AMENDMENT TO SDD #139-R1-15

243 STEELE ROAD
WEST HARTFORD, CONNECTICUT

APPROVED: MARCH 24, 2014
REVISED: NOVEMBER 10, 2015 (AMENDMENT TO SDD #139-R1-15)

GENERAL NOTES

1. BOUNDARY INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY: MILONE AND MACBROOM INC., TAKEN FROM A MAP ENTITLED , PREPARED FOR MERCY COMMUNITY HEALTH AT A SCALE OF 1"=40', DATED: JANUARY 15, 2008.
2. TOPOGRAPHIC INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY:DESIGN PROFESSIONALS INC., TAKEN FROM A MAP ENTITLED TOPOGRAPHIC SURVEY, PREPARED FOR THE METRO REALTY GROUP LTD. AT A SCALE OF 1"=40', DATED: JANUARY 28, 2014.
3. SURVEY BASE MAPPING IS SUPPLEMENTED WITH METROPOLITAN DISTRICT GIS DATA.
4. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
5. MILONE & MACBROOM INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
6. ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION AND SIZE OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
7. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
8. SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT – 2002, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
9. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" TOPSOIL, AND BE SEEDED WITH GRASS, AS SHOWN ON THE PLANS.
10. ALL STORM DRAIN PIPE SHALL BE HIGH DENSITY POLYETHELYNE PIPE (HDPE) UNLESS OTHERWISE INDICATED.
11. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
12. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF WEST HARTFORD REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 818 AND ADDENDUMS
13. ALL GUTTERS, ROOF DRAINS AND FOUNDATION DRAINS SHALL BE TIED INTO THE PROPOSED STORM DRAINAGE SYSTEM.
14. THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
15. THE PROPOSED BUILDINGS ARE TO BE CONNECTED TO PUBLIC WATER AND SANITARY SEWER.
16. COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
17. THE PROPERTY OWNER MUST MAINTAIN (REPAIR/REPLACE WHEN NECESSARY) THE EROSION CONTROL UNTIL ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
18. THE PROVISIONS OF THE SETTLEMENT AND WITHDRAWAL AGREEMENT BETWEEN THE TOWN OF WEST HARTFORD AND ROBERT P. WAN AGREEMENT DATED MAY 6, 1993 ARE HEREBY INCORPORATED BY REFERENCE.

CONSTRUCTION SEQUENCE/NOTES

1. PRIOR TO COMMENCEMENT OF WORK A PRECONSTRUCTION MEETING SHALL BE HELD WITH TOWN STAFF AND REPRESENTATIVES OF THE CONTRACTOR AND OWNER. AT THIS MEETING, ONE PERSON WILL BE PLACED IN CHARGE OF SEDIMENT AND EROSION CONTROL FOR THE ENTIRE SITE.
2. CONTRACTOR SHALL CONTACT THE TOWN ENGINEER (860-673-3305), 24 HOURS PRIOR, TO SCHEDULE ALL SEWER RELATED WORK.
3. CONTRACTOR TO STAKE OUT LIMIT OF DISTURBANCE AND VEGETATION TO BE RETAINED. NO DISTURBANCE IS TO TAKE PLACE BEYOND THE LIMITS OF WORK SHOWN.
4. CONTRACTOR SHALL INSTALL SEDIMENT AND EROSION CONTROLS ALONG THE PERIMETER, AND STABILIZED CONSTRUCTION ENTRANCES.
5. CLEAR VEGETATION AND STRIP TOPSOIL. ALL STOCKPILES ARE TO HAVE SEDIMENT FILTER FENCE AROUND THE PERIMETER.
6. MODIFY STORM WATER BASIN TO ACT AS TEMPORARY SEDIMENT BASIN.
7. DEMOLISH EXISTING BUILDING.
8. INITIATE MASS EARTHWORK OPERATIONS AFTER ALL TRAPS, BERMS, SWALES, SILT FENCE & HAYBALES ARE INSTALLED.
9. SLOPES ARE TO BE ESTABLISHED AS SOON AS PRACTICAL BEFORE UTILITY INSTALLATION. STABILIZE ALL SLOPES IMMEDIATELY AFTER THEIR ESTABLISHMENT.
10. BUILD BERM AND INSTALL PLANTINGS
11. BEGIN BUILDING CONSTRUCTION.
12. INSTALL UTILITIES, CURBS AND ROADS.
13. COMPLETE BUILDING CONSTRUCTION.
14. PAVE PARKING LOTS AND INSTALL SIDEWALKS.
15. ESTABLISH LAWNS, AND INSTALL LANDSCAPING
16. REMOVE EROSION CONTROLS.

EROSION CONTROL NOTES

1. EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF A STORM WITH A RAINFALL AMOUNT OF 1 INCH OR GREATER. CLEAN THE TRAPS WHEN SEDIMENT ACCUMULATION EXCEEDS ONE HALF THE TRAP DEPTH.
2. SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER.
3. THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND THE TOWN'S DESIGNATED REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS.
4. INSPECTION OF THE SITE FOR EROSION SHALL CONTINUE FOR A PERIOD OF THREE MONTHS AFTER COMPLETION WHEN RAINFALLS OF ONE INCH OR MORE OCCUR.
5. ALL DEWATERING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS.
6. THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS OR WETLANDS.
7. A COPY OF ALL PLANS AND REVISIONS, AND THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.

STORM DRAINAGE OPERATION AND MAINTENANCE PLAN

UPON SITE DEVELOPMENT, THERE WILL BE A NEED TO PERIODICALLY MAINTAIN STORMWATER SYSTEMS ON THE PROPERTY. THE STORMWATER SYSTEM CONSISTS OF PIPING, OUTFALLS, CATCH BASINS, AND AN DETENTION SYSTEM.

IN ORDER TO ENSURE OPTIMAL PERFORMANCE OF THE SYSTEM, THE FOLLOWING STORMWATER MAINTENANCE PROGRAM HAS BEEN ESTABLISHED. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THIS PROGRAM.

A. OUTFALL

STORM OUTFALLS SHALL BE MAINTAINED TO ENSURE THEIR FUNCTION. QUARTERLY INSPECTION SHALL BE CARRIED OUT IN THESE LOCATIONS. MAINTENANCE OF PROBLEM AREAS SHALL BE CARRIED OUT AS NEEDED OR AT LEAST ONCE EVERY YEAR. EXCESS SEDIMENT AND DEBRIS SHALL BE REMOVED SO THAT THE STRUCTURES FUNCTION EFFECTIVELY AND AESTHETICS ARE MAINTAINED.

B. CATCH BASINS/YARD DRAINS

CATCH BASINS CONTAIN SUMPS THAT WILL REQUIRE PERIODIC MAINTENANCE. EACH CATCH BASIN ON THE PROPERTY SHALL BE INSPECTED TWICE A YEAR FOR THE FIRST TWO YEARS, AND THE FREQUENCY OF SUCH MONITORING IN SUBSEQUENT YEARS SHALL BE ADJUSTED BASED ON OBSERVATION IN THE FIRST TWO YEARS. SEDIMENT AND DEBRIS SHALL BE REMOVED ONCE THE SEDIMENT REACHES WITHIN SIX INCHES OF THE INVERT OF THE PIPE.

THESE STRUCTURES WILL REMOVE FLOATABLE CONSTITUENTS FROM THE FLOW BEFORE THE WATER IS DISCHARGED FROM THE STRUCTURE. OIL, SCUM, AND SEDIMENT WILL EVENTUALLY ACCUMULATE AND CAN BE REMOVED THROUGH THE MANHOLE OR GRATE TOPS OF THE STRUCTURE. WASTE MATERIAL WILL BE PROPERLY DISPOSED OFF OF THE SITE.

C. DETENTION BASIN

THESE STRUCTURES SHALL BE INSPECTED QUARTERLY AND SEDIMENT SHALL BE REMOVED AS NEEDED TO ENSURE PROPER FUNCTIONING OF THE BASIN. AREAS OF DISTURBANCE THAT MAY OCCUR AS A RESULT OF CLEANING SHALL BE SEEDED AND PLANTED IN ACCORDANCE WITH THE ORIGINAL PLANTING PLAN. THESE STRUCTURES WILL BE MAINTAINED YEARLY, OR MORE FREQUENTLY AS REQUIRED. WASTE MATERIAL WILL BE PROPERLY DISPOSED OFF OF THE SITE.

D. PAVEMENT SWEEPING

ROADWAYS SHALL BE SWEPT CLEAN OF SAND AND LITTER AT LEAST ONCE PER YEAR DURING THE MONTH OF APRIL (AFTER SNOW MELT) AND AT OTHER TIMES AS MAY BE NECESSARY.

E. HYDRODYNAMIC SEPARATOR WATER QUALITY STRUCTURE

STRUCTURE SHALL BE INSPECTED FOR ACCUMULATED SEDIMENT ON A QUARTERLY BASIS AND CLEANED WHEN THE DEPTH OF SEDIMENT IS IN EXCESS OF ONE FOOT COLLECTED SEDIMENT SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATIONS.

A MAINTENANCE LOG SHOULD BE KEPT WITH THE AMOUNT OF SEDIMENT REMOVED, THE DATE IT WAS REMOVED, AND A BRIEF DESCRIPTION OF THE CONDITION OF THE STRUCTURE.

811
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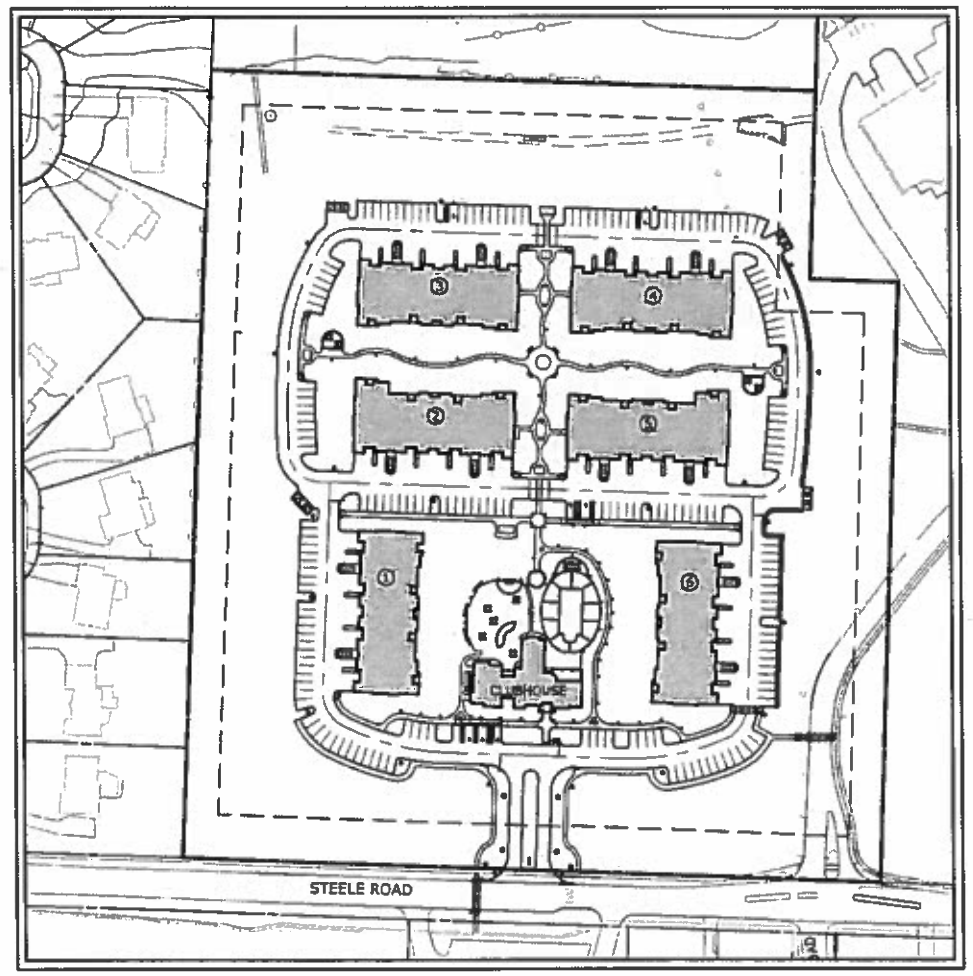

PROJECT SITE VICINITY MAP:

LOCATION MAP:

RECEIVED
2015 NOV 24 PM 3:41
ESSIE S. LABROT
W HARTFORD TOWN CLERK

LIST OF DRAWINGS

NO.	NAME	TITLE
01	–	TITLE SHEET
02	ZD	ZONING DATA
03	LA	SITE PLAN - LAYOUT
04	A2.02	BUILDING #3 FIRST FLOOR PLAN
05	A2.03	BUILDING #4 FIRST FLOOR PLAN
06	A2.05	BUILDINGS #3 & 4 2ND & THIRD FLOOR PLANS
07	A4.02	BUILDING #3 ELEVATIONS
08	A4.03	BUILDING #4 ELEVATIONS
09	B-OPT	UNIT PLANS AND INTERIOR ELEVATIONS

SDD# _____

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Town Council Approval _____

Town Planner _____
West Hartford, CT
Sheet 1 of 9

PREPARED FOR:

STEELE ROAD, LLC
c/o METRO REALTY GROUP, LTD
6 EXECUTIVE DRIVE SUITE 100
FARMINGTON, CT 06032

CIVIL ENGINEERING
MILONE & MACBROOM®
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CRJ LLP
SITE PLANNING
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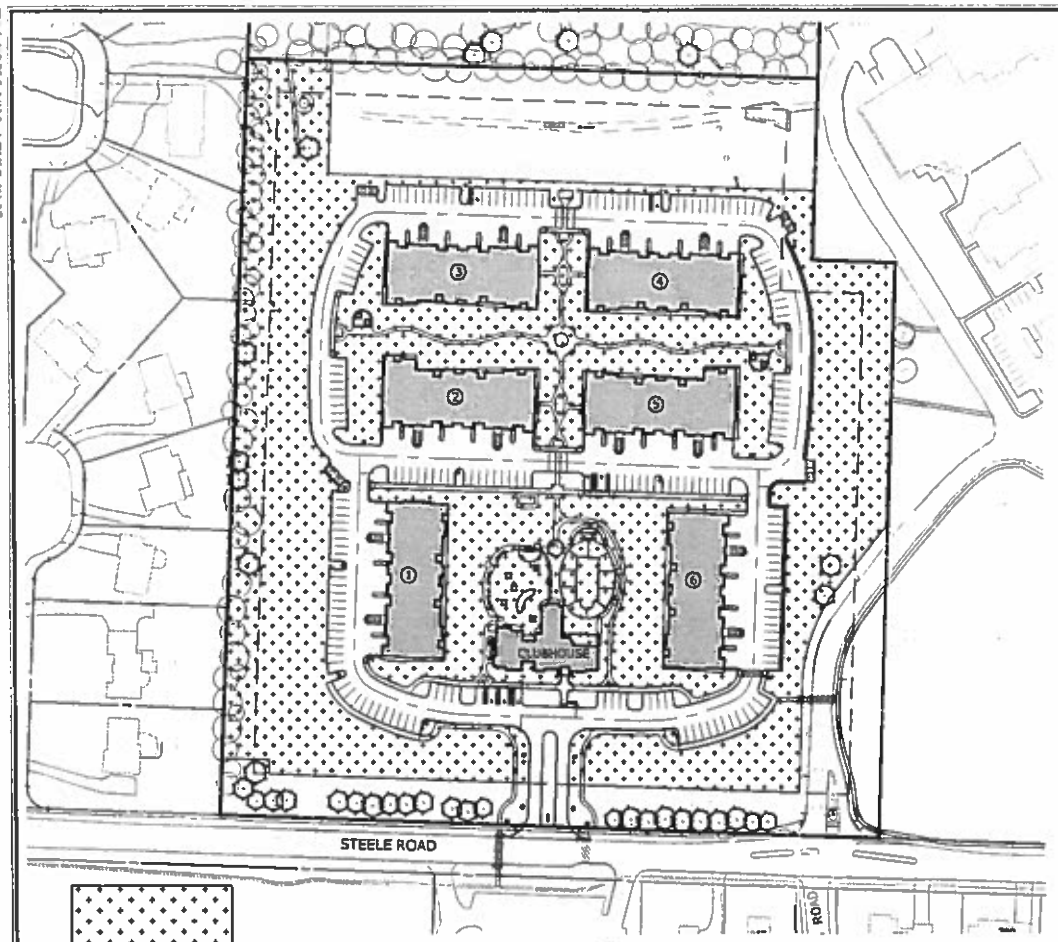
ARCHITECTURE
NILES BOLTON ASSOCIATES

TRAFFIC ENGINEER
FUSS & O'NEILL

LEGAL COUNSEL
ALTER & PEARSON, LLC
ATTORNEYS AT LAW



±304,000 SF

CALCULATED USABLE OPEN SPACE

SCALE: 1"=100'

PROJECT DATA

DIMENSIONAL CRITERIA	REQUIRED/PERMITTED	243 STEELE – APPROVED	243 STEELE – PROPOSED
LOT SIZE	–	15.554 ACRES / 677,540 SF	
DWELLING UNITS		150 UNITS	160 UNITS
LOT AREA/UNIT	1,000 SF	4,500 SF	4,235 SF
MAX FAR	1.25	0.33 (223,080 SF)	
MAX LOT (BUILDING) COVERAGE	40%	11.8% (79,801 SF)	
FRONT YARD	50 FT	181 FT	
SIDE YARD	3/4 BUILDING HEIGHT	88 FT	
REAR YARD	3/4 BUILDING HEIGHT	207 FT	
USABLE OPEN SPACE	200 SF/UNIT	2,025 SF/UNIT	1,900 SF/UNIT
MAX HEIGHT	6 STORIES / 85 FT	3 STORIES / 44.0 FT	
HANDICAPPED PARKING SPACES		7 SPACES	
REGULAR PARKING SPACES		188 SPACES	
GARAGE PARKING SPACES		78 SPACES	
PARKING SPACES TOTAL		273 SPACES	
PARKING SPACE PER UNIT	1.5 PER UNIT	1.82 SPACES/UNIT	1.71 SPACES/UNIT
UNITS PER BUILDING	40 UNITS	25 UNITS	30 UNITS
HORIZONTAL BUILDING LENGTH	250 FT	183 FT	
LOADING SPACES	3	0 *	
SEPARATION OF DWELLING UNITS FACING COURT	2 X BUILDING HEIGHT (80 FT)	58 FT *	

* WAIVER GRANTED

LEGEND

EXISTING		PROPOSED
	STREET LINE	
	PROPERTY LINE	
	SETBACK LINE	
70	MAJOR CONTOUR	70
68	MINOR CONTOUR	68
+70.5	SPOT GRADE	+70.5
	TREE LINE	
	TREE/SHRUB	
	STONEWALL	
	CHAIN LINK FENCE	
	SITE LIGHT	
	HYDRANT	
	WATER METER	
WV	WATER VALVE	WV
GV	GAS VALVE	GV
	SANITARY SEWER W/MANHOLE	S
	STORM DRAIN W/CATCH BASIN	
	WATER MAIN	
G	GAS MAIN	G
E	ELECTRIC LINE	E
	ELECTRIC, TELEPHONE, CABLE	
	UTILITY POLE	
	TRAFFIC SIGN	
	IRON PIPE	
	MONUMENT	
	EDGE OF PAVEMENT W/CURB	
	SIDEWALK	
	AREA/YARD DRAIN	
	TIMBER GUIDERAIL	

SDD# _____

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Town Planner _____
West Hartford, CT
Sheet 2 of 9

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DESCRIPTION	DATE	BY

ZONING DATA

AMENDMENT TO SDD #139-R1-15

243 STEELE ROAD
WEST HARTFORD, CONNECTICUT

ADS	ADS	TD
DESIGNED	DRAWN	CHECKED

SCALE: NOT TO SCALE

DATE: NOV. 10, 2015

PROJECT NO. 3571-10

ZD

SHEET NO.

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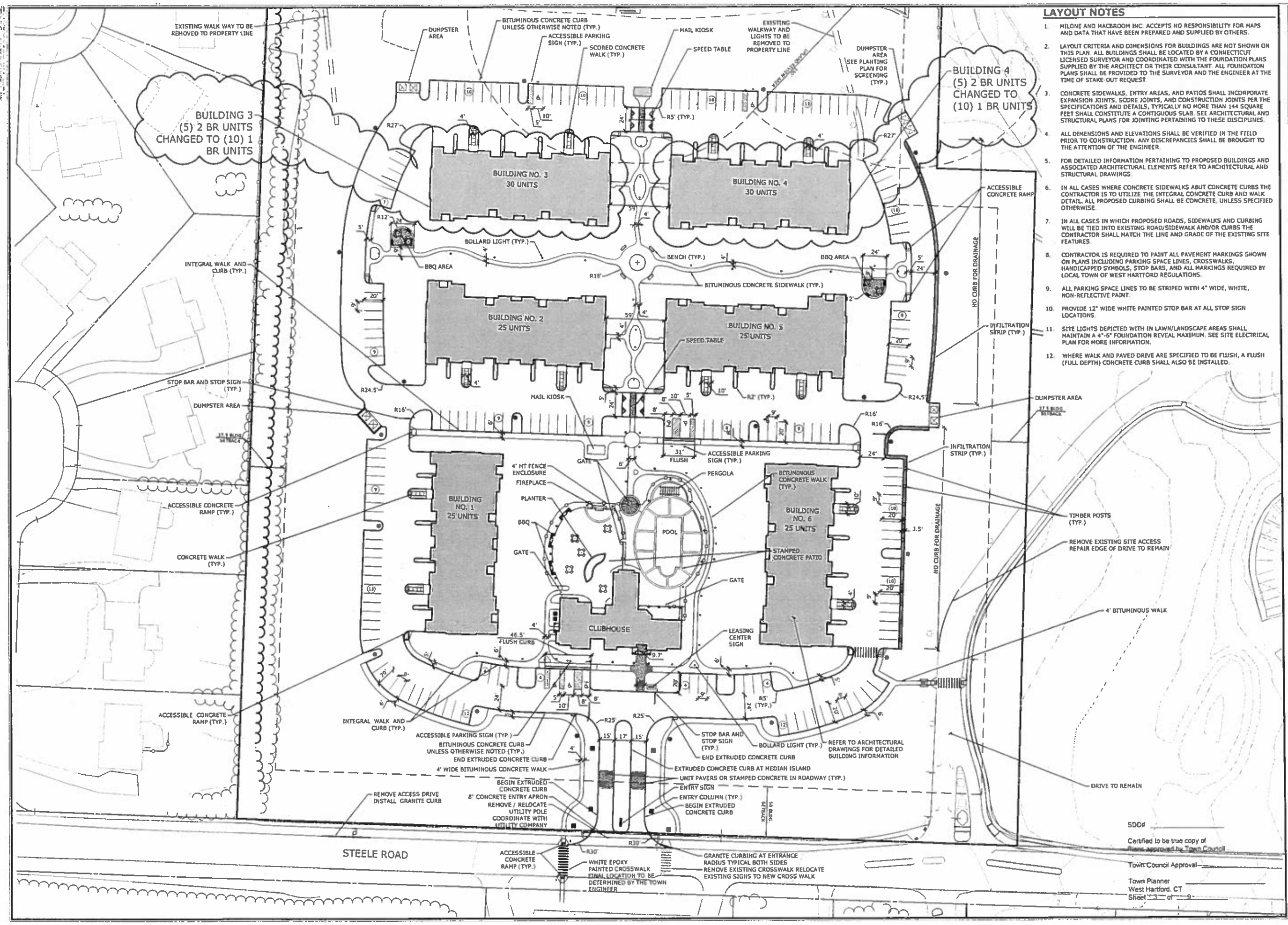

LAYOUT NOTES

1. MILONE AND MACBROOM INC. ACCEPTS NO RESPONSIBILITY FOR MAPS AND DATA THAT HAVE BEEN PREPARED AND SUPPLIED BY OTHERS.
2. LAYOUT CRITERIA AND DIMENSIONS FOR BUILDINGS ARE NOT SHOWN ON THIS PLAN. ALL BUILDINGS SHALL BE LOCATED BY A CONNECTICUT LICENSED SURVEYOR AND COORDINATED WITH THE FOUNDATION PLANS SUPPLIED BY THE ARCHITECT OR THEIR CONSULTANT. ALL FOUNDATION PLANS SHALL BE PROVIDED TO THE SURVEYOR AND THE ENGINEER AT THE TIME OF STAKE OUT REQUEST.
3. CONCRETE SIDEWALKS, ENTRY AREAS, AND PATIOS SHALL INCORPORATE EXPANSION JOINTS, SCORE JOINTS, AND CONSTRUCTION JOINTS PER THE SPECIFICATIONS AND DETAILS, TYPICALLY NO MORE THAN 144 SQUARE FEET SHALL CONSTITUTE A CONTIGUOUS SLAB. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR JOINTING PERTAINING TO THESE DISCIPLINES.
4. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
5. FOR DETAILED INFORMATION PERTAINING TO PROPOSED BUILDINGS AND ASSOCIATED ARCHITECTURAL ELEMENTS REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
6. IN ALL CASES WHERE CONCRETE SIDEWALKS ABUT CONCRETE CURBS THE CONTRACTOR IS TO UTILIZE THE INTEGRAL CONCRETE CURB AND WALK DETAIL. ALL PROPOSED CURBING SHALL BE CONCRETE, UNLESS SPECIFIED OTHERWISE.
7. IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING SITE FEATURES.
8. CONTRACTOR IS REQUIRED TO PAINT ALL PAVEMENT MARKINGS SHOWN ON PLANS INCLUDING PARKING SPACE LINES, CROSSWALKS, HANDICAPPED SYMBOLS, STOP BARS, AND ALL MARKINGS REQUIRED BY LOCAL TOWN OF WEST HARTFORD REGULATIONS.
9. ALL PARKING SPACE LINES TO BE STRIPED WITH 4" WIDE, WHITE, NON-REFLECTIVE PAINT.
10. PROVIDE 12" WIDE WHITE PAINTED STOP BAR AT ALL STOP SIGN LOCATIONS.
11. SITE LIGHTS DEPICTED WITH IN LAWN/LANDSCAPE AREAS SHALL MAINTAIN A 4"-6" FOUNDATION REVEAL MAXIMUM. SEE SITE ELECTRICAL PLAN FOR MORE INFORMATION.
12. WHERE WALK AND PAVED DRIVE ARE SPECIFIED TO BE FLUSH, A FLUSH (FULL DEPTH) CONCRETE CURB SHALL ALSO BE INSTALLED.

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DATE	BY	DESCRIPTION

SITE PLAN-LAYOUT
AMENDMENT TO SDD #139-R1-15
243 STEELE ROAD
WEST HARTFORD, CONNECTICUT

MTD	ADS	TD
DESIGNED	DRAWN	CHECKED

1"=40'

NOV. 10, 2015

3571-10

LA

SDD#

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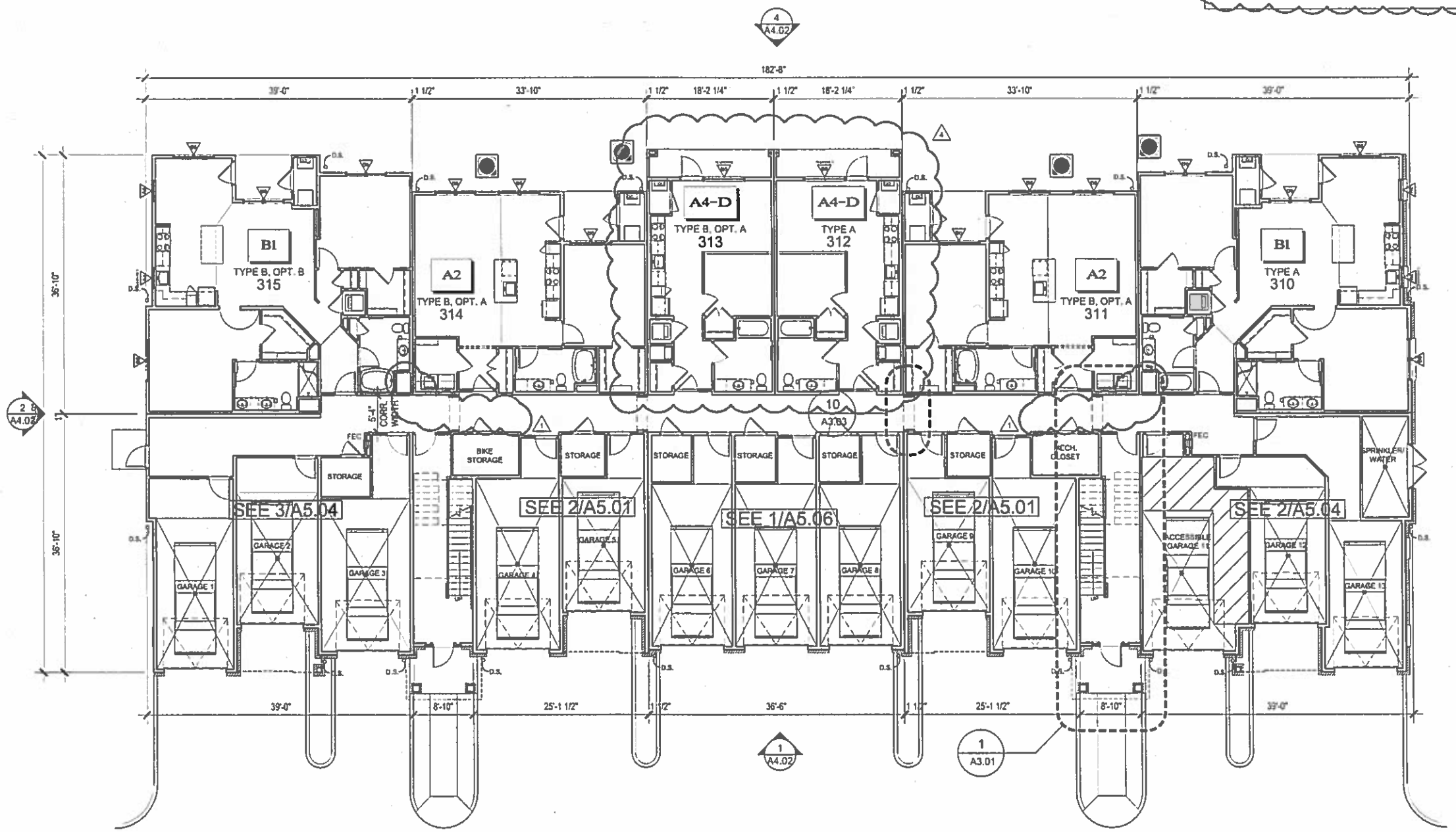
West Hartford, CT
Sheet 1 of 9

NOTE: CHANGES TO THE INTERIOR CONFIGURATION OF EACH BUILDING SHALL BE PERMITTED AT THE DISCRETION OF THE OWNER / APPLICANT AS LONG AS THOSE CHANGES DO NOT RESULT IN ANY INCREASE OF FLOOR AREA SQUARE FOOTAGE, ANY INCREASE IN THE NUMBER OF RESIDENTIAL DWELLING UNITS OR REQUIRE MODIFICATIONS TO THE EXTERIOR OF THE BUILDING. ANY CHANGES TO THE INTERIOR CONFIGURATION OF BUILDINGS WILL BE SUBMITTED TO THE BUILDING DEPARTMENT AND FIRE MARSHAL FOR REVIEW AND APPROVAL PRIOR TO ANY CHANGES



PLAN 1/8" = 1'-0" — 1 / A2.02 BUILDING TYPE 100 (BLDG. #3) FIRST FLOOR

JOB NUMBER: 113103.00
DRAWN BY: VAM
CHECKED BY: MDO

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
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REVISIONS

DATE	DESCRIPTION
05-20-15	GENERAL REVISIONS
11-10-15	STUDIO REVISIONS

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243 Steele Road
West Hartford, CT
06117

BUILDING TYPE 100
BUILDING #3
FIRST FLOOR PLAN

A2.02

DATE: 03/20/2015

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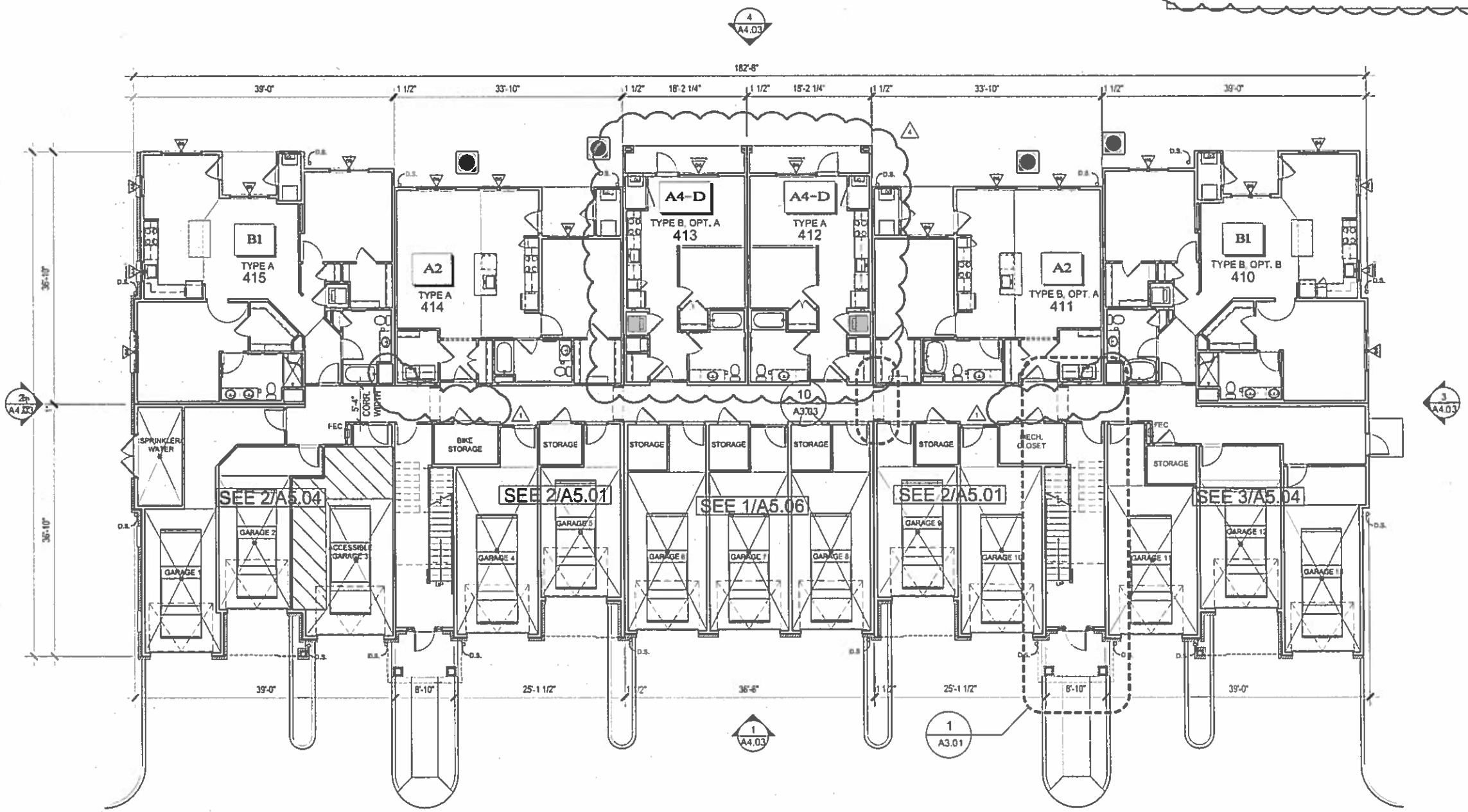
NOTE: CHANGES TO THE INTERIOR CONFIGURATION OF EACH BUILDING SHALL BE PERMITTED AT THE DISCRETION OF THE OWNER / APPLICANT AS LONG AS THOSE CHANGES DO NOT RESULT IN ANY INCREASE OF FLOOR AREA SQUARE FOOTAGE, ANY INCREASE IN THE NUMBER OF RESIDENTIAL DWELLING UNITS OR REQUIRE MODIFICATIONS TO THE EXTERIOR OF THE BUILDING. ANY CHANGES TO THE INTERIOR CONFIGURATION OF BUILDINGS WILL BE SUBMITTED TO THE BUILDING DEPARTMENT AND FIRE MARSHAL FOR REVIEW AND APPROVAL PRIOR TO ANY CHANGES



PLAN 1/A2.03 BUILDING TYPE 100 (BLDG. #4) FIRST FLOOR

JOB NUMBER: 113103.00
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BUILDING TYPE 100
BUILDING #4
FIRST FLOOR PLAN

A2.03

DATE: 03/20/2015

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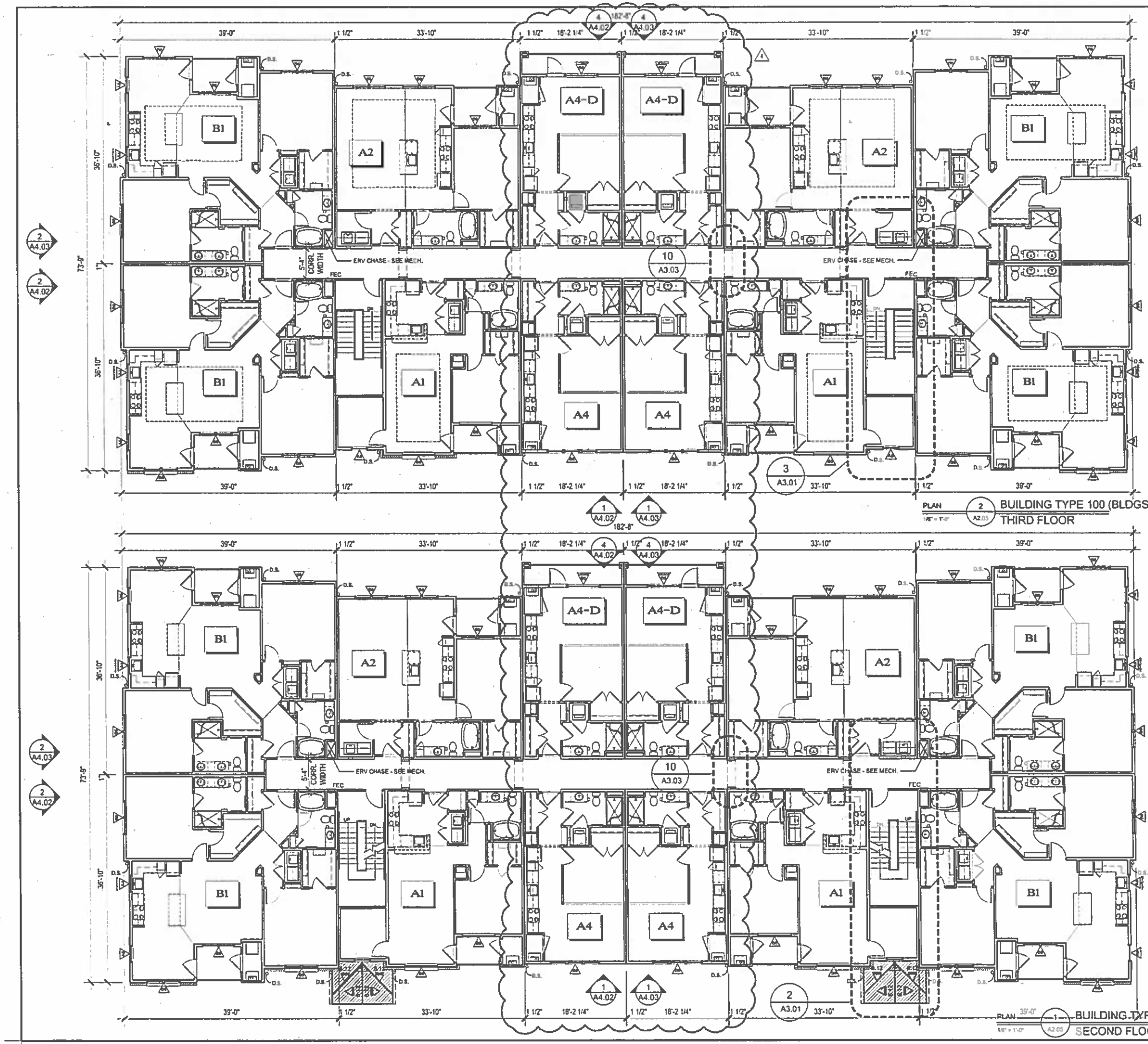

PLAN 1/8" = 1'-0" — 2 A2.05 — BUILDING TYPE 100 (BLDGS. #3 & 4) THIRD FLOOR

PLAN 1/8" = 1'-0" — 1 A2.05 — BUILDING TYPE 100 (BLDGS. #3 & 4) SECOND FLOOR

NOTE: CHANGES TO THE INTERIOR CONFIGURATION OF EACH BUILDING SHALL BE PERMITTED AT THE DISCRETION OF THE OWNER / APPLICANT AS LONG AS THOSE CHANGES DO NOT RESULT IN ANY INCREASE OF FLOOR AREA SQUARE FOOTAGE, ANY INCREASE IN THE NUMBER OF RESIDENTIAL DWELLING UNITS OR REQUIRE MODIFICATIONS TO THE EXTERIOR OF THE BUILDING. ANY CHANGES TO THE INTERIOR CONFIGURATION OF BUILDINGS WILL BE SUBMITTED TO THE BUILDING DEPARTMENT AND FIRE MARSHAL FOR REVIEW AND APPROVAL PRIOR TO ANY CHANGES

JOB NUMBER: 113103.00
DRAWN BY: VAM
CHECKED BY: MDO

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West Hartford, CT

METRO REALTY

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BUILDING TYPE 100
BUILDINGS #3 & 4
2ND & THIRD FLOOR PLANS

A2.05

DATE: 03/20/2015

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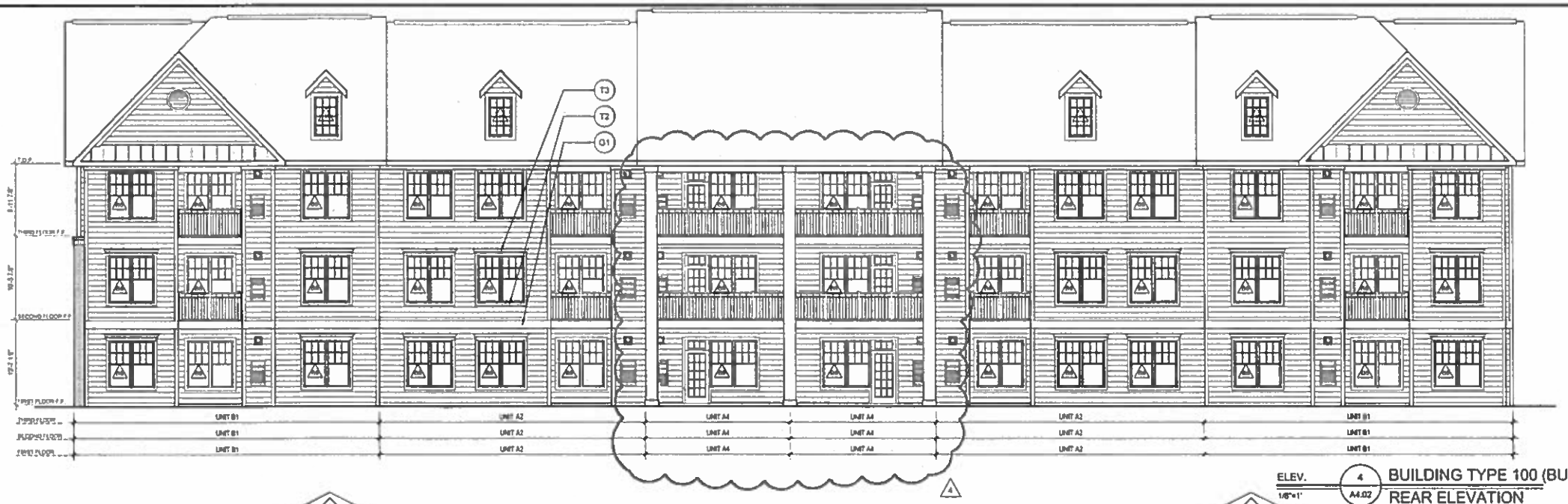
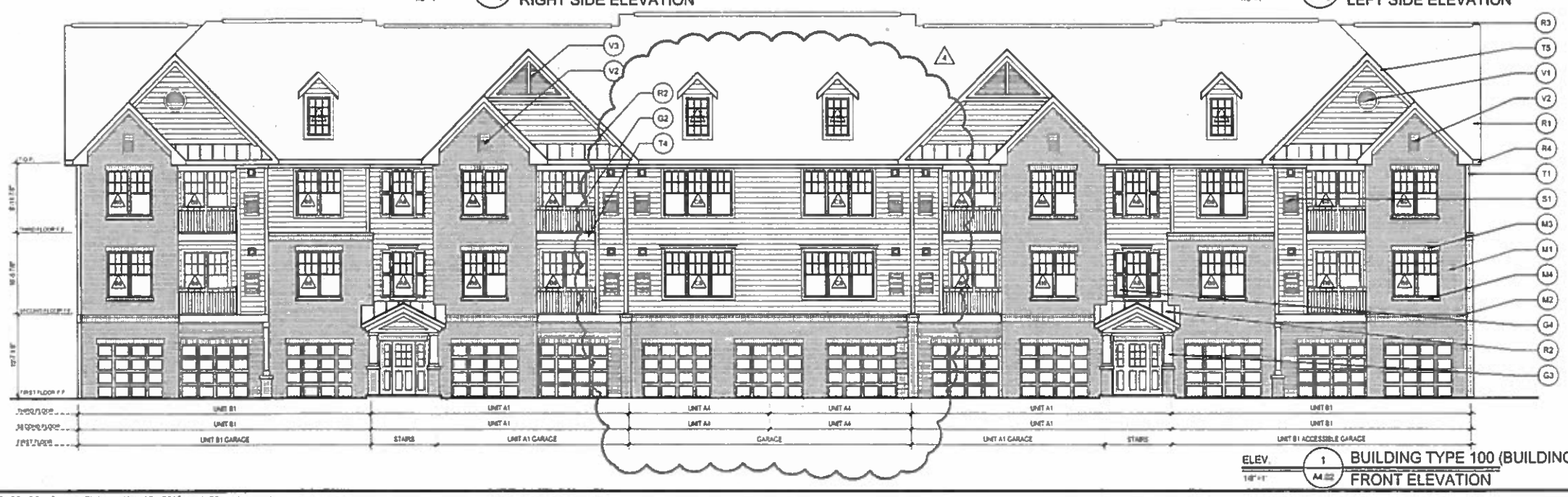


ELEV. 1/8"=1' — 4 / A4.02 — BUILDING TYPE 100 (BUILDING #3) REAR ELEVATION

ELEV. 1/8"=1' — 3 / A4.02 — BUILDING TYPE 100 (BUILDING #3) RIGHT SIDE ELEVATION

ELEV. 1/8"=1' — 2 / A4.02 — BUILDING TYPE 100 (BUILDING #3) LEFT SIDE ELEVATION



ELEV. 1/8"=1' — 1 / A4.02 — BUILDING TYPE 100 (BUILDING #3) FRONT ELEVATION

JOB NUMBER: 113103.00
DRAWN BY: VAM
CHECKED BY: MDO

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REVISIONS
DATE DESCRIPTION

11-10-15 STUDIO REVISIONS

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06117

BUILDING TYPE 100
BUILDING #3
ELEVATIONS

A4.02

DATE: 03/20/2015

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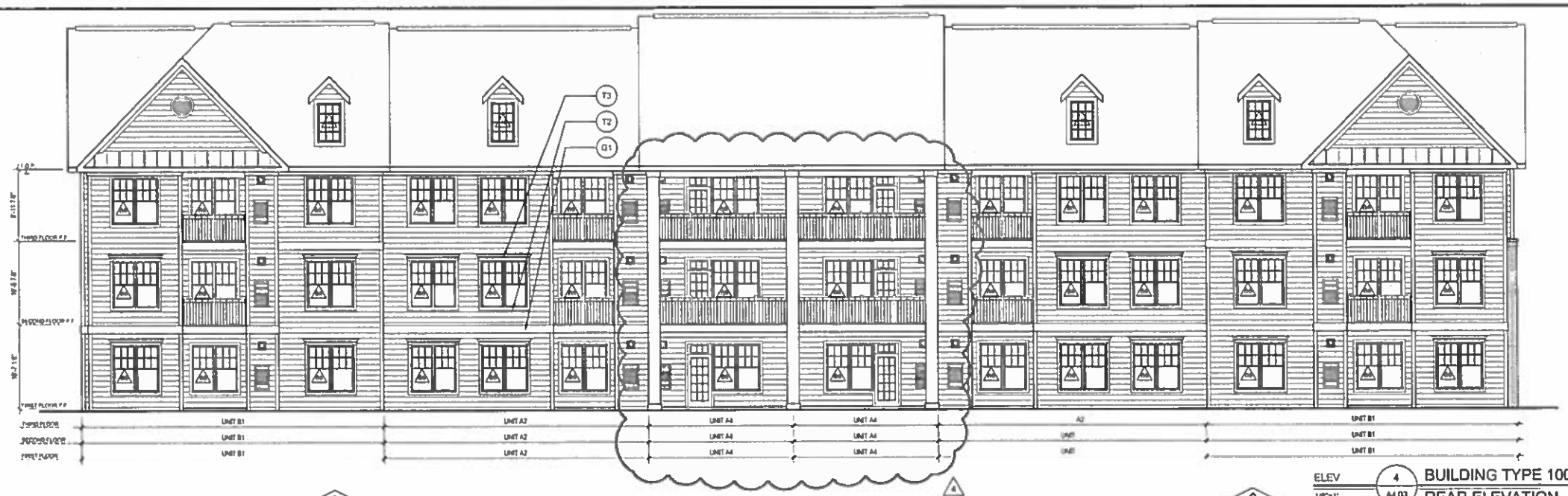
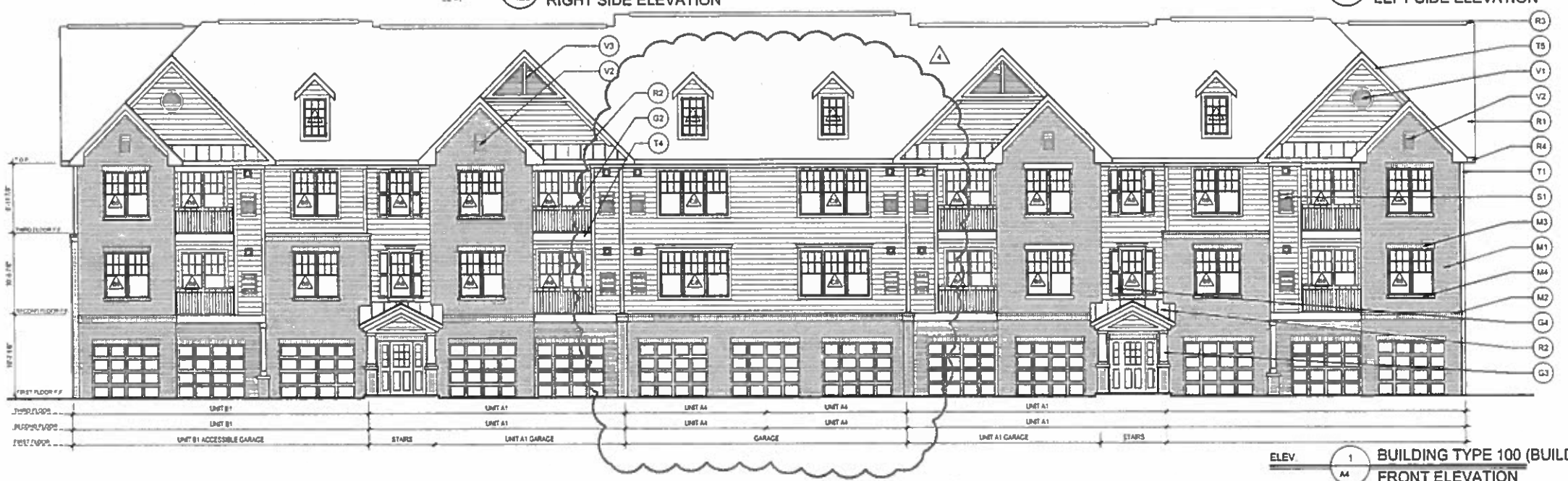


ELEV 4 / 1/8"=1' — A4.03 BUILDING TYPE 100 (BUILDING #4) REAR ELEVATION

ELEV 3 / 1/8"=1' — A4.03 BUILDING TYPE 100 (BUILDING #4) RIGHT SIDE ELEVATION

ELEV 2 / 1 — A4 BUILDING TYPE 100 (BUILDING #4) LEFT SIDE ELEVATION



ELEV 1 / A4 BUILDING TYPE 100 (BUILDING #4) FRONT ELEVATION

JOB NUMBER: 113103.00
DRAWN BY: VAM
CHECKED BY: MDO

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BUILDING TYPE 100
BUILDING #4
ELEVATIONS

A4.03

DATE: 03/20/2015

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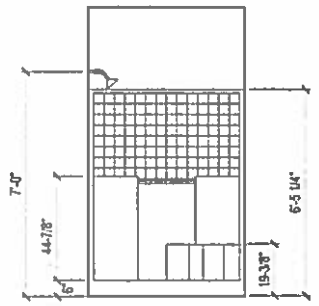
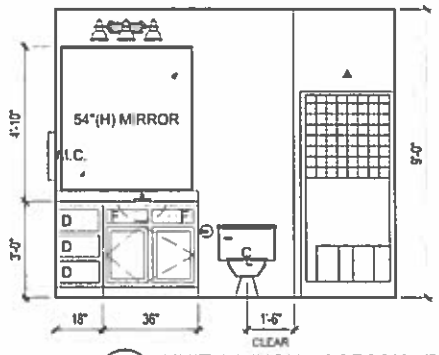
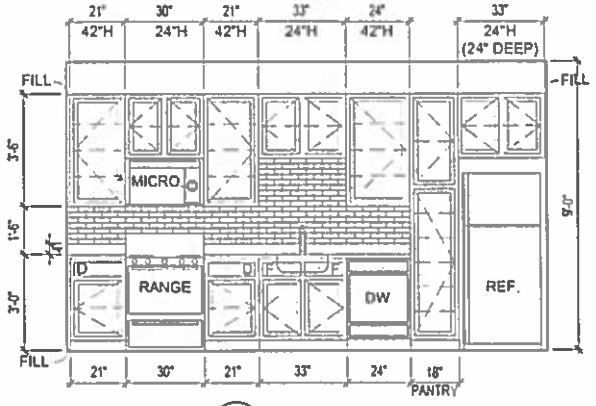


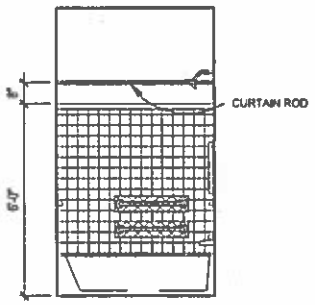
elev. 3/8"=1' — 10 B-OPT — UNIT A4 (NON ACCESSIBLE) BATHROOM



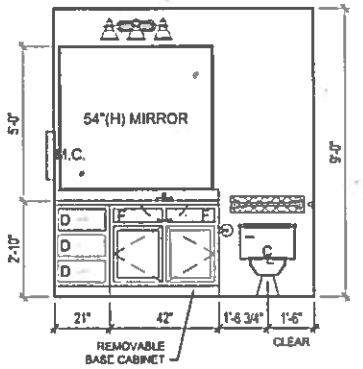
elev. 3/8"=1' — 9 B-OPT — UNIT A4 (NON ACCESSIBLE) BATHROOM



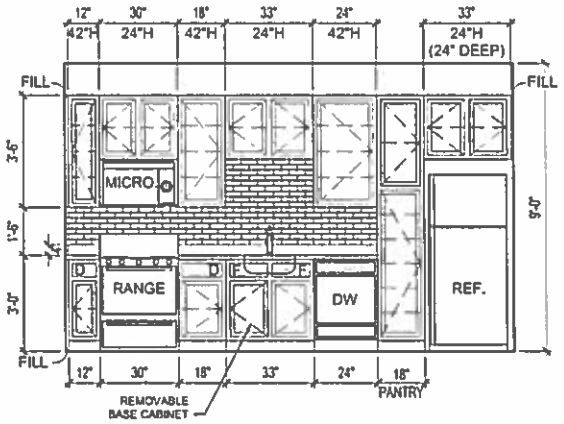
elev. 3/8"=1' — 8 B-OPT — UNIT A4 (NON ACCESSIBLE) KITCHEN



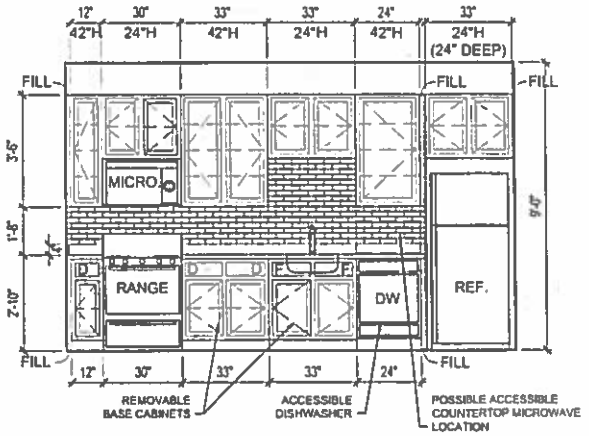
elev. 3/8"=1' — 7 B-OPT — UNIT A4 (TYPE A & TYPE B) BATHROOM



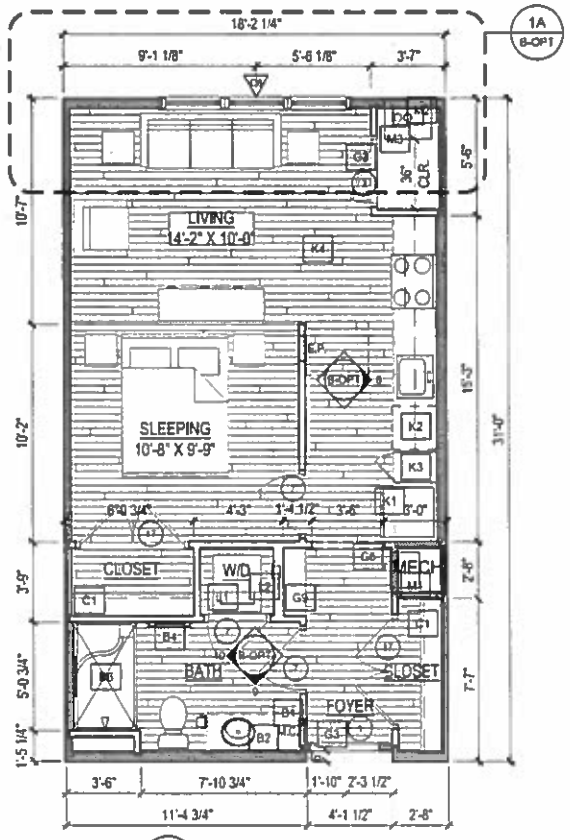
elev. 3/8"=1' — 6 B-OPT — UNIT A4 (TYPE A & TYPE B) BATHROOM



elev. 3/8"=1' — 5 B-OPT — UNIT A4 (TYPE B) KITCHEN

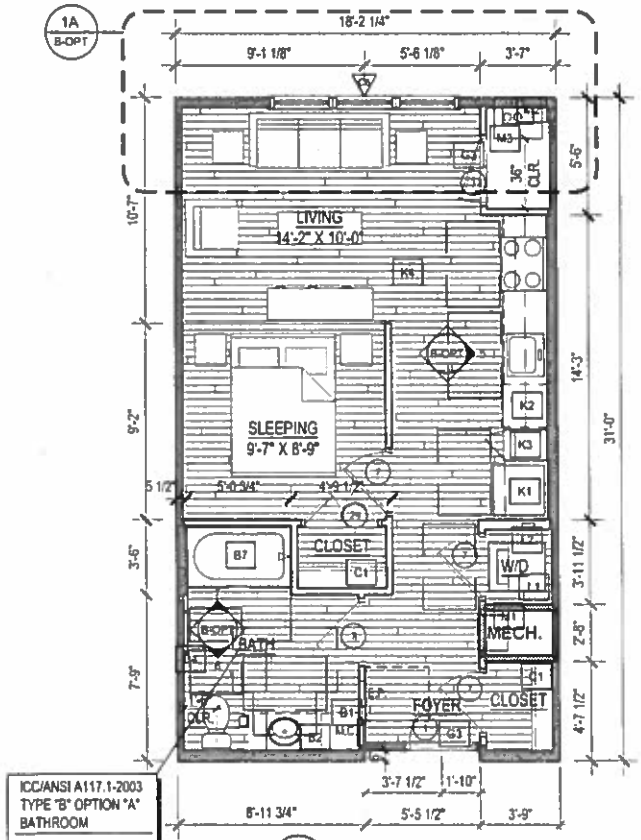


elev. 3/8"=1' — 4 B-OPT — UNIT A4 (TYPE A) KITCHEN

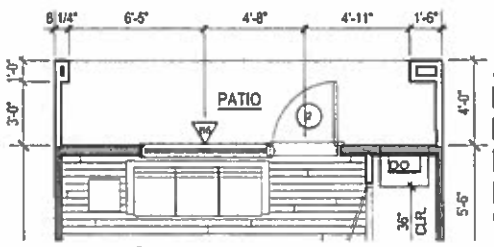


ICC/ANSI A117.1-2003 TYPE "B" OPTION "A" BATHROOM
FFHA SPECIFICATION "B" BATHROOM

PLAN 1/4"=1' — 3 B-OPT — UNIT A4 NON ACCESSIBLE TYPICAL FLOOR



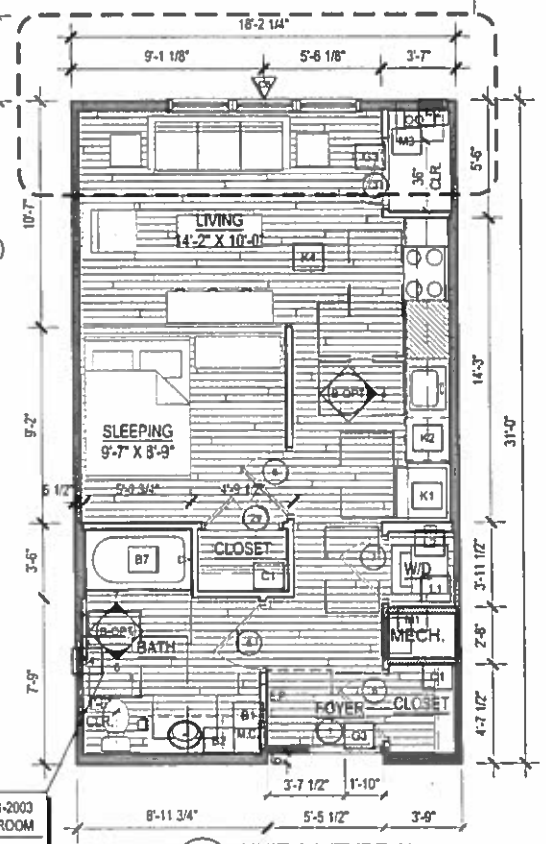
PLAN 1/4"=1' — 2 B-OPT — UNIT A4 (TYPE B, OPTION A) FIRST FLOOR



PLAN 1/4"=1' — 1A B-OPT — UNIT A4-D ALL FLOORS (@ BLDG. REAR)

UNIT A4-D	
HEATED	561
NET TOTAL	561
PATIO/DECK	73
GROSS TOTAL	634

UNIT A4	
HEATED	561
NET TOTAL	561
PATIO	N/A
GROSS TOTAL	561



ICC/ANSI A117.1-2003 TYPE "A" BATHROOM
FFHA SPECIFICATION "B" BATHROOM

PLAN 1/4"=1' — 1 B-OPT — UNIT A4 (TYPE A) FIRST FLOOR

UNIT KEYNOTES

GENERAL

- G1 EDGE OF CARPET
- G2 VINYL FLOORING
- G3 METAL THRESHOLD BY DOOR SUPPLIER
- G4 GUARDRAIL @ 3'-6" A.F.F. SEE DETAILS ON SHEET A7.05
- G5 ELECTRIC WALL HEATER
- G6 OPENING - FINISHED W/ GYPSUM WALLBOARD
- G7 RADON VENTING (CAPPED FOR FUTURE USE) - ANY FLOOR / CEILING PENETRATIONS TO TO COMPLY WITH UL SYSTEM NO. F-C-2396 - SEE SHEET A0.11
- G8 PATIO
- G9 SHELVES
- G10 ERV CHASE - SEE BUILDING PLANS AND MECHANICAL DRAWINGS FOR LOCATIONS AND DETAILS

MECHANICAL

- M1 HVAC UNIT - SEE MECHANICAL DRAWINGS
- M2 TANKLESS GAS WATER HEATER
- M3 THRU WALL CONDENSER

BATHROOM

- B1 SEMI-RECESSED MEDICINE CABINET - BOTTOM OF CABINET 4'-4" A.F.F. (3'-8" AT GROUND FLOOR UNITS, 3'-4" AT UPPER FLOORS - SEE INTERIOR ELEVATIONS
- B2 MIRROR
- B3 LINEN CABINET
- B4 24" TOWEL BAR, MOUNT @ 54" A.F.F.
- B5 TUB "A" - AQUATIC 2603BSTCWP
- B6 SHOWER "B" - AQUATIC 1603DTS
- B7 TUB "C" - AQUATIC 2603CT

CLOSET

- C1 SINGLE ROD AND SHELF - SEE INTERIOR ELEVATIONS (RELOCATE SHELF WITHIN 15" TO 48" IN ACCESSIBLE UNITS TO COMPLY WITH ICC / ANSI-A117.1-2003, SECTIONS 905.3 AND 1003.14)
- C2 DOUBLE ROD AND SHELF - SEE INTERIOR ELEVATIONS
- C3 LINEN OR PANTRY SHELVES - SEE INTERIOR ELEVATIONS

KITCHEN

- K1 REFRIGERATOR - GE MODEL GTZ18IC
- K2 DISHWASHER
- K3 PANTRY CABINET
- K4 VINYL PLANK FLOORING

LAUNDRY

- L1 WASHER & DRYER
- L2 WASHER CONNECTION BOX
- L3 TEL/DATA BOX @ 78" AFF

UNIT NOTES

1. SEE SHEET A5.00A FOR ACCESSIBILITY INFO.

WALL ASSEMBLIES

1. UL# U356 (EXTERIOR - 1 HOUR)
2. UL# U309 (INTERIOR BEARING WALL - 1 HOUR)
3. UL# U309 (CORRIDOR WALL - 1 HOUR)
4. UL# U341 (INTERIOR TENANT SEPARATION WALL - 1 HOUR)
5. UL# N/A (INTERIOR NON-BEARING WALL)

LEGEND

- LOAD BEARING WALLS AND/ OR 1 HOUR RATED WALLS
- SOUND BATT
- REMOVABLE BASE CABINET (TYPE A & B UNITS ONLY)

NOTE: SEE BUILDING PLANS FOR UNIT ORIENTATION

JOB NUMBER: 113103.00
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UNIT A4
UNIT PLANS & INTERIOR ELEVATIONS

B-OPT

DATE: 03/20/2015

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