RESPONSES BY APPLICANT TO ZBA QUESTIONS FOR COMPREHENSIVE PERMIT APPLICATION (ZBA FY2020-39), LOCATED AT 132 NORTHAMPTON ROAD:

Submitted to Town Planning & Zoning Department on 6.30.20

By: Laura Baker, Valley Community Development Corporation and Design Team

1. **Updated Planting Plan** –
   a. Please update your planting plan for all proposed vegetation and vegetation to remain including: trees, shrubs, perennials, seed mix, to include the following information:
      i. Planting List:
         1. Symbol; Plan LC-111 (already submitted) includes a symbol for each plant
         2. common name; (already included)
         3. scientific name; (already included)
         4. size at planting; (already included)
         5. size at maturity; See charts attached which also include above information.
         6. expected time duration for each plant type to meet maturity; See charts attached.
         7. notes (native vs non native); See charts attached.
         8. quantity Plan LC-111 (already submitted) includes the quantity for each plant. This is also included on the attached charts.

Please also see attached color-coded planting area details.

   b. Section Elevations: Please provide section elevations of the proposed vegetation at maturity from various viewpoints, such as facing the front, side, and rear property lines. This type of section elevation is beyond the scope of the design team to provide. Please see attached regulatory excerpt that defines the type of preliminary plans necessary for a 40B Comprehensive Permit application.
   c. Will the crabapple tree along the rear property line remain?
      Yes, it can be preserved with some grading changes.
   d. What is the common and scientific name of the allee of trees along the northeasterly property line? Norway Spruce (Picea abies)

2. **8-foot fence along the northeasterly property line**
   a. Please provide a section elevation showing the perspective from the property located at 126 Northampton Road (14A-173);
      This kind of section elevation is beyond the scope of the design team. Accurate elevation drawings of this type would require survey information from abutting properties and would take considerable time and cost to prepare. If the ZBA believes it is absolutely necessary to have these materials in order to evaluate the application, the applicant respectfully requests having adequate time to prepare the materials for review. As a reference point, if these items were part of the original submission requirements, the design team would have allocated a month's worth of time preparing these materials prior to submission.
      Please provide a section elevation showing the perspective from the

proposed building; See note above.

b. Please find out the abutting property owner's rationale for their desire to have the allee of trees along the northeasterly property line removed. Valley reached out to the abutter via e-mail on 6/26/20 regarding questions 2.b. and c. and received a preliminary e-mail reply. However, the abutter has not called to discuss options. It is hoped the abutter will participate in the July 2nd ZBA hearing and the ZBA can address questions directly to this abutter.

c. If the Board does not approve the waivers for the 8-foot high fence within the side and rear yard setbacks (see Sections 6.24 & 6.25 of the Zoning Bylaw), does the abutting property owner still desire the allee of trees to be removed? The applicant does not know the answer to this question. See response above.

3. **<u>Bike Storage Shed</u>**

a. Please provide construction detail for bike storage shed, with dimensions;

b. Please provide construction detail showing all associated elements related to the bike storage shed, with dimensions. i.e. bike rack;

Please see 3-D view and plans with dimensions attached.

Please note that bike shed is designed with an exterior electrical outlet. With the increasing popularity of battery assisted bicycles, this will facilitate re-charging. Electric bikes will also make travel up and down the surrounding slopes possible for tenants in a variety of types of physical conditions and at a range of ages.

(As a side note, this is true also of the increased popularity of motorized wheelchairs, which are capable of managing slopes. Motorized wheelchair access to 132 Northampton Road will be improved by the planned MA DOT sidewalk improvements, all designed to meet ADA standards.)

4. **<u>Exterior Light Fixtures</u>**:

a. Please consider lowering the proposed 12-foot light fixtures to a range between 8-10-feet in height;

i. If updates are made, please update the following:

1. Photometric Plan (also please make labeled footcandles bolder in color, if possible);Could you also submit a copy of the photometric plan with color gradients, as presented on June 25th?

A resubmitted original photometric plan with bolder foot-candle numeration is attached. A revised photometric plan with color gradients is also submitted showing 10' gooseneck pole fixtures. One pole fixture has been added to off-set the lower height / reduced light spread of the shorter poles. The lighting consultant has recommended against pole lights as low as 8', which will create bright spots directly below the lamp rather providing low light over a broad area.

2. Cut Sheets;
   Fixture cut sheets are attached.

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5. **Supported Services Plan** – Is your Supported Service Plan submitted as part of your PEL, up to date with information? If not, please update and submit. If it is up to date, Planning Staff will submit the PEL copy to the Board.
   Per conversation on 6/26/20 with Maureen Pollock, the draft Supportive Services Plan that was posted on the Town's website in May 2020 is up to date. This draft Plan was submitted to the MA Department of Housing & Community Development (DHCD) with the Project Eligibility Letter. DHCD staff described this as a "…very robust plan." The Plan will not be final until final approval and funding is granted by DHCD.

6. **Distance from Building to Building** – Please provide distance in length from the house located at 126 Northampton Road (14A-173) to the proposed building.
   Using MASS GIS Oliver online viewer, we measure roughly 79' from the neighbor's house at 126 Northampton Road to the shared property line. The project's proposed building is located 66'-4" further to the west of the property line at its closest portion of the massing, and 90'4" to the west of the property line at its northern portion of the L. So we estimate that that new building will be 145' to 169' from the neighbor's house at 126 Northampton Road. Please note this an approximation as there can be a horizontal distortion from GIS, and the neighbor's parcel and house is not ground surveyed as it is outside the project area. A diagram illustrating the distance of the proposed new building from the neighboring house at 126 Northampton Road is attached.

7. **Snow Removal** – Please provide information about proposed de-icing methods and products;

   A variety of strategies are commonly used to manage snow and ice on paved surfaces. Not all options are the best for the pavements or surrounding plantings.

   The most important part of managing snow and ice is the removal of the material from the paved surface. The plan as it is currently laid out now has minimal areas for snow storage. The project has prioritized dense shrub planting adjacent to all paved areas to help screen parking areas, increase uptake of stormwater, and create a more residential feel to the property. We understand that the two objectives of snow removal and creating a densely planted garden like property may be inherently in conflict.

   The project plans to adjust their snow management strategy in context to the amount of snow which has fallen as well as the outside ambient temperature and forecast. In heavy storms, the project will have snow taken off site. In smaller storms snow will be pushed to the periphery of parking areas. The project assumes that the grass pave parking areas will be under-utilized based upon parking demand on similar projects. If this is correct those spaces can provide additional storage. If this is not correct, snow may need to be removed even in smaller storms. The goal of the plan is to preserve a clear vehicular access to the

back of the property and support emergency vehicle turnaround and access to the hydrant.

The project may use sand or chemicals to assist in preventing the adverse effect of ice on paved surfaces. Sand does not melt ice, but provides traction.

Many times, chemical support is utilized to speed up the melting process when temperatures don't support natural melting. The term "salt" encompasses a range of products, some of which have little negative affect on plantings, while others are very detrimental. In colder climates, traditional salting methods use Calcium chloride, Sodium chloride (salt), or Potassium Chloride. Other methods include use of Urea, a common lawn fertilizer, or Calcium magnesium acetate.

The most detrimental to plants is Potassium chloride, it can cause root and foliar damage and should be avoided. The second detrimental salting option is Sodium chloride—unfortunately it is widely used to its lower cost and effectiveness to 12 degrees Fahrenheit. It is worth noting that plants aren't the only parts of a project which may be adversely affected by sodium chloride. Pavements such as concrete, which is still "curing" during its first year after installation, can experience premature spalling or cracking if sodium chloride is used—as it increases the number of freeze thaw cycles. Thirdly the use of sodium chloride may build up in the adjacent soil, interfering with some plants' ability to uptake nutrients long after salting practices cease.

Products such as Calcium chloride, often used in highway deicing efforts, is effective to -25F and has minimal impact to plants. Other products such as Urea, a fertilizer, is used on newly installed concrete to help prevent spalling. It actually can benefit adjacent plantings as long as it isn't used in excess, and is effective up to 21 F. It can however corrode metal surface faster. Another product, Calcium magnesium acetate, is effective to 20F, doesn't form a brine, but instead keeps particles from binding together. The project proposes to allow the facility manager the flexibility to use sand, calcium chloride, urea, or calcium magnesium acetate, as needed to accommodate changing precipitation and temperature fluctuations on site.

8. **Parking Management Plan** – Please provide a Parking Management Plan for the proposed Development, which accounts for parking needs for tenants, guests, staff, and service provider(s). Please see attached.

9. **Photos of Similar Low Income Projects** – Please provide photographs of similar low income projects, including interior and exterior building photographs Please see photographs attached of similar properties (single person occupancy) developed and owned by Valley.

Additional questions/requests from Associate ZBA Members:

Questions/Requests from Craig Meadows, Associate ZBA Member:

1. Are there mechanical plans for the building?
   Preliminary scoping sketches only. Plans will be developed in Schematic design phase.

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2. Where will the condensing units for the heat pumps be located?
   Location is shown on Plan LC-111 (already submitted). They are tucked against the building near building recesses, shielded from view from the street.
3. How will the condensing units be screened from view and allow air circulation around them?
   They are screened from view from off site by plantings, but they have open air around them.
4. How will the piping to the fan units in each apartment be run?
   Ductwork is run in the ceiling cavity on the ground and first floors, and in the ceiling and soffits at the second floor.
5. Where are the fan units to be located in each apartment?
   One ERV unit for each floor is centrally located in hallway ceilings and ducted to apartments. Each apartment has exhaust and supply ducts.
6. What will the set points be on the units for heating and cooling?
   Typical set points are 68 degrees – 78 degrees. Set points may depend upon exact HVAC models.
7. How will they prevent simultaneous heating and cooling?
   It is not possible for a unit to be simultaneously heated and cooled.
8. Who will be responsible for filter changes on the fan units?
   Building maintenance staff.
9. What is the total KW of the solar PV?
   TBD during further design phases.
10. What is the total KW load of the building anticipated?
    TBD during further design phases.

Questions/Requests from Bob Greeney, Associate ZBA Member:

If I were on the panel, I would be curious if the only people that want those large trees along the east of the property taken down is the single abutter to the east. What would Valley CDC have done if the neighbor had not asked for the trees to come down? What would the Tree Warden say about all this? Tammy's comments were good. I tend to agree with Tammy. Try to keep those trees unless there are other compelling reasons for their removal. Could the neighbor's concerns be better met in another manner? Also how much weight should be given to the concerns of a single neighbor? How reasonable are their concerns, given how far away they are from the building and all the plantings, thoughtful landscaping, and nicely designed building?

The applicant's original site plan preserved this row of trees. The applicant would not have presumed to remove these trees, which are on a shared property line without request by the abutter. The site plan was altered in January 2020 to reflect the abutter's preferences for a tall fence, removal of the existing trees, and lower plantings along the new fence.

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Questions from Peter Berek, Associate ZBA Member:

Could you ask Valley CDC for a proposed budget in which we can see their annual revenues and expenses once the project is up and running? How much of their revenue comes from rent, how much from state grants, etc. How much goes to building expenses, how much to Valley CDC overhead? Then, I'd like to know what would happen to the project if the state or federal government dramatically changed the levels of housing support offered to poor people? Could the project stay in business? I'd like some assurance that if Valley CDC should go broke the town of Amherst would not be left responsible for subsidizing the tenants in the project.

Preliminary project budgets were posted on the Town's website in May, as they were included in the Project Eligibility Letter. These posted budgets are current working budgets. They include all sources and uses, as well as a 21 year operating budget.

If the state's rental subsidy program were discontinued, it would cause some level of financial challenge for this property. This would be true for virtually all public and private affordable housing. Because the majority of units in the proposed development have no rental subsidy (57%), this development is better buffered against a downturn in state or federal rental subsidies than the many properties that have all subsidized units.

In our experience, if an affordable housing developer goes bankrupt or out of business, another affordable housing agency assumes their properties. The proposed Amherst Studio Housing will have multiple public investors (mortgage holders) who have much deeper pockets than Valley and who will be highly motivated to ensure the property does not fail, nor lose the benefit it provides to low income tenants.

Finally, I note that some abutters wish that there were some apartments for families. What would happen to the economics of the project if there were some number of family apartments? Presumably that would reduce the number of SRO units. Could the project be economically viable on those terms?

Valley explored budgets for a greater mix of apartment sizes. For example, 24 efficiencies and 2 one-bedrooms units for a total of 26 units in a building of approximately the same size. This created a funding gap in the Development Budget. It also meant reducing hours for the Resident Services Coordinator due to reduced revenue. (Many property expenses are fixed so the smaller the number of units and the lower the revenue, the more challenging to cover annual expenses.)

Amherst has made positive headway creating affordable family units. However, the need for single person supportive housing has gone unmet. Per neighbor

comments, the neighborhood already contains much family housing. There are also many student rental properties along Northampton Road. The proposed housing type will diversify the housing stock in this neighborhood, a goal of Amherst's Master Plan. It will also diversify the economic character of the neighborhood.

Additional questions/requests from Planning Staff:

1. **Construction Details, with dimensions**: Please provide construction details with dimensions for the following:
   a. new cedar enclosure dumpster area with cast in place concrete slab and storage structure; The dumpster enclosure as shown on sheet LC 111 is 8.2' x 17.2' and is large enough for an 8 YD and a 6 YD dumpster. See sheet LC 505, detail 01 for construction details.
   b. 8-foot by 8-foot storage shed with exterior light wall pack; and Please see image attached.
   c. Covered bike storage shed. Attached.
   d. Smoking pavilion; See Plan L-111 (already provided). A slide from the 6/25 presentation shows a detail of the smoking pavilion, as well as its dimensions.
2. **Site Plan** – please update site plan to show all lot and building coverages for R-G and ED Zoning Districts; This was included in 6/25/20 presentation and is also attached.
3. **Photographs** – Please provide more photographs taken of the site--from Route 9, showing the line of trees along the driveway, from Amherst College fields, from Orchard Street, and from the abutting properties as much as they can (maybe from right along the property line or sidewalk); See photographs attached.
4. **Section Elevations** – Please provide a few sections/elevations that run along Route 9 from Lincoln Ave to Blue Hills—ZBA Member Keith Langsdale asked for this but would be good to show on these elevations the site lines if someone were on the Wilbur's property and on Valley CDC's property. This is beyond the design team's scope and would necessitate additional survey work on abutting properties.

Below is a chart showing average elevation changes along Northampton Road, which also came up as a question at the 6/25/20 hearing:

Location	Elevation (feet)	Difference	Distance (feet)	Distance (miles)	Avg Grade
SE Corner of University Dr & N'ton Rd	182	86	2342	.44	3.67%
132 Northampton Road	268				
132 Northampton Road	268	47	1771	.34	2.94%
Intersection of S Pleasant & N'ton Rd	315				

SE Corner of University Dr & N'ton Rd	182	133	4113	.78	3.2%
Intersection of S Pleasant & N'ton Rd	315				

For purpose of comparison regarding these grades:

Definition of Accessible slopes for walkways

0-2% Slopes, facilitate turning movements in a wheelchair without interference of gravity. Recommended for landings and intersection of walks, patios, as well as accessible parking areas and loading zones. This slope range is fully accessible and barely perceptible to most eyes. 2% slope = 1' vertical change for every 50' horizontal. From a design standpoint, the challenge is how to meet this requirement while providing positive drainage away from the building on these surfaces. Slopes less than 2% are more challenging to drain.

2-5% Slopes, facilities movement up and down terrain, when distances are short. 5% is the maximum threshold a paved route can still be considered a walkway. 5% = 1' vertical change for every 20' horizontal. Anything steeper that 5% is considered a "ramp". All walkways considered accessible must have a running slope (the direction of travel) 5% or less and a cross slope (perpendicular to the direction of travel) 2% or less.

5. **Detailed Section** – Please provide a detailed section showing heights from Orchard Street to the entry Drive at Amherst College athletic facilities; To this accurately, This is beyond the scope of the design team's work. Please see prior note regarding survey data, time, and cost.
6. **3-D Model** – Please provide a 3-D site model with the buildings, proposed exterior light fixtures and trees. This is beyond the scope of the design team's work and would take considerable time and expense to produce. Please see prior note regrading time and cost.
7. **Property Management Plan** – Please provide a summary of the property management plan; Please see Summary of Management Plan attached.
8. **Supportive Services Plan** – Please provide a summary of the supportive services plan, with an explanation, which explains that the proposed Development is intended for

independent living and is not a group home. It would be helpful for Valley CDC to elaborate on the roles and responsibilities of the Resident Services Coordinator and how tenants will can find available resources when the Resident Services Coordinator is not on-site; Please see narrative attached.

Storage – Please explain how much storage is available in each unit type for clothes/personal items, kitchen area, etc. Each unit contains a closet (average size is 2.5' x 4.5' x 7.5' or about 85 cubic feet); refrigerator provides approximate 11.6 cu ft of cold and frozen food storage; a medicine cabinet is included in the bathroom and a second bathroom wall cabinet. Kitchen layout has not yet been fully designed but we anticipate the following as typical: 48" of base cabinets, 24" of full wall cabinets, a 30" cabinet above the fridge and a 24" cabinet above the microwave.

9. **List of Job Types at Various Income Level** – Please submit a list of the types of jobs at the various income levels. Please see sample jobs attached.

Other attachments:

- Please see definition of full-time student for affordable housing financed with Low Income Housing Tax Credits (as is proposed for this development).

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Excerpt defining submission requirements for Comprehensive Permit applications:

760 CMR 56.05

(2) Elements of Submission, Filing Fees. The Applicant shall submit to the Board an application and a complete description of the proposed Project. Normally the items listed below will constitute a complete description. Failure to submit a particular item shall not necessarily invalidate an application. The Board shall not require submissions for a Comprehensive Permit that exceed those required by the rules and procedures of Local Boards for review under their respective jurisdictions. (a) preliminary site development plans showing the locations and outlines of proposed buildings; the proposed locations, general dimensions and materials for streets, drives, parking areas, walks and paved areas; and proposed landscaping improvements and open areas within the site. An Applicant proposing to construct or rehabilitate four or fewer units may submit a sketch of the matters in 760 CMR 56.05(2)(a) and (c) which need not have an architect's signature. All Projects of five or more units must have site development plans prepared by a registered architect or engineer; (b) a report on existing site conditions and a summary of conditions in the surrounding areas, showing the location and nature of existing buildings, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood. This submission may be combined with that required in 760 CMR 56.05(2)(a); (c) preliminary, scaled, architectural drawings. For each building the drawings shall be prepared by a registered architect, and shall include typical floor plans, typical elevations, and sections, and shall identify construction type and exterior finishes; (d) a tabulation of proposed buildings by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by buildings, by parking and other paved vehicular areas, and by open areas; (e) where a subdivision of land is involved, a preliminary subdivision plan; (f) a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants . . . .

Nyssa Slyvatica
Black Tupelo

Quercus bicolor
Swamp White Oak

Platanus occidentalis
Eastern Sycamore

Syringa reticulata
Japanese Tree Lilac

Celtis laevigata
(Sugar Hackberry)

Cercis canadensis 'Forest
Pansy' Eastern Redbud

SHADE AND FLOWERING TREES

NAME	SYMBOL	QTY	SIZE	Native	Install	Mature	Growth Time	Ecoservices
Nyssa sylvatica (Black Tupelo)	NS	5 ea	3"cal	Yes	8'-10'	30'-50' tall	1'-2' year, 10 years	shelter, pollen, food for birds, mammals, caterpillar
Quercus bicolor (Swamp White Oak)	Qb	7 ea	3"cal	Yes	8'-10'	50'-60' tall	1'-2' year, 20 years	shelter, pollen, food for birds, mammals, caterpillars
Platanus occidentalis (Eastern Sycamore)	Po	9 ea	3" cal	Yes	8'-10'	75'-100' tall	2' a year, 32 years	shelter, pollen, food for birds, mammals, caterpillar
Syringa reticulata (Japanese Tree Lilac)	Sr	3 ea	2" cal	No	8'10'	20'-30' tall	1.5' a year, 8 years	birds, bees, pollinators
Celtis laevigata (Sugar Hackberry)	Cla	1 ea	3" cal	Yes*	8'-10'	80' tall	2'+ a year, 35 years	10 songbirds, hackberry moth, nectar producer
Cercis canadensis 'Forest Pansy' (Eastern Redbud)	Cc	13 ea	2" cal	Yes	8'10'	20'-30' tall	2' a year, 5 years	pollen for bees and other pollinators, food for birds

*Native to Southern US, Chosen for future climate change value

Chamaecyparis lawsoniana 'Silver Queen'

Pinus strobus 'Torulosa'Twisted White Pine

Picea glauca 'Pendula' (Weeping White SPruce)

Juniperus chinensis 'Blue Point' Blue Point Juniper

Chamaecyparis pisifera 'Boule-vard' Boulevard False Cypress

Picea abies Nidiformis Birds Nest Spruce

Carex appalachia

Carex amphibola

Bouteloua curtipendula Side Oats Grama Grass

Little bluestem

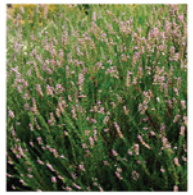
EVERGREEN TREES AND SHRUBS

NAME	SYMBOL	QTY	SIZE	Native	Install	Mature	Growth Time	Ecoservices
Chamaecyparis lawsoniana'Silver Queen' (Silver Queen Cypress)(1854)	Cl	9 ea	5' tall	Cali	5'-8'	30' tall	0.5' a year, 60 years	cover for wildlife, nesting,aerosols may benefit health
Pinus strobus 'Torulosa' (Twisted White Pine)	PsT	12 ea	8' tall	Yes?	5'-8'	15'-40'' tall	1'-1.5'year, 20 years	seeds: black bears, rabbits, red squirrels and many birds; bark mammals
Picea glauca 'Pendula' (Weeping White Spruce) (1870)	PgP	10 ea	8' tall	Y/Hort	5'-8'	20'-30' tall	0.5'-1' year, 15 years	attracts birds
Juniperus chinensis 'Blue Point' (Blue Point Juniper) (1767)	Jc	7 ea	5' tall	No	5'	12' tall	1"-6" year, 12 years	cover for wildlife, nesting,aerosols may benefit health
Chamaecyparis pisifera 'Boulevard' (Boulevard False Cypress) (1861)	CpB	23 ea	5' tall	Japan	5'	5-12' tall	0.5' year, 10 years	aerosols may benefit health
Picea abies 'Nidiformis' (Birds Nest Spruce) (Colonial)	PaN	37 ea	5 gal	Europe	18"	3'-5' tall	0.25' year, 10 years	attracts birds

RAIN GARDEN GROUNDCOVER LAYER

NAME	SYMBOL	QTY	SIZE	Native	Install	Mature	Growth Time	Ecoservices
Carex appalachia (Appalachian Sedge)	See plan	113	plugs	Yes	small	12"-18"	1 season	Skipper and Satyr caterpillars/produce seeds that are eaten by turtle-
Carex amphibola (Creek Sedge)	See plan	113	plugs	Yes	small	12"-18"	1 season	Skipper caterpillars and seeds are eaten by turtles
Bouteloua curtipendula (Side Oats Grama)	See plan	113	plugs	Yes	small	2'-3'	1 season	Green Skipper butterfly, Dotted Skipper butterfly,birds, cover, food
Schizachyrium scoparium (Little Bluestem)	See plan	113	plugs	Yes	small	2'-4'	1 season	cover for wildlife, bird nest, food for birds, food for caterpillars

Calluna vulgaris' Spring Torch' Heather



Clethra alnifolia 'Hummingbird'- Summersweet

Comptonia perigrina Sweet Fern

Cornus baileyi Red Twig Dogwood

Fothergilla gardenii Dwarf fothergilla

Hamamelis virginiana Witchhazel

Hydrangea arbo-rescens'NCHA4' Incrediball (Blush Hydrangea)

Hydrangea serrata 'Blue Bird'- Blue Bird Mountain Hydrangea

Itea virginica 'Henry's Garnet' Virginia Sweetspire

Ilex glabra 'Sham-rock'- Shamrock Inkberry

Kalmia latifolia 'Tiddlywinks' Mt Laurel

Myrica pensylvanica- Northern Bayberry

Pieris 'Brouwer's Beauty

FLOWERING SHRUBS

NAME	SYMBOL	QTY	SIZE	Native	Install Height	Mature Height	Growth Time	Ecoservices
Calluna vulgaris 'Spring Torch' (Heather) (Cultivated for Centuries)	Cv	5 ea	3gal	Eng	8"-12"	24" w/ 18" t	1-2 years	pollen
Clethra alnifolia 'Hummingbird' (Summersweet)	Ca	7 ea	3 gal	Yes	8"-12"	3'-4' tall	1-2 years	cover for wildlife, nesting, pollen, food for birds and mammals
Comptonia peregrina (Sweet Fern)	Cp	7 ea	5 gal	Yes	12"-18"	2'-4' tall	1-2 years	cover for wildlife, food for spring migrant birds and caterpillars
Cornus baileyi (Red Twig Dogwood)	Cb	55ea	1 gal	Yes	24"-36"	6'-10' tall	1 year	birds, bees, pollinators
Fothergilla gardenii (Dwarf Fothergilla)	Fg	5 ea	3 gal	Yes*	12"-18"	1.5-3' tall	3 years	pollen producer, food for caterpillars
Hamamelis virginiana (Witchhazel)	Hv	10 ea	3 gal	Yes	18"-24"	12'-15' tall	8-9 years	pollen producer, nest site, food for birds
Hydrangea arborescens 'NCHA4' Incrediball (Blush Hydrangea)	HaBB	5 ea	3 gal	Yes	18"-24"	5' tall	3-5 years	pollen producer, food for caterpillars
Hydrangea serrata 'Blue Bird' (Blue Mountain Hydrangea) (1870)	Hsbb	1 Ea	3 gal	Japan	18"-24"	4' tall	3-5 years	pollen producer, food for caterpillars
Itea virginica 'Henry's Garnet' (Virginia Sweetspire)	Iv	4 ea	3 gal	Yes	12"-18"	3'-4' tall	1-2 years	pollen producer, food for caterpillars
Ilex glabra 'Shamrock' (Shamrock Inkberry)	Ig	15 ea	3 gal	Yes	12"-18"	3'-4' tall	3-5 years	cover for wildlife, pollen, bird food, caterpillar food
Kalmia latifolia 'Tiddlywinks' (Mountain Laurel)	Klt	29 ea	3 gal	Yes	18"	3' tall	2-5 years	cover for wildlife, nesting site, pollen producer, caterpillar food
Myrica pensylvanica (Northern Bayberry)	Mp	6 ea	5 gal	Yes	18"	6'-10' tall	5 years	cover, nests, pollen, food for birds, caterpillars & mammals
Pieris 'Brouwer's Beauty (Brower's Beauty Pieris) (1870)	Pbb	4ea	5 gal	Japan	18"-24"	5'-7' tall	2-5 years	cover, nests, pollen, hummingbirds

Ilex glabra 'Shamrock'- Shamrock Inkberry (Ig)

Pieris 'Brouwer's Beauty (PbB)

3'-4'

5'-7'

EASTERN BORDER

Comptonia perigrina Sweet Fern (CP)

Cornus baileyi Red Twig Dogwood (CB)

Celtis laevigata (Sugar Hackberry) (Cla)

Platanus occidentalis Eastern Sycamore (PO)

Chamaecyparis pisifera 'Boule-vard' Boulevard False Cypress (CPB)

Myrica pensylvanica- Northern Bayberry (Mp)

Pinus strobus 'Torulosa' Twisted White Pine (PsT)

Kalmia latifolia 'Tiddlywinks' Mt Laurel (KlT)

Picea glauca 'Pendula' (Weeping White SPruce) (PgP)

Juniperus chinensis ' Blue Point' Blue Point Juniper (Jc)

Picea abies Nidiformis Birds Nest Spruce (PaN)

Chamaecyparis lawsoniana 'Silver Queen' (Cl)

2-4' | 6-10' | 80' | 75-100' | 5'-12' | 6'-10' | 15-40' | 3' | 20'-30' | 12' | 3'-5' | 30'

SOUTHERN BORDER

WESTERN BORDER

Calluna vulgaris' Spring Torch' Heather (Cv)

2'

Cercis canadensis 'Forest Pansy' Eastern Redbud (Cc)

20'-30'

Picea abies Nidiformis Birds Nest Spruce (PaN)

3'-5'

Kalmia latifolia 'Tiddlywinks' Mt Laurel (KIT)

3'

Quercus bicolor Swamp White Oak (Qb)

50'-60'

Platanus occidentalis Eastern Sycamore (PO)

75-100'

Chamaecyparis pisifera 'Boule-vard' Boulevard False Cypress (CPB)

5'-12'

Picea glauca 'Pendula' (Weeping White SPruce) (PgP)

20'-30'

Cornus baileyi Red Twig Dogwood (CB)

6-10'

Myrica pensylvanica- Northern Bayberry (Mp)

6'-10'

Hydrangea serrata 'Blue Bird'- Blue Bird Moutain Hydrangea

6'-10'

Pinus strobus 'Torulosa' Twisted White Pine (PsT)

15-40'

Pieris 'Brouwer's Beauty (PbB)

5'-7'

Nyssa Slyvatica Black Tupelo

30'-50'

FRONT LANDSCAPE

Carex appalachia

12”-18”

Carex amphibola

12”-18”

Bouteloua c urtipendula Side Oats Grama Grass

2’-3’

Schizachyrium scoparium Little bluestem

2’-4’

Calluna vulgaris’ Spring Torch’ Heather (Cv)

2’

Ilex glabra ‘Shamrock’- Shamrock Inkberry (Ig)

3’-4’

Itea virginica ‘Henry’s Garnet’ Virginia Sweetspire (Iv)

3’-4’

Cornus baileyi Red Twig Dogwood (CB)

6-10’

Fothergilla gardenii Dwarf fothergilla (Fg)

1.5’-3’

Hamamelis virginiana Witchhazel (Hv)

12’-15’

Clethra alnifolia ‘Hummingbird’- Summersweet (Ca)

3’-4’

Hydrangea arbo- rescens’NCHA4’ Incrediball (Blush Hydrangea) (Habb)

1.5’-2’

Syringa reticulata Japanese Tree Lilac (Sr)

20’-30’

Quercus bicolor Swamp White Oak (Qb)

50’-60’

Platanus occidentalis Eastern Sycamore (PO)

75-100’

Cercis canadensis ‘Forest Pansy’ Eastern Redbud (Cc)

20’-30’

Nyssa Slyvatica Black Tupelo (Ns)

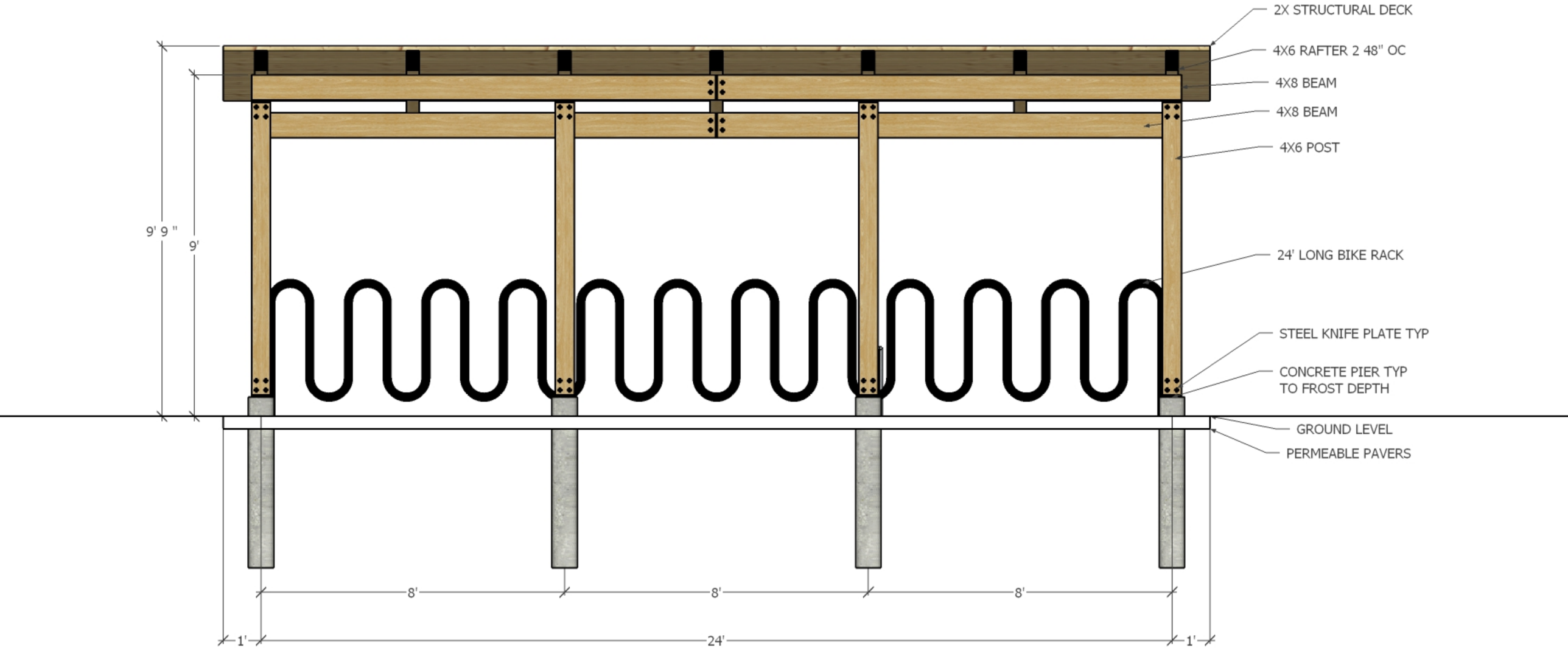
30’-50’

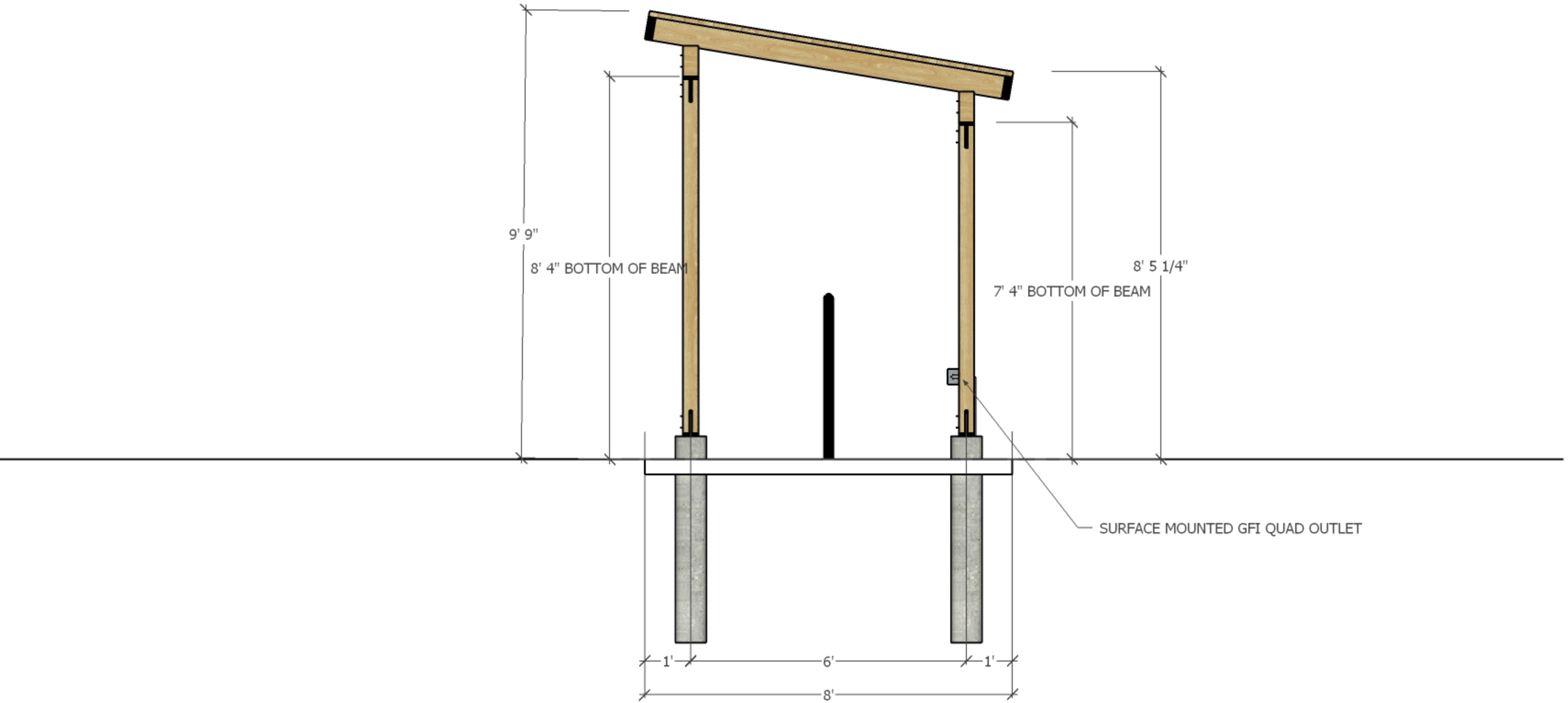
Kalmia latifolia ‘Tiddlywinks’ Mt Laurel (KIT)

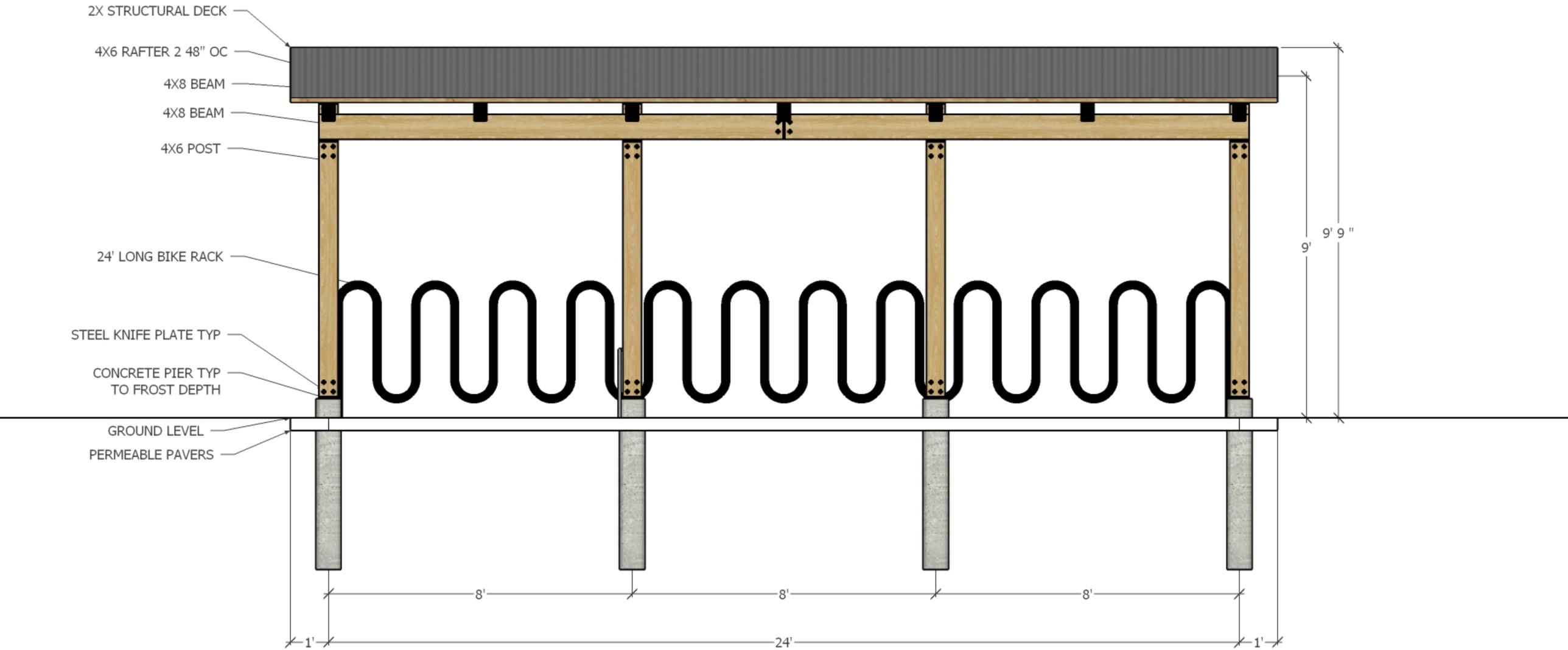
3’

Picea abies Nidiformis Birds Nest Spruce (PaN)

3’-5’


2X STRUCTURAL DECK
4X6 RAFTER 2 48" OC
4X8 BEAM
4X8 BEAM
4X6 POST
9' 9 "
9'
24' LONG BIKE RACK
STEEL KNIFE PLATE TYP
CONCRETE PIER TYP
TO FROST DEPTH
GROUND LEVEL
PERMEABLE PAVERS
8'
8'
8'
1'
24'
1'


9' 9"
8' 4" BOTTOM OF BEAM
8' 5 1/4"
7' 4" BOTTOM OF BEAM
SURFACE MOUNTED GFI QUAD OUTLET
1'
6'
1'
8'


2X STRUCTURAL DECK
4X6 RAFTER 2 48" OC
4X8 BEAM
4X8 BEAM
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STEEL KNIFE PLATE TYP
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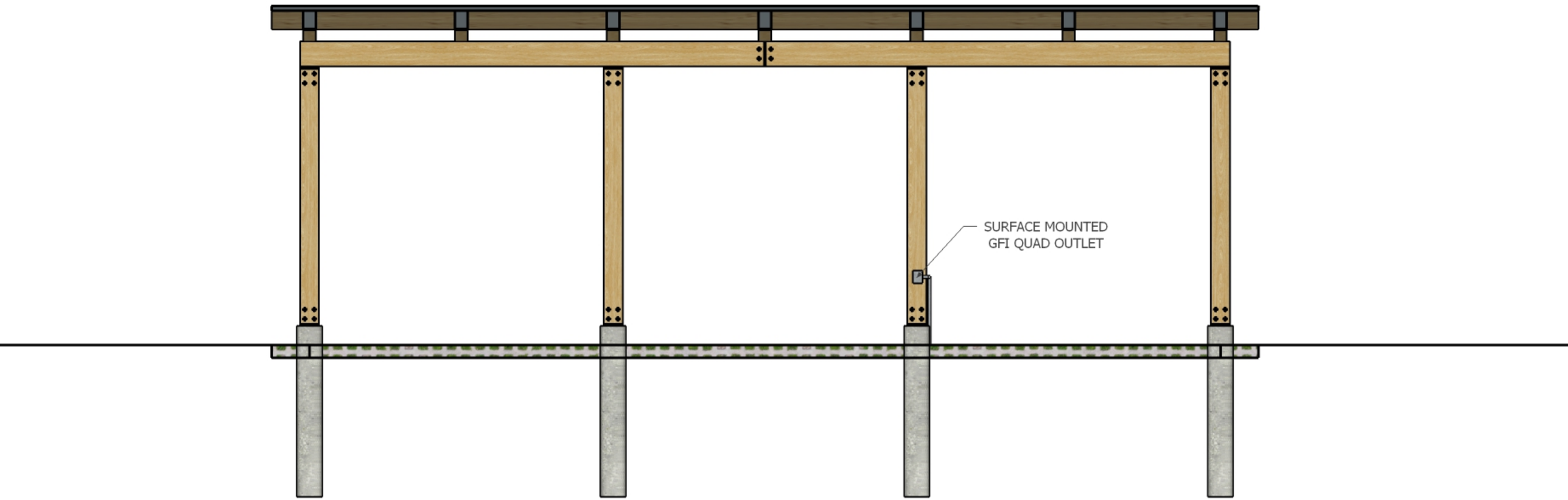
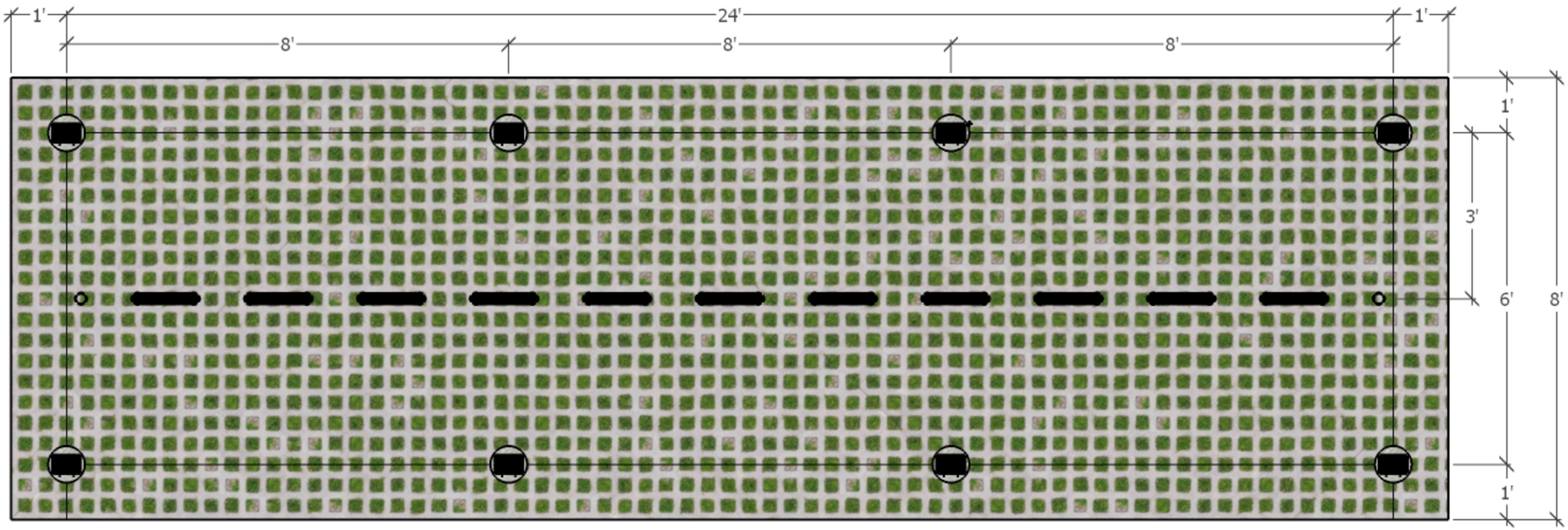
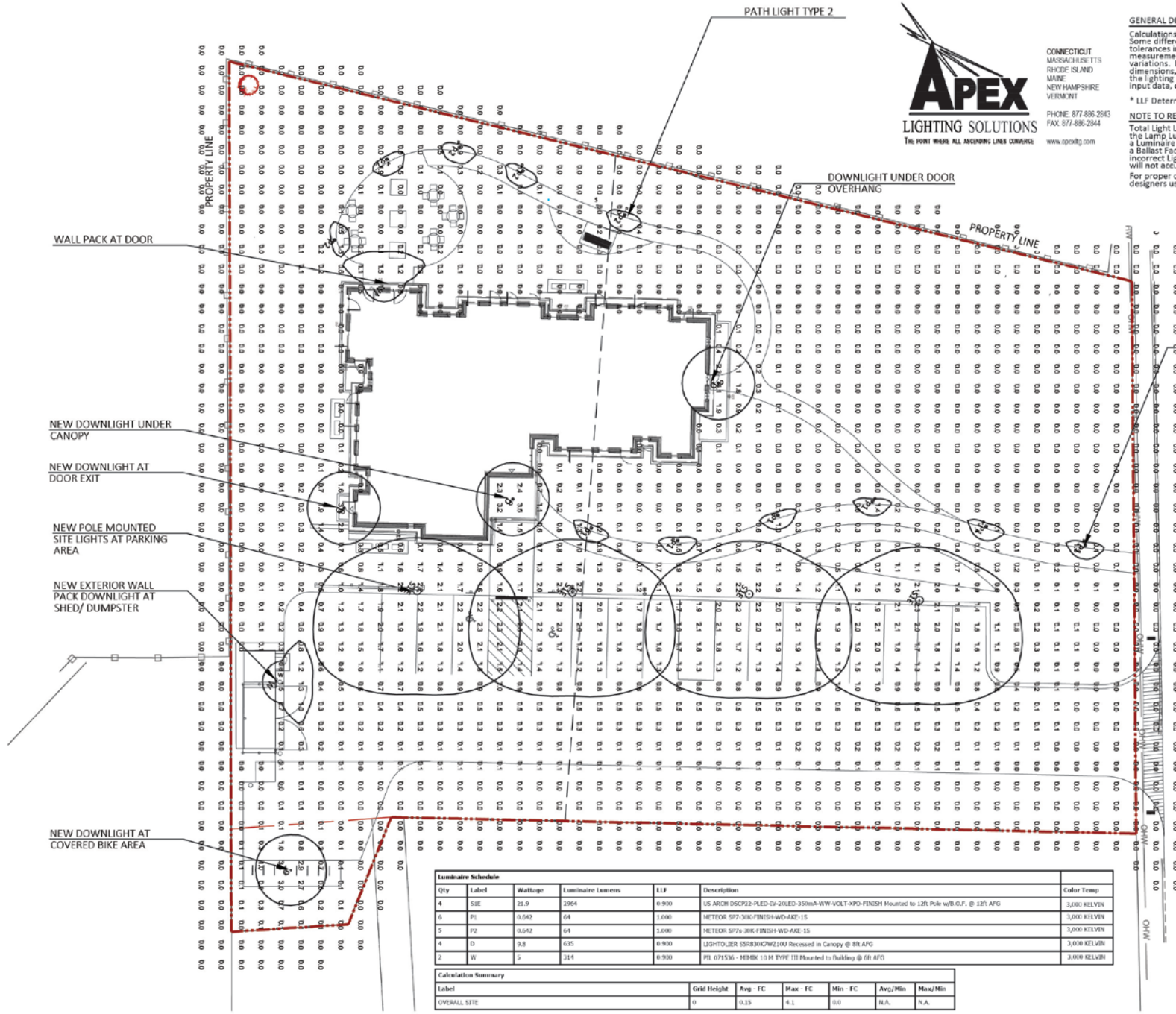
9'
9' 9 "
8'
8'
8'
1'
24'
1'


SURFACE MOUNTED
GFI QUAD OUTLET


1'
24'
1'
8'
8'
8'
1'
3'
6'
8'
1'

ORIGINAL FOOTCANDLE PLAN WITH DARKER LABELS



APEX LIGHTING SOLUTIONS
THE POINT WHERE ALL ASCENDING LINES CONVERGE

CONNECTICUT
MASSACHUSETTS
RHODE ISLAND
MAINE
NEW HAMPSHIRE
VERMONT

PHONE: 877-886-2943
FAX: 877-886-2944

www.apexltg.com

GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

Luminaire Schedule

Qty	Label	Wattage	Luminaire Lumens	LLF	Description	Color Temp
4	SLE	21.9	2964	0.900	US ARCH DSCP22-PLED-IV-20LED-350mA-WW-VOLT-XPO-FINISH Mounted to 12ft Pole w/B.O.F. @ 12ft AFG	3,000 KELVIN
6	P1	0.642	64	1.000	METEOR SP7-30K-FINISH-WD-AKE-1S	3,000 KELVIN
5	P2	0.642	64	1.000	METEOR SP7s 30K-FINISH-WD-AKE-1S	3,000 KELVIN
4	D	9.8	635	0.900	LIGHTOLIER SSR830K7WZ10U Recessed in Canopy @ 8ft AFG	3,000 KELVIN
2	W	5	314	0.900	PIL 071536 - MMBK 10 M TYPE III Mounted to Building @ 6ft AFG	3,000 KELVIN

Calculation Summary

Label	Grid Height	Avg - FC	Max - FC	Min - FC	Avg/Min	Max/Min
OVERALL SITE	0	0.15	4.1	0.0	N.A.	N.A.

D — DOWNLIGHT

SLE — POLE MOUNTED SITE LIGHT

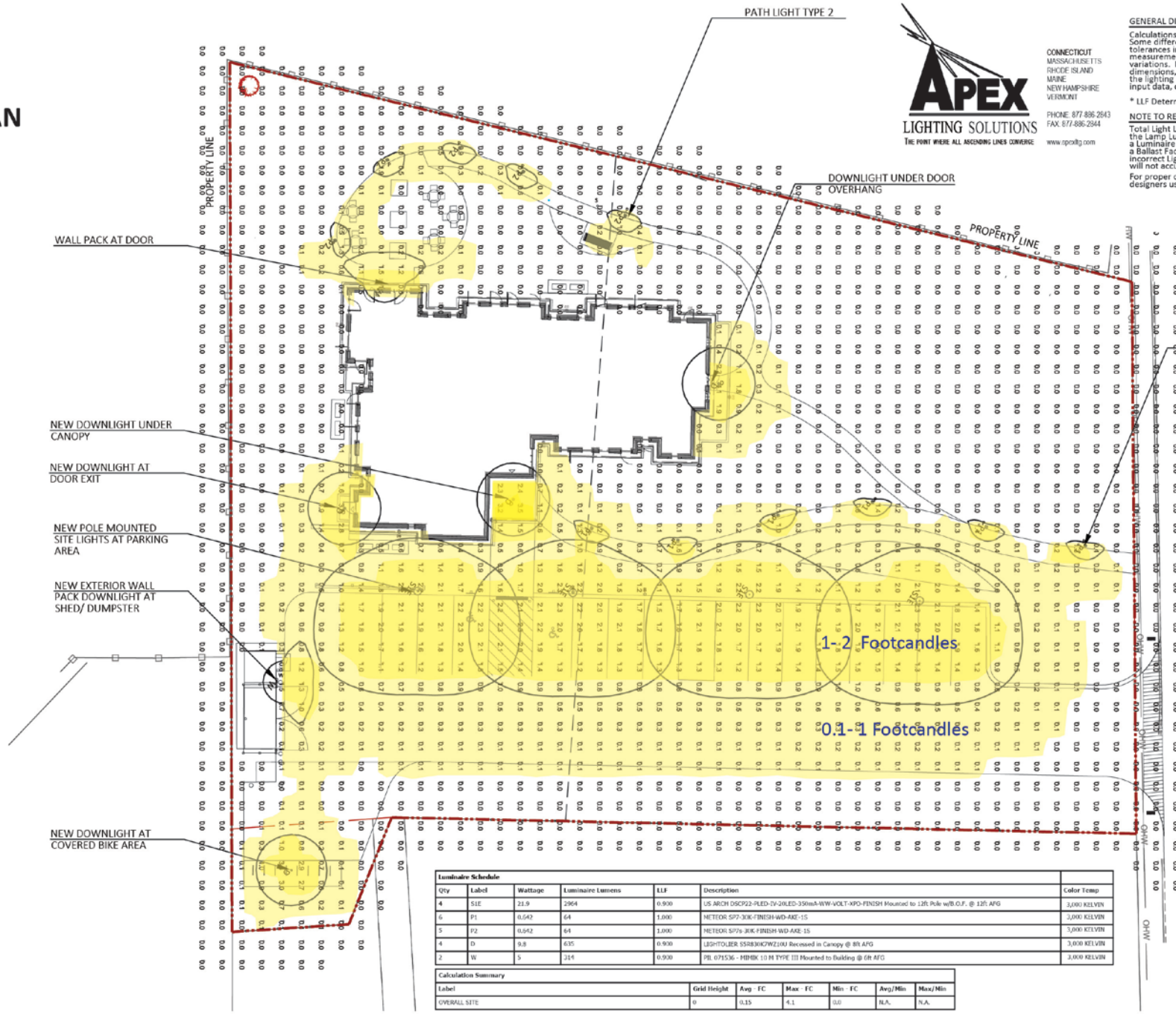
W — FULL CUT OFF WALL PACK

P2 — 20" TALL PATHWAY LIGHT

P3 — 36" TALL PATHWAY LIGHT

* NOTE ALL LIGHTS ARE 3000k COLOR TEMPERATURE

ORIGINAL FOOTCANDLE PLAN WITH COLOR ILLUSTRATION



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5	P2	0.642	64	1.000	METEOR SP7s 30K-FINISH WD-AKE-1S	3,000 KELVIN
4	D	9.8	635	0.900	LIGHTOLIER SSR830K7WZ10U Recessed in Canopy @ 8ft AFG	3,000 KELVIN
2	W	5	314	0.900	PIL 071536 - MMBK 10 M TYPE III Mounted to Building @ 6ft AFG	3,000 KELVIN

Calculation Summary

Label	Grid Height	Avg - FC	Max - FC	Min - FC	Avg/Min	Max/Min
OVERALL SITE	0	0.15	4.1	0.0	N.A.	N.A.

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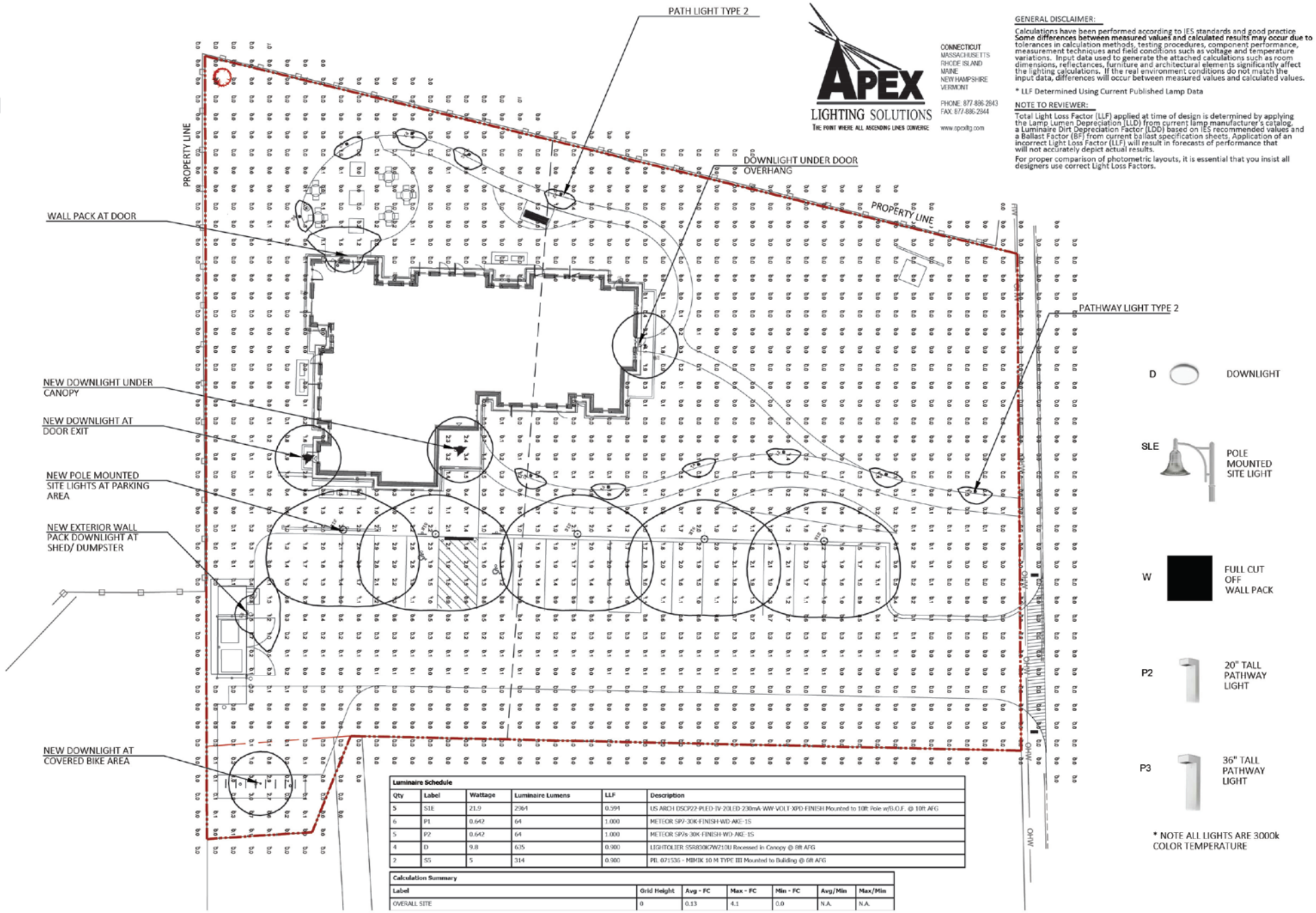
P3 — 36" TALL PATHWAY LIGHT

* NOTE ALL LIGHTS ARE 3000k COLOR TEMPERATURE

REVISED FOOTCANDLE PLAN
10’ HIGH FIXTURES



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Luminaire Schedule

Qty	Label	Wattage	Luminaire Lumens	LLF	Description
5	S1E	21.9	2964	0.594	US ARCH DSCP22-PLED-IV-20LED-230mA-WW-VOLT-XPD-FINISH Mounted to 10ft Pole w/B.O.F. @ 10ft AFG
6	P1	0.642	64	1.000	METEOR SP7-30K-FINISH-WD-AKE-1S
5	P2	0.642	64	1.000	METEOR SP7s-30K-FINISH-WD-AKE-1S
4	D	9.8	635	0.900	LIGHTOLIER SSR800KW210U Recessed in Canopy @ 8ft AFG
2	S5	5	314	0.900	PEL 071536 - MBMIK 10 M TYPE III Mounted to Building @ 6ft AFG

Calculation Summary

Label	Grid Height	Avg - FC	Max - FC	Min - FC	Avg/Min	Max/Min
OVERALL SITE	0	0.13	4.1	0.0	N.A.	N.A.

REVISED FOOTCANDLE PLAN
10’ HIGH FIXTURES WITH COLOR ILLUSTRATION

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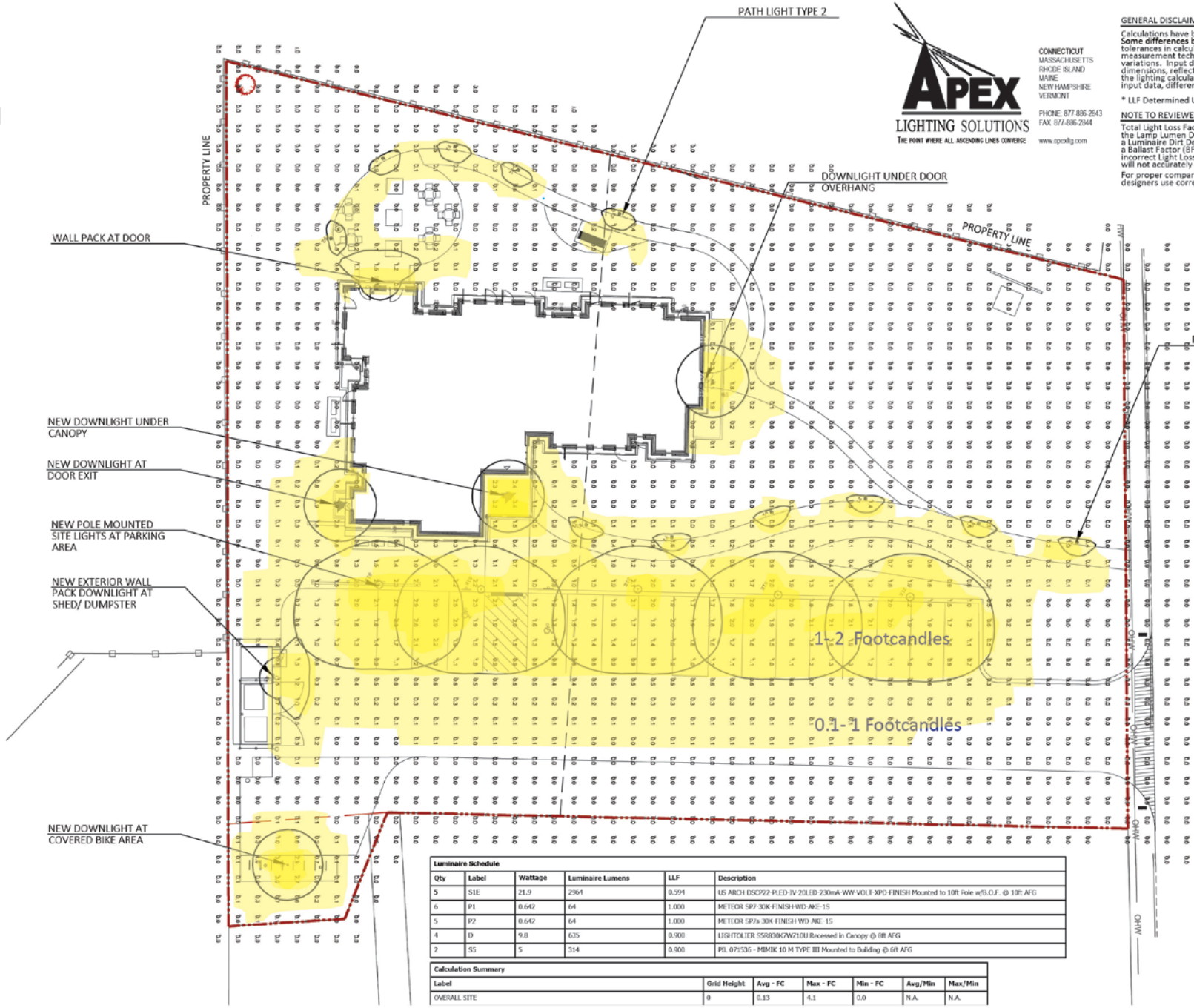

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P2 — 20" TALL PATHWAY LIGHT

P3 — 36" TALL PATHWAY LIGHT

* NOTE ALL LIGHTS ARE 3000k COLOR TEMPERATURE

SOLID STATE AREA LIGHTING

DSCP SERIES-PLED

PROJECT NAME:

FIXTURE TYPE:

FEATURES

Luminaire

Upper housing is heavy gauge cast aluminum (min. .125" wall; alloy >0.2% Cu for DSCP28) or spun aluminum with reveal (.125" min. wall for DSCP22). Lower housing is 0.080" thick spun aluminum with integrated LED module seat. Lower housing is vented at top and bottom for convective cooling of LED module. Top Driver chamber is barriered from LED Module chamber. Trulevel ball coupling mount is welded to housing and facilitates quick leveling and installation.

PLED™ Optics

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters

High output LED's are utilized with drive currents ranging from 350mA to 875mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED Driver

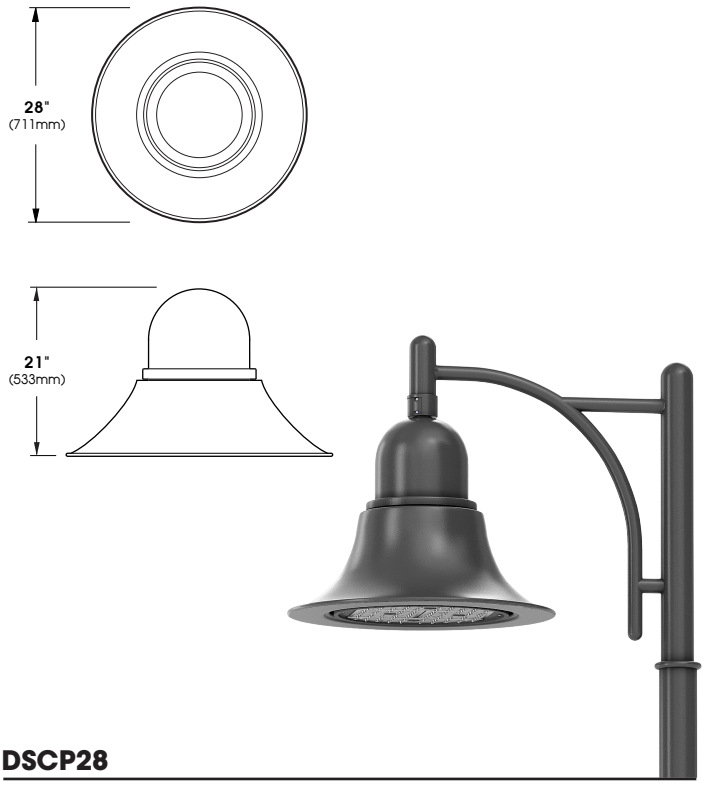
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field installation.)

Amber LED's

PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. TRA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

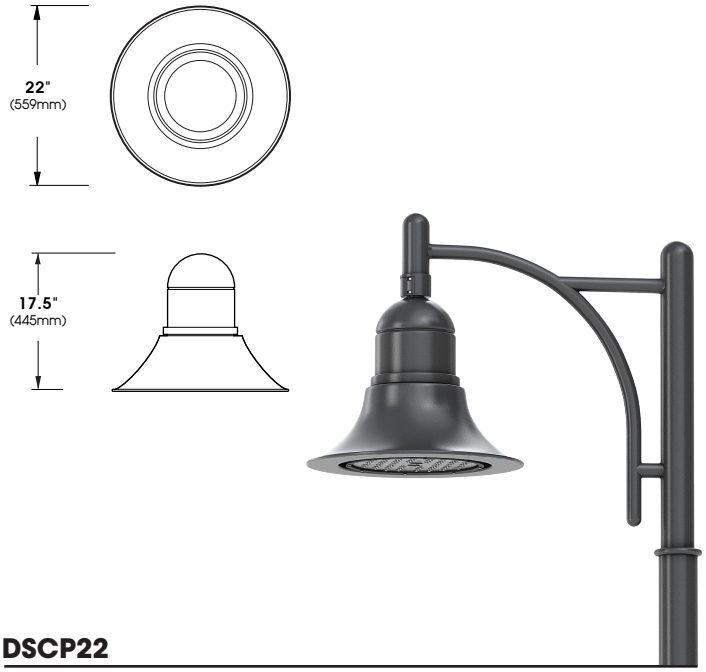
Finish

Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.



DSCP28

(Formerly DSCP25) Patent pending



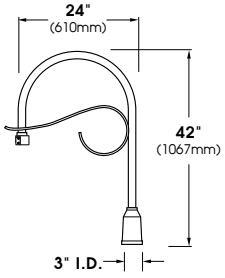
DSCP22

(Formerly DSCP1) Patent pending

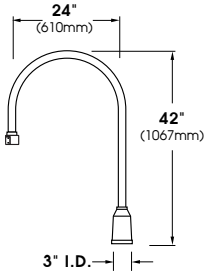
DSCP SERIES - PLED

SPECIFICATIONS

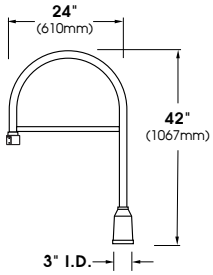
Mounting Styles



XPD



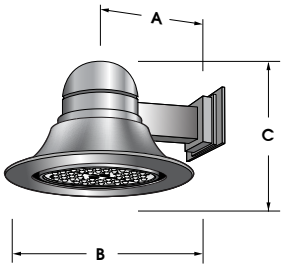
XPK



XPS

Arms are heavy wall extruded aluminum construction. For additional arm options see arm section.

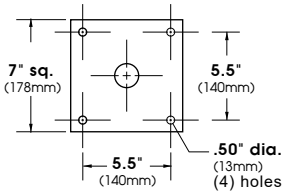
Wall Mount



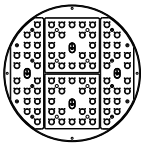
Fixture	A	B	C
DSCP28	18" (457mm)	28" (711mm)	21" (533mm)
DSCP22	14" (356mm)	22" (559mm)	17.5" (445mm)

Extruded aluminum arm and cast aluminum wall bracket assembly provided with built in gasketed wire access for fixture/supply wire connection.

Wall Plate

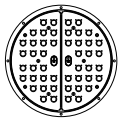


PLED™ Modules



80 LED Module

DSCP28 E.P.A.= 1.10
Available in:
80 LED Module Max



48 LED Module

DSCP22 E.P.A.= 0.63
Available in:
48 LED Module Max

ORDERING INFORMATION

Spec/Order Example: DSCP22/PLED-III-M/36LED-350mA/WW/480/1/RAL-9005-T

Luminaire	Optics	LED Mode	Voltage	Mounting	Finish	Options

Luminaire

- ☐ **DSCP28-PLED** (Formerly DSCP25)
- ☐ **DSCP22-PLED** (Formerly DSCP1)

Optics

PLED™ Distribution Type

- ☐ Type II **PLED-II**
- ☐ Type II Front Row **PLED-II-FR**
- ☐ Type III Med. **PLED-III-M**
- ☐ Type III Wide **PLED-III-W**
- ☐ Type IV **PLED-IV**
- ☐ Type IV **PLED-IV-FT**
- ☐ Type V Narrow **PLED-VSQ-N**
- ☐ Type V Med. **PLED-V-SQ-M**
- ☐ Type V Wide **PLED-V-SQ-W**

LED

# of LEDs

DSCP28
- ☐ **80LED**[1]
- ☐ **48LED**
- ☐ **36LED**

DSCP22
- ☐ **48LED**[1]
- ☐ **36LED**
- ☐ **20LED**

Drive Current
- ☐ **1050mA**[2]
- ☐ **875mA**[2]
- ☐ **700mA**[2]
- ☐ **525mA**
- ☐ **350mA**

Color Temp - CCT
- ☐ **NW (4000K)*** *Standard
- ☐ **CW (5000K)**
- ☐ **WW (3000K)**

Other LED Colors Available Consult Factory

Amber[3]
- ☐ Phosphor Converted Amber **PCA**[4]
- ☐ True Amber[5] **TRA**

NOTES:
1 - 875mA maximum
2 - 700mA and 875mA not for use with TRA LED's
3 - Narrow band Ambers have no Definable CCT equivalent
4 - 700mA maximum
5 - Available in 350mA & 525mA drive currents only

Voltage

- ☐ **120**
- ☐ **208**
- ☐ **240**
- ☐ **277**
- ☐ **347**
- ☐ **480**

Mounting

- ☐ **XPK**
- ☐ **XPS**
- ☐ **XPD**
- ☐ **1**

Wallmount
- ☐ **WM**

See USALTG.COM for additional arm styles

Finish

Standard Textured Finish
- ☐ Black **RAL-9005-T**
- ☐ White **RAL-9003-T**
- ☐ Grey **RAL-7004-T**
- ☐ Dark Bronze **RAL-8019-T**
- ☐ Green **RAL-6005-T**

For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9500-S)

Consult factor for custom colors

Options

- ☐ Stem Mount + Length(in) (48" Max) **SM+L**
- ☐ Chain Mount + Length(in) (48" Max) **CM+L**
- ☐ Internal House Side Shield inc. LED Count (Example: HS-PLED/48) **HS-PLED**
- ☐ Twist Lock Receptable Only **TPR**
- ☐ 7-Pin Twist Lock Receptable Only **TPR7**
- ☐ High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: HLSW/25) **HLSW**
- ☐ Photo Cell + Voltage (Example: PC120V) **PC+V**
- ☐ Single Fuse (120V, 277V) **SF**
- ☐ Double Fuse (208V, 240V) **DF**
- ☐ Programmable Photo/ Motion Sensor (Factory - Motion 50/100; Photo 75fc) **MS-F211**
- ☐ Remote Motion Sensor Configurator **MS-FC10**

U.S. Pole Co Inc.
660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

U.S. ARCHITECTURAL LIGHTING

DSCP SERIES - PLED

LED Count	Source Type	Source	Initial Lumens - 4000K CCT	Initial Lumens - 3000K CCT	Initial Lumens - 5000K CCT	L70 greater than (HR)	Starting Temp.	System Watts	Volts	Max Input Amps
DSCP22										
20	LED	20 PLED® Optical Module – 350mA	2842 – 3262	2700 – 3098	2984 – 3424	90,000+	-40°F	22/28	120 277 347	.19/.24 .08/.11 .07/.08
20	LED	20 PLED® Optical Module – 525mA	4042 – 4637	3839 – 4405	4243 – 4868	90,000+	-40°F	33/39	120 277 347	.28/.33 .12/.14 .10/.12
20	LED	20 PLED® Optical Module – 700mA	5083 – 5832	4829 - 5540	5337 – 6123	90,000+	-40°F	44/50	120 277 347	.37/.42 .16/.18 .13/.15
20	LED	20 PLED® Optical Module – 875mA	6108 – 7008	5802 – 6657	6413 – 7358	90,000+	-40°F	56/62	120 277 347	.47/.52 .21/.23 .17/.18
20	LED	20 PLED® Optical Module – 1050mA	7086 – 8131	6732 – 7725	7441 – 8537	90,000+	-40°F	67/73	120 277 347	.56/.61 .25/.27 .20/.21
36	LED	36 PLED® Optical Module – 350mA	5116 – 5871	4860 – 5577	5371 – 6164	90,000+	-40°F	40/46	120 277 347	.34/.39 .15/.17 .12/.14
36	LED	36 PLED® Optical Module – 525mA	7274 – 8346	6910 – 7929	7638 – 8763	90,000+	-40°F	60/66	120 277 347	.50/.55 .22/.24 .18/.20
36	LED	36 PLED® Optical Module – 700mA	9149 – 10497	8691 – 9972	9606 – 11022	90,000+	-40°F	79/85	120 277 347	.66/.71 .29/.31 .23/.25
36	LED	36 PLED® Optical Module – 875mA	10994 – 12614	10444 – 11983	11544 – 13245	90,000+	-40°F	101/107	120 277 347	.85/.90 .37/.39 .30/.31
36	LED	36 PLED® Optical Module – 1050mA	12755 – 14635	12117 – 13903	13392 – 15367	90,000+	-40°F	120/126	120 277 347	1.00/1.05 .44/.46 .35/.37
48	LED	48 PLED® Optical Module – 350mA	6821 – 7827	6480 – 7435	7162 – 8218	90,000+	-40°F	53/59	120 277 347	.45/.50 .20/.22 .16/.17
48	LED	48 PLED® Optical Module – 525mA	9699 – 11128	9214 – 10572	10183 – 11684	90,000+	-40°F	79/85	120 277 347	.66/.71 .29/.31 .23/.25
48	LED	48 PLED® Optical Module – 700mA	12199 – 13398	11589 – 13296	12808 – 14696	90,000+	-40°F	106/112	120 277 347	.89/.94 .39/.41 .31/.33
48	LED	48 PLED® Optical Module – 875mA	14659 – 16819	13926 – 15978	15392 – 17660	90,000+	-40°F	134/140	120 277 347	1.12/1.17 .49/.51 .39/.41
DSCP28										
36	LED	36 PLED® Optical Module – 350mA	5126 – 5882	4870 – 5588	5383 – 6176	90,000+	-40°F	40/46	120 277 347	.34/.39 .15/.17 .12/.14
36	LED	36 PLED® Optical Module – 525mA	7382 – 8470	7013 – 8047	7751 – 8894	90,000+	-40°F	59/65	120 277 347	.50/.55 .23/.24 .17/.19
36	LED	36 PLED® Optical Module – 700mA	9362 – 10742	8894 – 10205	9830 – 11279	90,000+	-40°F	79/85	120 277 347	.66/.71 .29/.31 .23/.25
36	LED	36 PLED® Optical Module – 875mA	10719 – 12298	10183 – 11682	11254 – 12913	90,000+	-40°F	103/109	120 277 347	.86/.91 .38/.40 .30/.32
36	LED	36 PLED® Optical Module – 1050mA	12435 – 14268	11813 – 13554	13057 – 14981	90,000+	-40°F	116/122	120 277 347	.97/1.02 .42/.44 .34/.36
48	LED	48 PLED® Optical Module – 350mA	6835 – 7843	6493 – 7450	7177 – 8235	90,000+	-40°F	53/59	120 277 347	.45/.50 .20/.23 .16/.17

DSCP SERIES - PLED

LED Count	Source Type	Source	Initial Lumens - 4000K CCT	Initial Lumens - 3000K CCT	Initial Lumens - 5000K CCT	L70 greater than (HR)	Starting Temp.	System Watts	Volts	Max Input Amps
DSCP28										
48	LED	48 PLED® Optical Module – 525mA	9843 – 11294	9351 – 10729	10336 – 11859	90,000+	-40°F	78/84	120 277 347	.65/.70 .29/.31 .23/.25
48	LED	48 PLED® Optical Module – 700mA	12483 – 14323	11859 – 13607	13107 – 15038	90,000+	-40°F	105/111	120 277 347	.88/.93 .38/.40 .31/.32
48	LED	48 PLED® Optical Module – 875mA	14292 – 16397	13577 – 15577	15006 – 17217	90,000+	-40°F	137/143	120 277 347	1.15/1.20 .50/.52 .40/.42
48	LED	48 PLED® Optical Module – 1050mA	16581 – 19024	15752 – 18073	17409 – 19975	90,000+	-40°F	154/160	120 277 347	1.29/1.34 .56/.58 .45/.47
80	LED	80 PLED® Optical Module – 350mA	11392 – 13071	10823 – 12418	11962 – 13724	90,000+	-40°F	88/94	120 277 347	.74/.79 .32/.34 .26/.27
80	LED	80 PLED® Optical Module – 525mA	16406 – 18823	15585 – 17882	17226 – 19765	90,000+	-40°F	130/136	120 277 347	1.09/1.14 .47/.50 .38/.40
80	LED	80 PLED® Optical Module – 700mA	20805 – 23871	19765 – 22678	21845 – 25065	90,000+	-40°F	174/180	120 277 347	1.45/1.50 .63/.65 .50/.52
80	LED	80 PLED® Optical Module – 875mA	23819 – 27329	22628 – 25962	25010 – 28695	90,000+	-40°F	226/232	120 277 347	1.89/1.94 .82/.84 .66/.69
				Phosphor Converted Amber LED						
DSCP22										
20	PCA - LED	20 PLED® Optical Module – 350mA	1478 – 1696			51,000+	-40°F	25	120 277 347	.21 .10 .08
20	PCA - LED	20 PLED® Optical Module – 525mA	2102 – 2411			51,000+	-40°F	37	120 277 347	.31 .14 .11
20	PCA - LED	20 PLED® Optical Module – 700mA	2643 – 3033			51,000+	-40°F	50	120 277 347	.42 .18 .15
36	PCA - LED	36 PLED® Optical Module – 350mA	2660 – 3053			51,000+	-40°F	45	120 277 347	.38 .17 .13
36	PCA - LED	36 PLED® Optical Module – 525mA	3783 – 4340			51,000+	-40°F	67	120 277 347	.56 .25 .20
36	PCA - LED	36 PLED® Optical Module – 700mA	4757 – 5459			51,000+	-40°F	89	120 277 347	.75 .33 .26
48	PCA - LED	48 PLED® Optical Module – 350mA	3547 – 4070			51,000+	-40°F	59	120 277 347	.50 .22 .17
48	PCA - LED	48 PLED® Optical Module – 525mA	5043 – 5787			51,000+	-40°F	89	120 277 347	.75 .33 .26
48	PCA - LED	48 PLED® Optical Module – 700mA	6343 – 7278			51,000+	-40°F	118	120 277 347	.99 .43 .34
DSCP28										
36	PCA - LED	36 PLED® Optical Module – 350mA	2666 – 3059			51,000+	-40°F	45	120 277 347	.38 .17 .13
36	PCA - LED	36 PLED® Optical Module – 525mA	3839 – 4405			51,000+	-40°F	66	120 277 347	.56 .24 .19

DSCP SERIES - PLED

LED Count	Source Type	Source	Initial Lumens - 4000K CCT	Initial Lumens - 3000K CCT	Initial Lumens - 5000K CCT	L70 greater than (HR)	Starting Temp.	System Watts	Volts	Max Input Amps
Phosphor Converted Amber LED										
DSCP28										
36	PCA - LED	36 PLED® Optical Module – 700mA	4868 – 5586			51,000+	-40°F	88	120 277 347	.74 .32 .26
48	PCA - LED	48 PLED® Optical Module – 350mA	3554 – 4078			51,000+	-40°F	59	120 277 347	.50 .22 .17
48	PCA - LED	48 PLED® Optical Module – 525mA	5119 – 5873			51,000+	-40°F	87	120 277 347	.73 .32 .25
48	PCA - LED	48 PLED® Optical Module – 700mA	6491 – 7448			51,000+	-40°F	117	120 277 347	.98 .43 .34
80	PCA - LED	80 PLED® Optical Module – 350mA	11392 – 13071			51,000+	-40°F	98	120 277 347	.82 .36 .29
80	PCA - LED	80 PLED® Optical Module – 525mA	16406 – 18823			51,000+	-40°F	145	120 277 347	1.21 .52 .42
80	PCA - LED	80 PLED® Optical Module – 700mA	20805 – 23871			51,000+	-40°F	195	120 277 347	1.63 .71 .57
True Amber LED - 590nm										
DSCP22										
20	TRA - LED	20 PLED® Optical Module – 350mA	854 – 979			66,500+	-40°F	18	120 277 347	.15 .07 .06
20	TRA - LED	20 PLED® Optical Module – 700mA	1022 – 1172			66,500+	-40°F	26	120 277 347	.22 .10 .08
36	TRA - LED	36 PLED® Optical Module – 350mA	1536 – 1762			66,500+	-40°F	31	120 277 347	.26 .12 .09
36	TRA - LED	36 PLED® Optical Module – 525mA	1838 – 2109			66,500+	-40°F	47	120 277 347	.40 .17 .14
48	TRA - LED	48 PLED® Optical Module – 350mA	2048 – 2350			66,500+	-40°F	41	120 277 347	.35 .15 .12
48	TRA - LED	48 PLED® Optical Module – 525mA	2451 – 2812			66,500+	-40°F	62	120 277 347	.52 .23 .18
DSCP28										
36	TRA - LED	36 PLED® Optical Module – 350mA	1539 – 1766			66,500+	-40°F	31	120 277 347	.26 .12 .09
36	TRA - LED	36 PLED® Optical Module – 525mA	1866 – 2140			66,500+	-40°F	46	120 277 347	.39 .18 .14
48	TRA - LED	48 PLED® Optical Module – 350mA	2053 – 2355			66,500+	-40°F	41	120 277 347	.35 .19 .12
48	TRA - LED	48 PLED® Optical Module – 525mA	2488 – 2854			66,500+	-40°F	61	120 277 347	.51 .22 .18
80	TRA - LED	80 PLED® Optical Module – 350mA	3421 – 3925			66,500+	-40°F	67	120 277 347	.56 .25 .20

LED Count	Source Type	Source	Initial Lumens - 4000K CCT	Initial Lumens - 3000K CCT	Initial Lumens - 5000K CCT	L70 greater than (HR)	Starting Temp.	System Watts	Volts	Max Input Amps
True Amber LED - 590nm										
DSCP28										
80	TRA - LED	**80 PLED® Optical Module – 525mA**	4146 – 4757			66,500+	-40°F	101	120	.85
									277	.37
									347	.30

1) Max Input Amps is the highest of starting, operating, or open circuit currents

2) System Watts includes the source watts and all driver components.

3) Lumen values for LED Modules vary according to the distribution type

4) For Wattage and Max Input Amps showing two values, use the higher value for luminaires with lit uplight windows (-L & -M)

5) PCA and TRA LED optics not recommended for use with lit uplight window models (-L & -M)

6) Fuse value should be sufficient to protect all wiring components. For electronic driver and LED component protection, use 20KV surge suppressors.

7) L70(10K) – TM-21 6x rule applied

WARNING: All fixtures must be installed in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

ADVANCED HIGH CEILING

SP-7/SP-7s - Smart Illuminating Bollard

Motion Sensor / No Wiring

METEOR

SP-7 is the first solar LED bollard to incorporate motion sensor offering unparalleled brightness and extended operational period. Dimming mode is set at 1/3 brightness and lights to 100% brightness for 1 minute when motion sensor is triggered. The low profile design makes it ideal for applications such as university campuses, museums, shopping malls, airports, etc.

IP65 OUTDOOR RATED FC

Quantity	
Project	
Note	
Type	

General

Housing:	Extruded aluminum
Finish:	Black, Grey, Platinum silver
Mounting:	Embedded, Surface mounted(please refer to installation guide)
Anchorage:	Anchor base with stainless steel anti-theft screws

Operational

Average Sunlight Exposure:	2~3 Hours(sunny) to 5~8 hours(overcast or rainy) to Maintain Function*
Average Operation Time:	Minimum 12 hours (extra stored power will carry over to next day)
Solar Deprivation Limit:	5 days*
Switch:	Auto photo sensor
On/Off Level:	1.5 / 3 footcandle
Temperature Range:	-40º F to 176º F
Distribution:	Narrow or Wide

*To maintain function, unit requires 3~4 hours (sunny) to 5~8 hours (overcast/rainy) of UV exposure. Extra charge will bestored for next day use. Fully charged, the unit can last 3-4 rainy days.

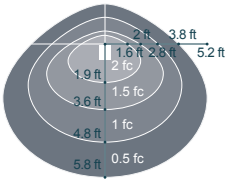
Solar LED Specification

Solar Panel:	Crystalline silicon
Lifespan of Solar Panel:	20 yrs
LED Brand:	Nichia
Available LED colors:	White(5700K), Neutral White(4000K), Warm White(3000K), Amber
LED Rated Life:	> 60,000 Hours (L70)
Power Storage:	Panasonic industrial battery pack(Lifespan: 4-6 years)

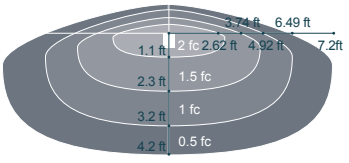
Warranty

3 year limited warranty. See www.meteor-lighting.com for details.

Distribution



Narrow



Wide

*METEOR LIGHTING reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.

ADVANCED HIGH CEILING

SP-7/SP-7s - Smart Illuminating Bollard

Motion Sensor / No Wiring

METEOR

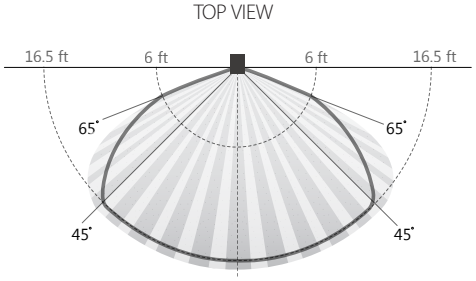
How To Specify

Ordering Example: SP7-AMB-BLK-NR-AKE-1S

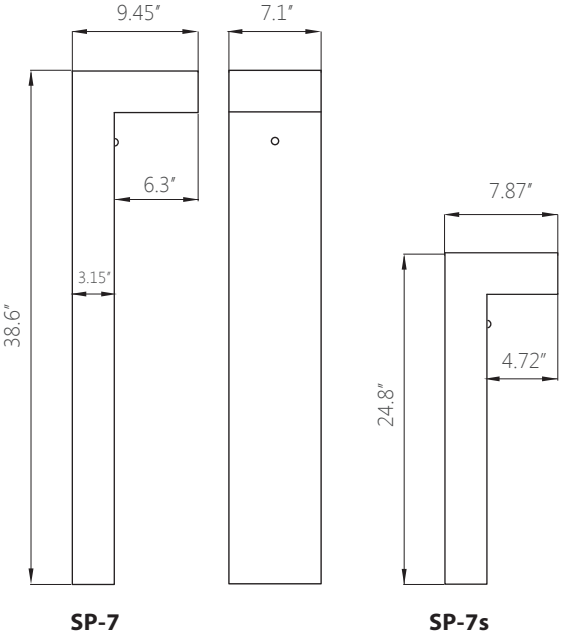
Model	CCT	Finish	Distribution	Anchorage	Optional
					1S
SP7	**30K** (3000K)	**BLK** (Black)	**NR** (Narrow)	**AKE** (Embedded)	**1S** (1 Sensor)
SP7s	**40K** (4000K)	**GRY** (Grey)	**WD** (Wide)	**AKS** (Surface Mounted)	
	57K (5700K)	**PTS** (Platinum silver)			
	AMB (Amber)				

Motion Sensor Detection type

SP-7 Smart Solar Illuminating Bollard incorporates the latest infrared motion sensor. The high performance motion sensor detects abrupt changes in temperature within a 16.5ft radius. Movement within designated radius is necessary to trigger sensor to turn on.



Dimensions



*METEOR LIGHTING reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.

LIGHTOLIER
by signify

Downlighting

SlimSurface LED

S5R, S7R & S10R Round 5", 7" and 10" Apertures

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

SlimSurface is a 5/8" thick LED surface mounted luminaire with the appearance of a recessed downlight. Easy to install into most standard j-boxes, the SlimSurface round apertures are available as a 5" 650lm, 7" 1000lm and 10" 2200lm fixture.

Ordering guide

example: S5R830K7AL

Series	CRI	CCT	Lumens	Finish	Dimming
S5R SlimSurface 5" Round	**8** 80 **9** 90[1]	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K	**7** 650lm	**—** White **AL** Aluminum **BK** Black	**blank** ELV / Triac (120V)
				W White **AL** Aluminum **BK** Black	**Z10U** 0-10V (120V-277V)
S7R SlimSurface 7" Round	**8** 80 **9** 90[1]	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K	**10** 1000lm	**—** White **AL** Aluminum **BK** Black	**blank** ELV / Triac (120V)
				W White **AL** Aluminum **BK** Black	**Z10U** 0-10V (120V-277V)
S10R SlimSurface 10" Round[2]	**8** 80 **9** 90[1]	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K	**22** 2200lm	**W** White **AL** Aluminum **BK** Black **MT** Metallic	**blank** ELV / Triac (120V) **Z10U** 0-10V (120V-277V)

1. Configurations using 90 CRI are only available with 2700K & 3000K CCT.
2. SlimSurface LED 10" round installs into 4-11/16" J-box (not wet location listed).

Features

1. **Flange:** One piece plastic flange. Injection molded white, applied aluminum or black.
2. **Lens:** High transmittance lens allowing for smooth, comfortable light pattern.
3. **Power supply:** Integral class 2 driver. Factory wired electronic LED driver (see Electrical section for specifications)
4. **LED Strip:** Utilizes LEDs.
5. Lifetime: Expected lifetime 50,000 hours and backed by a 5-year warranty*
6. **Compliance:** Non-conductive fixture for shower light application (not applicable to metal trim model).

Dimming

Intended for ELV/Triac (120V) or 0-10V dimming (120V-277V) based on the configuration. Min 90°C supply conductors.

Electrical

Electronic power supply: RoHS compliant. Class 2 power unit. Unit tolerates sustained open and short circuit output conditions without damage.

Labels

cULus listed. ENERGY STAR® certified. All models are damp location rated for walls or ceilings. The 5" & 7" are suitable for ceiling mount wet locations when installed per instructions.

Electrical specifications	Dimming	Input volts	Input frequency	Input current	Input Power	THD Factor	Power Factor	Minimum Operating Temp.
Slim 5" 650lm	Triac	120V	50/60Hz	0.08A	9.5W	<15%	>0.9	-20°C
	0-10V	120V	50/60Hz	0.09A	10.1W	<20%	>0.9	-20°C
		277V	50/60Hz	0.04A	10.2W	<20%	>0.9	-20°C
Slim 7" 1000lm	Triac	120V	50/60Hz	0.13A	14.2W	<15%	>0.9	-20°C
	0-10V	120V	50/60Hz	0.12A	14.4W	<20%	>0.9	-20°C
		277V	50/60Hz	0.06A	14.7W	<20%	>0.9	-20°C
Slim 10" 2200lm	Triac	120V	50/60Hz	0.20A	23.2W	<20%	>0.9	-20°C
	0-10V	120V	50/60Hz	0.20A	23.2W	<10%	>0.95	-20°C
		277V	50/60Hz	0.09A	24.6W	<15%	>0.95	-20°C

Fore more details, please see LED-DIM-DL spec sheet.
* See Philips.com/warranties for warranty details.

c UL us LISTED

ENERGY STAR

S5R, S7R & S10R SlimSurface LED

Round 5", 7" and 10" Apertures

Compatibility

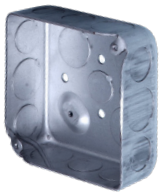
Installs into standard J-box applications for 5" & 7" models (for 10" model fixture install into 4-11/16" J-box):

3½" round (plastic)

4" square (plastic)

Not compatible with S5R

4" octagonal (metal)



4" square (metal)

Not compatible with S5R

4 11/16" square (metal)

Compatible with S10R only

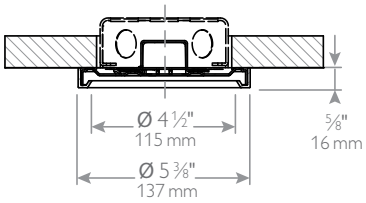
Fire rated J-box

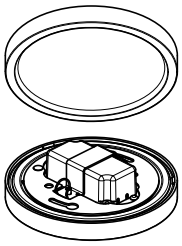
Fire rated classification is per the ceiling and junction box ratings.

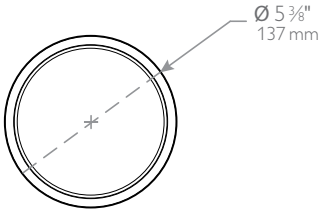
Note: A 2 1/8" deep octagon junction box is recommended for through circuit wiring applications.

Dimensions

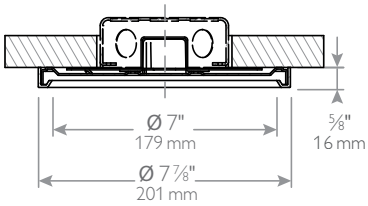
SlimSurface LED 5" downlight

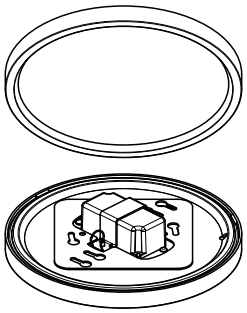


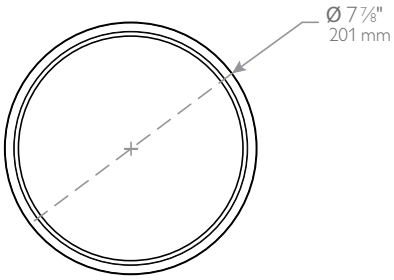




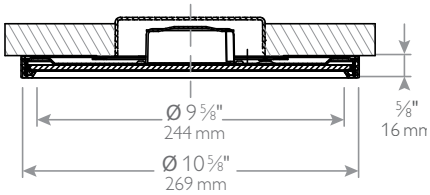
SlimSurface LED 7" downlight

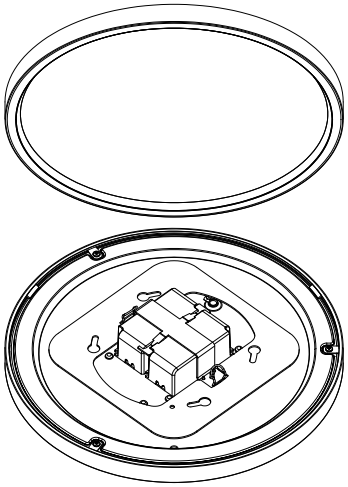


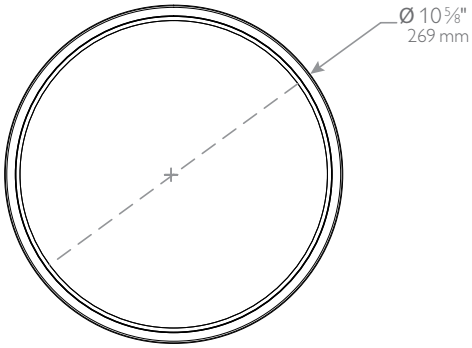




SlimSurface LED 10" downlight





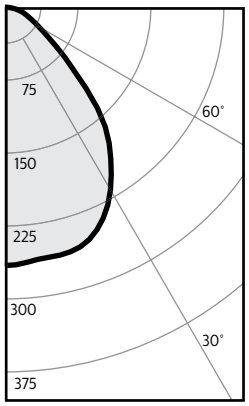


S5R, S7R & S10R SlimSurface LED

Round 5", 7" and 10" Apertures

S5R927K7 • 10 W LED, 90 CRI, 2700 K

Candela Curves



Angle	Mean CP	Lumens
0	266	
5	263	25
10	261	
15	260	736
20	254	
25	239	110
30	217	
35	190	118
40	160	
45	118	91
50	81	
55	55	51
60	40	
65	30	31
70	23	
75	18	18
80	11	
85	4	5
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	11	6.0'
6'	7	7.2'
7'	5	8.4'
8'	4	9.6'
9'	3	10.8'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	21.8	0.40
6'	14.2	0.26
7'	10.2	0.19
8'	8.5	0.16
9'	6.8	0.13

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%
Wall	70	50	30	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%										
Room Cavity Ratio 0	119	119	119	119	116	116	111	111	106	106	100
1	111	107	103	100	105	98	100	95	97	92	88
2	102	96	90	85	94	84	90	82	87	80	77
3	95	86	79	73	84	73	82	72	79	70	67
4	88	78	70	64	76	64	74	63	72	62	60
5	82	71	63	57	70	57	68	56	66	56	53
6	76	64	57	51	64	51	62	50	60	50	48
7	71	59	51	46	58	46	57	45	56	45	43
8	67	54	47	42	54	41	53	41	51	41	39
9	63	50	43	38	50	38	49	38	48	37	36
10	59	47	40	35	46	35	45	34	44	34	33

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	208	39.8%
0-40	326	62.5%
0-60	469	89.7%
0-90	522	100.0%

CRI and CCT adjustment factors

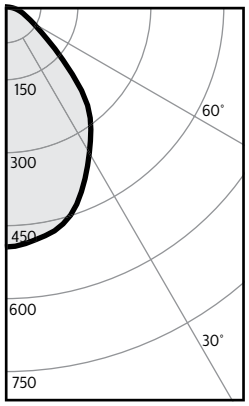
90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

Report[1]: 1053GFR

Output lumens:	523 lms	Efficacy:	57.4 lm/w
Spacing Criterion:	1.2	CCT[3]:	2700 K
Beam Angle:	87°	CRI:	90 min
Input Watts[2]:	9.1 W		

S7R927K10 • 14 W LED, 90 CRI, 2700 K

Candela Curves



Angle	Mean CP	Lumens
0	496	
5	490	46
10	479	
15	464	130
20	433	
25	391	180
30	348	
35	309	193
40	265	
45	197	152
50	135	
55	92	85
60	68	
65	51	52
70	40	
75	30	32
80	21	
85	9	10
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	20	5.5'
6'	14	6.6'
7'	10	7.7'
8'	8	8.8'
9'	6	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	21.8	2.89
6'	14.2	1.90
7'	10.2	1.35
8'	8.5	1.13
9'	6.8	0.90

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%
Wall	70	50	30	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%										
Room Cavity Ratio 0	119	119	119	119	116	116	111	111	106	106	100
1	111	107	103	100	104	98	100	95	96	92	88
2	102	96	90	85	94	84	90	82	87	80	77
3	95	86	79	74	85	73	82	72	79	71	67
4	88	78	70	65	77	64	74	63	72	62	60
5	82	71	63	57	70	57	68	56	66	56	53
6	76	65	57	51	64	51	62	51	61	50	48
7	71	59	52	46	59	46	57	46	56	45	43
8	67	55	47	42	54	42	53	42	52	41	39
9	63	51	43	38	50	38	49	38	48	38	36
10	59	47	40	35	47	35	46	35	45	35	33

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	356	40.5%
0-40	549	62.4%
0-60	786	89.3%
0-90	880	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

Report[1]: 962GFR

Output lumens:	880 lms	Efficacy:	65.2 lm/w
Spacing Criterion:	1.1	CCT[3]:	2700 K
Beam Angle:	83°	CRI:	90 min
Input Watts[2]:	13.5 W		

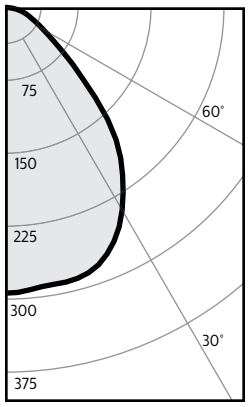
1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Wattage: controlled to within 5%
3. Correlated Color Temperature: within specs as defined in ANSI_NEMA_ANSLG C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.

S5R, S7R & S10R SlimSurface LED

Round 5", 7" and 10" Apertures

S5R827K7 • 10 W LED, 80 CRI, 2700 K

Candela Curves



Angle	Mean CP	Lumens
0	294	
5	291	28
10	289	
15	288	81
20	281	
25	265	121
30	241	
35	211	131
40	178	
45	131	102
50	91	
55	62	57
60	45	
65	34	34
70	26	
75	20	21
80	13	
85	4	5
90	0	

Report[1]: 1054GFR

Output lumens:	581 lms	Efficacy:	62.5 lm/w
Spacing Criterion:	1.2	CCT[3]:	2700 K
Beam Angle:	87°	CRI:	80 min
Input Watts[2]:	9.3 W		

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	12	6.0'
6'	8	7.2'
7'	6	8.4'
8'	5	9.6'
9'	4	10.8'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	24.2	2.77
6'	15.8	1.82
7'	11.3	1.30
8'	9.5	1.08
9'	7.5	0.87

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%
Wall	70	50	30	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%										
Room Cavity Ratio 0	119	119	119	119	116	116	111	111	106	106	100
1	111	107	103	100	105	105	100	95	97	92	88
2	102	96	90	85	94	94	90	82	87	80	77
3	95	86	79	73	84	84	82	72	79	70	67
4	88	78	70	64	76	76	74	63	72	62	60
5	82	71	63	57	70	70	68	56	66	56	53
6	76	64	57	51	64	64	62	50	60	50	48
7	71	59	51	46	58	58	57	45	56	45	43
8	67	54	47	42	54	54	53	41	51	41	39
9	63	50	43	38	50	50	49	38	48	37	36
10	59	47	40	35	46	46	45	34	44	34	33

Zonal lumens & percentages

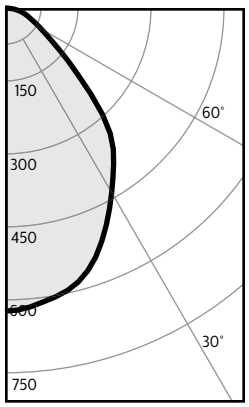
Zone	Lumens	%Luminaire
0-30	231	39.7%
0-40	362	62.3%
0-60	521	89.6%
0-90	581	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

S7R827K10 • 14 W LED, 80 CRI, 2700 K

Candela Curves



Angle	Mean CP	Lumens
0	625	
5	618	59
10	604	
15	584	164
20	546	
25	494	227
30	440	
35	390	244
40	337	
45	250	193
50	170	
55	117	108
60	85	
65	65	65
70	51	
75	39	41
80	27	
85	12	13
90	0	

Report[1]: 964GFR

Output lumens:	1113 lms	Efficacy:	83.1 lm/w
Spacing Criterion:	1.1	CCT[3]:	2700 K
Beam Angle:	83°	CRI:	80 min
Input Watts[2]:	13.4 W		

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	25	5.5'
6'	17	6.6'
7'	13	7.7'
8'	10	8.8'
9'	8	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	24.2	3.68
6'	15.8	2.42
7'	11.3	1.73
8'	9.5	1.44
9'	7.5	1.15

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%
Wall	70	50	30	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%										
Room Cavity Ratio 0	119	119	119	119	116	116	111	111	106	106	100
1	111	107	103	100	104	98	100	95	96	92	88
2	102	96	90	85	94	84	90	82	87	80	77
3	95	86	79	74	85	73	82	72	79	71	67
4	88	78	70	65	77	64	74	63	72	62	60
5	82	71	63	57	70	57	68	56	66	56	53
6	76	65	57	51	64	51	62	51	61	50	48
7	71	59	52	46	59	46	57	46	56	45	43
8	67	55	47	42	54	42	53	42	52	41	39
9	63	51	43	38	50	38	49	38	48	38	36
10	59	47	40	35	47	35	46	35	45	35	33

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	449	40.4%
0-40	693	62.3%
0-60	994	89.3%
0-90	1113	100.0%

CRI and CCT adjustment factors

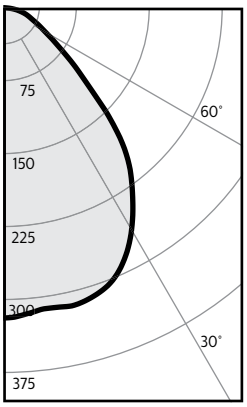
90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

S5R, S7R & S10R SlimSurface LED

Round 5", 7" and 10" Apertures

S5R830K7 • 10 W LED, 80 CRI, 3000 K

Candela Curves



Angle	Mean CP	Lumens
0	319	
5	315	30
10	313	
15	313	88
20	306	
25	290	131
30	264	
35	231	142
40	197	
45	146	109
50	100	
55	69	62
60	50	
65	38	37
70	29	
75	22	22
80	15	
85	6	6
90	0	

Report[1]: 1055GFR

Output lumens:	628 lms	Efficacy:	69.0 lm/w
Spacing Criterion:	1.2	CCT[3]:	3000 K
Beam Angle:	87°	CRI:	80 min
Input Watts[2]:	9.1 W		

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	13	6.0'
6'	9	7.2'
7'	7	8.4'
8'	5	9.6'
9'	4	10.8'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	26.2	3.06
6'	17.1	2.01
7'	12.2	1.43
8'	10.2	1.19
9'	8.1	0.96

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%
Wall	70	50	30	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%										
Room Cavity Ratio 0	119	119	119	119	116	116	111	111	106	106	100
1	111	107	103	100	105	98	100	95	97	92	88
2	102	96	90	85	94	84	90	82	87	80	77
3	95	86	79	73	84	73	82	72	79	70	67
4	88	78	70	64	76	64	74	63	72	62	60
5	82	71	63	57	70	57	68	56	66	56	53
6	76	64	57	51	64	51	62	50	60	50	48
7	71	59	51	46	58	46	57	45	56	45	43
8	67	54	47	42	54	41	53	41	51	41	39
9	63	50	43	38	50	38	49	38	48	37	36
10	59	47	40	35	46	35	45	34	44	34	33

Zonal lumens & percentages

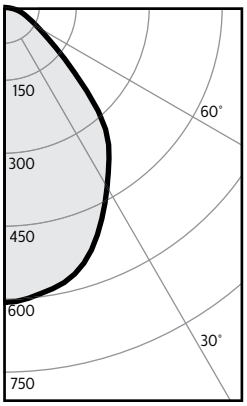
Zone	Lumens	%Luminaire
0-30	249	39.7%
0-40	391	62.3%
0-60	562	89.6%
0-90	628	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

S7R830K10 • 14 W LED , 80 CRI, 3000 K

Candela Curves



Angle	Mean CP	Lumens
0	607	
5	601	57
10	588	
15	568	159
20	531	
25	480	221
30	427	
35	379	237
40	328	
45	243	187
50	165	
55	113	105
60	83	
65	63	63
70	49	
75	37	39
80	26	
85	12	13
90	0	

Report[1]: 961GFR

Output lumens:	1081 lms	Efficacy:	80.0 lm/w
Spacing Criterion:	1.1	CCT[3]:	3000 K
Beam Angle:	83°	CRI:	80 min
Input Watts[2]:	13.5 W		

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	24	5.5'
6'	17	6.6'
7'	12	7.7'
8'	9	8.8'
9'	7	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	26.2	3.55
6'	17.1	2.33
7'	12.2	1.66
8'	10.2	1.39
9'	8.1	1.11

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%
Wall	70	50	30	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%										
Room Cavity Ratio 0	119	119	119	119	116	116	111	111	106	106	100
1	111	107	103	100	104	98	100	95	96	92	88
2	102	96	90	85	94	84	90	82	87	80	77
3	95	86	79	74	85	73	82	72	79	71	67
4	88	78	70	65	77	64	74	63	72	62	60
5	82	71	63	57	70	57	68	56	66	56	53
6	76	65	57	51	64	51	62	51	61	50	48
7	71	59	52	46	59	46	57	46	56	45	43
8	67	55	47	42	54	42	53	42	52	41	39
9	63	51	43	38	50	38	49	38	48	38	36
10	59	47	40	35	47	35	46	35	45	35	33

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	437	40.4%
0-40	674	62.3%
0-60	966	89.4%
0-90	1081	100.0%

CRI and CCT adjustment factors

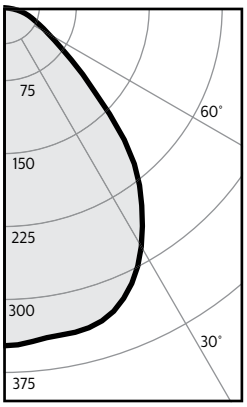
90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

S5R, S7R & S10R SlimSurface LED

Round 5", 7" and 10" Apertures

S5R835K7 • 10 W LED, 80 CRI, 3500 K

Candela Curves



Angle	Mean CP	Lumens
0	347	
5	344	33
10	341	
15	340	96
20	332	
25	312	143
30	283	
35	248	155
40	209	
45	154	119
50	107	
55	74	68
60	53	
65	41	41
70	31	
75	23	25
80	15	
85	5	7
90	0	

Report[1]: 1056GFR

Output lumens:	685 lms	Efficacy:	75.3 lm/w
Spacing Criterion:	1.2	CCT[3]:	3500 K
Beam Angle:	87°	CRI:	80 min
Input Watts[2]:	9.1 W		

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	14	6.0'
6'	10	7.2'
7'	7	8.4'
8'	5	9.6'
9'	4	10.8'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	28.6	3.34
6'	18.7	2.19
7'	13.3	1.56
8'	11.2	1.30
9'	8.9	1.04

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%
Wall	70	50	30	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%										
Room Cavity Ratio 0	119	119	119	119	116	116	111	111	111	106	100
1	111	107	103	100	105	98	100	95	95	92	88
2	102	96	90	85	94	84	90	82	82	80	77
3	95	86	79	73	84	73	82	72	72	70	67
4	88	78	70	64	76	64	74	63	63	62	60
5	82	71	63	57	70	57	68	56	56	56	53
6	76	64	57	51	64	51	62	50	50	50	48
7	71	59	51	46	58	46	57	45	45	45	43
8	67	54	47	42	54	41	53	41	41	41	39
9	63	50	43	38	50	38	49	38	38	37	36
10	59	47	40	35	46	35	45	34	34	34	33

Zonal lumens & percentages

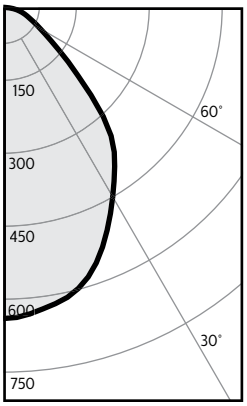
Zone	Lumens	%Luminaire
0-30	272	39.6%
0-40	426	62.2%
0-60	613	89.5%
0-90	685	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

S7R835K10 • 14 W LED, 80 CRI, 3500 K

Candela Curves



Angle	Mean CP	Lumens
0	639	
5	632	60
10	618	
15	597	167
20	558	
25	505	232
30	449	
35	399	249
40	345	
45	255	197
50	174	
55	120	111
60	88	
65	67	67
70	52	
75	40	42
80	28	
85	12	13
90	0	

Report[1]: 965GFR

Output lumens:	1139 lms	Efficacy:	84.4 lm/w
Spacing Criterion:	1.1	CCT[3]:	3500 K
Beam Angle:	83°	CRI:	80 min
Input Watts[2]:	13.5 W		

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	26	5.5'
6'	18	6.6'
7'	13	7.7'
8'	10	8.8'
9'	8	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	28.6	3.74
6'	18.7	2.45
7'	13.3	1.75
8'	11.2	1.46
9'	8.9	1.17

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%
Wall	70	50	30	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%										
Room Cavity Ratio 0	119	119	119	119	116	116	111	111	106	106	100
1	111	107	103	100	104	98	100	95	96	92	88
2	102	96	90	85	94	84	90	82	87	80	77
3	95	86	79	74	85	73	82	72	79	71	67
4	88	78	70	65	77	64	74	63	72	62	60
5	82	71	63	57	70	57	68	56	66	56	53
6	76	65	57	51	64	51	62	51	61	50	48
7	71	59	52	46	59	46	57	46	56	45	43
8	67	55	47	42	54	42	53	42	52	41	39
9	63	51	43	38	50	38	49	38	48	38	36
10	59	47	40	35	47	35	46	35	45	35	33

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	459	40.3%
0-40	708	62.2%
0-60	1016	89.2%
0-90	1139	100.0%

CRI and CCT adjustment factors

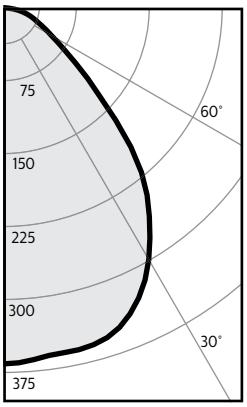
90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

S5R, S7R & S10R SlimSurface LED

Round 5", 7" and 10" Apertures

S5R840K7 • 10 W LED, 80 CRI, 4000 K

Candela Curves



Angle	Mean CP	Lumens
0	366	
5	363	35
10	360	
15	359	101
20	350	
25	329	151
30	299	
35	262	163
40	221	
45	163	126
50	113	
55	79	72
60	57	
65	44	44
70	34	
75	25	27
80	16	
85	6	7
90	0	

Report[1]: 1057GFR

Output lumens:	726 lms	Efficacy:	79.8 lm/w
Spacing Criterion:	1.2	CCT[3]:	4000 K
Beam Angle:	87°	CRI:	80 min
Input Watts[2]:	9.1 W		

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	15	6.0'
6'	10	7.2'
7'	7	8.4'
8'	6	9.6'
9'	5	10.8'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	30.3	3.54
6'	19.8	2.32
7'	14.1	1.66
8'	11.8	1.38
9'	9.4	1.10

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%
Wall	70	50	30	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%										
Room Cavity Ratio 0	119	119	119	119	116	116	111	111	106	106	100
1	111	107	103	100	105	98	100	95	97	92	88
2	102	96	90	85	94	84	90	82	87	80	77
3	95	86	79	73	84	73	82	72	79	70	67
4	88	78	70	64	76	64	74	63	72	62	60
5	82	71	63	57	70	57	68	56	66	56	53
6	76	64	57	51	64	51	62	50	60	50	48
7	71	59	51	46	58	46	57	45	56	45	43
8	67	54	47	42	54	41	53	41	51	41	39
9	63	50	43	38	50	38	49	38	48	37	36
10	59	47	40	35	46	35	45	34	44	34	33

Zonal lumens & percentages

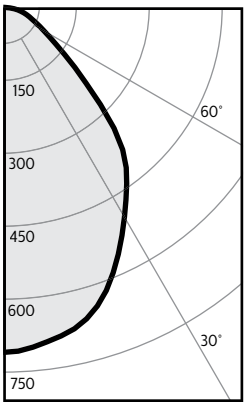
Zone	Lumens	%Luminaire
0-30	286	39.5%
0-40	450	62.0%
0-60	648	89.3%
0-90	726	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

S7R840K10 • 14 W LED, 90 CRI, 2700 K

Candela Curves



Angle	Mean CP	Lumens
0	710	
5	702	66
10	686	
15	663	186
20	620	
25	560	258
30	499	
35	443	276
40	382	
45	283	218
50	193	
55	133	122
60	97	
65	74	74
70	57	
75	44	46
80	30	
85	14	15
90	0	

Report[1]: 963GFR

Output lumens:	1262 lms	Efficacy:	94.2 lm/w
Spacing Criterion:	1.1	CCT[3]:	4000 K
Beam Angle:	83°	CRI:	80 min
Input Watts[2]:	13.4 W		

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	28	5.5'
6'	20	6.6'
7'	14	7.7'
8'	11	8.8'
9'	9	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	30.3	4.17
6'	19.8	2.74
7'	14.1	1.96
8'	11.8	1.63
9'	9.4	1.30

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%
Wall	70	50	30	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%										
Room Cavity Ratio 0	119	119	119	119	116	116	111	111	106	106	100
1	111	107	103	100	104	98	100	95	96	92	88
2	102	96	90	85	94	84	90	82	87	80	77
3	95	86	79	74	85	73	82	72	79	71	67
4	88	78	70	65	77	64	74	63	72	62	60
5	82	71	63	57	70	57	68	56	66	56	53
6	76	65	57	51	64	51	62	51	61	50	48
7	71	59	52	46	59	46	57	46	56	45	43
8	67	55	47	42	54	42	53	42	52	41	39
9	63	51	43	38	50	38	49	38	48	38	36
10	59	47	40	35	47	35	46	35	45	35	33

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	510	40.4%
0-40	786	62.3%
0-60	1127	89.3%
0-90	1262	100.0%

CRI and CCT adjustment factors

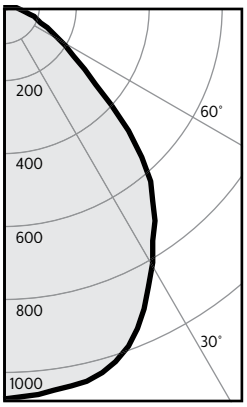
90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

S5R, S7R & S10R SlimSurface LED

Round 5", 7" and 10" Apertures

S10R830K22 • 24 W LED, 80 CRI, 3000 K

Candela Curves



Angle	Mean CP	Lumens
0	1027	
5	1017	97
10	1008	
15	992	279
20	947	
25	871	399
30	776	
35	685	429
40	597	
45	459	351
50	313	
55	223	204
60	161	
65	122	122
70	93	
75	70	74
80	46	
85	20	23
90	0	

Report[1]: S10R927K22BK

Output lumens:	1977 lms	Efficacy:	84.1 lm/w
Spacing Criterion:	1.1	CCT[3]:	3000 K
Beam Angle:	87°	CRI:	80 min
Input Watts[2]:	23.5 W		

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	41	5.5'
6'	29	6.6'
7'	21	7.7'
8'	16	8.8'
9'	13	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	83.4	1.04
6'	54.8	0.68
7'	39.1	0.49
8'	32.6	0.41
9'	26.1	0.33

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

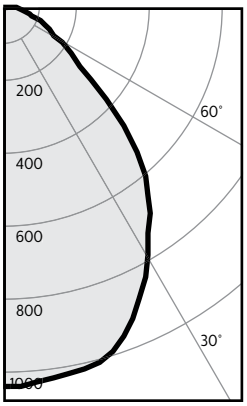
Ceiling	80%				70%		50%		30%		0%
Wall	70	50	30	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%										
Room Cavity Ratio 0	119	119	119	119	116	116	111	111	106	106	100
1	111	107	103	100	104	98	100	95	96	92	88
2	102	95	90	85	93	84	90	82	87	80	76
3	95	86	79	73	84	72	81	71	79	70	67
4	88	77	70	64	76	63	74	63	71	62	59
5	82	70	62	56	69	56	67	56	65	55	53
6	76	64	56	50	63	50	61	50	60	49	47
7	71	59	51	45	58	45	57	45	55	45	43
8	66	54	46	41	53	41	52	41	51	41	39
9	62	50	43	37	49	37	48	37	47	37	35
10	59	47	39	34	46	34	45	34	44	34	32

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	775	39.2%
0-40	1203	60.9%
0-60	1758	88.9%
0-90	1977	100.0%

S10R835K22 • 24 W LED, 80 CRI, 3500 K

Candela Curves



Angle	Mean CP	Lumens
0	1000	
5	990	94
10	981	
15	966	271
20	922	
25	847	388
30	754	
35	664	416
40	579	
45	442	339
50	300	
55	212	195
60	153	
65	117	117
70	89	
75	67	71
80	44	
85	20	22
90	0	

Report[1]: 963GFR

Output lumens:	1913 lms	Efficacy:	80.0 lm/w
Spacing Criterion:	1.1	CCT[3]:	3500 K
Beam Angle:	87°	CRI:	80 min
Input Watts[2]:	23.9 W		

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	40	5.5'
6'	28	6.6'
7'	20	7.7'
8'	16	8.8'
9'	12	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	80.8	1.06
6'	53.0	0.70
7'	37.9	0.50
8'	31.6	0.41
9'	25.2	0.33

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%
Wall	70	50	30	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%										
Room Cavity Ratio 0	119	119	119	119	116	116	111	111	106	106	100
1	111	107	103	100	104	98	100	95	96	92	88
2	102	95	90	85	94	84	90	82	87	80	76
3	95	86	79	73	84	72	81	71	79	70	67
4	88	77	70	64	76	64	74	63	72	62	59
5	82	70	62	57	69	56	67	56	65	55	53
6	76	64	56	51	63	50	62	50	60	50	47
7	71	59	51	45	58	45	57	45	55	45	43
8	67	54	47	41	54	41	52	41	51	41	39
9	62	50	43	38	50	38	49	37	48	37	35
10	59	47	39	35	46	34	45	34	44	34	32

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	754	39.4%
0-40	1170	61.2%
0-60	1703	89.0%
0-90	1913	100.0%

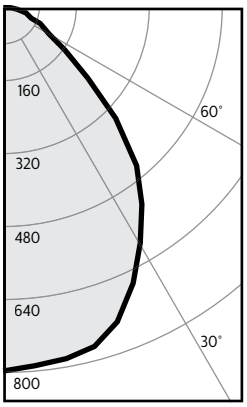
1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Wattage: controlled to within 5%
3. Correlated Color Temperature: within specs as defined in ANSI_NEMA_ANSLG C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.

S5R, S7R & S10R SlimSurface LED

Round 5", 7" and 10" Apertures

S10R927K22 • 23 W LED, 90 CRI, 2700 K

Candela Curves



Angle	Mean CP	Lumens
0	794	
5	788	75
10	781	
15	769	216
20	732	
25	669	307
30	595	
35	525	328
40	453	
45	344	265
50	238	
55	162	149
60	116	
65	87	87
70	66	
75	49	52
80	32	
85	13	15
90	0	

Report[1]: S10R927K22BK

Output lumens:	1493 lms	Efficacy:	65.5 lm/w
Spacing Criterion:	1.1	CCT[3]:	2700 K
Beam Angle:	86°	CRI:	90 min
Input Watts[2]:	22.8 W		

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	32	5.5'
6'	22	6.6'
7'	16	7.7'
8'	12	8.8'
9'	10	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	63.3	1.01
6'	41.5	0.66
7'	29.7	0.47
8'	24.7	0.39
9'	19.8	0.32

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%
Wall	70	50	30	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%										
Room Cavity Ratio 0	119	119	119	119	116	116	111	111	106	106	100
1	111	107	103	100	105	98	100	95	97	93	88
2	103	96	90	85	94	84	90	82	87	80	77
3	95	86	79	74	85	73	82	72	79	70	67
4	88	78	70	64	77	64	74	63	72	62	60
5	82	71	63	57	70	57	68	56	66	56	53
6	76	65	57	51	64	51	62	50	60	50	48
7	71	59	51	46	58	46	57	45	56	45	43
8	67	55	47	42	54	42	53	41	52	41	39
9	63	51	43	38	50	38	49	38	48	38	36
10	59	47	40	35	46	35	46	35	45	35	33

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	598	40.0%
0-40	925	62.0%
0-60	1339	89.7%
0-90	1493	100.0%

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Signify North America Corporation
200 Franklin Square Drive,
Somerset, NJ 08873
Telephone 855-486-2216

Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone 800-668-9008

PERFORMANCE iN LIGHTING

PRODUCT CODE 071536

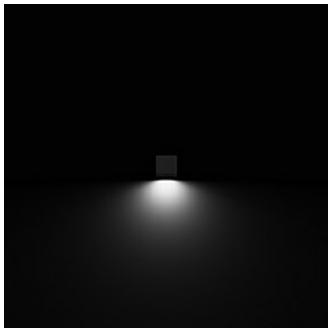
PROJECT

TYPE

MIMIK 10 M TYPE III

IP 65 | PRONTO | WET | cULus LISTED

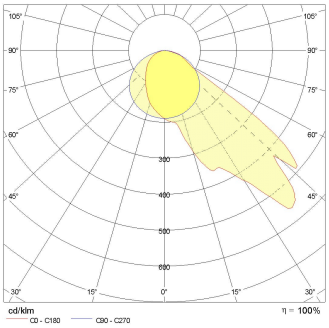
Part number	071536
Lampholder:	LED
Wattage:	5 W
Finish:	AN-96 / Iron gray / Textured
Degree of protection:	IP65
CRI:	70
Kelvin:	3000
Luminaire lumen output:	314 lm
L:	L80
B:	B10
Lifetime:	60000 h
cULus:	✔
Voltage:	120-277 V



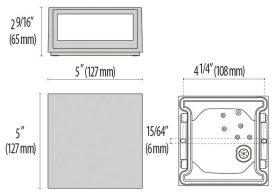
Description

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.
- 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 III light distribution.
- Input voltage: 120-277 V (50 / 60 Hz), integral driver.
- 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.

Photometric data



Technical drawings



OPTIONAL ACCESSORIES

MIMIK 10 M

3106884
Customising ring M / Facade
Accessory M

Iron gray

104 DANA ST
NORTHAMPTON RD
115C NORTHAMPTON RD
115B NORTHAMPTON RD
115D NORTHAMPTON RD
110 DANA ST
NORTHAMPTON RD
143 NORTHAMPTON RD
Dana Street
Northampton Road
116
9
104 NORTHAMPTON RD
96 NORTHAMPTON RD
86 NORTHAMPTON RD
41 WOODSIDE AVE
30 ORCHARD ST
14 ORCHARD ST
17 ORCHARD ST
22 ORCHARD ST
Orchard Street
126 NORTHAMPTON RD
79.98 ft
~172.42'
90'-4"
~146.3'
~132.48'
132 NORTHAMPTON RD
66'-4"
Ex 52.5'
New Footprint
Ex
23 ORCHARD ST
25 ORCHARD ST
23-25 ORCHARD ST
40 ORCHARD ST
46 ORCHARD ST
10 m
50 ft
Scale = 1:1,128
115,585.59m 902,714.55m
MassGIS Topographic Features Basemap

Proposed Parking Management Plan – Amherst Studio Housing

The 14 parking spaces closest to the Main Entry will be restricted to cars with a parking sticker for the property. Signs will indicate that these spaces are for resident parking only. 2 handicapped spaces will be reserved for tenants having a handicapped parking sticker or placard.

Tenants with a car registered in their name will be issued a parking sticker allowing them to park on site. No household will be issued more than one sticker.

Regular staff working on site (Resident Services Coordinator, property management) will also receive a parking sticker.

Cars in designated spaces without a parking sticker will be subject to towing at the car owner's expense.

The 2 parking spaces located farthest from the Main Entry will be available for visitors and guests who do not have a parking sticker, but are visiting a tenant(s) who lives in Amherst Studio Housing. These spaces will be labelled accordingly.

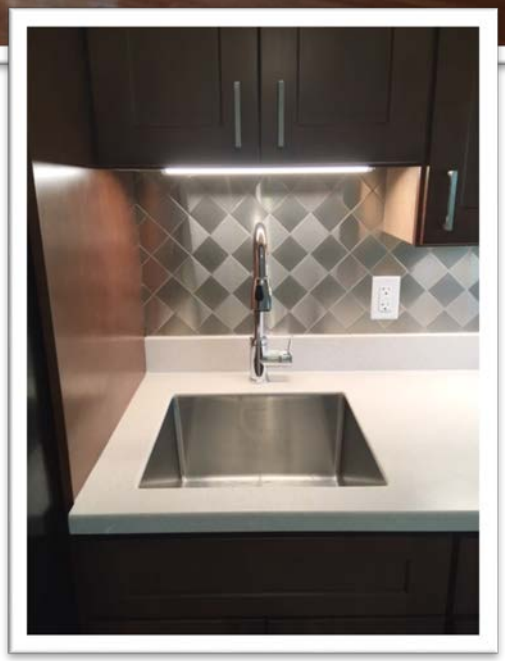
We anticipate higher tenant usage of parking spaces in the evenings and weekends and higher staff usage during days.

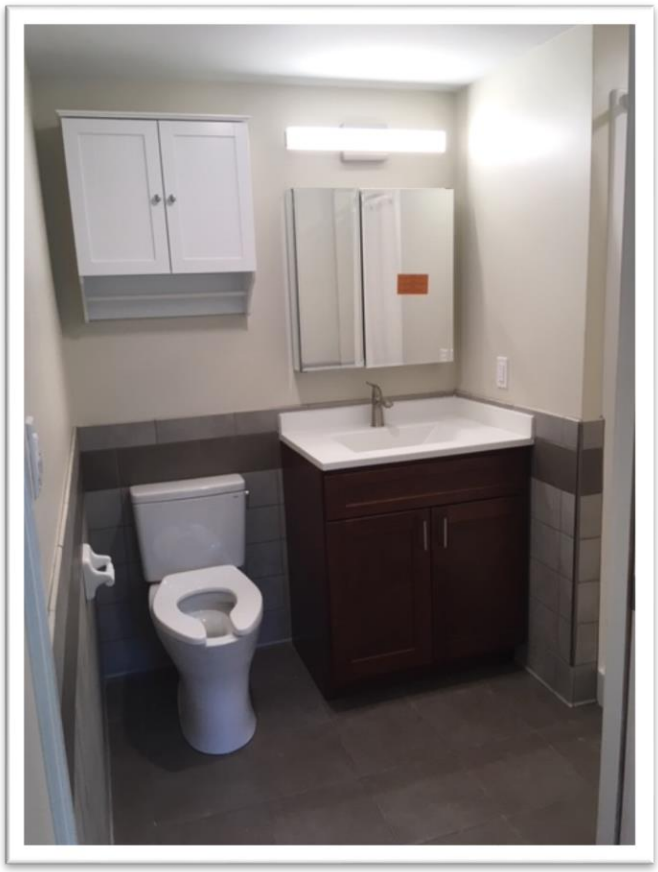
SAMPLE PHOTOS: OTHER SINGLE PERSON OCCUPANCY PROPERTIES DEVELOPED AND OWNED BY VALLEY

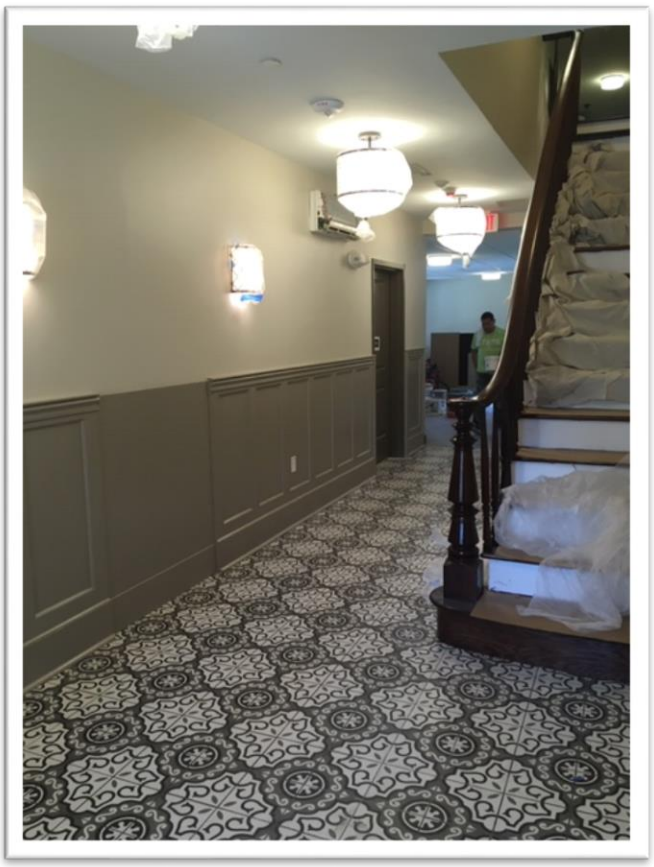
Sergeant House

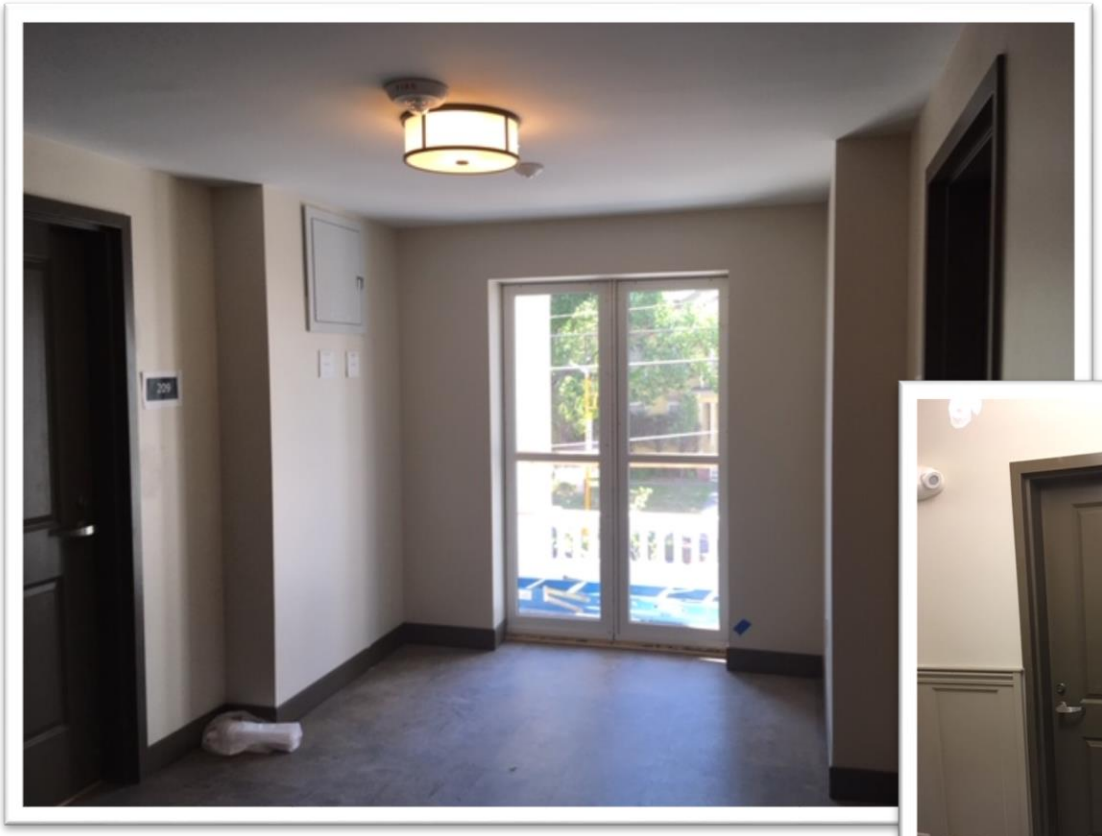
82 Bridge Street, Northampton

31 Studio apartments with kitchenettes and bathrooms









106

Valley Go West Apartments

1-3 North Main Street, Florence

10 studio apartments with kitchenettes and bathrooms

King Street

96-98 King Street, Northampton

15 Studio Apartments

Maple Street

16 North Maple Street, Florence

11 Singe Room Occupancy units with one shared kitchen and four shared bathrooms

Outdoor Storage and Gardening Shed

Pre-fabricated shed installed on 8’ x 8’ poured concrete pad

CRAFTSMAN (Common: 7-ft x 7-ft; Actual Interior Dimensions: 6.8-ft x 6.8-ft) Craftsman Resin Storage Shed Gable Storage Shed

Item #1142408Model #CMXRSSC7750

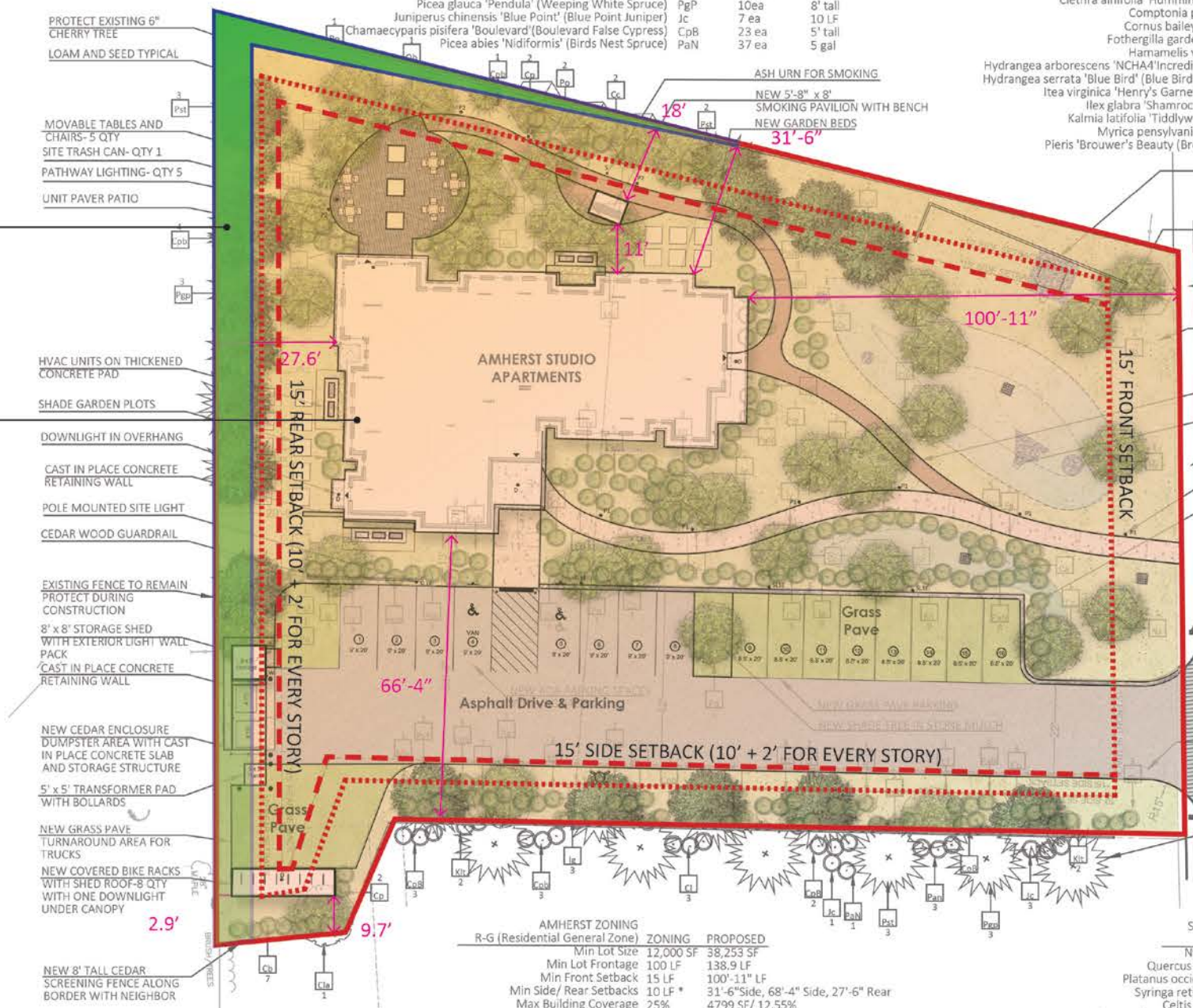
- Durable, multi-wall resin panels provide ultimate strength and stability

- Exclusive electrical cord port allows convenient connection for electrical appliances
- Lower foot latch ensures doors stay closed
- Material
- Resin
- Style
- Gable
- Actual Exterior Width (Feet) 7.33
- Actual Exterior Length (Feet) 7.08
- Actual Exterior Peak Height (Feet) 8.2
- Door Opening Width (Inches) 60
- Door Opening Height (Inches) 76
- Storage Capacity (Sq. Feet) 46.7
- Floor Storage Capacity (Cu. Feet) 326.9
- Installation Included
- Siding Color Gray
- Color/Finish Family Gray
- Trim Color Brown
- Warranty 10-year limited
- Actual Interior Width (Feet) 6.8
- Actual Interior Length (Feet) 6.8
- Actual Interior Peak Height (Feet) 8
- Foundation Width (Feet) 7
- Foundation Length (Feet) 7.1
- Package Width (Inches) 48
- Package Length (Inches) 89
- Package Height (Inches) 16
- Storage Capacity Range (Sq. Ft.) 37 to 100
- Common Exterior Length (Feet) 7
- Common Exterior Width (Feet) 7
- Common Size Range Medium (6-ft x 5-ft to 10-ft x 8-ft)
- Shed Floor Included
- Mower Storage
- Professional Installation Included
- Tool Storage
- Waste Container Storage
- UNSPSC
- 30201700
- Wheelbarrow Storage
- Bike Storage

DIMENSIONS

Approximate Extent of ED Zone within parcel, taken from Amherst GIS, Roughly 1,654 SF

Approximate Extent of RG Zone within parcel, taken Roughly, 35,693 SF



EVERGREEN TREES AND SHRUBS

	SYMBOL	QTY	SIZE
Chamaecyparis lawsoniana 'Silver Queen' (Silver Queen Lawson cypress)	Cl	9 ea	5' tall
Pinus strobus 'Torulosa' (Twisted White Pine)	PsT	12 ea	8' tall
Picea glauca 'Pendula' (Weeping White Spruce)	PgP	10ea	8' tall
Juniperus chinensis 'Blue Point' (Blue Point Juniper)	Jc	7 ea	10 LF
Chamaecyparis pisifera 'Boulevard'(Boulevard False Cypress)	CpB	23 ea	5' tall
Picea abies 'Nidiformis' (Birds Nest Spruce)	PaN	37 ea	5 gal

FLOWERING SHRUBS

	SYMBOL	QTY	SIZE
Calluna vulgaris 'Spring Torch' (Heather)	Cv	5 ea	3 gal
Clethra alnifolia 'Hummingbird' (Summersweet)	Ca	7 ea	3 gal
Comptonia peregrina (Sweet Fern)	Cp	7 ea	5 gal
Cornus baileyi (Red Twig Dogwood)	Cb	55 ea	1 gal
Fothergilla gardenii (Dwarf Fothergilla)	Fg	5 ea	3 gal
Hamamelis virginiana (Witchhazel)	Hv	10 ea	3 gal
Hydrangea arborescens 'NCHA4'Incrediball (Blush Hydrangea)	HaBB	5 ea	3 gal
Hydrangea serrata 'Blue Bird' (Blue Bird Mountain Hydrangea)	Hsbb	1 ea	3 gal
Itea virginica 'Henry's Garnet' (Virginia Sweetspire)	Iv	4 ea	3 gal
Ilex glabra 'Shamrock' (Shamrock Inkberry)	Ig	15 ea	3 gal
Kalmia latifolia 'Tiddlywinks (Mountain Laurel)	Klt	29 ea	3 gal
Myrica pensylvanica(Northern Bayberry)	Mp	6 ea	5 gal
Pieris 'Brouwer's Beauty (Brouwer's Beauty Pieris)'	Pbb	4 ea	5 gal

AMHERST ZONING

R-G (Residential General Zone)	ZONING	PROPOSED
Min Lot Size	12,000 SF	38,253 SF
Min Lot Frontage	100 LF	138.9 LF
Min Front Setback	15 LF	100'-11" LF
Min Side/ Rear Setbacks	10 LF *	31'-6"Side, 68'-4" Side, 27'-6" Rear
Max Building Coverage	25%	4799 SF/ 12.55%
Max Lot Coverage	40%	45%
Max # Floors	3 STORIES	2.5 STORIES
Max Height	40 VF	44' 11 5/8" to ridge, 38'-4" AV HEIGHT AT STREET SIDE

* Setbacks to increase 2' each story for side and rear. Therefore Min Side and Rear for this project will be 15 LF

SHADE & FLOWERING TREES

	SYMBOL	QTY	SIZE
Nyssa Sylvatica (Black tupelo)	Ns	5 ea	3" cal
Quercus bicolor (Swamp White Oak)	Qb	7 ea	3" cal
Platanus occidentalis (Eastern Sycamore)	Po	9 ea	3" cal
Syringa reticulata (Japanese Tree Lilac)	Sr	3 ea	2" cal
Celtis laevigata (Sugar Hackberry)	Cla	1 ea	3" cal
Cercis canadensis 'Forest Pansy (Eastern Redbud)	Cc	13 ea	2" cal

AMHERST ZONING

Min/ MAX	CATEGORY	PROJECT
	TOTAL LOT SIZE	38,253 SF
	SIZE OF AREA IN ED ZONE	1,654 SF
12,000 SF	MIN LOT SIZE IN R-G	36,599 SF
100 LF	MIN FRONTAGE	138.9 LF
10 LF *	MIN SIDE/REAR SETBACKS	31'-6" SIDE, 68'4" SIDE, 27'-6" REAR
25%	MAX BUILDING COVERAGE	12.8% *or 4663 SF (Main Building)+ 42 SF (Portion of Shed in RD Zone) 4705 SF*
40%	MAX LOT COVERAGE	45.29% *or 16,577 (16,865 SF - 288 SF of items falling in ED Zone)*
3 STORIES	MAX # FLOORS	2.5 STORIES
40 VF	MAX HEIGHT	44'-11 5/8" to RIDGE, 38'-4" AVERAGE HEIGHT AT STREET SIDE

*** SETBACKS TO INCREASE 2' FOR EACH STORY FOR SIDE AND REAR.**

6.17 Maximum building coverage shall be computed as the percentage of the total lot area which may be covered by all principal and accessory buildings and structures. For the purposes of the subsection, a portion of a lot shall be considered as being covered by a structure if it is enclosed on at least three sides by a wall or other substantially sight-impervious fence more than six feet high (whether or not having a roof), or if it has any part of any structure above it in a vertical line.

6.18 Maximum lot coverage shall include the percentage of a lot covered in the manner described in Section 6.17, Maximum Building Coverage, plus that portion of a lot covered by driveways, parking areas, walkways, tennis courts, swimming pools or other similar surfaces. For the purposes of this Bylaw, all such surfaces, whether constructed of impermeable materials (i.e., concrete, bitumimous asphalt, oil and stone and the like) or constructed of permeable materials (i.e., gravel, peastone and the like) shall be included in the calculation of maximum lot coverage

6.19 In all districts, the minimum or maximum height of a building shall be measured as the vertical distance from the average finished grade on the street side of the structureto the highest point of the roof for flats roofs, to the deck line for mansard roofs, and to the average height (midpoint) between the highest eaves and ridge of the main body of the roof for gable, hip, shed, saltbox, and gambrel roofs, or combinations thereof.

VIew of 132 Northampton Road- at Existing Driveway

View of 132 Northampton Road- at Front Yard

View of 132 Northampton Road- From Amherst College Parking Lot

SUMMARY of MANAGEMENT PLAN
Amherst Studio Housing – 132 Northampton Road, Amherst

Overview

Site: .88 acres
Utilities: Public water and sewer
Proposed Building: 28 studio rental apartments for single-person occupancy.

Staffing:
On-site property management will be present at the site approximately 20 hours per week. HMR will be the agent supervising the site staff. HMR already manages several properties for Valley CDC. They are a multi-state property management company, established in 2001, with a service portfolio of over 8,000 rental units. HMR maintains a 24/7 call service to respond to resident and site emergencies. Typical duties of site management include rent collection, compliance with regulatory agencies (this is primarily income eligibility and adherence to the standards of decent, safe and sanitary housing) scheduling of maintenance and resident relations.

At 20 hours/week, the staffing plan for 132 Northampton Road exceeds the typical industry standard for ½ hour of staff time for every unit (or 14 hours/week for the proposed project) in order to serve the residents and properly maintain the site, building and units.

Asset Management will be provided by Valley CDC as owner, which provides guidance and direction for long term operations of the property from the perspective of financial health and capital needs and improvements. Regular sites visits, lender and funder communications and review of financials, operating data and resident experience and neighborhood relations are examples of asset management involvement.

On-site Resident Services Coordinator: 27.5 – 30 hours per week. See summary of Resident Services plan.

Sustainability and Energy Efficiency

Proposed plan includes a goal to achieve "net zero" operations (the site would consume only as much energy as can be produced onsite through renewable resources). HVAC and hot water systems will be electric. The aim is to eliminate use of on-site fossil fuels and install PV solar panels to the extent feasible and meet the standards for Passive House certification.

Trash and recycling

As is typical for multi-family site of this size, there will be weekly pick-up of trash and single stream recycling.

Parking

16 parking spaces proposed with Parking Management Plan to be enforced by site staff.

Lighting, including hours of illumination by location, types and wattage of fixtures

The goal for site lighting is to provide warm, low levels of light. All fixtures will be low energy LED lighting, solar powered wherever possible. Pathway lights are dimmable and motion sensitive, so they will only illuminate when someone is using the pathway.

Signage, including location, size, materials, and any illumination

Proposed plan only includes a street number at the junction of the driveway and Northampton Road for public safety purposes.

Landscape Maintenance, including annual schedule of watering, fertilizing, mowing, pruning, leaf pick-up, and so forth, and maintenance and replacement schedule of site furnishings

HMR will hire a landscape company to handle the grounds and all seasonal and preventive maintenance required to tend to the site's landscaping needs, plantings and curb appeal.

Snow Removal, including name of contractor

HMR will hire a snow removal contractor to plow the driveway, vehicle turn-around, and parking areas and clear snow from walkways on the property, as well as the sidewalk along Northampton Road (in keeping with local rules and regulations) along with sand and de-icer as needed to keep vehicular ways and walkways safe.

For resident and staff safety there will be a snow shovel and bucket of sand for occasional use.

On-Site Recreational Facilities

Indoor common areas and an outdoor patio will be available for resident use. A covered bicycle rack will be provided. Areas are designated on the site plan for gardening if there is resident interest.

Designated Smoking Area

By Valley's choice, all indoor areas and the majority of the site will be smoke free, as has progressively become a decision made by owners and managers of multifamily housing. Valley has proposed a designated smoking area on site because we understand that some tenants will smoke. A designated smoking area allows for policy and lease enforcement on the grounds. Valley in no way encourages tenants to smoke and will offer smoking cessation support to those tenants who wish to reduce or quit smoking.

Outdoor HVAC Equipment

Air condensers will be located outside, tucked against the building near building recesses, and screened by plantings.

Standard Lease

Standard lease as well as House Rules and Regulations provided in PEL. As is standard for multifamily operations, HMR will monitor activity at the site and hold residents accountable to the terms of the lease and resident handbook.

Material, equipment, and large household goods storage

Bicycle storage is outdoors. There will be no tenant storage outside of each apartment.

Summary of Resident Services Plan

132 Northampton Road
Amherst, MA

The proposed plan for an on-site Resident Service Coordinator (RSC) at this property is based on a popular and successful affordable housing model to help residents make connections with outside agencies and support networks as needed to offer an additional benefit for residents and a means to support overall operations as permanent, non-transitory housing.

The proposed project is not transitional housing, a group home or a half-way house. On-site "supportive" services are not required by any agency or subsidy attached to the housing units being developed. A Resident Service Coordinator, by definition, is not a service provider, but instead coordinates and refers residents to help them access available services in the community and surrounding area.

All service referrals and programs offered are voluntary on the part of residents. While other housing programs designed and targeted to individuals with needs and requirements for proscribed services in relation to transitional or supportive housing, the proposed project will screen and select only those applicants who are well suited for independent living.

There is no one-size-fits-all approach to resident services at any property and the Supportive Services Plan drafted for this property allows for a wide range of options. For instance, the RSC will assist formerly homeless residents to maintain a successful tenancy and maximize self-sufficiency, while other residents do not want, and do not require, the help offered by an RSC or these programs.

The RSC is responsible for creating an encouraging atmosphere, working side-by-side with property management staff to ensure a comprehensive approach that focuses on helping tenants to sustain their housing. If a resident faces challenges in complying with the house rules or lease, the RSC will offer them help with communication, budgeting, or offer guidance and access to resources that might be of assistance on housekeeping. For residents who are not interested in accessing the referrals or programs made available, property management will pursue notification and necessary legal remedies under the rights and responsibilities of landlord and tenant in the lease documents.

The RSC does their best to ensure that services offered are culturally appropriate and special needs sensitive, and will work with the partnering agencies to develop and implement a plan for tenant engagement.

While the detailed Supportive Services Plan describes extensively a number of community partners; service provider networks; and medical, dental, and behavioral health services resources; at a high level the on-site role of the RSC aims to provide an opportunity for individuals to build housing stability. The RSC, as outlined in this plan, seeks to assure residents:

- Access to services that they need.

- Opportunities for community integration.
- A framework for providers and organizations to work smoothly and collaboratively with the on-site Residential Services Coordinator
- Access to transportation services

The RSC will work approximately 30 hours/week from an on-site office. This position is responsible for overall coordination of services, including activities of the service partners, where appropriate. The RSC conducts initial tenant orientations, works with site staff, tenants and service providers to identify tenant service needs; provides information and referral to tenants; schedules community/service space; organizes resident community activities, educational activities, or support groups; and maintains statistics. Additional specific examples of the RSC role include:

- Provide orientation for all residents at move-in
- Help residents to connect with referring agency and associated support services
- Conduct individual (and voluntary) assessments of tenant needs
- Coordinate transportation options
- Plan and facilitate:
    - workshops and group activities for tenants
    - social activities within the property to foster a sense of community
    - social integration activities / events to foster connection between tenants and the larger community, including neighbors and Amherst College.
- Maintain Jobs Board in the Community Room
- Offer support for smoking cessation efforts
- Assist and / or mediate conflicts between tenants
- Communicate to residents that they have access to an on-call system via telephone to a DMH/ServiceNet staff 24- hours a day, seven days a week.

The RSC and relationships fostered with agencies and residents brings a collaborative element along with a focus on independence, respect and peaceful enjoyment of the premises. This expectation is communicated consistently to residents, whether or not they are participating in the services and programs offered.

A Resident Services Coordinator is now a commonly staffed position in affordable housing that is increasingly valued as a significant contributing factor to the success of residents and integration of the property with the surrounding neighborhood. The fully detailed plan explains and describes many more specifics on the RSC role as a liaison between residents and external agencies to serve and assist the residents and to support the overall success of the property's operations.

Job data for Amherst

Reecent Sample Listings:

Date	Position	Company	Location
Jun 22 Full Time	**Recovery Coach**	Behavioral Health Network	
Jun 19 Seasonal	**Direct Care Relief - INCREASED HOURLY RA...**	BFAIR	
Nov 06 Part Time	**Mass. Licensed Dental Assistant**	Hilltown Community Health Centers Inc.	AMHERST
Dec 19 Seasonal	**Election Workers**	Town of Amherst	AMHERST
Mar 23 Seasonal	**Seasonal Summer Laborers Town of Amherst...**	Town of Amherst	AMHERST
Dec 16 Full Time	**Medical Assistant**	Hilltown Community Health Centers Inc.	AMHERST
Jun 02 Full/Part	**TEACHER PRESCHOOL (North Amherst)**	Community Action Pioneer Valley	AMHERST
Apr 16 Student	**Conservation Summer Laborers**	Town of Amherst	AMHERST
Jan 09 Full/Part	**Medical/Dental Receptionist**	Hilltown Community Health Centers Inc.	AMHERST
Jun 05 Full Time	**TEACHER INFANT TODDLER (Amherst)**	Community Action Pioneer Valley	AMHERST
Jun 05 Full Time	**TEACHER ASSISTANT INFANT TODDLER (Amhers...**	Community Action Pioneer Valley	AMHERST
Jun 08 Full Time	**Human Resources Director**	Town of Amherst	AMHERST
Jun 11 Full Time	**Public Health Director**	Town of Amherst	AMHERST
Jun 08 Full Time	**Police Officer**	Town of Amherst	AMHERST
Jun 11 Part Time	**Dishwasher**	Atkins Farms	AMHERST
Jun 16 Full Time	**Community Meals Coordinator**	Amherst Survival Center	AMHERST

Annual and Monthly Gross Pay:

		GROSS INCOME* ANNUAL EARNINGS				MONTHLY GROSS EARNINGS	
		20 hrs/week		40 hrs/week			
	Hourly Rate	Part Time	% AMI	Full Time	% AMI	Part Time	Full Time
Minimum Wage:	$12.00	$12,480	21%	$24,960	42%	$1,040	$2,080
	$13.00	$13,520	23%	$27,040	45%	$1,127	$2,253
	$14.00	$14,560	24%	$29,120	49%	$1,213	$2,427
	$15.00	$15,600	26%	$31,200	52%	$1,300	$2,600
	$16.00	$16,640	28%	$33,280	56%	$1,387	$2,773
	$17.00	$17,680	30%	$35,360	59%	$1,473	$2,947
	$18.00	$18,720	31%	$37,440	63%	$1,560	$3,120

Sample jobs that might fit for residents of 132 Northampton Road:

Kitchen Staff

SAVE

C Craig's Doors
Amherst, MA (+1 other)

Apply on Amherst, MA - Ge...

2 days ago Full-time

Amherst, MA 21 hours ago Part-time Temporary Quick Apply Skills First Aid Certification Kitchen Experience ServSafe Craig's Doors is currently hiring a kitchen staff member to work in our emergency winter shelter for adults experiencing homelessness. We are located in walking distance of the UMASS campus, and we are open until May 1st. We are looking for a caring and compassionate person to prepare and serve dinner, wash dishes, and clean the kitchen after meal service. The shift is usually 8:15 PM to 11:00 PM. Current ServSafe & First Aid certification preferred. Job Types: Part-time, Temporary Salary: $14.00 to $18.00 /hour Experience: Kitchen: 1 year (Preferred) Work authorization: United States (Preferred) Work Location: One location Benefits: None Hours per week: 10-19 Typical start time: 8PM Typical end time: 11PM Job Duties: Prepare all food items as directed in a sanitary and timely manner Follow recipes and presentation specifications Operate standard kitchen equipment safety...

Seasonal Summer Laborers Town of Amherst, MA

Print | Email | Save

Town of Amherst

4 Boltwood Avenue
Amherst, MA 01002
Website:**amherstma.gov/jobs**

Salary Range:	**Location:**
	AMHERST MA
Job Type:	**Category:**
Seasonal	Government/Public Service
Education Level:	**Work Experience:**
High School or Equivalent Preference: Nice to have	Preference: Preferred

Description:

SUMMER 2020 CONSERVATION POSITIONS

OVERVIEW
Amherst has a long history of preserving important ecological, agricultural, cultural, and water supply related lands and remains a leader in acquiring open space and managing the lands it already owns. The Conservation Department is responsible for the administration of environmental laws and policies, open space protection and management and preservation of natural features of the environment, and coordination for joint action with many town bodies. Land management includes 1,965 acres of conservation land, more than 40 open fields and 80 miles of hiking trails. We also manage roughly 2700 acres of Watershed Forest, where we are involved in active forestry.

The Town of Amherst seeks multiple qualified applicants for seasonal summer staff to work approximately from May 18, 2020 – September 8, 2020. Up to 40 hours per week and must be available weekends. This is a Non-Union Part-Time Level 3 position with a starting hourly rate of $12.87 – $14.49 (depending on experience). For more information and to apply online please visit our website at www.amherstma.gov/jobs, or in person at the Human Resources Department, 4 Boltwood Ave, Amherst. Application review begins March 23, 2020.

(Overnight) Night Crew Clerk

SAVE

Big Y
Amherst, MA

Apply on Higher Hire | Apply on LinkedIn | Apply on Snagajob | Apply on ZipRecruiter | Apply on JobTkr | Apply on Upward

26 days ago | 1 hr 40 min | Full-time

Big Y - 175 UNIVERSITY DRIVE [Stocker / Receiver / Inventory Clerk / Backroom Associate] As a Night Crew Clerk with Big Y, you will: Receive, unload, verify, and store product; Price, rotate, stock, face, and level product; Maintain proper department conditions and supplies (e.g., shelf, case, sales floor, backroom, etc.); Operate, clean, and maintain equipment, machinery, tools, and work area...Hiring Fast >>

Report this listing

Typical pay for this type of work

ZipRecruiter

$21k–34k per year
Overnight Stock Clerk
Based on local employers

Bed Maker for Long Term Care Facility

SAVE

C

Center for Extended Care at Amherst
Amherst, MA (+1 other)

Apply on Amherst, MA - Ge... | Apply on Glassdoor | Apply on Jobatic | Apply on Upward

3 days ago | Full-time

Amherst, MA 3.1 11 hours ago Part-time Quick Apply Skills CNA Center for Extended Care and Rehabilitation at Amherst is looking for Part Time 'Bed Makers' to help our nursing staff in tiding up resident rooms, leaving CNA more time to focus on resident care. There is no license needed for this position, we are looking the position would be part time up to 20 hours per week. Interested Canadiates please submit resumes and you will be called to schedule a phone interview Thank you CECAA Management Center for Extended Care and Rehabilitation at Amherst is looking for Part Time 'Bed Makers' to help our nursing staff in tiding up resident rooms, leaving CNA more time to focus on resident care. There is no license needed for this position, we are looking the position would be part time up to 20 hours per week. Interested Canadiates please submit resumes and you will be called to schedule a phone interview Thank you CECAA Management Quick Apply

Warehouse Team Member

SAVE

A

AMAZON WORKFORCE STAFFING
Amherst, MA

Apply on Amherst, MA - Ge... | Apply on Jobs

3 days ago | Full-time

Job Description: Warehouse Team Member (Seasonal, Part-Time, Full-Time, Flexible Hours) Shifts: Overnight, Sunrise, Day, Evening, Weekend Location Holyoke, MA Job opportunities vary by location. We update postings daily with open positions. Salary Earn $15 or more Amazon remains open as an essential service to serve our communities delivering critical supplies directly to the doorsteps of people who need them. Job Description Delivery Stations - Amazon's delivery stations are the final stop before an order heads out for delivery to the customer's door. In this active job you sort packages into delivery routes. To ensure we meet customer-promised delivery times during the day, you'll work overnight or sunrise shifts. Depending on your location, you will work 15-30 hours per week on shifts that range between 4 and 10 hours. Full-time and part-time roles with set schedules may also be available. Apply now. Start as soon as 7 days. No resume or previous work experience required.

Amazon Workforce Staffing: Seasonal warehouse operator (full time/part time...

SAVE

amazon

Amazon
Ludlow, MA

Apply on Massachusetts J...

18 days ago | Full-time

Warehouse Sort Team Location: Carteret Job opportunities vary by location. We update postings daily with open positions. Hourly pay rate: $15.75 or more
Associated topics: associate, crane, entry level, fulfillment, logistics agent, material handler, operator night, trainee, unloading, warehouse

Departmental Assistant/Catering - Pot Room/DishRoom

SAVE

University of Massachusetts Amherst
Amherst, MA (+1 other)

Apply on ZipRecruiter | Apply on Glassdoor | Apply on LinkedIn | Apply on Jobilize LLC | Apply on DiversityJobs.com | Apply on StartW

Over 1 month ago $ 26,922–45,369 a year Full-time

Departmental Assistant/Catering - Pot Room/DishRoom
Apply now
Job no: 495842
Work type: Hourly
Location: UMass Amherst
Department: Catering Food
Union: AFSCME Unit B
Categories: Temporary Non-Benefited

About UMass Amherst
UMass Amherst, the Commonwealth's flagship campus, is a nationally ranked public research university offering a full range of undergraduate, graduate and professional degrees. The University sits on nearly 1,450-acres in the scenic Pioneer Valley of Western Massachusetts, and offers a rich cultural environment in a bucolic setting close to major urban centers. In addition, the University is part of the Five Colleges (including Amherst College, Hampshire College, Mount Holyoke College, and Smith College), which adds to the intellectual energy of the region.

Job Summary
Performs routine manual and domestic job duties in a food service operation including pot washing, dish washing, and cleaning. Primary duties are to wash pots and pans and to assist with various other...

Student Restrictions: HUD vs. LIHTC vs. HOME

Andrea Champine

US Housing Consultants receives numerous inquiries regarding student status and proper documentation of applicant/tenant files to ensure compliance. This article applies to properties with HUD Section 8, Low-Income Housing Tax Credit (LIHTC) and/or HOME funding. Confirming student status requirements are met is a critical piece in determining eligibility. Applying student rules based on funding can be challenging, especially when properties have multiple funding sources in which an applicant/tenant may need to meet separate student-related rules in order to qualify. Here are some guidelines that we hope will be helpful when determining eligibility for a household with a student(s).

Why are there student restrictions in affordable housing?

For LIHTC... The LIHTC student restrictions were primarily implemented to prevent dormitory and/or transient housing.

For HUD... The HUD student restrictions were primarily implemented for two reasons:

- To address incidents of children of wealthy parents receiving federal housing assistance; and
- To address incidents of college students obtaining federal housing assistance without their educational financial assistance counted as income for purposes of income eligibility for federal housing assistance.

For HOME... In 2013, HUD revised regulations governing the HOME program and decided that HOME funded properties should follow HUD's student restrictions.

What are the student restrictions?

For LIHTC... A household cannot be comprised of all full-time students (Kindergarten through 12th grade and institutions of higher education) unless they meet one of the following exceptions:

- A student receiving assistance under Title IV of the Social Security Act (TANF); or
- A student who was previously in the foster care program; or
- A student enrolled in a job training program receiving assistance under the Job Training Partnership Act or under other Federal, State or local laws; or
- The household is comprised of single parents and their children and such parents are not dependents of another individual and such children are not dependents of another individual other than a parent of such children. In the case of a single parent with children, the legislative history explains that none of the tenants (parent or children) can be a dependent of a third party; or
- The household contains a married couple entitled to file joint tax returns.

Note that for the LIHTC program, a student who is a full-time student for **any portion** of 5 months out of the current calendar year is considered a full-time student for the entire calendar year. The months do not need to be consecutive.

For HUD/HOME programs... A household is not eligible for occupancy if the household contains a full- or part-time student at an institution of higher education and all of the following statements are true for the student:

- Is under the age of 24;
- Is not a veteran of the United States military;
- Is unmarried (if married, the couple cannot live apart from each other);
- Does not have a dependent child who resides with the household member at least 50% of the time;
- Is not a person with disabilities receiving Section 8 assistance as of November 30, 2005;
- Is not otherwise individually eligible or has parents who (individually or jointly) are not income eligible to receive Section 8 assistance, unless the student can demonstrate his or her independence from his/her parents*.
- Is not residing with parents who are receiving or applying for Section 8 assistance.

To determine a student's independence from his or her parents, the owner/manager should use the following criteria:

- The individual must be of legal contract age under state law.
- The individual must have established a household separate from parents or legal guardians for at least one year prior to application for occupancy, or the individual must meet the U.S. Department of Education's definition of an independent student. Per definition, an independent student is:
  - At least 24;
  - Married;
  - A graduate or professional student;
  - A veteran;
  - A member of the armed forces;
  - An orphan;
  - A ward of the court;
  - Someone with legal dependents other than a spouse;
  - An emancipated minor; or
  - Someone who is homeless or at risk of being homeless.
  - The individual must not be claimed as a dependent by parents or legal guardians pursuant to IRS regulations.
  - The individual must obtain a certification of the amount of financial assistance that will be provided by parents, signed by the

individual providing the support. This certification is required even if no assistance will be provided.

Note that for HUD/HOME, current student status is determined; the 5-month rule does not apply (LIHTC only).

Since there are substantial differences in the student restrictions, it is important that property owners/managers are asking the right questions of applicants/tenants when there is layered funding to ensure proper eligibility guidelines are met.

If...	Is the HUD/HOME student rule triggered?	Is the LIHTC student rule triggered?
The student is aged 18-23	Yes	Yes, if all household members are full-time students
The household is comprised of all full-time students	Yes	Yes
The household is comprised of all part-time students	Yes	No
The household consists of all full-time high school students	No	Yes
The household consists of all recent high school graduates	No	Maybe (if full-time students for 5 months of the current calendar year)
The household consists of all recent college graduates	No	Maybe (if full-time students for 5 months of the current calendar year)

For properties with layered funding (both LIHTC and HUD Section 8 or HOME), both sets of student restrictions must be met.

Is Financial Assistance in Excess of Tuition and Required Fees considered income?

For LIHTC... If an applicant/tenant does not receive Section 8 assistance, all forms of student financial assistance are excluded from annual income. Financial assistance includes grants, scholarships, educational entitlements, work study programs, and financial aid packages. It doesn't matter whether the assistance is paid to the student or directly to the educational institution.

For HUD/HOME and for an LIHTC household who receives Section 8 assistance... Financial assistance in excess of tuition and other required fees and charges is included as income, except for students who are living with their parents who are applying for or receiving Section 8 assistance or if the student is over the age of 23 with dependent children.

Has your verification form been updated to include fees? In December 2015, HUD updated the definition of "tuition" to include "required fees and charges". Required fees include all fixed sum charges that are required for a large proportion of all students. Examples of required fees and charges include lab fees, athletic fees, student center fees, technology fees and fees specific to the student's major or program (i.e., nursing program).

Expenses associated with room and board, books, supplies, meal plans, transportation, parking and other non-fixed sum charges are **not** included in tuition.

At Annual Recertification...

- **For LIHTC**, if the entire household is comprised of full-time students and does not meet an exception to the student rule, the tenant household no longer qualifies for the unit and may be required to vacate the unit.
- **For HUD**, if the student rule is triggered and the household does not meet an exception to the student requirements, the household is no longer eligible to receive a subsidy. Therefore, termination of assistance is warranted.
- **For HOME**, if the student rule is triggered and the household does not meet an exception to the student requirements, please check with your HOME-monitoring participating jurisdiction. It is unclear how these situations should be handled since tenants in HOME units do not pay rent based on income; therefore, termination of assistance would not be applicable.

What about unborn children?

For LIHTC... An unborn child **IS** considered a household member when determining eligibility based on student status. Therefore, if a self-certification is provided that a household member is pregnant, the unborn child is not a student and the student rule is not triggered.

For HUD/HOME... An unborn child **IS NOT** considered a household member for the HUD/HOME programs when determining eligibility based on student status.

Examples:

For LIHTC

- Sally applies to XYZ Apartments, which is a Tax Credit property. She is applying for herself and is 18 years old. She indicates on her application that she is expecting a child, is a full-time student, and is not a dependent of someone else. Is Sally eligible for this property?
- **YES** - According to the IRS, an unborn child is a member of the household for both determining whether the household is income qualified and applying the student exception rules. Sally can be considered eligible for an apartment based on meeting one of the exceptions to the student rule.

For HUD/HOME

- Debbie applies to ABC Apartments, which is a HUD Section 8 property. She is applying for herself and is 23 years old. She indicates on her application that she is expecting a child and is a full-time student. Is Debbie eligible for this property?
- NO-- According to HUD regulations, any person applying for HUD Housing who is a full or part-time student, enrolled in an institution of higher education, who is expecting a child and doesn't meet one or more of the exceptions to the rule is not eligible to receive Section 8 assistance. The unborn child is only taken into consideration for purposes of establishing the student's income eligibility and appropriate unit size.

Due to the complexity of student rules, it is best practice to ensure all required information specific to funding source(s) is captured on third party verification forms. Having the right student questions answered is the key to determining both initial and continued eligibility.

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