MOISTURE MITIGATION PLAN AT DAVID PINNEY BRICK BARN

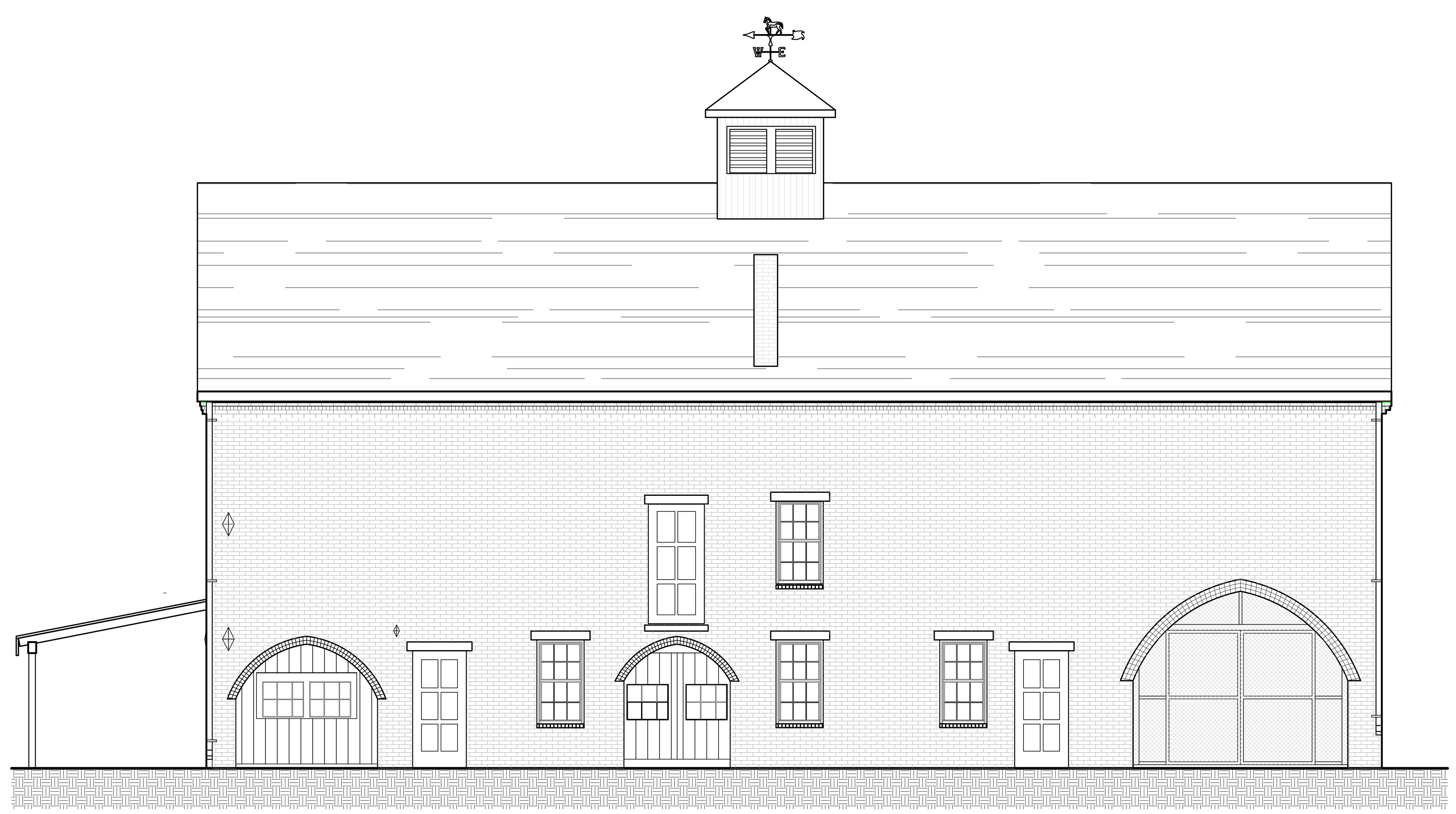
58 West Street
Windsor Locks, CT
Bid Set
Issued: March 13, 2026

Structural Engineer:
Cirrus Structural Engineering
19 Lower Woodland Terrace
Columbia, CT 06237
860-337-0200

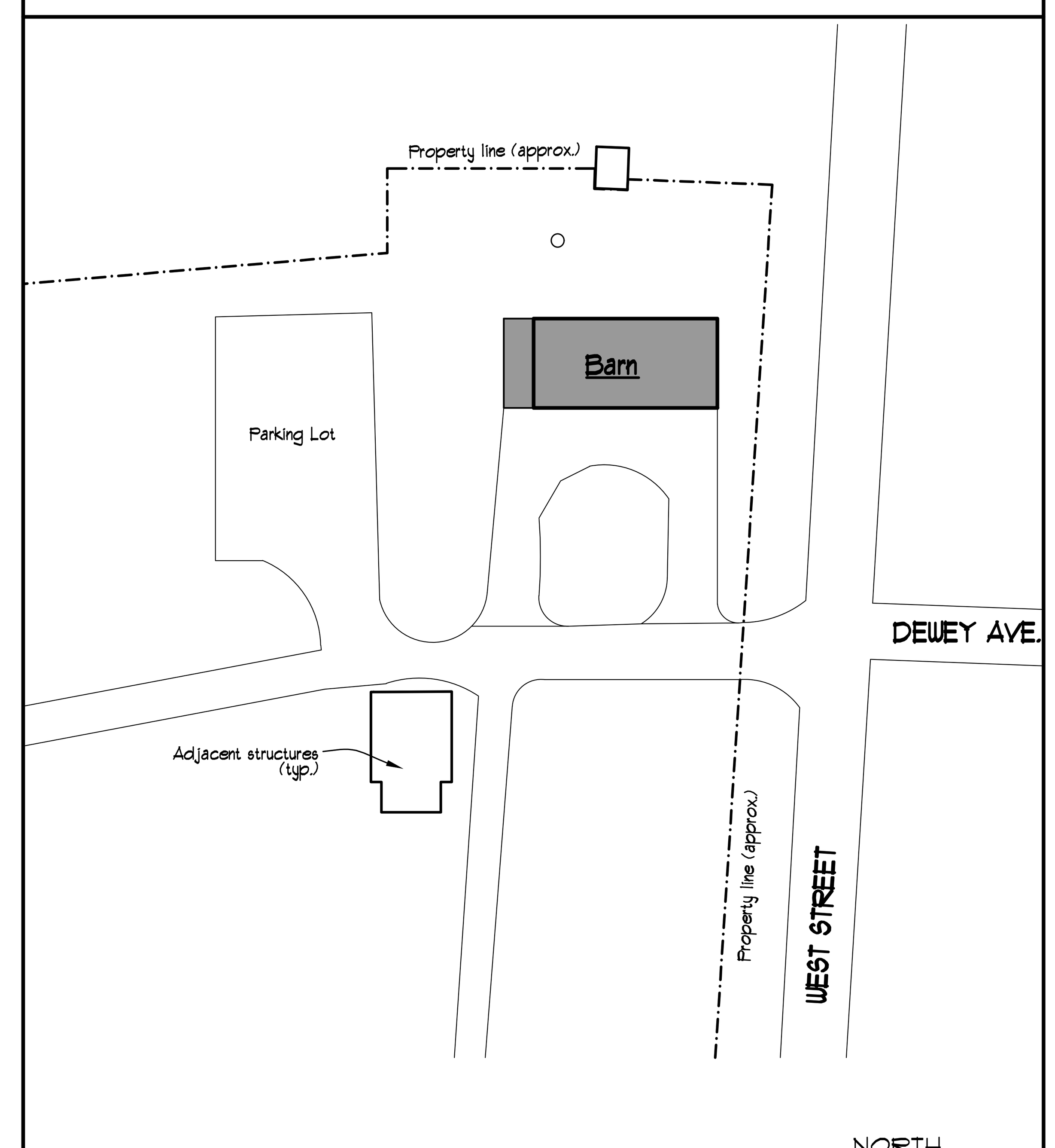
Architect:
Crosskey Architects LLC
750 Main Street
Hartford, CT 06103
860-724-3000

Civil Engineer:
Alfred Benesch & Company
120 Hebron Avenue, 2nd Floor
Glastonbury, CT 06033
860-633-8341

DRAWING INDEX



LOCATION DIAGRAM



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

PROJECT SCOPE

The project consists of the following scope:

<u>BASE BID:</u>
- Repair/replace existing gutters. Connect all roof leaders to splash blocks and discharge away from buildings.

<u>Alternate #1:</u>
- All site work shown on the civil plans except scope noted in alternates #5 - #7. Only patch/repair disturbed areas of paving and sidewalks. Plus exterior damp-proofing along north and east foundation walls (do during excavation for French drain)

<u>Alternate #2A:</u>
- Limited interior excavation at exterior walls. Install damp-proofing on below-grade portions and back-fill.

<u>Alternate #2B:</u>
- Limited interior excavation at interior walls. Install damp-proofing on below-grade portions and back-fill.

<u>Alternate #3:</u>
- Limited interior masonry restoration at interior face of exterior walls.

<u>Alternate #4:</u>
- Limited interior masonry restoration at interior walls.

<u>Alternate #5:</u>
- Stripe and pave main driveways and parking area.

<u>Alternate #6:</u>
- Pave loop in front of building.

<u>Alternate #7:</u>
- Install walkway from parking lot to paved loop in front of building.

REFER TO PLANS, ELEVATIONS AND SECTIONS FOR ADDITIONAL SCOPE INFORMATION.

ABBREVIATIONS

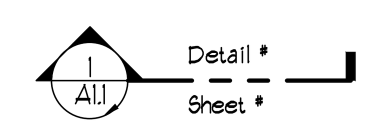
And	
@	At
AB	Anchor Bolt
ABBREV	Abbreviation
AC	Air Conditioning
ACC	Accessible
ACM	Asbestos Containing Material
ACOUS	Acoustical
AD	Area Drain
ADD'L	Additional
ADJ	Adjacent
AFF	Above Finished Floor
AFG	Above Finished Grade
AGGR	Aggregate
ALT	Alternate
ALF	Aluminum Frame
ALUM	Aluminum
ANOD	Anodized
APPROX	Approximate
ARCH	Architectural
ASPH	Asphalt
AT	Acoustical Tile
ATC	Acoustical Tile Ceiling
ATTN	Attention
AUTO	Automatic
AV	Audio-Visual
B	Brick
BD	Board
BFE	Bottom Of Footing Elevation
BIT	Bituminous
BK	Brick
BLDG	Building
BLK	Block
BLKG	Blocking
BM	Beam
BO	Bottom Of
BOT	Bottom
BRG	Bearing
BRKT	Bracket
BSMNT	Basement
¢ or CL	Center Line
C	Channel
CAB	Cabinet
CAT	Category
CB	Catch Basin
CB	Cement Board
CBU	Cementitious Backer Unit
CC	Center To Center
CCTV	Closed Circuit Television
CEM	Cement
CER	Ceramic
CH	Chiller
CI	Cast Iron
CIP	Cast In Place
CJ	Control Joint
CL	Closet
CLG	Ceiling
CLKG	Caulking
CLR	Clear
CMU	Concrete Masonry Unit
CNTR	Counter
CO	Cased Opening
COL	Column
CONC	Concrete
COND	Condition
CONN	Connection
CONST	Construction
CONT	Continuous
CONTR	Contractor
COORD	Coordinate
CORR	Corridor
CPT	Carpet
CTR	Center
CTSK	Countersunk
CW	Cold Water
D	Deep, Depth
DB	Drawer Base
DBL	Double
DEG	Degree
DEMO	Demolition
DEPT	Department
DET	Detail
DF	Drinking Fountain
DH	Double Hung
DIA	Diameter
DIFF	Diffuser
DIM	Dimension
DIMS	Dimensions
DISP	Dispenser
DIV	Division
DMPF	Damp Proofing
DN	Down
DO	Door Opening
DR	Door
DRN	Drain
DS	Downspout
DTL	Detail
DU	Dwelling Unit
DW	Dishwasher
EPDM	Ethylene Propylene Diene M-class
EQ	Equal
EQUIP	Equipment
EW	Each Way
EXG	Existing
EXH	Exhaust
EXP	Expansion
EXPO	Exposed
EXT	Exterior
FA	Fire Alarm
FB	Face Brick
FD	Floor Drain
FDC	Fire Department Connection
FDN	Foundation
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FF&E	Furniture, Fixtures and Equipment
FFB	Flush Floor Box
FFE	Finish Floor Elevation
FG	Fiberglass
FH	Flat Head
FHC	Fire Hose Cabinet
FIN	Finish
FIXT	Fixture
FLG	Flashing
FLR	Floor
FLUOR	Fluorescent
FND	Foundation
FO	Face Of
FOC	Face Of Concrete
FOF	Face Of Finish
FOS	Face Of Stud
FP	Fire Protection
FPS	Fire Pull Station
FR	Fire Resistant
FRC	Fiber ReinforcedConcrete
FRPF	Fireproofing
FRT	Fire Retardant Treated
FS	Full Size
FT	Feet/Foot
FTG	Footing
FURN	Furniture
FURR	Furring
FUT	Future
GA	Gauge
GALV	Galvanized
GB	Grab Bar
GC	General Contract(or)
GEN	General
GFRC	Glass Fiber Reinforced Concrete
GL	Glass
GLAZ	Glazing
GR	Grade
GRAN	Granular
GRD	Ground
GSM	Galvanized Sheet Metal
GV	Gas Valve
GWB	Gypsum Wall Board
GYP	Gypsum
H	High/Height
HB	Hose Bib
HC or HCP	Handicapped
HDWD	Hardwood
HDWR	Hardware
HGT	Height
HM	Hollow Oetal
HMF	Hollow Metal Frame
HNDRL	Handrail
HO	Hold Open
HORIZ	Horizontal
HR	Hour
HRC	Hose Reel Cabinet
HTG	Heating
HVAC	Heating Ventilation and Air Conditioning
HW	Hot Water
ID	Inside Diameter
IN	Inch/Inches
INCAND	Incandescent
INCL	Included/Including
INFO	Information
INSUL	Insulation
INT	Interior
INTERM	Intermediate
INV	Invert
JAN	Janitor
JST	Joist
JT	Joint
K or KIT	Kitchen
KO	Knock Out
L or LIN	Linen Closet
LAB	Laboratory
LAM	Laminate
LAV	Lavatory
LB	Pounds
MIN	Minimum
MIR	Mirror
MISC	Miscellaneous
ML	Micro-Lam Beam
MO	Masonry Opening
MR	Moisture Resistant
MTD	Mounted
MTG	Mounting
MTL	Metal
MULL	Mullion
N	North
NA	Not Applicable
NC	Noise Criteria
NIC	Not In Contract
NO or #	Number
NOM	Nominal
NON COMB	Non Combustible
NTS	Not To Ccale
OA	Overall
OC	On Center
OD	Outside Diameter
OD	Overflow Drain
OFF	Office
OFCI	Owner Furnished, Contractor Installed
OFOI	Owner Furnished, Owner Installed
OH	Overhead
OPNG	Opening
OPP	Opposite
ORD	Overflow Roof Drain
OSB	Oriented Strand Board
P or PAN	Pantry
PBD	Particle Board
PC	Precast
PDF	Power Driven Fastener
PERF	Perforated
PERIM	Perimeter
PERP	Perpendicular
PL or ℙ	Plate
PLAM	Plastic laminate
PLAS	Plaster
PLBG	Plumbing
PLF	Pounds per Linear Foot
PLYWD	Plywood
PMEJ	Premolded Expansion Joint
PMF	Premolded Filler
PNL	Panel
PNT	Paint or Painted
POL	Polished
PR	Pair
PREFAB	Prefabricated
PROJ	Project
PSF	Pounds per Square Foot
PT	Pressure Treated
PTD	Painted
PTN	Partition
PVC	Polyvinyl Chloride
QT	Quarry Tile
QTY	Quantity
R	RISER
RA	RETURN AIR
RAD	RADIUS
RB	Resilient Base
RD	ROOF DRAIN
REBAR	Reinforcing Bar
REC	RECESSED
RECPT	RECEPTACLE
REF	REFERENCE
REFER	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REL	RELOCATED
REM	REMOVABLE
REOOM	RECOMMENDED
REQ	REQUIRE/REQUIRED
RES	Resilient
REV	REVISION/REVISED
RM	ROOM
RO	ROUGH OPENING
RS	Rough Sawn
RTC	Resilient Tread Cover
RTD	RATED
RTG	RATING
RWL	Rain Water Leader
S	SOUTH
SA	SUPPLY AIR
SAF	SELF ADHERED FLASHING
SC	SOLID CORE
SCHED	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SF	SQUARE FEET/FOOT
SH	Singe Hung
SHR	SHOWER
SHT	SHEET
SIM	SIMILAR
STOR	STORAGE
STRG	STRINGER
STRUCT	STRUCTURAL
STRUCT	STRUCTURE OR STRUCTURAL
SUBCAT	SUBCATEGORY
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEL	TELEPHONE/TELECOM
TELE	TELEPHONE
TEMP	TEMPERATURE
TEMP	TEMPORARY
THK	THICKNESS
THRU	THROUGH
TKBD	TACK BOARD
TLT	TOILET
TMPD	TEMPERED
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOF	Top of Floor
TOS	Top of Slab or Steel
TOW	Top of Wall
TS	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
URNL	URINAL
VAC	VENTILATION AND AIR CONDITIONING
VAR	VARIES
VCT	Vinyl Composition Tile
VERT	VERTICAL
VIF	VERIFY IN FIELD
VP	VISION PANEL
VR	VAPOR RETARDER
VWC	Vinyl Wall Covering
W	Wide/West
W/	With
W/O	Without
WB	Wall Base
WC	Water Closet
WD	Wood
WIN	Window
WM	Wire Mesh
WP	Waterproof/Waterproofing
WPM	Waterproof Membrane
WS	Weather-Stripping
WSCT	Wainscot
WT	Weight
WV	Water Valve
WWF	Welded Wire Fabric
WWM	Welded Wire Mesh

<u>UNIT ROOM ABBREVIATIONS</u>

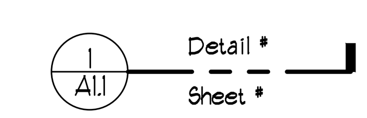
B	Bathroom
BR	Bedroom
CL	Closet
DR	Dining Room
K	Kitchen
L	Linen Closet
MECH	Mechanical
HALL	Hallway
W	Washer
D	Dryer

NOTES & SYMBOLS

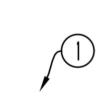
1. Contractor shall review all the drawings and specifications in the contract document set. The contractor shall coordinate all work shown in the contract document set with sub-contractors. The contractor shall provide a complete set of contract documents to all sub-contractors and related parties. Sub-contractors shall examine the contract document set and be familiar with any and all work that affects their scope of work.
2. Contractor is responsible for all the material and/or labor required to complete the project as per the design team's design intent shown on the contract documents. Any omissions of work on contract documents do not excuse the contractor from including the work provided that the intent is established within any section of the contract documents either graphically or in text.
3. Contractor shall be responsible for the protection of surrounding buildings, plantings, furnishings, plantings & equipment from damage caused by construction activities, from the time the job is awarded until all work is complete and accepted by the owner and architect. This includes all necessary barriers, shoring, bracing and underpinning that may be necessary.
4. Contractor shall familiarize himself with the project through the inspection of the site, building(s), drawings, and specifications. The existing construction shown on the the drawings represents the observable conditions by the Architect at the time of field survey. Contractor shall verify in field all dimensions and existing conditions prior to commencement of work. Notify Architect of any discrepancies between existing conditions and new work. Any work performed prior to proper field verification and found to be nonconforming to the contract documents is subject at no cost to the Owner.
5. Carefully remove all building artifacts and equipment that is currently stored in building as required to complete the work. Coordinate relocation of said artifacts and equipment with Owner to another location within the building.
6. Not used
7. G.C. to provide all demolition and dumpsters as is necessary to complete the work.
8. All materials are to be new unless noted otherwise and shall be installed per manufacturer's recommendations.
9. If plans and specifications provide conflicting information, then the strictest, most expensive interpretation shall apply.
10. Drawings may not detail every existing condition or intersection of existing to new work. Where a detail is developed and referenced for a specific condition, same or similar detail shall apply to identical or similar conditions elsewhere in the project..
11. Contractor shall provide all necessary demolition of existing walls, ceilings, fixtures and other components as required to complete the scope of work as indicated on these drawings.
12. When removing existing components, care must be taken to ensure that adjacent surfaces to remain are not damaged. Patch any damage which might occur. Prepare for new finishes or layout.
13. G.C. shall field verify all dimensions and conditions and shall notify Architect of any discrepancies prior to start of construction.
14. When removing existing or installing new components, care must be given to ensure that adjacent surfaces to remain are not damaged. Patch any damage which might occur. Prepare for new finishes and layout.
15. G.C. shall exercise caution when working around artifacts which are to remain in the barn during construction. Contractor shall be responsible for damage to artifacts caused as a result of work.
16. The G.C. is responsible for the final cleanup of work area and all exposed building surfaces at substantial completion.



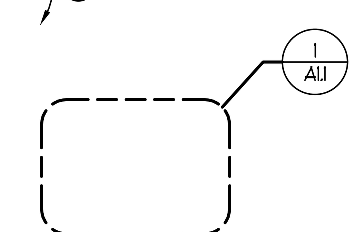
Indicated reference to building section



Indicated reference to construction detail



Indicated reference to plan key note



Indicated reference to detail

Crosskey Architects LLC
Architecture Preservation Interiors
750 Main Street, Hartford, CT 06103
T: (860)724-3000 F: (860)724-3013

MOISTURE MITIGATION AT DAVID PINNEY BRICK BARN

58 West Street, Windsor Locks, CT 06096

Town of Windsor Locks

6 Stanton Road, Windsor Locks, CT 06096

NOT FOR CONSTRUCTION

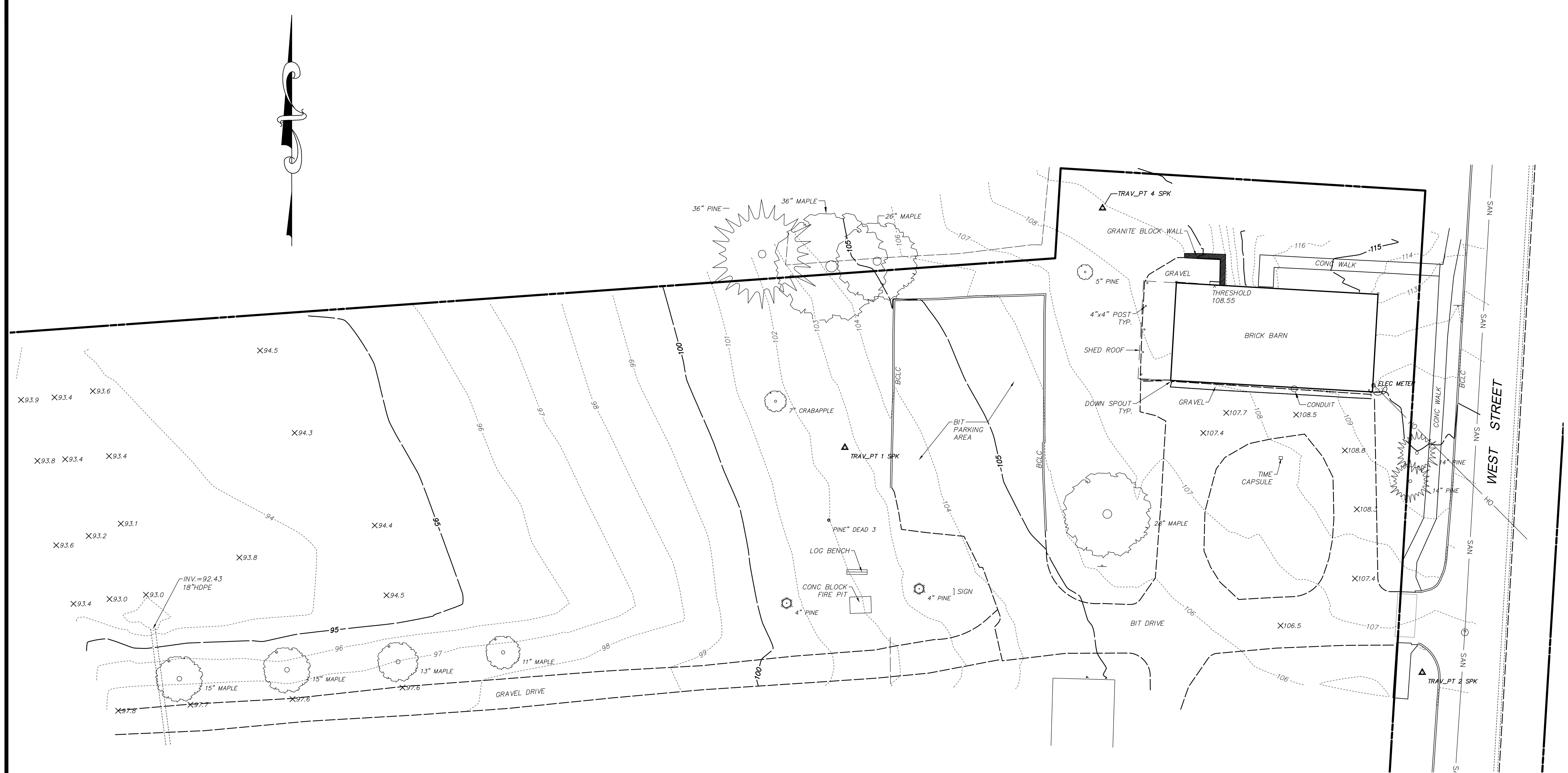
Drawn: MW, KG, MR

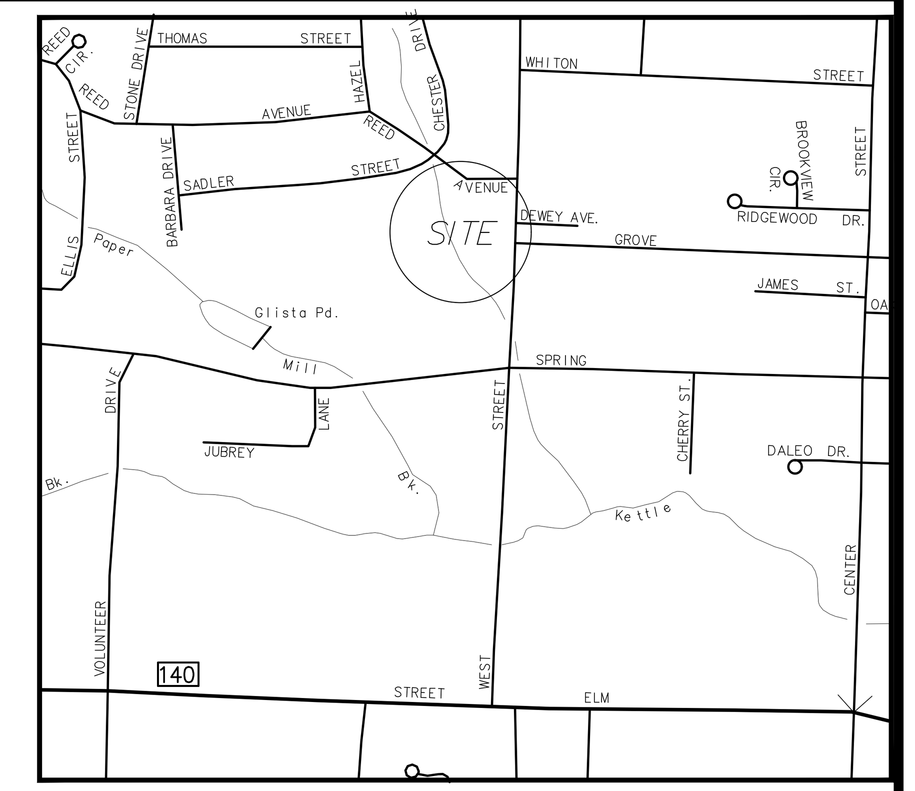
Date: 12/12/2025

Revisions

General Notes & Information

G-1.0





LOCATION PLAN N.T.S.

LEGEND

UTILITY SERVICES (UNDERGROUND OR OVERHEAD)

E	ELECTRIC SERVICE
G	GAS PIPES
SAN	SANITARY SEWER PIPES
	STORM WATER PIPES (LESS THAN 12")
	STORM WATER PIPES (12" OR LARGER)
STM	STEAM PIPES (SUPPLY & COND.)
T	TELEPHONE SERVICE
W	WATER PIPES
COM	COMMUNICATION/FIBER OPTIC SERVICE
FP	FIRE PROTECTION PIPES
UG UG	UNKNOWN UTILITY SERVICE
OH	OVERHEAD WIRES

PROPERTY/BOUNDARY LINES

PROPERTY/BOUNDARY LINES (CLASS A-2)
PROPERTY/BOUNDARY LINES (CLASS D)
EASEMENT LINES

FEATURE LINES

CURBED ROADWAY
EDGE OF PAVED ROAD/DRIVE
BUILDING ROOFLINE (AERIAL PHOTOS)
RETAINING WALL
STOCKADE FENCE
CHAIN LINK/WIRE FENCE
TREE/VEGATATION LINE
STONE WALL

SURFACE WATER (WATERCOURSE)
WETLANDS LIMIT
LNDSCP LNDSCP EDGE OF LANDSCAPING
INTERMEDIATE CONTOUR
INDEX CONTOUR

SYMBOL LEGEND

CATCH BASIN
ROUND DRAIN
SQUARE DRAIN
STORM DRAIN MANHOLE
ELECTRIC MANHOLE
SANITARY MANHOLE
STEAM MANHOLE
TELEPHONE MANHOLE
WATER MANHOLE
MANHOLE (OF UNKNOWN TYPE)
HAND HOLE (SQ. / REC.)
W.G. WATER VALVE
G.G. GAS VALVE
HYDRANT
COMBO STANDPIPE
GUY WIRE
SIGN (SINGLE POST)
SIGN (DOUBLE POST)
BORING (AS DRILLED)
BORING (AS STAKED)
x 427.3 SPOT ELEVATION
x WF-# WETLANDS FLAG
PROPERTY MONUMENT
UTILITY MONUMENT (SET AS 2' OFFSET)
IRON PIPE OR REBAR FOUND
IRRIGATION CONTROL BOX
EMERGENCY PHONE
TRAFFIC CONTROLLER CABINET
UTILITY POLE
UTILITY POLE W/ LIGHT
STREET LIGHT
LIGHT POST
BOLLARD LIGHT
BOULDER / ROCK
CONIFER SHRUB
DECIDUOUS SHRUB
DECIDUOUS TREE (SAPLING)
DECIDUOUS TREE
CONIFER TREE

ABBREVIATIONS

A/C	AIR CONDITIONER
AT&T	AMERICAN TELEPHONE & TELEGRAPH COMPANY
BIT.	BITUMINOUS
BLK.	BLACK
CB	CATCH BASIN
COM	COMMUNICATION
CON.	CONIFER
CONC.	CONCRETE
CNG	CONNECTICUT NATURAL GAS
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CL&P	CONNECTICUT LIGHT & POWER COMPANY
CP	CONTROL POINT
DEC.	DECIDUOUS
DMH	DRAINAGE MANHOLE
E	EAST OR ELECTRIC
EL.	ELECTRIC
ELEV	ELEVATION
EMH	ELECTRIC MANHOLE
F.L.	FLOW LINE
FND.	FOUND
GRAN.	GRANITE
GSTC	GRANITE STONE CURB
HELCO	HARTFORD ELECTRIC COMPANY
HYD.	HYDRANT
H.H.	HAND HOLE
L.P.	LIGHT POLE
MH	MANHOLE
M	METER
M.W.	MONITOR WELL
N	NORTH
NAD	NORTH AMERICAN DATUM
NAVD	NATIONAL AMERICAN VERTICAL DATUM
NE	NORTHEAST
N/F	NOW OR FORMERLY
NW	NORTHWEST
PVC	POLYVINYL CHLORIDE
P.I.V.	POST INDICATOR VALVE
RET.	RETAINING
RCP	REINFORCED CONCRETE PIPE
R.L.	RAIN LEADER
S	SOUTH OR SUPPLY
SE	SOUTHEAST
SW	SOUTHWEST
SAN.	SANITARY
SMH	SANITARY MANHOLE
SNET	SOUTHERN NEW ENGLAND TELEPHONE
SQ.	SQUARE
STM	STEAM
TMH	TELEPHONE MANHOLE
TEL.	TELEPHONE
T.F.	TOP OF FRAME
UNK.	UNKNOWN
W	WATER OR WEST
W.G.	WATER GATE

SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS, AS AMENDED OCTOBER 26, 2018.
 1.1. THE TYPE OF SURVEY IS A TOPOGRAPHIC AND GENERAL LOCATION SURVEY.
 1.2. THE ACCURACIES ARE AS FOLLOWS:

HORIZONTAL CONTROL	CLASS "A-2"
VERTICAL CONTROL	CLASS "V-2"
BOUNDARY	CLASS "D" (COMPILED)
TOPOGRAPHY	CLASS "T-2"

2. THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAVD '88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN ON DECEMBER 2024 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.

3. UNDERGROUND UTILITIES (IF DEPICTED) HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND ALFRED BENESCH & COMPANY DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCES OF WHICH ARE UNKNOWN TO ALFRED BENESCH & COMPANY. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1-800-922-4455.

4. THE PROPERTY LIES WITHIN THE "OTHER AREAS ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." PER THE FIRM FEMA FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 217 OF 675 MAP NUMBER: 09003C0217F EFFECTIVE DATE: SEPTEMBER 26, 2008

STATE OF CONNECTICUT
DAVID A. CARICCHIO
No. 70036
LICENSED
LAND SURVEYOR

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

11/24/2025

DAVID A. CARICCHIO, P.L.S. No. 70036 — DATE
ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
(not valid without original signature and embossed seal)

SURVEY BOOK: 06-
SURVEYOR: PC
DRAWN: DAC
CHECKED: WW
APPROVED: SD

REVISIONS

No.	DATE	DESCRIPTION

SCALE: HORZ.: 1" =20'
VERT.:
SURVEY DATUM: HORZ.: NAD 1983
VERT.: NAVD 1988

20 10 0 20
GRAPHIC SCALE

Prepared By:

benesch

Alfred Benesch & Company
120 Hebron Avenue - 2nd Floor
Glastonbury, Connecticut 06033
Phone (860) 633-8341, Fax: (860) 633-1068
www.benesch.com

TOPOGRAPHIC SURVEY
PREPARED FOR
TOWN OF WINDSOR LOCKS
(REED BARN)
58 WEST STREET

WINDSOR LOCKS CONNECTICUT

PROJ. No.: 0725-500054
DATE: DEC 2025

SV.01

File Location/Name - Y:\Connecticut\07XX-50S\0725-500054.00_Crosskey_Reed_Barn\Survey\ACAD\0725-500054 SURVEY.dwg
Date of Plot: February 28, 2025 - 10:35 AM

attached images: Y:\Connecticut\07XX-50S\0725-500054.00_Crosskey_Reed_Barn\Survey\025900_se\025900_se.tif

PAPER SPACE LAYOUT NAME:
TWISTVIEW:
VIEWNAME:
LAYER MANAGER NAME:
PLOT TABLE: STB

SITE PREPARATION NOTES:

1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED BY THE WORK. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION, AND INVERTS AS REQUIRED.
3. PROTECT ALL IMPROVEMENTS NOT INCLUDED WITHIN THE LIMITS OF WORK. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION.
4. DURING DEMOLITION, PROTECT ALL ADJACENT CURBING, SIDEWALKS, RAMPS, ABOVE-GRADE AND BELOW-GRADE UTILITIES, DRAINAGE STRUCTURES, LIGHT BASES, AND OTHER IMPROVEMENTS POTENTIALLY AFFECTED BY THE WORK. CLEARLY DELINEATE THE LIMITS OF WORK AND MARK, BARRICADE, OR OTHERWISE IDENTIFY THOSE IMPROVEMENTS THAT ARE TO BE PROTECTED AND/OR AVOIDED. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION.
5. THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, SURVEYS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS-BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
6. THE DIMENSIONS SHOWN ON THE PLANS, INCLUDING THE INTENDED DIMENSIONS OF THE WORK, MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASUREMENTS TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AS WELL AS OTHER DIMENSIONS HE MAY DEEM APPROPRIATE TO FACILITATE THE COMPLETION OF THE WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
7. IMPLEMENTING WORKER SAFETY AND/OR HEALTH PROTOCOLS THAT ADDRESS COMPLIANCE WITH RULES, LAWS, AND REGULATIONS PERTAINING TO CONSTRUCTION SAFETY AND/OR THE POTENTIAL AND/OR ACTUAL RISK OF EXPOSURE TO SITE-SPECIFIC PHYSICAL OR CHEMICAL HAZARDS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
8. PROVIDE PAVEMENT SAWCUT AT THE EDGE OF EACH PAVEMENT REMOVAL AREA TO ESTABLISH A CLEAN EDGE WHERE NEW WORK WILL MEET EXISTING PAVEMENT. SAWCUT SHALL BE A MINIMUM OF 12 INCHES FROM EDGE OF PAVEMENT REMOVAL.
9. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RESTORED WITH SIX (6) INCHES OF LOAM, SEEDED, FERTILIZED, AND MULCHED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED.

EROSION AND SEDIMENT CONTROL NOTES:

1. THIS PLAN IS FOR EROSION AND SEDIMENTATION (E&S) CONTROL ONLY. SEE OTHER PLANS FOR THE SCOPE OF CONSTRUCTION WORK.
2. THE MEASURES SPECIFIED HEREON ARE THE MINIMUM REQUIREMENTS FOR E&S CONTROL AND ARE SHOWN IN GENERAL SIZE AND LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL E&S CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS. ALL EROSION CONTROLS SHALL BE INSTALLED PRIOR TO ANY SITE WORK. CONTROLS SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. EXCAVATED MATERIAL SHOULD NOT BE DISPOSED OF IN THE WETLAND AREA. PROVIDE ADDITIONAL E&S MEASURES AS REQUIRED TO CONTROL EROSION AND SILTATION THROUGHOUT THE DURATION OF THE CONSTRUCTION AS CONDITIONS DICTATE AND/OR AS DIRECTED BY THE OWNER OR THE ENGINEER.
3. MONITOR AND INSPECT ALL E&S MEASURES IN AN ONGOING MANNER THROUGHOUT THE WORK AND TAKE CORRECTIVE MEASURES, AS REQUIRED, TO MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS.
4. ANY EROSION AND SEDIMENTATION MEASURE IMPLEMENTED BEYOND THAT SHOWN HEREON SHALL CONFORM TO APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT'S 2024 "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
5. ANY STOCKPILED MATERIAL SHALL BE SUBJECT TO EROSION CONTROL MEASURES THAT INCLUDE A MINIMUM OF SILT FENCE OR HAY BALE BARRIER. COVER STOCKPILES IF SIGNIFICANT RAINFALL IS PREDICTED.
6. PROVIDE TEMPORARY SEEDING WITH MULCH ON ALL EXPOSED SOIL AREAS WHERE WORK WILL BE SUSPENDED FOR LONGER THAN 30 DAYS. APPLY SEED AND MULCH WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK. WHEN SEEDING IS NOT POSSIBLE DUE TO SEASONAL WEATHER CONDITIONS OR OTHER FACTORS, PROVIDE TEMPORARY STRUCTURAL SOIL PROTECTION SUCH AS MULCH, WOODCHIPS, EROSION CONTROL MATTING, OR COMPOST.
7. ALL TEMPORARY SLOPES IN EXCESS OF 3 (HORIZONTAL) TO 1 (VERTICAL) SHALL BE STABILIZED WITH EROSION CONTROL MATTING OR APPROVED EQUIVALENT.
8. NO RUNOFF SHALL BE ALLOWED TO EXIT THE SITE PRIOR TO TREATMENT FOR SEDIMENT REMOVAL.
9. THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND SHALL NOT ALLOW THE ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS. ALL TRASH SHALL BE CLEANED ON A DAILY BASIS AND THE SITE SHALL BE LEFT IN A NEAT CONDITION AT THE END OF EACH WORK DAY.
10. TAKE ALL NECESSARY PRECAUTIONS TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS AND ADHERE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION, CONTROL, AND RESPONSE.
11. FOR DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER AND MAINTAIN ADEQUATE MOISTURE LEVELS.
12. SWEEP ADJACENT ROADWAYS IF MUD OR SOIL IS TRACKED ON TO THEM, OR AS DIRECTED BY THE ENGINEER.
13. CATCH BASIN FILTER INSERTS TO BE INSTALLED IN ALL PROPOSED CATCH BASINS ONCE CONSTRUCTED.

TEMPORARY E&S MEASURES MAINTENANCE SCHEDULE

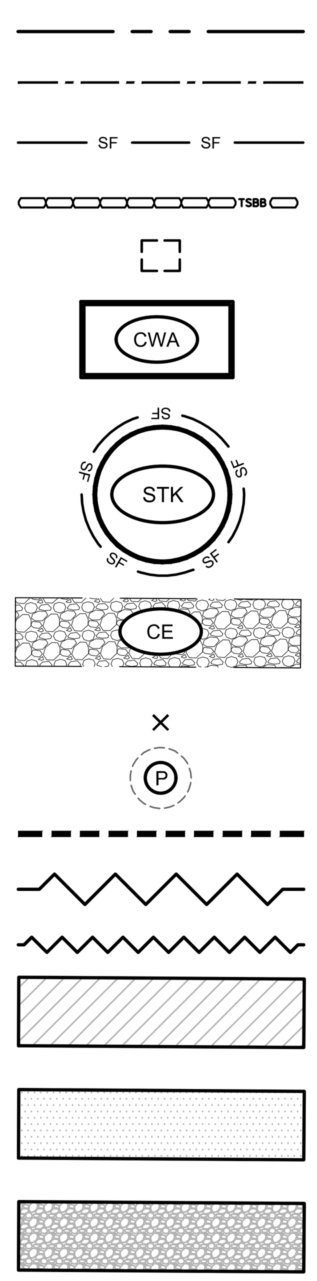
E&S MEASURE	MAINTENANCE MEASURES	SCHEDULE
FILTER INSERTS IN DRAINAGE SYSTEM	CLEAN CATCH BASIN GRATE, REMOVE SEDIMENT/DEBRIS FROM FILTER INSERTS	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
HAY BALES/SILT FENCE BARRIER	REPAIR/REPLACE WHEN FAILURE OBSERVED. REMOVE SILT WHEN ACCUMULATION REACHES APPROX. HALF HEIGHT OF BARRIER	WEEKLY & WITHIN 24 HOURS AFTER A STORM GENERATING A DISCHARGE
CONSTRUCTION ENTRANCE	SWEEP PAVED ROADWAY ADJACENT TO SITE ENTRANCE AS NECESSARY, REFRESH STONE AS NECESSARY, REMOVE SILTED GRAVEL	WEEKLY
MOISTEN EXPOSED SOILS	PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER ON UNPAVED TRAVELWAYS AND KEEP TRAVELWAYS DAMP	DAILY

THERE IS AN EXISTING TIME CAPSULE ON SITE - CONTRACTOR SHALL COORDINATE WITH THE TOWN TO IDENTIFY ITS LOCATION AND PROTECT IT AT ALL TIMES DURING CONSTRUCTION

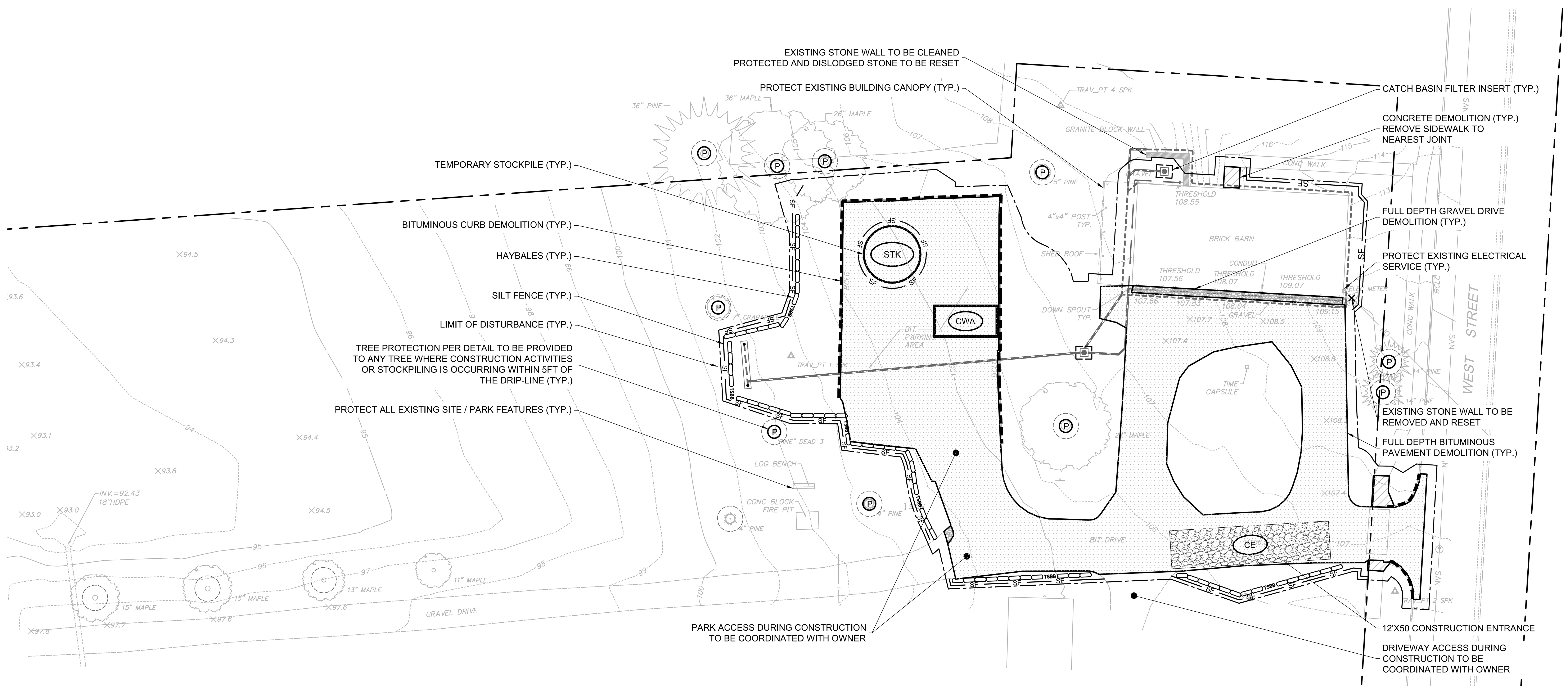
SUGGESTED CONSTRUCTION SEQUENCE:

1. CONDUCT A PRE-CONSTRUCTION MEETING WITH THE OWNER, ENGINEER, ZONING ENFORCEMENT OFFICER, AND THE BUILDING OFFICIAL, PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. INSTALL CONSTRUCTION ENTRANCE(S) AND PLACE CATCH BASIN FILTER INSERTS IN EXISTING CATCH BASINS.
3. INSTALL PERIMETER E&S CONTROLS AND REQUEST PRE-CONSTRUCTION INSPECTION FROM THE ENGINEER.
4. REMOVE EXISTING PAVING AND CURBING.
5. REMOVE EXISTING UTILITIES TO BE REPLACED.
6. PERFORM BULK EARTHWORK OPERATIONS.
7. CONSTRUCT UTILITIES AND DRAINAGE SYSTEM.
8. BOX OUT PARKING LOT WITH IMPORTED BASE MATERIALS.
9. CONSTRUCT BOTTOM COURSE OF BITUMINOUS PAVEMENT.
10. CONSTRUCT LANDSCAPING AND OTHER SITE AMENITIES.
11. CONSTRUCT CURBING AND TOP COURSE OF BITUMINOUS PAVEMENT.
12. PLACE TOPSOIL AND PROVIDE TURF ESTABLISHMENT AND PLANTING IN ALL DISTURBED AREAS AS NECESSARY.
13. AT THE CONCLUSION OF CONSTRUCTION, COMPLETE THE INSTALLATION OF POST-CONSTRUCTION SITE STABILIZATION MEASURES AS SHOWN ON THE DRAWINGS.

DEMOLITION AND EROSION CONTROL LEGEND



- EXISTING PROPERTY LINES
- LIMIT OF DISTURBANCE
- SILT FENCE BARRIER
- HAY BALE BARRIER
- CATCH BASIN FILTER INSERT
- TEMPORARY CONCRETE WASHOUT
- TEMPORARY STOCKPILE
- CONSTRUCTION ENTRANCE
- SITE ITEM TO BE REMOVED
- TREE PROTECTION
- CURB DEMOLITION
- FENCE/WALL DEMOLITION
- UTILITY DEMOLITION
- CONCRETE WALK/PAD DEMOLITION
- BITUMINOUS PAVEMENT DEMOLITION
- GRAVEL DRIVE DEMOLITION



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

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REED BARN

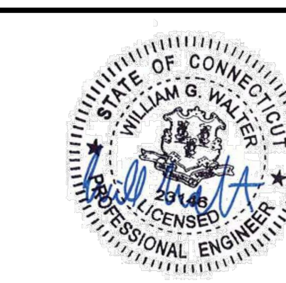
58 WEST STREET

WINDSOR LOCKS, CT

DATE:	REVISION:

KEY PLAN

BID DOCUMENT

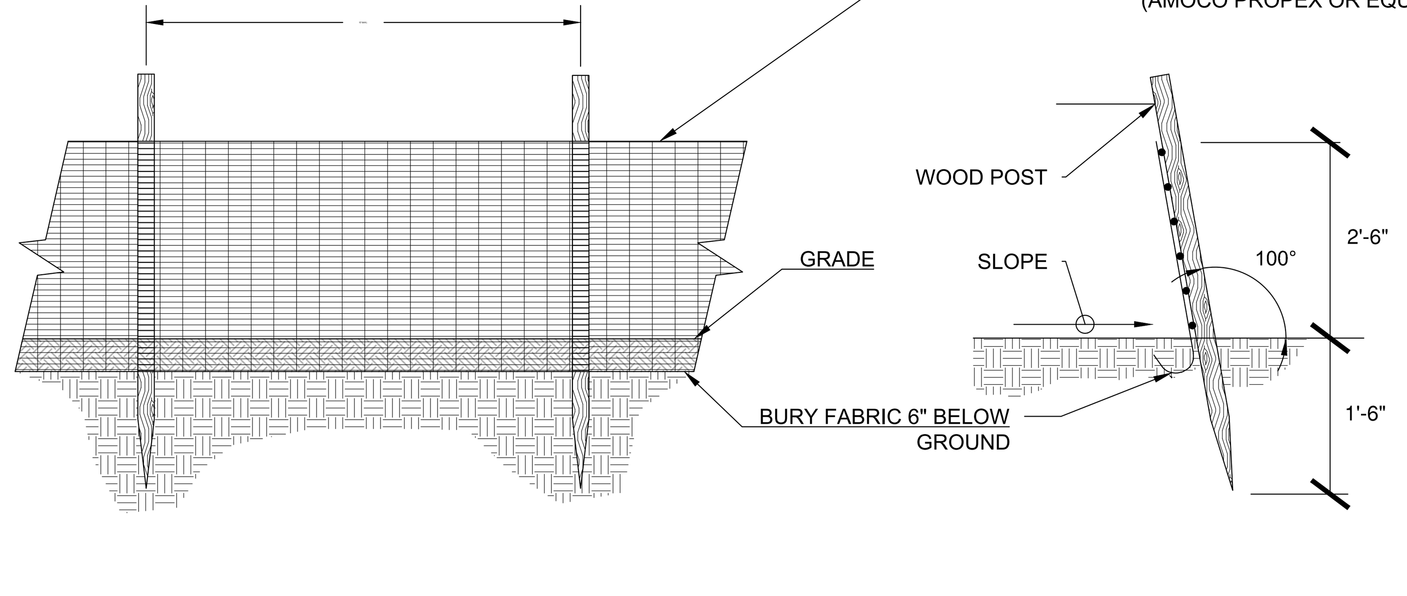


PROJECT NO.: 0725-500054.00
SCALE: 1"=20'
DATE: 12/12/2025
DRAWN BY: GSL
CHECKED BY: WGW

SITE DEMOLITION & PREPARATION PLAN

DRAWING NO.:
C1.0

*NOTE: POST SPACING AND EMBEDMENT VARIES BASED ON THE FABRIC MANUFACTURER'S REQUIREMENTS.

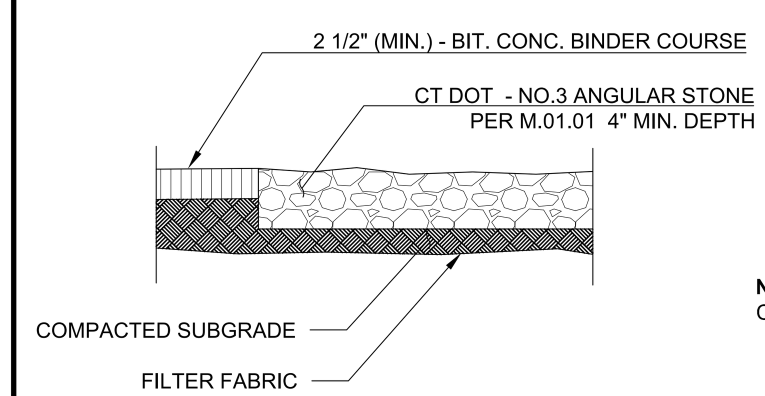


ELEVATION

SECTION

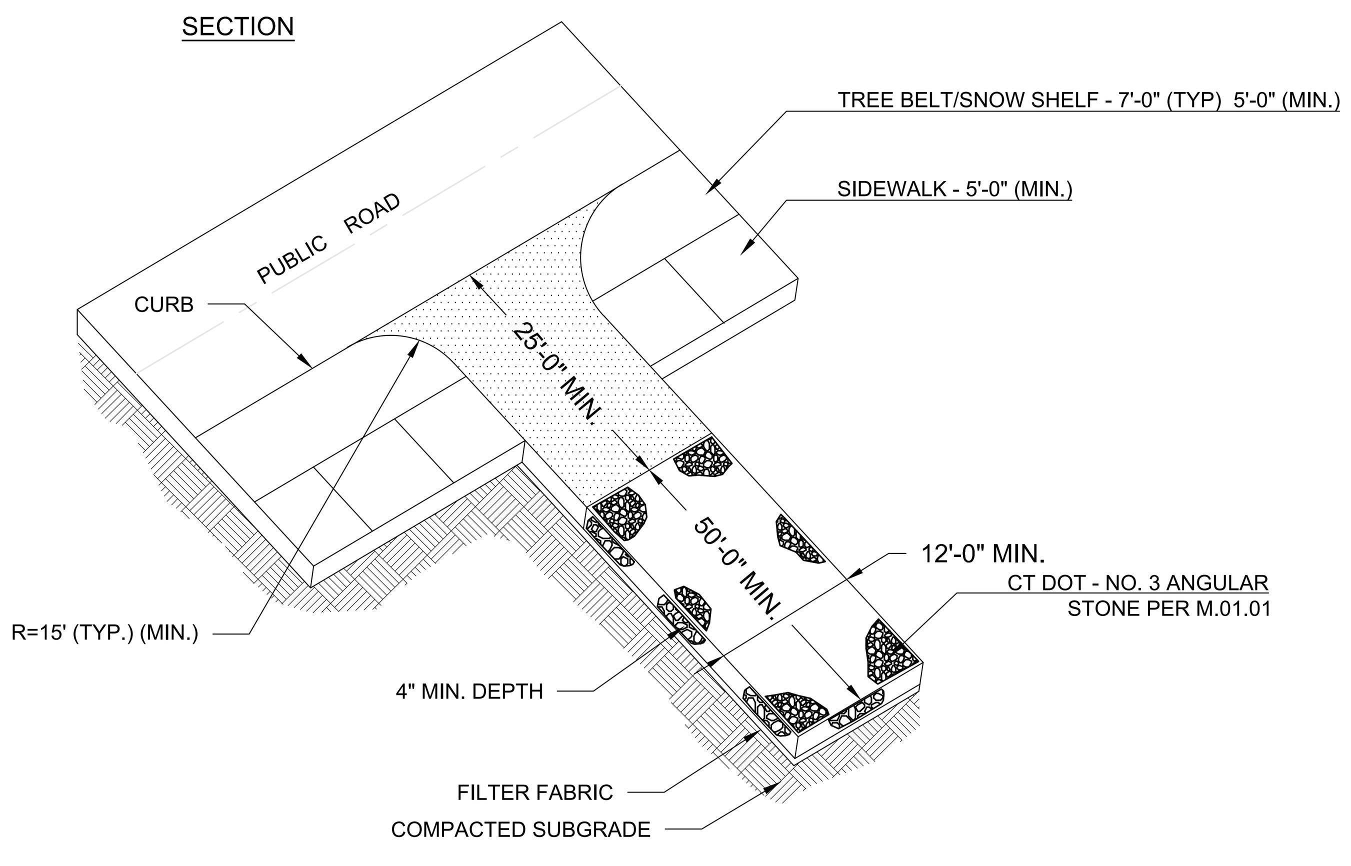
SILT FENCE BARRIER (SF)

N.T.S.



SECTION

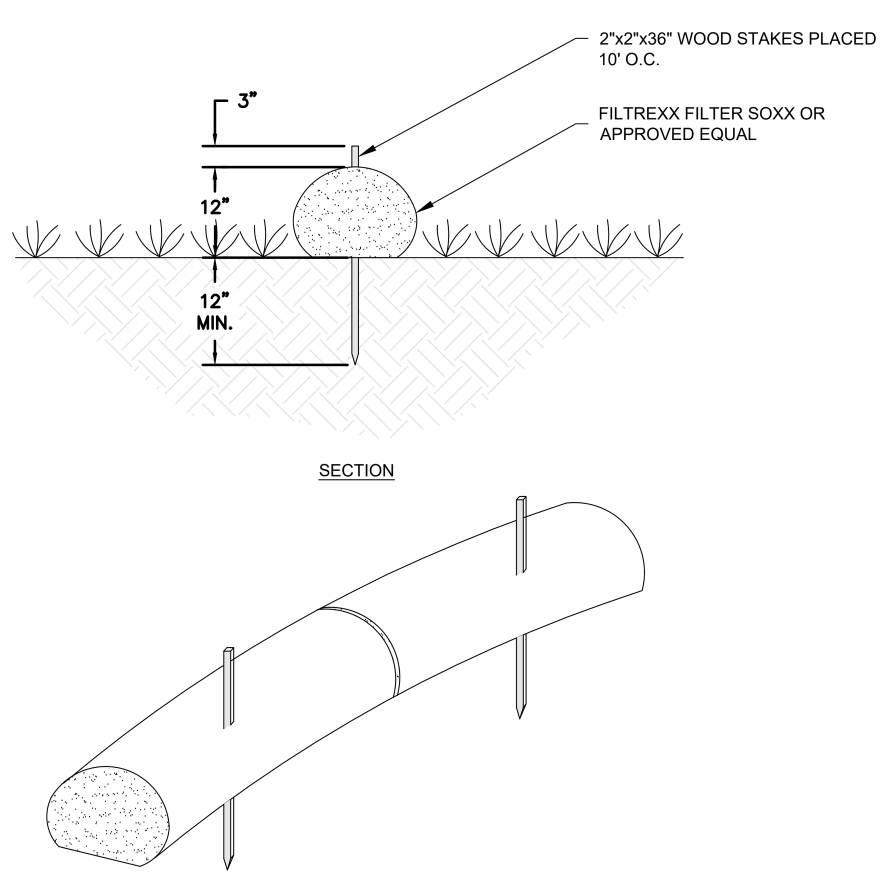
NOTE: LOCATION TO BE DETERMINED IN THE FIELD BY THE CONSTRUCTION ADMINISTRATOR



PLAN

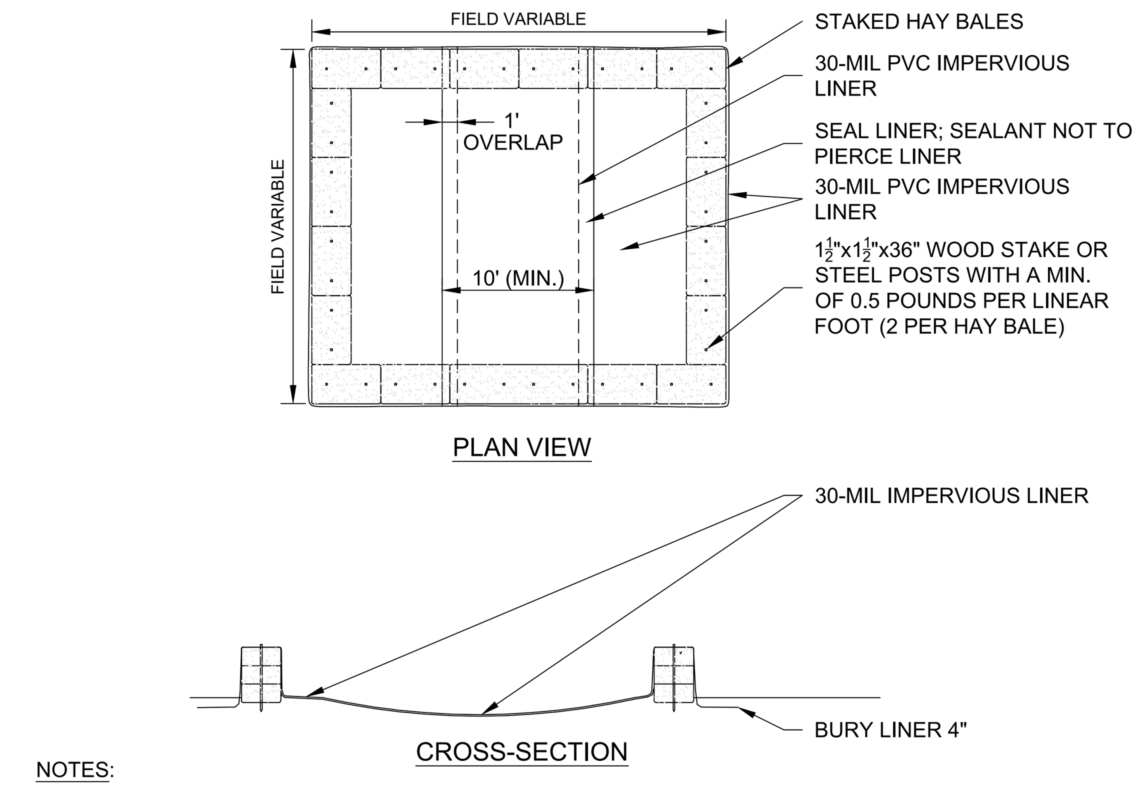
CONSTRUCTION ENTRANCE (CE)

N.T.S.



FILTER SOCK

N.T.S.

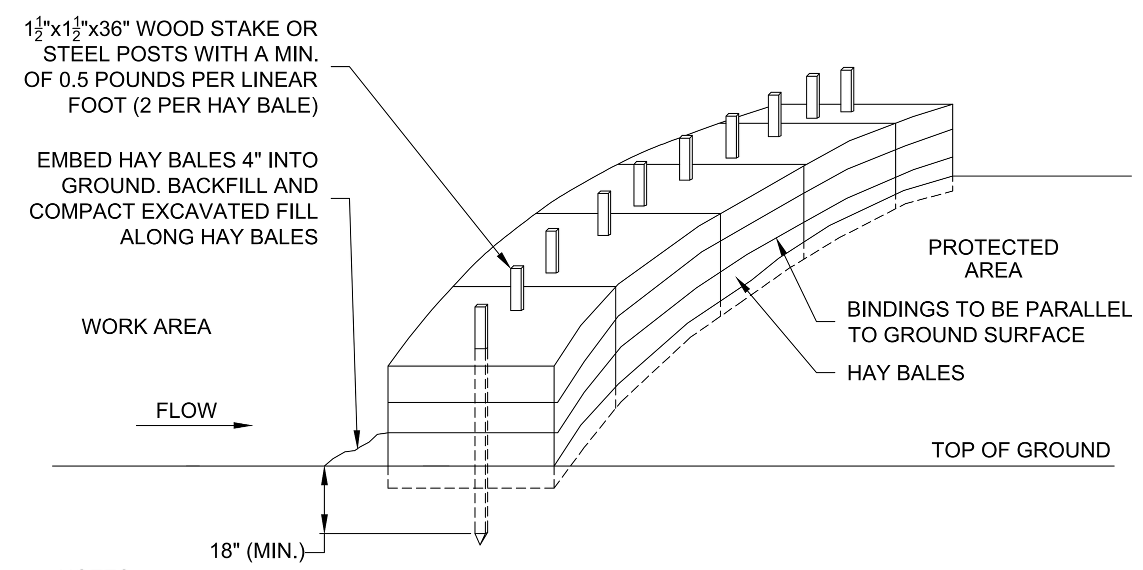


NOTES:

1. CONSTRUCT WASHOUT AREA LARGE ENOUGH TO ENSURE MATERIALS WILL BE CONTAINED WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER CAN SAFELY EVAPORATE.
2. WASHOUT AREA SHALL BE LARGE ENOUGH TO RETAIN ALL LIQUID AND WASTE CONCRETE MATERIALS FROM WASHOUT OPERATION.
3. WEEKLY INSPECTIONS OF WASHOUT AREAS SHALL BE CONDUCTED TO ASSESS THE HOLDING CAPACITY AND FUNCTIONALITY OF THE WASHOUT AREA.

TEMPORARY CONCRETE WASHOUT AREA (CWA)

N.T.S.

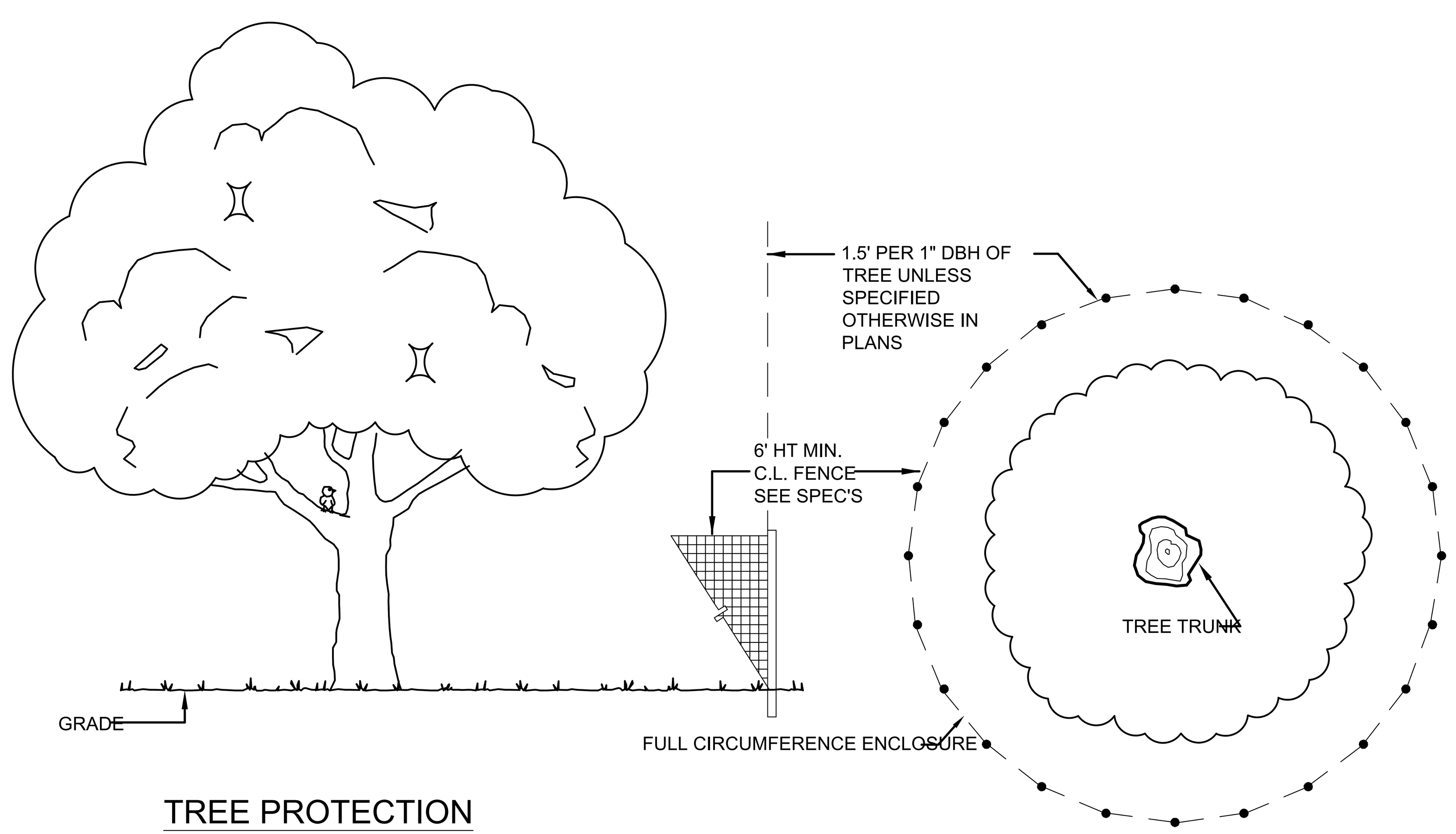


NOTES:

1. HAY BALES SHALL BE MADE OF HAY OR STRAW WITH 40 POUND MIN. WEIGHT AND 120 POUND MAX. WEIGHT HELD TOGETHER BY TWINE OR WIRE.
2. PLACE HAY BALES ON CONTOUR AND WING THE LAST HAY BALES UP SLOPE SO THAT THE TOP OF THE LAST SEVERAL HAY BALES ARE HIGHER THAN THE LINE OF HAY BALES.
3. DRIVE FIRST STAKE IN EACH BALE TOWARD THE PREVIOUSLY LAID BALE TO FORCE THEM TOGETHER.
4. PUT ONE HAY BALE PERPENDICULAR ALONG HAY BALE BARRIER EACH 100 FEET.

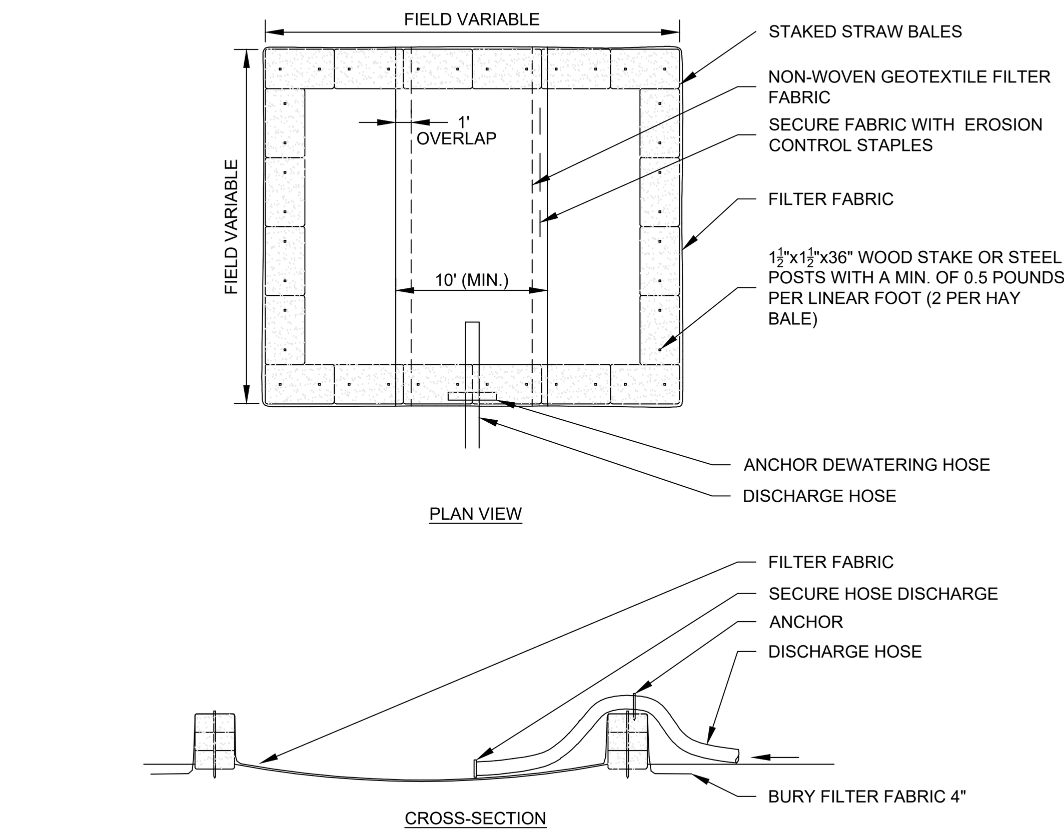
HAY BALE BARRIER (HB)

N.T.S.



TREE PROTECTION

N.T.S.

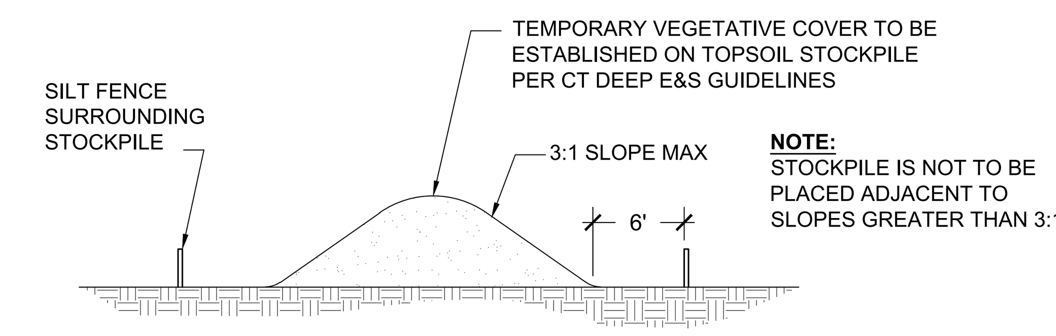


GENERAL NOTES

1. NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS.
2. THE BASIN TO BE SIZED ACCORDING TO: CUBIC FEET OF STORAGE = PUMP DISCHARGE RATE(gpm) x 16.
3. SIZE SHOWN ON PLANS SHALL BE ADJUSTED AS REQUIRED FOR THE ACTUAL PUMPING RATE.

DEWATERING STRAW BALE BASIN

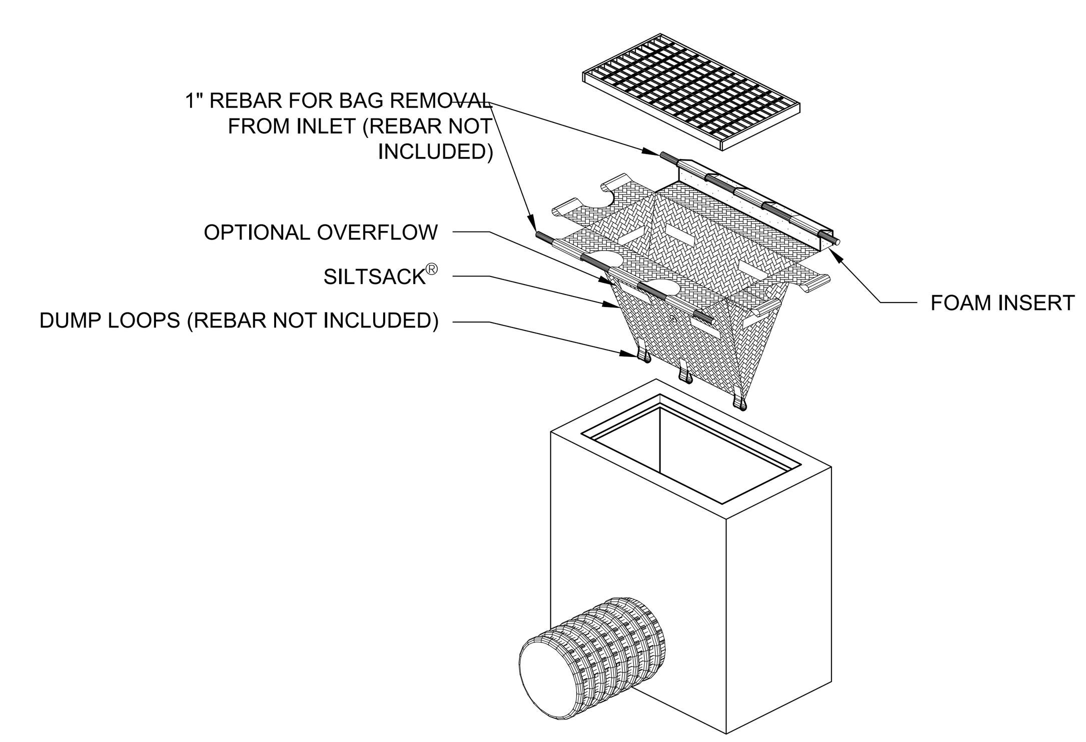
N.T.S.



NOTE:
STOCKPILE IS NOT TO BE PLACED ADJACENT TO SLOPES GREATER THAN 3:1

TEMPORARY STOCKPILE (STK)

N.T.S.



'SILTSACK' SEDIMENT CONTROL DEVICE, TERRAFIX GEOSYNTHETICS INC. TORONTO, ONTARIO, CA WWW.TERRAFIXGEO.COM

SILT SACK DETAIL (SS)

N.T.S.

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REED BARN

58 WEST STREET

WINDSOR LOCKS, CT

DATE:	REVISION:

KEY PLAN

BID DOCUMENT

STATE OF CONNECTICUT · WILLIAM G. WALTER · LICENSED PROFESSIONAL ENGINEER

PROJECT NO.: 0725-500054.00
SCALE: N.T.S.
DATE: 12/12/2025
DRAWN BY: GSL
CHECKED BY: WGW

EROSION & SEDIMENTATION CONTROL DETAILS

DRAWING NO.:
C1.1

LAYOUT NOTES

1. NEW PAVEMENT TO MEET LINE & GRADE OF EXISTING PAVEMENTS.
2. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED.
3. FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND APPROPRIATE MUNICIPAL OFFICIALS PRIOR TO CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL AND HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

MATERIALS NOTES

1. MATERIALS AND CONSTRUCTION PROCEDURES SHALL COMPLY WITH CT DOT FORM 819.
2. ALL LOCATIONS WHERE EXISTING CURBING, BITUMINOUS CONCRETE ROADWAY OR CONCRETE ROADWAY OR CONCRETE SIDEWALK ABUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO PROVIDE A CLEAN, SMOOTH EDGE. TACK COAT EXPOSED EDGES OF EXISTING CONCRETE PRIOR TO PLACEMENT OF NEW BITUMINOUS CONCRETE PAVEMENT.
3. MANUFACTURED ITEMS SHALL BE INSTALLED, CONNECTED AND CLEANED ACCORDING TO THE MANUFACTURERS DIRECTIONS.
4. EXPANSION AND SCORE JOINTS FOR NEW CONCRETE WALKS SHALL BLEND TO MATCH EXISTING PATTERNS. CONTRACTOR TO ARRANGE TIMELY ON-SITE CONFERENCES WITH LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF JOINT PATTERNS.
5. PROVIDE EXPANSION JOINTS FOR NEW CONCRETE PAVING AT ALL CURBS, TREE GRATES, BUILDING WALLS, SITE WALLS, STAIRS, LIGHT POLE BASES, MANHOLES, GRATES/VAULTS, EXISTING CONCRETE PAVING, STOP LIGHTS, FIRE HYDRANTS AND ALL OTHER FIXED MATERIALS. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 20 FEET.
6. ALL DAMAGED OR BROKEN SECTIONS OF EXISTING STREET SIDEWALK AND CURBING WITHIN THE TOWN / CITY RIGHT OF WAY SHALL BE REPLACED.

DRAINAGE NOTES

1. CONTRACTOR SHALL NOTIFY “CALL BEFORE YOU DIG” (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED BY THE WORK. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION, AND INVERTS AS REQUIRED.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, SURVEYS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS-BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
5. THE DIMENSIONS SHOWN ON THE PLANS, INCLUDING THE INTENDED DIMENSIONS OF THE WORK, MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASUREMENTS TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AS WELL AS OTHER DIMENSIONS HE MAY DEEM APPROPRIATE TO FACILITATE THE COMPLETION OF THE WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
6. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RESTORED WITH SIX (6) INCHES OF LOAM, SEEDED, FERTILIZED, AND MULCHED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED.
7. COMPLY WITH CONNECTICUT BUILDING CODE FOR ALL SITE CONSTRUCTION, INCLUDING HANDICAPPED ACCESSIBILITY.
8. THE CROSS-SLOPE OF ALL SIDEWALKS AND WALKWAYS SHALL BE LESS THAN 1V:50H (2.00%). UNLESS OTHERWISE INDICATED, THE MAXIMUM RUNNING SLOPE OF ALL SIDEWALKS AND WALKWAYS SHALL BE LESS THAN 1V:20H (5%). VERIFY GRADES AND SLOPES PRIOR TO CONCRETE PLACEMENT. REPORT DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
10. ENGAGE A CONNECTICUT-LICENSED LAND SURVEYOR TO PERFORM LAND-SURVEYING SERVICES REQUIRED, INCLUDING, BUT NOT LIMITED TO VERIFICATION AND LAYOUT OF BASELINES, PROPOSED IMPROVEMENTS, DIMENSIONS AND ELEVATIONS. REPORT DISCREPANCIES TO THE ENGINEER.
11. PROPOSED GRADES INDICATE DESIGN INTENT. VERIFY ELEVATIONS AND MAKE ADJUSTMENTS TO MEET FIELD CONDITIONS. DO NOT PROCEED WITH ANY ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE ENGINEER.
12. GRADE TRANSITION BETWEEN TOPOGRAPHIC LINES AND SPOT GRADES SHALL BE UNIFORM UNLESS OTHERWISE INDICATED.
13. MAXIMUM LANDSCAPE SLOPES SHALL BE 3(H):1(V) UNLESS OTHERWISE INDICATED.
14. ALL DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE), UNLESS OTHERWISE INDICATED. SEE SPECIFICATIONS. ALL PROPOSED DRAINAGE PIPE UNDER ROADWAY WITH LESS THAN TWO (2) FEET OF COVER SHALL BE CLASS V RCP.
15. ALL CATCH BASINS SET AGAINST CURBS SHALL BE CONNDOT TYPE “C” AND THOSE NOT AGAINST CURBING SHALL BE CONNDOT TYPE "C-L".
16. GRADE ELEVATIONS ADJACENT BUILDINGS SHALL BE NO HIGHER THAN 8" BELOW FINISH FLOOR EXCEPT AT BUILDING ENTRANCES.
17. AT THE CONCLUSION OF THE WORK, CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT MATERIAL FROM ALL PORTIONS OF THE STORM DRAINAGE SYSTEM

ACCESSIBILITY NOTES

1. SLOPES ALONG THE ACCESSIBLE ROUTE SHALL BE LESS THAN 1:20 (5%) AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN ¼ INCH.
2. LANDINGS SHALL NOT HAVE A SLOPE GREATER THAN 1:50 (2%) IN ANY DIRECTION.
3. SLOPES WITHIN THE ACCESSIBLE PARKING SPACE SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION.

LEGEND

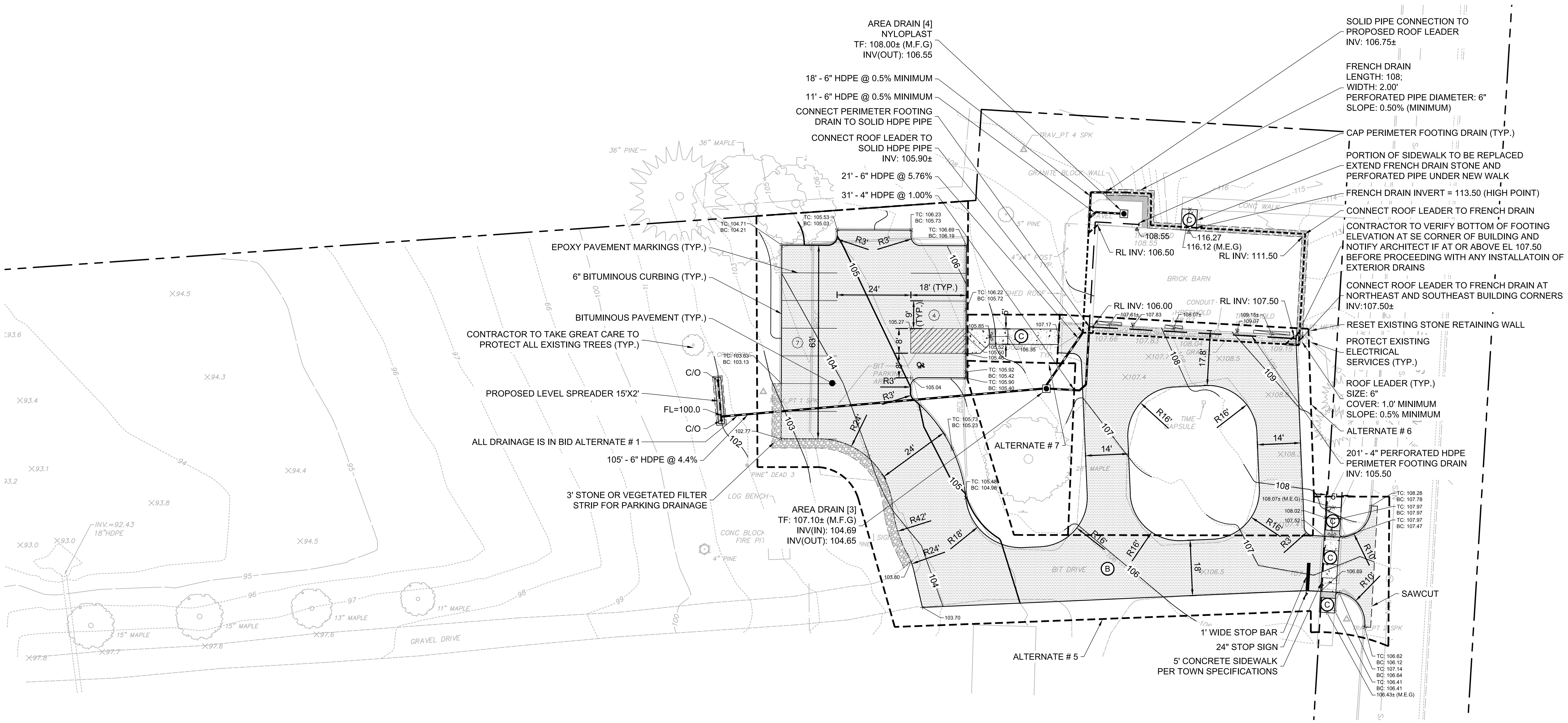
PROPERTY LINE	ADA PARKING SYMBOL
MINOR CONTOUR (107)	SIGN
MAJOR CONTOUR (105)	PVC CLEANOUT
PERIMETER FOOTING DRAIN	CONCRETE AREA DRAIN
HDPE ROOF LEADER	PARKING COUNT
HDPE PIPING	SIDEWALK RAMP W/ DETECTABLE WARNING STRIP
FRENCH DRAIN	DETECTABLE WARNING STRIP
BITUMINOUS CURBING	1' WIDE PAINTED STOP BAR
BITUMINOUS PAVEMENT	BARN/GARAGE DOOR OR PEDESTRIAN DOOR
CONCRETE SIDEWALK	
STONE OR RIPRAP	

BID ALTERNATE NOTES

THE BASE BID DOES NOT INCLUDE ANY SITE WORK, ALL OF WHICH WILL BE DONE AS BID ALTERNATES.

THE BID ALTERNATES ARE AS FOLLOWS:

- ALTERNATE # 1 - ALL SITE WORK SHOWN ON THE ATTACHED EXCEPT SCOPE NOTED IN ALTERNATES #5 - #7. ONLY PATCH/REPAIR DISTURBED AREAS OF PAVING AND SIDEWALKS. PLUS EXTERIOR DAMP-PROOFING ALONG NORTH AND EAST FOUNDATION WALLS (DO DURING EXCAVATION FOR FRENCH DRAIN).
- ALTERNATE # 5 - STRIP AND PAVE MAIN DRIVEWAYS AND PARKING AREA.
- ALTERNATE #6 - PAVE LOOP IN FRONT OF BUILDING.
- ALTERNATE #7 - INSTALL WALKWAY FROM PARKING LOT TO PAVED LOOP IN FRONT OF BUILDING.



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REED BARN

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KEY PLAN

BID DOCUMENT

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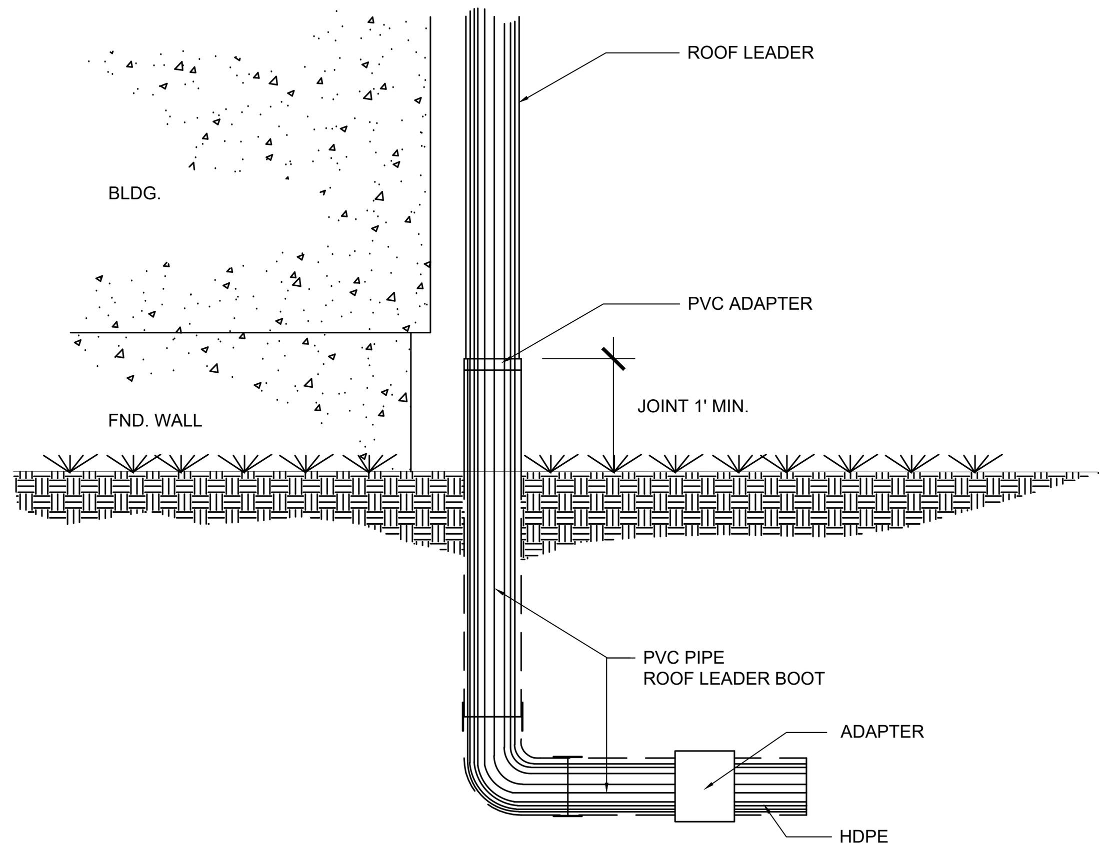
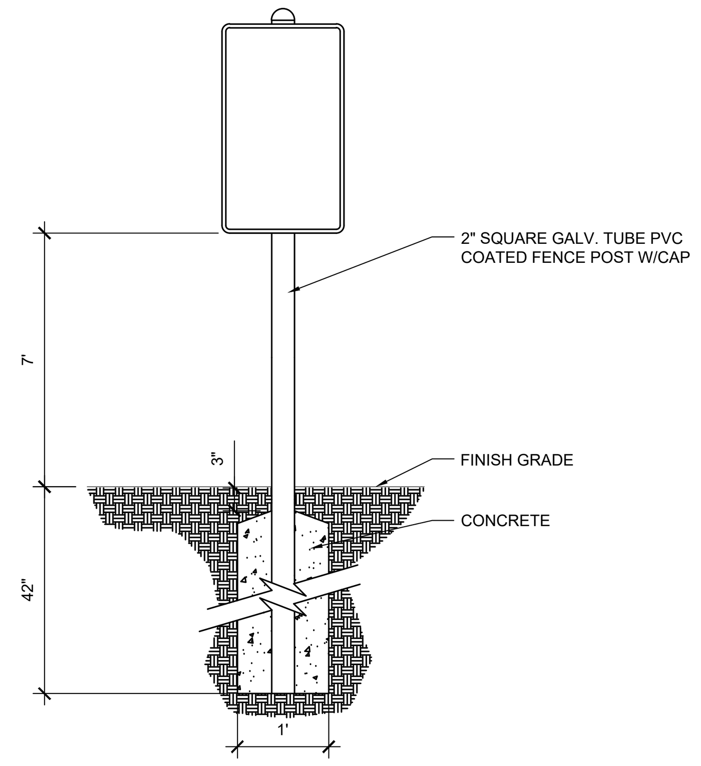
SITE PLAN

DRAWING NO.: C2.0



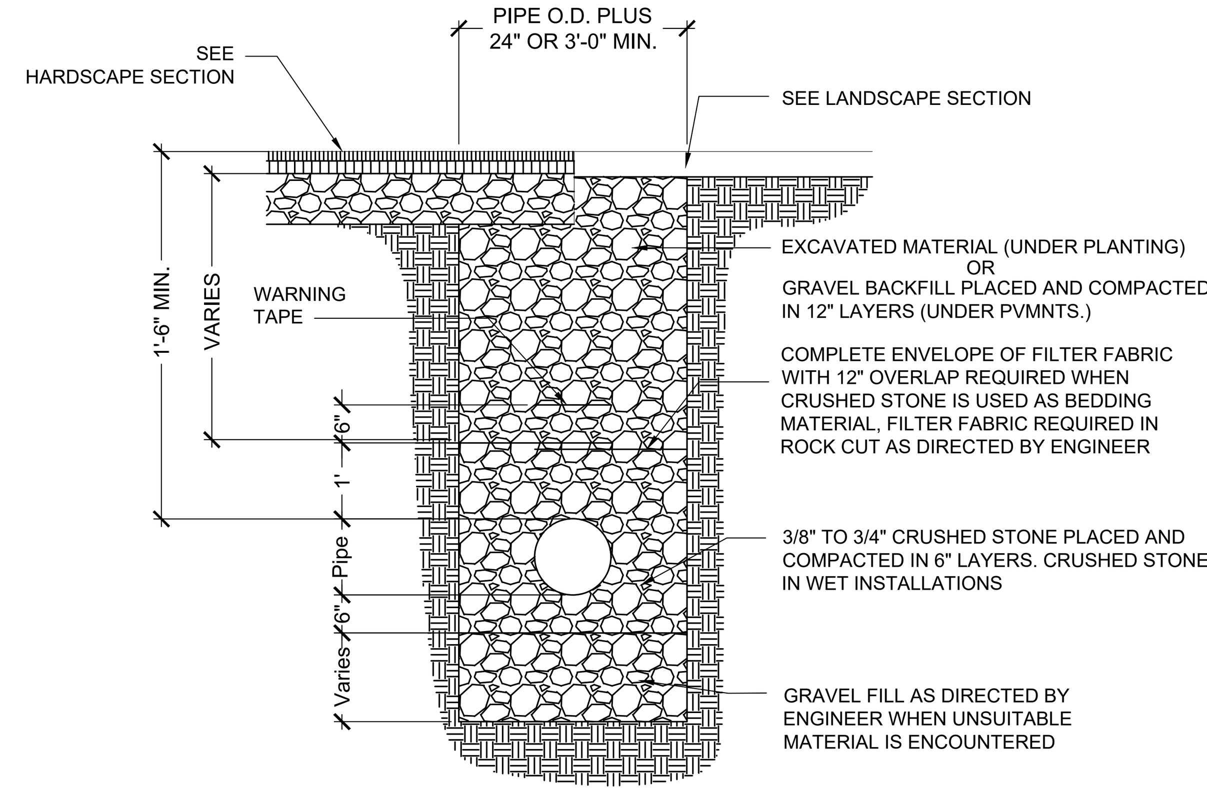
ROOF LEADER BOOT

SCALE: NONE



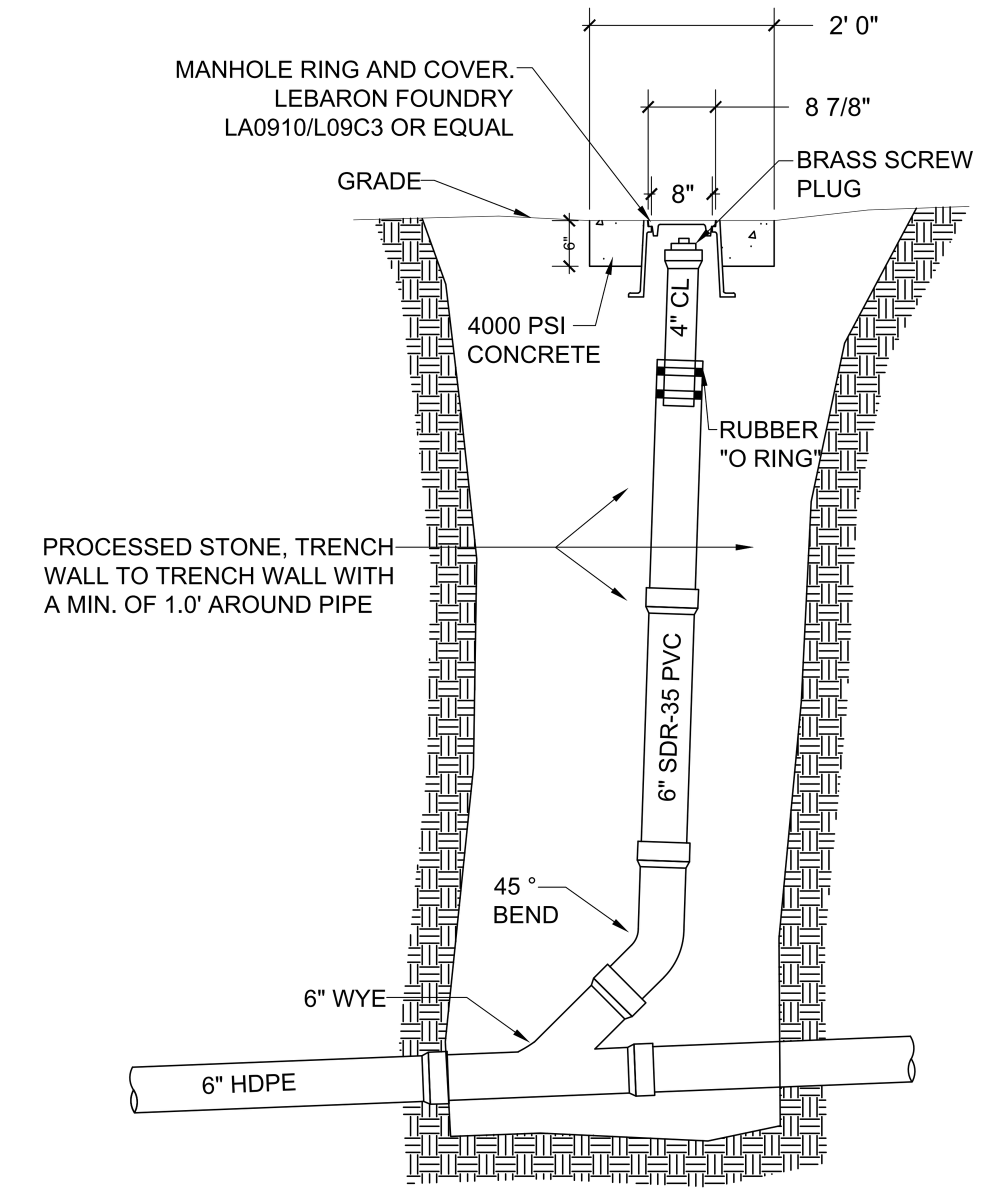
SIGNAGE POST

SCALE: NONE



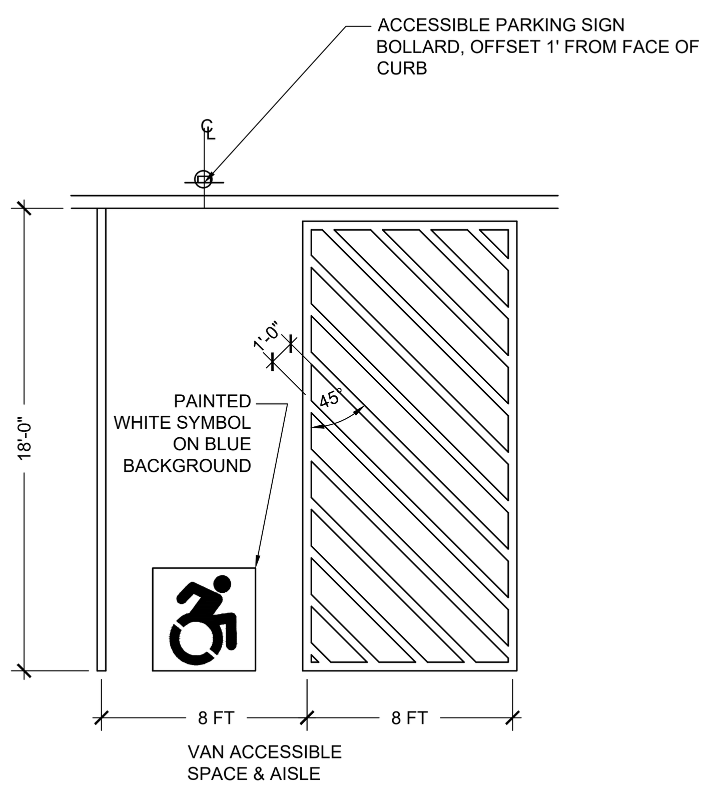
STORM TRENCH

SCALE: NONE



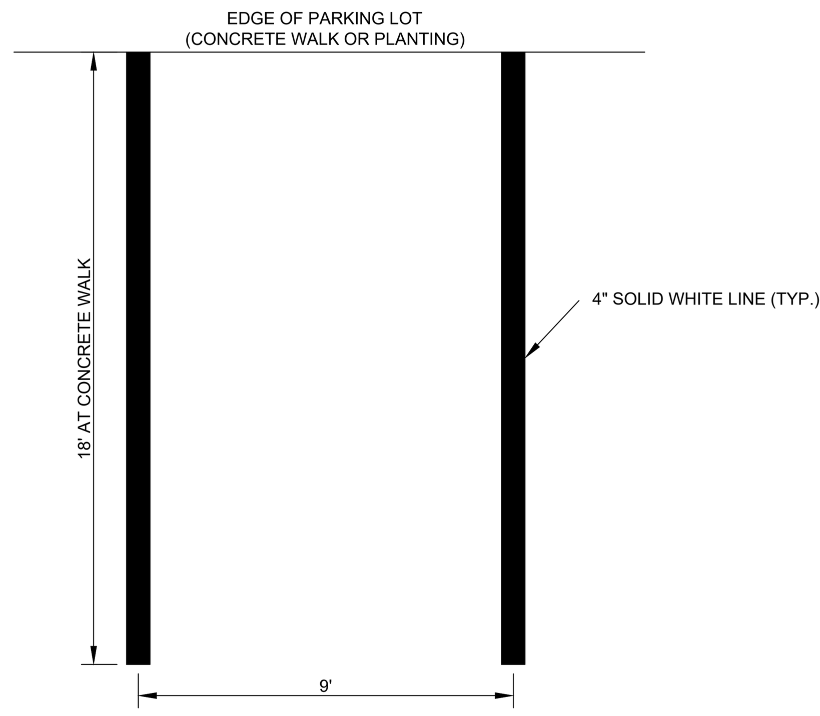
PVC CLEANOUT TO GRADE

SCALE: NONE



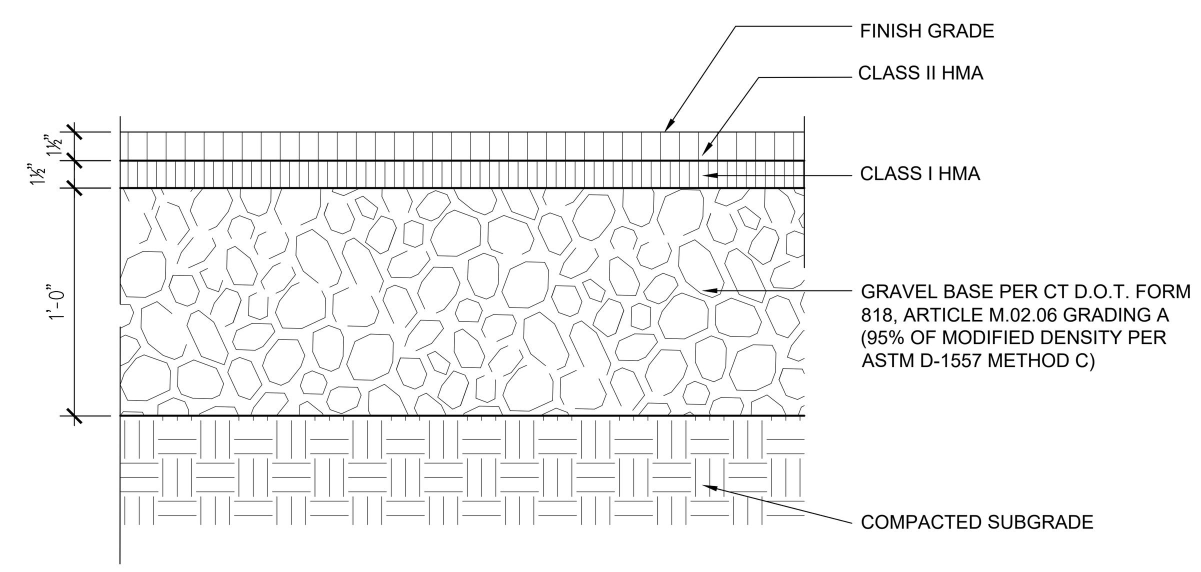
VAN ACCESSIBLE PARKING STALL LAYOUT

SCALE: NONE



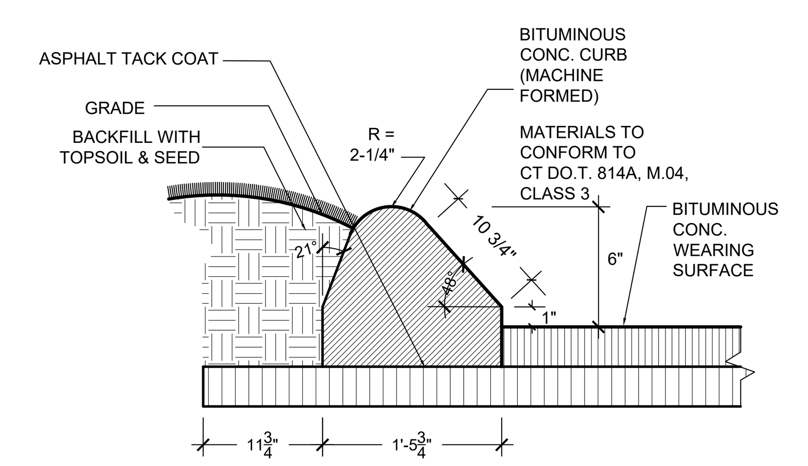
STANDARD PAINTED PARKING MARKINGS

SCALE: NONE



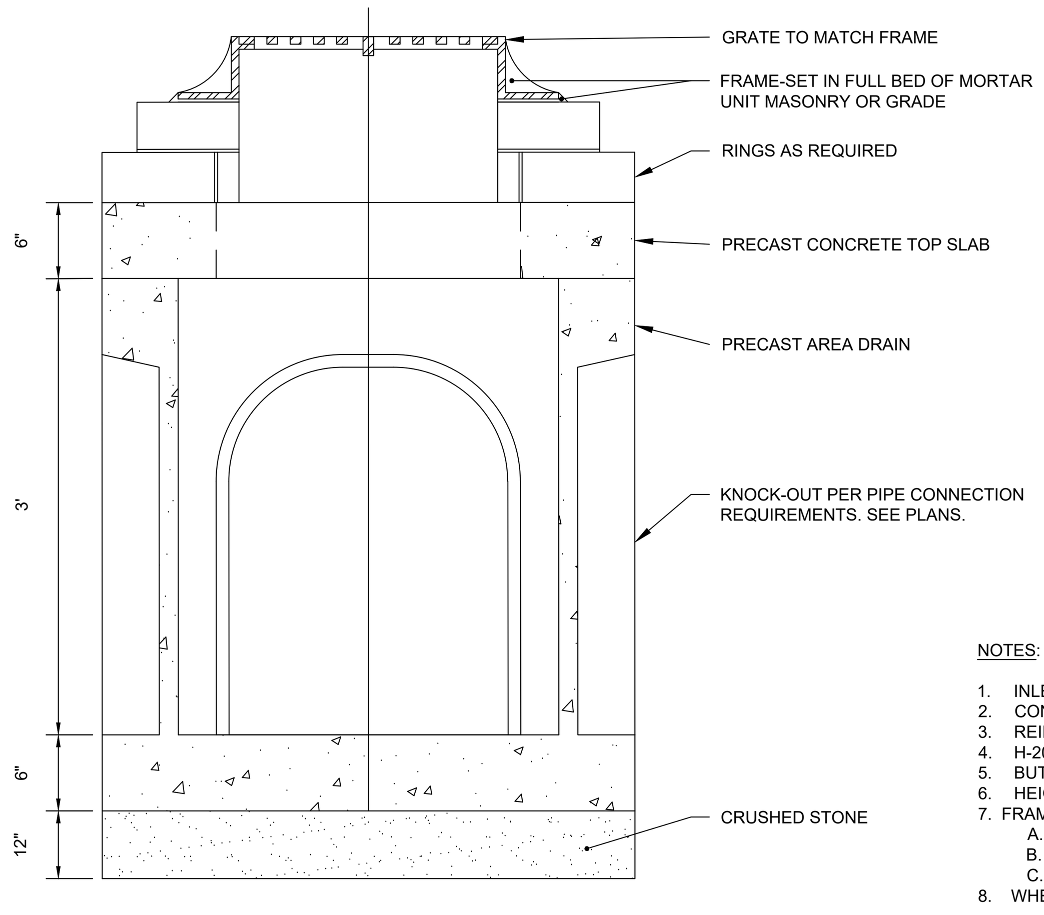
LIGHT DUTY BITUMINOUS CONCRETE PAVEMENT

SCALE: NONE

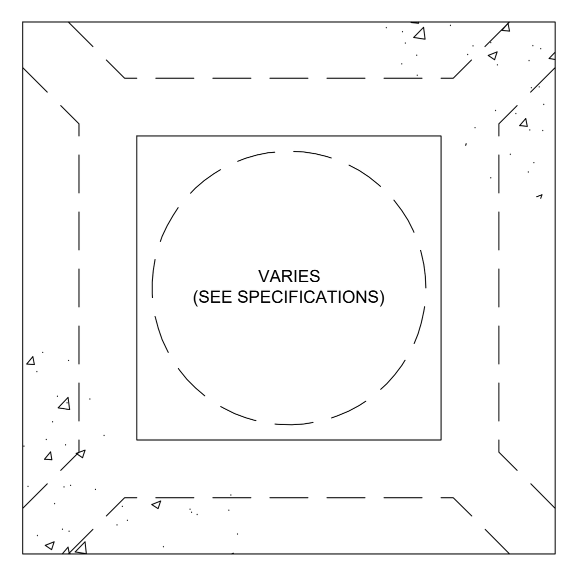


6" BITUMINOUS CONCRETE LIP CURB

SCALE: NONE



ELEVATION



PLAN VIEW (TOP SLAB)

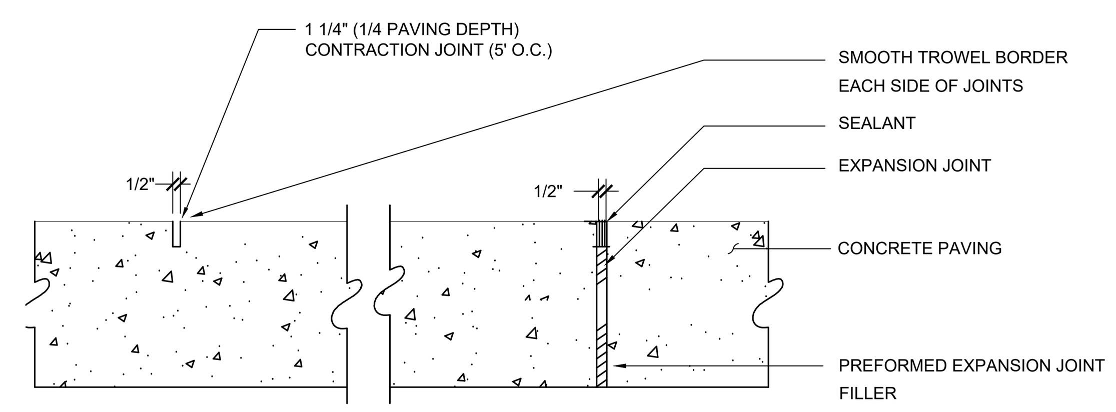
NOTES:

1. INLET SHALL BE 30"x30" CONCRETE AREA DRAIN, AS MANUFACTURED BY ARROW CONCRETE, OR ENGINEER APPROVED EQUAL.
2. CONCRETE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS.
3. REINFORCING STEEL - ASTM 615 AND A82 OR A185 SPECIFICATIONS.
4. H-20 DESIGN LOADING PER AASHTO HS-20-44.
5. BUTYL RUBBER JOINT SEALANT - ASTM C990-91.
6. HEIGHT OF DRAIN BOX SHALL BE 3' (MODEL #ADBKO3) UNLESS DEPTH OF INVERT PIPE OUT REQUIRES THE USE OF 4' DRAIN BOX (MODEL #ADBKO4).
7. FRAME AND GRATE PAIR SHALL BE ONE OF THE FOLLOWING:
   A. STANDARD GRATE SHALL BE NEENAH INLET FRAME/GRATE R-2570 OR ENGINEER APPROVED EQUAL.
   B. ADA STANDARD GRATE SHALL BE NEENAH INLET FRAME/GRATE R-2569 OR ENGINEER APPROVED EQUAL.
   C. STANDARD BEEHIVE GRATE SHALL BE NEENAH INLET FRAME/BEEHIVE GRATE R-2564 OR ENGINEER APPROVED EQUAL.
8. WHERE NOT USED, THE KNOCKOUTS OF EACH AREA DRAIN SHALL BE FILLED WITH BLOCK / BRICK / MORTAR TO MAINTAIN STRUCTURAL INTEGRITY.

- SEE DRAWINGS FOR SPECIFIC LOCATIONS OF TYPE SELECTED.

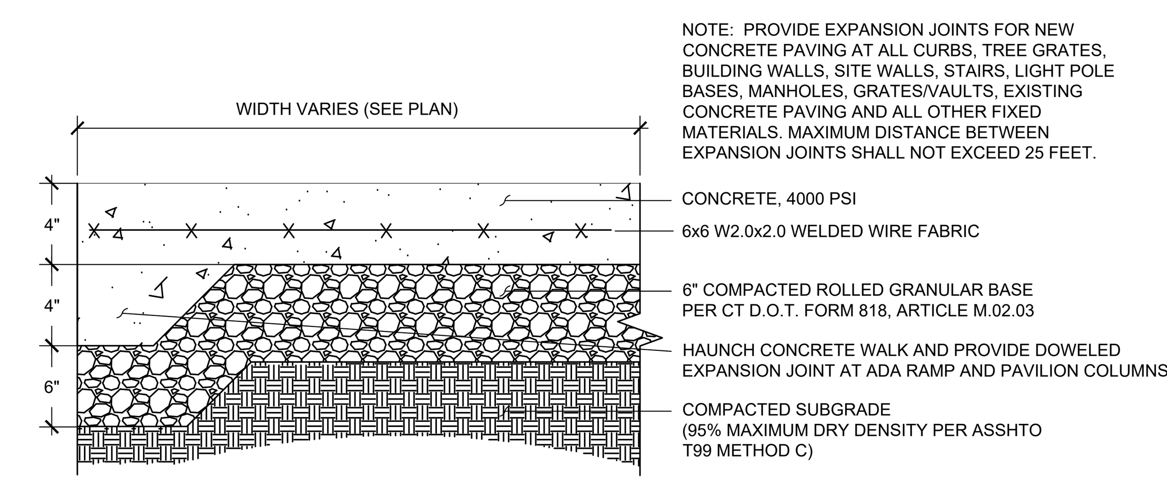
CONCRETE AREA DRAIN

SCALE: NONE



EXPANSION & CONTRACTION JOINTS

NOTE: PROVIDE EXPANSION JOINTS FOR NEW CONCRETE PAVING AT ALL CURBS, TREE GRATES, BUILDING WALLS, SITE WALLS, STAIRS, LIGHT POLE BASES, MANHOLES, GRATES/VAULTS, EXISTING CONCRETE PAVING AND ALL OTHER FIXED MATERIALS. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 25 FEET.



CONCRETE WALK

SCALE: NONE

Prepared by:

benesch
Alfred Benesch & Company
120 Hebron Avenue, 2nd Floor
Glastonbury, Connecticut 06033
860-633-8341

Prepared for:

Crosskey
Architects
LLC
Architecture Preservation Planning
750 Main Street, Hartford, CT 06103
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REED BARN

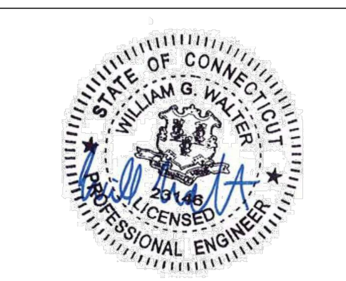
58 WEST STREET

WINDSOR LOCKS, CT

DATE:	REVISION:

KEY PLAN

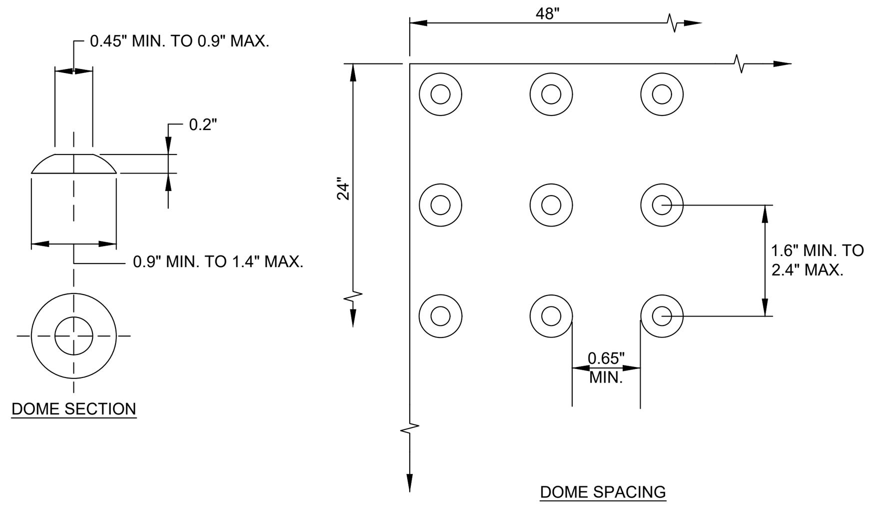
BID DOCUMENT



PROJECT NO.: 0725-500054.00 DRAWN BY: GSL
SCALE: AS SHOWN CHECKED BY: WGW
DATE: 12/12/2025

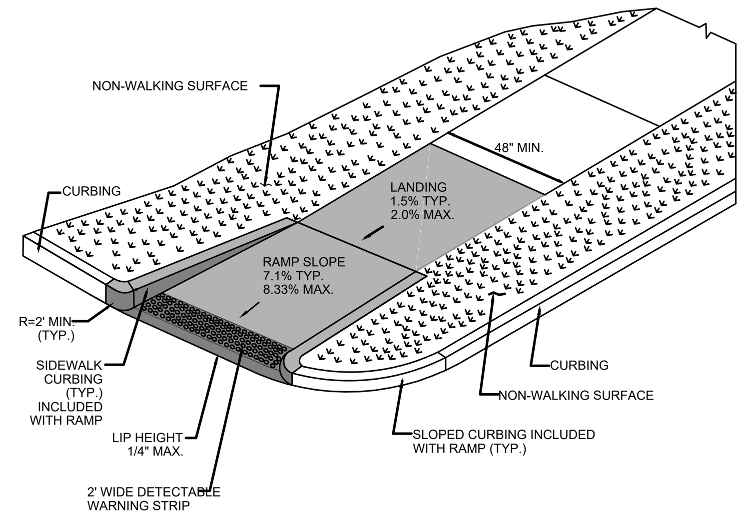
SITE DETAILS

DRAWING NO.:
C3.0



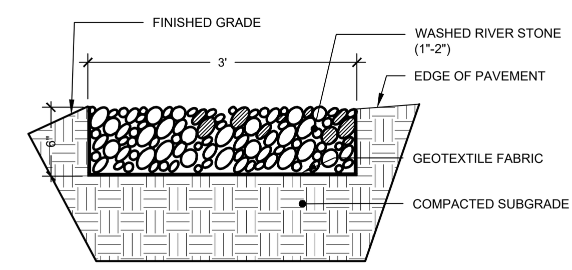
DETECTABLE WARNING STRIP

SCALE: NONE



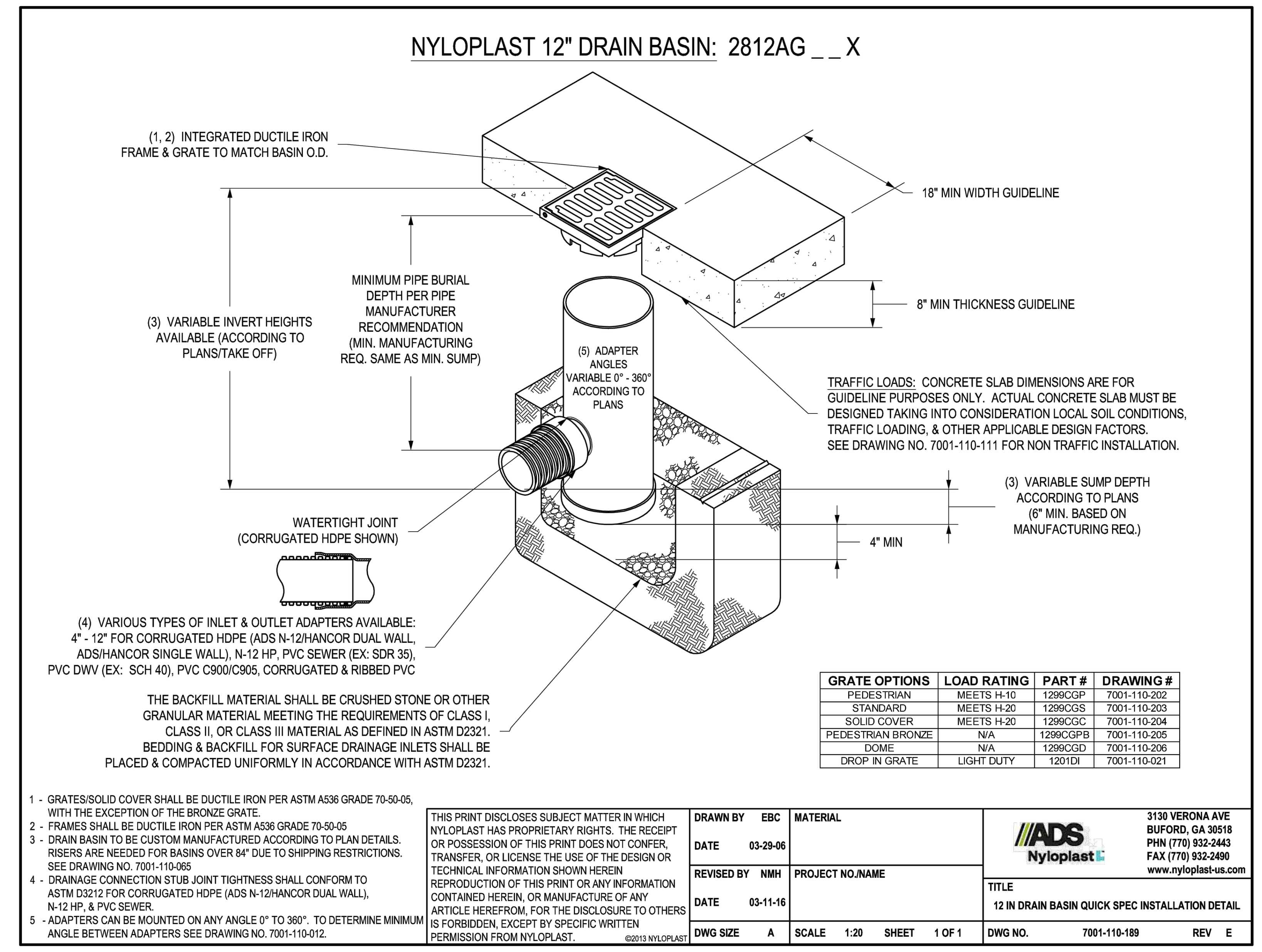
CONCRETE SIDEWALK RAMP

SCALE: NONE



STONE FILTER STRIP

SCALE: NONE



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

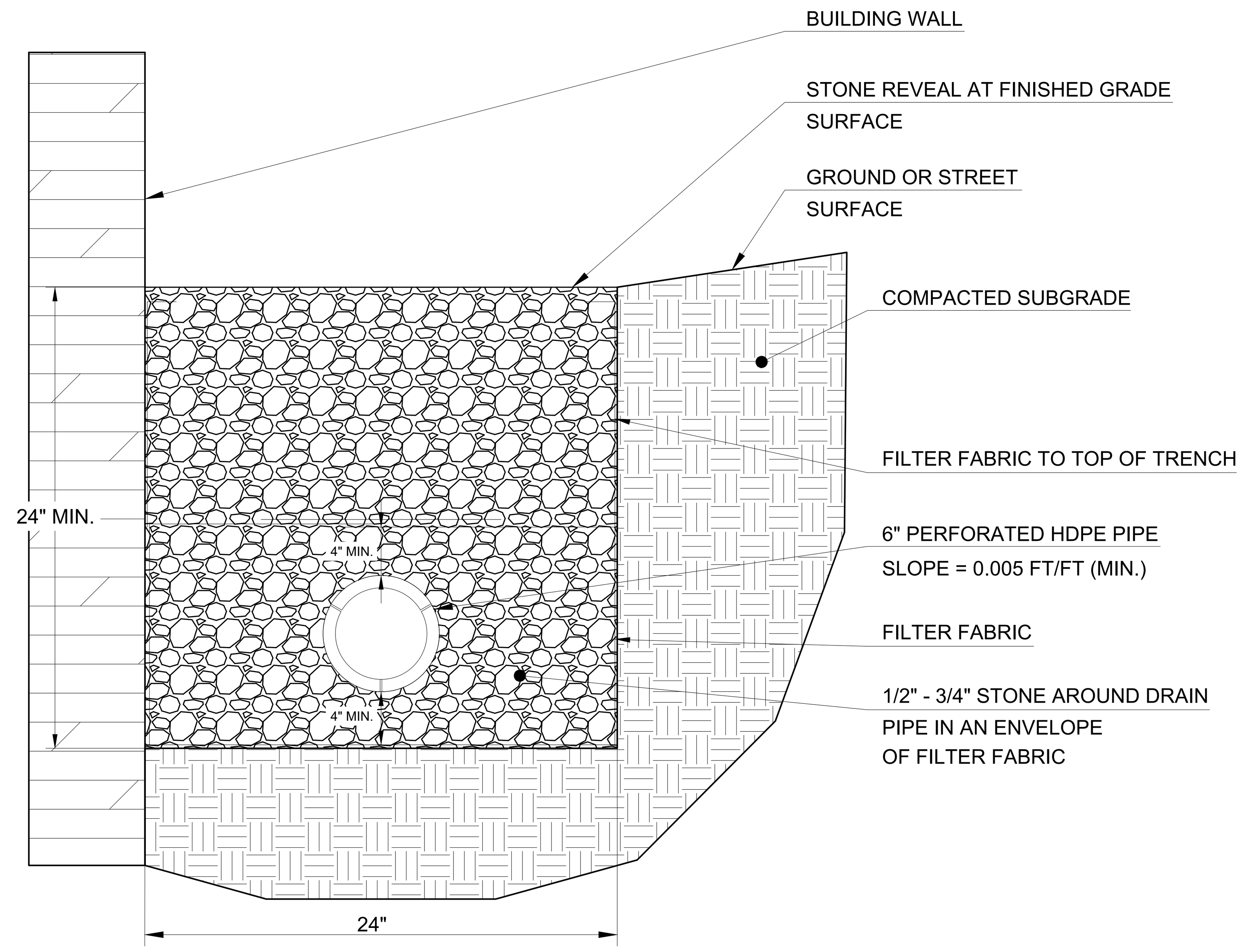
DRAWN BY EBC
DATE 03-29-06
REVISED BY NMH
DATE 03-11-16
DWG SIZE A
MATERIAL
PROJECT NO./NAME
SCALE 1:20 SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DWG NO. 7001-110-189 REV E

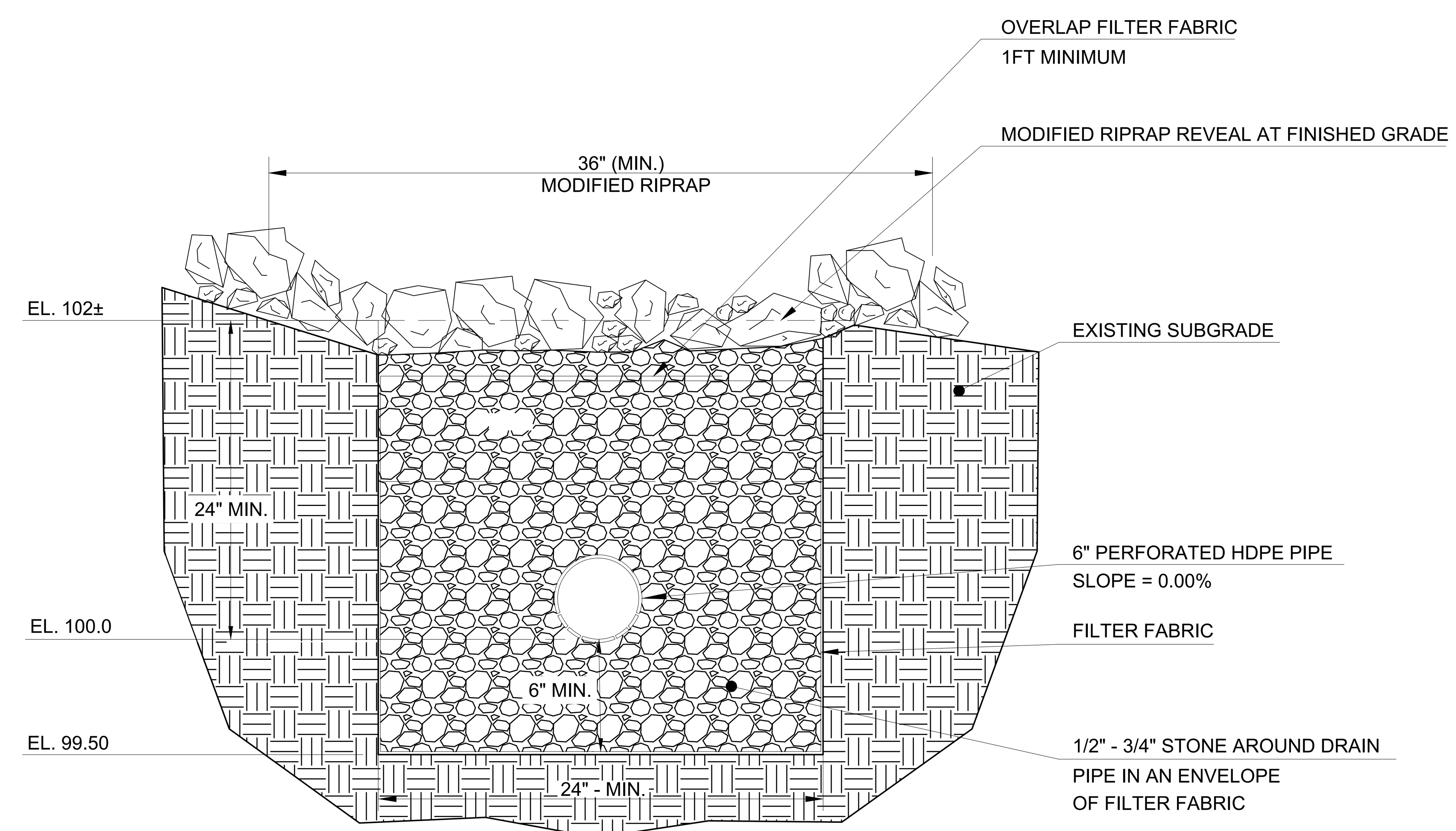
NYLOPLAST AREA DRAIN

SCALE: NONE



FRENCH DRAIN

SCALE: NONE



LEVEL SPREADER

SCALE: NONE

Prepared by:
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860-633-8341

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REED BARN

58 WEST STREET
WINDSOR LOCKS, CT

DATE:	REVISION:

KEY PLAN

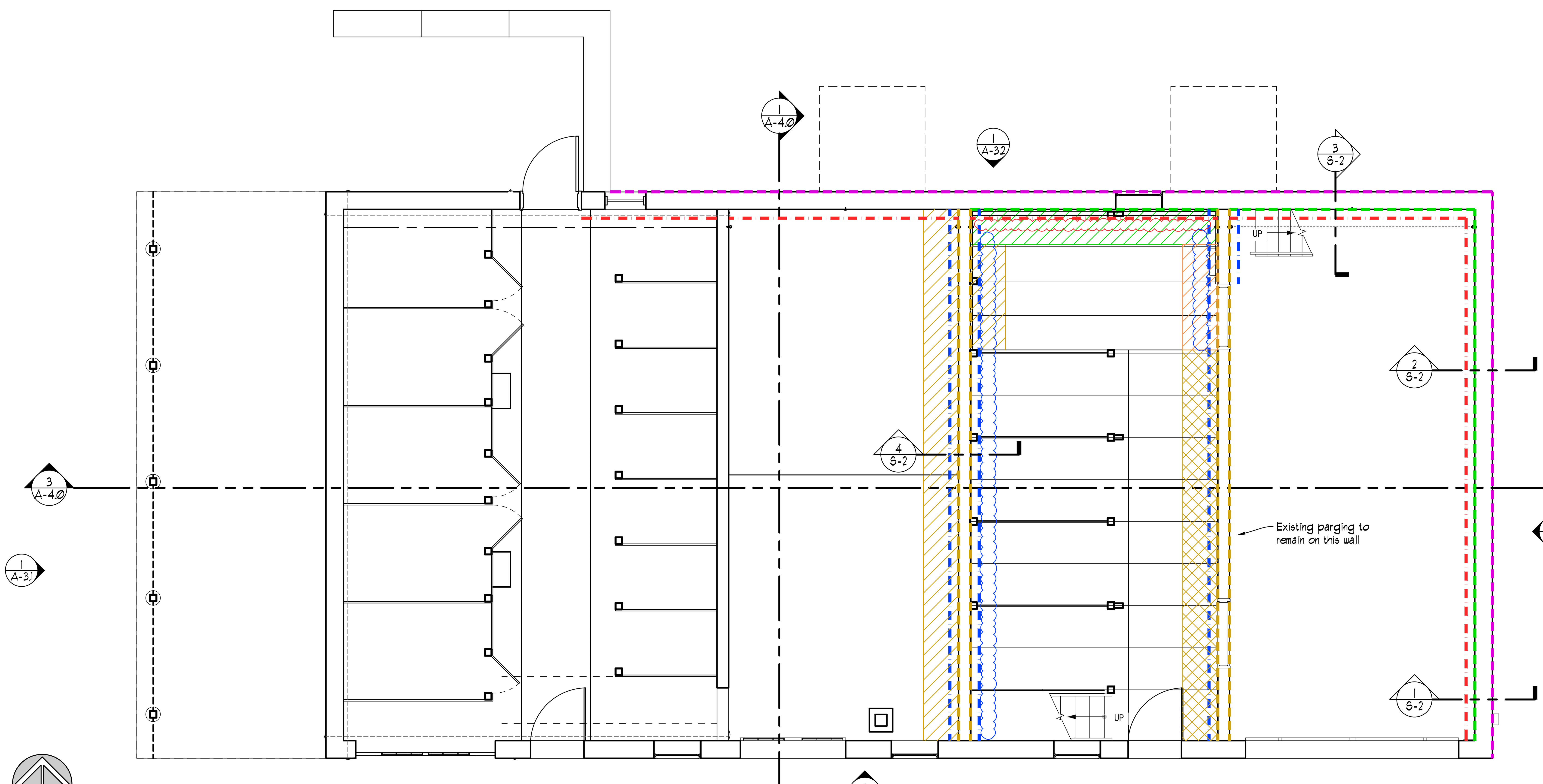
BID DOCUMENT

STATE OF CONNECTICUT WILLIAM G. WALTER LICENSED PROFESSIONAL ENGINEER

PROJECT NO.: 0725-500054.00
SCALE: AS SHOWN
DATE: 12/12/2025
DRAWN BY: GSL
CHECKED BY: WGW

SITE DETAILS

DRAWING NO.:
C3.1



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

NOTE: THIS SHEET MUST BE PRINTED IN COLOR

MASONRY RESTORATION NOTES

1. ALL NEW MORTAR USED FOR REPOINTING/RECONSTRUCTION SHALL MATCH EXISTING MORTAR COLOR, TEXTURE AND COMPRESSIVE STRENGTH. PRIOR TO INSTALLATION, EXISTING MORTAR SHALL BE TESTED FOR COMPOSITION AND COMPRESSIVE STRENGTH FOR COMPARISON TO PROPOSED MORTAR. TOOLING SHALL MATCH EXISTING. PROVIDE MOCK-UPS FOR REVIEW BY THE ARCHITECT.
2. ALL NEW BRICK SHALL MATCH EXISTING BRICK COLOR, SIZE, TEXTURE AND COMPRESSIVE STRENGTH. PRIOR TO INSTALLATION, EXISTING BRICK SHALL BE TESTED FOR COMPRESSIVE STRENGTH FOR COMPARISON TO PROPOSED BRICK. PROVIDE SAMPLES AND MOCK-UPS FOR REVIEW BY THE ARCHITECT.
3. PRIOR TO INSTALLATION, CONTRACTOR SHALL PROVIDE SUBMITTALS, SHOP DRAWINGS, SAMPLES AND MOCK-UPS FOR MORTAR, BRICK, REPLACEMENT, & REPAIR FOR REVIEW BY ARCHITECT.
4. REFER TO STRUCTURAL DETAILS FOR MORE INFORMATION.

LEGEND / KEY NOTES

1 Bid Alternate 1: Install damp-proofing at exterior face of exterior wall during french drain installation. Install from finished grade elevation down to top of footing.

2A Bid Alternate 2A: Excavate area at base of wall, apply damp-proofing from floor elevation down to top of footing. Backfill to original floor level elevation.

At hatched areas, sawcut existing slab to perform damp-proofing as needed. Replace with new concrete slab.

2B Bid Alternate 2B: Excavate area at base of wall, apply damp-proofing from floor elevation down to top of footing. Backfill to original floor level elevation.

At hatched areas, sawcut existing slab to perform damp-proofing as needed. Replace with new concrete slab.

At hatched areas, carefully remove wood floorboards and reinstall after damp-proofing.

3 Bid Alternate 3: From floor elevation to 5'-Ø" above floor elevation, restore masonry as follows:
1. Clean with light duty-cleaner
2. Replace brick with new to match (assume 15%)
3. Repoint brick with new mortar to match (assume 1ØØ%)

At bubbled areas, carefully dismantle wall covering and stalls as required to restore masonry. Reinstall and repaint after masonry restoration is complete and approved by Architect.

4 Bid Alternate 4: From floor elevation to 5'-Ø" above floor elevation, restore masonry as follows:
1. Clean with light duty-cleaner
2. Replace brick with new to match (assume 25%)
3. Repoint brick with new mortar to match (assume 1ØØ%)

At bubbled areas, carefully dismantle wall covering and stalls as required to restore masonry. Reinstall and repaint after masonry restoration is complete and approved by Architect.

Crosskey Architects LLC
Architecture Preservation Interiors
750 Main Street, Hartford, CT 06103
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MOISTURE MITIGATION AT DAVID PINNEY BRICK BARN
58 West Street, Windsor Locks, CT 06096
Town of Windsor Locks
6 Stanton Road, Windsor Locks, CT 06096

NOT FOR CONSTRUCTION

Drawn: MW, KG, MR
Date: 12/12/2025
Revisions

Floor Plans

A-1.0

ELEVATION NOTES

1. Remove existing Gutters and Downspouts.

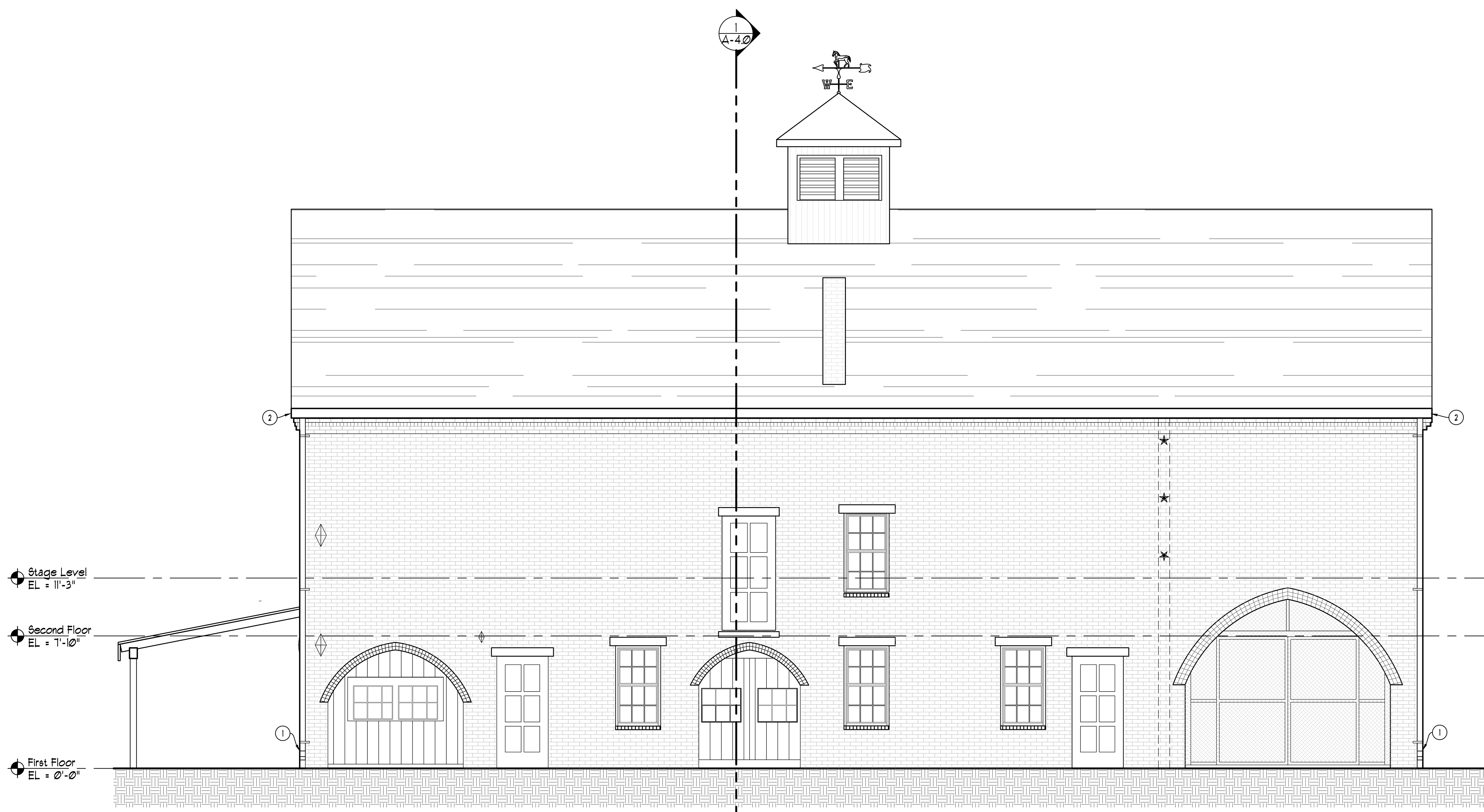
ELEVATION KEY NOTES - BASE BID

(1) New 3"x4" Down Spout W/ Precast Splash Block.

(2) New Gutter refer to 2/ A-4.1 for Details.

ELEVATION KEY NOTES - BID ALTERNATE 01

(1) New 3"x4" Down Spout Connected To underground storm. Refer To 3/A-4.1 For Detail And To Civic Drawings.



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

Crosskey Architects LLC
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MOISTURE MITIGATION AT DAVID PINNEY BRICK BARN

58 West Street, Windsor Locks, CT 06096

Town of Windsor Locks

6 Stanton Road, Windsor Locks, CT 06096

NOT FOR CONSTRUCTION

Drawn: MW, KG, MR

Date: 12/12/2025

Revisions

Exterior Elevations

A-3.0

ELEVATION NOTES

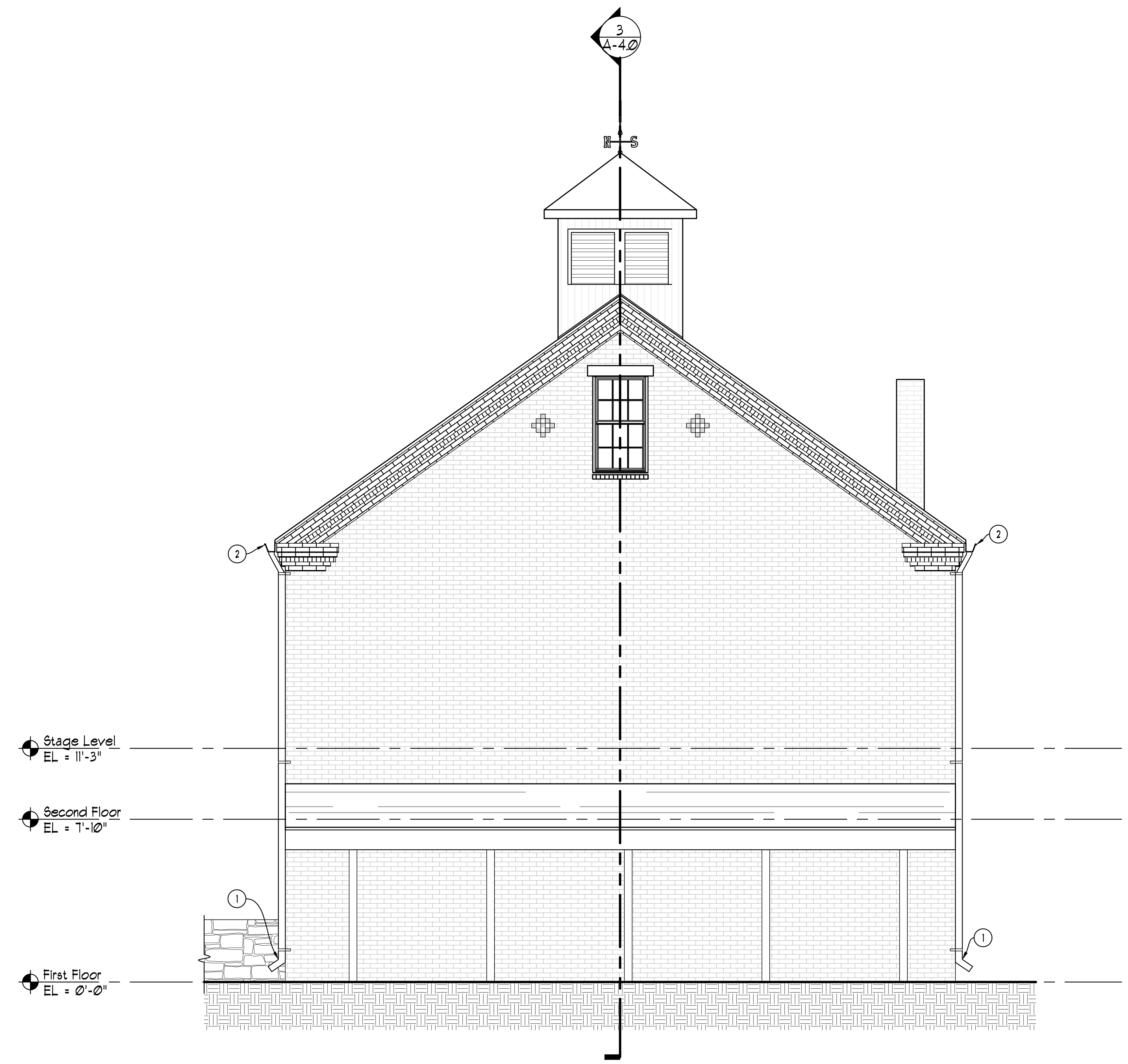
1. Remove existing Gutters and Downspouts.

ELEVATION KEY NOTES - BASE BID

1. New 3"x4" Down Spout W/ Precast Splash Block.
2. New Gutter refer to 2/ A-4.1 for Details.

ELEVATION KEY NOTES - BID ALTERNATE 01

1. New 3"x4" Down Spout Connected To underground storm. Refer To 3/A-4.1 For Detail And To Civic Drawings.



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

Crosskey Architects LLC
Architecture Preservation Interiors
750 Main Street, Hartford, CT 06103
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MOISTURE MITIGATION AT DAVID PINNEY BRICK BARN

58 West Street, Windsor Locks, CT 06096

Town of Windsor Locks

6 Stanton Road, Windsor Locks, CT 06096

NOT FOR CONSTRUCTION

Drawn: MW, KG, MR

Date: 12/12/2025

Revisions

Exterior Elevations

A-3.1

ELEVATION NOTES

1. Remove existing Gutters and Downspouts.

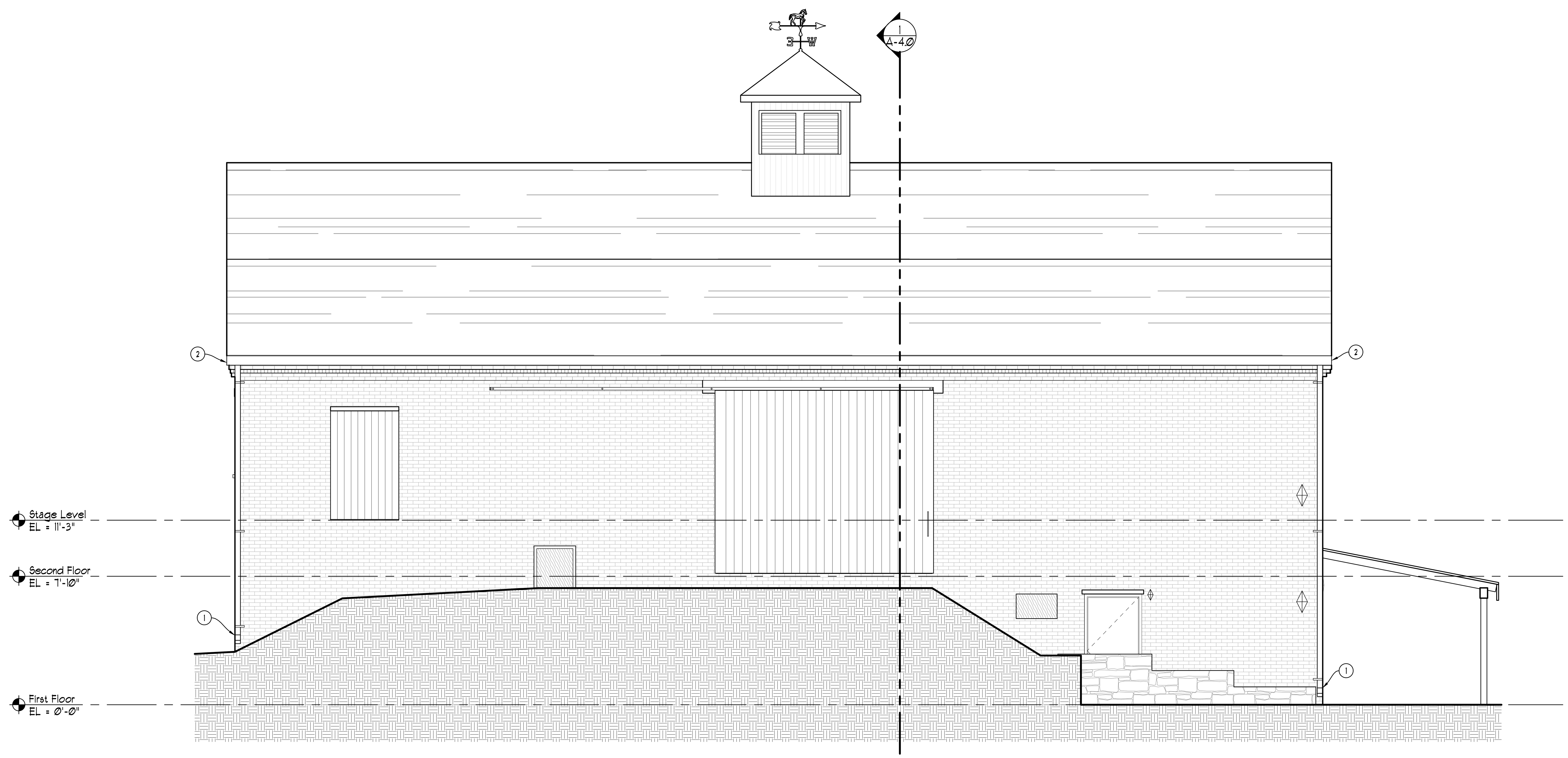
ELEVATION KEY NOTES - BASE BID

(1) New 3"x4" Down Spout W/ Precast Splash Block.

(2) New Gutter refer to 2/ A-4.1 for Details.

ELEVATION KEY NOTES - BID ALTERNATE 01

(1) New 3"x4" Down Spout Connected To underground storm. Refer To 3/A-4.1 For Detail And To Civic Drawings.



(1) NORTH ELEVATION
SCALE: 1/4"=1'-0"

Crosskey Architects LLC
Architecture Preservation Interiors
750 Main Street, Hartford, CT 06103
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MOISTURE MITIGATION AT DAVID PINNEY BRICK BARN

58 West Street, Windsor Locks, CT 06096

Town of Windsor Locks

6 Stanton Road, Windsor Locks, CT 06096

NOT FOR CONSTRUCTION

Drawn:	MW, KG, MR
Date:	12/12/2025
Revisions	

Exterior Elevations

A-3.2

ELEVATION NOTES

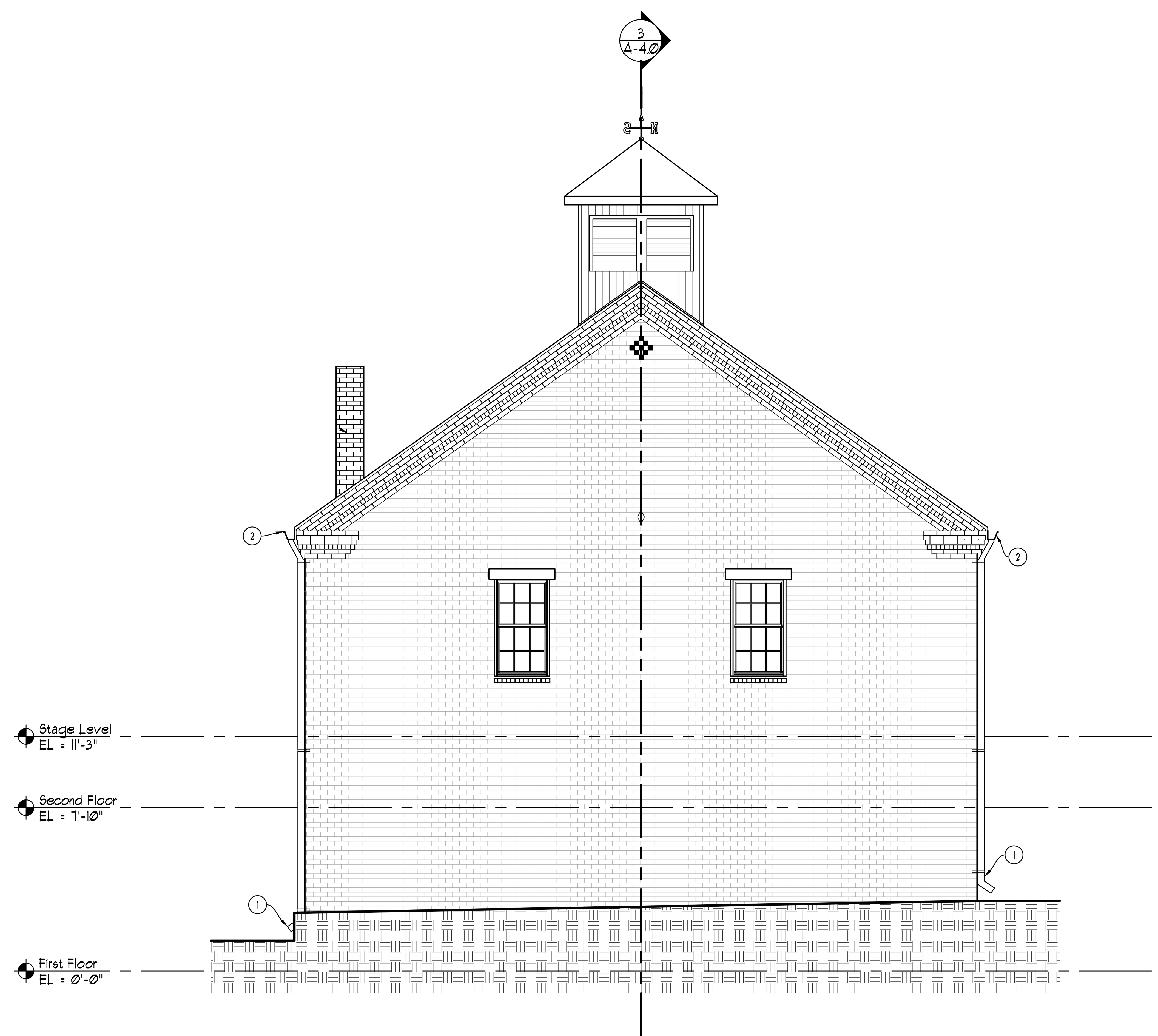
1. Remove existing Gutters and Downspouts.

ELEVATION KEY NOTES - BASE BID

1. New 3"x4" Down Spout W/ Precast Splash Block.
2. New Gutter refer to 2/ A-4.1 for Details.

ELEVATION KEY NOTES - BID ALTERNATE 01

1. New 3"x4" Down Spout Connected To underground storm. Refer To 3/A-4.1 For Detail And To Civic Drawings.



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

Crosskey Architects LLC
Architecture Preservation Interiors
750 Main Street, Hartford, CT 06103
T: (860)724-3000 F: (860)724-3013

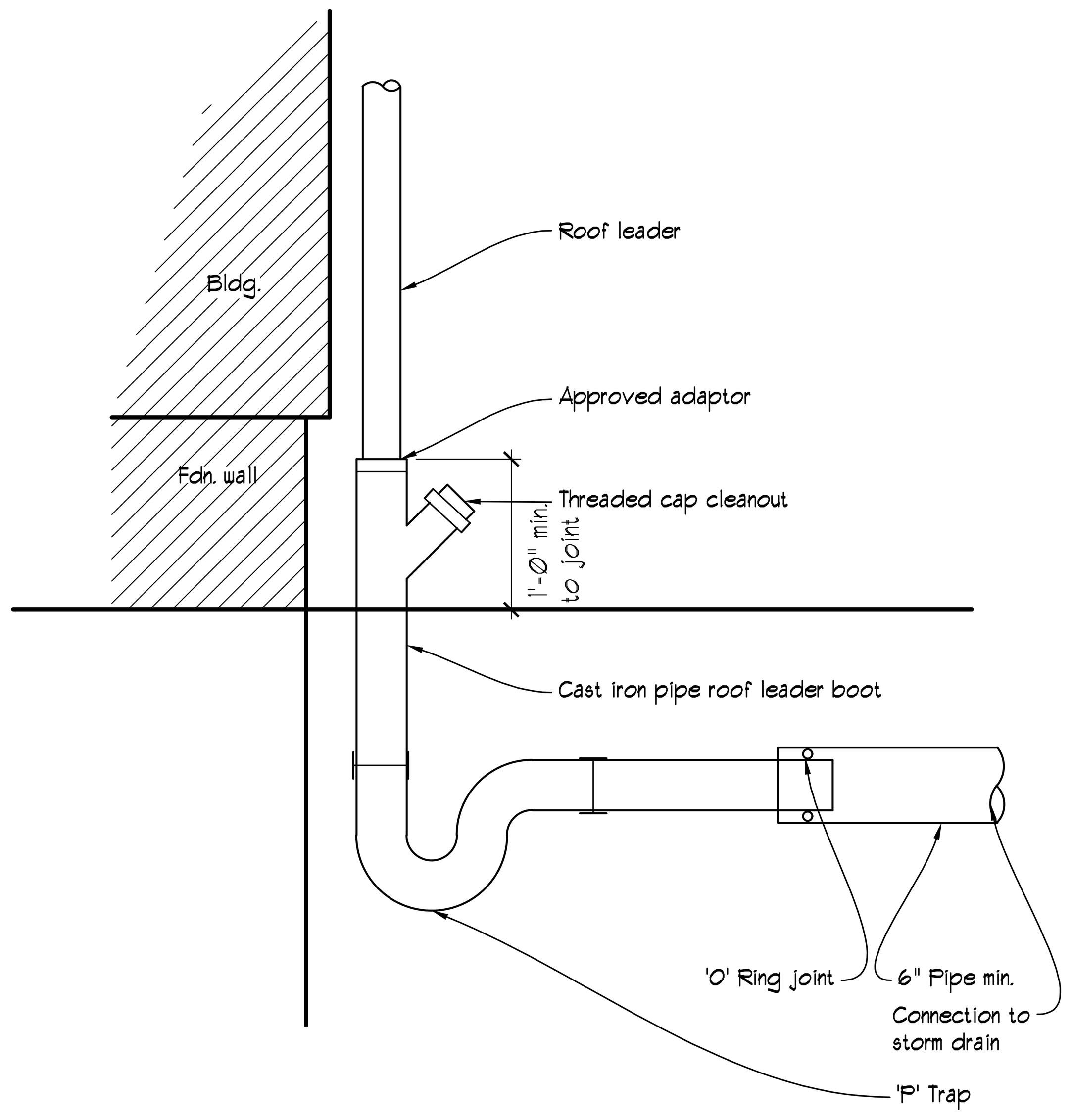
MOISTURE MITIGATION AT DAVID PINNEY BRICK BARN
58 West Street, Windsor Locks, CT 06096
Town of Windsor Locks
6 Stanton Road, Windsor Locks, CT 06096

NOT FOR CONSTRUCTION

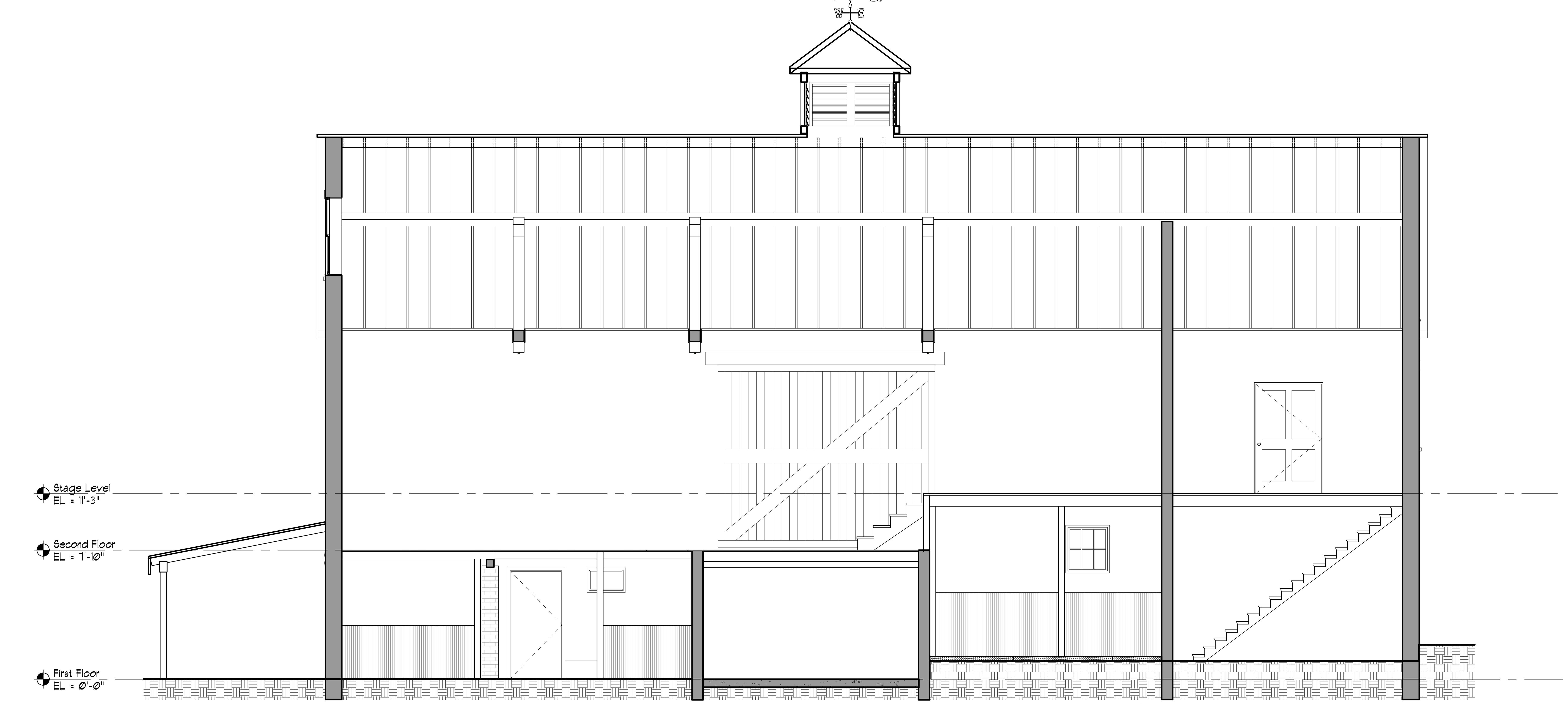
Drawn: MW, KG, MR
Date: 12/12/2025
Revisions

Exterior Elevations

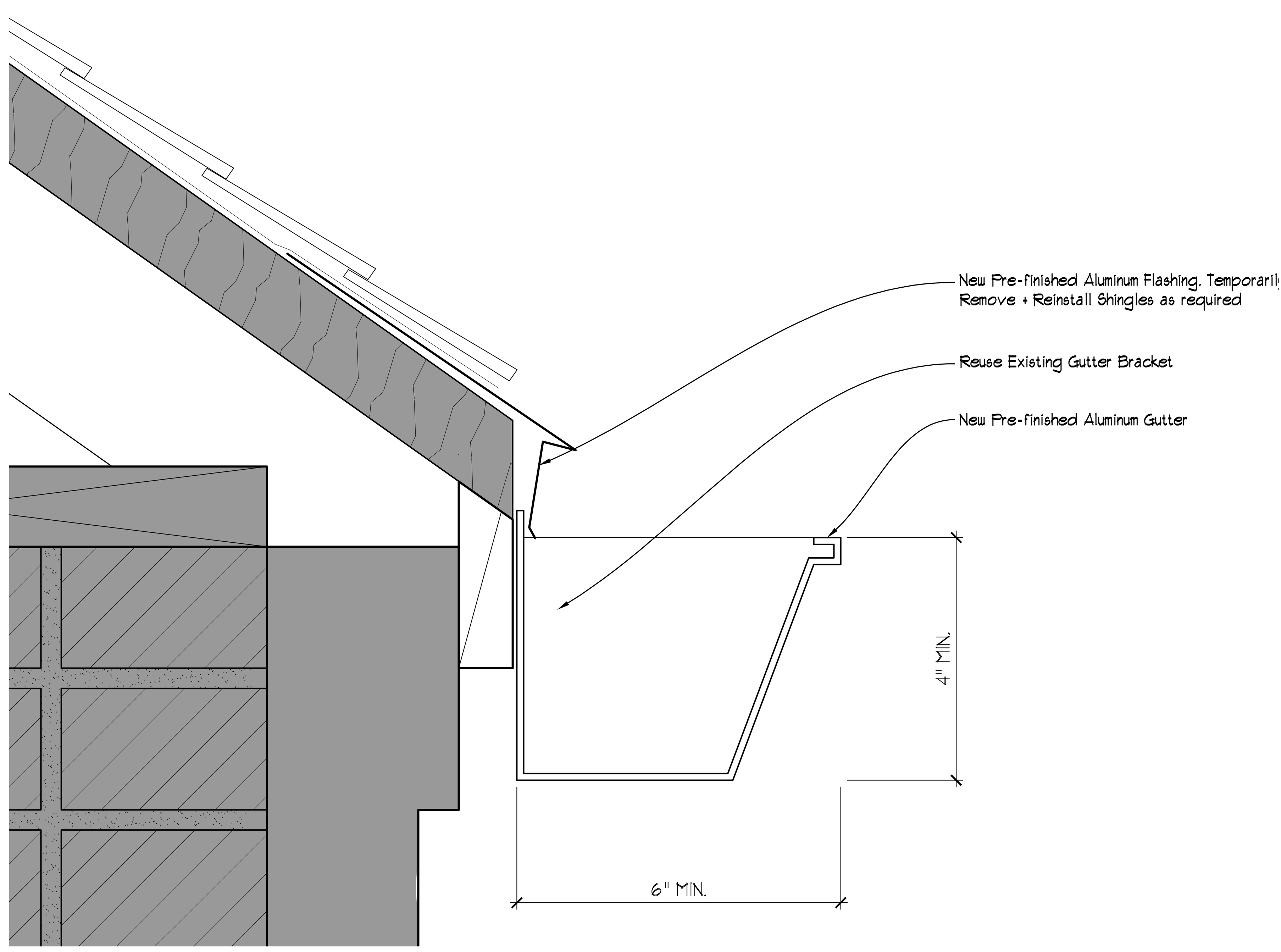
A-3.3



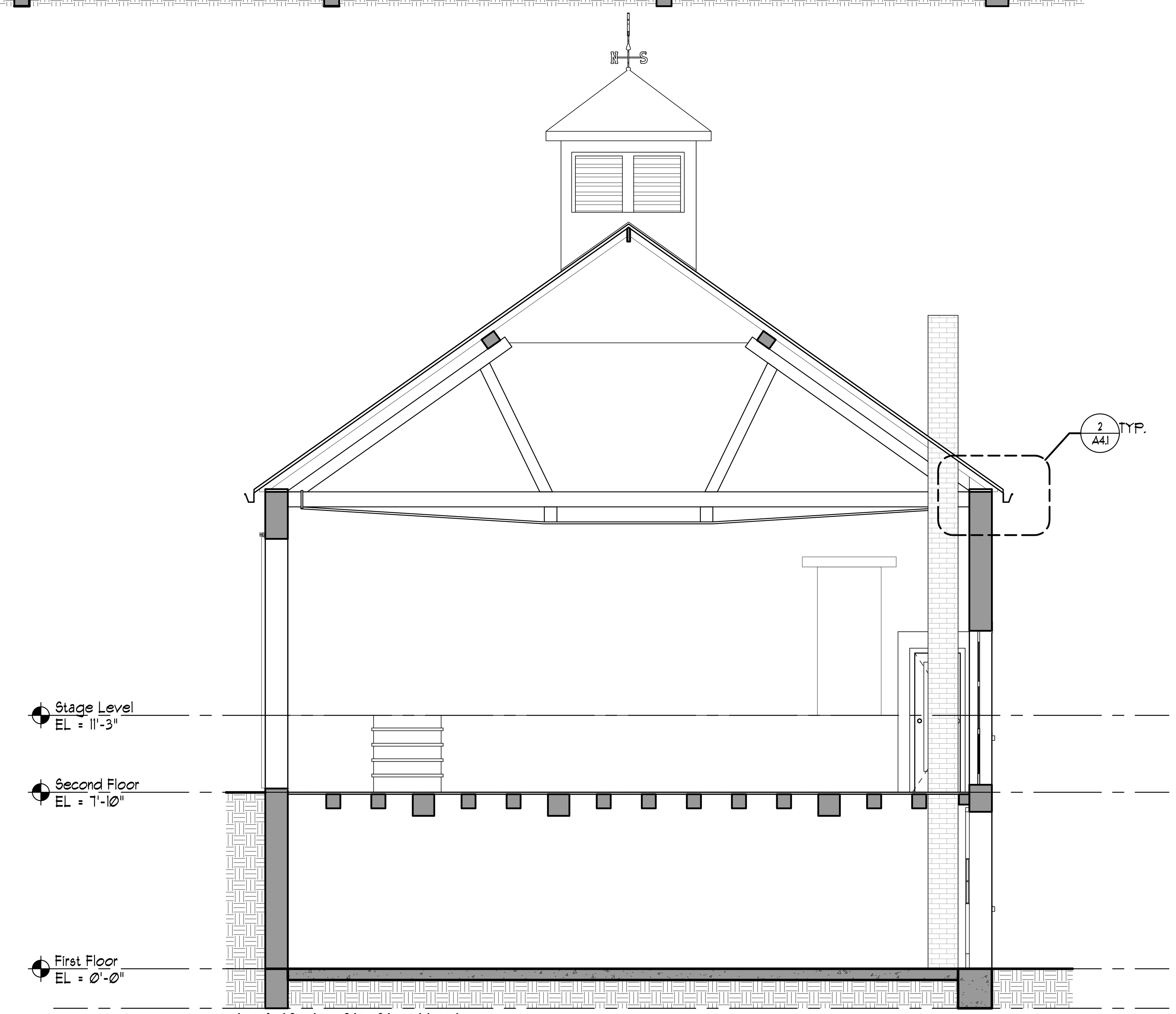
4 BID ALT #1 - DOWNSPOUT DETAIL
SCALE: 1/2"=1'-0"



3 LONGITUDINAL SECTION
SCALE: 1/4"=1'-0"



2 GUTTER DETAIL
SCALE: 6"=1'-0"



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

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750 Main Street, Hartford, CT 06103
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MOISTURE MITIGATION AT DAVID PINNEY BRICK BARN
58 West Street, Windsor Locks, CT 06096
Town of Windsor Locks
6 Stanton Road, Windsor Locks, CT 06096

NOT FOR CONSTRUCTION

Drawn:	MW, KG, MR
Date:	12/12/2025
Revisions	

Sections

A-4.0

NOTES:

1. VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE ENGINEER.
2. DO NOT SCALE DRAWING.
3. REFER TO S-_ FOR GENERAL STRUCTURAL NOTES.

LEGEND

(E)	EXISTING
(N)	NEW
[hatch]	WOOD FLOORING
[hatch]	BRICK MASONRY

A. GENERAL

1. ALL WORK SHALL COMPLY WITH THE FOLLOWING:

   CONNECTICUT STATE BUILDING CODE.
   AWS STRUCTURAL WELDING CODE
   AISC SPECIFICATION FOR THE DESIGN, FABRICATION, ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

2. ALL STRUCTURAL WORK SHALL BE COORDINATED BETWEEN ALL RELATED TRADES. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH EXISTING CONDITIONS AND DIMENSIONS DATA TO BE COLLECTED AND VERIFIED BY THE CONTRACTOR.

3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR DIMENSIONAL COORDINATION. NOTIFY THE ENGINEER OF ANY AND ALL DISCREPANCIES.

4. SUBMIT SHOP DRAWINGS FOR MISCELLANEOUS STRUCTURAL PRODUCTS AND FABRICATIONS. WORK SHALL BE DONE FROM APPROVED SUBMITTALS ONLY.

5. ALL DETAILS SHALL BE CONSIDERED TYPICAL AND APPLICABLE TO ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED OR INDICATED.

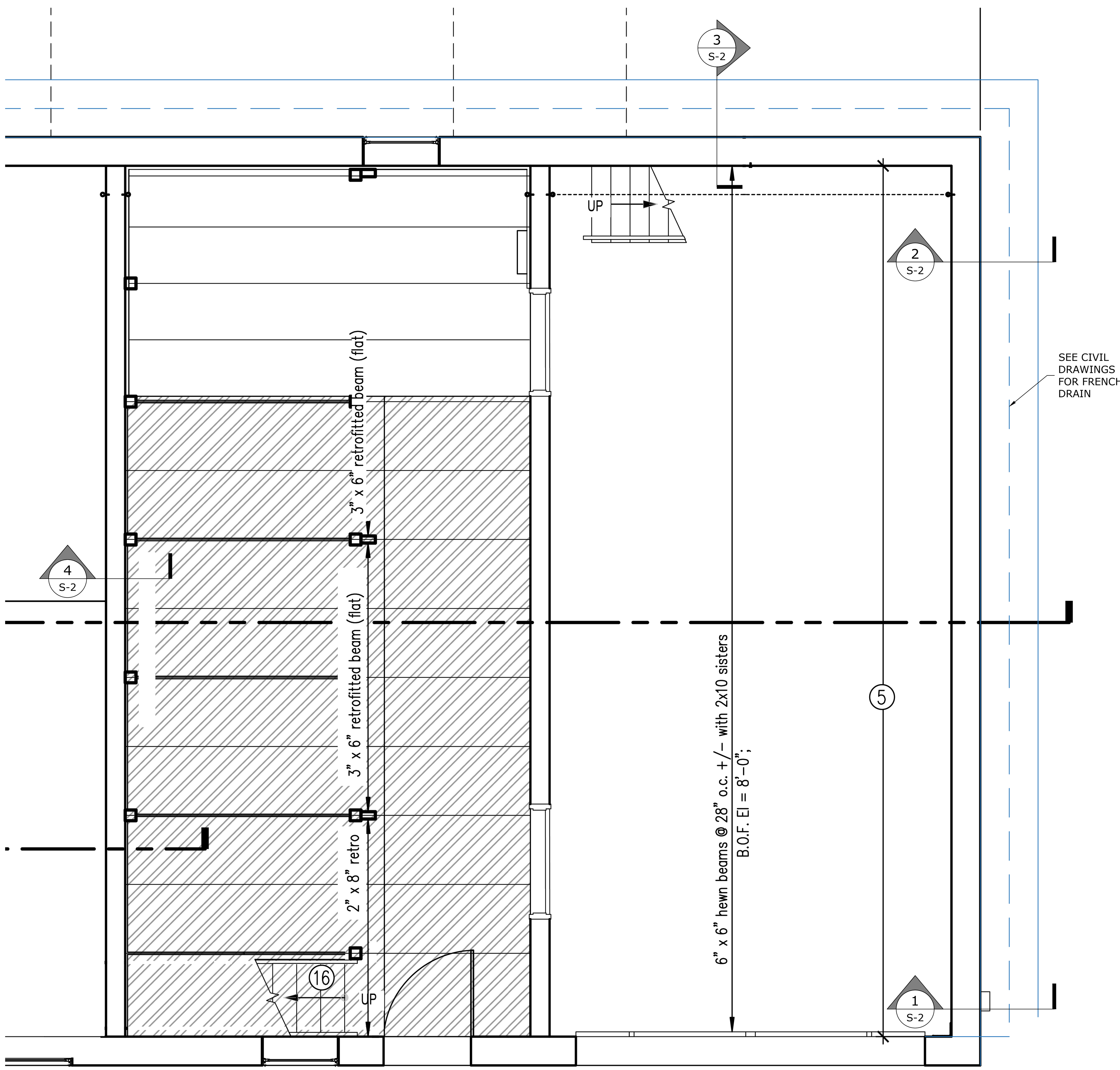
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING AND GUYING OF THE EXISTING AND NEW STRUCTURE DURING THE WORK, AND FOR TEMPORARY PROTECTION OF THE SURROUNDING ENVIRONS.

7. THE CONTRACTOR SHALL COORDINATE INSPECTIONS OF STRUCTURE TO MEET THE REQUIREMENTS OF THE CONNECTICUT STATE BUILDING CODE AND REFERENCED STANDARDS. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK THAT OTHERWISE CONCEALS ITEMS SCHEDULED FOR INSPECTION UNTIL INSPECTION HAS BEEN COMPLETED.

8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION EMPLOYED ON THIS PROJECT, AND FOR ALL TEMPORARY BRACING, SUPPORT, AND PROTECTION OF THE EXISTING STRUCTURE. CONTRACTOR SHALL BE PREPARED TO RETAIN THE SERVICES OF A CONNECTICUT REGISTERED PROFESSIONAL STRUCTURAL ENGINEER AT HIS OWN EXPENSE IF NECESSARY TO MAINTAIN SAFE, STABLE CONDITIONS ON THE PROJECT. ANY SEQUENCES OF WORK OR METHODS INDICATED OR IMPLIED IN THE CONTRACT DOCUMENTS ARE PRESENT ONLY AS ASSUMPTIONS ON WHICH THE DESIGN OF THE PERMANENT INSTALLATIONS ARE BASED AND TO BE CONSIDERED AS SUGGESTED OPTIONS FOR REVIEW BY THE CONTRACTOR.

9. FOLLOWING REVIEW OF EXISTING CONDITIONS AND THE SCOPE OF WORK, THE CONTRACTOR SHALL SUBMIT A WORK SCHEDULE AND KEEP THE ENGINEER ABREAST OF ALL PROGRESS AND THE BEGINNING AND COMPLETION OF EACH PHASE OR ITEM OF WORK.

10. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE SAFETY AND STABILITY OF THE STRUCTURE, ITS OCCUPANTS, AND ALL ADJACENT STRUCTURES DURING ALL PHASES OF THE WORK, AND SHALL CORRECT ANY DEFECTS OR DAMAGE WHICH RESULTS FROM HIS ACTIONS.



KEY PLAN
3/8" = 1'-0"

NORTH

CIRRUS STRUCTURAL ENGINEERING

CIRRUS STRUCTURAL ENGINEERING, LLC
19 Lower Woodland Terrace
Columbia, CT 06237
T 860.337.0200 | F 860.471.8138
www.cirruseng.com

NAME: David Pinney Barn Foundation Wall Repairs

ADDRESS: 58 West Street Windsor Locks, CT 06096

REVISIONS

#	DATE	DESCRIPTION

Drawn By: PAN
Checked By: EWA
Date of Issue: January 30, 2026
Drawing Title: KEY PLAN & INTERIOR WALL SECTION
Scale: As Noted @ 22x34
Drawing No: S-1

CIRRUS STRUCTURAL ENGINEERING

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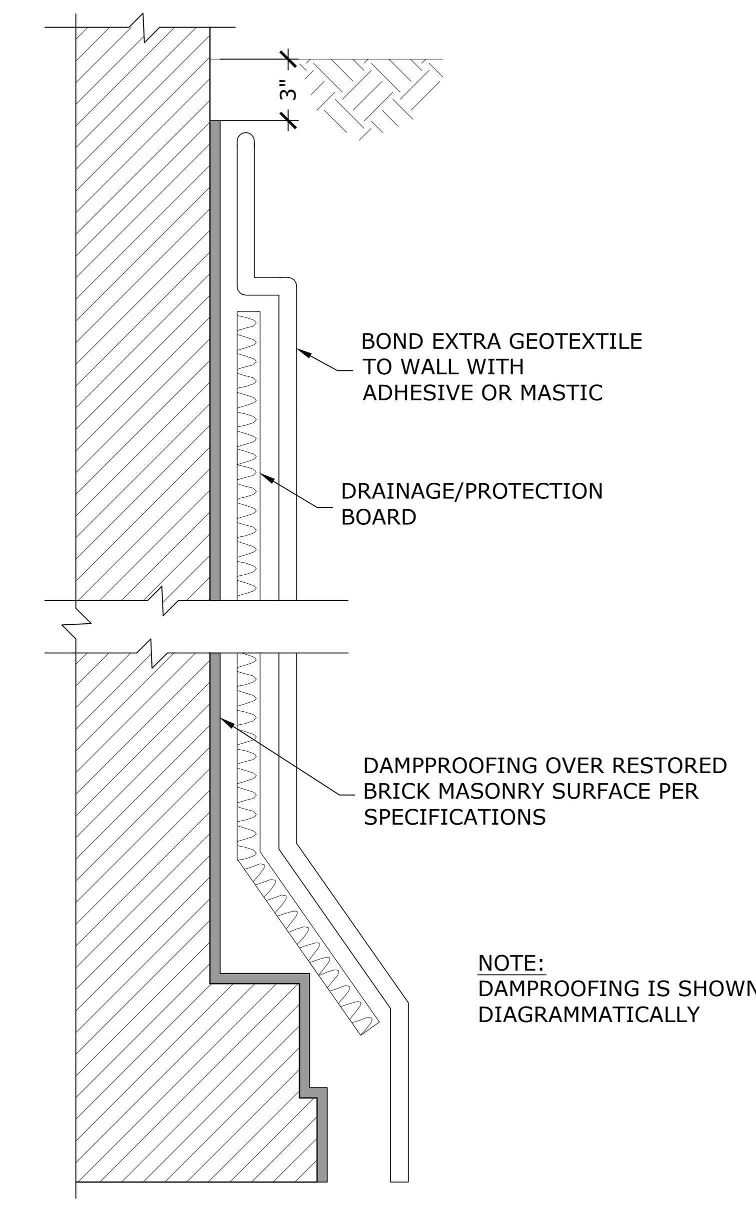
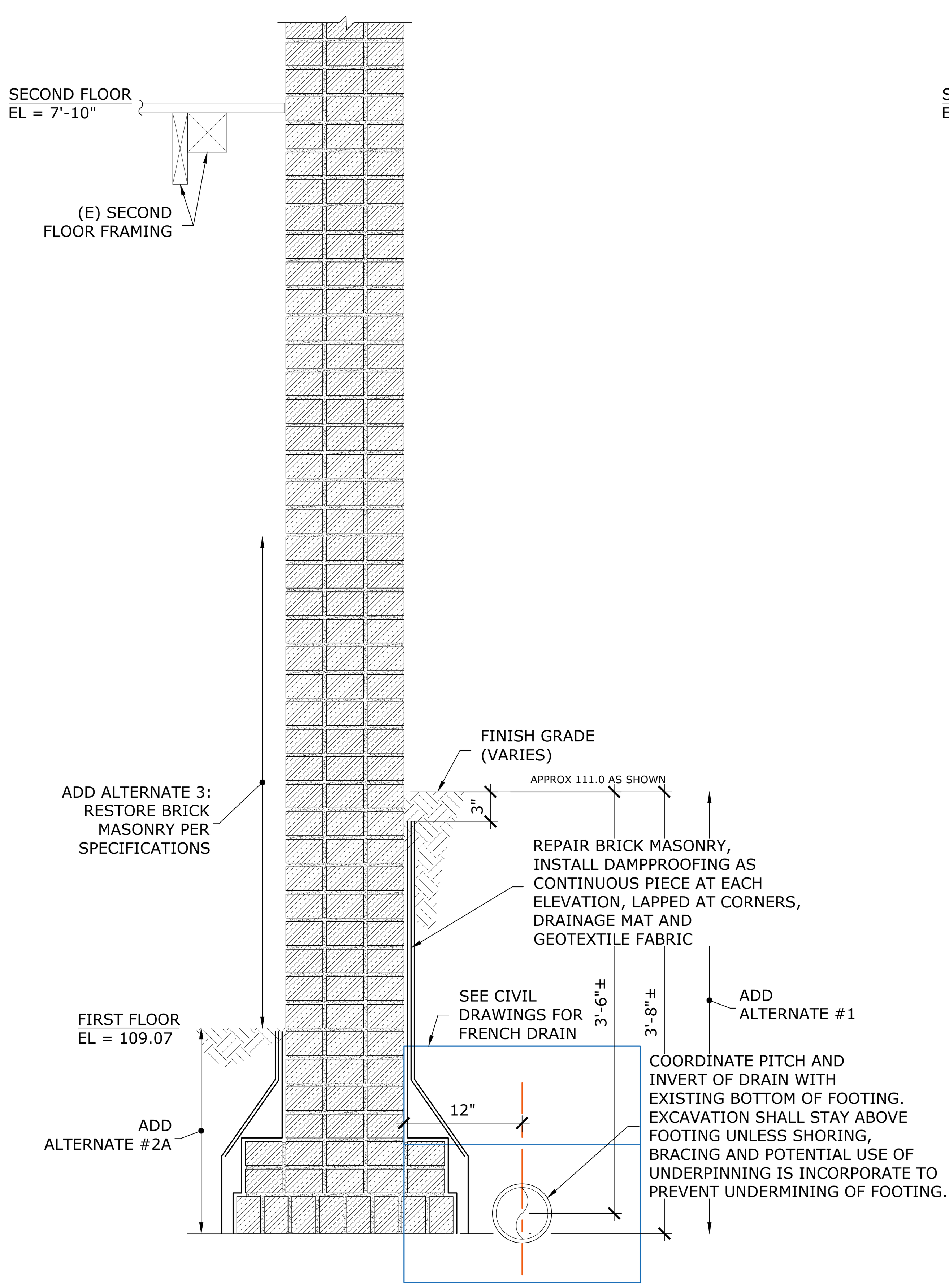
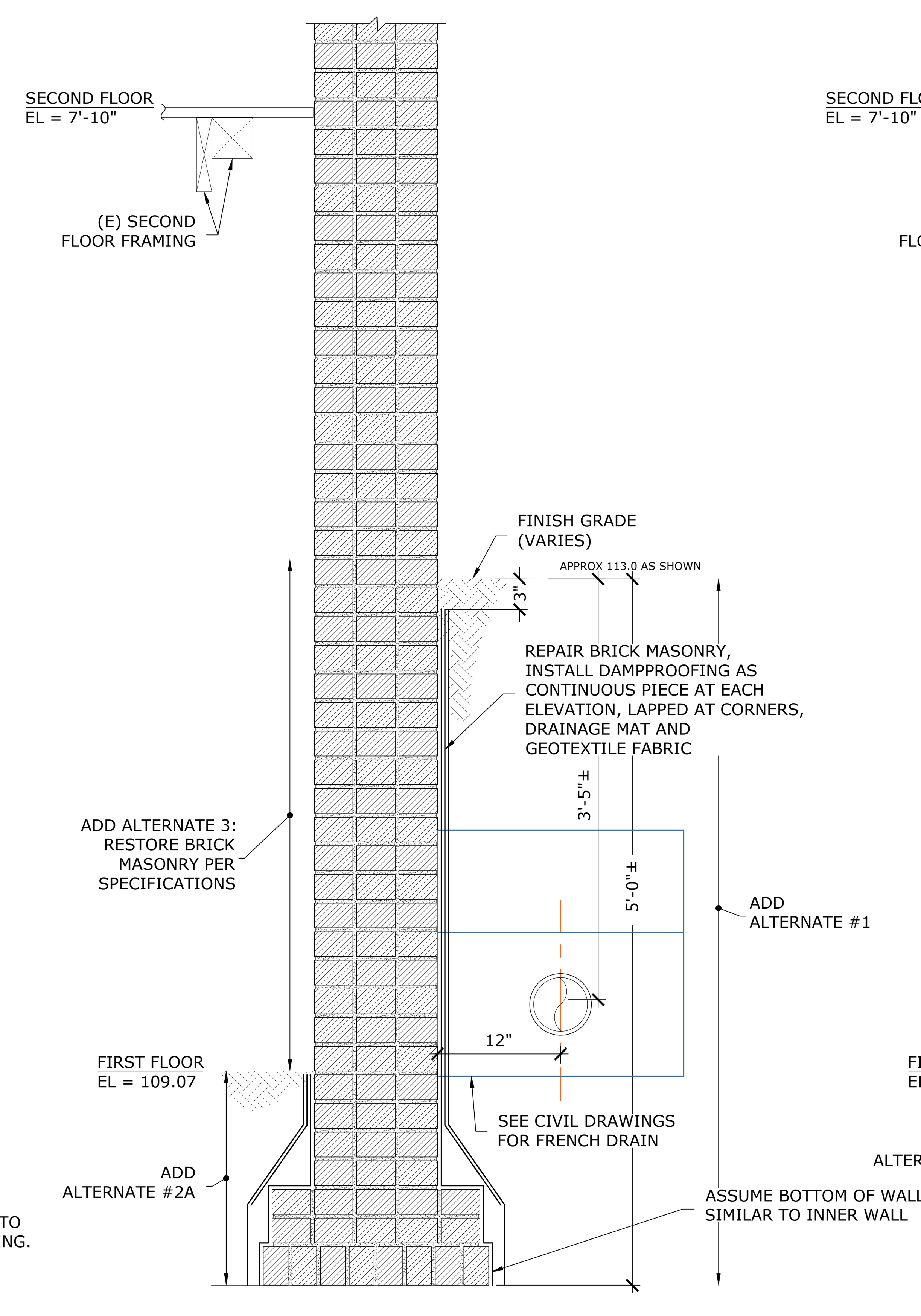


TYPICAL VERTICAL DAMPPROOFING DETAIL
1½" = 1'-0"

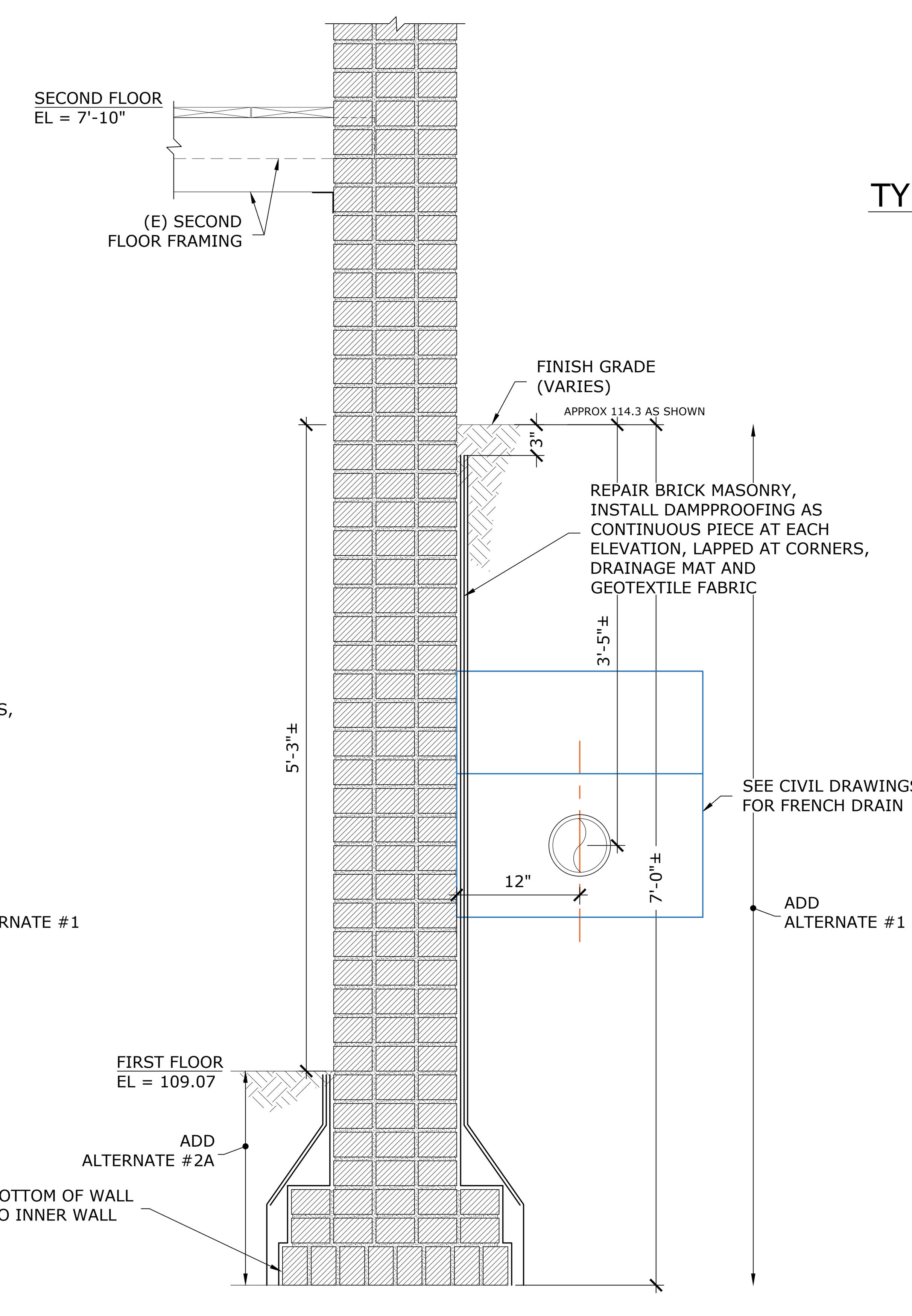
CONTRACTOR TO SELECT METHOD OF EXCAVATION THAT WILL NOT CAUSE DAMAGE OR INSTABILITY TO (E) RUBBLE FOUNDATION WALL. ONCE EXCAVATED, ENGINEER TO REVIEW CONDITION OF MASONRY



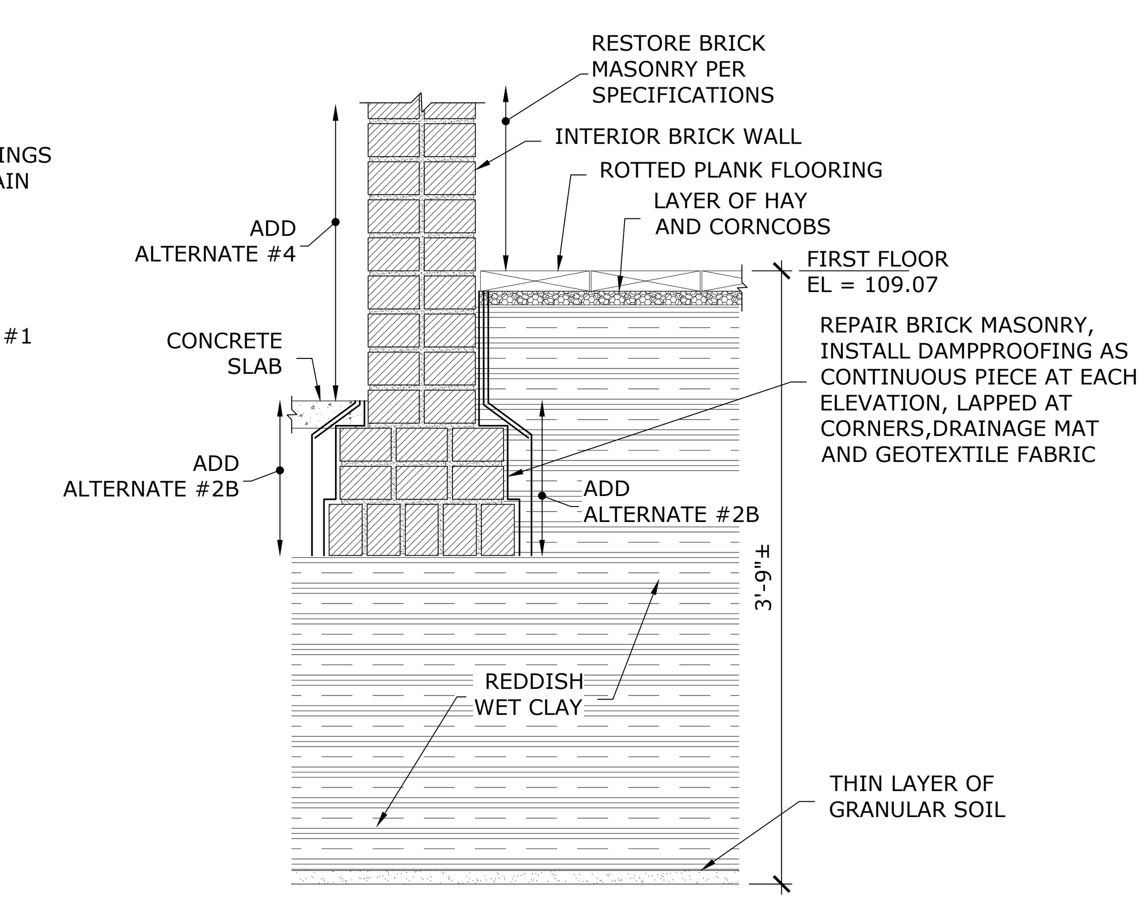
1 S-2 SECTION AT EAST FOUNDATION WALL
1" = 1'-0" AT SOUTHEAST CORNER



2 S-2 SECTION AT EAST FOUNDATION WALL
1" = 1'-0" 4'-0"± SOUTH OF NE CORNER



3 S-2 SECTION AT NORTH FOUNDATION WALL
1" = 1'-0" 9'-0"± WEST OF NE CORNER



4 S-2 SECTION AT INTERIOR BRICK WALL
1" = 1'-0"

NAME: David Pinney Barn Foundation Wall Repairs

ADDRESS: 58 West Street Windsor Locks, CT 06096

REVISIONS

#	DATE	DESCRIPTION

Drawn By: PAN
Checked By: EWA
Date of Issue: January 30, 2026
Drawing Title: EXTERIOR WALL SECTIONS
Scale: As Noted @ 22x34
Drawing No: S-2