TOWN OF EAST HARTFORD
PLANNING & ZONING COMMISSION
APPLICATION FORM

DATE: 4/23/2019

Official Receipt Date: 4/23/19

1. APPLICATION TYPE: (CHECK ALL THAT APPLY) *COMPLETE SECTION ON PAGE 2 OR 3

- [x] SITE PLAN APPLICATION
- [ ] SITE PLAN MODIFICATION
- [ ] FLOOD HAZARD – MAJOR*
- [ ] FLOOD HAZARD – MINOR*
- [ ] NATURAL RESOURCES REMOVAL AND FILLING
- [ ] SPECIAL USE PERMIT*
- [ ] ZONING MAP CHANGE*
- [ ] TEXT AMENDMENT*
- [x] SOIL EROSION AND SEDIMENTATION - Cumulative disturbed area (sq. ft.): 58,371

2. SITE AND PROJECT INFORMATION

PROPERTY ADDRESS: 540 Connecticut Blvd ZONE: B-3

ASSESSORS MAP AND LOT: 5-155 PARCEL SIZE (ACRES OR SQ. FT.): 3.46 ac

PROJECT NAME: Gengras Volvo Site Renovation

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

The Applicant is seeking to convert the existing Kia car dealership to a Volvo car dealership. The site is proposed to be renovated with a new service entrance at the front of the building, additional parking along the west side of the building, a car detailing/washing area, and new decorative landscaping. The majority of the existing building and front and rear parking area are to remain.

3. PROPERTY OWNER INFORMATION [ ] CHECK IF PRIMARY CONTACT

OWNER OF RECORD: Gengras Realty LLC

OWNER ADDRESS: 300 Connecticut Blvd

OWNER PHONE: 860-727-6202 OWNER EMAIL: Chip@gengras-NET

OWNER SIGNATURE: S. Clayton Gengras III PRINT NAME: S. Clayton Gengras III

The undersigned owner hereby authorizes: **(1)** this application, and **(2)** the Planning and Zoning Commission and Town of East Hartford staff the right to enter upon the property for the purposes of inspection associated with this application.

4. APPLICANT INFORMATION [ ] CHECK IF PRIMARY CONTACT

[ ] CHECK IF APPLICANT IS SAME AS PROPERTY OWNER

APPLICANT: Marc Rienow

APPLICANT ADDRESS: 300 Conn. Blvd.

APPLICANT PHONE: 860-727-6407 APPLICANT EMAIL: mrienow@gengras.net

APPLICANT SIGNATURE: Marc Rienow PRINT NAME: Marc Rienow

5. DESIGN PROFESSIONAL INFORMATION [x] CHECK IF PRIMARY CONTACT

FIRM: To Design, LLC PHONE: 860-612-1700 ext. 111

CONTACT PERSON: Jonathan Tunsky, PLA EMAIL: jtunsky@todesignllc.com

Cormier, Jeffrey

To: Marc Rienow
Subject: RE: signage

From: Marc Rienow [mailto:mrienow@gengras.net]
Sent: Friday, June 7, 2019 11:16 AM
To: Cormier, Jeffrey <jcormier@easthartfordct.gov>
Cc: Eric LaChapelle <elachapelle@mdgai.com>
Subject: signage

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jeff,

I would like to request a 50% signage increase for our new Volvo building to be built at 540 Conn. Blvd.

Marc Rienow
Director of Facilities
Gengras Motor Cars
460 Conn. Blvd.
East Hartford, CT. 06108
(o) 860-727-6407
(f) 860-291-2932
mrienow@gengras.net
http://www.gengras.com

GENGRAS
PEOPLE COME FIRST

GENGRAS VOLVO OF EAST HARTFORD, CT
PLANNING AND ZONING SUBMISSION
SITE PLAN & EROSION & SEDIMENT CONTROL PLAN

540 CONNECTICUT BLVD, EAST HARTFORD, CT - MAP LOT 5-155
MAY 17, 2019 - PROJECT NO. 2018.014

MAIER design group, llc.
architecture & interiors

34 Sequassen Street, Second Floor, Hartford, CT 06106
Tel: 860.293.0093 / Fax: 860.293.0094

DRAFT

todesign

114 WEST MAIN STREET
SUITE 202
NEW BRITAIN, CT 06051
860-612-1700

todesignllc.com

SITE DESIGN
LANDSCAPE ARCHITECTURE
URBAN PLANNING

SITE CONSTRUCTION SEQUENCE

1. Install Erosion / sedimentation controls and construction fence
2. Remove paving and selected building areas
3. Excavate for new construction
4. Construct South Ramp and wall (as building foundation is constructed)
5. Pour foundations for new building area
6. Erect new steel structure for showroom and addition
7. Construct new building envelope
8. Buildout interior of new building areas and renovate existing areas
9. Install concrete pads for parking areas
10. Install Site and Building Lighting
11. Install Oil Water separator and sewer line
12. Pave
13. Install Plantings
14. Establish Lawns
15. Remove E & S Controls once lawns are established
16. Remove Construction fence

LIST OF DRAWINGS

Sheet	Title	Revision	Status
	Cover Sheet	1	Issued 5/8/2019
L-1.0	Demolition Plan	1	Issued 5/17/2019
L-2.0	Layout Plan	1	Issued 5/17/2019
L-3.0	Grading Drainage and Utilities Plan	1	Issued 5/17/2019
L-4.0	Planting Plan	1	Issued 5/17/2019
L-5.0	Site Details	1	Issued 5/17/2019
L-5.1	Site Details	1	Issued 5/17/2019
L-5.2	Site Details	1	Issued 5/17/2019
L-6.0	Site Details	1	Issued 5/17/2019
ES-1	Erosion & Soil Sedimentation Control Plan	1	Issued 5/17/2019
X100	Existing Lower Level Floor Plan	1	Issued 5/17/2019
X101	Existing Ground Level Floor Plan	1	Issued 5/17/2019
X300	Existing Exterior Elevations	1	Issued 5/17/2019
X301	Existing Exterior Elevations	1	Issued 5/17/2019
A100	Proposed Lower Level Overall Plan	1	Issued 5/17/2019
A100E	Proposed Lower Level Floor Plan - East	1	Issued 5/17/2019
A100W	Proposed Lower Level Floor Plan - West	1	Issued 5/17/2019
A101	Proposed Ground Level Overall Plan	1	Issued 5/17/2019
A101E	Proposed Ground Level Floor Plan - East	1	Issued 5/17/2019
A101W	Proposed Ground Level Floor Plan - West	1	Issued 5/17/2019
A300	Proposed Exterior Elevations	1	Issued 5/17/2019
A301	Proposed Exterior Elevations	1	Issued 5/17/2019
A400	Proposed Exterior Signage	1	Issued 5/17/2019
A401	Proposed Exterior Signage	1	Issued 5/17/2019
A402	Proposed Exterior Signage	1	Issued 5/17/2019
A403	Proposed Exterior Signage	1	Issued 5/17/2019
A404	Proposed Exterior Signage	1	Issued 5/17/2019

GENGRAS VOLVO OF EAST HARTFORD
PLANNING AND ZONING SUBMISSION
540 CONNECTICUT BLVD, EAST HARTFORD, CT - MAP LOT
APRIL 23, 2019 - PROJECT NO. 2018.014

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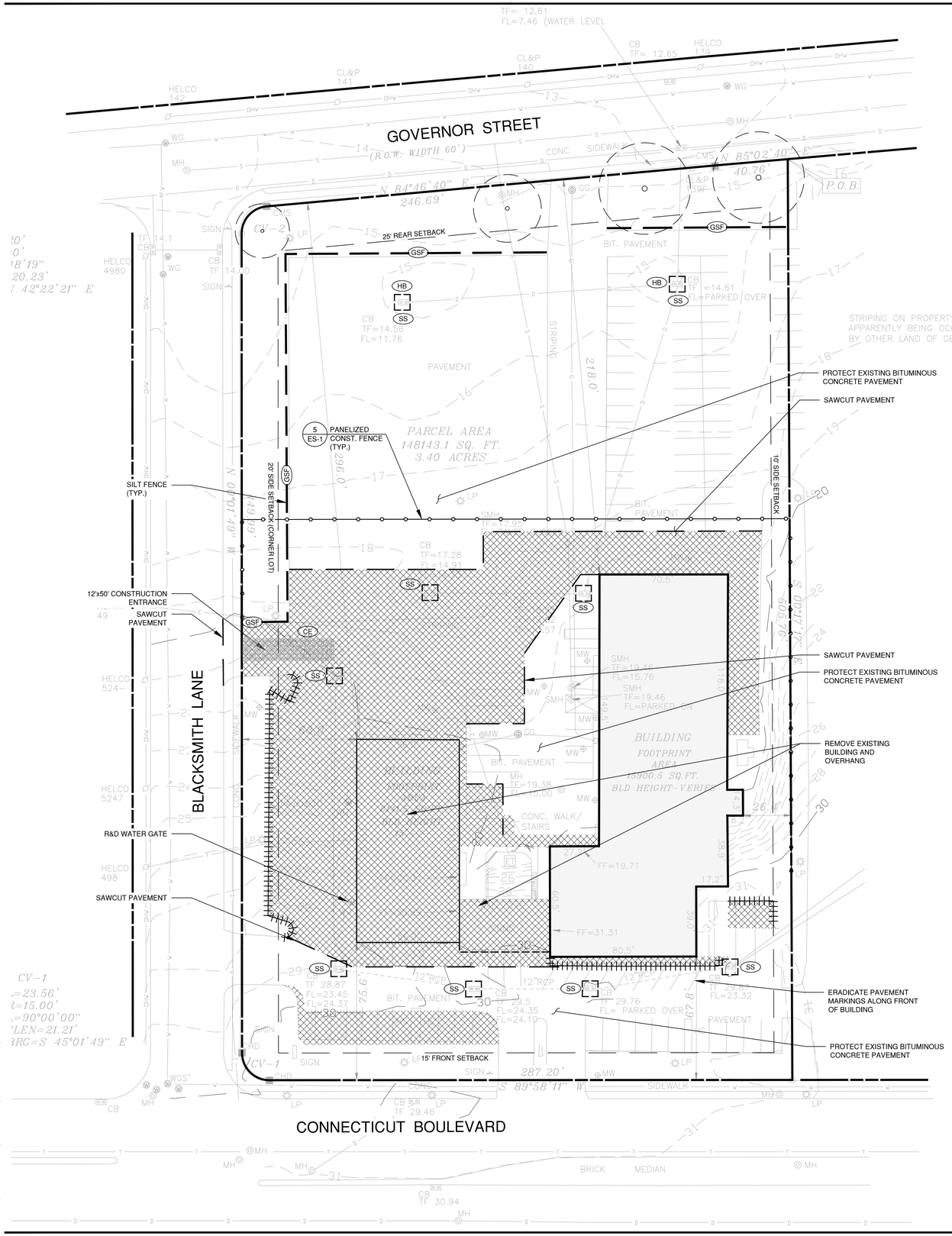

DEMOLITION NOTES

1. CONTRACTOR SHALL STRIP AND STORE TOPSOIL IN ALL AREAS TO BE DISTURBED OR REGRADED.
2. ALL MATERIAL TO BE REMOVED SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AWAY FROM THE SITE OR DELIVERED AS DIRECTED BY THE OWNER.
3. LOCATION OF ALL UTILITIES ARE SHOWN DIAGRAMMATICALLY & MAY BE INCOMPLETE. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES DONE BY THIS WORK SHALL BE REPAIRED BY THE CONTRACTOR.
4. PROTECTION OF ALL EXISTING TREES TO REMAIN SHALL BE A PRIORITY. INSTALL TREE PROTECTION AS INDICATED. DO NOT STOCKPILE, PARK OR PERFORM ANY MECHANICAL OPERATIONS WITHIN THE DRIPLINE OF EXISTING TREES AS INDICATED IN THE DETAILS. NO STORAGE OF MATERIALS OR SOIL SHALL BE ALLOWED IN THESE AREAS. ALL FILL AND EXCAVATION REQUIRED WITHIN THE DRIPLINE OF ALL EXISTING TREES TO REMAIN SHALL BE COMPLETED BY HAND UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING TREES AND VEGETATION. DAMAGE TO VEGETATION SHALL BE REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS BY THE CONTRACTOR.
6. BEFORE BEGINNING ANY WORK, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1.800.922.4455. THE RESPECTIVE UTILITY COMPANIES AND LOCAL AUTHORITIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES. ANY COSTS INCURRED BY THE CONTRACTOR AS A RESULT OF FAILURE TO CONTACT PROPER AUTHORITIES SHALL BE BORN BY THE CONTRACTOR.
7. OWNER'S REPRESENTATIVE SHALL BE CONSULTED BEFORE ANY WORK SHALL COMMENCE.
8. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FROM ANY UTILITY COMPANY OR OTHER GOVERNMENT AGENCIES HAVING JURISDICTION OVER THE WORK.
9. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES.
10. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO HIS CONTRACT OPERATIONS.
11. CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT, ROADWAYS AND DRIVEWAYS.
12. CONTRACTOR SHALL MAINTAIN PROPER SIGNS, BARRICADES, AND FENCES TO PROPERLY PROTECT THE WORK EQUIPMENT, PERSONS AND PROPERTY FROM DAMAGE.
13. ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS APPLICABLE, AND LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR.

CONSTRUCTION SEQUENCE OF OPERATION

1. CONDUCT A PRE-CONSTRUCTION MEETING WITH THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. INSTALL CONSTRUCTION ENTRANCE(S) AND PLACE FILTER INSERTS IN EXISTING CATCH BASINS.
3. INSTALL PERIMETER E&S CONTROLS AND REQUEST PRE-CONSTRUCTION INSPECTION FROM THE ENGINEER.
4. FOLLOWING THE ENGINEER'S APPROVAL OF INSTALLED E&S CONTROLS, COMMENCE CONSTRUCTION OPERATIONS AS SHOWN ON THE DRAWINGS.
5. AT THE CONCLUSION OF CONSTRUCTION, COMPLETE THE INSTALLATION OF POST-CONSTRUCTION SITE STABILIZATION MEASURES AS SHOWN ON THE DRAWINGS.
6. THE CONTRACTOR MAY MODIFY THE SUGGESTED CONSTRUCTION SEQUENCE INDICATED ABOVE, PROVIDED A REVISED SEQUENCE IS SUBMITTED FOR REVIEW AND APPROVED BY THE OWNER AND ENGINEER.

LEGEND

EXISTING

- PROPERTY LINE
- BUILDING
- CURB
- 101 — CONTOUR 1 FT
- 105 — CONTOUR 5 FT
- +105.5 — SPOT GRADE
- CB — CATCH BASIN
- YD — YARD DRAIN
- MH — MANHOLE
- HYDRANT
- UTILITY POLE
- LIGHT
- TREE TO REMAIN
- TREE OR SHRUB TO BE REMOVED
- SITE ELEMENT TO BE REMOVED
- SITE ELEMENT TO BE REMOVED
- SAW CUT
- SILT FENCE — GSF — 2 ES-1
- HAYBALE/SILT SACKS — HB SS — 3-4 ES-1
- CONSTRUCTION ENTRANCE — CE — 1 ES-1

SURVEY REFERENCE

SURVEY INFORMATION FROM PLAN ENTITLED: "PROPERTY/BOUNDARY SURVEY & TOPOGRAPHIC SURVEY PREPARED FOR GENGRAS REALTY LLC 540-546 CONNECTICUT BOULEVARD EAST HARTFORD, CT", SCALE 1" = 40', DATED 2-16-2018, BY MEEHAN & GOODIN ENGINEERS-SURVEYORS, P.C. 387 NORTH MAIN STREET MANCHESTER, CT 06040 PHONE: 860-643-2520.

30 0 30 60
1" = 30'

GENGRAS VOLVO
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EAST HARTFORD, CT 06108

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Title:
DEMOLITION PLAN

Project Number:	Issue Date:
6240	MAY 17, 2019
Scale: AS NOTED	CAD File:
Drawn By: JT	Checked By: PB

Revisions:

L-1.0

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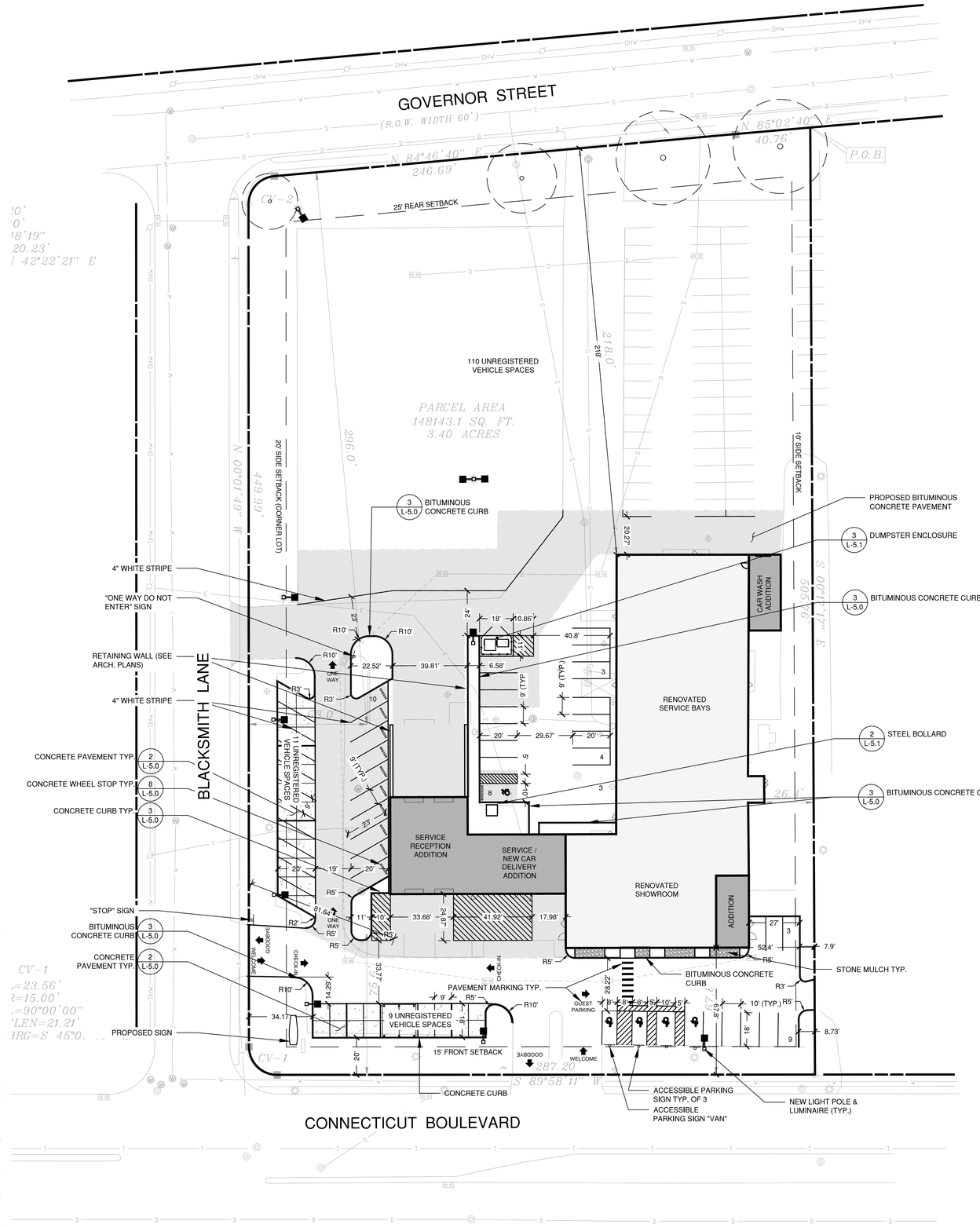

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	BUILDING	
	CURB	
	BITUMINOUS PAVEMENT	
	CONCRETE PAVEMENT	
	EXPANSION JOINT	
	CONTROL JOINT	
	LIGHT	
	SIGN	
	DETAIL 1 / SHEET L-5.0 — DETAIL NAME	

LAYOUT NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL REGULATIONS.
2. MATERIALS AND CONSTRUCTION PROCEDURES SHALL COMPLY WITH CT DOT FORM 816 AND THE TOWN OF EAST HARTFORD SPECIFICATIONS.
3. CONTRACTOR TO SECURE ALL NECESSARY TRADE PERMITS.
4. NEW PAVEMENT TO MEET LINE & GRADE OF EXISTING PAVEMENTS.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES.
6. LOAM AND SEED ALL DISTURBED AREAS NOT COVERED BY OTHER IMPROVEMENTS.
7. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED.
8. ALL LOCATIONS WHERE EXISTING CURBING, BITUMINOUS CONCRETE ROADWAY OR CONCRETE ROADWAY OR CONCRETE SIDEWALK ABUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO PROVIDE A CLEAN, SMOOTH EDGE. TACK COAT EXPOSED EDGES OF EXISTING CONCRETE PRIOR TO PLACEMENT OF NEW BITUMINOUS CONCRETE PAVEMENT.
9. FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND APPROPRIATE MUNICIPAL OFFICIALS PRIOR TO CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL AND HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL CONTROL DUST CAUSED BY HIS OPERATIONS BY APPLYING WATER OR DUST PALLIATIVE, OTHER THAN CALCIUM CHLORIDE.
12. CONTRACTOR SHALL CONTROL NOISE TO AS GREAT AN EXTENT AS POSSIBLE. ALL POWER EQUIPMENT USED DURING CONSTRUCTION SHALL BE EQUIPPED WITH MUFFLERS.
13. MANUFACTURED ITEMS SHALL BE INSTALLED, CONNECTED AND CLEANED ACCORDING TO THE MANUFACTURERS DIRECTIONS.
14. PRIOR TO PROJECT CLOSE-OUT, CONTRACTOR SHALL REMOVE ALL DEBRIS AND EXCESS MATERIALS FROM SITE. ALSO, ANY DAMAGE TO FIELD OR FACTORY APPLIED FINISHES SHALL BE REPAIRED.
15. EXPANSION AND SCORE JOINTS FOR NEW CONCRETE WALKS SHALL BLEND TO MATCH EXISTING PATTERNS. CONTRACTOR TO ARRANGE TIMELY ON-SITE CONFERENCES WITH LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF JOINT PATTERNS.
16. PROVIDE EXPANSION JOINTS FOR NEW CONCRETE PAVING AT ALL CURBS, TREE GRATES, BUILDING WALLS, SITE WALLS, STAIRS, LIGHT POLE BASES, MANHOLES, GRATES/VAULTS, EXISTING CONCRETE PAVING, STOP LIGHTS, FIRE HYDRANTS AND ALL OTHER FIXED MATERIALS. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 25 FEET.

ZONING INFORMATION					
ZONE: BUSINEES 3 (B-3)	REQUIRED	EXISTING	PROPOSED	CONFORMANCE	VARIANCE FROM
USE	AUTOMOBILE SALES	AUTOMOBILE SALES	AUTOMOBILE SALES	YES	
MIN. LOT AREA	40,000 SF	148,143.1 SF	148,143.1 SF	YES	
MIN. FRONTAGE	200'	287.2'	287.2'	YES	
FRONT YARD	15'	67.8'	67.8'	YES	
REAR YARD	25'	218'	218'	YES	
SIDE YARD	10' / 20' (CORNER LOT)	26.4' / 63'	17.3' / 76.3'	YES	
MAX. IMPERVIOUS COVERAGE	85%	78.0%	77.9%	YES	
MAX. BUILDING COVERAGE	75%	16%	14.2%	YES	
MAX. BUILDING HEIGHT	50'	34'	34'	YES	
PARKING SPACES	26 *	112	91	YES	
PARKING PERIMETER LANDSCAPE	5'	0'	0'	YES	
PARKING PERIMETER TREES	20	4	6	YES	
PARKING INTERIOR LANDSCAPE	260 SF	2,980 SF	3,750 SF	YES	
PARKING INTERIOR TREES	6	0	5	NO	

EXISTING IMPERVIOUS COVERAGE: 115,503 SF / 148,143.1 SF (LOT AREA) = 78.0%
PROPOSED IMPERVIOUS COVERAGE: 115,459 SF / 148,143.1 SF (LOT AREA) = 77.9%

EXISTING BUILDING COVERAGE: 23,641 SF / 148,143.1 SF (LOT AREA) = 16%
PROPOSED BUILDING COVERAGE: 21,068 SF / 148,143.1 SF (LOT AREA) = 14.2%

* 130 TOTAL UNREGISTERED VEHICLES
1 PARKING SPACE FOR EVERY 5 UNREGISTERED VEHICLES
130 / 5 = 26 REQUIRED SPACES

SURVEY REFERENCE

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Title:
LAYOUT PLAN

Project Number:	Issue Date:
6240	MAY 17, 2019
Scale: AS NOTED	CAD File:
Drawn By: JT	Checked By: PB

Revisions:

L-2.0

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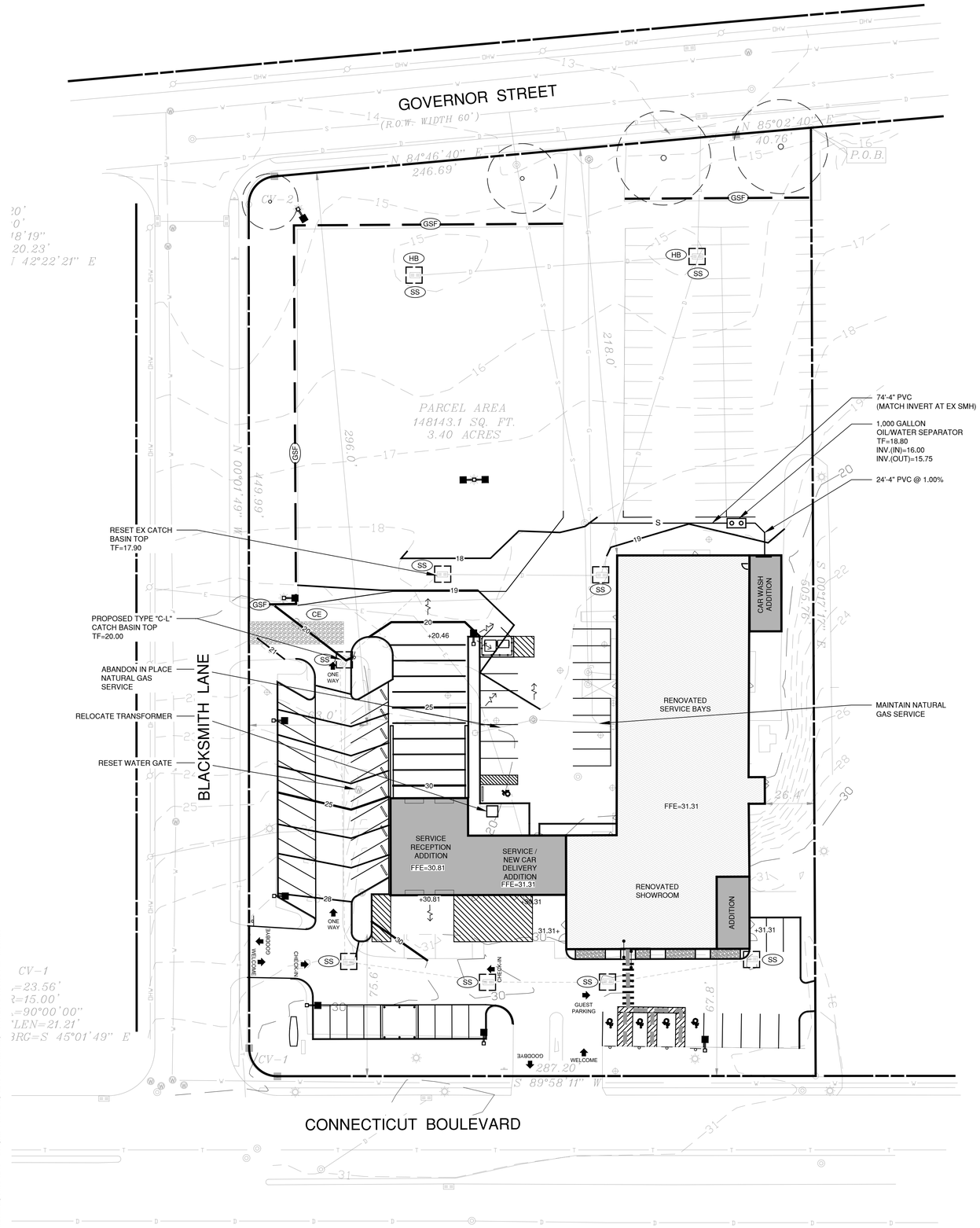

GRADING AND UTILITY NOTES

1. PROPOSED GRADES INDICATE INTENT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS AS REQUIRED TO MEET FIELD CONDITIONS.
2. WHERE FIELD CONDITIONS CALL FOR ON-SITE ADJUSTMENTS OF FINISHED GRADES, THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION.
3. CONTRACTOR TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB AND BE RESPONSIBLE FOR THE SAME. NOTIFY SITE PLANNER OF DISCREPANCIES PRIOR TO BEGINNING WORK.
4. EROSION CONTROL FABRIC TO BE USED ON ALL SLOPES GREATER THEN 3:1
5. STRIP AND STOCKPILE TOPSOIL FOR REUSE ON SITE.
6. PITCH ALL WALKS AT 2% CROSS SLOPE UNLESS OTHERWISE NOTED.
7. ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, GRATES, MANHOLE COVERS, VALVE BOXES, ETC. TO BE FLUSH WITH THE PROPOSED SURFACE.
8. ALL EXISTING UTILITY LINES TO BE ABANDONED SHALL BE ABANDONED ACCORDING TO UTILITY COMPANY REQUIREMENTS.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE STANDARDS.
10. ALL EXCESS MATERIAL, EXCEPT TOPSOIL, SHALL BE LEGALLY DISPOSED OF OUTSIDE THE PROJECT LIMITS.
11. REFERENCE IS MADE IN THESE DOCUMENTS TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION. FORM 816 AND SUPPLEMENTS THERETO.
12. DAMAGE TO EXISTING UTILITIES AS A RESULT OF THE CONTRACTOR'S OR ANY OF HIS SUBCONTRACTOR'S ACTIVITIES DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING DURING THE EXECUTION OF HIS WORK.
14. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS DEVELOPED FROM THE BEST AVAILABLE INFORMATION. THE ACTUAL LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF EXCAVATION ACTIVITIES.
15. ACCESS AND UTILITIES TO EXISTING FACILITIES MUST BE MAINTAINED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MUST MAINTAIN SUFFICIENT TRAVEL LANE(S), APPROVED BY THE OWNER, TO ENABLE ALL EMERGENCY VEHICLES TO ACCESS THE ENTIRE PROJECT SITE.
16. CONTRACTOR TO VERIFY THAT ALL EXISTING UTILITIES TO BE REUSED ARE FUNCTIONAL.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	YARD LINE	
	BUILDING	
	CURB	
101	CONTOUR 1 FT	101
105	CONTOUR 5 FT	105
+105.5	SPOT GRADE	+105.5
	FLOW ARROW	
	FLUSH CONDITION	
CB	CATCH BASIN	
YD	YARD DRAIN	
MH	MANHOLE	
	HYDRANT	
	UTILITY POLE	
	LIGHT	
	SILT FENCE	GSF
	HAYBALE/SILT SACKS	HB SS
	CONSTRUCTION ENTRANCE	CE
	SANITARY SEWER	S
	ACCESSIBLE ROUTE	

ACCESSIBILITY NOTES

1. SLOPES ALONG THE ACCESSIBLE ROUTE SHALL BE LESS THAN 1:20 (5%) AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN ¼ INCH.
2. SLOPES WITHIN THE HCP PARKING SPACE SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION.
3. CHECK EXISTING GRADES AT PROPOSED CROSSWALK AREA. REMOVE AND REPLACE EXISTING PAVEMENT AT PROPOSED CROSSWALK AREA AS NECESSARY IF EXISTING GRADES DO NOT COMPLY WITH REQUIRED SLOPES FOR THE ACCESSIBLE ROUTE.

30 0 30 60
1" = 30'

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Title:
GRADING, DRAINAGE & UTILITIES PLAN

Project Number: 6240	Issue Date: MAY 17, 2019
Scale: AS NOTED	CAD File:
Drawn By: JT	Checked By: PB

Revisions:

L-3.0

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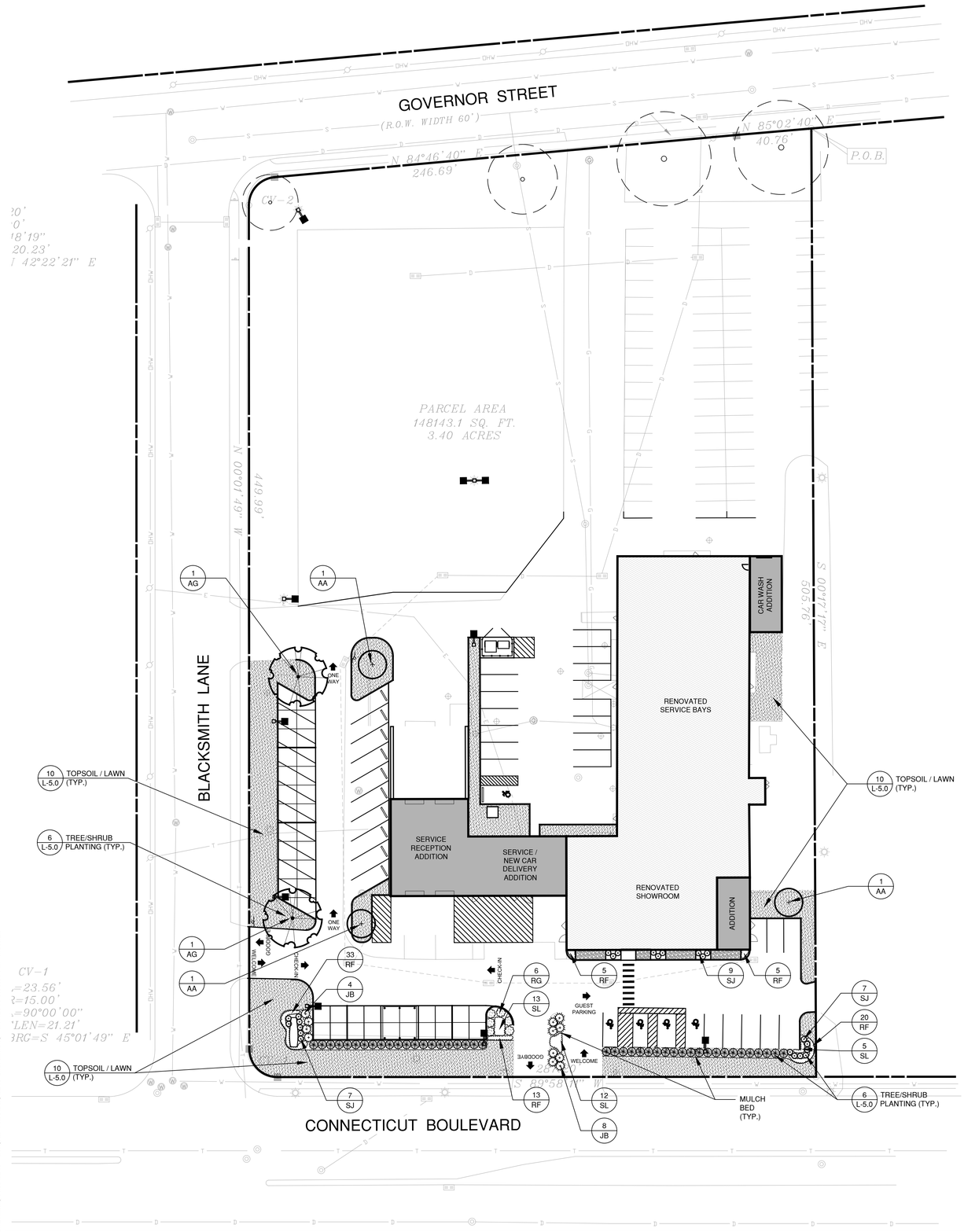

PLANTING NOTES

1. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO APPLICABLE A.A.N. STANDARDS.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
3. ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND SHALL BE LOCATED AT THE GROWING SITE BY THE CONTRACTOR, FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE REMOVED, WILL BE DONE AT THE CONTRACTORS EXPENSE.
4. PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
5. ALL SHRUB AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH.
6. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGE, AT HIS OWN EXPENSE.
7. ALL SHRUB AND GROUND COVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL, 18" DEEP.
8. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
9. PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND/OR LAWN SEEDED OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
10. SUBSTITUTIONS PERMITTED ONLY UPON WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
11. PLANT TAGS TO REMAIN ON ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE. CONTRACTOR TO THEN REMOVE ALL PLANT TAGS.
12. WHERE A SIZE RANGE IS GIVEN IN THE PLANT SCHEDULE, AT LEAST 50% OF THE PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
13. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
14. CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL UNTIL 60 DAYS AFTER FINAL ACCEPTANCE UNLESS NOTED OTHERWISE IN SPECS.
15. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND NOT COVERED BY OTHER SITE IMPROVEMENTS.

LEGEND

EXISTING		PROPOSED
	BUILDING	
	DECIDUOUS TREE	
	DECIDUOUS & EVERGREEN SHRUBS	
	PERENNIALS	
	LAWN	

SEEDING

FERTILIZE ACCORDING TO SOIL TEST OR AT THE RATE OF 1000 LBS. PER ACRE WITH 10-10-10 FERTILIZER. 40% OF THE NITROGEN TO BE A SLOW RELEASE FORM. LIME TO A PH OF 6.5 AT A RATE OF 100 LBS. PER 1000 SF.

HART'S WEAR 'N TEAR MIX (1-860-529-2537)
35% KENTUCKY BLUEGRASS
35% CREEPING RED FESCUE
20% METOLIUS PERENNIAL RYEGRASS
10% DESCHUTES PERENNIAL RYEGRASS

PLANT SCHEDULE

CATEGORY	SYM.	NO.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS TREES	AA	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SHADBLOW	2 - 2 1/2" CAL.	B&B
	AG	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" - 3 1/2" CAL.	B&B
SHRUBS	JB	12	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	12" - 18" SPREAD	CONTAINER
	RG	5	RHUS AROMATICA 'GRO LOW'	GRO-LOW FRAGRANT SUMAC	18" - 24" HT.	CONTAINER
	SJ	23	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET JAPANESE SPIRAEA	18" - 24" HT.	CONTAINER
	TX	0	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	30" - 36" SPREAD	CONTAINER
PERENNIALS / GRASSES	RF	76	RUDBECKIA FULGIDA VAR. SULLIVANTII 'LITTLE GOLDSTAR'	DWARF BLACK-EYED SUSAN	1 GAL.	CONTAINER, 18" O.C.
	SL	30	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUE STEM	1 GAL.	CONTAINER, 24" O.C.

30 0 30 60
1" = 30'

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Title:
PLANTING PLAN

Project Number: 6240	Issue Date: MAY 17, 2019
Scale: AS NOTED	CAD File:
Drawn By: JT	Checked By: PB

Revisions:

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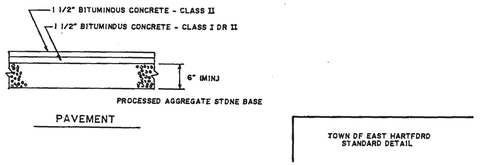
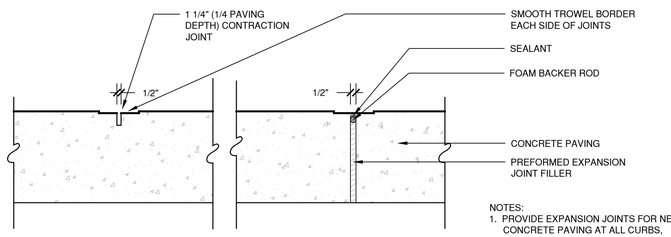
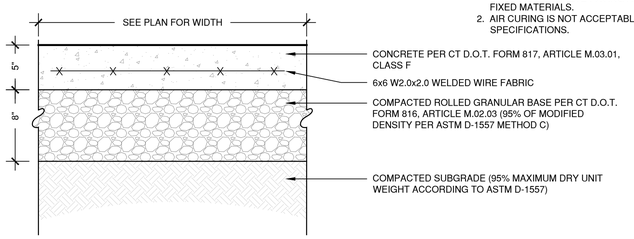


1 BITUMINOUS CONC. PAVEMENT
NOT TO SCALE

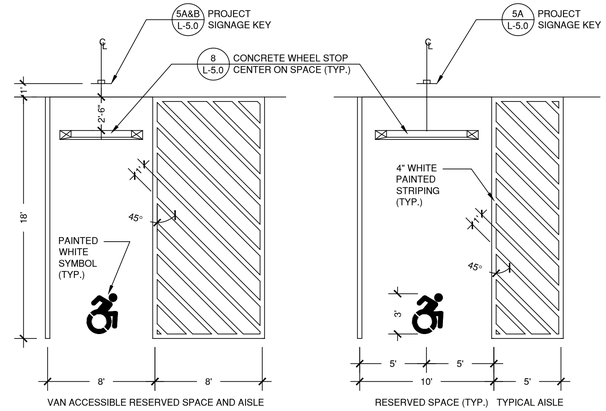


NOTES:
1. PROVIDE EXPANSION JOINTS FOR NEW CONCRETE PAVING AT ALL CURBS, BUILDING WALLS, SITE WALLS, STAIRS, LIGHT POLE BASES, MANHOLES, GRATES/VAULTS, EXISTING CONCRETE PAVING AND ALL OTHER FIXED MATERIALS.
2. AIR CURING IS NOT ACCEPTABLE. SEE SPECIFICATIONS.

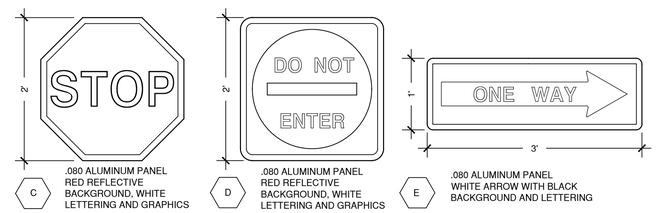
EXPANSION & CONTRACTION JOINTS

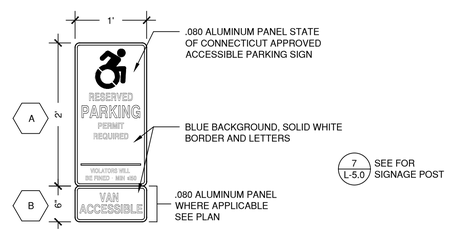


2 CONCRETE PAVEMENT
SCALE 1 1/2" = 1'-0"

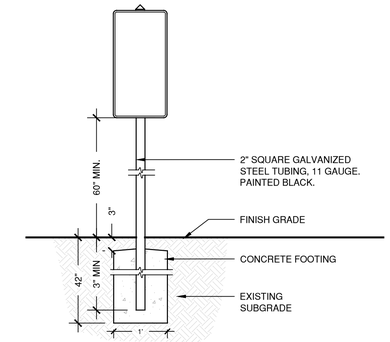


4 TYPICAL RESERVED PARKING LAYOUT
SCALE 3/16" = 1'-0"

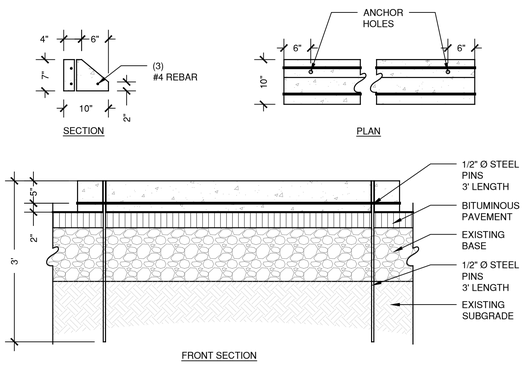




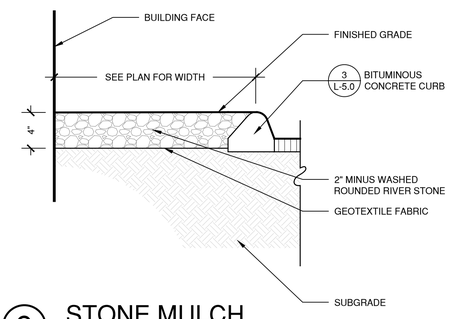
5 PROJECT SIGNAGE KEY
SCALE 1" = 1'-0"



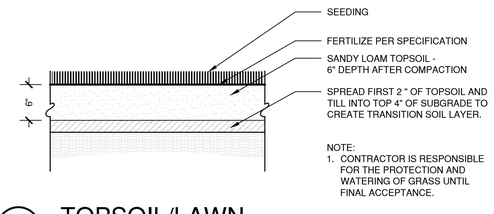
7 SIGNAGE POST
SCALE 3/4" = 1'-0"



8 CONCRETE WHEELSTOP
SCALE 3/4" = 1'-0"

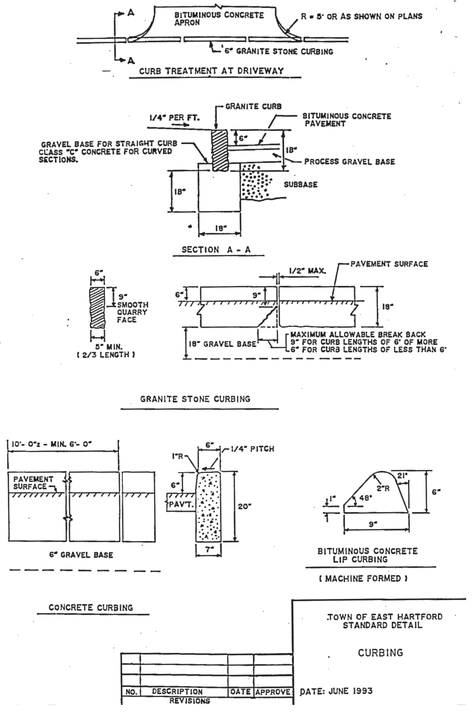


9 STONE MULCH
SCALE 1 1/2" = 1'-0"

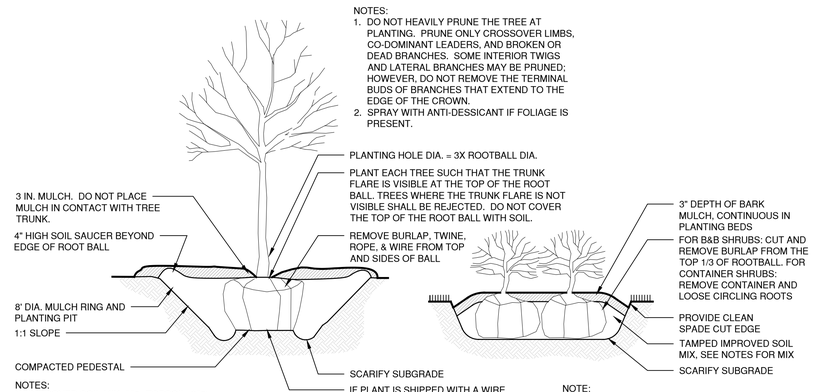


NOTE:
1. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND WATERING OF GRASS UNTIL FINAL ACCEPTANCE.

10 TOPSOIL/LAWN
SCALE 1" = 1'-0"



3 CURBING
NOT TO SCALE



NOTES:
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. SPRAY WITH ANTI-DESSICANT IF FOLIAGE IS PRESENT.

NOTES:
1. IMPROVED SOIL MIX: 55% TOPSOIL, 25% EXCAVATED MATERIAL, 20% COMPOST.
2. WORK MYCORRHIZAL FUNGI & SOIL POLYMERS INTO SOIL PER SPECIFICATIONS.
3. TREES KNOWN TO BE A FALL PLANTING HAZARD SHALL BE PLANTED IN THE SPRING/EARLY SUMMER ONLY.

NOTE:
PLANTING EXCAVATION TO BE CONTINUOUS FOR THE ENTIRE LENGTH AND WIDTH OF THE PLANTING BED

6 TREE / SHRUB PLANTING
SCALE 1" = 1'-0"

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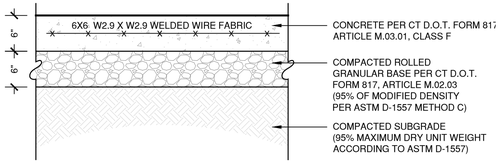
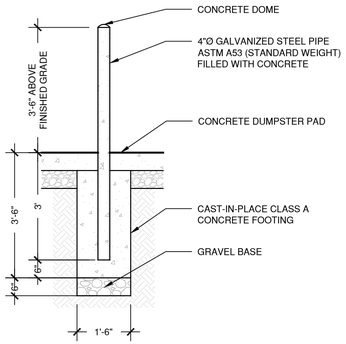
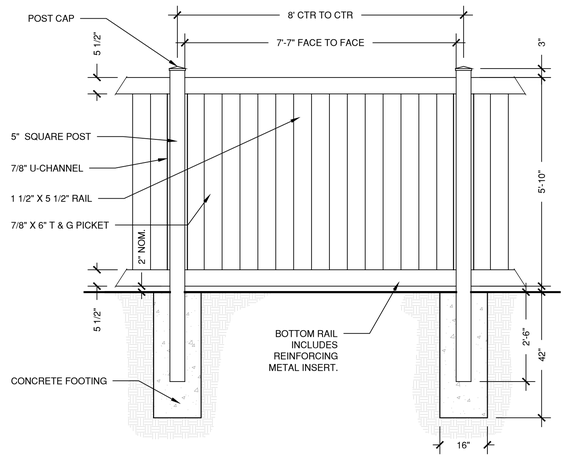


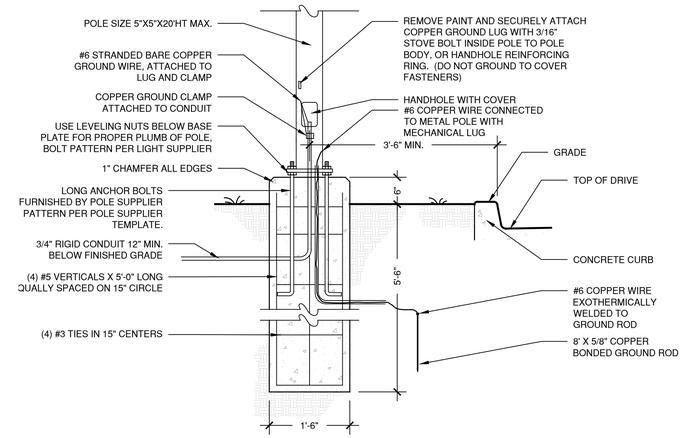
1 DUMPSTER PAD
SCALE 1" = 1'-0"



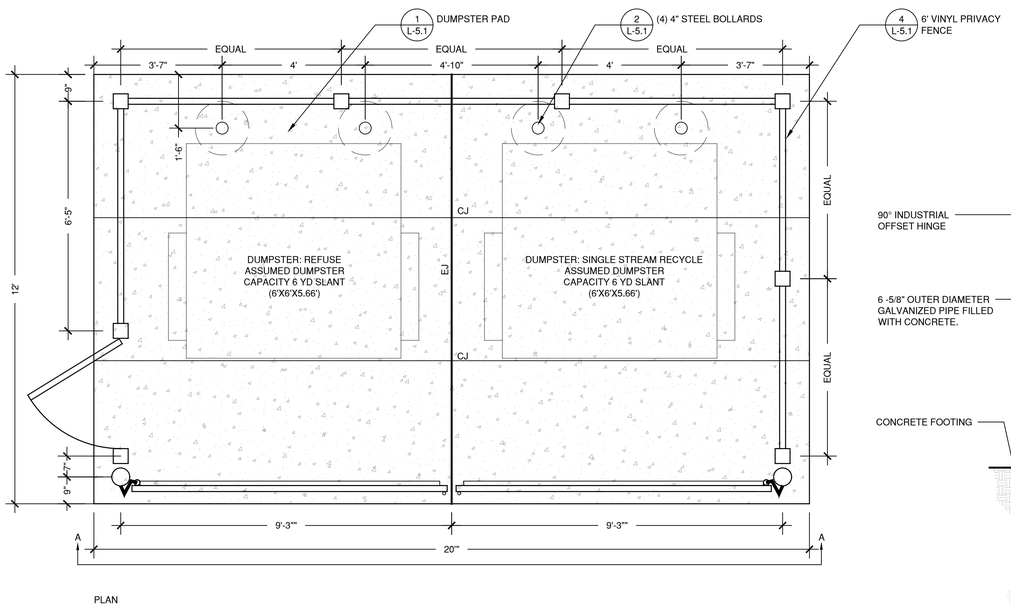
2 4" STEEL BOLLARD
SCALE 1/2" = 1'-0"



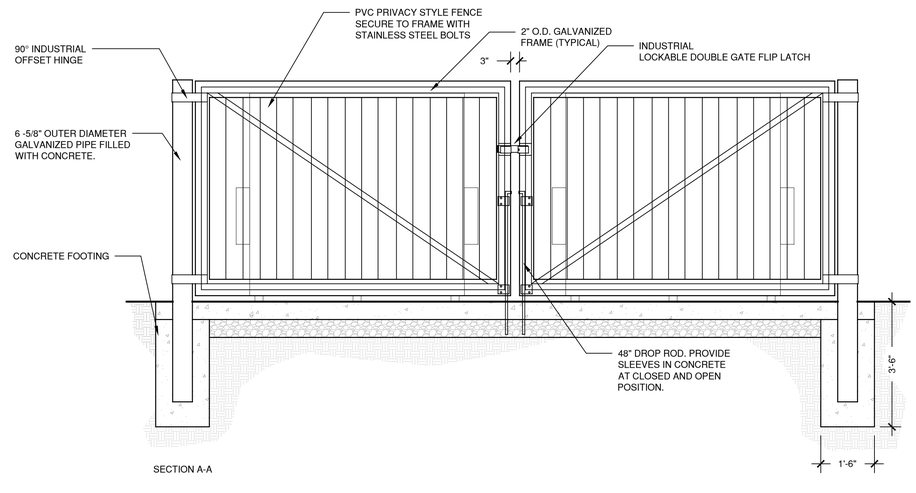
4 6' VINYL PRIVACY STYLE FENCE
SCALE 1/2" = 1'-0"



5 LIGHT POLE BASE
SCALE 3/4" = 1'-0"



PLAN



SECTION A-A

3 DOUBLE WIDE PVC DUMPSTER ENCLOSURE
SCALE 1/2" = 1'-0"

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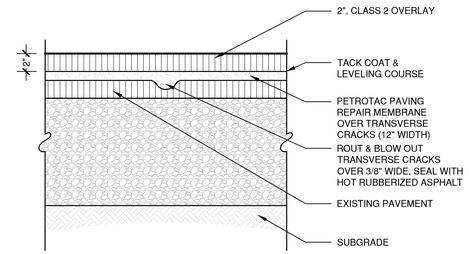
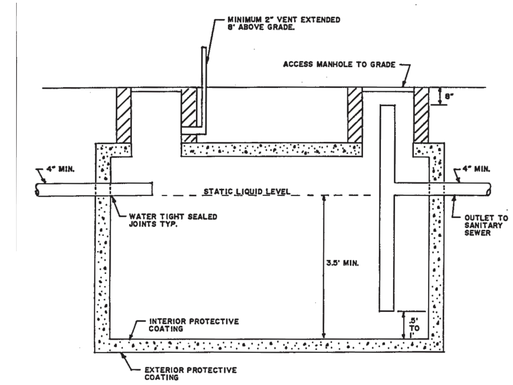


2 BITUMINOUS CONCRETE PAVING REPAIR

SCALE 1 1/2" = 1'-0"

1 LIGHT POLE & LUMINAIRE

SCALE 1/2" = 1'-0"



THIS DETAIL IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE DETAILS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION MAY SUPERCEED THIS DETAIL.

NOTE

1. MINIMUM TANK CAPACITY SHALL BE 1,000 GALLONS.
2. SEPERATORS LOCATED UNDER PAVEMENT OR IN AREAS OF LOADING SHALL BE DESIGNED FOR HS-20 LOADING.

TOWN OF EAST HARTFORD
STANDARD DETAIL

3 OIL WATER SEPERATOR

NOT TO SCALE

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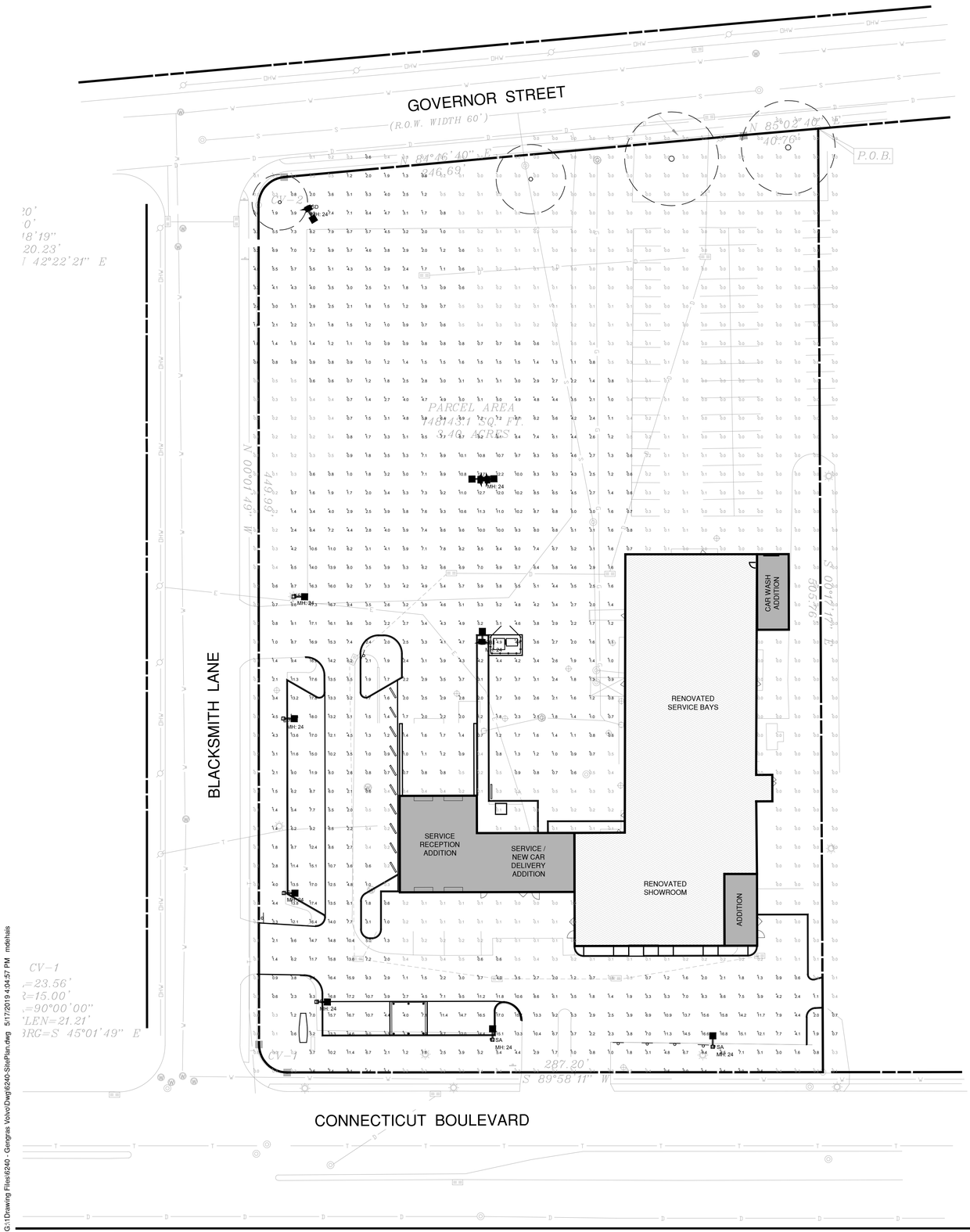

Luminaire Schedule								
Qty	Symbol	Arrangement	Label	Tag	Description	Lum. Watts	Lum. Lumens	LLF
6		SINGLE	SA	MCGW	GLEON-AF-08-LED-E1-AFL-7050-HSS	445	39053	0.900
1		SINGLE	SD	MCGW	GLEON-AF-08-LED-E1-SL4-7050-HSS	445	38718	0.900
1		BACK-BACK	SB2	MCGW	GLEON-AF-08-LED-E1-5MQ-7050	445	50114	0.900
1		SINGLE	SB1	MCGW	GLEON-AF-08-LED-E1-5WQ-7050	445	50248	0.900

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Boundary Line_Planar	Fc	2.65	18.0	0.0	N.A.	N.A.

30 0 30 60
1" = 30'

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PHOTOMETRIC PLAN

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L-6.0

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SEDIMENTATION AND EROSION CONTROL

PER STATE OF CONNECTICUT PUBLIC ACT 83-388
All applicable practices recommended by the 2002 CT Guidelines for Soil Erosion & Sediment Control are included by reference.

1. DESCRIPTION

The project consists of building renovations and site improvements that include parking lot and drive aisle renovation, site lighting, new plantings and accessibility at Gengras Volvo in East Hartford.

2. SCHEDULE

The project is anticipated to be constructed in 2019.

3. DESIGN AND CRITERIA

Note: The Contractor shall name one individual as his Sediment and Erosion Control Supervisor whose primary responsibility will be the maintenance of all on-site erosion control measures. He will keep a daily log of his activities and an updated schedule of proposed construction activities. The log will be made available to inspectors.

A. **GEOTEXTILE SILT FENCE (GSF)** - Shall be non-woven material, minimum 36" high and fastened to wood stakes (see detail this sheet). Silt fence shall be installed with end runs turned up grade at 45 degrees for a distance of 10 feet.

B. **TEMPORARY SEEDING (TS)**

1. Contractor shall scarify the soil to a depth of 2" before applying fertilizer, limestone and seed.
2. Seed may be applied by hand or mechanically. Seed application shall be uniform. Seed rate shall be in accordance with the 2002 Guidelines for Soil Erosion and Sediment Control (increase seeding rates by 10% when hydroseeding. Limestone, fertilizer and seed may be applied in slurry.)
3. Contractor shall mulch area (MS) immediately following seeding. (Note: In the event seeding operations are not feasible due to seasonal restrictions or extended inclement weather patterns, the Contractor shall install an Erosion Control Blanket over exposed soils.)

C. **PERMANENT SEEDING (PS)**

1. Contractor shall apply topsoil and fine grade all areas before the application of permanent seed. Apply limestone and fertilizer as needed, in accordance with soil tests.
2. Remove all surface stones ½ inch and larger. Remove all other debris and rake seed bed.
3. Apply seed within 7 days after establishing final grades. See planting plan.

D. **HAY BALE BARRIER (HB)** - Shall be made of hay or straw with 40 pounds minimum weight and 120 pounds maximum weight, held together by twine or wire. (See detail this sheet.)

E. **CONSTRUCTION ENTRANCE (CE)** - Shall be an angular stone (DOT Standard Spec Section M.01.01 size #3) pad, a minimum of 12' wide and 50' long. (See detail this sheet.)

F. **EROSION CONTROL BLANKET (ECB)** - Erosion mat shall be placed on all exposed cut/fill slopes steeper than 3:1 (including swales & ditches) to protect against rainfall and hold moisture content to enhance vegetation growth in seeded areas. Mat (or blankets) shall be straw or straw/coconut fiber combination sewn together with lightweight netting. Use North American green. S150 - slopes up to 3:1, SC150-slopes from 3:1 up to 2:1 or greater. Temporary hay mulch to be applied to areas less than 3:1 slope and all areas to be left barren over the winter, mulch rate to be 70 pounds/1000 s.f

4. APPLICATION/GENERAL PROCEDURES

A. Soil erosion and sediment control measures will be installed prior to any site disturbance, and development will proceed according to a specific construction sequence. The objective is to maximize the reduction of sediment-laden runoff through implementation of conventional soil sedimentation and erosion control practices currently recommended by the 2002 "CT Guidelines for Soil Erosion and Sediment Control".

B. Earthwork will be scheduled for periods when soil saturation is low and Soil loss hazard is at a minimum.

C. Suspend earthwork for major storm events and implement additional sedimentation and erosion control measures as necessary.

D. There shall be no cuts or fill left exposed for longer than 30 days. The established procedure of temporarily seeding and/or cover with erosion protection (mat or hay) shall be followed to insure minimal soil loss.

5. MONITORING AND MAINTENANCE PROGRAM

A. For the duration of the project construction, the Contractor shall maintain all sedimentation and erosion control devices to insure their efficient operation.

B. The responsibility for performing periodic checks of the protection system in-place and to coordinate cleaning and repair operations shall be assigned to the General Contractor's project representative.

C. All sedimentation and erosion control devices shall be checked for the adequacy of the control systems prior to severe storm weather forecasts . Inspect control system during and after storms to determine necessary repairs.

D. Repairs to sedimentation control systems directed by the project representative shall be done within 24 hours of the directive or as soon as possible prior to storm warnings.

E. Replacement materials for the devices utilized must be readily available for repairs.

F. Clean sedimentation and erosion control devices as directed by the projects representative.

G. Placement of temporary sedimentation and erosion control devices that are not shown on plans, but are required due to Contractor's operations, shall be placed at the direction of the projects representative.

H. Dust control and off-site debris caused by the Contractor's earthwork operations shall be prevented, or cleaned-up in accordance with the standard state specification "Form 816".

6. SPECIFIC MAINTENANCE MEASURES SHALL BE AS FOLLOWS:

A. **GEOTEXTILE SILT FENCE (GSF)** - Inspect GSF at least once a week and within 24 hours of the end of any storm event of 0.5-inch or greater.

Repair or replace the fence within 24-hours of observed failure.

B. **HAY BALE BARRIER (HB)** - Inspect HB at least once a week and within 24 hours of the end of any storm event of 0.5-inch or greater.

Repair or replace the hay bales within 24-hours of observed failure.

C. **CONSTRUCTION ENTRANCE (CE)** - Maintain the entrance in a condition which will prevent tracking and washing of sediment onto paved surfaces. Provide periodic top dressing with additional stone or additional length as conditions demand. Repair any measures used to trap sediment as needed. Immediately remove all sediment spilled, dropped, washed or tracked onto paved surfaces. Roads adjacent to a construction site shall be left clean at the end of each day.

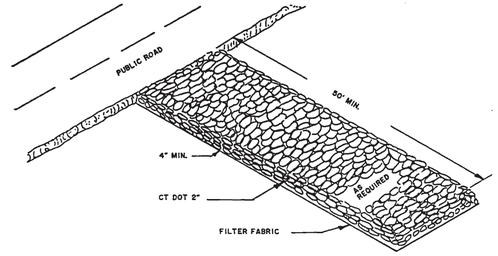
If the construction entrance is being properly maintained and the action of a vehicle traveling over the stone pad is not sufficient to remove the majority of the sediment, then either (1) increase the length of the construction entrance, (2) modify the construction access road surface, or (3) install washing racks and associated settling area or similar devices before the vehicle enters a paved surface.

D. **SEEDING (TEMPORARY & PERMANENT)**

Inspect seeded area 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 for seed and mulch movement and rill erosion.

Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Bird feeding may be a problem if mulch was applied too thinly to protect seed. Re-seed and re-mulch. If movement was the result of wind, then repair erosion damage (if any), reapply seed and mulch and apply mulch anchoring. If failure was caused by concentrated runoff, install additional measures to control water and sediment movement, repair erosion damage, re-seed and re-apply mulch with anchoring or use Temporary Erosion Control Blanket measure.

Continue inspections until the grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions (approximately 80% vegetative surface cover).



CONSTRUCTION ENTRANCE

NO.	DESCRIPTION	DATE	APPROVE

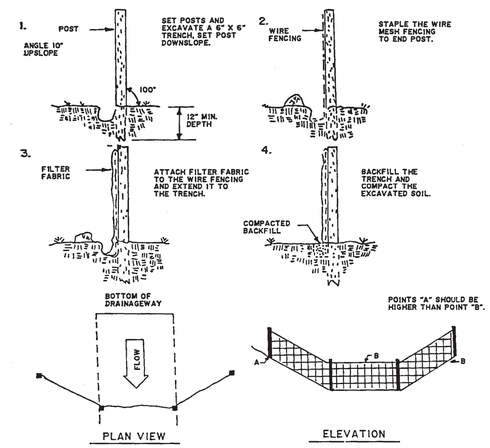
REVISIONS

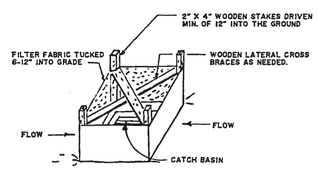
TOWN OF EAST HARTFORD STANDARD DETAIL

CONSTRUCTION ENTRANCE

DATE: JUNE 1993

1 CONSTRUCTION ENTRANCE (CE)
NOT TO SCALE





SILT FENCE INSTALLATION AT CATCH BASINS

NO.	DESCRIPTION	DATE	APPROVE

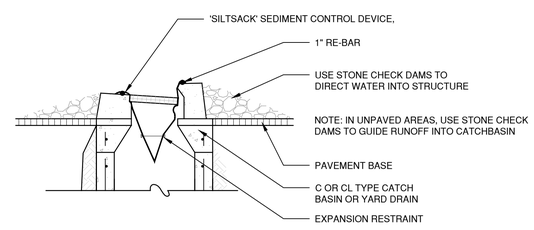
REVISIONS

TOWN OF EAST HARTFORD STANDARD DETAIL

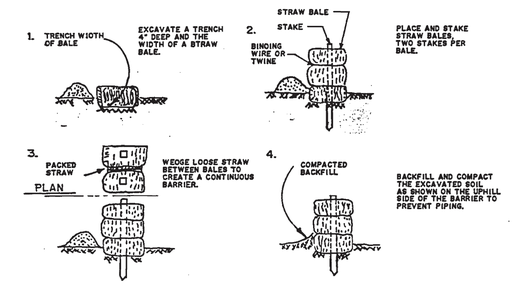
EROSION CONTROL SILT FENCE

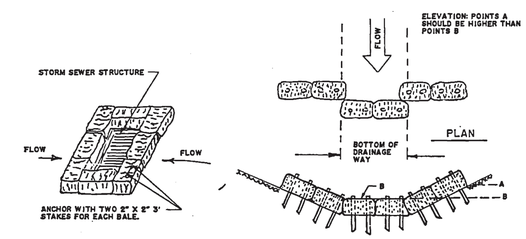
DATE: JUNE 1993

2 GEOTEXTILE SILT FENCE
NOT TO SCALE



3 SILT SACK (SS)
N.T.S.





HAYBALE INSTALLATION AT CATCH BASINS

NO.	DESCRIPTION	DATE	APPROVE

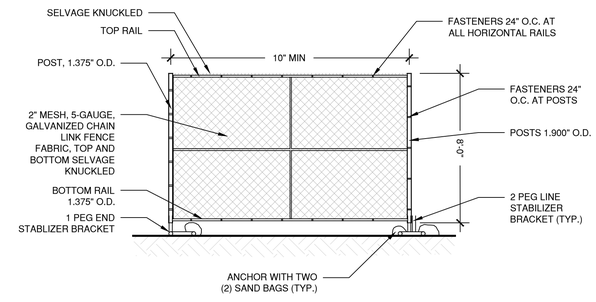
REVISIONS

TOWN OF EAST HARTFORD STANDARD DETAIL

EROSION CONTROL HAYBALE

DATE: JUNE 1993

4 EROSION CONTROL HAY BALE
NOT TO SCALE



NOTES:
1. EACH STABILIZER BRACKET SHALL BE SECURED WITH TWO (2) SANDBAGS, MIN. 50 POUNDS EACH.
2. PANELIZED CONSTRUCTION FENCE SHALL ONLY BE USED AT CONSTRUCTION SITE ENTRANCE AREAS, AREAS REQUIRING FREQUENT RELOCATION OF FENCING, OR WHERE PAVED AREAS PROHIBIT INSTALLATION OF DRIVEN FENCE POSTS.

5 PANELIZED CONSTRUCTION FENCE (FOR USE IN PAVEMENT AREAS)
N.T.S.

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Title:
EROSION & SOIL SEDIMENTATION CONTROL PLAN

Project Number:	Issue Date:
6240	MAY 17, 2019
Scale: AS NOTED	CAD File:
Drawn By: JT	Checked By: PB

Revisions:

ES-1

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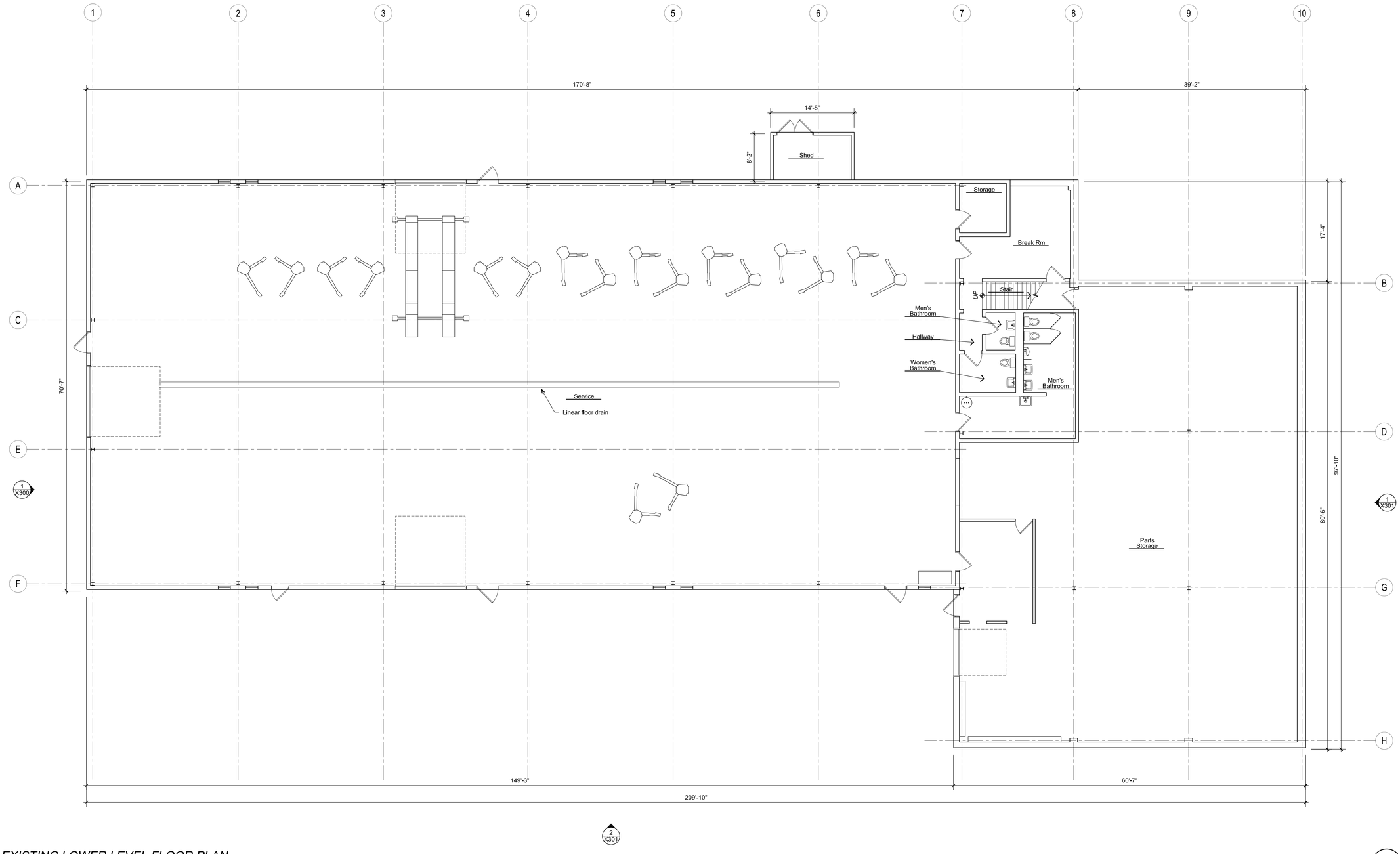

EXISTING LOWER LEVEL FLOOR PLAN

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

0 2' 5' 8' 10' 15' 20'

1

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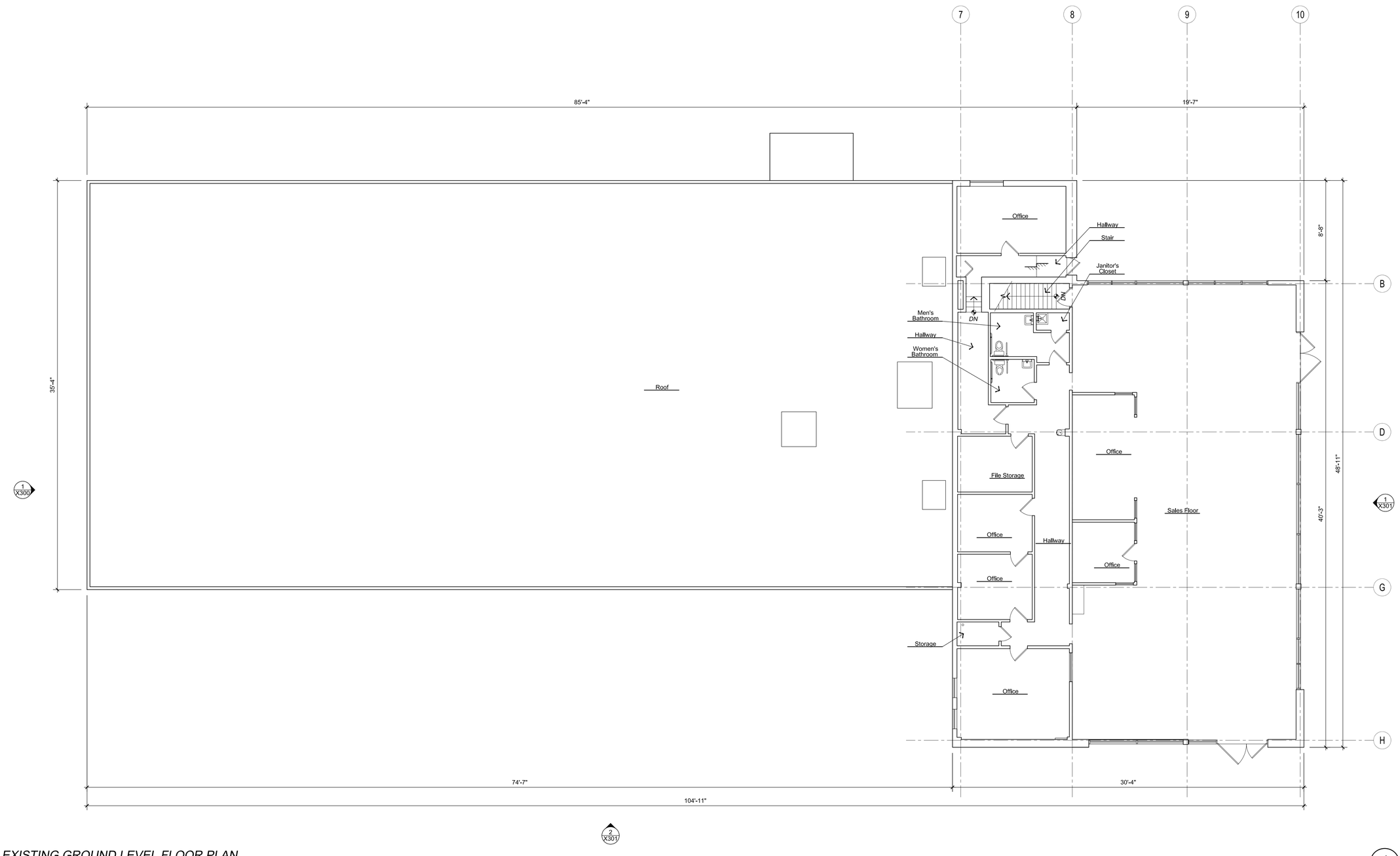
Title:

EXISTING LOWER LEVEL FLOOR PLAN

Project Number:	Issue Date:
2018.014	17 MAY 2019
Scale:	CAD File:
1/8"=1'-0"	18014_X100.DWG
Drawn By:	Checked By:
HNP	DBA

Revisions:

X100



EXISTING GROUND LEVEL FLOOR PLAN

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

0 2' 5' 8' 10' 15' 20'

1

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Title:

EXISTING GROUND LEVEL FLOOR PLAN

Project Number:	Issue Date:
2018.014	17 MAY 2019
Scale:	CAD File:
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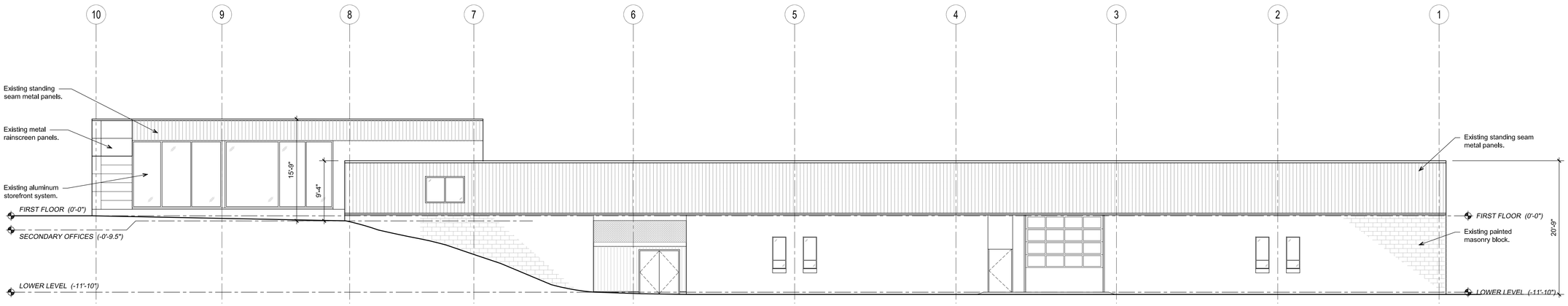
Drawn By:	Checked By:
HNP	DBA

Revisions:

X101



EXISTING EAST ELEVATION

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

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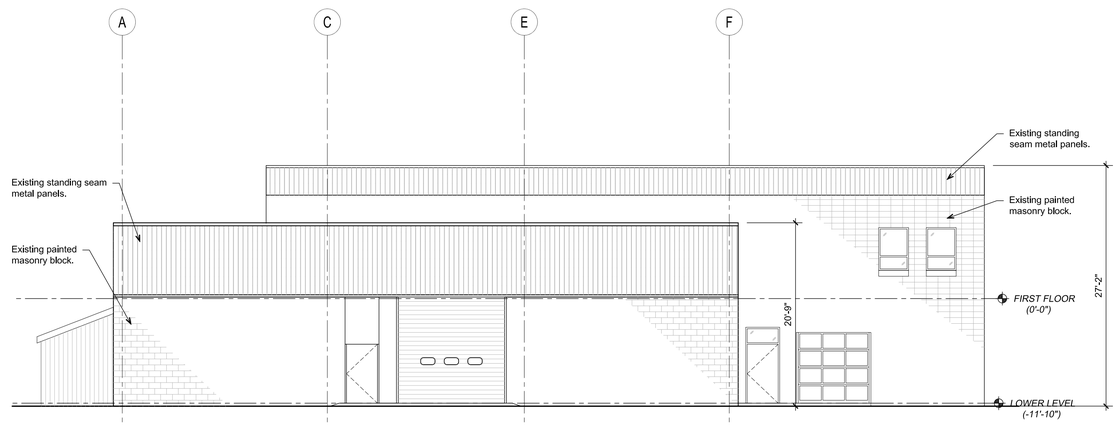
2



EXISTING NORTH ELEVATION

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

0 2' 5' 8' 10' 15' 20'

1

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Title:

EXISTING EXTERIOR ELEVATIONS

Project Number:	Issue Date:
2018.014	17 MAY 2019
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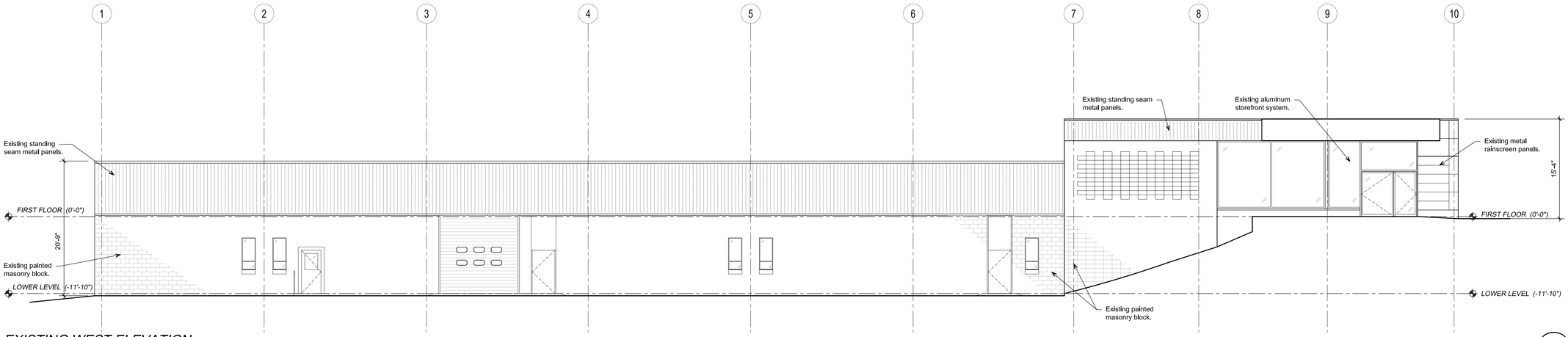
Drawn By:	Checked By:
HNP	DBA

Revisions:

X300



EXISTING WEST ELEVATION

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

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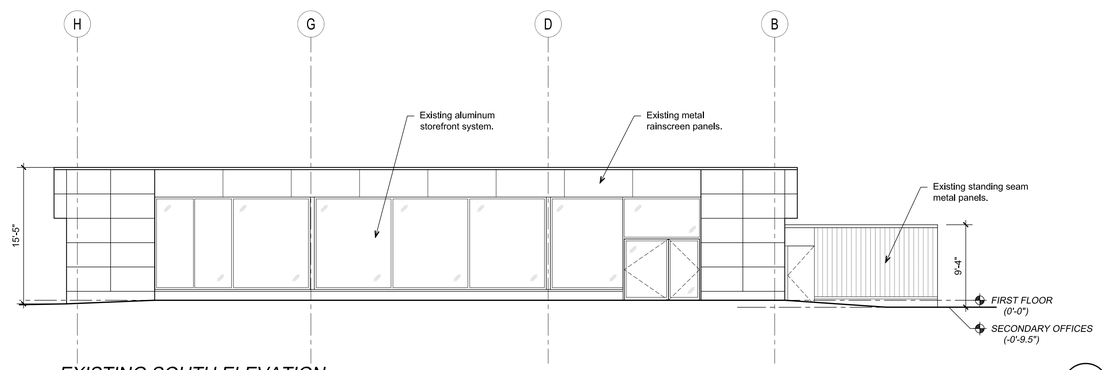
2



EXISTING SOUTH ELEVATION

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

0 2' 5' 8' 10' 15' 20'

1

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Title:

EXISTING EXTERIOR ELEVATIONS

Project Number:	Issue Date:
2018.014	17 MAY 2019
Scale:	CAD File:
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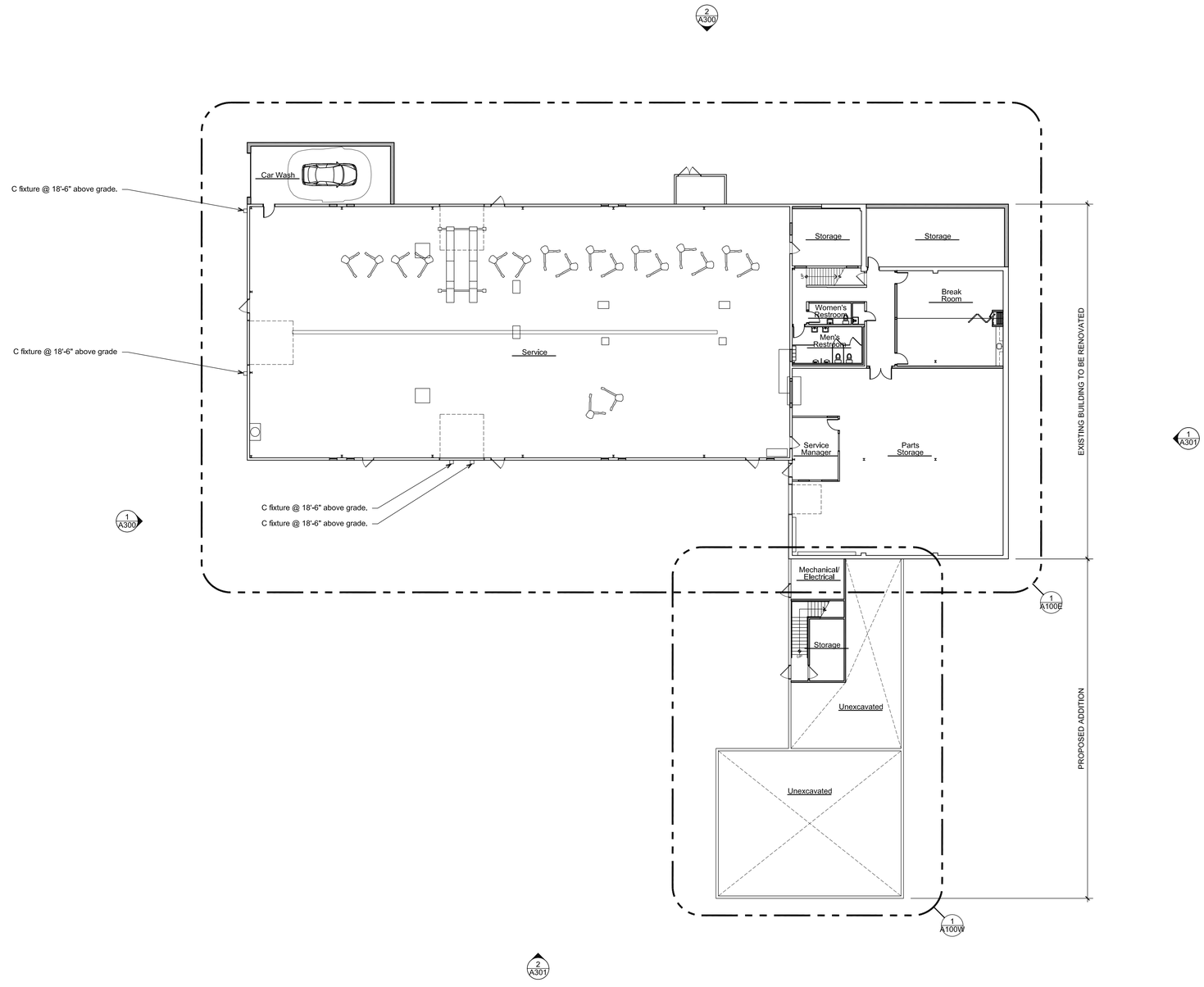
Drawn By:	Checked By:
HNP	DBA

Revisions:

X301



PROPOSED LOWER LEVEL OVERALL PLAN

SCALE: 1/16" = 1'-0"

0 4' 10' 16' 20' 30' 40'

1

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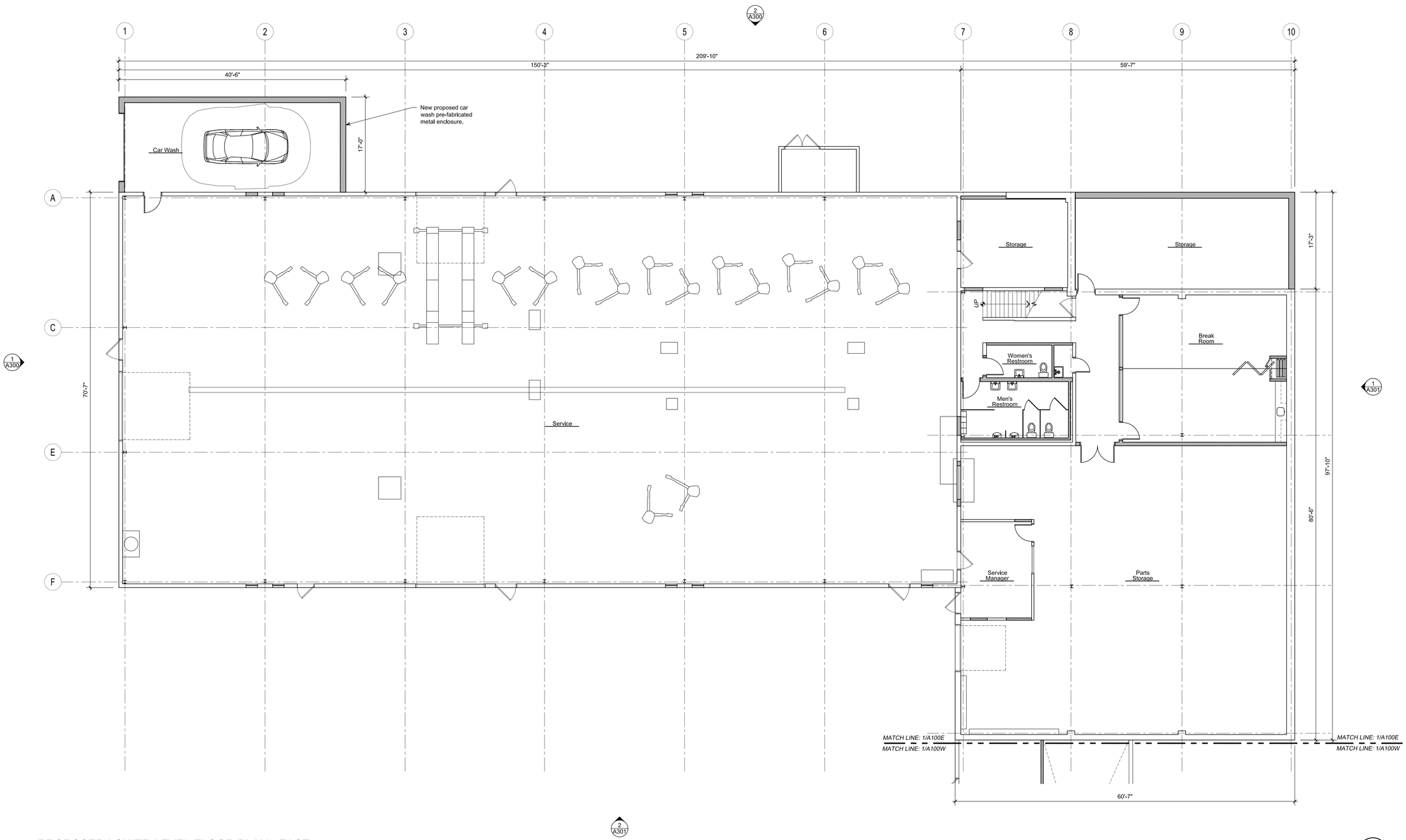
Title:

PROPOSED LOWER LEVEL OVERALL PLAN

Project Number:	Issue Date:
2018.014	17 MAY 2019
Scale:	CAD File:
1/16"=1'-0"	18014_A100.DWG
Drawn By:	Checked By:
RK	EAL

Revisions:

A100



PROPOSED LOWER LEVEL FLOOR PLAN - EAST

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

0 2' 5' 8' 10' 15' 20'

1

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Title:
PROPOSED LOWER LEVEL FLOOR PLAN - EAST

Project Number:	Issue Date:
2018.014	17 MAY 2019
Scale:	CAD File:
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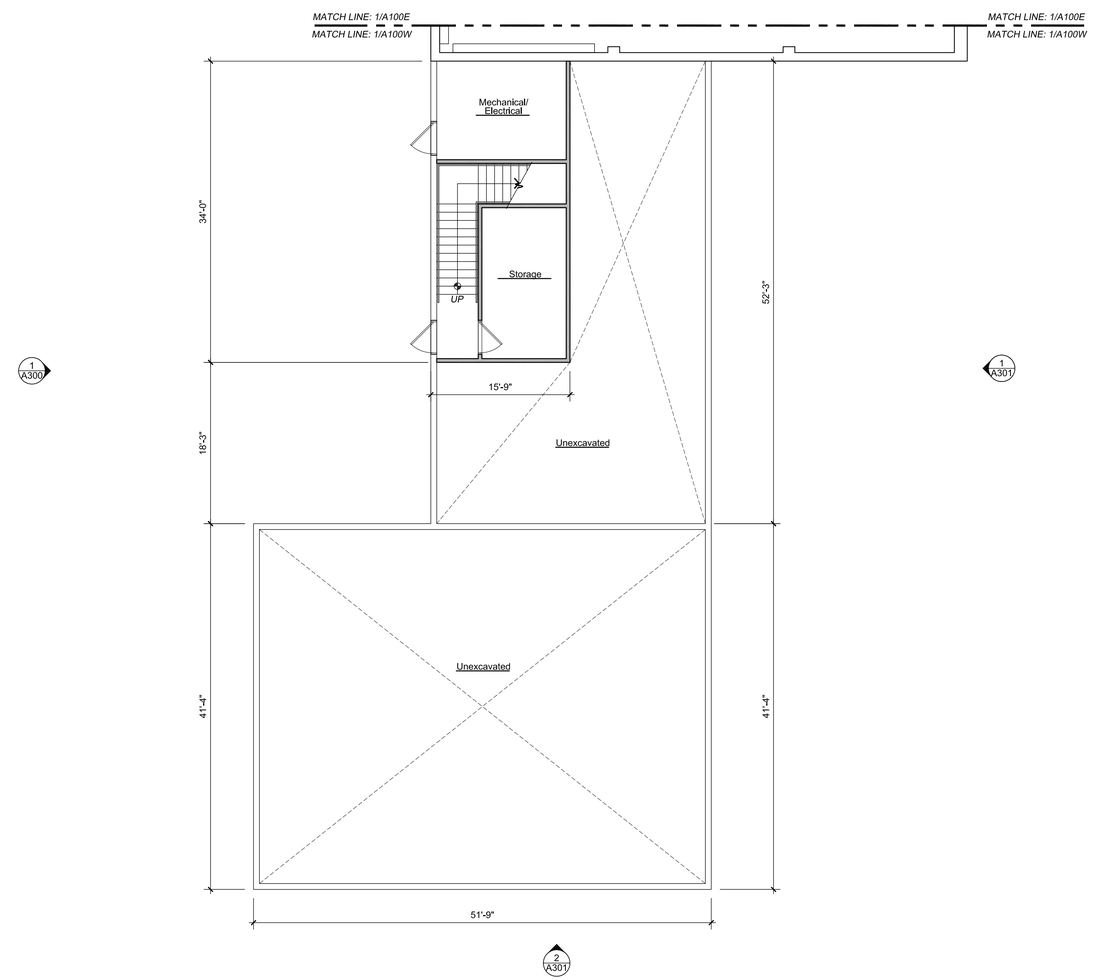
Drawn By:	Checked By:
RK	EAL

Revisions:

A100E



PROPOSED LOWER LEVEL FLOOR PLAN - WEST

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

0 2' 5' 8' 10' 15' 20'

1

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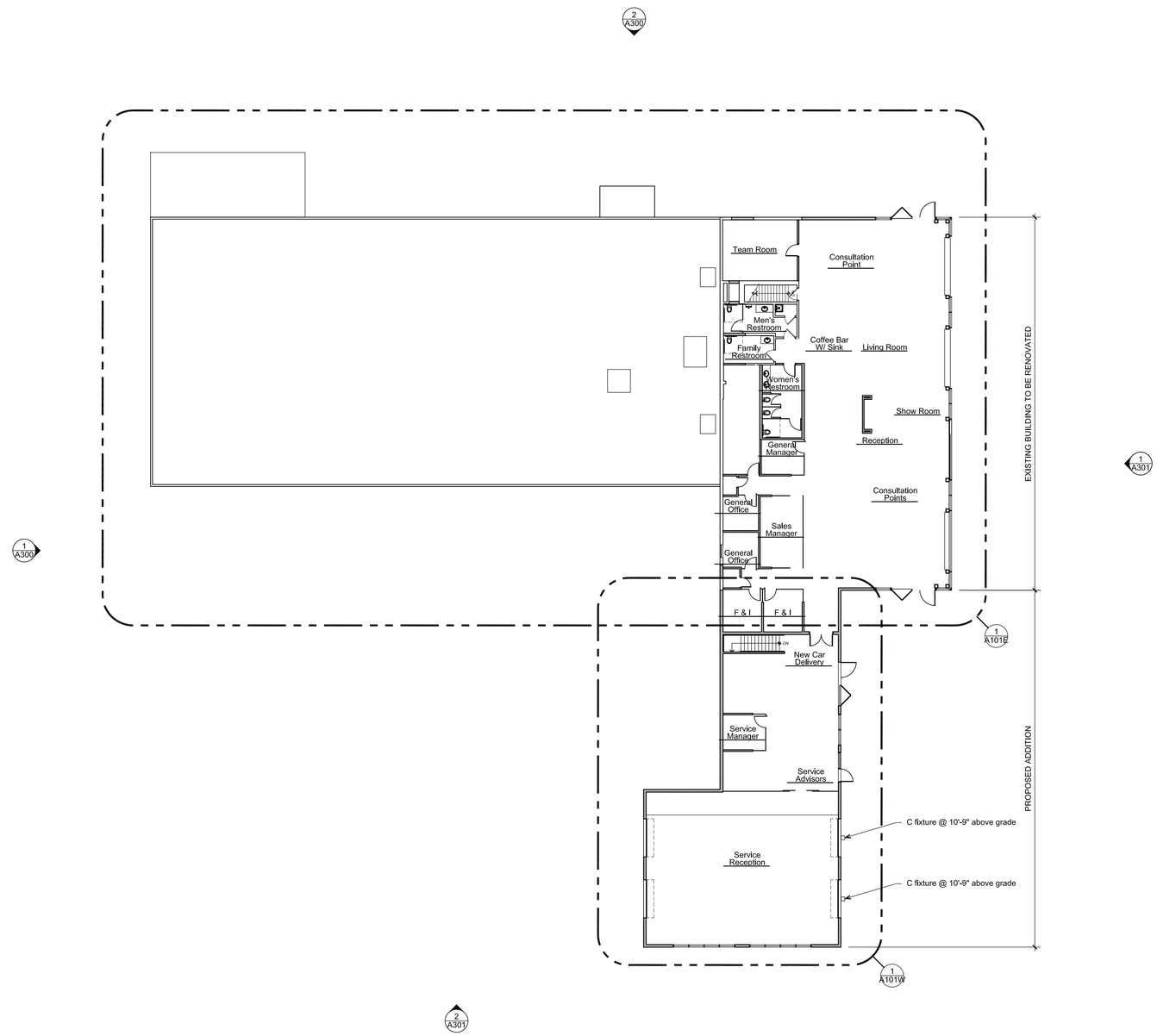
Title:
PROPOSED LOWER LEVEL FLOOR PLAN - WEST

Project Number:	Issue Date:
2018.014	17 MAY 2019
Scale:	CAD File:
1/8"=1'-0"	18014_A100W.DWG
Drawn By:	Checked By:
RK	EAL

Revisions:

A100W



PROPOSED GROUND LEVEL OVERALL PLAN

SCALE: 1/16" = 1'-0"

0 4' 10' 16' 20' 30' 40'

1

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Title:
PROPOSED GROUND LEVEL OVERALL PLAN

Project Number:	Issue Date:
2018.014	17 MAY 2019
Scale:	CAD File:
1/16"=1'-0"	18014_A101.DWG
Drawn By:	Checked By:
RK	EAL

Revisions:

A101

PROPOSED GROUND LEVEL FLOOR PLAN - EAST

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

0 2' 5' 8' 10' 15' 20'

1

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Project Number:	Issue Date:
2018.014	17 MAY 2019
Scale:	CAD File:
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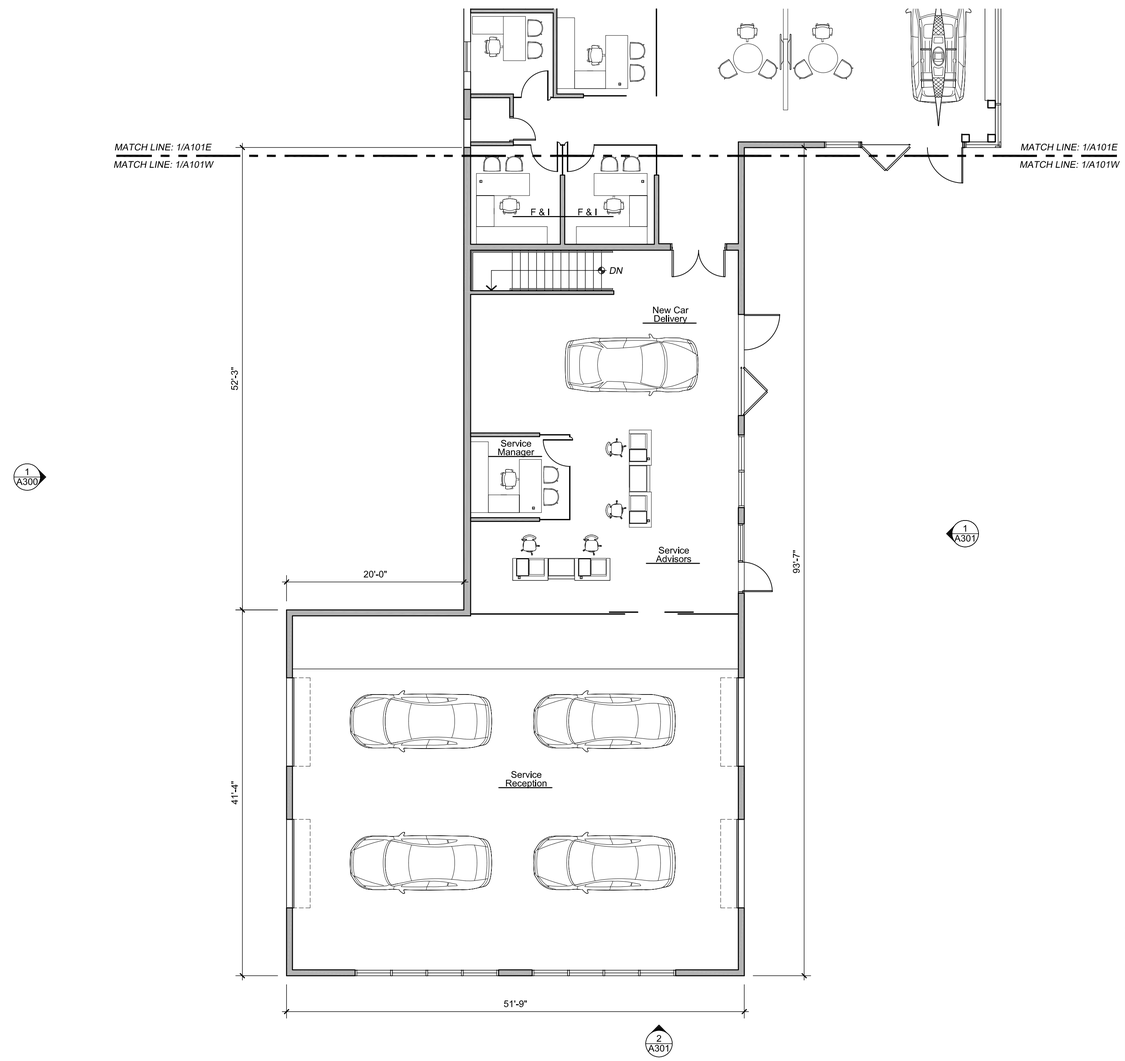
Drawn By:	Checked By:
RK	EAL

Revisions:

A101E



PROPOSED GROUND LEVEL FLOOR PLAN - WEST

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

0 2' 5' 8' 10' 15' 20'

1

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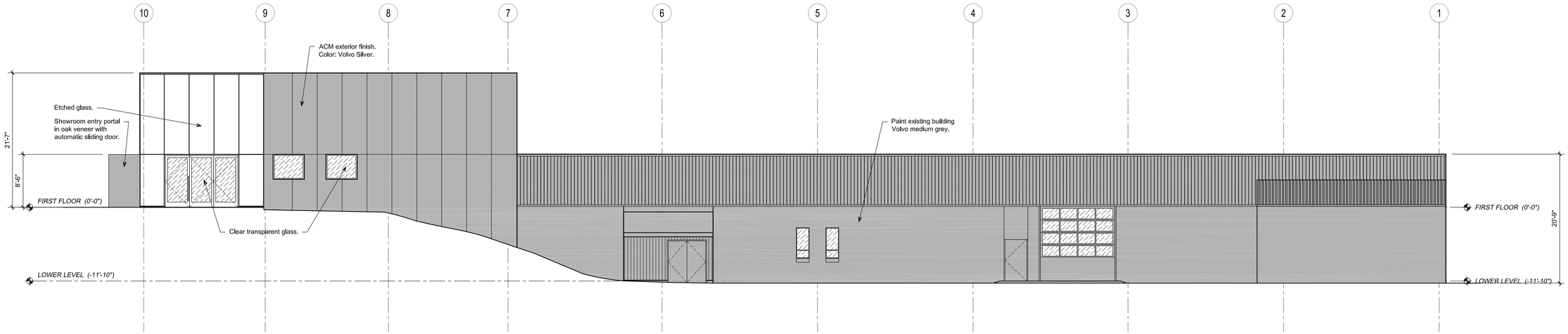
architecture & interiors
100 Wells Street, Suite 2L Hartford, CT 06103
Tel: 860.293.0093 / Fax: 860.293.0094

Title:
PROPOSED GROUND LEVEL FLOOR PLAN - WEST

Project Number:	Issue Date:
2018.014	17 MAY 2019
Scale:	CAD File:
1/8"=1'-0"	18014_A101W.DWG
Drawn By:	Checked By:
RK	EAL

Revisions:

A101W

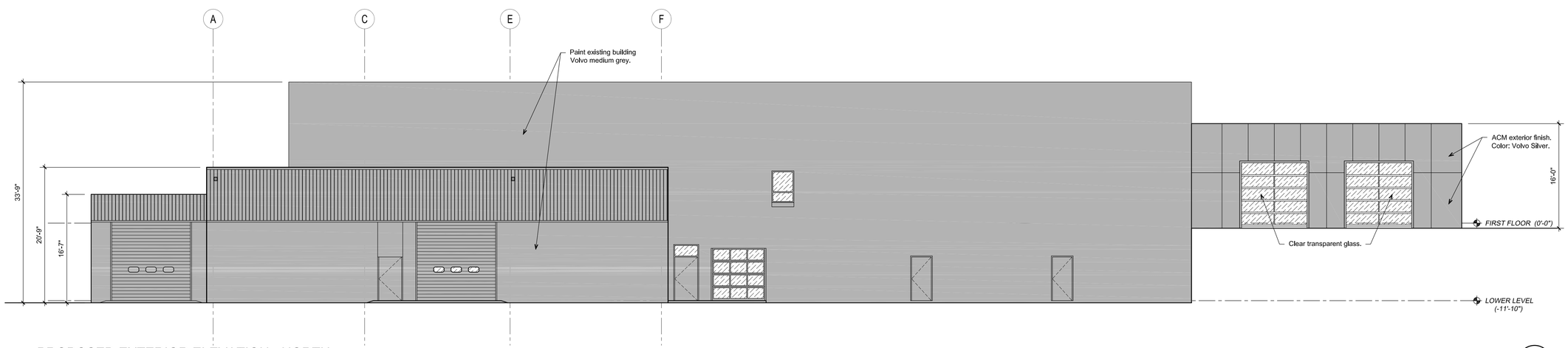


PROPOSED EXTERIOR ELEVATION - EAST

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

0 2' 5' 8' 10' 15' 20'

2



PROPOSED EXTERIOR ELEVATION - NORTH

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

0 2' 5' 8' 10' 15' 20'

1

GENGRAS VOLVO

300 CONNECTICUT BLVD.
EAST HARTFORD, CT 06108

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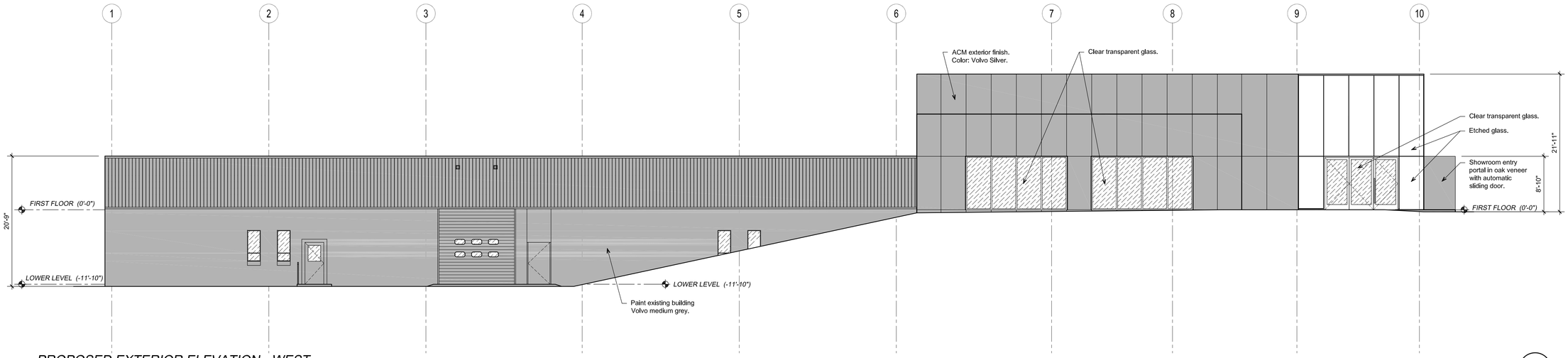
Title:

PROPOSED EXTERIOR ELEVATIONS

Project Number:	Issue Date:
2018.014	17 MAY 2019
Scale:	CAD File:
1/8"=1'-0"	18014_A300.DWG
Drawn By:	Checked By:
TMS	EAL

Revisions:

A300

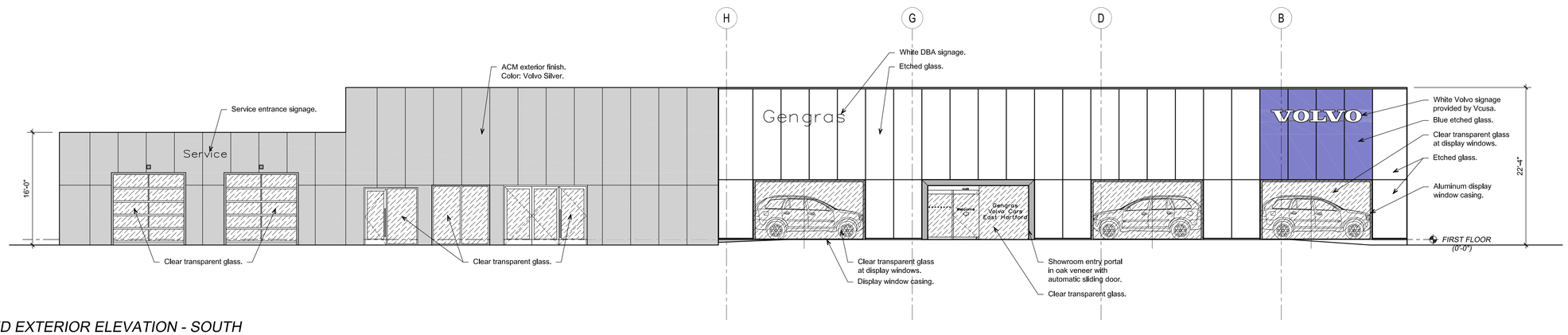


PROPOSED EXTERIOR ELEVATION - WEST

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

0 2' 5' 8' 10' 15' 20'

2



PROPOSED EXTERIOR ELEVATION - SOUTH

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

0 2' 5' 8' 10' 15' 20'

1

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Title:

PROPOSED EXTERIOR ELEVATIONS

Project Number:	Issue Date:
2018.014	17 MAY 2019
Scale:	CAD File:
1/8"=1'-0"	18014_A301.DWG
Drawn By:	Checked By:
TMS	EAL

Revisions:

A301

Approved by: _____

Wall Signs

Dealer to provide 120 volt, 20 amp dedicated circuit to each illuminated sign. Larger sets may require additional circuits
Dealer to provide behind-the-wall access for installation and structural support for signs.
Dealer is responsible for covering signage mounting/wires/transformers if they are visible on the inside of the building.
Copy on and placement of signs to be verified by dealer.
Dealer to supply notes above to GC, architect, and other construction team members.
Dealer to advise AGI of any subsequent changes to drawings and supply new drawings, as applicable.
Signs may require a variance.

N01 — 8'-11 3/8" — 20" — 14.9 SF

20" Anytown Letters (per letter) White faces with 3/16" black vinyl keyline, Illuminated. Rail Mounted. To read "Gengras"

N02 — 12-10 1/4" — 20" — 21.4 SF

20" Wordmark letters reading "VOLVO", white faces, illuminated, rail mounted.

N07 — 4'-8 1/16" — 12"

12" "Service" Wall Mount Letters, White faces, illuminated.

N03 N04 — 6'-4" — 6"

Gengras Volvo Cars East Hartford

8" Volvo of Anytown clear acrylic letters w/ gray backers and second surface vinyl. To read "Gengras East Hartford"
Acrylic "Volvo Cars" entrance letters

N08 — 3'-4 1/16" — 3 1/2"

Service Reception

3.5" "Service Reception" white vinyl, applied to glass.

N09 — 1' - 7 5/8" — 11 5/8" — 10 5/8"

Welcome!
Gengras Volvo Cars East Hartford

We are open on:
Monday 7:00AM - 6:00PM
Tuesday 7:00AM - 6:00PM
Wednesday 7:00AM - 6:00PM
Thursday 7:00AM - 6:00PM
Friday 7:00AM - 5:00PM
Saturday 8:00AM - 12:00PM
Sunday Closed

Service Hours vinyl. Retailer to supply hours info.

N06 — 1' - 11 5/8" — 1' - 3 3/4"

Welcome!
Gengras Volvo Cars East Hartford

We are open on:
Monday 9:00AM - 6:00PM
Tuesday 9:00AM - 6:00PM
Wednesday 9:00AM - 6:00PM
Thursday 9:00AM - 6:00PM
Friday 9:00AM - 5:00PM
Saturday 9:00AM - 5:00PM
Sunday 12:00PM - 5:00PM

Service
www.GengrasVolvoCars.com

Business hours sign on 1/2" acrylic. Retailer to supply hours info.

N05 — 2' - 9 13/16" — 6"

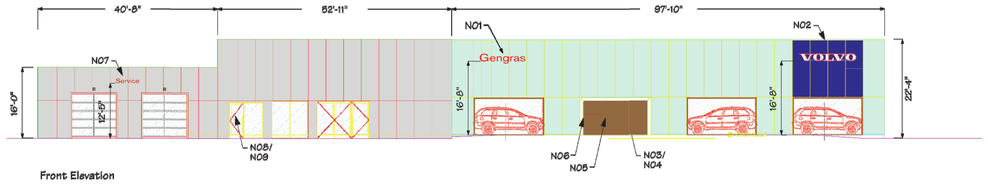
Welcome

Volvo welcome and safety dots, vinyl. — 3' - 5 1/2"

Location: Gengras Volvo Cars East Hartford 540 Connecticut Blvd. East Hartford, CT 06108	AGI Rep: J.C.	This document is the sole property of AGI. All design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a specific purpose, and the recipient, by accepting this document, agrees that this document and the ideas, designs, and concepts contained herein will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects	Drawings are the exclusive property of AGI. Any unauthorized use or duplication is not permitted.	AGI 2668 International Pkwy., Virginia Beach, VA 23452 PHONE: (757) 427-1900 - Fax (757) 490-1297 www.AGISign.com
Site ID: 3241	Drawn by: GLH		
Date: 03/04/19	Scale: As Noted		
	Date Revised: 05/08/19		

Approved by: _____

Elevations



Front Elevation

Ground sign:	25.9 SF
Volvo sign:	21.4 SF
Gengras Sign:	14.9 SF
Total:	62.2 SF

Location: Gengras Volvo Cars East Hartford 540 Connecticut Blvd. East Hartford, CT 06108	AGI Rep: J.C.	This document is the sole property of AGI. All design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a specific purpose, and the recipient, by accepting this document, agrees that this document and the ideas, designs, and concepts contained herein will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects	Drawings are the exclusive property of AGI. Any unauthorized use or duplication is not permitted.	AGI 2668 International Pkwy., Virginia Beach, VA 23452 PHONE: (757) 427-1900 - Fax (757) 490-1297 www.AGISign.com
Site ID: 3241	Drawn by: GLH		
Date: 03/04/19	Scale: 1/16"=1'-0"		
	Date Revised: 05/08/19		

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100 Wells Street, Suite 2L Hartford, CT 06103
Tel: 860.293.0093 / Fax: 860.293.0094

Title:

PROPOSED
EXTERIOR SIGNAGE

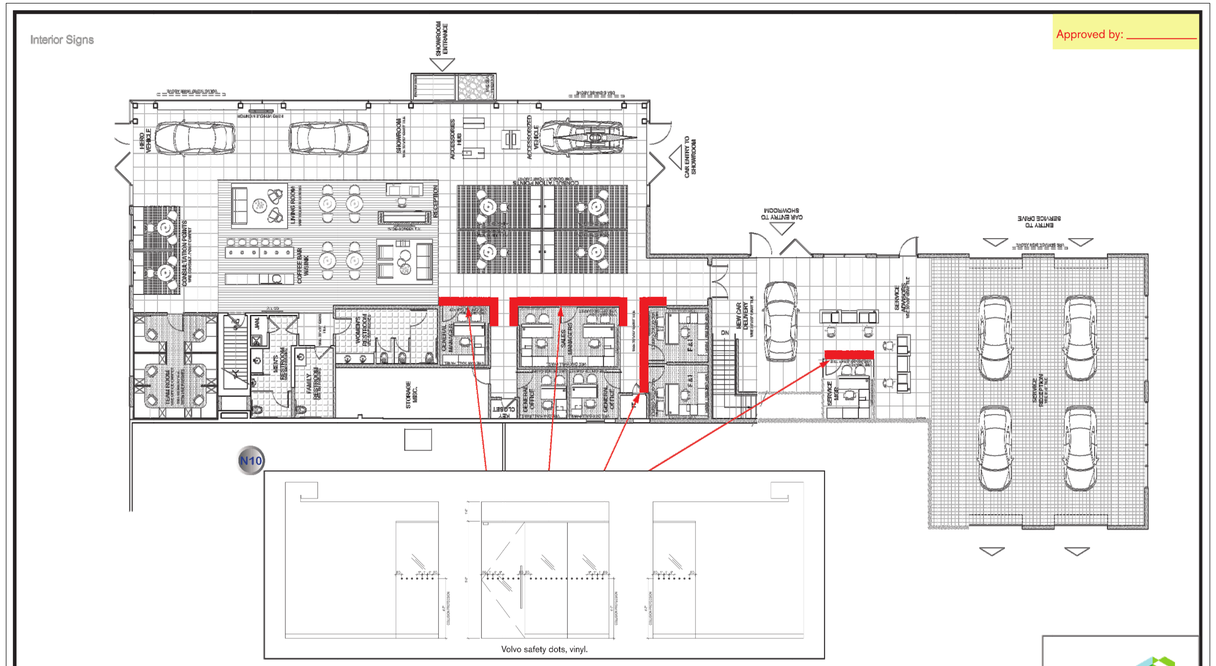
Project Number: 2018.014	Issue Date: 17 MAY 2019
Scale: AS NOTED	CAD File: 18014_A400.DWG
Drawn By: JH	Checked By: EAL

Revisions:

A400

Interior Signs

Approved by: _____



Location: Gengras Volvo Cars East Hartford 540 Connecticut Blvd. East Hartford, CT 06108	AGI Rep: J.C.	
Site ID: 3241	Drawn by: GLH	
Date: 03/04/19	Scale: As Noted	
	Date Revised: 05/08/19	

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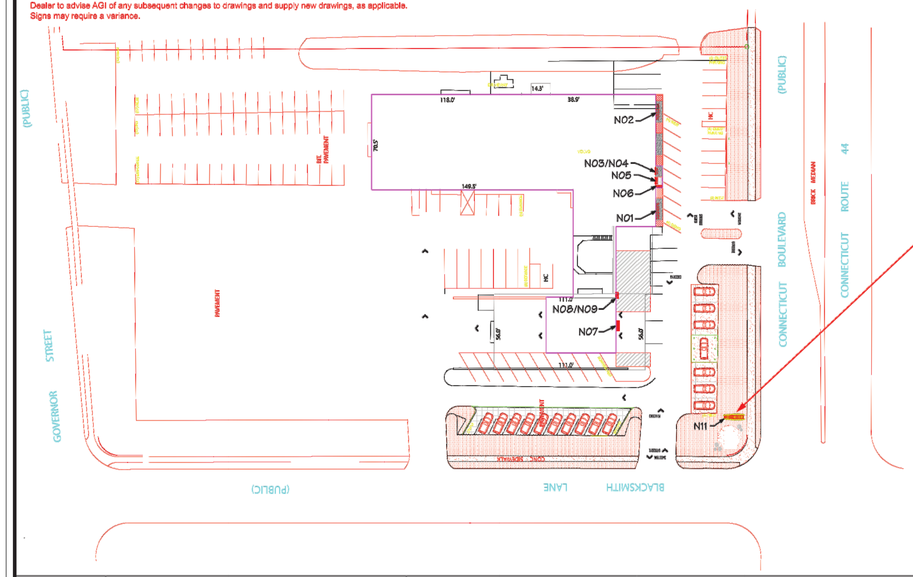
Ground sign to be installed on new foundation.
Landscaping may need to be adapted to accommodate install of sign.
Exact location of sign to be determined. Final location of sign subject to municipality approval.
Ground sign recommendation/pricing assumes installation without obstructions, on level grade. Dealer to locate private utilities, and identify location.
Dealer to provide 120 volt, 20 amp dedicated circuit to sign.
Copy on and placement of any signs, including directional signs, to be verified by dealer.
Dealer to supply above notes to GC, architect, and other construction team members.
Dealer to advise AGI of any subsequent changes to drawings and supply new drawings, as applicable.
Signs may require a variance.

Approved by: _____



N11 4500 Primary ID Pylon @ 15' O.A.H

11 1/4" 43 3/4" 56 1/4"

Remove existing 7500 Pylon (E01)
Install new Volvo 4500 Pylon 2'-10" x 9'-2" (26.9 SF) @ 16' OAH

Location: Gengras Volvo Cars East Hartford 540 Connecticut Blvd. East Hartford, CT 06108	AGI Rep: J.C.	
Site ID: 3241	Drawn by: GLH	
Date: 03/04/19	Scale: As Noted	
	Date Revised: 05/08/19	

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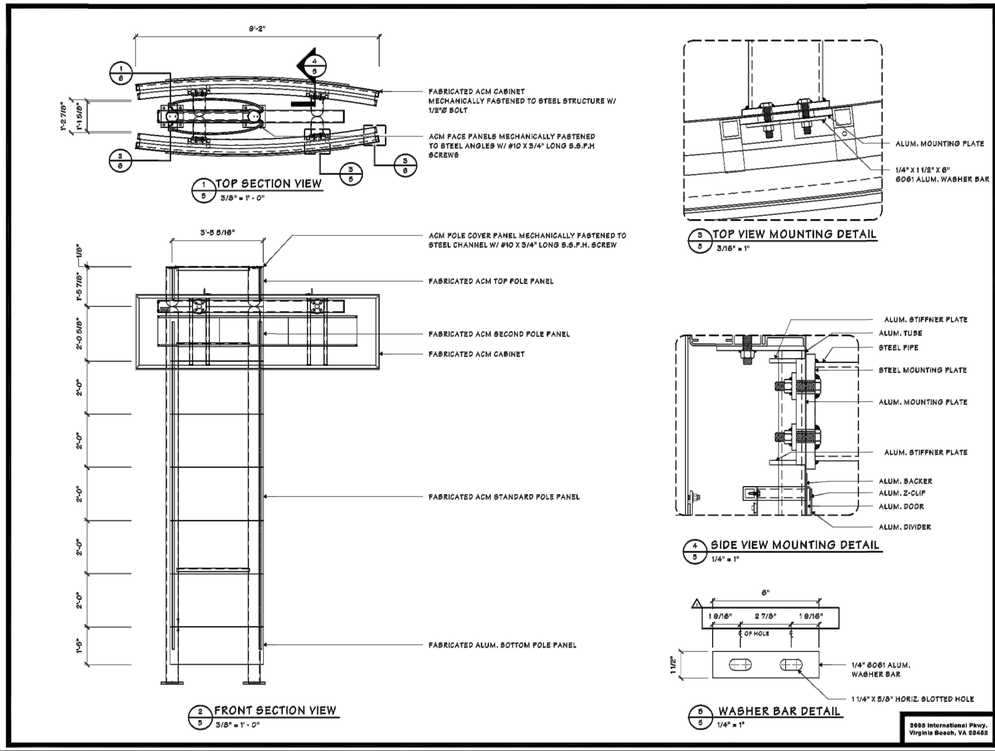
Tel: 860.293.0093 / Fax: 860.293.0094

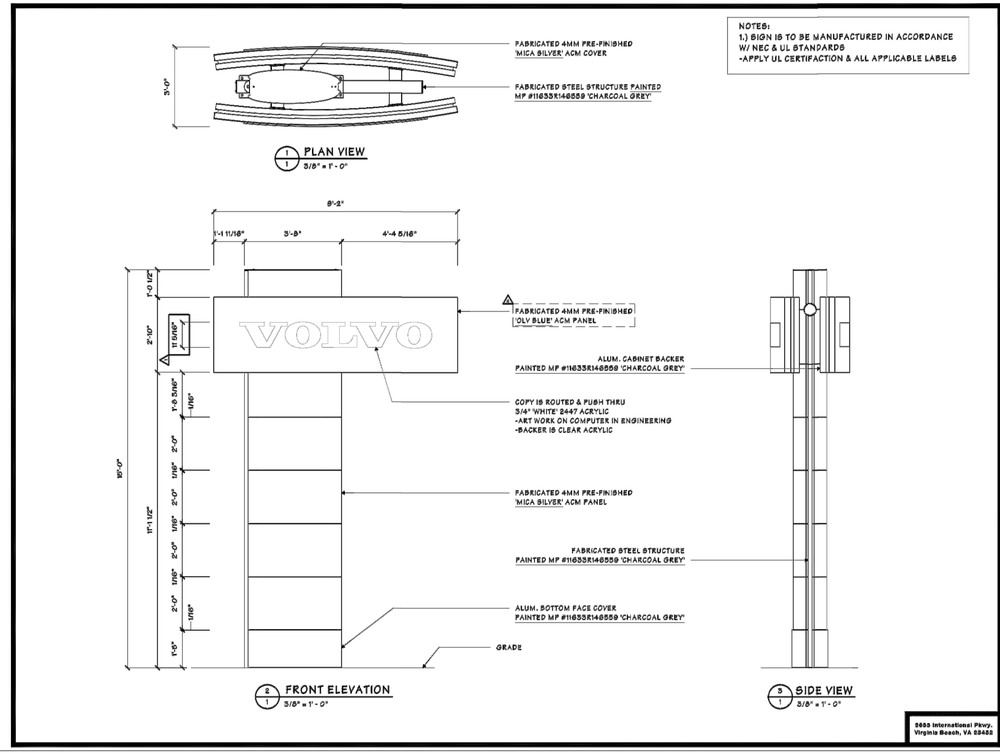
Title:
PROPOSED EXTERIOR SIGNAGE

Project Number: 2018.014	Issue Date: 17 MAY 2019
Scale: AS NOTED	CAD File: 18014_A400.DWG
Drawn By: JH	Checked By: EAL

Revisions:

A401





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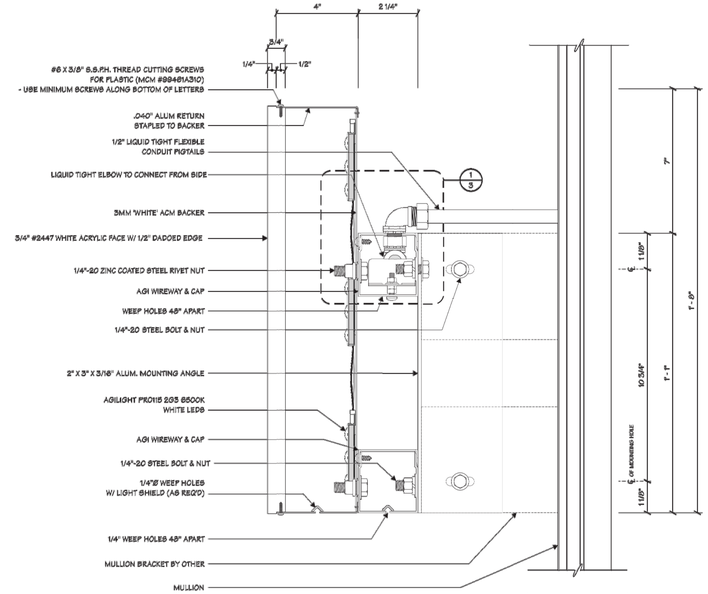
Project Number:	Issue Date:
2018.014	17 MAY 2019
Scale:	CAD File:
AS NOTED	18014_A400.DWG
Drawn By:	Checked By:
JH	EAL

Revisions:

A402



1/2 SECTION VIEW
N.T.S.

Architectural Graphics Incorporated
3655 International Parkway
P.O. Box 8178
Virginia Beach, VA 23450
(757)497-1900

Project Title: **VOLVO**

Date 01.26.17

AGI Exit M. ALAMELDIN
Lead Drafter FKN
Drawn By NJC
Project Mgr. J. COLLINS

General Sign Specifications
☐ Interior ■ Exterior
■ Single Faced ☐ Double Faced
☐
☐ Non-Illuminated
■ Illuminated
____Volts ____Amps(+/-)
Location MERIDEN, CT
Windload _____

Drawing Revisions	Date	Change
Drawn By		

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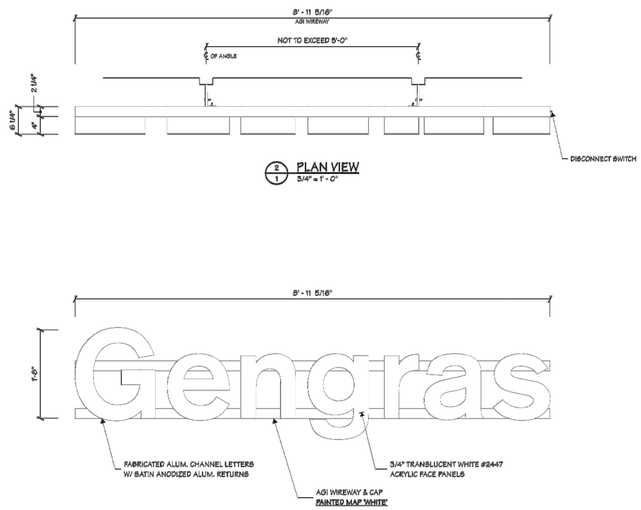
Code	Type
16891	C
Sign Type	**PG #:**
V-DN-20-RW	2



2/1 PLAN VIEW
3/4" = 1' - 0"

1/1 FRONT ELEVATION
3/4" = 1' - 0"

3/1 SIDE VIEW
3/4" = 1' - 0"

Architectural Graphics Incorporated
3655 International Parkway
P.O. Box 8178
Virginia Beach, VA 23450
(757)497-1900

Project Title: **VOLVO**

Date 01.26.17

AGI Exit M. ALAMELDIN
Lead Drafter FKN
Drawn By NJC
Project Mgr. J. COLLINS

General Sign Specifications
☐ Interior ■ Exterior
■ Single Faced ☐ Double Faced
☐
☐ Non-Illuminated
■ Illuminated
____Volts ____Amps(+/-)
Location MERIDEN, CT
Windload _____

Drawing Revisions	Date	Change
Drawn By		

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Code	Type
16891	C
Sign Type	**PG #:**
V-DN-20-RW	1

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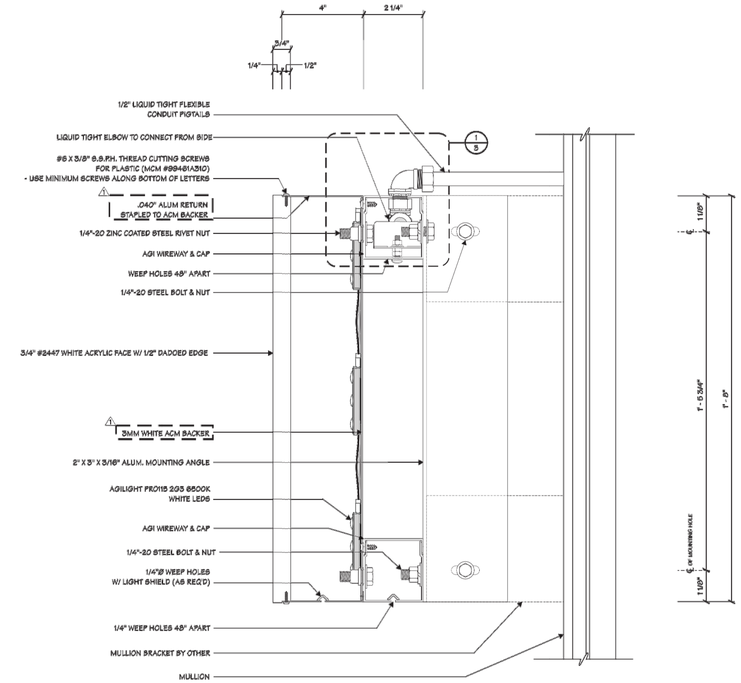
PROPOSED EXTERIOR SIGNAGE

Project Number:	Issue Date:
2018.014	17 MAY 2019
Scale:	CAD File:
AS NOTED	18014_A400.DWG
Drawn By:	Checked By:
JH	EAL

Revisions:

A403



1 / 2 SECTION VIEW
N.T.S.

Architectural Graphics Incorporated
3655 International Parkway
P.O. Box 8178
Virginia Beach, VA 23450
(757)497-1900

Project Title: **VOLVO**

Date: 03.20.17

AGI Sch: M. ALAMELDIN
Lead Drafter: FKN
Drawn By: FKN
Project Mgr.: J. ANTONE

General Sign Specifications
☐ Interior ■ Exterior
■ Single Faced ☐ Double Faced
☐
☐ Non-Illuminated
■ Illuminated
120 Volts 0.9 Amps(+/-)
Location
Windload

Drawing Revisions			
Drawn By	Date	Change	
BJG	03.20.17	GENERAL SIGN UPS	
MJC	07.14.17	UPDATED SIGN TYPES AND COLORS	

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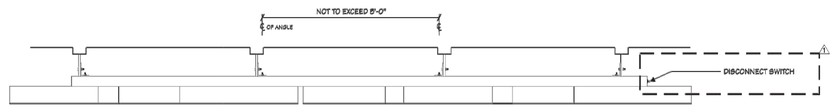
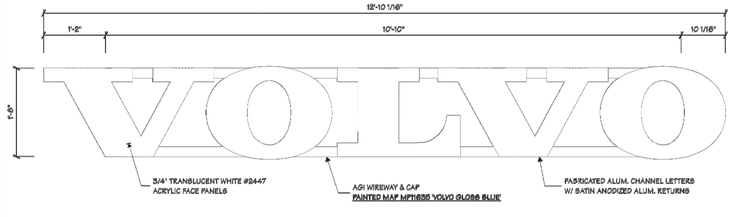
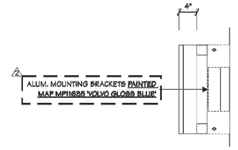
Code: 15161 | Type: C
Sign Type: CL-20-RW | PG #: 2



1 / 1 PLAN VIEW
3/4" = 1' - 0"



2 / 1 FRONT ELEVATION
3/4" = 1' - 0"



3 / 1 SIDE VIEW
3/4" = 1' - 0"

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3655 International Parkway
P.O. Box 8178
Virginia Beach, VA 23450
(757)497-1900

Project Title: **VOLVO**

Date: 03.20.17

AGI Sch: M. ALAMELDIN
Lead Drafter: FKN
Drawn By: FKN
Project Mgr.: J. ANTONE

General Sign Specifications
☐ Interior ■ Exterior
■ Single Faced ☐ Double Faced
☐
☐ Non-Illuminated
■ Illuminated
120 Volts 0.9 Amps(+/-)
Location
Windload

Drawing Revisions			
Drawn By	Date	Change	
BJG	03.20.17	GENERAL SIGN UPS	
MJC	07.14.17	UPDATED SIGN TYPES AND COLORS	

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Code: 15161 | Type: C
Sign Type: CL-20-RW | PG #: 1

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Title:
PROPOSED EXTERIOR SIGNAGE

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