GRANOFF ARCHITECTS

TRANSMITTAL

TO:	Michael Wrinn, Town Planner	**Mi**	January 18, 2023
FROM:	Chris Cetola (Granoff Architects)	**PROJECT:**	Wilton Center Lofts (12 Godfrey Place)
CC:		**PROJECT NO:**	22013

FOR YOUR:

- ☐ Approval
- ☐ Distribution to Parties
- ☐ Information
- ☐ Use
- ☐ Review & Comment
- ☒ P&Z Submission
- ☒ Record
- ☐ Other

THE FOLLOWING:

- ☒ Drawings
- ☐ Shop Drawings
- ☐ Samples
- ☐ Specifications
- ☐ Photographs
- ☐ Product Literature
- ☐ Change Order
- ☐ Disk (DXF / DWG)
- ☐ Other (See Below)

VIA:

- ☒ Email
- ☐ Mail
- ☒ Over Night Express

COPIES: 1 **DATE:** Jan. 23, 2023

MESSAGE: Hello Michael,

Please find the attached current set of Architectural and Landscape drawings for the above mentioned project along with a memo comparing the Draft Regulations and Master Plan to this proposed project. A hard copy of these documents will be delivered to you tomorrow via FedEx.

GRANOFF ARCHITECTS

DATE:	January 18, 2023
TO:	Town of Wilton Planning & Zoning Commission
FROM:	Richard Granoff (Granoff Architects)
REGARDING:	Wilton Center Lofts - 12 Godfrey Place

MESSAGE:

In response to our previous meeting with the Planning & Zoning Commission on 1/9/2023, we have carefully reviewed the Draft Regulations & Master Plan prepared by BFJ and have the following comments:

1) Our 20' proposed rear yard setback is the same as the Draft Regulations & Master Plan (DRMP)
2) Our 10' proposed front yard setback conforms with the "build to line" of the DRMP
3) Our proposed building coverage is 62%. The proposed DRMP is 50%, but Committee discussions seem to headed to 65% coverage; so we would comply
4) Our proposed site coverage is 73%, and the Draft DRMP allows 80%
5) Our proposed building height is 51.5', and the DRMP proposes 48'; we would recommend increasing the DRMP allowable height to 52', to allow for sufficient ceiling heights in a 4-story building
6) Proposed 4-story building; DRMP recommends 4-5 stories
7) Our proposed parking spaces per unit is 1.30; DRMP is 1.35
8) Proposed 5' wide sidewalks; DRMP recommends 5'
9) Pedestrian throughway concepts proposed, per the DRMP
10) Design standards conform substantially to the DRMP
11) Public frontage, with the new sidewalks and pocket park, conform to the DRMP
12) Civic space, with pocket park and benches, conform to the DRMP
13) Frontage edging elements conform to the DRMP
14) Form standards conform to the DRMP
15) Bike storage conforms to the DRMP
16) Solar PV system: We are proposing one, as recommended by the DRMP

17) Sustainability: Not mentioned in the DRMP, but we are proposing to build the “Greenest Building in Wilton”. Besides rooftop PV solar, this will include 6 EV chargers in the garage, electric air-cooled heat pump systems at each apartment, a super-insulated building envelope, all-LED lighting, low-flow plumbing fixtures and a terrace for each unit. This will set an example for future development in town.
18) In summary, we feel strongly that Wilton Center Lofts, as proposed, will set the “gold standard” for future development in Wilton

WILTON CENTER LOFTS
12 GODFREY PLACE WILTON, CT

DRAWING INDEX

Dwg No.	Title	Issued For: Planning & Zoning DATE: Sept. 30, 2022	Planning & Zoning Dec. 27, 2022	Planning & Zoning Jan. 23, 2023		
T100	Title Sheet		X	X	X	
Civil Engineer Drawings *Redniss & Mead*						
PSTS	Property & Topographic Survey		X			
SE-1	Site Development Plan		X			
SE-2	Sedimentation & Erosion Control Plan		X			
SE-3	Details & Soil Data		X			
SE-4	Details		X			
Landscape Drawings *Granoff Architects*						
L100	Landscape Plan		X	X	X	
Architectural Drawings *Granoff Architects*						
AS100	Architectural Site Plan & Zoning Information		X	X	X	
AS101	Context Images		X		X	
A100	Ground Floor Plan		X	X	X	
A101	First Floor Plan		X		X	
A102	Second Floor Plan		X		X	
A103	Penthouse Floor Plan		X		X	
A104	Roof Plan		X	X	X	
A200	Ground Floor Exterior Lighting Plan		X		X	
A201	First Floor Exterior Lighting Plan		X		X	
A202	Second Floor Exterior Lighting Plan		X		X	
A203	Penthouse Floor Exterior Lighting Plan		X		X	
A300	Building Elevations (West & East)		X	X	X	
A301	Building Elevations (North & South)		X	X	X	
A302	Exterior Renderings		X		X	
A302A	Exterior Renderings		X		X	
A302B	Exterior Renderings		X		X	
A303	Exterior Materials		X		X	
A304	Signage		X		X	
A400	Building Sections		X	X	X	
L-1	Ground Floor Photometric Calculation		X		X	
L-2	First & Second Floor Photometric Calculation		X		X	
L-3	Penthouse Floor Photometric Calculation		X		X	

SITE LOCATION

N

PROPERTY LOCATION MAP

NTS

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330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

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CONSULTANTS

CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460 ext. 16
rb@granoffarchitects.com

REVISIONS

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1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z SUBMISSION	CC

PHASE

P&Z SUBMISSION
NOT FOR CONSTRUCTION

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **01/23/2023** SCALE: AS NOTED

DRAWING TITLE
COVER SHEET

DRAWING NO.

T100

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PLOT DATE: 1/23/2023 11:42:36 AM FILE NAME: C:\Users\Chris\Documents\Revit Local Files\22013_WILTON CENTER LOFTS_CENTRAL_chris.rvt

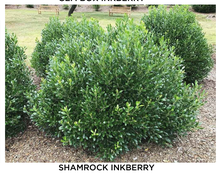
BALCONY PLANTERS

UPRIGHT TAXUS

ENTRY GROUNDCOVER

SEDUM ANGELINA

GEM BOX INKBERRY



SHAMROCK INKBERRY

INKBERRY

SUMMER

FALL COLOR - MATURE TREE

BALD CYPRESS

SUMMER

FALL

WINTER

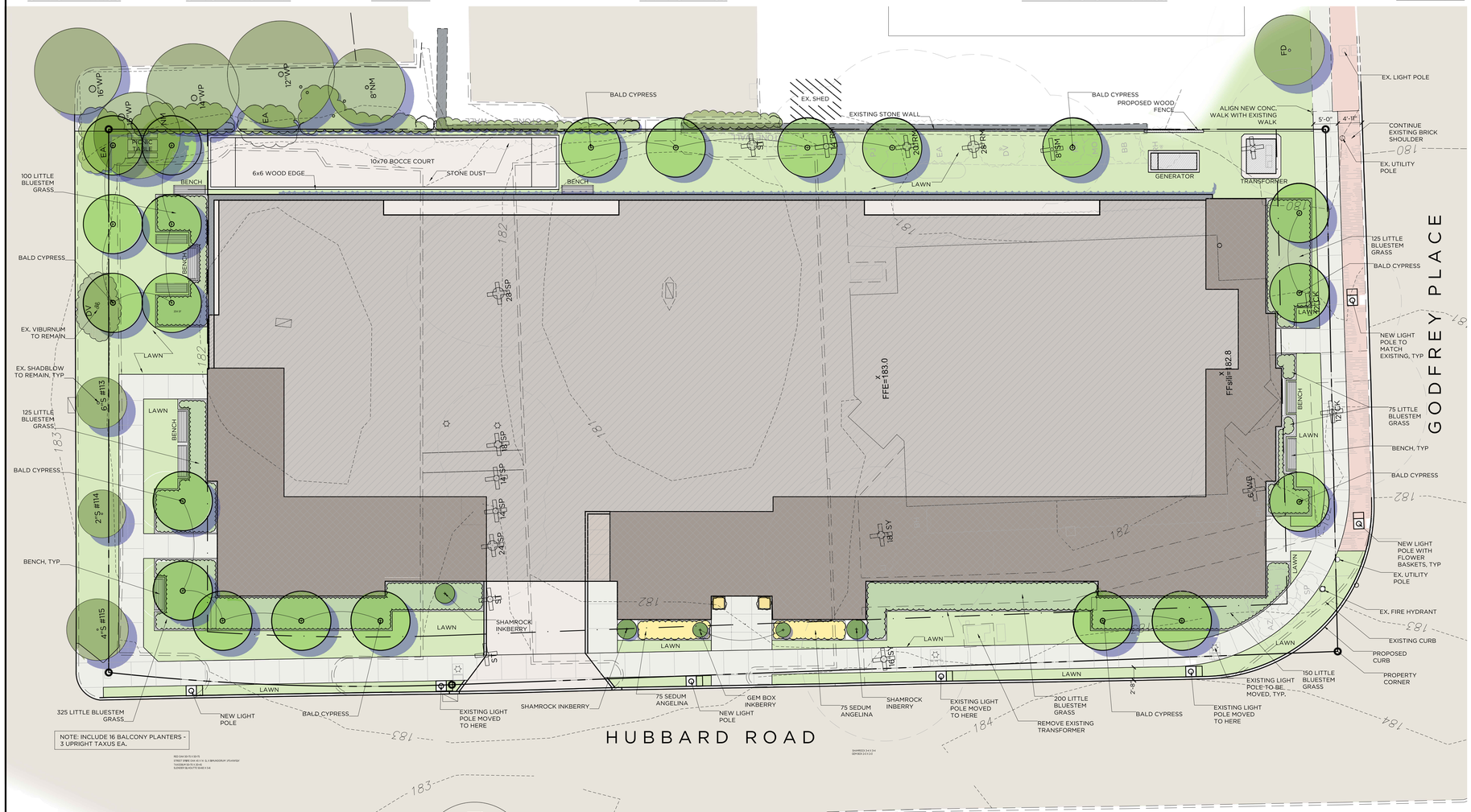
LITTLE BLUESTEM GRASS

POLE LIGHT

EXISTING VIBURNUM

EXISTING SHADBLOW

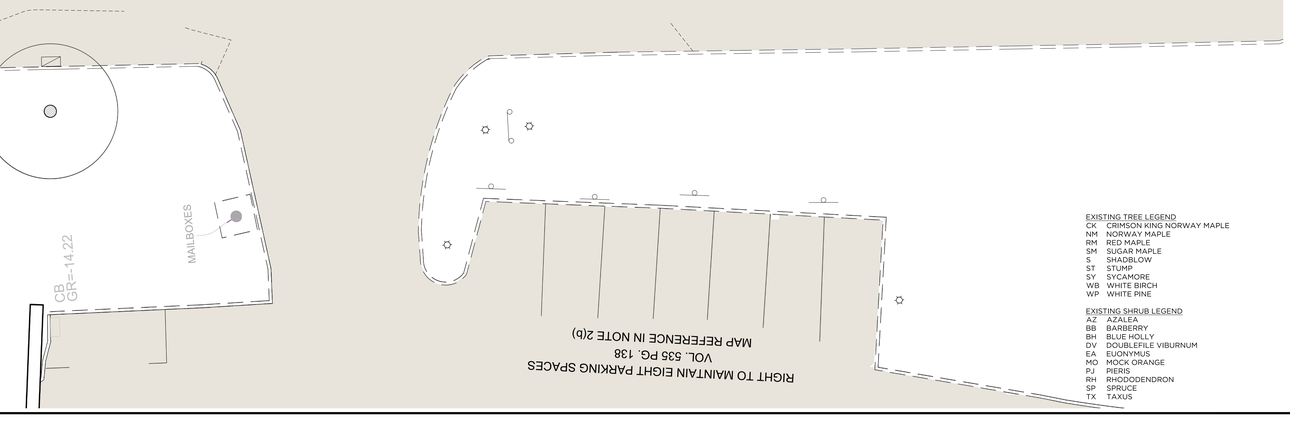
PROPOSED FENCE



NOTE: INCLUDE 16 BALCONY PLANTERS - 3 UPRIGHT TAXUS EA.

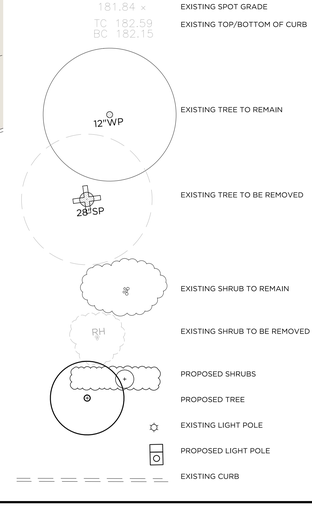
PLANT LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
	TREES			
21	BALD CYPRESS	TAXODIUM DISTICHUM	3"C	7' CLEAR BELOW
	SHRUBS			
2	GEM BOX INKBERRY	ILEX GLABRA 'GEM BOX'	18"	
3	SHAMROCK INKBERRY	ILEX GLABRA 'SHAMROCK'	2.5-3'	
48	UPRIGHT TAXUS	TAXUS BACCATA 'FASTIGIATA'	3'	3/BALCONY PLANTER
	GROUND COVERS			
1100	LITTLE BLUESTEM GRASS	SCHYZACHARUM SCOPARIUM 'THE BLUES'	LP	16"OC
150	SEDUM ANGELINA	SEDUM ANGELINA	LP	12"OC



EXISTING TREE LEGEND
CK CRIMSON KING NORWAY MAPLE
NM NORWAY MAPLE
RM RED MAPLE
SM SUGAR MAPLE
S SHADBLOW
ST STUMP
SY SYCAMORE
WB WHITE BIRCH
WP WHITE PINE

EXISTING SHRUB LEGEND
AZ AZALEA
BB BARBERRY
BH BLUE HOLLY
DV DOUBLEFILE VIBURNUM
EA EUONYMUS
MO MOCK ORANGE
PJ PIERIS
RH RHODODENDRON
SP SPRUCE
TX TAXUS



GRANOFF ARCHITECTS

330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460 ext. 16
rb@granoffarchitects.com

North

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	09.27.22	REVISED GENERATOR, TRANSFORMER	
2	12.20.22	REVISED - GENERATOR, AC, ADD'L TREES & PARK BENCHES, NATIVE PLANTS	
3	01.23.23	SUBMITTAL P&Z	

PHASE

PROGRESS PRINT
NOT FOR CONSTRUCTION

09/09/2022

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: 22013

DRAWN BY: RB | PROJ. MANAGER: RG

DATE: **09.09.22** | SCALE: **1" = 10'**

DRAWING TITLE
LANDSCAPE PLAN

DRAWING NO.
L100

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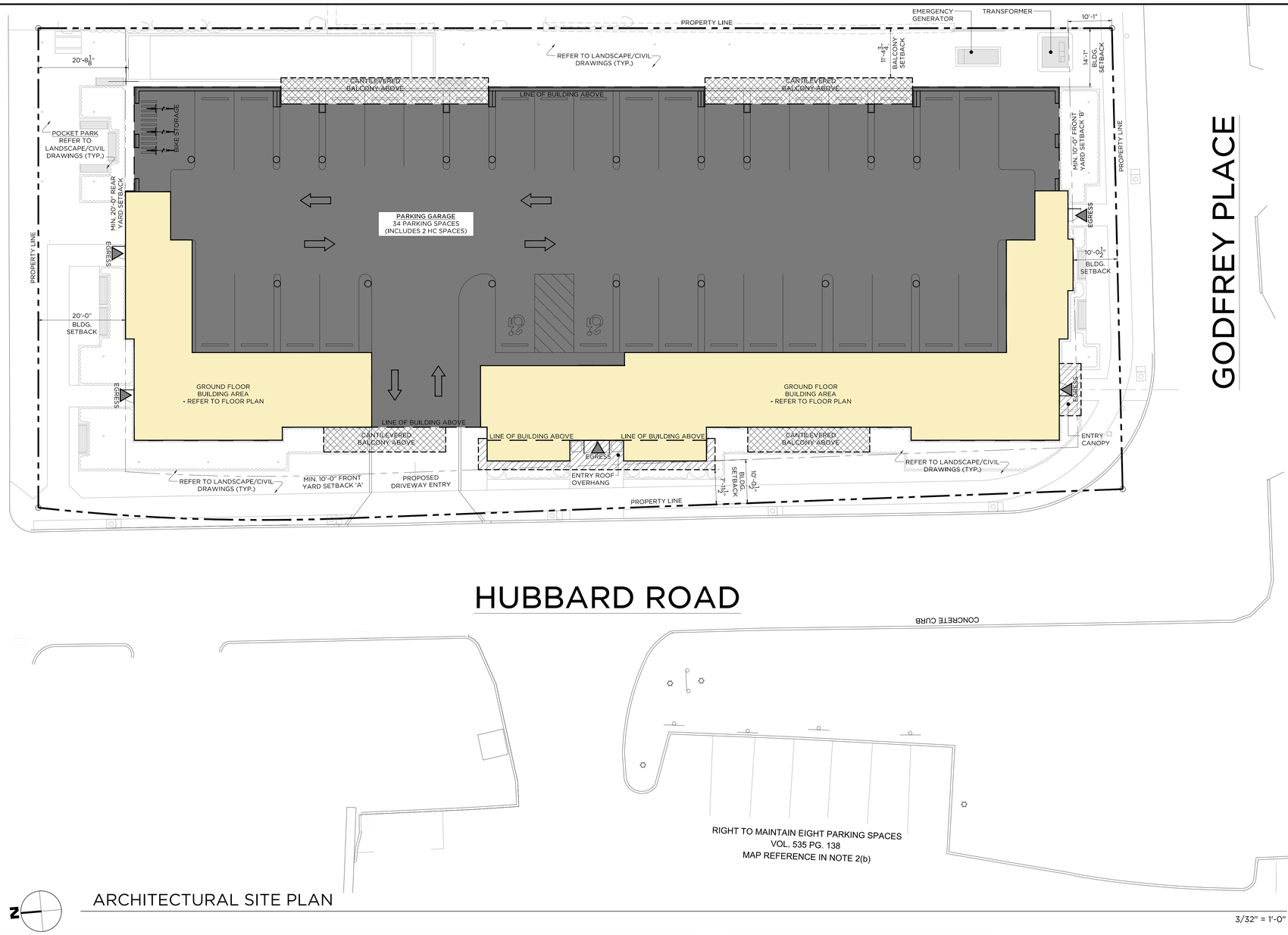

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ARCHITECTURAL SITE PLAN

3/32" = 1'-0"

WILTON CENTER LOFTS BUILDING & ZONING INFORMATION

WILTON CENTER LOFTS ZONING CHART

ZONING DISTRICT: WC WILTON CENTER

ITEM	REQUIRED	PROPOSED
FRONT YARD SETBACK 'A' (MIN./MAX.)	10' /20'	**10'-0 1/2"**
FRONT YARD SETBACK 'B' (MIN./MAX.)	10' /20'	**10'-0 1/2"**
SIDE YARD SETBACK	0' MIN.	**11'-4 3/4"**
REAR YARD SETBACK	20' MIN.	**20'-0"**
PARKING/LOADING SETBACK	0' MIN.	**14'-1"**
BUILDING HEIGHT (STORIES/FEET)	3 STORIES/42' MIN.	**4/51'-6"**
BUILDING COVERAGE (%)	30% MAX.	**62%***
SITE COVERAGE (%)	80% MAX.	**73%***
LOT SIZE	N/A	**27,246 SF**
LOT FRONTAGE	N/A	**N/A**
LOT WIDTH	N/A	**N/A**
FLOOR AREA RATION (F.A.R.)	0.5 MAX.	**1.91**

* REFER TO CIVIL DRAWINGS

WILTON CENTER LOFTS FLOOR AREA CALCULATIONS

FLOOR	NON-RENTABLE AREA (SF)	RENTABLE AREA (SF)	TOTAL GROSS FLOOR AREA (SF)
GROUND	4,753.8	0.0	4,753.8
FIRST	1,729.0	14,583.7	16,312.7
SECOND	1,729.0	14,583.7	16,312.7
PENTHOUSE	1,722.5	12,826.5	14,549.0
TOTAL	**9,934.3**	**41,993.9**	**51,928.2**

FLOOR AREA RATIO (F.A.R.) = TOTAL GROSS FLOOR AREA / LOT AREA

FLOOR AREA RATIO (F.A.R.) = 51,928.2 SF / 27,246.6 SF

FLOOR AREA RATIO (F.A.R.) = 1.91

WILTON CENTER LOFTS UNIT MIX CHART

		QUANTITY			
UNIT TYPE	SF	1ST FLOOR	2ND FLOOR	PENTHOUSE	TOTAL
1BR-A	829.2	6	2	0	**8**
1BR-B (DEN)	921.3	2	2	0	**4**
1BR-C (DEN)	1,249.6	0	0	1	**1**
2BR-A	1,177.3	4	0	0	**4**
2BR-B (DEN)	1,474.4	1	1	0	**2**
2BR-C (DEN)	1,582.3	1	1	0	**2**
2BR-D (DUPLEX)	1,465.8	0	4	0	**4**
2BR-E (DEN)	1,409.5	0	0	1	**1**
3BR-A (DUPLEX)	2,330.5	0	4	0	**4**
3BR-B	1,504.1	0	0	2	**2**
TOTAL		**14**	**14**	**4**	**32**

UNIT TYPE	TOTAL	PERCENT
1BR	**8**	25.00%
1BR (DEN)	**5**	15.63%
2BR	**4**	12.50%
2BR (DEN)	**5**	15.63%
2BR (DUPLEX)	**4**	12.50%
3BR	**2**	6.25%
3BR (DUPLEX)	**4**	12.50%
TOTAL	**32**	100.00%

PARKING COUNT	
LOCATION	COUNT
ON-SITE	34*
OFF-SITE	8
TOTAL	42

* INCLUDES (2) H.C. SPACES & (8) E.V. CHARGING STATIONS

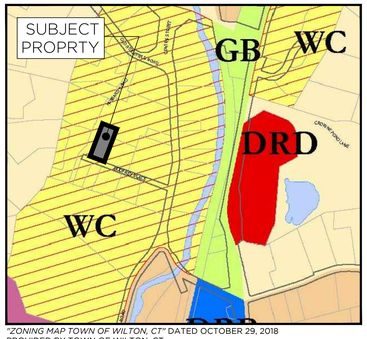
SPACES/UNIT	1.31

PROPOSED AFFORDABLE DWELLING UNITS (ADU)

- MINIMUM 10% ADU'S REQUIRED: (32) UNITS x 10% = (3.2) = (4) ADU'S REQUIRED
- (4) ADU'S PROPOSED: SEE BELOW FOR ADU MIX

UNIT #	UNIT TYPE	FLOOR
103	1BR-A - ONE BEDROOM, ONE BATH	FIRST FLOOR
104	2BR-B (DEN) - TWO BEDROOM, TWO BATH, W/ DEN	FIRST FLOOR
205	1BR-A - ONE BEDROOM, ONE BATH	SECOND FLOOR
301	3BR-B - THREE BEDROOM, TWO BATH	PENTHOUSE FLOOR

NOTE: FINAL ADU MIX TO BE APPROVED BY AHJ.



"ZONING MAP TOWN OF WILTON, CT" DATED OCTOBER 29, 2018
PROVIDED BY TOWN OF WILTON, CT

N

ZONING MAP

NTS

SITE PLAN LEGEND

- GROUND FLOOR BUILDING AREA
- COVERED GARAGE AREA
- CANTILEVERED BALCONY ABOVE
- ENTRY ROOF OVERHANG/CANOPY ABOVE
- EGRESS — BUILDING EGRESS EXIT POINT

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330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

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CONSULTANTS

CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

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330 RAILROAD AVENUE
GREENWICH, CT 06830
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rb@granoffarchitects.com

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1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z SUBMISSION	CC

PHASE
P&Z SUBMISSION
NOT FOR CONSTRUCTION

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WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: 22013

DRAWN BY: CC/GC PROJ. MANAGER: RG

DATE: 01/23/2023 SCALE: AS NOTED

DRAWING TITLE
ARCHITECTURAL SITE PLAN & ZONING INFORMATION

DRAWING NO.
AS100

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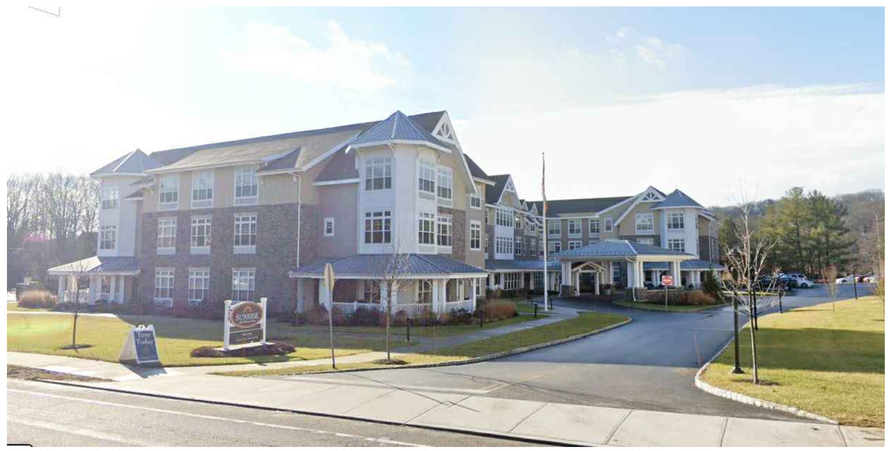
THE IVY AT WILTON CENTER - 3 HUBBARD ROAD WILTON, CT

23 HUBBARD ROAD WILTON, CT

148 OLD RIDGEFIELD ROAD, WILTON CT

195 DANBURY ROAD, WILTON CT (OFFICE)

200 DANBURY ROAD WILTON, CT



SUNRISE SENIOR LIVING 211 DANBURY ROAD WILTON, CT

GRANOFF ARCHITECTS

330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

WWW.GRANOFFARCHITECTS.COM

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22 FIRST STREET
STAMFORD, CT 06905
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CONTEXT IMAGES

DRAWING NO.

AS101

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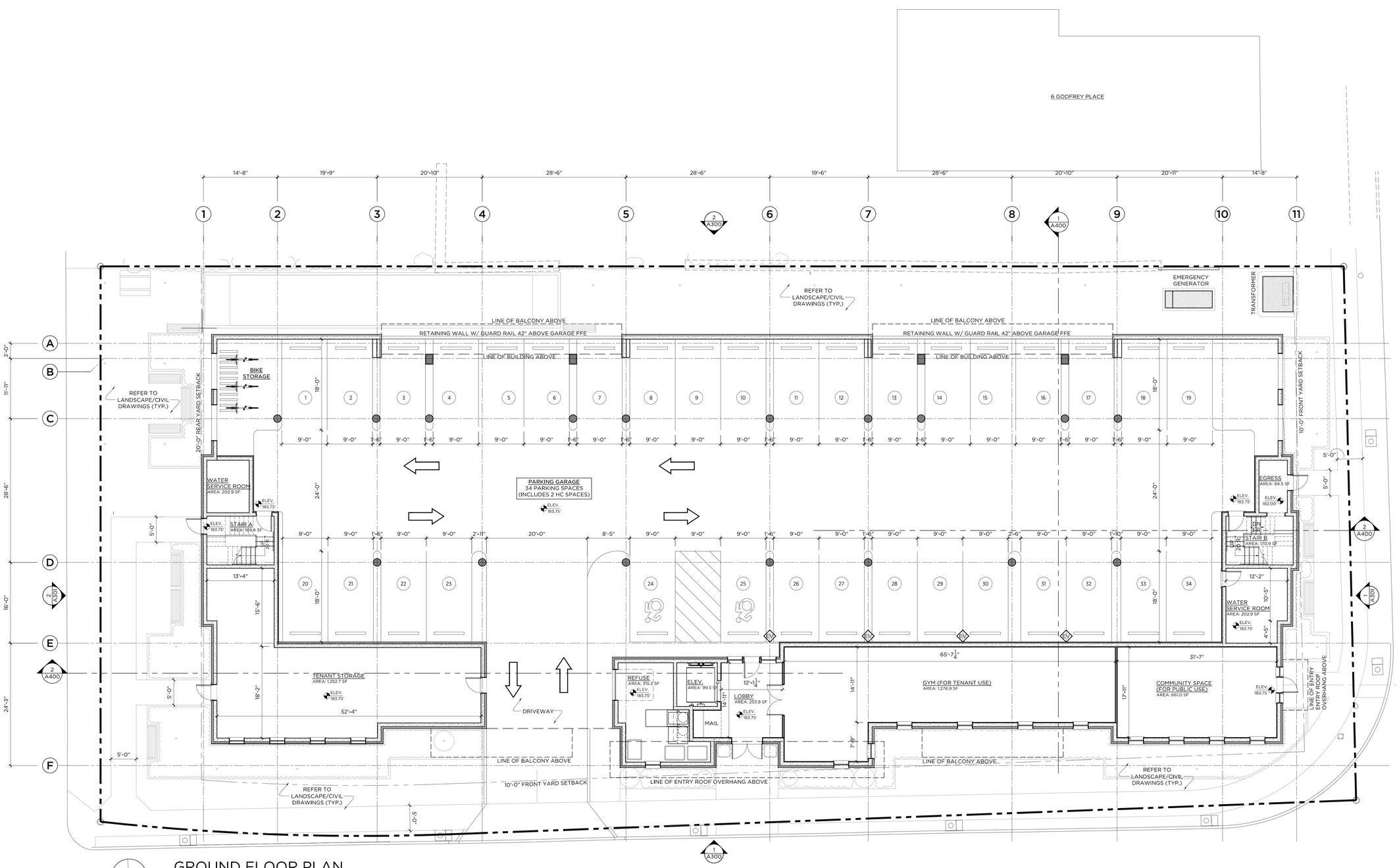

Z

GROUND FLOOR PLAN

1/8" = 1'-0"

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330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

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DRAWING TITLE

GROUND FLOOR PLAN

DRAWING NO.

A100

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Ver: 19.2021.1 C:\Users\cc\Desktop\Revit Documents\22_01_WiltonCenterLofts_R19_cc.rvt

FIRST FLOOR PLAN

1/8" = 1'-0"

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330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

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CONSULTANTS

CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

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FIRST FLOOR PLAN

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Jan 31, 2023 - 12:26pm - jcarroll - N:\Projects\22013 Wilton Center Lofts\Revit\22013_CENTRAL.rvt

SECOND FLOOR PLAN

1/8" = 1'-0"

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CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460 ext. 16
rb@granoffarchitects.com

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PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **01/23/2023** SCALE: AS NOTED

DRAWING TITLE

SECOND FLOOR PLAN

DRAWING NO.

A102

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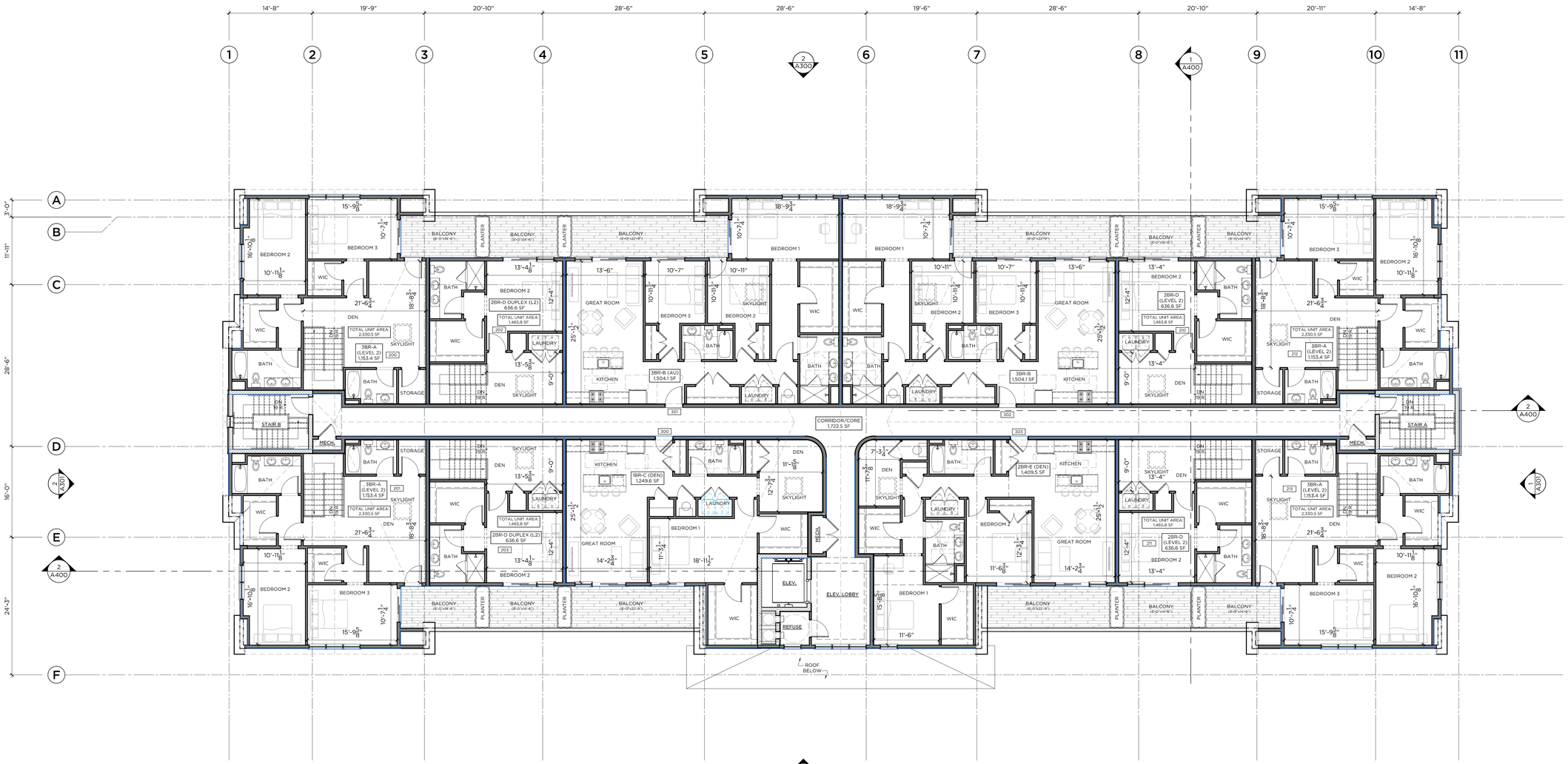
Do Not Scale Drawing. Design Drawings by GA Architectural Graphics, 2020 Granoff Architects



PENTHOUSE FLOOR PLAN

1/8" = 1'-0"

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GREENWICH, CT 06830

203.625.9460

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CONSULTANTS

CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460 ext. 16
rb@granoffarchitects.com

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PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: 22013
DRAWN BY: CC/GC PROJ. MANAGER: RG
DATE: 01/23/2023 SCALE: AS NOTED

DRAWING TITLE
PENTHOUSE FLOOR PLAN

DRAWING NO.
A103

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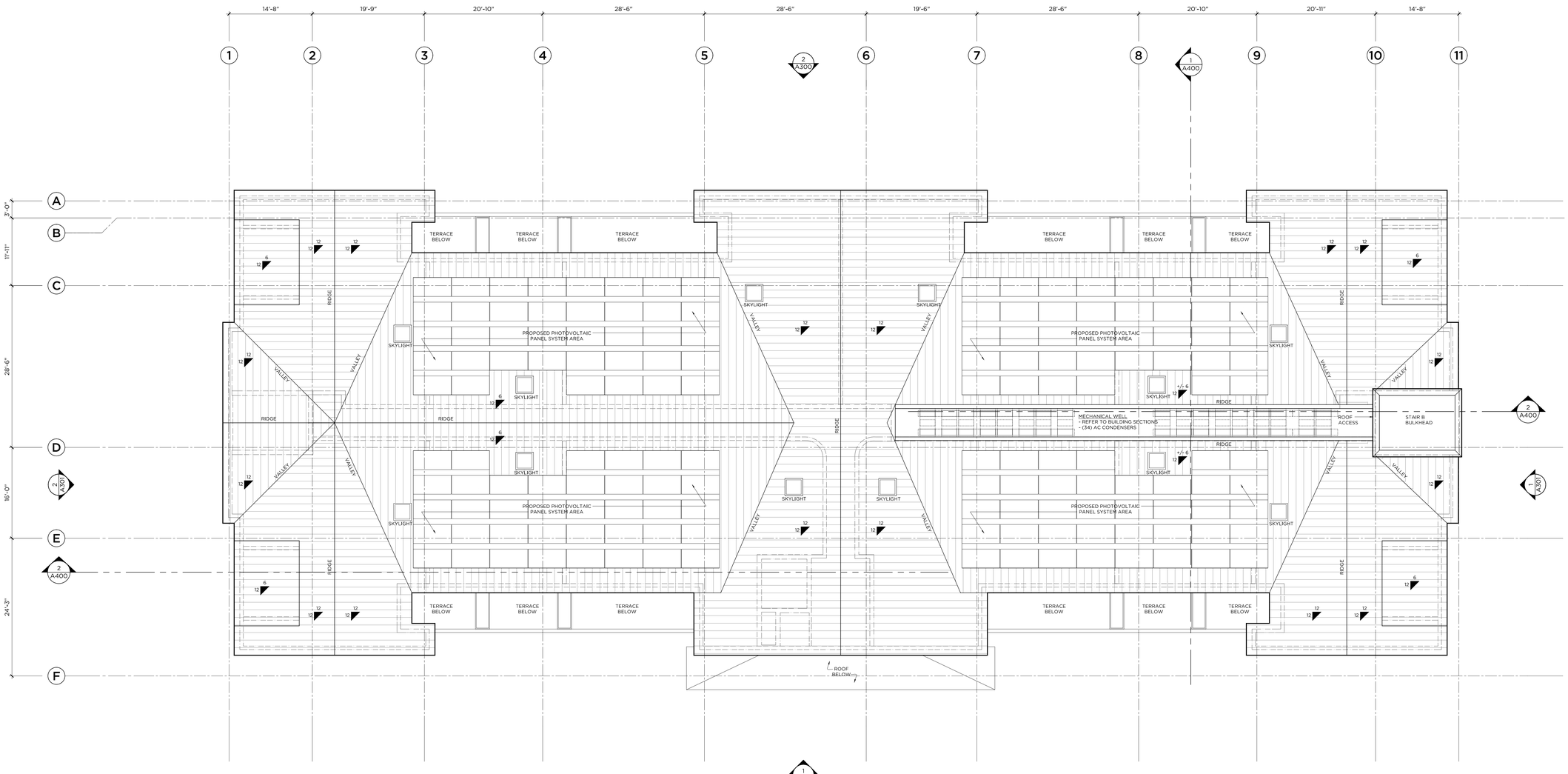
Jan 24, 2023 2:10 pg:\projects\22013_wilton center lofts\2_design documents\01_cd_revit\22013_wilton center lofts.rvt



ROOF PLAN

1/8" = 1'-0"

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GREENWICH, CT 06830

203.625.9460

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CONSULTANTS

CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

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GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460 ext. 16
rb@granoffarchitects.com

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PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

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DRAWING TITLE

ROOF PLAN

DRAWING NO.

A104

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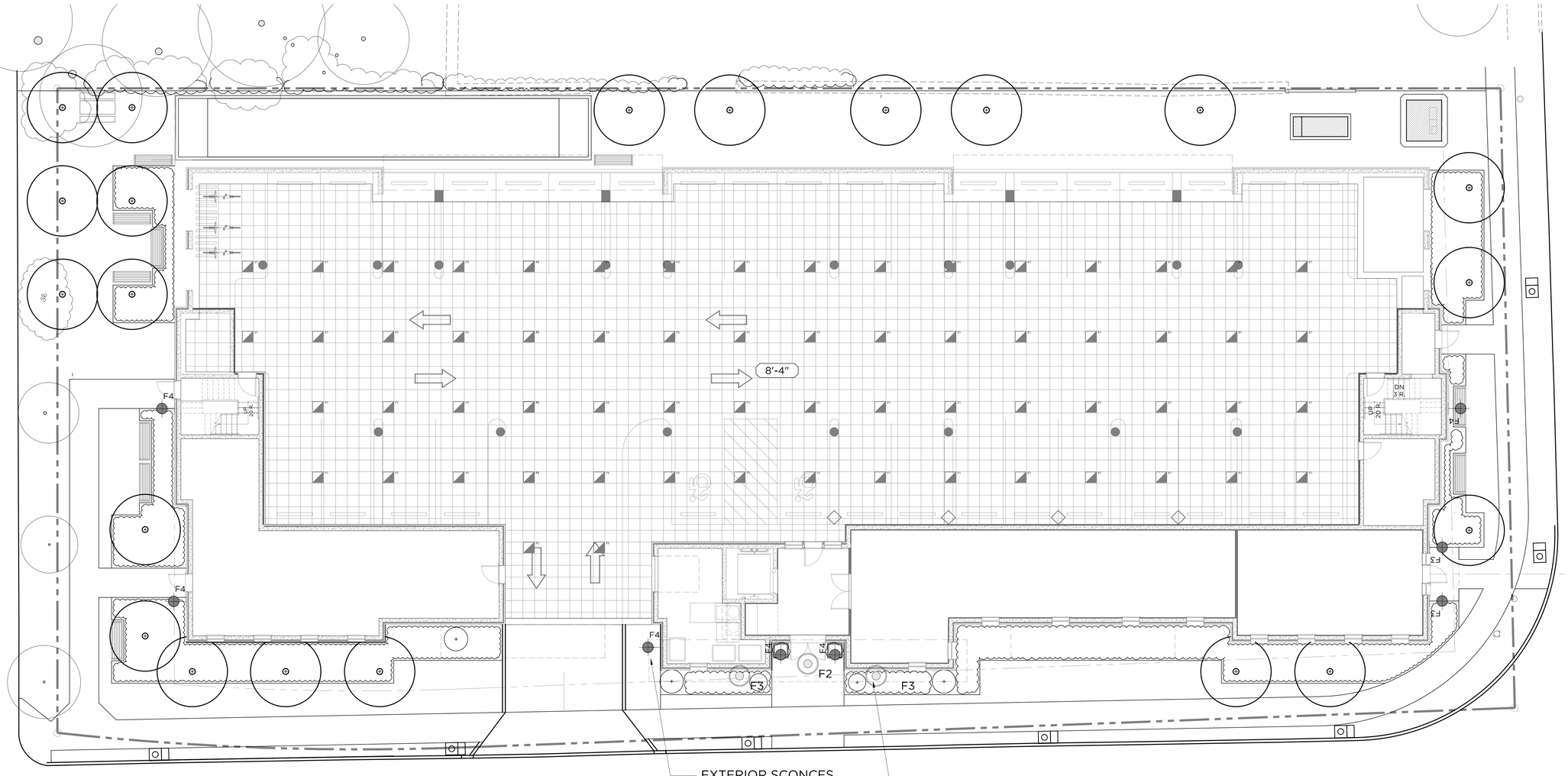

LIGHTING FIXTURE LEGEND

(SEE SPECIFICATIONS FOR FIXTURES BY CODES, AND SPEC DRAWINGS FOR LOCATIONS)

KEY	TYPE	MODEL	REMARKS
F1	EXTERIOR RECESSED 2X2 LED		
F2	EXTERIOR DOWNLIGHT		
F3	EXTERIOR DOWNLIGHT (ADJUSTABLE)		
F4	EXTERIOR UP/DOWN WALL SCONCE (LARGE)		
F5	EXTERIOR UP/DOWN WALL SCONCE (SMALL)		

GROUND FLOOR EXTERIOR LIGHTING PLAN

GARAGE

1/8" = 1'-0"

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330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

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CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460 ext. 16
rb@granoffarchitects.com

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JOB NO.: **22013**

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GROUND FLOOR EXTERIOR LIGHTING PLAN

DRAWING NO.

A200

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LIGHTING FIXTURE LEGEND

(SEE FIXTURES AS REQUIRED BY CODE, SEE ARE FOR DRAWINGS FOR LOCATIONS)

KEY	TYPE	MODEL	REMARKS
F1	EXTERIOR RECESSED 2X2 LED		
F2	EXTERIOR DOWNLIGHT		
F3	EXTERIOR DOWNLIGHT (ADJUSTABLE)		
F4	EXTERIOR UP/DOWN WALL SCONCE (LARGE)		
F5	EXTERIOR UP/DOWN WALL SCONCE (SMALL)		

FIRST FLOOR EXTERIOR LIGHTING PLAN

1/8" = 1'-0"

GRANOFF ARCHITECTS

330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460 ext. 16
rb@granoffarchitects.com

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PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

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DRAWING TITLE

FIRST FLOOR EXTERIOR LIGHTING PLAN

DRAWING NO.

A201

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LIGHTING FIXTURE LEGEND

(SEE FIXTURES AS SCHEDULED BY CODE, SEE NOTE DRAWINGS FOR LOCATIONS)

KEY	TYPE	MODEL	REMARKS
F1	EXTERIOR RECESSED 2X2 LED		
F2	EXTERIOR DOWNLIGHT		
F3	EXTERIOR DOWNLIGHT (ADJUSTABLE)		
F4	EXTERIOR UP/DOWN WALL SCONCE (LARGE)		
F5	EXTERIOR UP/DOWN WALL SCONCE (SMALL)		

SECOND FLOOR EXTERIOR LIGHTING PLAN

1/8" = 1'-0"

GRANOFF ARCHITECTS

330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

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CONSULTANTS

CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460 ext. 16
rb@granoffarchitects.com

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PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

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DATE: **01/23/2023** SCALE: AS NOTED

DRAWING TITLE

SECOND FLOOR EXTERIOR LIGHTING PLAN

DRAWING NO.

A202

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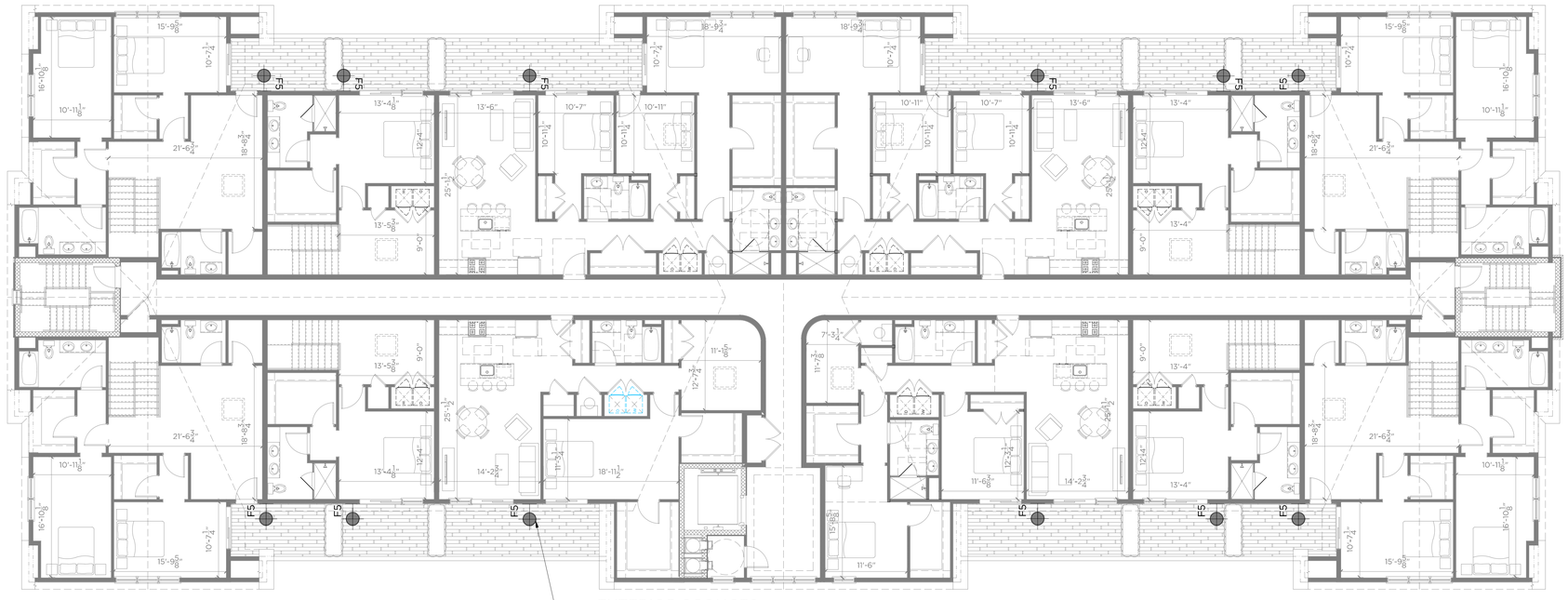

LIGHTING FIXTURE LEGEND

(SPECIFIC SPECS AS SELECTED BY OWNER, SEE SPEC SHEETS FOR LOCATIONS)

KEY	TYPE	MODEL	REMARKS
F1	EXTERIOR RECESSED 2X2 LED		
F2	EXTERIOR DOWNLIGHT		
F3	EXTERIOR DOWNLIGHT- (ADJUSTABLE)		
F4	EXTERIOR UP/DOWN WALL SCONCE (LARGE)		
F5	EXTERIOR UP/DOWN WALL SCONCE (SMALL)		

PENTHOUSE EXTERIOR LIGHTING PLAN

1/8" = 1'-0"

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330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460 ext. 16
rb@granoffarchitects.com

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PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:
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JOB NO.: **22013**

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DATE: **01/23/2023** SCALE: AS NOTED

DRAWING TITLE

THIRD FLOOR EXTERIOR LIGHTING PLAN

DRAWING NO.

A203

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1 WEST ELEVATION (FRONT 'A')

1/8"=1'-0"

2 EAST ELEVATION (SIDE)

1/8"=1'-0"

EXTERIOR MATERIALS LEGEND

ITEM #	COMPONENT	MATERIAL AND FINISH	NOTES
1	METAL ROOFING	SNAP ON STANDING SEAM METAL ROOF W/ SEAMS @ 16" O.C.	GREY
2	HALF ROUND GUTTER SYSTEM	HALF ROUND GUTTER W/ DOWNSPOUTS - PAINTED WHITE TO MATCH TRIM	
3	1x FASCIA BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
4	12" FRIEZE BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
5	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-VERTICAL	WHITE- VERTICAL ORIENTATION
6	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-HORIZONTAL	WHITE- HORIZONTAL ORIENTATION
7	TRANSITION TRIM	1x6 POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
8	WINDOW TRIM	1x6 POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
9	POLY ASH RAILING SYSTEM	RAILING SYSTEM (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
10	5 1/4" CORNER TRIM BOARD	POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
11	18" WATERTABLE TRIM BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
12	SLOPED STONE CAP	2" NOM. NY BLUESTONE W/ CHISELED EDGE	
13	2" NOM. STONE VENEER	ROUGHLY SQUARE & RECTANGULAR W/ NATURAL WEATHERED FACES; RANDOM BROKEN COURSED ASHLAR PATTERN	GREY
14	ALUMN. RAILING SYSTEM HORIZ.		
15	POLY ASH BRACKETS		
16	POLYASH V-GROOVE SOFFIT	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) POLYASH BEADBOARD V-GROOVE SOFFIT	
17	METAL CHIMNEY CAP		
18	EXT. WALL SCONCE 4"	RECANGULAR EXTERIOR WALL SCONCE SEE LIGHTING PLAN FOR DETAILS	GREY

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330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

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CONSULTANTS

CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460 ext. 16
rb@granoffarchitects.com

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3	01.23.2023	P&Z SUBMISSION	CC

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PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **01/23/2023** SCALE: AS NOTED

DRAWING TITLE

WEST & EAST ELEVATION

DRAWING NO.

A300

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1 SOUTH ELEVATION (FRONT 'B')

1/8"=1'-0"

2 NORTH ELEVATION (REAR)

1/8"=1'-0"

EXTERIOR MATERIALS LEGEND

ITEM #	COMPONENT	MATERIAL AND FINISH	NOTES
1	METAL ROOFING	SNAP ON STANDING SEAM METAL ROOF W/ SEAMS @ 16" O.C.	GREY
2	HALF ROUND GUTTER SYSTEM	HALF ROUND GUTTER W/ DOWNSPOUTS - PAINTED WHITE TO MATCH TRIM	
3	1x FASCIA BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
4	12" FRIEZE BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
5	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-VERTICAL	WHITE- VERTICAL ORIENTATION
6	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-HORIZONTAL	WHITE- HORIZONTAL ORIENTATION
7	TRANSITION TRIM	4x/4x6 POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
8	WINDOW TRIM	4x/4x6 POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
9	POLY ASH RAILING SYSTEM	RAILING SYSTEM (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
10	5 1/4" CORNER TRIM BOARD	POLY ASH TRIM BOARD (BORAL 'TRUEXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
11	18" WATERTABLE TRIM BOARD	1x POLY ASH (BORAL 'TRUEXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
12	SLOPED STONE CAP	2" NOM. NY BLUESTONE W/ CHISELED EDGE	
13	2" NOM. STONE VENEER	ROUGHLY SQUARE & RECTANGULAR W/ NATURAL WEATHERED FACES; RANDOM BROKEN COURSED ASHLAR PATTERN	GREY
14	ALUMN. RAILING SYSTEM HORIZ.		
15	POLY ASH BRACKETS		
16	POLYASH V-GROOVE SOFFIT	PREFINISHED (TRUEXTERIOR OR APPROVED EQ.) POLYASH BEADBOARD V-GROOVE SOFFIT	
17	METAL CHIMNEY CAP		
18	EXT. WALL SCONCE 4"	RECANGULAR EXTERIOR WALL SCONCE SEE LIGHTING PLAN FOR DETAILS	GREY

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460 ext. 16
rb@granoffarchitects.com

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WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **01/23/2023** SCALE: AS NOTED

DRAWING TITLE
SOUTH & NORTH ELEVATIONS

DRAWING NO.
A301

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RENDERING-WEST ELEVATION

RENDERING-MAIN ENTRY WEST ELEVATION

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GREENWICH, CT 06830

203.625.9460

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CONSULTANTS

CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
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SUPERSEDED

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PROJECT ADDRESS:
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DATE: 01/23/2023 SCALE: AS NOTED

DRAWING TITLE
EXTERIOR RENDERINGS

DRAWING NO.
A302

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RENDERING-CORNER GODFREY AND HUBBARD

GRANOFF ARCHITECTS

330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460 ext. 16
rb@granoffarchitects.com

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#	DATE	REVISION DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z SUBMISSION	CC

PHASE

P&Z SUBMISSION
NOT FOR CONSTRUCTION

SUPERSEDED

PROJECT NAME:

WILTON CENTER LOFTS

PROJECT ADDRESS:
12 GODFREY PLACE
WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **01/23/2023** SCALE: AS NOTED

DRAWING TITLE

EXTERIOR RENDERINGS

DRAWING NO.

A302A

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G:\2022\22013 godfrey wilton\CAD Design Documents\CAD Current Drawings\A302A EXTERIOR RENDERINGS.dwg

RENDERING-WEST ELEVATION

RENDERING-MAIN ENTRY WEST ELEVATION

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330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

WWW.GRANOFFARCHITECTS.COM

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REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

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GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460 ext. 16
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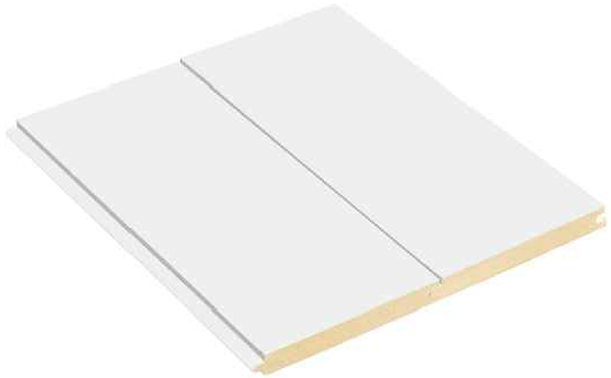
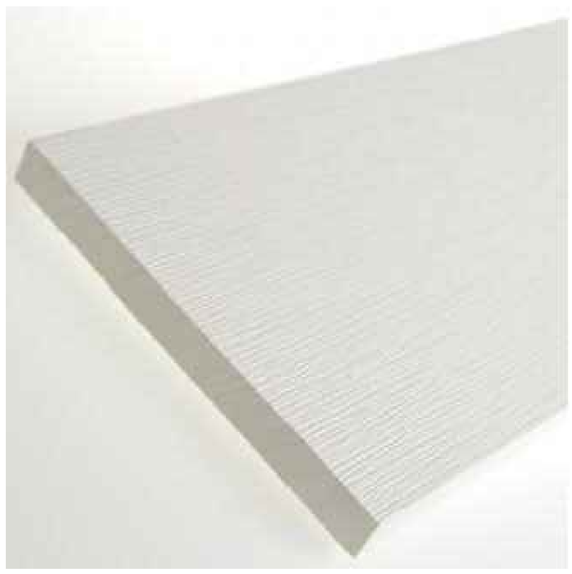
STANDING SEAM METAL ROOF (16IN O.C.) CHARCOAL



POLYASH (TRUEXTERIOR) NICKEL GAP SIDING WHITE

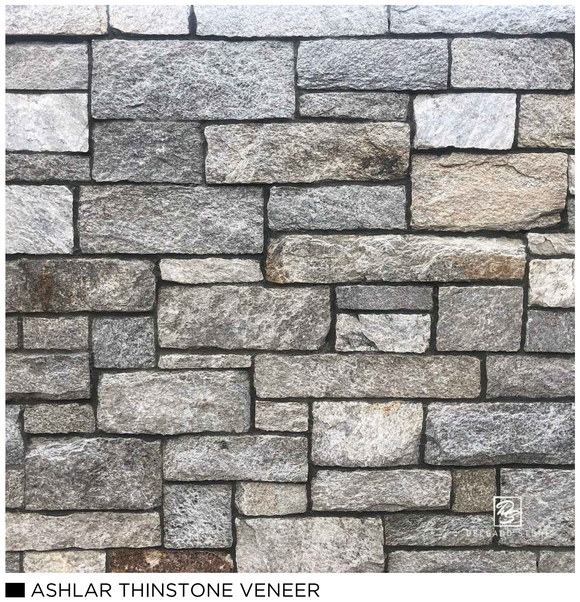
ALUMINUM CLAD WOOD CASEMENT WINDOW-2 OVER 2-CHARCOAL

GALVANIZED HALF ROUND GUTTERS



1X POLYAASH TRIM FOR FASCIA RAILINGS AND TRIM

METAL LINEAR BAR RAILING HORIZONTAL -CHARCOAL



ASHLAR THINSTONE VENEER

LINEAR EXTERIOR WALL SCONCE-CHARCOAL

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330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

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REDNISS & MEAD
22 FIRST STREET
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(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

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GREENWICH, CT 06830
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EXTERIOR MATERIALS

DRAWING NO.

A303

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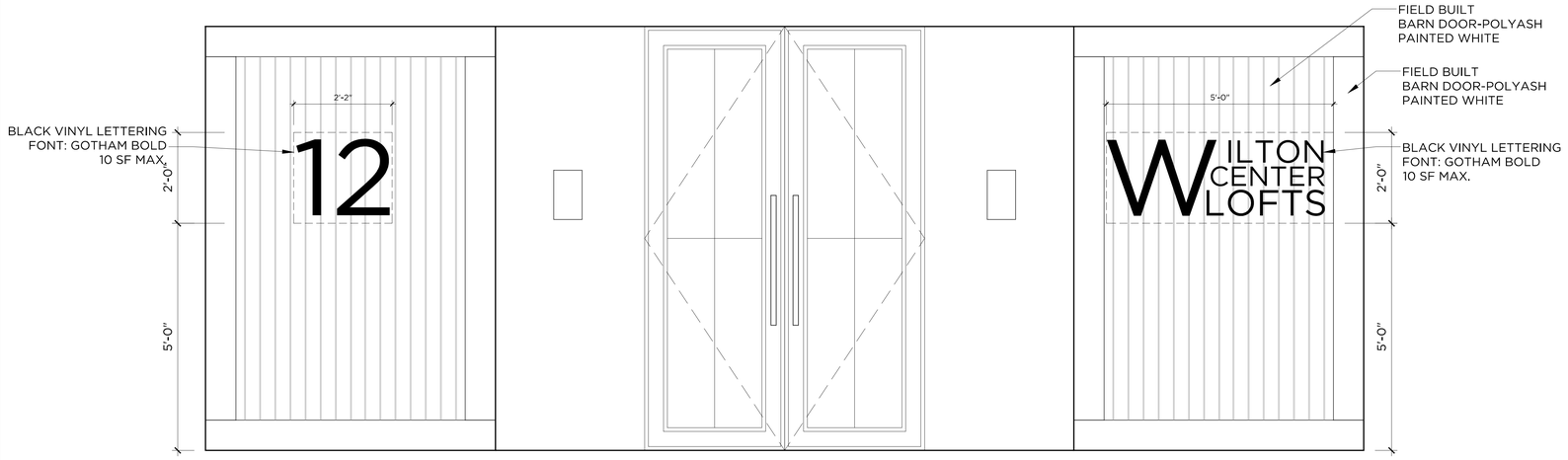

1 SIGNAGE DIAGRAM
AT MAIN LOBBY

3/4"=1'-0"

2 RENDERING OF SIGNAGE AT ENTRY
AT MAIN LOBBY

NTS

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330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
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GREENWICH, CT 06830
(203) 625-9460 ext. 16
rb@granoffarchitects.com

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JOB NO.: 22013
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DRAWING TITLE
SIGNAGE

DRAWING NO.
A304

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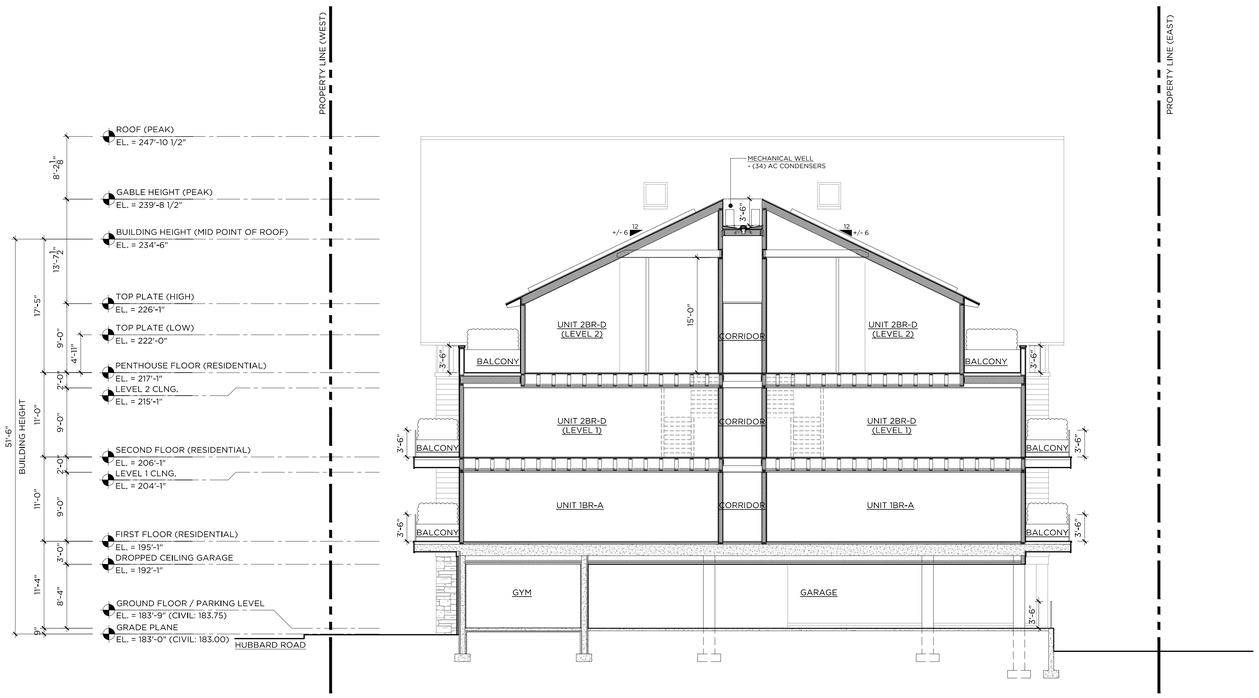
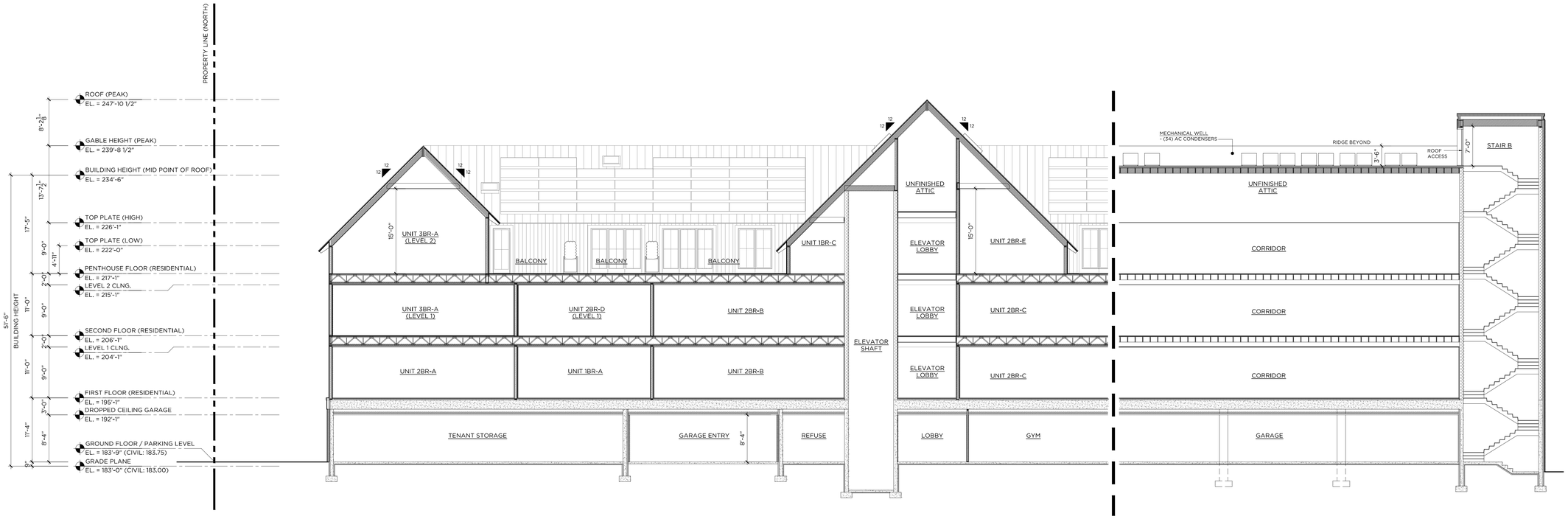


1 BUILDING SECTION A

1/8"=1'-0"



2 BUILDING SECTION B

1/8"=1'-0"

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330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

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CONSULTANTS

CIVIL ENGINEER:
REDNISS & MEAD
22 FIRST STREET
STAMFORD, CT 06905
(203) 327-0500 ext. 15174
p.shurr@rednissmead.com

LANDSCAPE ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
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rb@granoffarchitects.com

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DRAWING TITLE

BUILDING SECTIONS

DRAWING NO.

A400

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Reflectances:
Ceilings: 80%
Walls: 50%
Floor: 20%

Luminaire Schedule

Qty	Label	Watts	Arrangement	LLF	Description
3	F2	13.3	Single	0.810	Lightheaded T38F-T-01-00-GSL-840-30-80114-x-x Recessed in Ceiling
8	F4	6	Single	0.900	Design Plan BR40042-5-L-L-x BOF @ 6FT APC
60	F1	25.06	Single	0.900	Columbia CFP22-40_33_2835 (2850L) Recessed in Ceiling

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Height
Exterior Calc	Fc	0.89	15.2	0.0	N.A.	N.A.	0
Garage_Floor	Fc	13.32	20.4	1.6	8.33	12.75	0

Project:
12 Godfrey

Contact:
Cliff Gilbert
Specifications - Southern CT
(203) 788-0814
cgilbert@illuminatene.com

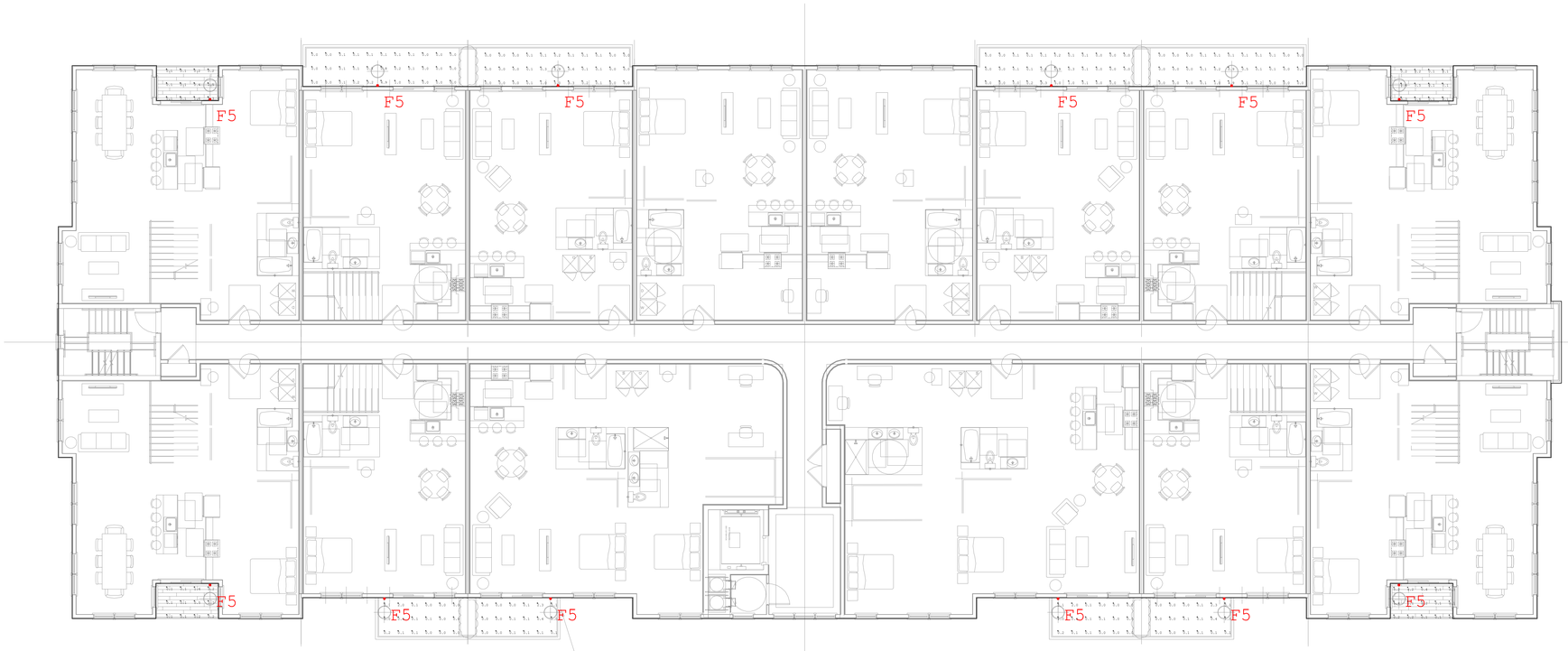
illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Detail: Photometric Calculation
Date: 10/3/2022
Revision:----
Scale: 1/8" = 1'-0"
Drawn By: CK

Drawing Number:

L-1



Luminaire Schedule					
Qty	Label	Watts	Arrangement	LLF	Description
12	F5	2	Single	0.900	Design Plan BR20022-5-L-L-x BOF @ 5FT 6IN AFF

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Height
Balconies	Fc	0.51	5.3	0.0	N.A.	N.A.	

Project:
12 Godfrey

Contact:
Cliff Gilbert
Specifications - Southern CT
(203) 788-0814
cgilbert@illuminatene.com

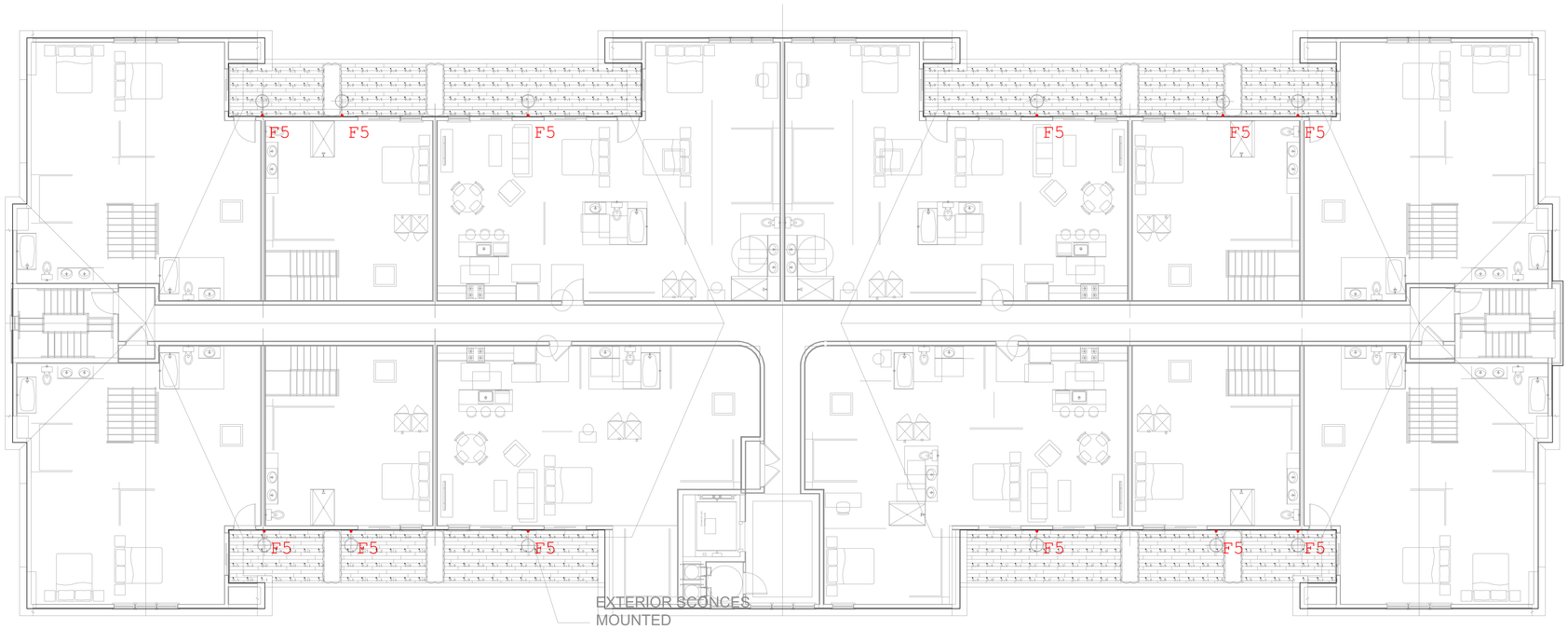
Detail: Photometric Calculation
Date: 10/3/2022
Revision:----
Scale: 1/8" = 1'-0"
Drawn By: CK

illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Drawing Number:

L-2



Luminaire Schedule					
Qty	Label	Watts	Arrangement	LLF	Description
12	F5	2	Single	0.900	Design Plan BR20022-5-L-L-x BOF @ 5FT 6IN AFF

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Height
Balconies	Fc	0.37	5.2	0.0	N.A.	N.A.	

Project:
12 Godfrey

Contact:
Cliff Gilbert
Specifications - Southern CT
(203) 788-0814
cgilbert@illuminatene.com

Detail: Photometric Calculation
Date: 10/3/2022
Revision:----
Scale: 1/8" = 1'-0"
Drawn By: CK

illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Drawing Number:

L-3