



QUISENBERRY ARCARI

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ADDITIONS & ALTERATIONS TO THE: PORTERBROOK SHOPPING CENTER

JANUARY 5, 2017

40-50 MAIN STREET

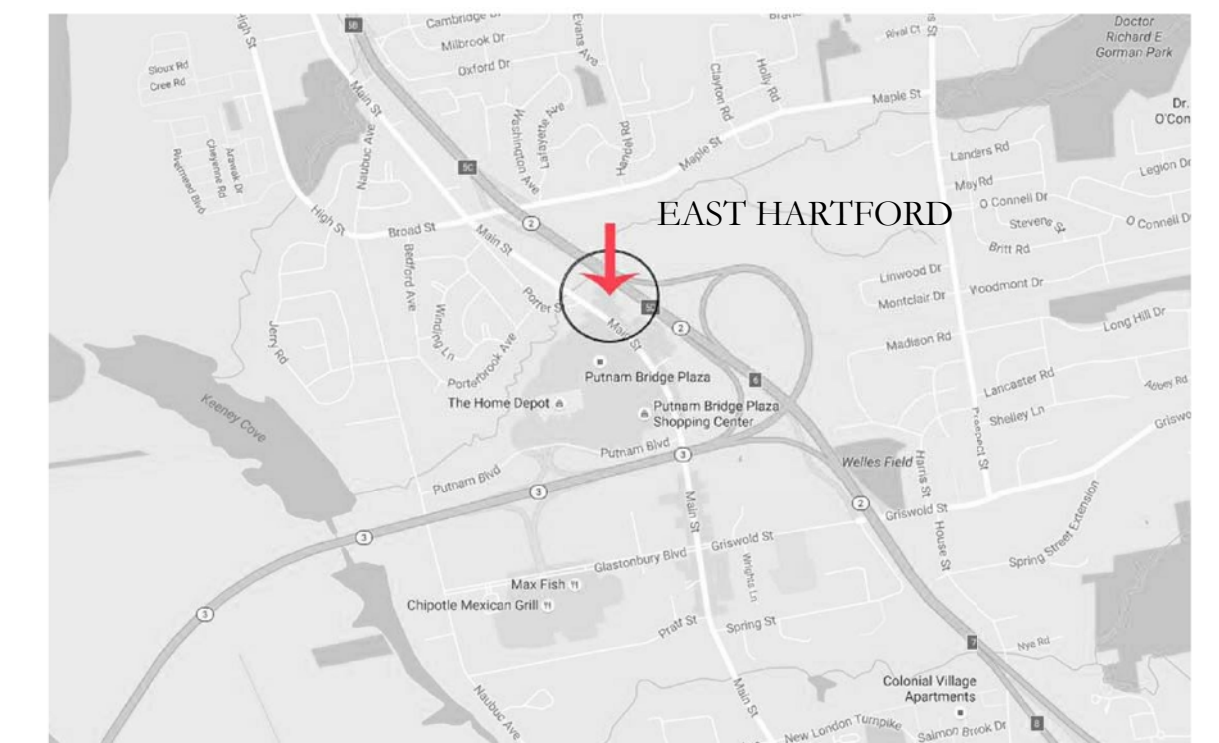
EAST HARTFORD, CONN.

LIST OF DRAWINGS:

CONSULTANTS:

LOCATION MAP

SHEET NUMBER	SHEET NAME
R-0	SITE PHOTOMETRIC PLAN
L-1	PARCEL MERGER MAP
L-2	SITE PLAN MODIFICATION
L-3	SIGNAGE DETAILS
L-4	SITE SURVEY
A1.0	OVERALL DRAWINGS
A1.1	ENLARGED FLOOR PLANS
A2.0	EXTERIOR ELEVATIONS
A3.0	TOWER DRAWINGS
A4.0	3-D VIEWS
A4.1	3-D VIEWS
A4.2	3-D VIEWS

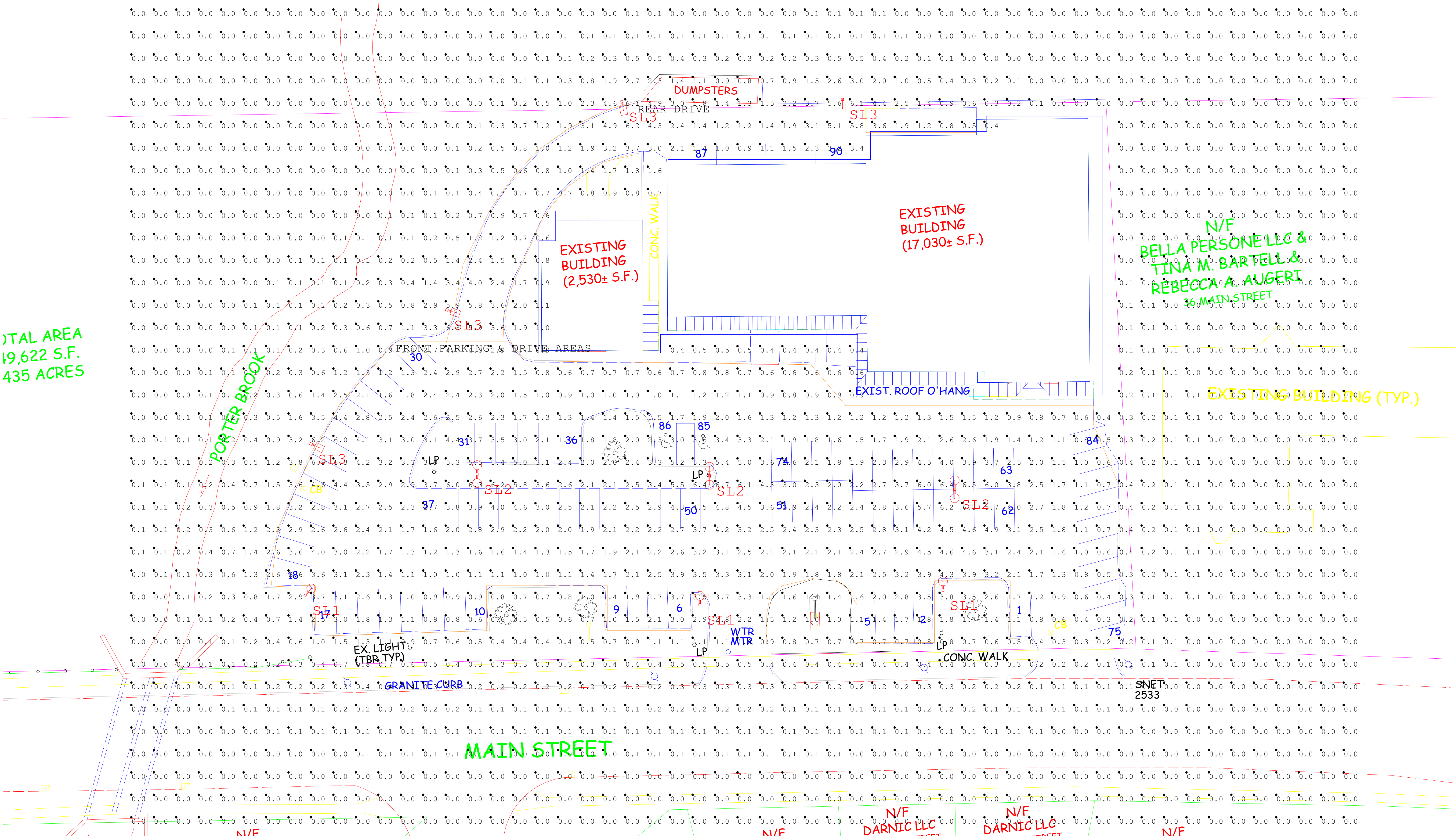


ALL TYPES: 20'0" MOUNTING HEIGHT

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Luminaire Watts	Luminaire Lumens
	3	SL1	SINGLE	AVPL ENV 1 NW 3 T4M 108W 700mA	119.4	13185
	3	SL2	2 @ 180 DEGREES	AVPL ENV 1 NW 3 T4M 108W 700mA	119.4	13185
	4	SL3	SINGLE	AVPL RMW NW 3 T3M 108W 700mA	119.7	12860

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FRONT PARKING & DRIVE AREAS	Illuminance	Fc	2.40	6.8	0.2	12.00	34.00
REAR DRIVE	Illuminance	Fc	2.27	6.2	0.5	4.54	12.40

STATE OF CONNECTICUT



AV POLES & LIGHTING
43827 Division St.
Lancaster, CA 93535

NOTES:
See schedule for luminaire specifications.
Luminaire Symbols are not to scale.
Varying the position, mounting height,
or orientation from what is specified in this
drawing will invalidate the calculation performed.

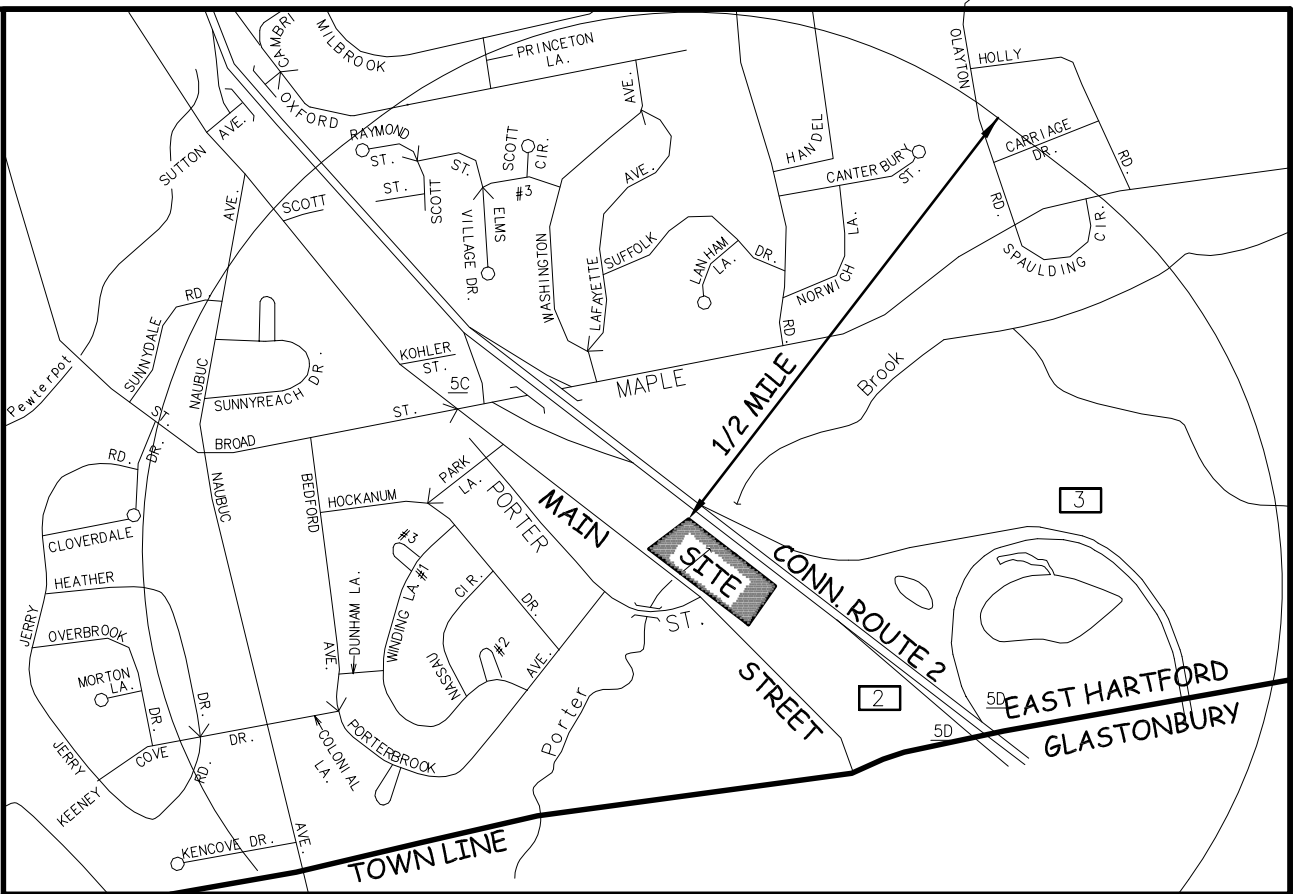
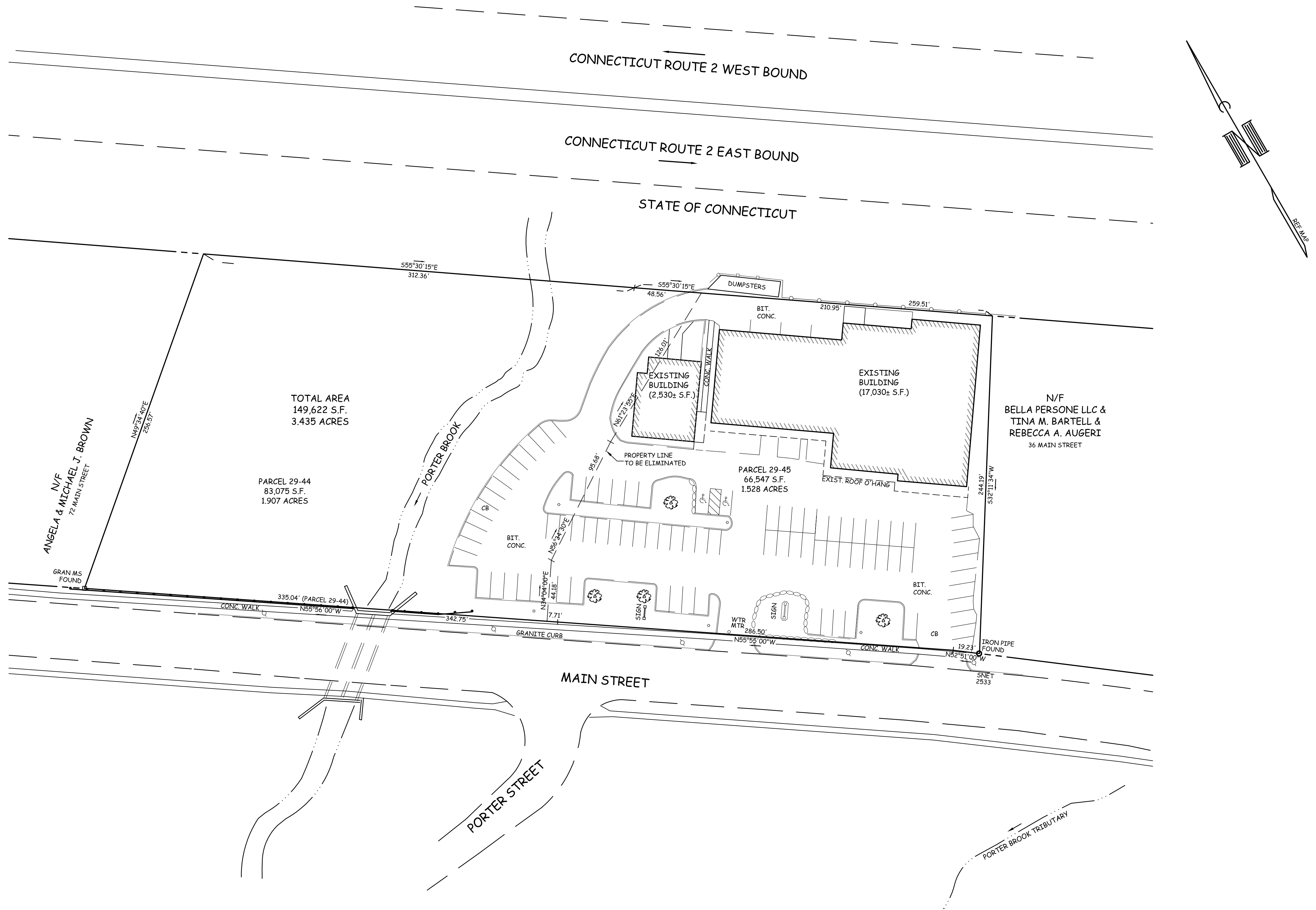
DRAWN BY: L.C.P.

Date: 1/4/2017

SCALE: 1" = 20'

Point-By-Point Illuminance Calculation
(At Grade)

50 MAIN ST. - EAST HARTFORD, CT



VICINITY MAP
SCALE: 1" = 1,000'

MERGED PARCEL DESCRIPTION

Being all that certain piece or parcel of land formerly known as 46 and 48 Main Street or 40-50 Main Street, located on the northerly side of Main Street, in the Town of East Hartford, County of Hartford, and State of Connecticut,

COMMENCING at a point marked by an iron pipe found in the northerly line of Main Street at the southwesterly corner of land N/F of Bella Person LLC & Tina M. Bartell & Rebecca A. Augeri and the southeasterly corner of the herein described parcel;

THENCE running, N 52° 51' 00" W a distance of 19.23' along the southerly line of Main Street to a point;

THENCE, continuing along the southerly line of Main Street N 55° 55' 00" W a distance of 286.50' to a point;

THENCE, continuing along the southerly line of Main Street N 55° 56' 00" W a distance of 335.04' to a granite merestone marking the southwesterly corner of the herein described parcel and the southeasterly corner of land now or formerly of Angela & Michael J. Brown;

THENCE, turning and running N 49° 34' 40" E a distance of 256.57' to a point in the southerly line of Connecticut Route 2 being the northwesterly corner of the herein described parcel and the northeasterly corner of land of said Brown;

THENCE, turning and running S 55° 30' 15" E a distance of 571.87' along the southerly line of Connecticut Route 2 to a point being the northeasterly corner of the herein described parcel and the northwesterly corner of land of said Bella Person LLC et al;

THENCE, turning and running S 32° 11' 34" W a distance of 244.19' along land of said Bella Person LLC et al to the point or place of beginning.

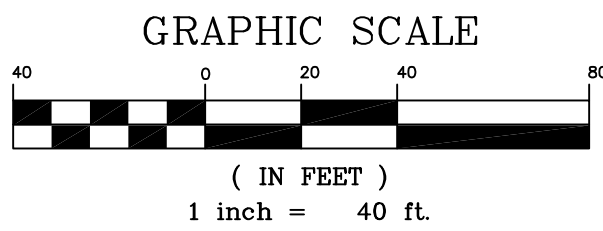
The above described parcel contains 149,622 s.f. or 3.435 acres and is more particularly shown on a map entitled:

"PARCEL MERGER PLAN 46-48 MAIN STREET PREPARED FOR CHATHAM PROPERTIES LLC EAST HARTFORD, CONN. DATE: 12-15-16 SCALE: 1"=40' MAP NO. 216080-1" Prepared by Aeschliman Land Surveying East Hartford, Connecticut

ZONING DATA

OWNER OF RECORD: CHATHAM HILL ROAD PROPERTIES LLC
125 CHATHAM HILL ROAD SO. GLASTONBURY 06073
E.H.L.R. BOOK 3639, PG 233

ASSESSOR'S MAP/LOT: 29-44 AND 29-45
ADDRESS: 46 MAIN STT & 48 MAIN ST (A/K/A 40-50 MAIN ST)
ZONE: B1



PARCEL MERGER PLAN
46-48 MAIN STREET

PREPARED FOR
CHATHAM PROPERTIES LLC

EAST HARTFORD, CONN.

SHEET: L-1

AESCHLIMAN LAND SURVEYING, PC

1379 MAIN STREET
EAST HARTFORD, CONN. 06108
(860)-528-4881

DATE: 12-15-16 SCALE: 1" = 40' MAP NO. 216080-1

REFERENCE MADE TO MAP TITLED:
"SITE PLAN FOR CANDIA RESTAURANT 46 MAIN STREET - EAST HARTFORD, CONNECTICUT PROPERTY OF JAMES D. RUSSELL P. & GLENN P. BIDWELL SCALE: 1"=40 MARCH 10, 1982 REV. 7-15-93" PREPARED BY JAMES E. SHEEHY L.S.

TYPE OF SURVEY: ZONING LOCATION
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
CLASS OF ACCURACY: A-2

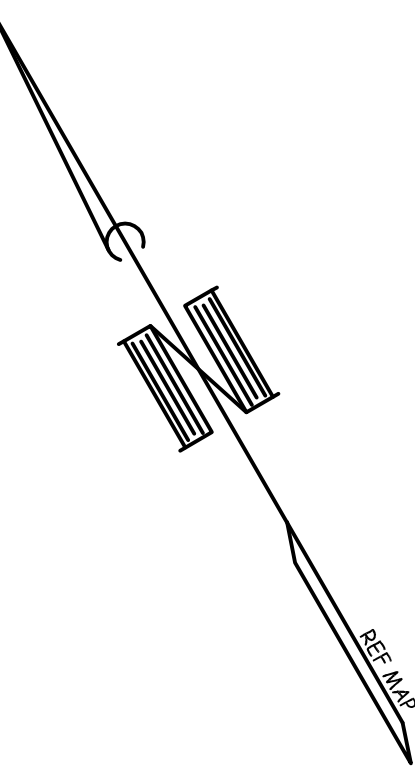
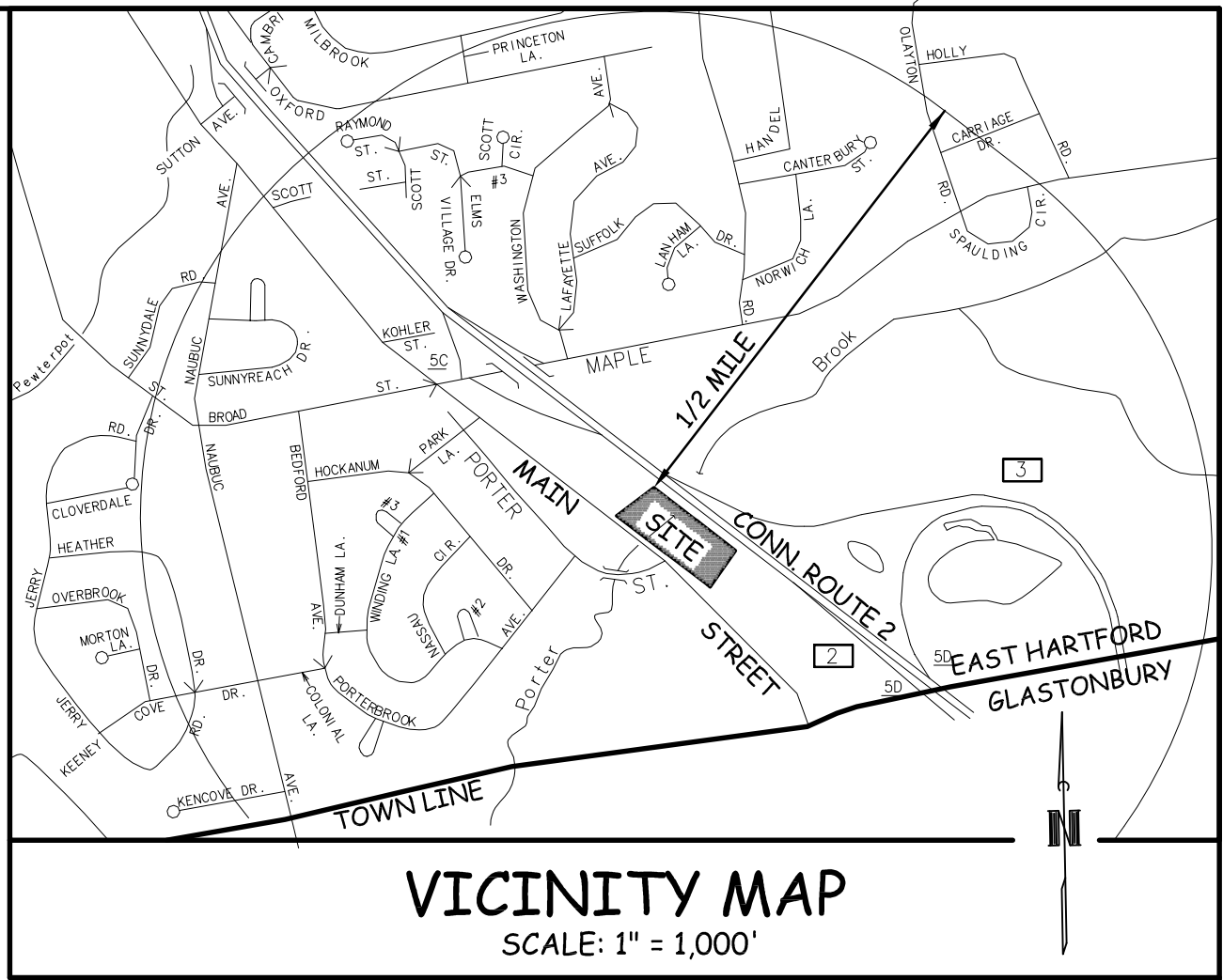
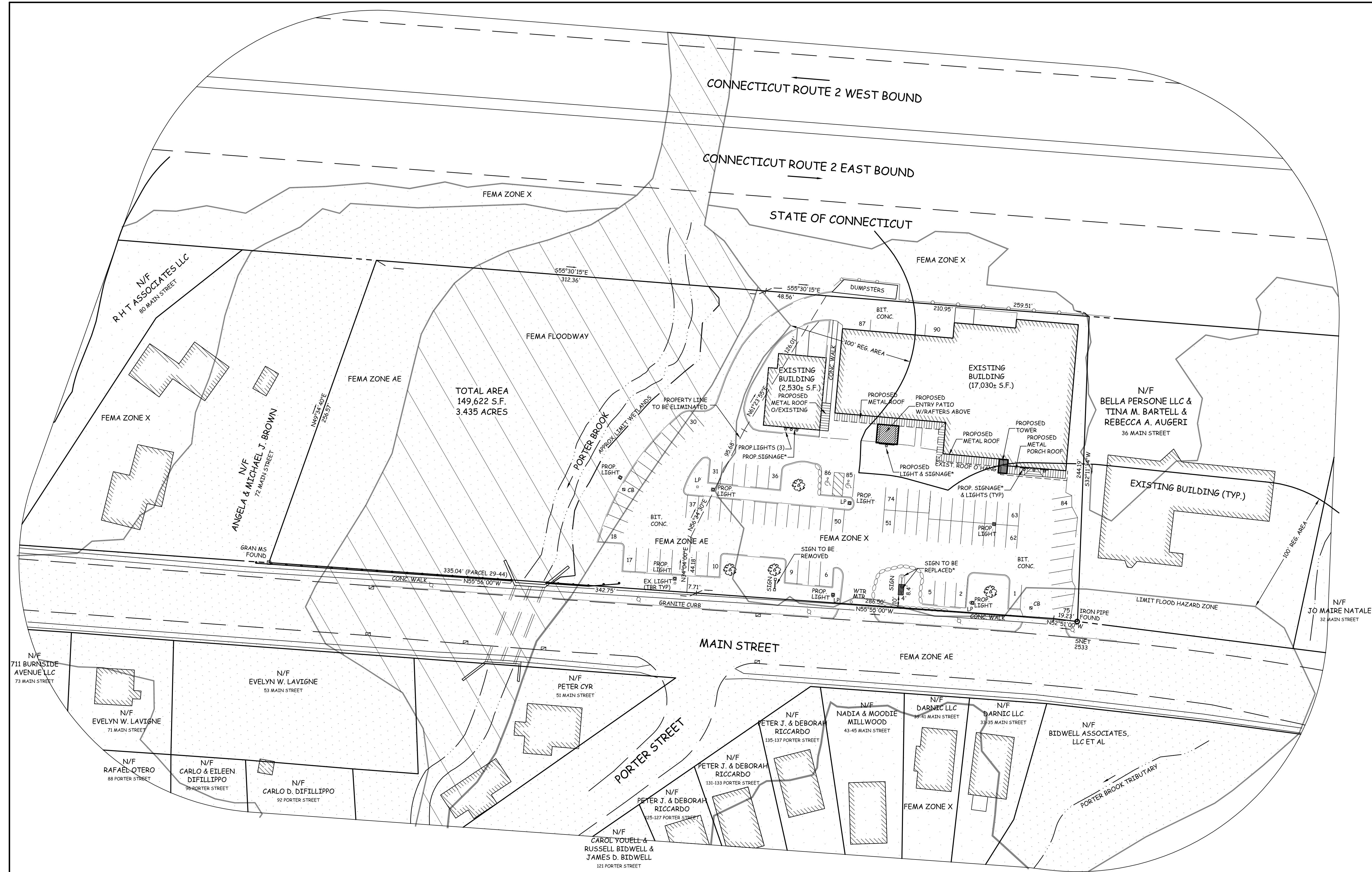
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

SANDS E. AESCHLIMAN L.S. # 14201
NOT VALID WITHOUT EMBOSSED SEAL

TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION
PARCEL MERGER CERTIFICATE OF APPROVAL

APPROVAL DATE: _____

OFFICIAL: _____



ZONING TABLE - PROPOSED IMPROVEMENTS

	REQUIRED	EXISTING	PROPOSED
BUILDING HEIGHT	<100'	26'±	35'±
IMPERVIOUS COVERAGE	<85%	44.9%	44.9%

*SIGNAGE NOTE:

ALL FINAL SIGN DESIGNS & SIZES TO CONFORM TO TOWN REGULATIONS & BE APPROVED BY APPROPRIATE AUTHORITY.

ZONING DATA

OWNER OF RECORD: CHATHAM PROPERTIES LLC
125 CHATHAM HILL ROAD SO. GLASTONBURY 06073
E.H.L.R. BOOK 3639, PG 233

ASSESSOR'S MAP/LOT: 29-44 AND 29-45*
*THE TWO PARCELS WHICH COMPRISE THIS SITE ARE TO BE MERGED PRIOR TO THE ISSUANCE OF A ZONING OR BUILDING PERMIT.

ADDRESS: 46 MAIN ST & 48 MAIN ST (A/K/A 40-50 MAIN ST)
ZONE: B1
EXISTING PARKING SPACES - 90

NARRATIVE

CHATHAM PROPERTIES LLC WILL BE IMPROVING IT'S PROPERTY ON THE EAST SIDE OF MAIN STREET IN THE SOUTH END OF EAST HARTFORD (40-50 MAIN ST. A/K/A 46 & 48 MAIN STREET). ALTERATIONS TO THE BUILDINGS ARE SHOWN ON THIS DRAWING AND ARCHITECTURAL PLANS SUBMITTED TO TOWN OFFICIALS. WORK WILL PROCEED UPON REQUIRED APPROVALS AND ARE EXPECTED TO BE COMPLETED WITHIN A YEAR.

SITE PLAN MODIFICATIONS
46-48 MAIN STREET

PREPARED FOR
CHATHAM PROPERTIES LLC

EAST HARTFORD, CONN.

SHEET: L-2

REV. 1-4-17 REMOVE OUTDOOR PATIO, ADD MERGER NOTE

AESCHLIMAN LAND SURVEYING, PC

1379 MAIN STREET
EAST HARTFORD, CONN. 06108
(860)-528-4881

DATE: 12-21-16 SCALE: 1" = 40' MAP NO. 216080-1A

PORTIONS OF THIS PARCEL ARE IN FLOOD HAZARD AREAS.
FLOOD ZONES AND FLOODWAY SHOWN ARE FROM "FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 526 OF 675 MAP NUMBER 0900302526F EFFECTIVE DATE: SEPTEMBER 26, 2008" AS PREPARED BY FEMA

WETLANDS SHOWN ARE FROM EXISTING SITE PLAN.

REFERENCE IS MADE TO MAPS TITLED:
1. "SITE PLAN FOR CANDOZA RESTAURANT 46 MAIN STREET - EAST HARTFORD, CONNECTICUT PROPERTY OF JAMES D. RUSSELL P. & GLENN P. BIDWELL SCALE: 1"=40 MARCH 10, 1982 REV. 7-15-93" PREPARED BY JAMES E. SHEEHY L.S.
2. "PARCEL MERGER PLAN 46-48 MAIN STREET PREPARED FOR CHATHAM PROPERTIES LLC EAST HARTFORD, CONN. DATE: 12-15-16" PREPARED BY AESCHLIMAN LAND SURVEYING P.C.

TYPE OF SURVEY: ZONING LOCATION
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

Sands E. Aeschliman
SANDS E. AESCHLIMAN L.S. # 14201

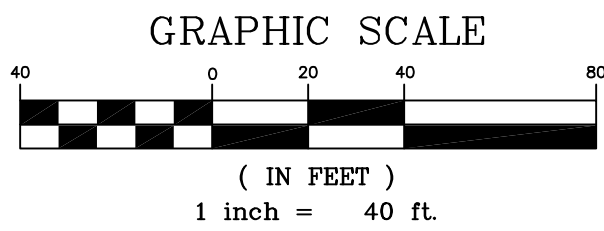
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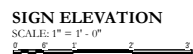
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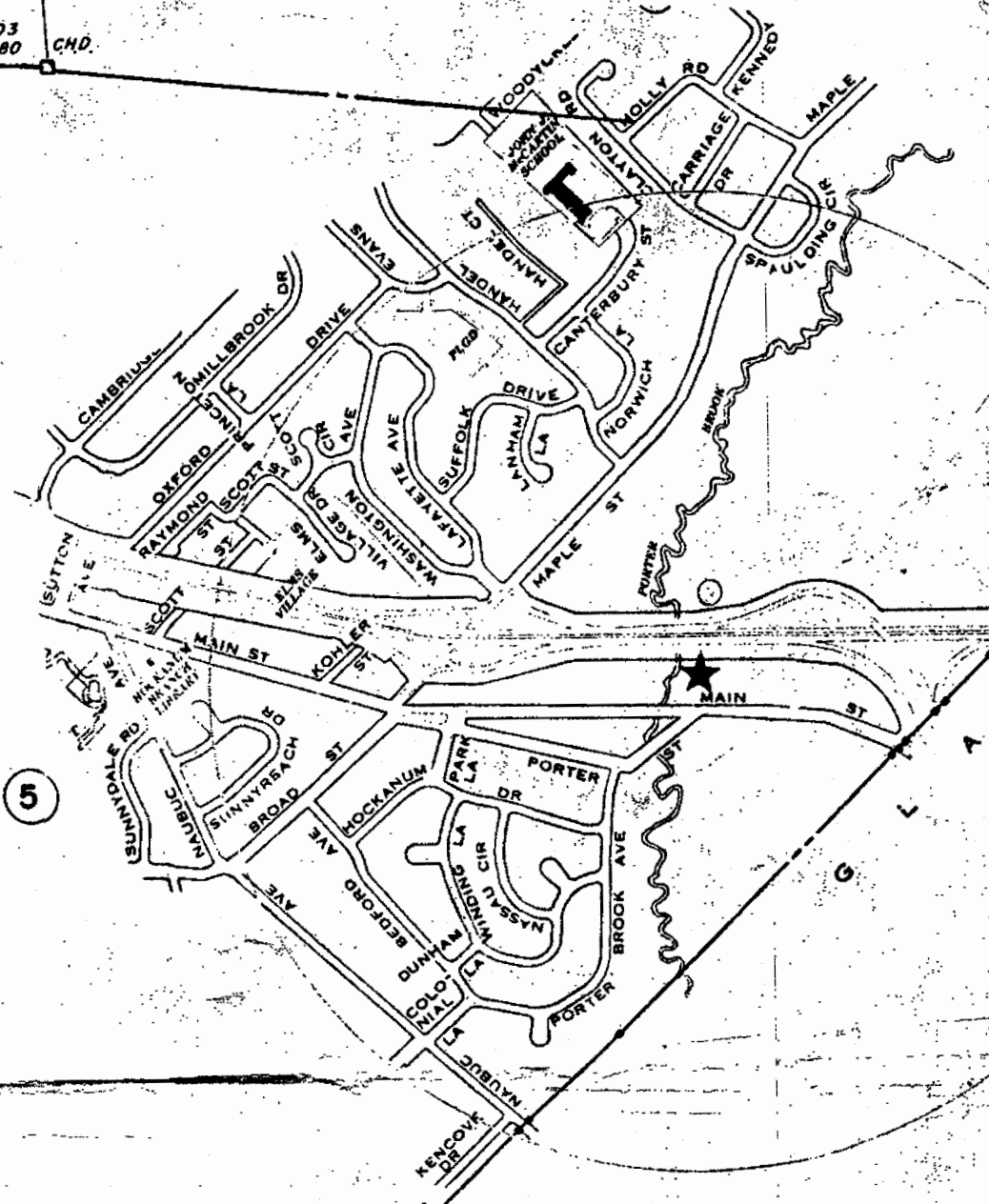
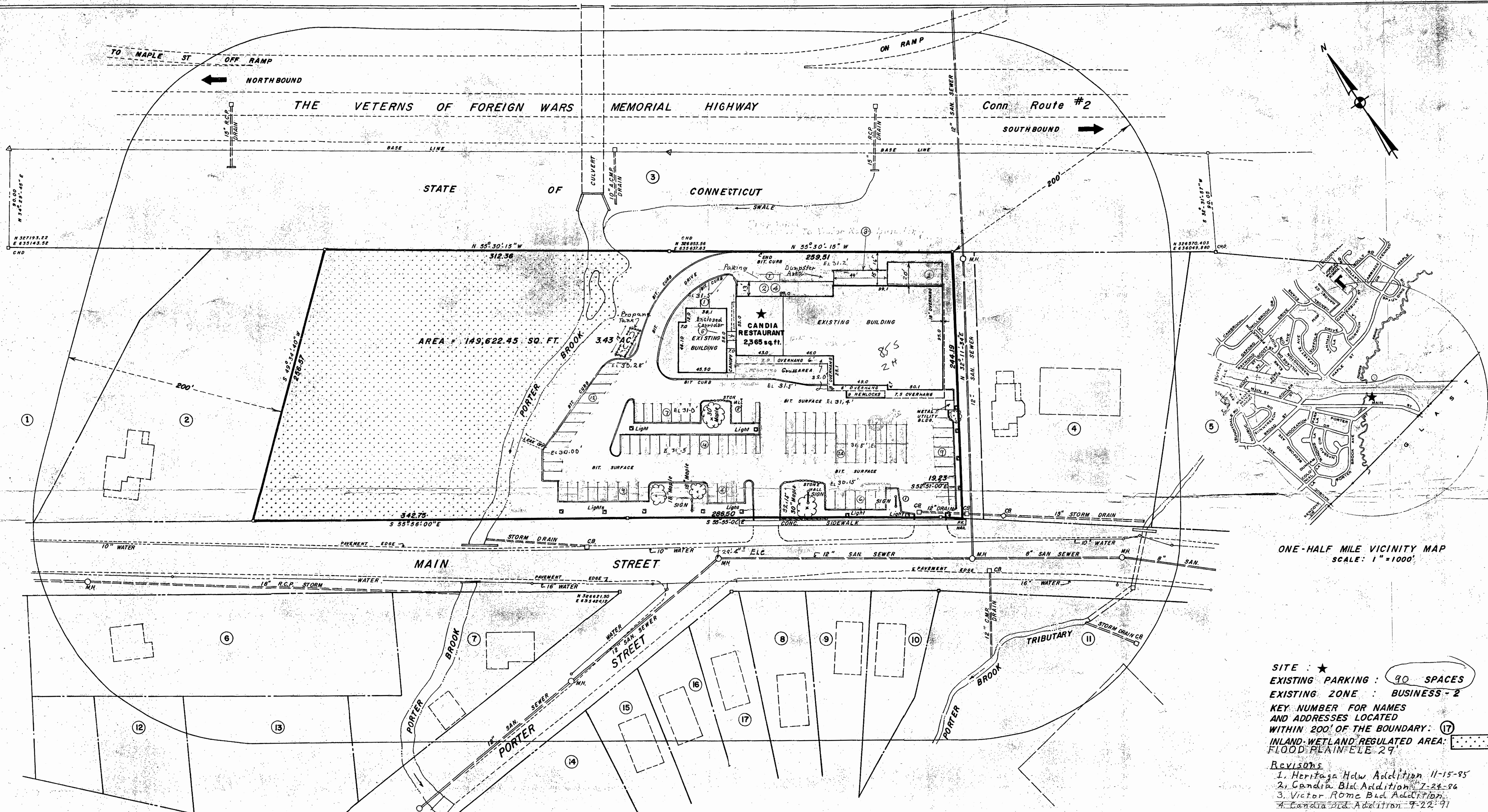
THE DEVELOPER SHALL NOTIFY THE TOWN OF EAST HARTFORD ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, ROADWAY PREPARATION, PAVING SIDEWALK CURBING, STREET LINE MONUMENTATION, PROPERTY CORNER PINS, ETC. TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:30 A.M. - 4:30 P.M. AT 291-7380.

TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION
SITE PLAN CERTIFICATE OF APPROVAL

APPROVAL DATE: _____
EXPIRATION DATE: _____
CHAIRMAN: _____







ONE-HALF MILE VICINITY MAP
SCALE: 1"=1000'

- SITE :** ★
EXISTING PARKING : 90 SPACES
EXISTING ZONE : BUSINESS - 2
KEY NUMBER FOR NAMES AND ADDRESSES LOCATED WITHIN 200' OF THE BOUNDARY : 17
INLAND WETLAND REGULATED AREA: FLOOD PLAIN ELE 29'
Revisions
 1. Heritage Hdw Addition 11-15-85
 2. Candia Bld Addition 7-24-86
 3. Victor Rome Bld Addition
 4. Candia Bld Addition 9-22-91
 G.P. Bidwell PE-11194
 5. Enclosed Corridor Addition 7-15-93

KEY NO.	HOUSE NO.	OWNER
MAIN STREET		
1	80	BARBARA Y. ZULICK, RUTH LAPLANTE, AND DOROTHY M. YAUCH, TRUSTEES
2	72	TRENE GORGIADES
3	REAR	STATE OF CONNECTICUT
4	36-38	FIRST BAPTIST CHURCH OF EAST HARTFORD
5	32	JOSEPHINE KASZMAREK
6	71	RICHARD LAVIGNE
7	51	JOSEPH & DONATA CORIUS
8	43-45	J. ALBERT, JR. & KABA BRETON
9	39-41	PAUL S. ZOCCO
10	33-35	PAUL S. ZOCCO
11	1 thru 37	FOUNDERS PLAZA
PORTER STREET		
12	88	THOMAS P. & LUCILLE A. REARDON
13	96	ANDREW & E. NOVITSKY
14	121	GLENN BIDWELL
15	125-127	PAUL S. ZOCCO
16	131-133	PAUL S. ZOCCO
17	135-137	PAUL S. ZOCCO

I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

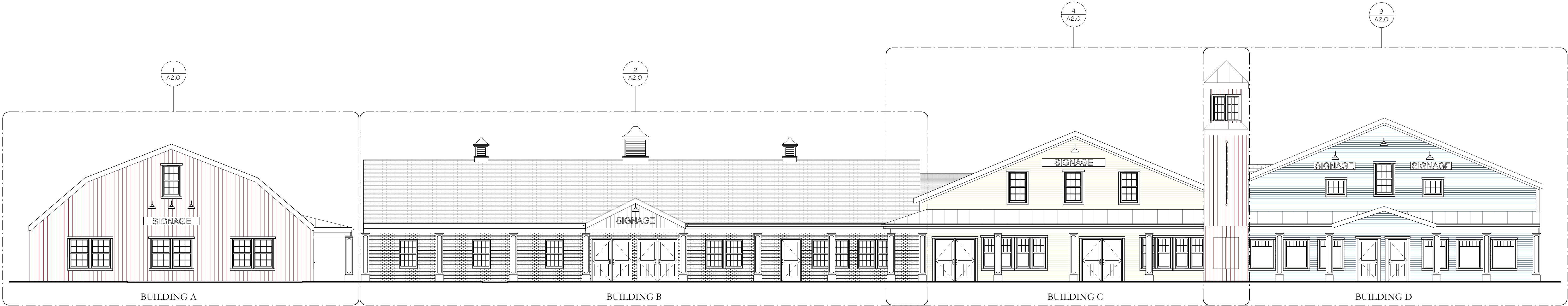
James E. Sheehy SURVEYOR
 MARCH 10, 1982 DATE
 L.S. 7034 REGISTRATION NO.

BOUNDARY SURVEY BASED ON A SURVEY ENTITLED: "PROPERTY OF MARY PARKER - TRUSTEE & MARY PARKER EAST HARTFORD CONN. SCALE: 1"=30' MARCH 29, 1963. CERTIFIED SUBSTANTIALLY CORRECT FRED B. WHEELER" REFERRED TO IN VOL. 635 PG. 69 OF THE EAST HARTFORD, LAND RECORDS.



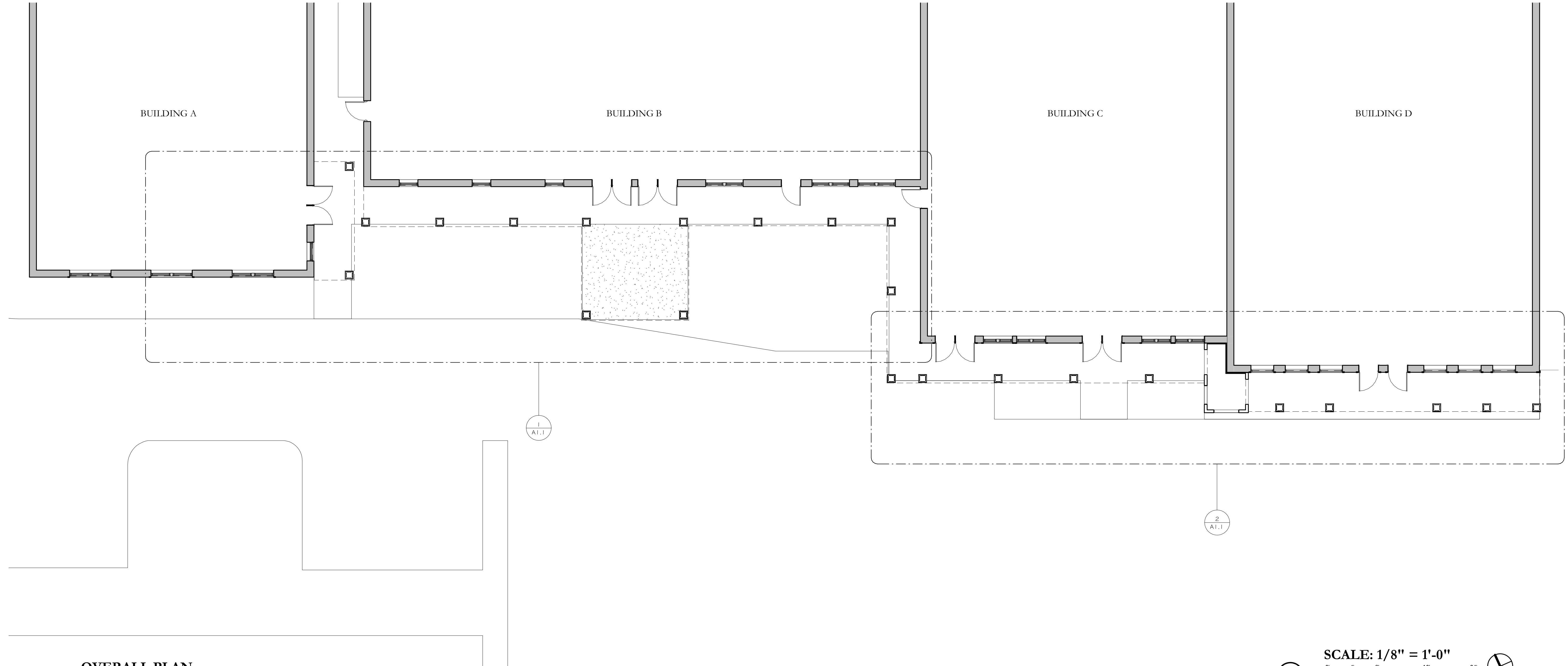
SITE PLAN FOR
CANDIA RESTAURANT
 46 MAIN STREET - EAST HARTFORD, CONNECTICUT
 PROPERTY OF
 JAMES D., RUSSELL P., & GLENN P. BIDWELL
 SCALE: 1"= 40'
 MARCH 10, 1982
 JAMES E. SHEEHY L.S. 7034
 P.O. BOX 8053 EAST HARTFORD, CT. 06108

Q:\QA Projects\Gondek - East Hartford Shopping Plaza (1645)\Drawings\PORTERBROOK SHOPPING PLAZA January Planning & Zoning_noTrellis_rvt



OVERALL BUILDING ELEVATION
1/8" = 1'-0"

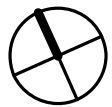
2



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

1

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



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ADDITIONS & ALTERATIONS TO THE:
**PORTERBROOK SHOPPING
CENTER**
40-50 MAIN STREET EAST HARTFORD, CONN.

Sheet Description:

OVERALL
DRAWINGS

Issue Dates:

JANUARY 5, 2017

Revisions:

Project #:

1645

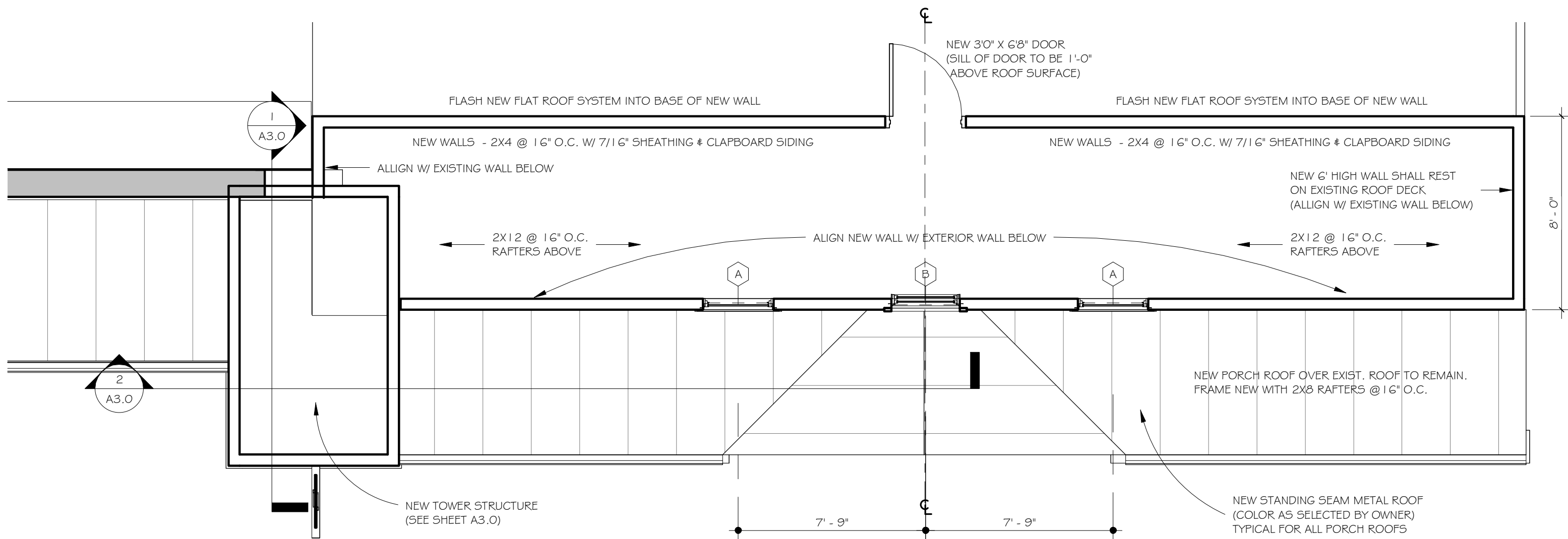
Drawn By:

CJS

Sheet #:

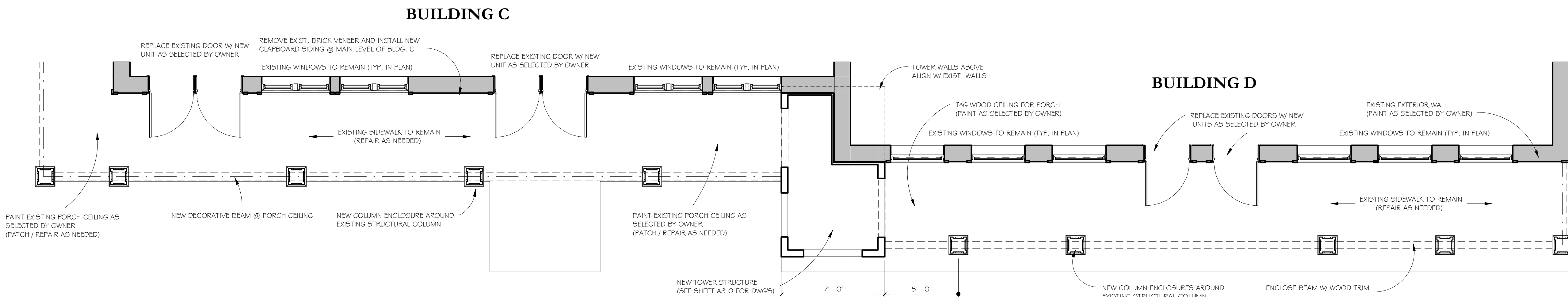
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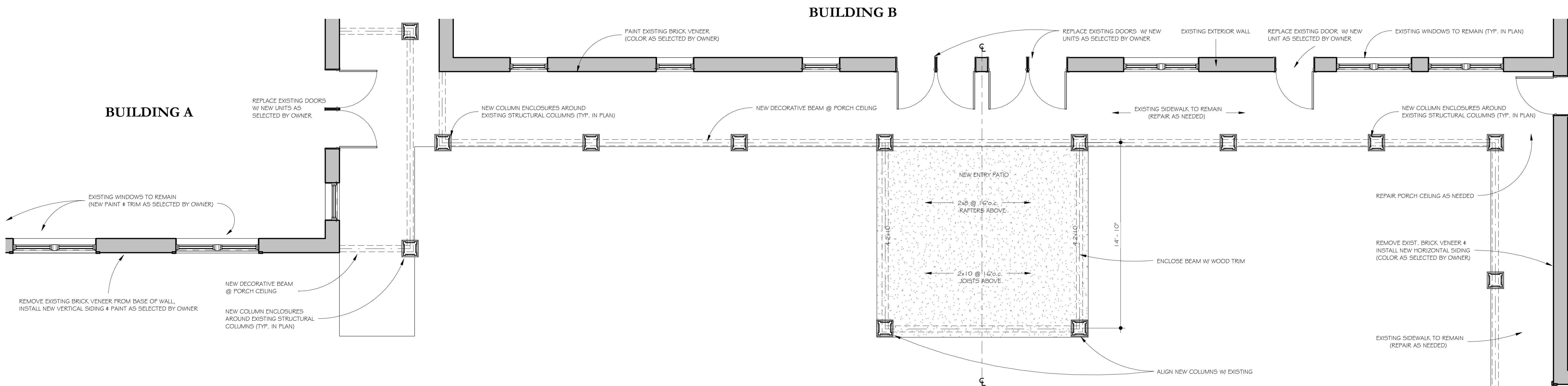
PLAN @ TOWER & BUILDING D (SECOND LEVEL)
1/4" = 1'-0"

3



PLAN @ BUILDING C, TOWER, & BUILDING D
SCALE: 1/4" = 1'-0"

2



PLAN @ BUILDING A, OUTDOOR DINING, & BUILDING B
SCALE: 1/4" = 1'-0"

1



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ADDITIONS & ALTERATIONS TO THE:
**PORTERBROOK SHOPPING
CENTER**
40-50 MAIN STREET
EAST HARTFORD, CONN.

Sheet Description:

**ENLARGED
FLOOR PLANS**

Issue Dates:

JANUARY 5, 2017

Revisions:

Project #: 1645
Drawn By: CJS

Sheet #:

A1.1

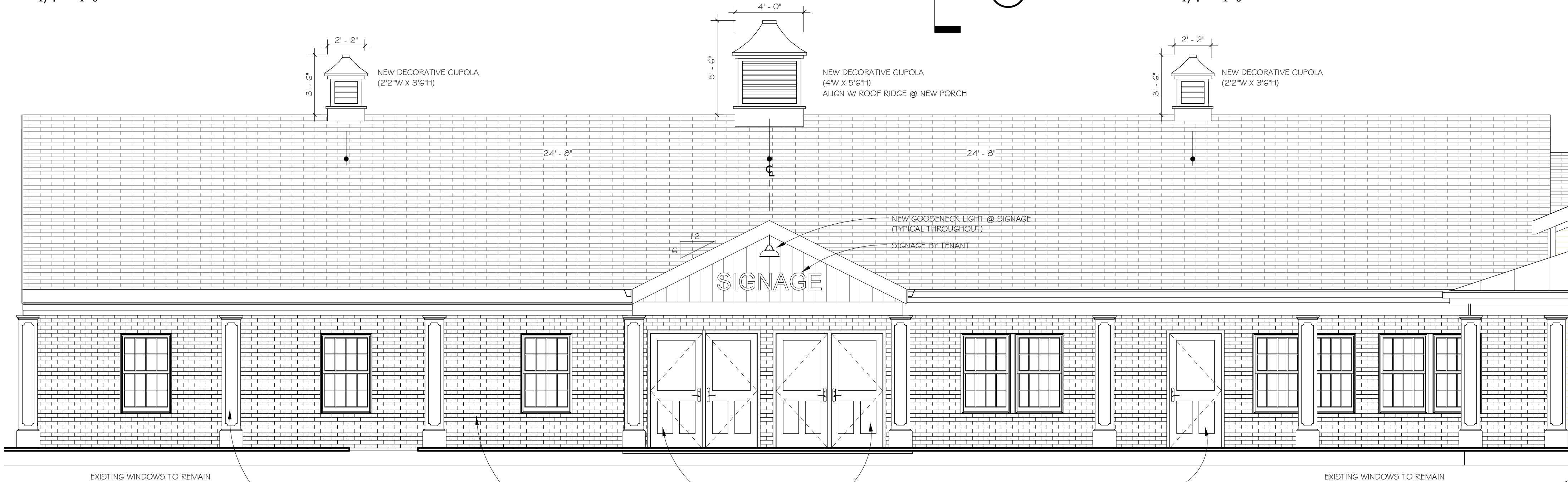
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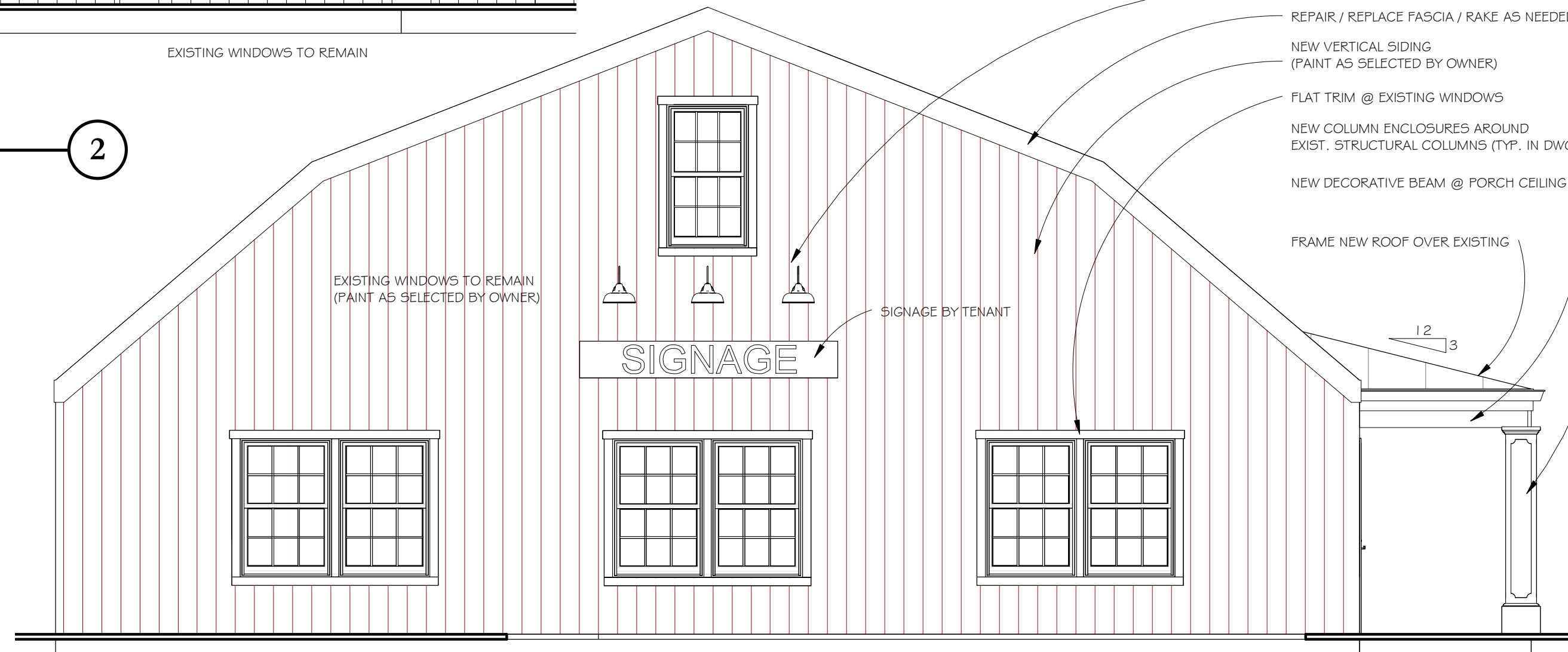
ELEVATION @ BUILDING C
1/4" = 1'-0"



ELEVATION @ BUILDING D
1/4" = 1'-0"



ELEVATION @ BUILDING B
1/4" = 1'-0"



ELEVATION @ BUILDING A
1/4" = 1'-0"

SCALE: 1/4" = 1' - 0"



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ADDITIONS & ALTERATIONS TO THE:
**PORTERBROOK SHOPPING
CENTER**

EAST HARTFORD, CONN.

40-50 MAIN STREET

Sheet Description:

**EXTERIOR
ELEVATIONS**

Issue Dates:

JANUARY 5, 2017

Revisions:

Project #:

1645

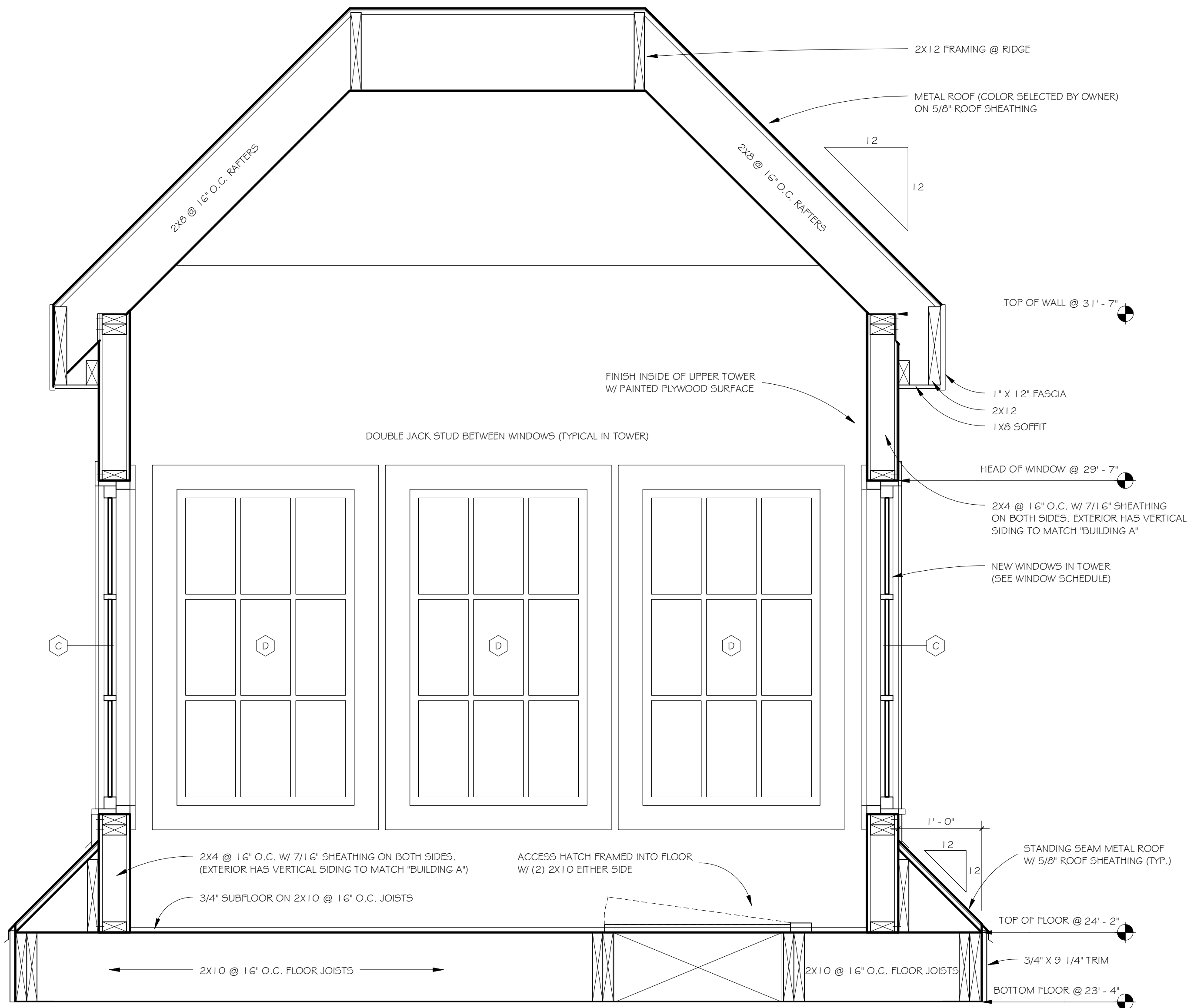
Drawn By:

CJS

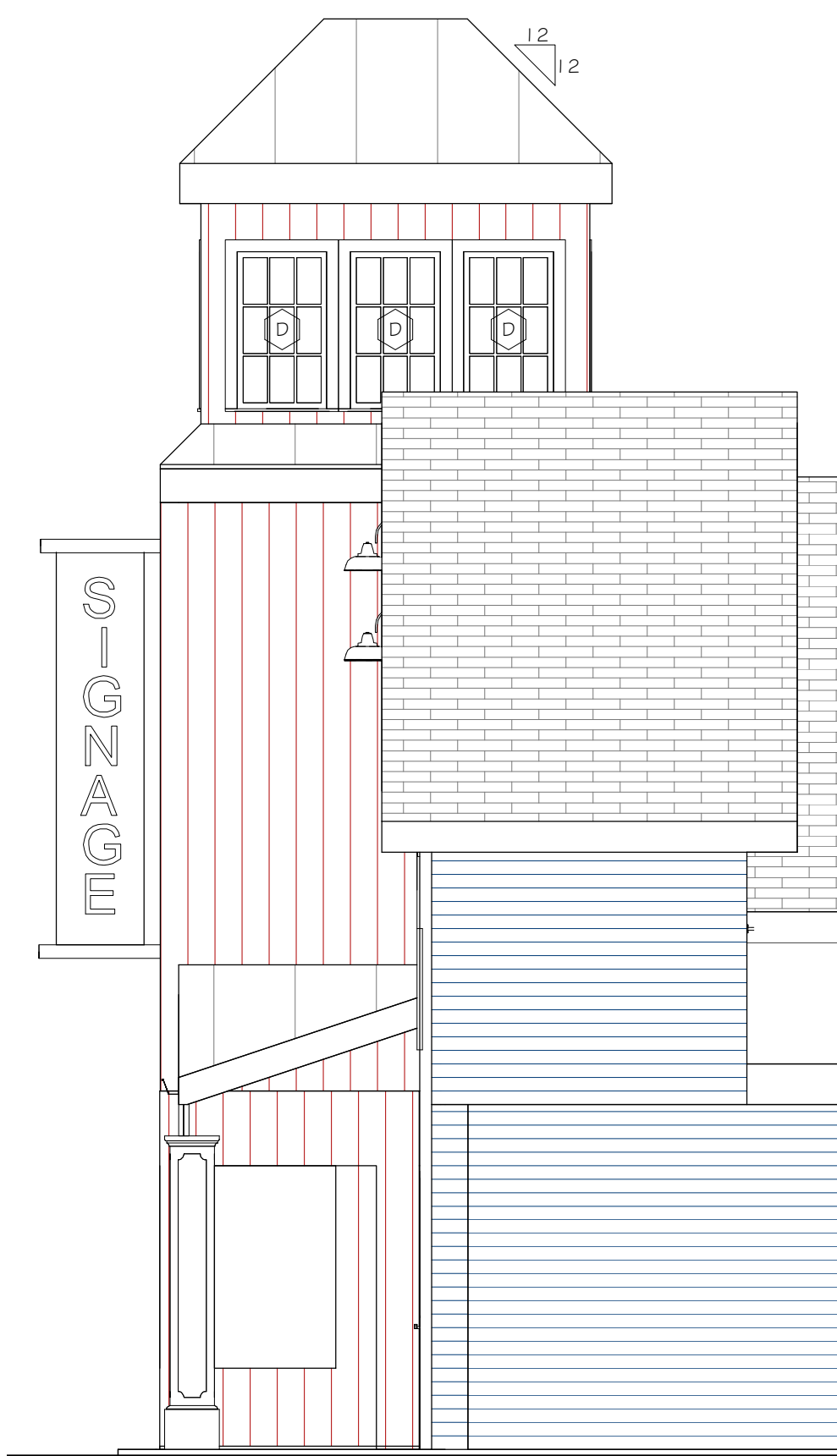
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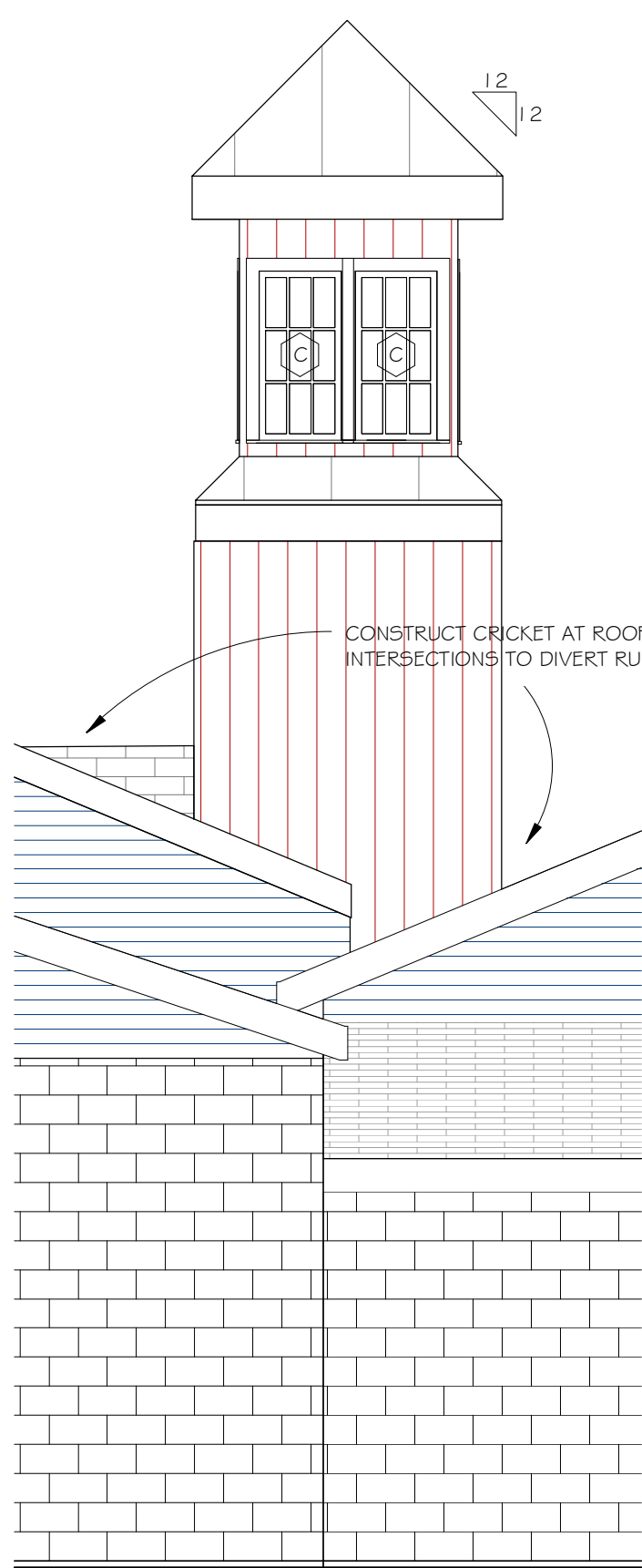
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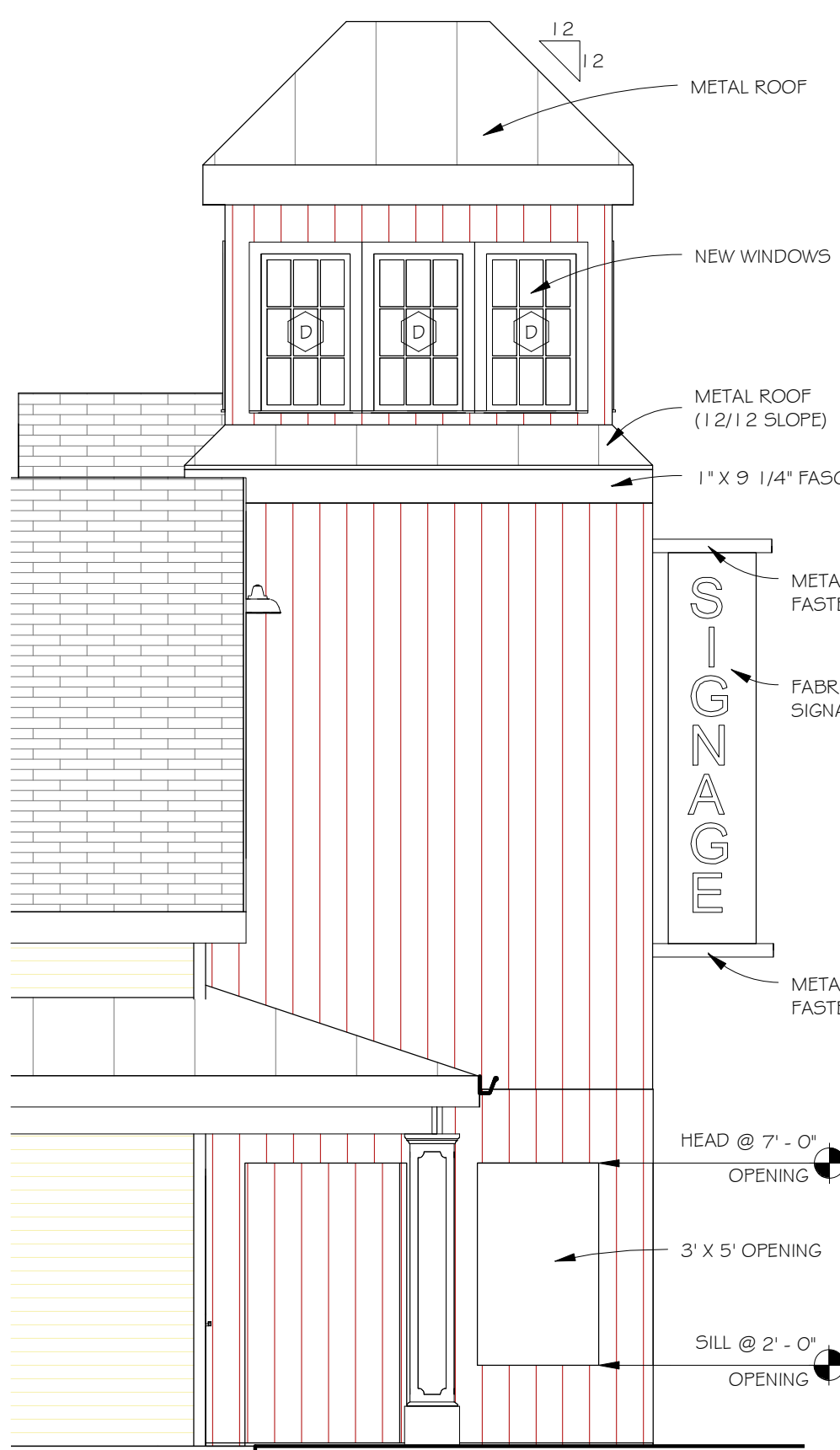
SECTION DETAIL @ UPPER TIER OF TOWER
1" = 1'-0"



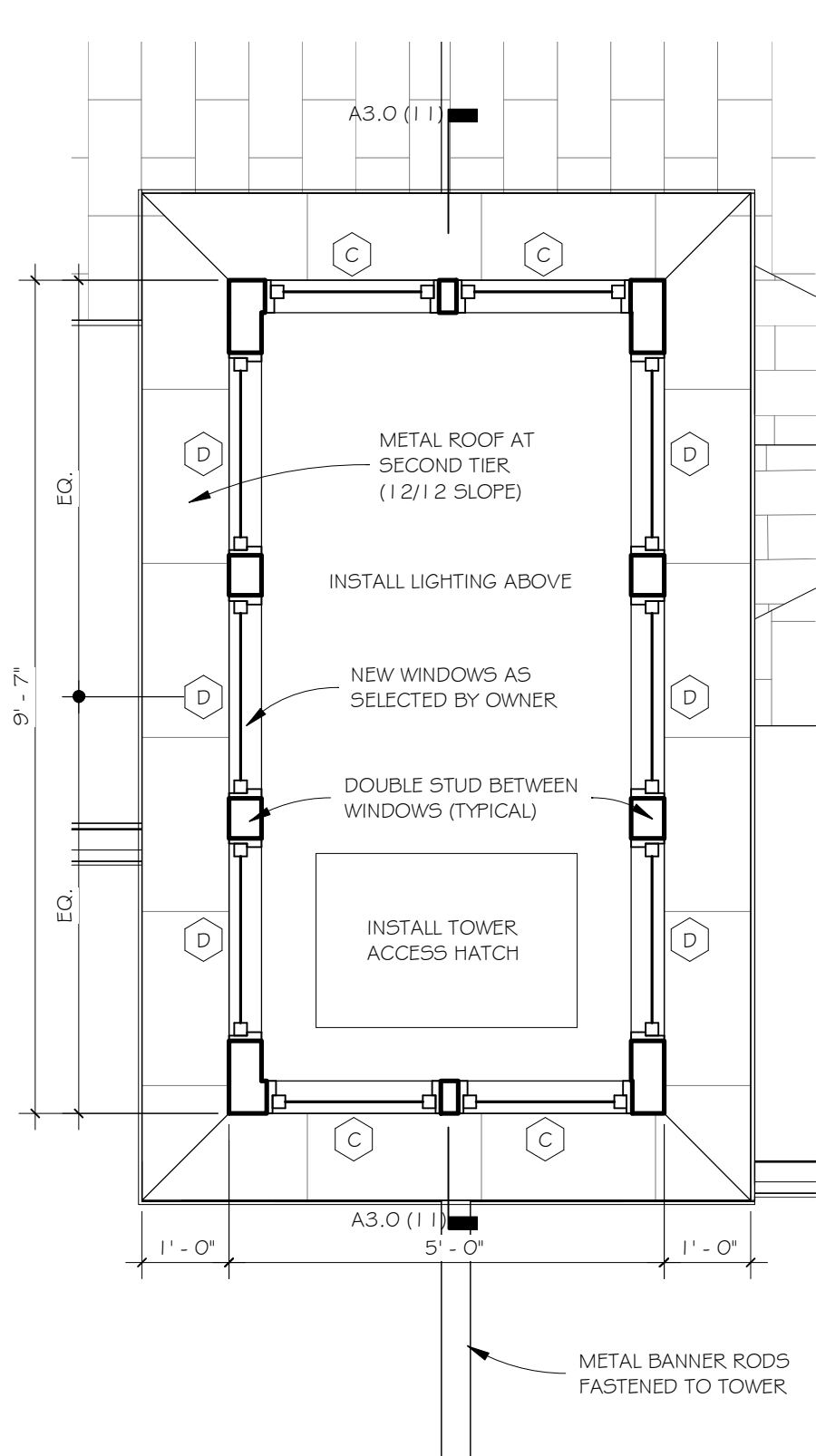
RIGHT ELEVATION
1/4" = 1'-0"



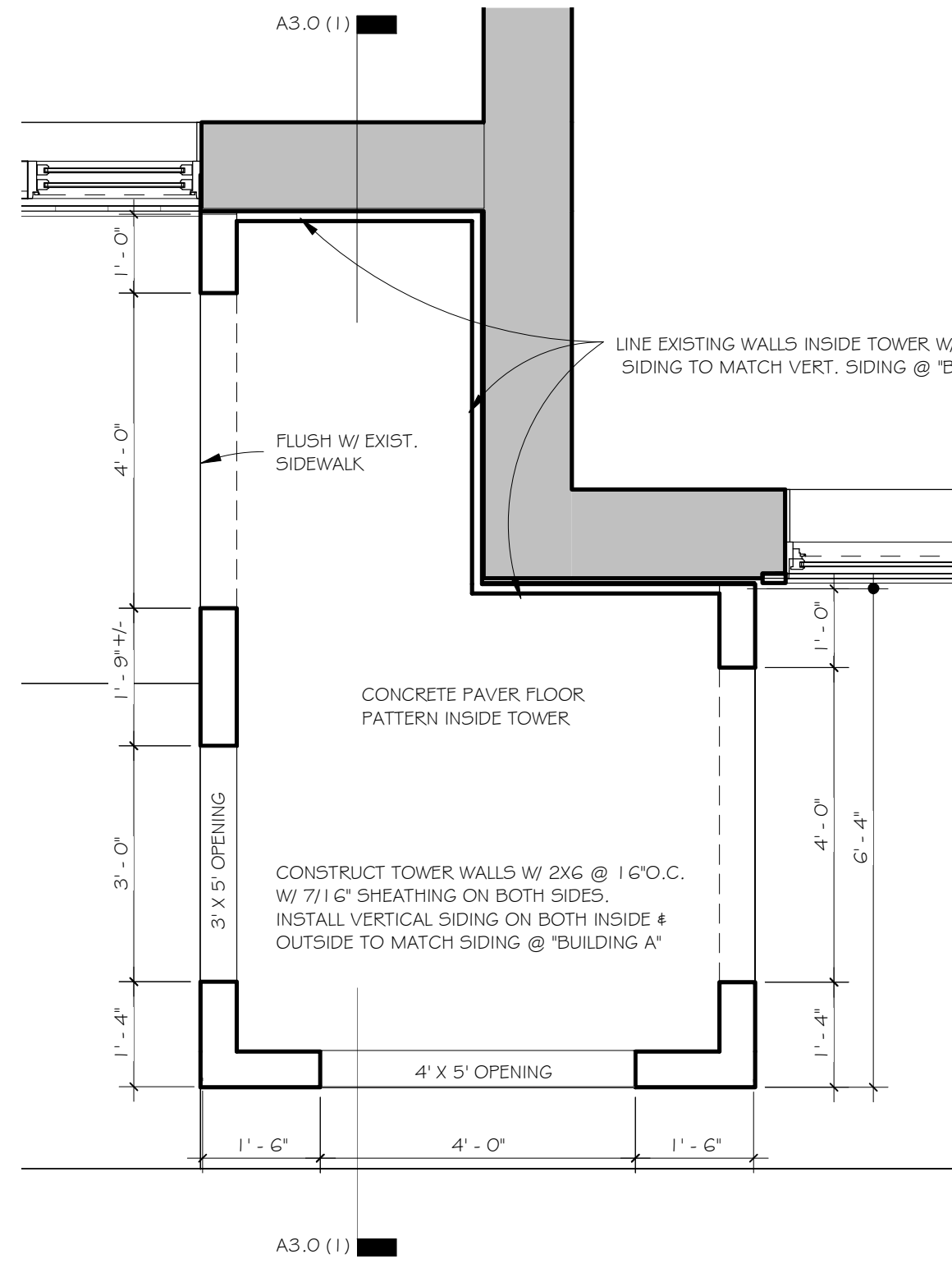
BACK ELEVATION
1/4" = 1'-0"



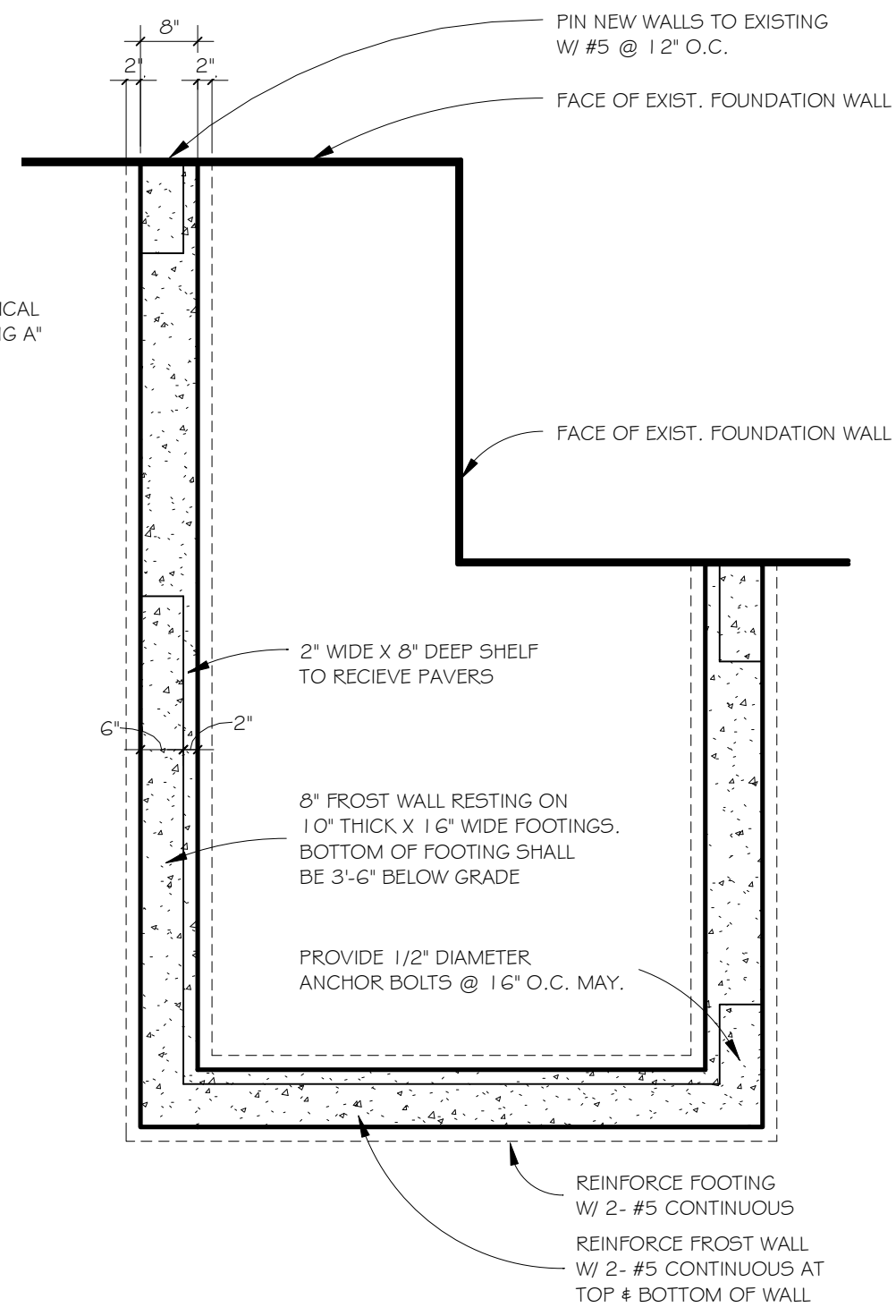
LEFT ELEVATION
1/4" = 1'-0"



UPPER TOWER PLAN
SCALE: 1/2" = 1'-0"



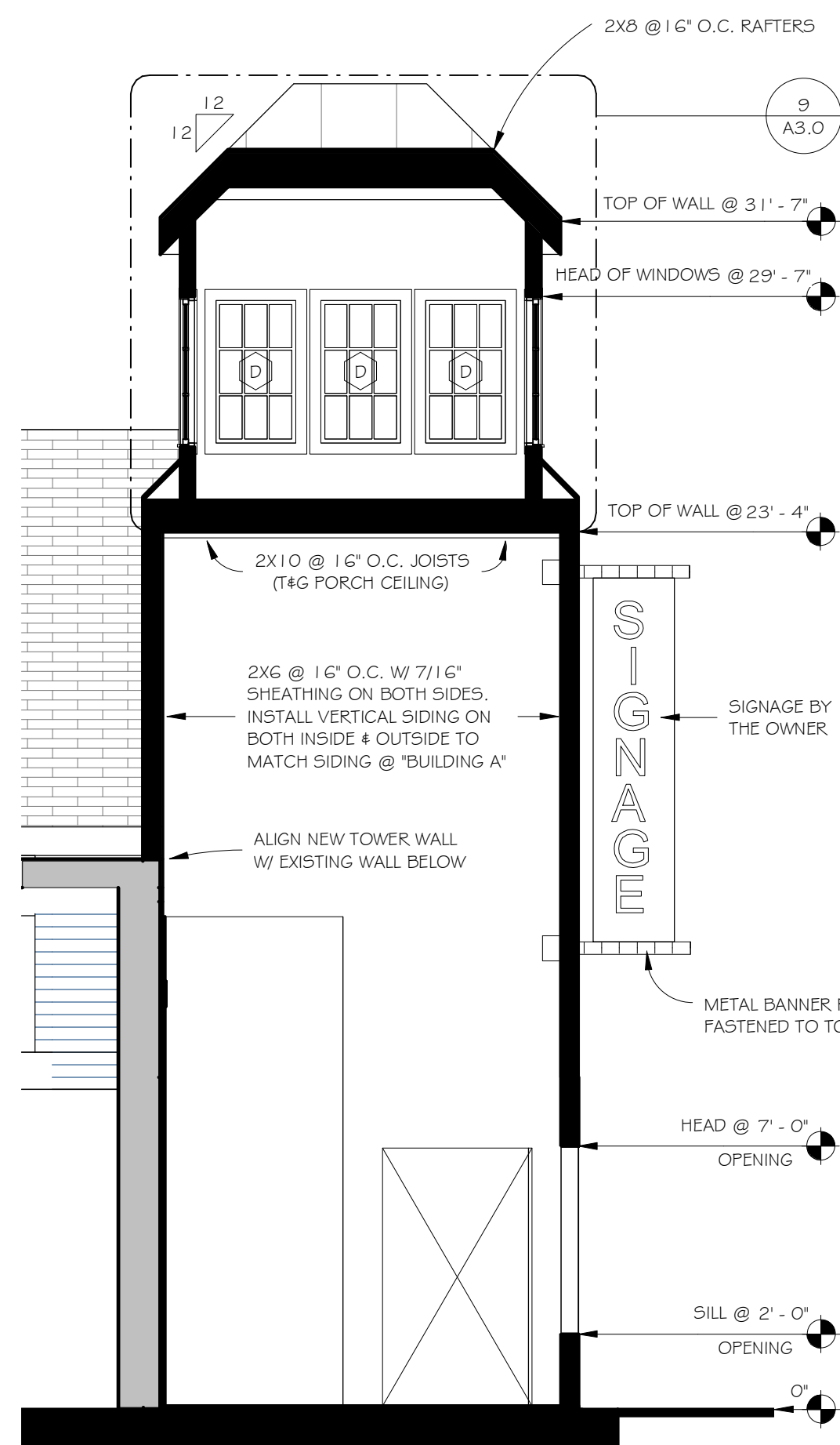
GROUND PLAN @ TOWER
SCALE: 1/2" = 1'-0"



TOWER FOUNDATION PLAN
SCALE: 1/2" = 1'-0"



SECTION @ TOWER & BUILDING D ROOF
1/4" = 1'-0"



SECTION @ TOWER
1/4" = 1'-0"



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ADDITIONS & ALTERATIONS TO THE:
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CENTER**

EAST HARTFORD, CONN.

40-50 MAIN STREET

Sheet Description:

**TOWER
DRAWINGS**

Issue Dates:

JANUARY 5, 2017

Revisions:

Project #:

1645

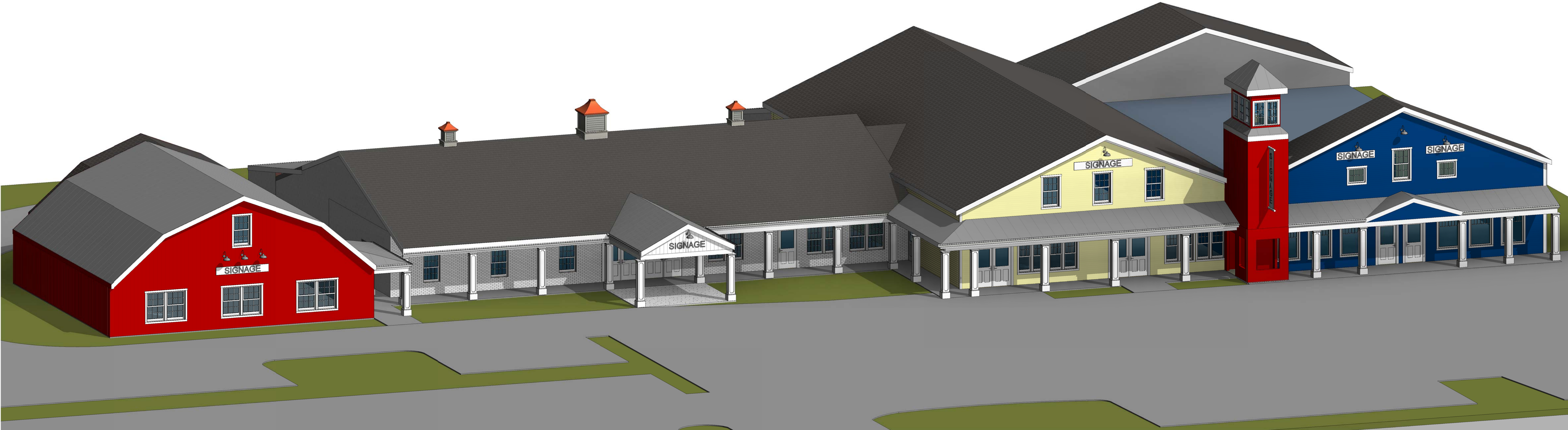
Drawn By:

CJS

Sheet #:

A3.0

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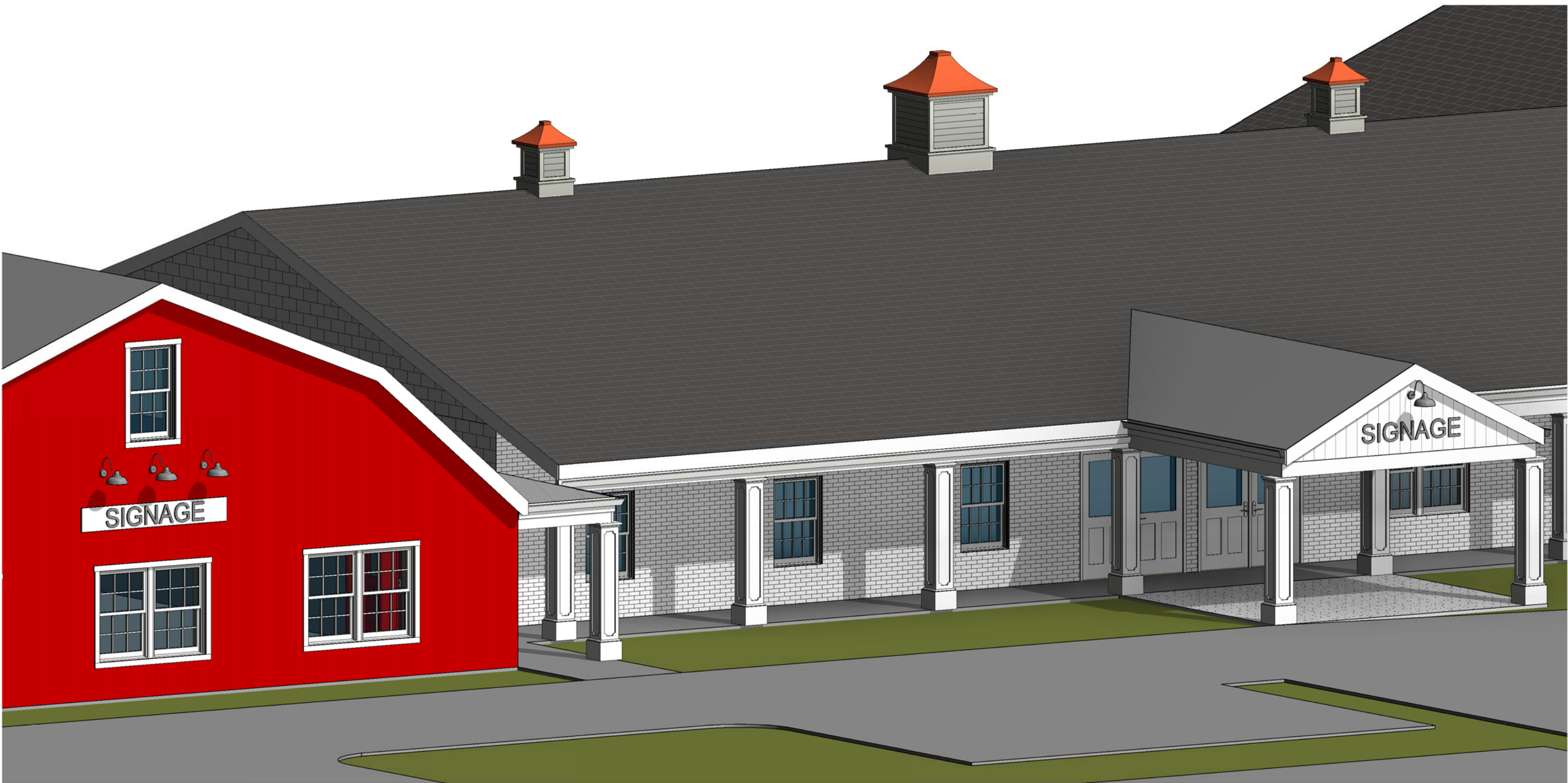
3D View 1
SCALE:

1



3d View 2

2



3d View 3

3



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ADDITIONS & ALTERATIONS TO THE:
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CENTER**
40-50 MAIN STREET EAST HARTFORD, CONN.

Sheet Description:

3-D VIEWS

Issue Dates:

JANUARY 5, 2017

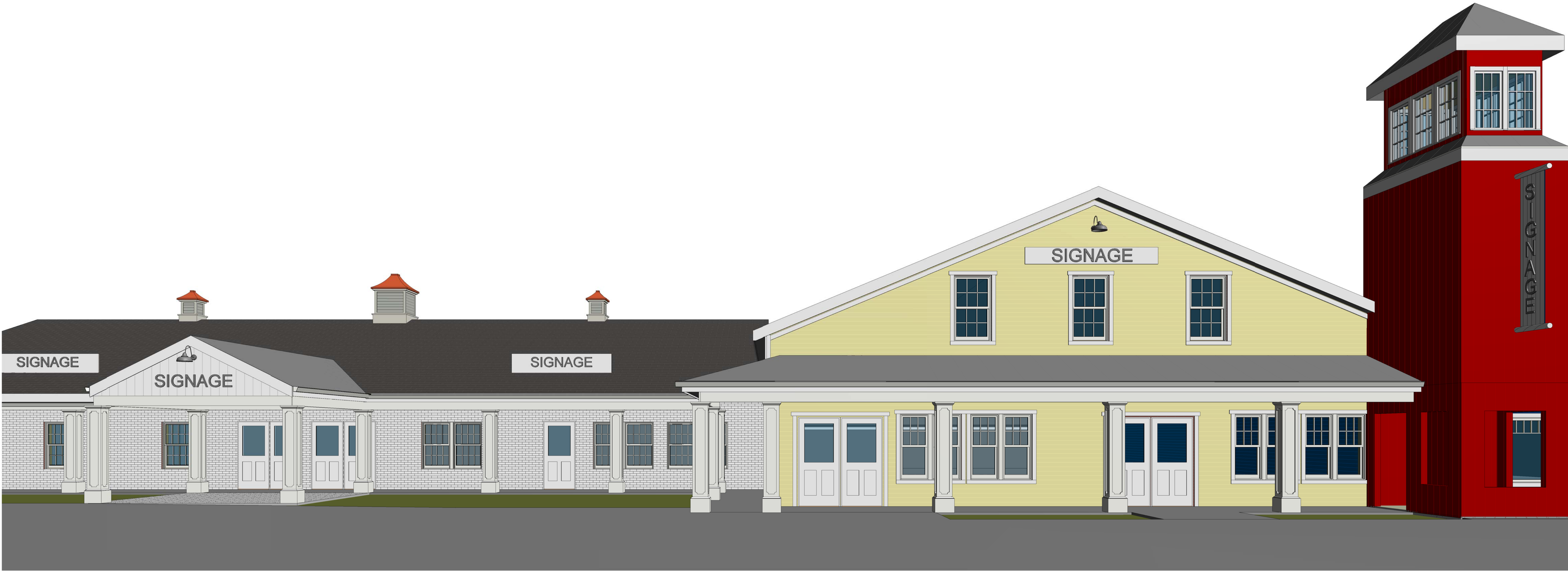
Revisions:

Project #:	Drawn By:
1645	CJS

Sheet #:

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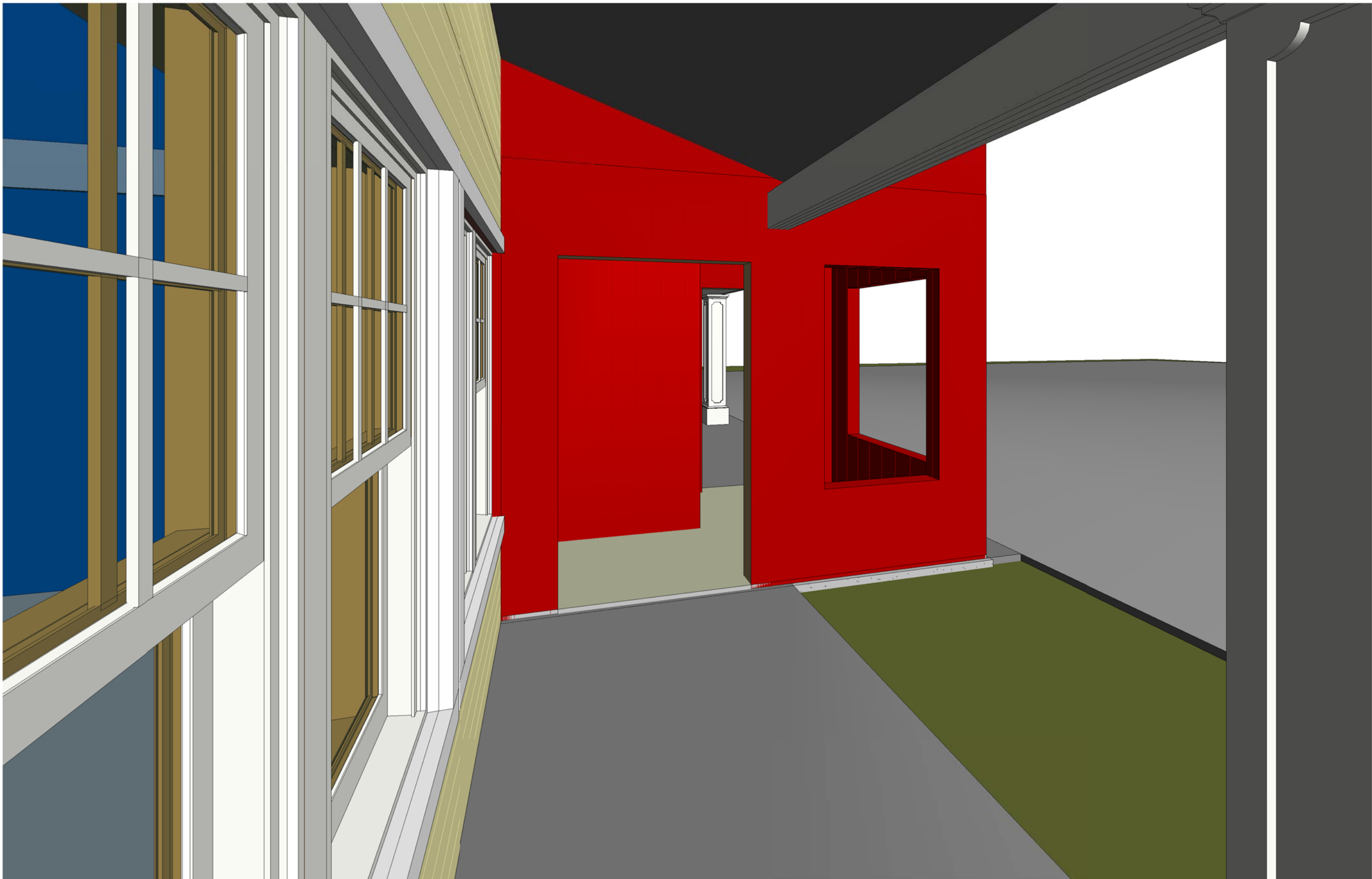
3D View - 6
SCALE:

6



3D View - 7

7



3D View - 8

8



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ADDITIONS & ALTERATIONS TO THE:
**PORTERBROOK SHOPPING
CENTER**
40-50 MAIN STREET EAST HARTFORD, CONN.

Sheet Description:

3-D VIEWS

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3-D AERIAL VIEW OF PROPOSED CHANGES



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