

BID ADDENDUM

Date: September 12, 2024

To: All Prospective Bidders – **Bid No. 25-08 - R.F.P. - Demolition Design for 99 Founders Plaza/20 Hartland Street and 323 Pitkin Street**

From: Michelle Enman, Purchasing Agent

Subject: **Bid Addendum No. 1**

- The deadline to submit proposals has been extended until Tuesday, October 1st, at 11:00 AM.
- Questions will be accepted until Thursday, September 19th.
- Fee proposals must indicate a total sum for the required services in addition to hourly rates.
- In lieu of GSA standard form 330, firms may submit comparable information regarding qualifications including resumes and examples of experience in at least three relevant projects.
- Property cards are available on East Hartford's GIS Mapping Website at https://gis.easthartfordct.gov/GIS_Viewier/
- The attached set of plans is being shown for information purposes only. The plans were never finalized, and information should be verified. There are no existing hazardous waste reports.

REVISIONS NO.	DESCRIPTION	DATE

LIST OF DRAWINGS		DATE ISSUED										REMARKS
NO.	DESCRIPTION	2023-10-20	#####	#####	#####	#####	#####	#####	#####	#####	#####	
COVER	A-001 COVER SHEET	●										
CIVIL	CV-1 COVER SHEET	●										
	EX-1 PROPERTY - TOPOGRAPHIC SURVEY (SHEET 1 OF 2)	●										
	EX-2 PROPERTY - TOPOGRAPHIC SURVEY (SHEET 2 OF 2)	●										
	DM-0 OVERALL DEMOLITION PLAN	●										
	DM-1 DEMOLITION PLAN	●										
	DM-2 DEMOLITION PLAN - ADDIALT 1	●										
	DM-3 DEMOLITION PLAN - ADDIALT 1	●										
	EC-1 EROSION CONTROL PLAN	●										
	EC-2 EROSION CONTROL PLAN	●										
	EC-3 EROSION CONTROL PLAN - ADDIALT 1	●										
	EC-4 EROSION CONTROL PLAN - ADDIALT 1	●										
	DN-1 NOTES AND DETAILS	●										
	DN-2 NOTES AND DETAILS	●										
ARCHITECTURE	AD-100 BUILDING DEMOLITION PLAN	●										
MEP	SUD-100 SITE UTILITY DEMOLITION PLAN	●										

OCTOBER 20, 2023

99 FOUNDERS SITE/STRUCTURE DEMOLITION

20 HARTLAND ST
EAST HARTFORD, CT

ARCHITECT
 MBH ARCHITECTURE
 CORPORATE CENTER WEST
 433 SOUTH MAIN STREET
 SUITE 301
 WEST HARTFORD, CT 06110
 TEL: 860-521-1400
 FAX: 860-521-9400

CIVIL ENGINEER
 BL COMPANIES
 355 Research Parkway
 Meriden, CT 06450
 TEL: 203-630-1406
 FAX: 203-630-2615

M.E.P. ENGINEER
 INNOVATIVE ENGINEERING
 SERVICES, LLC
 33 North Plains Industrial Rd
 Wallingford, CT 06492
 TEL: 203-467-4370
 FAX: 203-793-7729

99 FOUNDERS SITE/STRUCTURE DEMOLITION

20 HARTLAND ST
 EAST HARTFORD, CT



COVER SHEET

ISSUED FOR: SCHEMATIC DESIGN
 DATE ISSUED: 10/20/2023
 SCALE:
 PROJECT NUMBER: 22195
 DRAWN BY: BF

A-001

RIVERVIEW PLAZA DEMOLITION PLAN

20 HARTLAND STREET
EAST HARTFORD, CT

PREPARED FOR:
TOWN OF EAST HARTFORD
DEPARTMENT OF PUBLIC WORKS
740 MAIN STREET
EAST HARTFORD, CT 06108

PREPARED BY:



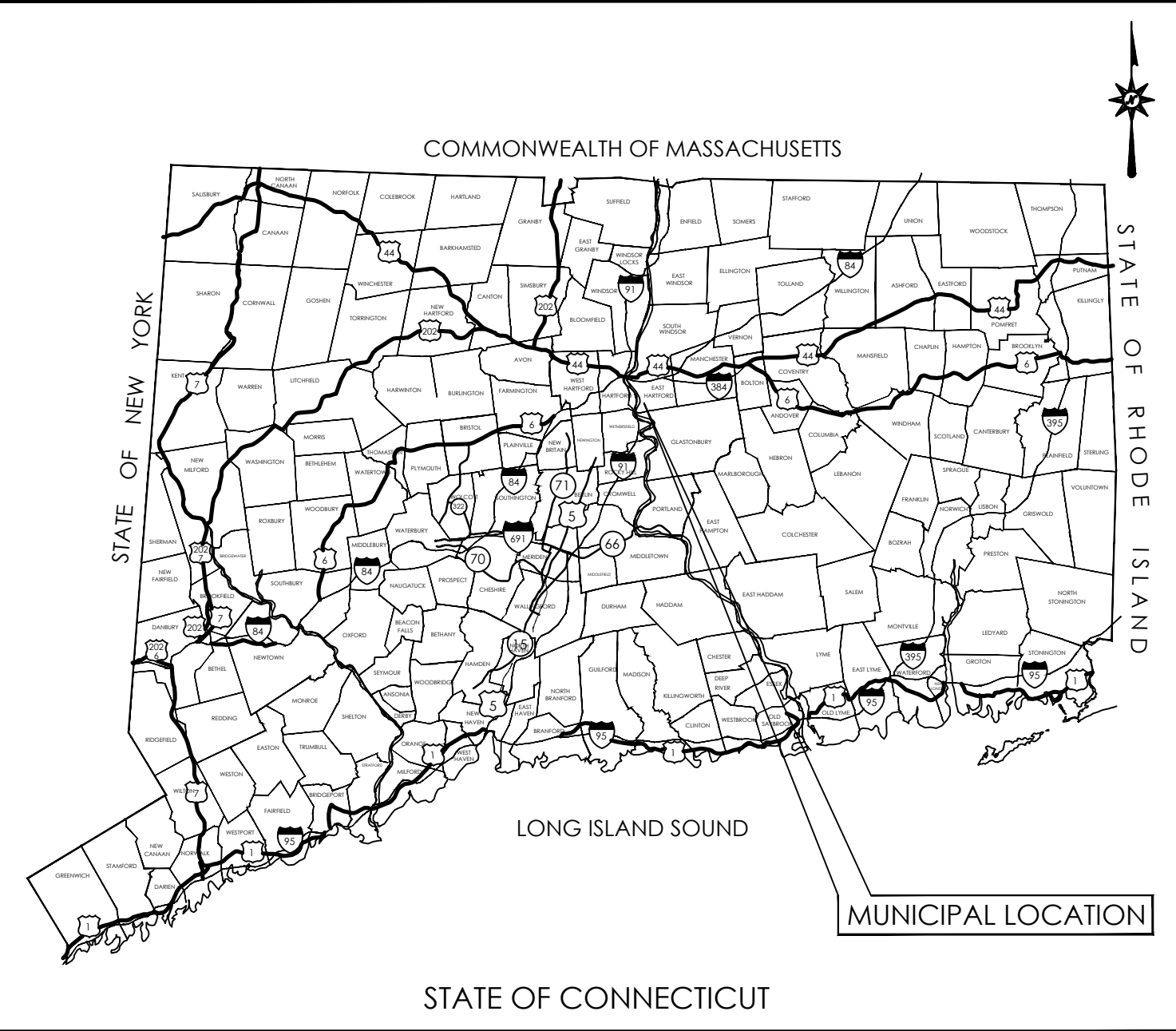
355 RESEARCH PARKWAY
MERIDEN, CONNECTICUT 06450
(203) 630-1406
(203) 630-2615 Fax

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

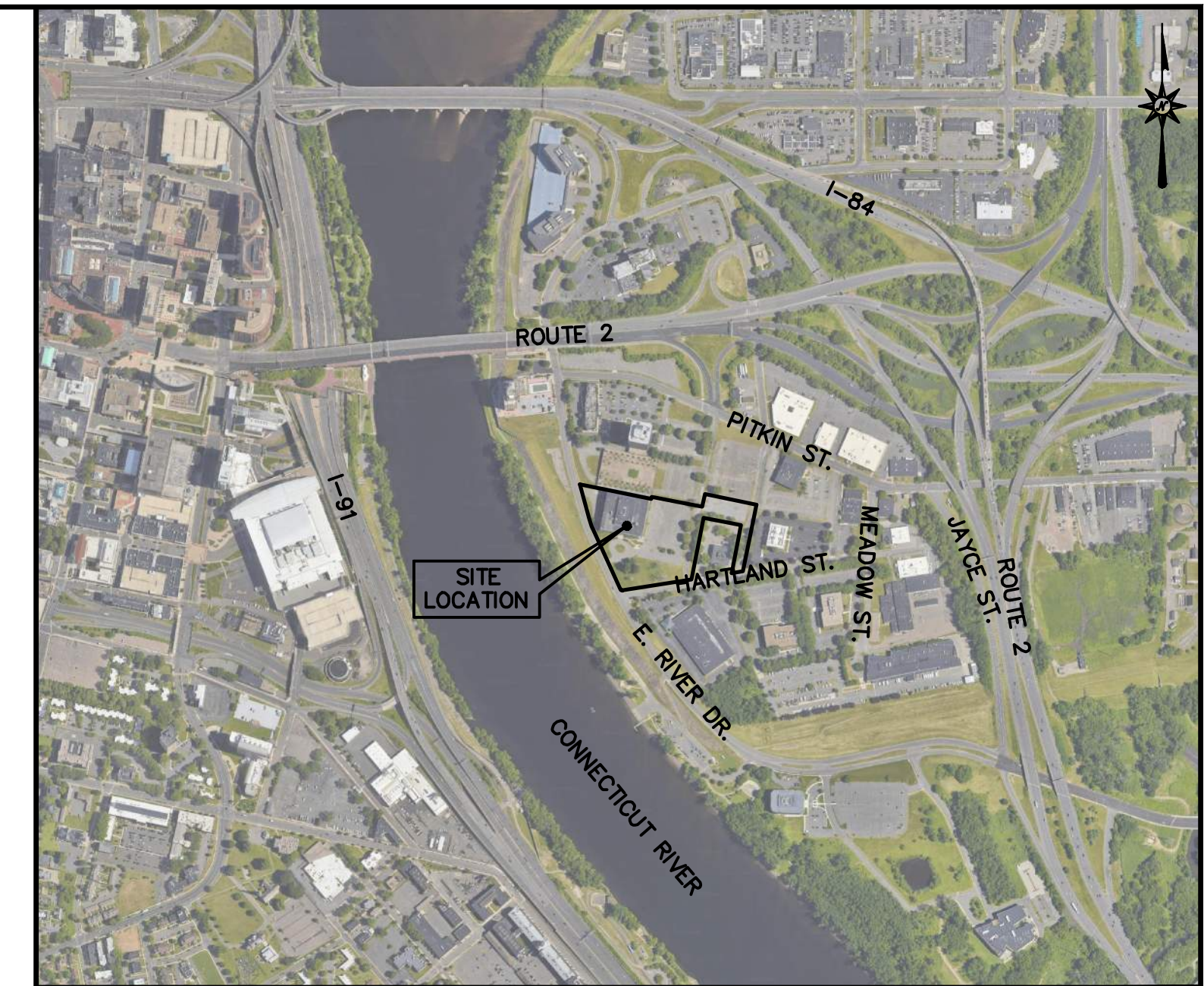
DEVELOPER:
NICHOLAS MICHNEVITZ, III AIA
MBH ARCHITECTURE, LLC
433 SOUTH MAIN STREET
WEST HARTFORD, CT, 06110

OWNER:
PORT EASTSIDE LLC
433 SOUTH MAIN STREET STE 112
WEST HARTFORD, CT, 06110

DATES
ISSUE DATE: OCTOBER 20, 2023
REVISION: OCTOBER 24, 2023

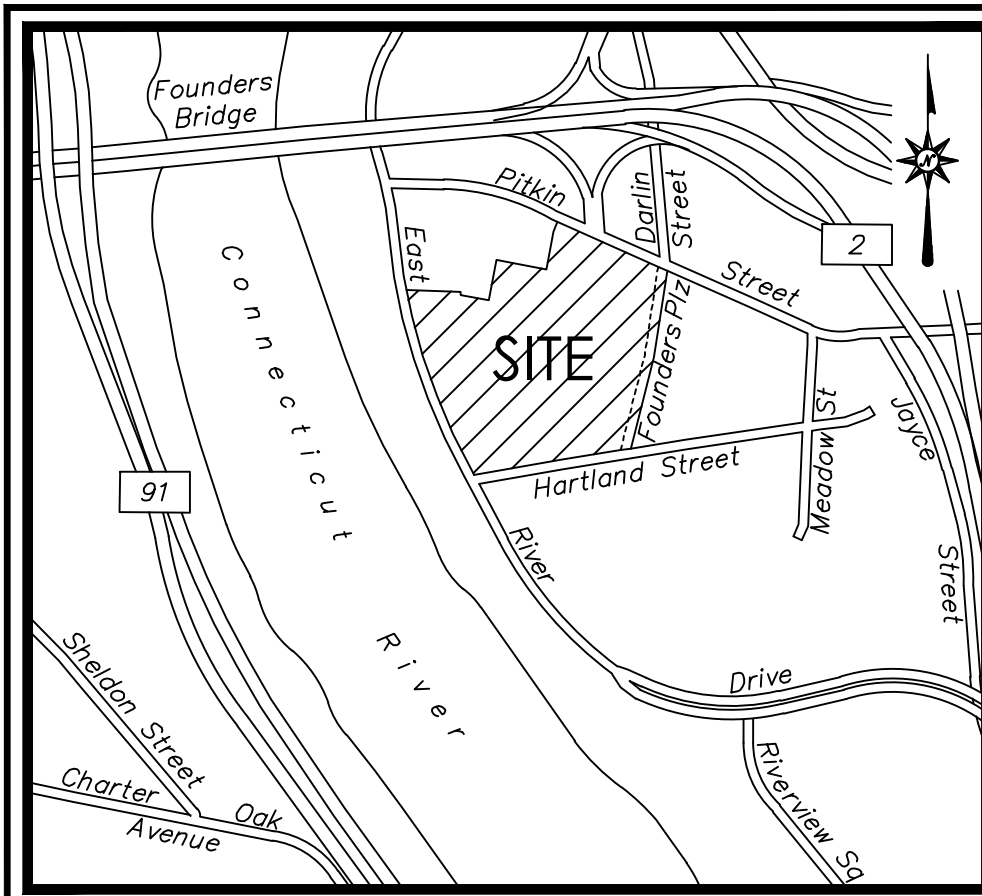


LOCATION MAP
N.T.S.



VICINITY MAP
SCALE: 1"=800'

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DN-2	NOTES AND DETAILS



LOCATION MAP

NOT TO SCALE

PARCEL AREA CHART

PARCEL	OWNER	AREA	
		SQUARE FEET	ACRES
MAP 4 LOT 38	MERCHANT 99-111 FOUNDERS, LLC	150,431	3.45342
MAP 4 LOT 38A	RIVERVIEW PLAZA, LLC	319,591	7.33679
MAP 4 LOT 38C	MERCHANT 99-111 FOUNDERS II, LLC	249,609	5.73023
TOTAL		719,631	16.52044

MAP REFERENCES

- "RESUBDIVISION MAP PROPERTY OF HARTFORD CREEK ASSOCIATES LIMITED PARTNERSHIP, PITKIN STREET, HARTLAND STREET & EAST RIVER DRIVE, EAST HARTFORD, CONNECTICUT, SCALE 1"=50', DATE 9/25/96, SHEET 2 OF 3 BY CLOSE, JENSEN & MILLER, P.C., WETHERSFIELD, CONNECTICUT AND FILED IN THE EAST HARTFORD CLERK'S OFFICE AS MAP 2314.
- "PROPERTY TO BE CONVEYED TO HARTFORD PARTNERS LIMITED PARTNERSHIP, PITKIN STREET, DARLIN STREET, MEADOW STREET, HARTLAND STREET, EAST RIVER DRIVE, EAST HARTFORD, CONNECTICUT", SCALE 1"=50', DATE JUNE 2, 1992 BY CLOSE, JENSEN & MILLER, WETHERSFIELD, CONNECTICUT AND FILED IN THE EAST HARTFORD CLERK'S OFFICE AS MAP 1147.
- "MERCHANT/FOUNDER'S THREE LOT RESUBDIVISION, 323 PITKIN STREET, EAST HARTFORD, CONNECTICUT", DATE MAY 19, 2005, REVISED JUNE 15, 2005 PREPARED BY VANASSE HANGEN BRUSTLIN, INC. AND FILED IN THE EAST HARTFORD CLERK'S OFFICE AS MAPS 2637 THROUGH 2650.
- "SOUTH MEADOWS URBAN RENEWAL AREA, TOWN OF EAST HARTFORD, CONNECTICUT, SUBDIVISION PLAT, SCALE: 1"=100', DATE NOV. 6, 1964, REVISED 7-72 AND FILED IN THE EAST HARTFORD CLERK'S OFFICE ON AUG. 24, 1976.

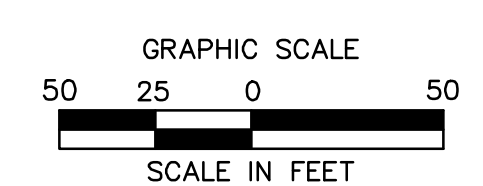
GENERAL NOTES

- A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019.
 - B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY 1-3.
 - C) BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.
 - D) THE TYPE OF SURVEY PERFORMED IS A PROPERTY/TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE EXISTING CONDITIONS WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES, ROADWAYS AND CONTOURS.
- NORTH ARROW AND BEARINGS REFER TO CONNECTICUT STATE PLANE COORDINATE SYSTEM (CT NAD 83) AND IS BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES DURING MAY AND JUNE 2023, UTILIZING SMARTNET VRS SYSTEM.
- ELEVATIONS AND CONTOURS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES DURING MAY AND JUNE 2023, UTILIZING SMARTNET VRS SYSTEM.
- PARCEL IS LOCATED IN A FLOOD AREA ZONE "X" (SHADED). (AREAS OF 0.2% ANNUAL CHANCE FLOOD) AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NO. 09003C03686 PANEL 368 OF 675 MAP REVISED SEPTEMBER 16, 2011.
- THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED THROUGH THEY ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION. CALL BEFORE YOU DIG 1-800-922-4455.
- LOTS 38, 38B AND 38C ARE TOGETHER WITH RIGHTS AND EASEMENTS AS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENTS AND COVENANTS RECORDED IN VOLUME 2599 AT PAGE 21.
- LOT 38A MAY BE SUBJECT TO RIGHTS OF ACCESS TO THE ROOF DECK OF THE PARKING GARAGE ON LOT 38 RECORDED IN VOLUME 2815 AT PAGE 203.



LEGEND

- Property Line
- - - Easement Line
- ~ Treeline
- Brushline
- 50- Major Contour
- Minor Contour
- Overhead Wires
- Underground Electric Line
- Gas Line
- Sanitary Sewer
- Storm Sewer
- - - - - Underground Cable Television Line
- - - - - Underground Telecommunications Line
- - - - - Water Line
- - - - - Underground Sidelight/Streetlight Electric Line
- Utility Pole
- Utility Pole w/ Light
- Guy Wire
- Light Pole
- Gas Valve
- Catch Basin
- Manhole
- Fire Hydrant
- Water Valve
- Sign
- Bollard
- Spot Grade
- Shrub
- Deciduous Tree
- Coniferous Tree



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

JENNIFER MARKS L.S. #17939

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.



355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

LANDS OF
**RIVERVIEW PLAZA, LLC,
MERCHANT 99-111 FOUNDERS, LLC &
MERCHANT 99-111 FOUNDERS II, LLC**
20 HARTLAND STREET, 323 & 321 PITKIN STREET
EAST HARTFORD, CONNECTICUT

REVISIONS
No. 1
Date 8/9/2023
Desc. Added Lot 38 & 38C to Survey.

Surveyed JW, DS, NS
Drawn JS, KKS
Reviewed JM
Scale 1"=50'
Project No. 2300573
Date 08/03/2023
Field Book 73-75, 375
CAD File: EX230057301

PROPERTY/
TOPOGRAPHIC
SURVEY

Sheet No. 1 of 2

EX-1

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Lands of Riverview Plaza, LLC

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LANDS OF
**RIVERVIEW PLAZA, LLC,
MERCHANT 99-111 FOUNDERS, LLC &
MERCHANT 99-111 FOUNDERS II, LLC**
20 HARTLAND STREET, 323 & 321 PITKIN STREET
EAST HARTFORD, CONNECTICUT

Desc:
Added Lot 38 & 38C to Survey.

REVISIONS
No. 1
Date 8/9/2023

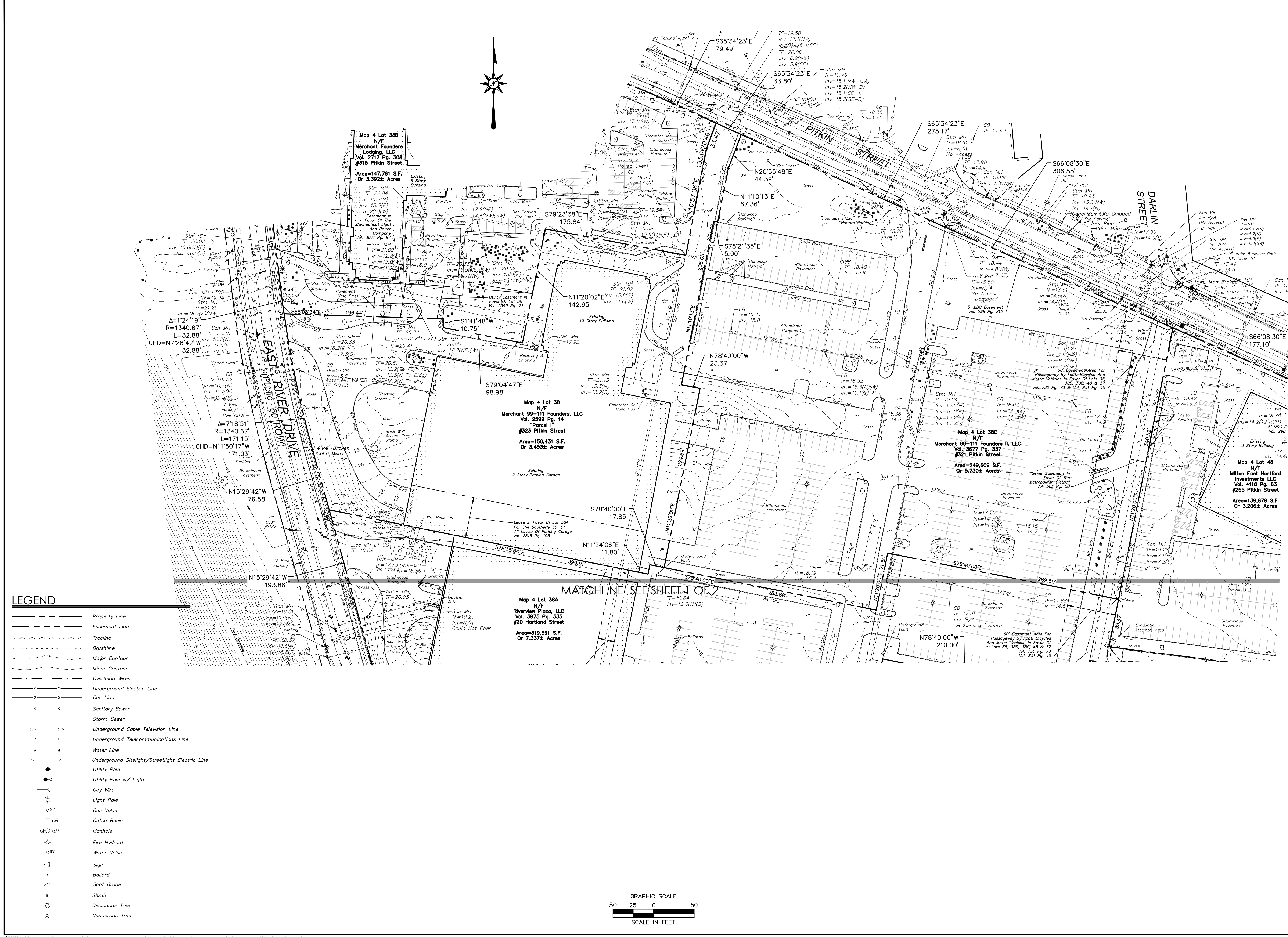
Surveyed JW, DS, NS
Drawn JS, KKS
Reviewed JM
Scale 1"=50'
Project No. 2300573
Date 08/03/2023
Field Book 73-75, 375
CAD File: EX230057301

Title
**PROPERTY/
TOPOGRAPHIC
SURVEY**

Sheet No. 2 Of 2

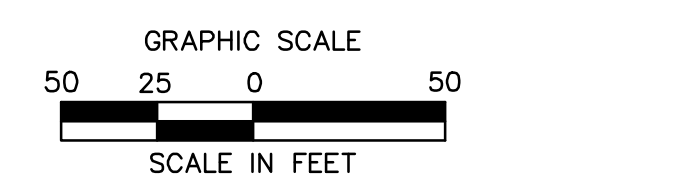
EX-1

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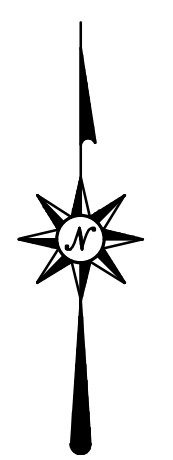
LEGEND

	Property Line
	Easement Line
	Treeline
	Brushline
	Major Contour
	Minor Contour
	Overhead Wires
	Underground Electric Line
	Gas Line
	Sanitary Sewer
	Storm Sewer
	Underground Cable Television Line
	Underground Telecommunications Line
	Water Line
	Underground Sitelight/Streetlight Electric Line
	Utility Pole
	Utility Pole w/ Light
	Guy Wire
	Light Pole
	Gas Valve
	Catch Basin
	Manhole
	Fire Hydrant
	Water Valve
	Sign
	Bollard
	Spot Grade
	Shrub
	Deciduous Tree
	Coniferous Tree



DEMOLITION LEGEND:

- PROPERTY LINE
- - - 100' WETLAND BUFFER
- - - 100' AND 200' RIVERFRONT AREA BOUNDARY
- LOD LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- - - SAWCUT LINE
- - - CONSTRUCTION CHAIN LINK FENCE
- XXXXXXXXXXXXXXXXXXXX REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
- X REMOVE AND DISPOSE OF LIGHT POLE, SIGN, PIPING, UTILITY STRUCTURE, APPURTENANCE, FIXTURE, Boulders, TREE, AND/OR TREE STUMP ETC.
- X REMOVE AND DISPOSE OF TREE, SHRUB, AND/OR STUMP (TYP.)
- S EXISTING TREE/ SHRUBS TO REMAIN AND BE PROTECTED (TYP.)
- [Pattern] REMOVE AND DISPOSE OF EXISTING CONCRETE PADS AND/OR CONCRETE SIDEWALKS
- [Pattern] REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT AND SIDEWALK STRUCTURE
- [Pattern] REMOVE AND DISPOSE OF EXISTING BUILDING AND FOUNDATION
- [Pattern] LIMIT OF TREE AND VEGETATION CLEARING
- ADD/ALT 1



355 Research Parkway
Meriden, CT 06450
(203) 630-1406



RIVERVIEW PLAZA
20 HARTLAND STREET
EAST HARTFORD, CONNECTICUT

REVISIONS

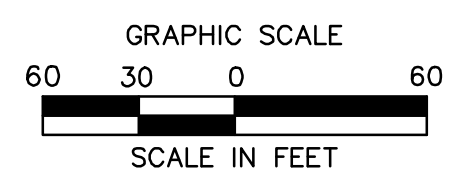
No.	Date	ISSUED FOR CLIENT REVIEW	REVIEWED PER CLIENT COMMENTS
1	10/20/2023		

Designed J.F.
Drawn J.F.
Reviewed R.M.R.
Scale 1"=40'
Project No. 2301627
Date 10/20/2023
CAD File: DM230162701

Title: **OVERALL DEMOLITION PLAN**
Sheet No.

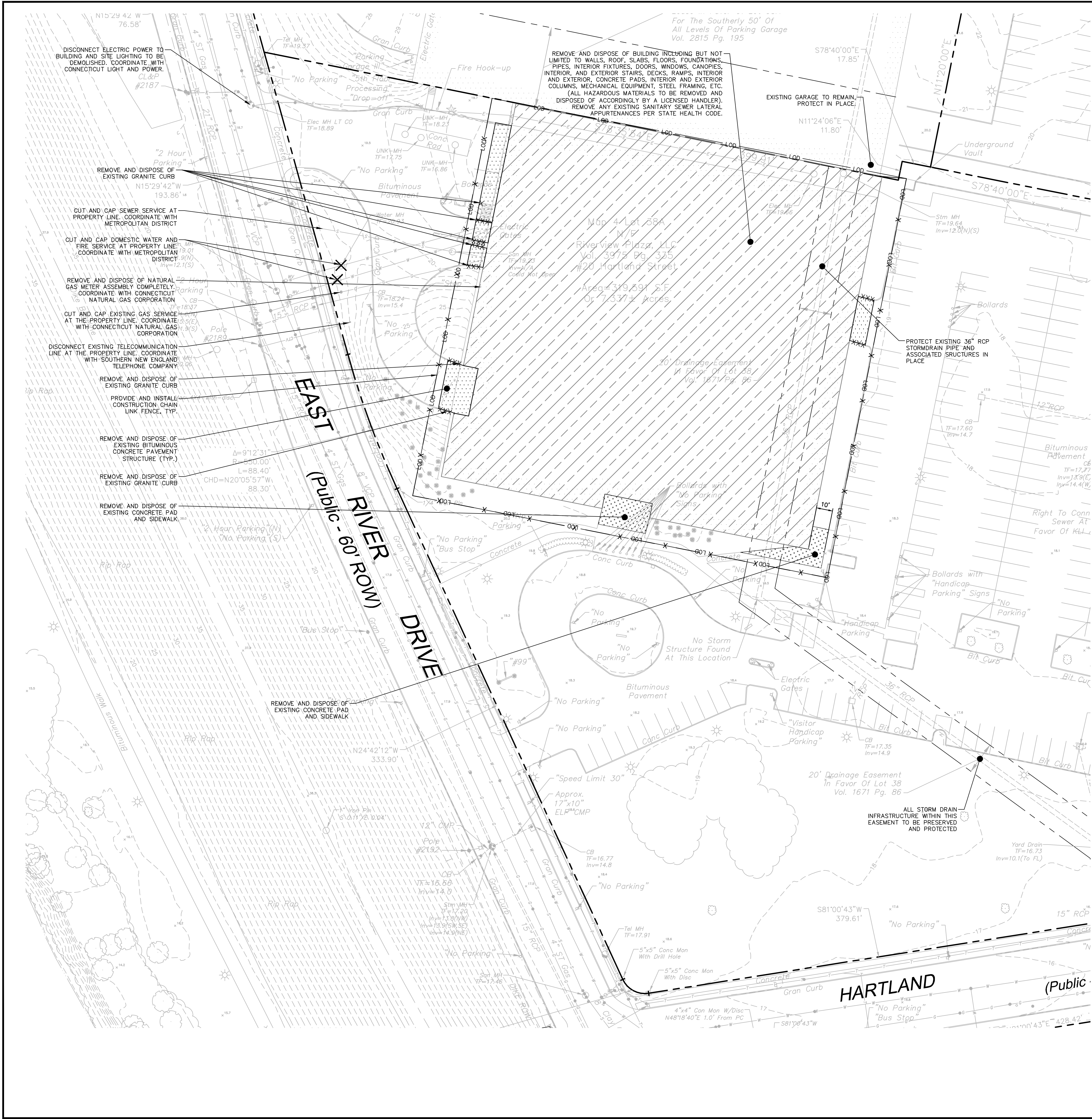
DM-0

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NOT RELEASED FOR CONSTRUCTION



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File ID: 23020162701 - ACS20162706 - 2302055201



DEMOLITION LEGEND:

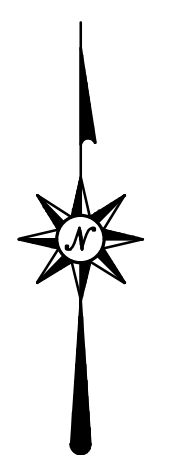
---	PROPERTY LINE
---	100' WETLAND BUFFER
---	100' AND 200' RIVERFRONT AREA BOUNDARY
---	LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
---	SAWCUT LINE
X	CONSTRUCTION CHAIN LINK FENCE
XXXXXXXXXXXXXXXXXXXX	REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
X	REMOVE AND DISPOSE OF LIGHT POLE, SIGN, PIPING, UTILITY STRUCTURE, APPURTENANCE, FIXTURE, BOULDERS, TREE, AND/OR TREE STUMP ETC.
X	REMOVE AND DISPOSE OF TREE, SHRUB, AND/OR STUMP (TYP.)
S	EXISTING TREE/ SHRUBS TO REMAIN AND BE PROTECTED (TYP.)
[Pattern]	REMOVE AND DISPOSE OF EXISTING CONCRETE PADS AND/OR CONCRETE SIDEWALKS
[Pattern]	REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT AND SIDEWALK STRUCTURE
[Pattern]	REMOVE AND DISPOSE OF EXISTING BUILDING AND FOUNDATION
[Wavy Line]	LIMIT OF TREE AND VEGETATION CLEARING

DEMOLITION NOTES:

1. THERE MAY BE EXISTING AND ACTIVE STORMWATER, WASTEWATER, WATER, AND OTHER FACILITIES ON SITE WHICH ARE NOT INDICATED ON THE DRAWING. IT IS ESSENTIAL THAT THESE FACILITIES, WHEN ENCOUNTERED, REMAIN INTACT AND IN SERVICE DURING THE PROPOSED DEMOLITION. CONSEQUENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE FACILITIES AND SHALL DILIGENTLY DIRECT THEIR ACTIVITIES TOWARDS MAINTAINING CONTINUOUS OPERATION OF THE EXISTING FACILITIES AND MINIMIZING OPERATIONAL INCONVENIENCE.
2. CUT AND CAP ALL UTILITIES SERVING 20 HARTLAND STREET WITHIN THE LIMIT OF DISTURBANCE. COORDINATE WITH JURISDICTIONAL UTILITY AGENCY AND VERIFY ANY UTILITIES IN WHICH ARE SERVING OTHER PROPERTIES.
3. ALL MATERIAL, EQUIPMENT, RUBBLE, DEBRIS, AND OTHER PRODUCTS OF THE DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR FOR THEIR DISPOSAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE LAWS AND ORDINANCES AT THE CONTRACTOR EXPENSE. THE SALE OF SALVAGEABLE MATERIALS BY THE CONTRACTOR SHALL ONLY BE CONDUCTED OFF-SITE.
4. REMOVE AND DISPOSE OF ASSOCIATED ROOF DRAINS AS APPLICABLE.
5. DISCONNECT ALL POWER TO SITE LIGHTING AND ELECTRIC GATES WITHIN THE PROPERTY LINE.

POST DEMOLITION NOTES:

1. THE CONTRACTOR SHALL FILL AND COMPACT ALL VOIDS LEFT BY THE REMOVAL OF PIPE, STRUCTURES, ETC. WITH MATERIALS DESCRIBED HEREIN TO A GRADE THAT WILL PROVIDE FOR POSITIVE DRAINAGE OF THE DISTURBED AREA TO DRAIN RUN-OFF IN THE DIRECTION IN WHICH IS CONSISTENT WITH THE SURROUNDING AREA. THE CONTRACTOR SHALL PROVIDE ALL FILL MATERIALS TO THE SITE AS NEEDED. COMPACTION OF FILL SHALL MATCH COMPACTION OF ADJACENT UNDISTURBED MATERIAL.
2. REFER TO THE GRAVEL PAD DETAIL FOR GRAVEL MATERIAL AND INSTALLATION.



355 Research Parkway
Meriden, CT 06450
(203) 630-1406



RIVERVIEW PLAZA
20 HARTLAND STREET
EAST HARTFORD, CONNECTICUT

REVISIONS

No.	Date	Desc.
1	10/20/2023	ISSUED FOR CLIENT REVIEW
2	10/24/2023	REVISED PER CLIENT COMMENTS

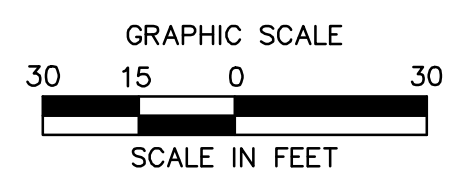
Designed: J.F.
Drawn: J.F.
Reviewed: R.M.R.
Scale: 1"=30'
Project No.: 2301627
Date: 10/20/2023
CAD File: DM230162701

Title: **DEMOLITION PLAN**

Sheet No.

DM-1

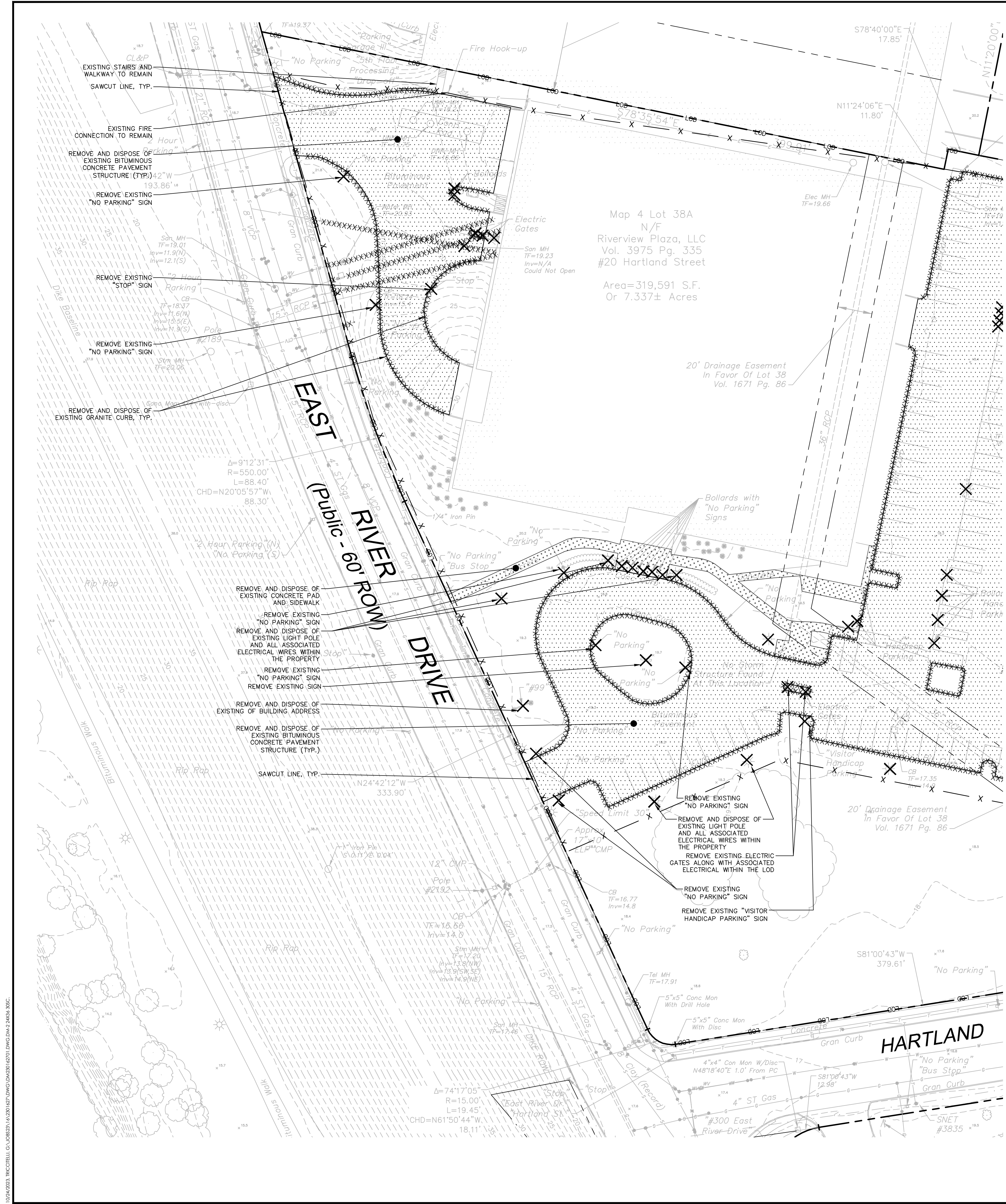
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10/20/2023 TRC/CIT/ELL CV:14820231432301207/DWG/DM230162701.DWG DIM: 1400x3000

Ref ID: 282820162701 - ACS20142786 - 2/23/2023

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DEMOLITION LEGEND:

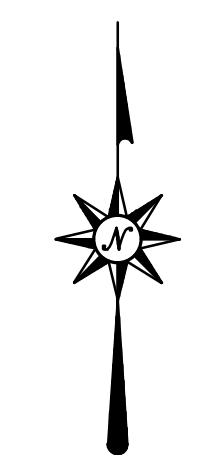
---	PROPERTY LINE
---	100' WETLAND BUFFER
---	100' AND 200' RIVERFRONT AREA BOUNDARY
---	LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
---	SAWCUT LINE
X	CONSTRUCTION CHAIN LINK FENCE
XXXXXXXXXXXXXXXXXXXXXX	REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
X	REMOVE AND DISPOSE OF LIGHT POLE, SIGN, PIPING, UTILITY STRUCTURE, APPURTENANCE, FIXTURE, BOULDERS, TREE, AND/OR TREE STUMP ETC.
X	REMOVE AND DISPOSE OF TREE, SHRUB, AND/OR STUMP (TYP.)
(S)	EXISTING TREE/ SHRUBS TO REMAIN AND BE PROTECTED (TYP.)
(Dotted Pattern)	REMOVE AND DISPOSE OF EXISTING CONCRETE PADS AND/OR CONCRETE SIDEWALKS
(Stippled Pattern)	REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT AND SIDEWALK STRUCTURE
(Hatched Pattern)	REMOVE AND DISPOSE OF EXISTING BUILDING AND FOUNDATION
(Wavy Line)	LIMIT OF TREE AND VEGETATION CLEARING

DEMOLITION NOTES:

1. THERE MAY BE EXISTING AND ACTIVE STORMWATER, WASTEWATER, WATER, AND OTHER FACILITIES ON SITE WHICH ARE NOT INDICATED ON THE DRAWING. IT IS ESSENTIAL THAT THESE FACILITIES, WHEN ENCOUNTERED, REMAIN INTACT AND IN SERVICE DURING THE PROPOSED DEMOLITION. CONSEQUENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE FACILITIES AND SHALL DILIGENTLY DIRECT THEIR ACTIVITIES TOWARDS MAINTAINING CONTINUOUS OPERATION OF THE EXISTING FACILITIES AND MINIMIZING OPERATIONAL INCONVENIENCE.
2. CUT AND CAP ALL UTILITIES SERVING 20 HARTLAND STREET WITHIN THE LIMIT OF DISTURBANCE. COORDINATE WITH JURISDICTIONAL UTILITY AGENCY AND VERIFY ANY UTILITIES IN WHICH ARE SERVING OTHER PROPERTIES.
3. REMOVE AND DISPOSE OF ALL OUT DOOR FURNITURE INCLUDING BUT NOT LIMITED TO BENCHES AND TABLES WITHIN THE LIMIT OF DISTURBANCE.
4. REMOVE AND DISPOSE OF ANY DUMPSTER AND STORAGE CONTAINERS WITHIN THE LIMIT OF DISTURBANCE.
5. ALL MATERIAL, EQUIPMENT, RUBBLE, DEBRIS, AND OTHER PRODUCTS OF THE DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR FOR THERE DISPOSAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE LAWS AND ORDINANCES AT THE CONTRACTOR EXPENSE. THE SALE OF SALVAGEABLE MATERIALS BY THE CONTRACTOR SHALL ONLY BE CONDUCTED OFF-SITE.
6. REMOVE ALL UTILITY PIPING THAT HAVE BEEN CUT AND CAPPED IN PHASE 1.

POST DEMOLITION NOTES:

1. THE CONTRACTOR SHALL FILL AND COMPACT ALL VOIDS LEFT BY THE REMOVAL OF PIPE, STRUCTURES, ETC. WITH MATERIALS DESCRIBED HEREIN TO A GRADE THAT WILL PROVIDE FOR POSITIVE DRAINAGE OF THE DISTURBED AREA TO DRAIN RUN-OFF IN THE DIRECTION IN WHICH IS CONSISTENT WITH THE SURROUNDING AREA. THE CONTRACTOR SHALL PROVIDE ALL FILL MATERIALS TO THE SITE AS NEEDED. COMPACTION OF FILL SHALL MATCH COMPACTION OF ADJACENT UNDISTURBED MATERIAL.
2. REFER TO THE GRAVEL PAD DETAIL FOR GRAVEL MATERIAL AND INSTALLATION.



335 Research Parkway
Meriden, CT 06450
(203) 630-1406



RIVERVIEW PLAZA
20 HARTLAND STREET
EAST HARTFORD, CONNECTICUT

REVISIONS

No.	Date	Desc.
1	10/20/2023	ISSUED FOR CLIENT REVIEW
2	10/24/2023	REVISED PER CLIENT COMMENTS

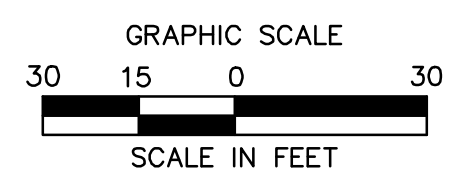
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Drawn	J.F.
Reviewed	R.M.R.
Scale	1"=30'
Project No.	2301627
Date	10/20/2023
CAD File:	DM230162701

Title
DEMOLITION PLAN - ADD/ALT 1

Sheet No.

DM-2

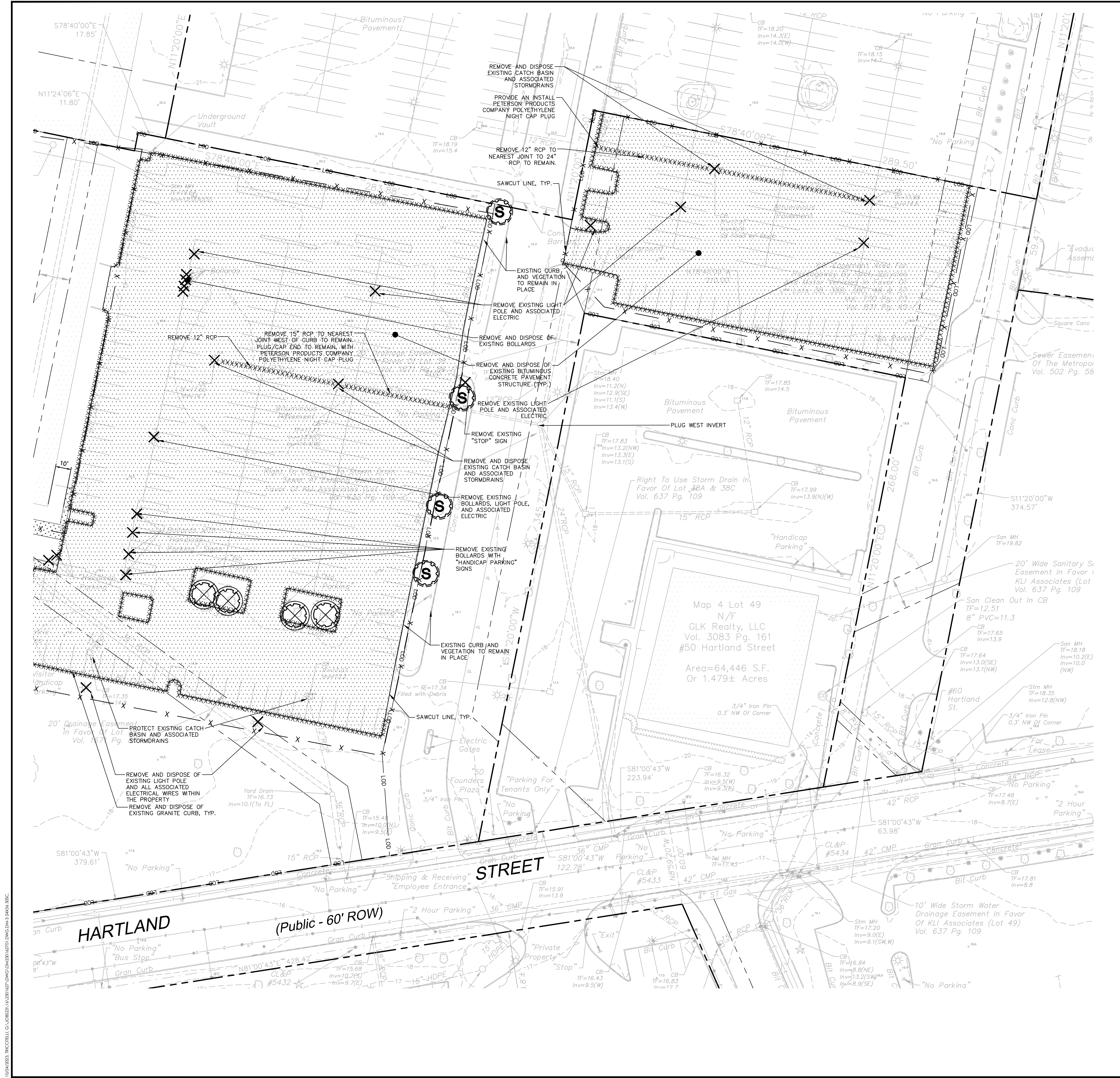
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Plot File: 230162701 - AC230162701 - 10/20/2023

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DEMOLITION LEGEND:

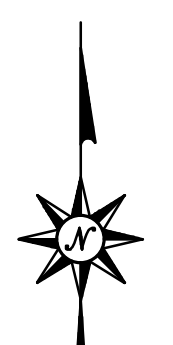
---	PROPERTY LINE
---	100' WETLAND BUFFER
---	100' AND 200' RIVERFRONT AREA BOUNDARY
---	LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
---	LOD
---	SAWCUT LINE
X	CONSTRUCTION CHAIN LINK FENCE
XXXXXXXXXXXXXXXXXXXX	REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
X	REMOVE AND DISPOSE OF LIGHT POLE, SIGN, PIPING, UTILITY STRUCTURE, APPURTENANCE, FIXTURE, BOULDERS, TREE, AND/OR TREE STUMP ETC.
X	REMOVE AND DISPOSE OF TREE, SHRUB, AND/OR STUMP (TYP.)
S	EXISTING TREE/ SHRUBS TO REMAIN AND BE PROTECTED (TYP.)
[Pattern]	REMOVE AND DISPOSE OF EXISTING CONCRETE PADS AND/OR CONCRETE SIDEWALKS
[Pattern]	REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT AND SIDEWALK STRUCTURE
[Pattern]	REMOVE AND DISPOSE OF EXISTING BUILDING AND FOUNDATION
[Pattern]	LIMIT OF TREE AND VEGETATION CLEARING

DEMOLITION NOTES:

1. THERE MAY BE EXISTING AND ACTIVE STORMWATER, WASTEWATER, WATER, AND OTHER FACILITIES ON SITE WHICH ARE NOT INDICATED ON THE DRAWING. IT IS ESSENTIAL THAT THESE FACILITIES, WHEN ENCOUNTERED, REMAIN INTACT AND IN SERVICE DURING THE PROPOSED DEMOLITION. CONSEQUENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE FACILITIES AND SHALL DILIGENTLY DIRECT THEIR ACTIVITIES TOWARDS MAINTAINING CONTINUOUS OPERATION OF THE EXISTING FACILITIES AND MINIMIZING OPERATIONAL INCONVENIENCE.
2. CUT AND CAP ALL UTILITIES SERVING 20 HARTLAND STREET WITHIN THE LIMIT OF DISTURBANCE. COORDINATE WITH JURISDICTIONAL UTILITY AGENCY AND VERIFY ANY UTILITIES IN WHICH ARE SERVING OTHER PROPERTIES.
3. REMOVE AND DISPOSE OF ALL OUT DOOR FURNITURE INCLUDING BUT NOT LIMITED TO BENCHES AND TABLES WITHIN THE LIMIT OF DISTURBANCE.
4. REMOVE AND DISPOSE OF ANY DUMPSTER AND STORAGE CONTAINERS WITHIN THE LIMIT OF DISTURBANCE.
5. ALL MATERIAL, EQUIPMENT, RUBBLE, DEBRIS, AND OTHER PRODUCTS OF THE DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR FOR THEIR DISPOSAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE LAWS AND ORDINANCES AT THE CONTRACTOR'S EXPENSE. THE SALE OF SALVAGEABLE MATERIALS BY THE CONTRACTOR SHALL ONLY BE CONDUCTED OFF-SITE.
6. REMOVE ALL UTILITY PIPING THAT HAVE BEEN CUT AND CAPPED IN PHASE 1.

POST DEMOLITION NOTES:

1. THE CONTRACTOR SHALL FILL AND COMPACT ALL VOIDS LEFT BY THE REMOVAL OF PIPE, STRUCTURES, ETC. WITH MATERIALS DESCRIBED HEREIN TO A GRADE THAT WILL PROVIDE FOR POSITIVE DRAINAGE OF THE DISTURBED AREA TO DRAIN RUN-OFF IN THE DIRECTION IN WHICH IS CONSISTENT WITH THE SURROUNDING AREA. THE CONTRACTOR SHALL PROVIDE ALL FILL MATERIALS TOT HE SITE AS NEEDED. COMPACTION OF FILL SHALL MATCH COMPACTION OF ADJACENT UNDISTURBED MATERIAL.
2. REFER TO THE GRAVEL PAD DETAIL FOR GRAVEL MATERIAL AND INSTALLATION.



355 Research Parkway
Meriden, CT 06450
(203) 630-1406



RIVERVIEW PLAZA
20 HARTLAND STREET
EAST HARTFORD, CONNECTICUT

REVISIONS

No.	Date	Desc.
1	10/20/2023	ISSUED FOR CLIENT REVIEW
2	10/24/2023	REVISED PER CLIENT COMMENTS

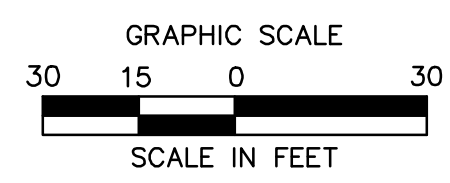
Designed: J.F.
Drawn: J.F.
Reviewed: R.M.R.
Scale: 1"=30'
Project No: 2301627
Date: 10/20/2023
CAD File: DM230162701

Title: **DEMOLITION PLAN - ADD/ALT 1**

Sheet No.

DM-3

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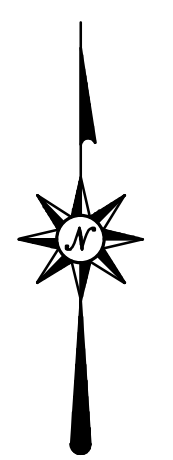
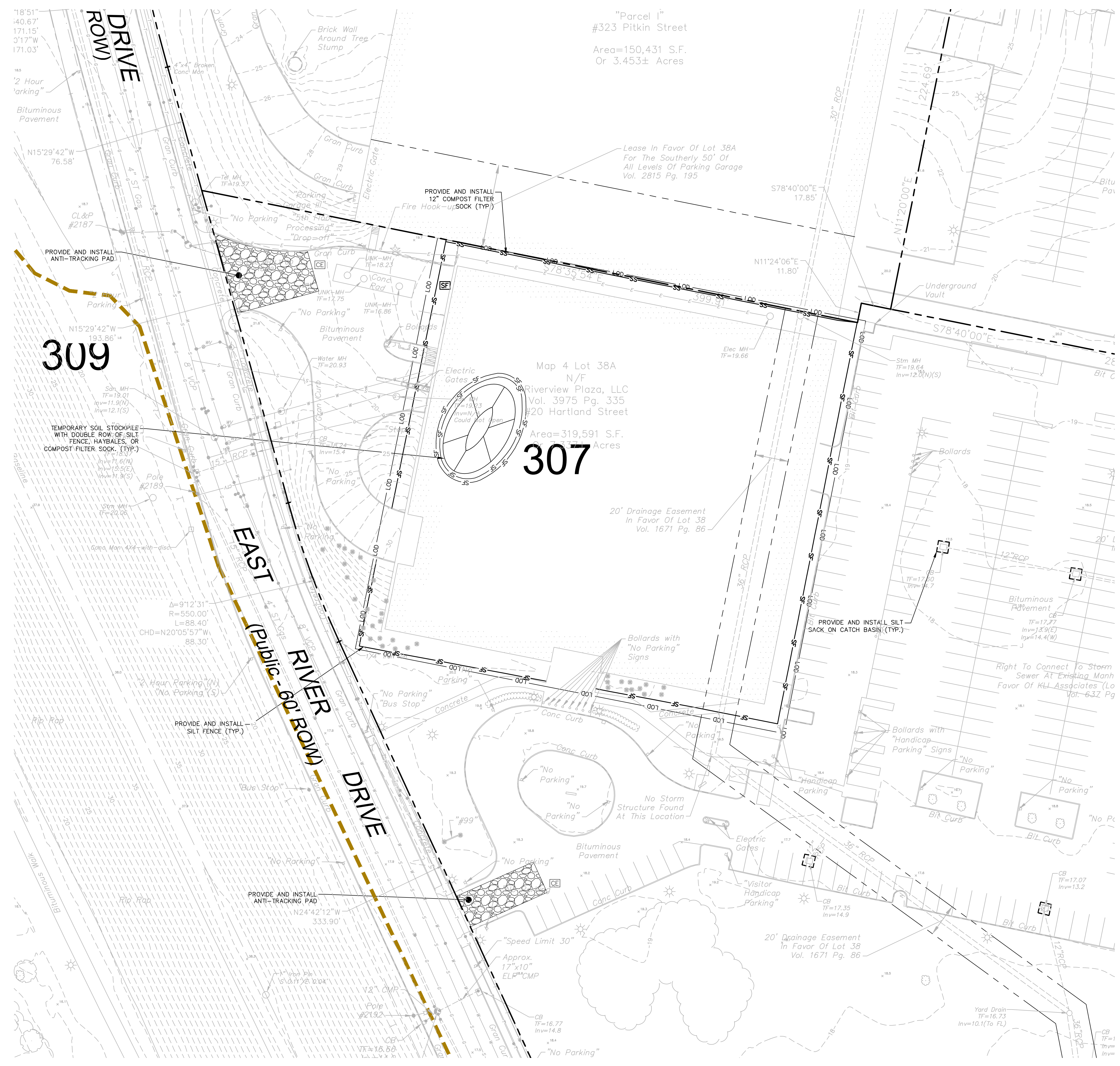
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Ref ID: A50200162701 - ACS200162706 - 10/20/2023

EROSION CONTROL LEGEND:

CONTROL MEASURE	ILLUSTRATION
SILT SACK AT CATCH BASINS	
STONE CHECK DAM	
SILT FENCE	
SILT FENCE WITH HAYBALE BACKING (UTILIZE AT BASE OF SLOPE)	
COMPOST FILTER SOCK	
CONSTRUCTION ENTRANCE	
LIMIT OF CLEARING	
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	
EROSION CONTROL BLANKET	
STOCKPILE AREA WITH DOUBLE ROW OF SILT FENCE	
DIVERSION SWALE	
SOIL TYPE BOUNDARY	
WATER BAR	
TEMPORARY SILT TRAP	
SEDIMENT BASIN	

SOIL TYPE	
307	URBAN LAND
309	URBAN LAND, FLOOD CONTROL



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RIVERVIEW PLAZA
20 HARTLAND STREET
EAST HARTFORD, CONNECTICUT

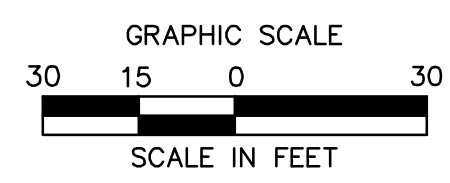
REVISIONS	DESC.
No. 1	ISSUED FOR CLIENT REVIEW
No. 2	REVISED PER CLIENT COMMENTS

Designed	T.M.R.
Drawn	T.M.R.
Reviewed	R.M.R.
Scale	1"=30'
Project No.	2301627
Date	10/20/2023
CAD File:	EC230162701

Title
EROSION CONTROL PLAN
Sheet No.

EC-1

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10/24/2023 TRC/CHELLY G. VORHEIS 163280162701/2023/10/24/2023/163280162701.DWG/EC-1.PAK/BL/30C

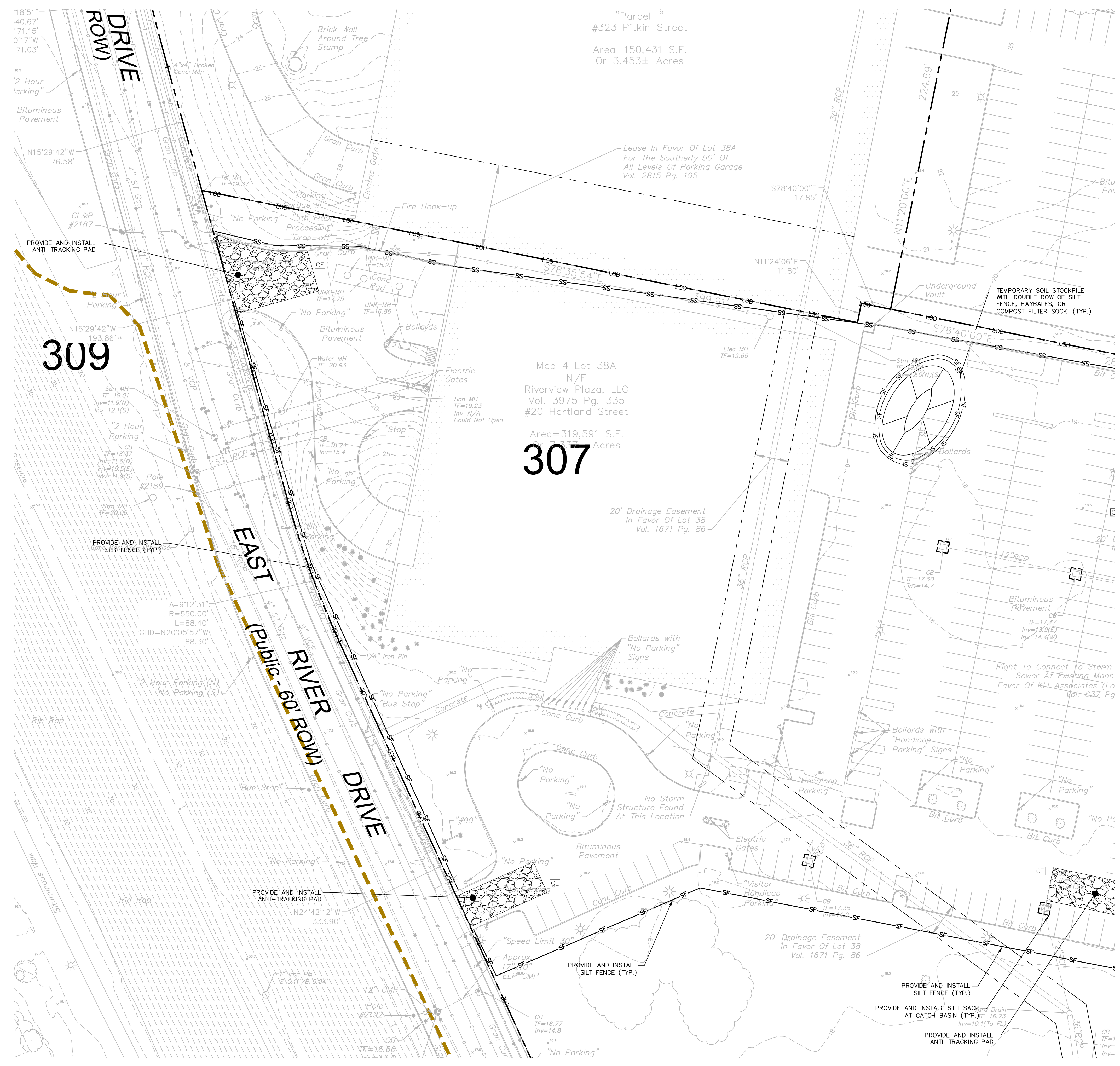
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EROSION CONTROL LEGEND:

CONTROL MEASURE	ILLUSTRATION
SILT SACK AT CATCH BASINS	
STONE CHECK DAM	
SILT FENCE	
SILT FENCE WITH HAYBALE BACKING (UTILIZE AT BASE OF SLOPE)	
COMPOST FILTER SOCK	
CONSTRUCTION ENTRANCE	
LIMIT OF CLEARING	
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	
EROSION CONTROL BLANKET	
STOCKPILE AREA WITH DOUBLE ROW OF SILT FENCE	
DIVERSION SWALE	
SOIL TYPE BOUNDARY	
WATER BAR	
TEMPORARY SILT TRAP	
SEDIMENT BASIN	

SOIL TYPE

307	URBAN LAND
309	URBAN LAND, FLOOD CONTROL



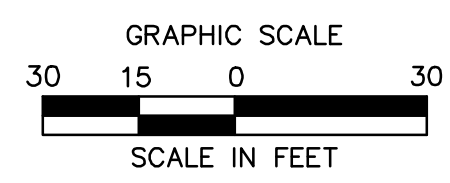
"Parcel 1"
#323 Pitkin Street
Area=150,431 S.F.
Or 3.453± Acres

Map 4 Lot 38A
N/F
Riverview Plaza, LLC
Vol. 3975 Pg. 335
#20 Hartland Street
Area=319,591 S.F.
Or 7.37± Acres

309

307

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RIVERVIEW PLAZA
20 HARTLAND STREET
EAST HARTFORD, CONNECTICUT

REVISIONS	DESC.
No. 1	ISSUED FOR CLIENT REVIEW
No. 2	REVISED PER CLIENT COMMENTS

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Title
EROSION CONTROL PLAN - ADD/ALT 1
Sheet No.

EC-2

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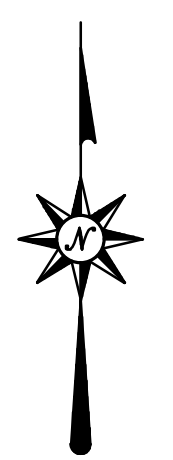
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EROSION CONTROL LEGEND:

CONTROL MEASURE	ILLUSTRATION
SILT SACK AT CATCH BASINS	[Symbol]
STONE CHECK DAM	[Symbol]
SILT FENCE	[Symbol]
SILT FENCE WITH HAYBALE BACKING (UTILIZE AT BASE OF SLOPE)	[Symbol]
COMPOST FILTER SOCK	[Symbol]
CONSTRUCTION ENTRANCE	[Symbol]
LIMIT OF CLEARING	[Symbol]
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	[Symbol]
EROSION CONTROL BLANKET	[Symbol]
STOCKPILE AREA WITH DOUBLE ROW OF SILT FENCE	[Symbol]
DIVERSION SWALE	[Symbol]
SOIL TYPE BOUNDARY	[Symbol]
WATER BAR	[Symbol]
TEMPORARY SILT TRAP	[Symbol]
SEDIMENT BASIN	[Symbol]

SOIL TYPE

307	URBAN LAND
309	URBAN LAND, FLOOD CONTROL



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RIVERVIEW PLAZA
20 HARTLAND STREET
EAST HARTFORD, CONNECTICUT

REVISIONS

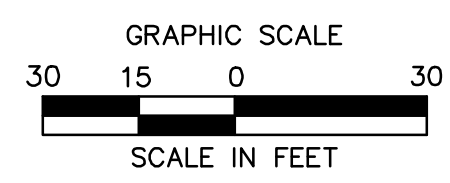
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EROSION CONTROL PLAN - ADD/ALT 1
Sheet No.

EC-2

**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**



SITE WORK GENERAL NOTES

- 1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATION MANUAL; MUNICIPAL STANDARDS AND SPECIFICATIONS...
3. REFER TO OTHER PLANS BY OTHER DISCIPLINES, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION...

- 17. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE...
18. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN...

- 39. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER...
40. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES...

- TO PROTECT EXISTING AND NEW BUILDINGS, STRUCTURES AND UTILITIES DURING CONSTRUCTION AND DEMOLITION SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.
60. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE CT DEEP AND THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL...

SEDIMENT AND EROSION CONTROL NOTES

SEDIMENT AND EROSION CONTROL NOTES - CONNECTICUT
SEDIMENT & EROSION CONTROL NARRATIVE
THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA...

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES
I. SILTATION FENCE
A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND...

5. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE CIVIL ENGINEER OR BY THE AUTHORITY HAVING JURISDICTION.
6. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE SEDIMENT AND EROSION CONTROL PLANS, NOTES, AND DETAILS.
7. THE CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN...

INTO GROUND. SILT FENCE SHALL BE TENCATE ENVROFENCE, PROPEX GEOTEX OR EQUIVALENT APPROVED BY THE CIVIL ENGINEER. FILTER FABRIC USED SHALL BE TENCATE 140N OR 170N, OR APPROVED EQUIVALENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
17. WHERE INDICATED ON SEDIMENT AND EROSION CONTROL PLANS USE NEW HAY/STRAW BALES AND REPLACE THEM WHENEVER THEIR CONDITION DETERIORATES BEYOND REASONABLE USABILITY...



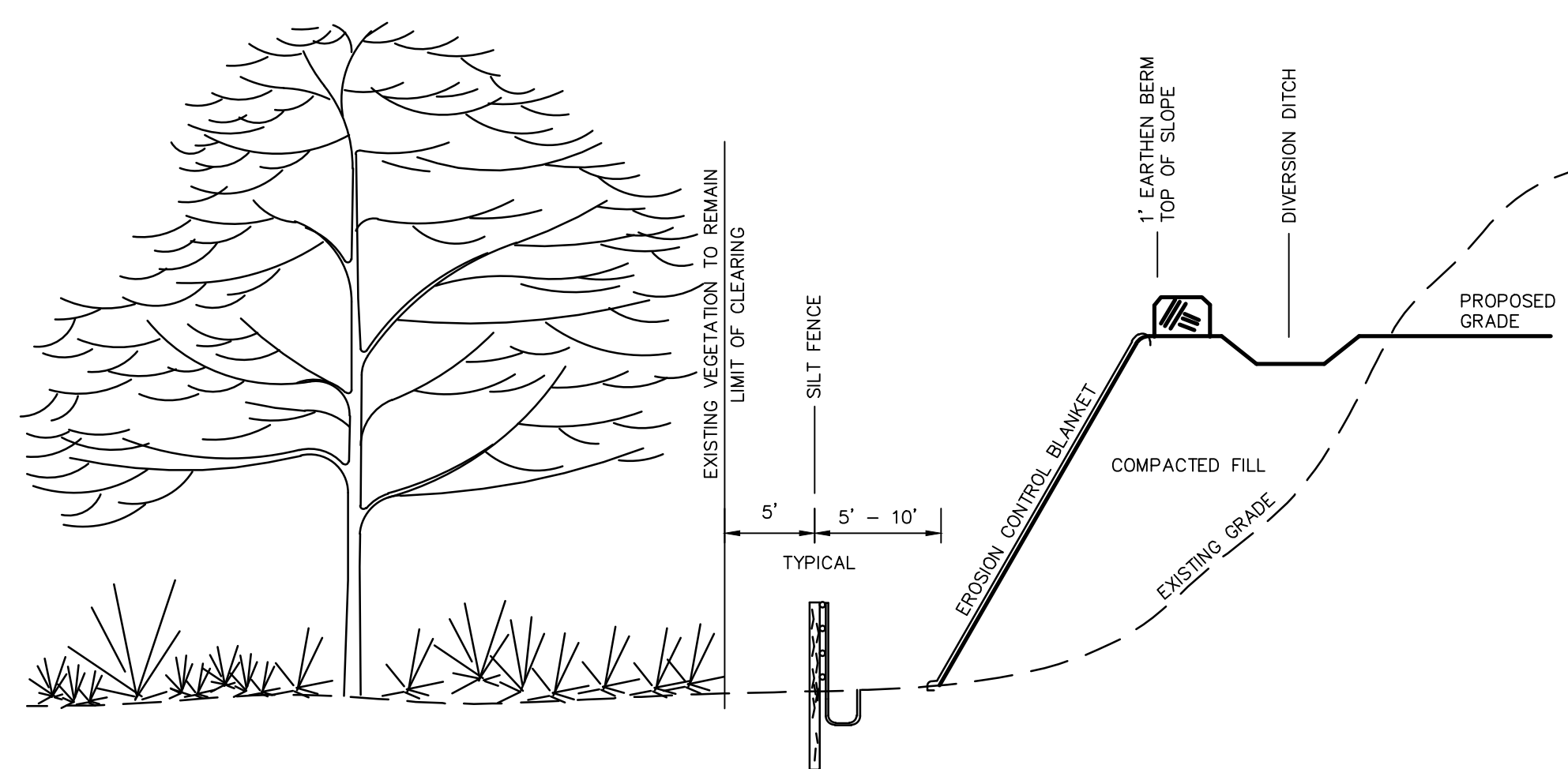
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RIVERVIEW PLAZA
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EAST HARTFORD, CONNECTICUT

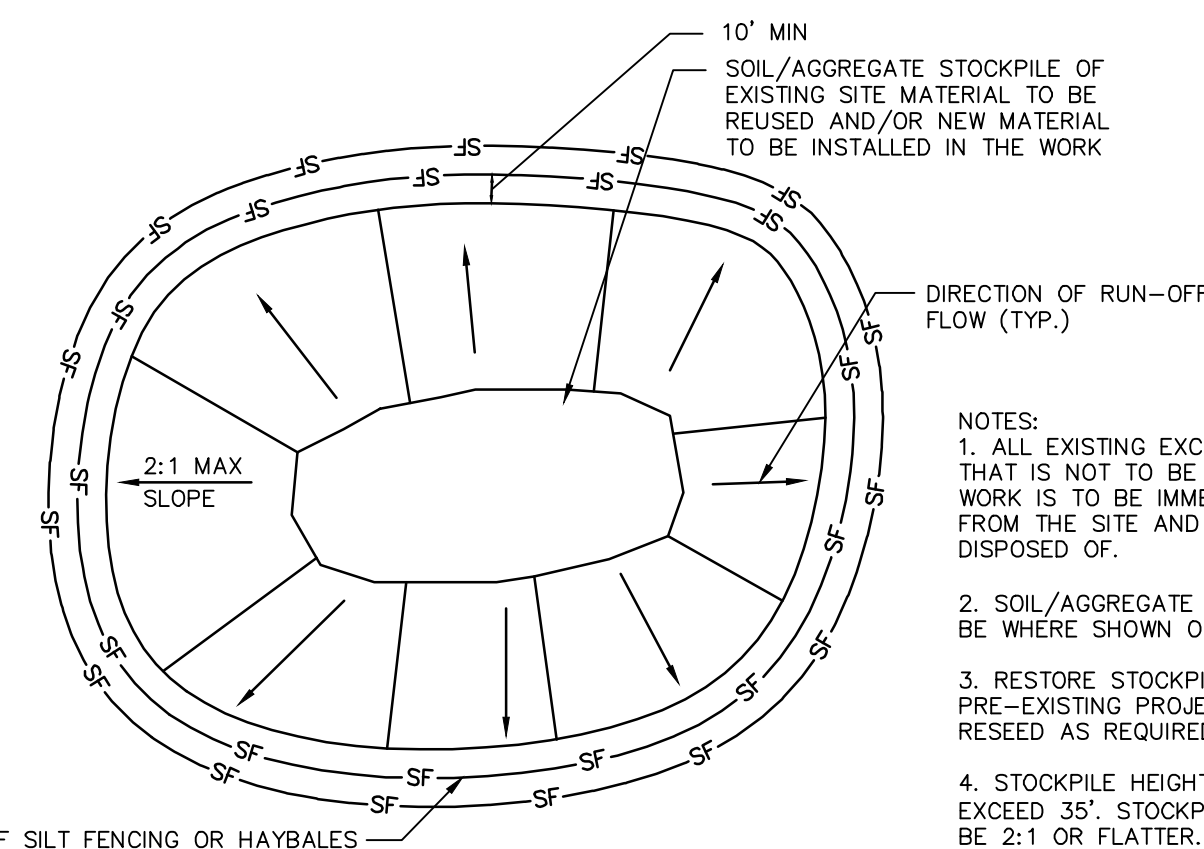
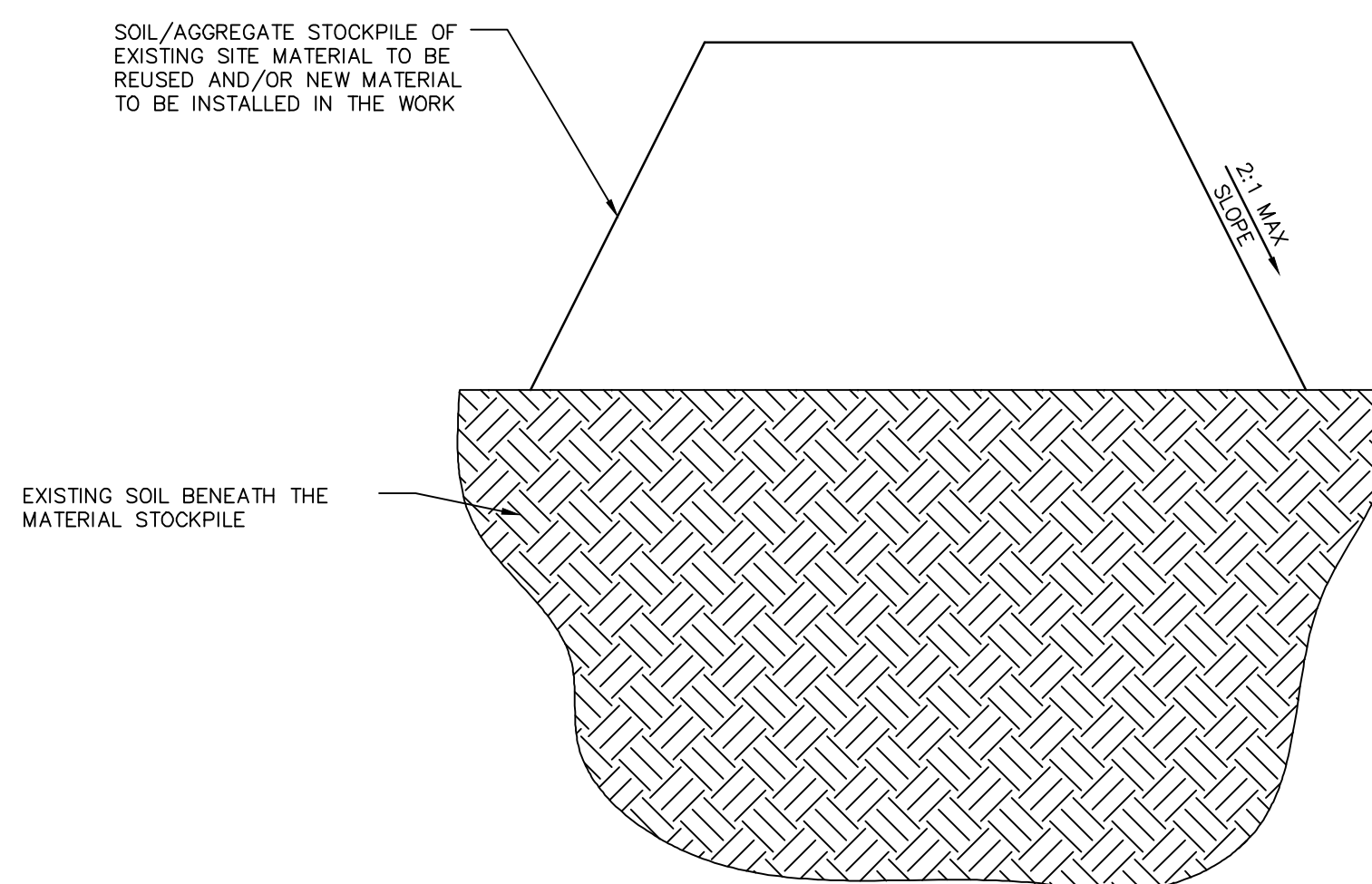
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DN-1



TYPICAL EROSION CONTROL ON SLOPES

N.T.S. BLEC-011

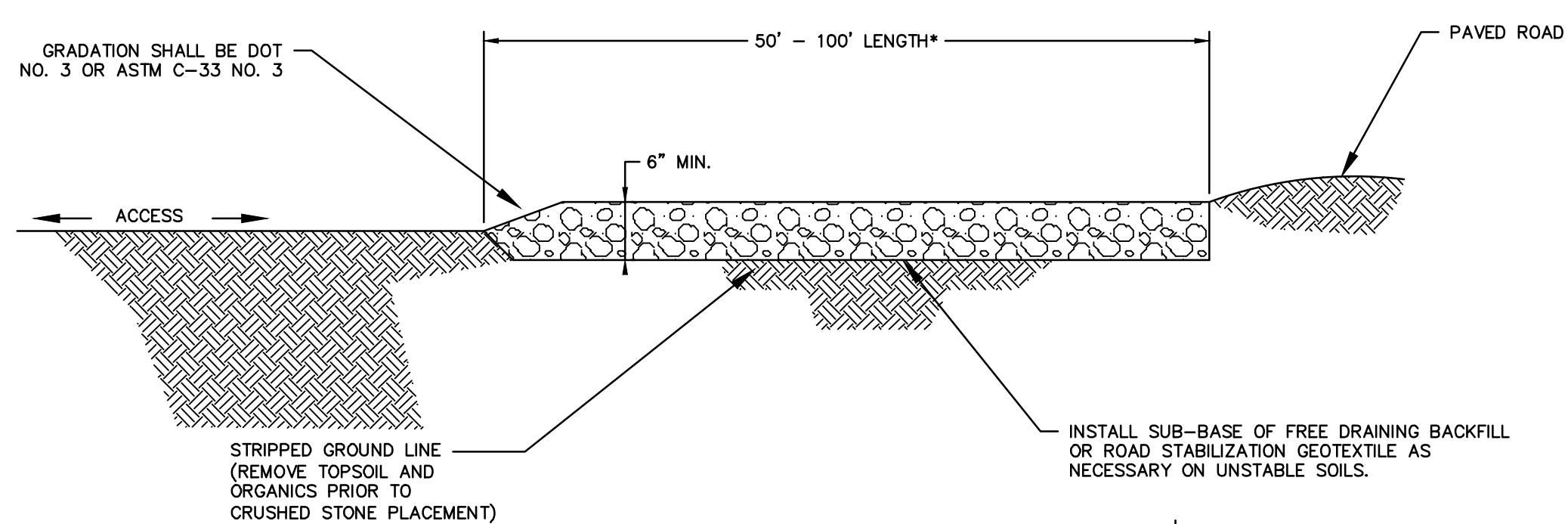


- NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
 2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
 3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
 4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

MATERIALS STOCKPILE DETAIL

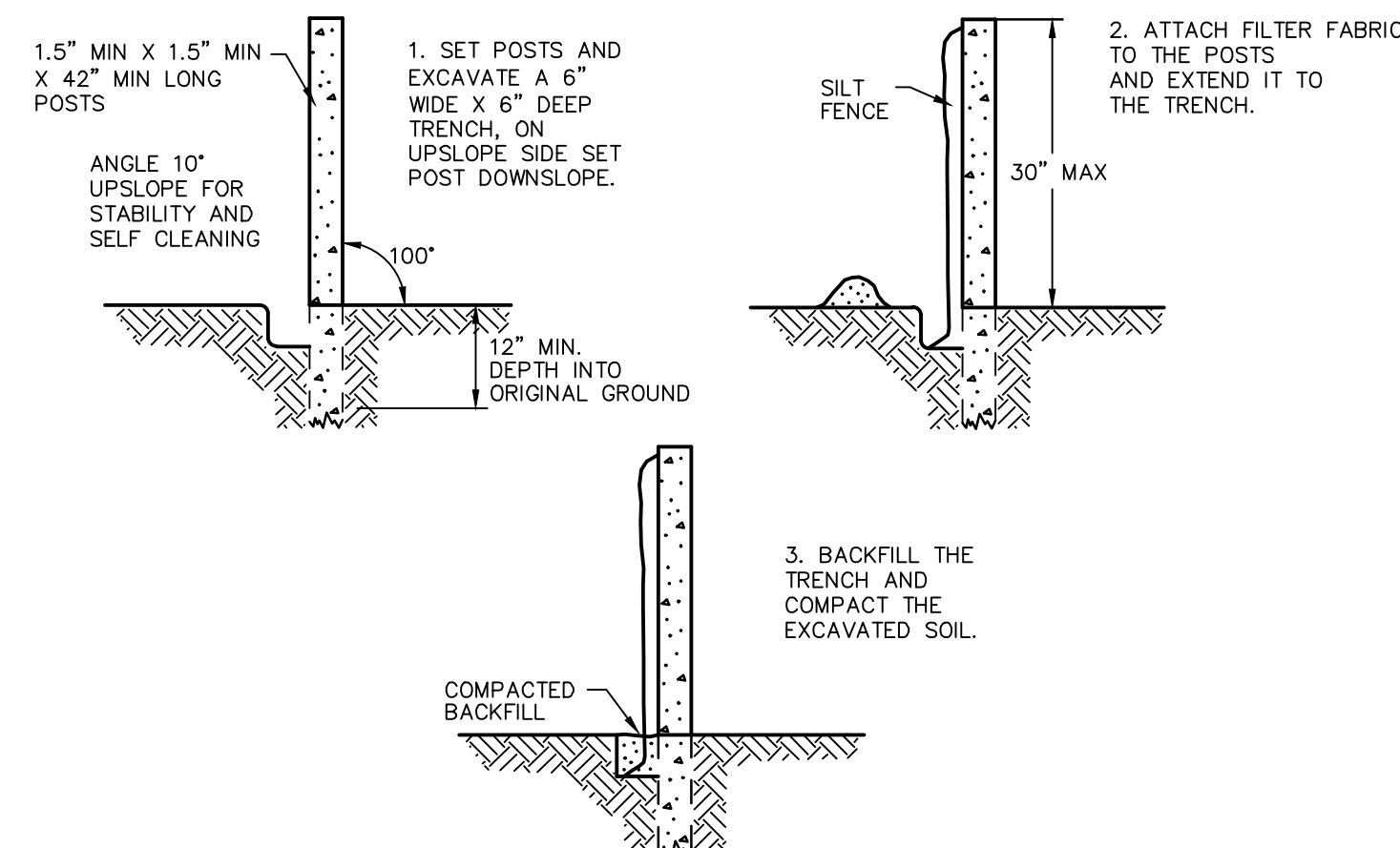
N.T.S. BLEC-006

* WHERE SEDIMENTS CONTAIN LESS THAN 80% SAND, A 100 FT MINIMUM IS REQUIRED.



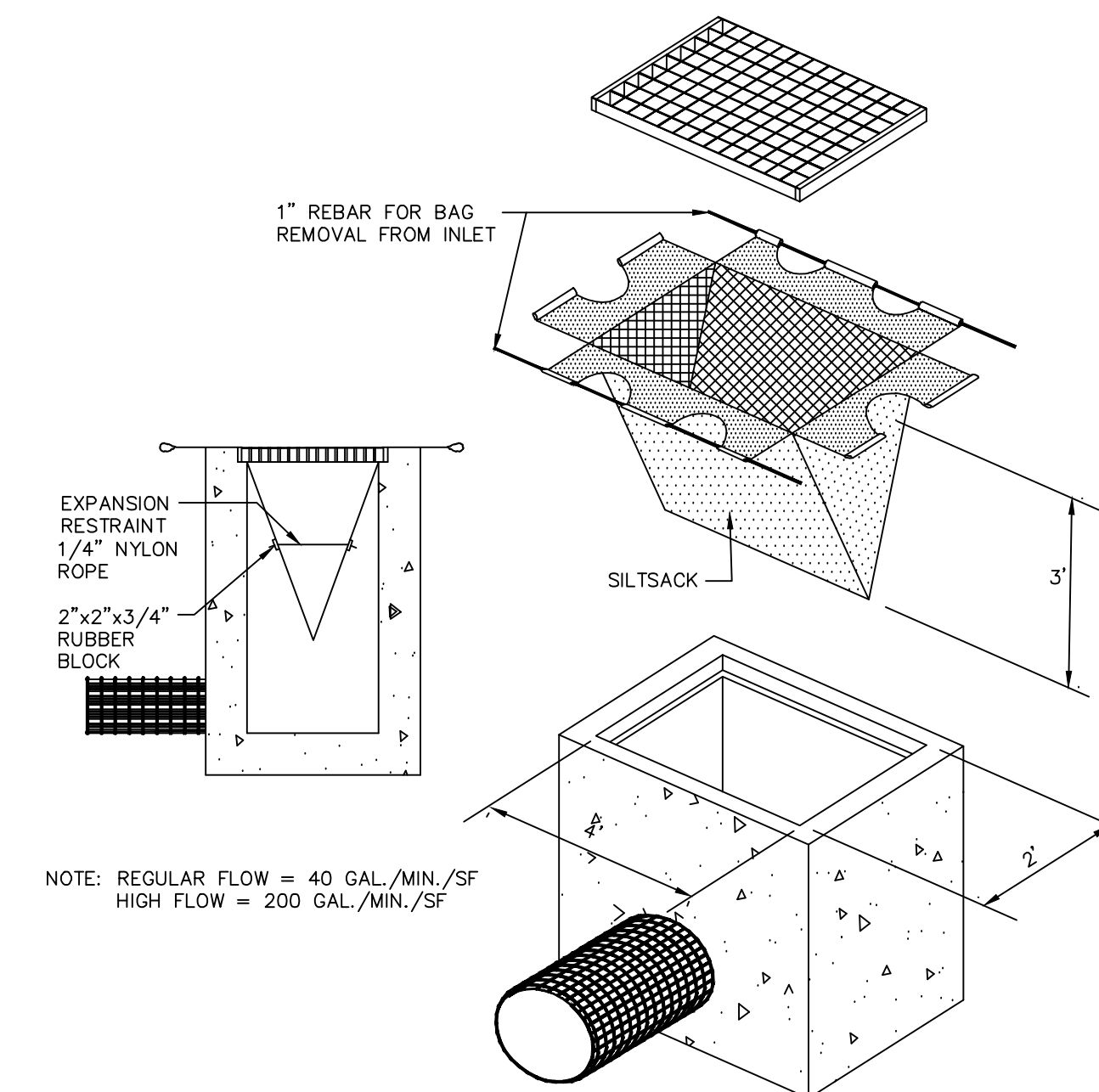
TYPICAL CONSTRUCTION ENTRANCE

N.T.S. CT DEEP CE-2



SILT FENCE BARRIER

N.T.S. CTEC-003



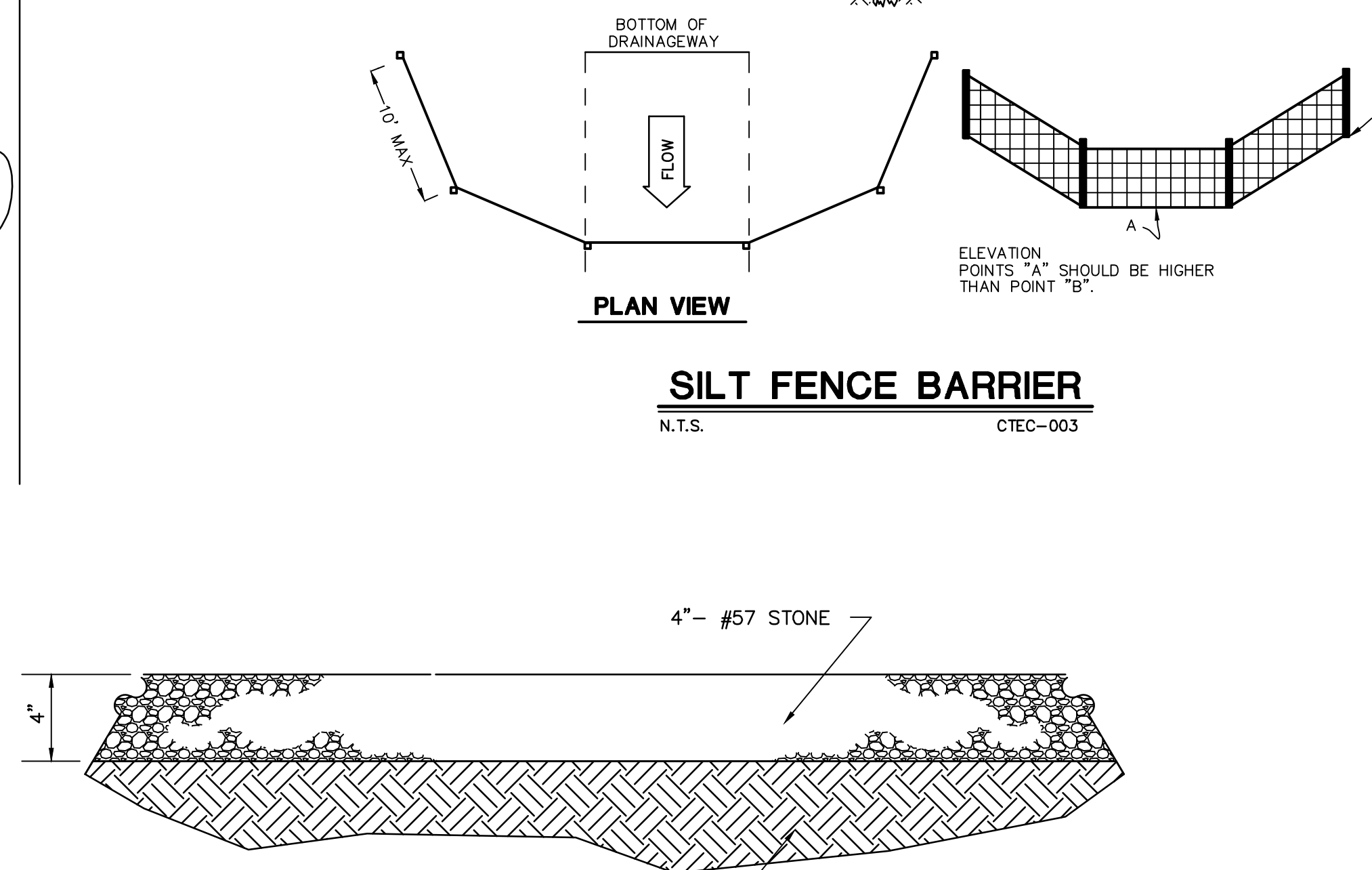
SILTSACK DETAIL

N.T.S. BLEC-005



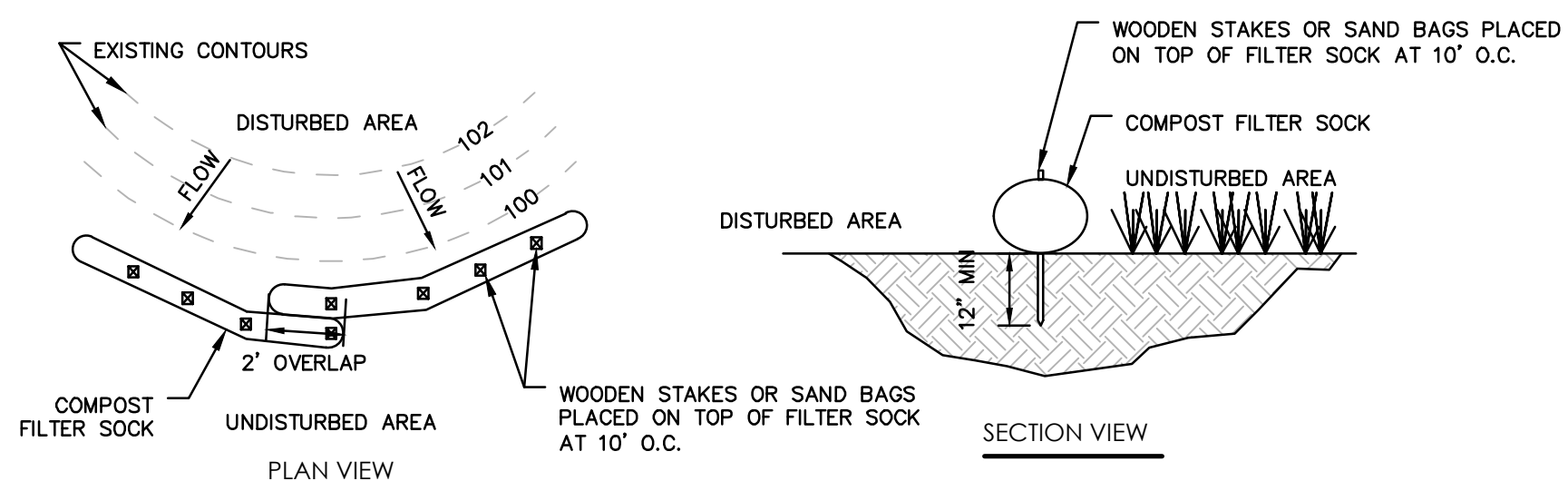
PETERSON PRODUCTS COMPANY POLYETHYLENE NIGHT CAP PLUG

N.T.S.



GRAVEL PAD

N.T.S.



- NOTES:
- 1) WOODEN STAKES TO BE UTILIZED WHEN INSTALLED ON PERVIOUS SURFACE.
 - 2) SAND BAGS TO BE UTILIZED WHEN INSTALLED ON IMPERVIOUS SURFACE.
 - 3) WOODEN STAKES SHALL BE 1"x1" FOR COMPOST FILTER SOCK LEAN THAN OR EQUAL TO 18"
 - 4) WOODEN STAKES SHALL BE 2"x2" FOR COMPOST FILTER SOCK GREATER THAN 18"

COMPOST FILTER SOCK DETAIL

N.T.S.

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DEMOLITION PLAN NOTES

- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN FIELD, REPORT ANY AND ALL DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO ARCHITECT BEFORE PROCEEDING W/ WORK.
- CONTRACTOR SHALL PROVIDE SITE PROTECTIONS AS REQUIRED TO ENSURE THE PROTECTION OF ADJACENT BUILDINGS, STRUCTURES, LANDSCAPING, UTILITIES, ETC.
- CONTRACTOR TO BE RESPONSIBLE FOR ALL PENETRATIONS OF EXISTING MATERIALS AND STRUCTURES NECESSARY FOR NEW UTILITIES, MECHANICAL, ELECTRICAL AND PLUMBING WORK AND SHALL MAINTAIN APPROPRIATE HOURLY RATINGS.
- COORDINATE ALL DEMOLITION AND TEMPORARY CONDITIONS W/ EXISTING AND NEW M.E.P. CONDITIONS AND PLANS. MAINTAIN FULLY FUNCTIONING ADJACENT FACILITIES DURING DEMOLITION.
- CONTRACTOR IS RESPONSIBLE TO REMOVE ALL DEMOLITION DEBRIS "OFF SITE" LEGALLY. REMOVAL OF ANY CONTAMINATED MATERIALS SHOULD CONFORM WITH ALL APPLICABLE STATE AND LOCAL GUIDELINES FOR THE SAFE HANDLING, REMOVAL, AND DISPOSAL OF MATERIALS.
- REFER TO M.E.P. DRAWINGS FOR ALL MECHANICAL, ELECTRICAL AND PLUMBING DEMOLITION (COORDINATE WITH ARCHITECTURAL DRAWINGS)



1 99 FOUNDERS DEMOLITION PLAN
SCALE: 1" = 40'-0"

REVISIONS NO.	DESCRIPTION	DATE

99 FOUNDERS SITE/STRUCTURE DEMOLITION

20 HARTLAND ST
EAST HARTFORD, CT



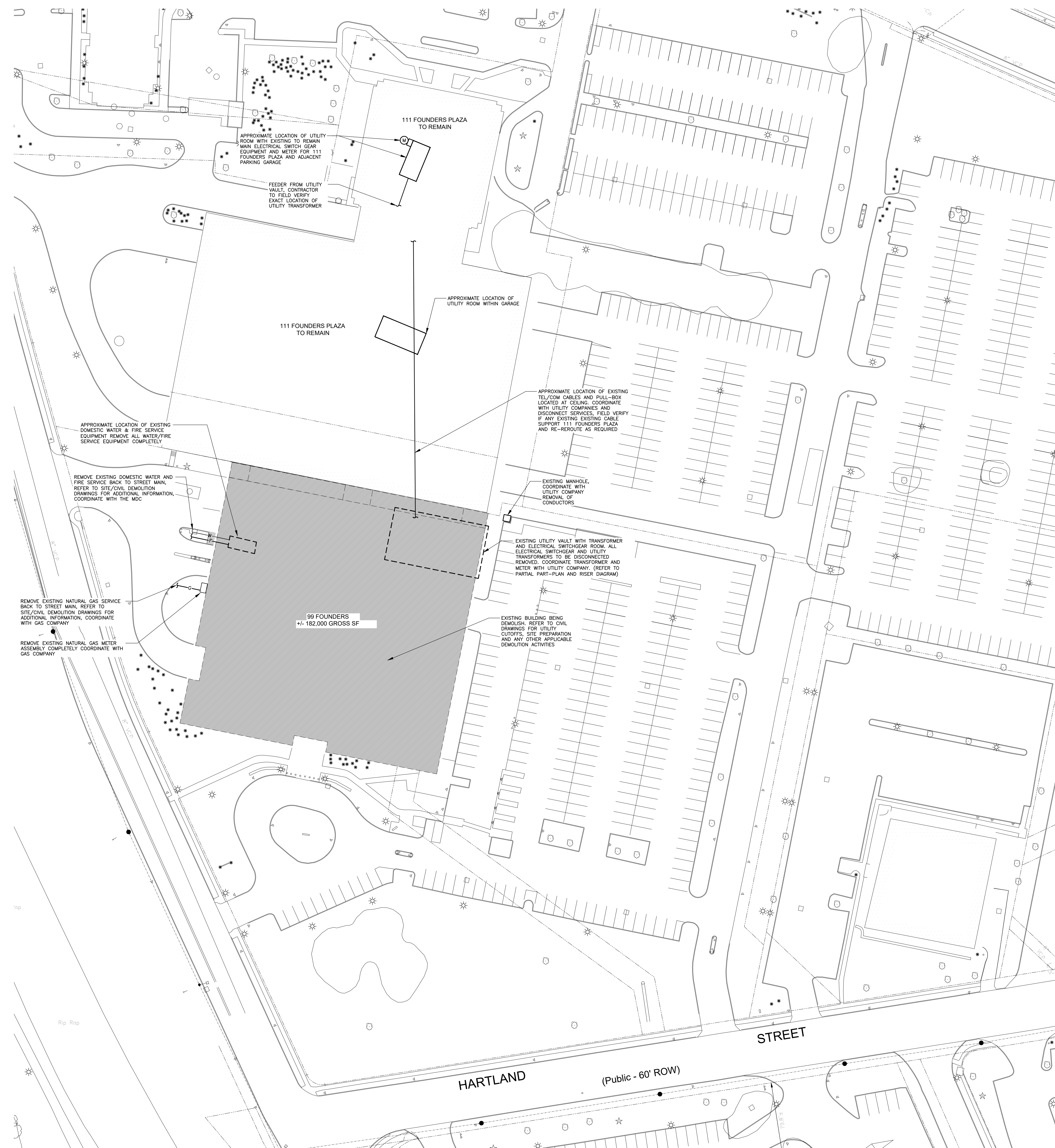
BUILDING DEMOLITION PLAN

ISSUED FOR:	SCHEMATIC DESIGN
DATE ISSUED:	10/20/2023
SCALE:	As Indicated
PROJECT NUMBER:	22195
DRAWN BY:	BF

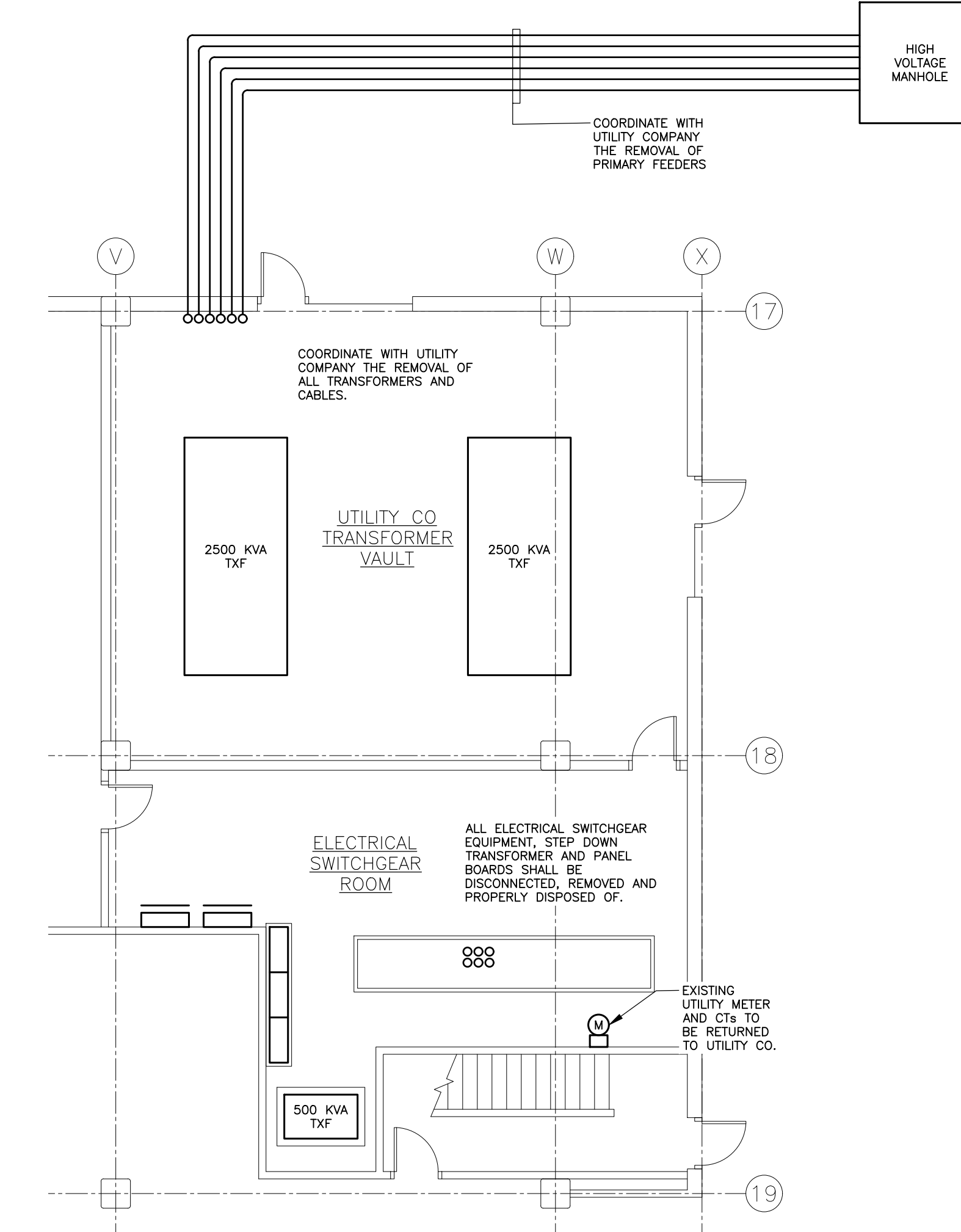
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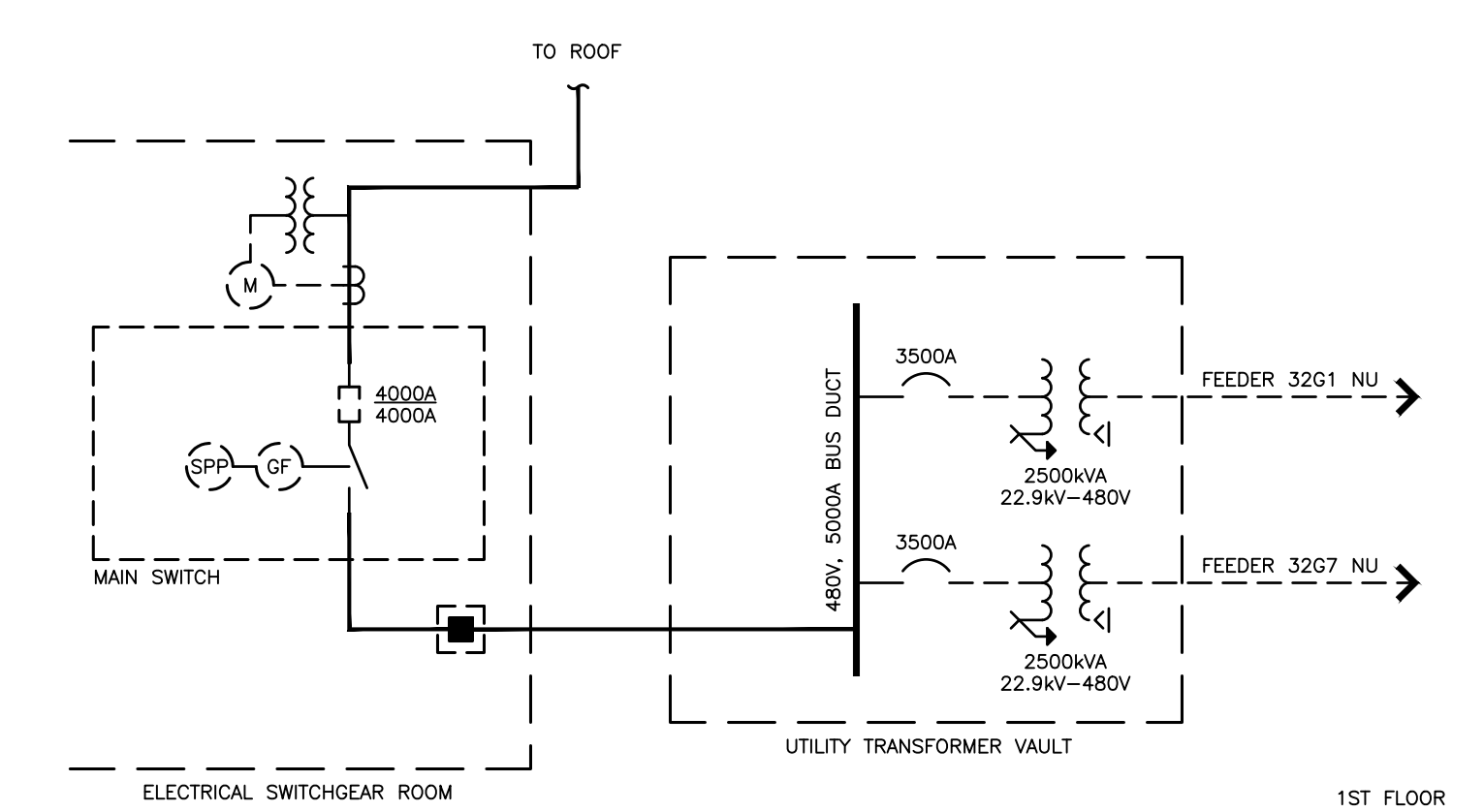
REVISIONS NO.	DESCRIPTION	DATE



SITE UTILITY DEMOLITION PLAN
SCALE: 1" = 40'-0"



ELECTRICAL EXISTING PARTIAL PART-PLAN - 99 FOUNDERS PLAZA
SCALE: 1/8" = 1'-0"



PARTIAL EXISTING POWER RISER DIAGRAM
N.T.S.

ELECTRICAL DEMOLITION/REMOVAL
PARTIAL RISER DIAGRAM SHOWN FOR EQUIPMENT REFERENCE. ALL EQUIPMENT SHALL BE DISCONNECTED AND REMOVED.
BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL VISIT THE SITE AND BECOME THOROUGHLY FAMILIAR WITH ALL EXISTING CONDITIONS UNDER WHICH HIS WORK WILL BE INSTALLED.
ALL ITEMS BEING REMOVED SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AND REMOVED FROM THE SITE AND SHALL BE REMOVED FROM THE SITE.
ALL UTILITY CABLING SHALL BE REMOVED AS INDICATED BY UTILITY COMPANY.

99 FOUNDERS SITE/STRUCTURE DEMOLITION

20 HARTLAND ST
EAST HARTFORD, CT



SITE UTILITY DEMOLITION PLAN

ISSUED FOR:	PERMIT
DATE ISSUED:	10/19/2023
SCALE:	As indicated
PROJECT NUMBER:	22195
DRAWN BY:	AKI JAG /JAP

SUD-100

G:\IES Projects\2023 Projects\Team TEM\23041 Part 1 Eastside Masterplan\Contract Documents\23041_SUD-100.dwg Plotted by cnassara on Oct 19, 2023 - 4:47pm