TOWN OF EAST HARTFORD
PLANNING & ZONING COMMISSION
APPLICATION FORM

DATE: 8/26/19

Official Receipt Date: 8 / 26 / 19

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

- ☐ 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*
- ☐ SOIL EROSION AND SEDIMENTATION - Cumulative disturbed area (sq. ft.): 135-SF

2. SITE AND PROJECT INFORMATION

PROPERTY ADDRESS: 1277-1287 Maln Street ZONE: B-5

ASSESSORS MAP AND LOT: 14-278 PARCEL SIZE (ACRES OR SQ. FT.): 0.38

PROJECT NAME: Paddle Creek Beer Company

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

Installing approx 15'x9' addition.

3. PROPERTY OWNER INFORMATION ☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: M. Cruickshank, LLC

OWNER ADDRESS: 10 Northwood Drive, Bloomfield, CT 06002

OWNER PHONE: 860-218-6220 OWNER EMAIL: awesthaver@redtechllc.com

OWNER SIGNATURE: Adam B Westhaver PRINT NAME: Adam B Westhaver

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: _____

APPLICANT ADDRESS: _____

APPLICANT PHONE: _____ APPLICANT EMAIL: _____

APPLICANT SIGNATURE: _____ PRINT NAME: _____

5. DESIGN PROFESSIONAL INFORMATION ☐ CHECK IF PRIMARY CONTACT

FIRM: JWM Architectural Group PHONE: 860-480-0516

CONTACT PERSON: Tony Matthews EMAIL: AMathews@casle.com

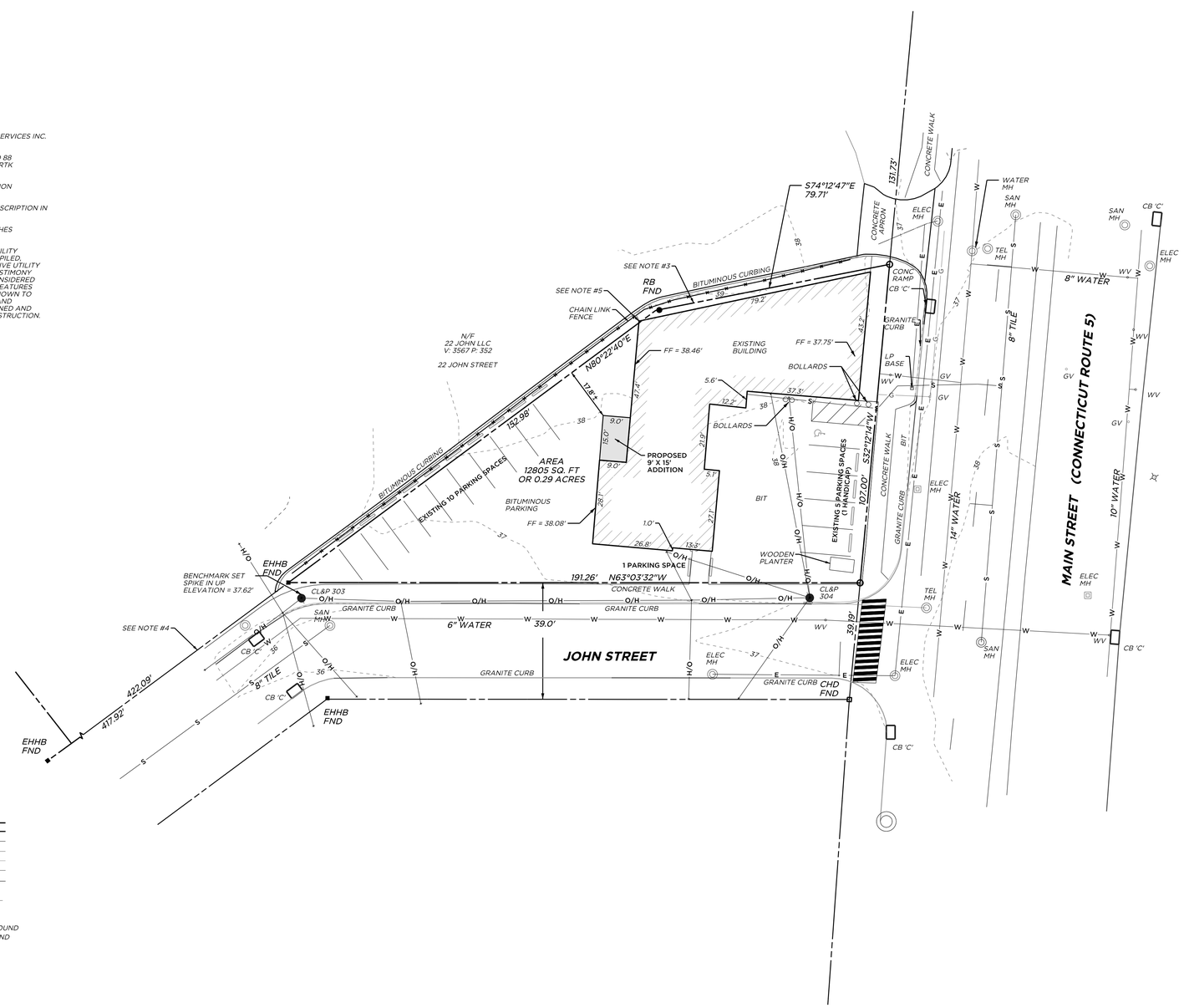
MAP REFERENCES:

1. RIGHT OF WAY MAP TOWN OF EAST HARTFORD MAIN STREET FROM CHURCH CORNERS NORTH-EASTERLY TO THE WAPPING ROAD ROUTE NO. US 5. SCALE: 1" = 40'. DATED: OCT 31, 1932 LAST REVISED APRIL 18, 1991. BY: CONNECTICUT STATE HIGHWAY DEPARTMENT. MAP NUMBER 42-01 SHEETS 1 & 2 OF 2.
2. MAP OF JOHN AND HOWARD STREETS OCTOBER 3, 1900.
3. THE HARTFORD ELECTRIC LIGHT COMPANY PROPERTY ON JOHN STREET TOWN OF EAST HARTFORD, CONNECTICUT SCALE: 1" = 20'. DATED JUNE 15, 1937. BY THE HARTFORD ELECTRIC LIGHT COMPANY.
4. LAND IN EAST HARTFORD CONN, TO BE CONVEYED TO JOHN P. GLEBA. SCALE: 1" = 100'. DATED: APRIL 1946. BY: NEW YORK NEW HAVEN & HARTFORD RAILROAD REAL ESTATE & RIGHT OF WAY DEPARTMENT.
5. LAND IN EAST HARTFORD CONN, TO BE CONVEYED TO THE LEWIS MACHINE COMPANY. SCALE: 1" = 50'. DATED: JUNE 1967. BY: NEW YORK, NEW HAVEN & HARTFORD RAILROAD OFFICE OF ENGINEER- REAL ESTATE.
6. PROPOSED ADDITION TO THE LEWIS MACHINE CO, 22 JOHN STREET EAST HARTFORD, CONNECTICUT. SCALE: 1" = 20'. DATED: DEC. 31, 1979. LAST REVISED 5/13/80. BY: HALLISEY & HERBERT.

NOTES:

1. FIELD SURVEY WAS PERFORMED BY ANCHOR ENGINEERING SERVICES INC. DECEMBER 2018.
2. BEARINGS AND ELEVATIONS BASED UPON NAD 83 AND NAVD 88 RESPECTIVELY OBTAINED THROUGH SUPERIOR INSTRUMENT RTK NETWORK.
3. NORTHERLY PROPERTY LINE IS BASED UPON DEED DESCRIPTION V: 317 P: 242.
4. JOHN STREET ROW WIDTH OF 39.0' IS BASED UPON DEED DESCRIPTION IN V: 39 P: 733 & V: 47 P: 476.
5. NORTHWESTERLY CORNER OF EXISTING BUILDING ENCROACHES PROPERTY LINE.
6. UTILITY NOTE: UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXISTON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO ANCHOR ENGINEERING SERVICES, INC., THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. DIG SAFE 1-888-344-7233.

LOCUS MAP
(NOT TO SCALE)



LEGEND

PROPERTY LINE	
CHAIN LINK FENCE	
WATER LINE	W
GAS LINE	G
ELECTRIC LINE	E
SANITARY SEWER	S
OVERHEAD WIRES	O/H
UTILITY POLE	
MINOR CONTOUR	8
WATER VALVE	WV
GAS VALVE	GV
EHHB	EAST HARTFORD HIGHWAY BOUND
CHD	CONNECTICUT HIGHWAY BOUND

20 0 20 40 60 80
SCALE: 1"=20'

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. IT IS AN EXISTING CONDITIONS PLAN, BOUNDARY DETERMINATION CATEGORY DEPENDANT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

MAREK L. KEMENT, CT. P.E., L.S. #21694

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION APPEARS ABOVE NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

Z:\1367\02\Survey\PLOT_SURVEY_Main_John_Streets.dgn

ANCHOR
ENGINEERING SERVICES, INC.
41 Sequin Drive
Glastonbury, CT 06033
Phone: (860) 633-8770
Fax: (860) 633-5971
www.anchorengr.com

Civil Engineering ◆ Environmental Consulting ◆ Land Surveying ◆ Construction Management

PROJ. ENGINEER	ASF
PROJ. MANAGER	WEW
OFFICE REVIEW	WEW

REVISIONS
01-18-19
08-27-19

SCALE: 1" = 20'

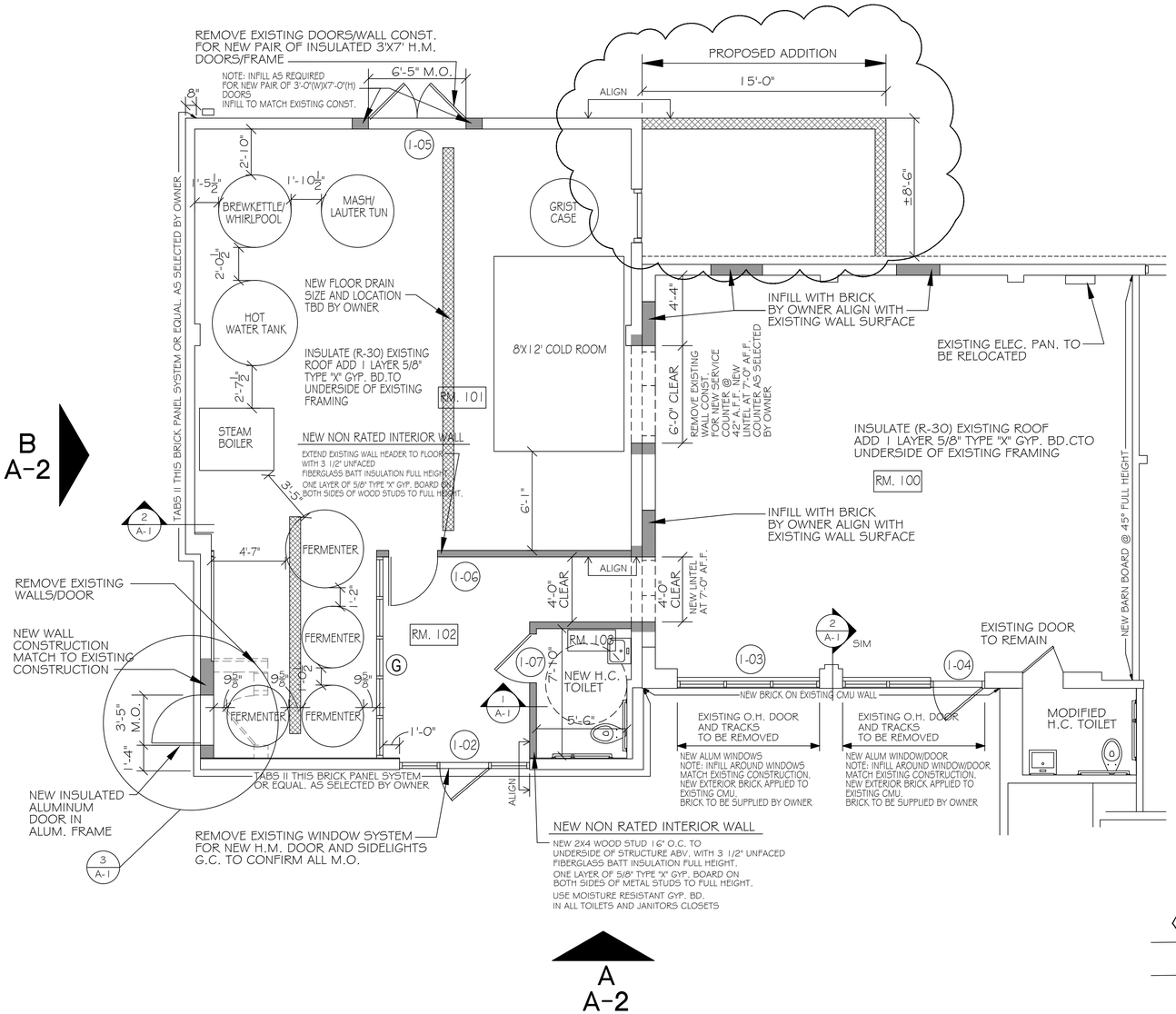
EXISTING CONDITIONS SURVEY

BOUNDARY/TOPOGRAPHIC
PREPARED FOR

PADDLE CREEK BEER COMPANY

1277-1287 MAIN STREET EAST HARTFORD, CT

PROJECT	DATE	SHEET NO.
1367-02	12/12/18	1 OF 1



DEMOLITION AND RENOVATION NOTES

1. ALL DEMOLITION SHOWN ON THESE DRAWINGS IS DIAGRAMMATIC. CONTRACTORS ARE RESPONSIBLE FOR ALL DEMOLITION AND RELOCATION WORK NECESSARY TO PROPERLY COMPLETE THE PROJECT, REGARDLESS IF DEMOLITION WORK IS SHOWN OR NOT ON THE DRAWINGS.

2. WORK PERMITS SHALL BE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL SECURE ALL REQUIRED LOCAL AND STATE OF CONNECTICUT PERMITS PRIOR TO COMMENCING WORK. ALL COSTS OF SECURING PERMITS SHALL BE PAID BY THE CONTRACTOR.

3. THE CONTRACTOR IS RESPONSIBLE FOR LEGAL DISPOSAL OF ALL CONSTRUCTION WASTE AND REMOVED ELEMENTS, UNLESS OTHERWISE NOTED ON THE DRAWINGS. DEBRIS SHALL BE DISPOSED OF ON A DAILY BASIS. DUMPSTER ARE PROVIDED BY GENERAL CONTRACTOR.

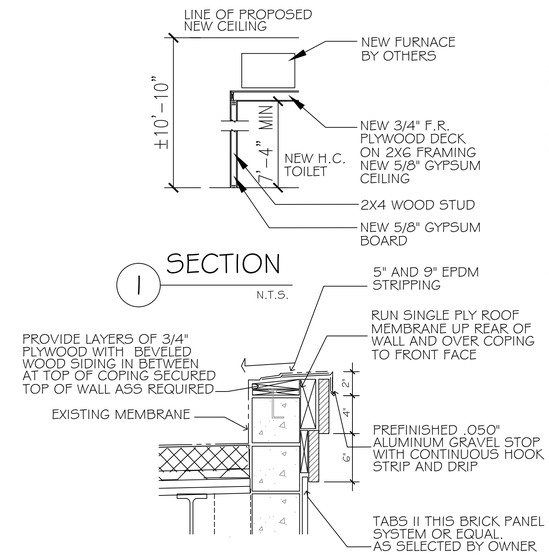
4. ALL EXISTING OR NEW CONSTRUCTION DISTURBED OR DAMAGED DURING THE COURSE OF THE CONSTRUCTION SHALL BE RESTORED TO MATCH EXISTING ADJACENT SURFACES OR ORIGINAL CONSTRUCTION.

5. THE OWNER RETAINS THE RIGHT TO SALVAGE EXISTING FIXTURES, PLUMBING, ELECTRICAL, ETC. COORDINATE ALL DEMOLITION WORK WITH THE OWNER.

7. MODIFY / EXTEND EXISTING PLUMBING, HVAC, ELECTRICAL ETC. AS REQUIRED FOR ROOMS / SPACES TO REMAIN THAT HAVE BEEN AFFECTED BY DEMOLITION REQUIRED FOR PROPOSED NEW CONSTRUCTION NOTE THAT SYSTEMS ON FLOORS ABOVE AND BELOW MAY BE EFFECTED.

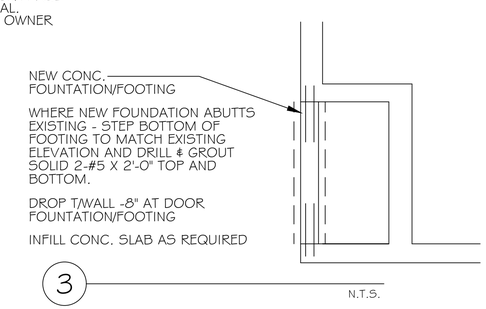
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND PRESERVE, IN OPERATING CONDITION, ALL UTILITIES TRAVERSING THE WORK AREA. DAMAGE TO ANY UTILITY DUE TO WORK UNDER THIS CONTRACT SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER. SHUT DOWN OF EXISTING UTILITIES THAT MAY AFFECT PRESENTLY OCCUPIED ADJACENT AREAS SHALL BE PERFORMED ONLY ON OFF HOURS, ALL UTILITY SHUT DOWNS MUST BE COORDINATED WITH BOTH THE BUILDING OWNER AND TENANT.

11. PATCH EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN WALL THICKNESS. ALL NEW EXPOSED PORTIONS OF WALL SHALL BE FINISHED FOR PAINT READY SURFACE. SEE GENERAL SCOPE OF WORK NOTES FOR FURTHER DESCRIPTION

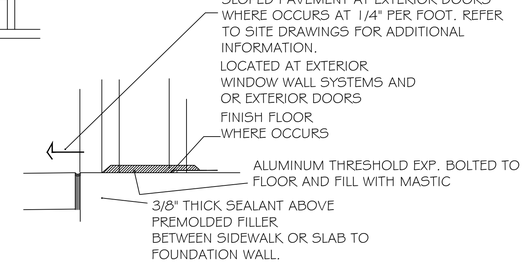


1 SECTION
N.T.S.

2 TOP OF EXISTING PARAPET WALL DETAIL
N.T.S.



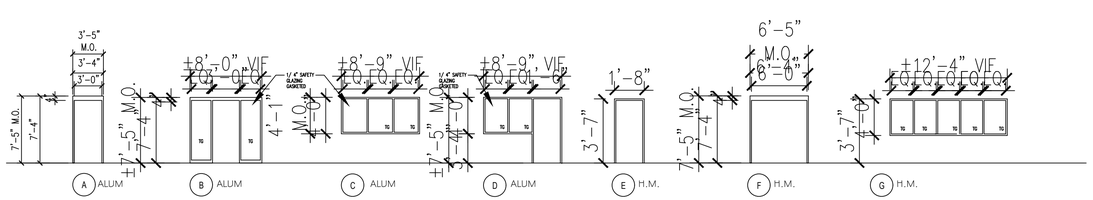
3
N.T.S.



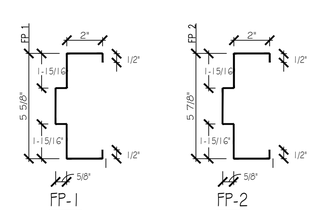
D1 SADDLE DETAIL

DOOR SCHEDULE AND INTERIOR WINDOW SCHEDULE

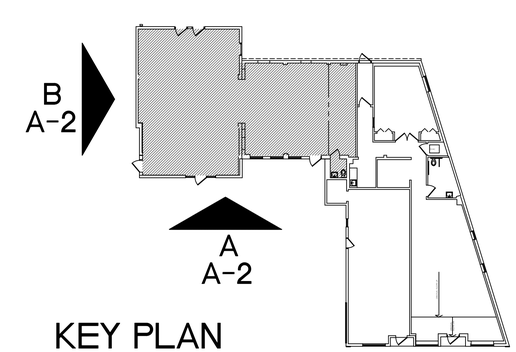
#	DOOR / TRANSOM / DESIGNATIONS ROOM	WIDTH	HEIGHT	THICK.	TYPE	MATERIAL	GLASS	FRAME FINISH	FR-CONSTR	FR-FIN	DETAILS JAMB	HEAD	FRAME PROFILE JAMB& HEAD	SADDLE SILL	HARDWARE		REMARKS
1-01	RM. 101	3'-0"	7'-0"	1 3/4"	A	ALUM	TEMP. SAFETY	PREFIN	ALUM	PREFIN				D1	LOCKSET	ENTRANCE FUNCTION	VERIFY CONDITIONS IN FIELD
1-02	RM. 102	3'-0"	7'-0"	1 3/4"	B	ALUM	TEMP. SAFETY	PREFIN	ALUM	PREFIN				D1	LOCKSET	ENTRANCE FUNCTION	VERIFY CONDITIONS IN FIELD
1-03	RM. 100	3'-0"	7'-0"	1 3/4"	C	ALUM	TEMP. SAFETY	PREFIN	ALUM	PREFIN					T.B.D.		VERIFY CONDITIONS IN FIELD
1-04	RM. 100	3'-0"	7'-0"	1 3/4"	D	ALUM	TEMP. SAFETY	PREFIN	ALUM	PREFIN				D1	LOCKSET	ENTRANCE FUNCTION	VERIFY CONDITIONS IN FIELD
1-05	RM. 101	PAIR 3'-0"	7'-0"	1 3/4"	F	INSULATED H.M.		PAINTED	H.M.	PAINTED	D5/A8. 1	D5/A8. 1	FP 2	D1	LOCKSET	ENTRANCE FUNCTION	VERIFY CONDITIONS IN FIELD
1-06	RM. 102	3'-0"	7'-0"	1 3/4"	E	H.M.		PAINTED	H.M.	PAINTED	D5/A8. 1	D5/A8. 1	FP 1		T.B.D.		VERIFY CONDITIONS IN FIELD
1-07	RM. 103	3'-0"	7'-0"	1 3/4"	E	H.M.		PAINTED	H.M.	PAINTED	D5/A8. 1	D5/A8. 1	FP 1		LOCKSET	PRIVACY FUNCTION	VERIFY CONDITIONS IN FIELD



DOOR TYPES



FRAME PROFILES



KEY PLAN

THE CASLE CORPORATION
AVON, CONNECTICUT
DESIGN BUILDER
CASLE

Paddle Creek Beer Company
1277 Main Street
East Hartford, Connecticut

FLOOR PLAN & MISC. DETAILS

REVISIONS

DATE 3-19-19
SCALE 1/4"= 1'-0"
DRAWN BY AMM
PROJECT 1828

A-1

JWM Architectural Group