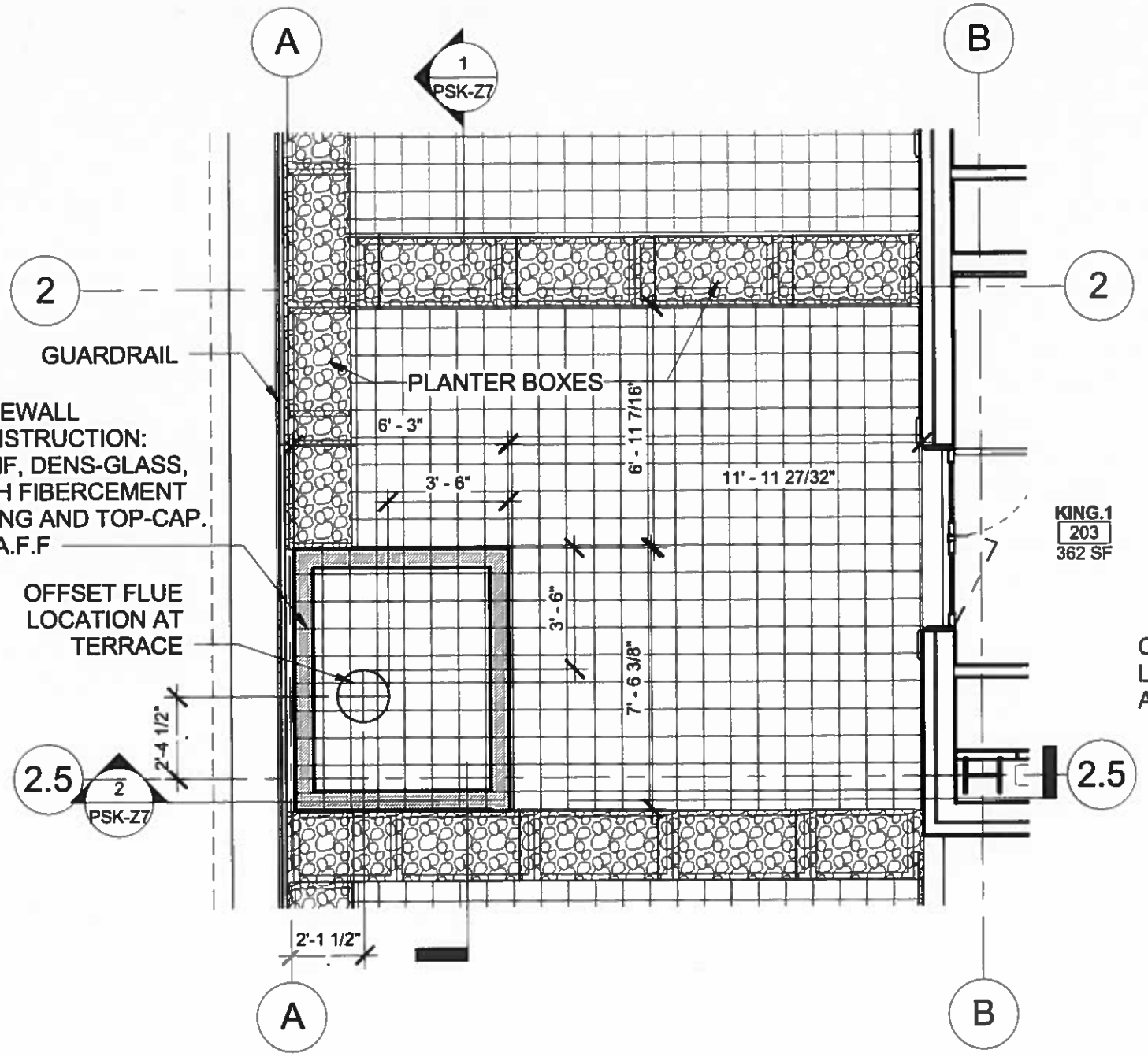
2/10/17

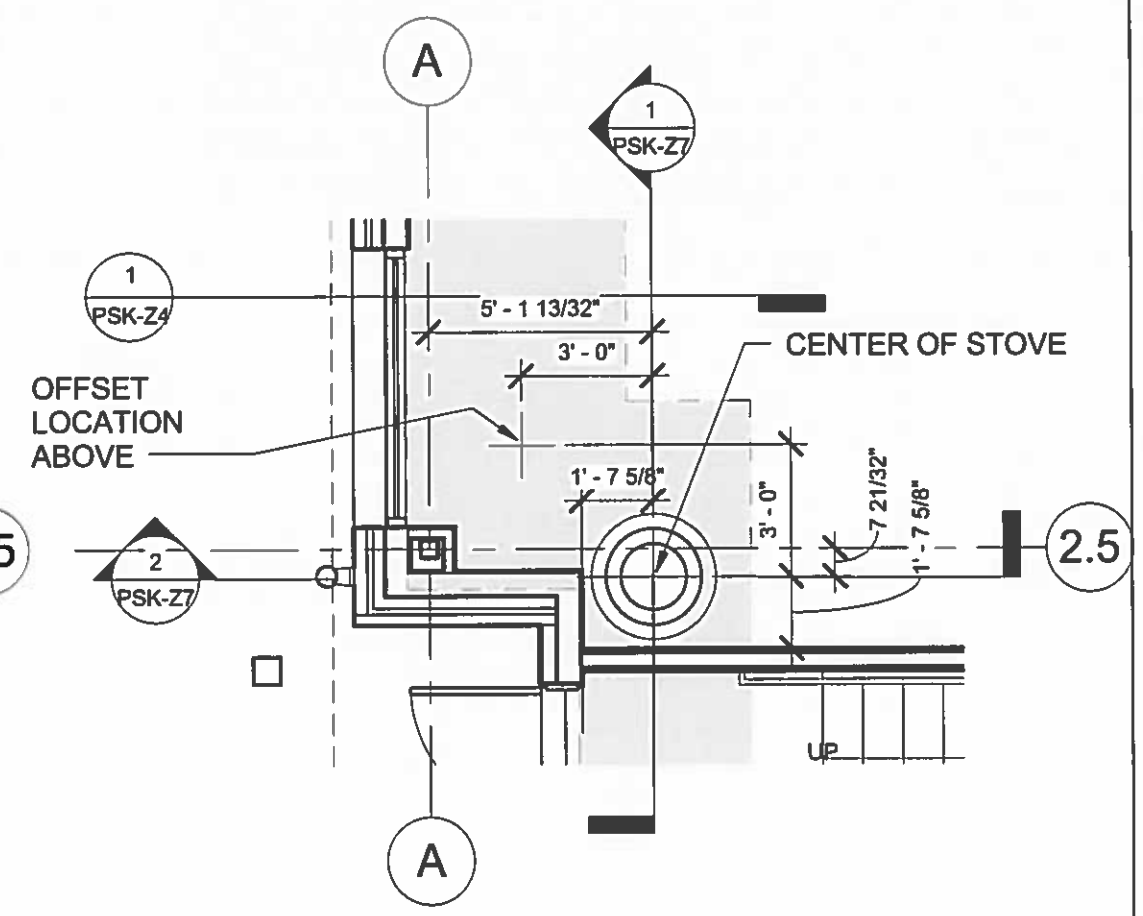
DATE 02/10/2017
SCALE

ARTISAN STOVE AND FLUE

PSK-Z8



2 ARTISAN FLUE PLAN - LEVEL 2
Scale: 1/4" = 1'-0"



1 ARTISAN FLUE PLAN - LEVEL 1
Scale: 1/4" = 1'-0"

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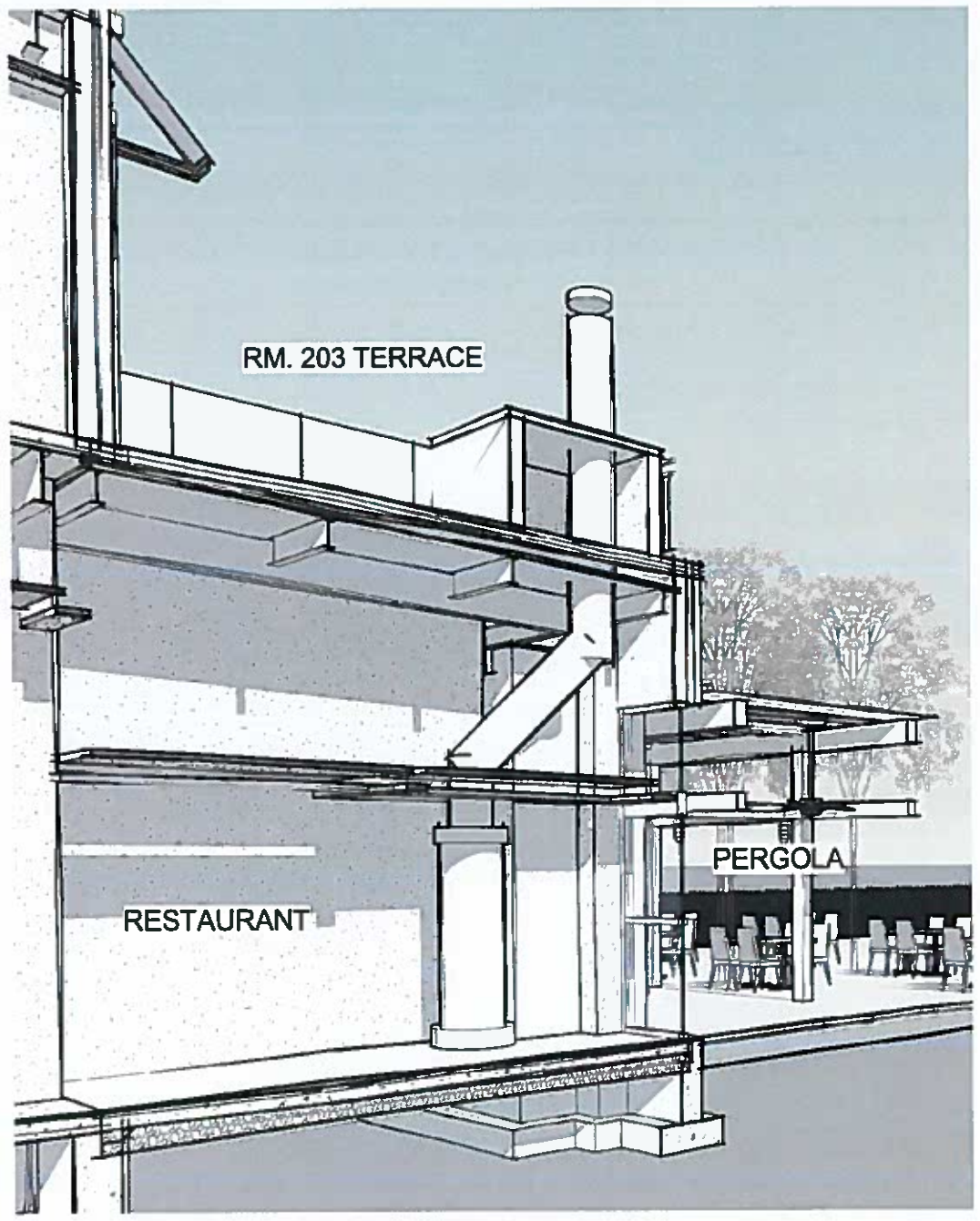
SDD Amendment 2/10/17

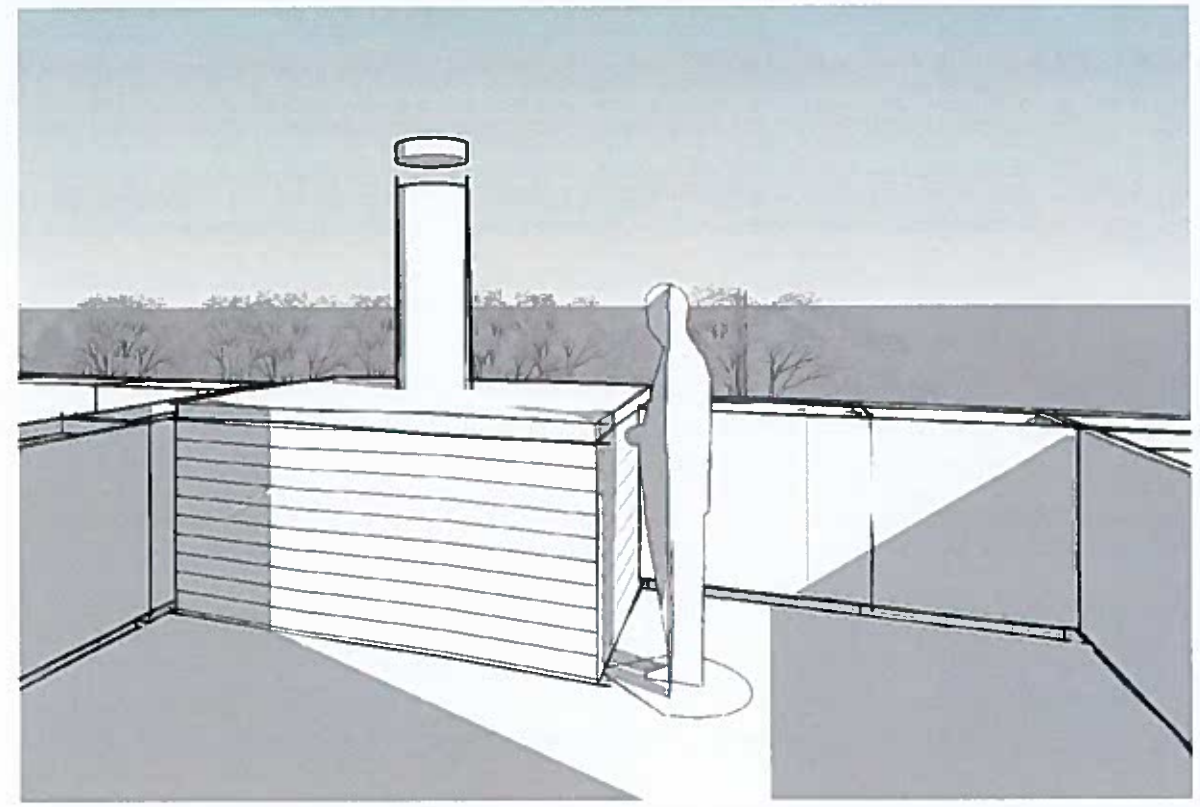
DATE 02/10/2017
SCALE 1/2" = 1'-0" @ 24X36 1/4" = 1'-0" @ 11X17

ARTISAN STOVE AND FLUE

PSK-Z9



2 **SECTION/PERSPECTIVE AT ARTISAN STOVE / FLUE**
Scale:



1 **FLUE - VIEW FROM DOORWAY AT RM 203**
Scale:

DOUBLE-WALL FLUE WITH SIMILAR MINIMALIST CAP. DECORATIVE METAL SURROUND TO BE POWDER-COATED TO MATCH THE MEDIUM BRONZE OF OTHER METALS ON THE BUILDING

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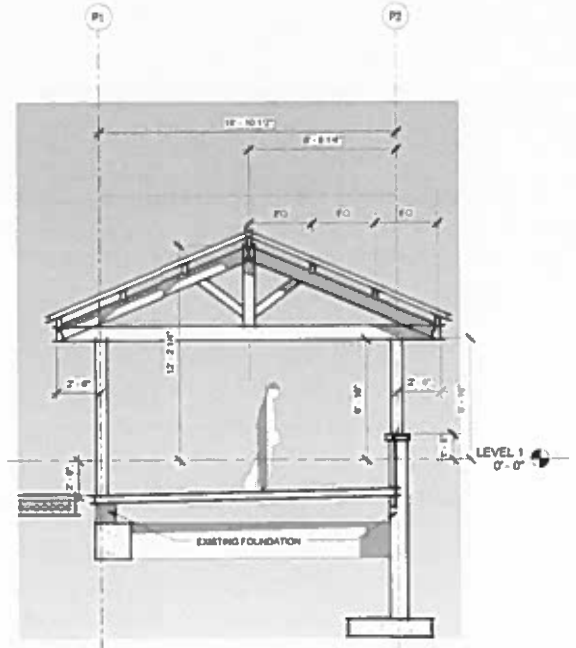
Amendment
2/10/17

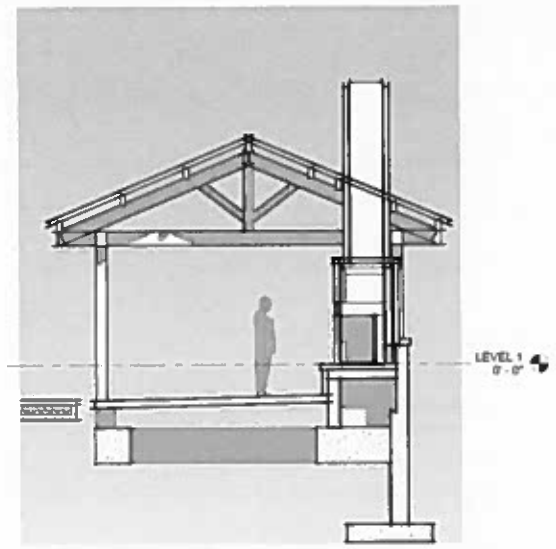
DATE 02/10/2017
SCALE

ARTISAN STOVE AND FLUE

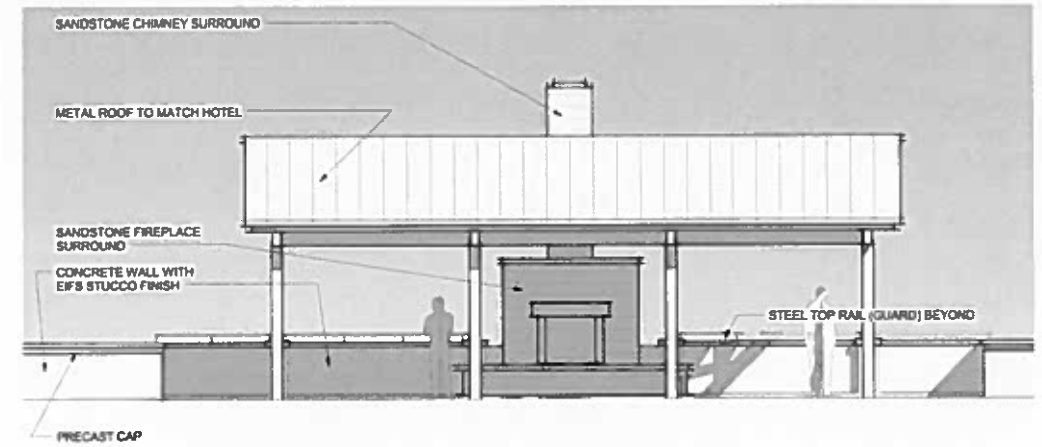
PSK-Z10



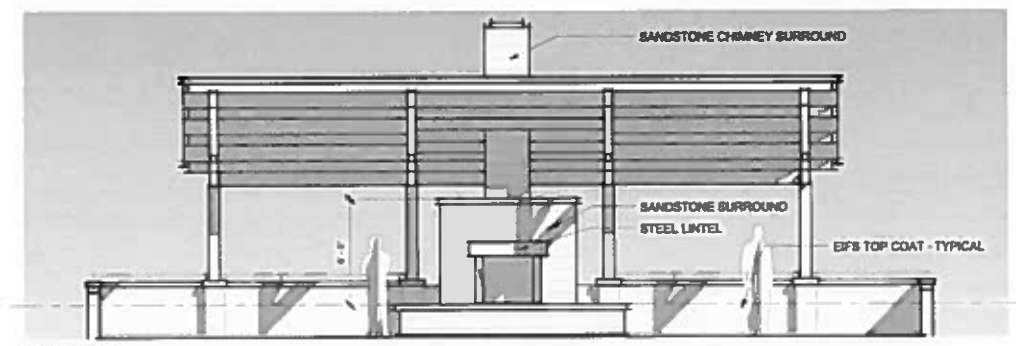
7 PAVILION - SECTION
Scale: 1/4" = 1'-0"



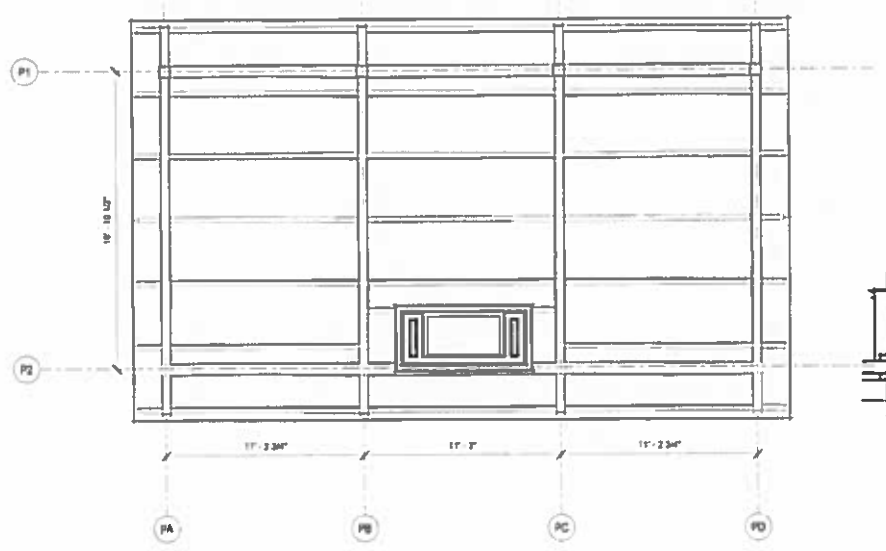
1 PAVILION - SECTION AT FIREPLACE
Scale: 1/4" = 1'-0"



20 PAVILION WEST ELEVATION (EAST SIMILAR)
Scale: 1/4" = 1'-0"



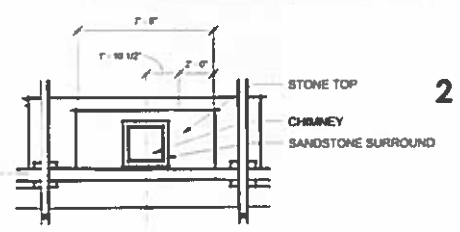
2 PAVILION - LONG SECTION
Scale: 1/4" = 1'-0"



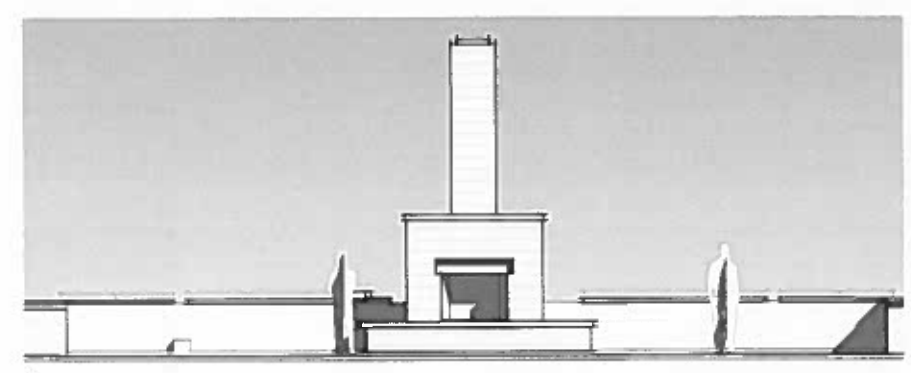
3 PAVILION ROOF
Scale: 1/4" = 1'-0"

PAVILION STRUCTURE BASIS OF DESIGN "20X40 PAVILION" BY VERMONT TIMBER WORKS

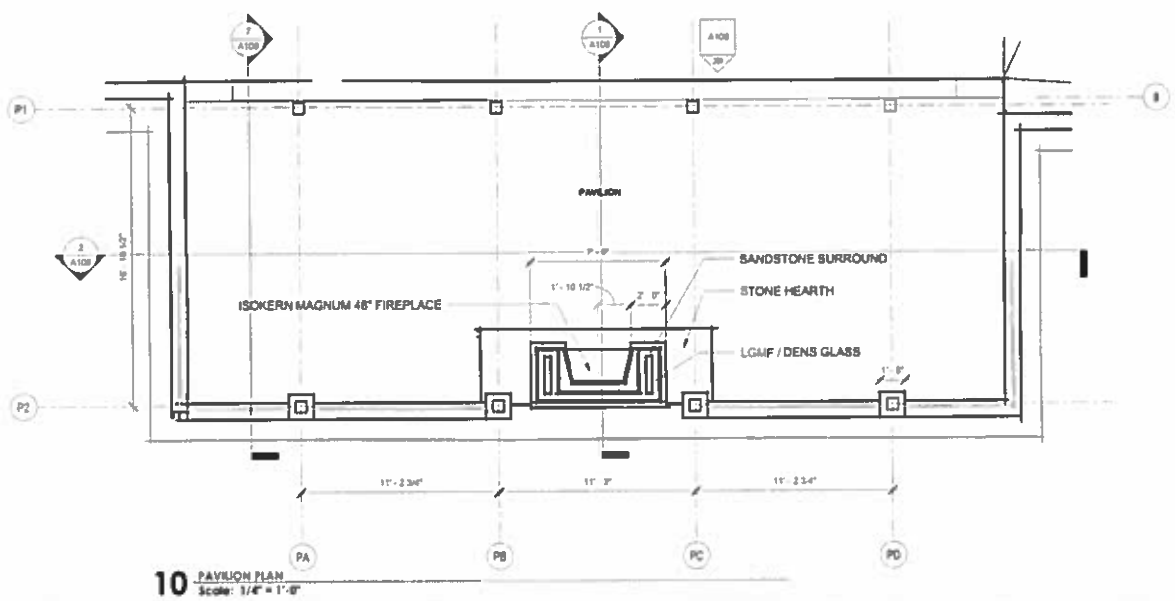
FIREPLACE BASIS OF DESIGN "ISOKERN MAGNUM 48 AND DM CHIMNEY SYSTEM" BY EARTHCORE/ISOKERN



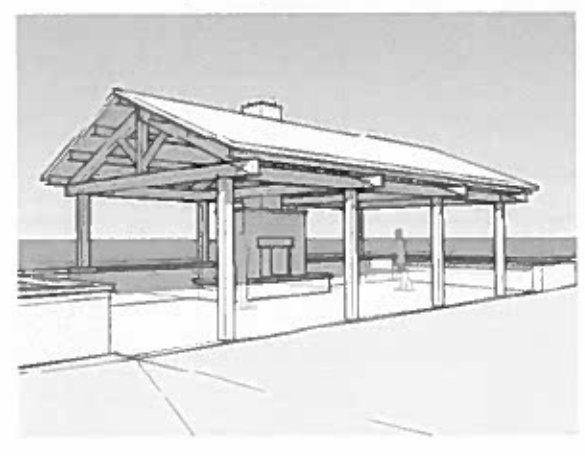
5 UPPER PLAN AT FIREPLACE
Scale: 1/4" = 1'-0"



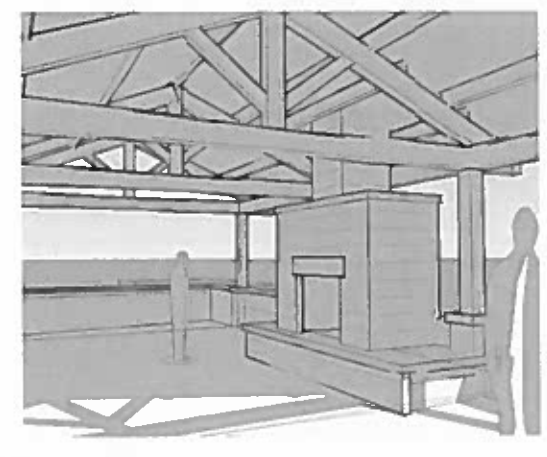
6 PAVILION WEST ELEVATION - PHASE 1 ONLY
Scale: 1/4" = 1'-0"



10 PAVILION PLAN
Scale: 1/4" = 1'-0"



4 PAVILION 3D FROM BALLROOM
Scale:



8 PAVILION FIREPLACE 3D
Scale:

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OWNER:
DELAMAR WEST HARTFORD, LLC
300 STAMFORD PLACE, 2ND FLOOR
STAMFORD, CT 06902
P 203 289 0120

OWNERS REPRESENTATIVE:
PETRA DEVELOPMENT LLC
203-410-3217

DEVELOPER:
THE MATOS GROUP
367 SILVER LN
EAST HARTFORD, CT 06118
P 860 289 0120

STRUCTURAL ENGINEER:
ENGINEERING VENTURES, PC
206 FLYNN AVE, #2
BURLINGTON, VT 05401
P 802 863 6225

CONSTRUCTION MANAGER:
THE ASSOCIATED CONSTRUCTION COMPANY
101 WETHERSFIELD AVENUE
SUITE 304
HARTFORD, CT 06114

ELECTRICAL ENGINEER:
DESIGN BUILD

MECHANICAL ENGINEER:
DESIGN BUILD

SURVEYOR, CIVIL, ENVIRONMENTAL & LANDSCAPE ENGINEER:
LANGAN CT, INC.
LONG WHARF MARITIME CENTER
555 LONG WHARF DR
NEW HAVEN, CT 06511
P 203 562 5771

REQUEST CLARIFICATIONS ALONG IF THE MEANING IS UNCLEAR OR DISCREPANCIES APPEAR IN THESE DRAWINGS. FIELD CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION

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DELAMAR
WEST HARTFORD
1 MEMORIAL ROAD
WEST HARTFORD, CT

ISSUED: 02/10/2017
STATUS:
SDD AMENDMENT
2/10/17

REV	DESCRIPTION	REV DATE

PAVILION

SCALE: 1/4" = 1'-0"
@ 30X42 SHEET SIZE
NOT TO SCALE AT OTHER SIZES

A108