

# NEW GASOLINE DISPENSER CANOPY AND PARTIAL BUILDING INTERIOR REMODEL

## ROUTE 66 GAS

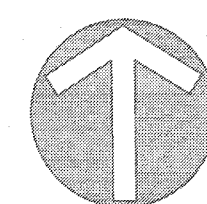
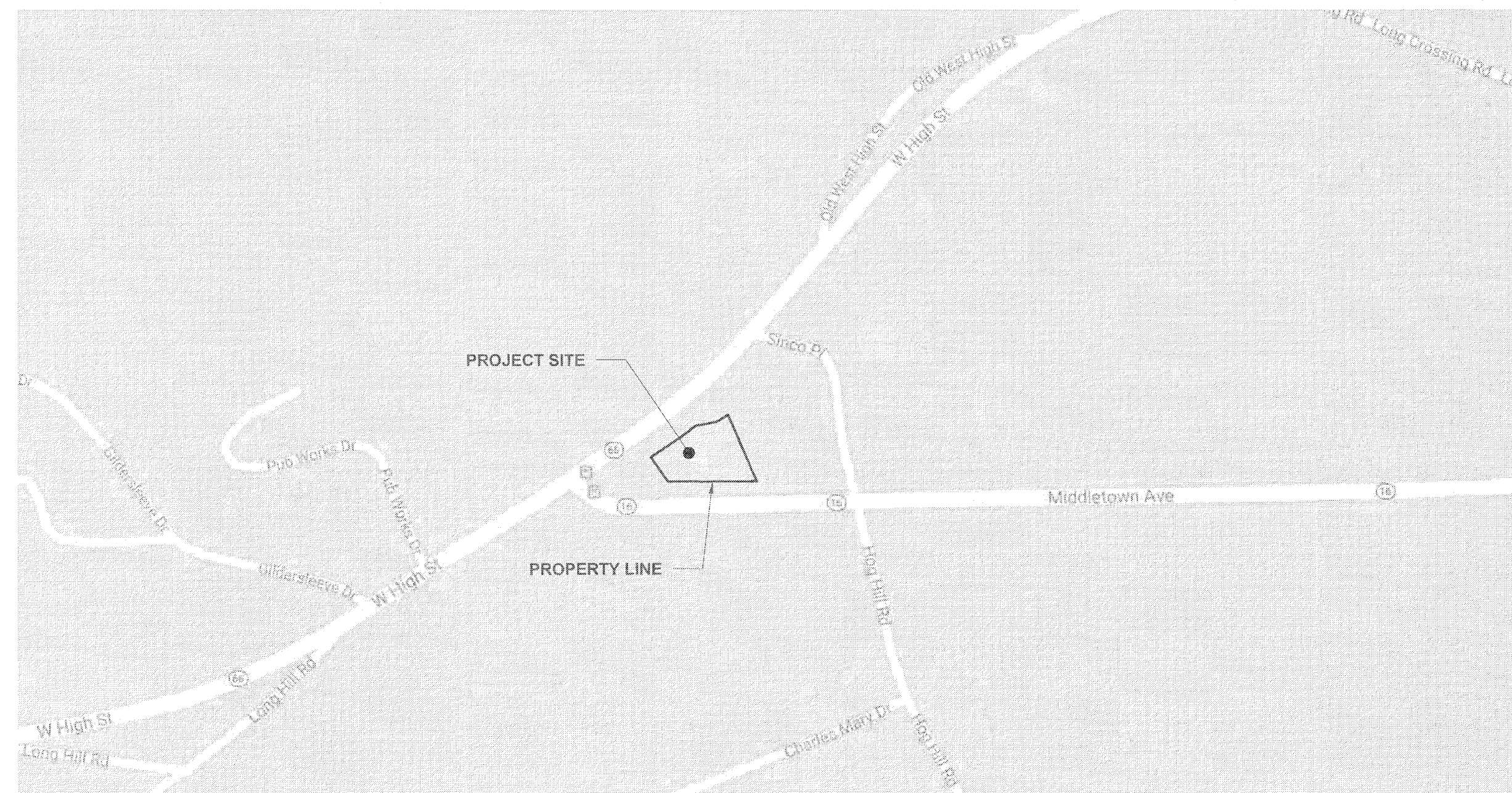
249 WEST HIGH STREET, EAST HAMPTON, CT 06424

### OWNER

PHOEBE & VIOLET LLC,  
249 WEST HIGH STREET  
EAST HAMPTON, CT 06424

### PREPARED FOR

PAULA FREE  
249 WEST HIGH STREET  
EAST HAMPTON, CT 06424

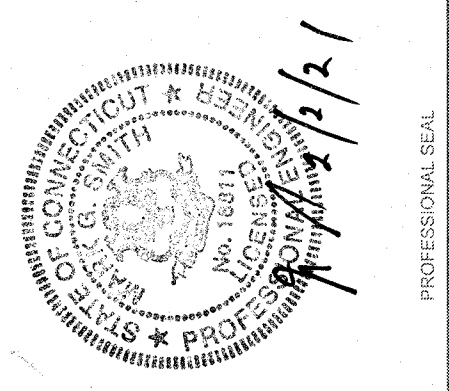


**LOCUS MAP**

APROX. SCALE: 1" = 300'

SHEET #	SHEET NAME
T-1.0	TITLE SHEET
2	TOPOGRAPHIC SURVEY
L-1	SITE PLAN
L-2	GRADING, UTILITIES AND EROSION CONTROL PLAN
L-3	PLANTING PLAN
L-4	DETAILS
L-5	DETAILS
L-6	SEDIMENTATION AND EROSION CONTROL DETAILS
A 1.0	EXISTING FLOOR PLAN
A 1.1	PROPOSED FLOOR PLAN
A 2.0	CANOPY ELEVATIONS
LO-152759	LIGHTING PROPOSAL

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11/18/2020	TOWN COMMENTS LAYOUT IMPROVEMENTS	SH
2	2/2/2021	PLANTING PLAN CHANGES	SH



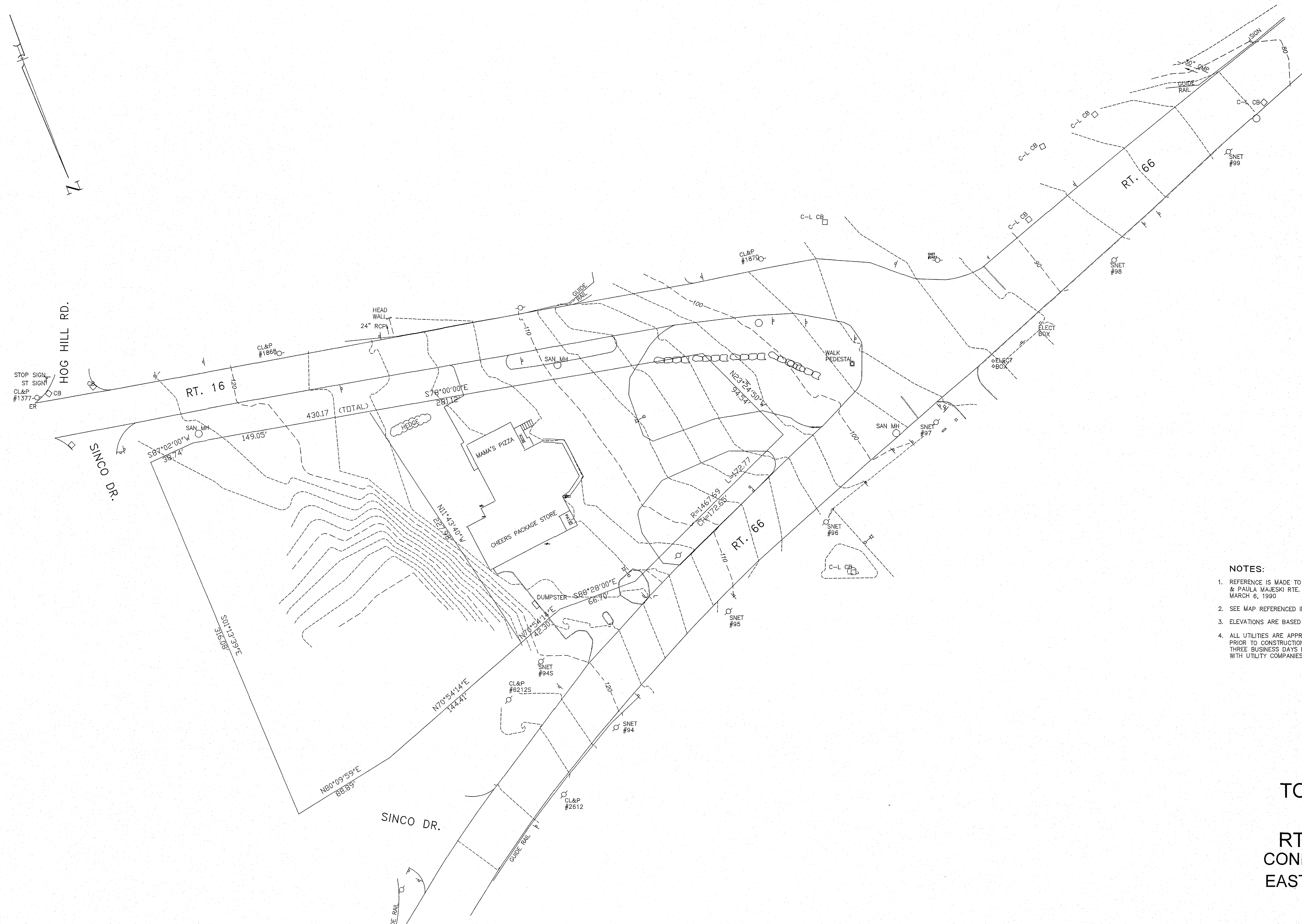
PROJECT: NEW GASOLINE DISPENSER AND PARTIAL BUILDING INTERIOR REMODEL  
 ROUTE 66 GAS  
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 PHOEBE & VIOLET LLC  
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 EAST HAMPTON, CT 06424

ENVIRONMENTAL SERVICES  
 ENGINEERING SERVICES  
 67 HALL ROAD  
 STURBRIDGE, MA 01560  
 PHONE: 774-241-0901  
 FAX: 774-241-0906



ISSUE DATE:	06/20/2018
DRAWN BY:	SH
CHECKED BY:	MS
SCALE:	
PROJECT NO.:	2017-104
SHEET NAME:	TITLE SHEET
SHEET NO.:	T-1.0

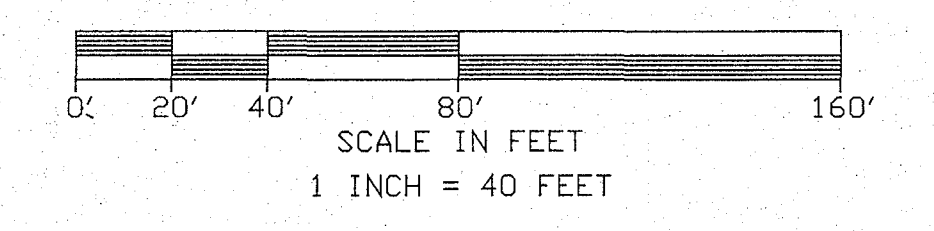




- NOTES:**
1. REFERENCE IS MADE TO A MAP TITLED: "BOUNDARY SURVEY OF PROPERTIES OF STEPHEN & PAULA MAJESKI RTE. 16 & RTE. 66 EAST HAMPTON CONNECTICUT" SCALE 1"=40' DATE MARCH 6, 1990
  2. SEE MAP REFERENCED IN NOTE 1 FOR A-2 BOUNDARY INFORMATION.
  3. ELEVATIONS ARE BASED ON AN ASSUMED DATUM.
  4. ALL UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED (LOCATION AND ELEVATION) PRIOR TO CONSTRUCTION. NOTIFY "CALL BEFORE YOU DIG AT 1-800-922-4455 AT LEAST THREE BUSINESS DAYS PRIOR TO EXCAVATION. COORDINATE ALL UTILITY CONNECTIONS WITH UTILITY COMPANIES.

**TOPOGRAPHIC SURVEY**  
 PREPARED FOR  
**RTE. 66 EXPRESS MART**  
**CONNECTICUT RTE. 16 & RTE. 66**  
**EAST HAMPTON, CONNECTICUT**

DATE:06-15-04



- LEGEND**
- MANHOLE
  - ⊕ SIGN
  - CATCH BASIN
  - UTILITY POLE
  - - - - - EXISTING GRADE
  - CB CATCH BASIN
  - MH MANHOLE
  - SAN SANITARY SEWER

**REFERENCE NOTE**

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

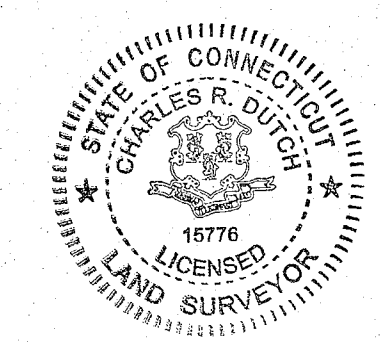
VERTICAL DATUM TO T-2 STANDARDS

THE BOUNDARY DETERMINATION CATEGORY IS "DEPENDENT SURVEY".

HORIZONTAL ACCURACY CONFORMS TO "A-2" STANDARDS.

"TO MY KNOWLEDGE AND BELIEF  
 THIS MAP IS SUBSTANTIALLY CORRECT  
 AS NOTED HEREON."

*Charles R. Dutch*  
 CHARLES R. DUTCH, L.S. 15776  
 LICENSE NUMBER



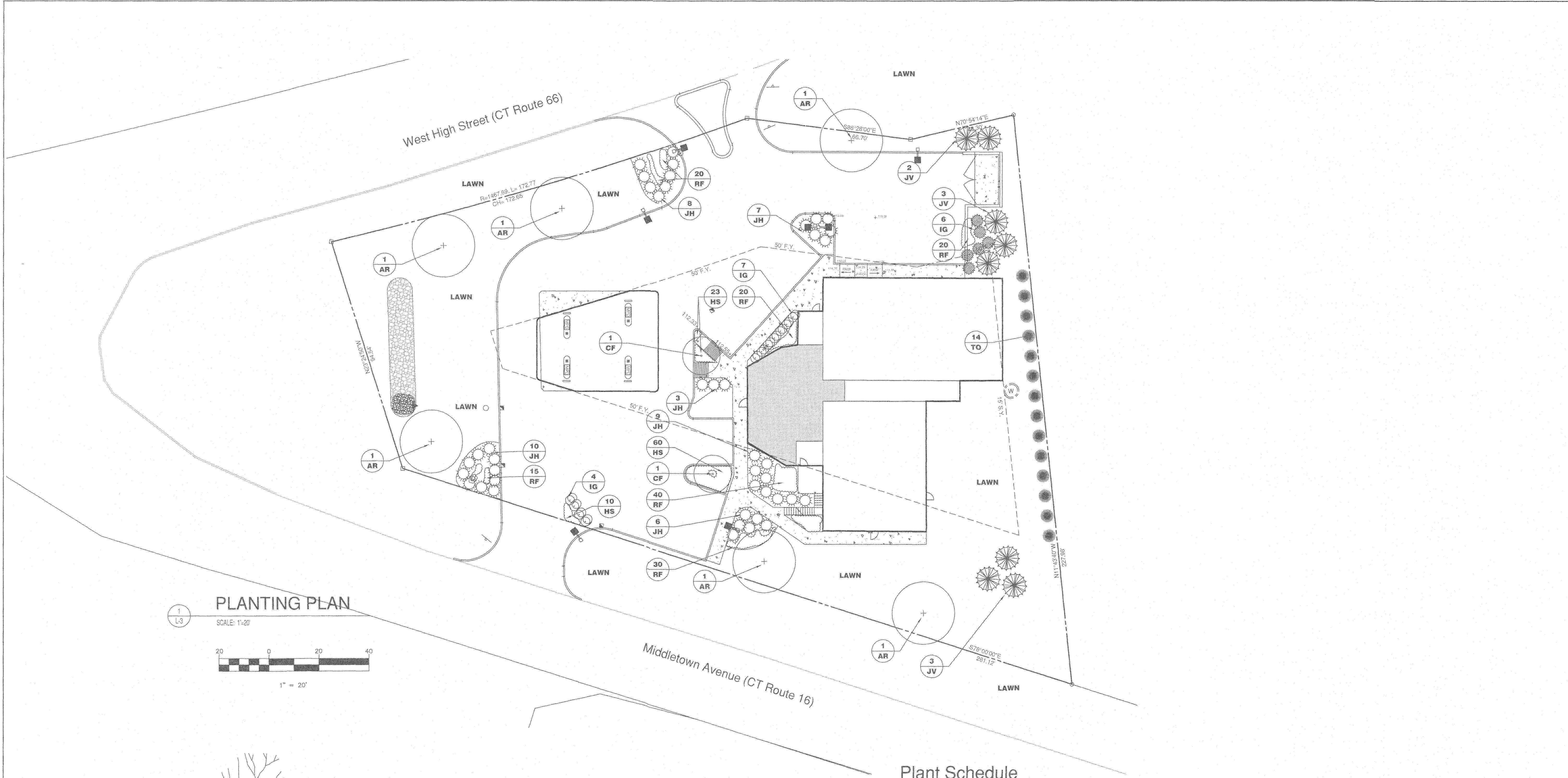
**DUTCH & ASSOCIATES**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 392 SOUTH MAIN STREET, COLCHESTER, CONN.



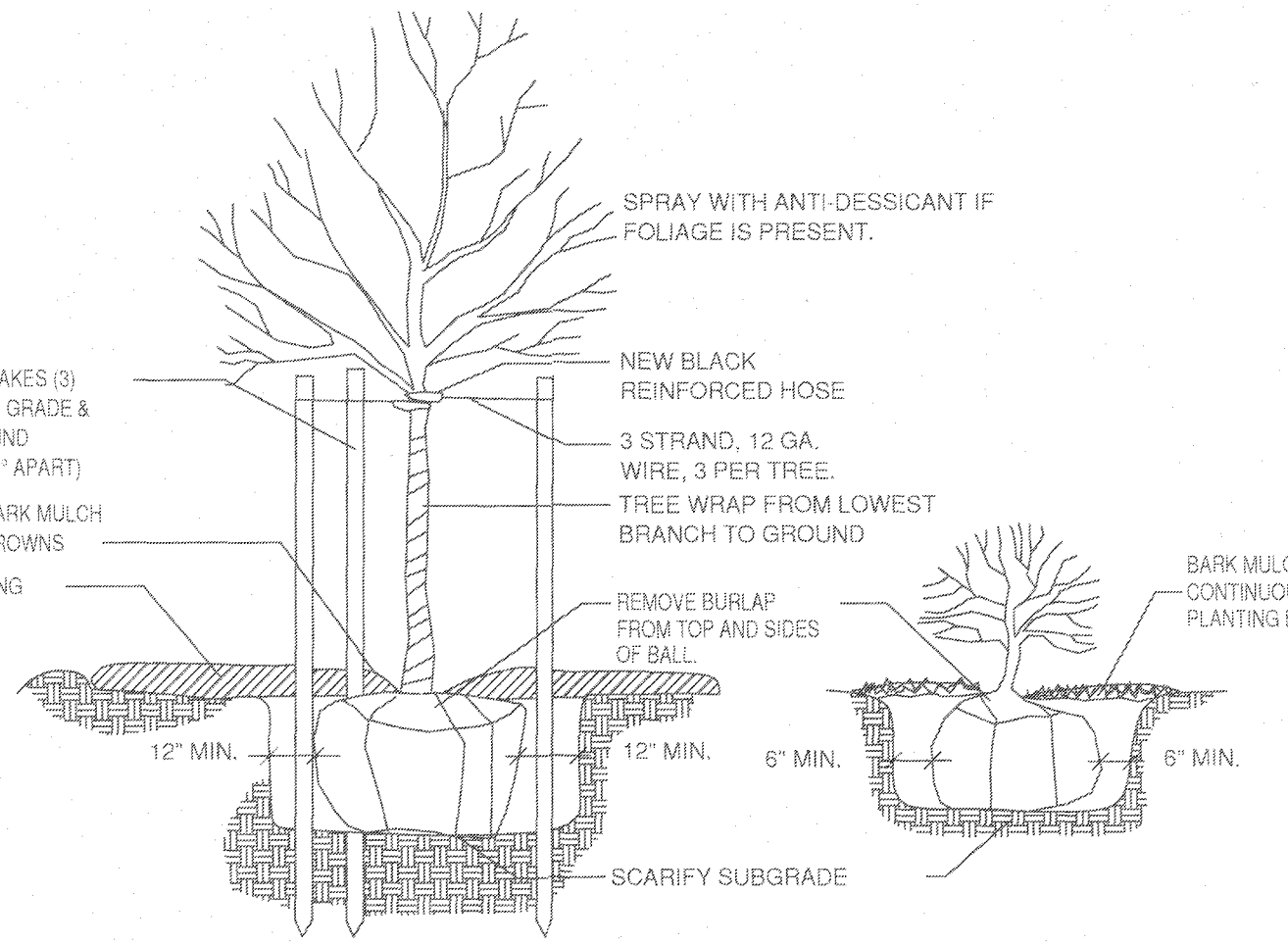








**PLANTING PLAN**  
SCALE: 1" = 20'



IMPROVED SOIL MIX: 50% TOPSOIL, 25% EXCAVATED MATERIAL, 25% COMPOST  
WORK MYCORRHIZAL FUNGI & SOIL POLYMERS INTO SOIL PER SPECIFICATIONS

**Planting Notes**

- A. 3" of shredded bark mulch is to be added to all proposed plantings. Mulch is to be kept out of plant crowns.
- B. All plant material is to conform to latest A.A.N. standards.
- C. Contractor to guarantee all plant material for one year after date of completion.
- D. All new lawn areas to receive 6" of loam.
- E. Contractor to maintain plant material until final acceptance.
- F. Substitutions permitted only upon written approval of owner's representative.
- G. If a discrepancy exists between the number of plants shown in the plant list and the quantity shown on the plan, the plan governs.
- H. Where a size range is given, at least 50% of the plants provided shall be of the larger size.
- I. Topsoil and seed all areas disturbed by construction activities and not covered by other site improvements.

**Plant Schedule**

Sym. No.	Botanical Name	Common Name	Size	Cond.
<b>Deciduous Trees</b>				
AR 6	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	3-3 1/2" Cal	B&B
CF 2	<i>Cornus florida</i>	Flowering Dogwood	6-8"	B&B
<b>Evergreen Trees</b>				
JV 8	<i>Juniperus Virginianus</i>	Eastern Red cedar	8'-10'	B&B
TO 14	<i>Thuja occidentalis</i> 'Nigra'	Dark American Arborvitae	5'-6"	B&B
<b>Shrubs</b>				
JH 44	<i>Juniperus horizontalis</i> 'Wiltoni'	Blue Rug Juniper	12"-18"	B&B
IG 17	<i>Ilex Glabra</i>	Inkberry	18"-24"	B&B
<b>Perennials</b>				
HS 93	<i>Hemerocallis</i> 'Stele-de-Oro'	Stele de Oro Daylily	5 pint	18" Spacing
RF 145	<i>Rudbeckia fulgida</i> 'Goldsturm'	Blackeyed Susan	5 pint	18" Spacing

**2**  
L-3  
Planting  
NOT TO SCALE

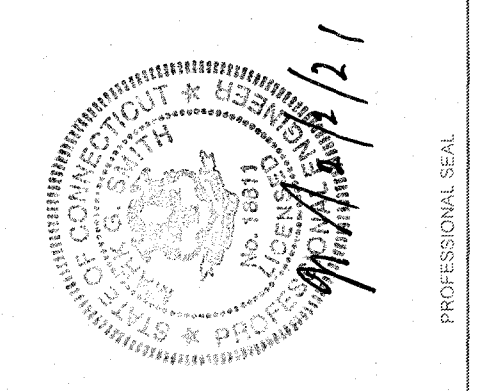
APPROVED BY THE EAST HAMPTON PLANNING & ZONING COMMISSION

FINAL APPROVAL  
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

EXPIRATION DATE:

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD
1	11/18/2020	TOWN COMMENTS/LAYOUT IMPROVEMENTS	SH	MS
2	2/2/2021	PLANTING PLAN CHANGES	SH	MS



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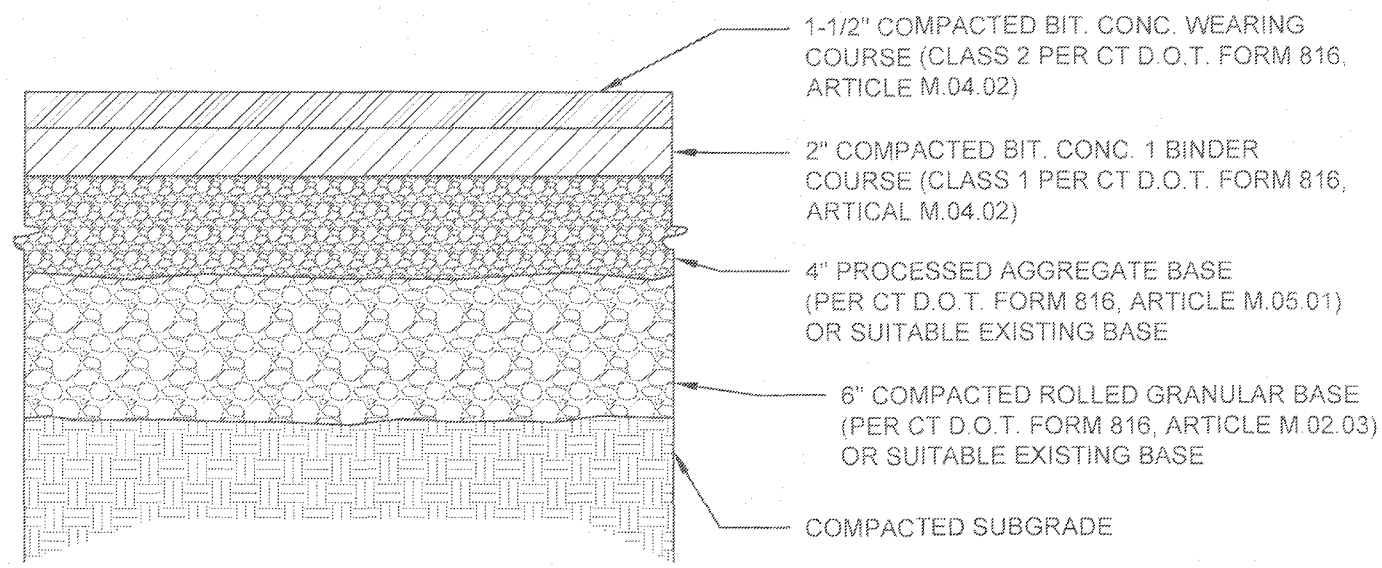
ENVIRONMENTAL SERVICES  
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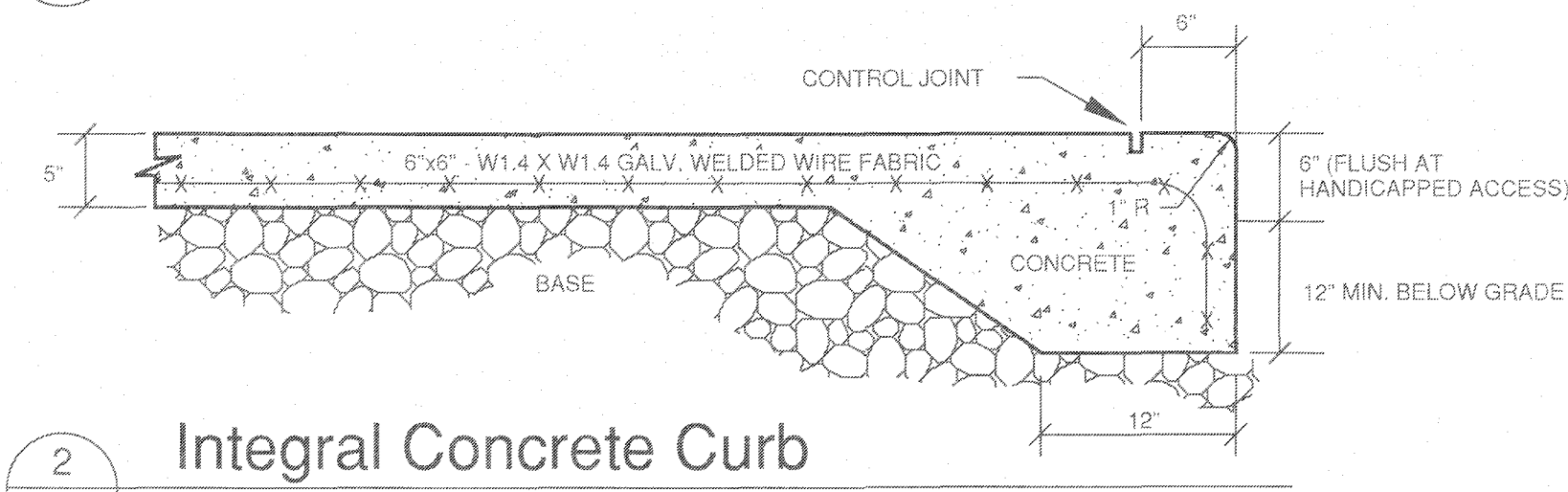
ISSUE DATE: 06/20/2018  
DRAWING BY: TPC CHECKED BY: MS  
SCALE: 1"=20'  
PROJECT NO.: 2017-194  
SHEET NAME:

**PLANTING PLAN**

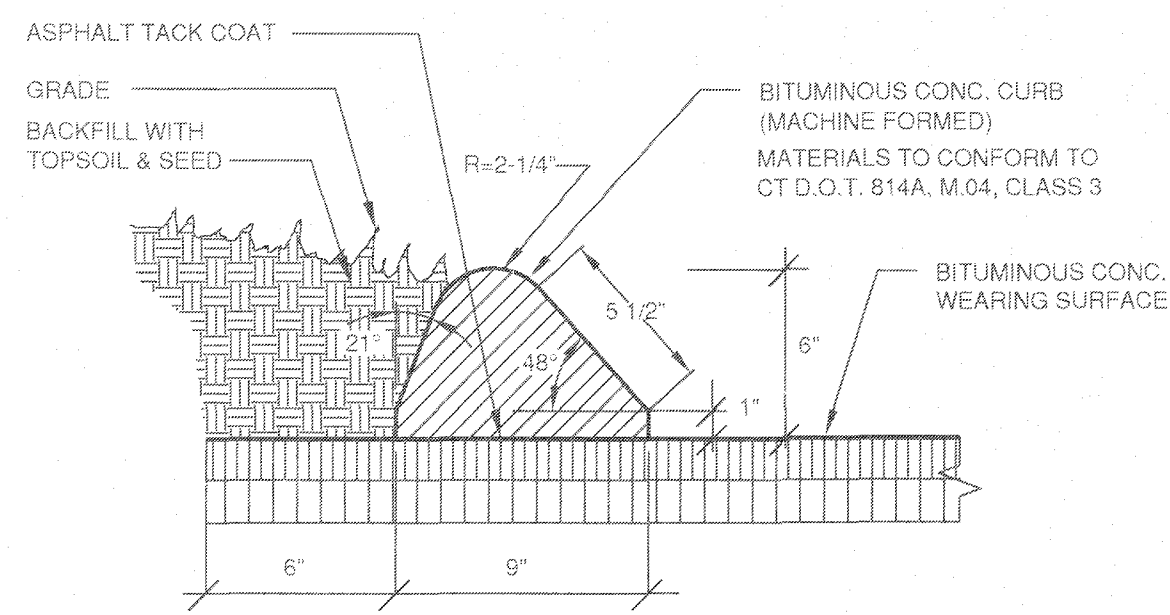
SHEET NO.: **L-3**



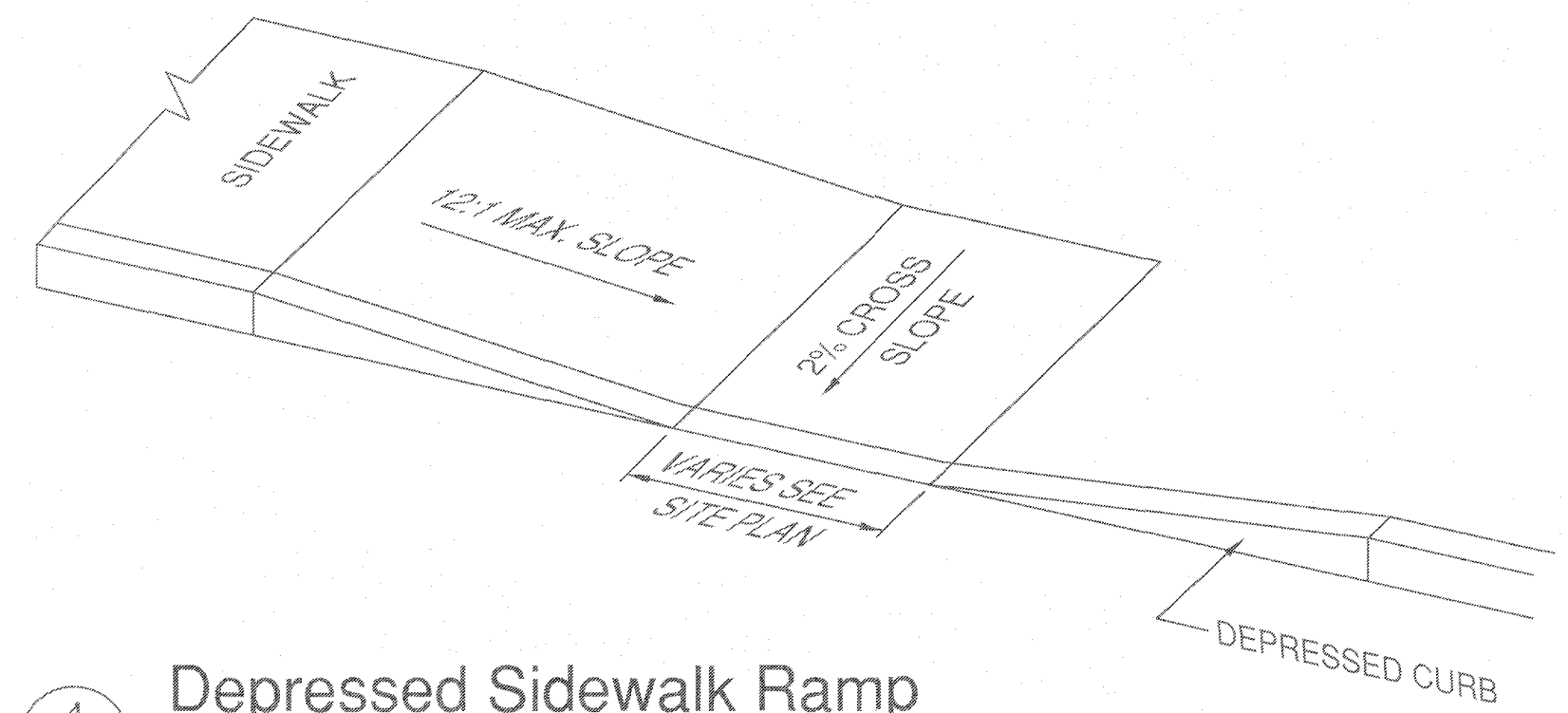
1 Bituminous Concrete Pavement  
L-4 NOT TO SCALE



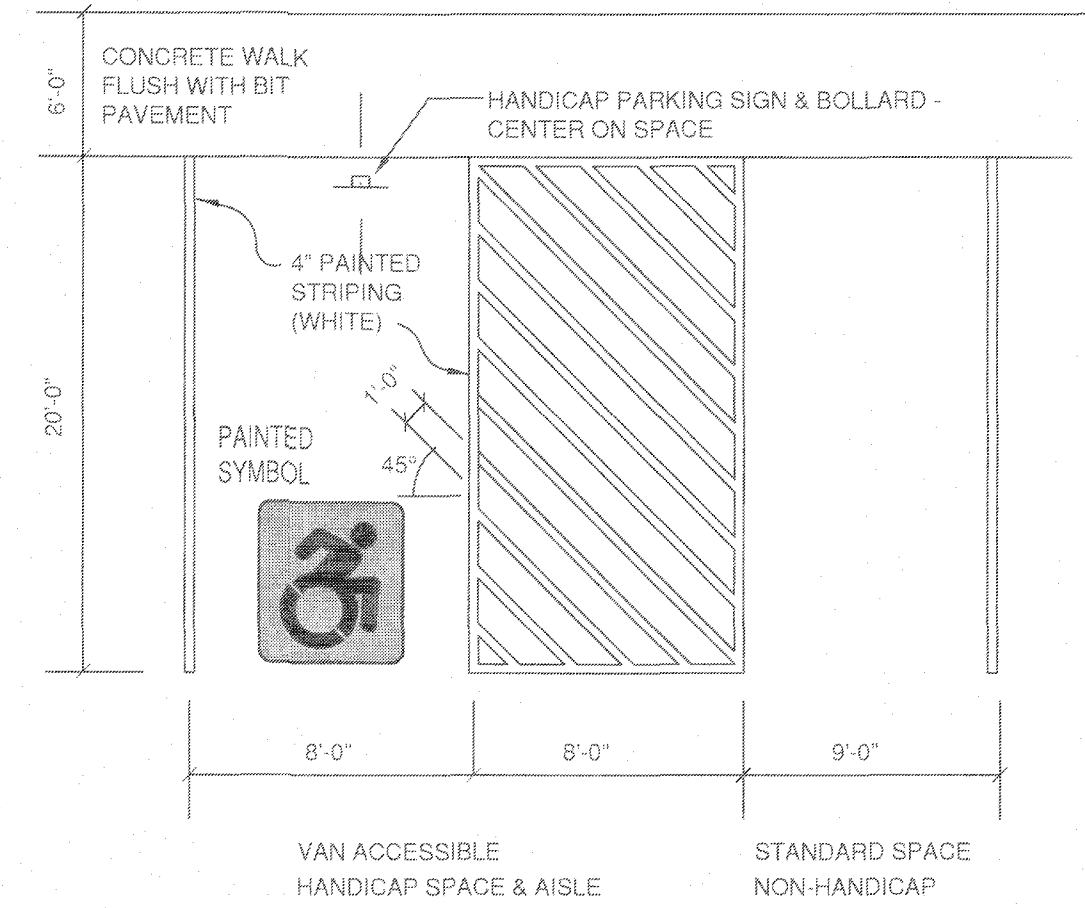
2 Integral Concrete Curb  
L-4 NOT TO SCALE



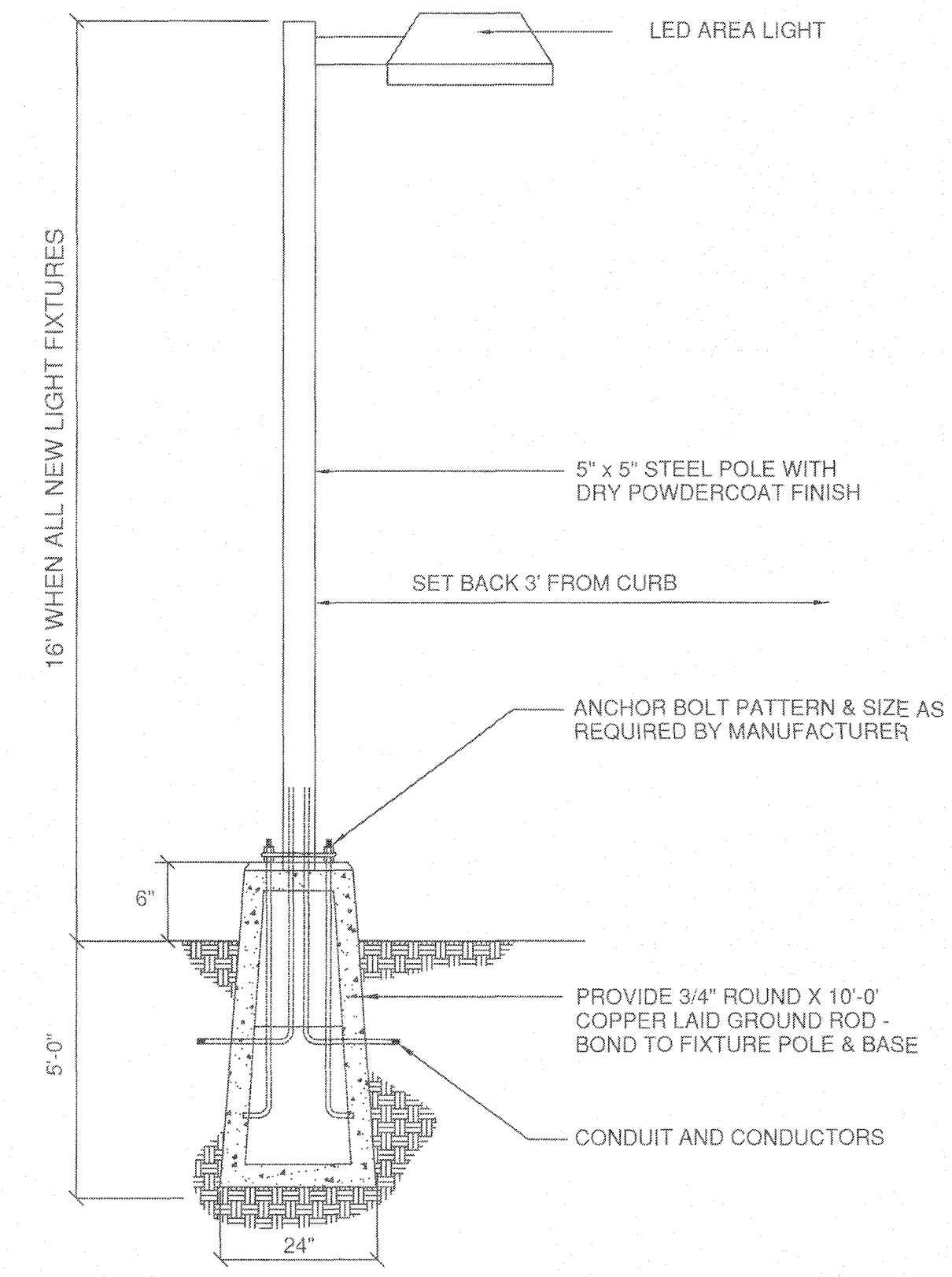
3 6" Bituminous Concrete Lip Curb  
L-4 NOT TO SCALE



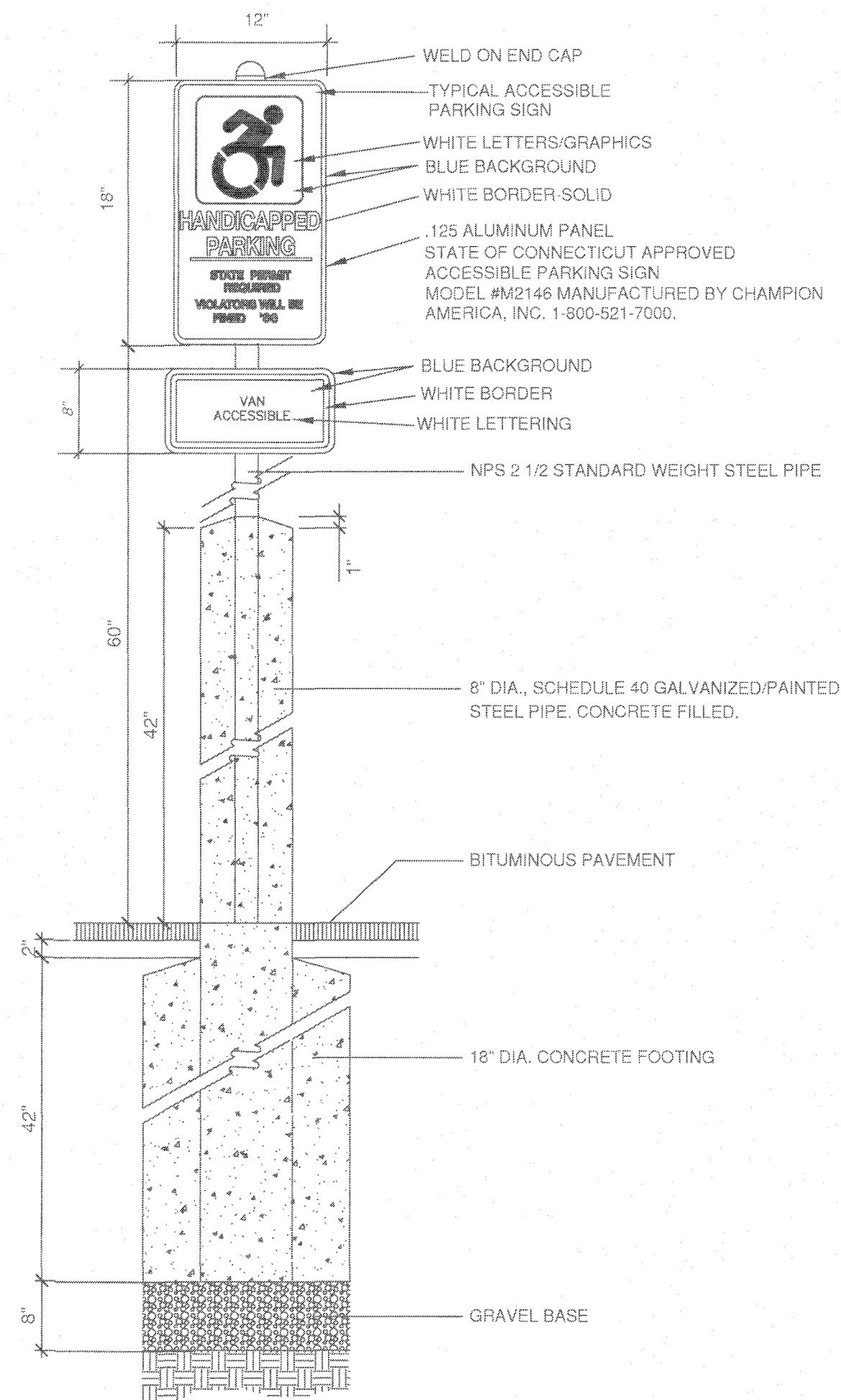
4 Depressed Sidewalk Ramp  
L-4 NOT TO SCALE



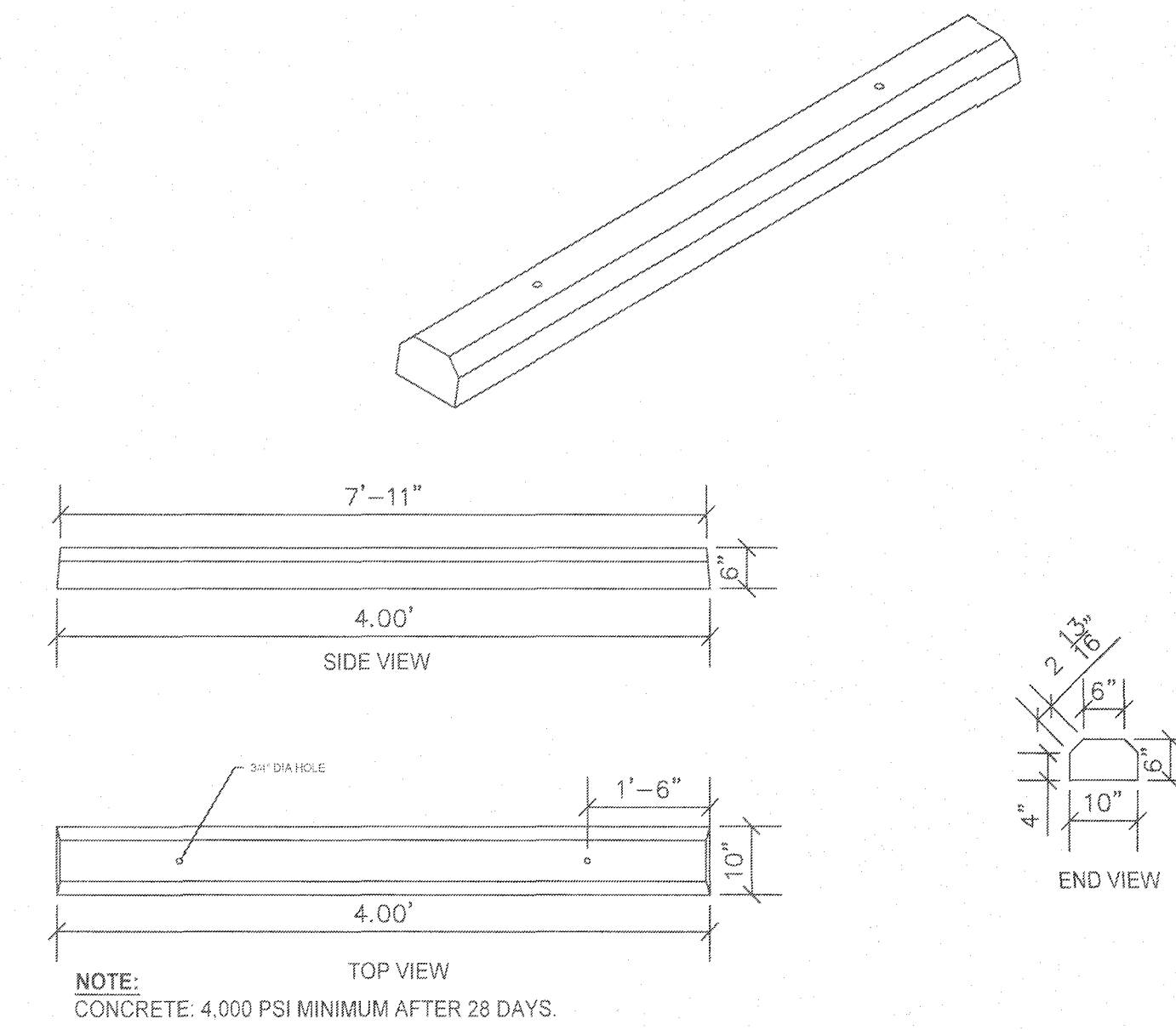
5 Typical Accessible Parking Layout  
L-4 NOT TO SCALE



7 Parking Lot Lighting  
L-4 NOT TO SCALE

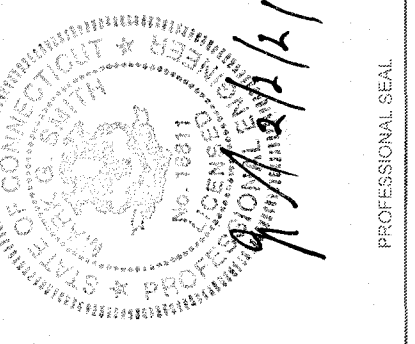


6 Handicap Signage And Bollard  
L-4 NOT TO SCALE



8 Precast Concrete Wheel Stop  
L-4 NOT TO SCALE

REVISIONS		BY	CHKD
NO.	DATE	DESCRIPTION	
1	11/19/2020	TOWN COMMENTS/KYCUT IMPROVEMENTS	SH MS
2	2/22/2021	PLANTING PLAN CHANGES	SH MS



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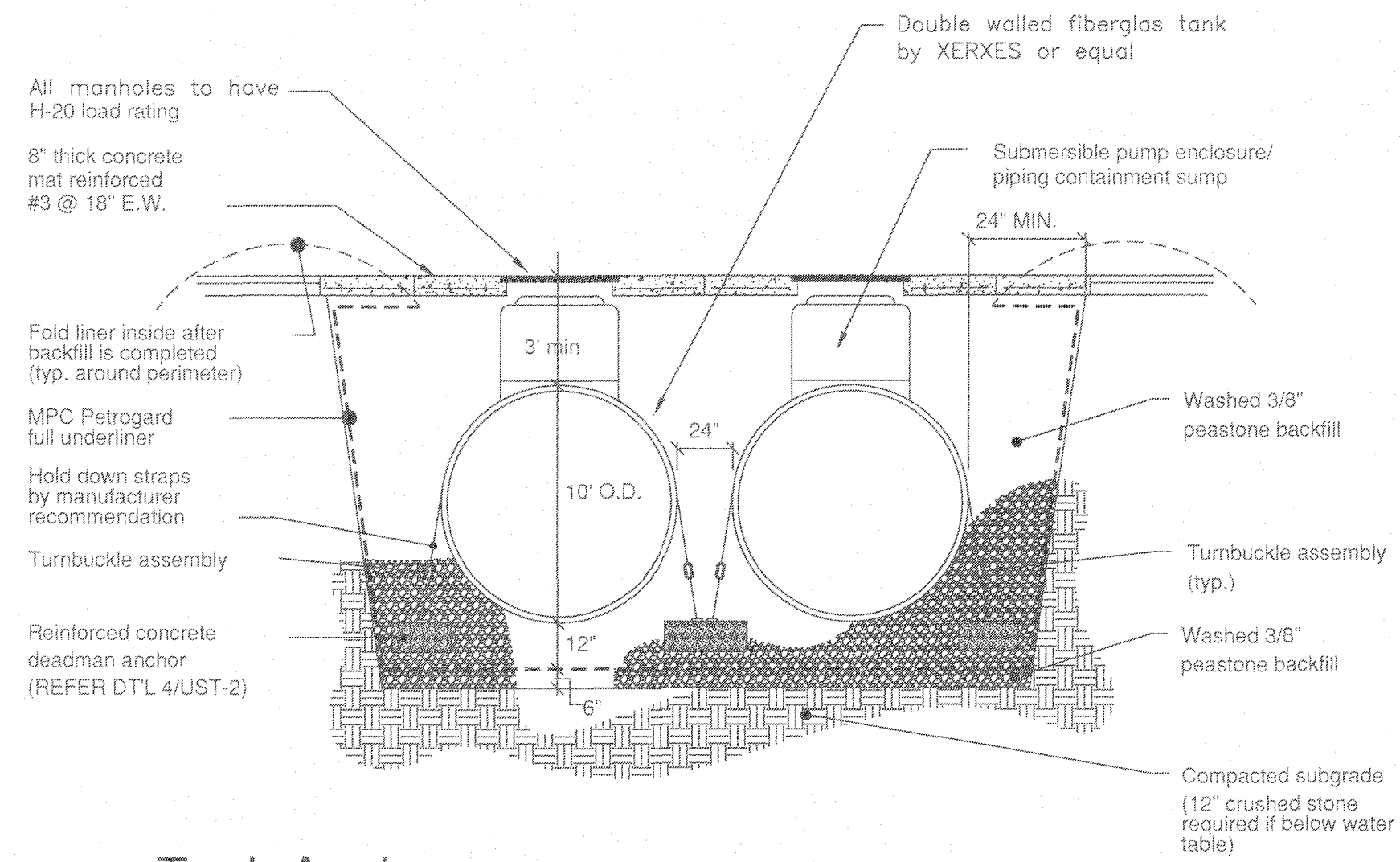


ISSUE DATE:	06/20/2018
DRAWN BY:	TPC
CHECKED BY:	MS
SCALE:	1"=20'
PROJECT NO.:	2017-184
SHEET NAME:	

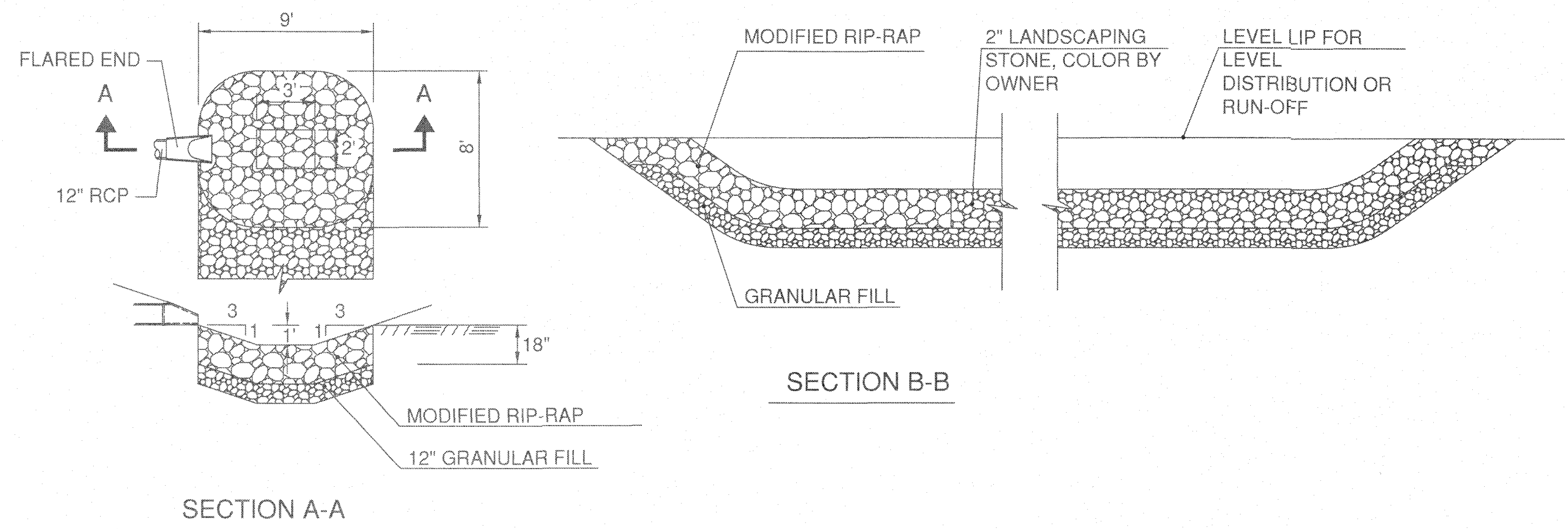
DETAILS

SHEET NO. L-4

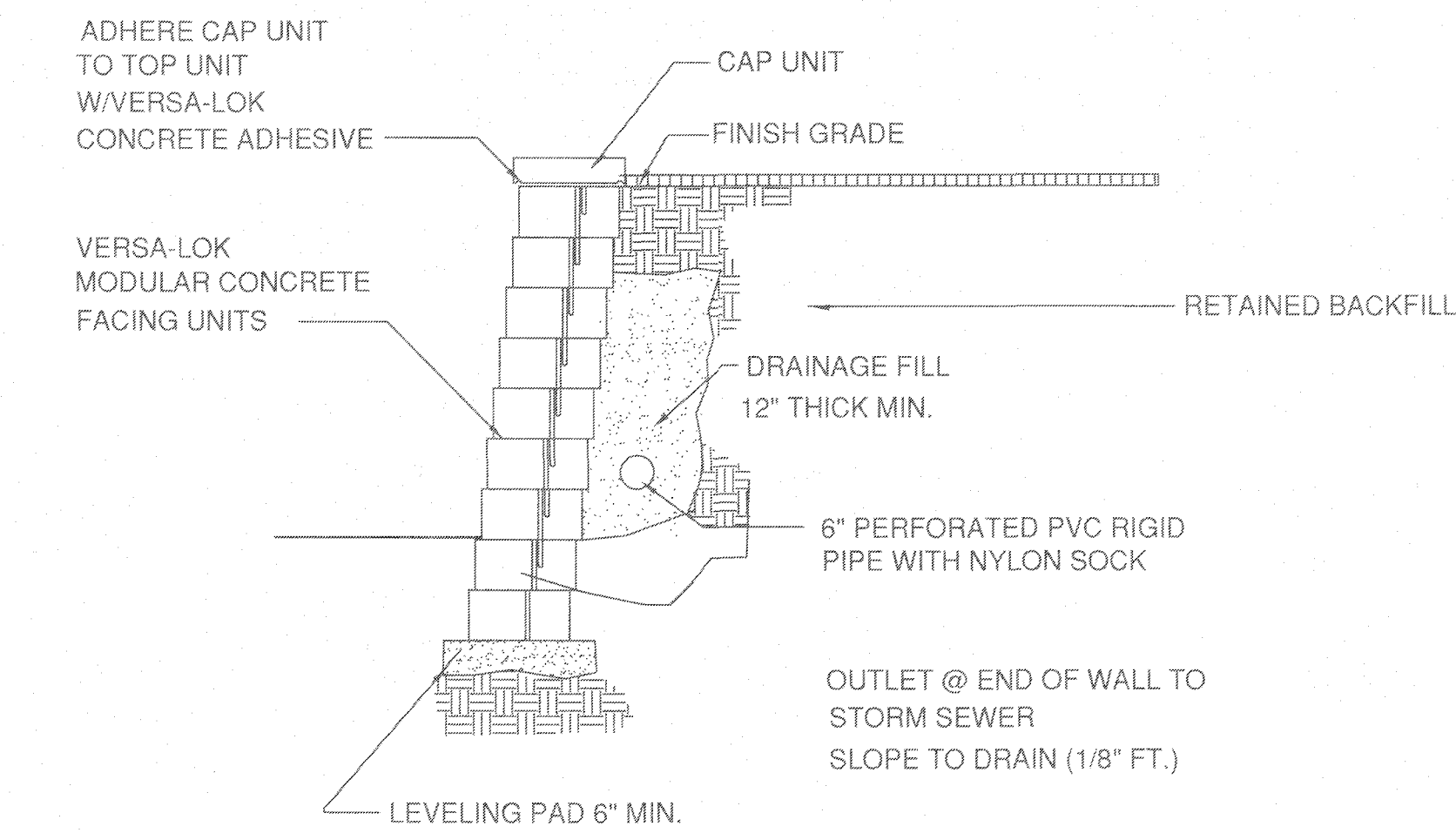




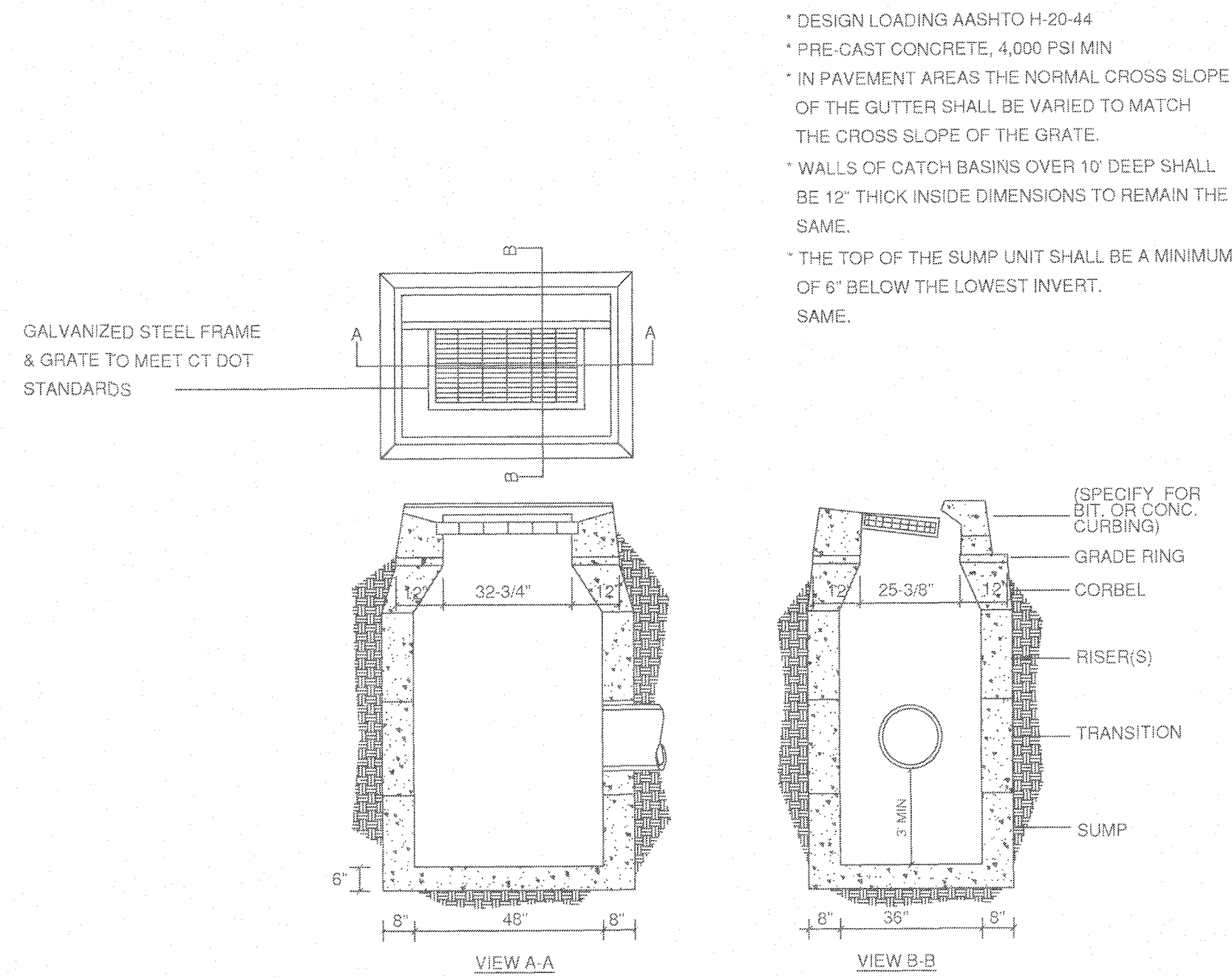
**1 Tank Anchorage**  
NOT TO SCALE



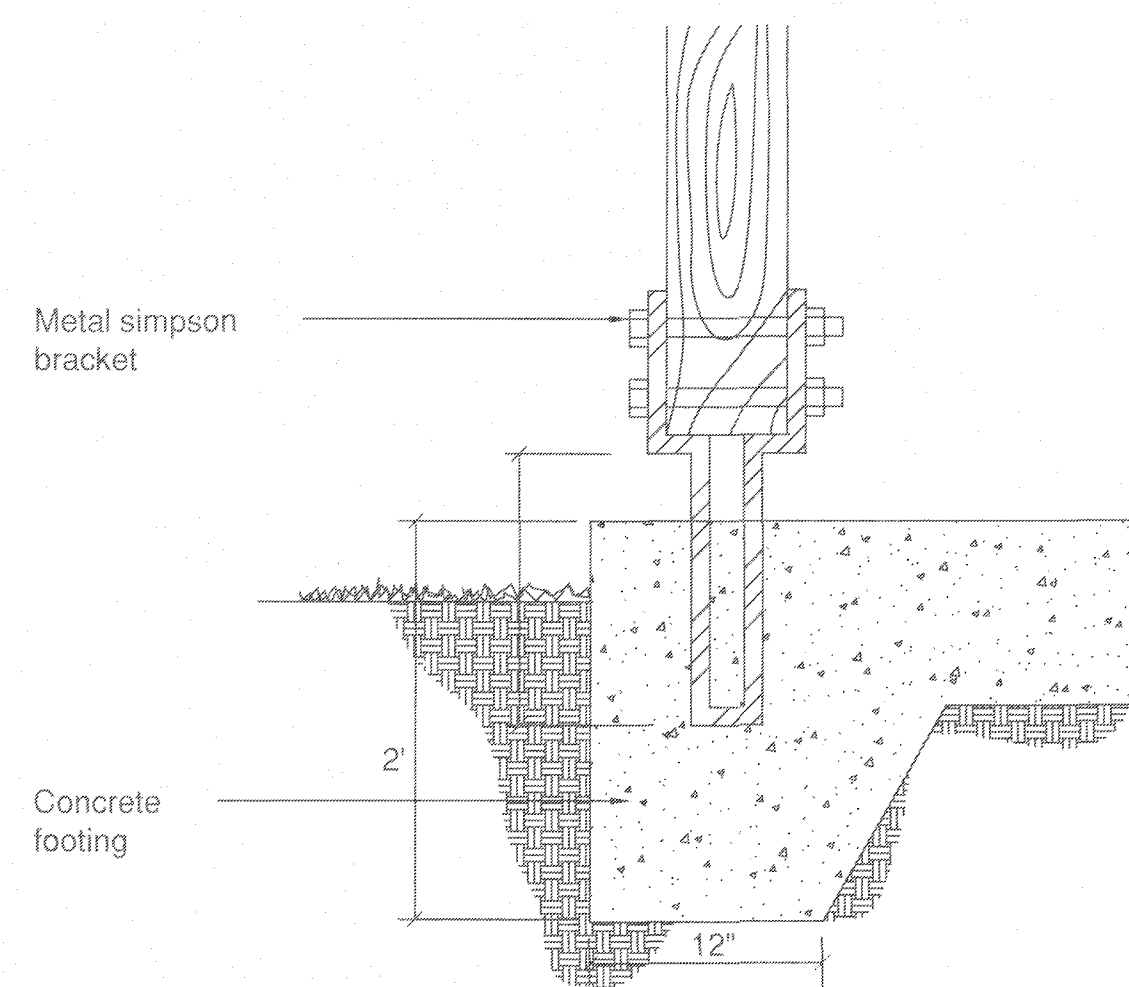
**4 Rip-rap Plunge Pool (Preformed Scour Hole)**  
NOT TO SCALE



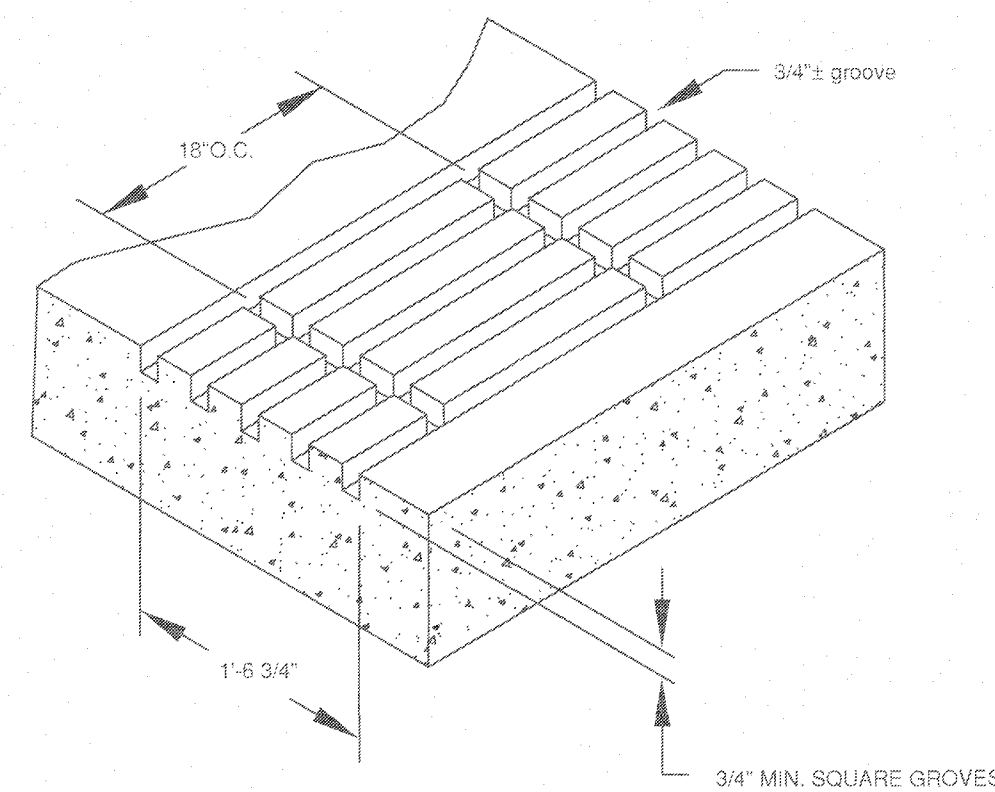
**2 Modular Concrete Block Retaining Wall**  
NOT TO SCALE



**5 PRECAST CATCH BASIN**  
NOT TO SCALE

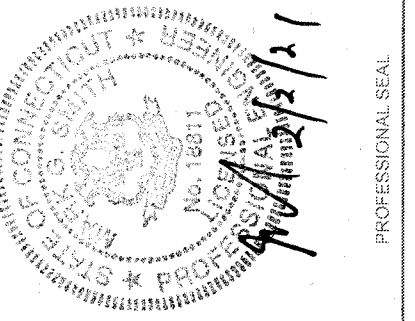


**3 Wood Post & Dumpster Pad**  
NOT TO SCALE



**6 POSITIVE LIMITING BARRIER (PLB)**  
NOT TO SCALE

REVISIONS		NO.	DATE	DESCRIPTION	BY	CHKD
		1	11/18/2020	TOWN COMMENTS/OUT IMPROVEMENTS	SH	MS
		2	2/2/2021	PLANTING PLAN CHANGES	SH	MS



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**EAST HAMPTON, CT 06424**

**ENVIRONMENTAL SERVICES ENGINEERING SERVICES**  
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ISSUE DATE:	06/20/2018
DRAWN BY:	TPC
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SCALE:	AS NOTED
PROJECT NO.:	2017-194
SHEET NAME:	<b>DETAILS</b>
SHEET NO.:	<b>L-5</b>



**SEDIMENTATION AND EROSION CONTROL**

PER STATE OF CONNECTICUT PUBLIC ACT 83-388  
All applicable practices recommended by the 2002 CT Guidelines for Soil Erosion & Sediment Control are included by reference.

**1. DESCRIPTION**

The project consists of renovating an existing one acre commercial parcel by adding a retail filling station and modify curb openings.

**2. SCHEDULE**

No schedule has been set for this project.

**3. DESIGN AND CRITERIA**

Note: The Contractor shall name one individual as his Sediment and Erosion Control Supervisor whose primary responsibility will be the maintenance of all on-site erosion control measures. He will keep a daily log of his activities and an updated schedule of proposed construction activities. The log will be made available to inspectors.

A. GEOTEXTILE SILT FENCE (GSF) – Shall be non-woven material, minimum 36" high and fastened to wood stakes. Silt fence shall be installed with end runs turned up grade at 45 degrees for a distance of 10 feet (See detail this sheet).

**B. TEMPORARY SEEDING (TS)**

- Contractor shall scarify the soil to a depth of 2" before applying fertilizer, limestone and seed.
- Seed may be applied by hand or mechanically. See application shall be uniform. Seed rate shall be in accordance with the 2002 "Guidelines for Soil Erosion and Sediment Control" (increase seeding rates by 10% when hydroseeding. Limestone, fertilizer and seed may be applied in slurry.)
- Contractor shall mulch area (MS) immediately following seeding. (Note: In the event seeding operations are not feasible due to seasonal restrictions or extended inclement weather patterns, the Contractor shall install an Erosion Control Blanket over exposed soils.)

**C. PERMANENT SEEDING (PS)**

- Contractor shall apply topsoil and fine grade all areas before the application of permanent seed. Apply limestone and fertilizer as needed, in accordance with soil tests.
- Remove all surface stones 1/2 inch and larger. Remove all other debris and rake seed bed.
- Apply seed within 7 days after establishing final grades. See planting plan.

D. HAY BALE BARRIER (HB) – Shall be made of hay or straw with 40 pounds minimum weight and 120 pounds maximum weight, held together by twine or wire. (See detail this sheet.)

E. CONSTRUCTION ENTRANCE (CE) – Shall be an angular stone (DOT Standard Spec Section M.01.01 size #3) pad, a minimum of 12' wide and 50' long. (See detail this sheet.)

F. EROSION CONTROL BLANKET (ECB) Erosion mat shall be placed on all exposed cut/fill slopes steeper than 3:1 (including swales & ditches) to protect against rainfall and hold moisture content to enhance vegetation growth in seeded areas. Mat (or blankets) shall be straw or straw/coconut fiber combination sewn together with lightweight netting. Use North American green, S150 – slopes up to 3:1, SC150 – slopes from 3:1 up to 2:1 or greater. Temporary hay mulch to be applied to areas less than 3:1 slope and all areas to be left barren over the winter, mulch rate to be 70 pounds/1000 s.f.

**APPLICATION/GENERAL PROCEDURES**

- Soil erosion and sediment control measures will be installed prior to any site disturbance, and development will proceed according to a specific construction sequence. The objective is to maximize the reduction of sediment laden runoff through implementation of conventional soil sedimentation and erosion control practices currently recommended by the 2002 "CT Guidelines for Soil Erosion and Sediment Control".
- Earthwork will be scheduled for periods when soil saturation is low and soil loss hazard is at a minimum.
- Suspend earthwork for major storm events and implement additional sedimentation and erosion control measures as necessary.
- There shall be no cuts or fill left exposed for longer than 30 days. The established procedure of temporarily seeding and/or cover with erosion protection (mat or hay) shall be followed to insure minimal soil loss.

**MONITORING AND MAINTENANCE PROGRAM**

- For the duration of the project construction, the Contractor shall maintain all sedimentation and erosion control devices to insure their efficient operation.
- The responsibility for performing periodic checks of the protection system in-place and to coordinate cleaning and repair operations shall be assigned to the General Contractor's project representative.
- All sedimentation and erosion control devices shall be checked for the adequacy of the control systems prior to severe storm weather forecasts. Inspect control system during and after storms to determine necessary repairs.
- Repairs to sedimentation control systems directed by the project representative shall be done within 24 hours of the directive or as soon as possible prior to storm warnings.
- Replacement materials for the devices utilized must be readily available for repairs.
- Clean sedimentation and erosion control devices as directed by the projects representative.
- Placement of temporary sedimentation and erosion control devices that are not shown on plans, but are required due to Contractor's operations, shall be placed at the direction of the projects representative.
- Dust control and off-site debris caused by the Contractor's earthwork operations shall be prevented, or cleaned-up in accordance with the standard state specification "Form 814A".

Specific maintenance measures shall be as follows:

A. GEOTEXTILE SILT FENCE (GSF) – Inspect GSF at least once a week and within 24 hours of the end of any storm event of 0.5-inch or greater.

Repair or replace the fence within 24- hours of observed failure.

B. HAY BALE BARRIER (HB) - Inspect HB at least once a week and within 24 hours of the end of any storm event of 0.5- inch or greater.

Repair or replace the hay bales within 24-hours of observed failure.

C. CONSTRUCTION ENTRANCE (CE) – Maintain the entrance in a condition which will prevent tracking and washing of sediment onto paved surfaces. Provide periodic top dressing with additional stone or additional length as conditions demand. Repair any measures used to trap sediment as needed. Immediately remove all sediment spilled, dropped, washed or tracked onto paved surfaces. Roads adjacent to a construction site shall be left clean at the end of each day.

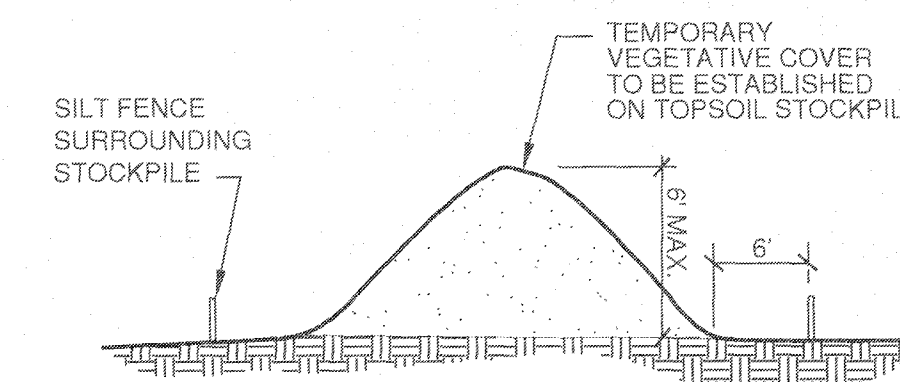
If the construction entrance is being properly maintained and the action of a vehicle traveling over the stone pad is not sufficient to remove the majority of the sediment, then either (1) increase the length of the construction entrance, (2) modify the construction access road surface, or (3) install washing racks and associated settling area or similar devices before the vehicle enters a paved surface.

**D. SEEDING (TEMPORARY & PERMANENT)**

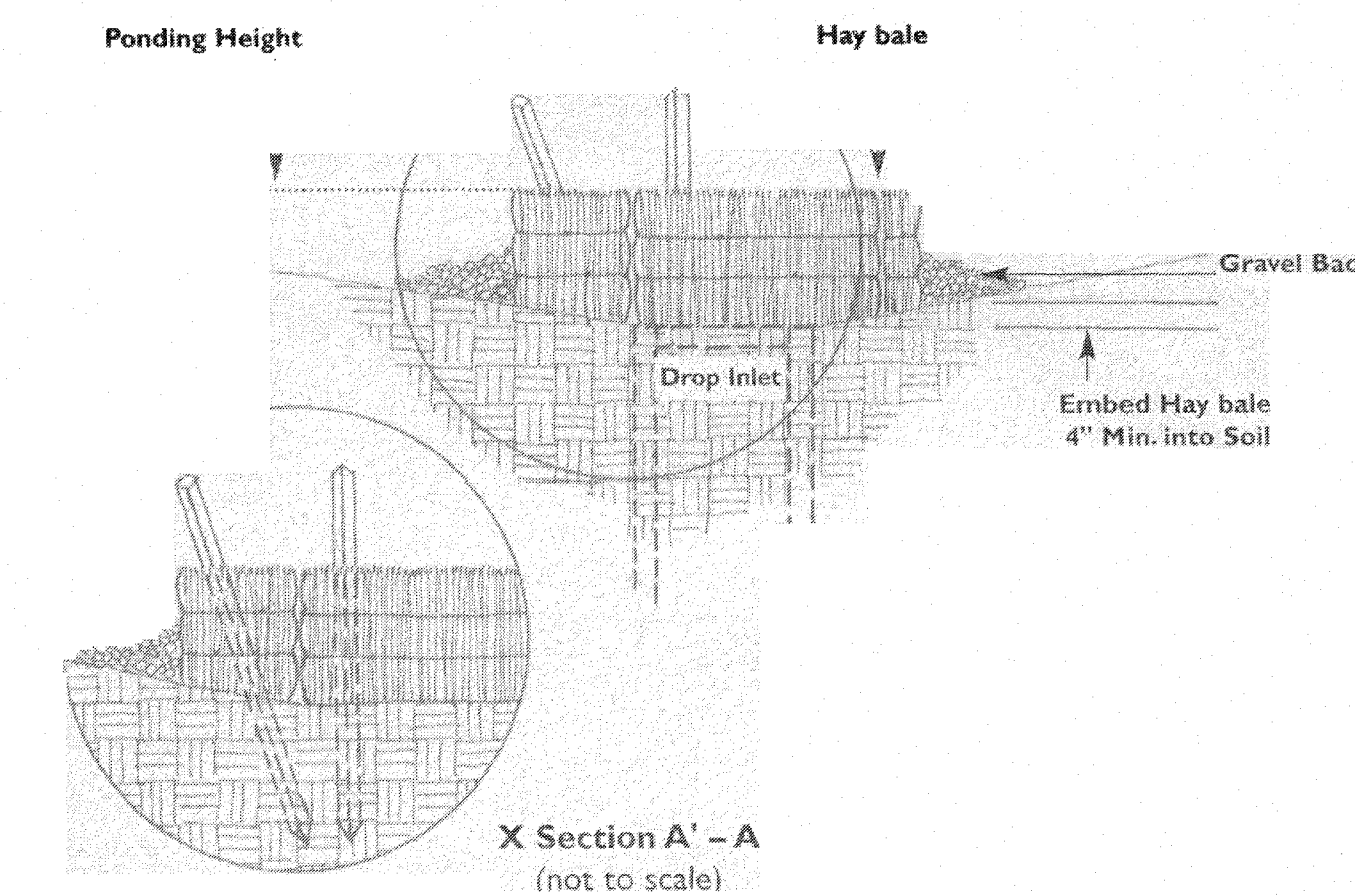
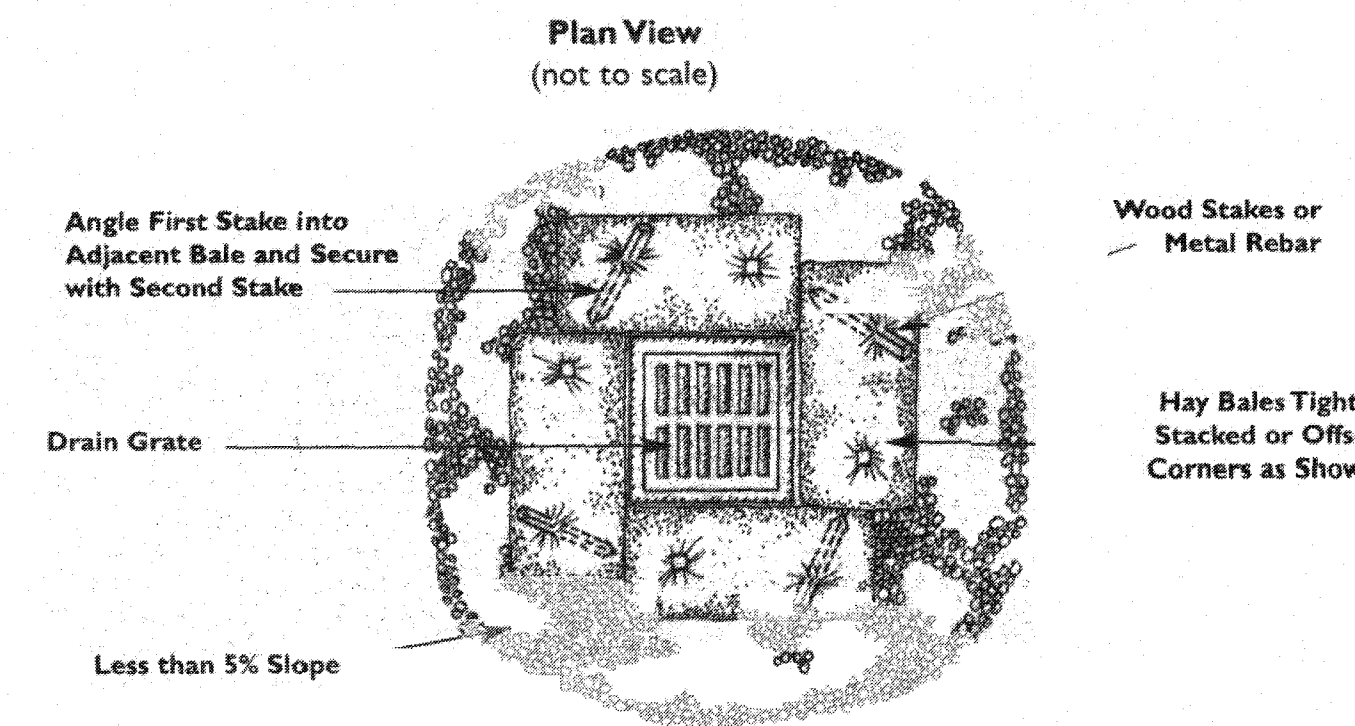
Inspect seeded area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion.

Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Bird feeding may be a problem if mulch was applied too thinly to protect seed. Re-seed and re-mulch. If movement was the result of wind, then repair erosion damage (if any), reapply seed and mulch and apply mulch anchoring. If failure was caused by concentrated runoff, install additional measures to control water and sediment movement, repair erosion damage, re-seed and re-apply mulch with anchoring or use Temporary Erosion Control Blanket measure.

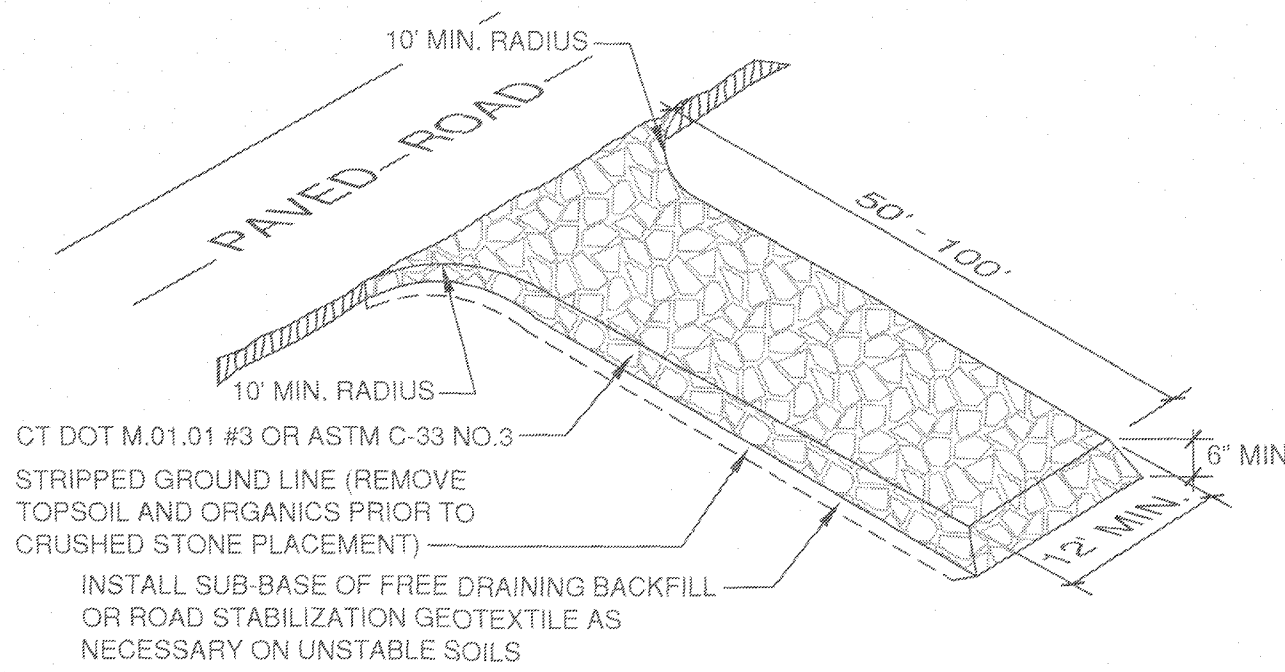
Continue inspections until the grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions (approximately 80% vegetative surface cover).



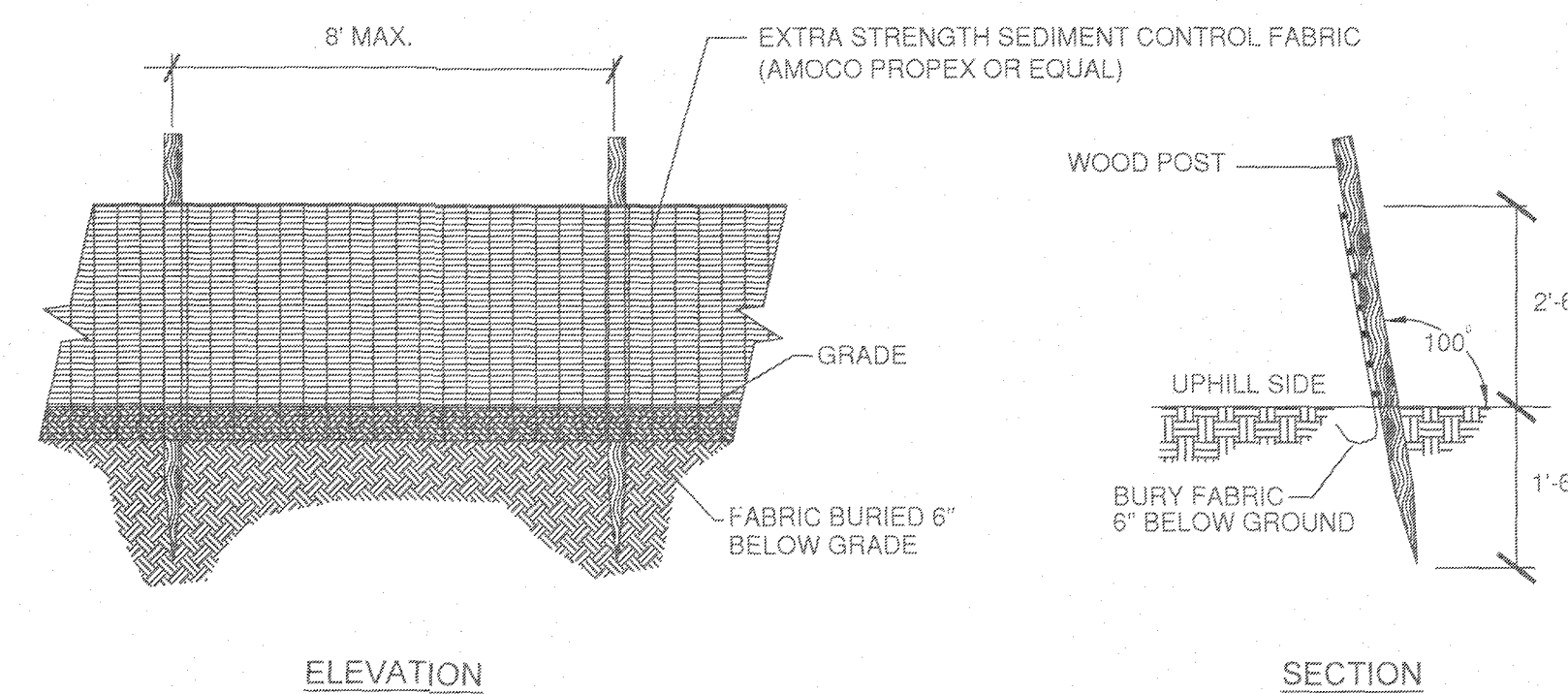
3 Topsoil Stock Pile Area  
L-6 N.T.S.



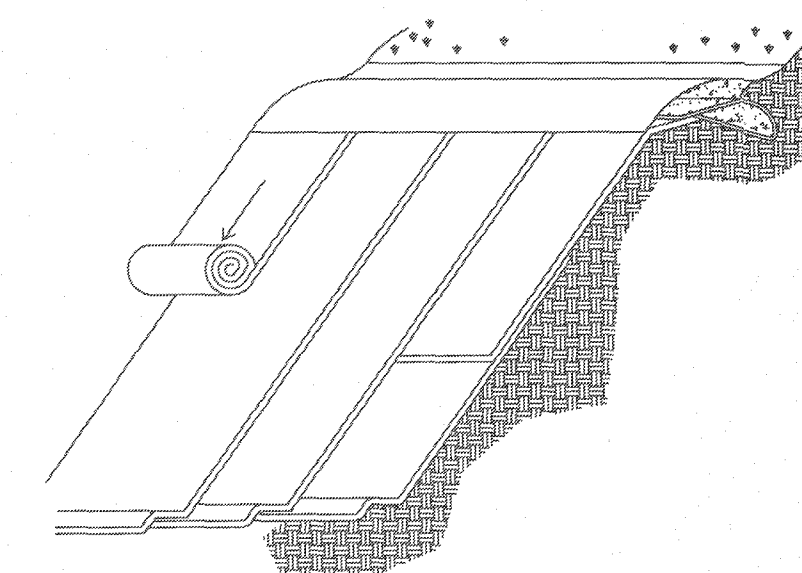
4 Hay Bale Barrier At Catchbasin (HB)  
L-6 N.T.S.



1 Construction Entrance (CE)  
L-6 N.T.S.

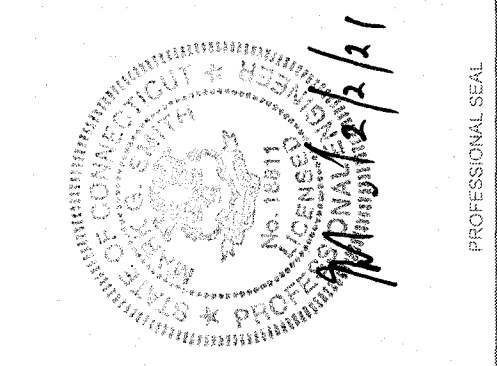


2 Geotextile Silt Fence (GSF)  
L-6 N.T.S.



5 Slope Stabilization Using Erosion Control Blanket (ECB)  
L-6 N.T.S.

NO.	DATE	DESCRIPTION	BY	
			CKD	MS
1	1/11/2020	TOWN COMMENT/BLVD/UT IMPROVEMENTS	SH	MS
2	2/2/2021	PLANTING PLAN CHANGES	SH	MS



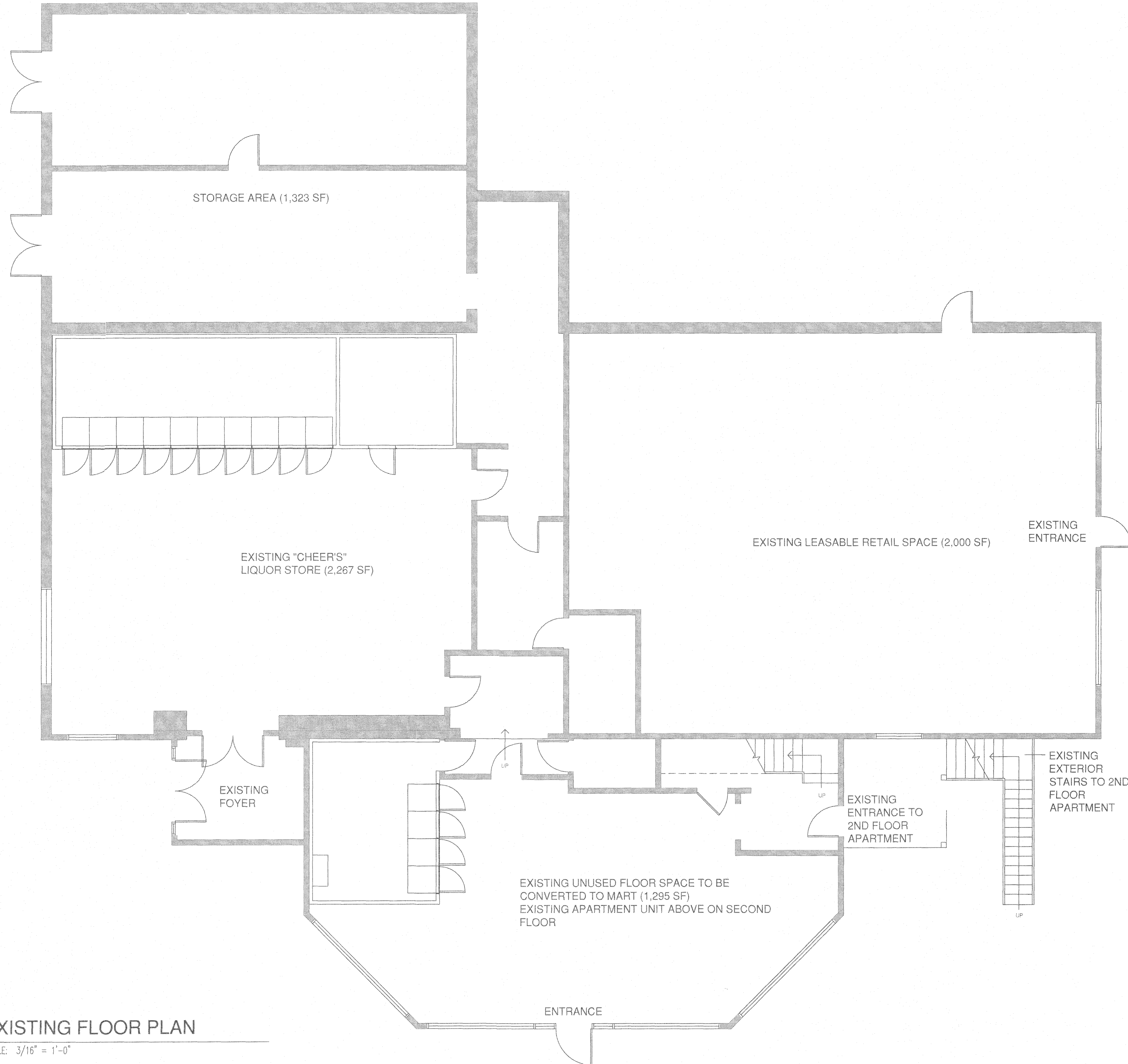
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SHEET NAME:	SEDIMENTATION AND EROSION CONTROL DETAILS
SHEET NO.:	L-6



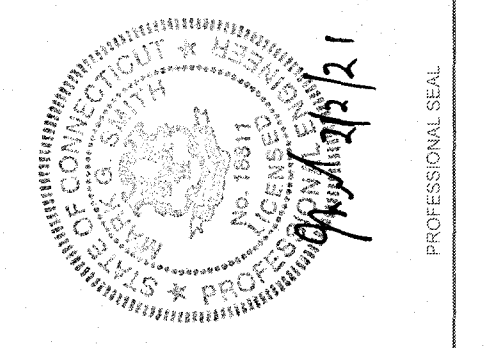


1  
A1.0

**EXISTING FLOOR PLAN**

SCALE: 3/16" = 1'-0"

REVISIONS			
NO	DATE	DESCRIPTION	BY
1	11/18/2020	TOWN COMMENTS/LAYOUT IMPROVEMENTS	SH
2	2/2/2021	PLANNING PLAN CHANGES	SH



PROJECT: NEW GASOLINE DISPENSER AND PARTIAL BUILDING INTERIOR REMODEL  
 ROUTE 66 GAS  
 249 WEST HIGH STREET, EAST HAMPTON, CT 06424

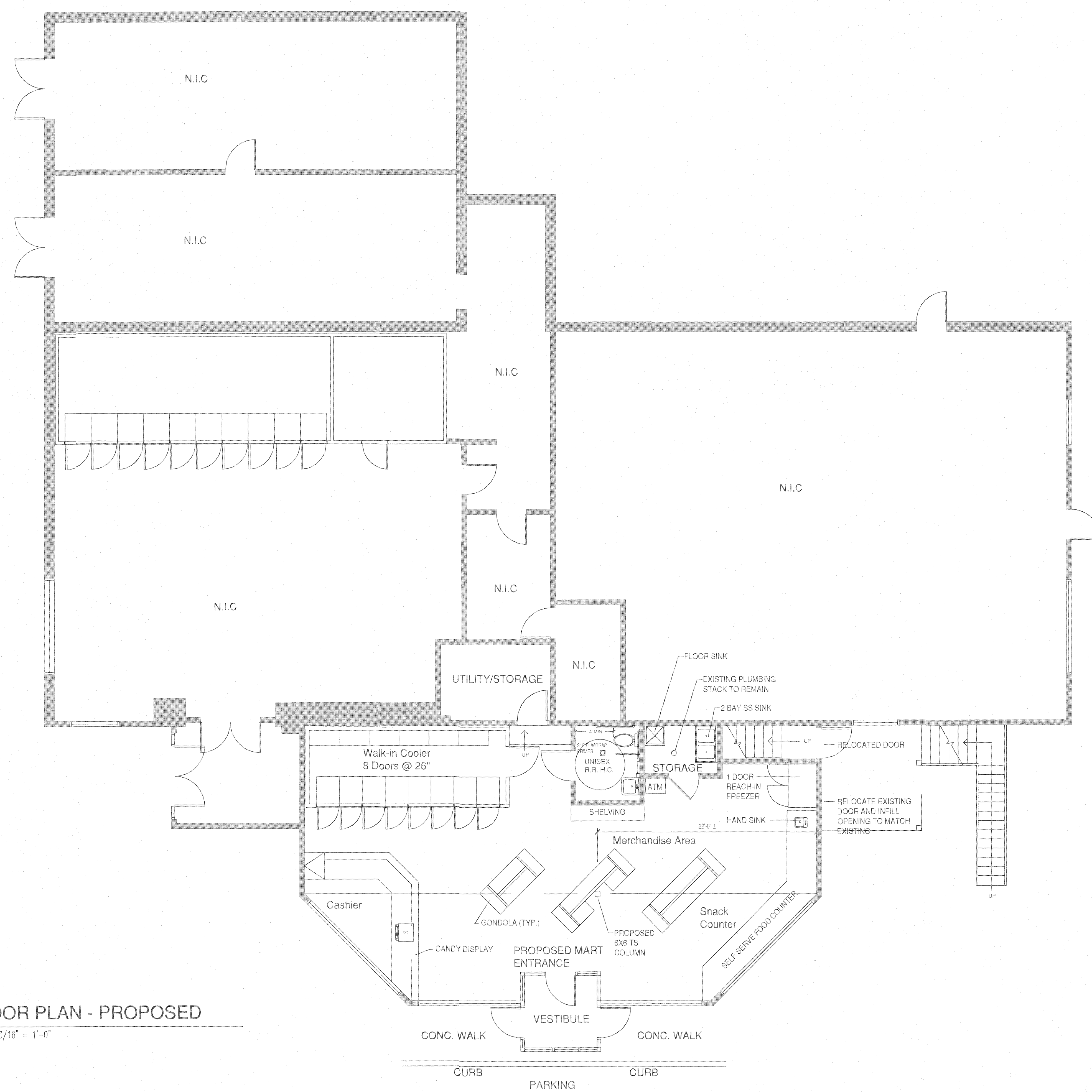
PREPARED FOR:  
 PHOEBE & VIOLET LLC  
 249 WEST HIGH STREET  
 EAST HAMPTON, CT 06424

ENVIRONMENTAL SERVICES  
 ENGINEERING SERVICES  
 67 HALL ROAD  
 STURBRIDGE, MA 01560  
 PHONE: 774-241-0901  
 FAX: 774-241-0906



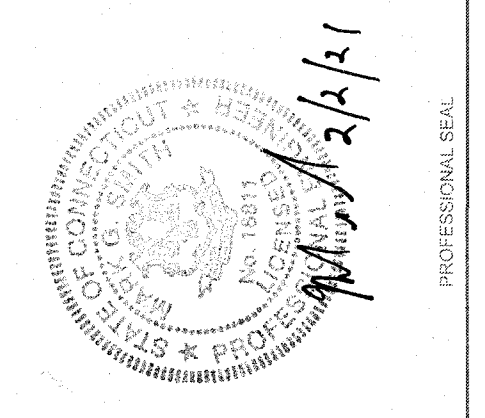
ISSUE DATE: 06/20/2018  
 DRAWN BY: SH CHECKED BY: MS  
 SCALE:  
 PROJECT NO: 2017-154  
 SHEET NAME:  
**EXISTING FLOOR PLAN**  
 SHEET NO:  
**A-1.0**





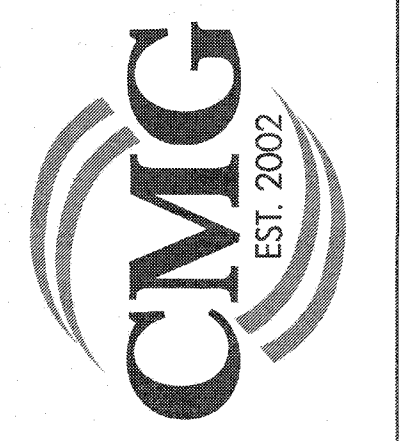
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A1.1 FLOOR PLAN - PROPOSED  
SCALE: 3/16" = 1'-0"

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11/18/2020	TOWN COMMENT/LAYOUT IMPROVEMENTS	SH MS
2	2/2/2021	PLANTING PLAN CHANGES	SH MS



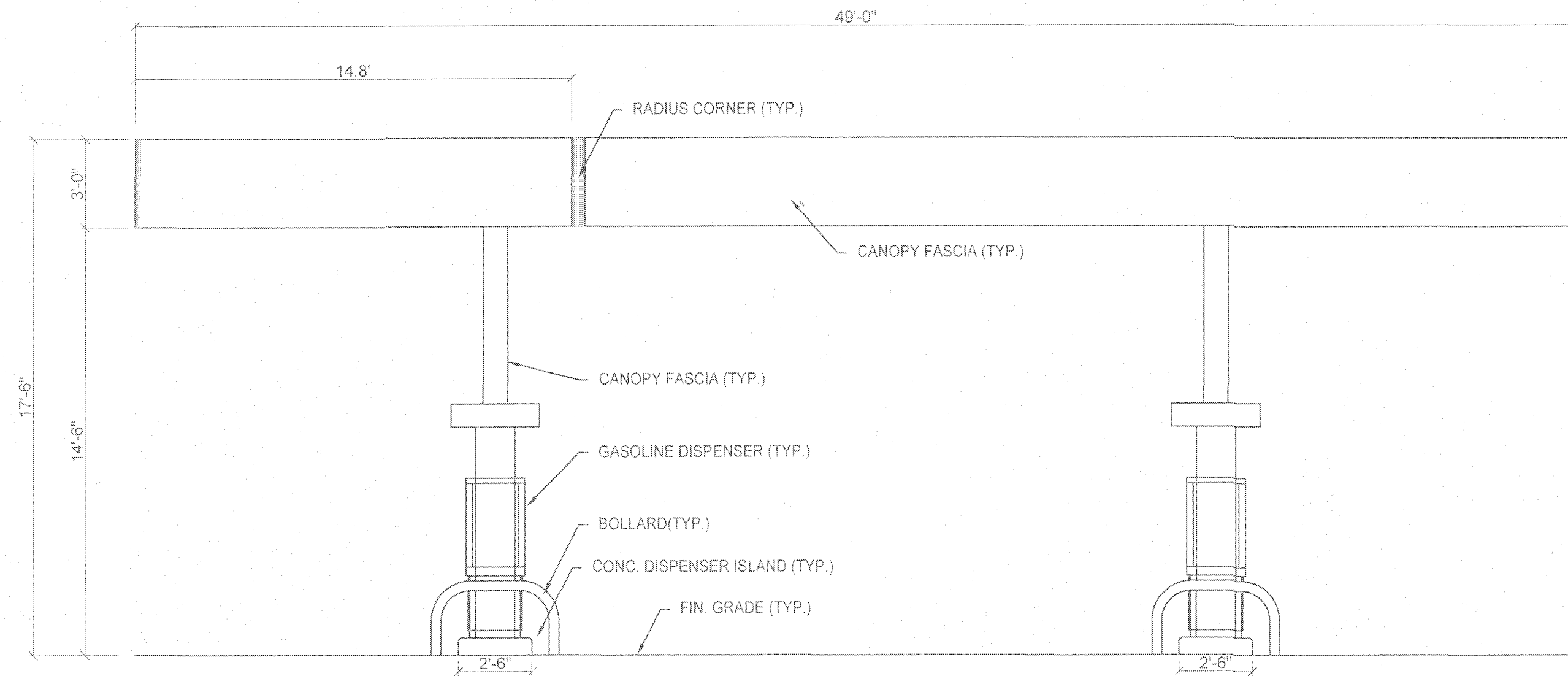
PROJECT: NEW GASOLINE DISPENSER AND PARTIAL BUILDING INTERIOR REMODEL  
 ROUTE 66 GAS  
 249 WEST HIGH STREET, EAST HAMPTON, CT 06424  
 PREPARED FOR: PHOEBE & VIOLET LLC  
 249 WEST HIGH STREET  
 EAST HAMPTON, CT 06424

ENVIRONMENTAL SERVICES  
 ENGINEERING SERVICES  
 67 HALL ROAD  
 STURBRIDGE, MA 01560  
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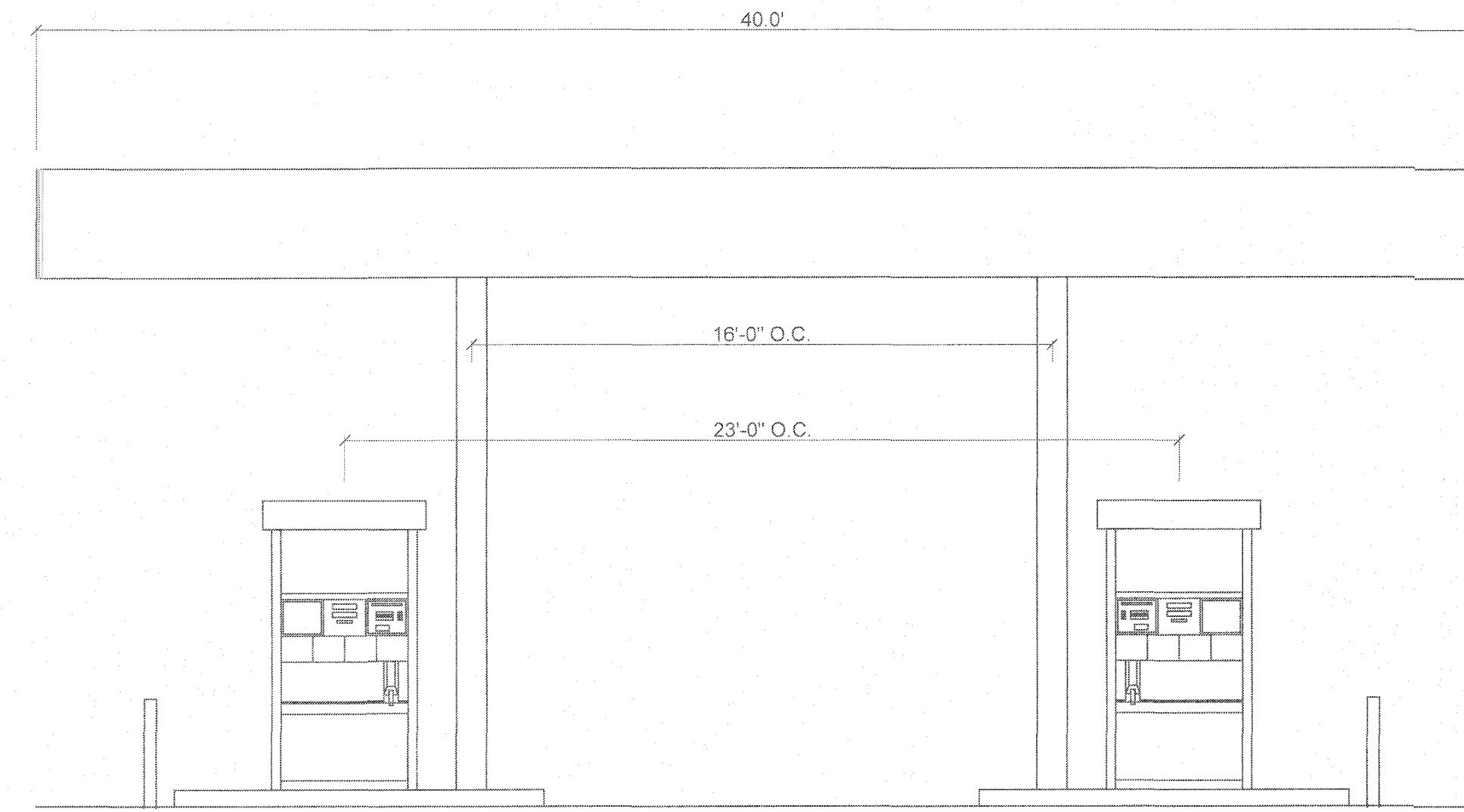
ISSUE DATE:	06/20/2018
DRAWN BY:	SH
CHECKED BY:	MS
SCALE:	
PROJECT NO.:	2017-154
SHEET NAME:	PROPOSED FLOOR PLAN
SHEET NO.:	A-1.1





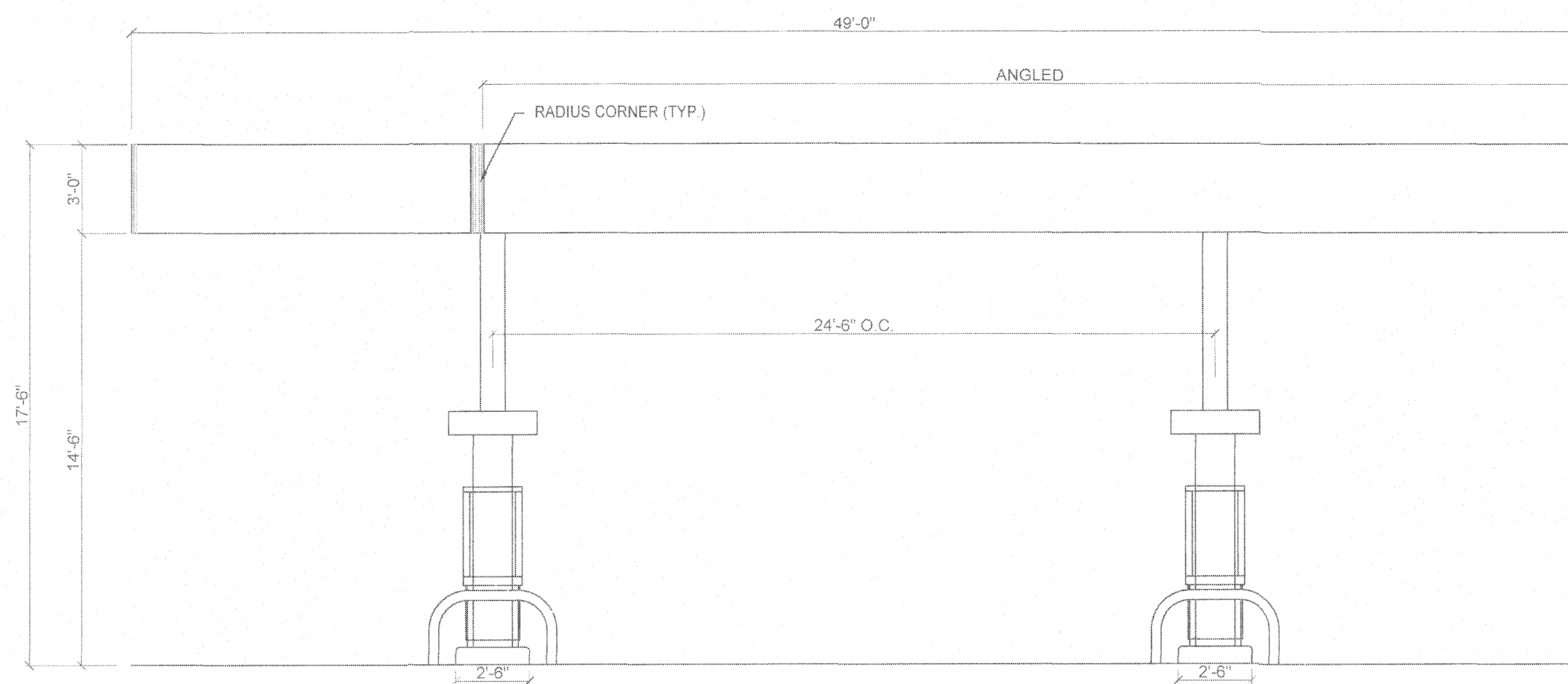
1 PROPOSED CANOPY ELEVATION - SOUTH

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



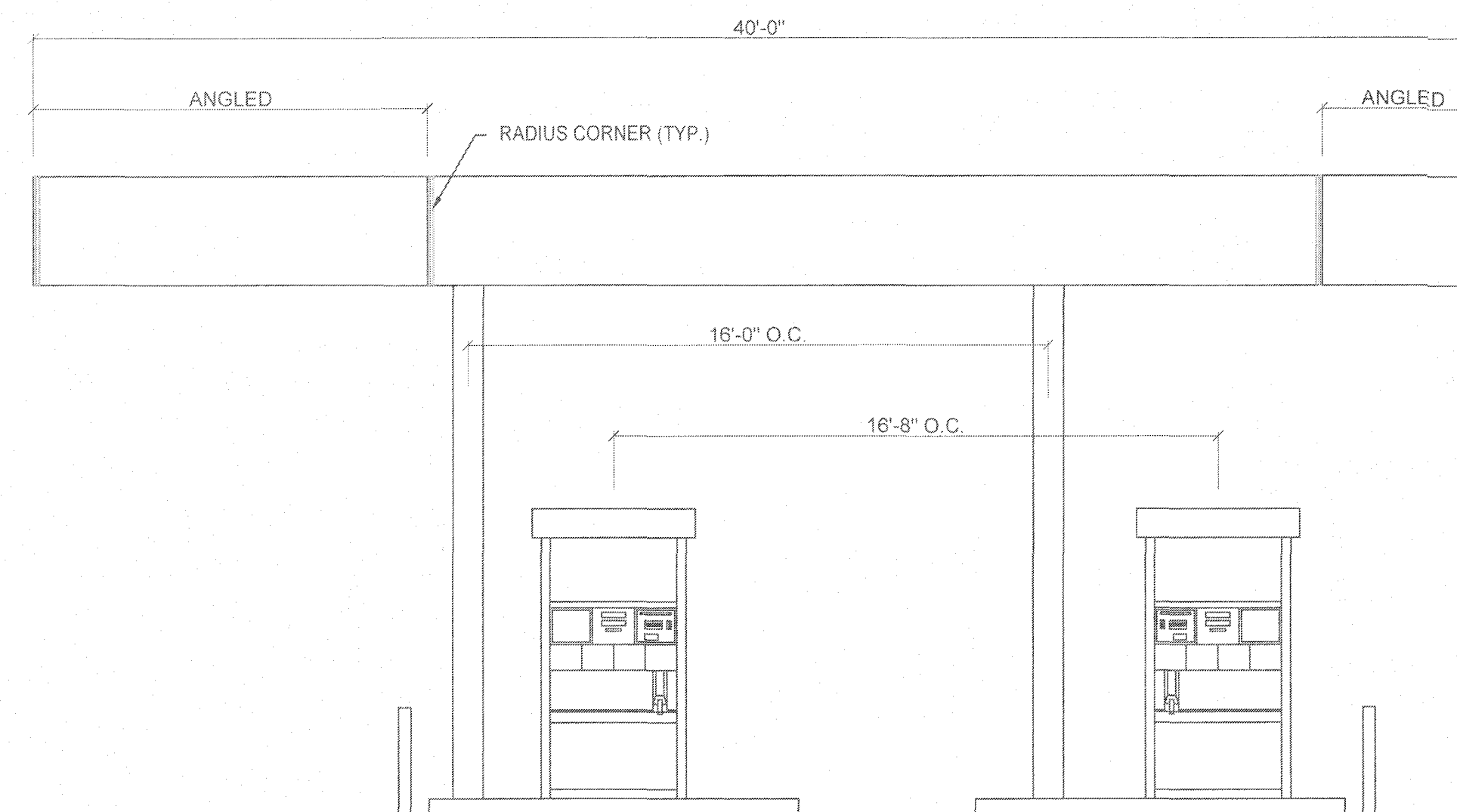
2 PROPOSED CANOPY ELEVATION - EAST

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



3 PROPOSED CANOPY ELEVATION - NORTH

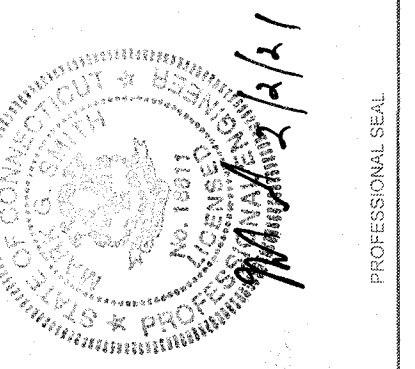
SCALE: 1/4" = 1'-0"



4 PROPOSED CANOPY ELEVATION - WEST

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

REVISIONS		BY	CHKD
NO.	DATE	DESCRIPTION	
1	11/18/2020	TOWN COMMENTS/LAYOUT IMPROVEMENTS	SH MS
2	2/2/2021	PLANTING PLAN CHANGES	SH MS



PROJECT: NEW GASOLINE DISPENSER AND PARTIAL BUILDING INTERIOR REMODEL  
 ROUTE 66 GAS  
 249 WEST HIGH STREET, EAST HAMPTON, CT 06424  
 PREPARED FOR: PHOEBE & VIOLET LLC  
 249 WEST HIGH STREET  
 EAST HAMPTON, CT 06424

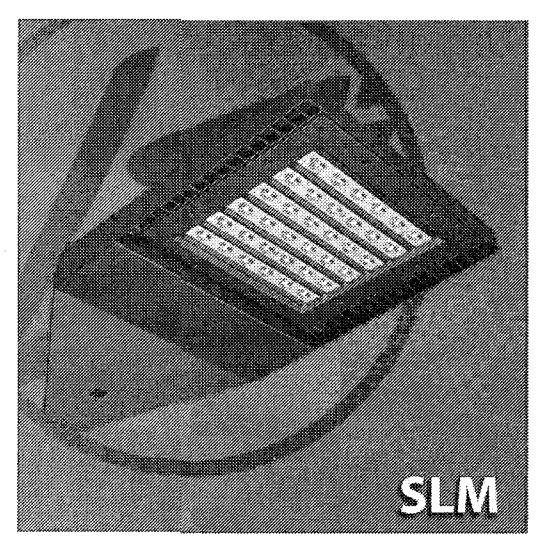
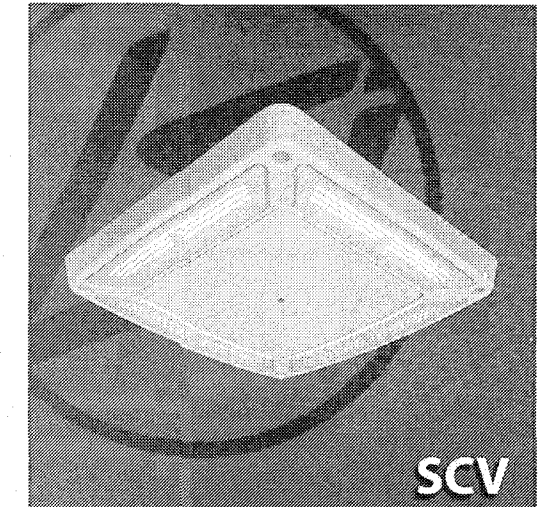
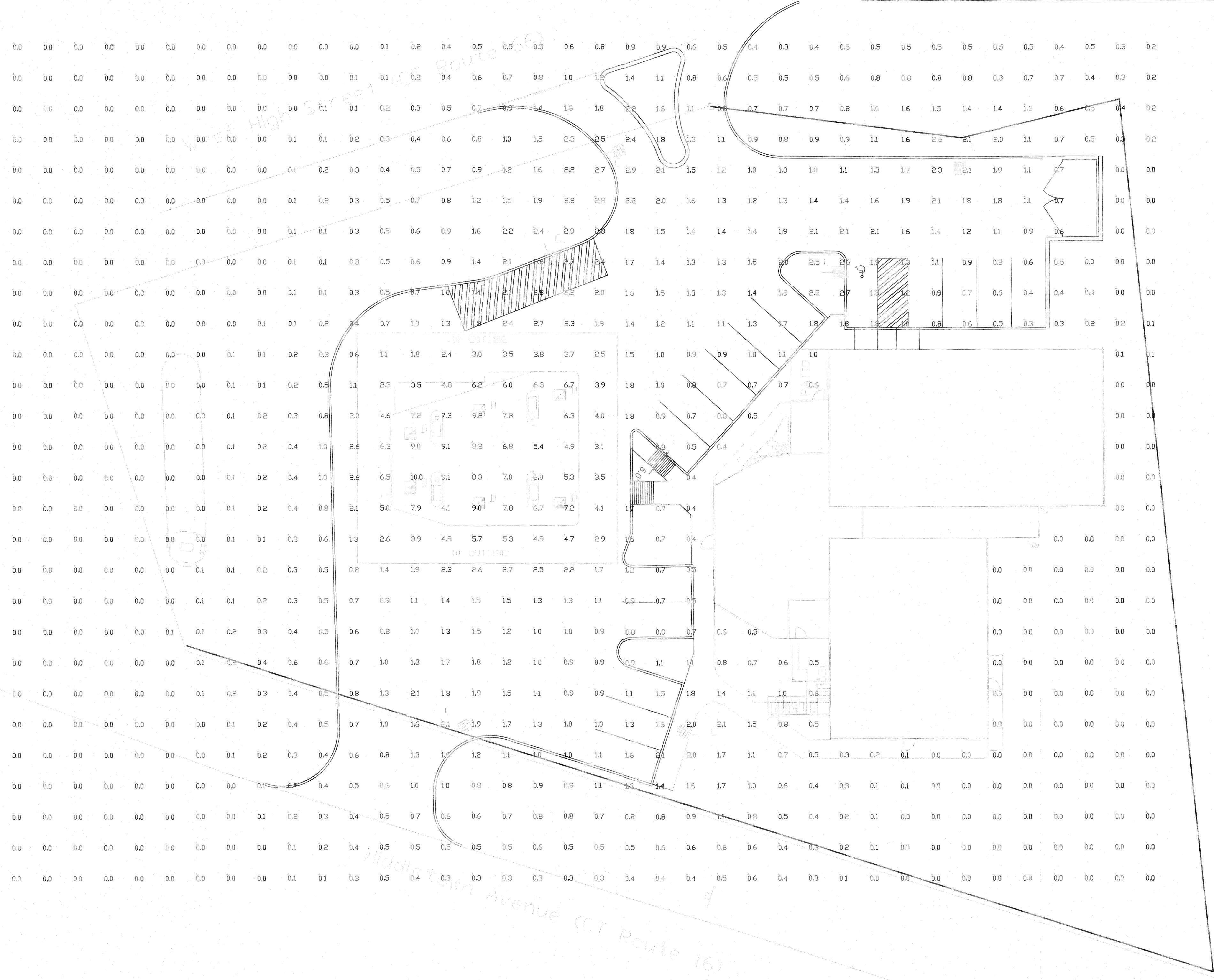
ENVIRONMENTAL SERVICES  
 ENGINEERING SERVICES  
 67 HALL ROAD  
 STURBRIDGE, MA 01560  
 PHONE: 774-241-0901  
 FAX: 774-241-0906



ISSUE DATE:	06/20/2018
DRAWN BY:	SH
CHECKED BY:	MS
SCALE:	
PROJECT NO.:	2017-194
SHEET NAME:	CANOPY ELEVATIONS
SHEET NO.:	A-2.0



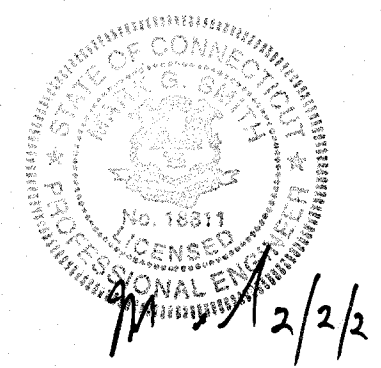
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	0.88	10.0	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	5.51	10.0	1.1	5.01	9.09
INSIDE CURB	Illuminance	Fc	1.36	2.9	0.3	4.53	9.67



Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	6	C	SINGLE	SLM-LED-09L-SIL-5W-50-70CRI-SINGLE-14'POLE+2'BASE DIMMED 40%	1.000	1.000	0.600	9262	68.2
	6	D	SINGLE	SCV-LED-10L-SC-50 MTD @ 15' DIMMED 60%	1.000	1.000	0.400	10306	66.1

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.



Total Project Watts  
Total Watts = 805.7999

ROUTE 66 GAS  
2249 WEST HIGH STREET  
EAST HAMPTON, CT

BY: [Signature] DATE: 05-20 REVISION: 03-20 SHEET 1 OF 1

SCALE: 1"=16'