

GREAT BARRINGTON PLANNING BOARD

THURSDAY, JANUARY 8, 2026, at 6:00 PM
Town Hall, 334 Main Street, 2nd Floor
Great Barrington, MA 01230

Optional attendance via Zoom: <https://us02web.zoom.us/j/82949470990>
To dial in by phone, dial +1 929 205 6099 Webinar ID: 829 4947 0990

AGENDA

REVISED on 1/6/26 (Item 4a added)

- 1. CALL TO ORDER / ATTENDANCE ROLL CALL**
- 2. FORMS A (SUBDIVISION APPROVAL NOT REQUIRED PLANS)**
- 3. MINUTES:** December 11, 2025 meeting
- 4. SPECIAL PERMIT, PUBLIC HEARING: 53 VAN DEUSENVILLE ROAD:** application for a special permit for a commercial scale ground-mount solar energy facility in an R2 zone at 53 Van Deusenville Road, in accordance with Sections 3.1.4 E (7), 9.12, and 10.4 of the Zoning Bylaw, submitted by LSE Sphinx LLC, 18 North Main Street, West Hartford, CT, 06107. Continued from December 11, 2025 at the request of the applicant. **The applicant has requested that the hearing be postponed again, until February 12, 2026.**
 - a. Vote to postpone the Public Hearing until February 12, 2026, at 6:00 PM at Town Hall.**
- 5. SITE PLAN REVIEW: 148 MAPLE AVENUE:** Application for site plan approval in accordance with Section 8.10 and 10.5 of the Zoning Bylaw, for site work related to the conversion of the former nursing home at 148 Maple Avenue into residential dwelling units as permitted by Special Permit 931-22. The Planning Board will make a site visit at 3:00 PM this same day.
- 6. PROSPERITY WAY SUBDIVISION:** Endorse subdivision plan in accordance with Planning Board's subdivision approval dated March 29, 2024.
- 7. OPEN SPACE AND RECREATION PLAN (OSRP):** Briefly discuss January 10, 2026 public forum
- 8. SEASONAL COMMUNITIES:** Distribute draft or final regulations
- 9. BOARD & SUBCOMMITTEE UPDATES / ISSUES & CONCERNS:**
- 10. CITIZEN'S SPEAK TIME:** This is an opportunity for attendees to bring up topics of concern or importance which may be placed on a future agenda for discussion.
- 11. ADJOURN**

Pursuant to Massachusetts General Law Chapter 30A section 20 (f), after notifying the chair of the public body, any person may make a video or audio recording of an open session of a meeting of a public body, or may transmit the meeting through any medium. At the beginning of the meeting, the chair shall inform other attendees of any such recordings. Any member of the public wishing to speak at the meeting must receive permission of the chair. The listings of agenda items are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Per Section 241-1 of the Town Code, except for procedural and housekeeping matters, Town residents shall have the right to address a Board on any item that requires a vote at a time before a Board votes on that item. Such residents will be allowed as much time as the proponent of an item is permitted to have.

THIS PARCEL IS SUBJECT TO AND WITH THE BENEFIT OF ALL RIGHTS, RESTRICTIONS, CONDITIONS, EASEMENTS, LEASES, ENCUMBRANCES AND APPURTENANCES OF RECORD.

UNLESS OTHERWISE NOTED HEREON, THIS SURVEY PLAN SHALL NOT BE CONSTRUED AS DEPICTING THE PRESENCE, ABSENCE, OR LIMITS OF ANY OR ALL REGULATED WETLANDS OR FLOODPLAINS. ANY SURFACE WATER FEATURES SHOWN, SUCH AS STREAMS OR PONDS, ARE NOT REPRESENTED AS INDICATING LIMITS OF WETLAND RESOURCE AREAS.

PLANNING BOARD ENDORSEMENT DOES NOT IMPLY COMPLIANCE WITH THE MASS. WETLANDS PROTECTION ACT.

PROPERTY ADDRESS: 114 BRUSH HILL ROAD

RECORD OWNER: DEBORAH C. MARS TRUST DATED JUNE 22, 1990
(TRUSTEE: DEBORAH C. MARS)

LOCUS DEED: BK - 2021 PG - 305
(SEE PLAN IN PLAT FILE M-94)

N/F LAND OF
FOX & IRELAND
BK - 2901 PG - 47
(SEE PLAN IN PLAT FILE M-94)

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ATTORNEY'S ABSTRACT OF TITLE AND/OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENT OF FACTS SUCH ABSTRACT OR REPORT WOULD HAVE REVEALED. THIS PROPERTY WAS SURVEYED BY THE POSSESSION LINES FOUND AT THE TIME THE SURVEY WAS MADE.

MERIDIAN FROM PLAT FILE M-94

FOR REGISTRY USE ONLY

LEGEND

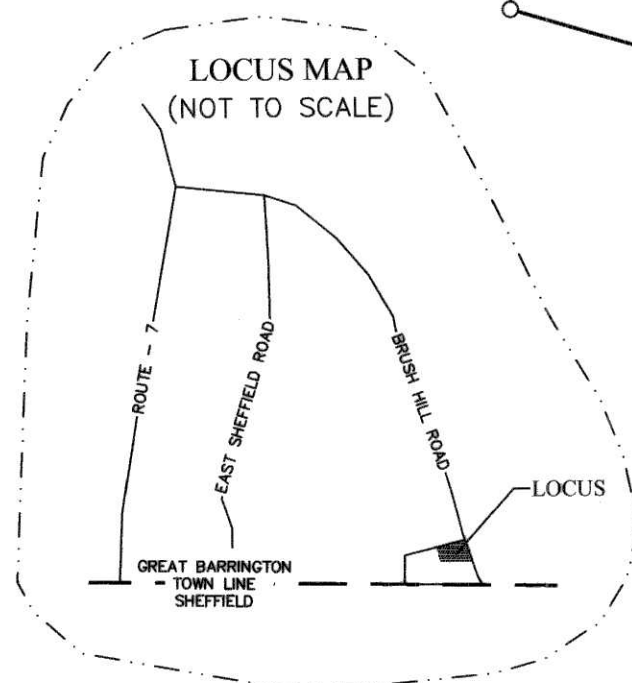
- △ COMPUTED POINT
- IRON ROD
- IRON ROD TO BE SET
- UTILITY POLE
- OVERHEAD UTILITY LINES
- APPROXIMATE EDGE OF WOODS

ZONING REGULATIONS

R2 DISTRICT
MIN. LOT AREA: 43,560 SQ.FT
LOT WIDTH: 150'
MIN. FRONT YARD SETBACK: 50'
MIN. SIDE YARD SETBACK: 20'
MIN. REAR YARD SETBACK: 30'
MAX. BUILDING COVERAGE: 20%
MAX. BUILDING HEIGHT: 35'

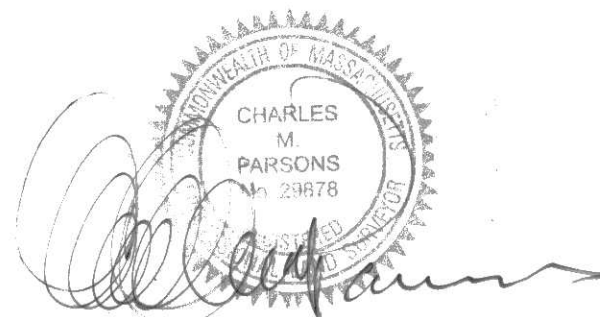
"116 BRUSH HILL ROAD"
REMAINING LAND OF
DEBORAH C. MARS TRUST
BK - 2021 PG - 305
EXCEEDS ZONING MINIMUMS
(SEE PLAN IN PLAT FILE M-94)
REMAINING LOT AREA: 8.394 ACRES
REMAINING LOT FRONTAGE: 318.56'

LOCUS MAP (NOT TO SCALE)



APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW

GREAT BARRINGTON PLANNING BOARD
CHAIRMAN



I HEREBY REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

SIGNED: [Signature]
PROFESSIONAL LAND SURVEYOR

"116 BRUSH HILL ROAD"
REMAINING LAND OF
DEBORAH C. MARS TRUST
BK - 2021 PG - 305
EXCEEDS ZONING MINIMUMS
(SEE PLAN IN PLAT FILE M-94)

REMAINING LOT AREA: 8.394 ACRES
REMAINING LOT FRONTAGE: 318.56'

Scale 1" = 30'

PLAN OF LAND PREPARED FOR

GREAT BARRINGTON, MASSACHUSETTS
JANUARY - 2026 SCALE 1" = 30'
KELLY, GRANGER, PARSONS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

FAX (413) [Redacted]
C:\Carlson Projects\ [Redacted]

1024.dwg (MAR)



Jan 6, 2026

Via Email

Chris Rembold
Town of Great Barrington
334 Main Street
Great Barrington MA 01230

Re: LSE Sphinx - Special Use Permit

Dear Mr. Rembold:

LSE Sphinx was scheduled to have a planning board meeting and site visit on January 8, 2026. We are writing this email to request the delay of the mentioned planning board meeting and site visit until the next available meeting, February 12, 2026. This will allow LSE Sphinx and Lodestar Energy to better address previous comments and concerns made by the Selectboard and Board of Health.

Sincerely,

Mike Vittiglio
Mike Vittiglio





THE GOLDMAN GROUP

JOSHUA BLEVINS
DIRECTOR OF DEVELOPMENT

8 January 2026

Planning Board
Town of Great Barrington
334 Main Street
Great Barrington, MA 01230

RE: Site Plan Review – The Laurel Condominium Project (148 Maple Avenue)

Dear Members of the Planning Board,

On behalf of the development team for The Laurel, located at 148 Maple Avenue, we are pleased to submit the additional documentation requested during our previous session. This submission is intended to complete the requirements for the Site Plan Review process.

As per our discussions and the Town's zoning requirements, we have enclosed the following relevant exhibits:

1. Comprehensive Landscaping Plan

The attached plan has been designed with a commitment to local ecology. It adheres strictly to the Town's **native plantings requirement**, utilizing species that are indigenous to the Berkshires to ensure the project integrates seamlessly with the surrounding natural environment while promoting biodiversity.

2. Compliant Lighting Plan

We have worked closely with our lighting consultants to ensure full compliance with Great Barrington's **Dark Sky Ordinance**. The enclosed plan includes:

- **Fixture Elevations:** All outdoor lighting is restricted to a maximum height of 14 feet.
- **Photometric Data:** A detailed map showing **foot-candle calculations** across the entire property, ensuring adequate safety and illumination while preventing light trespass onto neighboring parcels.



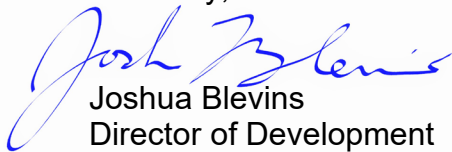
3. Proposed Signage

Detailed renderings and specifications for the project's signage are included. The design reflects the aesthetic of the Laurel project—balancing modern residential needs with the single-family residential character of the Maple Avenue corridor.

We believe these materials address all outstanding items requested by the Board. We look forward to discussing these details further at your next scheduled hearing and are happy to answer any technical questions you or the Town's consultants may have.

We are excited to be able to work together to turn an underutilized and outmoded property into high-quality housing for Great Barrington residents. Thank you for your continued time and guidance on this project.

Sincerely,



Joshua Blevins
Director of Development
The Goldman Group

Exhibits:

- a) landscaping plan
- b) lighting plan
- c) sign design



**TOWN OF GREAT BARRINGTON
MASSACHUSETTS**

NOTICE OF DECISION ON SPECIAL PERMIT

(To be mailed forthwith to the petitioner, abutters and owners of land within 300 feet of the property line, the Inspector of Buildings, the planning boards of the town and of every abutting municipality, and to every person present at the hearing who requested the notice be sent to him and who stated the address to which such notice was to be sent, as provided in Section 15, Chapter 40A as amended.)

Applicant: 148 Maple Avenue, LLC

Premises Affected: 148 Maple Avenue
Great Barrington, MA 01230

Date: 2 / 9 / 23
Case No.: 931-22

Special Permit Application
Referring to the above application case number, to permit:

the conversion of a former nursing home at 148 Maple Avenue, Great Barrington, to a multifamily use of 30 apartment units, in accordance with Sections 8.10 and 10.4 of the Zoning Bylaw.

After a public hearing opened on December 8, 2022, and closed on January 26, 2023, the Great Barrington Planning Board, at its meeting on January 26, 2023, **VOTED TO GRANT** the special permit in accordance with the plans submitted and Sections 8.10 and 10.4 of the Zoning Bylaw, with the following condition:

1. further discussion of landscaping, planting schedule, lighting and signage will take place during site plan review prior to building permit.

IMPORTANT: ANY APPEAL FROM THE DECISION OF THE BOARD CAN BE MADE ONLY TO THE COURT AND MUST BE PURSUANT TO SECTION 17, CHAPTER 40A (M.G.L.) AS AMENDED, AND MUST BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION WITH THE TOWN CLERK.

Great Barrington Planning Board


Brandee Nelson, Chair

EXHIBIT 1

Landscaping + Planting Plan



THE LAUREL CONDOMINIUMS

PLANTING IMPROVEMENTS

140 MAPLE AVENUE, GREAT BARRINGTON, MASSACHUSETTS

THE
LAUREL
CONDOMINIUMS

148 MAPLE AVENUE
GREAT BARRINGTON, MASSACHUSETTS

Client

The Goldman Group

Landscape Architect

WINTER
GREEN

LANDSCAPE
STUDIO

Stamp

Revisions

1
2
3
4
5

Key Plan

Date

04/15/2025

Project Phase

Project Number

24--GOL01

Scale

North

Drawing Title

COVER SHEET

Drawing Number

L0.00

© 2025 Wintergreen Landscape Studio LLC

PROPERTY DEVELOPER:

THE GOLDMAN GROUP

2109

ARTHUR, CHARLES GOLDMAN

LANDSCAPE ARCHITECT:

WINTERGREEN LANDSCAPE STUDIO LLC

MASSACHUSETTS REGISTERED LANDSCAPE ARCHITECT

01201

GENERAL NOTES

- DRAWINGS CONTAINED PERTAIN EXCLUSIVELY TO PLANT SPECIFICATION AND PLACEMENT. OTHER LANDSCAPE IMPROVEMENTS REPRESENTED IN THESE DRAWINGS ARE FOR REFERENCE ONLY.
- WARNING!!!!!!!! CALL BEFORE YOU DIG!!!!!! TOLL FREE 811
- WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY OWNER OF ANY DISCREPANCIES.
- THE CONTRACTOR BEARS ALL RESPONSIBILITY FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NOT SHOWN ON PLANS.
- THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND/OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO THE OWNER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY LANDSCAPE ARCHITECT ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTORS ARE TO BID THEIR OWN VERIFIED QUANTITIES. NOTIFY OWNER OF ANY DISCREPANCIES.
- EASEMENTS, SETBACKS, BUILDING, CURB AND GUTTER, UNDERGROUND UTILITIES HAVE BEEN SUPPLIED TO LANDSCAPE ARCHITECT BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL ENGINEERS DRAWINGS FOR ADDITIONAL INFORMATION.
- WINTERGREEN LANDSCAPE STUDIO ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITIES, OR COST RESULTING FROM CHANGES OR ALTERATIONS MADE TO THE PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF WINTERGREEN LANDSCAPE STUDIO.

SITE PLAN NOTES

- DRAWING SHOWN ON SHEET L1.00, TITLED "PLANTING PLAN" IS BASED UPON THE FOLLOWING SOURCE:
 - THE DRAWINGS TITLED "PROPOSED SITE PLAN" PREPARED BY SK DESIGN GROUP INC. AND DATED 10/29/2024.
- THE EXISTENCE AND LOCATION OF ALL SITE FEATURES AND UTILITIES AS INDICATED (OR NOT SHOWN) IN THE DRAWINGS IS NOT GUARANTEED. WINTERGREEN LANDSCAPE STUDIO IS NOT RESPONSIBLE FOR COMPLETENESS OR ACCURACY OF INFORMATION SHOWN IN THESE PLANS.
- PRIOR TO COMMENCING WORK, CONTRACTOR IS TO INSPECT THE PROPERTY AND VERIFY THE LOCATION OF ALL EXISTING SITE FEATURES AND UTILITIES. IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCY.
- PRIOR TO ANY EXCAVATION, CONTRACTOR TO VERIFY ABSENCE OF ANY CONFLICTING BELOW-GRADE UTILITIES. NOTIFY THE OWNER OF ANY CONFLICTS.

GRADING AND DRAINAGE NOTES

- ALL DEPICTIONS AND REFERENCES OF GRADING AND DRAINAGE IMPROVEMENTS SHOWN IN THE WINTERGREEN DRAWING SET ARE SOLELY INTENDED FOR COORDINATION AND NOT FOR CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR FINAL GRADING AND DRAINAGE DESIGN.

IRRIGATION NOTES

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS.
- IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE PROJECT IRRIGATION SYSTEM.
- IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
- ANY EXISTING PLANTING DAMAGED DURING CONSTRUCTION DUE TO IRRIGATION SYSTEM "DOWN TIME" IS TO BE REPLACED AT NO COST THE OWNER.
- IF THE EXISTING IRRIGATION SYSTEM IS DAMAGED OR TURNED OFF DURING CONSTRUCTION ACTIVITIES, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAND WATER ALL PLANT MATERIAL AS NEEDED.

PLANTING NOTES

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- NOTIFY THE LANDSCAPE ARCHITECT 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK.
- ALL EXISTING TREES AND SHRUBS TO REMAIN PROTECTED AND MAINTAINED THROUGHOUT THE TIME OF CONSTRUCTION OR AS SPECIFIED IN THE DRAWINGS.
- BEFORE ANY TREES OR SHRUBS ARE REMOVED, THE CONTRACTOR SHALL ARRANGE A CONFERENCE ON SITE WITH THE OWNER AND / OR THE OWNER'S REPRESENTATIVE TO IDENTIFY TREES AND SHRUBS TO BE REMOVED, AS WELL AS THOSE TO BE PROTECTED. DO NOT COMMENCE CLEARING OPERATIONS WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
- ANY AREAS DISTURBED OUTSIDE OF THE LIMIT OF WORK, SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE CLIENT.
- ALL PLANTS SHALL BE PLANTED AT THE TIME OF DELIVERY DUE TO LIMITED STORAGE ON SITE. PLANTS IN THE SAME PLANTING BED SHALL BE PLANTED AT THE SAME TIME. ANY PLANTS REMAINING UNPLANTED ON THE SITE FOR MORE THAN 24 HOURS SHALL BE PROTECTED AND MAINTAINED INCLUDING BUT NOT LIMITED TO PROVIDING WATER AND SHADE. ANY PLANTS THAT DIE OR ARE DAMAGED DUE TO ON-SITE STORAGE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- THERE WILL BE NO SUBSTITUTIONS OF PLANT MATERIAL WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
- PLANT MATERIAL WHICH HAS BECOME DAMAGED OR DISEASED OR WHICH IS UNACCEPTABLE TO THE LANDSCAPE ARCHITECT MAY BE REJECTED UPON DELIVERY TO THE SITE.
- ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
- AT ALL TIMES, THE SITE SHALL BE KEPT NEAT AND FREE OF DEBRIS LEFT FROM THE PLANTING OPERATION.
- ALL PLANT MATERIAL SHALL BE KEPT VIGOROUS, AND FREE OF ANY INJURY AND DEFECTS. ALL PLANT MATERIAL SHALL BE A TRUE REPRESENTATION OF THEIR SPECIES.
- AS THERE IS NO KNOWN OFFICIAL LIST OF APPROVED PLANTS FOR THE TOWN OF GREAT BARRINGTON, ALL SELECTED PLANTS HAVE BEEN RESEARCHED BY THE LANDSCAPE ARCHITECT AND ARE CLASSIFIED BY RECOGNIZED DATABASES AS NATIVE / ADAPTIVE NATIVE TO THE STATE OF MASSACHUSETTS AND BERKSHIRE COUNTY. IF SPECIFIC SELECTIONS ARE DEEMED UNACCEPTABLE BY AGENCIES WITH GOVERNMENTAL JURISDICTION OVER THE PROJECT, THE PLANTS IN QUESTION WILL BE SUBSTITUTED AT NO ADDITIONAL COST TO THE OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR CHANGES TO THE PLANTING PLAN AS REQUIRED BY THIRD PARTIES OR GOVERNMENTAL BODIES.
- PLANT GROUPINGS AND LOCATIONS ARE DIAGRAMMATIC. THE LOCATION OF PLANTS SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO ANY AND ALL PLANTING LAYOUT IN THE FIELD AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
- PLANTING BEDS SHALL RECEIVE A 2" THICK LAYER OF MULCH, INDICATED ON THE PLANTING DETAILS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS. ASSUME 5 SOIL FERTILITY TESTS NEEDED ACROSS THE SITE. FERTILIZATION AND SOIL MIX WILL RESPOND ACCORDINGLY TO THESE FINDINGS. FOR PRICING ASSUME 12" OF TOPSOIL IN ALL PLANTING AREAS AND 10" AMENDED USGA SAND IN LAWN AREAS. ASSUME 4" COMPOST TILLED INTO 8" DEPTH IN ALL PLANTING AREAS.
- ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
EXISTING				
XM	-	EXISTING MAPLE	-	PROTECT IN PLACE
XP	-	EXISTING PINE	-	PROTECT IN PLACE
XT	-	EXISTING TREE	-	PROTECT IN PLACE
TREES				
AR	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	36" BOX	RED FALL COLOR
CC	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	MULTI-TRUNK
CF	CORNUS FLORIDA 'APPALACHIAN SPRING'	FLOWERING DOGWOOD	24" BOX	WHITE FLOWERS
CB	CORNUS FLORIDA 'CHEROKEE BRAVE'	FLOWERING DOGWOOD	24" BOX	PINK FLOWERS
TO	THUJA OCCIDENTALIS 'GREEN GIANT'	ARBORVITAE	15 GAL	SCREEN
TC	TSUGA CANADENSIS	CANADIAN HEMLOCK	15 GAL	SCREEN
SHRUBS				
CA	CLETHERA ALNIFOLIA 'RUBY SPICE'	SUMMERSWEET	5 GAL	RED/PINK FLOWER
CS	CORNUS SERICEA 'ARCTIC FIRE'	RED TWIG DOGWOOD	5 GAL	RED BRANCHES
IG	ILEX GLABRA 'SHAMROCK'	INKBERRY	5 GAL	LOW HEDGE
IV	ILEX VERTICILLATA 'BERRY POPPINS'	WINTERBERRY	5 GAL	LOW HEDGE
KN	KALMIA LATIFOLIA 'NATHAN HALE'	MOUNTAIN LAUREL	15 GAL	PINK FLOWER
KO	KALMIA LATIFOLIA 'OSTOBO RED'	MOUNTAIN LAUREL	15 GAL	RED BUD, PINK FLOWER
PO	PHYSOCARPUS OPULIFOLIUS 'GINGER WINE'	COMMON NINEBARK	15 GAL	RED LEAF
RB	RHODODENDRON 'BOULE DE NEIGE'	RHODODENDRON	15 GAL	WHITE FLOWER
VD	VIBURNUM DENTATUM	ARROWWOOD	15 GAL	WHITE FLOWER

KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
PERENNIALS / GRASSES				
AM	ACHILLEA MILLEFOLIUM	YARROW	1 GAL	PINK/RED FLOWER
AF	AGASTACHE FOENICULUM	ANISE HYSSOP	1 GAL	PURPLE FLOWER
AD	ARUNCUS DIOICUS	GOAT'S BEARD	1 GAL	WHITE FLOWER
CV	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	1 GAL	PALE YELLOW FLOWER
HC	HEMEROCALIS x HYBRID	DAYLILY	1 GAL	PINK FLOWER
MC	MUHLENBERGIA CAPILLARIS	DEER GRASS	1 GAL	PINK PLUMES
PP	PHLOX PANICULATA 'DAVID'	GARDEN PHLOX	1 GAL	WHITE FLOWER
PV	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL	BURGUNDY LEAVES
RH	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL	YELLOW FLOWER
PERENNIAL MIX				
IR	IRIS VERSICOLOR	BLUE FLAG IRIS	4" POT	BLUE AND PURPLE FLOWERS
LP	LUPINUS PERENNIS	SUNDIAL LUPINE	4" POTS	
PD	PHLOX DIVARICATA 'BLUE MOON'	WOODLAND PHLOX	3" POTS	
WOODLAND MIX				
DP	DENNSTAEDTIA PUNCTILOBULA	HAY-SCENTED FERN	4" POTS	PLANT SWATHS OF EACH SPECIES
MS	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	4" POTS	
TI	TIARELLA CORDIFOLIA	FOAM FLOWER	4" POTS	
GROUNDCOVER				
	ARCTOSTAPHYLOS UVA-URSI	RED BEARBERRY	4" POTS	RED BERRIES IN WINTER
	GAULTHERIA PROCUMBENS	AMERICAN WINTERGREEN	4" POTS	RED BERRIES IN WINTER

- NOTE:
1. QUANTITIES PROVIDED FOR REFERENCE ONLY, CONTRACTOR TO CONFIRM ACTUAL PLANT COUNT.
 2. CULTIVARS ARE PROVIDED AS RECOMMENDATIONS. IF UNAVAILABLE, CONTRACTOR IS TO PROVIDE THE LANDSCAPE ARCHITECT WITH A LIST, FOR REVIEW AND APPROVAL, OF SUBSTITUTE CULTIVARS WITH SIMILAR CHARACTERISTICS FOR EACH PLANT, BASED UPON AVAILABILITY AT THEIR PREFERRED SUPPLIER.
 3. ALL PLANTING AREAS ON THE SITE THAT ARE DISTURBED AND NOT SPECIFIED TO BE PLANTED, ARE TO RECEIVE TURF LAWN SEED TYP; NO-MOW GRASS SEED MIX, AVAILABLE FROM AMERICAN MEADOWS. APPLY PER MANUFACTURERS INSTRUCTIONS.

THE
LAUREL
CONDOMINIUMS

148 MAPLE AVENUE
GREAT BARRINGTON, MASSACHUSETTS

Client

The Goldman Group

Landscape Architect

WINTER
GREEN
LANDSCAPE
STUDIO

Stamp

Revisions

- 1
2
3
4
5

Key Plan

Date

04/15/2025
Project Phase

Project Number
24-GOL01

Scale
0 10 20
1" = 20'

North

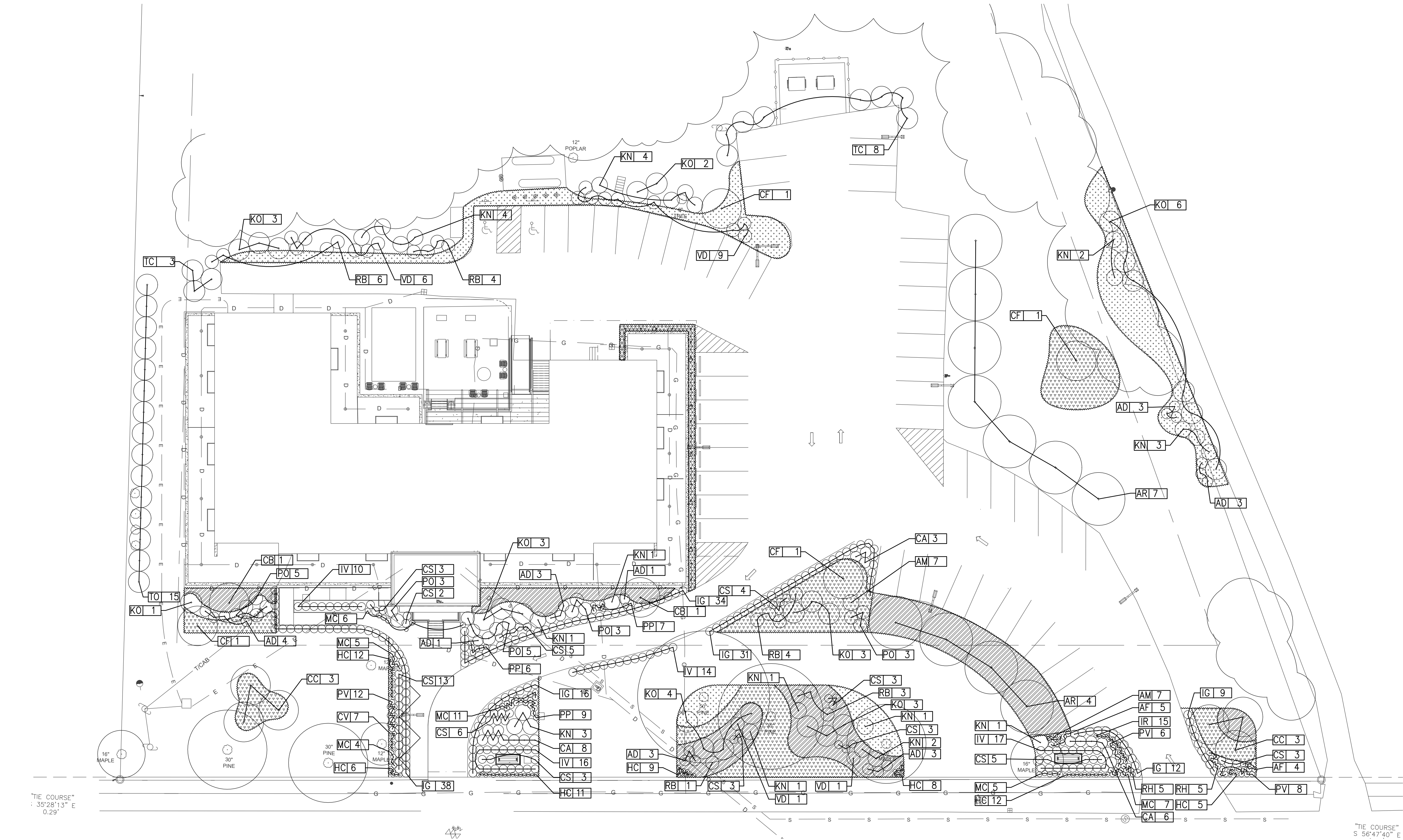
Drawing Title

PLANTING PLAN

Drawing Number

L1.00

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THE
LAUREL
CONDOMINIUMS

148 MAPLE AVENUE
GREAT BARRINGTON, MASSACHUSETTS

Client
The Goldman Group

Landscape Architect

WINTER
GREEN
LANDSCAPE
STUDIO

Stamp

Revisions

- 1
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Key Plan

Date
04/15/2025
Project Phase

Project Number
24-GOL01

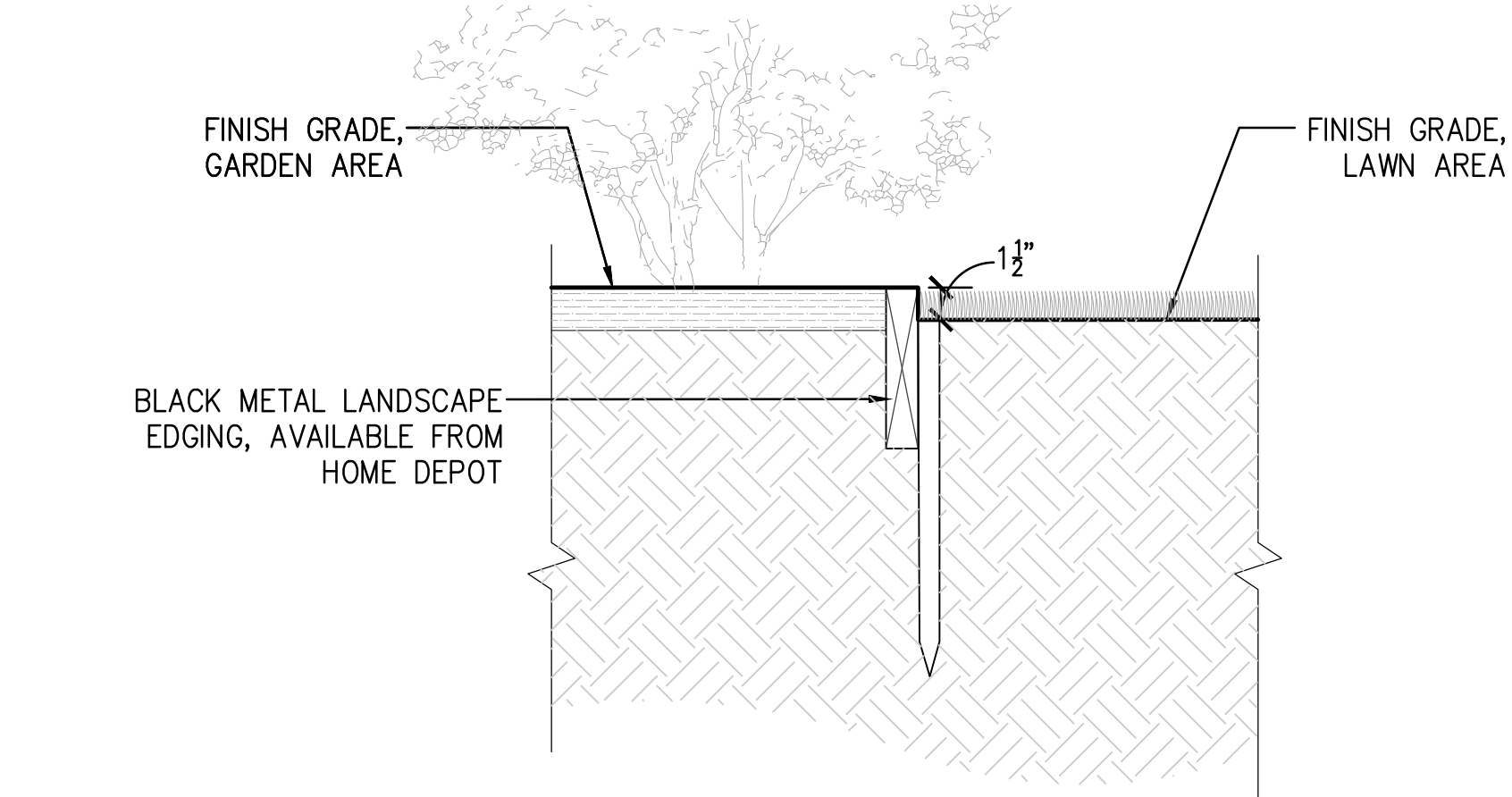
Scale North

Drawing Title

PLANTING DETAILS

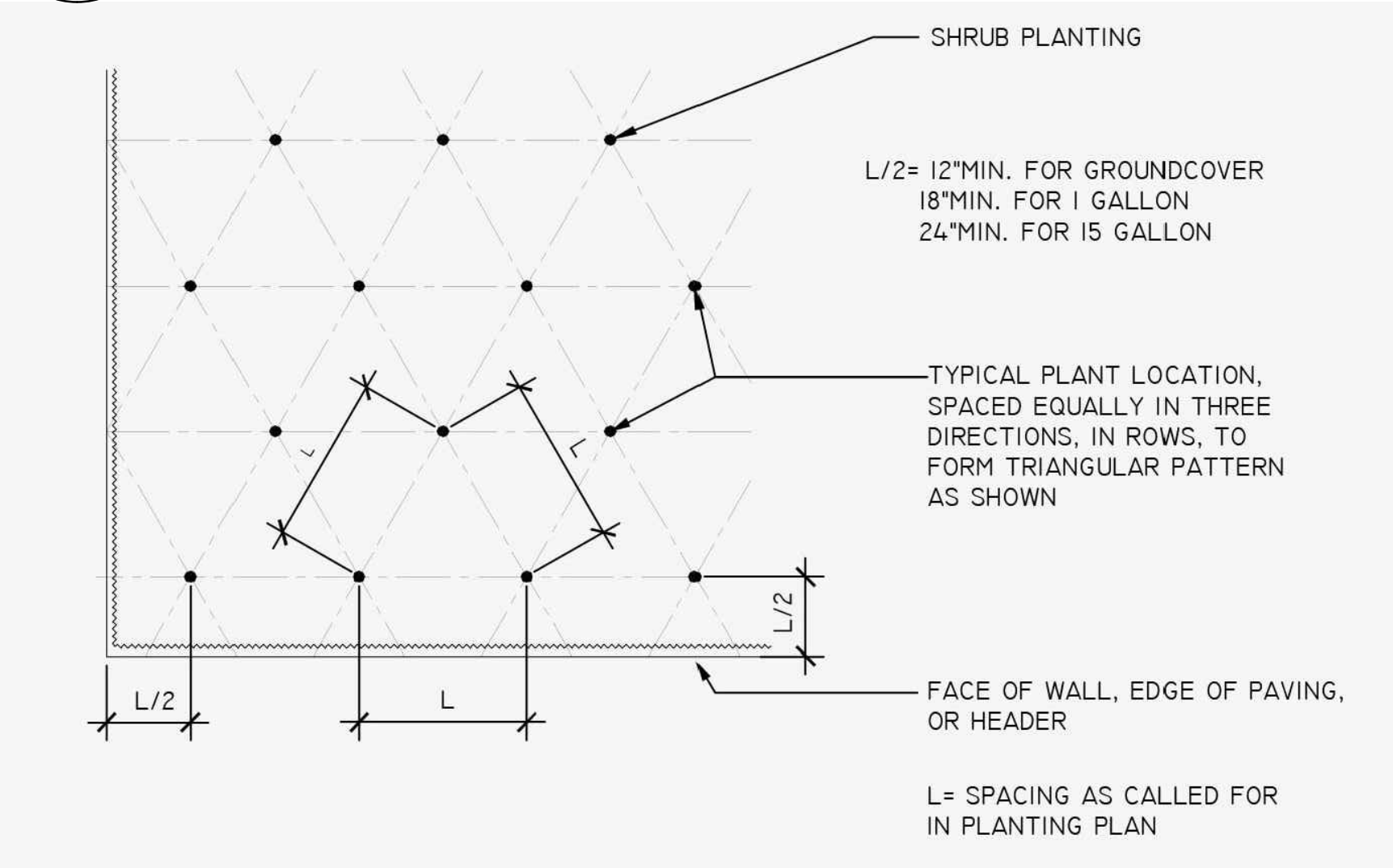
Drawing Number

L2.00



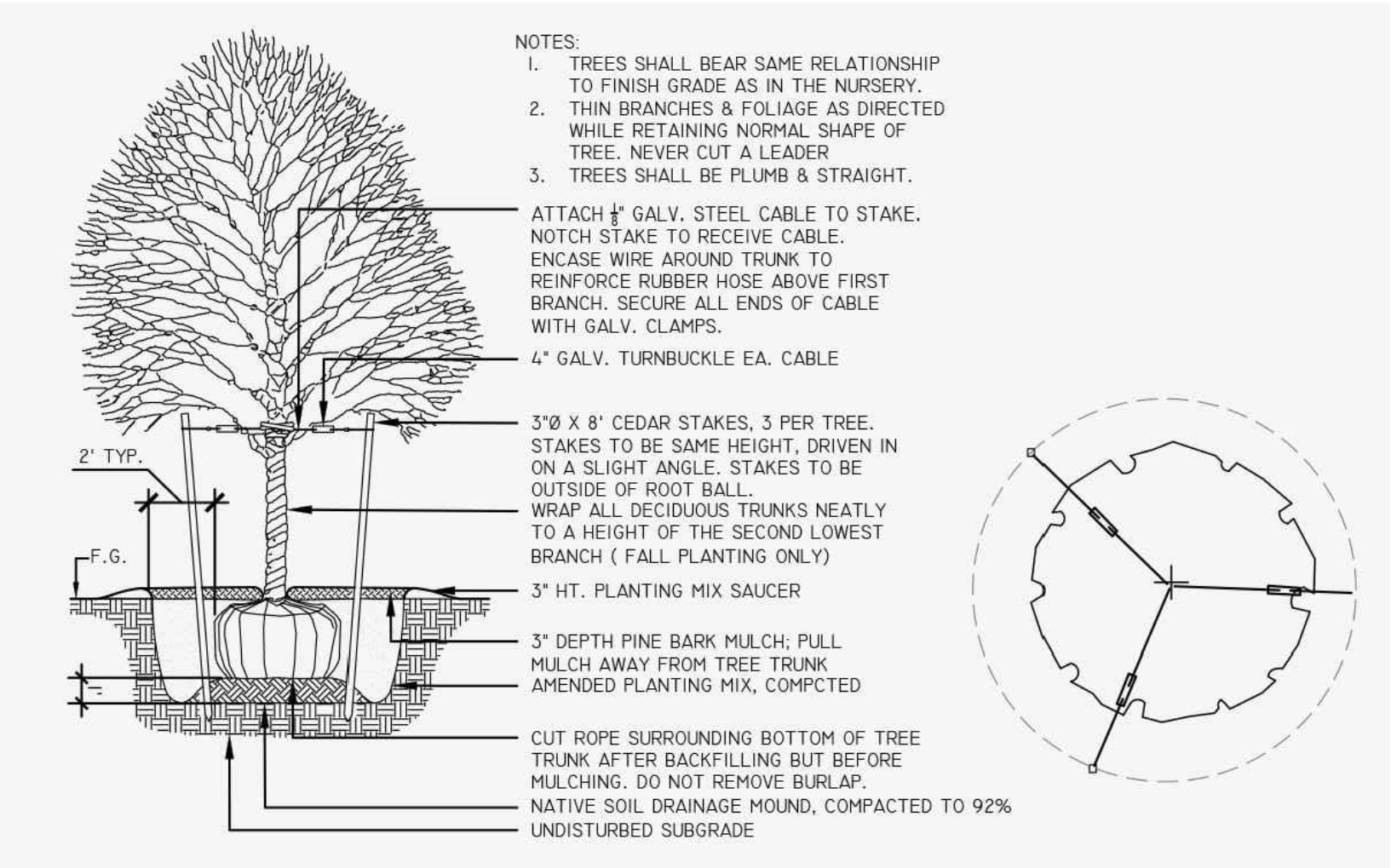
6 LANDSCAPE EDGING

SCALE: 1 1/2" = 1'-0"



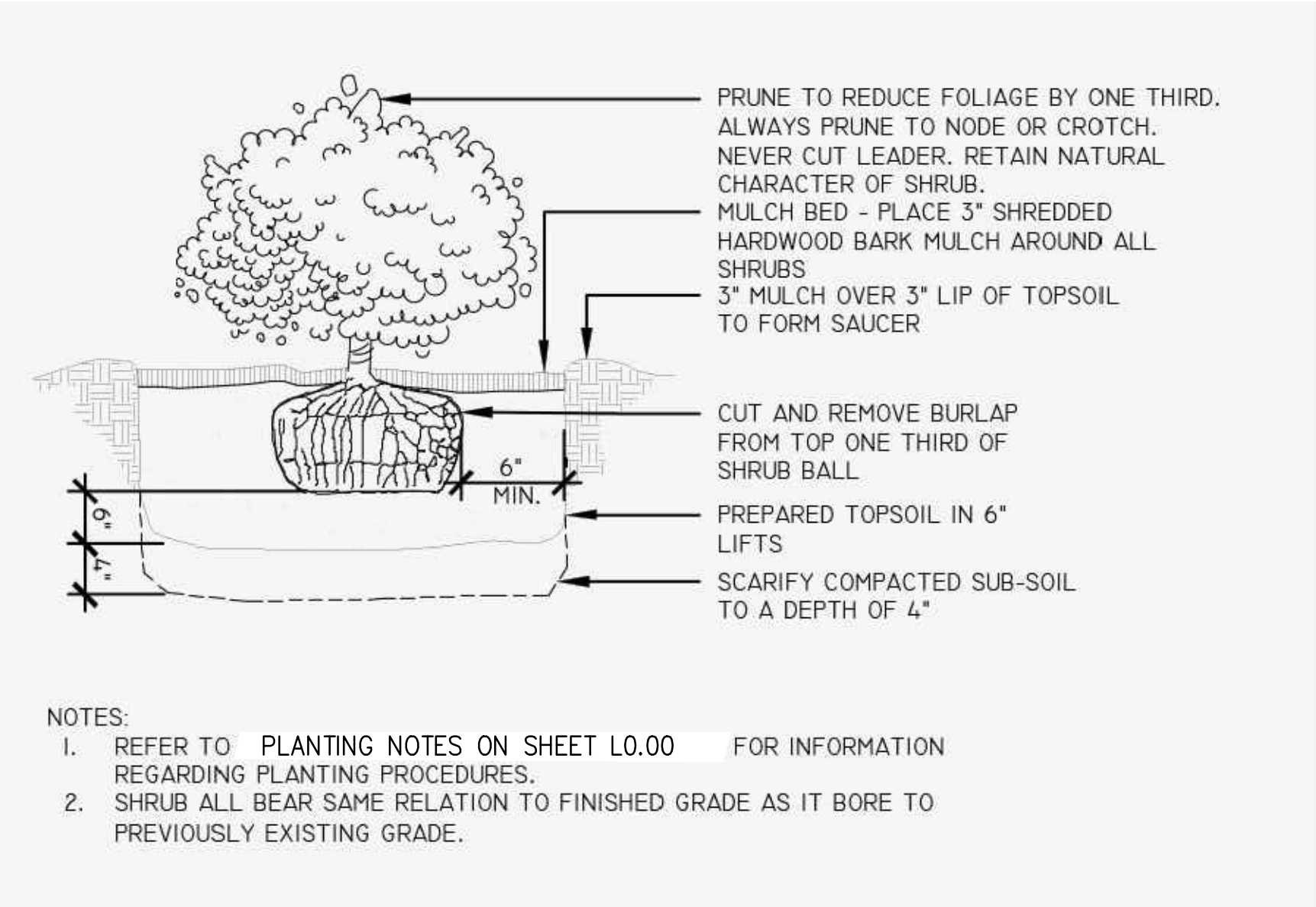
5 TRIANGULAR PLANT SPACING

NTS



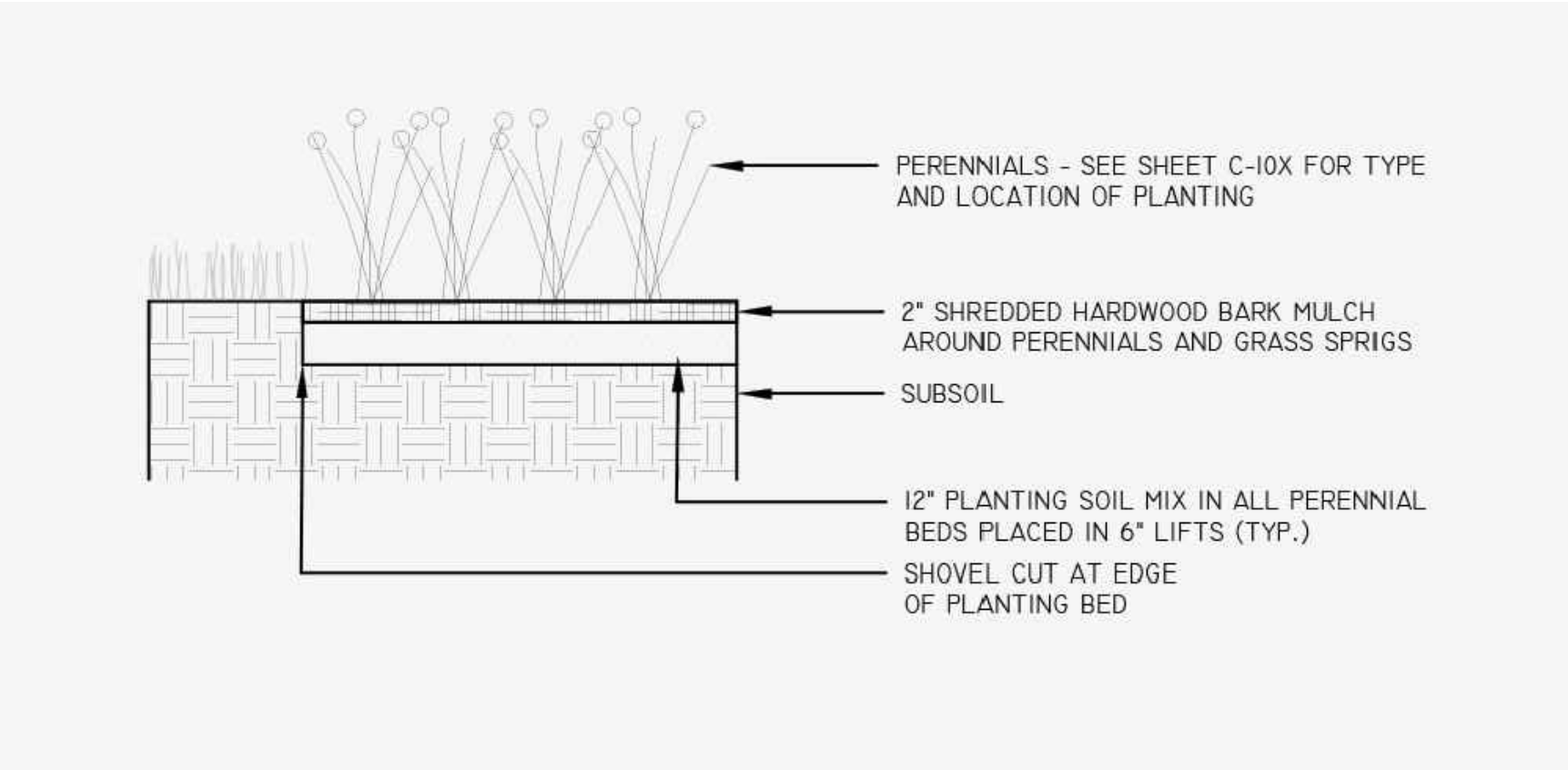
4 TREE PLANTING

NTS



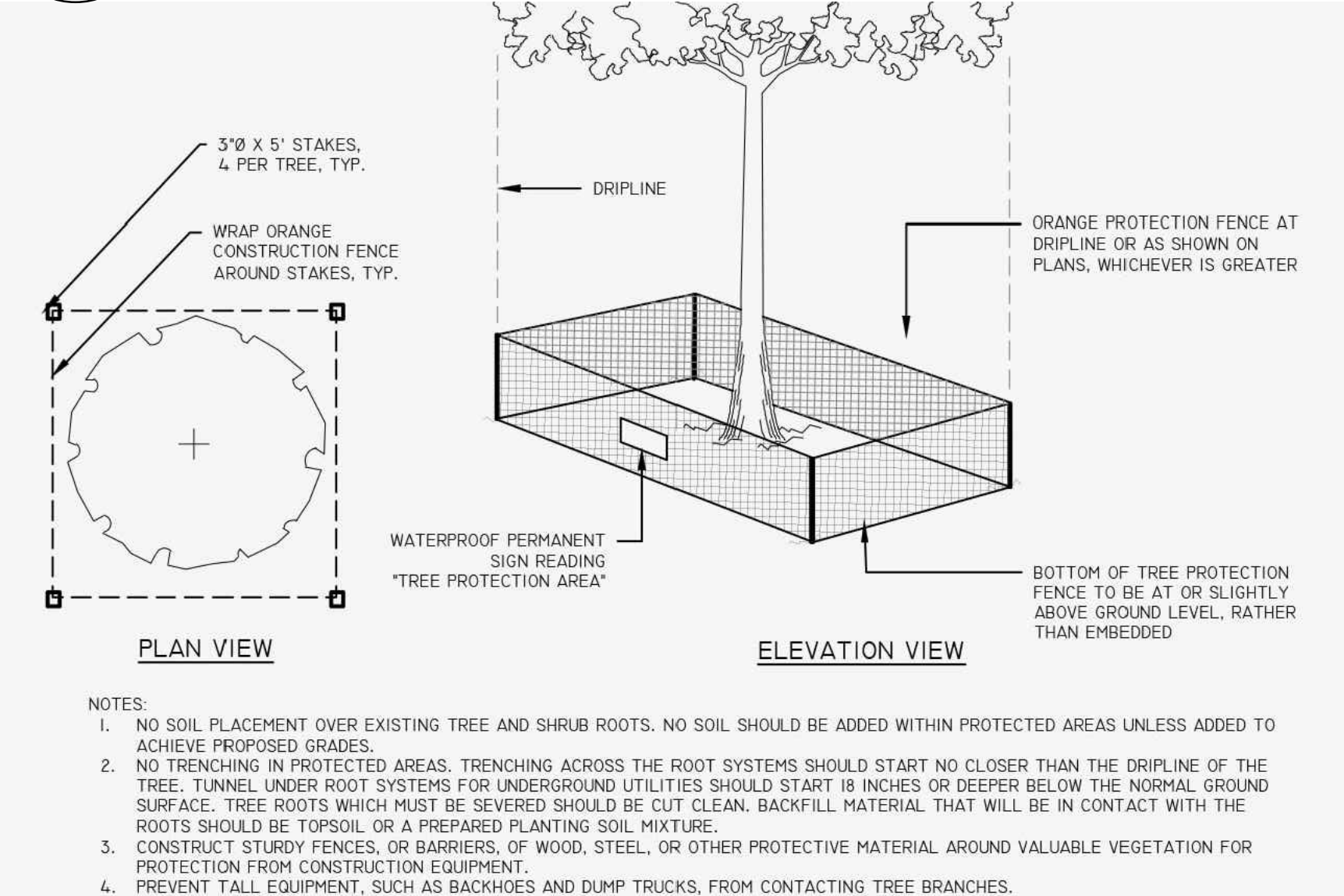
3 SHRUB PLANTING

NTS



2 PERENNIAL AND GRASS PLANTING

NTS



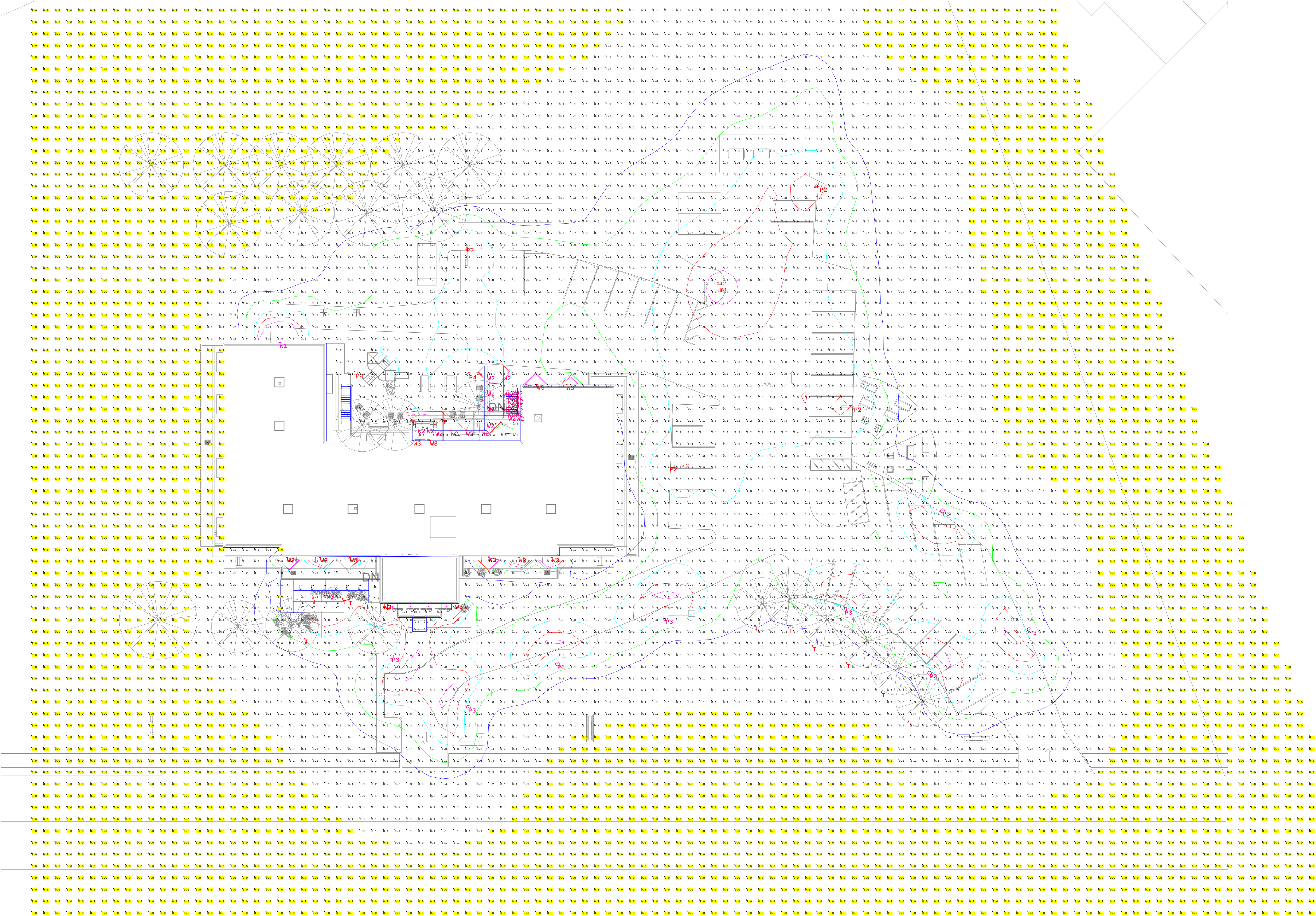
1 TREE PROTECTION FENCE

NTS

EXHIBIT 2

Lighting Plan





Luminaire Schedule									
Symbol	Qty	Label	Tag	Description	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height
	4	D	ALPHABET	NU3-RD-SW-10LM-30K-80-60D-XX-XX-UNV-DIM10	Single	0.837	796	8.4	12
	1	P1	LUMARK	PRV-P-PA1D-730-U-5WQ-XX	Back-Back	0.900	10273	93.4	20
	4	P2	LUMARK	PRV-P-PA1D-730-U-T4W-XX	Single	0.900	9932	93.4	20
	9	P3	INVUE	ARB-B2-LED-D1-T4-XX-7030	Single	0.900	4342	48	12
	2	P4	INVUE	ARB-B2-LED-D1-T5-XX-7030	Single	0.900	4192	41	12
	13	T	PIL	TYK+10-SA-8-C/IW-XX-3K-120-XX	Single	0.900	542	8	0, 0.301, 9
	1	W1	PIL	M30-36W-T4-XX-3K-UNV-XX	Single	0.900	2415	36	9
	27	W2	PIL	IN1-7-XX-3K-UNV-XX	Single	0.900	250	7	-6.2, -5, -3.9, -2.75, -1.6, -0.4, 0.6, 1.4
	21	W3	PIL	M10-M-5W-C/I-XX-3K-UNV-XX	Single	0.900	379	5	6, 16

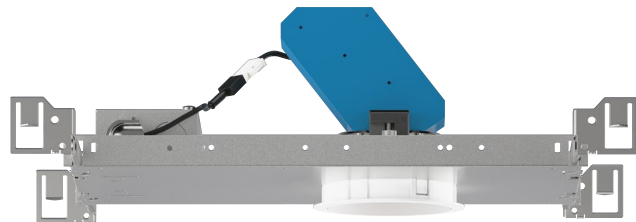
Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Entry_Top_1	Fc	9.10	10.0	8.1	1.12	1.23
Patio_Top	Fc	7.19	38.5	0.4	17.98	96.25
Ramp_Planar	Fc	0.95	1.1	0.8	1.19	1.38
Ramp2_Planar	Fc	1.53	2.2	1.1	1.39	2.00
Ramp3_Planar	Fc	1.77	2.1	1.3	1.36	1.62
Ramp4_Planar	Fc	3.90	4.7	3.4	1.15	1.38
Site	Fc	0.43	112.3	0.0	N.A.	N.A.
Stair_3_Top_1	Fc	6.60	6.6	6.6	1.00	1.00
Stair_5_1_2_1_Top_1	Fc	1.90	1.9	1.9	1.00	1.00
Stair_5_1_2_2_Top_1	Fc	2.30	2.3	2.3	1.00	1.00
Stair_5_1_2_Top_1	Fc	1.40	1.4	1.4	1.00	1.00
Stair_5_1_3_Top_1	Fc	1.80	1.8	1.8	1.00	1.00
Stair_5_1_4_Top_1	Fc	2.50	2.5	2.5	1.00	1.00
Stair_5_1_Top_1	Fc	2.90	2.9	2.9	1.00	1.00
Stair_Planar	Fc	3.60	3.9	3.3	1.09	1.18

NU3

Round Downlight Standard White

AT
airtightDF
dead-frontPR
plenum rated

wet rated



Trim



Trimless



Trimless Millwork

FEATURES

- Thermally optimized for longevity
- 3/4" bezel regress
- 15° to 60° optical beam control
- UGR <17
- Multiple mounting, glare control options, trims, and finishes available

LED

- 90 CRI: SDCM = 2-step MacAdam Ellipse, Lumen Maintenance: $L_{70} > 66,000$ hrs
- 80 CRI: SDCM = 2-step MacAdam Ellipse, Lumen Maintenance: $L_{70} > 66,000$ hrs

DIMMING AND CONTROLS

- eldoLED flicker free 0-10V dimming to 0% and 1%
- eldoLED flicker free DALI dimming to 0% and 1%
- Lutron Hi-lume Ecosystem dimming to 1%, Soft-on & Fade-to-Black
- Lutron Hi-lume Premier Ecosystem dimming to 0.1%, Soft-on & Fade-to-Black
- leading & trailing edge (Triac/ELV) dimming to 1%
- Casambi bluetooth dimming to 0.1%

LISTING

- ULus Listed to UL1598 & UL2108; cUL Listed to CSA C22.2 #250.0
- IP65 with lens - Suitable for wet locations with lens
- Non-conductive, dead-front construction (shower approved)
- Made in the USA - meets the requirements of the Buy American provision within the ARRA
- NSF/ANSI-2 with lens
- 5 Year Limited warranty

CONSTRUCTION

- Shatter proof acrylic bezel lens
- Lexan™ (PC) Optimal connectivity for wireless control signal
- Impact and chemical resistant at the highest level
- Withstands temperatures up to 240°F
- Electrocoated 16-gauge cold-rolled steel construction
- Accommodates ceiling thickness from 1/8" to 1-5/8"

ELECTRICAL

- 120V-277V, 120 only Triac / ELV
- Power factory ≥ 0.9
- 2kV driver input surge protection
- Remote emergency test switch
- 7W, 10W (T20 CEC) and 12W EM 90min battery
- Max. ambient installation temperature 95°F (35°C)

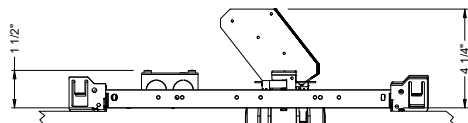
PROJECT INFORMATION			
JOB NAME	MAPLE AVENUE	TYPE	D
ORDERING CODE			

20° - 60° BEAM		
(Note: Specifications are subject to change without notice)		
9mm COB PERFORMANCE DATA		
LED LIGHT ENGINE	NOMINAL DELIVERED LUMENS	SYSTEM WATTAGE
10LM	880LM @30K/80CRI	9W
15LM	1290LM @30K/80CRI	13W
20LM	1700LM @30K/80CRI	17W
25LM	2120LM @30K/80CRI	22W
30LM	2540LM @30K/80CRI	28W
35LM	2890LM @30K/80CRI	34W
40LM	3300LM @30K/80CRI	41W
10LM	740LM @30K/90CRI	9W
15LM	1090LM @30K/90CRI	13W
20LM	1440LM @30K/90CRI	17W
25LM	1790LM @30K/90CRI	22W
30LM	2150LM @30K/90CRI	28W
35LM	2440LM @30K/90CRI	34W
40LM	2790LM @30K/90CRI	41W
Notes	Delivered lumens based on 20° optic with no lens (see page 2)	

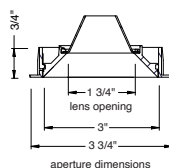
15° BEAM		
(Note: Specifications are subject to change without notice)		
6mm COB PERFORMANCE DATA		
LED LIGHT ENGINE	NOMINAL DELIVERED LUMENS	SYSTEM WATTAGE
10LM	870LM @30K/80CRI	11W
15LM	1280LM @30K/80CRI	20W
20LM	1520LM @30K/80CRI	31W
10LM	740LM @30K/90CRI	11W
15LM	1080LM @30K/90CRI	20W
20LM	1290LM @30K/90CRI	31W
Notes	Delivered lumens based on 15° optic with no lens (see page 2)	

COB
CASAMBIeldoLED
your product | our drive

FIXTURE HEIGHT

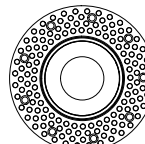
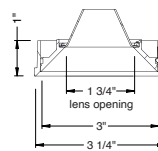


TRIMMED

ceiling cutout
3-3/8" diameter
ceiling thickness
1/8" to 1-5/8"

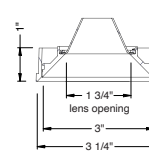
aperture dimensions

TRIMLESS

ceiling cutout
3-1/2" diameter
ceiling thickness
3/8" to 1-3/4"

aperture dimensions

MILLWORK

ceiling cutout
3-1/2" diameter
ceiling thickness
1/2" to 1-3/4"

aperture dimensions

15°- 60° BEAM ORDERING CODE												
SERIES	NU3	NU3										
TYPE	RD	round downlight										
	RDT	round downlight trimless										
	RDTMW	round downlight trimless millwork										
LED	SW	standard white										
DELIVERED LUMENS	10LM	880 lm										
	15LM	1290 lm										
	20LM	1700 lm										
	25LM	2120 lm										
	30LM	2540 lm										
	35LM	2890 lm										
	40LM	3300 lm										
	Standard Configuration: 3000K 80CRI NL Calculated Delivered Lumens = [Delivered Lumen Value] x [CCT Multiplier] x [Reflector Multiplier]											
CCT	27K	2700K	CCT		2700K		3000K		3500K		4000K	
	30K	3000K	CRI		80+	90+	80+	90+	80+	90+	80+	90+
	35K	3500K	CCT MULTIPLIER FOR LUMEN OUTPUT		0.96	0.81	1.00	0.85	1.03	0.88	1.06	0.91
	40K	4000K										
CRI	80	80 CRI										
	90 ¹	90 CRI										
OPTIC & LM MULTIPLIER SEE PAGE 4	15C ²	15° reflector with clear lens	(0.95)									
	20C	20° reflector with clear lens	(0.97)									
	25C	25° reflector with clear lens	(0.97)									
	40C	40° reflector with clear lens	(0.96)									
	55C	55° reflector with clear lens	(0.95)									
	40D	40° reflector with diffused lens	(0.93)									
	45D	45° reflector with diffused lens	(0.92)									
	50D	50° reflector with diffused lens	(0.92)									
ACCESSORY	60D	60° reflector with diffused lens	(0.93)									
	HCL ³	honeycomb louver										
	Attached to bezel											
BEZEL LENS SEE PAGE 3	NL ^{4, 5}	no lens										
TRIM COLOR SEE PAGE 3	BK	black										
	WH	white										
	MC	matte chrome										
	BZ	bronze										
	WT	wheat										
	Not applicable to trimless option. Do not include in trimless ordering code.											
BEZEL COLOR SEE PAGE 3	BK	black										
	WH	white										
	MC	matte chrome										
	BZ	bronze										
	WT	wheat										

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

15°- 60° BEAM ORDERING CODE		
MOUNTING OPTIONS SEE PAGE 6, 7	NC	new construction with ceiling fitting plate
	IC ⁶	insulation contact housing
	ICAT ⁶	insulation contact/airtight housing
	CP ⁶	chicago plenum housing
	RET	retrofit, no ceiling fitting plate
VOLTAGE	120	120V
	UNV	120V-277V
DIMMING	DIM10	eldoLED flicker free 0-10V dimming to 1%
	DIM10Z	eldoLED flicker free 0-10V dimming to 0%
	DALI	eldoLED flicker free DALI dimming to 1%
	DALIZ	eldoLED flicker free DALI dimming to 0%
	LUT ⁷	Lutron Hi-lume Ecosystem dimming to 1%, Soft-on & Fade-to-Black
	LUTP ⁷	Lutron Hi-lume Premier Ecosystem dimming to 0.1%, Soft-on & Fade-to-Black
	ELV1 ^{8, 9}	leading & trailing edge (Triac/ELV) dimming to 1%
	CAS	Casambi Bluetooth control with flicker free 1% dimming
ELECTRICAL OPTIONS	EM7	emergency battery backup, 90 minutes at 7W to LED
	EM12 ⁹	emergency battery backup, 90 minutes at 12W to LED
	EM10CA20	remote emergency battery backup, 90 minutes at 10W to LED, CA title 20

ADDITIONAL MOUNTING INFO	
New Construction Bar Hangers (included)	Mounting Length: 14-3/4" to 26"
Extension Kit p/n: K20266 (ordered separately, 1 per fixture)	Extends a pair of Bar Hangers Total Mounting Length: 29" to 48"

YOUR COMPLETED ORDERING CODE	
Follow the steps to specify your fixture, example:	
NU3 - RD - SW - 20LM - 30K - 90 - 20C - NL - WH - WH - NC - UNV - DIM10 - EM7	

NOTES

- 90 CRI not available in 40LM.
- 15C only available in 10LM, 15LM and 20LM. Not available for 20LM in IC/ICAT/CP and LUT/LUTP dimming.
- HCL not available with lens. Multiplier: Delivered Lumens (0.78) / Beam Spread (0.80).
- NL option available for 15C/20C/25C/40C/55C.
- NL option does not meet requirement for AT/DF/WET/NSF listings.
- IC/ICAT/CP not available in 30LM/35LM/40LM.
- LUT/LUTP not available in 25LM, 30LM, 35LM or 40LM.
- ELV1 not available in 10LM.
- ELV1 available in 120V.

*EldoLED uses logarithmic dimming curve as standard. For linear dimming curve, add "LIN" after dimming code, i.e. DIM10LIN.

TRIM OPTIONS

TRIM/BEZEL COLORS



WH



MC



BK



BZ



WT

OPTICAL OPTIONS

- UGR calculation based on CIE 117-1995; room size: 4H X 8H, reflectance: 70/50/20;
- UGR calculation based on 15LM fixtures, unless otherwise noted.



CL
Clear Lens

OPTIC	BEAM ANGLE	UGR
15C	14.4	17
20C	22	16.8
25C	25	16.9
40C	39	17.7
55C	56	18.2



NL
No Lens

OPTIC	BEAM ANGLE	UGR
15C	14.4	17.2
20C	21	16.6
25C	25	16.8
40C	39	17.7
55C	55	18



ACCESSORY
Honeycomb Louver

OPTIC	BEAM ANGLE	UGR
15C	12	≤5
20C	16	≤5
25C	20	≤5
40C	32	≤5
55C	44	≤5



DL
Diffused Lens

OPTIC	XBEAM ANGLE	UGR
40D	40	21.1
45D	45	21.5
50D	51.7	22.1
60D	59	22.9

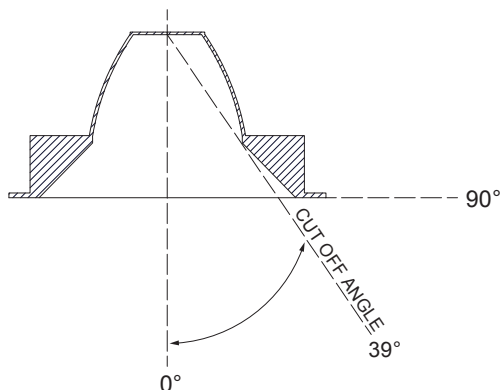
GLARE CONTROL

CUT-OFF ANGLE

Visual comfort is achieved with a lower cut-off angle due to improved glare control. The smaller the cut-off angle, the easier it is on the eye.

Alphabet downlights have been thoughtfully engineered to eliminate glare while still delivering functional illumination.

- Cutoff angle is 39° degrees;

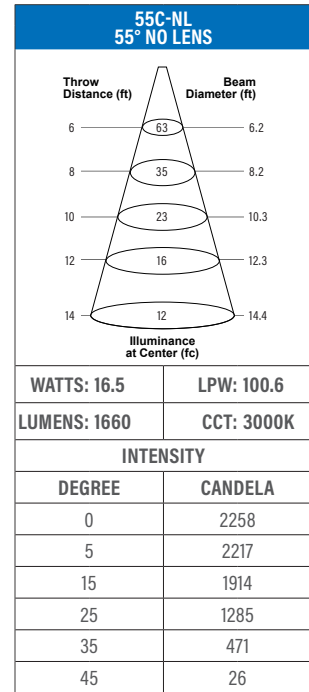
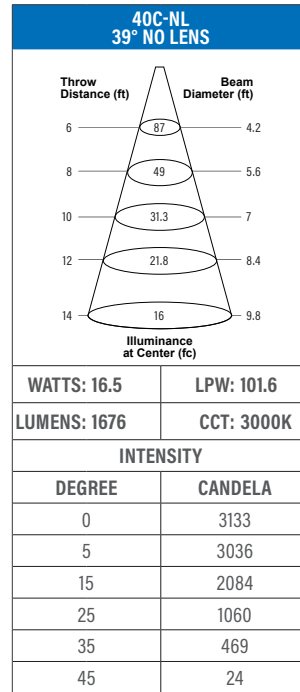
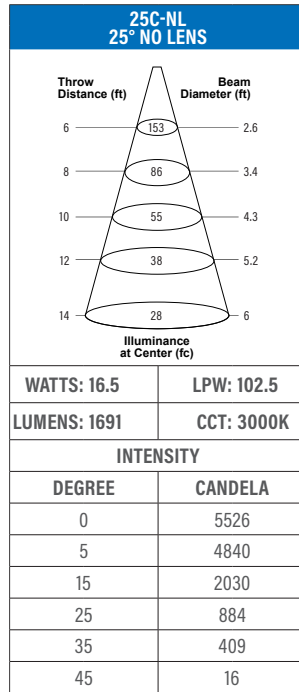
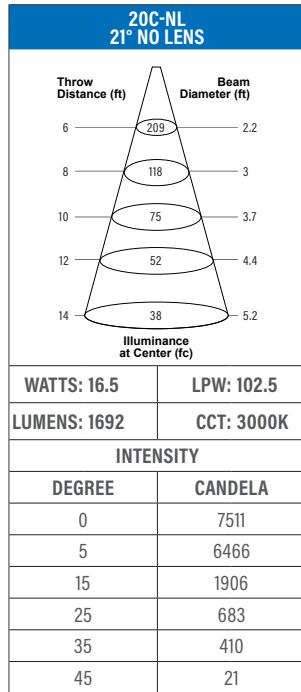


PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

PHOTOMETRIC DATA

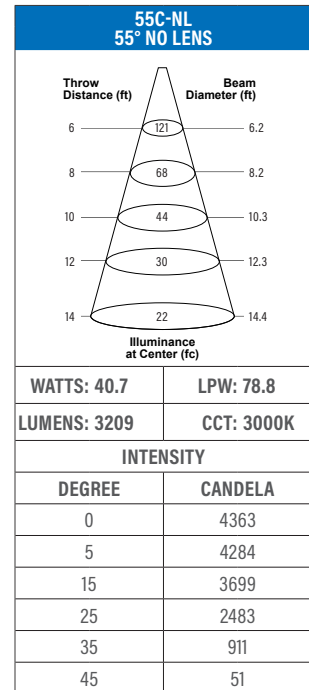
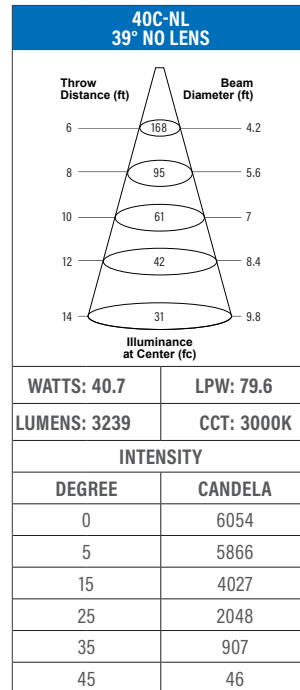
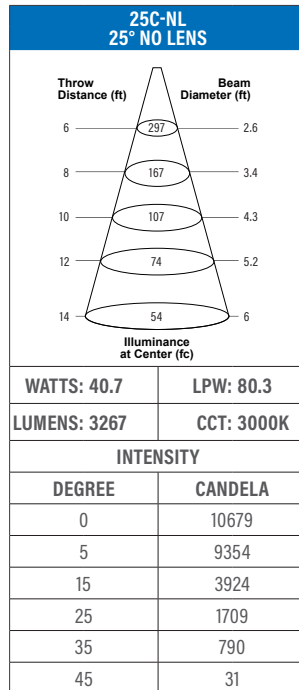
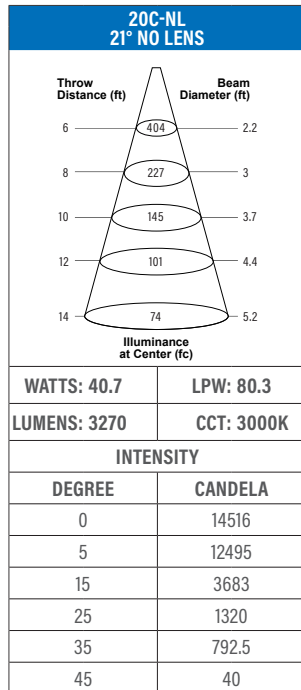
20LM CCT MULTIPLIERS

	80 CRI	90CRI
2700K	0.96	0.81
3000K	1	0.84
3500K	1.01	0.85
4000K	1.03	0.87
FC Formula = CBCP / Distance ²		



40LM CCT MULTIPLIERS

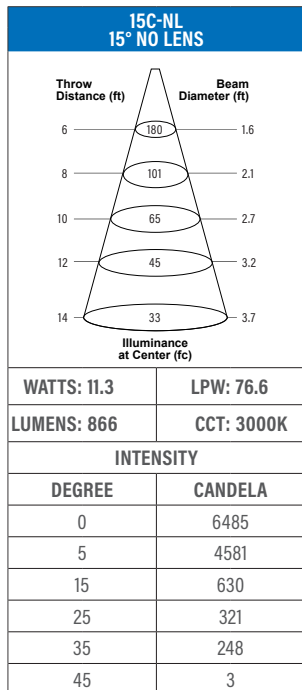
	80 CRI	90CRI
2700K	0.96	0.81
3000K	1	0.84
3500K	1.01	0.85
4000K	1.03	0.87
FC Formula = CBCP / Distance ²		



10LM CCT MULTIPLIERS

	80 CRI	90CRI
2700K	0.96	0.81
3000K	1	0.84
3500K	1.01	0.85
4000K	1.03	0.87

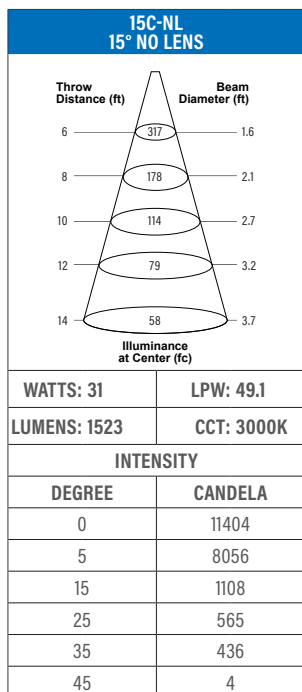
FC Formula = CBCP / Distance²



20LM CCT MULTIPLIERS

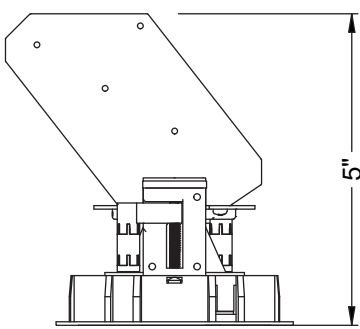
	80 CRI	90CRI
2700K	0.96	0.81
3000K	1	0.84
3500K	1.01	0.85
4000K	1.03	0.87

FC Formula = CBCP / Distance²

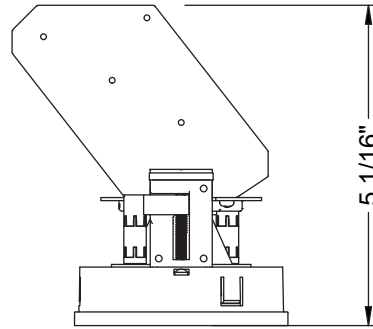


PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

FIXTURE HEIGHT



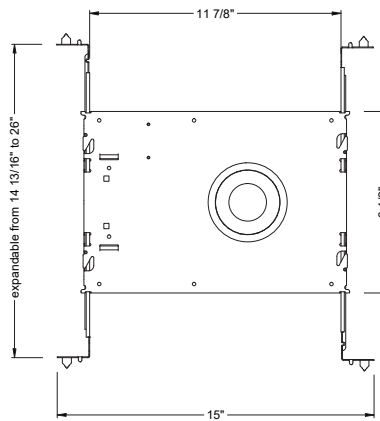
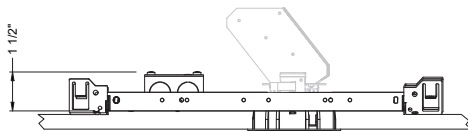
TRIMMED



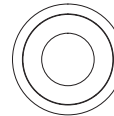
TRIMLESS & MILLWORK

NC - NEW CONSTRUCTION

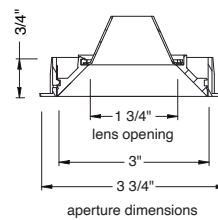
TRIM



TRIM

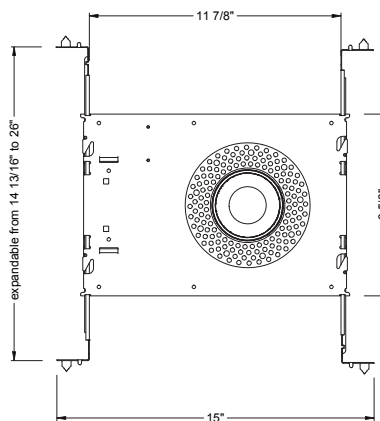
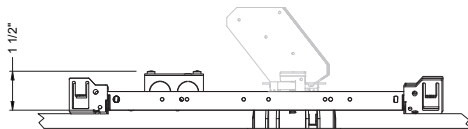


ceiling cutout
3-3/8" diameter
ceiling thickness
1/8" to 1-5/8"

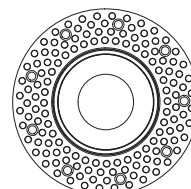


aperture dimensions

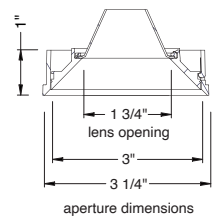
TRIMLESS



TRIMLESS

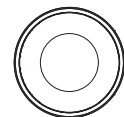


ceiling cutout
3-1/2" diameter
ceiling thickness
3/8" to 1-3/4"

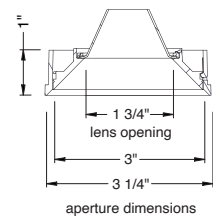


aperture dimensions

TRIMLESS/MILLWORK



ceiling cutout
3-1/2" diameter
ceiling thickness
1/2" to 1-3/4"

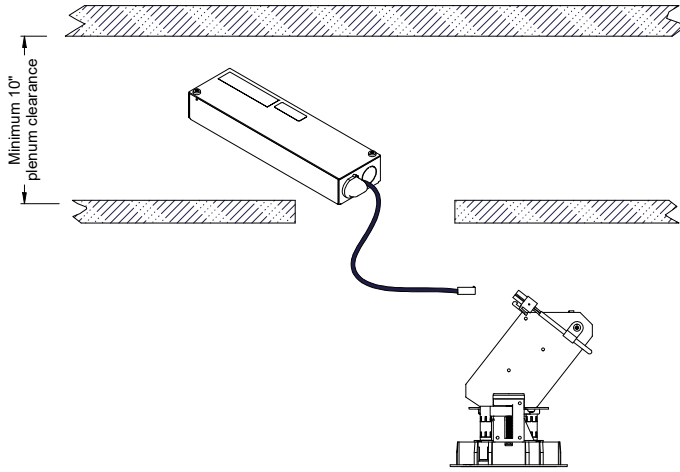


aperture dimensions

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

MOUNTING OPTIONS (CONTINUED)

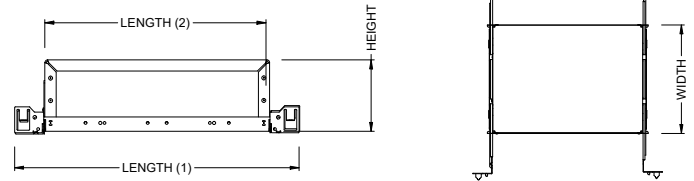
RET - RETRO TRIM/TRIMLESS



RATINGS / CERTIFICATIONS	NC	RET	IC	ICAT	CP
TYPE NON-IC	✓	✓			
TYPE IC			✓	✓	
CHICAGO PLENUM (CCEA)					✓
SUITABLE FOR AIR HANDLING PLENUMS	✓	✓	✓	✓	✓
REDUCED AIRFLOW (WITH LENS) ASTM E283	✓	✓	✓	✓	✓

CEILING THICKNESS	
FIXTURE TYPE	MOUNTING TYPE
	NC, IC, ICAT, CP, RET
	STANDARD CEILING THICKNESS
TRIM	1/8" to 1- 1/4"
TRIMLESS	3/8" to 1 - 3/4"
MILLWORK (TRIMLESS)	1/2" to 1 - 3/4"

IC - INSULATION CONTACT HOUSING ICAT - INSULATION CONTACT / AIR TIGHT CP - CHICAGO PLENUM



BOX SIZE	L 1	L 2	W	H
A	15 - 7/16"	11 - 3/4"	8 - 1/2"	6 - 3/4"

BOX TYPE / LUMEN OUTPUT - STANDARD BEAMS (20° - 60°)			
LUMEN OUTPUT	BOX - A		
	IC	ICAT	CP
10LM	✓	✓	✓
15LM	✓	✓	✓
20LM	✓	✓	✓
25LM	✓	✓	✓
30LM			
35LM			
40LM			

BOX TYPE / LUMEN OUTPUT - STANDARD BEAMS (15°)			
LUMEN OUTPUT	BOX - A		
	IC	ICAT	CP
10LM	✓	✓	✓
15LM	✓	✓	✓
20LM			

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

EMERGENCY BATTERY

IOTA's ILB Battery Backups are UL Listed LED emergency drivers that allow the same LED fixture to be used for both normal and emergency operation. In the event of a power failure, the ILB switches to the emergency mode and operates the existing fixture for 90 minutes. The unit contains a battery, charger, and converter circuit in a single can. The Constant Power design of the ILB maintains the output wattage to the LED array even as the system voltage diminishes. UL 924 Listed for U.S. and Canada. UL 1310 Certified, Output Class 2 Compliant. Includes single-piece TBTS test switch and charge indicator accessory kit. For use with switched and unswitched fixtures, and includes Two-wire universal AC input. Meets or exceeds all National Electric Code and Life Safety Code Emergency Lighting Requirements. Rated for use in Plenum, Damp Location, Recessed Type IC, and Enclosed and Gasketed Luminaires.

REMOTE TEST SWITCH

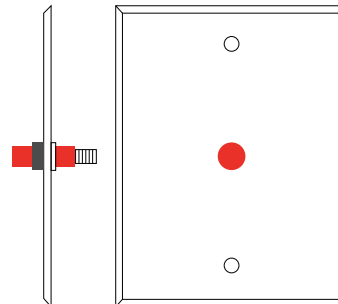
The Remote Test Switch may be mounted adjacent to the LED Fixture by others.

EMERGENCY BATTERY ACCESS

Above ceiling access is required for service. An access panel in the ceiling (or other form of access) adjacent to the installation location of the Emergency Battery is required.

REMOTE LOCATION

Maximum remote mounting distance of the emergency driver shall be 50 feet. Remote location wiring provided by others. Follow all Local and National Electric/Building Codes.

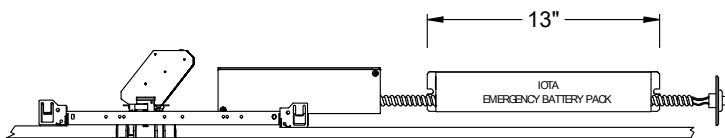


Remote Test Switch

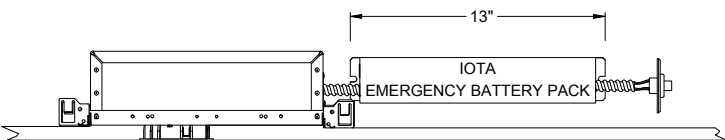
EM MODE OUTPUT (DELIVERED LUMENS)

LUMEN ORDERING CODE	EM7	EM10	EM12
ALL OPTIONS (10LM TO 30LM)	684LM	992LM	1190LM
Notes: Based on 30K, 80CRI			

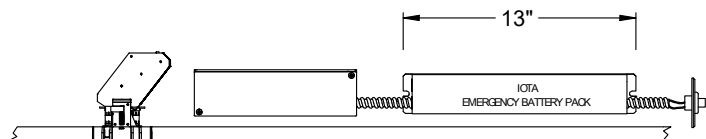
NC - NEW CONSTRUCTION WITH EM BATTERY (REMOTE TEST SWITCH)



IC / ICAT / CP - INSULATION CONTACT HOUSING WITH EM BATTERY (REMOTE TEST SWITCH)

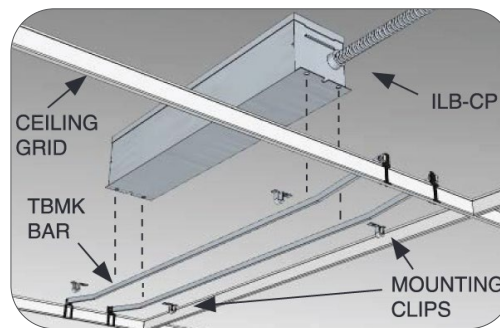


RET - RETROFIT WITH EM BATTERY (REMOTE TEST SWITCH)



Accessory

76066 Optional T-Grid Mounting Kit²



2. Can be used with any of the Emergency Battery Backups. Must be ordered as a separate line item.

Project	MAPLE AVENUE	Catalog #		Type	P1/P2
Prepared by		Notes	20' MOUNTING HEIGHT TYPE P1 - TYPE 5 DISTRIBUTION TYPE P2 - TYPE 4 WIDE DISTRIBUTION		
		Date			



Lumark

Prevail Discrete LED

Area / Site Luminaire

Product Features



Interactive Menu

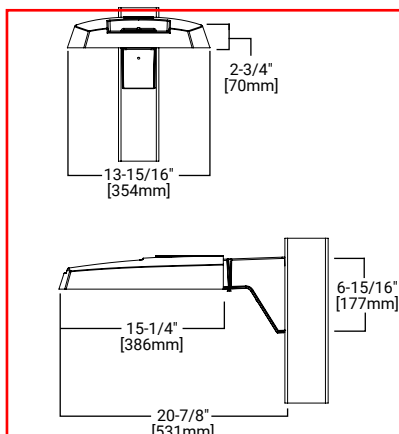
- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 4
- Product Specifications page 4
- Energy and Performance Data page 5
- Control Options page 7

Quick Facts

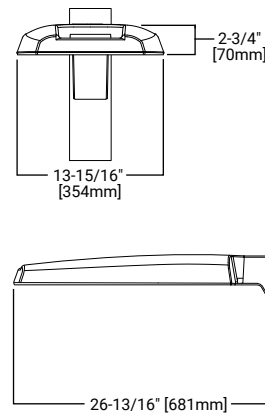
- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 41,000 nominal lumens (30W - 300W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Dimensional Details

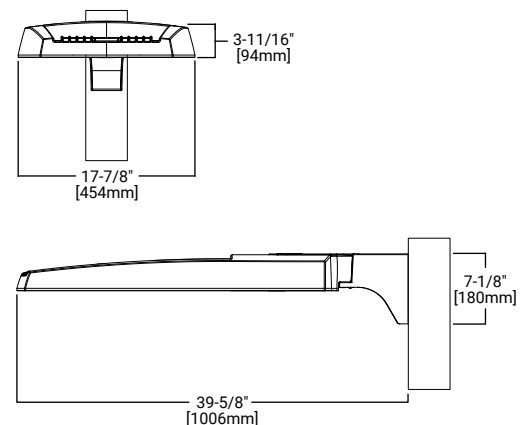
Prevail Petite



Prevail



Prevail XL



NOTES:

1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Product Certifications



Connected Systems

- WaveLinx

Ordering Information

SAMPLE NUMBER: **PRV-XL-PA4B-740-U-T4W-BZ**

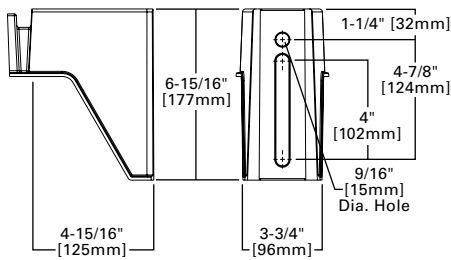
Product Family ^{1,2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting (Included)	Finish				
	Configuration	Drive Current ⁴									
PRV-P=Prevail Petite BAA-PRV-P=Prevail Petite BAA Buy American Act Compliant ³ TAA-PRV-P=Prevail Petite TAA Trade Agreements Act Compliant ³	PA1=1 Panel, 24 LED Rectangle	A=400mA Nominal B=700mA Nominal C=950mA Nominal D=1200mA Nominal	740=70CRI, 4000K 730=70CRI, 3000K 750=70CRI, 5000K	U=Universal, 120-277V H=High Voltage, 347-480V 9=347V 8=480V ⁵ D=DuraVolt, 277-480V ^{5,6}	T2R=Type II Roadway T2U=Type II Urban T3=Type III T4W=Type IV Wide 5WQ=Type V Square Wide	[Blank]=Standard Versatile Arm MA=Mast Arm WM=Wall Mount Arm ADJA=Adjustable Arm - Pole Mount ADJS=Adjustable Arm - Slipfitter, 3in vertical tenon ADJA-WM=Adjustable Arm-Wall Mount	BZ=Bronze AP=Grey BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White				
PRV=Prevail BAA-PRV=Prevail BAA Buy American Act Compliant ³ TAA-PRV=Prevail TAA Trade Agreements Act Compliant ³	PA1=1 Panel, 24 LED Rectangle PA2=2 Panels, 48 LED Rectangles	A=700mA Nominal B=950mA Nominal									
PRV-XL=PRV XL BAA-PRV-XL=Prevail XL BAA Buy American Act Compliant ³ TAA-PRV-XL=Prevail XL TAA Trade Agreements Act Compliant ³	PA3=3 Panels, 72 LED Rectangles PA4=4 Panels, 96 LED Rectangles	A=750mA Nominal B=950mA Nominal									
Options (Add as Suffix)				Accessories (Order Separately) ^{20,21}							
10K=10kV UL 1449 Fused Surge Protective Device 20MSP=20kV MOV Surge Protective Device 20K=Series 20kV UL 1449 Surge Protective Device L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right HSS=House Side Shield (Factory Installed) ⁷ HA=50°C High Ambient Temperature ⁸ CC=Coastal Construction ⁹ PR=NEMA 3-PIN Twistlock Photocontrol Receptacle ¹⁰ PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁰ MS/DIM-L08=Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting ^{11,12,13} MS/DIM-L20=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting ^{11,12,13} MS/DIM-L40=Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting ^{11,12,13} SPB1=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting ^{11,14} SPB2=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting ^{11,14}				SPB4=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting ^{11,14} ZW=WaveLinx-enabled 4-PIN Twistlock Receptacle ^{11,12} ZD=SR Driver-enabled 4-PIN Twistlock Receptacle ^{11,12} ZW-SWPD4XX=WaveLinx, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{11,12,15,16,17} ZW-SWPD5XX=WaveLinx, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{11,12,15,16,17} ZD-SWPD4XX=WaveLinx, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{11,12,15,16,17} ZD-SWPD5XX=WaveLinx, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{11,12,15,16,17} (See Table Below)=LumenSafe Integrated Network Security Camera ^{18,19}				PRVSA-XX=Standard Arm Mounting Kit ²² PRVMA-XX=Mast Arm Mounting Kit ²² PRVWM-XX=Wall Mount Kit ²² PRV-ADJA-XX=Adjustable Arm - Pole Mount Kit ²² PRV-ADJS-XX=Adjustable Arm - Slipfitter Kit ²² PRV-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit ²² PRVXLSA-XX=Standard Arm Mounting Kit ¹⁸ PRVXMA-XX=Mast Arm Mounting Kit ¹⁸ PRVXLWM-XX=Wall Mount Kit ¹⁸ PRV-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit ¹⁸ PRV-XL-ADJS-XX=Adjustable Arm - Slipfitter Kit ¹⁸ PRV-XL-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit ¹⁸ MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon			
SRA238=Tenon Adapter from 2-3/8" to 3" PRV/DIS-FDV=Full Drop Visor ²³ PRVXL/DIS-FDV=Full Drop Visor ¹⁸ HSS-VP=House Side Shield, Vertical Panel ^{7,24} HSS-HP=House Side Shield, Horizontal Panel ^{7,24} OA/RA1013=Photocontrol Shorting Cap OA/RA1014=NEMA Photocontrol - 120V OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201=NEMA Photocontrol - 347V OA/RA1027=NEMA Photocontrol - 480V FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁵ SWPD4-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{15,16,17,26} SWPD5-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{15,16,17,26} WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) ²⁷											
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 4. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 7. House Side Shield not for use with 5WQ distribution. 8. Not available with PA1D light engine in Petite housing (PRV-P). 9. Salt spray tested to over 5,000-hours per ASTM B117 with a scribe rating of 9 per ASTM D1654. Also achieves 7,000-hour rating per ASTM B117 with a scribe rating of 4 per ASTM D1654. Extended lead times may apply. 10. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. 11. Controls system is not available in combination with a photocontrol receptacle (PR or PR7) or another controls system (MS, SPB, ZD, or ZW). 12. Option not available with High Voltage (H). Must specify Universal (U), 347V (9), or 480V (8) voltage. 13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. 14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details. 15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). 16. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information. 17. Replace XX with sensor color (WH, BZ or BK). 18. Only available in PRV-XL configurations. 19. Not available with High Voltage (H, DV, 8 or 9) or HA options. Consult LumenSafe system product pages for additional details and compatibility information. 20. Replace XX with paint color. 21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 22. Only for use with PRV and PRV-P. 23. Only for use with PRV. Not available with PRV-XL or PRV-P. 24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 3, or 4). Refer to House Side Shield reference table for details. 25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 26. Requires 4-PIN twistlock receptacle option (ZD or ZW) option. 27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LWR). Only for use at 120-347V.											

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

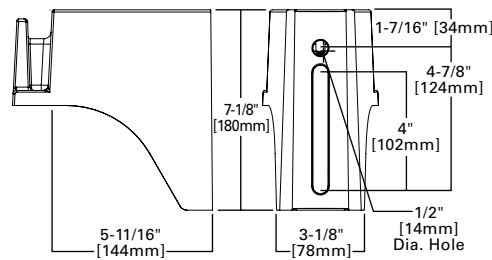
Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology 	H=Dome Camera, High Res Z=Dome Camera, Remote PTZ	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card	S=Cellular, Factory Installed Sprint SIM Card E=Ethernet Networking

Mounting Details

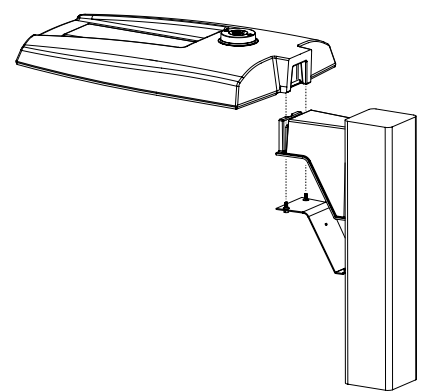
Pole Mount Arm (PRV & PRV-P)



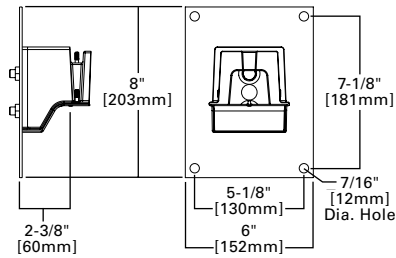
Pole Mount Arm (PRV-XL)



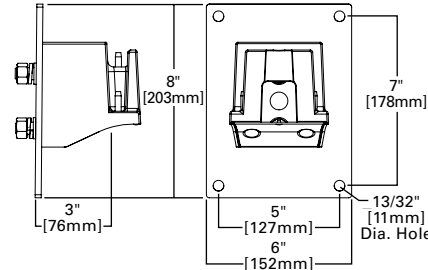
Versatile Mount System



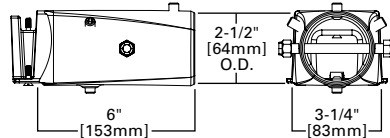
Wall Mount (PRV & PRV-P)



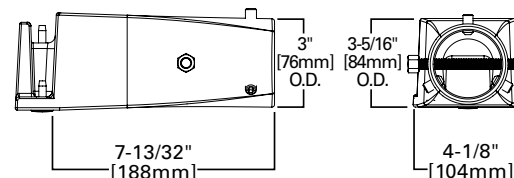
Wall Mount (PRV-XL)



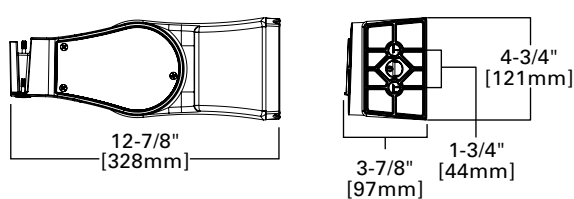
Mast Arm Mount (PRV & PRV-P)



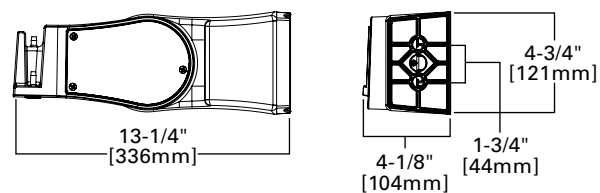
Mast Arm Mount (PRV-XL)



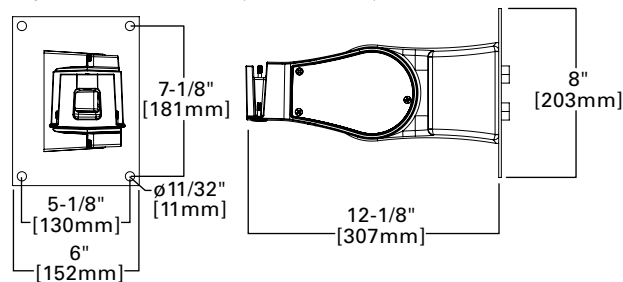
Adjustable Pole Mount Arm (PRV & PRV-P)



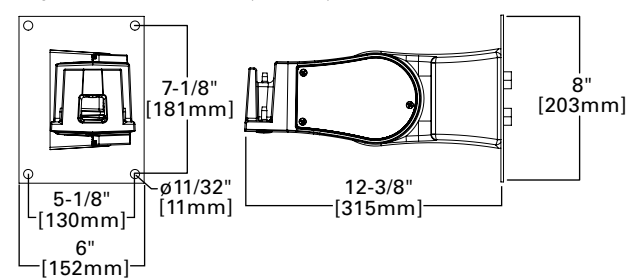
Adjustable Pole Mount Arm (PRV-XL)



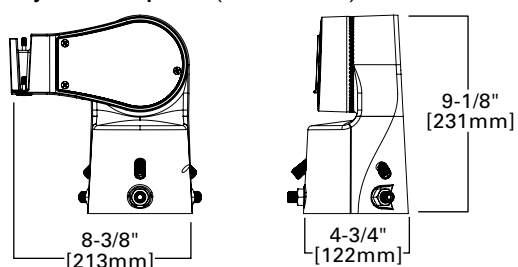
Adjustable Wall Mount (PRV & PRV-P)



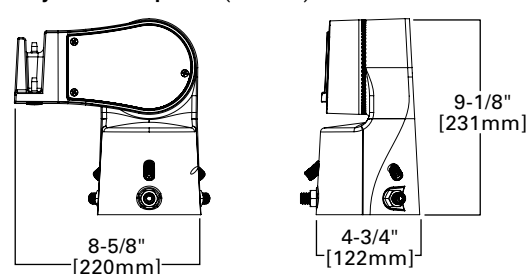
Adjustable Wall Mount (PRV-XL)



Adjustable Slipfitter (PRV & PRV-P)



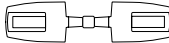
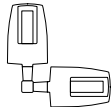
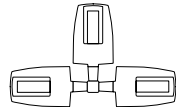
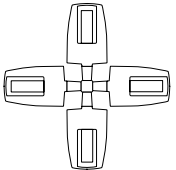
Adjustable Slipfitter (PRV-XL)



Mounting Details

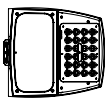
Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

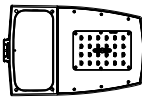
						
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49

Optical Configurations

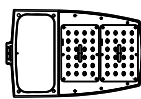
PRV-P-PA1X



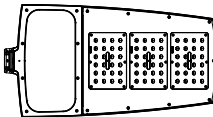
PRV-PA1X



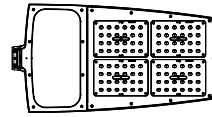
PRV-PA2X



PRV-XL-PA3X

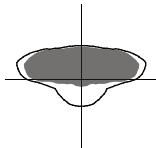


PRV-XL-PA4X

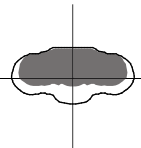


Optical Distributions

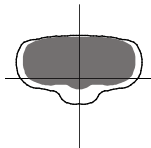
T2R
(Type II Roadway)



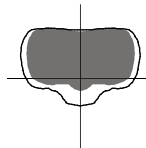
T2U
(Type II Urban)



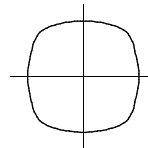
T3
(Type III)



T4W
(Type IV Wide)



SWQ
(Type V Square Wide)



■ = Distribution with House Side Shield (HSS)
□ = Optical Distribution

Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- 40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Prevail and Prevail Petite: 3G vibration rated (all arms)
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated
- Adjustable Arms: 1.5G vibration rated

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens



View PRV-P IES files



View PRV IES files



View PRV-XL IES files

Product Family		Prevail Petite				Prevail				Prevail XL			
Light Engine		PA1A	PA1B	PA1C	PA1D	PA1A	PA1B	PA2A	PA2B	PA3A	PA3B	PA4A	PA4B
Power (Watts)		31	53	72	93	54	74	113	151	172	234	245	303
Drive Current (mA)		375	670	930	1200	670	930	720	970	750	980	785	970
Input Current @ 120V (A)		0.26	0.44	0.60	0.78	0.45	0.62	0.93	1.26	1.44	1.95	2.04	2.53
Input Current @ 277V (A)		0.12	0.20	0.28	0.35	0.21	0.28	0.41	0.55	0.62	0.85	0.93	1.12
Input Current @ 347V (A)		0.10	0.17	0.23	0.29	0.17	0.23	0.33	0.45	0.52	0.70	0.74	0.90
Input Current @ 480V (A)		0.07	0.13	0.17	0.22	0.12	0.17	0.24	0.33	0.39	0.52	0.53	0.65
Distribution													
Type II Roadway	4000K/5000K Lumens	4,505	7,362	9,495	11,300	7,605	9,896	15,811	19,745	24,718	30,648	34,067	39,689
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	147	139	132	121	141	134	141	131	144	131	139	131
	3000K Lumens ¹	4,103	6,705	8,647	10,291	6,926	9,012	14,399	17,982	22,511	27,912	31,025	36,145
Type II Roadway w/ HSS	4000K/5000K Lumens	3,727	6,091	7,855	9,349	6,006	7,815	12,487	15,594	19,521	24,204	26,094	31,334
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B1-U0-G2	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B1-U0-G4
	Lumens per Watt	121	115	109	100	111	106	111	103	113	103	107	103
	3000K Lumens ¹	3,394	5,547	7,154	8,514	5,470	7,117	11,372	14,201	17,778	22,043	24,502	28,545
Type II Urban	4000K/5000K Lumens	4,496	7,347	9,476	11,277	7,597	9,886	15,795	19,724	24,692	30,616	34,031	39,647
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	146	139	131	121	141	134	141	131	144	131	139	131
	3000K Lumens ¹	4,095	6,691	8,630	10,271	6,919	9,003	14,384	17,963	22,488	27,882	30,992	36,107
Type II Urban w/ HSS	4000K/5000K Lumens	3,253	5,316	6,856	8,160	5,297	6,893	11,013	13,753	17,217	21,347	23,728	27,644
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4
	Lumens per Watt	106	101	95	87	98	93	97	91	100	91	97	91
	3000K Lumens ¹	2,963	4,841	6,244	7,431	4,824	6,277	10,029	12,525	15,680	19,441	21,609	25,176
Type III	4000K/5000K Lumens	4,443	7,261	9,364	11,145	7,575	9,857	15,749	19,667	24,621	30,527	33,932	39,532
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	145	138	130	119	140	133	141	130	143	130	138	130
	3000K Lumens ¹	4,046	6,612	8,528	10,150	6,899	8,977	14,343	17,911	22,423	27,802	30,903	36,002
Type III w/ HSS	4000K/5000K Lumens	3,406	5,566	7,179	8,543	5,592	7,277	11,626	14,519	18,176	22,536	25,049	29,183
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5
	Lumens per Watt	111	105	100	91	104	98	103	96	106	96	102	96
	3000K Lumens ¹	3,102	5,069	6,538	7,781	5,093	6,627	10,588	13,222	16,553	20,524	22,813	26,578
Type IV Wide P2	4000K/5000K Lumens	4,348	7,106	9,164	10,906	7,484	9,738	15,560	19,431	24,325	30,161	33,525	39,057
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	142	135	127	117	139	132	139	129	141	129	137	129
	3000K Lumens ¹	3,960	6,471	8,346	9,932	6,816	8,869	14,170	17,696	22,153	27,468	30,531	35,570
Type IV Wide w/ HSS	4000K/5000K Lumens	3,318	5,422	6,993	8,323	5,420	7,053	11,268	14,072	17,617	24,843	24,279	28,286
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5
	Lumens per Watt	108	103	97	89	100	95	100	93	102	106	99	93
	3000K Lumens ¹	3,022	4,938	6,369	7,580	4,936	6,423	10,262	12,816	16,044	19,892	22,111	25,760
Type V Square Wide P1	4000K/5000K Lumens	4,497	7,349	9,478	11,280	7,831	10,190	16,281	20,332	25,453	31,559	35,079	40,868
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	145	138	145	135	148	135	143	135
	3000K Lumens ¹	4,095	6,693	8,632	10,273	7,132	9,280	14,827	18,517	23,180	28,741	31,947	37,219

NOTES:

1. For 3000K or HSS BUG Ratings, refer to published IES files

Energy and Performance Data

House Side Shield Reference Table

Product Family		Prevail	Prevail		Prevail XL	
Light Engine		PA1	PA1	PA2	PA3	PA4
Rotated Optics	Standard	HSS-HP (Qty 1)	HSS-VP (Qty 1)	HSS-HP (Qty 2)	HSS-HP (Qty 3)	HSS-VP (Qty 4)
	L90 or R90 option	HSS-VP (Qty 1)	HSS-HP (Qty 1)	HSS-VP (Qty 2)	HSS-VP (Qty 3)	HSS-HP (Qty 4)

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Lumen Maintenance

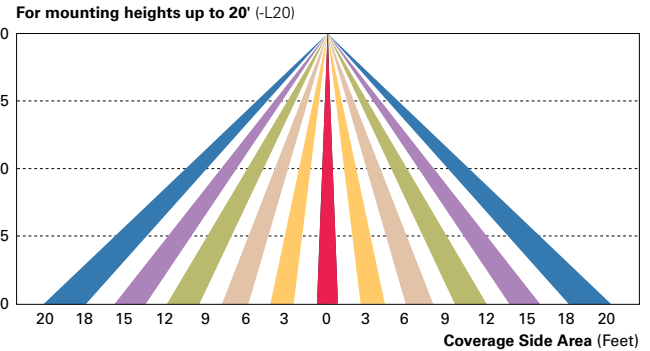
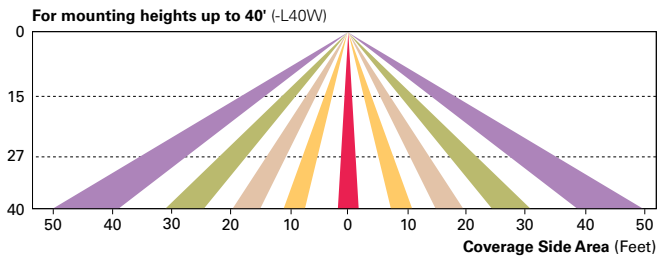
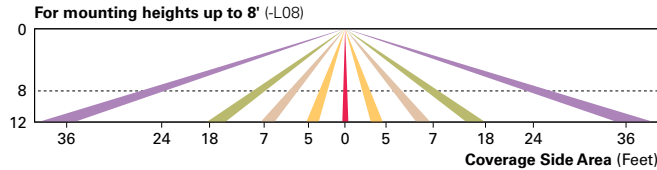
Ambient Temperature	TM-21 Lumen Maintenance (78,000 Hours)	Theoretical L70 (Hours)
Up to 50°C	96.76%	> 896,000

Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

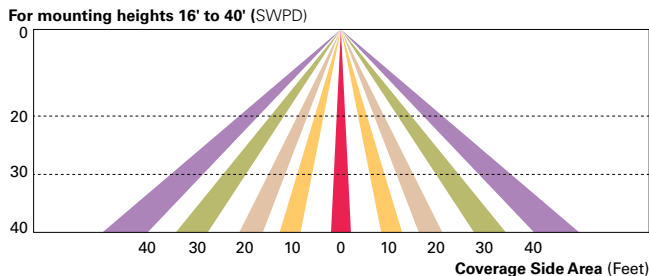
Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation (MS-LXX) is selected, the luminaire will turn off after five minutes of no activity. These occupancy sensors include an integral photocell for “dusk-to-dawn” control or “daylight harvesting.” Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



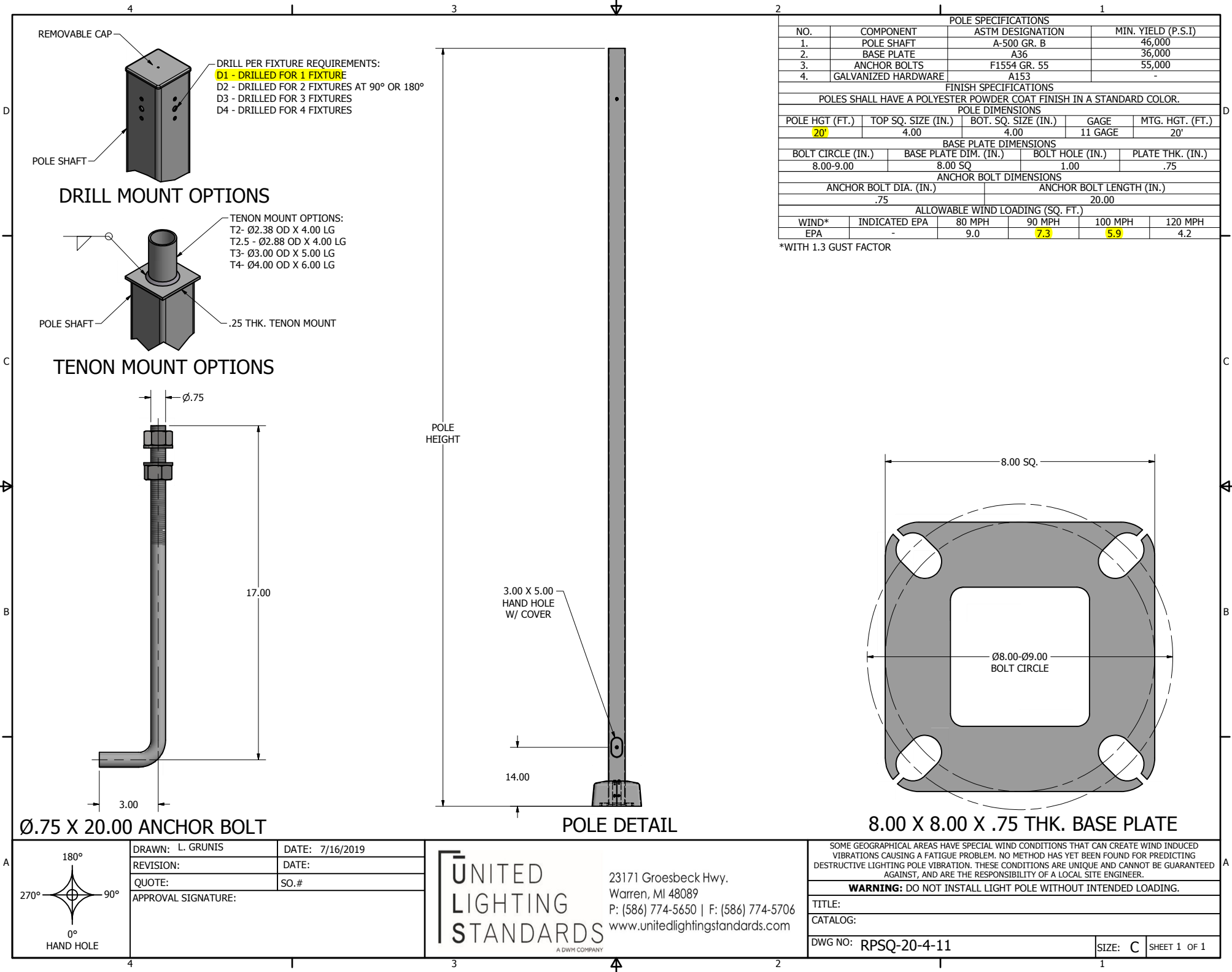
WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomical or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for “dusk-to-dawn” control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

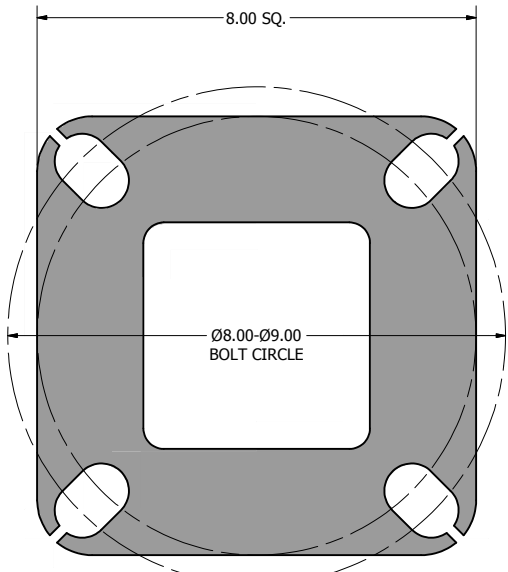


LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.



POLE SPECIFICATIONS				
NO.	COMPONENT	ASTM DESIGNATION	MIN. YIELD (P.S.I)	
1.	POLE SHAFT	A-500 GR. B	46,000	
2.	BASE PLATE	A36	36,000	
3.	ANCHOR BOLTS	F1554 GR. 55	55,000	
4.	GALVANIZED HARDWARE	A153	-	
FINISH SPECIFICATIONS				
POLES SHALL HAVE A POLYESTER POWDER COAT FINISH IN A STANDARD COLOR.				
POLE DIMENSIONS				
POLE HGT (FT.)	TOP SQ. SIZE (IN.)	BOT. SQ. SIZE (IN.)	GAGE	MTG. HGT. (FT.)
20'	4.00	4.00	11 GAGE	20'
BASE PLATE DIMENSIONS				
BOLT CIRCLE (IN.)	BASE PLATE DIM. (IN.)	BOLT HOLE (IN.)	PLATE THK. (IN.)	
8.00-9.00	8.00 SQ	1.00	.75	
ANCHOR BOLT DIMENSIONS				
ANCHOR BOLT DIA. (IN.)		ANCHOR BOLT LENGTH (IN.)		
.75		20.00		
ALLOWABLE WIND LOADING (SQ. FT.)				
WIND*	INDICATED EPA	80 MPH	90 MPH	100 MPH
EPA	-	9.0	7.3	5.9
				120 MPH
				4.2

*WITH 1.3 GUST FACTOR



Ø.75 X 20.00 ANCHOR BOLT

POLE DETAIL

8.00 X 8.00 X .75 THK. BASE PLATE

180°

270°

90°

0°

HAND HOLE

DRAWN: L. GRUNIS

REVISION:

QUOTE:

APPROVAL SIGNATURE:

DATE: 7/16/2019

DATE:

SO.#

UNITED LIGHTING STANDARDS

23171 Groesbeck Hwy.
Warren, MI 48089
P: (586) 774-5650 | F: (586) 774-5706
www.unitedlightingstandards.com

SOME GEOGRAPHICAL AREAS HAVE SPECIAL WIND CONDITIONS THAT CAN CREATE WIND INDUCED VIBRATIONS CAUSING A FATIGUE PROBLEM. NO METHOD HAS YET BEEN FOUND FOR PREDICTING DESTRUCTIVE LIGHTING POLE VIBRATION. THESE CONDITIONS ARE UNIQUE AND CANNOT BE GUARANTEED AGAINST, AND ARE THE RESPONSIBILITY OF A LOCAL SITE ENGINEER.

WARNING: DO NOT INSTALL LIGHT POLE WITHOUT INTENDED LOADING.

TITLE:

CATALOG:

DWG NO: RPSQ-20-4-11

SIZE: C

SHEET 1 OF 1

POLE ORDERING GUIDE

ORDER NUMBER TEMPLATE

Example Order Number

Fixture				Mounting Type	Fixture Mounting Arrangement	Finish	Options			Accessories		
Brand	Product	Number					Design	Orientation	Height From Base	Design	Orientation	Height From Base
				AB	T2	DB	WB-15	@90	10'	FH	@180	9'

Build Your Order Number

Fixture				Mounting Type	Fixture Mounting Arrangement	Finish	Options			Accessories		
Brand	Product	Number					Design	Orientation	Height From Base	Design	Orientation	Height From Base

Mounting Type

AB = Anchor Base
EMB = Embedded (Direct Burial)

Fixture Mounting Arrangement

D1 D4
D2@90 T2
D2@180 T2.5
D3@90 T3
D3@120* T4

*Round poles only

Refer to the Mounting Orientation Guide on the next page of this file.

Finish

WH = White
TWH = Textured White
DB = Dark Bronze
TMB = Textured Medium Bronze
HB = Harvest Bronze
NB = New Bronze
SL = Silver
MGY = Medium Gray
GR = Gray
TGR = Textured Gray
GM = Graphite Metallic
DP = Dark Platinum
MA = Matte Aluminum
PSP = Platinum Silver
BK = Black
TBK = Textured Black
MG = Moss Green

Contact us for custom colors.

Options

CMB = Camera Mounting Bracket
CMP = Camera Mounting Plate
WB-15 = Welded Bracket
WC = Welded Coupling (denote size)
WN = Welded Nipple (denote size)
Festoon = Festoon Provision
CSBC = Custom Steel Base Cover
VD = Vibration Dampener
GFCI/IUC = Ground Fault Circuit Interrupter with In-Use Cover
UL = UL Listed**

*See our online product catalog for complete catalog numbers of these options and accessories.

** UL Listed labeling is available for catalog steel and aluminum poles—both Commercial & Industrial and Roadway. UL Listed labeling is not available for brackets. UL Listing must be specified at the time of order.

Accessories

TB = Transformer Base*
ABS-BC = ABS Base Cover*
LW = Lowering Winch
LW-ELECTRIC = Electric Lowering Winch
BA = Banner Arm
FH = Flag Holder
PTTA = Pole Top Tenon Adapter*

Note: N/A = Not Applicable

DESCRIPTION

The Invue Arbor post top brings architectural style to area/site and pedestrian scale applications. Its dayform appearance brings a desired organic look into the urban environment. WaveStream LED Optics provide a uniform pixelation free image, managing glare while providing high levels of visibility.

Catalog #		Type
Project	MAPLE AVENUE	P3/P4
Comments	12' MOUNTING HEIGHT	Date
Prepared by		

SPECIFICATION FEATURES

Construction

Two-piece IP66 rated housing is cast from low copper content corrosion resistant aluminum, maintaining strength and precision to sustain long term dayform appearance. ANSI C136.31 testing compliance prevents damage from installation generated vibration. External hardware and casting seams are minimized to enhance appearance.

Optics

Specifically designed for pedestrian applications, WaveStream LED optical waveguide technology produces both symmetric NEMA type V and asymmetric NEMA II, III, IV distributions. The waveguide is manufactured from precision injection molded acrylic resulting in a pixelation free optical image for improved glare control and visual comfort. Luminaire efficacy's measure up to 100 lm/w for 4000K (+/- 275K) CCT at 70 CRI (min), optional 3000K CCT at 80 CRI is also available.

Electrical

LED driver(s) are directly mounted to upper housing thermal pad for optimal thermal performance.

Standard 0-10V dimming drivers and Cooper Lighting Solutions' proprietary surge protection module are designed to withstand 10kV of transient line surge. Drivers operate at 120-277V 50/60Hz with 347V/60Hz or 480V/60Hz operation optional. Suitable for ambient temperature applications as low as -40°C (40°F) to 40°C (104°F). Limited high ambient options allow for 50°C operation.

Controls

The Arbor LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. See control options page for more details.

Mounting

Fitter assembly mounts over 2-3/8" O.D. tenon and is secured via six concealed stainless steel set screws. Design of fitter provides seamless transition to 3" O.D. round pole top. Additional mounting accessories include a single fixture arm mount, twin

fixture arm mount and wall mount arm. Additional pole mount accessories mount to a 3" x 4" long tenon for 4" - 5" O.D. poles tops. For existing 2-3/8" tenons an adapter is shipped standard.

Finish

Cooper Lighting Solutions ("CLS") utilizes premium ultra-weatherable TGIC based polyester powder coatings that are specifically formulated to withstand extended outdoor exposure. The powders are formulated exclusively for CLS to serve functionally as well as decorative. Good film appearance combined with excellent mechanical and exterior exposure qualities display greater than twice as much gloss retention. RAL and custom color matches available. Finish is compliant with ASTM B117 3000hr salt spray standard. Options to meet Buy American Act requirements.

Warranty

Five-year warranty.

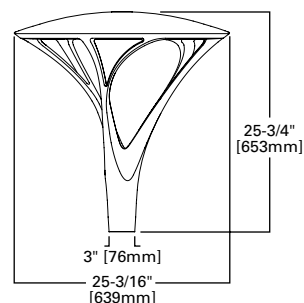


ARB ARBOR POST TOP

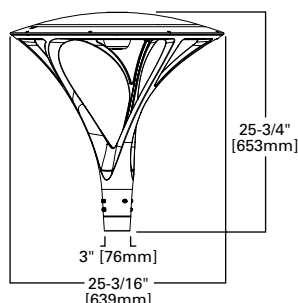
DECORATIVE LUMINAIRE

DIMENSIONS

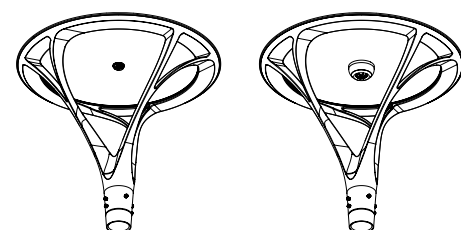
Pole Mount



Pole Mount with WaveLinX



Pole Mount with WaveLinX



CERTIFICATION DATA

UL/cUL Listed
IEC 60529 IP66 Housing
ASTM B117 SaH Spray Tested
ASTM A3560 Low Cooper Alloy
ISO 9001
Dark Sky Approved (3000K CCT and warmer only)
ANSI C136.31 3G Vibration Tested (Post Top)
ANSI C136.31 1.5G Vibration Tested (Twin Mount / Accessory Arm Mount)

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz, 347V/60Hz, 480V/60Hz
40°C Ambient Temperature Rating
As low as -40°C (-40°F) minimum temperature
*See MINIMUM TEMPERATURE table

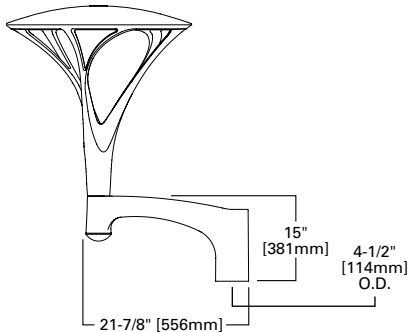
EPA

Effective Projected Area: (Sq. Ft.) 0.9

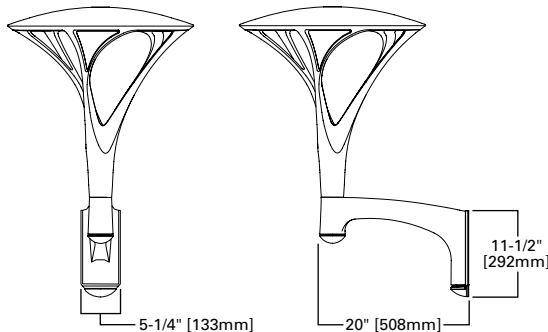
Approximate Net Weight:
37 lbs. [16.8 kgs.]

MOUNTING CONFIGURATIONS (WEIGHT AND EPAS INCLUDES FIXTURE)

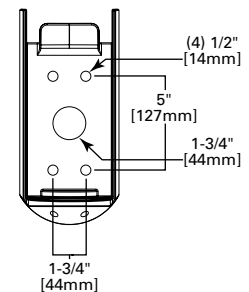
Single Arm Mount (ARSA-XX)
Weight: 56 lbs. [25.45 kgs.]
EPA: 1.7 Sq. Ft.



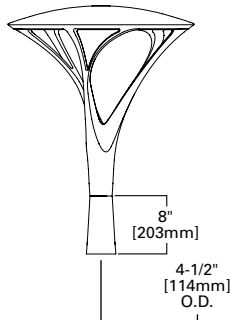
Wall Mount Arm (ARWM-XX)
Weight: 57 lbs. [25.91 kgs.]
EPA: 1.8 Sq. Ft.



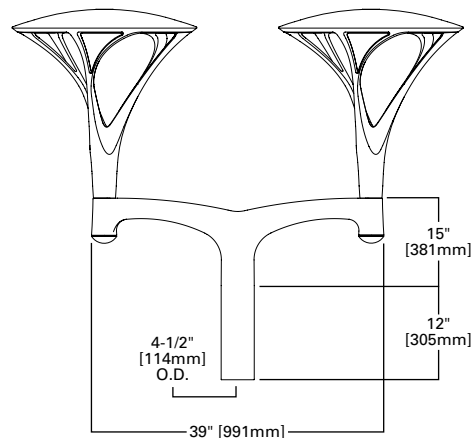
Wall Mount Arm Drill Pattern



Post Top Adapter (ARPA4-XX)
Weight: 41 lbs. [18.63 kgs.]
EPA: 1.2 Sq. Ft.



Twin Arm Mount (ARTA15-XX)
Weight: 114 lbs. [51.81 kgs.]
EPA: 3.45 Sq. Ft.

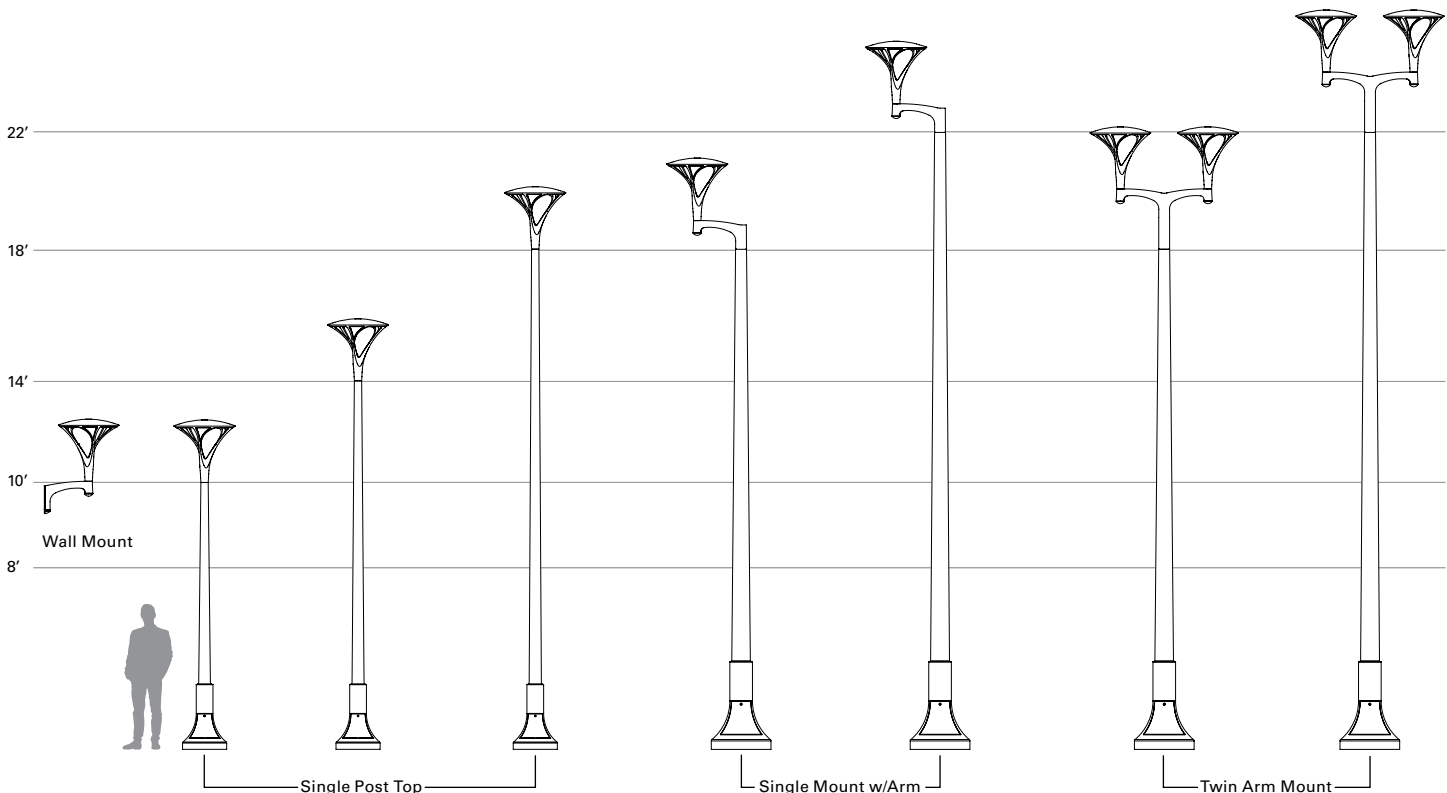


MOUNTING REQUIREMENTS CHART

Tenon O.D. (Inches)	2-3/8" Tenon		
Pole Top O.D. (Inches)	3"	4"	5"
Post Top	Standard	Spacer (Provided) & ARPA4-XX (Order Separately)	Spacer (Provided) & ARPA4-XX (Order Separately)
Single Arm Mount	Spacer (Provided)	Spacer (Provided)	Spacer (Provided)

Tenon O.D. (Inches)	3" Tenon		
Pole Top O.D. (Inches)		4"	5"
Post Top		ARPA4-XX (Order Separately)	ARPA4-XX (Order Separately)
Single Arm Mount		Standard	Standard
Twin Mount		Standard	Standard

POLE CONFIGURATIONS (ARP DECORATIVE POLE SHOWN)



ORDERING INFORMATION

Sample Number: ARB-B2-LED-D1-T2-GM

Product Family ^{1,2}	Lumens ³	Lamp Type	Voltage	Distribution	Color ⁷
ARB =Arbor Post Top BAA-ARB =Arbor Post Top Buy American Act Compliant ²⁵	B1 =Nominal 2,300 Lumens B2 =Nominal 4,500 Lumens B3 =Nominal 8,500 Lumens B4 =Nominal 9,500 Lumens ⁴	LED =Solid State Light Emitting Diodes	D1 =Dimming Driver (120-277V) 347 =347V ⁵ 480 =480V ^{5,6}	T2 =Type II T3 =Type III T4 =Type IV T5 =Type V	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White
Options (Add as Suffix)			Accessories (Order Separately) ^{19,26}		
7030 =70 CRI / 3000K CCT ⁸ 7035 =70 CRI / 3500K CCT ⁸ 8030 =80 CRI / 3000K CCT ⁸ 8035 =80 CRI / 3500K CCT ⁸ AMB =Amber 590nm ^{11,27} 20MSP =20kV MOV Surge Protective Device 20K =20kV UL 1449 Fused Surge Protective Device PC =Button Type Photocontrol PER =NEMA 3-PIN Twistlock Photocontrol Receptacle PER7 =NEMA 7-PIN Twistlock Photocontrol Receptacle HA =50°C High Ambient Temperature ⁹ SPB1 =Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting ²³ SPB2 =Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting ²³ SPB4 =Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting ²³ MS-L08 =Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ^{10,11} MS-L20 =Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{10,11} MS-L40W =Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{10,11} MS/DIM-L08 =Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{10,11} MS/DIM-L20 =Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{10,11} MS/DIM-L40W =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{10,11} ZW =WaveLinx-enabled 4-PIN Twistlock Receptacle ^{10,12,13,29,30} ZD =SR Driver-enabled 4-PIN Twistlock Receptacle ^{10,12,13,29,30} ZW-WOBWH =WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ZW-WOFWH =WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ZD-WOBWH =WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ZD-WOFWH =WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ZW-SWPD4WH =WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{10,12,13,15,19,29,30} ZW-SWPD5WH =WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{10,12,13,15,19,29,30} ZD-SWPD4WH =WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{10,12,13,15,19,29,30} ZD-SWPD5WH =WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{10,12,13,15,19,29,30} LWR-LW =Enlighted Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{10,16} LWR-LN =Enlighted Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{10,16} 5LTD =Fifth Light Dali Driver ^{10,17} DIM =0-10V External Dimming Leads ^{10,18} VS =Tempered Glass Vandal Shield CC =Coastal Construction ²⁴ SPBL2 =FDP-301-L2 (Wattstopper DALI sensor) SPBL4 =FDP-301-L7 (Wattstopper DALI sensor) TH =Toolless hardware F =Single Fuse ²⁸			ARSA-XX =Single Pole Mount Arm ²⁰ ARWM-XX =Wall Mount Arm ARTA15-XX =Twin Mount Bracket ²¹ ARPA4-XX =Pole Adapter 4" O.D. Pole FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²¹ WOLC-7P-10A =WaveLinx Outdoor Control Module (7-PIN) ^{10,22} WOB-WH = WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting WOF-WH = WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting SWPD4-WH = WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{13,15,19,29} SWPD5-WH = WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{13,15,19,29}		

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional information.
- Fixture sliffts over standard 2-3/8" tenon. 3" O.D. tenon when used with a ARPA4-XX 4" O.D. pole adapter.
- Standard 4000K CCT, nominal 70CRI.
- B4 only available with Type V distribution.
- Requires the use of a step down transformer.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Custom and RAL color matching available upon request. Consult your lighting representative for more information.
- Extended lead times apply.** Use dedicated IES files when performing layouts.
- Not available with B3 lumen package in Type II, III, or IV distributions.
- Controls system is not available with photocontrol (PC), photocontrol receptacle (PER or PER7), or controls systems MS, LWR, DIM or SPBx.
- Not available with HA option.
- Sensor passive infrared (PIR) may be overly sensitive below -20°C (-4°F).
- For device to be field-configurable, requires WAC Gateway components WAC-POE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information.
- Not available on B1 or B4 lumen packages.
- Requires 4-PIN twistlock receptacle (ZD or ZW) option.
- Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for application information.
- Not available in B4 lumen package.
- Low voltage control leads brought 18" outside fixture.
- Replace XX with paint color.
- Fits on 3" O.D. x 4" long tenon for nominal 4-1/2" O.D. pole top.
- This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
- Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZW, ZD or LWR). Operates on 120-347V input voltages.
- Smart device with mobile application required to change system defaults. See controls section for details.
- Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
- Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
- Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Lumen Package B1. See IES files for photometric performance.
- Must specify voltage (120V, 277V, or 347V) to fuse the single hot leg.
- Not available with 5LTD option.
- If ZD or ZW only, shorting cap will be installed on 4-pin receptacle.

POWER AND LUMENS

Lumen Package		B1	B2	B3	B4
Drive Current					
Power Wattage (Watts)		24W	48W	96W	99W
Input Current (mA) @ 120V		200	400	800	830
Input Current (mA) @ 208V		120	240	470	480
Input Current (mA) @ 240V		100	200	400	420
Input Current (mA) @ 277V		90	180	350	360
Power Wattage (Watts)		26W	53W	107W	108W
Input Current (mA) @ 347V		79	161	325	328
Input Current (mA) @ 480V		58	117	235	237
Optics					
Type II	Lumens	2,045	3,994	7,362	--
	BUG Rating	B1-U0-G1	B1-U0-G2	B3-U0-G3	--
Type III	Lumens	2,324	4,534	8,451	--
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	--
Type IV	Lumens	2,408	4,691	8,740	--
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	--
Type V	Lumens	2,311	4,529	8,511	9,464
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B3-U0-G3

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Calculated L70 (Hours)
25°C	>91%	>230,000
40°C	>88%	>172,000
50°C	>86%	>142,000

NOTE: Maintenance data applies to the highest drive current and represents the worst case at the highest wattage.

COLOR TEMPERATURE

Color Temperature (CCT)	CRI (Nominal)	Multiplier
4000	70	1.00
3000	80	0.91

MINIMUM AMBIENT TEMPERATURE

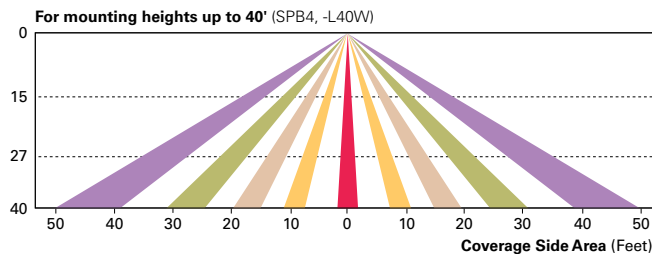
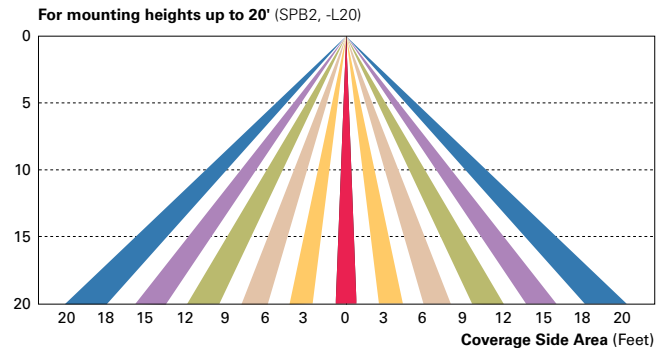
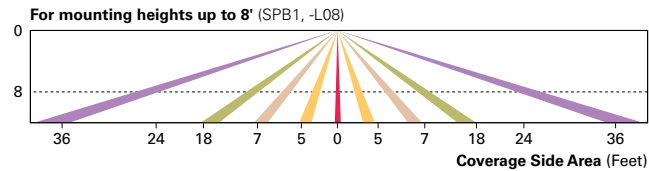
Lumen Package	Temperature
B1	-40°C
B2	-35°C
B3	-35°C
B4	-40°C
All DALI powered lumen packages	-20°C

CONTROL OPTIONS

0-10V (D) The dimming option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

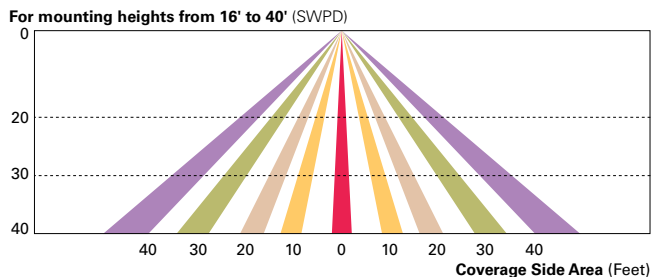
Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.



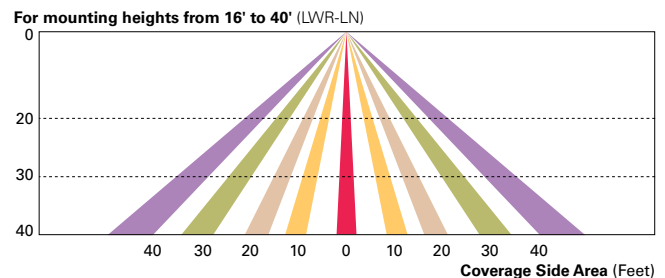
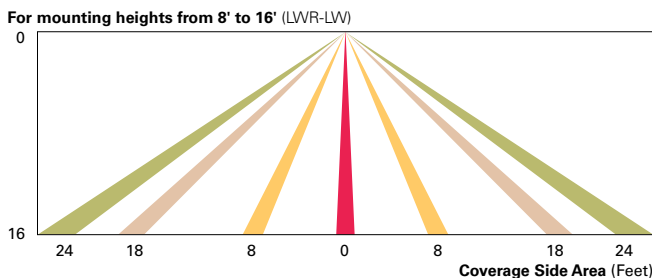
WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted System is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of other resources beyond lighting.





ARP ALUMINUM ROUND TAPERED DECORATIVE

Catalog #		Type
Project	MAPLE AVENUE	P3/P4 POLE
Comments		Date
Prepared by		

FEATURES

- Tapered aluminum shaft spun from seamless 6063 alloy aluminum
- T6 four-bolt anchorage configuration provided
- Anchor bolt per ASTM F1554 Grade 55 with (2) hex nuts, (2) flat washers
- Cast 356 alloy aluminum base with access door
- 10' - 22' mounting heights
- Tenon mount only
- Options to meet Buy American and other domestic preference requirements



DESIGN CONSIDERATIONS

Wind induced vibrations resulting from steady, unidirectional winds and other aerodynamic forces, as well as vibration and coefficient of height factors for non-grounded mounted installations (e.g., installations on bridges or buildings) are not included in this document. The information contained herein is for general guidance only and is not a replacement for professional judgement. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Also, please review Cooper Lighting Solutions' Light Pole White Paper for risk factors and design considerations. [Learn more.](#)

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

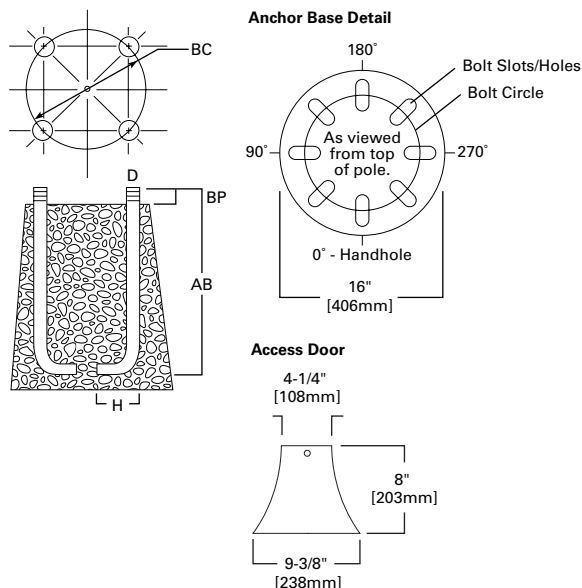
ORDERING INFORMATION

SAMPLE NUMBER: ARP5L310ABZZ

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Pole Top Diameter (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Options (Add as Suffix)
ARP=Aluminum Round Tapered Decorative BAA-ARP=Aluminum Round Tapered Decorative Buy American Act Compliant⁶ TAA-ARP=Aluminum Round Tapered Decorative Trade Agreements Act Compliant⁶	5=5"	L=0.156" M=0.188"	3=3" O.D.⁴ 4=4-1/2" O.D. 6=4" O.D.⁵	10=10' 12=12' 14=14' 16=16' 18=18' ² 22=22' ²	A=Aluminum (Round 4-Bolt Pole)	AP=Grey BA=Anodized Bronze BK=Black Smooth BT=Black Texture BZ=Bronze CA=Anodized Clear DA=Anodized Black DP=Dark Platinum GM=Graphite Metallic GN=Hartford Green WH=White	2=2-3/8" O.D. Tenon (4" Long) 5=3" O.D. Tenon (4" Long)	X=None	C=Convenience Outlet ³ E=GFCI Convenience Outlet ³ G=Ground Lug V=Vibration Dampener ²

NOTES 1. All shaft sizes nominal. 2. Vibration damper recommended over 18 feet add suffix "V" to catalog number. 3. Specify outlet location. Receptacle not included, provision only. 4. Provides 3" O.D. pole top suited for Arbor Post Top. 5. Provides 4" OD pole top suited for LuxeScape post tops. 6. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

ANCHORAGE DATA



Pole	Anchor Bolt and Template Package	Shaft Diameter (inches)	Bolt Circle (inches)	Number of Bolts	Bolt Size (inches)	Template Only
Aluminum Round Decorative Pole (ARP)	317AVE30	4 x 5	9	4	3/4 x 17	407040D

Effective Projected Area (18" Above Pole Top)

Mounting Height (Feet)	Catalog Number	Wall Thickness (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection (Inches)	Shaft Taper (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) (1.3 gust factor)			Max. Load (Pounds)
MH			BC	BP	B	AB ¹		80 mph	90 mph	100 mph	
10	ARP5L310A	0.156	9.0	3.5	5 x 3	3/4 x 17 x 3	57	19.6	15.3	12.3	120
12	ARP5L312A	0.156	9.0	3.5	5 x 3	3/4 x 17 x 3	62	16.1	12.5	9.9	120
14	ARP5L314A	0.156	9.0	3.5	5 x 3	3/4 x 17 x 3	67	13.2	10.1	8.0	120
16	ARP5L316A	0.156	9.0	3.5	5 x 3	3/4 x 17 x 3	72	10.6	8.0	6.2	120
18	ARP5L318A	0.156	9.0	3.5	5 x 3	3/4 x 17 x 3	77	8.5	6.4	4.8	120
18	ARP5M418A	0.188	9.0	3.5	5 x 4.5	3/4 x 17 x 3	83	10.1	7.7	6.1	150
22	ARP5M422A	0.188	9.0	3.5	5 x 4.5	3/4 x 17 x 3	88	6.4	4.6	3.6	150

Cooper Lighting Solutions
 1121 Highway 74 South
 Peachtree City, GA 30269
 P: 770-486-4800
www.cooperlighting.com

Canada Sales
 5925 McLaughlin Road
 Mississauga, Ontario L5R 1B8
 P: 905-501-3000
 F: 905-501-3172

Specifications and
 dimensions subject to
 change without notice.



TYK+ 10

MAPLE AVENUE TYPES T AND TA



Long-lasting energy-efficient flood and accent light series for lighting landscapes, trees, columns, monuments, and architectural details.

- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing, and adjustable stainless steel mounting bracket.
- Stainless steel graduated ferrules for aiming purposes on both sides of the fixture.
- Extra-clear, tempered, silk-screened, flat glass diffuser.
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- Custom MCPCB utilized to maximize heat dissipation and promote long LED life.
- NEMA 2H X 2V light distribution (C/I)
- NEMA 4H X 4V light distribution (C/M)
- NEMA 5H X 5V light distribution (C/IW)
- High-transmittance transparent optics.
- NEMA 5H X 5V light distribution (ELL).
- Input voltage: 120-277V (50 / 60 Hz), integral driver.
- Standard tear-proof nickelled brass cable gland M16x1.5 for cables Ø0.2" - Ø0.4".
- Pre-wired factory sealed cable for external electrical connection included.

- Standard robust 1/2" NPS knuckle mount with 180° adjustable swivel arm (SA versions) and rugged, locking teeth for a simplified installation.
- Matching junction box plate optional accessory available (ordered separately).
- The TYK+ 10 RM versions to be powered solely with the power supply units available as accessories (ordered separately).
- Maximum cable length of 10 meters between the power supply unit and the related floodlights.
- RM (Remote Driver) version are granted for a - 40°F working temperature.
- SA version add -RM for remote driver.
- Consult factory for dimming options, marine-grade, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options including static colors.
- Consult factory for additional optic options.
- Product meets Buy American Act requirements within ARRA.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.

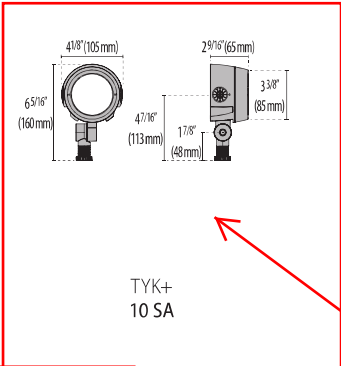
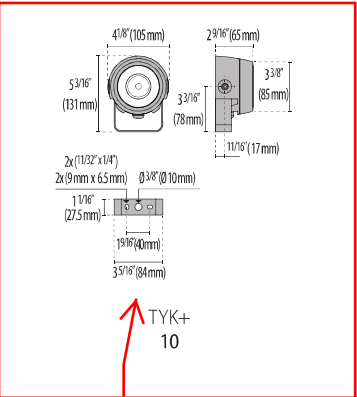


FINISHES

- AN-96 / Iron gray / Textured
- BK-81 / Black / Textured
- GR-94 / Aluminum metallic / Textured
- WH-87 / White / Textured
- RB-10 / Iron rust / Textured



Scan here
for installation
instructions



Lumen Output	3K	4K
TYK+10 C/I	518	560
TYK+10 C/IW	542	585
TYK+10 C/M	554	598
TYK+10 9°x70°	439	474

8W Max Wattage

TA- THIS MODEL FOR THE
REAR PLANTER; FIXTURE
SURFACE MLNTD TO PERGOLA

T - THIS MODEL
FOR THE
GROUND
VEGETATION

Revision 06
12/22

Order Guide - TYK+10



Order code example

TYK+10-YO-8-C/M-AM-3K-120-NA

TYK+10-								
	Housing Style	Wattage	Optics	Finish	Kelvin	Voltage	Controls	Accessories
TA	YO Yoke	6 6 watt	C/I 10° Beam	AM Aluminum Metallic	27K* 2700k	120 120 volts	NA Non Dimming	RDR Remote Mounted LED Driver (6W)
T	SA Swivel	8 8 watt (max)	C/IW 65° Beam	IG Iron Gray	3K 3000k	277 277 volts (remote only)	0-10V 0-10V Dimming (remote only)	AGS Anti-Glare Snoot
		XX Specify Wattage Must be below max	C/M 34°	IR Iron Rust	35K 3500k		ELV ELV Dimming (remote only)	GRNSPI Ground Spike
			ELL 9°x70°	BK Textured Black	4K 4000k			ERB Extra rotation bracket
				WH Textured White	6K* 6000k			JBOX Jbox cover Plate
				CC Custom Color	RGBW* RGBW			BD Barn door kit
					Tunable White* 2700-5700K			XX'CABLE Specify length of factory installed cable
					*Consult factory for control details			
					MOQ 20 27K, 6000K			

Performance in Lighting reserves the right to make all necessary changes without prior notice.

Performance in Lighting - 2621 Keys Pointe - Conyers, Georgia 30013 - USA - voice 770.822.2115 - info.usa@pil.lighting
www.performanceinlighting.com

Revision 06
12/22

OPTIONAL ACCESSORIES

DESCRIPTION	FINISH	PART NUMBER
Optical accessories		
Anti-glare snoot	●	3107463
Kit barndoor	●	3112969
Wall mount		
JBox cover plate - Iron gray	●	07959
Surface mount		
Extra rotation bracket +25°/-90°	●	3108556
Stake mount		
Ground spike	●	700191



3107463



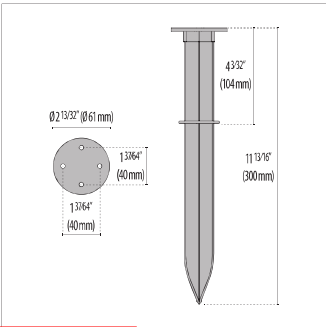
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07959



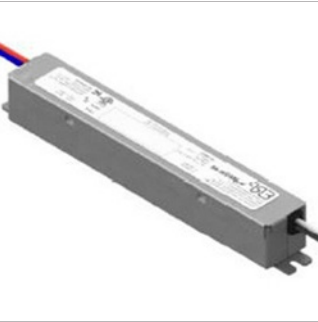
3108556



700191

RGBW ACCESSORIES

DESCRIPTION	FINISH	PART NUMBER
Controls		
Kit driver 48V		17433
Kit driver 48V Wet Location		17096



Product is supplied with integral DMX controllers, and remote 48VDC power supply. Controls by others.

MIMIK 30

24 MAPLE AVENUE
TYPE W1



Wall mount series. Fixtures consist of:

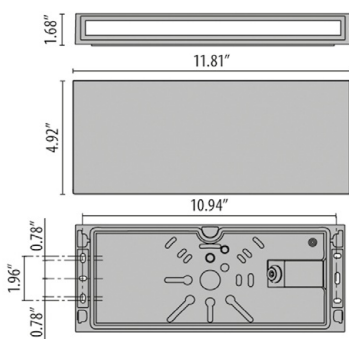
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and mounting plate.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
- Micro-prismatic patterned, flat, tempered silk-screened soda-lime glass diffuser (FLAT versions).
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- Custom MCPCB utilized to maximize heat dissipation and promote a long LED life.
- High-transmittance transparent optics.

- IESNA Type II light distribution (FLAT).
- IESNA Type II light distribution.
- IESNA Type III light distribution.
- IESNA Type IV light distribution.
- Input voltage: 120-277 V (50 / 60 Hz), integral 0-10 V dimming driver.
- Customizing facade faceplate available for MIMIK FLAT versions (ordered separately).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
- Product meets Buy American Act requirements within ARRA.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.

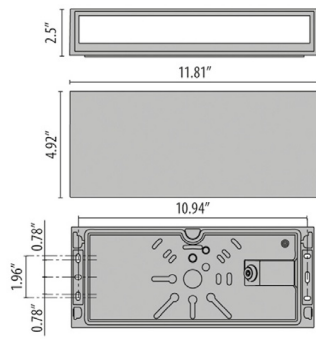


FINISHES

- AN-96 / Iron gray / Textured
- GR-94 / Aluminum metallic / Textured
- WH-87 / White / Textured
- BK-81 / Black / Textured
- RB-10 / Iron rust / Textured



MIMIK
30 FLAT



MIMIK
30

LUMEN OUTPUT	2700K	3000K	3500K	4000K
MIMIK 30 M T2 36W	2448	2549	2649	2750
MIMIK 30 M T3 36W	2503	2603	2703	2803
MIMIK 30 M T4 36W	2322	2415	2508	2602
MIMIK 30 FLAT M 20W	1461	1506	1551	1597



Scan here
for installation
instructions

WATTAGE	
MIMIK 30 M	18W
MIMIK 30 M	23W
MIMIK 30 M	26W
MIMIK 30 M	36W
MIMIK 30 FLAT M	20W

Revision 03
11/22

Order Guide - Mimik 30



Order code example

M30-10-T4-AM-27K-120V-NA-FG

M30-

Housing Style	Wattage	Optics	Finish	Kelvin	Voltage	Controls	Accessories
		(standard only) (leave blank for flat)					
M30 Standard	20 20 watt (Flat max)	T2 Type II	AM Aluminum Metallic	27K 2700k	UNV 120-277V	NA Non Dimming	REM Remote battery back-up
M30F Flat	18 18 watt	T3 Type III	IG Iron Gray	3K 3000k		0-10V 0-10V Dimming	FG Frosted glass
	23 23 watt	T4 Type IV	IR Iron Rust	35K 3500k		ELV ELV Dimming	PHC-B Photocell Button
	26 26 watt		BK Textured Black	4K 4000k			OCC Occupancy Sensor
	36 36 watt (max)		WH Textured White				
	XX Specify wattage must be below max		CC Custom Color				

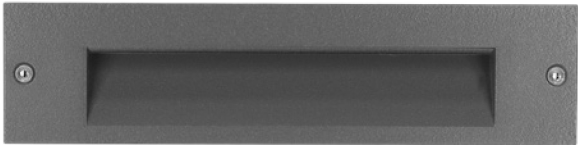
Performance in Lighting reserves the right to make all necessary changes without prior notice.

Performance in Lighting - 2621 Keys Pointe - Conyers, Georgia 30013 - USA - voice 770.822.2115 - info.usa@pil.lighting
www.performanceinlighting.com

Revision 03
11/22

INSERT+1

MAPLE AVENUE
TYPE W2

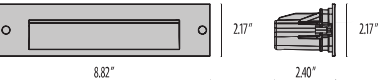


- Recessed wall steplight series. Fixtures consist of:
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
 - Copper-free precision die-cast aluminum housing and ring/faceplate.
 - Frosted, flat, tempered silk-screened soda-lime glass diffuser.
 - Custom molded, anti-aging gasket(s).
 - Stainless steel external hardware.
 - Custom MCPCB utilized to maximize heat dissipation and promote a long LED life.
 - IESNA Type III light distribution.
 - Input voltage: 120-277 V (50 / 60 Hz), integral driver.
 - Pre-wired factory sealed cable for external electrical connection included.
 - Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
 - Consult factory for custom pre-wired factory sealed cable length options.
 - Stainless steel recessed rough-in kit can be ordered separately.
 - Optional INSERT+ 1 marine-grade, polished, brass faceplate suitable for coastal applications available (ordered separately).
 - Product meets Buy American Act requirements within ARRA.
 - 5-year warranty.
 - Marine Grade finish.
 - Suitable for Natatorium applications.



FINISHES

- AN-96 / Iron gray / Textured
- GR-94 / Aluminum metallic / Textured
- WH-87 / White / Textured
- BK-81 / Black / Textured
- RB-10 / Iron rust / Textured



Lumen Output	27K	3K	35K	4K	5K	6K
Insert+1	238	250	262	275	287	299

7W Max Wattage

INSERT+
1

Scan here
for installation
instructions



Order Guide - Insert+1



Order code example

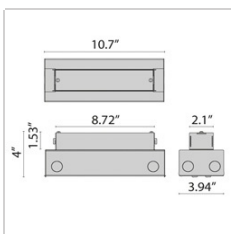
IN1-7-AM-3K-NA

IN1-

Wattage	Finish	Kelvin	Voltage	Controls	Accessories
7 7 watt (max) XX Specify Wattage Must be below max	AM Aluminum Metallic IG Iron Gray IR Iron Rust BK Textured Black WH Textured White CC Custom Color BR Marine Brass	27K 2700k 3K 3000k 35K 3500k 4K 4000k 5K 5000k 65K 6500k RED Static Red GRN Static Green BLU Static Blue AMB Static Amber	UNV 120-277V	NA Non Dimming 0-10V 0-10V Dimming ELV ELV Dimming	ADP Retrofit adaptor plate Goof Ring

INCLUDED ACCESSORIES

INSERT+

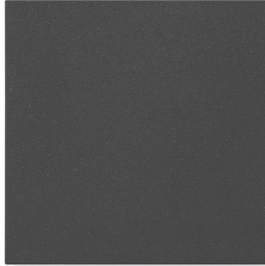


310485
ROUGH-IN

Performance in Lighting reserves the right to make all necessary changes without prior notice.

MIMIK 10

MAPLE AVENUE TYPE W3



Wall sconce series. Fixtures consist of:

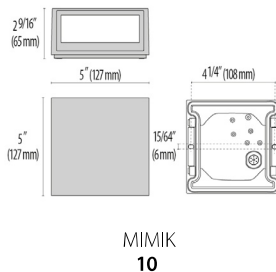
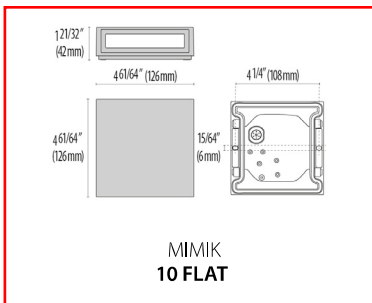
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and mounting plate.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
- Micro-prismatic patterned, flat, tempered silk-screened soda-lime glass diffuser (FLAT versions).
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- Custom MCPCB utilized to maximize heat dissipation and promote a long LED life.
- High-transmittance transparent optics.

- Single (M) or dual (B) light emission.
- IESNA Type III light distribution (FLAT).
- IESNA Type III light distribution.
- 20° x 20° beam angle (C/I).
- Input voltage: 120-277 V (50 / 60 Hz), integral driver.
- Customizing facade faceplate available for MIMIK FLAT versions (ordered separately).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
- Product meets Buy American Act requirements within ARRA.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.



FINISHES

- AN-96 / Iron gray / Textured
- GR-94 / Aluminum metallic / Textured
- WH-87 / White / Textured
- BK-81 / Black / Textured
- RB-10 / Iron rust / Textured



Scan here
for installation
instructions

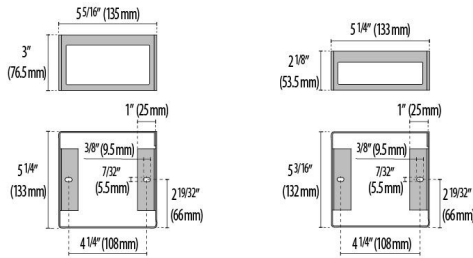


WATTAGE	
MIMIK 10 M T3	5W
MIMIK 10 M T3	10W
MIMIK 10 M C/I	5W
MIMIK 10 M C/I	10W
MIMIK 10 FLAT M	5W
MIMIK 10 FLAT M	10W
MIMIK 10 FLAT B	10W
MIMIK 10 B C/I	10W
MIMIK 10 B C/I+T3	10W

LUMEN OUTPUT		2700K	3000K	3500K	4000K
MIMIK 10 M T3	5W	292	314	336	358
MIMIK 10 M T3	10W	505	542	579	617
MIMIK 10 M C/I	5W	307	349	390	432
MIMIK 10 M C/I	10W	607	653	699	745
MIMIK 10 FLAT M	5W	440	451	462	473
MIMIK 10 FLAT M	10W	751	771	790	810
MIMIK 10 FLAT B	10W	857	880	902	925
MIMIK 10 B C/I	10W	725	779	833	888
MIMIK 10 B C/I+T3	10W	657	707	756	806

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Façade Cover



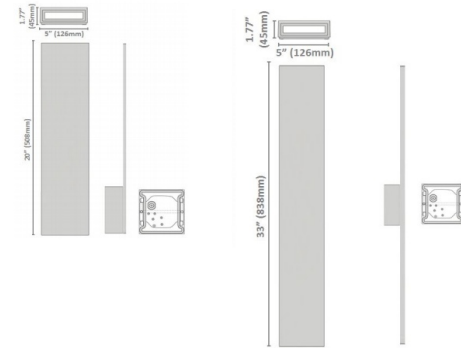
Standard

Flat

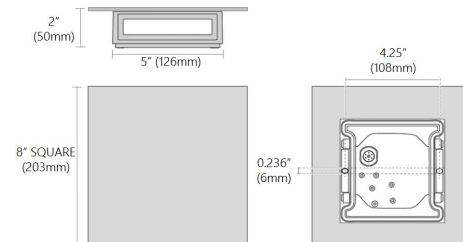
Signage



Shield Vertical



Shield Square



Order Guide - Mimik 10

Order code example

M10F-B-AM-27K-120V-NA

M10-

Housing Style	Light Emission	Wattage	Optics	Finish	Kelvin	Voltage	Controls	Accessories
M10 Standard	M (One-Way)	5W 5 watts	(Standard only) (Choose one for M & two for B)	AM Aluminum Metallic	Static Colors (flat only) 27K 2700k	UNV 120-277V	(When selecting Flat housing these options must be remote) NA Non Dimming	(See pictures below) FC Facade cover
M10F Flat	B (Two-Way)	10W 10 watts (max) XX Specify wattage must be below max	T3 Type III C/I 20° beam	IG Iron Gray IR Iron Rust BK Textured Black WH Textured White CC Custom Color	3K 3000k 35K 3500k 4K 4000k RED Satic Red (Flat Only) GRN Static Green (Flat Only) BLU Static Blue (Flat Only) AMB Static Amber (Flat Only)		0-10V 0-10V Dimming ELV ELV Dimming	SV Shield Vertical (33"x5") SS Shield Square (8" Square) SIGN Signage REM Remote mounted Emergency battery back up RDR Remote Lutron driver

EXHIBIT 3

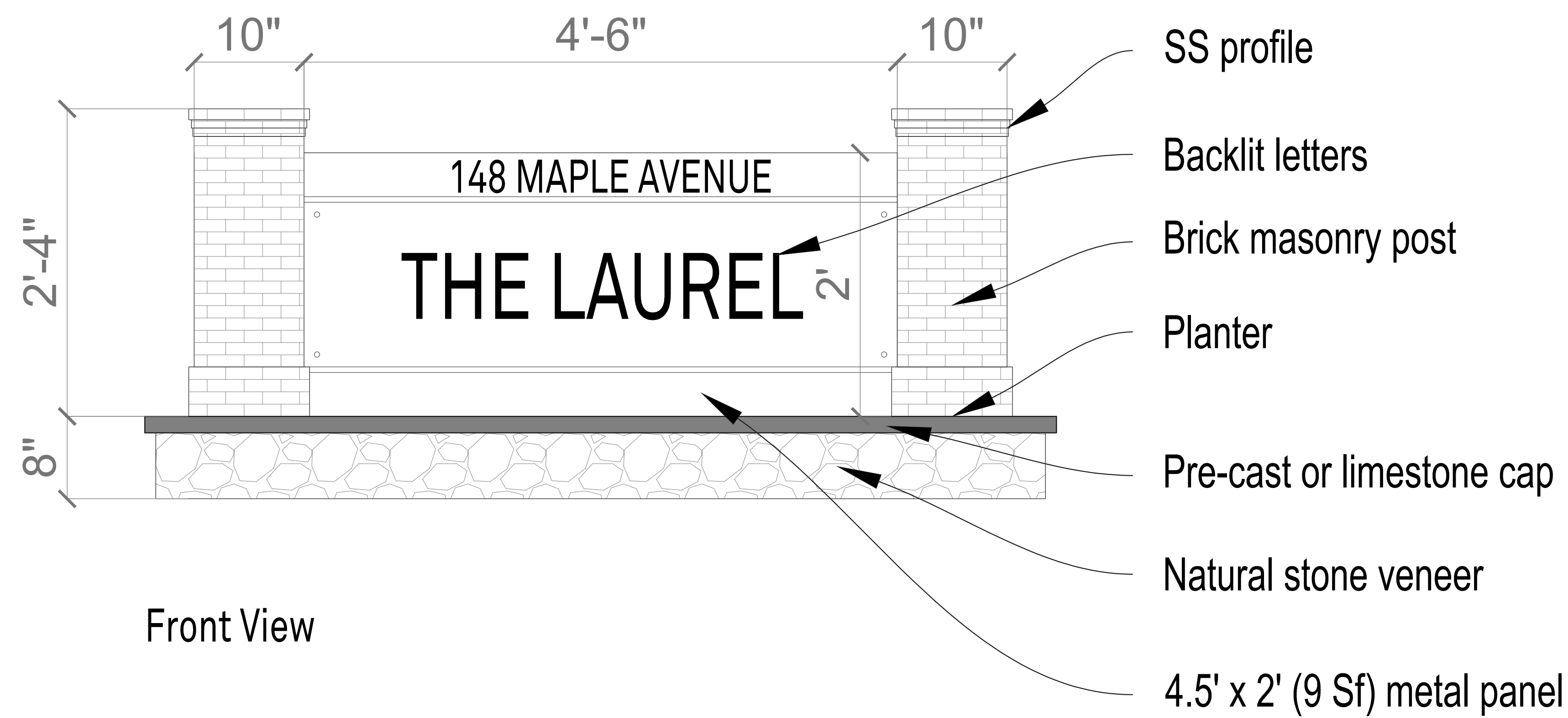
Signage Plan



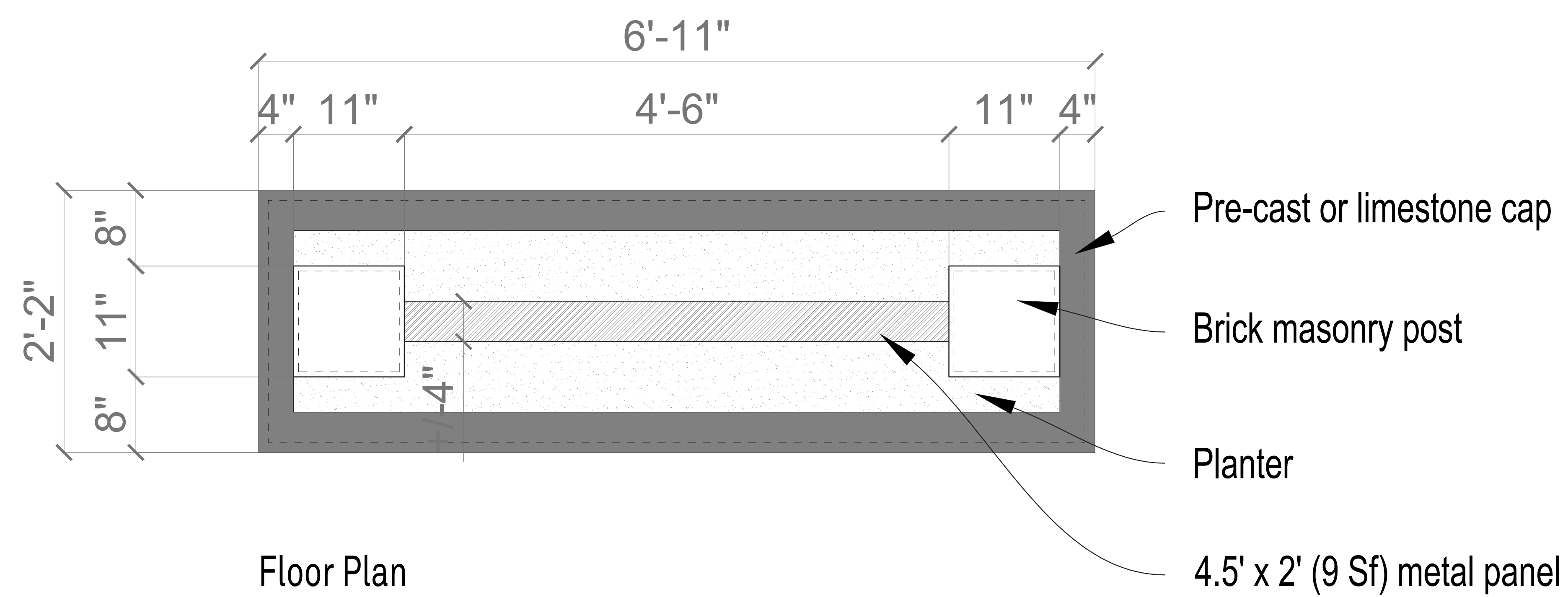


CLIENT

ARCHITECT



Front View



Floor Plan

STAMP

For reproduction, alteration or use of this drawing without the written permission of Bonding Company is prohibited. Violators will be prosecuted to the full extent of the law.

REV.	DATE	DESCRIPTION

DRAWING

The Laurel
Sign Proposal

PROJECT NO.

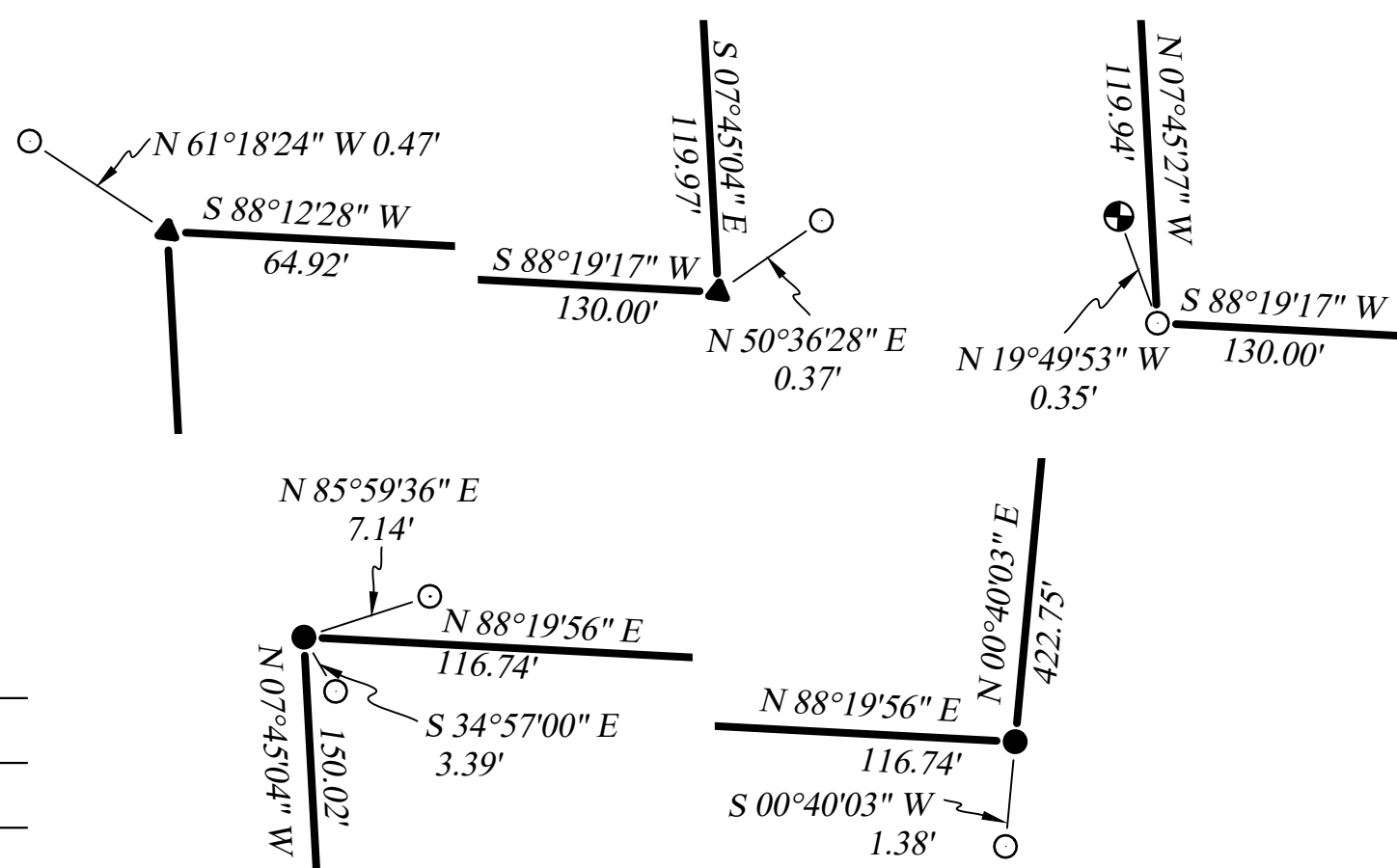
DATE

01/02/2026

SCALE

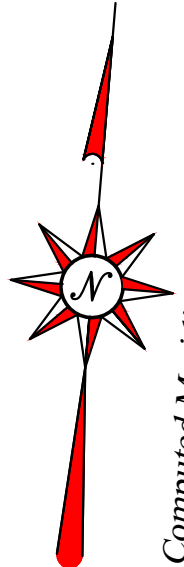
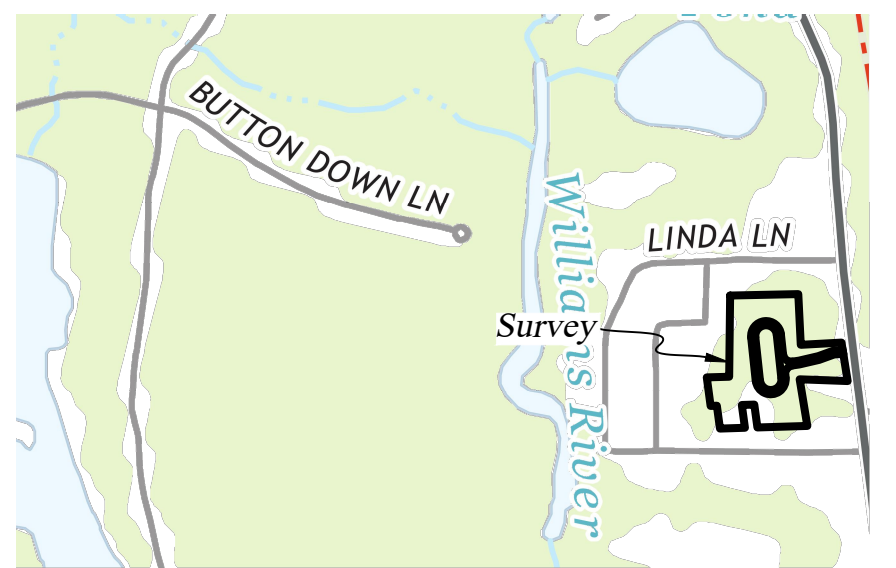
1 1/2" = 1'-0"

A01-01



<i>LINE</i>	<i>BEARING</i>	<i>DISTANCE</i>
<i>L1</i>	S 09°02'59" E	24.13'
<i>L2</i>	S 86°47'24" W	46.80'
<i>L3</i>	S 70°06'34" W	83.52'
<i>L4</i>	S 76°57'45" W	105.17'
<i>L5</i>	S 81°32'28" W	37.39'
<i>L6</i>	S 06°04'41" E	15.03'
<i>L7</i>	N 81°32'28" E	34.11'
<i>L8</i>	N 76°57'45" E	102.77'
<i>L9</i>	N 70°06'34" E	85.60'
<i>L10</i>	N 86°47'24" E	47.86'
<i>L11</i>	S 09°02'59" E	37.71'
<i>L12</i>	S 09°02'59" E	136.30'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	42.60'	65.15'	58.98'	S 37°43'54" W
C2	80.00'	251.38'	160.00'	S 83°56'24" W
C3	80.00'	251.33'	160.00'	N 83°55'19" E
C4	40.47'	65.25'	58.41'	S 52°16'06" E
C5	54.00'	169.68'	108.00'	S 83°56'28" W
C6	54.00'	169.65'	108.00'	N 83°55'19" E



Computed Meridian of Plat File A-20

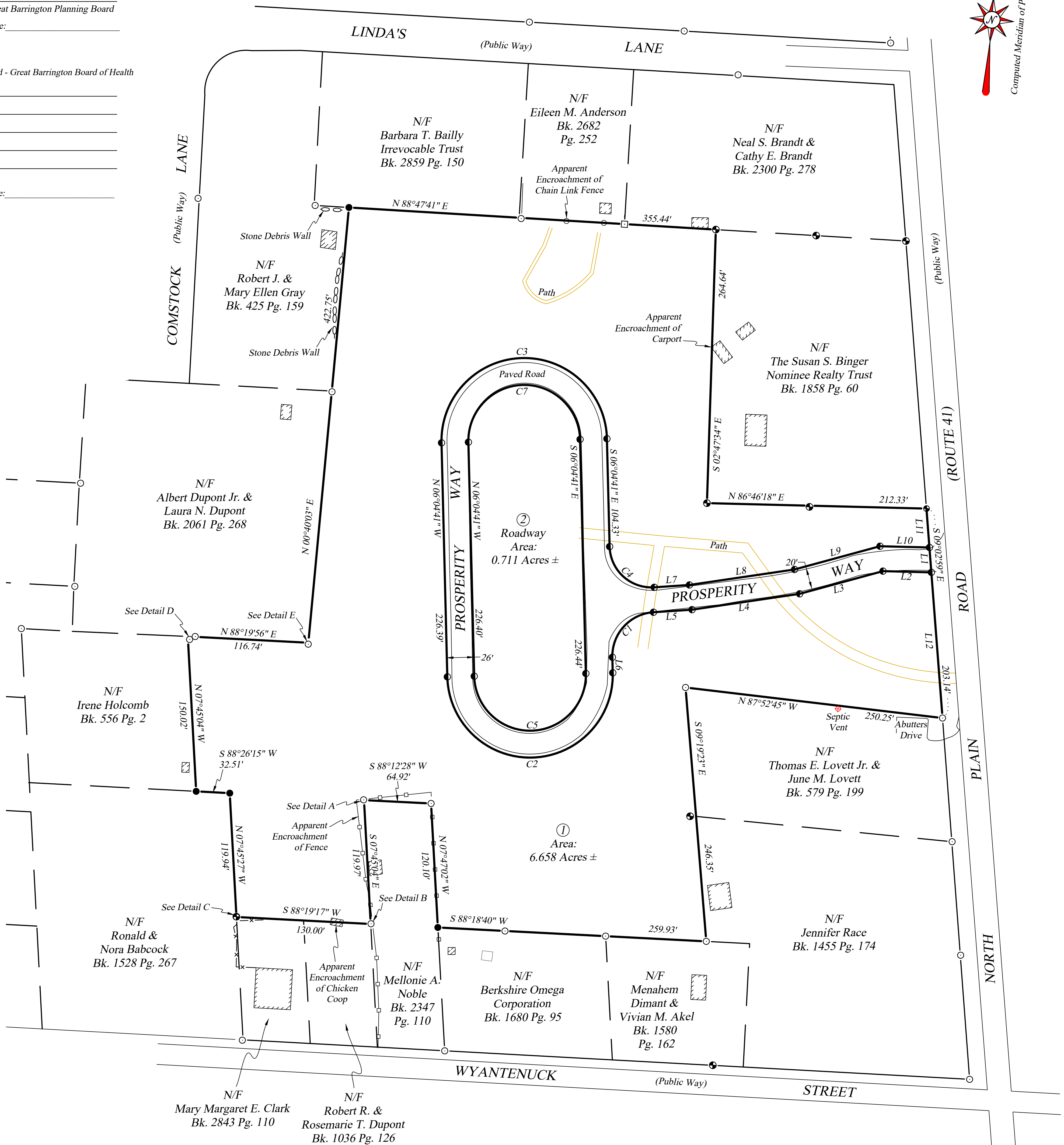
Zoning: R1A

Great Barrington Planning Board

Date: _____

Approved - Great Barrington Board of Health

Date: _____



Property Owner/ Applicant
Great Barrington Affordable
Housing Trust Fund

Land Surveyor
BEK Associates

Engineer
White Engineering, Inc.

I, _____ Clerk of the Town of Great Barrington hereby certify that the approval has not been rescinded, modified or amended.

PRELIMINARY
Clerk _____ Date _____

I, _____ Clerk of the Town of Great Barrington hereby certify that the notice of approval of this plan by the Great Barrington Planning Board has been received and recorded in this office and no appeal was received during the twenty days next after such receipt and recording of said note.

PRELIMINARY

Clerk _____ Date _____

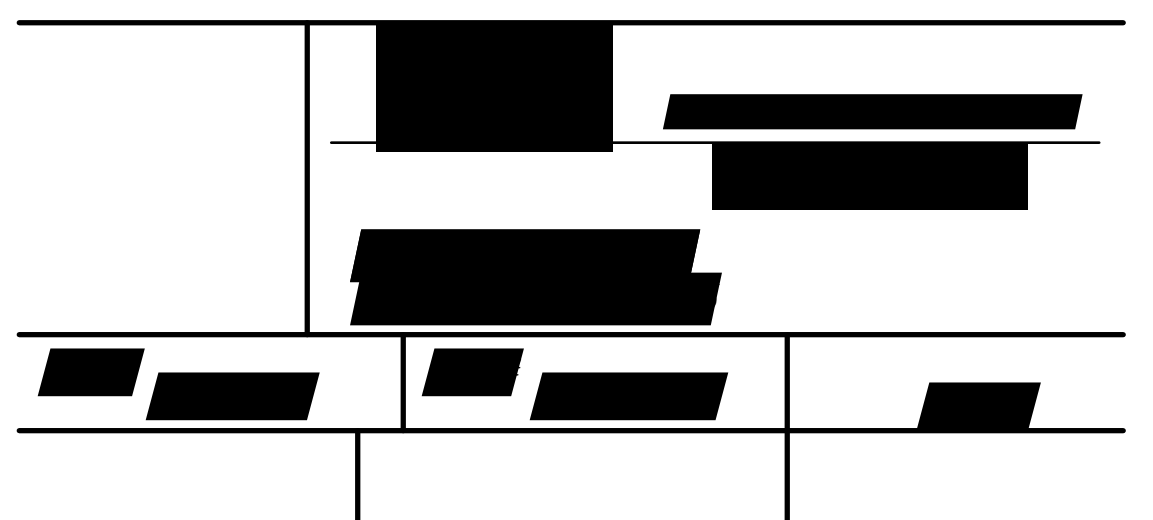
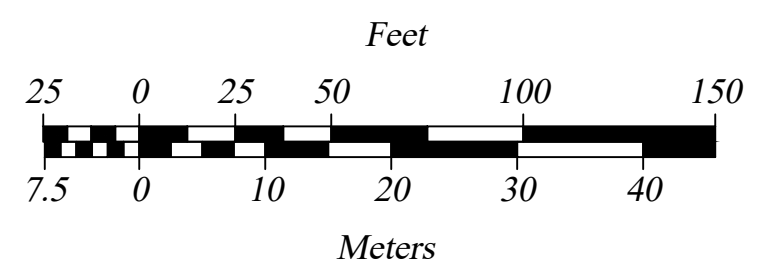
*I certify that
with the rule
of the Comm*

P.

Professional

Notes:

1. *The parcel surveyed and shown hereon is the premises described in a deed to Great Barrington Affordable Housing Trust Fund recorded in B.S.D.R.D. in Bk. 2603 Pg. 343, Dated July 6, 2020.*
2. *The premises surveyed and shown hereon may be subject to rights and easements as contained in the various deeds of record describing said premises. The locations and extent of said rights and easements are not the subject of this survey.*
3. *North Plain Road is a former County Way. The right of way area of North Plain Road shown hereon is based upon evidence found marking the sidelines thereof in accordance with M.G.L. c.86, s2.*



760 CMR 76.00: Seasonal Communities

Section

- 76.01: Statement of Purpose
- 76.02: Definitions
- 76.03: Designation and Acceptance
- 76.04: Zoning Requirements
- 76.05: Year-round Housing Trust Fund
- 76.06: Housing Preference for Seasonal Community Essential Public Employees
- 76.07: Artist Housing
- 76.08: Comprehensive Housing Needs Assessment
- 76.09: Year-round Housing Occupancy Restrictions
- 76.10: Residential Exemption
- 76.11: Waivers
- 76.12: Revocation of Designation by EOHLC

76.01: Statement of Purpose

The Seasonal Community designation was established by St. 2024, c. 150 § 5 (the Act) and creates a framework for designating communities with substantial seasonal variations in employment and developing policies and programs to help them unlock housing production opportunities. The designation is designed to recognize the unique challenges in these municipalities and to create distinctive tools to address their housing needs. To effectuate the Act, 760 CMR 76.00, establishes frameworks for the implementation of the powers made available to, and the requirements placed upon, a Seasonal Community.

76.02: Definitions

Acquired. To purchase or obtain ownership of a Dwelling Unit in fee simple or to otherwise purchase or obtain a leasehold interest in a Dwelling Unit.

Affordable Housing Restriction. As defined in M.G.L. c. 184, § 31.

Affordable Housing Unit. A Year-round Housing Unit that is subject to a restriction in its chain of title that limits occupancy to an individual or household with income that does not exceed 100% AMI, including, but not limited to, an Affordable Housing Restriction. Nothing in 760 CMR 76.02 changes the Subsidized Housing Inventory eligibility criteria, and no Affordable Housing Unit shall be counted on the Subsidized Housing Inventory unless it satisfies the requirements under 760 CMR 56.03(2) or any other regulation or guidance issued by EOHLC.

Area Median Income or AMI. The area median household income as determined by the United States Department of Housing and Urban Development.

Artist Housing. An Affordable Housing Unit or an Attainable Housing Unit that is designed for occupancy by households containing at least one person who by vocation produces or supports

artistic and literary activities as may be defined by a Seasonal Community and will use the Dwelling Unit in pursuit of the artistic or literary vocation.

As of Right. Development that may proceed under a zoning ordinance or by-law without the need for a special permit, variance, zoning amendment, waiver or other discretionary zoning approval.

Attainable Housing Unit. A Year-round Housing Unit that is subject to a restriction in its chain of title that limits occupancy to an individual or household with income that does not exceed 250% AMI, or such lower limit as may be established by a Seasonal Community. Nothing in 760 CMR 76.00 changes the Subsidized Housing Inventory eligibility criteria, and no Attainable Housing Unit shall be counted on the Subsidized Housing Inventory unless it satisfies the requirements for the Subsidized Housing Inventory under 760 CMR 56.03(2) or any other regulation or guidance issued by EOHL.

Board. The board of trustees for a Trust.

Building Code. The Massachusetts state building code, 780 CMR.

Commissioner. The Commissioner of the Department of Revenue.

Comprehensive Housing Needs Assessment. A biannual assessment of housing needs in a Seasonal Communities in accordance with 760 CMR 76.08.

County Agency. Any department or office of county government and any division, board, bureau, commission, district, institution, tribunal, authority or other instrumentality thereof or thereunder.

County Employee. A person holding an office, position, employment, or membership in a County Agency that serves a Seasonal Community, whether by election, appointment, contract of hire or engagement, whether serving with or without compensation, on a full, regular, part-time, or intermittent basis.

Detached Dwelling Unit. A Dwelling Unit that shares no common or contiguous wall with another building or structure.

Developed. The construction or rehabilitation of a Dwelling Unit, which may include direct financial assistance, property tax relief or donation of municipal land; provided, however, that the term “developed” shall not include technical assistance or other supportive services.

Dwelling Unit. A single housing unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Endorsement. Approval of a plan of land by the Planning Board of a Seasonal Community pursuant to M.G.L. c. 41, § 81K to § 81GG, inclusive.

EOHLC. The Executive Office of Housing and Livable Communities established pursuant to M.G.L. c. 23B.

EOHLC Office of Fair Housing. The office of fair housing established pursuant to M.G.L. c. 23B, § 31.

Fair Housing Complaint. A complaint alleging housing discrimination pursuant to a state, federal, or local anti-discrimination law, including but not limited to, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. 3601 et seq.), Title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794), Title VI of the Civil Rights Act (42 U.S.C. 2000d et seq.), and M.G.L. c. 151B, as amended, brought through any of the following: (i) private right of action filed in state or federal court or with the United States Department of Housing and Urban Development, the Massachusetts Commission Against Discrimination, or similar local agency with authority to investigate, adjudicate, and enforce such complaints, or (ii) brought by the United States Department of Housing and Urban Development, the United States Department of Justice, the Massachusetts Commission Against Discrimination, the Massachusetts Office of the Attorney General, or a local agency with similar authority to bring such complaints.

Floor Area. The sum of the areas of a Dwelling Unit of compliant ceiling height pursuant to the Building Code, measured from the interior faces of exterior walls but excluding crawl spaces, lofts, enclosed porches and similar spaces.

Internal Revenue Code. The United States Internal Revenue Code.

Local Building Code. Rules and regulations imposing more restrictive standards than those established by the Building Code for construction, alteration, repair, demolition, and removal in a city or town that have been approved by the Board of Building Regulations and Standards pursuant to M.G.L. c. 143, § 98.

Lot. An area of land with definite boundaries that is used, or available for use, as the site of a structure, or structures, regardless of whether the site conforms to the requirements of zoning.

Movable Tiny House. A Tiny House that is a House Trailer or Auto Home, as defined in M.G.L. c. 90, § 1 or has been determined by the registrar of motor vehicles to be a motor vehicle, as defined in M.G.L. c. 90, § 1 and is required to be registered pursuant to M.G.L. c. 90.

Municipal Agency. Any department or office of a city or town government and any council, division, board, bureau, commission, district, regional school district, institution, tribunal, authority or other instrumentality thereof or thereunder.

Municipal Employee. A person holding an office, position, employment or membership in a Municipal Agency of a Seasonal Community, whether by election, appointment, contract of hire or engagement, whether serving with or without compensation, on a full, regular, part-time, or

intermittent basis, but excluding (1) elected members of a town meeting and (2) members of a charter commission established under Article LXXXIX of the Amendments to the Constitution.

Planning Board. As defined in M.G.L. c. 41, § 81L.

Primary Residence. The primary place of residence for an individual or household as determined by a Seasonal Community.

Recording. Title to a Lot that has been duly recorded in the registry of deeds or registered in the district of the land court in the county where the Lot is located.

Regional Trust. A Year-Round Housing Trust Fund created pursuant to M.G.L. c. 23B, §32(d)(iv) for the participation and benefit of more than one (1) Seasonal Community.

Residential Property Tax Exemption. The residential property tax exemption for class one, residential properties adopted pursuant to M.G.L. c. 59, §5C that is applied only to the principal residence of a taxpayer as used by the taxpayer for income tax purposes.

Seasonal Community Essential Public Employee. A household where at least one person is a Municipal Employee, County Employee or State Employee whose employment is necessary to the public health and public safety of maintaining a year-round community in a Seasonal Community, including, but not limited to, teachers at public institutions, public works employees, public safety employees, publicly employed first responders, town administrators and other employees essential for municipal operations.

Seasonal Community. A municipality that has been designated as a seasonal community and has accepted such designation pursuant to M.G.L. c. 23B, § 32(b).

Secretary. The Secretary of EOHL.

Single-family Residential Zoning District. Any Zoning District where single-family residential dwellings are a permitted or an allowable use, including any Zoning District where single-family residential dwellings are allowed As of Right or by Special Permit.

Special Permit. A permit issued by a Municipality's special permit granting authority pursuant to M.G.L. c. 40A, § 9.

State Agency. Any department of state government including the executive, legislative or judicial, and all councils thereof and thereunder, and any division, board, bureau, commission, district, institution, tribunal, authority or other instrumentality within such department, and any independent state authority, district, commission, instrumentality or agency.

State Employee. A person holding an office, position, employment, or membership in a State Agency, whether by election, appointment, contract of hire or engagement, whether serving with or without compensation, on a full, regular, part-time, or intermittent basis.

Subsidized Housing Inventory. As defined in 760 CMR 56.02.

Tiny House. A Detached Dwelling Unit that is not more than 400 square feet in Floor Area.

Trust. A Year-Round Housing Trust Fund created pursuant to M.G.L. c. 23B, § 32(d)(iv), including Regional Trusts.

Undersized Lot. A Lot located in a Single-family Residential Zoning District that does not meet the minimum Lot size requirements for such Zoning District.

Year-round Housing Occupancy Restriction. A restriction in the chain of title for a Dwelling Unit that limits occupancy to individuals or households who have executed an agreement with a Seasonal Community to occupy the Dwelling Unit as their Primary Residence for not less than 10 months in a 12-month period, subject to reasonable exceptions for temporary absences as may be included in such agreement. Such agreement shall be recorded with the registry of deeds or registered in the district of the land court in the county where the Dwelling Unit is located and shall be made part of the deed that encumbers such Dwelling Unit.

Year-round Housing Unit. A Dwelling Unit located in a Seasonal Community that is subject to a Year-round Housing Occupancy Restriction.

Zoning. Ordinances and by laws, including base, underlying, and overlay zoning, adopted by cities and towns to regulate the use of land, buildings and structures to the full extent of the independent constitutional powers of cities and towns to protect the health, safety and general welfare of their present and future inhabitants.

Zoning District. A geographic area within a Municipality which, pursuant to Zoning, is subject to use and structure requirements that are uniform within the area.

76.03 Municipal Acceptance or Denial of a Seasonal Communities Designation

(1) A municipality that has received a Seasonal Community designation pursuant to M.G.L. c. 23B, § 32(b) shall accept or deny such designation by majority vote of the municipal legislative body pursuant to M.G.L. c. 4, § 4 and shall notify the Secretary of the result of said vote within ten (10) business days via certified mail, or any other method specified by the Secretary.

(2) A municipality that has accepted a designation pursuant to 760 CMR 76.03(1) may revoke such designation in the same manner as acceptance.

(3) A municipality that votes to deny a designation under 760 CMR 76.03(1) may subsequently accept the designation by majority vote of the municipal legislative body and notify the Secretary pursuant to 760 CMR 76.03(1) without the need for redesignation pursuant to M.G.L. c. 23B, § 32(b).

76.04 Zoning Requirements

(1) (a) A Seasonal Community shall amend its Zoning to allow the following uses As of Right in Single-family Residential Zoning Districts, in accordance with the procedures for Zoning adoption and amendment set forth in M.G.L. c. 40A:

(i) A Tiny House that is a Year-round Housing Unit and complies with all applicable requirements of the Building Code and all applicable requirements of the Local Building Code, if any. A Seasonal Community may allow, further regulate, or prohibit Movable Tiny Houses.

(ii) Residential uses on Undersized Lots, subject to the following limitations:

1. The residential use shall be for an Attainable Housing Unit;
2. The Undersized Lot shall, at the time of Recording or Endorsement, be located in a Single-family Residential Zoning District;
3. Any single-family residential use on an Undersized Lot shall adhere to any applicable floor to area ratio requirements of the Seasonal Community and comply with all applicable laws governing wastewater and sewer systems;
4. Any residential use on an Undersized Lot shall comply with any applicable prohibitions, limitations, or other requirements of the Seasonal Community related to seasonal homes or short-term rentals, provided that in no event shall a Seasonal Community allow the use of any residential housing on an Undersized Lot as a seasonal home or short-term rental for less than six (6) months in a year.

(2)(a) A Seasonal Community shall:

- (i) Submit, not later than 60 days from adoption, the text of Zoning adopted pursuant to 760 CMR 76.04(1);
- (ii) Maintain a record of all development permitted under such Zoning established pursuant to 760 CMR 76.04(1), which shall include, but not be limited to, the address, gross floor area, and any income restrictions that apply to Dwelling Units developed under such Zoning, and make such record available to EOHLC upon request.

76.05 Year-round Housing Trust Fund

- (1) (a) A Seasonal Community may establish a Trust to provide for the creation and preservation of Affordable Housing Units and Attainable Housing Units for the benefit of year-round residents.
- (b) A Seasonal Community may establish a Trust by a majority vote of the municipal legislative body under M.G.L. c. 4, § 4 and may establish a Regional Trust with other Seasonal Communities, provided that each Seasonal Community participating in such

Regional Trust accepts their participation in the Regional Trust by a majority vote of their respective municipal legislative body.

(c) A Regional Trust shall expire after a set term of calendar years agreed upon by all members to said trust, measured from the date of its creation or reauthorization, unless specifically reauthorized for a subsequent period by all Seasonal Communities participating in such Regional Trust. If EOHLC revokes the designation of a Seasonal Community participating in a Regional Trust pursuant to 760 CMR 76.12, the Seasonal Community that has had their designation revoked may continue to participate in said Regional Trust only until the expiration of such term, or after five (5) years from the creation or authorization of said Regional Trust, whichever is sooner.

- (2) Each Trust shall have a Board, which shall include not less than five (5) trustees, including the chief executive officer, as defined by M.G.L. c. 4, § 7, of the city or town, or their designee, and where the chief executive officer is a multi-member body, that body shall designate one (1) of its members to serve on the board. Trustees shall be appointed in a city by the mayor or by the city manager in a Plan D or Plan E municipality, subject in either case, to confirmation by the city council, and in a town by the board of selectmen, shall serve for a term not to exceed three (3) years. Boards representing Trusts where more than one Seasonal Community participates shall ensure, to the extent practicable, representation from each community participating in the Trust.
- (3) A trustee of the Trust may, to the extent not otherwise prohibited by law, serve on any other municipal board or committee, including, but not limited to a board of trustees established pursuant to M.G.L. c. 44, § 55C.
- (4) (a) The powers of the Board, all of which shall be carried out in furtherance of the purpose of the Trust and in accordance with M.G.L. c. 44, shall include, to the extent not otherwise prohibited by law, the following powers, which may be modified or omitted to the extent authorized by law:
 - (i) To accept and receive real property, personal property or money, by gift, grant, contribution, devise or transfer from any person, firm, corporation or other public or private entity, including but not limited to money, grants of funds or other property, including a Year-round Housing Occupancy Restriction, tendered to the Trust in connection with any ordinance or by-law or any general or special law or any other source, including money from M.G.L. c. 44B; provided, however, that any such money received from M.G.L. c. 44B shall be used exclusively for community housing, as defined in M.G.L. c. 44B, § 2, and shall remain subject to all the rules, regulations and limitations of that chapter when expended by the Trust, and such funds shall be accounted for separately by the Trust; and provided further, that at the end of each fiscal year, the Trust shall ensure that all expenditures of funds received from said chapter 44B are reported to the community preservation committee of the city or town for inclusion in the community preservation initiatives report to the department of revenue;

- (ii) To purchase and retain real or personal property;
- (iii) To sell, lease, exchange, transfer or convey any personal, mixed, or real property at public auction or by private contract for such consideration and on such terms as to credit or otherwise, and to make such contracts and enter into such undertaking relative to Trust property as the board deems advisable notwithstanding the length of any such lease or contract;
- (iv) To execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases, grant agreements and other instruments sealed or unsealed, necessary, proper or incident to any transaction in which the Board engages for the accomplishment of the purposes of the Trust;
- (v) To employ advisors and agents, such as accountants, appraisers and lawyers as the Board deems necessary;
- (vi) To pay reasonable compensation and expenses to all advisors and agents and to apportion such compensation between income and principal as the Board deems advisable;
- (vii) To apportion receipts and charges between incomes and principal as the Board deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation depletion or otherwise;
- (viii) To participate in any reorganization, recapitalization, merger or similar transactions; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest; and to consent to any contract, lease, mortgage, purchase or sale of property, by or between any corporation and any other corporation or person;
- (ix) To deposit any security with any protective reorganization committee, and to delegate to such committee such powers and authority with relation thereto as the Board may deem proper and to pay, out of Trust property, such portion of expenses and compensation of such committee as the Board may deem necessary and appropriate;
- (x) To carry property for accounting purposes other than acquisition date values;
- (xi) To borrow money on such terms and conditions and from such sources as the Board deems advisable, to mortgage and pledge trust assets as collateral;
- (xii) To make distributions or divisions of principal in kind;
- (xiii) To comprise, attribute, defend, enforce, release, settle or otherwise adjust claims in favor or against the Trust, including claims for taxes, and to accept any property,

either in total or partial satisfaction of any indebtedness or other obligation, and to continue to hold the same for such period of time as the Board may deem appropriate;

(xiv) To manage or improve real property, including but not limited to subdividing said real property; and to abandon any property which the Board determined not to be worth retaining;

(xv) To hold all or part of the trust property uninvested for such purposes and for such time as the Board may deem appropriate; and

(xvi) To extend the time for payment of any obligation to the Trust;

(xvii) Any additional powers authorized by any general law or special law.

(5) To the extent authorized by law, moneys paid to the Trust in accordance with any zoning ordinance or by-law, exaction fee, or private contribution may be paid directly into the Trust and need not be appropriated or accepted and approved into the Trust. General revenues appropriated into the Trust may, to the extent authorized by law, become Trust property and, to the extent authorized by law, need not be further appropriated. All moneys remaining in the trust at the end of any fiscal year, whether or not expended by the Board within one (1) year of the date they were appropriated into the Trust, may, to the extent authorized by law, remain Trust property.

(6) To the extent required by law, the Trust shall be a public employer and the members of the board shall be public employees for purposes of chapter 258.

(7) To the extent required by law, the Trust shall be deemed a municipal agency and the Trustees special municipal employees, for purposes of chapter 268A.

(8) The books and records of the Trust shall be audited annually by an independent auditor in accordance with accepted accounting practices.

(9) To the extent required by law, the trust shall be a governmental body for purposes of sections 23A, 23B and 23C of chapter 39.

76.06 Housing Preference for Seasonal Community Essential Public Employees

(1)(a) A Dwelling Unit Acquired or Developed by a Seasonal Community may include a preference for Seasonal Community Essential Public Employees, subject to the following limitations:

(i) A Seasonal Community Essential Public Employee preference for a Dwelling Unit shall not violate state and federal fair housing laws, which include but are not limited to, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. 3601 et seq.), Title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794), Title VI of the Civil Rights Act (42 U.S.C. 2000d et seq.), and M.G.L. c. 151B, as amended, including through discriminatory effects on classes of persons protected under such state or federal fair housing laws; and

(ii) A Seasonal Community Essential Public Employee preference for a Dwelling Unit that is otherwise eligible for the Subsidized Housing Inventory or is assisted by EOHLC shall comply with all of the following:

1. EOHLC Affirmative Fair Housing Marketing and Resident Selection Plan Guidelines or other related EOHLC guidance or directives pertaining to affirmative fair housing marketing and resident selection, as may be required by EOHLC, and as may be amended from time to time; and

2. Applicable state and federal subsidy program requirements.

(2) A preference for Seasonal Community Essential Public Employees under 760 CMR 76.06(1) may be cited as a state program or policy supporting housing for a specified group for the purposes of the general public use requirement under § 42(g)(9) of the Internal Revenue Code so long as the preference otherwise complies with applicable law and the Seasonal Community has complied with the requirements under 760 CMR 76.06(3).

(3)(a) A Seasonal Community implementing a Housing Preference for Seasonal Community Essential Public Employees under this section shall gather and maintain records including:

- (i) A narrative describing the need for the preference, supported by data collected by the Seasonal Community and any public input presented to the Seasonal Community as may be available.

- (ii) A narrative describing how the Seasonal Community determined the employment types that are necessary to the public health and public safety of maintaining a year-round community in the Seasonal Community.

- (iii) A narrative describing how the preference will be applied to tenant selection for a Dwelling Units subject to such preference.

- (iv) The number of Dwelling Units within the Seasonal Community that the preference applies to. For each Dwelling Unit where the preference applies, the Seasonal Community shall gather and maintain the following:

1. The date that such preference was applied to the unit;
2. Whether the unit is an Affordable Housing Unit or Attainable Housing Unit;
3. Whether the unit is a rental unit or owner-occupied; and
4. The number of bedrooms in the unit.

- (v) To the extent feasible, a summary of demographic information of applicant and resident households of Dwelling Units subject to the preference, in a form as may be designated by the Secretary.

(4) A Seasonal Community implementing a Housing Preference for Seasonal Community Essential Public Employees under this section shall make available all records gathered and maintained pursuant to 760 CMR 76.06(3) upon reasonable request by EOHLC, in a form that may be designated by the Secretary.

(5) A Seasonal Community implementing a Housing Preference for Seasonal Community Essential Public Employees under this section shall provide written notice to the EOHLC Office of Fair Housing within ten (10) days of any of the following: (i) receipt of notice of any Fair Housing Complaint against the Seasonal Community pertaining to such preference and (ii) receipt of any information that demonstrates, or may demonstrate upon reasonable investigation, the existence of a Fair Housing Complaint against an owner, manager or agent thereof of a Dwelling Unit subject to such preference.

76.07 Artist Housing

(1)(a) A Seasonal Community may expend funds designated for the creation and preservation of Artist Housing, subject to the following limitations:

- (i) Artist Housing shall not violate state and federal fair housing laws, which include but are not limited to, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. 3601 et seq.), Title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794), Title VI of the Civil Rights Act (42 U.S.C. 2000d et seq.), and M.G.L. c. 151B, as amended, including through discriminatory effects on classes of persons protected under such state or federal fair housing laws;
- (ii) Artist Housing that is otherwise eligible for the Subsidized Housing Inventory or is assisted by EOHLC shall comply with all of following:

1. EOHLC Affirmative Fair Housing Marketing and Resident Selection Plan Guidelines or other related EOHLC guidance or directives pertaining to affirmative fair housing marketing and resident selection, as may be required by EOHLC, and as may be amended from time to time; and
2. applicable state and federal subsidy program requirements.

(2)(a) A Seasonal Community expending funds designated for the creation and preservation of Artist Housing under this section shall gather and maintain records including, but not limited to:

- (i) A narrative describing the need for the creation and preservation of Artist Housing, supported by data collected by the Seasonal Community and any public input presented to the Seasonal Community as may be available;

(ii) A narrative describing how the Artist Housing will be designed to support the pursuit of artistic or literary vocations; and

(iii) A narrative describing how a household's qualification for Artist Housing will be fairly determined and applied to tenant selection for Artist Housing.

(3) A Seasonal Community expending funds for Artist Housing under this section shall provide written notice, in a form provided by EOHLC, to the EOHLC Office of Fair Housing within ten (10) days of any of the following: (i) receipt of notice of any Fair Housing Complaint against the Seasonal Community pertaining to Artist Housing and (ii) receipt of any information that demonstrates, or may demonstrate upon reasonable investigation, the existence of a Fair Housing Complaint against an owner, manager or agent thereof of Artist Housing.

76.08 Comprehensive Housing Needs Assessment

(1) (a) A Seasonal Community may expend funds to develop, on a biannual basis, a Comprehensive Housing Needs Assessment, that shall at a minimum examine the following:

- (i) The Seasonal Community's existing demographics and housing stock, along with a projection of future population and housing needs;
- (ii) The capacity of existing infrastructure to accommodate current population and anticipated future growth in the Seasonal Community;
- (iii) Housing development constraints and limitations on its current and future needs, including but not limited to availability and capacity of water and sewer infrastructure, availability of developable land, and environmental factors limiting housing development;

76.09 Year-round Housing Occupancy Restrictions

(1) (a) A Seasonal Community, a Trust, or a Regional Trust of which it is a member, may acquire a Year-round Housing Occupancy Restriction for rental or other housing.

(b) A Year-round Housing Occupancy Restriction held by a Seasonal Community shall, to the extent authorized under M.G.L. c. 184, be exempt from the following:

- (i) the requirements under MGL c. 184, §§ 27 to § 30, inclusive; and
- (ii) the procedural requirements under M.G.L. c. 184, § 32.

(c) A Year-round Housing Occupancy Restriction held by a Seasonal Community shall be subject to the thirty (30) year limitation imposed by M.G.L. c. 184, § 23, unless eligible for exemption pursuant to said § 23.

(d) If a Dwelling Unit is subject to an Affordable Housing Restriction, the holder of the Year-round Housing Occupancy Restriction shall execute an agreement to subordinate obligations and covenants under the Year-Round Housing Occupancy Restriction to the obligations and covenants under the Affordable Housing Restriction.

- (2) A Seasonal Community shall maintain a record of all Year-round Housing Occupancy Restrictions within the Seasonal Community, including the address and any income restrictions placed on Dwelling Units subject to said Year-round Housing Occupancy Restrictions, and shall make said record available to EOHLC upon request.

76.10 Residential Exemption

- (1) Pursuant to M.G.L. c. 23B, § 32(f), a Seasonal Community that has adopted the Residential Property Tax Exemption, may, at the option of the board of selectmen or mayor, with the approval of the city council, as the case may be, increase such exemption to not more than 50 per cent of the average assessed value of all class one, residential, parcels within such city or town.
- (2) Upon request by the Commissioner, a Seasonal Community shall provide to the Commissioner evidence of its acceptance of the Seasonal Community designation and evidence of its vote to increase the residential property tax exemption under 760 CMR 76.10(1). The Commissioner may require modifications to a proposed increase to ensure efficient and lawful administration of local property tax collection, including but not limited to, establishing an effective date for the exemption increase.
- (3) A city or town that has revoked a Seasonal Community designation pursuant to 760 CMR 76.03(2) or had a Seasonal Community designation revoked by EOHLC pursuant to 760 CMR 12.00 shall not continue to provide an increase to the Residential Property Tax Exemption pursuant to 760 CMR 76.10(1) and shall be limited to a Residential Property Tax Exemption that does not exceed the maximum exemption provided under M.G.L. c. 59, § 5C.
- (4) Nothing in this section shall be construed to modify any other requirements of M.G.L. c. 59, § 5C.

76.11 Waivers

- (1) A Seasonal Community may apply to EOHLC for a waiver from any of the requirements under M.G.L. 23B, § 32 and any of the requirements under 760 CMR 76.00 by submitting a form developed by EOHLC which shall require the Seasonal Community to provide a written statement of facts on which such waiver request is based and any supporting documentation, and any additional information as may be required by EOHLC. In deciding whether to grant a waiver, EOHLC may consider whether the requirement that the Seasonal Community has requested a waiver for can reasonably be carried out by existing staff or a regional staff person performing equivalent duties and whether compliance with the requirement will result in undue hardship.

76.12 Revocation of Designation

- (1) (a) EOHLC may revoke a Seasonal Community designation under any of the following circumstances:
- (i) The Seasonal Community fails to adopt zoning pursuant to 760 CMR 76.04(1) within 18 months from the effective date of 760 CMR 76.00 or 18 months from the local acceptance of the designation pursuant to 760 CMR 76.03, whichever is later;
 - (ii) The Seasonal Community does not meaningfully permit new residential units under zoning established pursuant to 760 CMR 76.04(1). For the purposes of this section, EOHLC may use the following factors to determine whether a Seasonal Community has meaningfully permitted new residential units:
 - 1. The number of Year-round Housing Units in the Seasonal Community;
 - 2. The number of Year-round Housing Units permitted under zoning adopted by a Seasonal Community pursuant to 760 CMR 76.04(1);
 - 3. The annual percentage increase in Year-round Housing Units in a Seasonal Community;
 - 4. The annual gross number of Year-round Housing Units in a Seasonal Community;
 - (iii) EOHLC determines that the Seasonal Community no longer satisfies the criteria for designation pursuant to M.G.L. c. 23B, § 32(b), on which data may be reassessed from time to time, provided, however, that EOHLC may only revoke a Seasonal Community's designation based on that community's consistent failure to satisfy said criteria over five (5) or more consecutive years.

Regulatory Authority

St. 2024, c. 150 s. 5; M.G.L. c. 23B, § 32(h).