

TO: ASDRC

FROM: Alter & Pearson, LLC

DATE: March 29, 2023

RE: Narrative for Facade Enhancements at Fox Run Mall –§12.9 Minor Change

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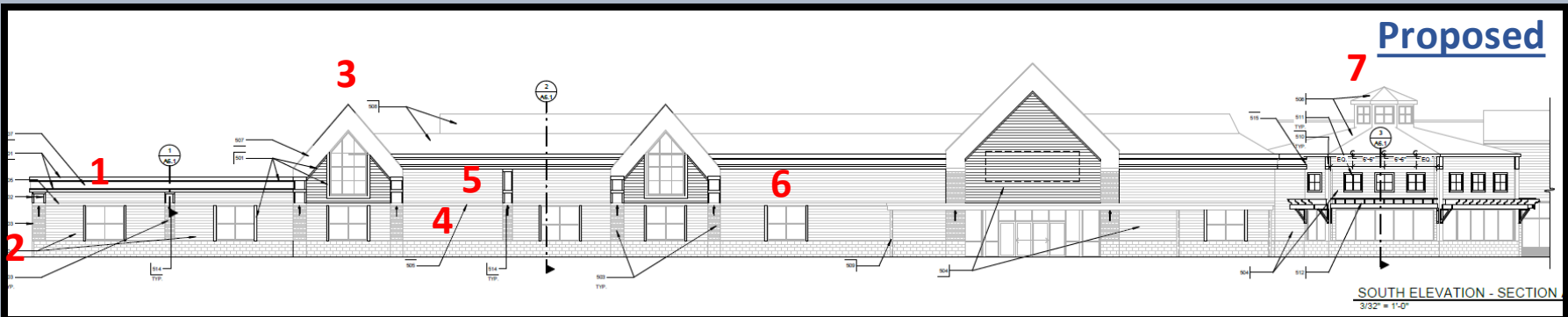
Please note that this application is almost identical to the §12.9 Minor Change approved by the Town Plan & Zoning Commission at its Meeting on May 5, 2020. Due to the COVID-19 Pandemic, including impacts to the leasing of retail and office space together with construction costs and supply chain issues, the project was delayed. At its April 20, 2021, meeting the Commission granted an extension to complete substantial construction through May 5, 2022. The Applicant/Owner now has advanced the plans to construction drawings, has selected a contractor and is able to immediately start construction.

The Applicant/Owner is seeking approval of a §12.9 Minor Change to improve the building facade of the Shoppes at Fox Run in order to (1) unify the multiple building spaces, (2) improve the entrance and visibility of the second story office space, and (3) provide landscaping improvements adjacent to the building. *Please see the attached construction drawings for additional information and details.* The entrance to the second story office space will have a new sign and facade. The stair tower will be renovated with additional windows to improve visibility and allow light to enter the secondary access point to the offices. Site improvements include the installation of a raised planter with seat wall in the main plaza, pavement improvements at the existing stair tower, new movable planters at the office entry and replacement of trees along the facade of the plaza building. In accordance with a condition of approval from the engineering department the existing one-way two-lane driveway will remain at the easterly side of the Site; however, it will be reduced in width to allow for increased green space along the building façade and will have traffic permitted in both directions.

As part of the 2020 approval the Applicant/Owner attended two sessions with the Community Beautification Committee on November 13, 2019, and February 12, 2020, when a positive recommendation was received. Additionally, the Applicant/Owner attended two sessions with the Plans Review Subcommittee on November 13, 2019, and February 12, 2020. The design was revised for a New England village aesthetic and the subcommittee members indicated that they were favorable to the revised design. The current proposal has limited changes which are shown in the attached elevation comparisons. The presentation from the 2020 approval is also attached for your reference.



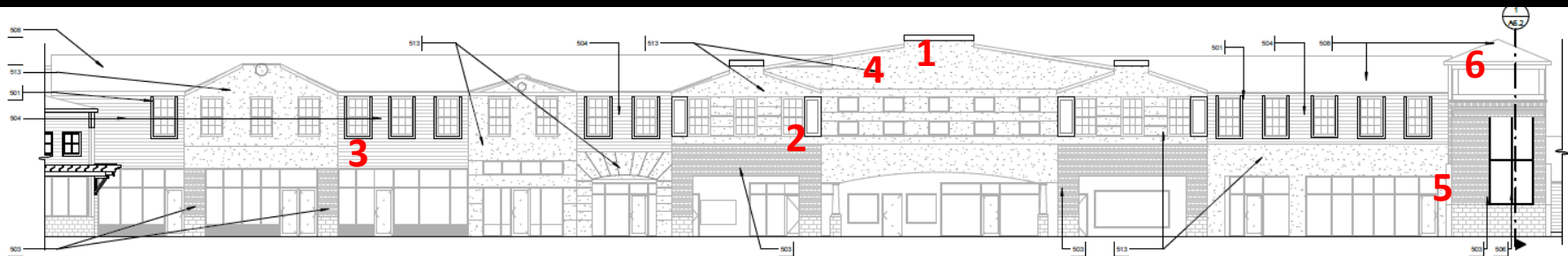
	Approved	Proposed
1 . Upper Trim	leaf detail	eliminate & add additional trim
2. Engaged Pilaster Base	gray granite	keep existing base
3. Plank siding and trim	kaki shade	gray shade
4. Trim (top of windows)	brown	white
5. Wood Pergola Canopy Detail	on six windows	eliminate



SOUTH ELEVATION - SECTION  
3/32" = 1'-0"

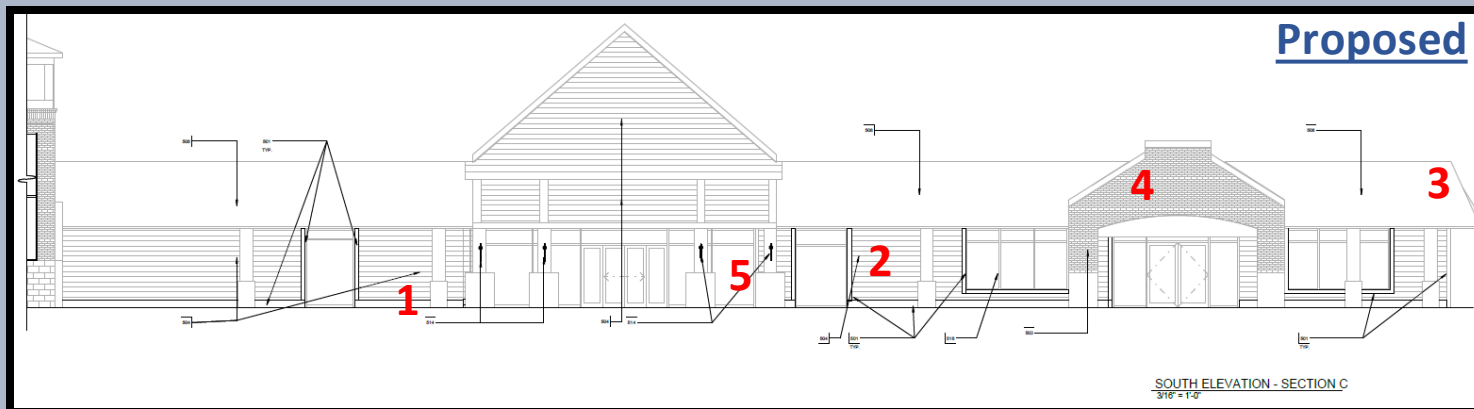


	Approved	Proposed
1. Circle trim detail	keep existing	this will remain, but is not shown in construction drawings
2. Double Window	double window (potential drawing error)	single window
3. Plank siding and trim	kaki shade	gray shade
4. Horizontal detail	include	eliminate
5. Wood pergola at door	Wood pergola at door to tower	eliminate
6. Clock	Keep	eliminate





	Approved	Proposed
1 . Overhang of building	Remove overhang/ pushback to storefront windows	Keep existing overhang as currently exists
2. Plank siding and trim	kaki shade	gray shade
3. Cornice	Circle detail	Eliminate as no longer removing overhang
4. Siding around sign	dark gray color	Keep existing
5. Light Sconce	Not included	add



# **Presentation from Previous Approval**

# Shoppes at Fox Run Façade and Landscaping Enhancements



**Applicant/Owner:**  
**Brixmor Residual Shoppes at Fox Run, LLC**

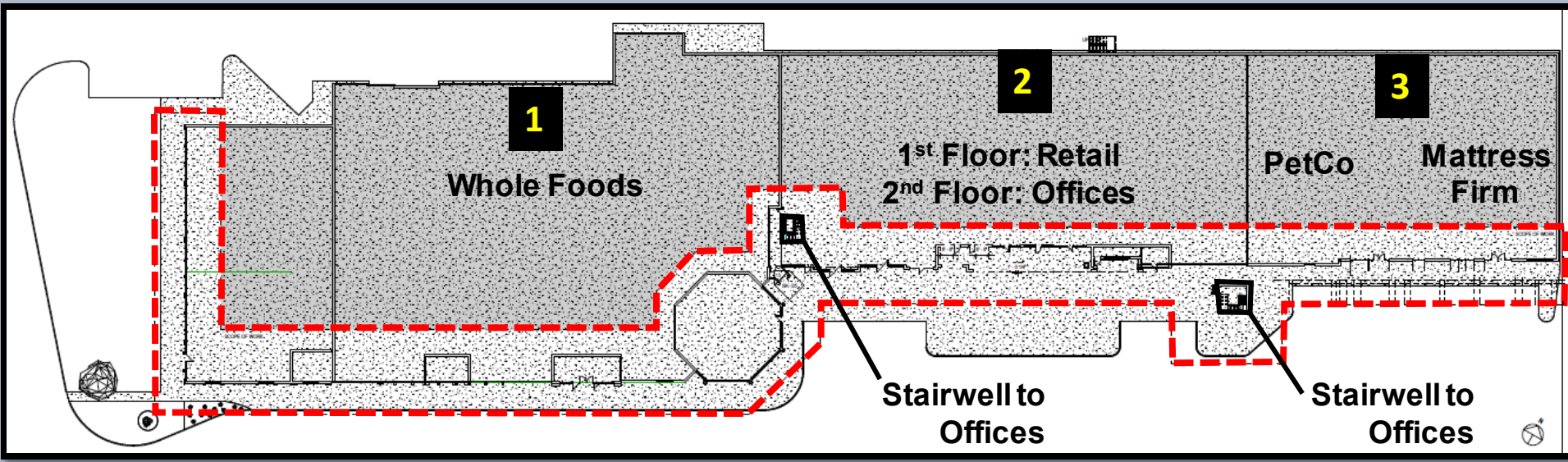
**Town Plan & Zoning Commission**  
**May 5, 2020**

**Section 12.9 Minor Change**  
**7:00 PM**

# Aerial View



# Scope of Work





# Key Elevations


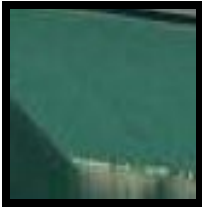




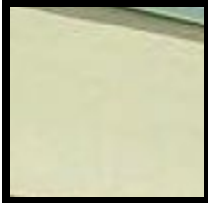
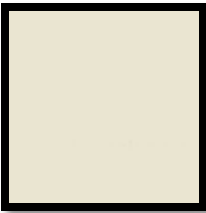

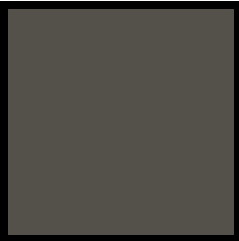
1

2

3



# Proposed Materials and Color Palette

	Existing	Proposed	Description		Existing	Proposed	Description
<b>Stone</b>			<b>Material:</b> Granite <b>Finish:</b> Grey <b>Location:</b> Engaged Pilaster Base	<b>Awning</b>			<b>Material:</b> Wood Pergola <b>Finish:</b> Paint White <b>Location:</b> Above Whole Foods Glazing
<b>Brick</b>			<b>Finish:</b> White Wash <b>Location:</b> Engaged Pilasters	<b>Store Front</b>			<b>Material:</b> Existing Storefront / Window Glazing <b>Finish:</b> Existing to Remain <b>Location:</b> Retail Fronts
<b>Roof Shingle</b>			<b>Material:</b> Rubber 'slate' Roof Tile <b>Finish:</b> Enviro slate <b>Location:</b> Roof	<b>EFIS Yellow</b>			<b>Material:</b> EIFS <b>Finish:</b> Colonial White <b>Location:</b> Cornice
<b>Plank Siding</b>			<b>Material:</b> Existing Plank Siding <b>Finish:</b> SW 7533 Khaki Shade <b>Location:</b> Field Siding	<b>Fascia</b>			<b>Material:</b> EIFS <b>Finish:</b> SW 7528 Windsor Greige <b>Location:</b> Whole Foods Peaks Fascia
<b>Siding</b>			<b>Material:</b> EIFS / Existing Siding <b>Finish:</b> SW 7048 Urbane Bronze <b>Location:</b> Accent Walls				

**West Façade – Existing**



**West Façade – Proposed**



# (View from Grove Street) West Elevation



# Whole Foods – Existing



# Whole Foods – Proposed



# (View from Welles Street) Whole Foods Elevation

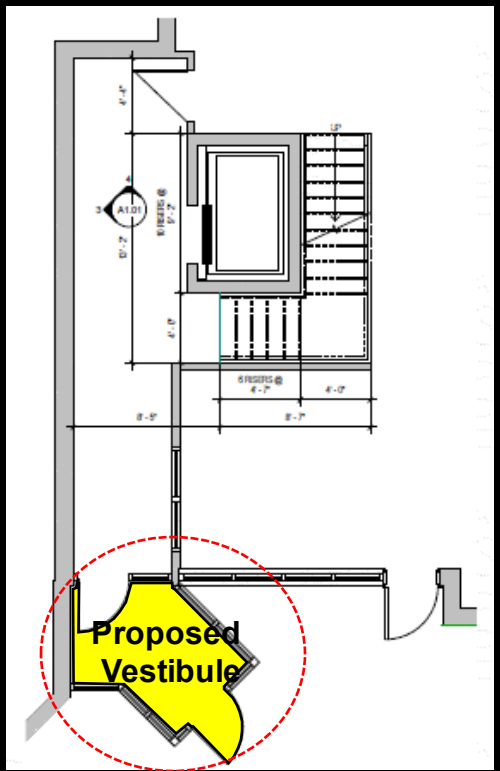


# Office Entry – Existing

# Office Entry – Proposed



## 1st Floor Lobby



## Office Entry – Elevation

Office/Retail – Existing



Office/Retail – Proposed





# (Welles Street View) Office/Retail Elevation



## Office Tower – Existing



## Office Tower – Proposed



# Office Tower Elevations



5 LOBBY TOWER - WEST  
ELEVATION

3/16" = 1'-0"



4 LOBBY TOWER - SOUTH  
ELEVATION

3/16" = 1'-0"



3 LOBBY TOWER - EAST  
ELEVATION

3/16" = 1'-0"

## Petco – Existing



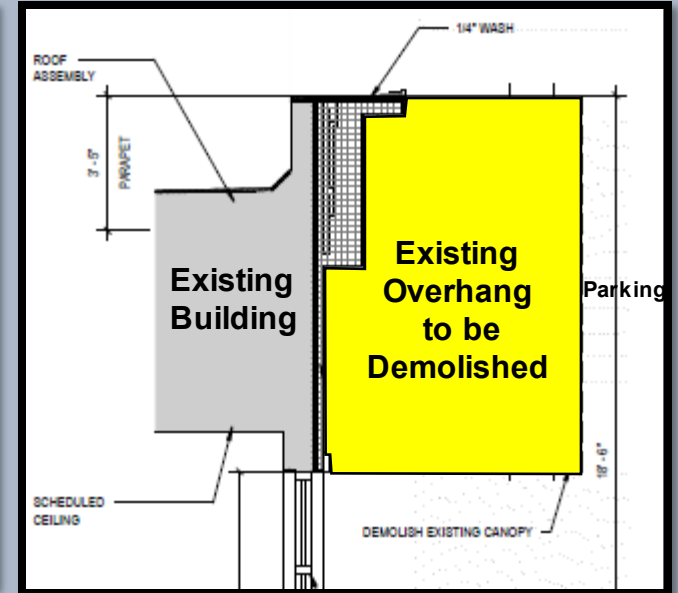
## Petco – Proposed



# (View from Welles Street) Petco Elevation



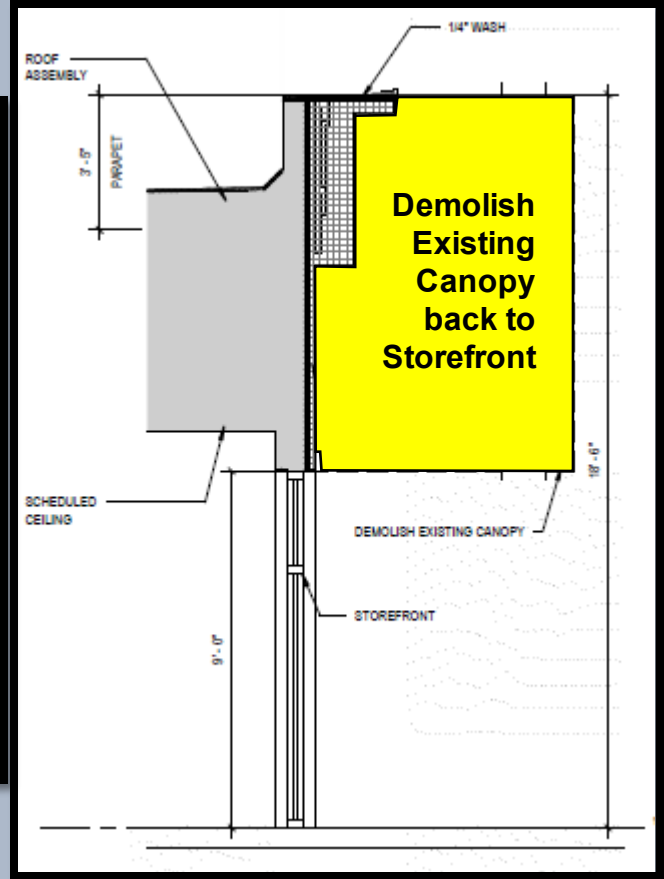
# Mattress Firm – Existing



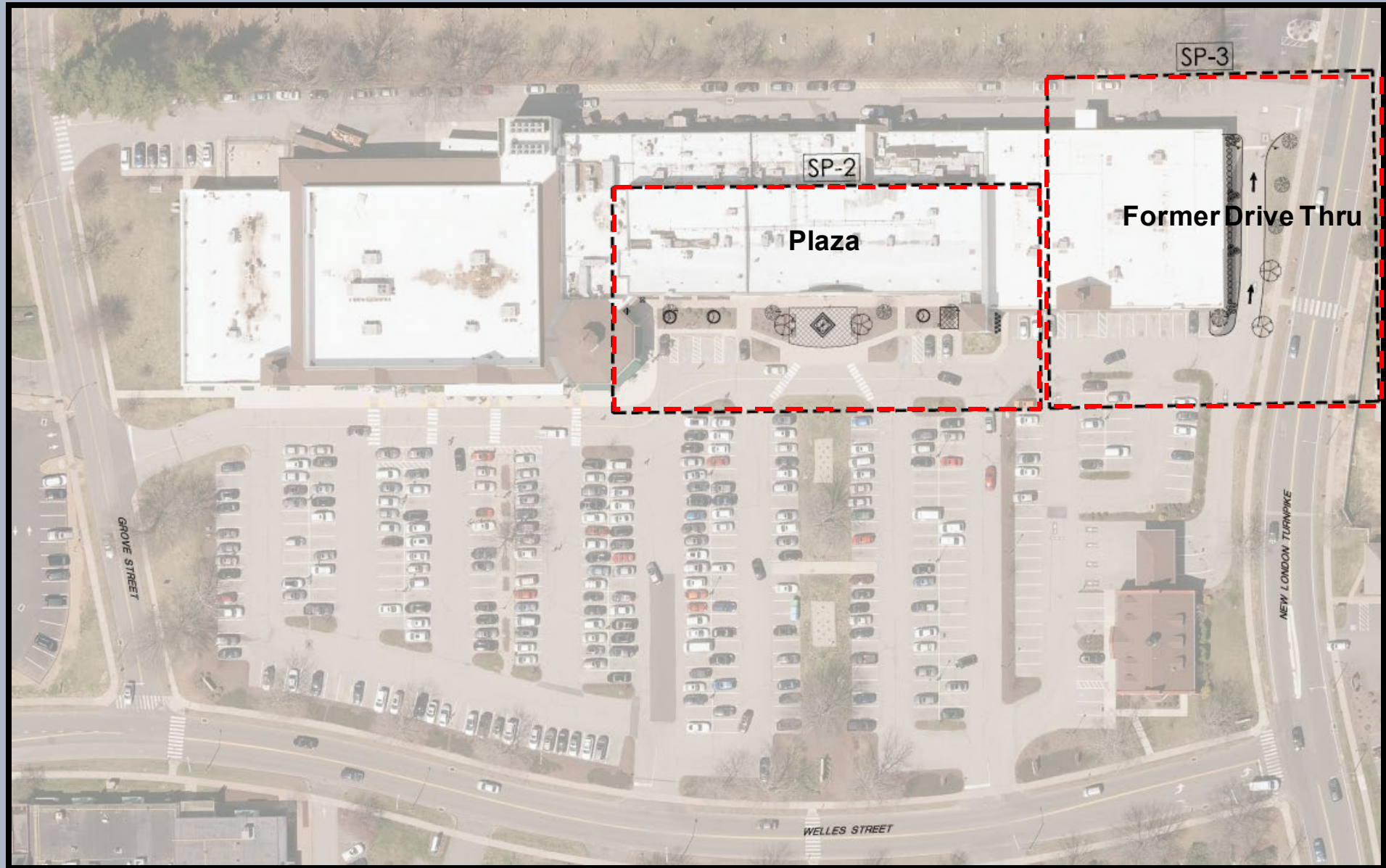
# Mattress Firm – Proposed



# (View from Welles Street) Mattress Firm Elevation

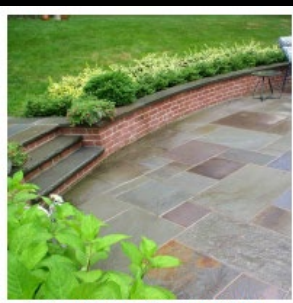


# Landscaping Enhancement Plan





# Plaza Landscaping Plan



BRICK-FACED SEAT WALL WITH STONE CAP

COLUMNAR SARGENT CHERRY



BOWHALL RED MAPLE



SNOW FOUNTAINS WEeping CHERRY

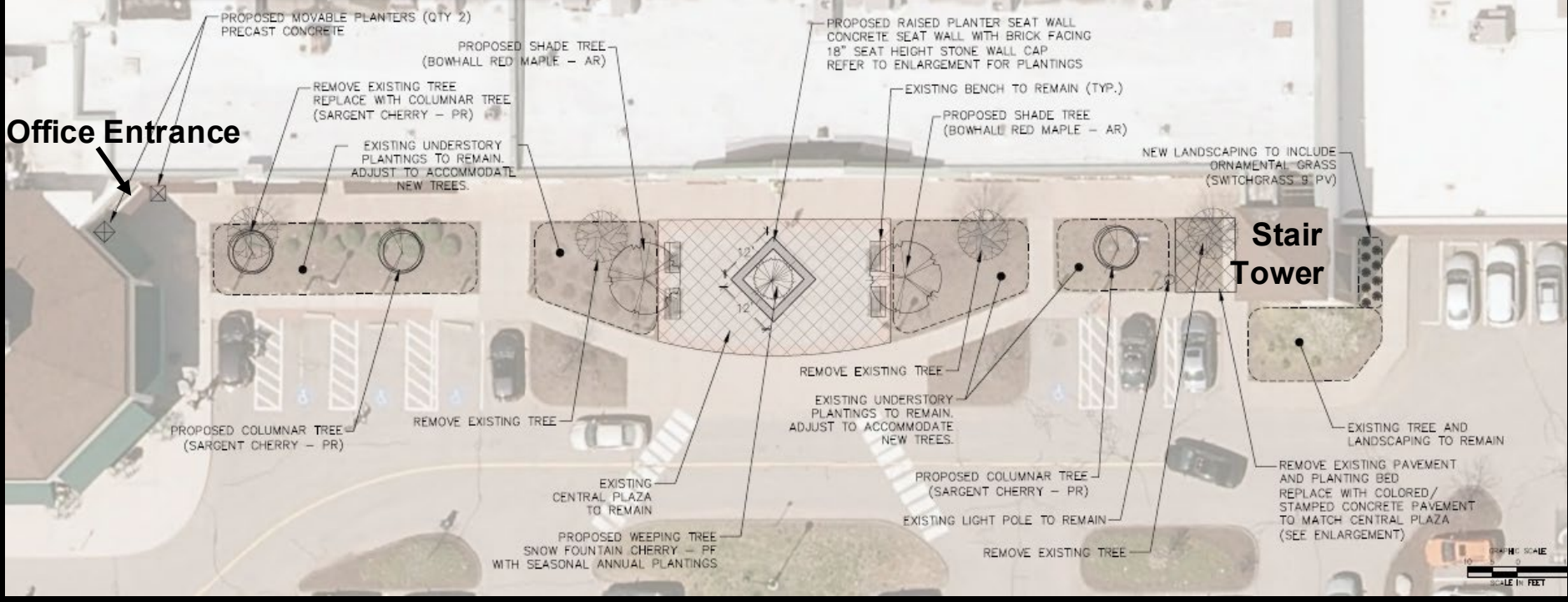
## LANDSCAPE PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
AR	2	<i>Acer rubrum</i> 'Bowhall'	Bowhall Red Maple	B&B	2"-2.5" CAL.	MIN. 6' BRANCH HEIGHT
PF	1	<i>Prunus</i> x 'Snofozam'	Snow Fountains Weeping Cherry	B&B	1.5"-2.0" CAL.	
PR	3	<i>Prunus sargentii</i> 'Columnaris'	Columnar Sargent Cherry	B&B	2"-2.5" CAL.	MIN. 6' BRANCH HEIGHT
PV	9	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass	CONT	18"-24" HT.	30" O.C.

PR	3	<i>Prunus sargentii</i> 'Columnaris'	Columnar Sargent Cherry	B&B	2"-2.5" CAL.	MIN. 6' BRANCH HEIGHT
PV	9	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass	CONT	18"-24" HT.	30" O.C.

Office Entrance

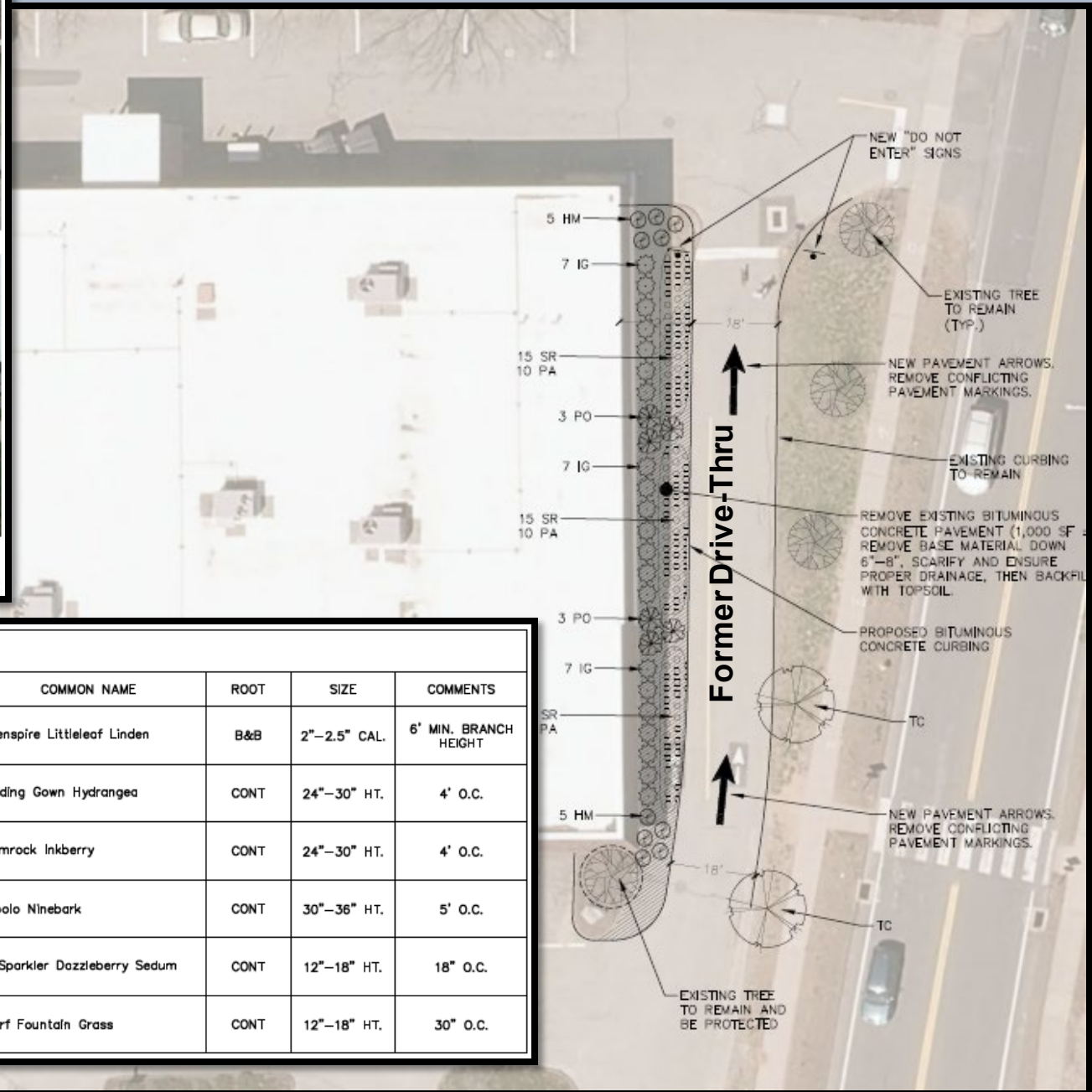
Stair Tower



# Former Drive-Thru Landscaping Plan



EXISTING SITE PHOTOS



## LANDSCAPE PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
TC	2	<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden	B&B	2"-2.5" CAL.	6' MIN. BRANCH HEIGHT
HM	10	<i>Hydrangea macrophylla</i> 'Wedding Gown'	Wedding Gown Hydrangea	CONT	24"-30" HT.	4' O.C.
IG	21	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	CONT	24"-30" HT.	4' O.C.
PO	6	<i>Physocarpus opulifolius</i> 'Monlo'	Diablo Ninebark	CONT	30"-36" HT.	5' O.C.
SR	45	<i>Sedum</i> 'Dazzleberry'	SunSparkler Dazzleberry Sedum	CONT	12"-18" HT.	18" O.C.
PA	30	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass	CONT	12"-18" HT.	30" O.C.

# Engineering Memo Condition #1



The existing double lane, one-way circulation pattern on the east side of the main structure is a remnant of the former bank drive-thru which existed at this location. It is suggested that the paved width on this side of the structure be reduced to 20' and that two-way traffic be allowed. This will enable the auxiliary New London Turnpike entrance to become fully functional while still creating a paved width reduction which may be used for substantive landscaping improvements immediately adjacent to the building.

PROJECT:  
 SHOPPES AT FOX RUN  
 BRIXMOR  
 55 WELLES STREET  
 GLASTONBURY, CT 06033

PROJECT NUMBER: 21179

DENNIS COLWELL  
 ARCHITECTS  
 132 CENTRAL STREET, SUITE 203, FORDBOROUGH, MA 02035  
 P. 508-241-1221 F. 508-45-4466 WWW.DC-ARCHITECT.COM



**SOUTH ELEVATION - PART A**  
 3/32" = 1'-0"



**SOUTH ELEVATION - PART B**  
 3/32" = 1'-0"



**SOUTH ELEVATION - PART C**  
 3/16" = 1'-0"

STAMP:

ISSUE:	DATE:
ISSUED FOR CONSTRUCTION	04/05/23

DRAWING SCALE: As indicated  
 DRAWN BY: Author      CHECKED BY: Checker

DRAWING TITLE:  
 PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER:

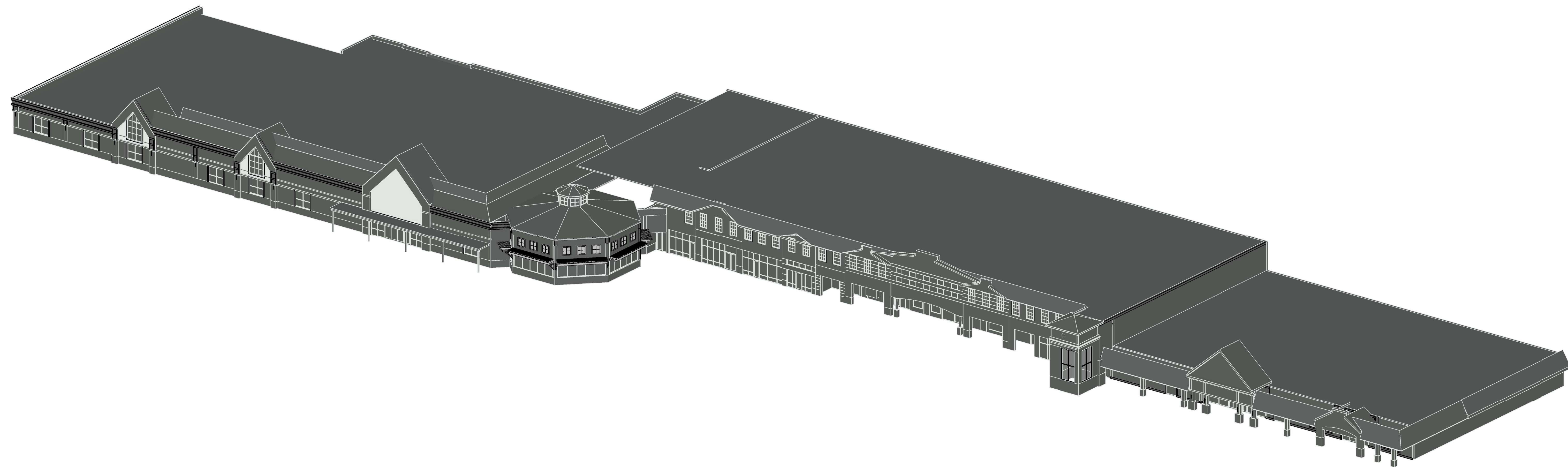
**A5.3**


# SHOPPES AT FOX RUN

## EXTERIOR RENOVATIONS

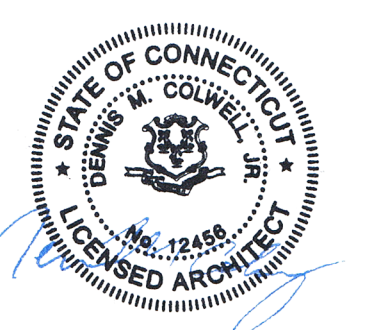
55 WELLES STREET

GLASTONBURY, CT 06033



 DENNIS COLWELL  
ARCHITECTS

132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035  
P. 508-241-2122 F. 508-455-4466 WWW.DC-ARCHITECT.COM



Abbreviation	Description	Abbreviation	Description
AT	ANGLE	EQ	EXIST.
A	CENTERLINE	EXH	EXHAUST
1/2	CHANNEL	EXP	EXPOSED
>	FURNISH	EXT	EXTERIOR
	PLATE	F.B.C.	FURNISHED BY CONTRACTOR
A.F.F.	ABOVE FINISH FLOOR	F.O.	FURNISHED BY OWNER
A.P.	ACCESS PANEL	F.C.	FIRE CODE
A.T.	ASPHALT TILE	F.D.	FLOOR DRAIN
A/C	AIR CONDITIONING	F.E.	FIRE EXTINGUISHER
A.C.T.	ACoustical CEILING TILE	F.E.C.	FIRE EXTINGUISHER CABINET
AC	ACE	F.F.	FIRE FIGHTING
ADDN	ADDITION	F.N.	FOUNDATION
ADD.	ADDITION	F.O.	FLOOR
ADJUST.	ADJUSTABLE	F.I.R.	FIRE HYDRANT
ALT.	ALTERNATE	F.P.	FRAME OPENING
ALUM	ALUMINUM	F.P.	FIRE PROOFING
ANCH.	ANCHORAGE	F.P.	FIRE PROOFING
ANOD.	ANODIZED	F.P.	FIRE PROOFING
APPROX.	APPROXIMATE	F.O.F.	FACE OF FOUNDATION
ARCH.	ARCHITECTURAL	F.O.S.	FACE OF STUD
ASPH.	ASPHALT	F.O.W.	FACE OF WALL
B.M.	BENCHMARK	FRMG.	FRAMING
B.O.	BOTH WAYS	FR	FRAME
B.D.	BOTTOM OF BOARD	FT.	FOOTING
BLDG.	BUILDING	FUR.	FURNITURE
BLDG.	BUILDING	FURN.	FURNITURE
BK.	BLIND	F.R.C.	FIBERGLASS REINFORCED
BKT.	BLANKET	PANE.	PANE
BLM.	BLIND	F.R.P.T.	FIRE RETARDANT PRESSURE
BRG.	BEARING	TRETD.	TREATED
BRK.	BRICK	P.	FIRE RATED
BSMT.	BASEMENT	GA.	GALV
BVL.	BEVELED	GA.	GALV
CABT.	CABINET	G.C.	GENERAL CONTRACTOR
CARP.	CARPENTER	GL.	GLASS
C.I.	CAST IRON	GWB.	GYP/WALL BOARD
C.I.P.	CAST-IN-PLACE	GYP.BD.	GYP/WALL BOARD
C.C.	CORNER GUARD	HIGH.	HEIGHT
C.L.	CONTROL JOINT	HWRD.	HARDWARE
C.L.	CONTRACT LIMIT LINE	H.C.	HOLLOW CORE
C.L.P.	CORRUGATED METAL PIPE	H.M.	HOLLOW METAL
CLG.	CEILING	H.C.PFD.	HANDICAPPED
CLG.	CEILING	H.D.	HARDWOOD
COMB.	COMBINATION	HDWD.	HARDWOOD
COMP.	COMPOSITE	HWR.	HARDWARE
CMU	CONCRETE MASONRY UNIT	H.P.	HIGH POINT
COL.	COLUMN	HWZ.	HORIZONTAL
CONC.	CONCRETE	HR.	HOURLY
CONT.	CONTINUOUS	HVAC	HEATING, VENTILATION,
CRT.	CABINET	AIR COND.	AIR CONDITIONING
C.T.	CERAMIC TILE	I.B.C.	INSTALLED BY CONTRACTOR
D.	DEPTH	I.B.C.	INSTALLED BY OWNER
D.F.	DRINKING FOUNTAIN	I.C.S.	INSULATED COMPOSITE SIDING
D.H.	DOUBLE HUNG	IMPREG.	INSIDE DIAMETER
D.O.	DOOR OPENING	I.D.	INSIDE DIAMETER
DEFL.	DEFLECTION	INSUL.	INSULATED (I-ON) (ING)
DIAM.	DIAMETER	INT.	INTERIOR
DIAG.	DIAGONAL	INVERT.	INVERT
DMEN.	DIAMENSION	INTJ.	INTERIOR JOINT
DND.	DEAD LOAD	J.T.	JOINT
DNW.	DOWN	L.	LENGTH
DNW.	DOWN	LAM.	LAMINATED
D.TM.	DRAWING	LAV.	LAVATORY
D.S.	DOWNSPOUT	L.F.	LINEAR FEET
E.	EACH	L.G.	LONG
E.A.	EXPANSION JOINT	L.G.	LOCATED (I-ON)
EP.	ELECTRIC PANEL	L.T.G.A.	LIGHT GAUGE
EP.	ELECTRIC PANEL	L.V.	LINER
ELC.	ELECTRICAL	LVE.	LIVE LOAD
ELEV.	ELEVATION	L.P.	LOW POINT
ENC.	ENCLOSURE	MACH.	MACHINE
ENL.	ENLARGED		
ESTM.	ESTIMATE		

ABBREVIATIONS

Symbol	Description	Symbol	Description
[---]	MATCHLINE	[---]	NEW STUD WALL
[△-10]	INTERIOR ELEVATION KEY, INDICATED NUMBERS USED FOR VIEW IDENTIFICATION	[---]	NEW CMU WALL
[△-1]	EXTERIOR ELEVATION KEY, NUMBERS USED FOR VIEW IDENTIFICATION	[---]	NEW BRICK WALL
[△-1]	REVISION TAG	[---]	EXISTING WALL TO BE REMOVED
[AA]	WINDOW TAG	[---]	EXISTING WALL TO REMAIN
[G1.0]	WALL TYPE, SEE WALL TYPES ON DWG. G1.0	[EARTH]	EARTH
[A]	SPOT ELEVATION - CEILING HEIGHT	[GRAVEL]	GRAVEL
[A]	DEMOLITION KEYNOTE	[CONCRETE]	CONCRETE
[A]	DRAWING KEYNOTE	[CMU]	CMU
[1 SIM / AB.1]	DETAIL VIEW KEY	[BRICK]	BRICK
[1 SIM / AB.1]	FULL BUILDING SECTION KEY	[BATT INSULATION]	BATT INSULATION
[1 SIM / AB.1]	WALL AND PARTIAL SECTION KEY	[RIGID INSULATION]	RIGID INSULATION
[101]	ROOM NAME	[STEEL]	STEEL
[101A]	ROOM TAG, SEE DOOR SCHEDULE ON DWG. A7.??	[ROUGH LUMBER]	ROUGH LUMBER
[N]	NORTH ARROW	[PLYWOOD]	PLYWOOD
[A]	FINISH TAG, SEE FINISH SCHEDULE ON DWG. A7.??	[FINISHED WOOD]	FINISHED WOOD
[1 SIM / A4.1]	ENLARGED PLAN OR DETAIL CALLOUT		
[---]	ALIGN SURFACES		

ARCHITECTURAL PLAN SYMBOLS

WALLS LEGEND

Material	Symbol
EARTH	[EARTH]
GRAVEL	[GRAVEL]
CONCRETE	[CONCRETE]
CMU	[CMU]
BRICK	[BRICK]
BATT INSULATION	[BATT INSULATION]
RIGID INSULATION	[RIGID INSULATION]
STEEL	[STEEL]
ROUGH LUMBER	[ROUGH LUMBER]
PLYWOOD	[PLYWOOD]
FINISHED WOOD	[FINISHED WOOD]

MATERIALS LEGEND

GENERAL FRAMING NOTES

1. ALL FRAMING LUMBER SHALL BE HEM-FIR GRADE NO. 2 OR S.P.F. (SPRUCE-PINE-FIR) GRADE NO. 2 OR APPROVED LOCAL (UNLESS OTHERWISE SPECIFIED) AND SHALL MEET THE REQUIREMENTS OF THE AMERICAN FOREST AND PAPER ASSOCIATION. THE MINIMUM ALLOWABLE BENDING STRESS (F<sub>b</sub>) SHALL BE 875 P.S.I., THE MINIMUM ALLOWABLE COMPRESSION STRESS (F<sub>c</sub>) SHALL BE 400 P.S.I., THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,400,000 P.S.I., OTHER FRAMING MATERIAL FOR INTERIOR NON-LOAD BEARING STUDS MAY BE SUBSTITUTED UPON APPROVAL OF THE ENGINEER.
2. ALL PRESSURE TREATED (CCA TREATED) DIMENSIONAL FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE NO. 2. THE MINIMUM ALLOWABLE BENDING STRESS (F<sub>b</sub>) SHALL BE 1,050 P.S.I., THE MINIMUM ALLOWABLE COMPRESSION STRESS (F<sub>c</sub>) SHALL BE 565 P.S.I., THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,400,000 P.S.I.
3. ALL PRESSURE TREATED (CCA TREATED) SOLID TABULARS SHALL BE SOUTHERN PINE GRADE NO. 2 (UNLESS OTHERWISE SPECIFIED ON DRAWINGS), THE MINIMUM ALLOWABLE BENDING STRESS (F<sub>b</sub>) 850 P.S.I., THE MINIMUM ALLOWABLE COMPRESSION STRESS (F<sub>c</sub>) SHALL BE 375 P.S.I., THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,200,000 P.S.I.
4. ALL '1x1's' SHOWN ARE TO BE PARALLAMS OR MICROLAMS. THE MINIMUM ALLOWABLE BENDING STRESS (F<sub>b</sub>) SHALL BE 2,000 P.S.I., THE MINIMUM ALLOWABLE COMPRESSION STRESS (F<sub>c</sub>) PERPENDICULAR TO THE GRAIN SHALL BE 750 P.S.I., THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 2,000,000 P.S.I. ALL PARALLAMS EXPOSED TO THE WEATHER SHALL BE PRESURE TREATED (CCA TREATED). INSTALL MICROLAMS AND PARALLAMS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. USE 3/4" TONGUE AND GROOVE STRUCTURAL GRADE FIR PLYWOOD FLOOR SHEATHING, 5/8" EXTERIOR STRUCTURAL GRADE FIR (C.D.X) PLYWOOD ROOF SHEATHING, AND 5/8" EXTERIOR STRUCTURAL GRADE FIR (C.D.X) AT WALLS. ALL JOINTS SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED SUPPORTS.
6. ALL EXTERIOR AND INTERIOR STUD WALLS TO BE 2x4 MINIMUM @ 16" O.C. UNLESS OTHERWISE NOTED.
7. PROVIDE ADEQUATE WALL RESISTANCE TO BACKING BY DIAGONAL CORNER WIND BRACING ANCHORED TO SILL PLATES.
8. PROVIDE SOLID BLOCKING @ 8" @ 0' INTERVALS BETWEEN FLOOR JOISTS AND/OR DOUBLE ALL JOISTS UNDER EACH PARTITION.
9. USE FULLY NAILED METAL CONNECTORS (TECO, SIMPSON OR EQUAL). JOIST HANGERS WHEN JOISTS OR BEAMS FRAME INTO OTHER JOISTS OR BEAMS. PROVIDE METAL POST CAPS AND BASES FOR ALL POSTS.
10. FOR ROUGH WINDOW OPENINGS AND INTERIOR DOOR OPENINGS UP TO 3 FEET USE 2x6x6 HEADER BEAMS FROM 3 TO 4 FEET. USE 2x8x8 HEADER BEAMS, AND FROM 6 TO 8 FEET USE 2x10x10 HEADER BEAMS. EXCEPT AS NOTED OTHERWISE ON THE PLANS OR SPECIFICATIONS, IF MICROLAMS OR PARALLAMS ARE SPECIFIED ON PLANS, PROVIDE SOLID 4x4 POST SUPPORTS FOR DOUBLE HEADERS AND SOLID 4x6 POSTS FOR TRIPLE HEADERS, OR AS OTHERWISE SPECIFIED ON THE PLAN.
11. ALL FRAMING TO BE INSTALLED IN ACCORDANCE WITH STATE BUILDING CODE REQUIREMENTS AND GENERAL FRAMING PRACTICE AS DETAILED IN THE ARCHITECTURAL GRAPHIC STANDARDS, BY RAKES & SLEEPER.
12. ALL PLYWOOD FLOOR SHEATHING SHALL BE GLEUED & SCREWED TO SUPPORTING WOOD FRAMING MEMBERS USING AMERICAN PLYWOOD ASSOCIATION (A.P.A.) GLEUED FLOOR SYSTEM. WOOD GLUE TO BE CONTECH, INC. P-1400 SUB FLOOR CONSTRUCTION ADHESIVE, OR APPROVED EQUAL.
13. ALL WALL STUDS TO ALIGN WITH FLOOR JOISTS AND ROOF RAFTERS.
14. THE CROSS WALLS AND THE BEAMS ARE TO PROVIDE THE LATERAL RESTRAINT FOR THE BUILDINGS AND SHOULD BE SECURELY ATTACHED AT EACH END AND OR TO THE EXTERIOR WALLS.
15. BUILT-UP BEAMS: (3) PREC MINIMUM USING CONVENTIONAL FRAMING LUMBER SHALL BE FULLY SPUN TOGETHER WITH 2-10D NAILS AND PARALLAMS, OR MICROLAMS WITH 2-16D NAILS (TOP AND BOTTOM) AT 12" O.C., OR AS OTHERWISE NOTED ON THE DRAWINGS, OR AS RECOMMENDED BY THE MANUFACTURER. FOUR (4) BUILT-UP BEAMS TO BE TRUSCULATED WITH 2" (2) DIAMETER BOLTS AT 16" ON CENTER.
16. ALL NAILS, FASTENERS AND CONNECTORS EXPOSED TO THE WEATHER SHALL BE HOT-DIP GALVANIZED.
17. THE FLOOR JOISTS SHOWN AS '1x4' ARE WOOD JOISTS AS MANUFACTURED BY BOISE CASCADE, THE INSTALLATION, BLOCKING BRACING, OPENING TIE WAYS, HEADERS, WEB STIFFENERS, ETC., ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. PROVIDE DESIGN AND LAYOUT DRAWINGS TO THE MANUFACTURER AND SUBMIT TO THE ENGINEER.

GENERAL CONSTRUCTION NOTES

DIMENSIONING NOTES

1. ALL DIMENSIONS SHOWN ARE SHOWN AS FOLLOWS:  
FRAMED CONSTRUCTION: WALLS: FACE OF STUD TO FACE OF STUD  
DOORS / WINDOWS: CENTERLINE OF UNIT
  2. ALL ANGLES ARE 45° OR 90° UNLESS NOTED OTHERWISE
  3. MASONRY / CONCRETE CONSTRUCTION: WALLS: FACE OF MASONRY TO FACE OF MASONRY  
DOORS / WINDOWS: MASONRY OPENING
  4. FINISHED DIMENSIONS SHALL BE NOTED AS EITHER FINISHED OR CLEAR ON DIMENSION STRING.
- (NOTES ARE NOT KEED ON DRAWINGS)
- G.1 ALL CONSTRUCTION IS TO COMPLY WITH ANY AND ALL APPLICABLE LOCAL AND STATE BUILDING CODES.
  - G.2 EACH PRIME SUBCONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR REQUIRED PERMITS AND SCHEDULING REQUIRED INSPECTIONS UNLESS DIRECTED OTHERWISE BY OWNER.
  - G.3 GENERAL CONTRACTOR SHALL ERECT TEMPORARY BARRIERS, WARNING SIGNS, CONSTRUCTION FENCING ETC. TO MAINTAIN A SAFE WORKING ENVIRONMENT.
  - G.4 CONSTRUCTION DEBRIS AND DEMOLISHED MATERIALS SHALL BE DISPOSED OF IN A LAWFUL AND TIMELY MANNER.
  - G.5 CONTRACTOR SHALL PROTECT ALL REQUIRED MEANS OF EGRESS THROUGHOUT ENTIRE CONSTRUCTION PERIOD.
  - G.6 CONTRACTOR SHALL BE RESPONSIBLE FOR THE BRACING AND SHORING OF THE STRUCTURE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

PERMITTING & LOCAL REQUIREMENTS

GENERAL CONSTRUCTION NOTES

1. GENERAL CONTRACTOR SHALL RESPECT THE SITE AND SHALL BE FAMILIAR WITH ALL CONDITIONS AND WITH LIMITATION OF THE CONTRACT AND SCOPE OF WORK.
2. ALL CONTRACTORS SHALL ENSURE THAT ALL WORK AND MATERIALS SHALL COMPLY WITH ALL FIRE SAFETY, HEALTH, LOCAL AND STATE BUILDING CODES, UNLESS OTHERWISE AGREED TO IN WRITING. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AND PAY FEES FOR THE SAME AS REQUIRED BY STATE AND LOCAL RULES AND REGULATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH WORK.
4. ANY ERRORS, AMBIGUITIES, DISCREPANCIES, OR OMISSIONS IN DRAWINGS OR NOTES SHALL BE REPORTED TO THE ARCHITECT FOR CORRECTION OR CLARIFICATION BEFORE ANY PART OF THE WORK IS STARTED.
5. IN GENERAL, ALL BUILDING SURFACES WITHIN CONSTRUCTION LIMITS SHALL BE CLEANED AT PROJECT COMPLETION. USE CLEANING MATERIALS AS RECOMMENDED BY PRODUCT MANUFACTURERS. EMPLOY EXPERIENCED WORKMEN OR PROFESSIONAL CLEANERS. BEFORE INSPECTION FOR SUBSTANTIAL COMPLETION, COMPLETE ALL NECESSARY CLEANING WITHIN AREA OF WORK, INCLUDING THE FOLLOWING:  
- REMOVE GREASE, DIRT, STAINS, FINISHINGS, ETC. FROM EXPOSED TO VIEW FINISHED SURFACES.  
- TOUCH UP MARRED SURFACES AS REQUIRED.  
- REMOVE PROTECTIVE COVERS FROM, CLEAN AND POLISH EXPOSED TO VIEW FIXTURES, WINDOWS, HARDWARE, ETC.
6. ALL FINISH MATERIAL SHALL BE STORED SO IT IS CLEAN AND FREE FROM STAIN OR DISCOLORATION.
7. THE CONTRACTOR SHALL SUBMIT REQUIRED SHOP DRAWINGS, FINISH AND OR COLOR SAMPLES AND EQUIPMENT CUTS PRIOR TO INSTALLATION TO THE ARCHITECT AND OWNER FOR APPROVAL BEFORE CONSTRUCTION BEGINS. IF NOT SPECIFIED OTHERWISE, COLORES AND FINISHES OF SPECIFIED PRODUCTS WILL BE SELECTED FROM MANUFACTURER'S STANDARD RANGE, SHOP DRAWINGS, PRODUCT DATA, AND OTHER SUBMITTALS (OTHER THAN ACTUAL SAMPLES) SHALL BE SUBMITTED IN ELECTRONIC (PDF) FORMAT WHEREVER POSSIBLE. IF PAPER SUBMITTALS ARE SUBMITTED, PROVIDE ONE (1) COPY FOR REVIEW.
8. THE ACCEPTANCE OF THE CONTRACT CARRIES WITH IT A GUARANTEE ON THE PART OF THE CONTRACTOR TO MAKE GOOD ANY DEFECTS IN WORK AND WORKMANSHIP FOR ONE YEAR FROM COMPLETION OF THE ENTIRE CONTRACT.
9. GENERAL CONTRACTOR SHALL CARRY ALL INSURANCE, SATISFACTORY TO OWNER.
10. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS AND LAYOUT OF THE WORK.
11. BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE WORK PREMISES WHILE JOB IS IN PROGRESS AND UNTIL JOB IS COMPLETED.
12. THE OWNER RESERVES THE RIGHT TO PERFORM ADDITIONAL WORK THAT IS NOT PART OF THE CONTRACT WITH THE OWNERS FORCE, UNDER SEPARATE CONTRACTS AND/OR WITH OTHER CONTRACTORS OR VENDORS. COORDINATE WITH THE OWNER AND THE OTHER CONTRACTORS AND COORDINATE WORK WITH THE OWNER SO THAT WORK BY OTHERS CAN BE INCORPORATED IN A TIMELY MANNER.
13. ALL DAMAGES TO THE BUILDING PROPERTY DUE TO CONTRACT OPERATIONS MUST BE REPORTED IMMEDIATELY TO THE OWNERS REPRESENTATIVE.
14. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS AND RECOMMENDATIONS. BY SKILLED WORKMEN UNDER ADEQUATE SUPERVISION. MATERIALS AND METHODS OF INSTALLATION SHALL ALSO CONFORM TO THE APPROPRIATE NATIONAL TRADE HANDBOOKS, I.E. ARCHITECTURAL WOODWORK INSTITUTES QUALITY STANDARDS, UNITED STATES GYPSUMS, GYPSUM CONSTRUCTION HANDBOOK, ETC. COPIES OF MANUFACTURERS INSTALLATION INSTRUCTIONS FOR ALL PRODUCTS SHALL BE AVAILABLE AT JOB SITE.
15. ALL MILLWORK, WOODWORK AND WOOD DOORS SHALL BE FABRICATED, FINISHED, AND INSTALLED IN STRICT ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE ARCHITECTURAL WOODWORK INSTITUTES, ARCHITECTURAL WOODWORK QUALITY STANDARDS, CUSTOM GRADE, UNLESS OTHERWISE NOTED. PROVIDE ARCHITECTURAL WOODWORK INSTITUTES QUALITY CERTIFICATION PROGRAM LABELS OR CERTIFICATES INDICATING THAT THE WOODWORK, INCLUDING INSTALLATION, COMPLIES WITH REQUIREMENTS OF GRADES SPECIFIED.
16. ANY SUBSTITUTIONS FOR MATERIALS/MANUFACTURERS SYSTEMS SPECIFIED MUST BE PREAPPROVED BY THE ARCHITECT. SUBMIT SUBSTITUTION REQUEST IN WRITING, ALONG WITH APPROPRIATE SHOP DRAWINGS, PROPOSED MANUFACTURERS PRODUCT DATA, AND SAMPLES OF PRODUCT(S) IN COLOR(S)/FINISHES) PROPOSED. NOTE THE REASON FOR THE SUBSTITUTION AND ANY COST SAVINGS TO BE CREDITED TO THE OWNER FOR USE OF SUBSTITUTED PRODUCT OR SYSTEM. EVALUATION OF CONTRACTOR PROPOSED SUBSTITUTION BY THE ARCHITECT MAY REQUIRE ADDITIONAL SERVICES IN THE FORM OF RESEARCH OR REDESIGN. THE OWNER AND/OR CONTRACTOR WILL BE NOTIFIED OF THE NEED FOR ADDITIONAL SERVICES PRIOR TO REVIEW OF A PROPOSED SUBSTITUTION. THE OWNER MUST AUTHORIZE ADDITIONAL SERVICES PRIOR TO THE ARCHITECT CONDUCTING A REVIEW OF THE PROPOSED SUBSTITUTION IN QUESTION.
17. SUBSTITUTIONS: WHEN PROVIDING A PRODUCT OR MATERIAL WHICH IS A SUBSTITUTE FROM WHAT THE DRAWINGS SHOW AS THE BASE SPECIFICATION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ANY VARIATIONS FROM THE ORIGINALLY SPECIFIED PRODUCT, INCLUDING BUT NOT LIMITED TO DIMENSIONAL VARIATIONS, UTILITY REQUIREMENTS, OR STRUCTURAL SUPPORT.
18. ARRANGE AND PAY FOR ANY REQUIRED TEMPORARY UTILITIES AND FACILITIES. PROVIDE TEMPORARY HEAT AND WEATHER PROTECTION AS REQUIRED.
19. LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND PROTECT THEM FROM DAMAGE. BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH PERFORMANCE OF THE WORK.
20. LOCATIONS FOR CONSTRUCTION DUMPSTERS OR OTHER TEMPORARY FACILITIES AND STAGING AREAS OUTSIDE OF THE WORK AREA MUST BE REVIEWED BY THE OWNERS REPRESENTATIVE.
21. NEW GYPSUM WALLBOARD SUBSTRATES APPLIED OVER NEW STEEL STUDS OR NEW WOOD STUDS SHALL BE SECURED WITH APPROPRIATE SCREW FASTENERS. INSTALLATION SHALL BE IN ACCORDANCE WITH "GYPSUM CONSTRUCTION HANDBOOK" BY USG. ALL JOINTS SHALL BE TAPE AND FINISHED AND APPROPRIATE METAL TRIM PROVIDED WHERE REQUIRED.
22. PROVIDE BACK BLOCKING AS REQUIRED TO ACHIEVE FIRM ATTACHMENT OF ALL ITEMS OF ARCHITECTURAL WOODWORK, AND ALL OTHER WALL AND/OR CEILING MOUNTED FINISHES, EQUIPMENT, AND ACCESSORIES, FIXTURES, ETC.
23. PROVIDE A BEAD OF SANITARY, MILDREW RESISTANT SILICONE SEALANT AT THE FOLLOWING LOCATIONS:  
- METAL DOOR FRAME AND WALL CONSTRUCTION  
- CONDIT and PIPE PENETRATIONS AT WALLS AND CEILING.  
- JUNCTION OF MILLWORK AND SURROUNDING SURFACES.  
- TOILET ACCESSORIES  
- BASEBOARD TO WALL  
- WINDOW FRAMES AND MISC. TRIMWORK JOINTS WITH WALLS  
- ELSEWHERE AS SHOWN ON DRAWINGS OR WHERE REQUIRED BY THE ARCHITECT, OR LOCAL AUTHORITIES. PROVIDE PAINTABLE SEALANTS AT LOCATIONS SCHEDULED TO RECEIVE PAINTED OR STAINED FINISHES.
24. DESIGNATE DELIVERY DATES OF OWNER FURNISHED ITEMS IN THE CONSTRUCTION SCHEDULE, RECEIVE, UNLOAD, AND HANDLE OWNER FURNISHED ITEMS TO BE INSTALLED BY THE CONTRACTOR AT THE SITE. STORE MATERIALS DELIVERED TO THE SITE OFF GROUND, UNDER COVER, IN DRY WELL VENTILATED LOCATIONS SECURE FROM VANDALISM AND THEFT. IN FULL CONFORMANCE WITH MANUFACTURERS RECOMMENDATIONS, CAREFULLY PROTECT STORED MATERIALS FROM DAMAGE, DAMPNESS, AND EXTREMES OF TEMPERATURES. PROVIDE SEPARATIONS BETWEEN FINISHED MATERIALS WHICH ARE STORED IN STACKED OR LEANING POSITIONS.
25. CLOSE-OUT SUBMITTALS REQUIRED AT FINAL COMPLETION SHALL INCLUDE:  
- OPERATING AND MAINTENANCE MANUALS, INSTRUCTION OF OWNER AND/OR BUILDING OWNER PERSONNEL IN MAINTENANCE AND OPERATION OF SYSTEMS.  
- SUBMISSION OF CERTIFICATIONS, TEST REPORTS, ETC. PROVISION OF SPARE PARTS AND MAINTENANCE MATERIALS, NEATLY WRAPPED OR PACKAGED IN STANDARD SIZES, AND CLEARLY LABELED. THIS INCLUDES EXTRA STOCK OF CARPET, VINYL TILE, AND PAINT OF EACH COLOR AND GREEN SPECIFIED.  
- CERTIFICATE OF INSURANCE FOR PRODUCTS AND COMPLETED OPERATIONS. TYPED LIST OF SUB CONTRACTORS AND SUPPLIERS WITH ADDRESSES AND TELEPHONE NUMBERS.
26. PLAN AND SCHEDULE WORK AND PURCHASING IN ORDER TO MINIMIZE ON-SITE CONSTRUCTION TIME AND DISRUPTION OF EXISTING BUILDING OCCUPANTS AND OPERATIONS.
27. THE OWNER MAY AUTHORIZE THE CONTRACTOR TO COMMENCE WORK BASED ON THE CONTRACTORS AGREEMENT TO ADHERE TO CERTAIN RULES AND REGULATIONS. THE CONTRACTOR SHALL AGREE TO ANY SUCH RULES AND REGULATIONS TO THE SATISFACTION OF THE OWNER PRIOR TO START OF WORK. A COPY OF CURRENT RULES, IF AVAILABLE SHALL BE PROVIDED BY THE OWNER AT CONTRACTORS REQUEST.
28. THE OWNER RESERVES THE RIGHT TO INSTALL EQUIPMENT IN COMPLETED AREAS OF THE BUILDING, PRIOR TO SUBSTANTIAL COMPLETION PROVIDED THAT SUCH OCCUPANCY DOES NOT INTERFERE WITH COMPLETION OF THE WORK.
29. MAINTAIN MEANS OF EGRESS DURING CONSTRUCTION AS REQUIRED BY NFPA 101, LIFE SAFETY CODE, CURRENT EDITION AND LOCAL AUTHORITIES.
30. WORKMEN SHALL CONDUCT THEMSELVES IN A REASONABLE MANNER I.E. SHALL NOT USE PROFANITY, CREATE A NUISANCE TO SURROUNDING BUILDING OCCUPANTS, LOITER IN SURROUNDING BUILDINGS, ETC.).
31. IN THE EVENT THAT ANY PORTION OF THE WORK WILL DISTURB AND/OR DISRUPT ANY OTHER OPERATIONS IN THE BUILDING, MAKE ARRANGEMENTS WITH THE OWNER TO CONDUCT THE WORK AT A TIME AGREED UPON BY THE AFFECTED OPERATIONS AND/OR PARTIES. ANY AND ALL SUCH WORK AND RELATED CIRCUMSTANCES SUCH AS POWER SHUT DOWN, PPING, CABLING, FIRE ALARM, ETC., WILL BE COORDINATED WITH ALL AFFECTED OPERATIONS, OWNER AND AUTHORITIES HAVING JURISDICTION OVER THE AFFECTED WORK.

SHEET NUMBER

Cover Sheet	Cover Sheet
GENERAL	G1.0
STRUCTURAL	50.1
DEMOLITION	51.1
ARCHITECTURAL	52.1
	51.0
	D1.1
	A1.0
	A1.1
	A5.1
	A5.2
	A6.1
	A6.2

DRAWING LIST

PROJECT	PROJECT NUMBER
SHOPPES AT FOX RUN BRIXMOR 55 WELLES STREET GLASTONBURY, CT 06033	21179

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ISSUE	DATE
ISSUED FOR CONSTRUCTION	10/07/2022

DRAWN BY	CHECKED BY
	Checker

DRAWING TITLE
GENERAL NOTES AND WALL TYPES

SHEET NUMBER
G1.0



# THE SHOPPES AT FOX RUN

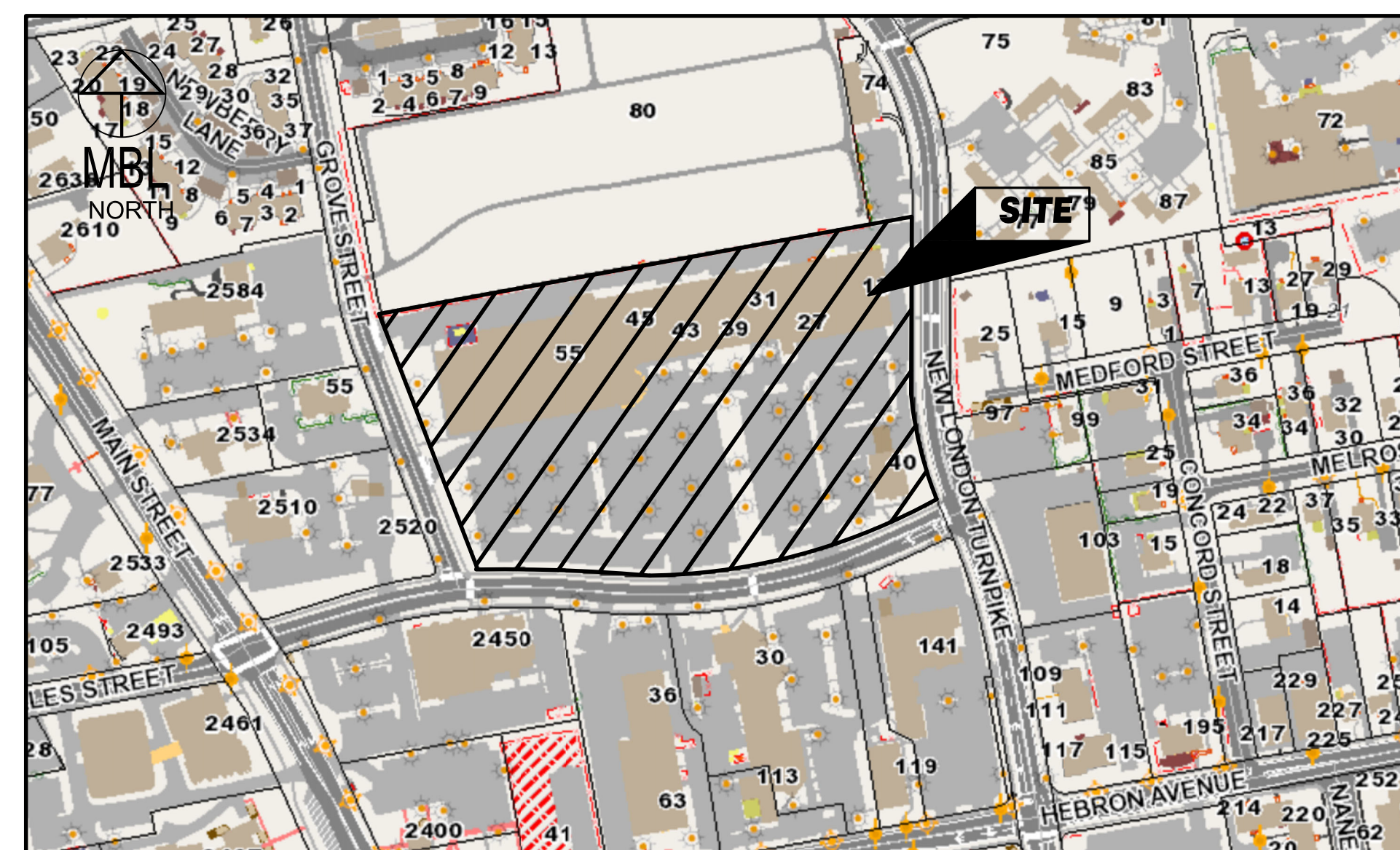
## PROPOSED LANDSCAPING ENHANCEMENT PLANS

55 WELLES STREET  
 MAP D5 - STREET 7460 - LOT N00001  
 GLASTONBURY, CONNECTICUT

MARCH 17, 2022

**SHEET INDEX: SITE CIVIL**

	<u>SHEET TITLE</u>
C-1.0	COVER SHEET
C-2.0	GENERAL NOTES & LEGEND
C-3.0	INDEX SHEET
C-4.0 - 4.1	EXISTING CONDITIONS PLAN
C-5.0 - 5.1	SITE LAYOUT PLAN
C-6.0	DETAILS



LOCUS MAP  
 SCALE=N.T.S.

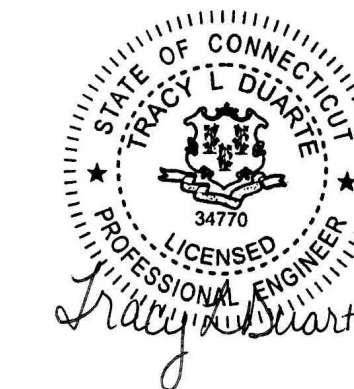
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PROJ. No.: 2021-047  
 DATE: MARCH 17, 2022

C-1.0

**LEGEND**

EXIST	PROP	
---	---	PROPERTY LINE/RIGHT-OF-WAY
---	---	EDGE OF PAVEMENT
---	---	BITUMINOUS CONC. CURB
---	---	MONOLITHIC CONC. CURB
---	---	SOLID WHITE LINE
---	---	SOLID YELLOW LINE
---	---	STOP LINE
---	---	BUILDING
---	---	SIGN
---	---	CROSSWALK
---	---	ACCESSIBLE RAMP
---	---	ACCESSIBLE PARKING
---	---	CATCH BASIN
---	---	LIGHT POST
---	---	SEWER MANHOLE
---	---	GAS GATE

**ABBREVIATIONS**

APPROX	APPROXIMATE
BIT.	BITUMINOUS PAVEMENT
CC	CONCRETE CURB
CONC.	CONCRETE
EOP	EDGE OF PAVEMENT
EXIST	EXISTING
NTS	NOT TO SCALE
TYP	TYPICAL

**GENERAL NOTES**

- EXISTING CONDITIONS**
  - THIS SITE IS COMPRISED OF MAP D5, STREET 7460, LOT N00001 AND IS LOCATED WITHIN ZONE "TOWN CENTER" (SEE TABLE).
  - THIS SURVEY IS BASED ON RECORD PLANS & DEEDS AND A FIELD SURVEY PERFORMED BY THIS FIRM FROM NOVEMBER 9, 2021 TO NOVEMBER 16, 2021.
  - THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF MBL LAND DEVELOPMENT & PERMITTING, CORP. ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO MBL LAND DEVELOPMENT & PERMITTING, CORP.'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY MBL LAND DEVELOPMENT & PERMITTING, CORP.
- MATERIALS**
  - CURBING:** ALL CURBING WITHIN THE SITE SHALL BE BITUMINOUS CONCRETE CURB UNLESS OTHERWISE INDICATED ON THE PLANS.
  - PARKING AREAS AND ACCESS DRIVE:** BITUMINOUS PAVEMENT SHALL MEET THE REQUIREMENTS OF SECTION M.04 OF THE CONNECTICUT HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION, REVISIONS AND ALL CURRENT ADDENDA.
  - LANDSCAPE AREAS:** ALL SURFACED AREAS OR DISTURBED AREAS NOT SPECIFIED ON THE LANDSCAPE PLAN SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL, SEED, MULCH, AND BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- UTILITIES**
  - LOCATION AND ELEVATIONS OF EXISTING UTILITIES:** THE LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON THE INFORMATION AS REFERENCED IN THE EXISTING CONDITIONS INFORMATION PROVIDED ABOVE, AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  - STORM DRAINAGE:** UNLESS OTHERWISE NOTED, STORM DRAIN PIPING SHALL BE HDPE, HIGH DENSITY POLYETHYLENE PIPE, SMOOTH LINED (n=0.011) WITH LOCK TIGHT JOINTS. THE SIZES OF ALL PIPES ARE NOTED ON THE GRADING & DRAINAGE PLAN.  
CATCH BASINS SHALL BE PRECAST CONCRETE, AS SPECIFIED ON THE DETAIL SHEET. ALL CATCH BASINS SHALL BE FOUR (4) FEET IN DIAMETER, HAVE A FOUR (4) FOOT MINIMUM SUMP, AND HAVE HOODS/SNOOTS INSTALLED AT THEIR OUTLETS.
  - WATER/SEWER:** PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO THE PURCHASE OF MATERIALS AND CONSTRUCTION.

**GENERAL CONSTRUCTION REQUIREMENTS (CONT.)**

- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION AND BACKFILL OF ELECTRICAL FURNISHED SITE WORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASMENT OF DUCT BANKS REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- THESE PLANS AND CORRESPONDING AUTO CAD FILES AND DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MBL. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION AND DISTRIBUTION OF ANY KIND, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO MBL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING, WITH MATCHING MATERIALS, ANY PAVEMENT, WALKS, CURBS, ETC. THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION.
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING A PROTECTIVE BARRIER AROUND THE SITE PRIOR TO AND DURING CONSTRUCTION.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS WITH THE APPROPRIATE UTILITY COMPANIES FOR POLE RELOCATION, AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, CABLE, FIRE ALARM, WATER, SANITARY SEWER, STORM DRAIN, AND ANY OTHER UTILITIES, BOTH PUBLIC AND PRIVATE, AS REQUIRED.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, (SEE CHAPTER 370, ACTS OF 1983, CONNECTICUT) PRIOR COMMENCING ANY WORK.
- MBL LAND DEVELOPMENT & PERMITTING, CORP. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
- UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH SAME, AND COORDINATE WITH THE ENGINEER AS REQUIRED.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND CONSTRUCTION. BUILDING DIMENSIONS ARE SHOWN FOR COORDINATION WITH OTHER SITE WORK ONLY AND SHOULD NOT BE USED TO STAKE OUT BUILDINGS. SITE CONTRACTOR SHALL STAKE OUT THE EXTERIOR BUILDING CORNERS FROM THE LATEST ARCHITECTURAL PLANS. THE CONTRACTOR SHALL NOTIFY MBL LAND DEVELOPMENT & PERMITTING, CORP. OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND ARCHITECTURAL BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE EFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF OPERATIONS TO THE OWNER AND ITS REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE OWNER, ITS ENGINEER OR REPRESENTATIVE.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS. MBL LAND DEVELOPMENT & PERMITTING, CORP. DOES NOT ASSUME ANY RESPONSIBILITY IN JOB SITE SAFETY FOR CONSTRUCTION METHODS USED. ALL FEDERAL, STATE, AND LOCAL OSHA REQUIREMENTS AND REGULATIONS SHALL BE FOLLOWED BY ALL PERSONNEL ON THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL REMOVE ALL STUMPS, RUBBISH, UNSUITABLE MATERIAL AND DEBRIS FROM THE SITE PROJECT SITE. STORAGE OF THESE ITEMS WILL NOT BE PERMITTED ON THE PROJECT SITE. THE CONTRACTOR SHALL LEAVE THE SITE IN A SAFE, CLEAN, AND LEVEL CONDITION AT THE COMPLETION OF THE SITE CLEARANCE WORK.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS, WITHOUT PRIOR APPROVAL BY THE OWNER OR ITS REPRESENTATIVE, SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER, AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY FACILITIES DAMAGED BY CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- JOINTS BETWEEN NEW BITUMINOUS CONCRETE ROADWAY PAVEMENT AND SAWCUT EXISTING PAVEMENT SHALL BE SEALED WITH BITUMEN AND BACKSANDS.
- ALL PROPOSED WALKWAYS WILL BE HANDICAPPED ACCESSIBLE. ALL PROPOSED SLOPES ON WALKWAYS TO BE LESS THAN 5% AND ALL CROSS SLOPES TO BE EQUAL TO OR LESS THAN 2%. ALL WORK WILL BE IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE U.S. ACCESS BOARD, AMERICANS WITH DISABILITIES ACT & COMMONWEALTH OF CONNECTICUT ARCHITECTURAL ACCESS BOARD.
- FINAL LAYOUT AND STAKING OF ALL PROPOSED FEATURES AND GRADING SHALL BE REVIEWED IN THE FIELD AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO ANY SITE PREPARATION OR CONSTRUCTION. THE CONTRACTOR SHALL NOT ADJUST OR MODIFY THE LAYOUT AND STAKING OF ANY PROPOSED FEATURES WITHOUT FINAL APPROVAL FROM THE OWNERS REPRESENTATIVE AND ANY GOVERNMENTAL AGENCY WHICH MAY HAVE JURISDICTION OVER CONTEMPLATED CHANGE.
- ALL ELECTRICAL, TELEPHONE, DATA/COM AND FIRE DEPARTMENT CONDUITS ARE TO BE INSTALLED BY THE ELECTRICAL CONTRACTOR. TRENCHING, BACKFILLING, CONCRETE WORK AND STREET REPAIR SHALL BE PERFORMED BY THE GENERAL CONTRACTOR.
- RIM ELEVATIONS OF DRAINAGE AND SANITARY SEWER MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH GRADING PLANS. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, GAS GATES, WATER GATES AND OTHER UTILITIES TO FINISHED GRADE WITHIN THE LIMITS OF THE SITE WORK.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND. LAWN AREAS SHALL HAVE A MODIFIED LOAM BORROW PLACED AND SEED. THE MODIFIED LOAM BORROW SHALL HAVE A MINIMUM DEPTH OF 4" AND SHALL BE PLACED FLUSH WITH THE TOP OF ADJACENT CURB, EDGING, BERM, OR OTHER SURFACE.
- THE CONTRACTOR SHALL WATER, MOW, FERTILIZE OR OTHERWISE MAINTAIN LAWN AREAS UNTIL SATISFACTORY GRASS STANDS ARE ACHIEVED TO THE OWNER OR ITS REPRESENTATIVE SATISFACTION.
- THE CONTRACTOR SHALL RESET ALL MONUMENTATION DISTURBED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDE A SURVEY BY A PLS TO ENSURE THAT THE MONUMENTATION IS RESET TO ITS ORIGINAL LOCATION. MONUMENTS INCLUDE, BUT ARE NOT LIMITED TO, TOWN BOUNDS, MASS HIGHWAY BOUNDS, PROPERTY LINE MONUMENTS, IRON RODS, STAKES, CONCRETE BOUNDS, GRANITE BOUNDS AND STONE WALLS WITH DRILL HOLES.
- THE CONTRACTOR SHALL NOTIFY MBL LAND DEVELOPMENT & PERMITTING, CORP. AFTER INSTALLATION OF ANY UTILITIES AND/OR SUBSURFACE STRUCTURES SO THAT AS-BUILT INFORMATION MAY BE OBTAINED PRIOR TO BACKFILLING.
- THE CONTRACTOR SHALL NOTIFY CALL BEFORE YOU DIG TO HAVE UTILITIES LOCATED AND MARKED OUT PRIOR TO THE START OF CONSTRUCTION.

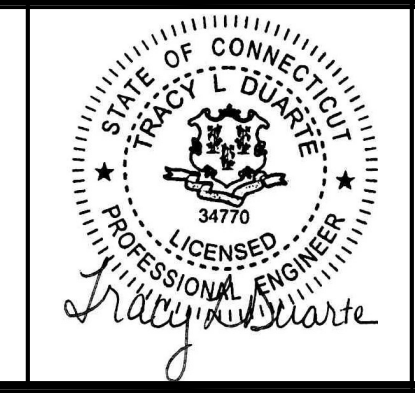
**GENERAL CONSTRUCTION REQUIREMENTS**

- THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. THE CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH WORK.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS, BONDS, ETC. AND OTHER APPROVAL-RELATED ITEMS WITH THE TOWN OF GLASTONBURY. NO CONSTRUCTION SHALL COMMENCE UNTIL SUCH PERMITS HAVE BEEN SECURED.
- METHODS AND MATERIALS USED IN THE CONSTRUCTION OF IMPROVEMENTS FOR THIS PROJECT SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE TOWN OF GLASTONBURY.
- DEVIATIONS OR CHANGES FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE ENGINEER/OWNER.
- CONTRACTOR TO CONFIRM AND VERIFY THE VALIDITY, LOCATION, MATERIAL, AND AVAILABILITY TO USE EXISTING UTILITIES ON OR NEAR THE PROJECT SITE PROPERTY. CONTRACTOR TO LOCATE EXISTING UTILITIES AND CONFIRM SAID UTILITIES WITH ALL APPLICABLE MUNICIPALITIES AND UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. ONCE UTILITIES HAVE BEEN CONFIRMED IN THE FIELD BY CONTRACTOR AND VERIFIED BY APPLICABLE MUNICIPALITY AND UTILITY COMPANY AND CONNECTION HAS BEEN APPROVED BY ENTITY, ONLY THEN SHALL CONTRACTOR CONSTRUCT AND UTILIZE THESE UTILITIES. CONTRACTOR TO IMMEDIATELY INFORM ENGINEER OF RECORD OF ANY DEVIATIONS TO PLANS.
- THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE ANY EXISTING UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF NECESSARY. THE EXISTENCE AND/OR LOCATION OF UTILITIES SHOWN ON THESE PLANS MAY BE ONLY APPROXIMATELY CORRECT AND THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN HEREON AND ANY OTHER EXISTING UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS, PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. ALL WATER, GAS, SEWER AND OTHER UTILITIES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- RELOCATION OF ANY UTILITIES SHALL BE AT THE OWNERS EXPENSE AND COMPLETED WITH THE UTILITY WORK. THE OWNER SHALL BE NOTIFIED AS TO THE RELOCATION'S REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- IF THE PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT(CGP) AND EPA JURISDICTION, PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM WITH THE OWNER AND MBL THAT THE NOTICE OF INTENT HAS BEEN FILED WITH THE EPA.

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No.	DATE	DESCRIPTION	BY
REVISIONS			

PROJ. MANAGER:	MBL
CHIEF DESIGNER:	MBL
REVIEWED BY:	DATE



PREPARED FOR  
**DENNIS COLWELL ARCHITECTS, INC.**  
 132 CENTRAL STREET, SUITE 203  
 FOXBOROUGH MA

SCALE:	HORZ.:	VERT.:
DATUM:	HORZ.:	VERT.:
GRAPHIC SCALE		

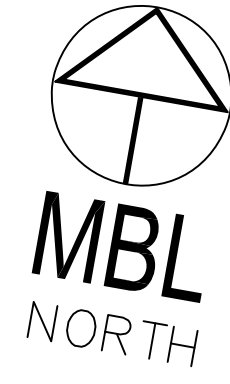
**MBL**  
 LAND DEVELOPMENT & PERMITTING, CORP.  
LAND DEVELOPMENT, REAL ESTATE AND ENVIRONMENTAL SOLUTIONS  
 5 BRISTOL DRIVE, SUITE 3A  
 SOUTH EASTON, MA 02375  
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 EMAIL: info@MBLLandDevelopment.com  
 WEB: www.MBLLandDevelopment.com

PROPOSED LANDSCAPING ENHANCEMENT PLANS  
**GENERAL NOTES & LEGEND**  
 55 WELLES STREET  
 MAP D5 - STREET 7460 - LOT N00001  
 GLASTONBURY CONNECTICUT

PROJ. No.: 2021-047  
 DATE: MARCH 17, 2022  

C-2.0



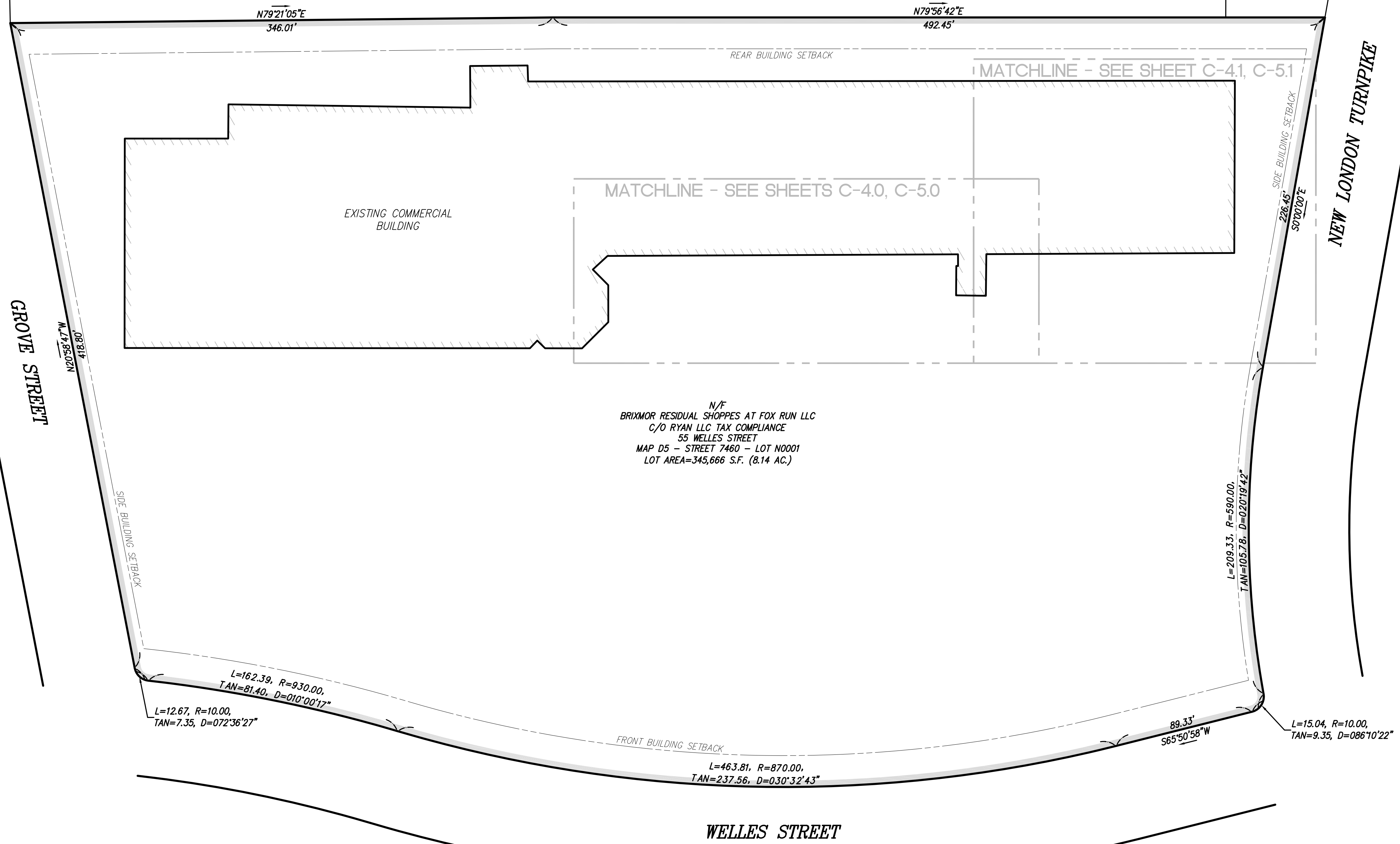


N/F  
ST JAMES CEMETERY ASSOCIATION  
80 GROVE STREET  
MAP D5 - STREET 7460 - LOT S0004

N/F  
74 NEW LONDON  
TURNPIKE LLC  
C/O MARC  
GOTTESDIENER  
74 NEW LONDON  
TURNPIKE  
MAP D5 - STREET  
4760 - LOT S0004A

GENERAL NOTES:

- 1.) THIS SITE IS COMPRISED OF MAP D5, STREET 7460, LOT N00001 AND IS LOCATED WITHIN ZONE "TOWN CENTER" (SEE TABLE).
- 2.) THIS SURVEY IS BASED ON RECORD PLANS & DEEDS AND A FIELD SURVEY PERFORMED BY THIS FIRM FROM NOVEMBER 9, 2021 TO NOVEMBER 16, 2021.
- 3.) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF MBL LAND DEVELOPMENT & PERMITTING, CORP. ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO MBL LAND DEVELOPMENT & PERMITTING, CORP.'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY MBL LAND DEVELOPMENT & PERMITTING, CORP.



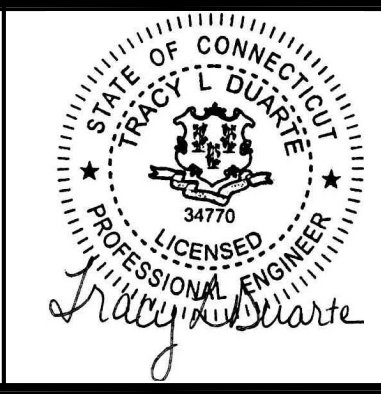
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BRIXMOR RESIDUAL SHOPPES AT FOX RUN LLC  
C/O RYAN LLC TAX COMPLIANCE  
55 WELLES STREET  
MAP D5 - STREET 7460 - LOT N0001  
LOT AREA=345,666 S.F. (8.14 AC.)

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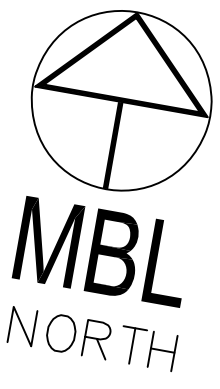
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132 CENTRAL STREET, SUITE 203  
FOXBOROUGH MA

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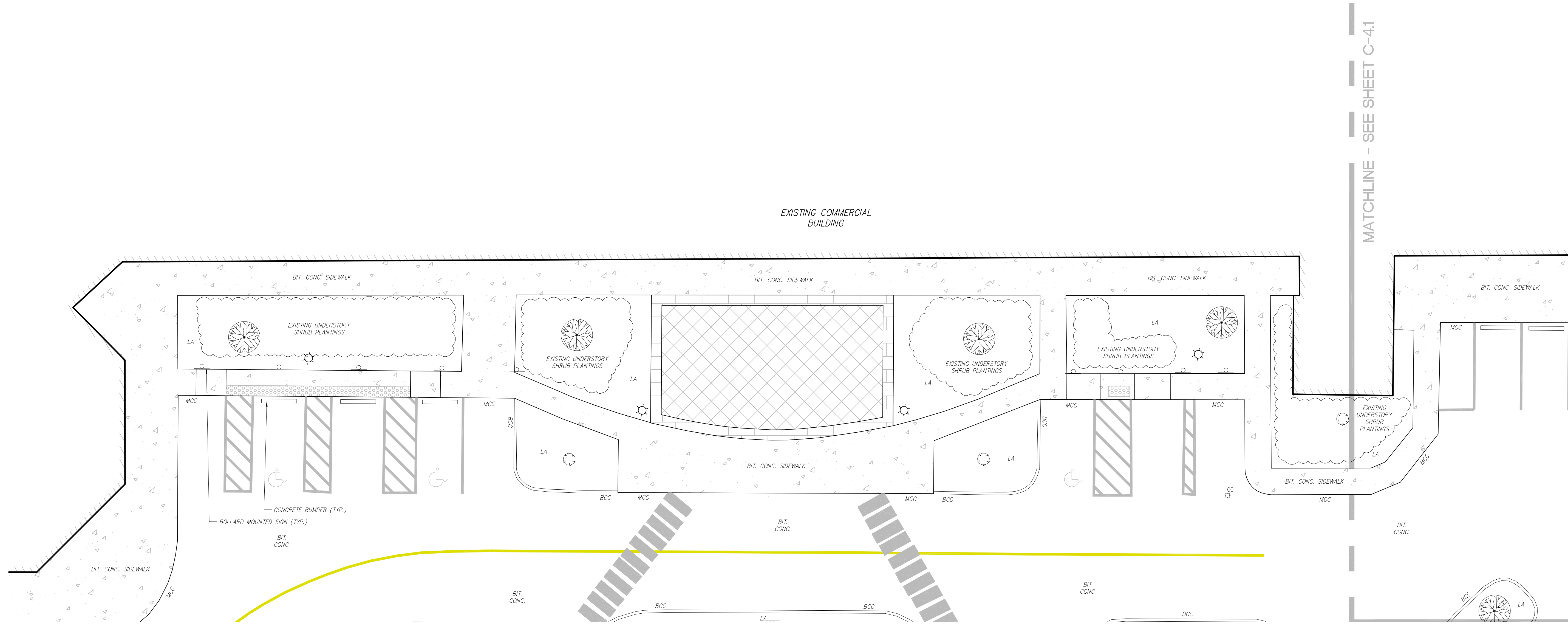
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LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS  
5 BRISTOL DRIVE, SUITE 3A  
SOUTH EASTON, MA 02375  
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WEB: www.MBLLandDevelopment.com

PROPOSED LANDSCAPING ENHANCEMENT PLANS  
INDEX SHEET  
55 WELLES STREET  
MAP D5 - STREET 7460 - LOT N00001  
GLASTONBURY CONNECTICUT

PROJ. No.: 2021-047  
DATE: MARCH 17, 2022  
**C-3.0**



EXISTING COMMERCIAL BUILDING



MATCHLINE - SEE SHEET C-4.1

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 132 CENTRAL STREET, SUITE 203  
 FOXBOROUGH MA

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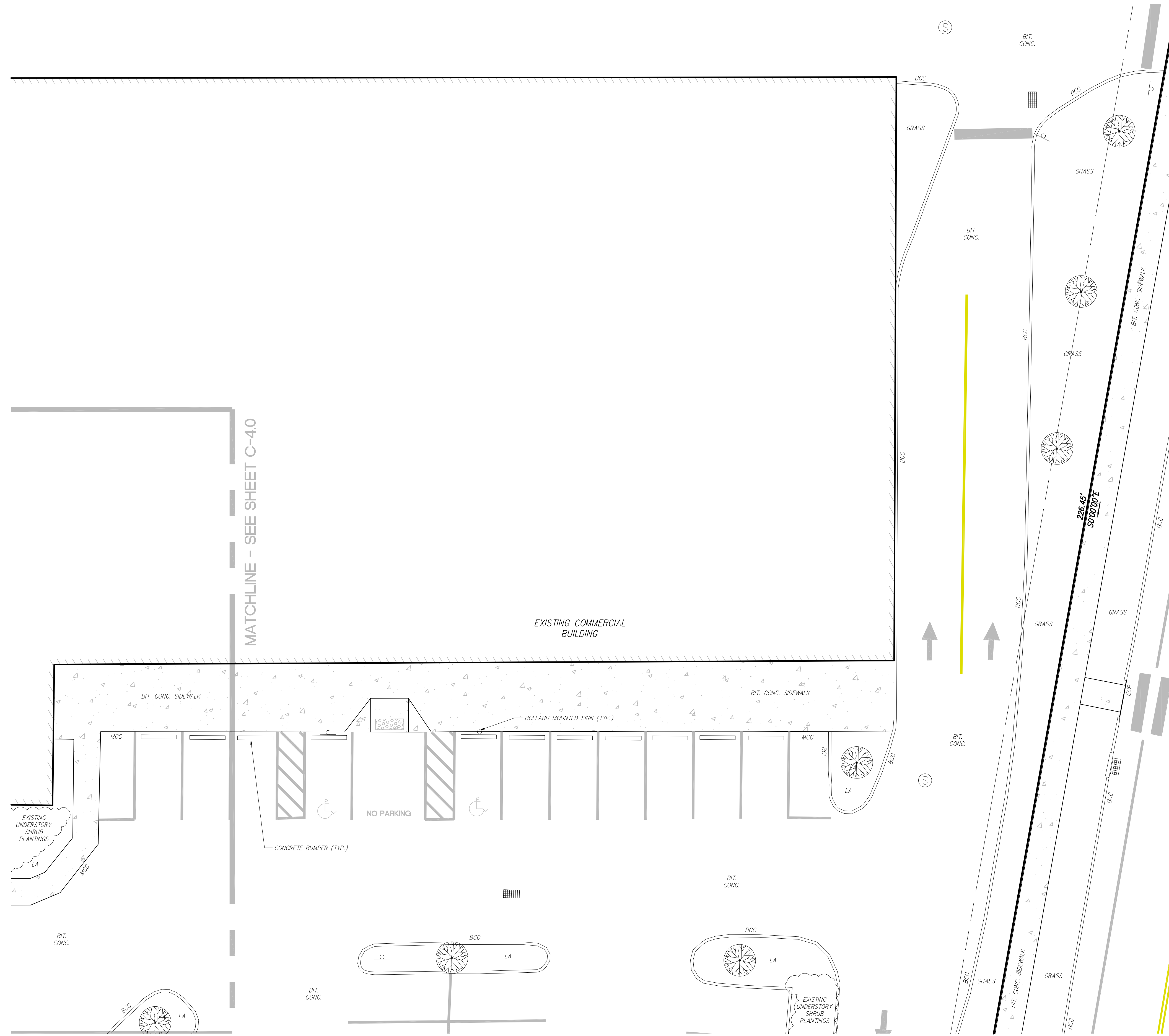
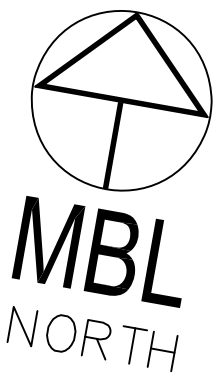
GRAPHIC SCALE

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PROPOSED LANDSCAPING ENHANCEMENT PLANS  
**EXISTING CONDITIONS PLAN**  
 55 WELLES STREET  
 MAP D5 - STREET 7460 - LOT N00001  
 GLASTONBURY CONNECTICUT

PROJ. No.: 2021-047  
 DATE: MARCH 17, 2022  

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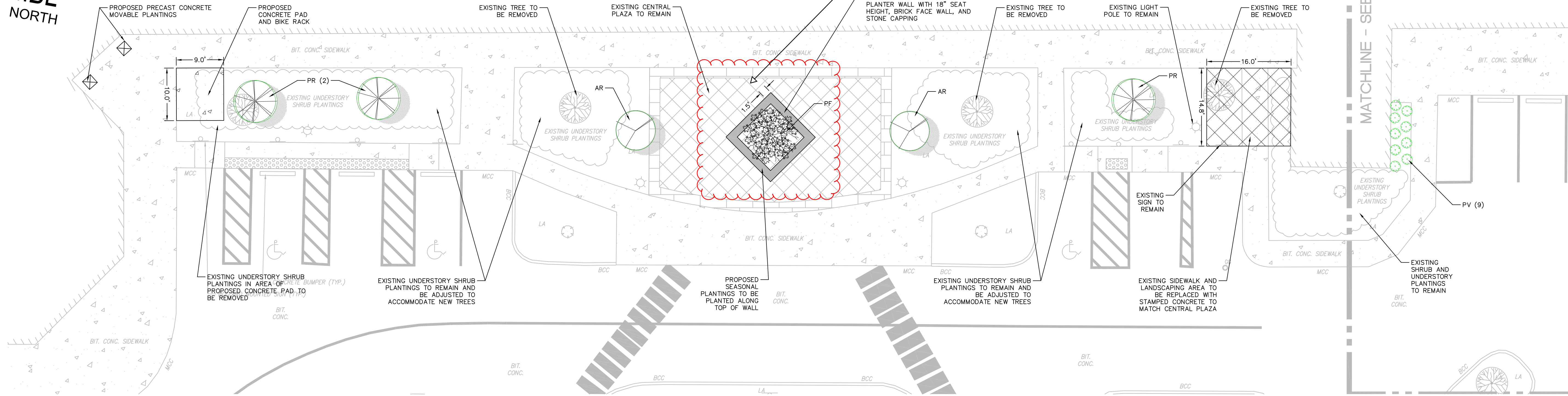
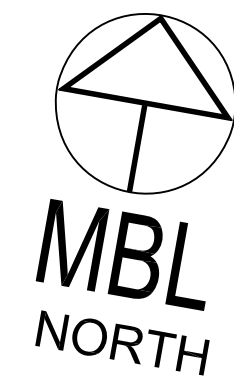
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**IRRIGATION NOTES: (WHEN REQUIRED)**

CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED I.E. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.

CONTRACTOR TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING, I.E. VERIFY ROOT BALL SIZE FOR PLANTING.

RAINFIELD CONTROL VALVES, COUPLINGS, SPRINKLER HEADS SERIES 1812 AND 1804 SHALL BE USED. USE TORO SUPER 700 LAWN ROTOR WHERE REQUIRED.

MAINLINE AND LATERAL LINE PIPE SHALL BE CLASS 200 PVC IRRIGATION SLEEVE SHALL BE SCHEDULE 40 PVC

INCLUDE BACKFLOW PREVENTER ASSEMBLY AND SPRINKLER CHECK VALVE DEVICES WHERE LOW HEAD DRAINAGE MAY OCCUR.

**LANDSCAPING NOTES:**

PLANT SOIL SHALL BE 1/3 SPHAGNUM PEAT MOSS AND 2/3 FERTILE FIELD LOAM BY VOLUME.

MULCH SHALL BE HORTICULTURAL QUALITY PINE BARK.

PLANTS SHALL CONFORM TO MOST RECENT STANDARDS OF THE AMERICAN NURSERYMENS ASSOCIATION.

PROVIDE 2" TOPSOIL & FINE GRADE & SEED ALL AREAS NOT OTHERWISE NOTED.

ALL PLANTINGS AT DRIVE WAY ENTRANCES WILL BE MAINTAINED TO A HEIGHT OF 2.5' OR LESS AS TO NOT OBSCURE TRAFFIC VISIBILITY.

ALL PLANTING BED MASSINGS ARE REQUIRED TO HAVE PVC EDGING AND A MINIMUM OF 4" DEEP MULCH COVER OVER FIBERMAT WEED BARRIER.

TWO YEAR GUARANTEE WILL BE PROVIDED FOR ALL NEW PLANT MATERIAL.

Plant Legend			
KEY	DESCRIPTION	QTY.	SIZE(AT THE TIME OF PLANTING) SPACING BETWEEN(AS REQUIRED)
PF	SNOW FOUNTAINS KEEPING CHERRY PRUNUS X 'SNOFOZAM'	1	15'-20' CAL.
PR	COLUMNAR SARCENTI CHERRY PRUNUS SARCENTII 'COLUMNARIS'	3	2'-2.5' CAL.
TC	GREENSPIRE LITTLELEAF LINDEN TILIA CORDATA 'GREENSPIRE'	2	2'-2.5' CAL.
AR	BOYHALL RED MAPLE ACER RUBRUM 'BOYHALL'	2	2'-2.5' CAL.
SHRUBS AND GROUND COVER	DIABOLO NINEBARK PHYSOCARPUS OPULIFOLIUS 'MONLO'	6	30" - 36" HT.
	WEDDING GOWN HYDRANGEA HYDRANGEA MACROPHYLIA 'WEDDING GOWN'	10	24" - 30" HT.
	SHENANDOAH SWITCHGRASS PANICUM VIRGATUM 'SHENANDOAH'	9	18" - 24" FT.
	SHAMROCK INKERRY ILEX GLABRA 'SHAMROCK'	21	24" - 30" HT.
	SEDUM 'DAZZLEBERRY' SUNSPARKLER DAZZLEBERRY/ SEDUM	45/30	12" - 18" HT. / 12" - 18" HT.
SR/PA	DWARF FOUNTAIN GRASS PENNisetum ALOPECUROIDES 'HAMELN'		

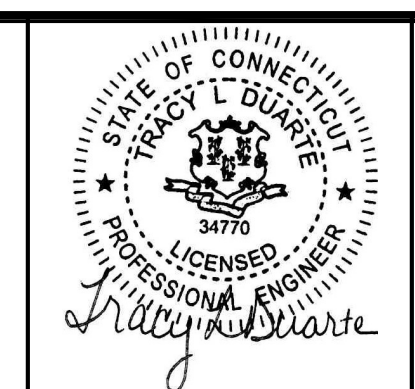
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PREPARED FOR  
**DENNIS COLWELL ARCHITECTS, INC.**  
 132 CENTRAL STREET, SUITE 203  
 FOXBOROUGH MA

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 LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS  
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 SOUTH EASTON, MA 02375  
 P. 508.297.2746  
 EMAIL: info@MBLLandDevelopment.com  
 WEB: www.MBLLandDevelopment.com

PROPOSED LANDSCAPING ENHANCEMENT PLANS  
**SITE LAYOUT PLAN**  
 55 WELLES STREET  
 MAP D5 - STREET 7460 - LOT N00001  
 GLASTONBURY CONNECTICUT

PROJ. No.: 2021-047  
 DATE: MARCH 17, 2022  
**C-5.0**

# Plant Legend

KEY	DESCRIPTION	QTY.	SIZE(AT THE TIME OF PLANTING) SPACING BETWEEN AS REQUIRED
FF	SNOW FOUNTAINS WEEPING CHERRY PRUNUS X 'SNOFOZAM'	1	18"-20" CAL.
FR	COLUMNAR SARGENT CHERRY PRUNUS SARGENTII 'COLUMNARIS'	5	2"-2.5" CAL.
TC	GREENSPIRE LITTLELEAF LINDEN TILIA GORDATA 'GREENSPIRE'	2	2-2.5" CAL.
AR	BOYHALL RED MAPLE ACER RUBRUM 'BOYHALLI'	2	2-2.5" CAL.
FO	DIABOLO NINEBARK PHYTOCARPUS OPULENTIOLUS 'MONLO'	6	30" - 36" HT.
HM	WEDDING GOWN HYDRANGEA HYDRANGEA MACROPHYLLIA 'WEDDING GOWN'	10	24" - 30" HT.
PV	SHENANDOAH SWITCHGRASS Panicum VIRSATUM 'SHENANDOAH'	9	18" - 24" FT.
IG	SHAMROCK INKBERRY ILEX GLABRA 'SHAMROCK'	21	24" - 30" HT.
SR/PA	SEDUM 'DAZZLEBERRY' SUNSPARKLER DAZZLEBERRY SEDUM DWARF FOUNTAIN GRASS FENNISETUM ALOPECUROIDES 'HAMELN'	45/30	12" - 18" HT. / 12" - 18" HT.

### IRRIGATION NOTES: (WHEN REQUIRED)

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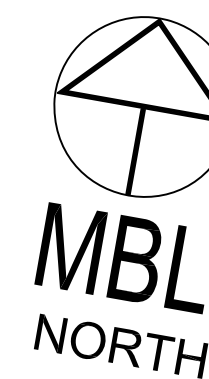
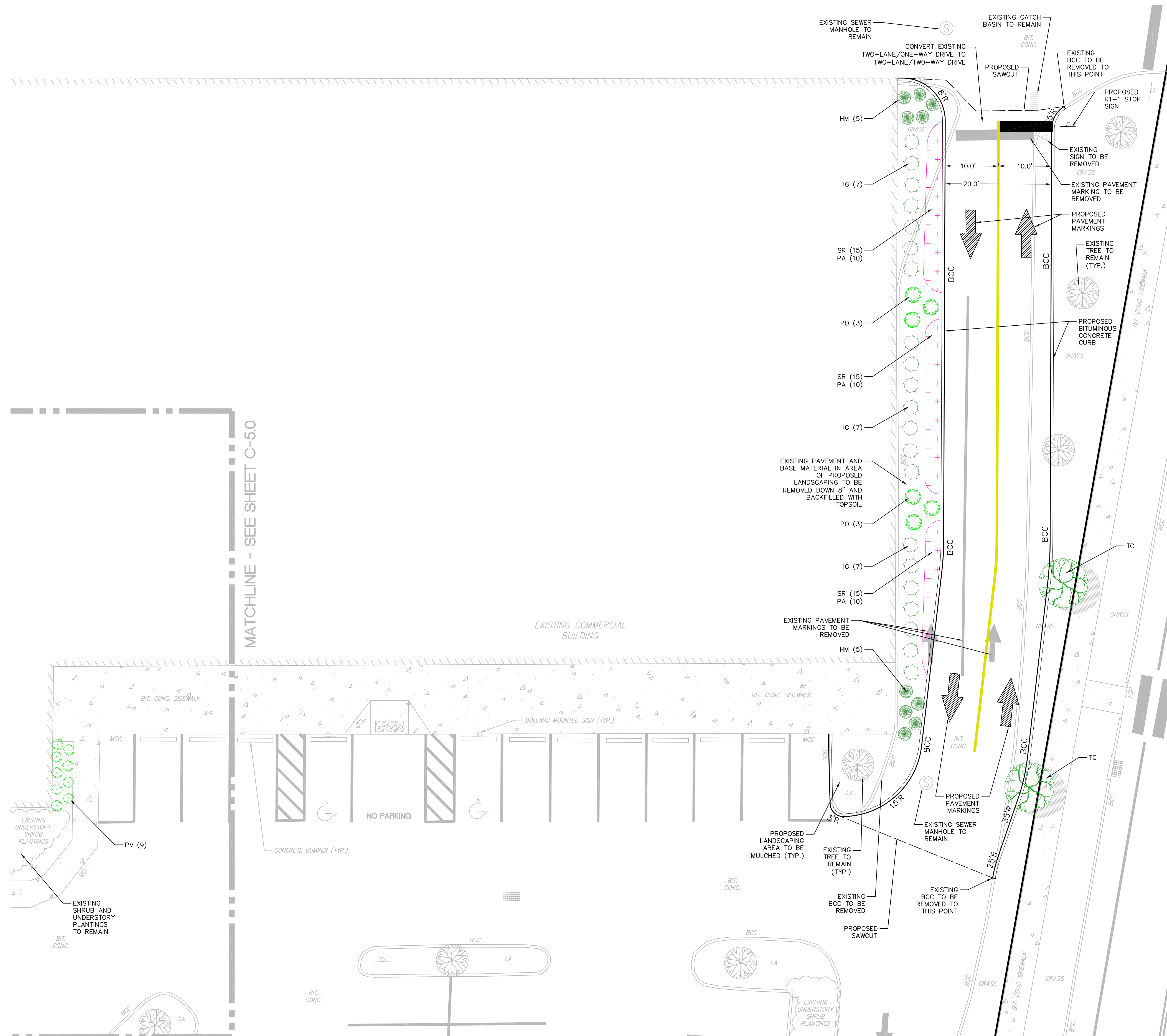
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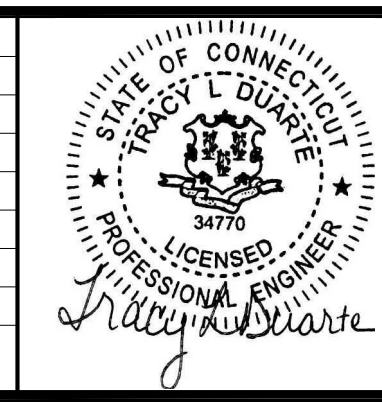
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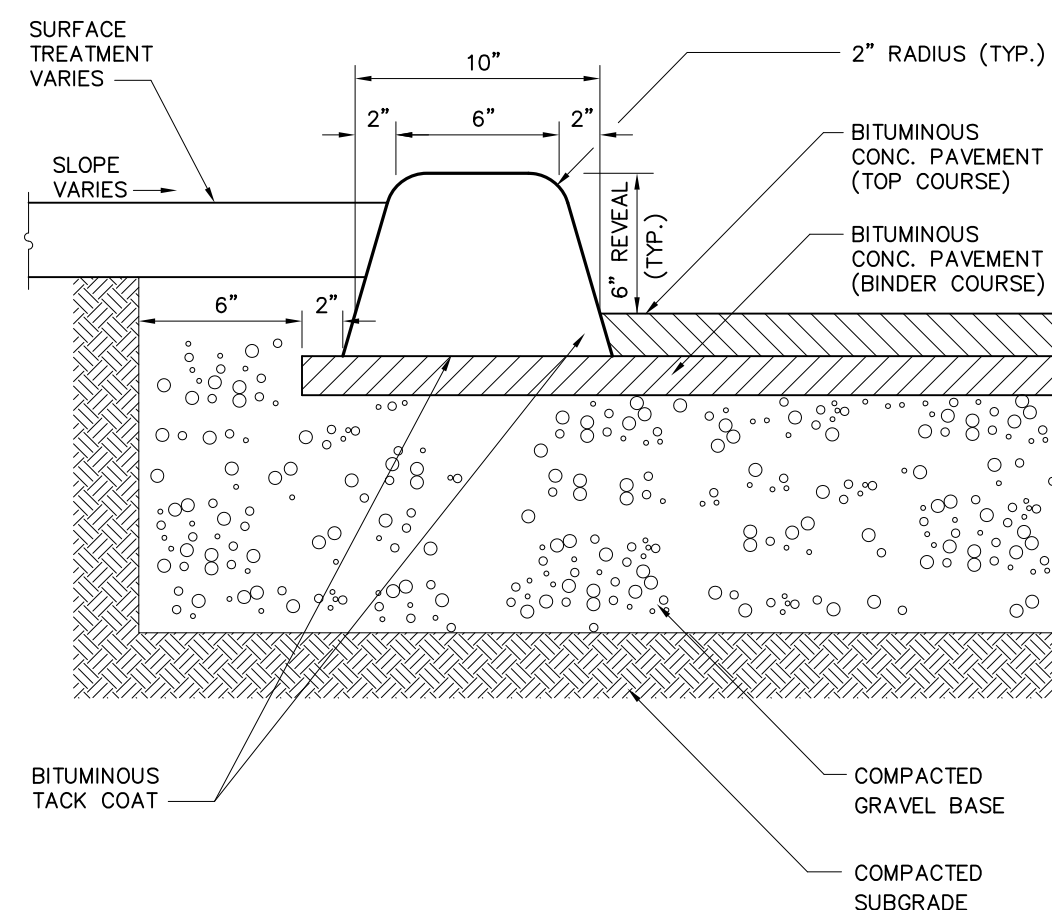
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 132 CENTRAL STREET, SUITE 203  
 FOXBOROUGH MA

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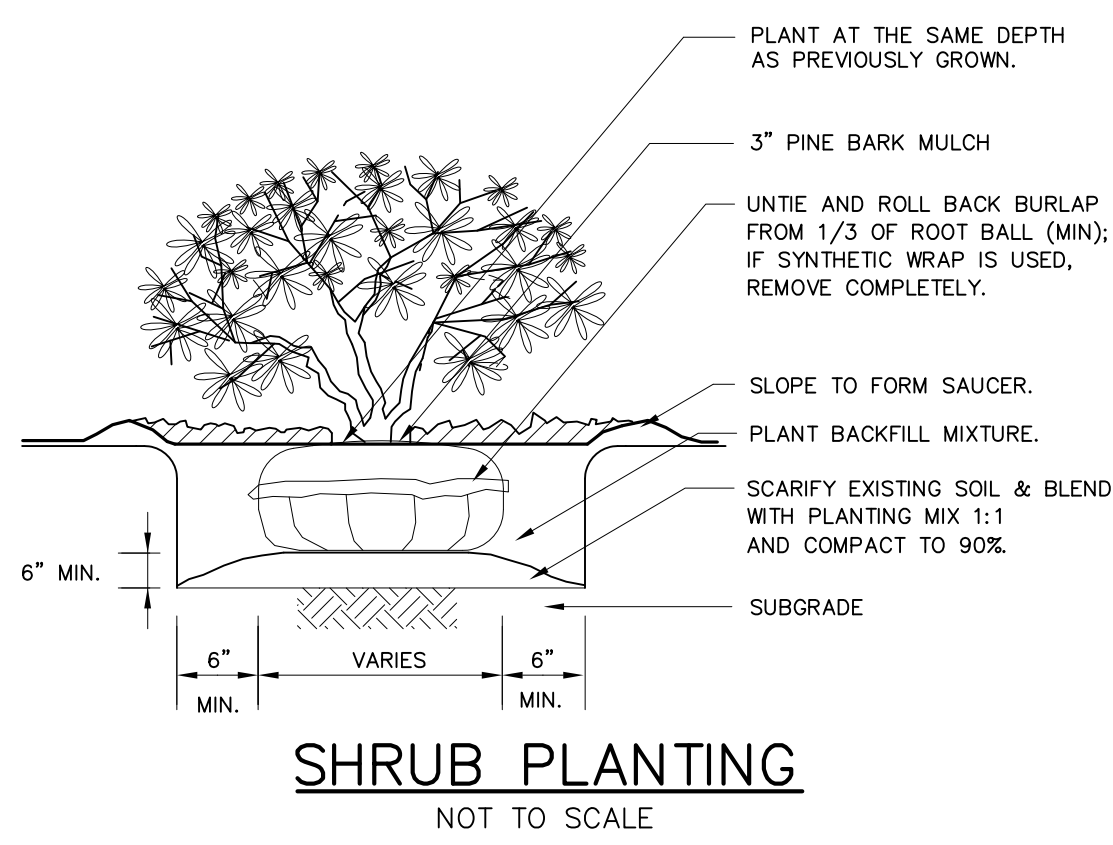
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PROPOSED LANDSCAPING ENHANCEMENT PLANS  
**SITE LAYOUT PLAN**  
 55 WELLES STREET  
 MAP D5 - STREET 7460 - LOT N00001  
 GLASTONBURY CONNECTICUT

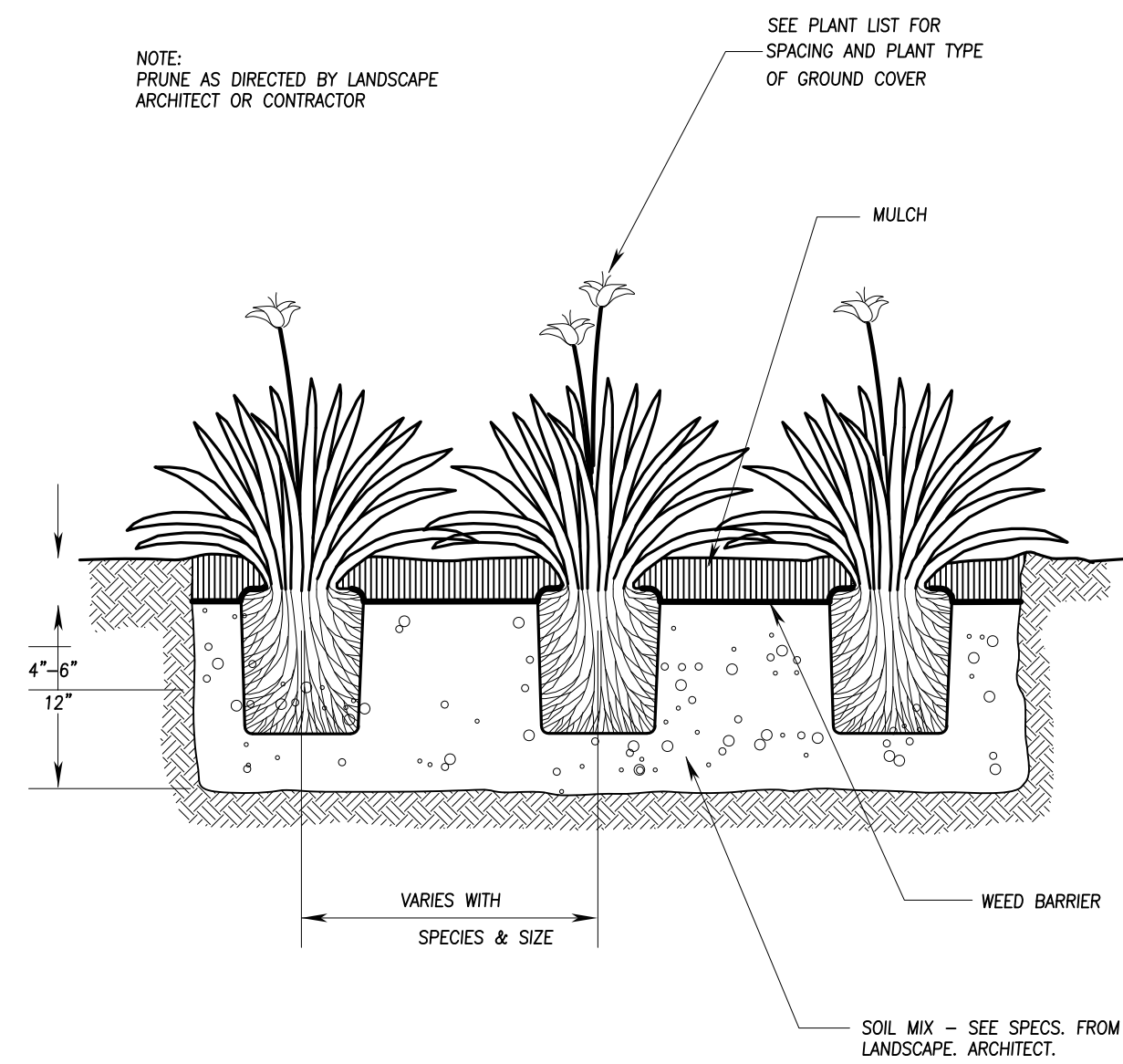
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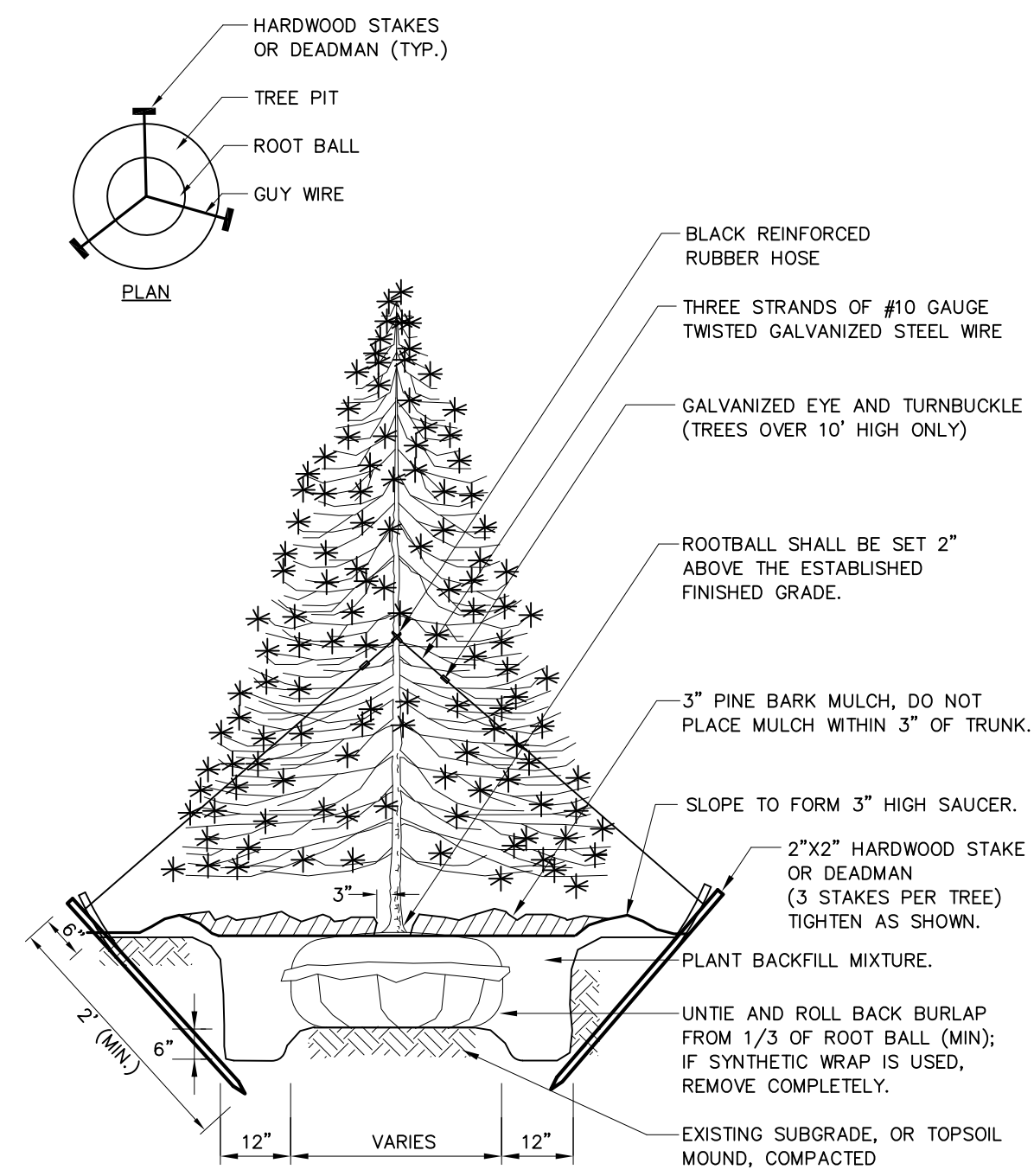
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**GROUND COVER PLANTING**  
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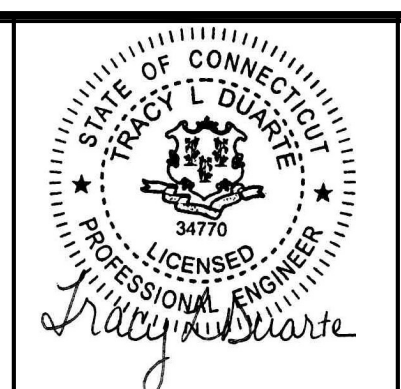


**EVERGREEN TREE PLANTING**  
NOT TO SCALE

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132 CENTRAL STREET, SUITE 203  
FOXBOROUGH MA

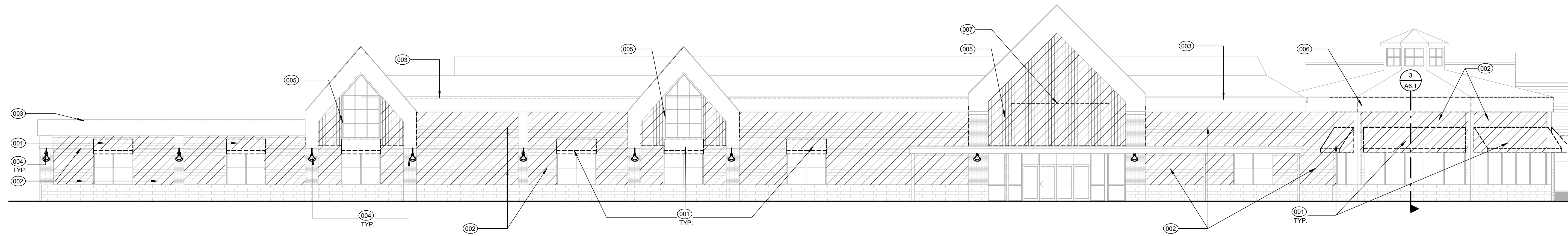
SCALE:	
HORIZ.:	
VERT.:	
DATUM:	
HORIZ.:	
VERT.:	
GRAPHIC SCALE	

**MBL**  
LAND DEVELOPMENT & PERMITTING, CORP.  
LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS  
5 BRISTOL DRIVE, SUITE 3A  
SOUTH EASTON, MA 02375  
P. 508.297.2746  
EMAIL: info@MBLLandDevelopment.com  
WEB: www.MBLLandDevelopment.com

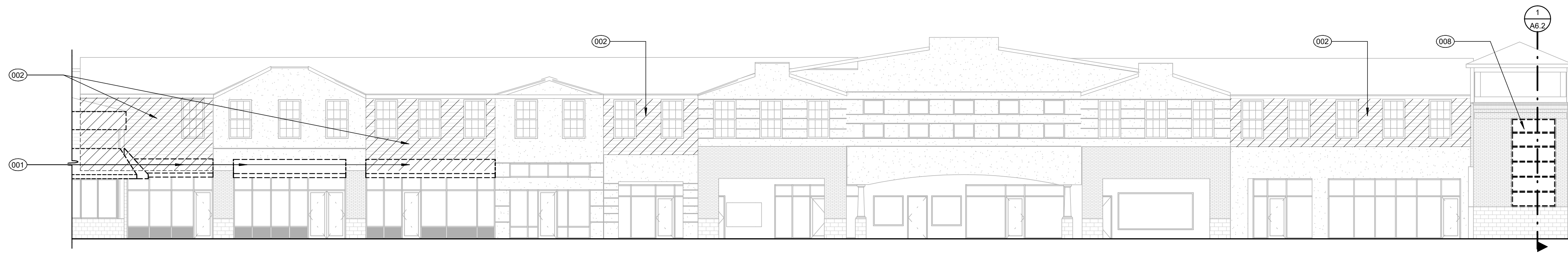
PROPOSED LANDSCAPING ENHANCEMENT PLANS  
**DETAILS**  
55 WELLES STREET  
MAP D5 - STREET 7460 - LOT N00001  
GLASTONBURY CONNECTICUT

PROJ. No.: 2021-047
DATE: MARCH 17, 2022
<b>C-6.0</b>

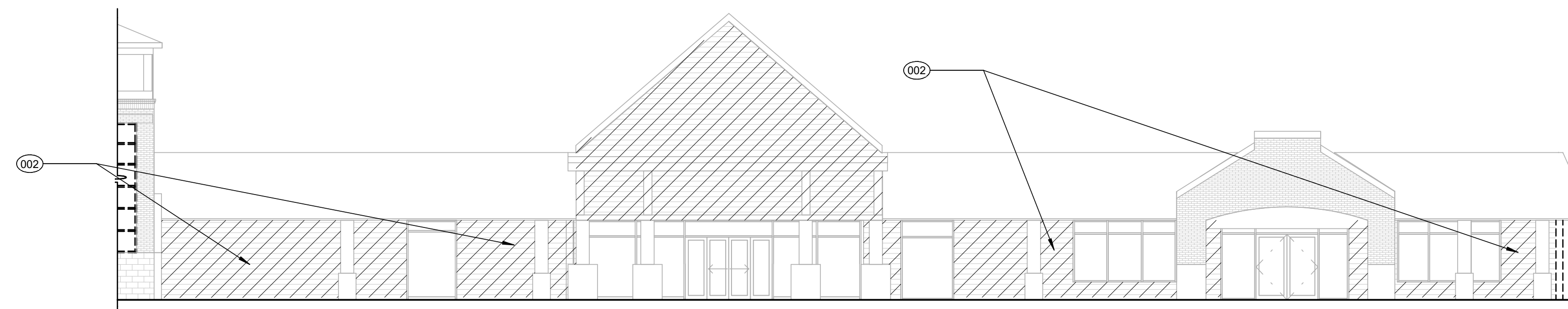
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2 SOUTH ELEVATION - SECTION A DEMOLITION  
3/32" = 1'-0"



3 SOUTH ELEVATION - SECTION B DEMOLITION  
3/32" = 1'-0"



4 SOUTH ELEVATION - SECTION C DEMOLITION  
3/32" = 1'-0"



KEYNOTES - DEMOLITION PLAN

001	REMOVE AND DISPOSE EXISTING FABRIC AWNING
002	EXISTING SIDING, REMOVE AND DISPOSE OF ALL EXISTING SIDING AND ASSOCIATED TRIM. REMOVE EXISTING UNDERLAYMENT WEATHER BARRIER AS REQUIRED.
003	REMOVE EXISTING ROOF FASCIA
004	EXISTING LIGHTING TO BE REMOVED IN ITS ENTIRETY. JUNCTION BOX WIRING TO REMAIN. CONTRACTOR TO CONFIRM CIRCUITS. WIRING ARE IN WORKING ORDER FOR NEW FIXTURE.
005	BOARD AND BATTEN SIDING TO BE REMOVED IN ITS ENTIRETY INCLUDING ASSOCIATED TRIM. REMOVE EXISTING UNDERLAYMENT WEATHER BARRIER AS REQUIRED. EXISTING FAUX WINDOW TO REMAIN.
006	REMOVE EXISTING FASCIA IN ITS ENTIRETY. NOTIFY ARCHITECT ONCE REMOVAL IS COMPLETE FOR FIELD VERIFICATION.
007	CAREFULLY REMOVE EXISTING SIGNAGE AS REQUIRED FOR REMOVAL OF EXISTING MATERIALS. TO BE SALVAGED AND RE-INSTALLED.
008	REMOVE EXISTING WINDOW
009	EXISTING CANOPY, COLUMNS, AND ROOF IN THEIR ENTIRETY BACK TO FACE OF STOREFRONT. SEE STRUCTURAL DRAWINGS.

GENERAL DEMOLITION NOTES

- IN ACCORDANCE WITH FEDERAL REGULATIONS PROMULGATED UNDER THE CLEAN AIR ACT, AND COMMONLY REFERRED TO AS ASBESTOS NESHAP, MORE SPECIFICALLY, 40 CFR PART 61, SUBPART M, SECTION 61.145, THE CONTRACTOR SHALL VERIFY THAT AN ASBESTOS SURVEY HAS BEEN CONDUCTED PRIOR TO THE COMMENCEMENT OF DEMOLITION OR RENOVATION WORK WHICH IS PART OF THIS CONTRACT.
- IN ACCORDANCE WITH ABOVE REGULATION REQUIREMENTS, THE CONTRACTOR SHALL FILE WRITTEN NOTIFICATION WITH THE EPA PRIOR TO ANY DEMOLITION WORK BEING PERFORMED REGARDLESS OF THE AMOUNT OF ASBESTOS, INCLUDING ZERO.
- ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. SECURE REQUIRED PERMITS, ARRANGE WITH BUILDING OWNER AND/OR APPROPRIATE UTILITY COMPANIES FOR SERVICE SHUTOFFS BEFORE BEGINNING DEMOLITION OPERATIONS.
- CONSULT WITH OWNER AND FIRE OFFICIALS PRIOR TO MAKING ANY ALTERATIONS TO THE EXISTING FIRE ALARM AND SPRINKLER SYSTEM.
- COORDINATE ALL DEMOLITION OPERATIONS WITH OWNER FOR SHUTDOWN PERIODS AND SEQUENCE OF WORK. PROVIDE TEMPORARY DUST PARTITIONS, BARRICADES, SIGNAGE, AND PROTECTIVE ENCLOSURES REQUIRED TO PROPERLY SECURE, ISOLATE, WATERPROOF, AND PROTECT AREAS OF WORK FROM EXISTING AREAS TO REMAIN IN OPERATION AND TO ASSURE CONTINUING FACILITY OPERATIONS IN GENERAL. IDENTIFY AND PROTECT ANY AREAS WHERE DEMOLITION IS TO TAKE PLACE WHERE THE DEMOLITION CREATES A PHYSICAL SAFETY HAZARD. THE CONTRACTOR SHALL KEEP THE CORRIDORS AND EXITS CLEAR OF DEBRIS, STORED MATERIALS, ETC., AT ALL TIMES TO PROVIDE REQUIRED FIRE EGRESS FROM THE BUILDING.
- MAKE EVERY EFFORT POSSIBLE TO MINIMIZE DISTURBANCES TO BUILDING OCCUPANTS. COORDINATE HOURS OF DISRUPTIVE DEMOLITION WITH BUILDING OWNER PRIOR TO COMMENCEMENT.
- IT IS NOT THE INTENT TO SHOW EVERY PIECE OR ITEM TO BE REMOVED IN DEMOLITION WORK. MECHANICAL, ELECTRICAL AND OTHER WORK RELATED TO A WALL OR AREA SCHEDULED FOR DEMOLITION AND REMOVAL SHALL BE REMOVED WHETHER SPECIFICALLY IDENTIFIED OR NOT. TERMINATE, CAP AND REMOVE ALL ABANDONED ELECTRICAL CONDUIT, WIRING BUNDLES, SWITCHES, ETC.; PLUMBING, PIPING, AND PLUMBING FIXTURES, ETC.; HVAC DUCTWORK, CONTROLS, PIPING, ETC. AS REQUIRED.
- WHEN WALLS, COLUMNS, OR OTHER SUPPORTING AND/OR BRACING ELEMENTS ARE SCHEDULED FOR DEMOLITION, TEMPORARY STRUCTURAL SUPPORTS AND BRACING FOR THE ADJACENT CONSTRUCTION SHALL BE PROVIDED AND MAINTAINED UNTIL THE PERMANENT SUPPORTING STRUCTURES ARE IN PLACE AND ABLE TO SUPPORT IMPOSED LOADS. ANY STRUCTURAL BRACING DISCOVERED DURING DEMOLITION IS NOT TO BE REMOVED - NOTIFY ARCHITECT OF ANY AND ALL SUCH DISCOVERIES IMMEDIATELY.
- WHERE EXISTING WALL SUBSTRATES REMAIN AS BASE MATERIAL SURFACES FOR INSTALLATION OF NEW FINISHES, REMOVE PROJECTIONS, FILL VOIDS, SECURE OR REMOVE AND REPLACE ANY EXISTING LOGS OR OTHERS ON UNSUITABLE SUBSTRATE MATERIALS AND ADD BLOCKING OR STRAPPING TO RECEIVE NEW MATERIALS AND FINISHES. STRIP EXISTING WALL FINISH MATERIAL TO EXPOSE SUBSTRATE WHERE NEEDED.
- REMOVE ALL FINISH FLOORING MATERIALS INCLUDING WALL BASE FROM EXISTING FLOORS SCHEDULED TO RECEIVE NEW FLOORING. GRIND, SCRAPE, SAND, CLEAN AND OTHERWISE PREPARE SUBSTRATE PRIOR TO INSTALLATION OF NEW FINISH FLOORING. PREPARE SUBSTRATE IN ACCORDANCE WITH FLOORING MANUFACTURER'S WRITTEN SPECIFICATIONS. PROVIDE LEVELING MASTICS AND GROUTS AS REQUIRED TO RENDER SUBSTRATES LEVEL AND TRUE TO 1/8" IN 10', AND AS REQUIRED TO BLEND ADJACENT DISSIMILAR FLOORING MATERIALS.
- REMOVE EXISTING CEILING FINISH MATERIAL, FRAMING/SUSPENSION SYSTEMS, INCLUDING LIGHT AND CEILING FIXTURES, AS REQUIRED TO ACCOMMODATE NEW WORK. IN ROOMS WHERE CEILINGS ARE TO REMAIN AND SECTIONS OF PARTITIONS ARE TO BE REMOVED/RELOCATED, CEILINGS SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING.
- NEATLY SAWCUT SLAB, AND TRENCH AND EXCAVATE FOR NEW PLUMBING OR ELECTRICAL WORK AS SHOWN OR REQUIRED ON PLUMBING AND ELECTRICAL DRAWINGS. WHERE CUT FOR TRENCHING, BACKFILL, COMPACT FILL, REPAIR/INSTALL NEW VAPOR BARRIER TO PROVIDE WATER TIGHT SYSTEM, AND PATCH SLAB TO BLEND INDISTINGUISHABLE WITH ADJACENT SLAB. REPAIR EXISTING VAPOR BARRIER.
- PATCH, REPAIR AND REFINISH ALL SURFACES TO MATCH AND ALIGN WITH EXISTING ADJACENT SURFACES. SCHEDULED TO REMAIN, AND PREPARE TO RECEIVE NEW FINISHES SPECIFIED. WORK SHALL INCLUDE ALL LABOR AND MATERIALS ON ALL SURFACES REQUIRED TO RENDER SUBSTRATES ACCEPTABLE TO RECEIVE NEW FINISHES SPECIFIED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
- PROTECT FROM LOSS OR DAMAGE ALL ITEMS INTENDED FOR SALVAGE AND REUSE, OR SCHEDULED TO REMAIN.
- REPLACE IN KIND ANY EXISTING CONSTRUCTION, OR ITEM INTENDED TO REMAIN, OR BE SALVAGED FOR REUSE, BUT DAMAGED OR LOST AS A RESULT OF THE WORK OF THIS CONTRACT.
- REUSE OF SALVAGED MATERIALS NOT SPECIFICALLY SCHEDULED FOR REUSE, WILL BE AT THE SOLE DISCRETION OF THE OWNER. IN NO CASE SHALL SALVAGED MATERIAL BE INCORPORATED IN THE WORK THAT DOES NOT MEET MINIMUM REQUIREMENTS OF STATE AND LOCAL CODES AND REGULATIONS.
- SCHEDULES OF ADDITIONAL ITEMS TO BE SALVAGED (IF ANY) ARE TO BE PROVIDED BY THE OWNER UPON REQUEST OF THE CONTRACTOR.
- ITEMS TO BE SALVAGED BUT NOT SO SCHEDULED ON THE DEMOLITION PLAN SHALL BE CONFIRMED BY THE CONTRACTOR WITH THE OWNER. ALL ITEMS TO BE TURNED OVER TO THE OWNER, SHALL BE PROTECTED DURING DEMOLITION AND REMOVAL AND SHALL BE DELIVERED IN AN UNDAMAGED CONDITION.
- REMOVE ALL DEMOLISHED MATERIALS NOT SCHEDULED FOR SALVAGE AND REUSE, OR THOSE TO BECOME PROPERTY OF THE OWNER, FROM THE SITE AND DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- TAKE CARE TO DISCONNECT ALL ELECTRICAL POWER TO PARTITIONS AND OTHER ITEMS, AREAS, ELEMENTS INVOLVED IN THE DEMOLITION PRIOR TO DEMOLITION.
- CONFINE TOOLS AND EQUIPMENT, STORAGE OF MATERIALS AND OPERATIONS TO LIMITS DESIGNATED BY THE BUILDING OWNER. THE PREMISES SHALL BE MAINTAINED IN SAFE, ORDERLY CONDITION AT ALL TIMES. REMOVE DEBRIS DAILY. COVER CLUMPTERS WITH FIRE RESISTANT TAPPS SECURELY FASTENED TO PREVENT VANDALISM.
- IN THE EVENT THAT SUSPECTED HAZARDOUS MATERIALS ARE DISCOVERED DURING THE COURSE OF DEMOLITION, CEASE WORK IMMEDIATELY AND NOTIFY THE BUILDING OWNER OF ANY SUCH DISCOVERIES.
- FOR ADDITIONAL DEMOLITION NOTES, REFER TO STRUCTURAL, MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS, IF ANY.
- DEMOLITION PLANS SHALL BE USED IN CONJUNCTION WITH DRAWINGS FOR NEW CONSTRUCTION (INTERIOR ELEVATIONS, DETAILS, ETC.) SO THAT EXACT LIMIT AND BOUNDARIES OF SPECIFIC DEMOLITION MAY BE DETERMINED.
- ENSURE THAT ALL ELECTRICAL, MECHANICAL, FIRE PROTECTION, VOICE/DATA WIRING, AND PLUMBING SYSTEMS SERVING OTHER TENANTS AND BASE BUILDING SYSTEMS WILL REMAIN OPERATIONAL DURING THE COURSE OF DEMOLITION. SURVEY THE SITE BEFORE STARTING WORK TO IDENTIFY LOCATIONS OF THESE SYSTEMS.

DEMOLITION FLOOR PLAN SYMBOLS

	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED

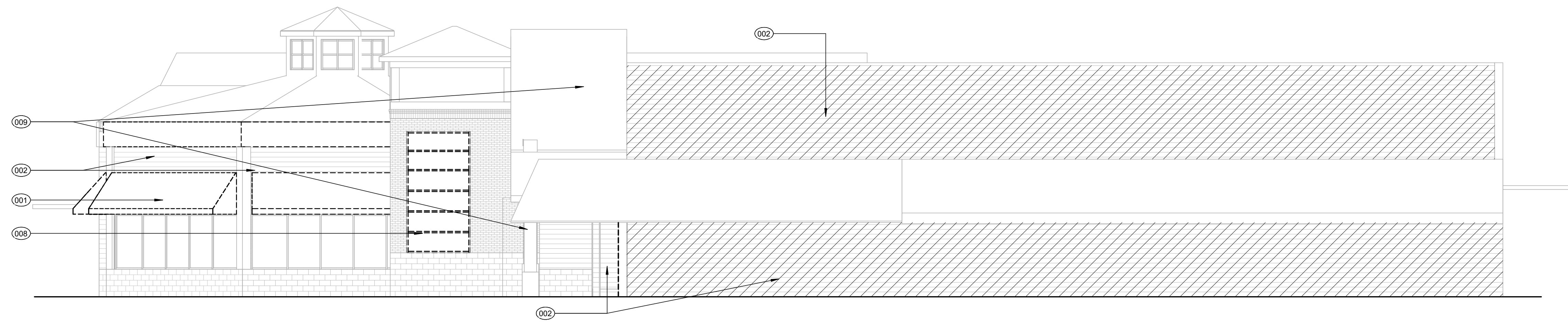
PROJECT:  
SHOPPES AT FOX RUN  
BIRMINGHAM  
55 WELLES STREET  
GLASTONBURY, CT 06033

PROJECT NUMBER: 21179

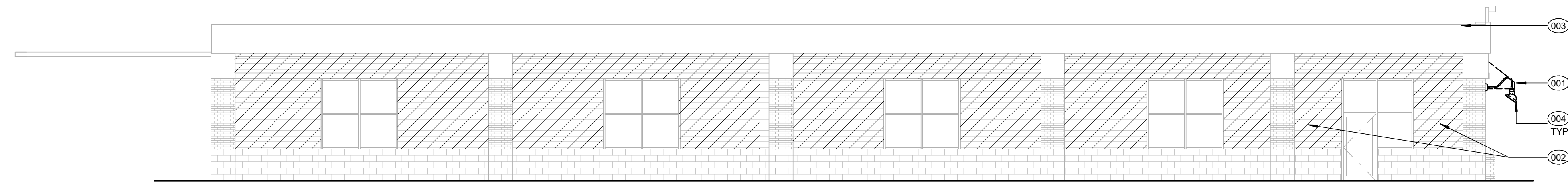
DENNIS COLWELL  
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ISSUE:	DATE:
ISSUED FOR CONSTRUCTION	10/07/2022
DRAWING SCALE:	As indicated
DRAWN BY:	CHECKED BY: Checker
DRAWING TITLE:	DEMOLITION ELEVATIONS
SHEET NUMBER:	D1.0



1 EAST ELEVATION - DEMOLITION  
1/8" = 1'-0"



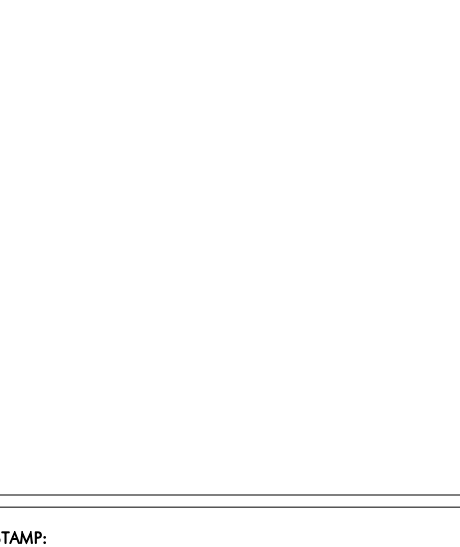
2 WEST ELEVATION - DEMOLITION  
1/8" = 1'-0"

KEYNOTES - DEMOLITION PLAN	
001	REMOVE AND DISPOSE EXISTING FABRIC AWNING
002	EXISTING SIDING; REMOVE AND DISPOSE OF ALL EXISTING SIDING AND ASSOCIATED TRIM. REMOVE EXISTING UNDERLAYMENT WEATHER BARRIER AS REQUIRED.
003	REMOVE EXISTING ROOF FASCIA.
004	EXISTING LIGHTING TO BE REMOVED IN ITS ENTIRETY. JUNCTION BOX WIRING TO REMAIN. CONTRACTOR TO CONFIRM CIRCUITS/ WIRING ARE IN WORKING ORDER FOR NEW FIXTURE.
005	BOARD AND BATTEN SIDING TO BE REMOVED IN ITS ENTIRETY INCLUDING ASSOCIATED TRIM. REMOVE EXISTING UNDERLAYMENT WEATHER BARRIER AS REQUIRED. EXISTING PAULY WINDOW TO REMAIN.
006	REMOVE EXISTING FASCIA IN ITS ENTIRETY; NOTIFY ARCHITECT ONCE REMOVAL IS COMPLETE FOR FIELD VERIFICATION.
007	CAREFULLY REMOVE EXISTING SIGNAGE AS REQUIRED FOR REMOVAL OF EXISTING MATERIALS. TO BE SALVAGED AND RE-INSTALLED.
008	REMOVE EXISTING WINDOW
009	EXISTING CANOPY, COLUMNS, AND ROOF IN THEIR ENTIRETY BACK TO FACE OF STOREFRONT. SEE STRUCTURAL DRAWINGS.

PROJECT:  
SHOPPES AT FOX RUN  
BRIXMOR  
55 WELLES STREET  
GLASTONBURY, CT 06033

PROJECT NUMBER: 21179

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ISSUE: DATE:  
ISSUED FOR CONSTRUCTION 09/29/21

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

DRAWN BY: Author CHECKED BY: Checker

DRAWING TITLE:  
DEMOLITION ELEVATIONS

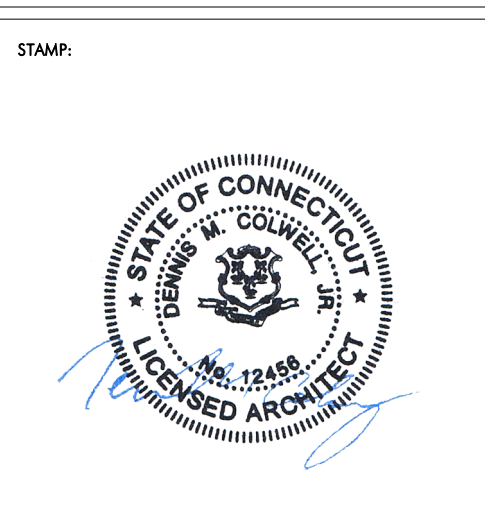
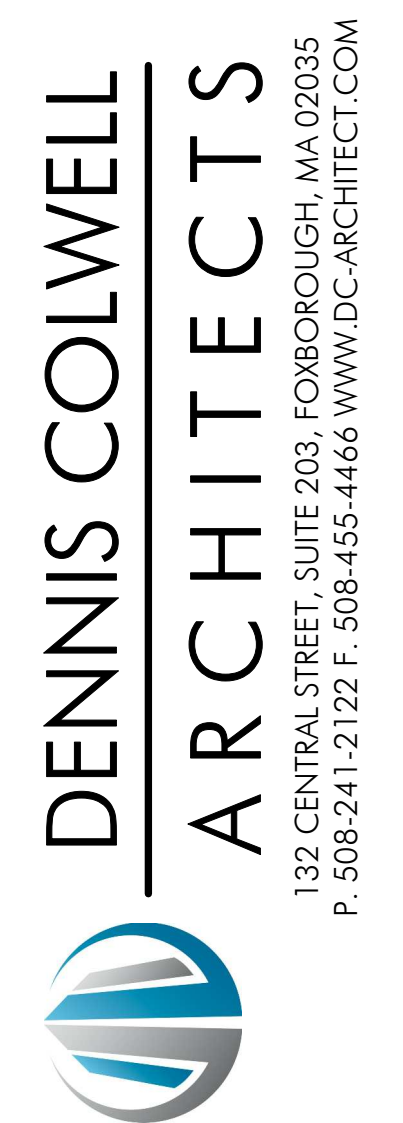
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PROJECT:  
 SHOPPES AT FOX RUN  
 BRIXMOR  
 55 WELLES STREET  
 GLASTONBURY, CT 06033

PROJECT NUMBER: 21179

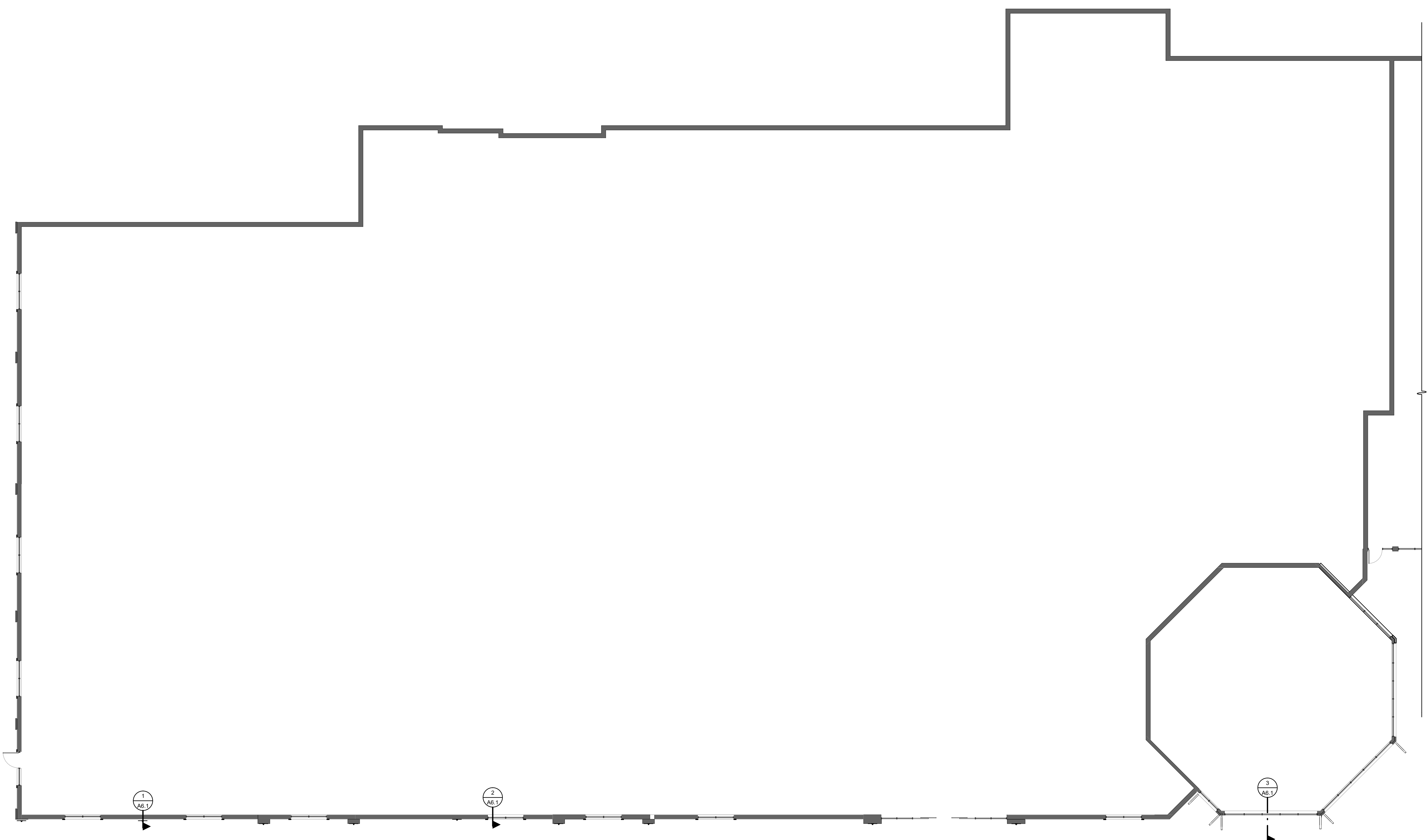


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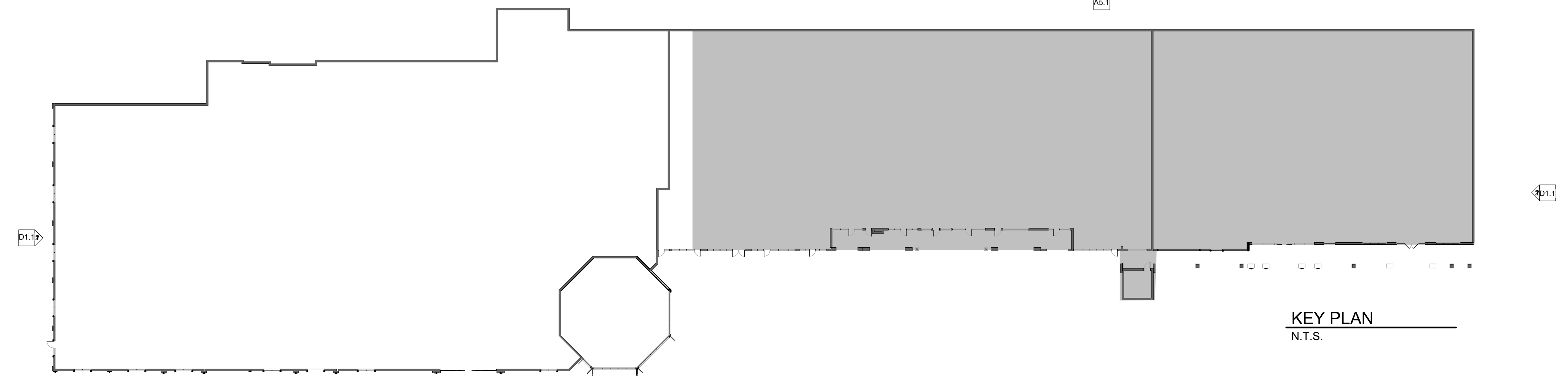
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SHEET NUMBER: **A1.0**

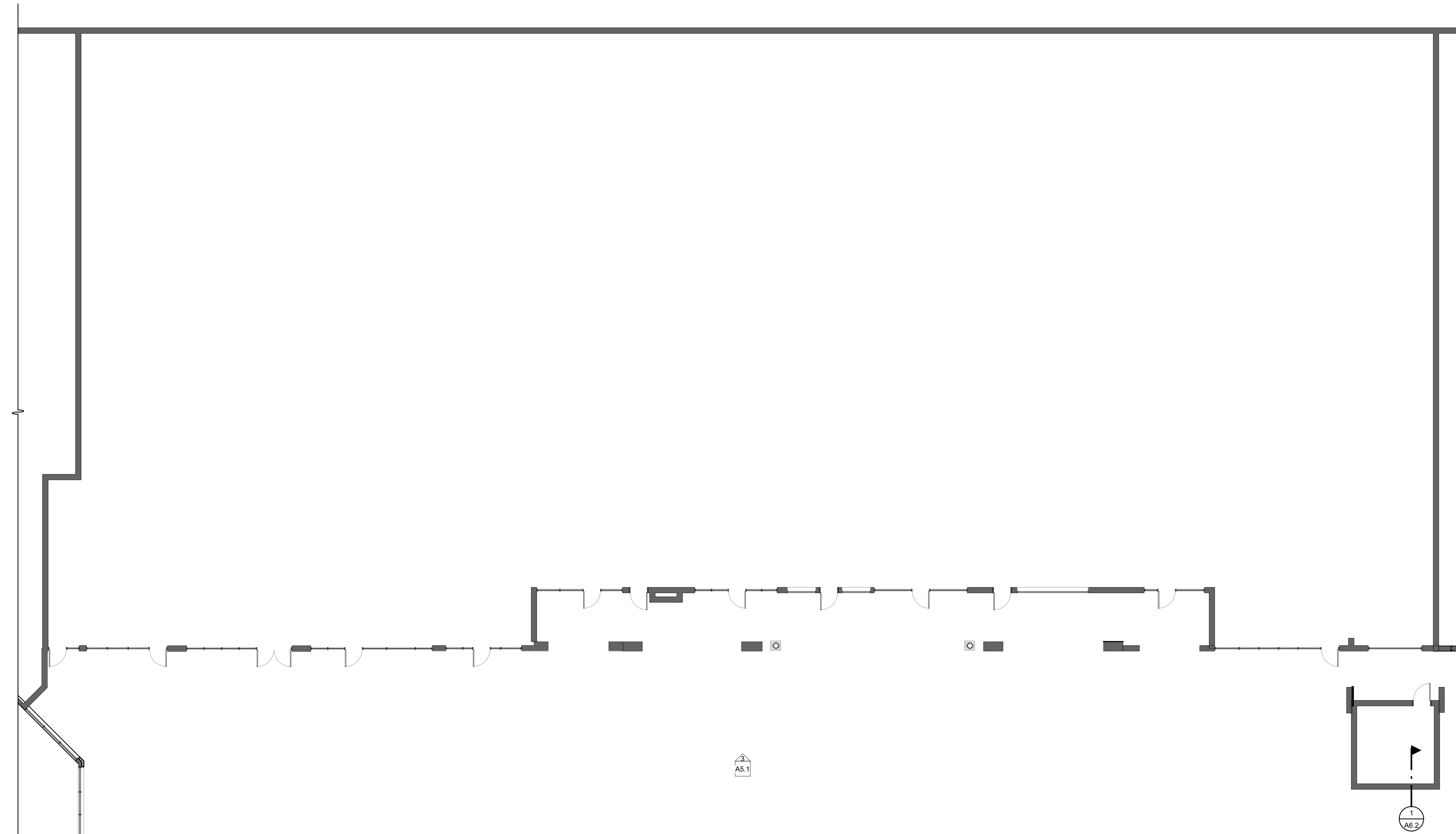


**FLOOR PLAN - A**  
 3/32" = 1'-0"

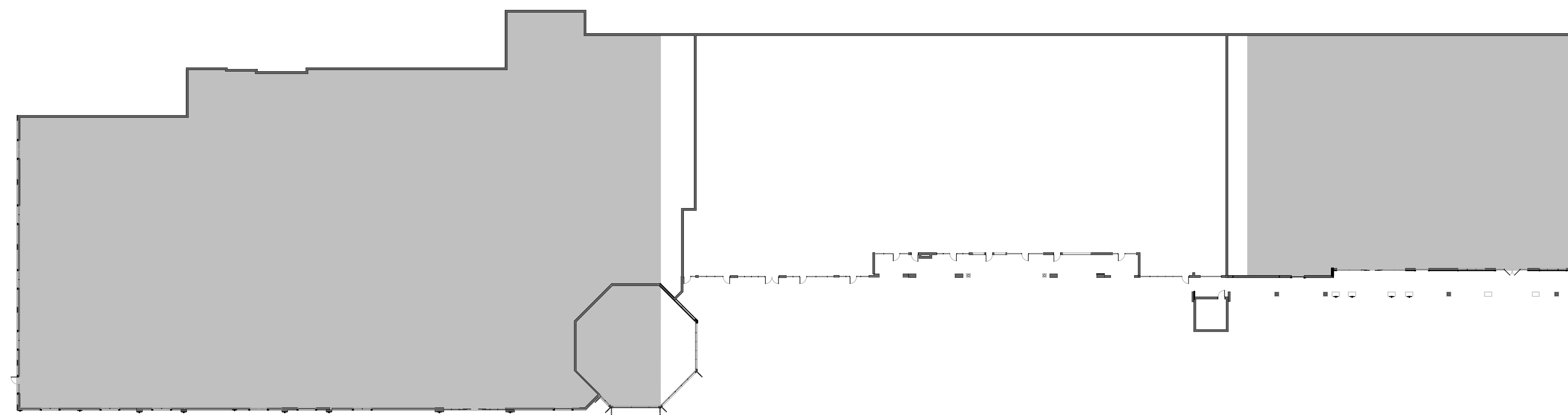


**KEY PLAN**  
 N.T.S.

FLOOR PLAN SYMBOLS	
	EXISTING DOOR TO REMAIN
	NEW DOOR, SEE DOOR SCHEDULE ON DWG. A7.37
	EXISTING WALL TO REMAIN
	NEW WALL CONSTRUCTION, SEE WALL TYPES ON DWG. G1.0



1 FLOOR PLAN - B  
3/32" = 1'-0"



KEY PLAN B  
N.T.S.

PROJECT:  
SHOPPES AT FOX RUN  
BRIXMOR  
55 WELLES STREET  
GLASTONBURY, CT 06033

PROJECT NUMBER: 21179



STAMP:



ISSUE:	DATE:
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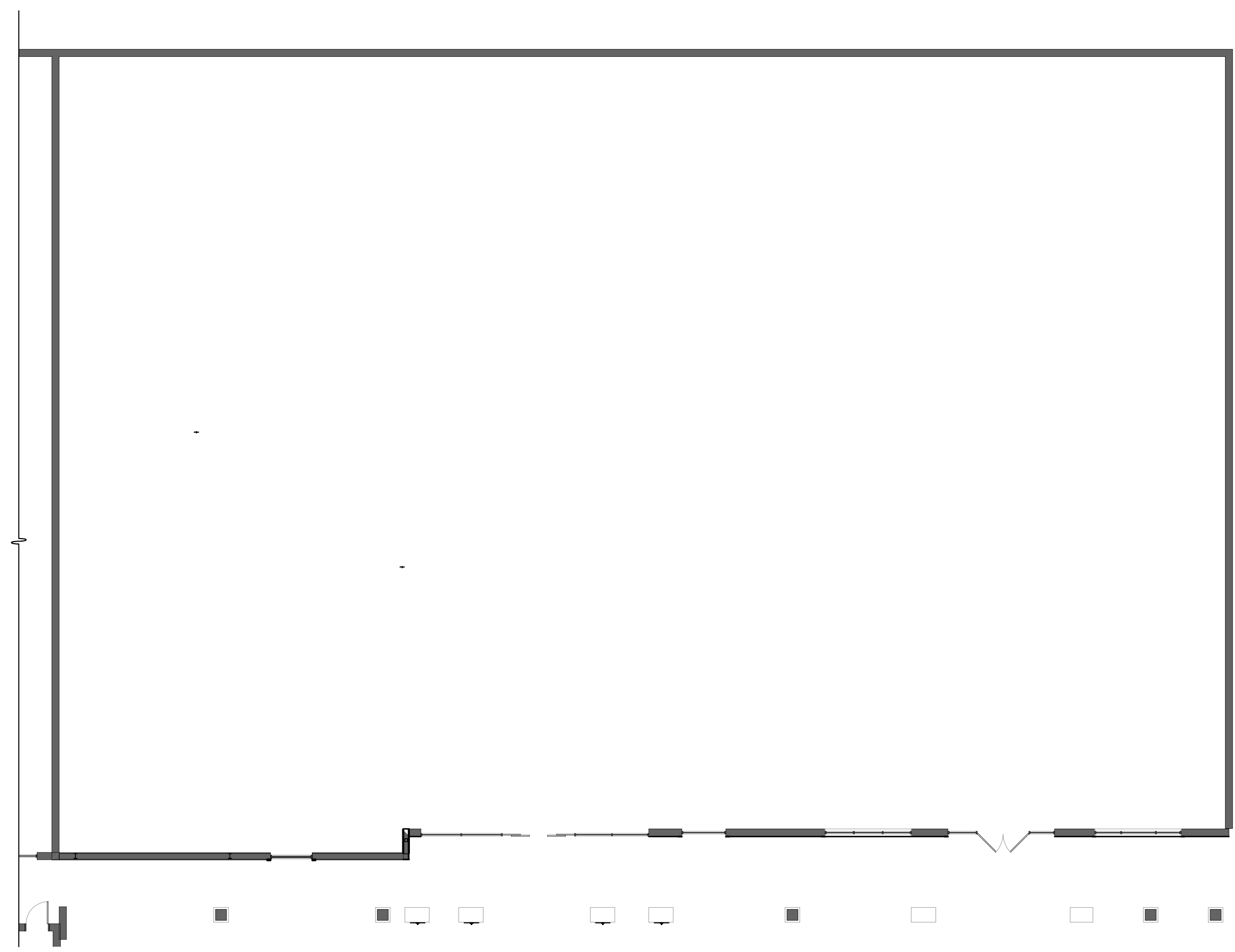
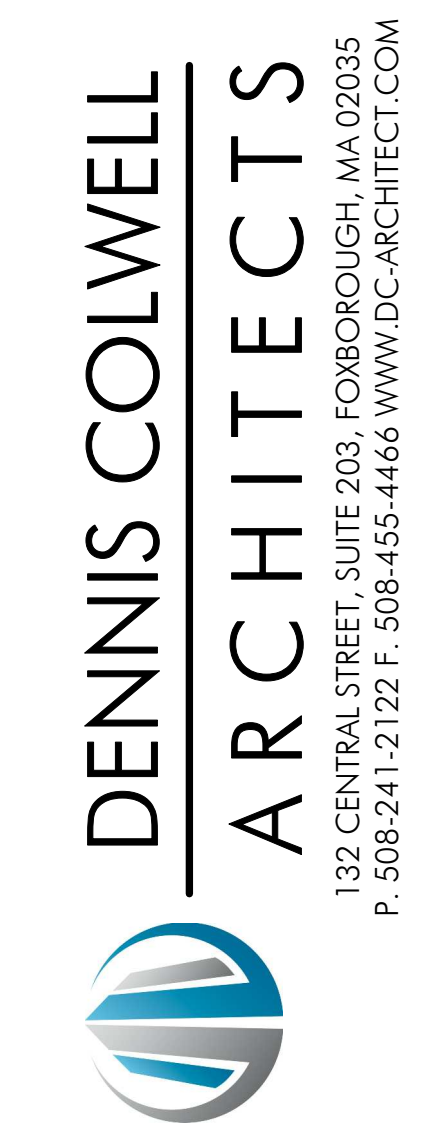
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FLOOR PLAN - PART B

SHEET NUMBER:

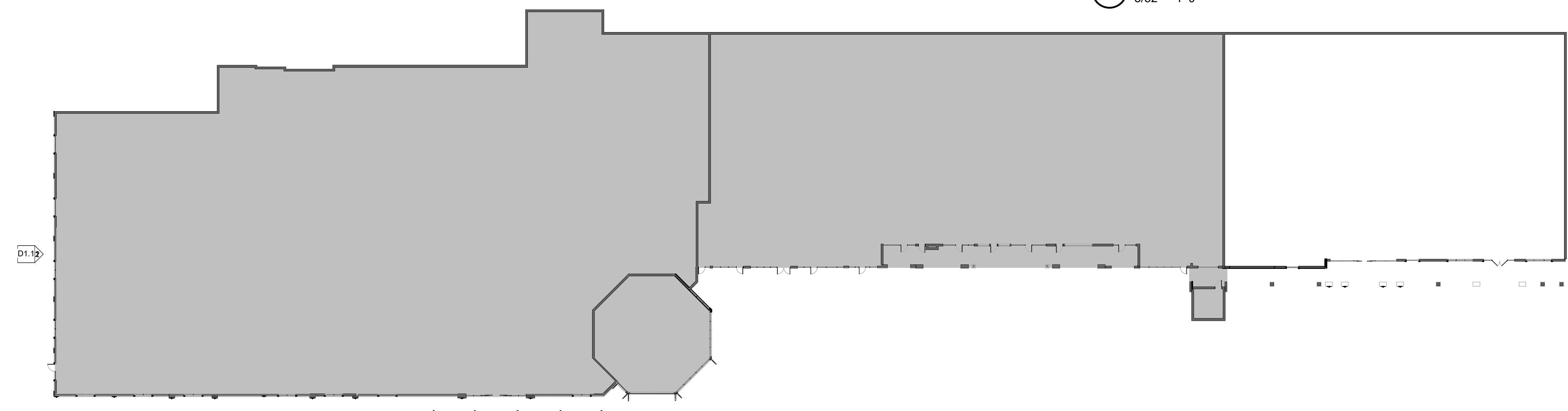
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PROJECT:  
SHOPPES AT FOX RUN  
BRIXMOR  
55 WELLES STREET  
GLASTONBURY, CT 06033

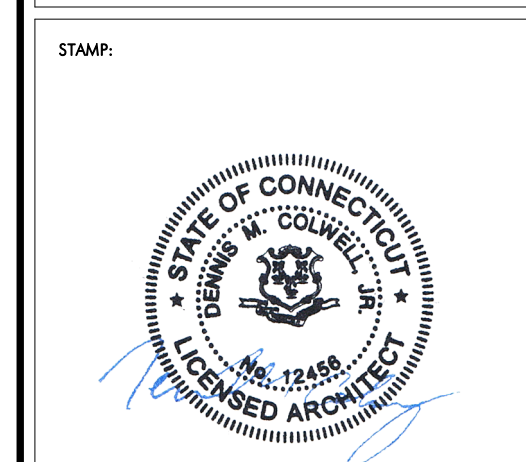
PROJECT NUMBER: 21179



2 FLOOR PLAN - C  
3/32" = 1'-0"



KEY PLAN C  
N.T.S.



ISSUE: DATE:  
ISSUED FOR CONSTRUCTION 09/09/21

DRAWING SCALE: As indicated  
DRAWN BY: Author CHECKED BY: Checker

DRAWING TITLE:  
FLOOR PLAN - PART C

SHEET NUMBER:  
A1.2


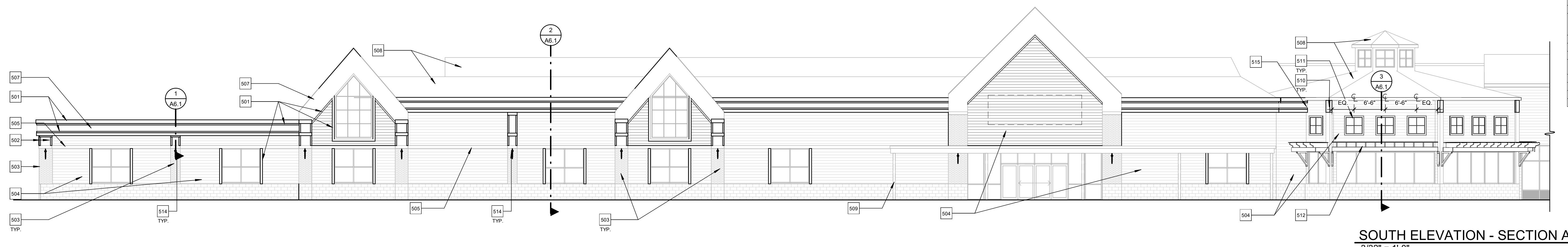
**KEYNOTES - EXTERIOR ELEVATIONS**

501	PVC TRIM: SEE REFERENCED DETAILS FOR SIZE, 1x6 AROUND WINDOWS AND FAUX WINDOWS, 1x10 AT BASE.
502	PROVIDE 1x4 PVC TRIM @ EXISTING PLASTER.
503	PROVIDE WHITE WASH FINISH ON EXISTING BRICK. PROPERLY CLEAN ALL BRICK WITH BORIC ACID (ONE TABLESPOON PER ONE GALLON OF WARM WATER), PROVIDE WHITE EXTERIOR LATEX PAINT WITH 50% WATER.
504	NEW CEMENT BOARD SIDING: JAMES HARDIE, HARDIE PLANK LAP SIDING, SELECT CEDARMILL, COLOR PEARL GRAY.
505	REPLACE EXISTING TRIM TO MATCH WITH NEW PVC TRIM.
506	NEW STOREFRONT FRAMING AND GLAZING. FINISH TO MATCH EXISTING. PROVIDE SPANDREL GLASS ON EAST ELEVATION.
507	PAINT EXISTING FASCIA.
508	EXISTING ROOF SHINGLES. PROVIDE GAF GRAND SEQUOIA AS OVER NEW 15# FELT PAPER. PROVIDE NEW ICE AND WATER SHIELD AT ALL VALLEYS RIDGES AND EDGES AS RECOMMENDED PER MANUFACTURER'S INSTRUCTIONS.
509	EXISTING CANOPY, PROVIDE NEW PAINT FINISH @ EXISTING STRUCTURE.
510	EXTEND EXISTING TRIM TO UNDERSIDE OF NEW ROOF SOFFIT.
511	NEW FAUX WINDOW, SEE REFERENCED SECTION.
512	NEW CEMENT BOARD SIDING: JAMES HARDIE, HARDIE PLANK LAP SIDING, SELECT CEDARMILL, COLOR PEARL GRAY.
513	PAINT EXISTING EIFS, SHERWIN WILLIAMS, SW 7006.
514	NEW SCONCE FIXTURE, AFX GLEWOS24L30LDBK - 24"
515	REPAIR/INFILL EXISTING FASCIA AT AREA OF REMOVAL.
516	ALUMINUM STOREFRONT, KAWNEER TRVG 4511, FINISH AND GLAZING TO MATCH EXISTING.

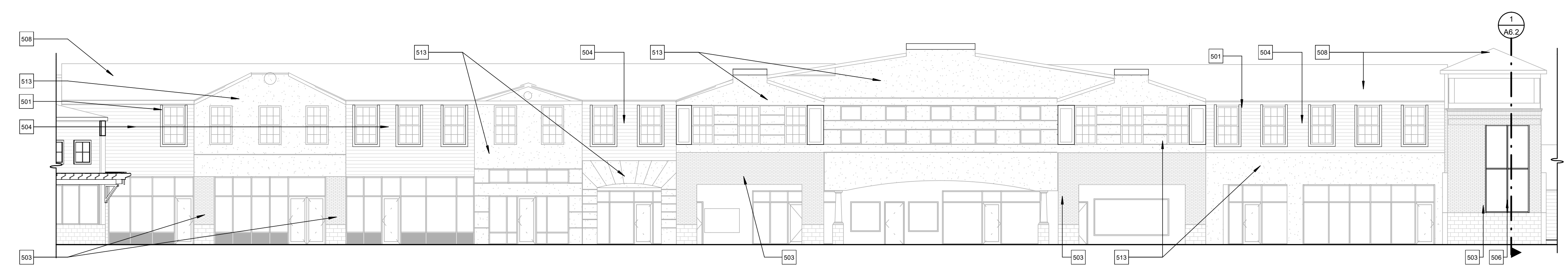
PROJECT:  
SHOPPES AT FOX RUN  
BRIMMOR  
55 WELLES STREET  
GLASTONBURY, CT 06033

PROJECT NUMBER: 21179

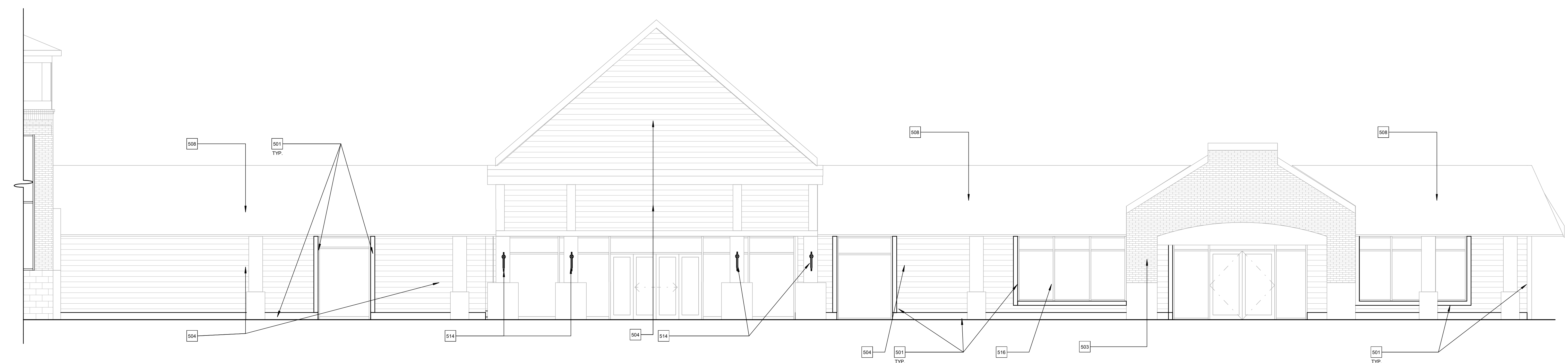
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**SOUTH ELEVATION - SECTION A**  
3/32" = 1'-0"



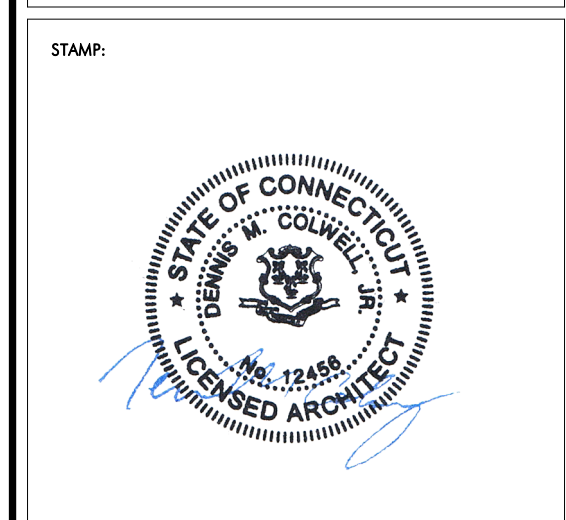
**SOUTH ELEVATION - SECTION B**  
3/32" = 1'-0"



**SOUTH ELEVATION - SECTION C**  
3/16" = 1'-0"



**SOUTH ELEVATION**  
N.T.S.



ISSUE:	DATE:
ISSUED FOR CONSTRUCTION	10/07/2022
DRAWING SCALE:	As indicated
DRAWN BY:	CHECKED BY: Checker
DRAWING TITLE:	EXTERIOR ELEVATIONS
SHEET NUMBER:	

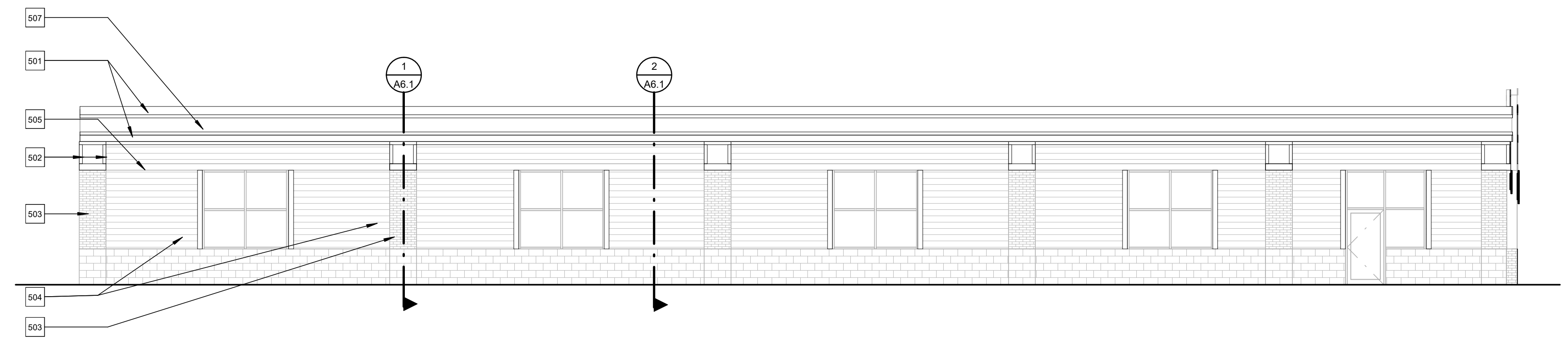
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KEYNOTES - EXTERIOR ELEVATIONS	
501	PVC TRIM. SEE REFERENCED DETAILS FOR SIZE. 1x6 AROUND WINDOWS AND FAUX WINDOWS. 1x10 AT BASE.
502	PROVIDE 1/4" PVC TRIM@ EXISTING PLASTER.
503	PROVIDE WHITE WASH FINISH ON EXISTING BRICK. PROPERLY CLEAN ALL BRICK WITH BORIC ACID (ONE TABLESPOON PER ONE GALLON OF WARM WATER); PROVIDE WHITE EXTERIOR LATEX PAINT WITH SOIL WATER.
504	NEW CEMENT BOARD SIDING; JAMES HARDIE, HARDIE PLANK LAP SIDING, SELECT CEDARMILL, COLOR PEARL GRAY.
505	REPLACE EXISTING TRIM TO MATCH WITH NEW PVC TRIM.
506	NEW STOREFRONT FRAMING AND GLAZING. FINISH TO MATCH EXISTING. PROVIDE SPANDREL GLASS ON EAST ELEVATION.
507	PAINT EXISTING FASCIA.
508	EXISTING ROOF SHINGLES. PROVIDE GAF GRAND SEQUOIA AS OVER NEW. 15# FELT PAPER. PROVIDE NEW ICE AND WATER SHIELD AT ALL VALLEYS RIDGES AND EDGES AS RECOMMENDED PER MANUFACTURERS INSTRUCTIONS.
509	EXISTING CANOPY. PROVIDE NEW PAINT FINISH @ EXISTING STRUCTURE.
510	EXTEND EXISTING TRIM TO UNDERSIDE OF NEW ROOF SOFFIT.
511	NEW FAUX WINDOW. SEE REFERENCED SECTION.
512	NEW CEMENT BOARD SIDING; JAMES HARDIE, HARDIE PLANK LAP SIDING, SELECT CEDARMILL, COLOR PEARL GRAY.
513	PAINT EXISTING EIFS. SHERWIN WILLIAMS, SW 7006.
514	NEW SCORCE FIXTURE. AFX GLEWOS2430JDRK - 24"
515	REPAIR / INFILL EXISTING FASCIA AT AREA OF REMOVAL.
516	ALUMINUM STOREFRONT; KAWNEER TRVG-4511. FINISH AND GLAZING TO MATCH EXISTING.

PROJECT:  
 SHOPPES AT FOX RUN  
 BRIXMOR  
 55 WELLES STREET  
 GLASTONBURY, CT 06033

PROJECT NUMBER: 21179

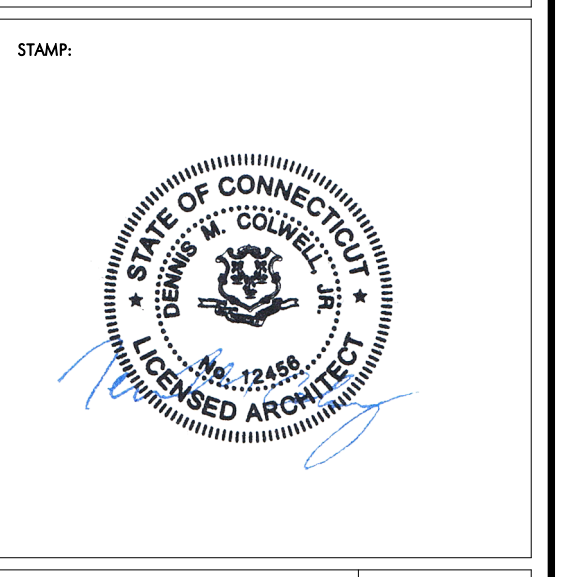
**DENNIS COLWELL ARCHITECTS**  
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1 WEST ELEVATION  
 1/8" = 1'-0"



2 EAST ELEVATION  
 1/8" = 1'-0"



ISSUE:	DATE:
ISSUED FOR CONSTRUCTION	09/09/21

DRAWING SCALE:	1/8" = 1'-0"
DRAWN BY: Author	CHECKED BY: Checker
DRAWING TITLE: EXTERIOR ELEVATIONS	

SHEET NUMBER:  
**A5.2**

KEYNOTES - BUILDING SECTIONS	
601	EXISTING MASONRY CMU
602	EXISTING SIDEWALK
603	PROVIDE WHITE WASH FINISH ON BRICK
604	EXISTING WALL CONSTRUCTION
605	EXISTING TRIM
606	PAINT EXISTING EXTERIOR SURFACE
607	PVC TRIM, AZEK OR EQUAL, SIZE AS NOTED WITH KEYNOTE
608	NEW 4" ALUMINUM FASCIA, COLOR: WHITE. PROVIDE COUNTER FLASHING AND TIE INTO EXISTING ROOFING AS REQUIRED
609	EXISTING ROOFING
610	CLAPBOARD SIDING: SEE EXTERIOR ELEVATIONS
611	NEW TRELLIS AND SUPPORTING STRUCTURE, SEE REFERENCED DETAIL
612	FALK WINDOW: SEE REFERENCED DETAIL
613	NEW FASCIA TRIM, 1 1/2" PVC TRIM, PROVIDE NEW DRIP EDGE @ ROOFING EDGE
614	NEW #18 GA. STEEL STUDS @ 16" O.C., PROVIDE 5/8" GYP. BD. SHEATHING ON INTERIOR
615	NEW ALUMINUM STOREFRONT

PROJECT:  
 SHOPPES AT FOX RUN  
 BRIMMOR  
 55 WELLES STREET  
 GLASTONBURY, CT 06033

PROJECT NUMBER: 21179

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ISSUE:	DATE:
ISSUED FOR CONSTRUCTION	10/07/2022

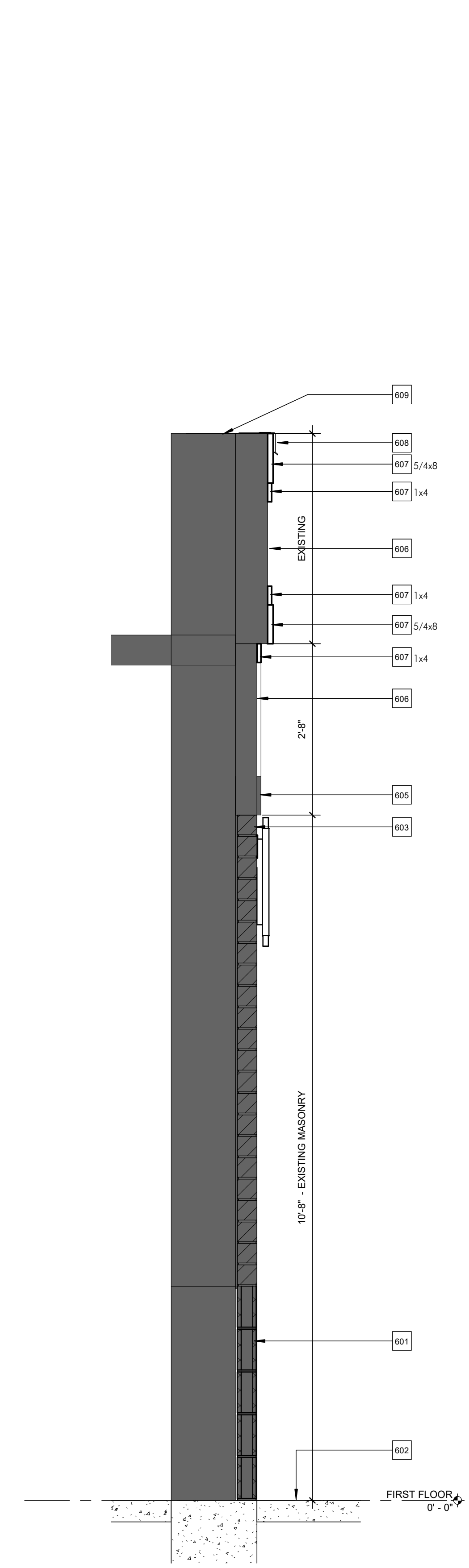
DRAWING SCALE: 3/4" = 1'-0"

DRAWN BY: CHECKED BY: Checker

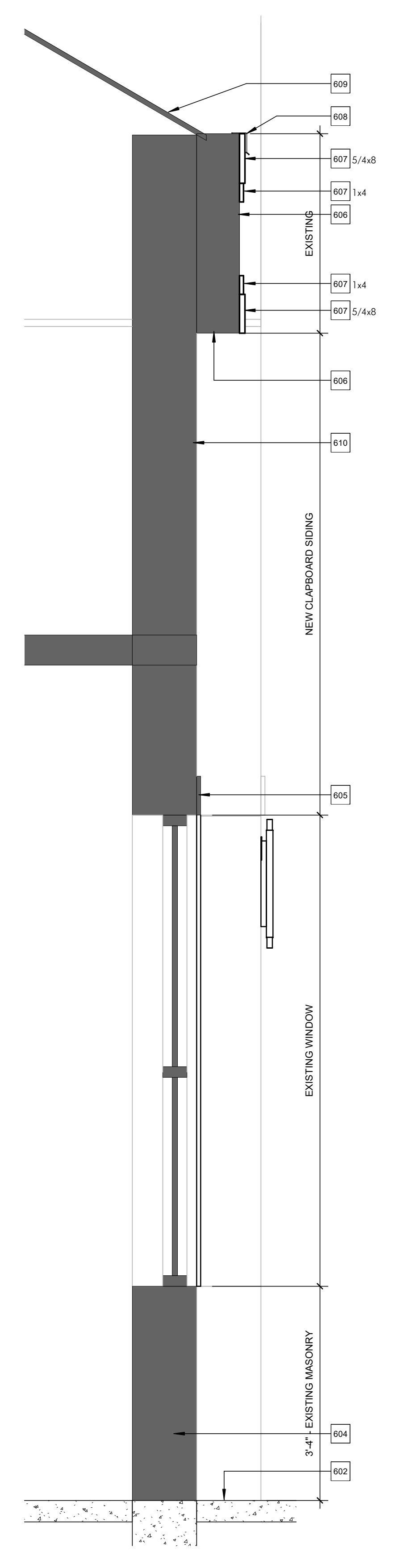
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SHEET NUMBER:

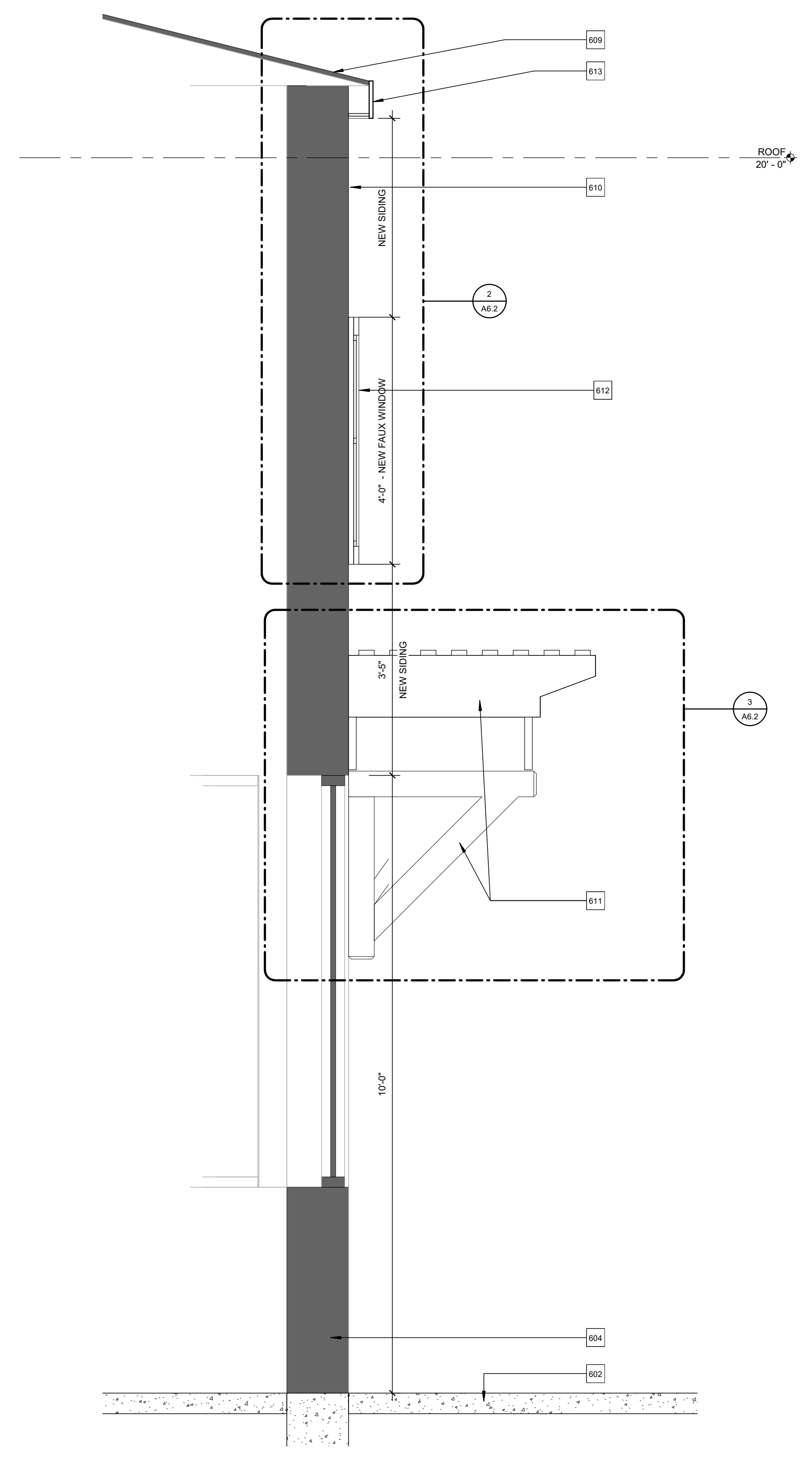
**A6.1**



1 WALL SECTION - 1  
 3/4" = 1'-0"



2 WALL SECTION - 2  
 3/4" = 1'-0"



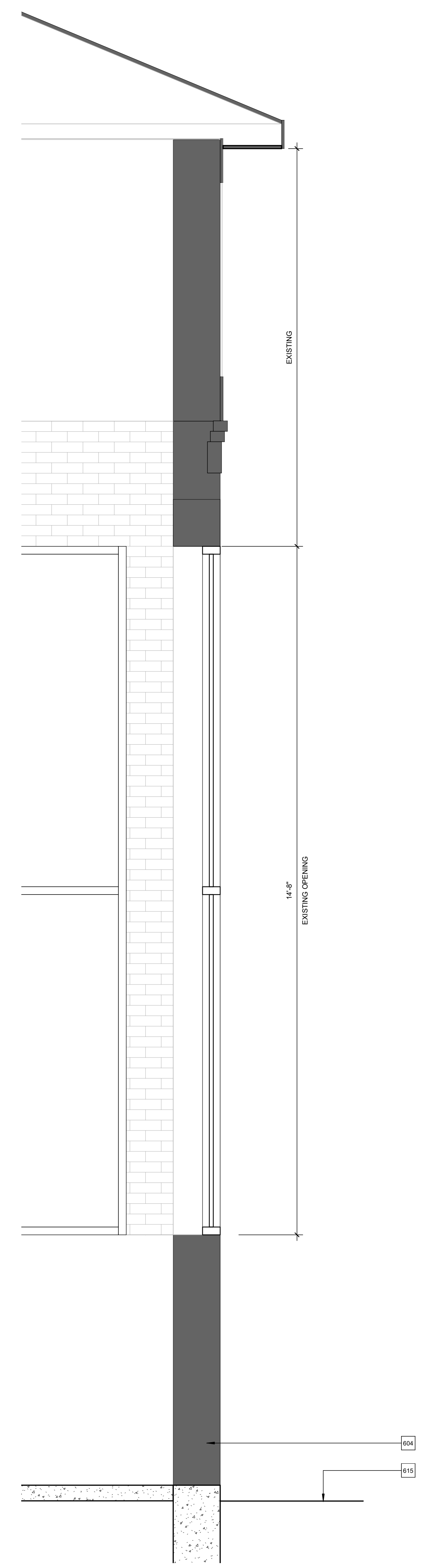
3 WALL SECTION - 3  
 3/4" = 1'-0"

KEYNOTES - WALL SECTIONS	
601	EXISTING MASONRY CMU
602	EXISTING SIDEWALK
603	PROVIDE WHITE WASH FINISH ON BRICK.
604	EXISTING WALL CONSTRUCTION.
605	EXISTING TRIM
606	PAINT EXISTING EXTERIOR SURFACE.
607	PVC TRIM, AZEK OR EQUAL. SIZE AS NOTED WITH KEYNOTE.
608	NEW 4" ALUMINUM FASCIA, COLOR: WHITE. PROVIDE COUNTER FLASHING AND TIE INTO EXISTING ROOFING AS REQUIRED.
609	EXISTING ROOFING.
610	CLAPBOARD SIDING. SEE EXTERIOR ELEVATIONS.
611	NEW TRELLIS AND SUPPORTING STRUCTURE. SEE REFERENCED DETAIL.
612	FAUX WINDOW. SEE REFERENCED DETAIL.
613	NEW FASCIA TRIM, 1X8 PVC TRIM. PROVIDE NEW DWP EDGE @ ROOFING EDGE.
614	NEW 2" 18 GA. STEEL STUDS @ 16" O.C., PROVIDE 5/8" GYP. BD. SHEATHING ON INTERIOR.
615	NEW ALUMINUM STOREFRONT

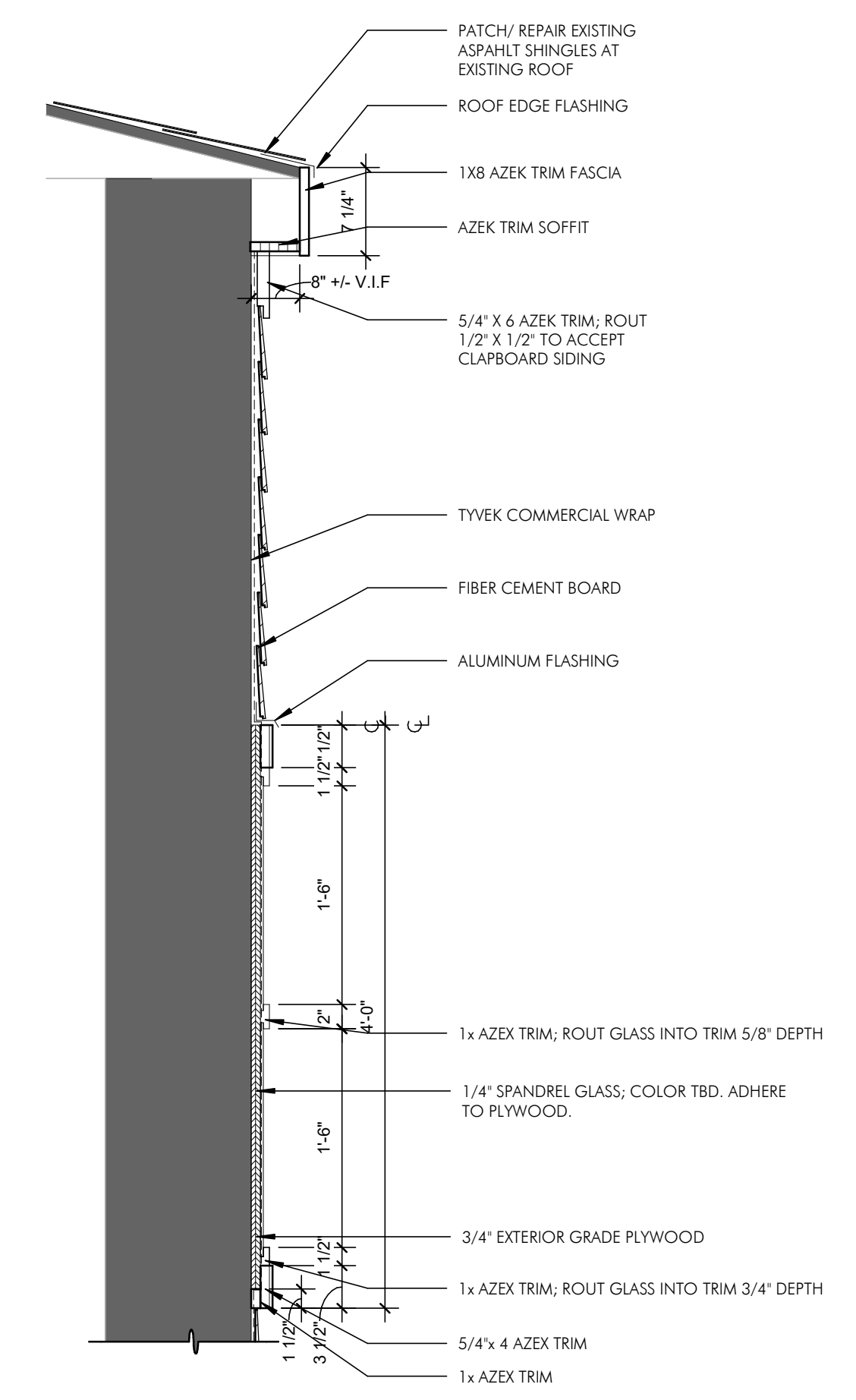
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 55 WELLES STREET  
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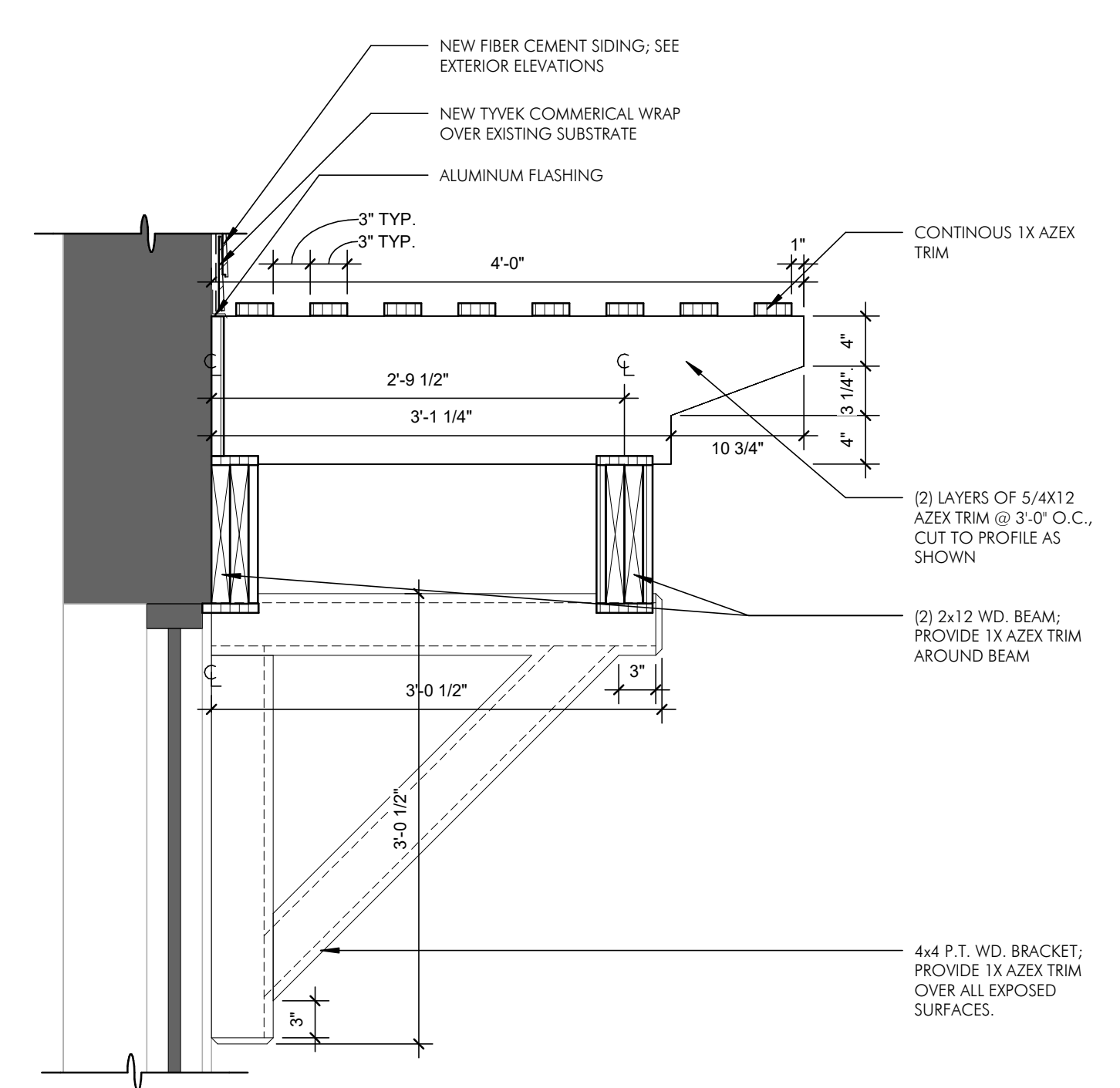
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1 WALL SECTION @ STAIR TOWER  
 3/4" = 1'-0"



2 WALL SECTION @ FAUX WINDOW  
 1" = 1'-0"



3 TRELLIS/ BRACKET DETAIL  
 1" = 1'-0"

STAMP:

ISSUE:	DATE:
ISSUED FOR CONSTRUCTION	10/07/2022
DRAWING SCALE:	As indicated
DRAWN BY:	CHECKED BY: Checker
DRAWING TITLE:	WALL SECTIONS
SHEET NUMBER:	A6.2