KROLL MCNAMARA EVANS & DELEHANTY LLP
ATTORNEYS AT LAW

May 1, 2015

VIA HAND DELIVERY

Todd Dumais, Town Planner
West Hartford Town Hall
50 South Main Street
West Hartford, Connecticut, 06107

Re: Amendment to Special Development District #113
Blue Back Square, West Hartford

Dear Mr. Dumais:

Please accept this Application filed on behalf of SOF-IX BLUEBACK SQUARE HOLDINGS, L.P. ("Starwood"). Starwood is the owner of certain commercial property commonly known as "Blue Back Square" (the "Premises"), which Premises consist of Special Development District ("SDD") #113. Blue Back Square is managed by Starwood Retail Partners. This letter comprises Starwood's application to amend the plans and conditions of approval for SDD #113. As further described herein, this application seeks three specific changes to the existing plans and conditions of approval. These changes will enable Starwood to repurpose and re-let the former Ann Taylor space to a new anchor tenant. To that end, Starwood is requesting the following amendments:

1. Streetscape changes to permit a new short-term customer pick-up/drop-off space on the west side of Isham Road between Memorial Road and the Memorial Garage as shown on the attached plans;
2. Permission to lease two spaces within the Memorial Garage and to reserve such spaces for use by one of Starwood's tenants (*i.e.*, West Elm); and
3. Approval to use approximately 2,025 square feet in Spaces C11 & C15 as "back room" storage as an accessory use to retail operations in Spaces D40/D50/D60.

Background

As noted in the Town's Plan of Conservation and Development, "Blue Back Square augments West Hartford Center with its combination of residential, retail, office and mixed-use areas for private and public enjoyment. The development…embraces the character of the existing West Hartford Center with its wide treed sidewalks, varied shopping and eating establishments, professional office space and a de-emphasis on large surface parking lots…. Blue Back Square is designed as a strong, vibrant pedestrian-oriented development with a mix of uses and public space amenities. The development emphasizes large on street trees. This project embraces the primary principles of Smart Growth and continues to enhance West Hartford's special sense of place."

65 MEMORIAL ROAD • SUITE 300 • WEST HARTFORD, CONNECTICUT 06107 • (860) 561-7070 • FACSIMILE (860) 561-7075
TEN POST OFFICE SQUARE • 8TH FLOOR • BOSTON, MASSACHUSETTS 02109 • (617) 336-3260 • FACSIMILE (617) 336-3265
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WWW.KMELAW.COM

As with any mixed-use development, Blue Back Square experiences transition over time. In terms of restaurants, it is exciting to see the great early success for World of Beer and we look forward to the same for Posh Tomato. On the retail front, new opportunities abound as well, including for the former Ann Taylor space. Starwood has finalized a lease with West Elm, a home furnishings store that is a member of the Williams-Sonoma portfolio of brands. However, West Elm's needs are greater than that of Ann Taylor, both in terms of gross leasable area, as well as from an operational perspective. In proposing the above SDD amendments, Starwood has strived to solve these challenges while holding true to the overriding vision of Blue Back Square and the intent of the SDD: to enhance a vibrant streetscape, to offer varied shopping and dining options, to maintain walkability, and to provide a mix of uses and public spaces. The three specific amendments are discussed separately in further detail below.

Amendment #1: Streetscape Modifications

The first proposed amendment calls for a new undedicated short-term loading/unloading area on Isham Road directly south of Memorial Road. This is one of the few areas within Blue Back Square that has no on-street parking whatsoever. That being said, the distance from curb to curb is approximately 36 feet, as is the case in other areas of the Premises. As currently built, the roadway can thus accommodate two travel lanes plus two lanes of parallel parking. As such, there is no need to move the curb, alter the sidewalks, or modify the sidewalk planting beds.

In terms of traffic flow, the new loading area has been sited to maximize its distance from the roundabout and the Memorial Garage, thereby minimizing congestion concerns as much as possible. The loading area will be approached from the north. Because it is intended for a single vehicle, drivers can proceed forward into the space without having to back up. After the merchandise is loaded or unloaded, the driver can pull forward south, circle the roundabout, and exit. This area will be signed as shown in Sign Details A-C. Parking will be limited to 15 minutes, and a "No Parking" sign will make clear that the area south of the new loading area must remain clear of vehicles.

The only major modification will be to shorten the center median by about 28 feet. As shown on Sheet A-1 of the Landlord Site Work plan, a light pole and existing signage will be shifted south as part of this change. *See*, Attachment (a). *See also*, Attachment (d), Sheet 25.00S (Overall Lighting Plan). In addition, there are two tree clusters and other smaller plantings that will be affected. Starwood is aware that the administrative approval process requires these plantings to be relocated and not eliminated. Fortunately, there is sufficient area in the vicinity to accommodate them. The landscape changes were prepared by Langan and are detailed on Sheet 24.04 (Landscape Plan Detailed Blow Up). *See*, Attachment (d).

By not eliminating the northerly center median in its entirety, a pedestrian refuge area will be maintained at the midway point of the existing crosswalk. *See*, Attachment (d), Sheet 20.10 (Site Layout Plan). The bituminous pavement will remain, and a striped area will be painted similar to the loading area on Raymond Road. *See*, Attachment (d), Sheet 20.07 (Site Layout Plan).

Amendment #2: Reserved Garage Parking

West Elm sought four (4) dedicated parking spaces for its pick-up/drop-off operations. After negotiations, West Elm has agreed to only two (2) such spaces in addition to non-exclusive use of the on-street short term loading area. As such, Starwood seeks to pay the Parking Division the standard monthly garage parking rate to rent two spaces inside the Memorial Garage in the location shown on Sheet T-1 of the attached Landlord Site Work plan. *See*, Attachment (a). These spaces will be individually signed for West Elm as depicted in Sign Detail D of that plan. Goods will be moved to these parking spaces as shown on the operations detail on Sheet A-004. *See*, Attachment (b). Starwood greatly appreciates town staff's help in crafting this parking plan.

Amendment #3: Accessory Back-Room Storage

Starwood's biggest challenge with this project is that different retailers have different needs. Though both companies engage in "retail" use, the needs of West Elm and Ann Taylor vary in two important ways. For one, the type of goods being sold affects the required leasable area. Using Blue Back Square as a reference, clothiers such as Ann Taylor (4,519 s.f.), Lucy (1,954 s.f.) and White House | Black Market (3,870 s.f.) generally have a smaller inventory and vastly less "back of house" needs as compared to stores like Crate & Barrel (12,784 s.f.) and R.E.I. (25,773 s.f.). West Elm falls into the latter category, and assembling a space to fit its needs has taken a significant amount of effort.

In this case, the former Ann Taylor space (Space D50) was about 4,500 square feet. However, West Elm requires more than double that. Fortunately, two adjacent spaces are currently vacant: the former jewelry store (Space D40) consisting of 1,000 square feet and the former yoga space (Space D60) at 1,811 square feet. Taken together, these three spaces are 7,330 square feet which satisfies West Elm's front-of-house needs, but which does not provide enough stock room space. Thus, Starwood proposes a narrow amendment to the use restrictions of SDD # 113 to use approximately 2,025 square feet of Spaces C11 & C15 as "back room" storage as an accessory use to retail operations in Spaces D40/D50/D60. This use amendment will be limited to Spaces C11/C15, and is detailed on the Use Plan filed herewith. *See*, Attachment (c) (amending Sheet A-103.1).

There will be minimal changes to the façade of the C Building space. Specifically, the two existing single doors into the space will be replaced with matching windows, and a new double door will be added on the southerly side of the space. The existing green tile façade treatment will remain, with additional tile and stone base infilled to match. This is depicted in the façade details. *See*, Attachment (e). All eight window panes will have display boxes to maintain the "look and feel" of a retail storefront. Inasmuch as there would be no active retail in Spaces C11/C15, there will not be any tenant signage on this part of the Building. As for the façade of the D Building, a storefront rendering and elevations are filed herewith. *See*, Attachment (f). The final material choice is an aluminum plate cladding rather than rolled steel, but otherwise the design treatment is the same. Specific materials are shown on the Finish Sample Board filed herewith. *See*, Attachment (g). Starwood understands the review and approval of all signage is subject to a separate application, if this SDD amendment is granted.

Starwood did explore alternatives to the requested amendment. These alternatives would have maintained a fully-contiguous leasable area, thereby negating the need for a use amendment. Such a proposal would have been accomplished by absorbing Space D30 and D35 into the West Elm space. However, this was rejected for a few reasons. First and foremost, it would have eliminated two more storefronts on Memorial Road. This street is the main thoroughfare through Blue Back Square. To reduce this block to only three storefronts—Rizzuto's, Kennedy's and West Elm—would have negatively impacted the streetscape, particularly because the opposite side of the street has no store fronts; only the Crate & Barrel loading area. Second, the "hidden" storefronts on Isham Road (Spaces D60, C11 & C15) have proven difficult to keep leased. The reasons for this are not entirely clear, but Spaces D60 and C15 cannot be seen from Memorial Road. Moreover, it appears that shoppers who park in the Memorial Garage tend to exit onto the street through the lobby of the Lexicon Building, thus bypassing this area by foot. And although the "Blo" salon in space C11 does have a sign visible from Memorial Road, they are seeking to be relocated to the front portion of Space C30. On balance, therefore, Starwood believes the placement of West Elm's "back room" storage in Spaces C11/C15 is the best overall use of the site.

Proposed Findings:

These three proposed amendments to SDD #113, as aforesaid, are deemed appropriate for the following reasons:

1. The streetscape modifications and use amendments will add vitality to Blue Back Square and is compatible with the approved plans for SDD #113, and will facilitate private enterprise, investment and other economic activity;

2. The flexibility in tenant options afforded by this amendment will promote a beneficial relationship between Blue Back Square and surrounding residential and retail areas, as existing conditions and trends in modes of living support the desirability of such an option;

3. The proposed amendment is superior to a plan possible under the regular standards of Chapter 177 as it accords the variety and flexibility that is the guiding hallmark of and purpose for the special development district provisions codified at Regulation §177-44, with no reason to believe that there will be a negative impact on the community;

4. The uses proposed in this amendment are compatible with uses in and the development of the other mixed use properties in the surrounding BC and CBDH zones and West Hartford Center in general, and will not render the approved SDD #113 plans incompatible with adjacent residential properties;

5. The proposed amendment does not adversely affect the total density of development already approved for the Premises; and

6. The proposed amendment is in compliance with the goals and objectives of the West Hartford Plan of Conservation and Development.

It is respectfully requested that this Application be administratively approved and placed on the agenda for review and approval at the next meeting of the Town Council.

Very truly yours,

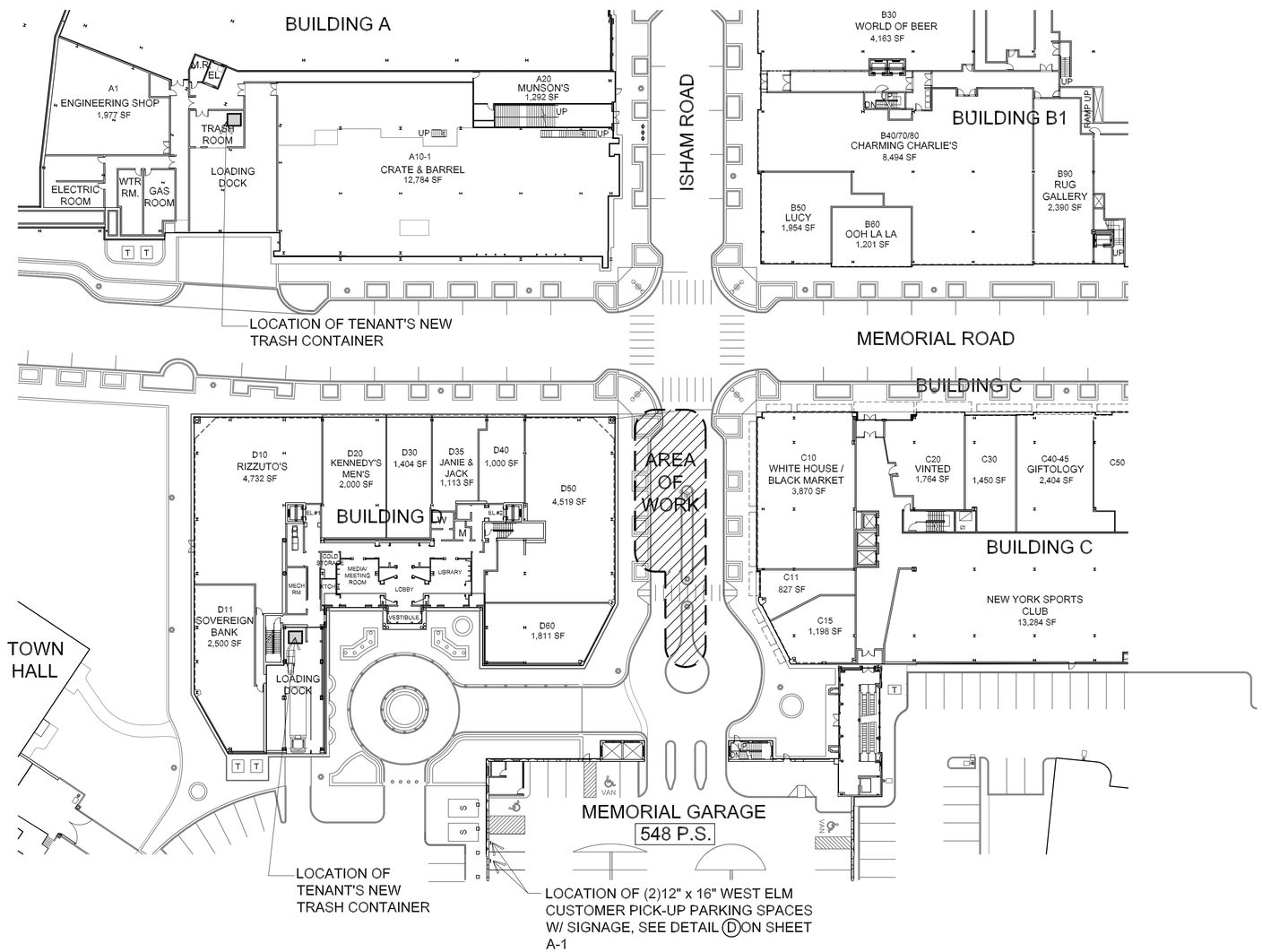
SOF-IX BLUEBACK SQUARE
HOLDINGS, L.P.,

By: _____
Gregory W. Piecuch
Kroll, McNamara, Evans & Delehanty, LLP
Its attorneys

List of Attachments:

(a) Planset entitled "Landlord Site Work for Blue Back Square" (Sheets T-1, A-1, A-2)
(b) Operations Plan (Sheet A-004)
(c) Use Plan entitled "Buildings C & D Ground Level Plan (Amendment to Sheet A-103.1)"
(d) Amended Planset (Compilation Fig. 1 & Sheets 20.00S, 20.07, 20.10, 24.04, 25.00S)
(e) Building C Façade Detail
(f) Building D Façade Detail
(g) Finish Sample Board (Sheet MSB-1)
(h) Application Fee of $810.00

LANDLORD SITE WORK FOR
BLUE BACK SQUARE
ISHAM ROAD PARKING / ISLAND IMPROVEMENTS
WEST HARTFORD, CT



SITE PLAN

SCALE: 1/32" = 1'-0"

DRAWING INDEX

T-1	DRAWING INDEX, CODE REVIEW, OVERALL LOCATION PLAN
A-1	SITE PLAN, DETAILS, SPECIFICATIONS,
A-2	ASPHALT SPECIFICATIONS

CODE REVIEW

CODE INFORMATION:

CODE: 2005 STATE OF CONNECTICUT BASIC BUILDING CODE W/ 2013 AMENDMENTS

USE GROUP: 'M'- MERCANTILE

TYPE OF CONSTRUCTION: II-B

FULLY SPRINKLED

AREA OF SITE WORK IMPROVEMENTS: 2,670sf

TENANT AREA:

EXISTING TENANT AREA D-40:	1,000sf
EXISTING TENANT AREA D-50:	4,519sf
EXISTING TENANT AREA D-60:	1,811sf
PROPOSED TENANT AREA D-40,50,60:	7,330sf

OCCUPANCY:

TO BE DETERMINED BY FUTURE TENANT'S

SCOPE OF WORK:

- NEW PICK-UP & DROP-OFF AREAS AS DESIGNED
- ALL ADDITIONAL WORK TO BE PREFORMED BY TENANT. TENANT SHALL SUBMIT DRAWINGS FOR APPROVAL TO ALL LOCAL AUTORITIES.

REV.	DATE
	03.11.2015

Designer:
Leon Sampat
22082 Lorain Road
Fairview Park, OH 44126
T: 216-403-9654
F: 440-716-8837

DAVID A UDKOW ARCHITECT
11881 N 113th WAY
SCOTTSDALE , AZ 85259
T: 480 614 3385 F: 480 614 0209
Email: davidaudkow@cox.net

LANDLORD SITE WORK FOR
BLUE BACK SQUARE
ISHAM ROAD PARKING / ISLAND IMPROVEMENTS
WEST HARTFORD, CT

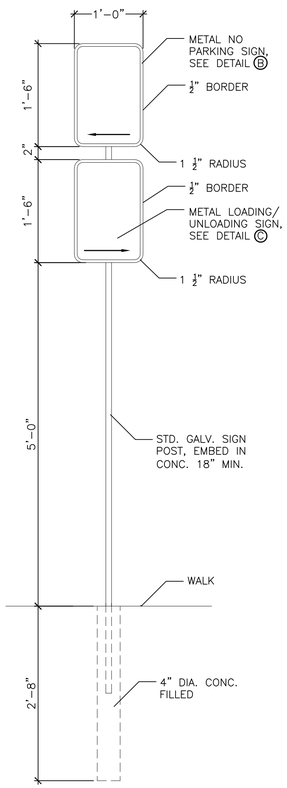
JOB NO: 15-007

DATE: 03.02.2015

ISSUE:

SHEET:

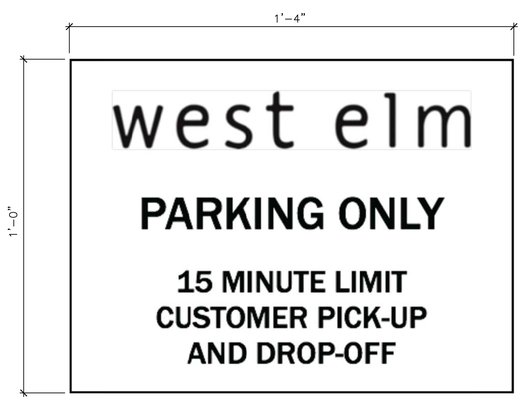
T-1



A SIGN POST DETAIL
NTS

B NO PARKING SIGN DETAIL
NTS

C LOADING/UNLOADING SIGN DETAIL
NTS



D WEST ELM PARKING SIGN DETAIL
NTS

SPECIFICATIONS

GENERAL NOTES:

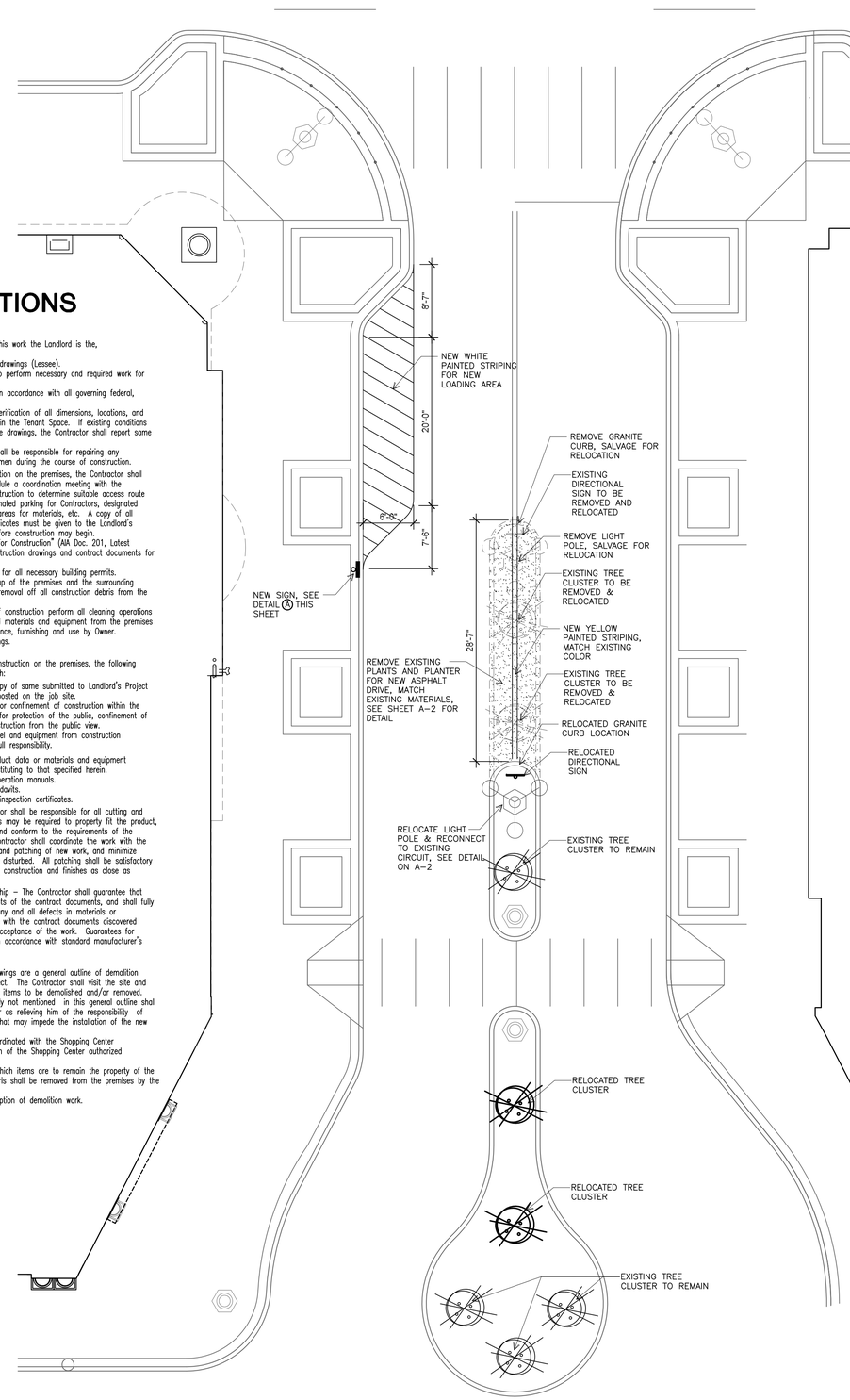
1. For the purpose of designation for this work the Landlord is the, (Lessor).
   The Owner /Tenant is as noted on drawings (Lessee).
   The Contractor(s) is (are) those who perform necessary and required work for the Owner/Tenant/Landlord.
2. All construction shall be completely in accordance with all governing federal, state and local codes.
3. Contractor shall be responsible for verification of all dimensions, locations, and elevations of existing conditions within the Tenant Space. If existing conditions are found to be in variance with the drawings, the Contractor shall report same to Architect prior to start of work.
4. The General and/or Subcontractor shall be responsible for repairing any damage caused by him or his workmen during the course of construction.
5. Before Contractor can start construction on the premises, the Contractor shall visit the construction site and schedule a coordination meeting with the Landlord's Project Manager for construction to determine suitable access route to the site and the premises, designated parking for Contractors, designated loading and unloading and storage areas for materials, etc. A copy of all building permits and insurance certificates must be given to the Landlord's Project Manager for coordination before construction may begin.
6. "General Conditions of the Contract for Construction" (AIA Doc. 201, Latest Edition) is made part of these construction drawings and contract documents for all trades of work.
7. The Contractor shall secure and pay for all necessary building permits.
8. Contractor shall provide daily clean up of the premises and the surrounding areas during construction, and the removal off all construction debris from the premises to the designated area.
9. Contractor shall at the completion of construction perform all cleaning operations as well as removal of trash, unused materials and equipment from the premises to leave premises ready for acceptance, furnishing and use by Owner.
10. The Contractor shall not scale drawings.

PREREQUISITES:
Before the Contractor can start actual construction on the premises, the following prerequisites must have been complied with:

1. Building permit(s) obtained and a copy of same submitted to Landlord's Project Manager. The original(s) must be posted on the job site.
2. The Contractor shall be responsible for confinement of construction within the premises for as may be necessary for protection of the public, confinement of dust, debris or to screen such construction from the public view.
3. Protecting existing materials, personnel and equipment from construction damage shall be this Contractor's full responsibility.
4. Submittals:
   1. Shop Drawings/Product data or materials and equipment proposed as substituting to that specified herein.
   2. Maintenance and operation manuals.
   3. Guarantees and Affidavits.
   4. Copies of permits, inspection certificates.
6. Cutting and Patching – The Contractor shall be responsible for all cutting and patching of "new" and "old" work as may be required to property fit the product, materials, systems, etc. together and conform to the requirements of the drawings and specifications. The Contractor shall coordinate the work with the Subcontractors to eliminate cutting and patching of new work, and minimize areas of existing construction to be disturbed. All patching shall be satisfactory to the Architect, and match existing construction and finishes as close as possible.
7. Guarantee of Materials and Workmanship – The Contractor shall guarantee that he has conformed to the requirements of the contract documents, and shall fully remedy without cost to the Owner, any and all defects in materials or workmanship due to non-compliance with the contract documents discovered within one year from date of final acceptance of the work. Guarantees for equipment and machinery shall be in accordance with standard manufacturer's guarantees.

SCOPE OF DEMOLITION:

1. The following Specifications and Drawings are a general outline of demolition work to be performed on the project. The Contractor shall visit the site and familiarize himself with the specific items to be demolished and/or removed.
2. Any items omitted and/or specifically not mentioned in this general outline shall not be construed by the Contractor as relieving him of the responsibility of removing such existing conditions that may impede the installation of the new work.
3. All demolition activities shall be coordinated with the Shopping Center Management to avoid any disruption of the Shopping Center authorized activities.
4. The Contractor shall predetermine which items are to remain the property of the Landlord. All other items and debris shall be removed from the premises by the Contractor.
5. Refer to related drawings for description of demolition work.



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

DEMOLITION REQUIREMENTS

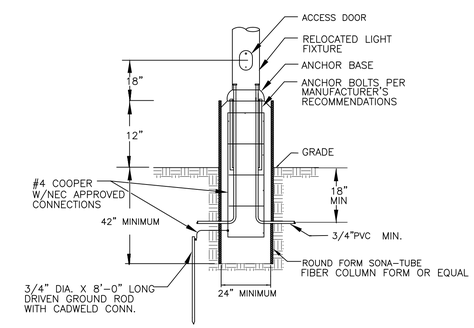
1. CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES.
2. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY MALL MANAGEMENT IMMEDIATELY. DO NOT RESUME OPERATIONS UNTIL DIRECTED.
3. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES. MAINTAIN PROTECTED EGRESS AND ACCESS AT ALL TIMES.
4. SPRINKLE WORK WITH WATER TO MINIMIZE DUST. PROVIDE HOSES AND WATER CONNECTIONS FOR THIS PURPOSE.
5. MARK LOCATIONS OF EXISTING UTILITIES & WHERE THEY ARE CAPPED.
6. DISCONNECT, REMOVE CAP AND IDENTIFY DESIGNATED UTILITIES WITHIN DEMOLITION AREAS.
7. REMOVE TEMPORARY WORK.
8. INDICATE PRIOR TO WORK DEMOLITION AND REMOVAL SEQUENCE AND LOCATION OF SALVAGEABLE ITEMS, LOCATIONS AND CONSTRUCTION BARRICADES, FENCES AND TEMPORARY WORK.
9. ACCURATELY RECORD ACTUAL LOCATIONS OF CAPPED UTILITIES, SURFACE OBSTRUCTIONS, AND CHANGES TO CONTRACT DOCUMENTS.
10. ANY REQUIRED EXISTING NATURAL GAS SERVICES OR METERS TO BE REMOVED AND CAPPED BY GAS COMPANY.
11. ANY ELECTRIC, TELEPHONE AND CABLE SERVICES TO BE REMOVED BACK TO POINT OF CONNECTION OR TO 5 FT O.S. OF TENANT LIMITS.
12. ANY EXISTING FIRE SERVICE LINE AND FDC TO BE REMOVED TO 5 FT O.S. OF BLDG. LIMITS AND CAPPED.

PREPARATION

A. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES WHERE REQUIRED.
B. MARK LOCATION OF UTILITIES.

REGULATORY REQUIREMENTS

1. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, DISPOSAL AND ACCESS DURING CONSTRUCTION.
2. OBTAIN REQUIRED PERMITS FROM AUTHORITIES.
3. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS.
4. DO NOT CLOSE OR OBSTRUCT ROADWAYS SIDEWALKS OR HYDRANTS WITHOUT PERMITS.
5. CONFORM TO APPLICABLE REGULATORY PROCEDURES WHEN DISCOVERING HAZARDOUS OR CONTAMINATED MATERIALS.



RELOCATED LIGHT FIXTURE DETAIL
N.T.S.

REV.	DATE
	03.11.2015

Designer:
Leon Sampat
22082 Lorain Road
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T: 216-403-9654
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LANDLORD SITE WORK FOR
BLUE BACK SQUARE
ISHAM ROAD PARKING / ISLAND IMPROVEMENTS
WEST HARTFORD, CT

JOB NO: 15-007
DATE: 03.02.2015
ISSUE:
SHEET:
A-1

ASPHALT SPECIFICATIONS

304 AGGREGATE BASE
304.01 DESCRIPTION. THIS WORK CONSISTS OF FURNISHING, PLACING, AND
COMPACTING ONE OR MORE COURSES OF AGGREGATE ON A PREPARED SURFACE, INCLUDING
FURNISHING AND INCORPORATING ALL WATER REQUIRED FOR COMPACTION.
304.02 MATERIALS. FURNISH MATERIALS CONFORMING TO 703.17.
304.03 BEFORE SPREADING. THE ENGINEER WILL SAMPLE THE CONTRACTOR?S
STOCKPILE TO DETERMINE THE INITIAL MOISTURE CONTENT TO BE USED FOR COMPACTION. THE
ENGINEER WILL DEVELOP A MOISTURE–DENSITY CURVE TO DETERMINE THE OPTIMUM MOISTURE
CONTENT.
USE MATERIAL THAT HAS REASONABLY UNIFORM MOISTURE CONTENT. ENSURE THE MOISTURE
CONTENT IS NOT LESS THAN 2 PERCENT BELOW THE OPTIMUM MOISTURE CONTENT BEFORE
SPREADING. ADD WATER TO THE STOCKPILE IF NECESSARY TO MEET THIS MOISTURE
REQUIREMENT.
HANDLE THE MATERIAL IN A MANNER TO MINIMIZE SEGREGATION. IF SEGREGATION OCCURS,
THOROUGHLY MIX OR REGRADE THE STOCKPILE.
304.04 SPREADING. SPREAD THE MATERIAL ON THE PREPARED SURFACE. DO NOT USE
FROZEN MATERIAL AND DO NOT SPREAD ON FROZEN SURFACES.
DO NOT EXCEED A COMPACTED LIFT THICKNESS OF 8 INCHES (200 MM) WHEN USING
VIBRATORY ROLLERS WITH EFFECTIVE WEIGHTS GREATER THAN 12 TONS (11 METRIC TONS). DO
NOT EXCEED A COMPACTED LIFT THICKNESS OF 6 INCHES (150 MM) WHEN USING VIBRATORY
ROLLERS WITH EFFECTIVE WEIGHTS FROM 10 TO 12 TONS (9 TO 11 METRIC TONS). DO NOT
EXCEED A MAXIMUM COMPACTED LIFT THICKNESS OF 4 INCHES (100 MM) WHEN THESE
VIBRATORY ROLLERS ARE NOT USED. THE EFFECTIVE WEIGHT OF A VIBRATORY ROLLER IS THE
WEIGHT PLUS THE CENTRIFUGAL FORCE FROM VIBRATION. SUBMIT DOCUMENTATION FROM THE
MANUFACTURER THAT SHOWS THE VIBRATORY ROLLER MEETS THE MINIMUM EFFECTIVE WEIGHT
REQUIREMENTS.
PLACE THE MATERIAL IN TWO OR MORE APPROXIMATELY EQUAL LIFTS WHEN THE SPECIFIED
COMPACTED THICKNESS EXCEEDS THE MAXIMUM ALLOWED.
PLACE THE MATERIAL WITH SELF–PROPELLED SPREADING MACHINES CAPABLE OF PLACING THE
MATERIAL TRUE TO LINE AND GRADE. SPREADING MACHINES SUCH AS SPREADER BOXES OR
PAVERS ARE ALLOWED. DO NOT USE GRADERS OR DOZERS WITHOUT SPREADER BOXES TO SPREAD
THE MATERIAL EXCEPT FOR AREAS DESCRIBED IN THE NEXT PARAGRAPH. SPREAD THE MATERIAL
SUCH THAT IT MINIMIZES SEGREGATION AND REQUIRES MINIMAL BLADING OR MANIPULATION.
THE DEPARTMENT MAY PERFORM IN–PLACE GRADATION TESTING IN AREAS THAT ARE VISUALLY
SEGREGATED ACCORDING TO SUPPLEMENT 1090.
THE CONTRACTOR MAY USE HAND–PLACING METHODS, DOZERS OR GRADERS WHEN THE TOTAL
AREA OF THE MATERIAL IS 2000 SQUARE YARDS (1700 SQ.M) OR LESS OR IN SMALL AREAS WHERE
SELF–PROPELLED SPREADING MACHINES ARE IMPRACTICAL. SMALL AREAS INCLUDE LANE
WIDTHS LESS THAN 12 FEET (3.7 M) OR LENGTHS LESS THAN 1000 FEET (305 M). THE
DEPARTMENT WILL NOT TAKE IN–PLACE GRADATION TESTS IN THESE SMALL AREAS.304.05
160
THE DEPARTMENT MAY TEST FOR IN–PLACE GRADATION AFTER SPREADING BUT BEFORE
COMPACTION TESTING ACCORDING TO SUPPLEMENT 1090.
304.05 COMPACTION. ADD WATER OR DRY THE MATERIAL TO BRING IT TO WITHIN 2
PERCENT OF THE OPTIMUM MOISTURE CONTENT BEFORE COMPACTING. MAINTAIN THE
MOISTURE CONTENT WITHIN THIS RANGE DURING ALL COMPACTION OPERATIONS. THE ENGINEER
WILL DETERMINE THE PERCENTAGE OF MOISTURE TO APPLY OR TO BE DRIED FROM THE MATERIAL.
UNIFORMLY APPLY THE WATER OR DRY THE MATERIAL THROUGHOUT THE LIFT AND IN A MANNER
THAT DOES NOT SOFTEN OR DISTURB THE LOWER COURSES. REDUCE THE MOISTURE CONTENT IF
THE MATERIAL BECOMES UNSTABLE DURING THE COMPACTION OPERATION.
COMPACT EACH LIFT OF MATERIAL IMMEDIATELY AFTER SPREADING. USE ROLLERS THAT
CORRESPOND WITH THE LIFT THICKNESS AS DESCRIBED IN 304.04. THE CONTRACTOR MAY USE
LIGHTER ROLLERS OR VIBRATORY EQUIPMENT IN SMALL AREAS AS SPECIFIED IN 304.04 OR WHEN
HEAVIER ROLLERS ARE NOT PRACTICAL. APPROVED COMPACTION EQUIPMENT MAY CONSIST OF
VIBRATORY ROLLERS, STATIC ROLLERS, OR VIBRATORY EQUIPMENT.
AT THE BEGINNING OF THE COMPACTION OPERATION, CONSTRUCT A TEST SECTION ACCORDING
TO SUPPLEMENT 1015. USE A MINIMUM COMPACTIVE EFFORT OF EIGHT PASSES TO
CONSTRUCT THE TEST SECTION. USE AND ADJUST THE VIBRATION ON THE VIBRATORY ROLLERS TO
MAXIMIZE THE DENSITY AND STABILITY. CONSTRUCT A NEW TEST SECTION WHEN THE MATERIAL
CHANGES OR WHEN THE SUPPORTING MATERIALS CHANGE APPRECIABLY.
THE ENGINEER WILL USE 98 PERCENT OF THE TEST SECTION MAXIMUM DRY DENSITY FOR
ACCEPTANCE OF THE PRODUCTION MATERIAL. USE AT LEAST THE SAME NUMBER OF PASSES AND
COMPACTIVE EFFORT USED TO OBTAIN THE TEST SECTION MAXIMUM DRY DENSITY FOR THE
PRODUCTION MATERIAL. AT A MINIMUM, USE EIGHT PASSES IN THE PRODUCTION AREA. THE
ENGINEER MAY REDUCE THE MINIMUM PASSES IF THE PASSES ARE DETRIMENTAL TO
COMPACTION
THE ENGINEER MAY CHECK THE PRODUCTION MATERIAL DENSITY BEFORE OR AFTER THE
FINISHING OPERATIONS.
MAINTAIN THE SURFACE OF EACH LIFT DURING THE COMPACTION OPERATIONS IN SUCH A
MANNER THAT THE SURFACE TEXTURE IS REASONABLY UNIFORM AND THE MATERIAL IS FIRMLY
KEYED.
COVER THE AGGREGATE BASE WITH THE NEXT LAYER OF PAVEMENT BEFORE THE END OF THE
CONSTRUCTION SEASON. IF THE AGGREGATE BASE IS NOT COVERED UP, THEN ASSUME ALL
LIABILITY FOR CONTAMINATION OF, DAMAGE TO AND INSTABILITY OF THE BASE, SUBGRADE AND
UNDERDRAINS.
PROVIDE DRAINAGE AND MAINTAIN THE MATERIAL ACCORDING TO 203.04.A.
304.06 FINISHED SURFACE. ENSURE THAT THE FINISHED SURFACE DOES NOT VARY MORE
THAN 3/8 INCH (10 MM) FROM A 10–FOOT (3 M) STRAIGHTEDGE PARALLEL TO THE CENTERLINE
OR MORE THAN 1/2 INCH (13 MM) FROM A TEMPLATE CONFORMING TO THE REQUIRED CROSSSECTION.
FURNISH STRAIGHTEDGES, TEMPLATES, OR OTHER DEVICES SATISFACTORY TO THE
ENGINEER, AND CHECK THE SURFACE FOR CONFORMANCE WITH THESE REQUIREMENTS.
DO NOT CONSTRUCT THE AGGREGATE BASE AT A CONSISTENT DEPTH BELOW THE REQUIRED
MINIMUM COMPACTED DEPTH THICKNESS. WHEN THE DEPTH IS FOUND TO BE LESS THAN THE 304.07
161
REQUIRED DEPTH, PROVIDE THE ENGINEER WITH A WRITTEN CORRECTIVE ACTION PLAN FOR
APPROVAL.
304.07 METHOD OF MEASUREMENT. THE DEPARTMENT WILL MEASURE AGGREGATE
BASE BY THE NUMBER OF CUBIC YARDS (CUBIC METERS) COMPUTED FROM THE PROFILE GRADE
AND TYPICAL SECTIONS, COMPACTED IN PLACE.
WHERE VARIABLE DEPTH IS SPECIFIED, THE DEPARTMENT WILL MEASURE THE NUMBER OF
CUBIC YARDS (CUBIC METERS) OF AGGREGATE BASE BY CONVERTING FROM WEIGHT USING THE
FOLLOWING CONVERSION FACTORS:
TABLE 304.07–1
MATERIAL CONVERSION FACTOR
CRUSHED STONE 4000 LB/CU.YD 2375 KG/CU.M
CRUSHED GRAVEL 4000 LB/CU.YD 2375 KG/CU.M
CRUSHED SLAG [1]
LESS THAN 90 LB/CU.FT (1450 KG/CU.M) 3600 LB/CU.YD 2140 KG/CU.M
90 TO 100 LB/FCU.T (1450 TO 1600 KG/CU.M) 4000 LB/CU.YD 2375 KG/CU.M
MORE THAN 100 LB/CU.FT (1600 KG/CU.M) 4500 LB/CU.YD 2670 KG/CU.M
GRANULATED SLAG 2800 LB/CU.YD 1660 KG/CU.M
[1] BASED ON AVERAGE DRY RODDED WEIGHT OF STANDARD SIZE OF SLAG AGGREGATES
ON RECORD AT THE LABORATORY. THE CONVERSION FACTORS LISTED ARE THE LONG
GRADATION WEIGHTS. THESE NUMBERS ARE BASED ON THE DRY RODDED WEIGHTS
OF NO. 67, 57, OR 8 GRADATION. THE DEPARTMENT WILL DETERMINE SLAG
WEIGHTS BASED ON WEIGHTS OBTAINED FROM THE ORIGINAL SOURCE.
THE DEPARTMENT WILL VERIFY THAT THE MOISTURE CONTENT OF THE DELIVERED MATERIAL IS
LESS THAN 2 PERCENT ABOVE SATURATED SURFACE DRY (SSD). IF THE MOISTURE CONTENT IS
GREATER THAN 2 PERCENT ABOVE SSD, THEN THE DEPARTMENT WILL CALCULATE THE NUMBER
OF CUBIC YARDS (CUBIC METERS) BASED ON THE DRY DENSITY AND DRY WEIGHT.
THE DEPARTMENT WILL DETERMINE THE POUNDS PER CUBIC YARD (KILOGRAMS PER CUBIC
METER) FOR AGGREGATE MIXTURES BY USING 100 PERCENT OF THE TEST SECTION MAXIMUM
DRY DENSITY OBTAINED IN 304.05.
304.08 BASIS OF PAYMENT. THE DEPARTMENT WILL PAY FOR ACCEPTED QUANTITIES AT
THE CONTRACT PRICE AS FOLLOWS:
ITEM UNIT DESCRIPTION
304 CUBIC YARD AGGREGATE BASE
(CUBIC METER)

402 ASPHALT CONCRETE MIXING PLANTS
402.01 DESCRIPTION. THIS SPECIFICATION CONSISTS OF THE MINIMUM REQUIREMENTS FOR AN ASPHALT CONCRETE
MIXING PLANT TO PRODUCE ASPHALT CONCRETE MIXES ACCORDING TO DEPARTMENT SPECIFICATIONS.
ENSURE ASPHALT CONCRETE MIXING PLANTS CONFORM TO THE REQUIREMENTS OF ASTM D 995 IN ADDITION TO THE
FOLLOWING.
402.02 GENERAL. IF MORE THAN ONE KIND OF ASPHALT BINDER IS TO BE USED CONCURRENTLY, SEPARATELY
STORE EACH KIND.
ENSURE THAT THE ADJUSTMENTS FOR TOTAL AND PROPORTIONAL FEED ARE CONTINUOUSLY VARIABLE AND CAPABLE OF
BEING LOCKED AT ANY POSITION.
USE BATCH PLANT HOT BINS THAT HAVE AN OVERSIZED MATERIAL DISCHARGE PIPE OF NOT LESS THAN 6 INCHES (150
MM) IN DIAMETER. ENSURE PIPES DISCHARGE MATERIAL AT POINTS OUTSIDE THE PLANT OPERATION AND DO NOT
CREATE A HAZARD OR DISCOMFORT.
IN BATCH PLANTS, USE A NON–TILTING ASPHALT BINDER BUCKET WITH A LOOSE SHEET METAL COVER. ENSURE THAT
THE LENGTH OF THE DISCHARGE OPENING OR SPRAY BAR IS NOT LESS THAN THREE–FOURTHS THE LENGTH OF THE
MIXER AND THAT IT DISCHARGES DIRECTLY INTO THE MIXER. ENSURE THAT THE ASPHALT BINDER BUCKET, ITS
DISCHARGE VALVE OR VALVES, AND SPRAY BAR ARE FULLY JACKETED OR HEATED. USE JACKETS THAT DRAIN
EFFICIENTLY AND ENSURE THAT ALL CONNECTIONS ARE CONSTRUCTED TO NOT INTERFERE WITH THE EFFICIENT
OPERATION OF THE ASPHALT BINDER SCALES. USE AN ASPHALT BINDER BUCKET WITH A CAPACITY OF AT LEAST 10
PERCENT GREATER THAN THE WEIGHT OF ASPHALT BINDER REQUIRED IN ANY BATCH. ENSURE THAT THE PLANT HAS
AN ADEQUATELY HEATED, QUICK–ACTING, NONDRIP, CHARGING VALVE DIRECTLY OVER THE ASPHALT BINDER BUCKET.
402.03 SCALES. USE SCALES AND TEST WEIGHTS THAT CONFORM TO THE REGULATIONS OF THE LOCAL DEPARTMENT
OF AGRICULTURE. SEAL SCALES AS OFTEN AS THE LABORATORY DIRECTS TO ENSURE THEIR CONTINUED ACCURACY.
SEAL TEST WEIGHTS AT LEAST EVERY 3 YEARS AT PLACES DESIGNATED BY THE LOCAL DEPARTMENT OF AGRICULTURE.
EQUIP THE PLANT WITH ONE 50–POUND (20 KG) TEST WEIGHT FOR EACH 400 POUNDS (200 KG) OF THE MAXIMUM
BATCH WEIGHT WITH A MINIMUM OF TEN TEST WEIGHTS.
PROVIDE A TRUCK SCALE OR RECORDING BATCH PLANT SCALES FOR THE PURPOSE OF OBTAINING THE NET WEIGHT OF
EACH LOAD OF ASPHALT MIXTURE AS REQUIRED IN 401.21.
USE TRUCK SCALES THAT INDICATE THE TOTAL WEIGHT WITHIN 20–POUND (10 KG) INCREMENTS AND HAVE A RATED
CAPACITY OF AT LEAST 10 PERCENT GREATER THAN THE LARGEST LOAD WEIGHED. PROVIDE A PLATFORM LARGE
ENOUGH TO RECEIVE THE LARGEST TRUCK USED FOR A SINGLE WEIGHING.
USE BATCH PLANT SCALES THAT HAVE A CAPACITY OF AT LEAST 10 PERCENT GREATER THAN THE LARGEST WEIGHT
REQUIRED FOR ANY ONE BATCH.
402.04 THERMOMETERS. EQUIP THE PLANT WITH AN ADEQUATE THERMOMETRIC INSTRUMENT, CLEARLY LEGIBLE FROM
THE MIXER OPERATOR'S STATION, TO MONITOR THE TEMPERATURE OF THE ASPHALT BINDER. LOCATE THE SENSING
ELEMENT OR UNIT IN THE FEED LINE NEAR THE CHARGING VALVE AT THE MIXER. WHERE A PYROMETER IS USED,
CONNECT THE INDICATOR TO THE THERMOCOUPLE BY A WEATHERPROOF EXTENSION WIRE.
ALSO, EQUIP THE PLANT WITH EITHER AN APPROVED DIAL–SCALE, MERCURY–ACTUATED THERMOMETER; AN ELECTRIC
PYROMETER; OR OTHER APPROVED THERMOMETRIC INSTRUMENT SO PLACED AT THE DISCHARGE CHUTE OF THE DRYER
AS TO REGISTER AUTOMATICALLY OR INDICATE THE TEMPERATURE OF THE HEATED AGGREGATES.
402.05 STORAGE. PROVIDE STORAGE BINS CAPABLE OF STORING HOT ASPHALT CONCRETE MIXTURES UP TO 24
HOURS. INSULATE OR HEAT STORAGE BINS IF MIXTURES ARE STORED FOR MORE THAN 8 HOURS. ENSURE THAT THE
SYSTEM IS CAPABLE OF MAINTAINING THE REQUIRED TEMPERATURE WITHOUT CREATING HOT SPOTS WITHIN THE STORED
MIXTURE. IN ADDITION, IF HOT ASPHALT MIXTURES ARE STORED FROM 8 TO 24 HOURS, THEN INTRODUCE A SILICONE
ADMIXTURE INTO THE ASPHALT BINDER AT THE RATE OF 1 FLUID OUNCE PER 5000 GALLONS (1 ML/640 L).
402.06 CALIBRATION. CALIBRATE THE PLANT FOR EACH COMBINATION OF AGGREGATE, RECLAIMED ASPHALT CONCRETE
PAVEMENT, AND ASPHALT BINDER TYPE/CONTENT FOR THE MIXTURES TO BE PRODUCED. ENSURE THAT THE
CALIBRATION IS ACCURATE WITHIN 1.0 PERCENT.
402.07 COMPUTERIZED PLANT SYSTEM.
A. GENERAL. PRODUCE ALL ASPHALT CONCRETE IN A PLANT WITH A COMPUTERIZED PLANT SYSTEM APPROVED
BY THE LABORATORY. ENSURE THAT THE COMPUTERIZED PLANT SYSTEM'S MONITORING DEVICE FOR THE ASPHALT
BINDER CONTENT IS CAPABLE OF BEING LOCKED OR SEALED. AFTER INITIAL CALIBRATION OF THE PLANT, THE
DEPARTMENT MAY LOCK OR SEAL THE ASPHALT BINDER CONTENT MONITORING DEVICE.

ENSURE THAT ALL PRINTOUTS CONTAIN THE FOLLOWING INFORMATION:

1. DATE.

2. TIME.

3. JMF NUMBER.

4. MOISTURE CONTENT OF THE RECLAIMED PAVEMENT.

5. PERCENT ASPHALT BINDER IN THE RECLAIMED PAVEMENT TO THE NEAREST 0.1 PERCENT.

6. PERCENT VIRGIN ASPHALT BINDER TO THE NEAREST 0.1 PERCENT.

7. PERCENT TOTAL ASPHALT BINDER CALCULATED TO THE NEAREST 0.01 PERCENT.

ENSURE THAT ALL PRINTOUTS ARE PREAPPROVED BY THE LABORATORY AND ARE TURNED OVER TO THE DET AT THE
END OF THE PROJECT OR THE END OF THE PRODUCTION YEAR.

ENSURE THAT THE COMPUTERIZED PLANT SYSTEM PRINTS "SIMULATE" ON THE TICKET OR PRINTOUT WHENEVER THE
COMPUTERIZED PLANT SYSTEM IS ONLY SIMULATING ASPHALT CONCRETE PRODUCTION.

ENSURE THAT THE COMPUTERIZED PLANT SYSTEM HAS AN AUDIBLE ALARM SYSTEM THAT NOTIFIES THE PLANT
OPERATOR WHEN THE AMOUNT OF ASPHALT BINDER, AGGREGATE, OR RECLAIMED PAVEMENT BEING MIXED INTO THE
ASPHALT CONCRETE IS OUTSIDE THE TOLERANCES ESTABLISHED BY THE CONTRACTOR'S QUALITY CONTROL MANAGER.
MAKE APPROPRIATE ADJUSTMENTS WHEN PRODUCTION IS OUTSIDE THE TOLERANCES.

B. BATCH PLANTS. IN ADDITION TO THE REQUIREMENTS OF 402.07.A, PRINT THE INFORMATION ON EACH WEIGHT
TICKET IF THE ASPHALT CONCRETE IS DIRECTLY LOADED INTO THE TRUCK OR ON A SEPARATE PRINTOUT FOR EVERY
16 TONS (15 METRIC TONS) OR LESS OF PRODUCTION IF THE ASPHALT CONCRETE IS LOADED INTO A STORAGE SILO.
ENSURE PRINTOUTS CONTAIN THE FOLLOWING ADDITIONAL INFORMATION:

1. TARE WEIGHT OF THE ASPHALT BINDER SCALE.

2. TARE WEIGHT OF THE AGGREGATE SCALE.

3. POUNDS (KILOGRAMS) OF VIRGIN ASPHALT BINDER.

4. POUNDS (KILOGRAMS) OF VIRGIN AGGREGATE.

5. POUNDS (KILOGRAMS) OF RECLAIMED PAVEMENT MEASURED BY A BATCH SCALE.

6. TONS PER HOUR (METRIC TONS PER HOUR) OF RECLAIMED PAVEMENT MEASURED BY A BELT SCALE.

C. DRUM MIX PLANTS. IN ADDITION TO THE REQUIREMENTS OF 402.07.A, PRINT THE INFORMATION EVERY 5
MINUTES DURING PRODUCTION. ENSURE PRINTOUTS CONTAIN THE FOLLOWING ADDITIONAL INFORMATION:

1. TONS PER HOUR (METRIC TONS PER HOUR) OF VIRGIN ASPHALT BINDER.

2. TONS PER HOUR (METRIC TONS PER HOUR) OF VIRGIN AGGREGATE.

3. TONS PER HOUR (METRIC TONS PER HOUR) OF RECLAIMED PAVEMENT.

4. MOISTURE CONTENT OF THE VIRGIN AGGREGATE.

402.08 POLYMER BINDERS. IF AN ASPHALT BINDER IS MODIFIED BY SBR POLYMER AT AN ASPHALT CONCRETE MIXING
PLANT, EQUIP THE PLANT WITH AN SBR POLYMER FLOW METER AND MONITORING SYSTEM. OBTAIN THE LABORATORY'S
APPROVAL OF THE SYSTEM BEFORE OPERATING. DEMONSTRATE THE SYSTEM CALIBRATION TO THE DISTRICT. IF THE
DISTRICT WAIVES THE DEMONSTRATION, PROVIDE A LETTER DOCUMENTING CALIBRATION DATA FOR THE FLOW SYSTEM TO
THE DET FOR EACH PROJECT.
FOR DRUM MIX PLANTS, INTRODUCE THE SBR POLYMER DIRECTLY INTO THE ASPHALT BINDER LINE THROUGH MEANS OF
AN IN–LINE MOTIONLESS BLENDER ABLE TO PROVIDE A HOMOGENEOUS BLEND. LOCATE A SAMPLING VALVE BETWEEN
THE IN–LINE BLENDER AND THE PLANT DRUM.
FOR BATCH PLANTS, ADD THE SBR POLYMER AFTER THE AGGREGATE HAS BEEN COMPLETELY COATED WITH ASPHALT
BINDER. CONTINUE MIXING FOR A MINIMUM OF 20 SECONDS AFTER SBR POLYMER IS ADDED AND LONG ENOUGH TO
PROVIDE A UNIFORM MIXTURE.
USE A 1–INCH (25 MM) MAGNETIC FLOW METER THAT EMPLOYS BALANCED ELECTRODE PLANE TECHNOLOGY. ENSURE
THAT THE FLOW METER HAS TWO GROUNDING ELECTRODES LOCATED IN THE SAME MEASUREMENT PLANE AS THE
SENSING ELECTRODES. THE FLOW METER DOES NOT REQUIRE GROUNDING RINGS IF INSTALLED IN NONMETALLIC
PIPING. NO STRAIGHT RUN IS REQUIRED IN PIPING BEFORE OR AFTER THE FLOW METER TO MAINTAIN ACCURACY,
EXCEPT IF LOCATED DOWNSTREAM OF A PUMP OR MODULATING VALVE. ENSURE THAT THE TOTALIZER DISPLAYS A
TOTAL VOLUME MEASURED AND RATE INDICATION IN ANY STANDARD ENGINEERING UNITS. ENSURE THAT ACCURACY IS
±2.0 PERCENT OVER FLOW RANGE FROM 0.8 TO 47.5 GALLONS PER MINUTE (3 TO 180 L/MIN). INSTALL THE FLOW
METER IN THE PIPING DOWNSTREAM OF ALL RECIRCULATION LINES. PROVIDE A LOCKABLE SAMPLE VALVE DOWNSTREAM
OF THE FLOW METER FOR CALIBRATION PURPOSES. INTERFACE THE FLOW METER WITH A DATA LOGGING FLOW
COMPUTER. THE FLOW COMPUTER SHALL PRODUCE PRINTOUTS OF THE LOGGED DATA EVERY 5 MINUTES FOR A DRUM
MIX PLANT OR EVERY BATCH FOR A BATCH PLANT. INCLUDE TIME, DATE, FLOW RATE, AND FLOW TOTAL IN THE
LOGGED DATA. FLOW RATE IS NOT NECESSARY FOR BATCH PLANT PRODUCTION.
BALLING OR WADDING OF SBR POLYMER OR UNCOATED AGGREGATE INDICATES IMPROPER MIXING. CEASE PRODUCTION
IMMEDIATELY AND UNTIL CORRECTED TO DISTRICT SATISFACTION.
402.09 WATER INJECTION SYSTEM FOR WARM MIX ASPHALT.
WHEN ALLOWED BY SPECIFICATION USE A DEPARTMENT APPROVED WATER INJECTION SYSTEM FOR THE PURPOSE OF
FOAMING THE ASPHALT BINDER AND LOWERING THE MIXTURE TEMPERATURE. ONLY USE EQUIPMENT THAT HAS BEEN
PROVEN STABLE AND EFFECTIVE THRU PROJECT USE ON NON–ODOT PROJECTS. ENSURE EQUIPMENT FOR WATER
INJECTION MEETS THE FOLLOWING REQUIREMENTS:
1. INJECTION EQUIPMENT COMPUTER CONTROLS ARE IN THE PLANT CONTROL ROOM AND ARE TIED TO THE PLANT
COMPUTER METERING.

2. INJECTION EQUIPMENT HAS VARIABLE WATER INJECTION CONTROL CONTROLLED BY THE PLANT OPERATION RATE AND
THE WATER INJECTION CAN NEVER EXCEED 1.8% BY WEIGHT OF ASPHALT BINDER.

3. WATER INJECTION RATE CANNOT BE MANUALLY OVERRIDDEN BY THE PLANT OPERATOR ONCE IN THE COMPUTER.

4. INJECTION EQUIPMENT STOPS WATER FLOW WHEN A CONTROL OR EQUIPMENT FAILURE IN THE INJECTION SYSTEM
OCCURS.

5. THE WATER INJECTS INTO THE ASPHALT BINDER FLOW BEFORE THE ASPHALT BINDER SPRAY HITS AGGREGATE. DO
NOT ALLOW WATER TO TOUCH AGGREGATE BEFORE THE BINDER SPRAY.

6. INJECTION EQUIPMENT INCLUDES WATER STORAGE AND PUMP CONTROL TIED TO THE INJECTION COMPUTER
CONTROLS.

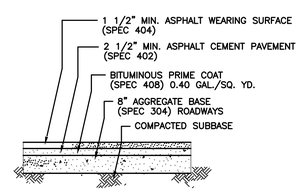
7. WATER STORAGE LOW WATER ALARM INSTALLED IN THE CONTROL ROOM.

8. PROVIDE A PG BINDER SAMPLING VALVE BETWEEN THE LAST PIPING TEE ON THE TANK SIDE OF THE LINE AND THE
INJECTION EQUIPMENT TO SAMPLE PG BINDER BEFORE WATER IS INJECTED.

9. PROVIDE A PG BINDER SAMPLING VALVE AT THE INJECTION EQUIPMENT TO SAMPLE BINDER PRIOR TO SPRAY.

404 MATERIALS CHARACTERIZATION
RECIPE MIX:
TOTAL ASPHALT BINDER CONTENT PRESCRIBED IN THE SPECIFICATION
– BASED ON COARSE AGGREGATE TYPE
» LIMESTONE: 6.4%
» GRAVEL: 6.2%
» LIMESTONE / GRAVEL BLEND: 6.3%
MINIMUM VIRGIN BINDER CONTENT:
– BASED ON COARSE AGGREGATE TYPE
» LIMESTONE: 3.9%
» GRAVEL: 3.7%
» LIMESTONE / GRAVEL BLEND: 3.8%
RECIPE MIX:
BINDER TYPE: PERFORMANCE GRADE (PG) 64–22
PERMISSIVE USE OF "PROCESSED" RECYCLED ASPHALT
PAVEMENT (RAP) TO PROMOTE ECONOMY
30% ALLOWANCE WITHOUT CHANGE TO ASPHALT
BINDER TYPE
40% ALLOWANCE IF POLYMERS ARE USED

408 PRIME COAT
408.01 DESCRIPTION. THIS WORK CONSISTS OF PREPARING AND TREATING AN EXISTING SURFACE WITH ASPHALT
MATERIAL, AND COVER AGGREGATE IF REQUIRED.
408.02 ASPHALT MATERIAL. CONFORM TO THE APPLICABLE REQUIREMENTS OF 702 FOR ASPHALT MATERIAL AND USE
ONE OF THE FOLLOWING TYPES: 702.02 MC–30, MC–70, OR MC–250; OR 702.03 PRIMER 20.
408.03 COVER AGGREGATE. USE COVER AGGREGATE CONFORMING TO NO. 9 SIZE OR GRADATION REQUIREMENTS OF
703.05 OR 703.06.
408.04 WEATHER LIMITATIONS. DO NOT APPLY ASPHALT MATERIAL ON A WET SURFACE. DO NOT APPLY PRIME
COATS FOR ASPHALT CONCRETE OR SURFACE TREATMENT WORK WHEN THE ATMOSPHERIC TEMPERATURE IS BELOW 50
°F (10 °C) OR WHEN THE AIR TEMPERATURE WITHIN THE PRECEDING 24 HOURS HAS BEEN 40 °F (5 °C) OR LOWER.
DO NOT APPLY PRIME COATS ON STABILIZED OR GRANULAR BASE COURSES WHEN THE ATMOSPHERIC TEMPERATURE IS
BELOW 40 °F (5 °C).
408.05 EQUIPMENT. USE EQUIPMENT CONFORMING TO 407.03.
408.06 PREPARATION OF SURFACE. SHAPE THE SURFACE TO BE PRIMED TO THE REQUIRED GRADE AND SECTION.
ENSURE THE SURFACE IS FREE FROM ALL RUTS, CORRUGATIONS, SEGREGATED MATERIAL OR OTHER IRREGULARITIES
AND IS SMOOTH AND UNIFORMLY COMPACTED AT THE TIME OF APPLICATION OF THE ASPHALT MATERIAL. CLEAN THE
SURFACE IN A MANNER THAT WILL THOROUGHLY REMOVE ALL MUD, EARTH, AND OTHER FOREIGN MATERIAL. TAKE
CARE TO CLEAN THE EDGES OF ROAD TO BE PRIMED TO ENSURE UNIFORM APPLICATION OF THE ASPHALT MATERIAL
DIRECTLY ONTO THE EXISTING BASE OR PAVEMENT SURFACE. REMOVE MATERIAL CLEANED FROM THE SURFACE AND
DISPOSE OF IT AS THE ENGINEER DIRECTS.
408.07 APPLICATION OF ASPHALT MATERIAL. APPLY ASPHALT MATERIAL IN A UNIFORM MANNER SPREAD TO THE
WIDTH OF THE SECTION TO BE PRIMED BY MEANS OF A DISTRIBUTOR CONFORMING TO 407.03. WHEN TRAFFIC IS
MAINTAINED, DO NOT TREAT MORE THAN ONE–HALF OF THE WIDTH OF THE SECTION IN ONE APPLICATION. TAKE CARE
THAT THE APPLICATION OF ASPHALT MATERIAL AT THE JUNCTION OF SPREADS IS NOT IN EXCESS OF THE SPECIFIED
AMOUNT. SQUEEGEE EXCESS ASPHALT MATERIAL FROM THE SURFACE. CORRECT SKIPPED AREAS OR DEFICIENCIES.
WHEN TRAFFIC IS MAINTAINED, ALLOW ONE–WAY TRAFFIC ON THE UNTREATED PORTION OF THE ROAD BED. AS SOON
AS THE ASPHALT MATERIAL HAS BEEN ABSORBED BY THE SURFACE AND WILL NOT BE PICKED UP, TRANSFER TRAFFIC
TO THE TREATED PORTION AND PRIME THE REMAINING WIDTH OF THE SECTION. OBTAIN THE ENGINEER'S APPROVAL
FOR THE QUANTITY, RATE OF APPLICATION, TEMPERATURES AND AREAS TO BE TREATED BEFORE APPLICATION OF THE
PRIME COAT.
408.08 APPLICATION OF COVER AGGREGATE. IF, AFTER APPLYING THE PRIME COAT, THE ASPHALT MATERIAL FAILS TO
PENETRATE AND TRAFFIC MUST USE THE ROADWAY, SPREAD COVER AGGREGATE IN THE AMOUNT REQUIRED TO ABSORB
ANY EXCESS ASPHALT MATERIAL.
408.09 METHOD OF MEASUREMENT. THE DEPARTMENT WILL MEASURE PRIME COAT BY THE NUMBER OF GALLONS
(LITERS) ACCORDING TO 109.
408.10 BASIS OF PAYMENT. THE COST OF COVER AGGREGATE IS INCIDENTAL TO PRIME COAT.
THE DEPARTMENT WILL PAY FOR ACCEPTED QUANTITIES, COMPLETE IN PLACE, AT THE CONTRACT PRICE AS FOLLOWS:
ITEM UNIT DESCRIPTION
408 GALLON (LITER) PRIME COAT



DETAIL FOR
ASPHALT CONCRETE PAVEMENT
ON NON–RIGID BASE
NO SCALE

REV.	DATE

Designer:
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Fairview Park, OH 44126
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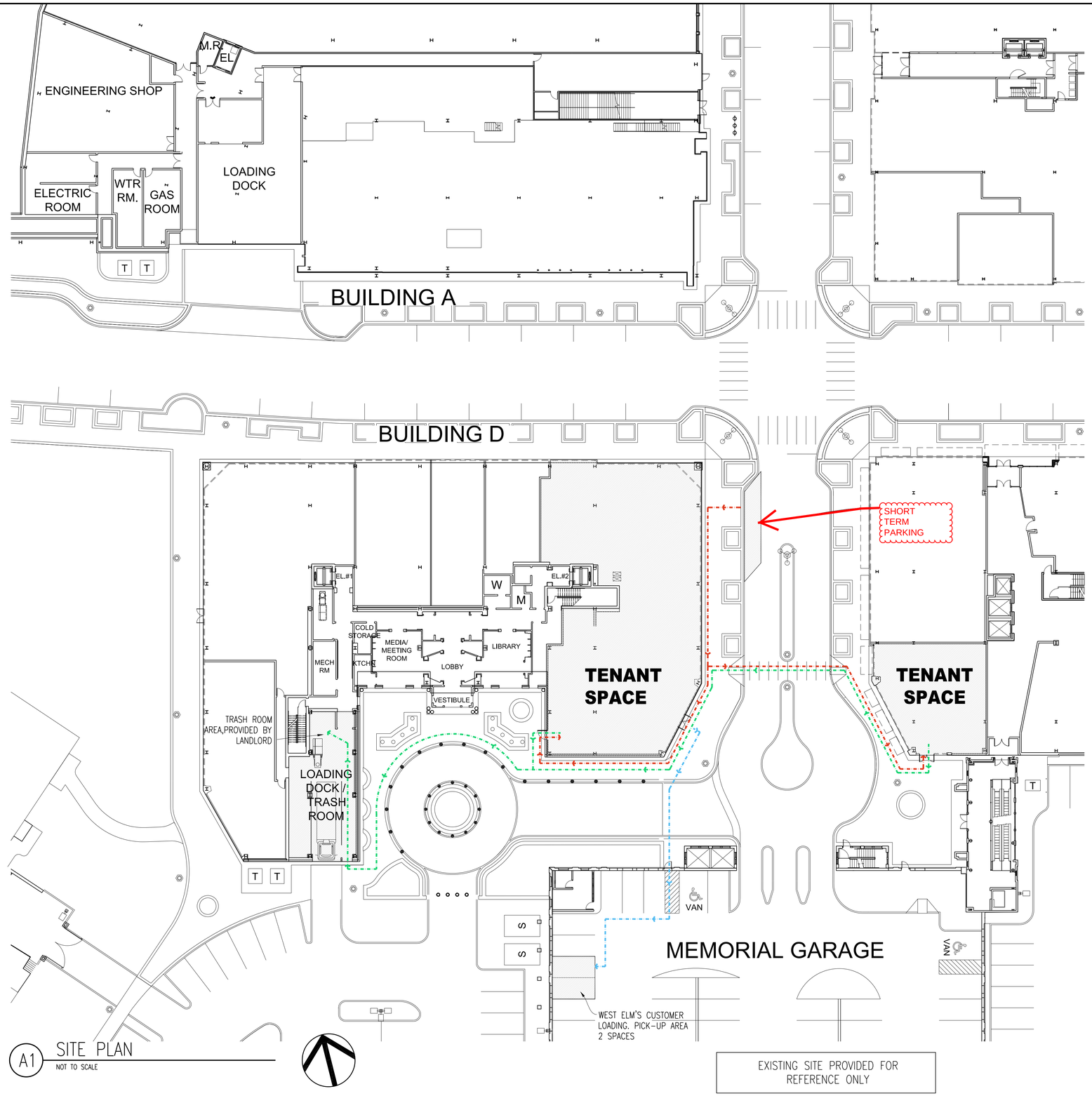
LANDLORD SITE WORK FOR
BLUE BACK SQUARE
ISHAM ROAD PARKING / ISLAND IMPROVEMENTS
WEST HARTFORD, CT

JOB NO: 15-007

DATE: 03.02.2015

ISSUE:

SHEET:
A-2



A1 SITE PLAN
NOT TO SCALE

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San Francisco, CA 94109
T 415 616 8602
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CALLISON
AN ARCADIS COMPANY
CALLISON, LLC
www.callison.com

west elm
Blue Back Square
91 Memorial Road
Space D40,D50, & D60
West Hartford, CT 06107
PROJECT #215935.00

ISSUED / REVISED	DATE
PRELIMINARY SET	12/18/14
LL/ PERMIT SET	03/19/15

SITE PLAN

A-004

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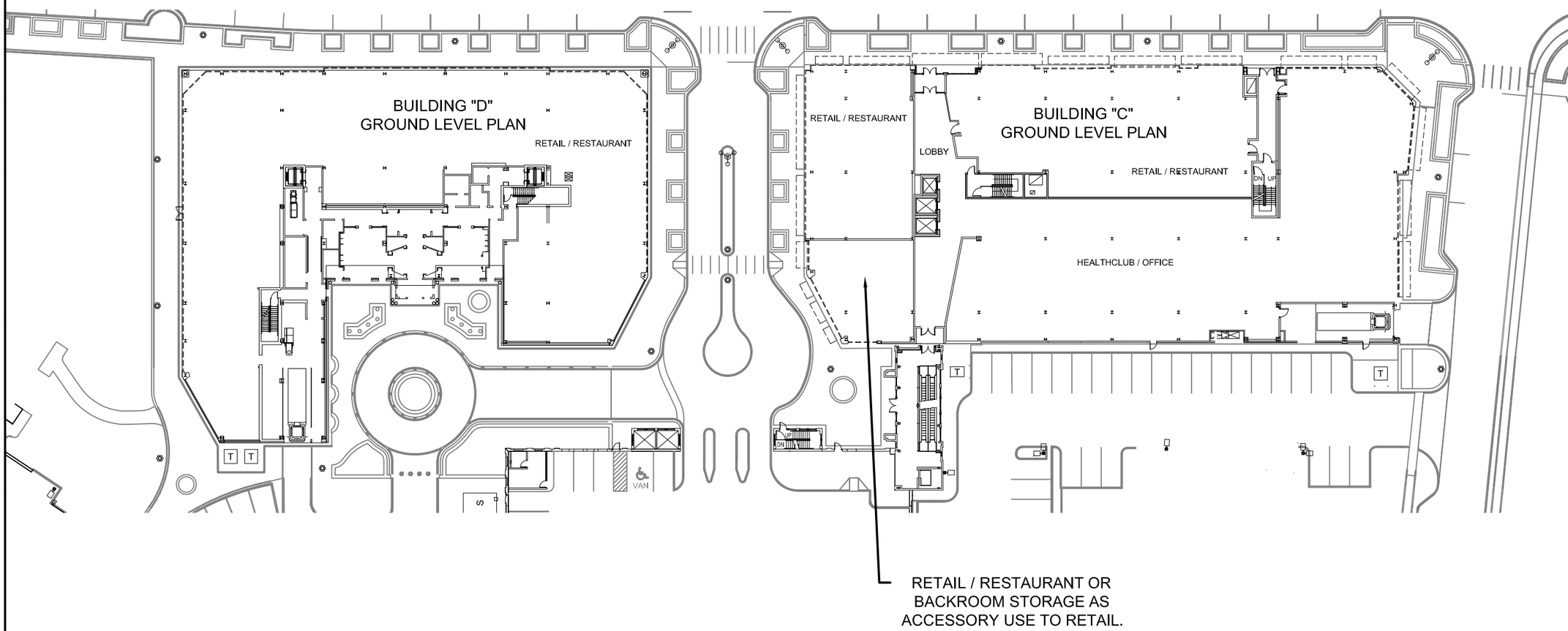


blue back SQUARE

Mall Address:

BLUE BACK SQUARE
65 Memorial Road
West Hartford, CT 06107
Phone: (860) 882-0678

Note:
This is a schematic plan only intended to show the general layout of the shopping center or part thereof. All the dimensions shown on this drawing should be field verified.

BUILDINGS "C" & "D" GROUND LEVEL PLAN (AMENDMENT TO SHEET A-103.1)

LAST UPDATED: 04.29.15

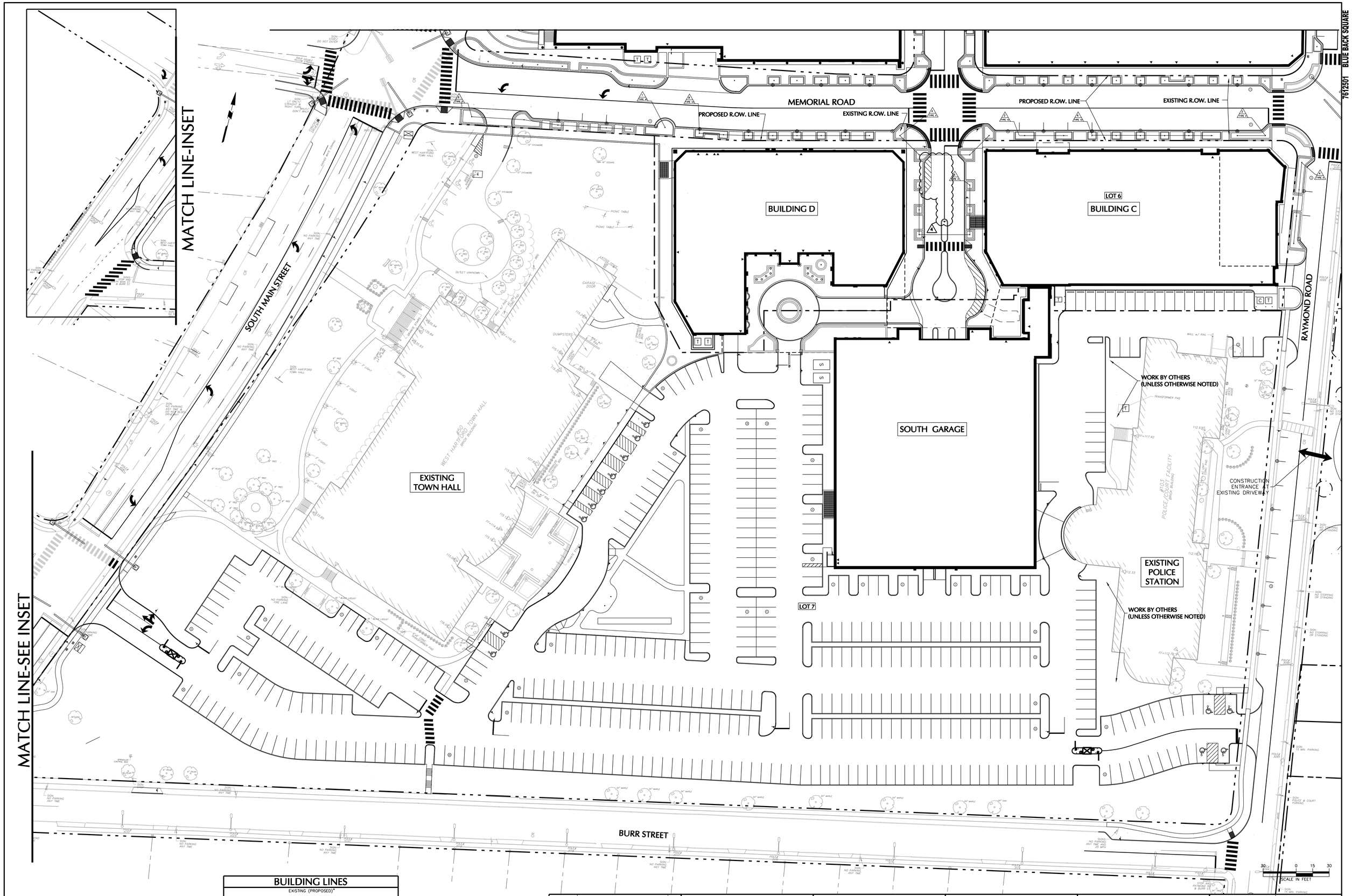
STARWOOD RETAIL PARTNERS

STARWOOD RETAIL PARTNERS
1 E. Wacker Drive, Suite 3600
Chicago, IL 60601
Phone: (312) 242-3200

0 25 50
SCALE:1"=50'-0" @ 11x17

NORTH

Drawing: S:\Starwood Retail Partners\TENANT COORDINATION\Blue Back Square_West Hartford CT\CAD DRAWINGS\02_BLU MISC\BLU-Counsel Submittal_2015-04-29.dwg_Layout: Lease Plan L1 11X17_May 01, 2015, 8:41am



BUILDING LINES

EXISTING (PROPOSED)*

LOT	SOUTH MAIN STREET	MEMORIAL ROAD	ISHAM ROAD	RAYMOND ROAD	NEW STREET	BURR STREET
1	45' (45')	N/A	30' (0')	N/A	N/A	N/A
2	45' (45')	0' (0')	30' (0')	N/A	N/A	N/A
3	N/A	N/A	30' (0')	N/A	N/A (0')	N/A
4	N/A	N/A	30' (0')	20' (0')	N/A (0')	N/A
5	N/A	0' (0')	30' (0')	20' (0')	N/A (0')	N/A
6	N/A	30' (0')	N/A	35' (0')	N/A	N/A
7	45' (45')	30' (30')	N/A	35' (35')	N/A	35' (35')

* NOTE: FOR ALL PROPOSED BUILDING LINES WITH A 0' DIMENSION, THE BUILDING LINE SHALL BE CONSIDERED THE STREET LINE.

REVISIONS REFLECTED ON SHEETS 20.09 TO 20.19

SEE SHEET 20.00 FOR GENERAL NOTES & MASTER LEGEND

Date	Description	No.
5/01/15	APPLICATION AMENDMENT SDD #113	4
4/20/06	BULLETIN #8	3
10/25/05	BULLETIN #1	2
05/13/05	SITE ADDENDUM #1	

Revisions

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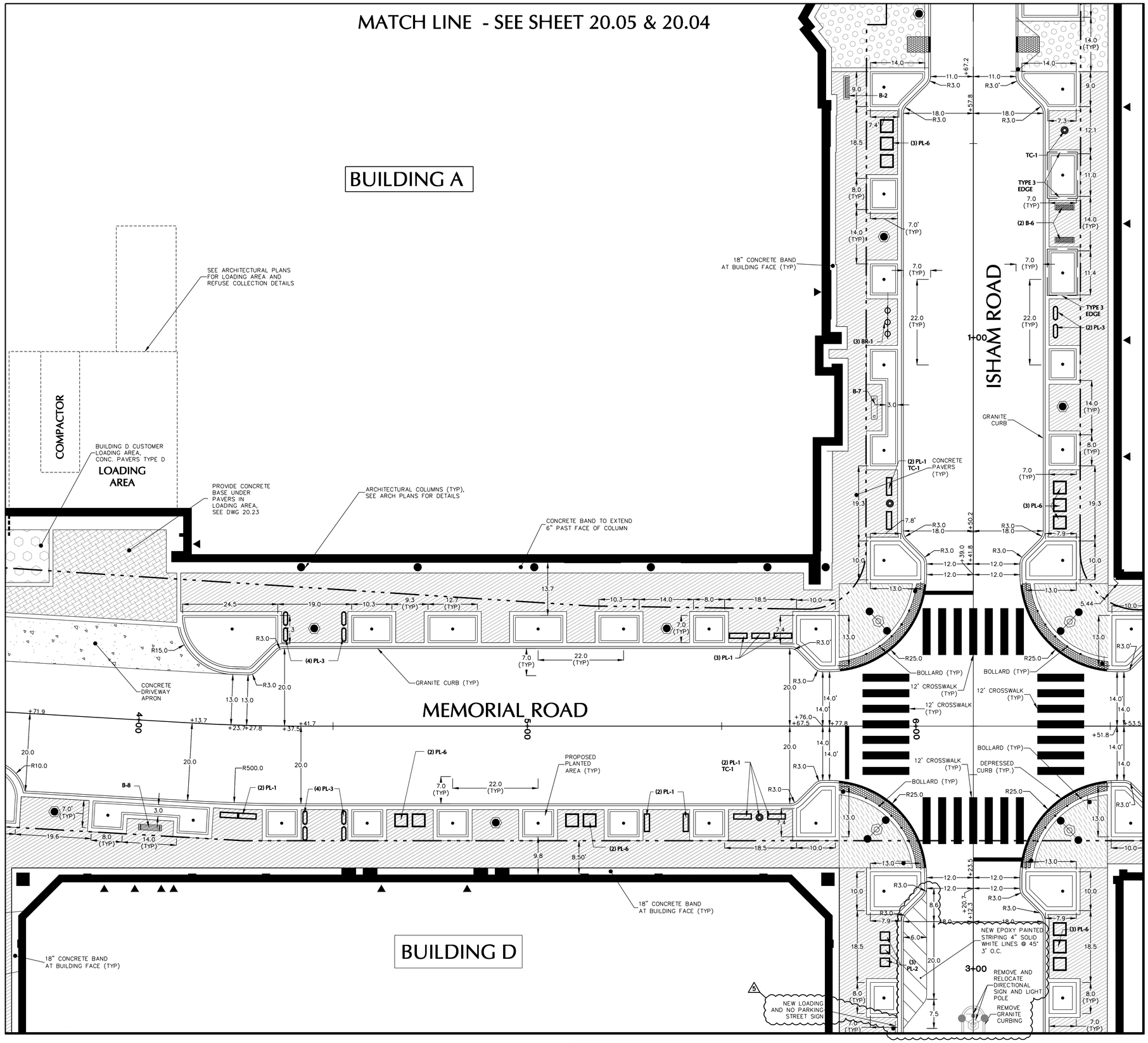
Project: blue back SQUARE
WEST HARTFORD CONNECTICUT

Drawing Title: OVERALL SITE LAYOUT PLAN
SOUTH CAMPUS
CONSTRUCTION DRAWINGS

Job No.	7612501
Date	03/10/05
Scale	1"=30'
Drn. By	TSO
Chkd. By	JDP

Drawing No. 20.00S

Filename: \\langan.com\data\WH\data5\7612501\Cadd Data - 7612501\Dwg\7612501200NS - (West Elm Submission 2015-05-01).dwg Date: 5/1/2015 Time: 11:38 User: dlogagnon Style Table: Langan.stb Layout: Overall South

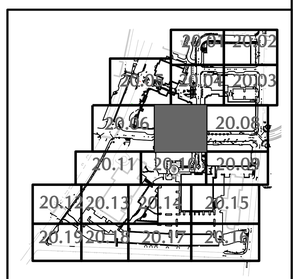


MATERIALS LEGEND

- PAVER TYPE A– BEACON HILL BLEND, MILLSTONE SQUARES, LARGE & MEDIUM RECTANGLES
- PAVER TYPE B– AUTUMN BLEND, MILLSTONE SQUARES, LARGE & MEDIUM RECTANGLES
- PAVER TYPE C– ENGLISH MOSS, MILLSTONE SQUARES
- PAVER TYPE D– ENGLISH MOSS, MILLSTONE SQUARES (VEHICULAR LOADING)
- PAVER TYPE E– AUTUMN BLEND, BOSTON COLONIAL RECTANGULAR (VEHICULAR LOADING)
- PAVER TYPE F– AUTUMN BLEND, CLASSICO COBBLES
- PAVER TYPE G– TRUNCATED DOMES
- CONCRETE SIDEWALK/PAVEMENT

GENERAL NOTES

1. FOR LANDSCAPING INFORMATION SEE DRAWINGS 24.00N THROUGH 24.20S.
2. FOR LIGHTING DETAILS SEE DRAWINGS 25.00N THROUGH 25.02.
3. FOR PAVEMENT MARKINGS AND TRAFFIC SIGNAGE INFORMATION SEE DRAWINGS 20.50N AND 20.50S.
4. FOR THE COMPLETE LIST OF LEGENDS AND SYMBOLS SEE SHEET 20.00.



KEY MAP

SCALE IN FEET (10 0 2 4 10)

Revisions		
05/01/15	APPLICATION AMENDMENT SDD #113	5
08/18/06	BULLETIN #18	4
08/18/06	BULLETIN #18	3
10/25/05	BULLETIN #1	2
05/13/05	SITE ADDENDUM #1	
Date	Description	No.

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Project: blue back SQUARE — WEST HARTFORD CONNECTICUT

Drawing Title: SITE LAYOUT PLAN — CONSTRUCTION DOCUMENTS

Job No.	7612501
Date	03/10/05
Scale	1"=10'
Drn. By	TSO
Chkd. By	JDP
Drawing No.	20.07

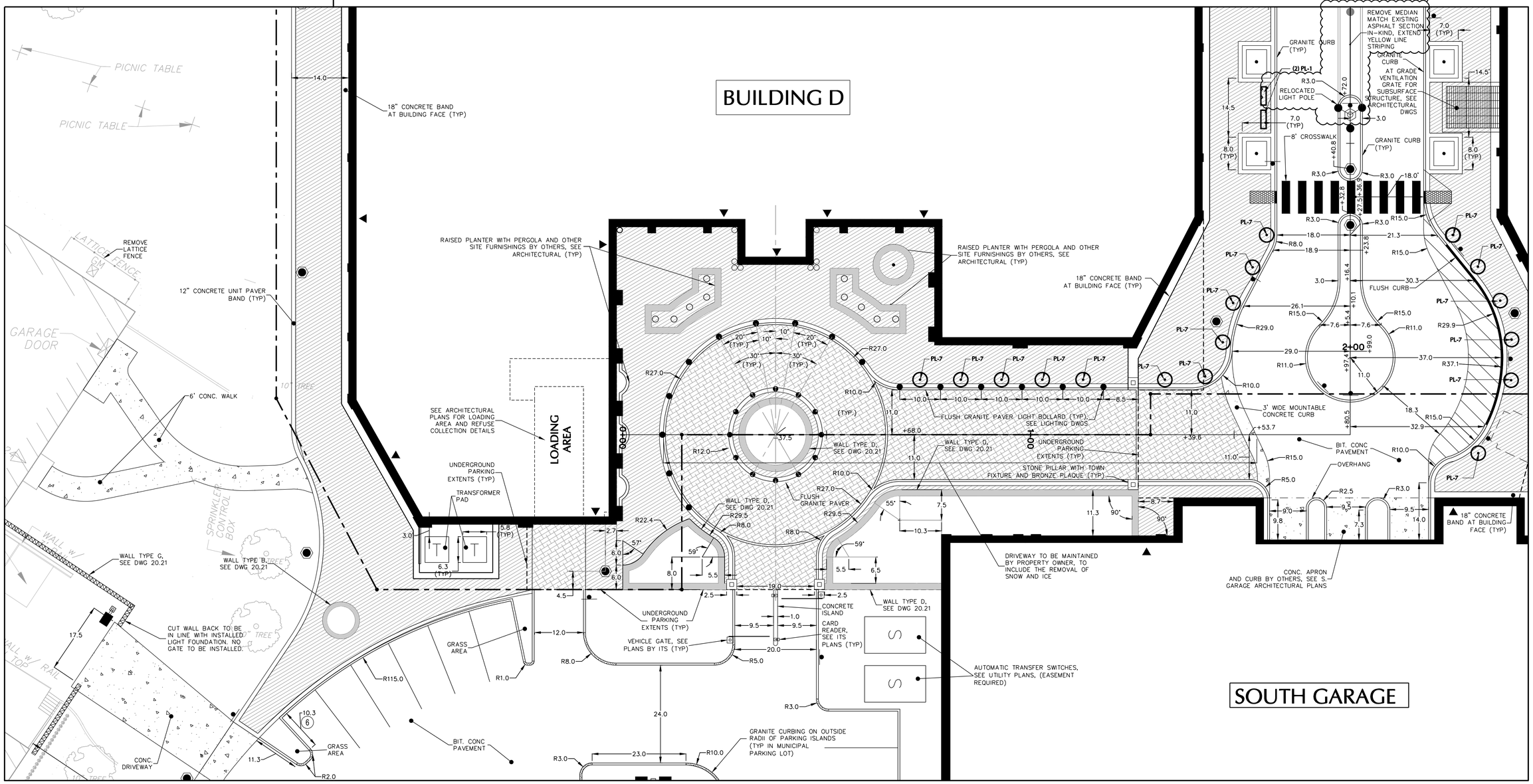
Filename: \\langan.com\data\NH\data5\7612501\Cadd Data – 7612501\Dwg\7612501XXIB – (West Elm Submission 2015-04-31).dwg Date: 5/1/2015 Time: 13:05 User: dtgagnon Style Table: Langan.stb Layout: 20.07

7612501 BLUE BACK SQUARE

MATCH LINE - SEE SHEET 20.06

MATCH LINE - SEE SHEET 20.07

MATCH LINE - SEE SHEET 20.11



MATCH LINE - SEE SHEET 20.09

MATCH LINE - SEE SHEET 20.14

MATCH LINE - SEE SHEET 20.15

MATERIALS LEGEND

- PAVER TYPE A– BEACON HILL BLEND, MILLSTONE SQUARES, LARGE & MEDIUM RECTANGLES
- PAVER TYPE B– AUTUMN BLEND, MILLSTONE SQUARES, LARGE & MEDIUM RECTANGLES
- PAVER TYPE C– ENGLISH MOSS, MILLSTONE SQUARES
- PAVER TYPE D– ENGLISH MOSS, MILLSTONE SQUARES (VEHICULAR LOADING)
- PAVER TYPE E– AUTUMN BLEND, BOSTON COLONIAL RECTANGULAR (VEHICULAR LOADING)
- PAVER TYPE F– AUTUMN BLEND, CLASSICO COBBLES
- PAVER TYPE G– TRUNCATED DOMES
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GENERAL NOTES

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2. FOR LIGHTING DETAILS SEE DRAWINGS 25.00N THROUGH 25.02.
3. FOR PAVEMENT MARKINGS AND TRAFFIC SIGNAGE INFORMATION SEE DRAWINGS 20.50N AND 20.50S.
4. FOR THE COMPLETE LIST OF LEGENDS AND SYMBOLS SEE SHEET 20.00.

SCALE IN FEET

KEY MAP

Date	Description	No.
05/01/15	APPLICATION AMENDMENT SDD #11.3	6
10/04/06	BULLETIN #20	5
8/18/06	BULLETIN #18	4
4/20/06	BULLETIN #8	3
10/25/05	BULLETIN #1	2
05/13/05	SITE ADDENDUM #1	

Revisions

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Project: blue back SQUARE — WEST HARTFORD CONNECTICUT

Drawing Title: SITE LAYOUT PLAN — CONSTRUCTION DOCUMENTS

Job No.	7612501
Date	03/10/05
Scale	1"=10'
Drn. By	TSO
Chkd. By	JDP
Drawing No.	20.10

Filename: \\langan.com\data\NH\data5\7612501\Cadd Data – 7612501\Dwg\7612501200XC – (West Elm Submission 5-1-2015).dwg Date: 5/1/2015 Time: 13:10 User: dipagnan Style Table: Langan.stb Layout: 20.10

7612501 BLUE BACK SQUARE

BUILDING D

BUILDING D

PROPOSED LAWN

PROPOSED LAWN

LOADING AREA

EXISTING TREE TO REMAIN (TYP.)

RELOCATE EXISTING TREES AND ASSOCIATED PLANTINGS
2 BN
9 JCPC
8 CSV

RELOCATED TREES AND ASSOCIATED PLANTINGS

7 CSV
1 BN
6 JCPC

13 JCPC
11 CSV
5 BN
7 SBG
7 SBG
5 IMBG
381 EFC @ 9" O.C.

847 HHB @ 9" O.C.
3 IO
3 RCER
3 HAA
8 SBAW
37 HF
26 AXS
69 AXS
15 HF
22 AXS
7 SBAW
1 IO
10 SBG
3 IO
35 HHB @ 9" O.C.
7 SBAW
20 AXS
23 AXS
56 HF
68 HHB @ 9" O.C.
25 PAH
119 EFC @ 9" O.C.
1923 HHB @ 9" O.C.
10 RCER
4 HAA
46 SBG
1 TCG
1 FSY
8 RCER
17 AXS
5 SBAW
3 SBAW
3 SBAW
23 SBG
8 CSR
8 CSR
551 HHB @ 9" O.C.

1 SO
16 ICH
150 HHB @ 9" O.C.
150 HHB @ 9" O.C.
68 VM @ 9" O.C.
310 HHB @ 9" O.C.
21 PHA
2 PHA
20 HHB @ 9" O.C.
2 PHA
20 HHB @ 9" O.C.
2 PHA
20 HHB @ 9" O.C.
47 CSR
3 HXI
2 AL
587 HHB @ 9" O.C.
1 AL
207 HHB @ 9" O.C.
34 ICH
50 ICH
13 VCA
3 RCNZ
30 CSR
10 MSML
8 CSR
2 FPS
107 SSAJ
51 AM
21 JCBP

SOUTH GARAGE

NOTE: REFER TO SHEET 24.05 FOR PLANT SCHEDULE.

KEY MAP

Date	Description	No.
05/01/15	APPLICATION AMENDMENT SDD #113	4
08/18/06	BULLETIN #18	3
06/15/06	BULLETIN #12	2
04/27/06	BULLETIN #9	1

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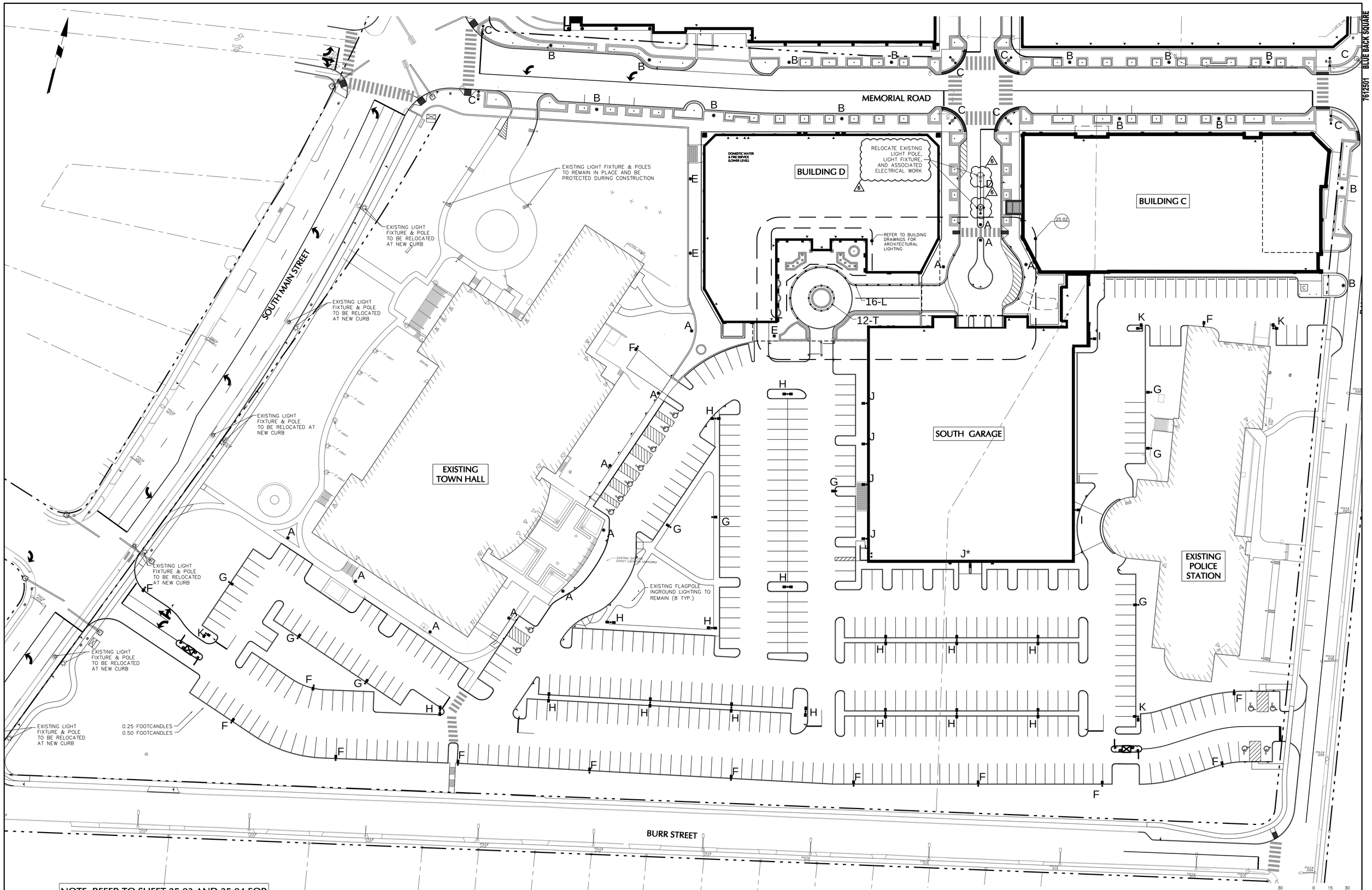
Project
blue back SQUARE
WEST HARTFORD CONNECTICUT

Drawing Title
LANDSCAPE PLAN DETAILED BLOW UP

Job No.	7612501
Date	05/13/05
Scale	1"=10'
Drn. By	BPN LMD
Chkd. By	JDP

Drawing No.
24.04

7612501 BLUE BACK SQUARE



NOTE: REFER TO SHEET 25.03 AND 25.04 FOR LIGHTING SCHEDULE AND NOTES

Date	Description	No.
05/01/15	APPLICATION AMENDMENT SDD #113	6
08/18/06	BULLETIN #18	5
02/16/06	BULLETIN #5	4
01/03/06	BULLETIN #4	3
10/25/05	BULLETIN #1	2

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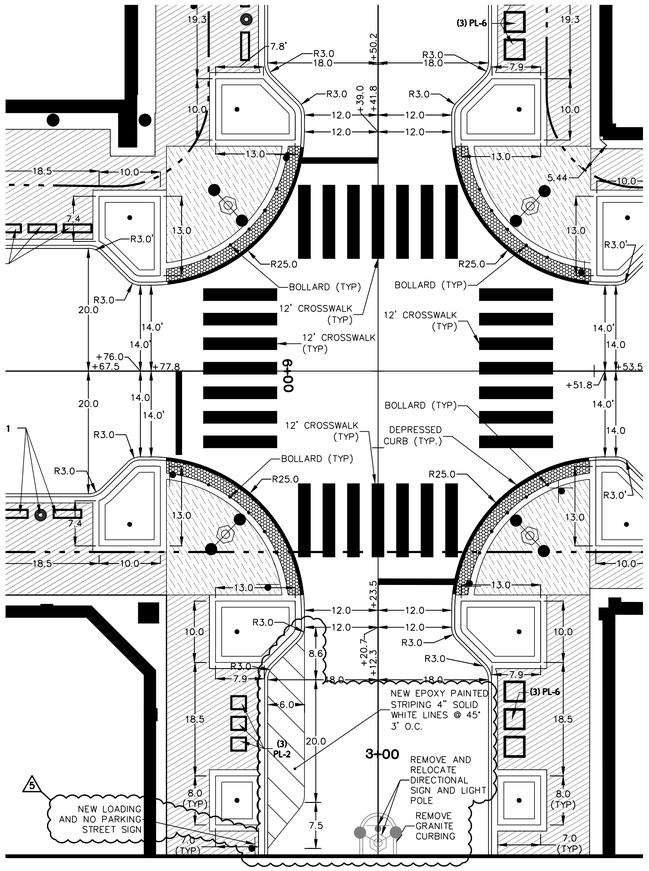
Project: blue back SQUARE
WEST HARTFORD CONNECTICUT

Drawing Title: OVERALL LIGHTING PLAN
CONSTRUCTION DRAWINGS
SOUTH CAMPUS

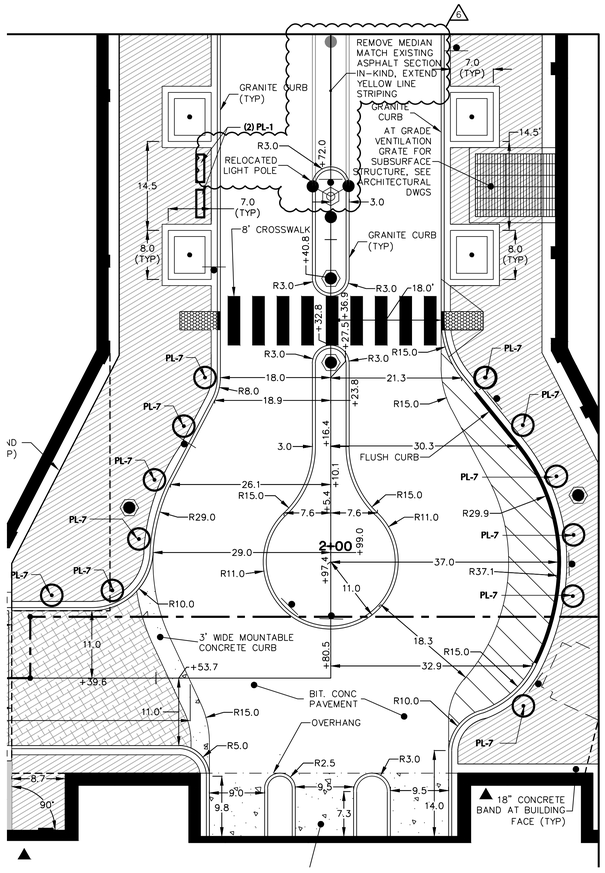
Job No.	7612501
Date	03/10/05
Scale	1"=30'
Drn. By	MR SL
Chkd. By	JDP
Drawing No.	25.00S

Filename: "\\langan.com\data\NH\data5\7612501\Cadd Data - 7612501\dwg\7612501250OS - (West Elm Submission).dwg Date: 5/1/2015 Time: 13:24 User: dlagonon Style Table: Langan_DCE.stb Layout: Overall South

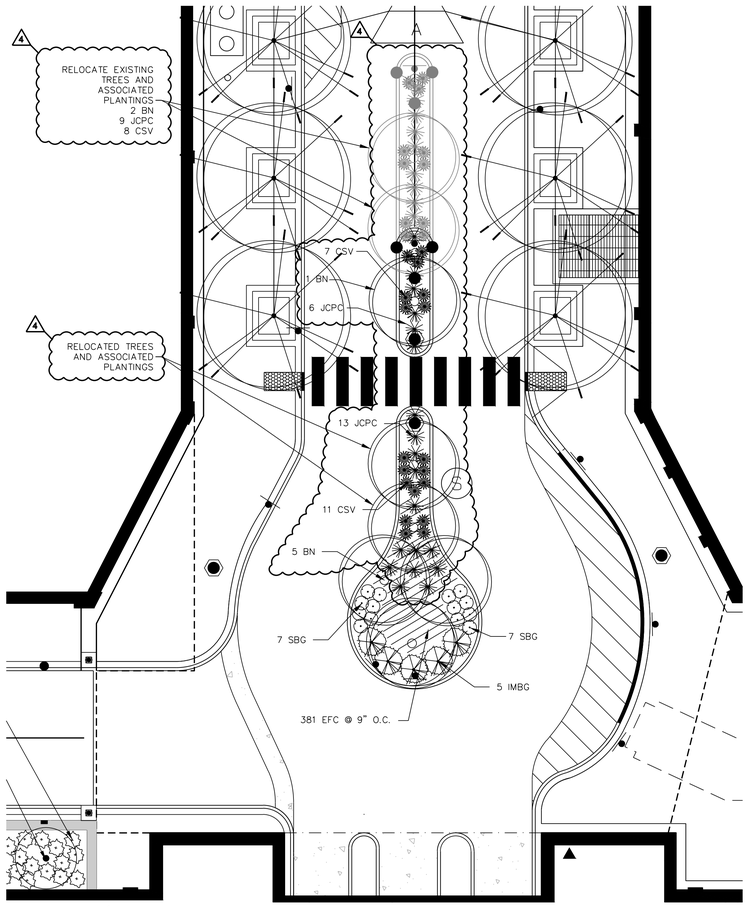
7612501 BLUE BACK SQUARE



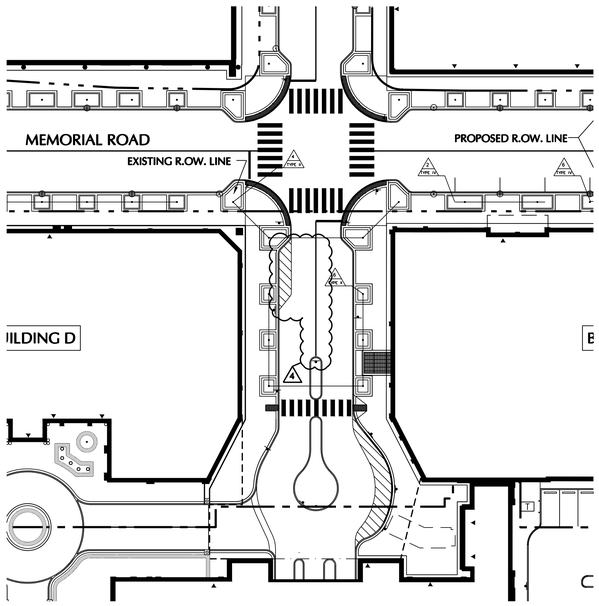
SITE LAYOUT PLAN (20.07) INSET 1"=10'



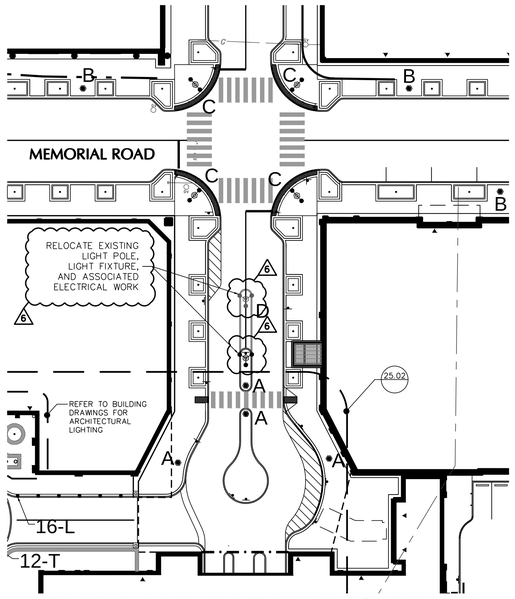
SITE LAYOUT PLAN (20.10) INSET 1"=10'



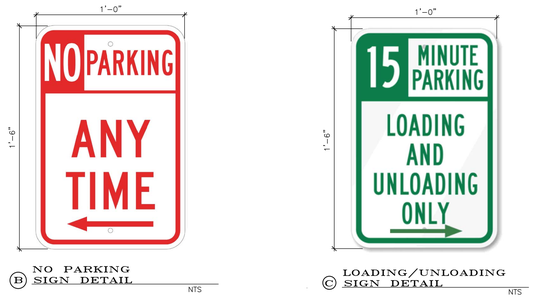
LANDSCAPE PLAN DETAILED BLOWUP (24.04) INSET 1"=10'



OVERALL SITE LAYOUT PLAN (20.00S) INSET 1"=30'



OVERALL LIGHTING PLAN (25.00S) INSET 1"=30'



NEW SIGN AT ISHAM ROAD LOADING AREA (NTS)

NOTE: THIS PLAN AMENDS THE FOLLOWING SHEETS OF THE BLUE BACK SQUARE CONSTRUCTION DOCUMENT SET DATED 03/10/2005 PREPARED BY LANGAN; OVERALL SITE LAYOUT PLAN (20.00S), SITE LAYOUT PLAN (20.07), SITE LAYOUT PLAN (20.10), LANDSCAPE PLAN DETAILED BLOW UP (24.04), & OVERALL LIGHTING PLAN (25.00S)

Date	Description	No.

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Project: blue back SQUARE — WEST HARTFORD CONNECTICUT

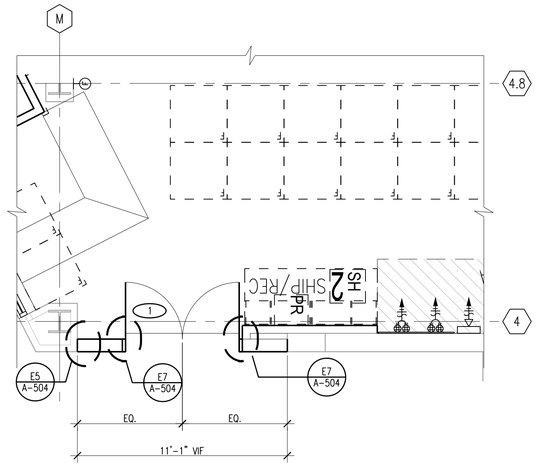
Drawing Title: APPLICATION AMENDMENT SDD #113 COMPILATION PLAN

Job No.	7612501
Date	05/01/05
Scale	AS NOTED
Drn. By	DTG
Chkd. By	TSO

Drawing No. FIG. 1

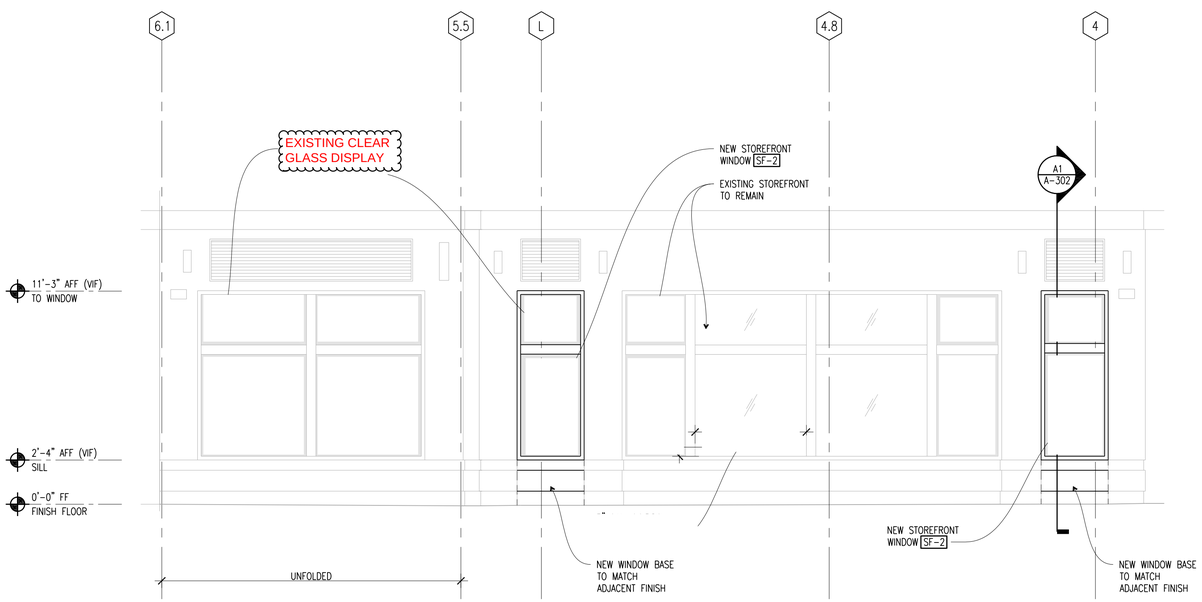
7612501 BLUE BACK SQUARE

Filename: \\langan.com\data\WH\data5\7612501\Cadd Data - 7612501\Dwg\7612501250NS - (West Elm Submission).dwg Date: 5/1/2015 Time: 11:33 User: dtgagnon Style Table: Langan.stb Layout: Overall North (2)

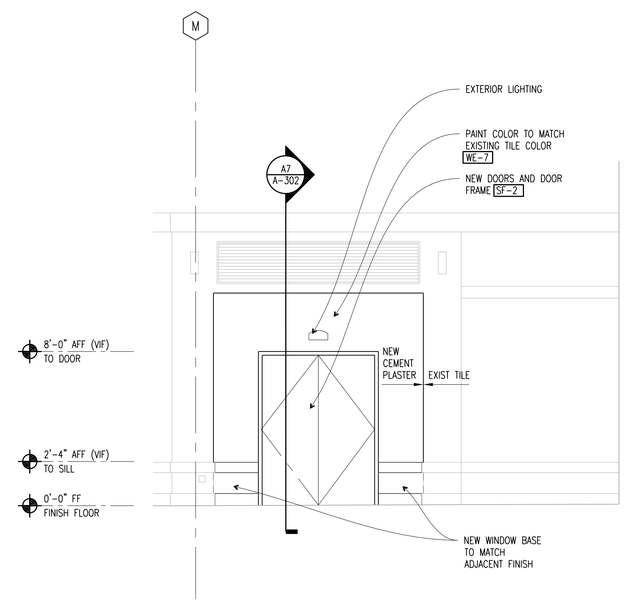


D7 PARTIAL PLAN
1/4"=1'-0"

NORTH



A1 EXTERIOR LEVATION – SOUTHWEST
1/4"=1'-0"



A7 EXTERIOR ELEVATION – SOUTH
1/4"=1'-0"

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CALLISON
AN ARCADIS COMPANY
CALLISON, LLC
www.callison.com

west elm
Remote Space
Blue Back Square
71 Memorial Road
Space C11&C15
West Hartford, CT 06107
PROJECT #215935.00

ISSUED / REVISED	DATE
PRELIMINARY SET	12/18/14
BID SET	04/27/15
LL/ PERMIT SET	04/30/15

EXTERIOR ELEVATIONS - REMOTE SPACE

A-205

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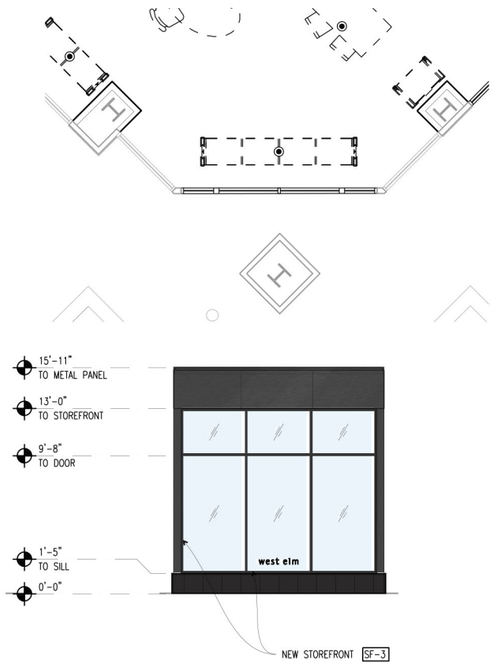
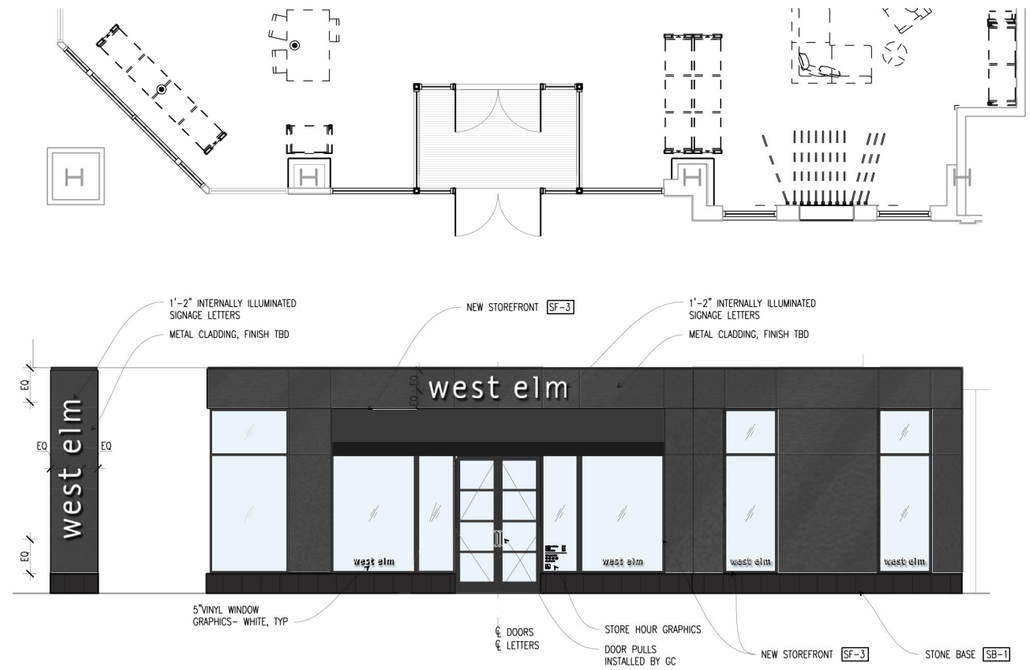
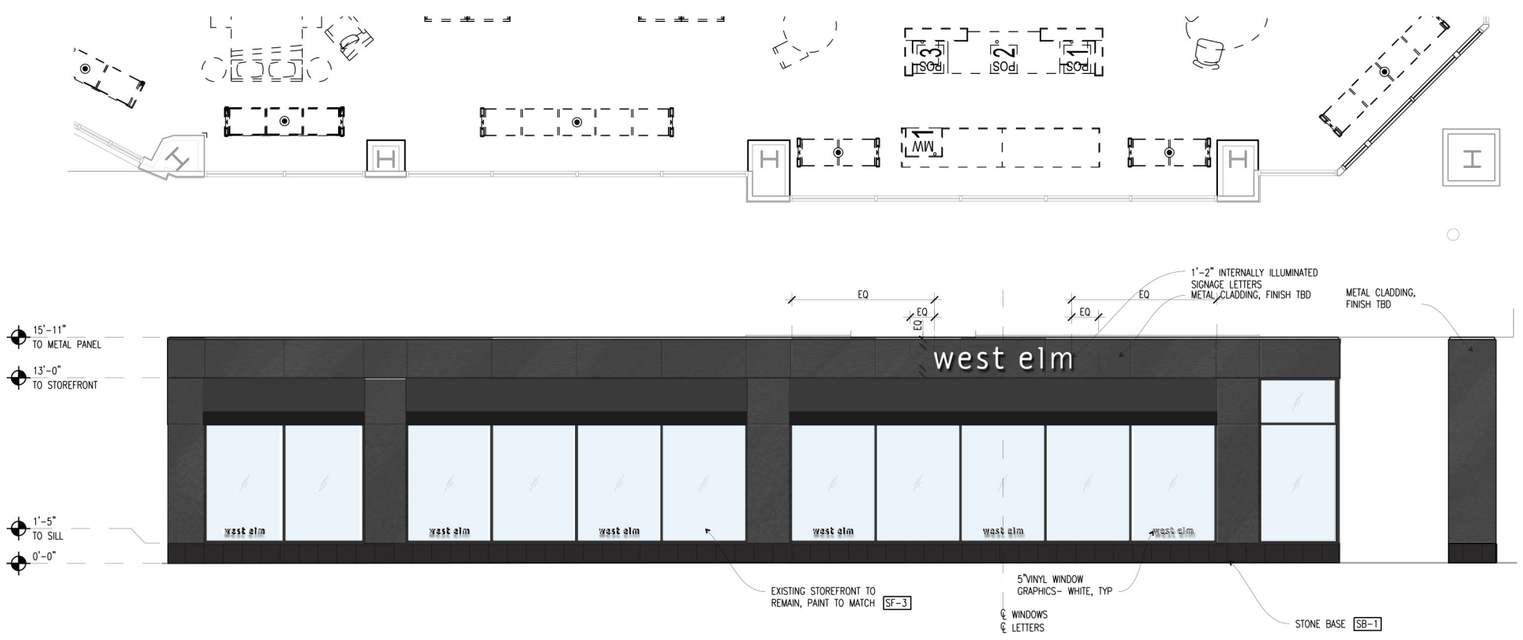
west elm
west elm
west elm
west elm
west elm
west elm



D2 NORTHEAST ELEVATION
3/16" = 1' 0"



D4 NORTH ELEVATION
3/16" = 1' 0"



A2 EAST ELEVATION
3/16" = 1' 0"

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www.callison.com

west elm
Blue Back Square
65 Memorial Road
West Hartford, CT 06107
PROJECT #215935.00

ISSUED / REVISED	DATE
PRELIMINARY SET	12/18/14

EXTERIOR ELEVATION

A-201

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ALUMINUM WINDOW FRAME FINISH

STOREFRONT FINISH (SF-3) AT MAIN SPACE

CEMENT PLASTER (WE-7) AT REMOTE SPACE

ALUMINUM PLATE CLADDING (MTL-1) AT MAIN SPACE

STONE BASE (SB-1) AT MAIN SPACE

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west elm
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Space D40,D50, & D60
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PROJECT #215935.00

ISSUED / REVISED	DATE

MATERIAL SAMPLE BOARD

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