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October 29, 2021

Zoning Board of Appeals
Norwell Town Hall
345 Main Street
Norwell, MA 02061

Re: **Responses to Town and Consultant Comments**

Dear Members of the Board,

In this letter, we offer responses to the following documents:

1. Independent Design Review for Project Eligibility Letter by Richard P. Fenuccio, Architect d/b/a Clearpath Advisors LLC dated March 31, 2021
2. Comment Letter from Norwell Water Department dated July 26, 2021
3. Comment Letter from Norwell Conservation Commission dated July 29, 2021
4. Comment Letter from Norwell Board of Health dated August 1, 2021
5. Comment Letter from Norwell Highway/Tree Department dated August 10, 2021
6. Comment Letter from Norwell Fire Department dated August 31, 2021
7. Architectural Peer Review of Proposed 15 High Street 40B by Davis Square Architects dated September 15, 2021
8. Comment Letter from Norwell Community Housing Trust dated September 22, 2021

The portions of the documents that call for revisions or additional information are reproduced in order below, followed by our responses. These responses are accompanied by updated civil, landscape, and architectural drawings dated 10/29/2021.

1. Independent Design Review for Project Eligibility Letter by Richard P. Fenuccio, Architect d/b/a Clearpath Advisors LLC dated March 31, 2021

- a) *"No consolidated development table of building types and gross areas was provided and should be provided in the submittal documents."*

A tabulation of proposed buildings was not included in the PEL application package but is included in Exhibit 6 of the comprehensive permit application package. An expanded development table that contains additional details is attached to this letter.

- b) *"It should be noted that, based solely on its age (approximately 1900), the existing residential building located at 15 High St. would appear to be considered "historic", purely based upon its age; however, this review will not opine on the importance, or lack thereof, of this structure and this design review is limited to the proposed new development only."*

As noted in the comprehensive permit application narrative, the property owner applied for demolition permits for the 15 and 19 High Street buildings in 2015, and the Norwell Historical Commission imposed a one-year demolition delay which has since expired. In 2016, the Norwell Historical Commission issued a letter indicating that the 27 High Street building is not historically significant and may be demolished. The 35 High Street building was built in the mid-twentieth century and is not listed in the Historical Commission's inventory of historic buildings.

- c) *"From a landscaping perspective, a reasonable and appropriate level of street trees, ornamental trees, deciduous shrubs, evergreen shrubs and perennials & grasses are presented within the landscape drawing, although some of the property edge buffer conditions should have supplemental information provided to better understand these areas."*

The 10/29/2021 drawing package includes an updated landscape plan with additional information about the buffer planting. See (i) below.

- d) *"The close proximity between the proposed north-easterly entrance drive to the adjacent Washington Square condominium complex should be identified on the site/ civil drawings and I would further recommend that the site distances and sight lines be checked from this same entrance and exit curb cut to the nearby signaled light intersection to the north."*

The Washington Square condominium complex's High Street entrance is shown on the civil drawings, along with the proposed northern driveway. For a detailed discussion of the sight distances at the proposed driveways, please see Comments 10 and 11 in the Vanasse & Associates October 12th response to the CHA traffic peer review.

- e) *"It was observed that vehicles leaving Route 53 at this intersection and entering High St are reaching a relatively high rate of speed at the proposed site locus and it should be determined, perhaps by a traffic engineer, that a left-out exit would not constitute a safety concern."*

The traffic engineer has determined that the current design is not unsafe. Please see Comment 2 in the Vanasse & Associates October 12th response to the ZBA Traffic Working Group's memo.

- f) *"The central pavilion is noted as a "pavilion" on the architect's drawings and a "mail pavilion" on the site/ civil drawings. Because of the prominent central location of this detached structure, a conceptual design should be developed to clarify its intended use and design; and incorporated within the submittal documents to the town for upcoming regulatory filings."*

In the 10/29/2021 drawing package, the mailboxes have been pulled out of the pavilion and placed in a small, covered structure nearby. This will improve the pavilion's appearance and make it a more usable amenity space. We have also reserved space for a parcel locker area near the south side of the pavilion. We do not plan to install the parcel lockers unless it becomes necessary to do so in the future. Since many packages would be too large to fit in the lockers, we would need to build additional storage space for oversized packages if we chose this strategy. We intend to have packages delivered to the front doors of the direct-entry units and to the lobbies of the units whose entries are on common corridors. This is normal for complexes of this type.

- g) *"Only two dedicated handicapped accessible parking spaces are clearly shown on the site drawings so the actual required number should be identified and shown where they will be located, even if within specific driveways at the HC-accessible units."*

In the 10/29/31 civil layout plan, the large driveway spaces associated with the accessible units are identified.

- h) *"Is the existing sidewalk shown shaded on the site drawings anticipated to remain or will this entire section be replaced as part of the overall construction?"*

The entire length of the sidewalk along the site's High Street frontage will be replaced.

- i) *"Confirm that a "left-out" exiting at first (north-east) curb cut meets recognized site engineering and traffic sight lines relative to existing curb cuts and the nearby signalized intersection at Rte. 53."*

See (d) above.

- j) *"It does not appear that any bordering screen plantings are provided along the south property line abutting the single family home perhaps due to limited space and the presence of a drainage easement along this edge so the type and height of fencing proposed in this area should be clarified."*

See responses to Comment Letter from Norwell Highway/Tree Department below for a detailed discussion of this topic.

- k) *"Clarify the intended use and provide conceptual design drawings of the freestanding pavilion structure shown"*

See (f) above. The pavilion will be used as a common amenity, not as a mail or package center. It will be a decorative, open structure framed with posts around the perimeter, available for everyday socializing, community events, and parties. See the updated architectural drawing package, dated 10/29/21, for an image that shows the proposed appearance of the pavilion.

- l) "Provide dimensions of the two open green spaces to help board members establish scale"*

The proposed distance between Buildings C and D is approximately 170'. The proposed distance between the pavilion and the fence on the western property line is approximately 69'.

The proposed distance between Buildings J and G is approximately 143' at the widest point, and between Buildings I and H is approximately 128' at the narrowest point. The distance from the inside edge of the High Street sidewalk and the inside edge of the sidewalk adjacent to the grill/fire pit area is approximately 200'.

- m) "Clarify the street material change in front of this pavilion"*

The proposed material in this area is colored concrete, stamped in a masonry pattern.

- n) "Consider removing the semi-circular sidewalk shown on drawing L-1.0 inside the passive recreation area to allow maximum flexibility of use within this green space"*

This walkway has been removed.

- o) "Clarify where all HC-accessible parking spaces are located even if within specific driveways at accessible unit types."*

See (g) above.

- p) "Clarify if the existing plantings along the northerly property line abutting Washington Square driveway will remain as-is or be reinforced with additional plantings."*

See the civil and landscape plans in the 10/29/31 drawing package for information about the screening at the northern property line. We will remove some of the existing planting along this line to make room for Buildings D, E, and F. The planting on the condo association's side of the line (predominantly arbor vitae) will remain. We will install a new privacy fence along the portion of the northern property line nearest to High Street, and a new chain link fence along the rest of the line.

- q) *"Consider providing a more complete exterior lighting plan and accompanying photometric plan to a) determine exact type, quantity, height and spacing of light fixtures and b) to assure lighting levels will meet recognized technical lighting standards for this use (e.g. also note that no light fixtures are shown along the entire sidewalk edge between Buildings C & D)"*

A photometric lighting plan was not included in the PEL application package but was included in the comprehensive permit application package. Two fixtures will be located along the sidewalk between Buildings C and D. We agree to install the Providence Medium light fixture, which is Dark-Sky approved. See the attached cut sheet, and the updated lighting plan included in the 10/29/21 drawing package.

- r) *"Identify if any special energy conservation measures will be integrated and determine if any provisions are being made for the incorporation of renewable energy systems, either now or in the future (e.g. will south facing roofs be designed to support a potential solar photovoltaic system and with minimal roof penetrations on these roofs etc...)"*

We do not intend to install solar panels. We will review the building and energy code requirements during the construction document phase and provide solar-ready areas to the extent required by those codes.

- s) *"It does not appear that any "out of unit" tenant storage is provided for any units so operational measures should be identified to clarify extent of allowed, or prohibited, exterior storage of personal effects."*

We expect that many tenants will put outdoor furniture on their patios and decks. Bikes could be kept on decks or in bicycle racks. All but four of the apartments have garages, and average floor area of the apartments is somewhat larger than in comparable communities. This will give the tenants reasonable storage options.

- t) *"No bike storage racks or enclosures are provided. Could some consideration be provided to incorporate some level of shared bike storage or shelter? Is a playground anticipated?"*

The updated drawings include bicycle racks at the pavilion end of the green. We do not propose to build a playground, based on feedback that we have received from management companies of similar properties about its likely level of use.

- u) *"Consider having the design team provide a full length streetscape drawing showing all street facing building facades and street trees to assist local regulatory board members with a key visualization tool."*

The presentation that covered architecture, made by Union Studio during the hearing on July 7th, included elevation and perspective versions of this streetscape drawing. The presentation file is available on the ZBA website along with the other 15 High Street

documents. The updated architectural package, dated 10/29/2021, includes a new street-level perspective.

- v) *"Shingle accents are noted on the architectural drawings under "typical exterior materials" but it is unclear where these occur on the exterior elevations. This item should be clarified."*

We have removed this note and changed the siding material to vinyl with solid, rabbeted trim that covers the J-channels.

- w) *"Consider increasing the size of the undersized running exterior trim at the street facing and larger building corner boards and roof rake boards to be more in scale with the size of these buildings."*

The typical corner boards will be 1x6, which is appropriate for buildings of this size.

- x) *"Clarify if fire suppression systems will be provided within each building and, if so, clarify where the sprinkler valve rooms will occur. The current drawings show a modest exterior utility closet but it is unclear if this space will be adequate for fire protection equipment."*

The details of the fire protection systems will be designed in the construction document phase.

- y) *"Provide a clear and comprehensive development table showing all building types, which unit types are located in which buildings and the gross building area of each building and in total should be provided for easy reference by reviewing town board members."*

See (a) above.

2. Comment Letter from Norwell Water Department dated July 26, 2021

- a) *"There is no provision depicted for fire protection, such as an on-site fire hydrant for the project."*

We agree to install a new hydrant near the pavilion.

- b) *"The plan does not show any individual building water service detail."*

The 10/29/2021 drawing package contains additional detail about the layout of the utilities, including water services to the individual buildings. Some aspects of the utility design will not be finalized until the plumbing and fire protection engineers have done their calculations during the construction document phase. We will submit updated civil drawings for Water Department review and approval before starting site construction.

- c) *"A fire flow test was conducted on March 23, 2021, during the day, and a static pressure of 49 PSI was recorded. The static water pressure should be considered, when justifying the sizing of the 8 inch supply water main and water service detail, yet to be shown on the plan."*

The plumbing and fire protection engineers will use the flow test data when designing the building systems, which will in turn affect the size of the water main and water services. This information will be presented to the Water Department for review and approval before site construction starts.

- d) *"Utility sheet C6.4 is not consistent with Norwell Water Department (NWD) standards."*

See comment (b) above.

- e) *"Although vague and lacking the necessary detail for more concise comment, the plan does show other utilities, such as underground gas, electric cable, and gravity sewer mains. The plan in its present form has no vertical or horizontal elevations shown to ensure that proper offsets are maintained."*

See comment (b) above.

- f) *"The BOWC requests that a comprehensive utility plan with detail sheets be presented to them for review and comment. More concise comments relative to water main sizing, connections, hydrant requirements, water service sizing, water metering, and the proximity and crossings of other utilities, specifically gravity sewer mains, and all other water infrastructure components will follow as more detailed utility plans are made available."*

See comment (b) above.

- g) *"Further, that the project's proposed water infrastructure meets or exceeds the regulations of the NWD and complies with water infrastructure standards as currently denoted in the Department of Environmental Protection's (DEP) 'Guidelines and Policies for Public Water Suppliers'."*

See comment (b) above.

- h) *"Lastly, there shall be no irrigation system installed that is supplied by Town water for either private or public areas of the project site."*

We will not use municipal water for irrigation. We intend to seek Norwell Board of Health approval to install a non-potable irrigation well.

- i) *"The BOWC is concerned that projects of this nature (dense development of properties) place a disproportionate demand on the municipal water system than does land development of a more traditional nature, such as subdivisions constructed under current subdivision control by-laws. The Water Department withdraws groundwater under Water Management Act (WMA) permits issued by the MassDEP. These permits have limits and conditions with respect to how much water can be withdrawn from our aquifers."*

We will reduce the community's water use by installing low-flow faucets, shower heads, and water closets.

3. Comment Letter from Norwell Conservation Commission dated July 29, 2021

No response required.

4. Comment Letter from Norwell Board of Health dated August 1, 2021

No response required.

5. Comment Letter from Norwell Highway/Tree Department dated August 10, 2021

- a) *"...it is imperative that the Town raise concerns regarding the existing drainage easement bordering the southern perimeter of the property. The Highway Department feels it is important before the project go any further that the developer/proponent verify in field (VIF) the location of the existing 24" drainage line (location and depth). This existing storm line is an essential drainage structure that drains the upper High Street and Washington Street (Route 53) areas."*

Our civil engineer surveyed the existing 24" drainage line, and we provided the survey results to the Board on September 13th. There is approximately 7.7' of cover above the top of the pipe at High Street. The pipe slopes down along the southern property line as it gets farther from High Street. The cover depth increases to approximately 11.25' at the western property line.

- b) *"In summary, the easement needs to remain undisturbed and open for future projects. This means no structures or plantings along this area."*

The southern property line is the area where screening is most needed. After researching the physical and legal status of the pipe and easement, we are confident that planting along the boundary is both feasible and permissible.

Given the substantial cover depth, our civil engineer and landscape architect are confident that appropriate planting along the property line would not damage the existing pipe. See (7) (d) below.

Our team has searched the public records to see whether there is any written easement that restricts the property owners' rights to make improvements within the area designated as a permanent easement on the recorded plan 87-902. We have not located any such document and therefore conclude that we may plant along the property line. We understand that the Town's representatives have come to the same conclusion.

6. Comment Letter from Norwell Fire Department dated August 31, 2021

- a) *"One area of concern is that there are no yard hydrants on the proposal. The single hydrant on High Street between the entrance and the exit of the complex is inadequate. Yard hydrants in the complex in the areas of building C and D need to be installed."*

We agree to install a new hydrant near the pavilion.

- b) *"No building plans have been submitted at this time, and any concerns with those will be addressed at that time, however so there is no confusion, those buildings will need to be sprinklered in accordance with NFPA 13, and alarmed with monitoring in accordance with MGL 527 CMR 1 and Chapter 148. My assumption is that the building plan submissions will include both of those drawings."*

The buildings will be sprinklered and equipped with fire alarms according to the requirements of the state building code and MGL Chapter 148. The building construction documents will be completed after the close of the public hearing and will include the necessary layouts and details for these systems. These documents will be submitted to the Norwell Building Department and Fire Department before the start of building construction.

7. Architectural Peer Review of Proposed 15 High Street 40B by Davis Square Architects dated September 15, 2021

- a) *"...a more specificity of how the open spaces will be programmed would be helpful. For example, in a development with 90 bedrooms on a relatively isolated site (from a pedestrian perspective), one might expect to see a tot lot, defined passive recreation areas, etc. Discrepancies between the civil/landscape and architectural site plans should be clarified as the plans evolve."*

The open lawns in the Central Green will serve the needs of a community of this size in which all the homes have private patios/decks and most have grade access to these. Residents will use these spaces as they will for various ball sports, lawn games, and the like. We have reserved a portion of the open space behind the pavilion for a dog run.

- b) *"...given the intensity of vehicular use on High Street, the buildings are too close to the street."*

In the 10/29/21 drawing package, the High Street setback has been increased by 10'. We achieved this increase by removing the sidewalks in front of Buildings C and D and by decreasing the rear setback from 20' to 17'. We have maintained the 20' side setbacks along the northern and southern property lines, except in the case of the maintenance shed, which is located away from any abutting building and screened by a fence and trees.

- c) *"...the existing sidewalk is too narrow and the material (bituminous) inappropriate to adequately serve the new development, not to mention existing residences further south on High. But as important, the case can also be made that a planting strip should be introduced between the fast-moving vehicles on High Street and the pedestrian walkway. This concern is part of the reasoning for believing that the building distances from the street should be increased. Clearly, this kind of work in the public way would require cooperation with the Town."*

As part of the plan change described in (b) above, we have added a 5' grass strip between the sidewalk and the street.

- d) *"Regarding the south-side buffering, it now seems that the development team believes that given the depth of the sewer line in the easement, large-scale buffering is possible. It is likely that the applicant will be producing a revised landscape plan that includes this improvement. However, this reviewer believes that a few other modifications should be considered."*

First, while there is some discrepancy between the civil and architectural plans, it appears that the southern entry drive curb cut could be moved further north on High Street in order to create a tapered buffer space, wider at the street end than at the western end. Similarly, the Village Green would be swung in the same direction, equalizing the depth of the front yards on Buildings G and H. This minor re-orientation could potentially create more buffering at the corner of High and the Washington Square entry drive.

Second, if Building A were shortened by moving its eastern facade further from High Street (making it more in line with the abutter to the south), a more significant cluster of trees could be incorporated that would enhance buffering as well as create a more meaningful "tie-in" with the existing context."

The submitted plans were silent on landscape buffering along the south property line in the drainage easement because at the time of submission the terms of the easement were still being verified as were the depth and location of the drain line within the easement. It has since been determined that the depth of the drain line is well below any concern that it might be impacted by planting activity and/or root growth. There are no terms of the easement/R.O.W. that place any prohibition on planting. Since the abutter to the south has already installed a fence along much of boundary and has planted a mixed evergreen and deciduous buffer, we intend to plant a complementary buffer along the north side of the fence. The new planting will similarly mix evergreen and deciduous species, staggering evergreens where the abutter has planted deciduous species and deciduous specimens where the abutter has planted evergreens. The 10/29/2021 landscape plan shows this buffer planting.

We have also removed the second-floor decks from Building B. The four units that face the rear yard of 37 High Street will have only patios at grade. We have made the guards on the two Building A decks solid for increased privacy.

See (b) and (c) above for a description of site plan adjustments that increase the High Street setback.

- e) *"Bike racks for visitors to the site should be indicated, potentially covered secure parking for residents as well."*

The updated drawings include bicycle racks at the pavilion end of the green. All but four of the apartments will have enclosed garages.

- f) *"Agreed that Board should be presented with information regarding sustainability aspects of the project."*

See the section titled "Sustainability & Conformance with Massachusetts Governor's Executive Order No. 385" in the comprehensive permit application.

- g) *"HC-accessible parking should be clarified. In particular, consideration should be given to placing accessible spaces on the same side of the drive as the Mail Pavilion."*

The updated site plans identify the spaces associates with specific homes. And while we have considered the suggestion that the that general spaces at the Green be relocated to the other side of the street, we anticipate that their use will be more typically associated with units along the Green and that the locations shown are the most versatile and convenient for the greatest number of use scenarios.

- h) *"A lighting plan has now been submitted that does not show spillover into adjacent properties. There does not appear to be detail provided relative to height of support poles, or whether fixture types are dark sky compliant."*

We agree to install the Providence Medium light fixture, which is Dark-Sky approved. See the attached cut sheet, and the updated lighting plan in the 10/29/21 drawing package. The light posts will be ten feet high.

- i) *"This reviewer recommends exploring more color variation within the development than what is represented on the 3-D birds-eye views."*

The aerial perspective views were intended to highlight the overall massing of the development, and therefore the color palette was muted.

- j) *"...given the high traffic volume on High Street, this reviewer believes that the buildings should be further set back from the street. This is less of an argument about street-wall than quality of life for the residents in the closest units, as well as enhancing the pedestrian experience for all for all of the neighbors on High Street to the south of the proposed project. It appears that the entire development could be shifted to the west to achieve this. It is also possible to change some of the unit types in the four buildings closest to High to "skinny up" the east to west footprint."*

Please see (b) and (c) above for a description of the increased setback. Changing the unit types in four buildings would be very difficult to achieve without affecting the number of bedrooms, the unit mix, and the even distribution of affordable units.

- k) *"Generally, for a development of this size, some type of community space would be made available to the residents. Use of the space for birthday parties, receptions, movie nights, etc. would be scheduled through the management company. This development may be of a scale to include a rental office in the program for the building. This building could potentially be a place for children to wait for a school bus (if not provided elsewhere on the site)"*

A 56-unit development is relatively small in comparison to most communities that have dedicated function space. Moreover, adding such space would require additional building footprint area/site density, additional parking, and bathrooms- which could require additional septic capacity or a reduction in the number of bedrooms in the development. Our design makes up for the limited active community space by providing large outdoor spaces, including a covered pavilion, and generously-sized units.

8. Comment Letter from Norwell Community Housing Trust dated September 22, 2021

- a) *"The CHT urges the ZBA to require that the affordable units reflect a wider range of qualifying incomes than presently proposed. The 14 affordable units are currently limited to the 80% AMI category. Based on existing analyses of the census data for Norwell, there is a need for rental housing in other categories."*

We do not intend to limit any of the affordable units to tenants below the 80% AMI category, as this would have a meaningfully negative impact on the economics of the project.

- b) *"Also, as this is a development in Norwell, current Norwell residents should be given preference to rent 70% of the affordable units. We suggest that the ZBA require that the local preference survive in perpetuity. We suggest that the preference be for 30 days when affordable units become available."*

We are willing to provide a local preference for up to 70% of the affordable units, subject to subsidizing agency approval.

- c) *"We urge the ZBA to condition its approval of a Comprehensive Permit by including requirements to minimize the impact on the nearby residents. Examples of such requirements could include dark sky compliant lighting, robust vegetative landscape buffer and visual barriers to outdoor features on the south side of the development adjacent to existing residents."*

We agree to provide Dark-Sky lighting. The 10/29/21 drawing package includes information about the design of the buffering at the southern property line. See Section 5 above for additional information.

Sincerely,

Northland Residential Corporation

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cc: Roberta Mahoney, Norwell ZBA Administrative Assistant
Robert Galvin, Norwell Town Counsel
Stephen Gallagher, Northland Residential
Peter Freeman, Freeman Law Group

FEATURES

- Reliable, uniform, glare free illumination
- Types 1, 2, 3, 4W, 5Q, and 5W distributions
- Amber, 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral Surge protection: 10k in parallel, 20k in series
- Upgrade Kits



SPECIFICATIONS

CONSTRUCTION

- All housing components aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a flat lens, optional lenses are tempered glass
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish to match the luminaire housing

LED/OPTICS

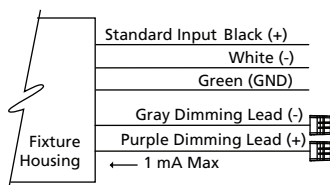
- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate
- Optics are held in place without the use of adhesives
- Molded silicone gasket ensures a weather-proof seal around each individual LED.
- Features individual LED optical control based on high performance TIR optical designs.
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens.

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Luminaires have UL recognized integral surge protection, and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control



- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment
- Surge protection: 10,000k in parallel, 20,000k in series

CONTROLS

- Egress adapter(s) will slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the overall height. Adapter(s) are prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard

PROVIDENCE®



Providence Medium

RELATED PRODUCTS

[PROL2](#)

[PROL2-LK](#)

[PROS](#)

[PROB](#)

CONTROLS (CONTINUED)

- Egress adapter will require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter will have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others
- Photocell adapter includes a 7-Pin internal twist lock receptacle. Photocell by others.

CERTIFICATIONS

- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 5/29/2020. [See Buy American Solutions.](#)

WARRANTY

- See [HLI Standard Warranty](#) for additional information

KEY DATA	
LUMEN RANGE	1,81–9,336
WATTAGE RANGE	31.52–71.6
EFFICACY RANGE (LPW)	44.9–118.9
INPUT CURRENT RANGE (mA)	295–615 mA
WEIGHT	29 lbs / 13.15 kg
EPA	1.33

Unit Type	Description	In Bldgs	NSF	Garage SF	GSF	Parking	# of Units	# Aff Units	# Mkt Units
1-800	1 BR Flat in 6 & 8 Plex	G, H, I, J	800	235	1,035	Garage	8	2	6
1-805	1 BR Flat in 8 Plex	H, I	805	235	1,040	Garage- Detached	4	1	3
1-885	1 BR Flat in 8 Plex	H, I	885	0	885	None-Surface	4	2	2
1-1158	1 BR Flat over ADA Flat	E	1,158	235	1,393	Garage	1	0	1
1-1015	1 BR Lower Flat	A, E, F	1,015	235	1,250	Garage	5	1	4
1-1183	1 BR Townhouse	B, C, D	1,183	235	1,418	Garage	6	1	5
2-1377	2 BR Upper Flat	A, E, F	1,377	235	1,612	Garage	5	2	3
2-1470	2 BR Lower ADA Flat	E	1,470	430	1,900	Garage	1	0	1
2-1610	2 BR Townhouse Up	G, J	1,610	235	1,845	Garage-Detached	4	0	4
2-1615	2 BR Townhouse Up	G, J	1,615	235	1,850	Garage-Detached	4	2	2
2-1544	2 BR Townhouse Up	H, I	1,544	235	1,779	Garage-Detached	4	1	3
2-1786	2 BR Townhouse	C, D	1,786	235	2,021	Garage	4	1	3
3-1648	3 BR Townhouse	B, C, D	1,648	235	1,883	Garage	6	1	5
							56	14	42

Bldg	Contains Units	No. of Units	NSF	GSF (units)	Common Hall	GSF
A	1-1015 (2), 2-1377 (2)	4	4,784	5,724		5,724
B	1-1183 (2), 3-1648 (2)	4	5,662	6,602		6,602
C	1-1183 (2), 2-1786 (2), 3-1648 (2)	6	9,234	10,644		10,644
D	1-1183 (2), 2-1786 (2), 3-1648 (2)	6	9,234	10,644		10,644
E	1-1015, 1-1158, 2-1377, 2-1470	4	5,020	6,155		6,155
F	1-1015 (2), 2-1377 (2)	4	4,784	5,724		5,724
G	1-800 (2), 2-1610 (2), 2-1615 (2)	6	8,050	9,460	424	9,884
H	1-800 (2), 1-805 (2), 1-885 (2), 2-1544 (2)	8	8,068	9,478	648	10,126
I	1-800 (2), 1-805 (2), 1-885 (2), 2-1544 (2)	8	8,068	9,478	648	10,126
J	1-800 (2), 2-1610 (2), 2-1615 (2)	6	8,050	9,460	424	9,884
10		56	70,954			85,513

Expanded Development Table - October 18, 2021