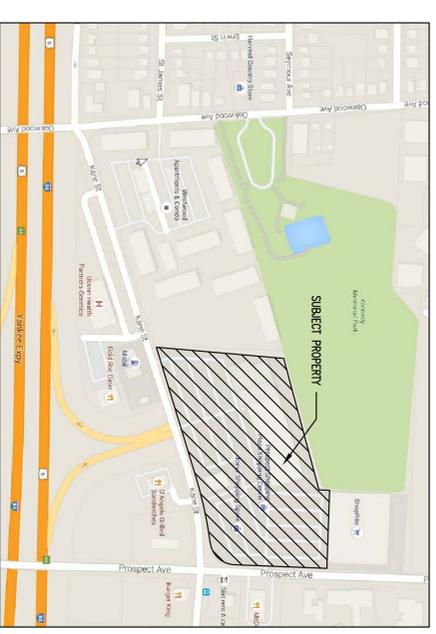


**PROPOSED AMENDMENT TO SPECIAL DEVELOPMENT DISTRICT #11
FOR PROPOSED FAÇADE, LANDSCAPE AND SIGNAGE IMPROVEMENTS**

AT

PROSPECT PLAZA
18-54 KANE STREET
WEST HARTFORD, CONNECTICUT

AALLC PROJECT No. 15031

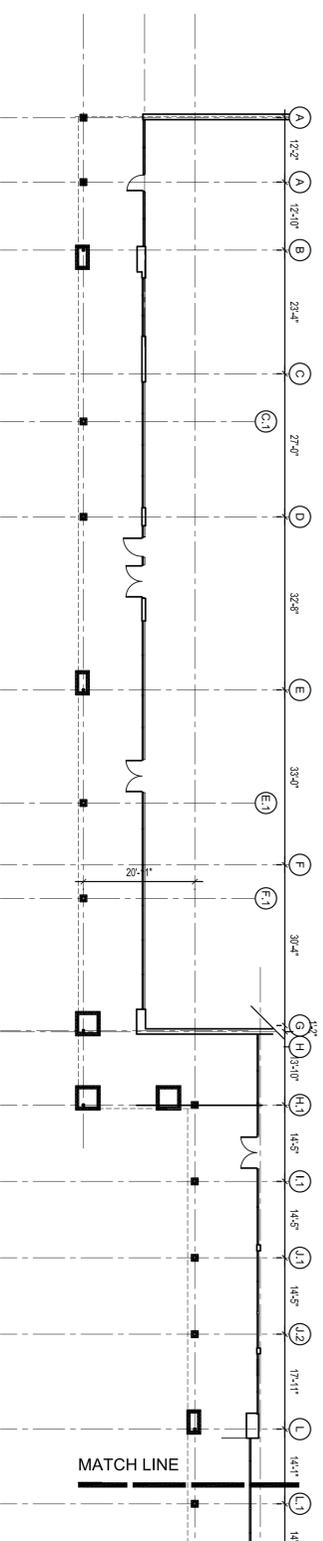


SITE LOCATION MAP
SCALE: NOT TO SCALE

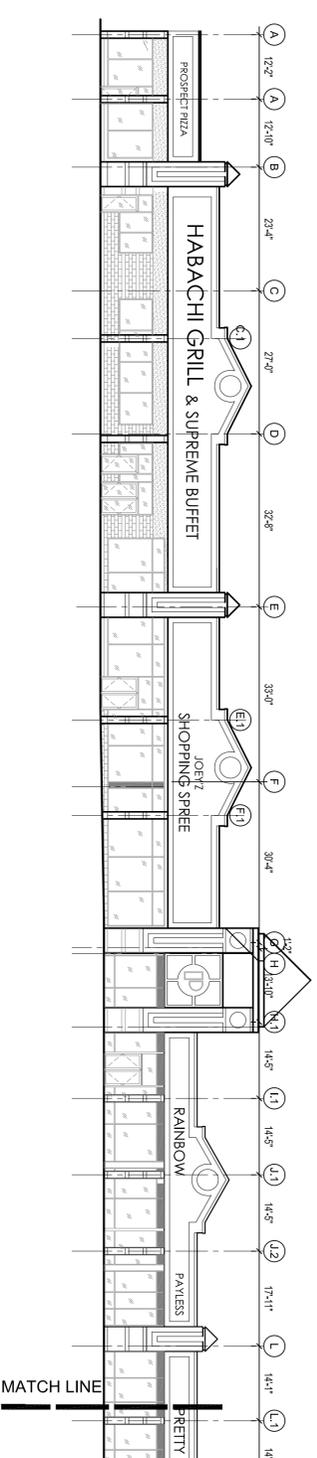
DRAWING INDEX:

- A0.1 BUILDING 1 RENDERING (ASSOCIATED ARCHITECTS)
- DT.1 ARCHITECTURAL DETAILS (ASSOCIATED ARCHITECTS)
- D1.2 (BUILDING 2) EXISTING PLAN AND ELEVATIONS (ASSOCIATED ARCHITECTS)
- A1.1 ARCHITECTS (REVISD PER DRAC AND STAFF COMMENTS)
- A1.2 PROPOSED GROUND SIGN PLAN AND ELEVATIONS (ASSOCIATED ARCHITECTS) (REVISED PER DRAC AND STAFF COMMENTS)
- A1.3 PROPOSED COLUMN ELEVATIONS (ASSOCIATED ARCHITECTS)
- A2.1 SITE NOTES (AMERICAN NATIONAL)
- 1 OF 2 SITE NOTES (AMERICAN NATIONAL)
- 2 OF 2 LANDSCAPING PLAN (LANDSCAPE SOLUTIONS OF CONNECTICUT, INC.) (REVISED PER DRAC AND STAFF COMMENTS)
- C1.1 PAVING SITE PLAN AND SPECIFICATIONS (DLC MANAGEMENT CORP.) (REVISED PER DRAC AND STAFF COMMENTS)
- C1.2 RENDERINGS OF EXISTING PHOTO (NEW DRAWING)

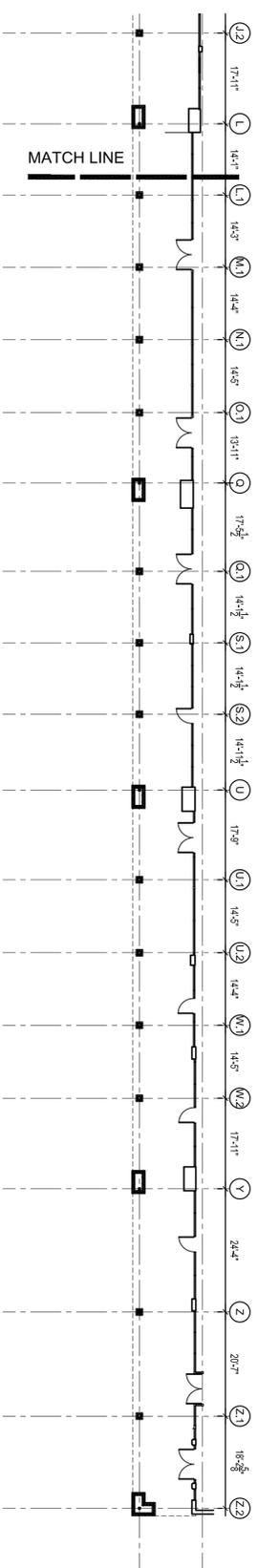
ARCHITECT:
Associated Architects, LLC
OF CENTRAL CONNECTICUT
- ESTABLISHED 1960 -
37 NORTHWEST DRIVE • PLAINVILLE, CONNECTICUT 06062
P: 860.47.2801 • F: 860.47.2814
e: email@associatedarchitects.com
PROJECT ARCHITECT: CRAIG C. CHESSE



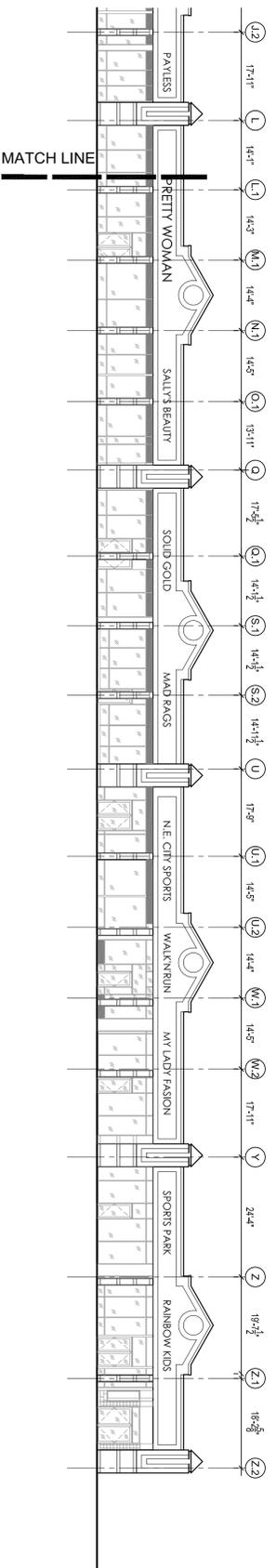
1
1/16" = 1'-0"



2
1/8" = 1'-0"



3
1/16" = 1'-0"



4
1/8" = 1'-0"

ISSUE LOG

6 AUG 2015 - ISSUED FOR SDD APPLICATION

Δ THE SHEET WAS NOT INCLUDED IN THE FINAL SUBMISSION
Δ REVISIONS OR DELETED ITEMS MADE TO THIS SHEET

Associated Architects, LLC
OF CENTRAL CONNECTICUT
- ESTABLISHED 1960 -

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ARCHITECTURAL CONSULTANTS

**FACADE IMPROVEMENTS
(BUILDING 1)**

at
Prospect Plaza
18 - 54 Kane Street
West Hartford, Connecticut

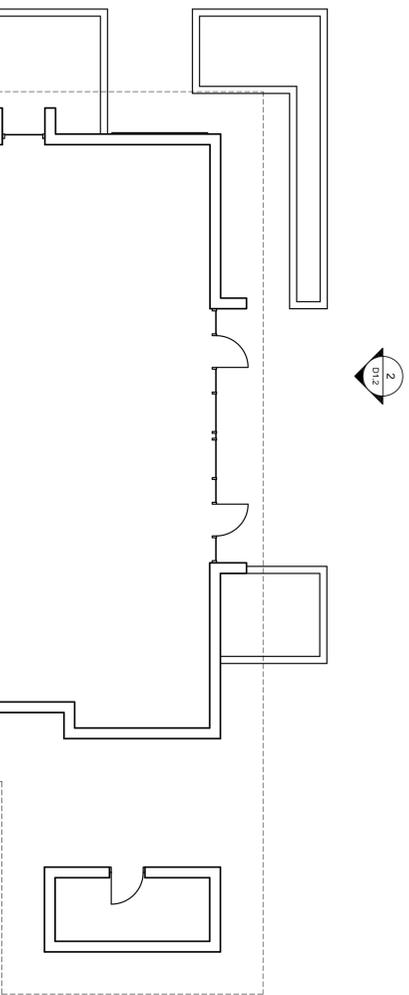
Associated Architects P.C. Project No.: 15031.01

**EXISTING
PLAN AND ELEVATIONS**

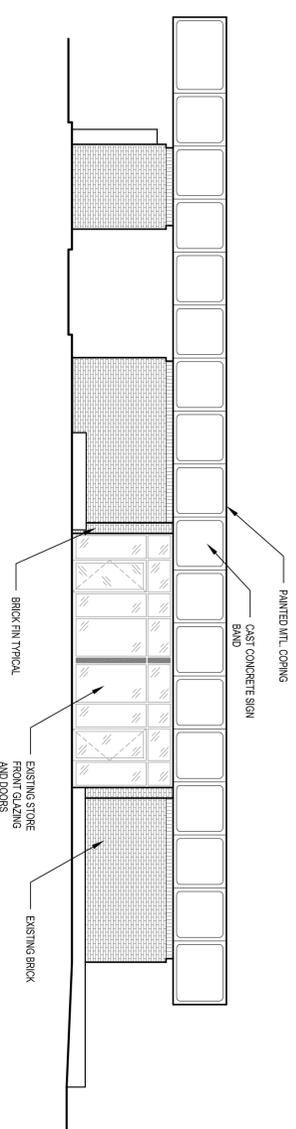
Date: 6 AUG 2015
Scale: 1/16" = 1'-0"
Drawn: JS
Checked: CCC

D1.1

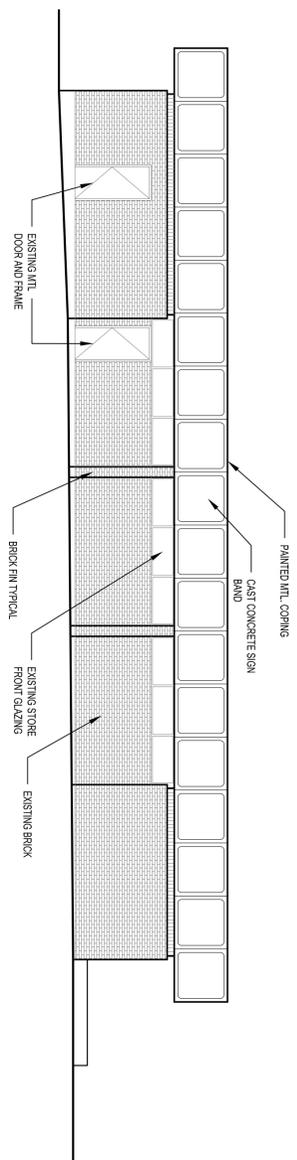
CAD



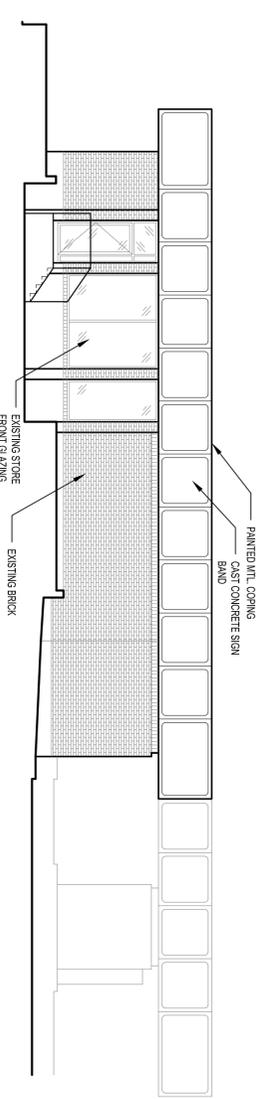
1
1/8" = 1'-0"
EXISTING BUILDING PLAN



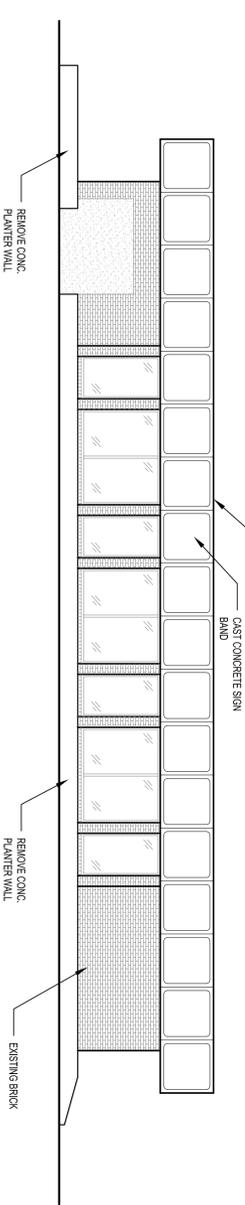
2
1/8" = 1'-0"
EXISTING NORTH ELEVATION



3
1/8" = 1'-0"
EXISTING EAST ELEVATION



4
1/8" = 1'-0"
EXISTING SOUTH ELEVATION



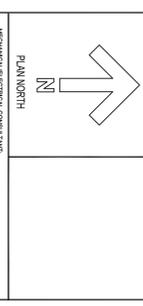
5
1/8" = 1'-0"
EXISTING WEST ELEVATION

ISSUE LOG

6 AUG 2015 - ISSUED FOR SDD APPLICATION

Associated Architects, LLC
OF CENTRAL CONNECTICUT
- ESTABLISHED 1960 -
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**FACADE IMPROVEMENTS
(BUILDING 2)**
at
Prospect Plaza
18 - 54 Kane Street
West Hartford, Connecticut

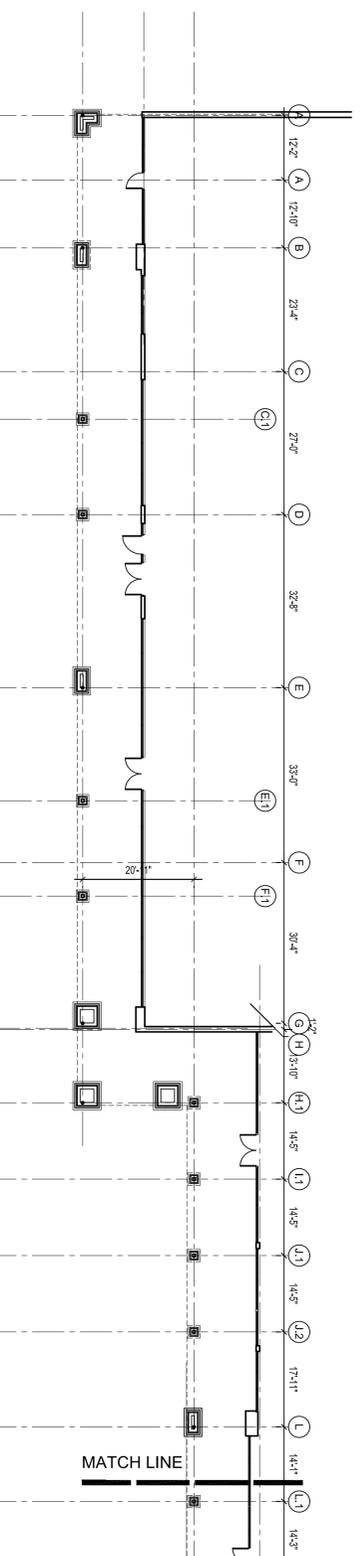
Associated Architects P. C. Project No.: 15031.01

**EXISTING
PLAN AND ELEVATIONS**

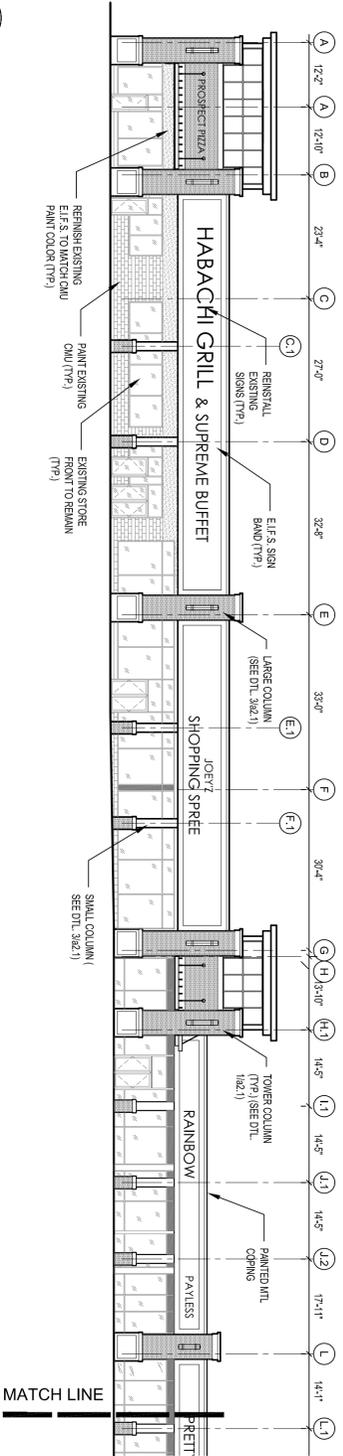
Date: 6 AUG 2015
Scale: 1/8" = 1'-0"
Drawn: JS
Checked: CCC

D1.2

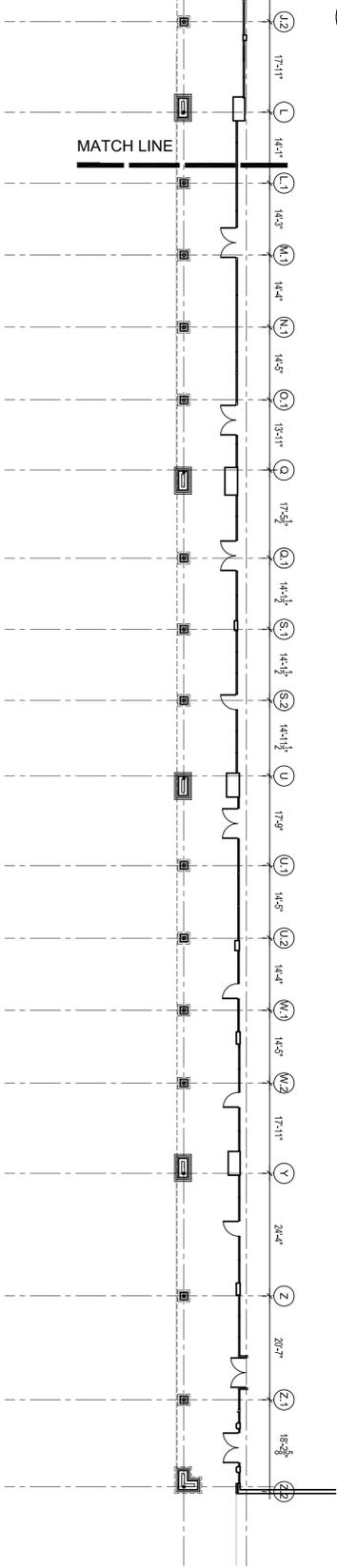
CAD



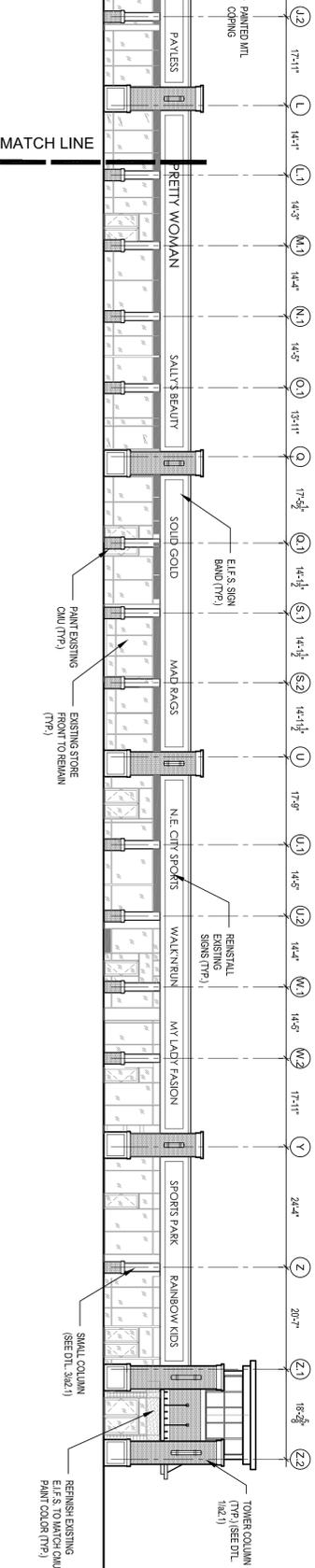
1
1/16" = 1'-0"



2
1/8" = 1'-0"



3
1/16" = 1'-0"



4
1/8" = 1'-0"



BUILDING 1 COLUMN BRICK
MFR: GLENVIEW BRICK
SERIES: TUSCAN
COLOR: ROME GREY (SS3)
SIZE: MODULAR (1.0M BRICK)



BUILDING 2 COLUMN BRICK & DUMSTER ENCLOSURE
MFR: REDLAND BRICK INC
SERIES: HARBAR
COLOR: HONOLULEI MATT (R01)
SIZE: MODULAR (1.0M BRICK)

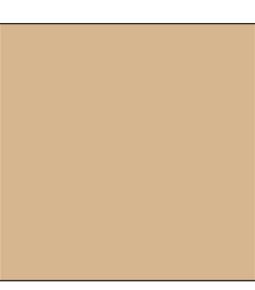


BUILDINGS 1 1/2 PRECAST CAP
MFR: PRECAST CONG SUPPLIER
COLOR: MATCH TO ARCHITECTS SAMPLE
ROCKCAST: GREY (WSPR-C)



BUILDINGS 1 1/2 LARGE COLUMN BASE
MFR: PRECAST CONG SUPPLIER
COLOR: MATCH TO ARCHITECTS SAMPLE
ROCKCAST: SANTA FA (GR-C)

BUILDINGS 1 1/2 E.F.S. TRIM
MFR: PRECAST CONG SUPPLIER
COLOR: MATCH TO ARCHITECTS SAMPLE
ROCKCAST: SANTA FA (GR-C)



BUILDINGS 1 1/2 SMALL COLUMNS
MFR: E.F.S. SUPPLIER
COLOR: MATCH TO ARCHITECTS SAMPLE
SCKOR: -32721

BUILDINGS 1 1/2 SIGNANO:
MFR: E.F.S. SUPPLIER
COLOR: MATCH TO ARCHITECTS SAMPLE
SCKOR: -32721

TOWER ELEMENT WINDOW FRAME:
MFR: TO BE DETERMINED
COLOR: BRONZE ANODIZED

TOWER ELEMENT WINDOW GLASS:
MFR: TO BE DETERMINED
COLOR: TRANSLUCENT WHITE

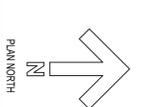
NOT TO SCALE, REDUCED COPY!

ISSUE LOG

6 AUG 2015 - ISSUED FOR SDD APPLICATION
22 SEPT 2015 - ADD MATERIALS

Associated Architects, LLC
OF CENTRAL CONNECTICUT
- ESTABLISHED 1960 -
37 NORTHWEST DRIVE • PLAINVILLE, CONNECTICUT 06062
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e: aia@associatedarchitects.com

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**FACADE IMPROVEMENTS
(BUILDING 1)**

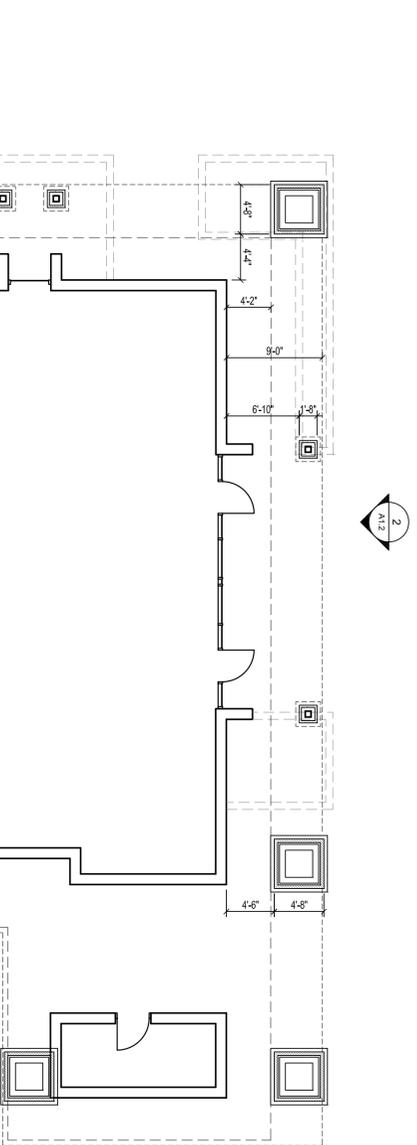
at
Prospect Plaza
18- 54 Kane Street
West Hartford, Connecticut

**PROPOSED
PLAN AND ELEVATIONS**

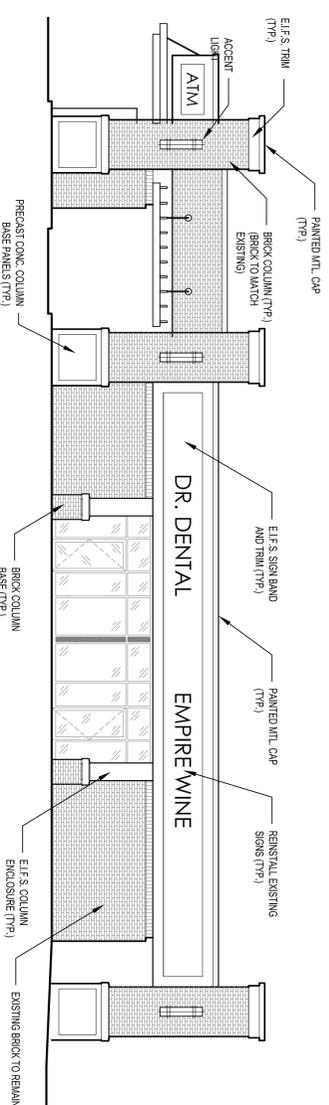
Associated Architects P.C. Project No.: 15031.01
Date: 6 AUG 2015
Scale: 1/16" = 1'-0"
Drawn: JS
Checked: CCC

A1.1

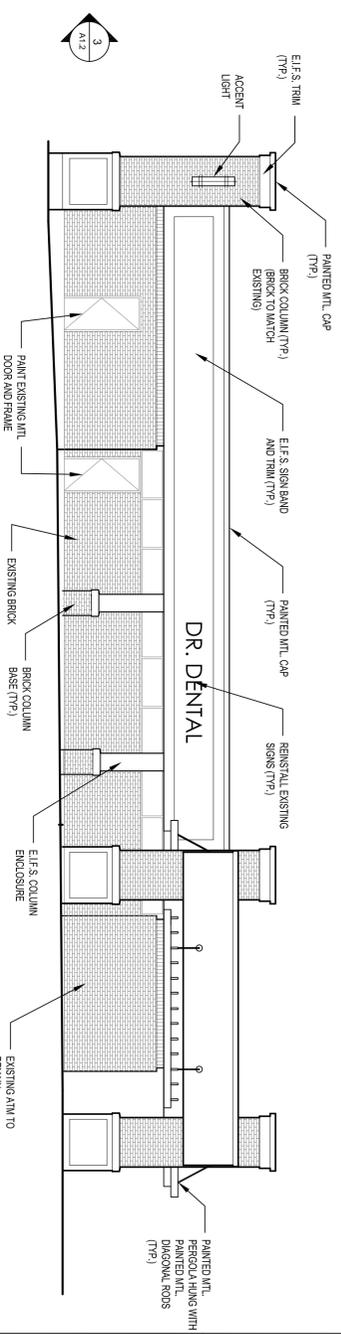
CAD:



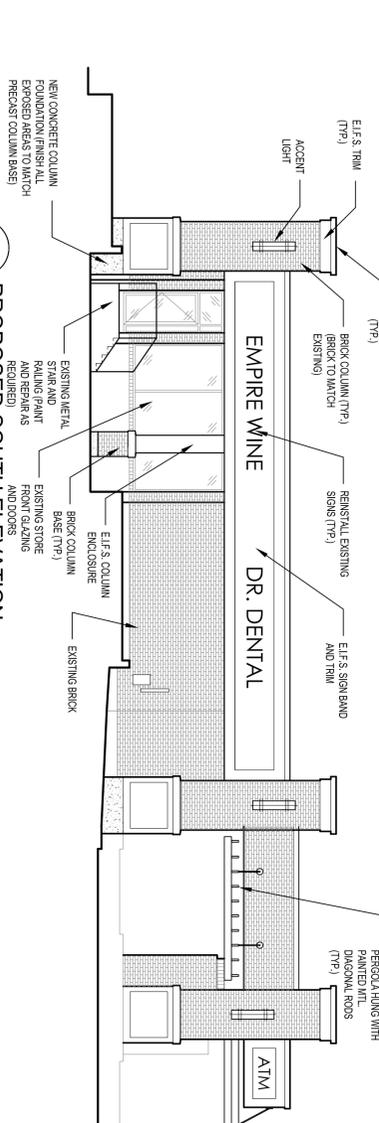
1
PROPOSED BUILDING PLAN
1/8" = 1'-0"



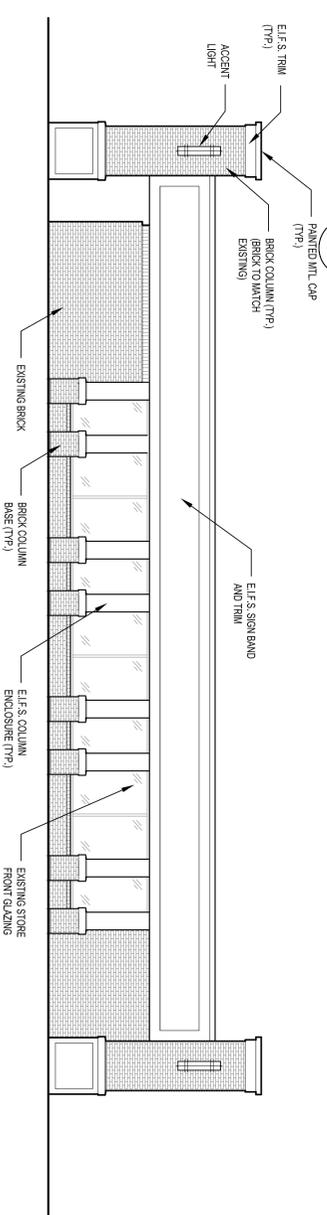
2
PROPOSED NORTH ELEVATION
1/8" = 1'-0"



3
PROPOSED EAST ELEVATION
1/8" = 1'-0"



4
PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



5
PROPOSED WEST ELEVATION
1/8" = 1'-0"

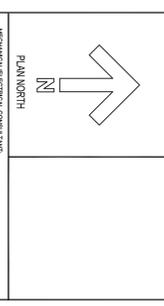
ISSUE LOG

6 AUG 2015 - ISSUED FOR SDD APPLICATION

Δ * THIS SHEET WAS NOT INCLUDED IN THE PERMANENT SUBMISSION
Δ * REPORT TO THE BOARDING BOARD TO THE BOARD

Associated Architects, LLC
OF CENTRAL CONNECTICUT
- ESTABLISHED 1960 -
37 NORTHWEST DRIVE • PLAINVILLE, CONNECTICUT 06062
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E: email@associatedarchitects.com

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MECHANICAL/ELECTRICAL CONSULTANT

**FACADE IMPROVEMENTS
(BUILDING 2)**
at
Prospect Plaza
18 - 54 Kane Street
West Hartford, Connecticut

Associated Architects P. C. Project No.: 15031.01

**PROPOSED
PLAN AND ELEVATIONS**

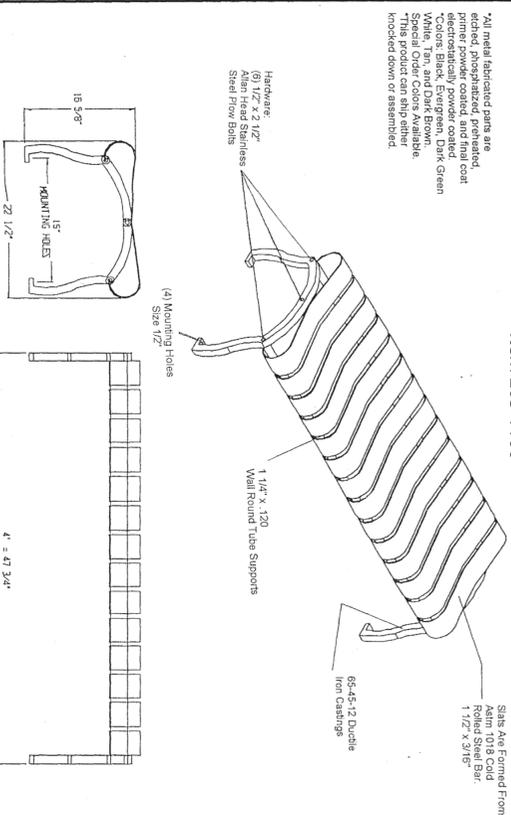
Date: 6 AUG 2015
Scale: 1/8" = 1'-0"
Drawn: JS
Checked: CCC

A1.2

CAD:

PRODUCT SPECIFICATIONS

Item 203-1100

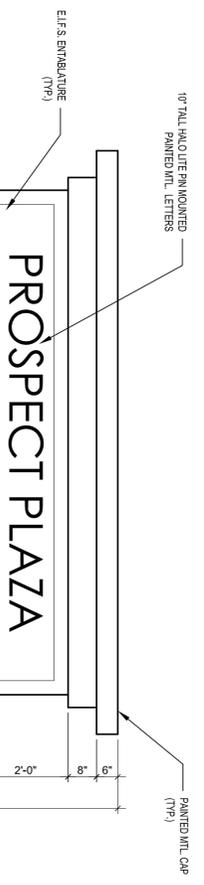
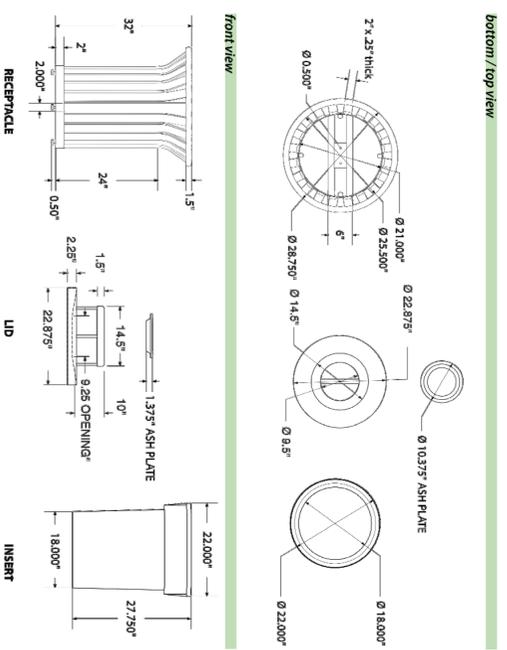


*Note: It is not recommended to locate anchor bolts until the bench is in place. Anchor bolts provided by others.

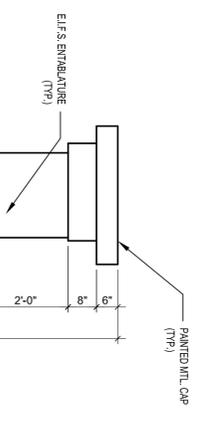


SPEC SHEET: 32 GALLON WELDED RECEPTACLE W/ ASH BONNET

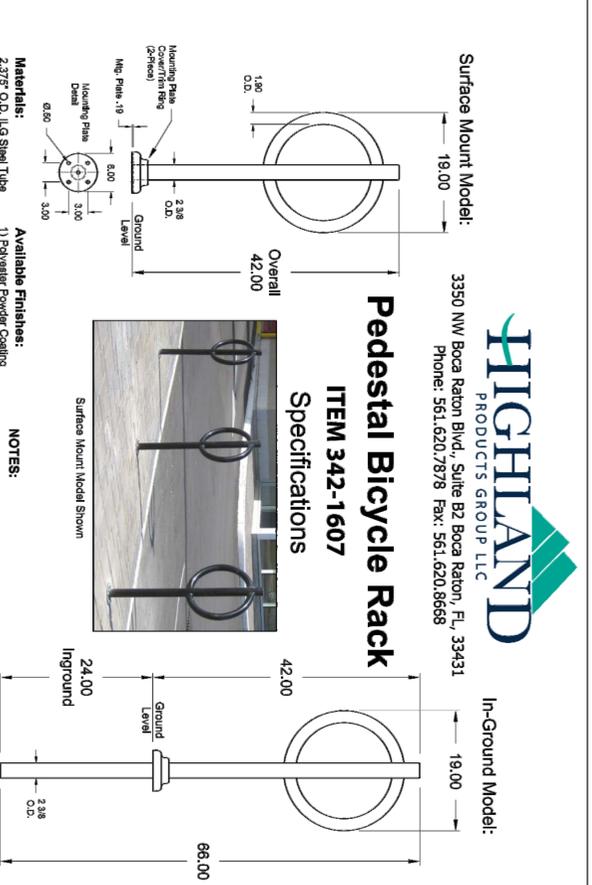
portable Wt. 163 lbs
photo



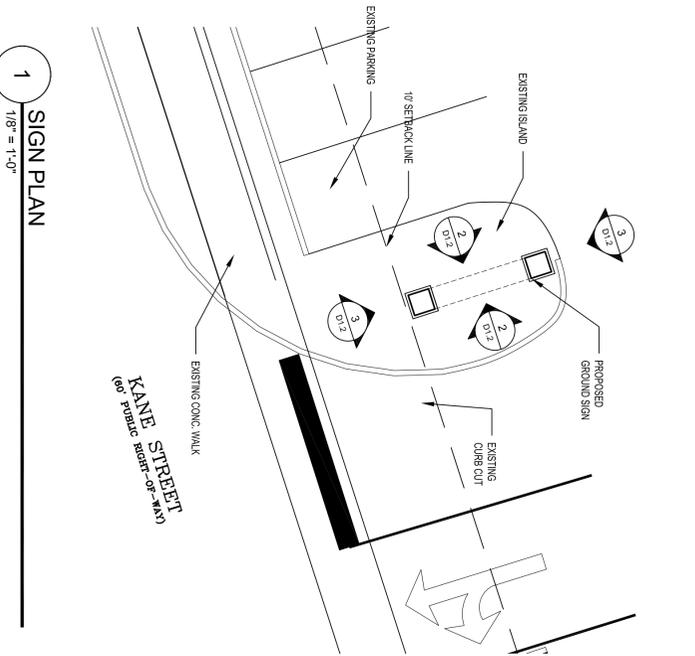
2 EAST AND WEST ELEVATION
1/2" = 1'-0"



3 NORTH AND SOUTH ELEVATION
1/2" = 1'-0"



Surface Mount Model: 19.00 Overall 42.00
In-Ground Model: 19.00 Overall 66.00
24.00 In-ground



1 SIGN PLAN
1/8" = 1'-0"

<p>ISSUE LOG</p> <p>6 AUG 2015 - ISSUED FOR SDD APPLICATION</p> <p>22 SEPT 2015 - REDUCE SIGN AREA AND ADD SITE FURNISHINGS</p>	<p>Associated Architects, LLC OF CENTRAL CONNECTICUT - ESTABLISHED 1960 -</p> <p>37 NORTHWEST DRIVE • PLAINVILLE, CONNECTICUT 06062 P: 860.747.2801 • F: 860.747.2814 e: email@associatedarchitects.com</p>
--	---

Associated Architects, LLC
15031.01

**FACADE IMPROVEMENTS
(GROUND SIGN)**

at
Prospect Plaza
18 - 54 Kane Street
West Hartford, Connecticut

Proposed Ground Sign
Plan, Elevations
and Site Furnishings

Scale: 1/2" = 1'-0"
Date: 6 AUG 2015
Drawing: JS
Checked: CCC

A1.3

ALTA/ACSM Land Title Survey

2 Center Portfolio
 Surveyor Certification
 Prospect Plaza
 18-84 Kane Street
 West Hartford, CT
 County of Hartford

To: Chicago Title Insurance Company, Capital One, National Association, DLG Management Corp., Royal Abstract of New York, and American National, LLC. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 (unless prohibited by locality), 2, 3, 4, 5b, 7a, 7b1, 7c, 8, 9, 10a, 11a, 13, 14, 16, 17, 18, 19, 21 (\$1,000,000) of Table A thereto. The field work was completed on March 25, 2015.

Josh W. Spenshke
 Professional Land Surveyor Number 70323
 In State of Connecticut
 Date of Plat or Map: March 30, 2015
 Date of this Plat or Map: April 7, 2015
 Date of this Plat or Map: April 7, 2015
 Network reference #20150148-7

Survey Prepared By:
FIR ODEA, LLC
 1000 Connecticut Highway
 Eastern PA, 18045
 Phone 610-438-5840
 Fax 610-438-0004
 fir@fir-odea.com
 Project No. 3181

Legal Description

A certain piece or parcel of land located on the westerly side of Prospect Avenue and bounded by the westerly line of Prospect Avenue and the westerly line of Kane Street, in the Town of West Hartford, State of Connecticut and being more particularly bounded and described as follows, to wit:

Commencing at a point in the westerly line of Prospect Avenue which point marks the intersection of the westerly line of Prospect Avenue with the westerly line of Kane Street, thence running S 2° 17' 43" W along the westerly line of Prospect Avenue a distance of Seven hundred and twenty-five one-hundredths (700.25) feet to a point; thence running S 22° 22' 15" W along the line of Prospect Avenue, a distance of One hundred thirty-one one-hundredths (131.1) feet to a point; thence running S 72° 10' 07" W along the northerly line of Kane Street, a distance of One hundred thirty-two and thirty-nine one-hundredths (146.239) feet, a distance of three hundred ninety-two and fifty-five one-hundredths (392.55) feet to a point; thence running S 72° 10' 07" W along the northerly line of Kane Street, a distance of four hundred eighty-six and N 2° 17' 43" E along land now or formerly of Al. J. Seneiter, a distance of five hundred and thirty-three and twenty-seven one hundredths (533.27) feet to a point; thence running east and running along land now or formerly of the Town of West Hartford the following course and distances: N 72° 52' E, a distance of two hundred thirty-four and fifty-three and six-tenths (234.53) feet to a point; S 22° E, a distance of two hundred eighty-two and sixty-eight and twenty-seven one-hundredths (68.27) feet to a point; thence N 72° 10' 07" E, a distance of two hundred seventy-eight and ninety-two one-hundredths (278.92) feet to a point; thence turning and running N 2° 17' 43" E along land now or formerly of the Town of West Hartford, a distance of three hundred forty-three and four-tenths (343.4) feet to a point; thence turning and running N 47° 00" E along land now or formerly of St. Joseph's, a distance of one hundred and eighty-eight and four-tenths (188.4) feet to a point; thence running N 89° 25' 30" E along land now or formerly of St. Joseph's, a distance of one hundred eighty-seven and eighty-four one-hundredths (187.84) feet to the point of beginning.

Being the same tract of land described in a Title Report prepared by Chicago Title Insurance Company, Order No. C1518143C-SH, Customer Ref. No. S1069, dated March 10, 2015 at 8:00 a.m.

Legend of Symbols & Abbreviations

- MONUMENT FOUND
- MONUMENT SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- × SET X MARK
- ▲ R.R. SPIKE FOUND
- ▲ R.R. SPIKE SET
- ▲ BENCHMARK
- ▲ CONC. R/W MARKER
- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- R/W RIGHT OF WAY
- B/L BACK SET LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- M/L METAL
- AOL ABOVE GROUND LEVEL
- F.P. FOOTPRINT
- L/S LAWSUICING
- FREE
- ⊙ METAL TANK COVER
- ⊙ SEWER MANHOLE
- ⊙ CLEAN OUT
- ⊙ STORM DRAIN MANHOLE
- ⊙ STORM INLET
- ⊙ PAY PHONE
- ⊙ TELEPHONE BOX
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE POLE
- ⊙ TELEPHONE LINE
- ⊙ TELEPHONE MARKER
- ⊙ CABLE TELEVISION
- ⊙ CABLE BOX
- ⊙ UNDERGROUND CABLE MARKER
- ⊙ TRAFFIC FOLDS
- ⊙ TRAFFIC SIGNAL
- ⊙ TRAFFIC MANHOLE
- ⊙ TRAFFIC SIGNAL BOX
- ⊙ STOP SIGN
- ⊙ SIGN
- ⊙ BORE HOLE
- ⊙ MONITORING WELL
- ⊙ UNKOWN MANHOLE
- ⊙ SQUARE METAL UD
- ⊙ FLAG POLE

General Notes

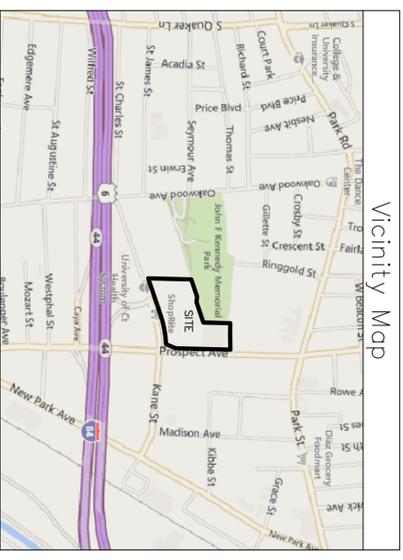
- ZONING: THE ZONING INFORMATION SHOWN BELOW WAS TAKEN FROM ZONING REPORT NUMBER 36472, PREPARED BY ZONING-INFO, INC., DATED APRIL 6, 2013. THE SUBJECT PROPERTY IS ZONED "BFC" GENERAL BUSINESS WITHIN A "S00" SPECIAL DEVELOPMENT OVERLAY DISTRICT.
- SETBACKS: FRONT/STREET BUILDING LINE: 10 FEET FOR PARKING (SECTION 177 ATTACHMENT 5) SIDE: 1/2 THE HEIGHT OF THE BUILDING BUT NOT LESS THAN 15 FEET AND 2 FEET FOR ACCESSORY BUILDINGS WHERE ADJUTING A RESIDENCE DISTRICT: NONE REQUIRED OTHERWISE (SECTION 177 ATTACHED 5) RE: ACCESSORY BUILDINGS WHERE ADJUTING A RESIDENCE DISTRICT: NONE REQUIRED OTHERWISE (SECTION 177 ATTACHED 5) SITE REQUIREMENTS: MINIMUM LOT SIZE: NONE REQUIRED (SECTION 177 ATTACHMENT 5) MINIMUM DENSITY: 1.25 FLOOR AREA RATIO (FAR) (SECTION 177 ATTACHMENT 5) MINIMUM BUILDINGS (SECTION 177 ATTACHED 5) MINIMUM PARKING REQUIRED: 691 TOTAL PARKING SPACES APPROVED BY WAIVER PARKING PROVIDED: -REGULAR = 612 SPACES -HANDICAP = 15 SPACES TOTAL SPACES PROVIDED = 612
- PROPERTY IS KNOWN AS PARCEL ID 4391 1 245 0001 IN THE TOWN OF WEST HARTFORD, HARTFORD COUNTY, CONNECTICUT.
- LOT AREA = 577,024 S.F. OR 13,2466 AC.
- BASED ON VISUAL OBSERVATION, THE SUBJECT PROPERTY IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION. THE UTILITY LOCATIONS SHOWN ON THIS SURVEY ARE APPROXIMATE AND NOT TO BE RELIED UPON. THE SURVEYOR HAS DETERMINE ANY SUBSURFACE LOCATION, CONTACT LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION
- THIS SURVEY CONFORMS TO A CLASS A-2 SURVEY AND HAS BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 24, 1992.
- THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY.
- BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY AND THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.
- IN RESPONSE TO ALTA/ACSM TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- IN RESPONSE TO ALTA/ACSM TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTIONS, THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.
- IN RESPONSE TO ALTA/ACSM TABLE A ITEM 18, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- IN RESPONSE TO ALTA/ACSM TABLE A ITEM 19, THE NATIONAL WETLANDS INVENTORY MAPS DO NOT INDICATE THE EXISTENCE OF WETLANDS ON THIS PROPERTY.
- IN RESPONSE TO ALTA/ACSM TABLE A ITEM 20a, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT AS DISCLOSED BY THE TITLE COMMITMENT PROVIDED FOR THIS SITE.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	CH. BRG.	CH. DIST.	DELTA
C1	1462.39	397.55	S79°57'23"W	396.33	015°54'13"

FLOOD NOTE: By graphic plotting only, this property is in Zone X (UNSHADDED) of the Flood Insurance Rate Map/Community Panel No. 0902030364E and is not in a Special Flood Hazard Area. Effective date of 09/26/2008

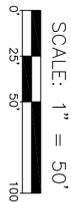
Notes Corresponding to Schedule B

- Chicago Title Insurance Company, Order No. C1518143C-SH, Effective date March 10, 2015 at 8:00 AM
- Sewer Easement granted to The Town of West Hartford by The Michael J. O'Connell, Inc. by agreement, dated July 2, 1993, from record plat ON SUBJECT PROPERTY UNKNOWN, PLAN IN DOCUMENT ILE60B, UNABLE TO PLOT.
- Agreements contained in indemnification and hold harmless Agreement between the Town of West Hartford and JGC Associates, LLC, dated May 23, 2001 in Volume 2688 of Page 87 of the West Hartford Land Records. - NOT SURVEY RELATED.
- Terms and conditions of a lease by and between JGC Associates, LLC, dated May 23, 2001 in Volume 2688 of Page 87 of the West Hartford Land Records. - NOT SURVEY RELATED.
- Terms and provisions of a lease by and between JGC Associates, LLC, dated May 23, 2001 in Volume 2688 of Page 87 of the West Hartford Land Records. - NOT SURVEY RELATED.
- Drainage Easement in favor of State of Connecticut as set forth in a plat of record, dated February 16, 1993, in Volume 2140 of Page 370 of the West Hartford Land Records. - NOT SURVEY RELATED.
- Easement from Al. J. Seneiter to the Hartford Electric Light Company dated October 21, 1968 and recorded in Volume 428 of Page 23 of the West Hartford Land Records. - NOT SURVEY RELATED.
- Terms and provisions of a lease, as evidenced by a Notice of Lease between JGC, Associates and First National Supermarkets, Inc. (JGC Corp.) dated September 30, 1983 and recorded in Volume 894 of Page 10 of the West Hartford Land Records. - NOT SURVEY RELATED.
- Agreement between JGC Associates, Inc. and First National Supermarkets, Inc. dated October 15, 1996 and recorded October 16, 1996 in Volume 2140 of Page 370 of the West Hartford Land Records. - NOT SURVEY RELATED.
- Traffic signal easement dated February 26, 2008 and recorded April 21, 2008 in Volume 428 of Page 23 of the West Hartford Land Records. - NOT SURVEY RELATED.
- Agreement between JGC Associates, Inc. and First National Supermarkets, Inc. dated February 26, 2008 and recorded April 21, 2008 in Volume 428 of Page 23 of the West Hartford Land Records. - NOT SURVEY RELATED.



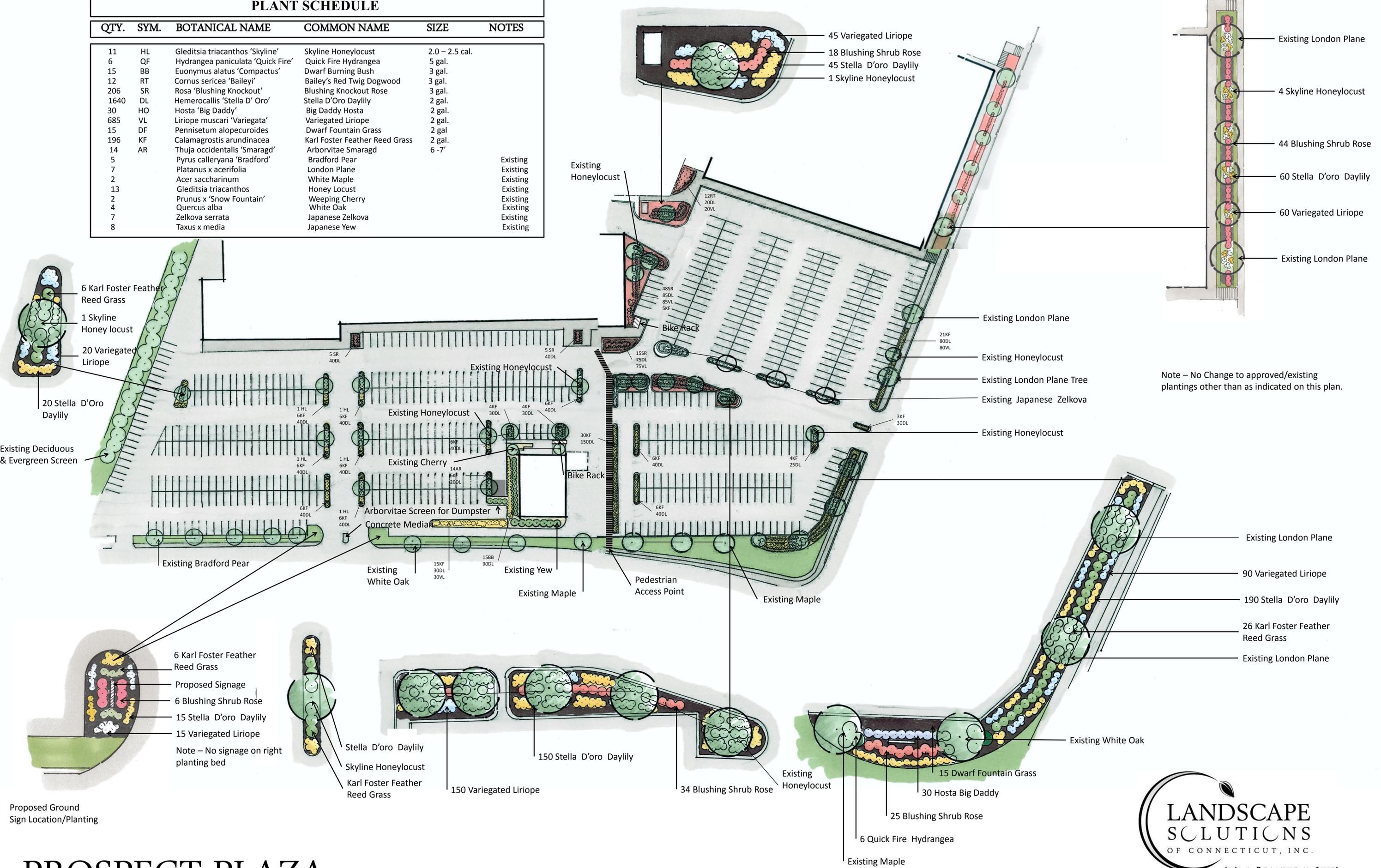
Encroachment Statement

A CONIC CURB CROSSES THE PROPERTY LINE BY 3 FT.



PLANT SCHEDULE

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
11	HL	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.0 - 2.5 cal.	
6	QF	Hydrangea paniculata 'Quick Fire'	Quick Fire Hydrangea	5 gal.	
15	BB	Euonymus alatus 'Compactus'	Dwarf Burning Bush	3 gal.	
12	RT	Cornus sericea 'Bailey'	Bailey's Red Twig Dogwood	3 gal.	
206	SR	Rosa 'Blushing Knockout'	Blushing Knockout Rose	3 gal.	
1640	DL	Hemerocallis 'Stella D' Oro'	Stella D'Oro Daylily	2 gal.	
30	HO	Hosta 'Big Daddy'	Big Daddy Hosta	2 gal.	
685	VL	Liriope muscari 'Variegata'	Variegated Liriope	2 gal.	
15	DF	Pennisetum alopecuroides	Dwarf Fountain Grass	2 gal.	
196	KF	Calamagrostis arundinacea	Karl Foster Feather Reed Grass	2 gal.	
14	AR	Thuja occidentalis 'Smaragd'	Arborvitae Smaragd	6 - 7'	
5		Pyrus calleryana 'Bradford'	Bradford Pear		Existing
7		Platanus x acerifolia	London Plane		Existing
2		Acer saccharinum	White Maple		Existing
13		Gleditsia triacanthos	Honey Locust		Existing
2		Prunus x 'Snow Fountain'	Weeping Cherry		Existing
4		Quercus alba	White Oak		Existing
7		Zelkova serrata	Japanese Zelkova		Existing
8		Taxus x media	Japanese Yew		Existing



Proposed Ground Sign Location/Planting

PROSPECT PLAZA

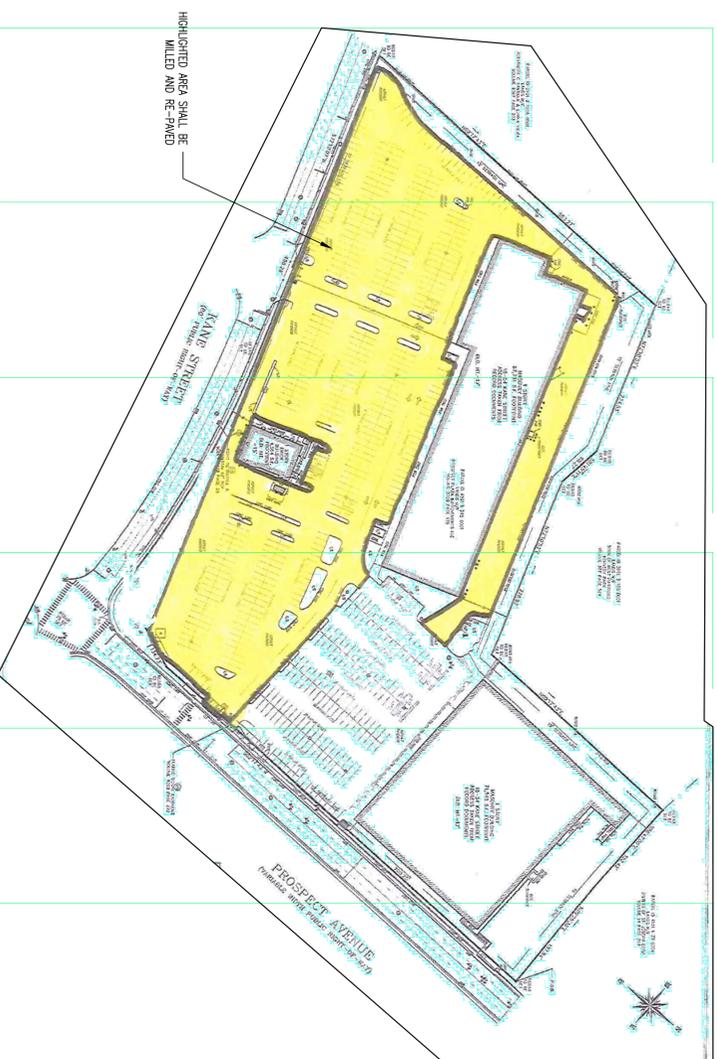


Contract Specifications

Area: Main Entrance / Front Parking Field / Rear Loading Area as indicated on plan
 Size: Approximately 225,000 SF (Mill & Overlay)
 Approximately 33,000 SF (Full Depth Re-grade / 2 course Paving)

Scope of Work: Mill and Pave Asphalt

1. Exact resurface areas will be marked with owner/manager and contractor prior to start of work and as indicated on Exhibit A. All work is to be scheduled and coordinated with owner/property manager and tenant managers.
2. Contractor is to provide a daily progress plan showing the areas to be milled and paved for each day of the project. The property manager approved plan must be strictly adhered to. Where allowed by law, milling must be performed at night and paving must commence in the morning.
3. Mill 2" and remove asphalt from the approved work area. Clean, sweep and haul all asphalt spoils to an approved recycling facility.
4. Remove any areas prior to resurface in resurface area of broken and unstable asphalt and base as required and only if and as specified by owner/manager. Use Scope of Work, Excavate and Pave specification without the top course (Binder only) if applicable. Cost is to be included in proposal with quantity.
5. Any plumbing shut offs, covers and/or valves in the area to be resurfaced or excavated are to be shimmed and/or raised or lowered so to be less than 1/8" below new surface as not to create a trip hazard or hold water. This will also apply to any storm drains, manholes, or permanent structures and must include any re-pointing and repairing of the catch basin in the resurface area as needed. This must also include the raising or lowering of grates, lids and/or covers. None of the above mentioned items should be raised above the finish of the resurface area or covered with asphalt. Precaution must be made to ensure no asphalt enters and storm drains or pipes.
6. Clean all in paving areas and any related debris that was moved outside of work area. Properly dispose of all waste off of site.
7. Shim low areas to create level surface for resurface. Spray bituminous Tac Coat entire resurface area to increase adhesion to existing asphalt at a rate of .01 gallon per square yard.
8. Areas to be resurfaced are to be with 2" after compaction of hot mix asphalt 3/8" top course asphalt mix. Compaction must be performed with a minimum 7 ton Vibratory Roller. Sand is to be applied to surface of asphalt after compaction in any rear loading areas and turn areas in to rear drive lanes to prevent tractor trailer tire torque from damaging new asphalt.
9. Paving must commence in the high traffic area first so that those areas can be opened up ASAP to vehicular and pedestrian traffic hourly as conditions permit.
10. All pavement markings affected will be re-stripped to match what was existing immediately after the area has been paved and has cooled enough to accept paint.
11. Barriers, cones, flag persons and directional signage must be used to guide customers around work area.
12. Temporary traffic directional markings shall be made in areas that are open to guide vehicle and pedestrian traffic to those areas.
13. Duplicates of Material tickets will be provided with invoice at completion of project clearly stating job name, mix and quantity.



1 PAVING SITE PLAN
N.T.S.

NOTE:
IN AREAS OF TO BE RE-PAVED ALL PARKING SHALL BE RE-STRIPPED TO MATCH EXISTING APPROVED LAYOUT

PROJECT: ISSUE LOG 6 AUG 2015 - ISSUED FOR SDP APPLICATION	Associated Architects P.C. Project No.: - Existing Parking Lot Mill, Pave, and Restripe at Prospect Plaza 18- 54 Kane Street West Hartford, Connecticut
Paving Site Plan and Specifications Date: 5 AUG. 2015 Scale: N.T.S. C1.1	
APPROVALS: ARCHITECT/ELECTRICAL CONSULTANT	CAD:

