

TOWN PLAN AND ZONING COMMISSION
GLASTONBURY, CT
APPLICATION FOR SPECIAL PERMIT

Application for:

- Section 12 Special Permit with Design Review (SPDR)
- Section 12.9 Minor Change to an approved Section 12 SPDR
- Section 6.2 Excavation Special Permit
- Section 6.8 Rear Lot Special Permit
- Section 4.11 Flood Zone Special Permit
- Section 6.11 Accessory Apartment Special Permit**
- ** Applicant must submit addresses of property owners within 100 feet of the premises in accordance with Section 6.11.4 of the Building Zone Regulations
- Other

Application and fee to be submitted with **14 sets** of plans - see other side for fees.

Consult appropriate section(s) of the Glastonbury Building Zone Regulations to determine standards and criteria for application evaluation.

Applicant

Name Joseph Tomkievich
Address 119 Griswold Street
Glastonbury, CT 06033

Property Owner

Name Joseph Tomkievich
Address 119 Griswold Street
Glastonbury, CT 06033

Telephone (860)966-6401 – Jim Kask
Fax N/A

Telephone (860)561-0121 – Jim Kask
Fax N/A

Location of proposed use 119 Griswold Street
(include street address if applicable)

Zoning District of proposal Planned Travel Zone (PT)

Nature of request, including type of use, reasons for application, etc.

Application for a change of use from retail to office general and/or professional with retail – eating and drinking to allow for the renovation of the existing barn into both short- and long-term office rentals with coffee service. Please see the attached narrative for additional information.

Signature 
Applicant: Joseph Tomkievich

Signature 
Owner: Joseph Tomkievich

Date: 6-15-2020

Date: 6-15-2020

TOWN OF GLASTONBURY - OFFICE OF COMMUNITY DEVELOPMENT STATE
OF CONNECTICUT SIXTY DOLLAR (\$60.00) ADDITIONAL FEE REQUIRED

In accordance with Public Act 92-235 the State of Connecticut requires that any person, firm or corporation making application for approval of land use applications pay a sixty dollar (\$60.00) fee, in addition to any other fee which is required for application.

The following applications require submission of fee:

- Special Permits - §12.9 Minor Change
- Subdivision and Resubdivision
- Change of Zone
- Planned Area Development Final Development Plan
- Inland Wetlands and Watercourses Permit
- Special Exceptions and Variances

Such fee shall be collected by the Town. Of the sixty dollars (\$60.00 collected; two dollars (\$2.00) shall be retained by the Town to cover administrative costs; and fifty-eight dollars (\$58.00) shall be deposited in the "Environmental Quality Fund established pursuant to Section 22a-27g" of the Connecticut General Statutes.

Please provide the following information and submit this form and the sixty dollar (\$60.00) fee to the Office of Community Development and/or Building Department upon submission of each application.

Name of Applicant Joseph Tomkievich

Address 119 Griswold Street
Glastonbury, CT 06033

Name of Project The Barn

Address 119 Griswold Street, Glastonbury, CT 06033

Type of Application:

Special Permit Section Number	<input type="text" value="\$12.9"/>
Subdivision and Resubdivision	<input type="text"/>
Change of Zone	<input type="text"/>
Planned Area Development	<input type="text"/>
Final Development Plan and/or Zone Change	<input type="text"/>
Inland Wetlands and Watercourses Permit	<input type="text"/>
Special Exceptions and Variances	<input type="text"/>

Date Fee Received _____

By _____

Fees:

Special Permits:

Sec. 12 SPDR, Sec. 6.2, Sec. 6.8,
Sec. 4.11, Sec. 6.11, Other

\$200.00
plus \$60.00 State of Connecticut Fee

**Sec. 12 SPDR - an additional fee of \$25 for each
2,000 sq. ft. over 10,000 sq. ft. is required**

**Sec. 6.2 Excavation Special Permit - an additional fee of
\$40 for each 5 acres or portion thereof in excess of 10 acres**

Sec. 12.9 Minor Change

\$50.00 plus \$60.00 State of Connecticut Fee = \$110.00

For Office Use

Date Received: _____

Fee Paid: _____ Cash / Check

Public Hearing Scheduled _____

Public Hearing Advertised (1) _____

(2) _____

Action _____

Notice of Action _____

Project Number _____

Rev. 10/2009 per Public Act 09-03

TO: Town Plan & Zoning Commission

FROM: Alter & Pearson, LLC

DATE: June 16, 2020

RE: Narrative for 119 Griswold Street – The Barn – §12.9 Change of Use from Retail to Office General and/or Professional with Retail (Eating and Drinking) – Planned Travel Zone

The property is located on the north side of Griswold Street, westerly of the Route 2, Exit 6 off ramp and is 2.049± acres (89,254.44± s.f.). The Site is currently improved with multiple buildings and uses including: a residential house, Griswold Street Antiques, Salon Finesse, All Fence, Mermaid Pool & Spa and the vacant barn. The Applicant is proposing to renovate the barn located at the northern portion of the Site and change its use to short- and long-term office space to be leased by the hour, day, week or month, together with a coffee bar that will service both office customers and be open to the general public.

The Site has two existing curb cuts on Griswold Street, existing paved parking areas on the easterly and westerly areas of the Site and a one-way driveway for deliveries that connects the parking areas in the northern portion of the Site. The paved areas will be striped as indicated on the Site Plan for a total of 67 parking spaces, which exceeds the 45 parking spaces that are required for both the existing and proposed uses. It is anticipated that office customers will enter the Site from the easterly curb cut on Griswold Street and park in the easterly parking lot. The main entrance to the barn is located on the east end of the building. The Applicant will be installing a sign indicating that the driveway to the north of the barn is for deliveries only, encouraging customers to exit back onto Griswold Street through the easterly curb cut. A dumpster is proposed in the northwest corner of the site, which will be enclosed with a vinyl fence.

The Applicant is proposing to activate the outdoor area in the northeast corner of the Site by installing a raised patio with black metal fencing at the southeast corner of the barn and an additional patio across the driveway at the existing flagpole (*a cut sheet of the paver is attached*). The landscape plan was review and approved by the Beautification Committee at its meeting on June 10, 2020. The Applicant incorporated the recommendations of the Committee, and all landscaping details are shown on the Site Plan. The six existing light poles in the easterly parking lot will be replaced with dark-sky compliant light fixtures with a mounting height of 12 feet (*a cut sheet of the fixture is attached*).

The existing exterior materials of the barn will remain, being vertical pine siding (sealed to maintain its current color), stone veneer, vinyl windows and an asphalt shingle roof. Additional windows are proposed on the north and south sides of the building at the private offices to match the existing windows. Two decorative barn style light fixtures will flank each entrance door and wall wash down lighting is proposed at the perimeter of the building (*a cut sheet of both fixtures is attached*). Once renovated, the two-story barn will include 14 offices, 2 conference rooms, 11 cubicles and 6 counter work areas together with lounge type open seating areas for both the coffee bar customers and informal seating for professionals. Please see the plans submitted by Cheryl Newton Architects, LLC, for additional architectural information.

PARKING CALCULATIONS

PROVIDED BY CHERYL NEWTON ARCHITECTS LLC

BARN RENOVATION
 BUSINESS USE, OFFICES AND SMALL COFFEE SERVICE - 5,190 S.F. / 200 S.F. PER SPACE = 26 SPACES REQUIRED
 PROPOSED OUTDOOR PATIO - 24 SEATS AT TABLES / 3 SEATS PER SPACE = 8 SPACES REQUIRED
EXISTING BUILDINGS
 MERMAID POOL'S BUILDING - 2,544 S.F. / 2,500 S.F. PER SPACE = 1 SPACE REQUIRED
 WHOLESALE RETAIL - 800 S.F. / 150 S.F. PER SPACE = 6 SPACES REQUIRED
 ANTIQUES BUILDING - 1,920 S.F. STORAGE PLUS 800 S.F. RETAIL = 432 S.F. / 150 S.F. PER SPACE = 3 SPACES REQUIRED
 HAIRDRESSER HOUSE - 1 DWELLING UNIT PER SPACE=1 SPACE REQUIRED
RESIDENTIAL
 TOTAL PARKING REQUIRED = 45 SPACES
 TOTAL PARKING PROVIDED = 67 SPACES
 ACCESSIBLE SPACES = 1 PER 25
 PROVIDED ACCESSIBLE SPACES = 2
 VAN ACCESSIBLE = 1 PER 6 ACCESSIBLE
 VAN ACCESSIBLE PROVIDED = 1

ZONING CHART

ZONE PT

	REQUIRED	EXISTING
MINIMUM LOT AREA	10 ACRES	2,049 A.C.
MINIMUM REQUIRED LOT FRONTAGE	400'	275.04'
MAXIMUM LOT COVERAGE	20%	12.5%
FRONT YARD SETBACK	75'	22.9'
SIDE YARD SETBACK	50'	40.7'
REAR YARD SETBACK	50'	28.9'

N/F JOHN ALAN SAKON

ASSESSOR #: D4-2760-N0008
 131 GRISWOLD STREET

N/F JOSEPH TOMKIEVICH

ASSESSOR #: D4-2760-N0006
 99 GRISWOLD STREET

AREA
 89,256 S.F.
 2,049 A.C.

PROPOSED PLANTINGS

- Hydrangea Firelight
- Hemlock
- Clump Birch
- Arborvitae Emerald Green
- Russian Cypress
- Fountain Grass

NOTE:
 PARKING STRIPING IS SHOWN ONLY TO DEPICT POTENTIAL QUANTITIES AND LAYOUT USING A STANDARD 9' x 18' STALL. NO STRIPING WAS OBSERVED ON SITE AT THE TIME OF SURVEY.

LEGEND

- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING CHAIN LINK FENCE
- EXISTING VINYL FENCE
- EXISTING STOCKADE FENCE
- EXISTING IRON PIN
- PROPOSED IRON PIN
- EXISTING MONUMENT
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE

- SNET 1842
- Other symbols

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

WARNING- THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 OR 811 TWO WORKING DAYS BEFORE YOU DIG.

VERTICAL DATUM: NAVD 88
 HORIZONTAL DATUM: NAD 83
 TOWN OF GLASTONBURY STATION PK HO-12 (632)

REFERENCE MADE TO MAP TITLED:

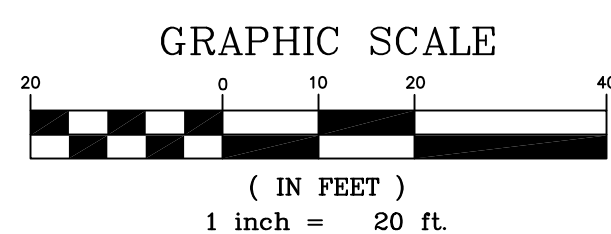
- "PROPERTY OF RICHARD H. & EDWARD F. FINK GLASTONBURY, CONN. MESSON & HYPPA CIVIL ENGINEERS GLASTONBURY, CONN." SCALE: 1"=40' DATE: 3-5-83 MAP NO. 292-82-2.
- "PROPERTY BOUNDARY SURVEY THE SHOPS AT AVALON GRISWOLD AND MAIN STREETS GLASTONBURY, CONN. PLAN PROVIDED BY DUTTON & JOHNSTON, LLC GLASTONBURY, CONN. PREPARED BY PHASE ZERO DESIGN" SHEET 3 OF 24 SCALE: 1"=40' DATE: 7-7-07 REV. 8-10-10 REVS PER UPDATED PLAN OF DEVELOPMENT PROJECT NO. 0510798RE.

TYPE OF SURVEY: ZONING LOCATION
 BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
 CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

Sando E. Aeschliman
 SANDS E. AESCHLIMAN L.S. #14201

NOT VALID WITHOUT EMBOSSED SEAL



EXISTING CONDITIONS
#119 GRISWOLD STREET
 PREPARED FOR
JOSEPH TOMKIEVICH
 GLASTONBURY, CONN.

REV. 6-15-2020 STAFF COMMENTS
 REV. 6-4-2020 STAFF COMMENTS
 REV. 5-7-2020 ADD UTILITIES

AESCHLIMAN LAND SURVEYING, PC

1379 MAIN STREET
 EAST HARTFORD, CONN. 06108
 (860)-528-4881

OWNER OF RECORD: JOSEPH TOMKIEVICH
 119 GRISWOLD STREET
 GLASTONBURY, CT 06033
 ASSESSOR #: D4-2760-N0007
 ZONE: PT

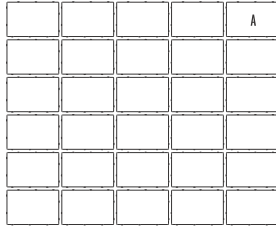
DATE: 2-25-2020 SCALE: 1" = 20' MAP NO. 220006-1



HERA RECTANGLE

DESCRIPTION: Paver **TEXTURE:** Undulated and Aged

PALLET OVERVIEW - rectangle



Specifications per pallet		Imperial	Metric
Cubing		134.20 ft ²	12.47 m ²
Approx. Weight		3 723 lbs	1 689 kg
Number of rows		11	
Coverage per row		12.20 ft ²	1.13 m ²
Linear coverage per row	Depth	15.62 lin. ft	4.76 lin. m
	Length	23.54 lin. ft	7.17 lin. m



NOTES

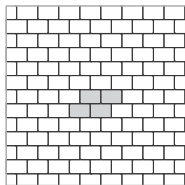
See page 44 to 47 for more technical information.

*Harvest gold and Mojave beige are only available in Midwestern USA. See page 13 for list of Eastern and Midwestern States.

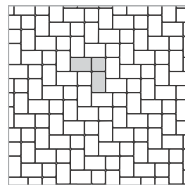
Unit dimensions	in		mm		Units/pallet
	in	mm	in	mm	
Height	2 3/8	60			330 units
Width	6 1/4	158			2.47 units/ft ²
Length	9 3/8	238			26.50 units/m ²



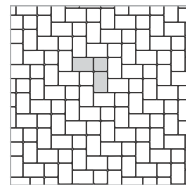
01 | Linear pattern
100% rectangle



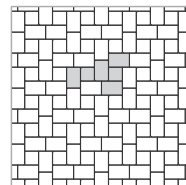
02 | Herringbone pattern
100% rectangle



03 | Modified Herringbone pattern
75% rectangle | 25% square



04 | Modular pattern
75% rectangle | 25% square



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

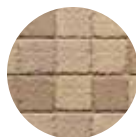
sandlewood



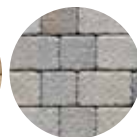
shale grey



mojave beige*



champlain grey



harvest gold*



chestnut brown



onyx black



chocolate brown

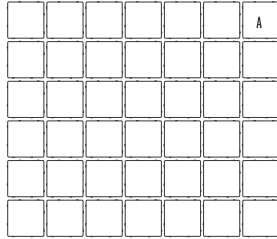




HERA SQUARE

DESCRIPTION: Paver **TEXTURE:** Undulated and Aged

PALLET OVERVIEW - square



NOTES

See page 44 to 47 for more technical information.

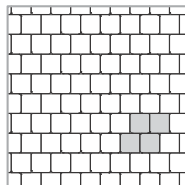
*Harvest gold and Mojave beige are only available in Midwestern USA. See page 13 for list of Eastern and Midwestern States.

Specifications per pallet	Imperial	Metric
Cubing	124.20 ft ²	11.54 m ²
Approx. Weight	3 540 lbs	1 606 kg
Number of rows	11	
Coverage per row	11.29 ft ²	1.05 m ²
Linear coverage per row	21.88 lin. ft	6.67 lin. m

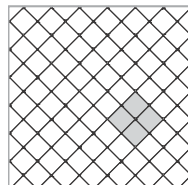


Unit dimensions	in	mm	Units/pallet
Height	2 3/8	60	462 units
Width	6 1/4	158	3.72 units/ft ²
Length	6 1/4	158	40 units/m ²

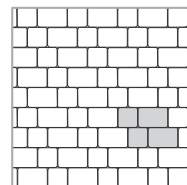
05 | Linear pattern
100% square



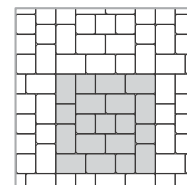
06 | Linear pattern
Checkerboard 45° |
100% square



07 | Linear pattern
60% rectangle |
40% square



08 | Parquet pattern
60% rectangle |
40% square



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.





E350LED / E360LED EURO SERIES

LED

EPA
1.0 (ft²)
WEIGHT
42.1 LBS

7 YEAR
WARRANTY

LUMEN
RANGE
1,920 to
5,545

LIFE
SPAN
L70
UP TO
100,000
HOURS

UL
LISTED

CLICK
FOR FAQ'S

RATED
IP65

JOB NAME _____

FIXTURE TYPE _____

MEMO _____

BUILD A PART NUMBER

ORDERING EXAMPLE: **2A-E350LED-SF-12L45T5-MDH07-SV1-FHD/EUIPM/3312P5/BCC/BKT**

Mounting Config.	Fixture	Fitter	LED	CCT	Type	Driver	Lens	Option Control Receptacle	Option Control	Option Photocontrol	Option Fuse	Option Term. Block	Option House Side Shield	Arm See Arm Spec Sheets	Pole See Pole Spec Sheets	Finish

Mounting Configuration

(Click here to view mounting configuration sheet)

- IW
- PT
- 1A
- 1APT
- 2A
- 2A90
- 2APT
- 3A
- 3A90
- 3APT
- 4A
- 4APT
- 1AM
- 2AM
- 450PB

W = Wall Mount PT = Post Top APT = Post Top Arm Mid-Mount
A = Arm Mount AM = Arm Mid-Mount PB = Pier Base

Fixture

- E350LED
- E360LED

Fitter

- SF (Standard Fitter)
- UF (Utility Fitter)

LED

- 16L
- 12L

CCT - Color Temperature (K)

- 27(00)
- 35(00)
- 45(00)

Type

- T2
- T3
- T4
- T5

Driver

- MDL07¹ (120v-277v, 700mA)
- MDL10 (120v-277v, 1000mA)
- MDL14² (120v-277v, 1400mA)
- MDH07¹ (347v-480v, 700mA)
- MDH10 (347v-480v, 1000mA)
- MDH14² (347v-480v, 1400mA)

¹ For use with 12L system only.

² For use with 16L system only.

Lens

- CA³ (Clear Acrylic)
- FA³ (Frosted Acrylic)
- FL⁴ (Flat Acrylic Lens)
- SG⁴ (Sag Glass)
- FSG⁴ (Frosted Sag Glass)
- SVI⁴ (Flat Soft Vue Medium Diffused Acrylic)
- SVZ⁴ (Flat Soft Vue Heavy Diffused Acrylic)

³ For use with E360LED only.

⁴ For use with E350LED only.

Options (Click here to view accessories sheet)

- R⁵ 3-Pin control receptacle only
- R⁵ 5-Pin control receptacle only
- R⁷ 7-Pin control receptacle only
- PE⁶ Twist-Lock Photocontrol (120v-277v)
- PE³ Twist-Lock Photocontrol (347v)
- PE⁴ Twist-Lock Photocontrol (480v)
- SC⁶ Shorting Cap
- PEC⁷ Electronic Button Photocontrol (120v-277v)
- PEC⁴ Electronic Button Photocontrol (480v)
- FHD⁸ Double Fuse and Holder
- TB⁵ Terminal Block
- HSS 120° House Side Shield

⁵ For use with "UF" utility fitter only.

⁶ Requires control receptacle.

⁷ For use with "UF" utility fitter, or remote mount on pole.

⁸ Ships loose for installation in base.

Arm (Click here to view arm website page)

See Arms & Wall Brackets specification sheets.

- EU1 • HMS • OLS • OMS • VCS • VFS • VLS

Pole (Click here to view pole website page)

See Pole specification sheets.

Finish (Click here to view paint finish sheet)

Standard Finishes⁹

- BKT Black Textured
- WHT White Textured
- PGT Park Green Textured
- ABZT Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

⁹ Smooth finishes are available upon request.

Custom Finishes¹⁰

- CM Custom Match
- OI Old Iron
- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone

¹⁰ Custom colors require upcharge.

Sternberg Select Finishes

- VG Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured

Specifications

Fixture

This medium scale contemporary fixture includes a permanent mold aluminum roof, fitter and (4) sweeping support legs. The unit is provided with an acrylic tapered cylindrical molded lens matching the profile of the support legs (E360LED), or a flat acrylic lens allowing for an open body (E350LED). The top mounted ballast mounting plate shall be cast aluminum and provide tool-less removal from the housing. The Luminaire shall be UL listed in US and Canada.

Fitter - Standard

Cast aluminum fitter slips a 3" OD x 3" tall tenon or pole.

Fitter - Utility

The utility fitter shall be heavy wall cast aluminum for high tensile strength. It shall slip a 3" OD x 3" tall tenon or pole. It shall have an entry door that provides open access to all of the components, secured with stainless steel hardware. The fitter shall have an optional terminal block for ease of wiring and an optional Twist-Lock Photocontrol receptacle or button photocell.

LED's

The luminaire shall use high output, high brightness LED's. They shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface. The arrays shall be downward facing to minimize up-light. The LED's and printed circuit boards shall be 100% recyclable; they shall also be protected from moisture and corrosion by a conformal coating of 1 to 3 mils. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80. The High Performance white LED's will have a life expectancy of approximately 50,000 hours with not less than 70% of original brightness

See next page

E350LED / E360LED EURO SERIES

LED

(lumen maintenance), rated at 25°C. The High Brightness, High Output LED's shall be 4500K (3500K or 2700K option) color temperature with a minimum CRI of 70. Consult factory for custom color CCT. The luminaire shall have a minimum _____ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

Optics

The luminaire shall be provided with individual, refractor type optics applied to each LED. The luminaire shall provide Type ____ (2, 3, 4 or 5) light distribution per the IESNA classifications. Testing shall be done in accordance with IESNA LM-79.

Electronic Driver

The LED driver shall be U.L. Recognized. It shall be securely mounted inside the fixture, for optimized performance and longevity. It shall

be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation. It shall have overload as well as short circuit protection, and have a DC voltage output, constant current design, 50/60HZ. It shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It shall be dimmable using a 0-10v signal.

For sources over 50w: The driver shall have a minimum efficiency of 90%. The driver shall be rated at full load with THD<20% and a power factor of greater than 0.90. The driver shall contain over-heat protection.

For sources under 50w: The driver shall have a minimum efficiency of 88%.

Photocontrols

Button Style: The photocontrol shall be mounted on the utility fitter or in the pole shaft

on an access plate. The electronic button type photocontrol is instant on with a 5-10 second turn off, and shall turn on at 1.5 footcandles with a turn-off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years.

Twist-Lock Style: The photocontrol shall be mounted in the utility fitter and pre-wired to driver. The twist lock type photocontrol is instant on with a 3-6 second turn off, and shall turn on at 1.5 footcandles with a turn-off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years.

Warranty

Seven-year limited warranty. See product and finish warranty guide for details.

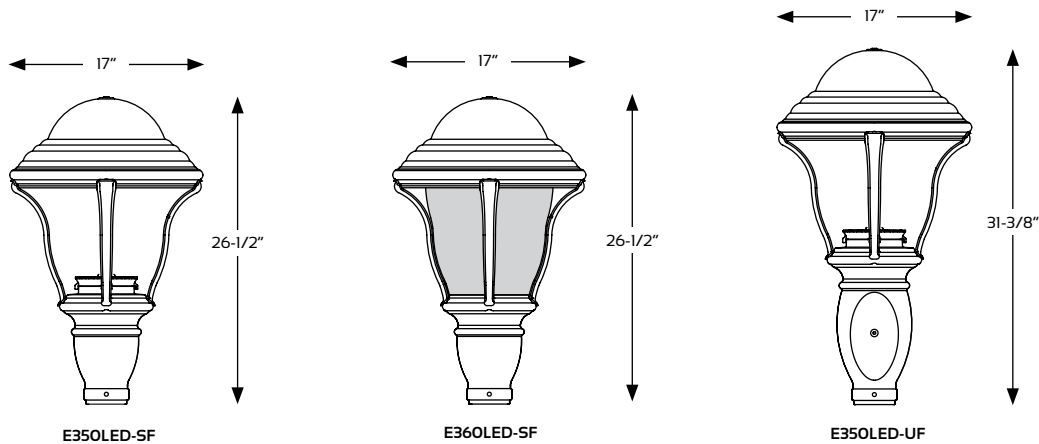
Finish

Refer to website for details.

Performance

MODEL #	T2 DELIVERED LUMENS	EFFICACY (LPW)	T3 DELIVERED LUMENS	EFFICACY (LPW)	T4 DELIVERED LUMENS	EFFICACY (LPW)	T5 DELIVERED LUMENS	EFFICACY (LPW)	WATTAGE
16L27T_-MDL14	4225	52.2	3945	48.7	3700	45.7	4270	52.7	81
16L35T_-MDL14	5045	62.3	4715	58.2	4420	54.6	5100	63.0	81
16L45T_-MDL14	5485	67.7	5125	63.3	4805	59.3	5545	68.5	81
16L27T_-MDL10	3190	57.0	3005	53.7	2940	52.5	3285	58.7	56
16L35T_-MDL10	3815	68.1	3595	64.2	3510	62.7	3925	70.1	56
16L45T_-MDL10	4145	74.0	3905	69.7	3815	68.1	4265	76.2	56
12L27T_-MDL10	2410	56.0	2290	53.3	2225	51.7	2445	56.9	43
12L35T_-MDL10	2880	67.0	2735	63.6	2660	61.9	2920	67.9	43
12L45T_-MDL10	3130	72.8	2975	69.2	2890	67.2	3175	73.8	43
12L27T_-MDL07	1735	62.0	1640	58.6	1600	57.1	1765	63.0	28
12L35T_-MDL07	2075	74.1	1960	70.0	1915	68.4	2105	75.2	28
12L45T_-MDL07	2255	80.5	2130	76.1	2080	74.3	2290	81.8	28

Fixtures





HUBBARDTON FORGE.

PRODUCT SPECIFICATIONS

*Image shown may not reflect your configured options



Henry Large Dark Sky Friendly Outdoor Sconce

HUBBARDTON FORGE

Base Item #302713

Configured Item #302713-1004

302713-SKT-75

FINISH

Coastal Bronze - 75

LAMPING

Incandescent

OPTIONS

FINISH

Coastal Black - 10
 Coastal Natural Iron - 20
 Coastal Gold - 70
 Coastal Mahogany - 73
 Coastal Bronze - 75
 Coastal Dark Smoke - 77
 Coastal Burnished Steel - 78

LAMPING

Incandescent

SPECIFICATIONS

Henry Large Dark Sky Friendly Outdoor Sconce

Base Item #: 302713

Configured Item #: 302713-1004

302713-SKT-75

Aluminum direct wire exterior gooseneck wall sconce with finish options. Includes a bulb shield which focuses the light downwards. Designed and built to Dark Sky standards.

- Handcrafted to order by skilled artisans in Vermont, USA
- Lifetime Limited Warranty when installed in residential setting
- Features our robust Coastal Outdoor finish specifically formulated to resist some of the harshest environmental conditions.

Dimensions

Height	12.90"
Width	14.40"
Projection	16.80"
Product Weight	2.20 lbs
Backplate	5.50" x 4.90"
Vertical Mounting Height	4.80"
Packed Weight	8.00 lbs
Shipping (DIM) Weight	51.00 lbs

Incandescent Lamping

Socket: Medium

Bulb: Par20 (wet location), 50W Max

Number of Bulbs: 1 (not included)

IES Files Available: Y

Location Rating

Outdoor Wet

Safety Rating

UL, CUL listed

Wall Mount

LED Wall Sconce

101L



Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Lamps: _____ Qty: _____
 Notes: _____

Gardco 101 LED wall sconces feature a low-profile design that provides wide flexibility in high performance exterior wall illumination. Full cutoff performance, usable illumination patterns, and powerful wattages combine into a compact and architecturally pleasing design. 101L sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 9500 lumens. Energy saving control options increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path of egress.

Ordering guide

example: 101L-32L-700-NW-G1-3-120-IMRI2-BZ

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Distribution	Emergency	Voltage	Options		Finish					
							Controls	Electrical						
101L														
101L 101L LED Wall Sconce	16L 16 LEDs (1 module)	530 530mA	CW-G1 Cool White 5700K, 70 CRI Generation 1	2 Type 2 3 Type 3 4 Type 4	EBPC Emergency Battery Pack Cold Weather ^{3,4,6,12} Leave blank to omit an emergency option	UNV 120-277V	DD 0-10V Dimming Driver ^{5,6} DCC Dual Circuit Control ^{6,7,8} DynaDimmer: Automatic Profile Dimming CS50 Safety 50% Dimming (7 hours) ^{7,9,10} CM50 Median 50% Dimming (8 hours) ^{7,9,10} CE50 Economy 50% Dimming (9 hours) ^{7,9,10} DA50 All Night 50% Dimming ^{7,9,10} Photoelectric/Receptacle systems (Twist Lock Receptacle) PCB Photocontrol Button ^{5,10,11,12} TLRD5 Twist Lock Receptacle 5-Pin ¹³ TLRD7 Twist Lock Receptacle 7-Pin ¹³ TLRPC Twist Lock Receptacle w/ Photocell ^{11,12,16} Infrared Motion Response systems IMRI2 Integral with #2 lens ^{9,12,14} IMRI3 Integral with #4 lens ^{9,12,14} Network system (SiteWise) SW SW Integral module ^{4,17} Wireless system LLC2 Integral module with #2 lens ^{5,7,9,15} LLC3 Integral module with #3 lens ^{5,7,9,15}	Fusing F1 Single (120, 277, 347VAC) ¹² F2 Double (208, 240, 480VAC) ¹² F3 Canadian Double Pull (208, 240, 480VAC) ¹²	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) CC Custom color (Must supply color chip for required factory quote)					
		650 650mA ¹								NW-G1 Neutral White 4000K, 70 CRI Generation 1	HVU 347-480V			
		700 700mA										WW-G1 Warm White 3000K, 70 CRI Generation 1		
		1000 1000mA											120 120V	
		1200 1200mA												208 208V
		277 277V												
			347 347V											
				480 480V										
						480 480V								
								480 480V						
										480 480V				

- 650mA only available with Emergency Battery Pack Cold Rated (EBPC) option
- 32L rated for 30°C at 1000mA
- Available for use with 16L and 32L in 530mA or 650mA only. Rated for -20°C to 35°C.
- Available in 120 or 277V only.
- Not available with Dual Circuit Control (DCC) option.
- EBPC is not available with DCC.
- Not available with Dimming Driver (DD) option.
- Available in 32L with 530mA. Consult technical support center for use with photocell and CS/CM/CE/DA.
- Available in 120-277V (UNV) only.
- Not available with LLC, TLR and DCC.
- Not available with 480V.
- Must specify input voltage.
- TLRD5/7 option not available with LLC, PCB, DCC. Works with 3 or 5 pin NEMA photocell dimming. Dimming will not be connected to TLR if ordering with DD, CS/CM/CE/DA and IMRI.
- Not available with DD, DCC or LLC.
- LLC2/3 Not available with TLR, PCB, IMRI, CS/CM/CE/DA. Ships with WS accessory attached to wireless module. Not for use with LLCR accessory.
- Not available with PCB, TLRD5/7, DCC, LLC.
- SW option is not available with any other control options with the exception of IMRI2, IMRI3 motion response options.

101L Sconce LED

Wall Mount

Luminaire Accessories (order separately)

Mounting accessories

Wall Mount

WS Wall Mounted Box for Surface Conduit

System accessories

Wireless system remote mount module

LLCR2-(F) #2 lens - specify finish in place of (F)
LLCR3-(F) #3 lens - specify finish in place of (F)

Central Remote Motion Response

(used connected to SiteWise main panel)

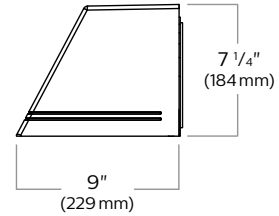
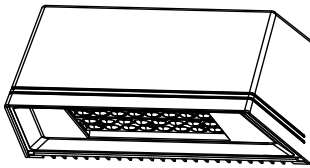
MS2-A-FVR-3

MS2-A-FVR-7

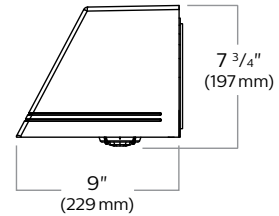
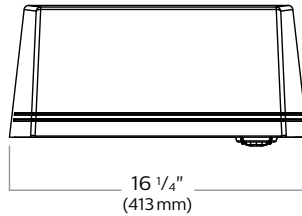
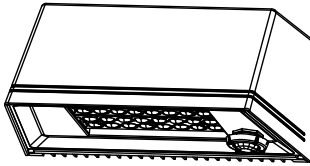
Wireless system remote controller accessory

Wireless system offers a remote radio/sensor module that allows to connected to a Limelight system (sold by other). Remote module can be mounted to wall or pole with j-box supplied. May be specified by choosing one of two different lenses to accommodate a variety of mounting heights/sensor detection ranges. Must specify option DD on luminaires that are planned to be used with remote mount controllers. See page 4 for Wireless system details.

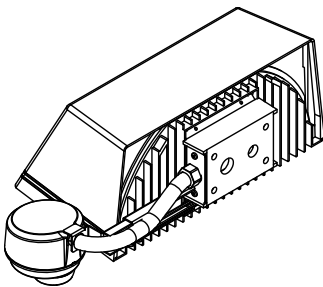
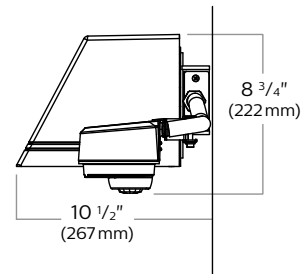
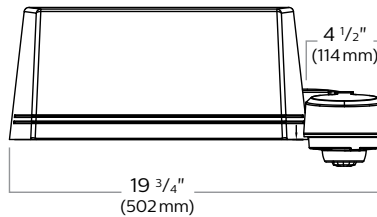
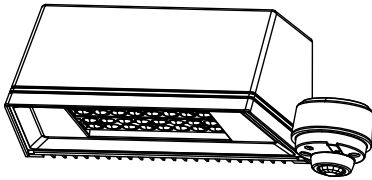
Dimensions



Motion Response



Wireless Controls



Luminaire Weights

LED Wall Sconce 101L	Weight
Luminaire	13.5 lbs
Luminaire - EBPC (EM battery pack)	17.0 lbs
Luminaire - Integrated system controls	16.3 lbs

101L Sconce LED

Wall Mount

LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Average System Watts ¹	Type 2			Type 3			Type 4		
					Lumen Output ^{1,2}	BUG Rating	Efficacy (LPW)	Lumen Output ^{1,2}	BUG Rating	Efficacy (LPW)	Lumen Output ^{1,2}	BUG Rating	Efficacy (LPW)
101L-16L-530-NW-G1	16	530	4000K	28	2944	B1-U0-G0	106	2687	B1-U0-G1	97	2747	B1-U0-G1	99
101L-16L-700-NW-G1	16	700	4000K	37	3789	B1-U0-G1	103	3458	B1-U0-G1	94	3535	B1-U0-G1	96
101L-16L-1000-NW-G1	16	1000	4000K	55	5050	B1-U0-G1	92	4609	B1-U0-G1	84	4712	B1-U0-G1	86
101L-16L-1200-NW-G1	16	1200	4000K	65	5744	B2-U0-G1	89	5242	B1-U0-G2	81	5359	B1-U0-G2	83
101L-32L-530-NW-G1	32	530	4000K	52	5698	B2-U0-G1	110	5200	B1-U0-G2	100	5316	B1-U0-G2	102
101L-32L-700-NW-G1	32	700	4000K	70	7242	B2-U0-G1	103	6609	B1-U0-G2	94	6757	B1-U0-G2	96
101L-32L-1000-NW-G1	32	1000	4000K	107	9797	B2-U0-G1	92	8941	B2-U0-G2	84	9140	B2-U0-G2	86

LED Wattage and Lumen Values (Emergency Mode)³

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Ave. System Watts (charging mode)	Type 2	Type 3	Type 4
101L-16L-NW-EBPC	16	N/A	4000K	14	1345	1228	1255
101L-32L-NW-EBPC	32	N/A	4000K	14	1754	1600	1636

1. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.
3. For emergency EBPC option, publish values are based on initial lumens.

Luminaire options

DD: 0-10V dimming driver with leads supplied through back of luminaire (for secondary dimming controls by others).

Dynadimmer Automatic Profile Dimming: Automatic dimming profiles (CS50/CM50/CE50) offer safety, median, or economy settings, for shorter or longer duration. Dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. 50% dimming is standard. DA50 offers 50% instantaneous dimming all night (during all dark hours). Other dimming settings are also available if different light levels are required (contact Technical Support for details).

Profile	Dimming		
	Schedule	Duration	Level
Economy	9 PM - 6 AM	9 hours	50%
Median	10 PM - 6 AM	8 hours	50%
Safety	11 PM - 6 AM	7 hours	50%
Reactive 50	all night	dynamic	50%

TLRD5: Twist Lock Receptacle with 5 pins enabling dimming, can be used with a twistlock photoelectric cell or a shorting cap. Can also be used with third party control system.

TLRD7: Twist Lock Receptacle with 7 pins enabling dimming and additional functionality, can be used with twistlock photoelectric cell or a shorting cap. Can also be used with third party control system.

TLRDPC: Receptacle with twistlock photoelectric cell (must specify voltage). Receptacle located on top of luminaire housing.

IMRI2, IMRI3: Infrared Motion Response Integral (IMRI). IMRI module is mounted integral to the luminaire door and is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges (see charts for approximate detection patterns). Motion response used in combination of Dynadimmer and SiteWise are not programmable and used to override controllers schedule when motion is detected. When used not combined with any controller, IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to 100% light output. Dimming on low is factory set to 50% with 5 minute default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50% of the normal constant wattage reducing the light level. IMRI can also be specified with automatic profile dimming for the added benefit of a combined dimming profile with sensor detection, where the PIR sensor will override the dimming profile when occupancy is detected. Passive infrared (PIR) motion sensor, WattStopper FSP-211, equipped with lens choice specified. Available from 120V to 277V input only. Motion sensor off state power is 0.0 watts. The FSP-211 can also be reprogrammed with WattStopper's FSIR-100 remote programming tool accessory.

DCC: Dual Circuit Control permits separate switching of 32L models only, where a quantity of (2) 16 LED modules are controlled independently by use of two sets of leads, one for each module.

SW

SiteWise option is a fully integrated controller that connects to SiteWise system in order to offer a complete area lighting management system. The communication signal is based on patented central dimming technology. SiteWise delivers it deliver optimal energy savings using your site's existing cabling. No additional wiring required, installation and commissioning are simple. An intuitive, mobile app makes it easy for authorized users to set schedules to meet site specific lighting needs, local regulations, and energy codes.

Wireless system: 101L luminaires are available with optional wireless controllers ready to be connected to a Limelight system (sold by other). The system allows you to Wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless System can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor.

101L Sconce LED

Wall Mount

Luminaire options (continued)

F1: Fusing Single (for 120, 277 or 347VAC)

F2: Fusing Double (for 208, 240 or 480VAC)

F3: Fusing Canadian Double Pull (for 208, 240 or 480VAC)

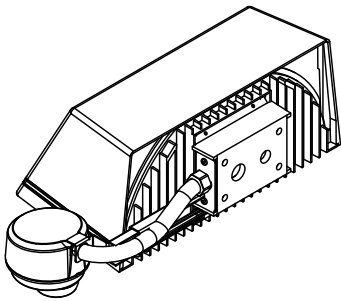
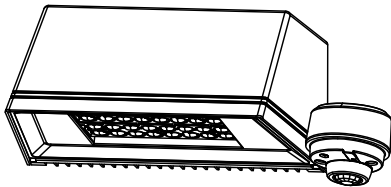
EBPC: Emergency battery pack is cold weather rated down to -20C (-4F) and integral to the luminaire, allowing for a consistent look between emergency and non-emergency sconces. A separate surface mount accessory box is not required. Dual light engines (32L) are wired in parallel, both operating in emergency mode to meet various redundancy lamp

requirements. Also available with single light engine (16L). Secondary driver with relay immediately detects AC power loss and powers luminaire for a minimum of 90 minutes from the time power is lost.

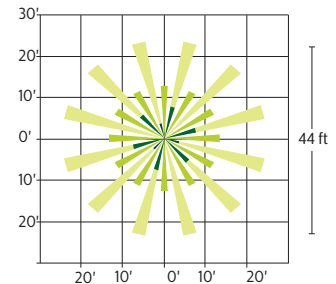
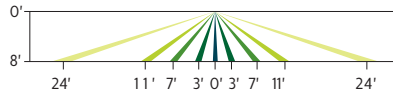
Infrared Motion Response and Wireless system sensor coverage patterns

LLC2/3 Luminaire mounted controller

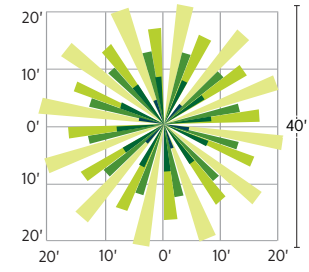
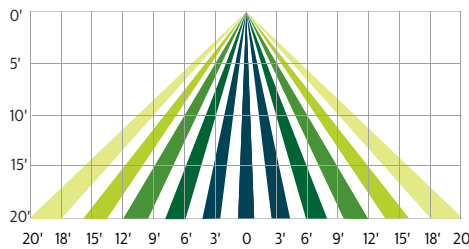
Controller attached to luminaire and includes radio, photocell and motion sensor with #2 or #3 lens for 8-20' mounting heights.



IMRI2/LLC2/LLCR2

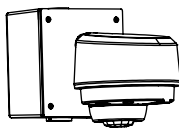


IMRI3/LLC3/LLCR3

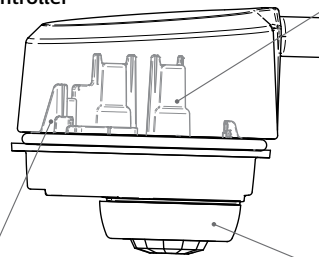


Remote Mount Wireless Controller

Used to extend the communication on site, to extend motion response and add other luminaires that are not pole mounted. Consult factory for more information.



Controller



Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 120-277 VAC RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from Gateway
- Reports ambient light readings to 1500 Ft-Cd
- Transmission Systems Operating within the band 2400-2483.5Mhz
- ROHS Compliant

Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Motion Response

- Detects motion through passive infrared sensing technology with three different lens configurations
- Motion sensor coverage can be adjusted from a narrow to a wide detection range, which helps reduce false triggers to further increase energy savings.
- Sensing profiles can be updated to adapt to activity levels in the environment, such as occupancy level, wind, and mounting height

101L Sconce LED

Wall Mount

SiteWise system

SiteWise is a complete area lighting management system including a luminaire integrated controller, dimming signal transmitter cabinet, and locally accessible user interface. Installation and commissioning are simple. The cabinet communicates with the luminaires using a patented central dimming technology. The control signal is embedded on the existing electrical line – no new cabling is required. An intuitive, locally accessible interface makes it easy for authorized users to set schedules in order to meet site specific lighting needs, local regulations, and energy codes.

SiteWise system diagram



SiteWise system interface



SiteWise has an intuitive user interface that makes it easy to plan, edit, and implement lighting schedules for your site. Authorized users can access the interface via a local app.

To ensure that only authorized users can access your lighting, SiteWise offers two user types, each with different permissions. An advanced user, or administrator, can set and edit schedules using the ten pre-set scenes, assign those schedules to calendar days, and check system status.

For everyday use, a basic user can manually override a schedule that is currently running but cannot create or edit schedules.

SiteWise system specifications

The SiteWise system includes both luminaires and controls. The controls used for SiteWise are circuit load dependent. Required for a complete installation are the following SiteWise components: user interface, control kit, dimming signal transmitter cabinet, and dimming signal receiver located in the luminaire (**SW** option). Optional luminaire-integrated or external motion sensors may also be specified as required. Within the electrical closet, the control kit and dimming signal transmitter cabinet are installed into the electrical system between the existing breaker panel and the site luminaires. New LED luminaires containing the dimming signal receiver are installed on the site. Once completed, use of the interface allows for scheduling and override capabilities. Wireless access point and tablet should be supplied by others. Complete information on the control system can be found on the SiteWise website at philips.com/sitewise

101L Sconce LED

Wall Mount

Specifications

Housing

Main body cast housing and back plate made of a low copper die cast Aluminum alloy for a high resistance to corrosion, 0.100" (2.5mm) minimum thickness. Hinged door allows access to driver and LED compartment.

Mounting

Mounting is completed through integral back plate that features a separate recessed feature for hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Mounting plate is located in the center of the luminaire width and 3.5" above the luminaire bottom (lens down position). Luminaire ships fully assembled, ready to install.

Light Engine

Composed of 4 main components: Heat Sink / LED Module / Optical System / Driver. Electrical components are RoHS compliant. IP66 sealed light engines. LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

Heat Sink

Integral door/heat sink design made of low copper die cast Aluminum alloy for a high resistance to corrosion.

LED Module

Composed of high performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000K nominal (+/- 275K), CRI 70 Min. Available in other color temperatures including Cool White, 5700K and Warm White, 3000K.

SiteWise Network System

SiteWise system includes a controller fully integrated in the luminaire that enables the luminaires to communicate with a dimming signal transmitter cabinet located on site using patented central dimming technology. A locally accessible mobile app allows users to access the system and set functionalities such as ON/OFF, dimming levels and scheduling. SiteWise is available with motion response options in order to bring the light back to 100% when motion is detected. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems.

Hardware

All exposed screws shall be stainless and/or corrosion resistant and captive.

Optical System

The advanced LED optical systems provide IES Types 2, 3, 4. Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Dark sky compliant with 0% uplight and U0 per IESNA TM-15.

Driver

High power factor of 90% min. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC or 347 to 480 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Surge Protection

Each luminaire is provided as standard with surge protector (designed SP1) tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA.

Wiring (supplied by others)

Splices must be made in the junction box.

Finish

Five standard colors offered in textured black, white, bronze, dark gray and medium gray. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint 2.5 mils minimum. The thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. RAL and custom color matching available.

LED Products Manufacturing Standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with EC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

LED Useful Life

Luminaire Useful Life accounts for LED lumen maintenance. Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, LED LM-80/TM-21, expected to reach 100,000 + hours with >L70 lumen maintenance @ 25°C.

Certifications and Compliance

cULus Listed for Canada and USA suitable for wet locations when mounted downward facing. cULus Listed for Canada and USA suitable for damp locations when inverted upward facing when mounted in covered ceiling application. Emergency Battery Pack option is tested and listed to UL924 and CSA C22.2 No. 141-10 DesignLights Consortium qualified on models as listed on DLC QPL. Luminaire is rated for operation in ambient temperature of -40°C (-40°F) up to +40°C (+104°F).

Limited Warranty

5-year limited warranty. See [philips.com](https://www.philips.com)/warranties for details and restrictions. Visit our eCatalog or contact your local sales representative for more information.

101L Sconce LED

Wall Mount

LED Performance

Predicted lumen depreciation data ¹				
Ambient Temperature (°C)	Driver mA	Calculated L ₇₀ hours ^{1,2}	L ₇₀ per TM-21 ^{2,3}	Lumen Maintenance % @ 60,000 hours
25°C	up to 1200 mA	>100,000	>60,000	88%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours.

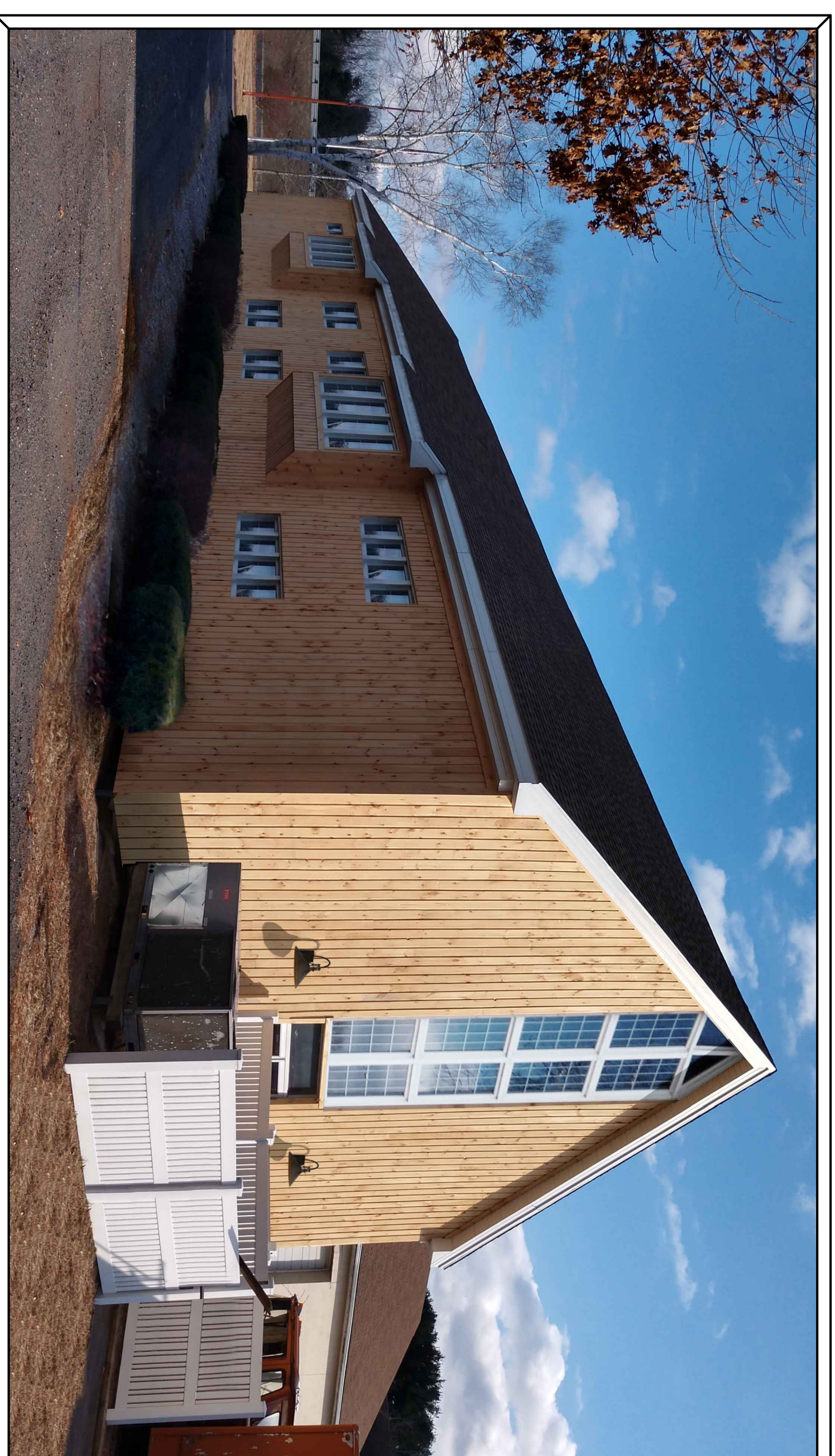


DRAWING INDEX

COVER
A00 FIRST FLOOR AND SECOND FLOOR
DEMOLITION PLAN
A11 FIRST AND SECOND FLOOR PLANS
BUILDING SECTIONS
A20
A21 TYPICAL WALL SECTIONS & WALL TYPES

THE BARN

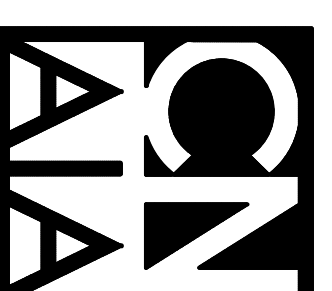
OFFICE RENOVATION PROJECT



119 GRISWOLD STREET, GLASTONBURY, CT 06033

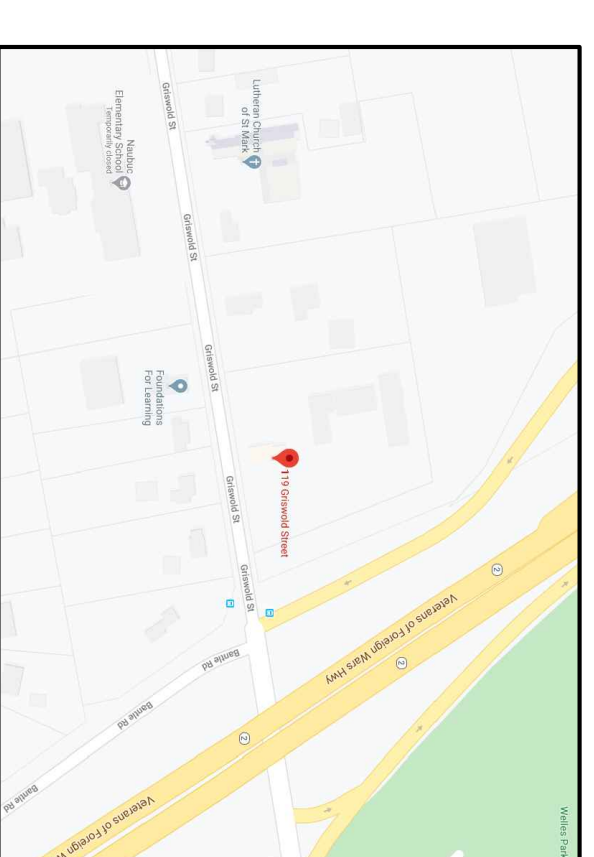
JUNE 16, 2020

ARCHITECT:

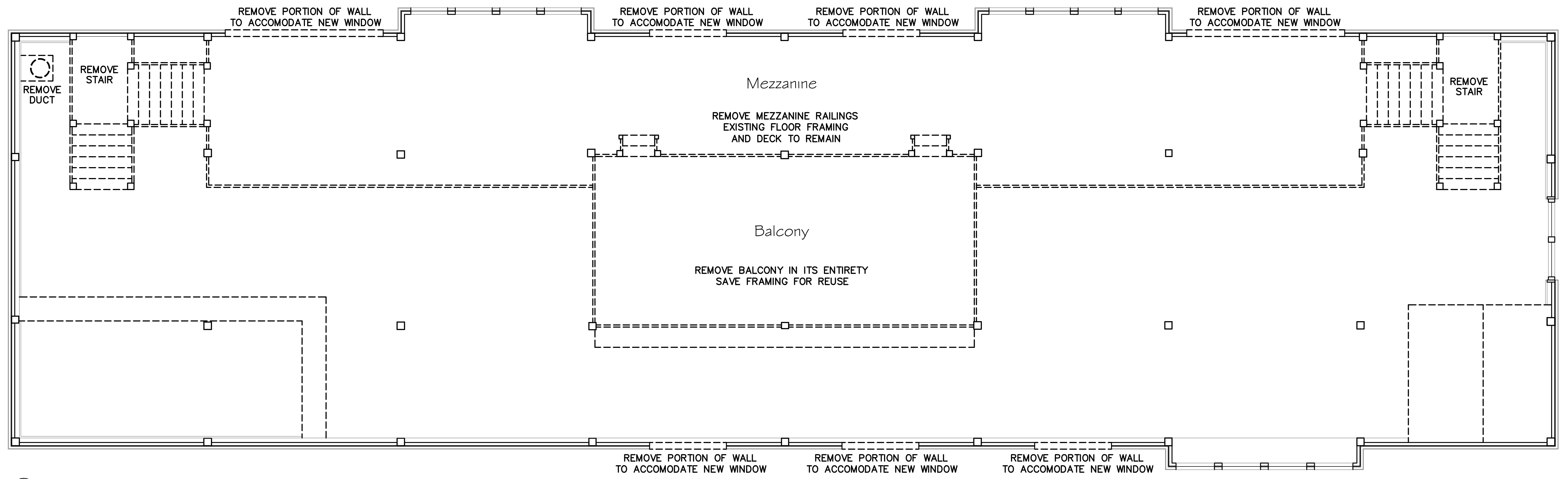


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1917 MAIN STREET
GLASTONBURY, CT 06033

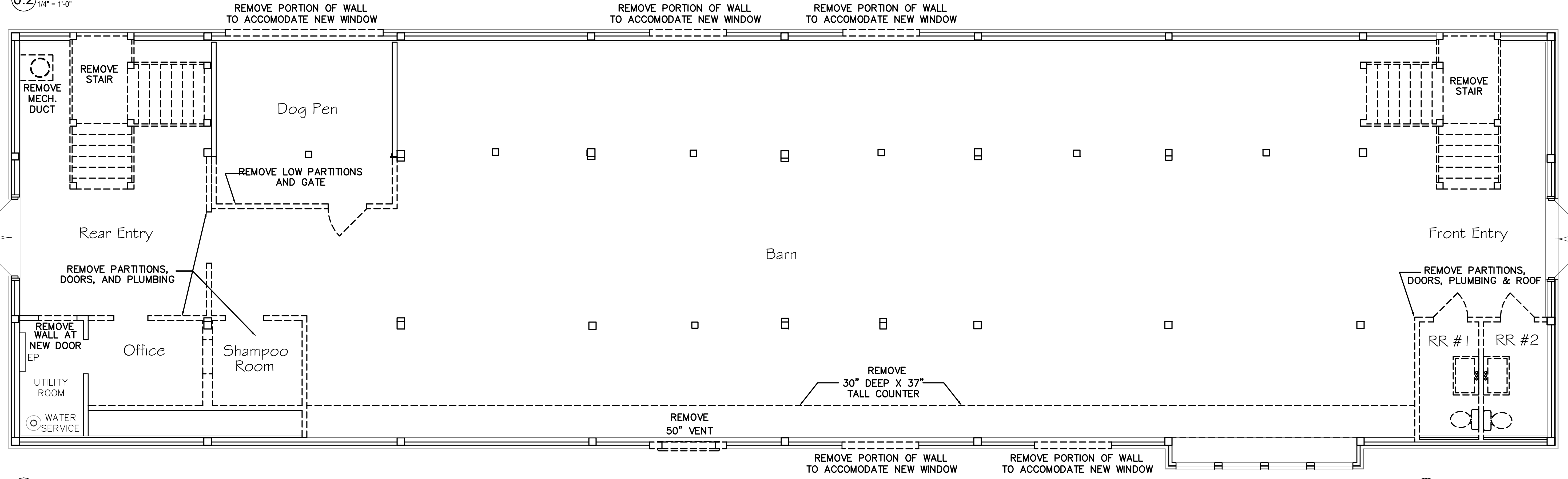
ISSUED FOR
DESIGN REVIEW
NOT FOR CONSTRUCTION



PROJECT LOCATION
NTS



0.2 MEZZANINE DEMOLITION PLAN
1/4" = 1'-0"



0.1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



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Barn Renovation Project

119 Griswold Street
Griswold, CT 06033

Drawing Name:
Demolition Plan

Issued for Design Review
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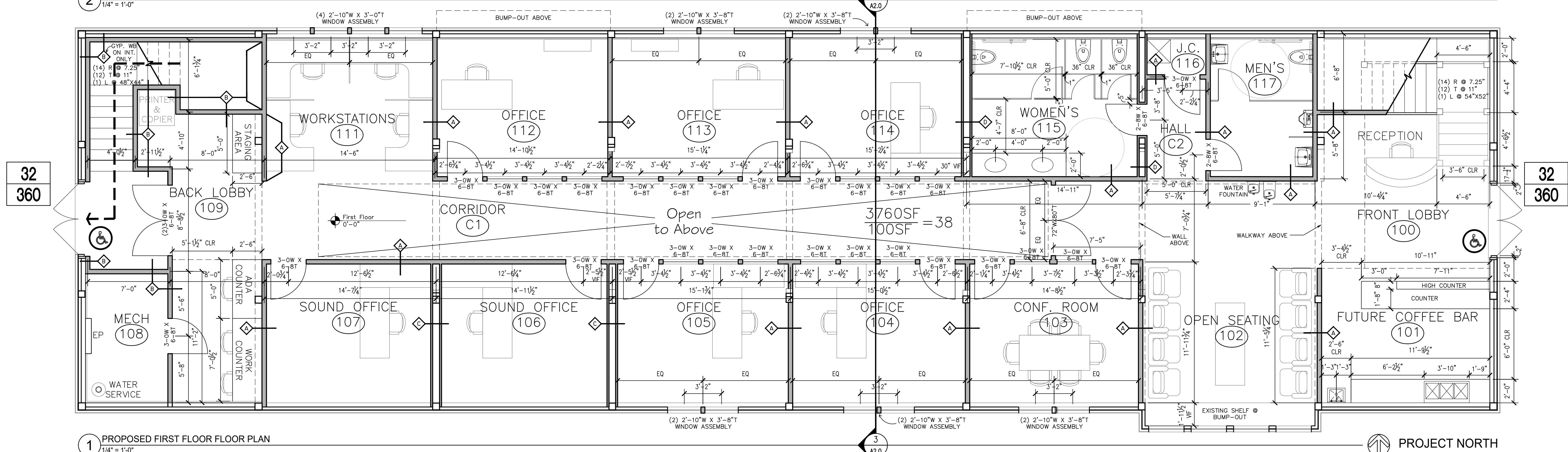
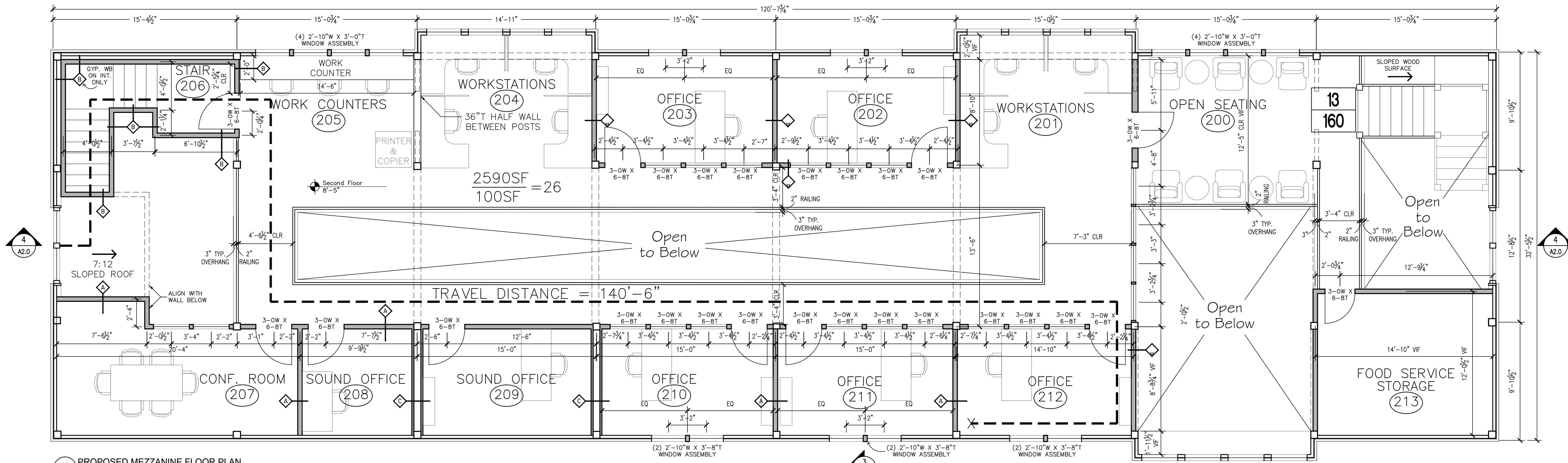
Scale: 1/4" = 1'-0"

Drawn By: CN / PS

Date: June 16, 2020

Drawing Number:

A1.0



Cheryl Newton
 Architects LLC
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 Glastonbury, CT 06033
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Barn Renovation Project

119 Griswold Street
 Griswold, CT 06033

Drawing Name:
**Proposed
 Floor Plan**

Issued for Design Review
 NOT FOR CONSTRUCTION

Scale: 1/4" = 1'-0"

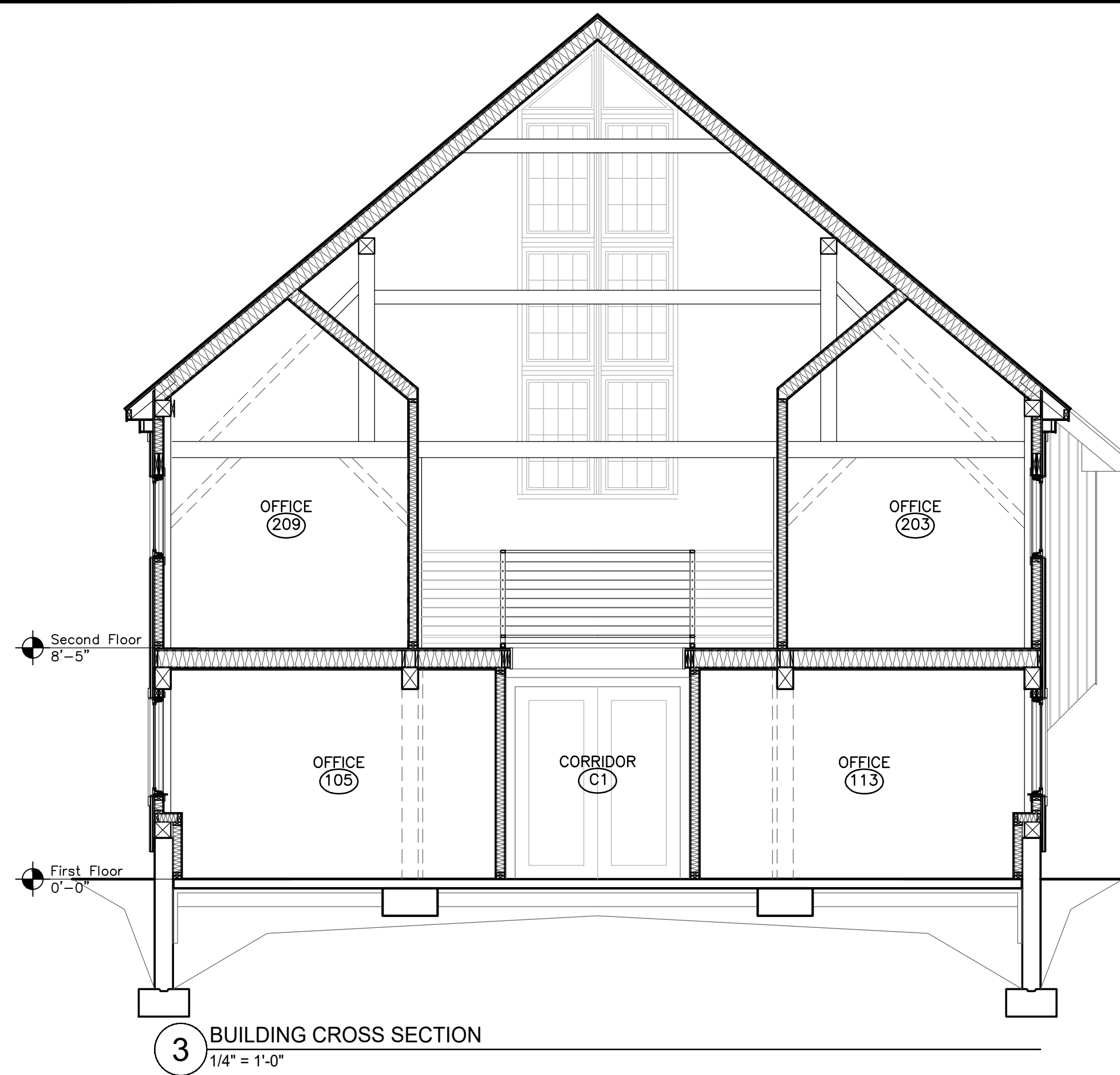
Drawn By: CN / PS

Date: June 16, 2020

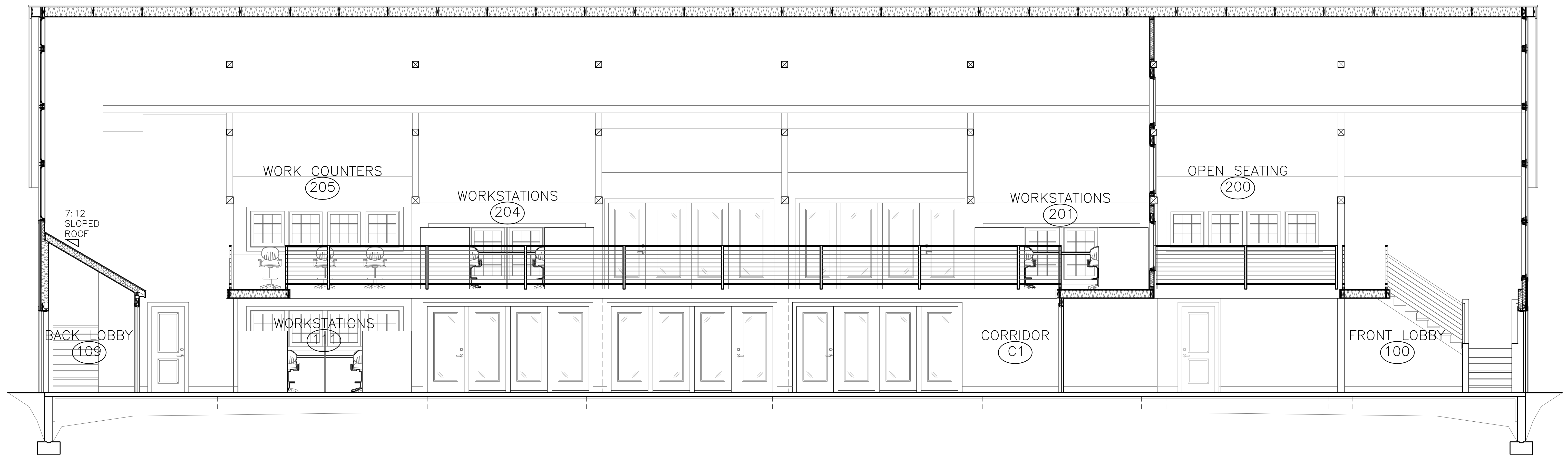
Drawing Number:

A1.1





3 BUILDING CROSS SECTION
1/4" = 1'-0"



4 BUILDING SECTION - LONGITUDINAL
1/4" = 1'-0"



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Drawing Name:
Building Sections

Issued for Design Review
NOT FOR CONSTRUCTION

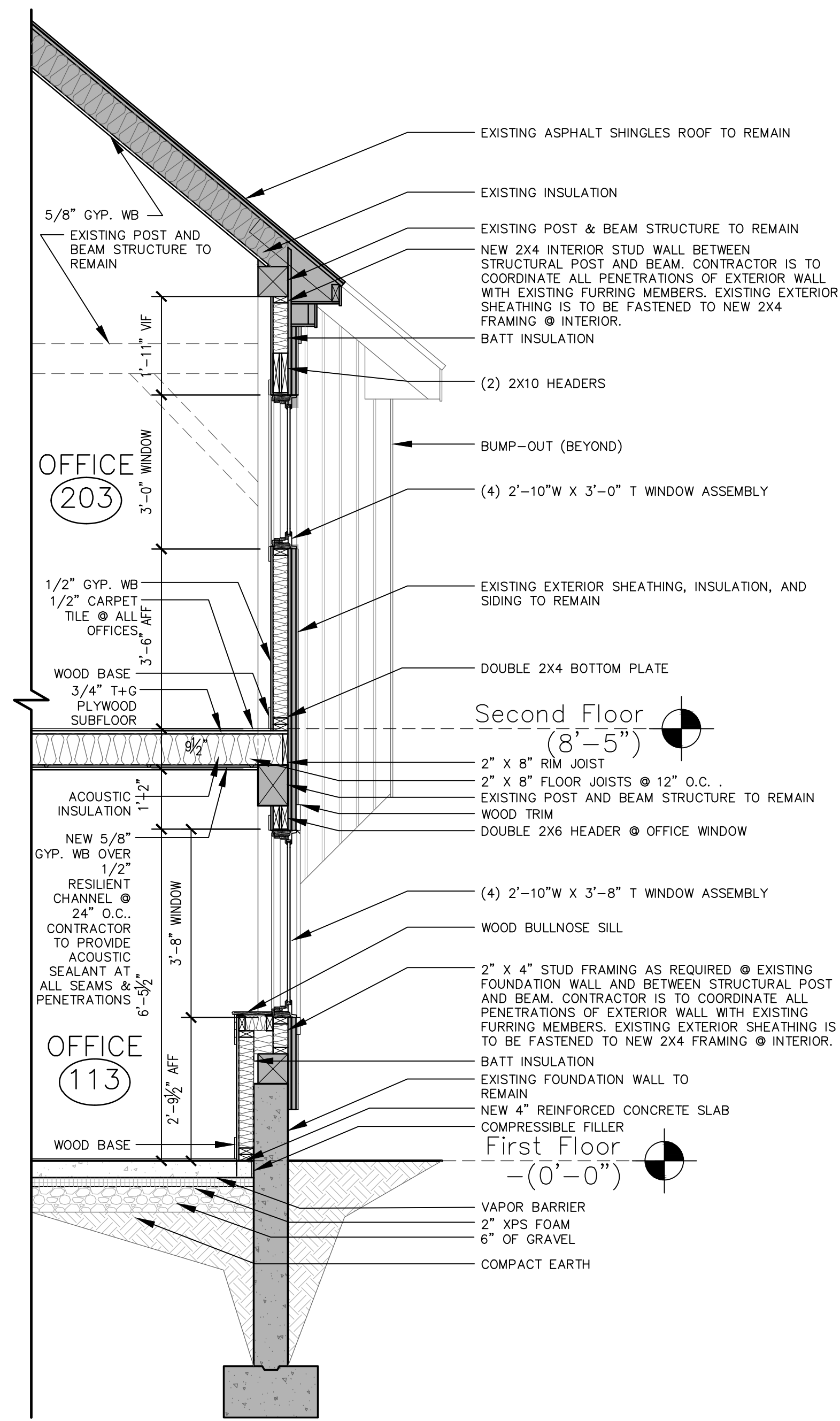
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Drawn By: CN / PS

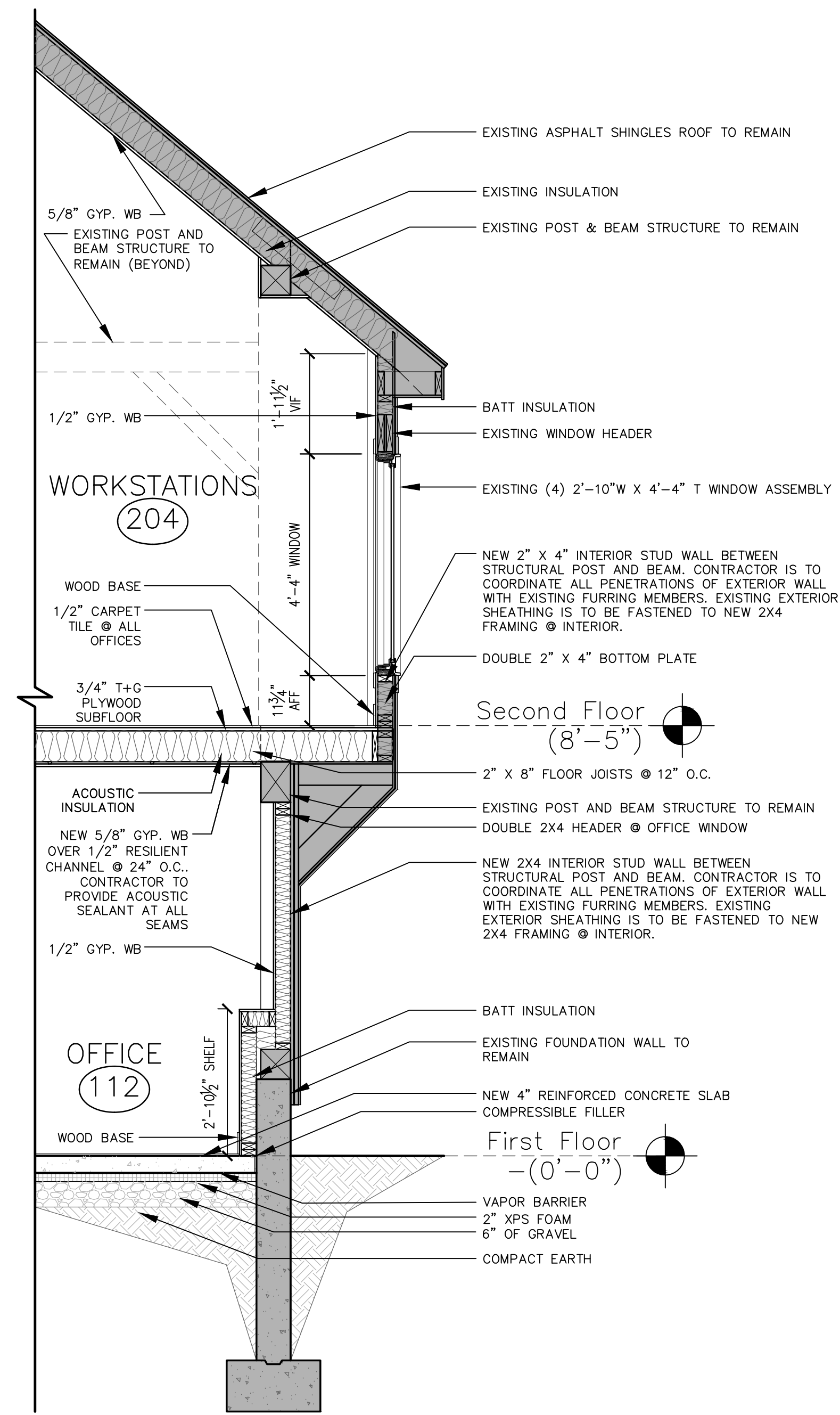
Date: June 16, 2020

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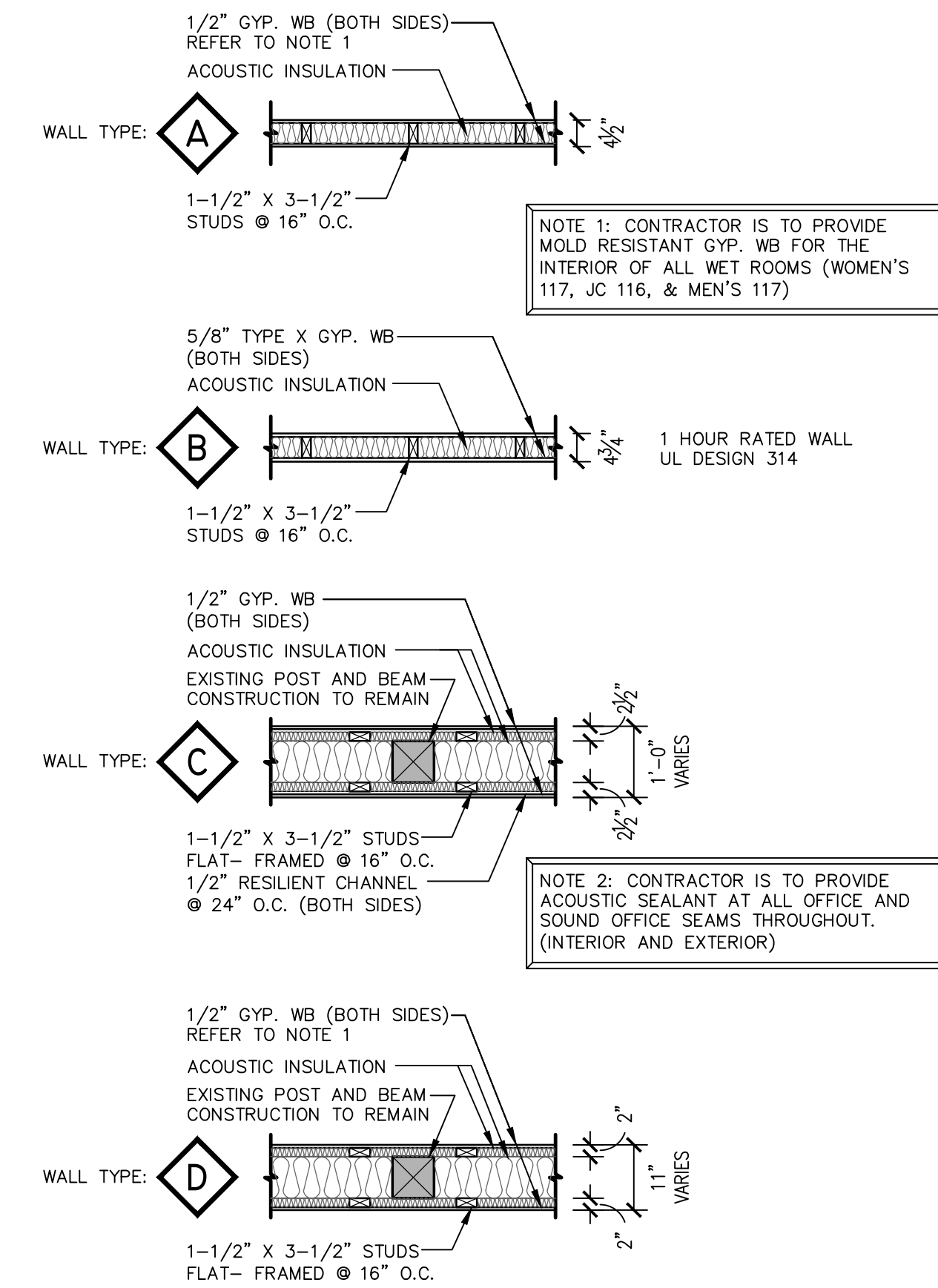
A2.0



5 TYPICAL WALL SECTION
1/2" = 1'-0"



6 TYPICAL WALL SECTION @ DORMER
1/2" = 1'-0"



NOTE 3: WHERE PARTITIONS ARE LOCATED BETWEEN EXISTING STRUCTURE, GYP. WB IS TO BE TRIMMED AS REQUIRED TO ACCOMMODATE EXISTING POST AND BEAM CONSTRUCTION. AT LOCATIONS WHERE THE WALL IS SHOWN FLUSH WITH EXISTING POST AND BEAM CONSTRUCTION, FRAMING SHALL BE FLUSH SUCH THAT GYP. WB. SHALL BE USED TO COVER THE EXISTING EXPOSED TIMBERS AT WALL LOCATION. WALL TYPE C IS EXEMPT FROM THIS NOTE AS EXISTING STRUCTURE IS INTENDED TO BE COMPLETELY OBSCURED.



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Drawing Name:

Typical Wall
Sections & Wall
Types

Issued for Design Review
NOT FOR CONSTRUCTION

Scale: 1/4" = 1'-0"

Drawn By: CN / PS

Date: June 16, 2020

Drawing Number:

A2.1