APPLICATON FOR SPECIAL PERMIT TO GREAT BARRINGTON PLANNING BOARD

Adaptive Reuse of Great Barrington Nursing Rehabilitation Center to:

MAPLE AVENUE APARTMENTS

148 Maple Avenue, Great Barrington, Massachusetts

DEVELOPER:
Jon Halpern
Great Barrington Development, LLC
P.O. Box 216
Southfield, MA 01259
(516) 298-6676
E-Mail**:** bigjon22@gmail.com

PROJECT MANAGER:
Samuel VanSant, Principal
Cobalt, LLC
204 State Road
Great Barrington, MA 01230
(413) 429-7445
E-Mail: sam@cobaltllc.us

ATTORNEY:
Charles J Ferris
Attorney at Law
500 Main Street, Suite #1
Great Barrington, MA
(413) 528-8900
E-Mail: Charles.ferris@theberkshirelawyer.com

ARCHITECT:
103 Terrace Street
Roxbury, MA 01463
(617) 708-1071
E-Mail: nick@eltonhamptonarchitects

104 West Street
Sandisfield, MA 01255
(413) 258-4019

OCTOBER 22, 2020

TOWN OF GREAT BARRINGTON
Application for a Special Permit
to the Board of Selectmen or Planning Board

FORM SP-1
REV. 11-2013

FOR OFFICE USE ONLY
Number Assigned 914-20 Date Received 10/28/20
Special Permit Granting Authority PB
Copy to Recommending Boards 10/29/20
Advertised 11/12 & 11/19 EAGLE
Public Hearing Thurs. 12/10/20
Fee: $150.00 Paid: Yes

APPLICATION FOR SPECIAL PERMIT UNDER TOWN ZONING BYLAWS FOR TOWN OF GREAT BARRINGTON, MASSACHUSETTS

MAP 21 LOT 38 BOOK 2438 PAGE 191 ZONING DISTRICT(s) R-2

Site Address: 148 MAPLE AVENUE

Date of Application 10/21/20

Applicant's name and complete mailing address GREAT BARRINGTON DEVELOPMENT LLC
585 NORFOLK ROAD SOUTHFIELD, MA 01259

Applicant's phone number (516) 298-6676 Applicant's email address: bigjohn22@gmail.com

Name and Address of Owner of land exactly as it appears on most recent tax bill:
BEAR MOUNTAIN 148 PROPERTIES, LLC, SUITE 200, 4711 GOLF ROAD, SKOKIE, IL 60076

I (we) request a Special Permit for: CONVERSION OF NURSING HOME IN A RESIDENTIAL ZONING DISTRICT TO MULTIFAMILY USE

Under Section(s) 8,10,2 and 10.4 of the Great Barrington Zoning Bylaws.

APPLICANTS MUST READ AND COMPLY WITH THE FOLLOWING:

One Signed Original application with each of the items below, as applicable, and fourteen (14) exact copies of the entire application package are to be submitted. Applications must include:

1. Completed application form, including signatures.
2. Brief written description of how the project is in harmony with the Great Barrington Master Plan. (Copies of the Master Plan are available for free download from the Town website. Hard copies can be read at the Clerk's office or the Town libraries.)
3. Site Plan, drawn to scale, applicable to the site and the proposed use of said site for which this special permit is requested.
4. Any other specifications necessary to further describe the site or proposed use for which a special permit is requested. At least one copy of any maps being submitted shall be no larger than 11" X 17". Plans should show all existing and proposed structures, property lines and dimensions, driveways, walkways and parking areas. All proposed landscaping, parking, loading, and similar improvements must be in compliance with the applicable sections of the Zoning Bylaw.
5. Certified list of abutters within 300' on the Assessors Maps to the subject property, including map and lot number. List must be obtained from the Assessors' Office.

FORM SP-1
REV. 11-2013

6. Zoning Map designating the zoning district(s) and location for the area for which a special permit is requested, plus a USGS map enlarged and showing the site location within the Town.
7. Drainage Plan indicating the destination of all runoff from the property. In the event of substantial increase in impervious surfaces, the SPGA may require calculations or expert analysis of the plan.
8. Landscaping Plan drawn to scale and showing existing and proposed landscaping.
9. If applicant and owner are different, a letter signed by the owner of the property authorizing the applicant to apply for the special permit.

SPECIFICS:

1. All site plans and specifications must be signed and dated by the preparer.
2. **ALL OWNERS** of property must also sign the application.
3. A copy of special permit procedures is available upon request.
4. Fee for application is $150.00 to cover the cost of the public hearing notices in the newspaper and notification to parties in interest. If the cost exceeds $150.00, the applicant shall pay the balance due upon notification from the Granting Authority.
5. Once all the necessary papers, maps, etc. are compiled into the required Original and Fourteen sets, call the Town Planner's office at 413-528-1619 ext. 7 to arrange an appointment to file your application. The application will be reviewed for completeness and a date for a public hearing before the Board of Selectmen or Planning Board will be scheduled. Meetings of recommending boards (e.g. Planning Board, Conservation Commission and Board of Health) will also be arranged at this time.

Signature of Applicant
(see attached letter)
Signature of Co-Applicant (e.g. Property Owner, if different)

****

PLEASE READ AND SIGN BELOW

ALL COSTS INCURRED BY THE TOWN FOR THE EMPLOYMENT OF EXPERTS OR CONSULTANTS REQUIRED BY ANY TOWN BOARD, AND APPROVED BY THE BOARD OF SELECTMEN, FOR THE PURPOSE OF ANALYZING OR EVALUATING ANY PROJECT THAT IS A SUBJECT OF A SPECIAL PERMIT APPLICATION SHALL BE ASSESSED TO THE APPLICANT AND SHALL CONSTITUTE PART OF THE APPLICATION FEE. A COPY OF THIS REGULATION SHALL BE PROVIDED TO THE APPLICANT IF REQUESTED.

I have read the above regulation and agree to be bound by it.

Signature _____

Signature of Co-Applicant (e.g. Property Owner) (see attached letter)

Date 10/21/20

TO: GREAT BARRINGTON PLANNING BOARD
RE: 148 MAPLE AVENUE, GREAT BARRINGTON

Bear Mountain 148 Properties LLC, the owner of premises located at 148 Maple Avenue, Great Barrington, MA, hereby authorizes Great Barrington Development LLC to apply for a special permit to convert the premises from the current use as a nursing home to residential use.

Bear Mountain 148 Properties LLC

By: _____ Its Manager

John B Wynne Jr

Date: 9/30/20

Bruce Firger, Assessor
John Katz, Assessor

Shaun McHugh, Principal Assessor
E-mail: smchugh@townofgb.org

Carol Strommer
Administrative Assessor
E-mail: cstrommer@townofgb.org

Town Hall, 334 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-2220 x 5
Fax: (413) 528-1026

TOWN OF GREAT BARRINGTON
MASSACHUSETTS
BOARD OF ASSESSORS

October 5, 2020

ABUTTERS TO PROPERTY OF: BEAR MOUNTAIN 148 PROPERTIES LLC
148 Maple Avenue, Map 21 Lot 38, Book 2438 Page 191

MAP	LOT	ABUTTER
21	46	Dorothy Phillips, 36 Silver St., Gt. Barrington, MA 01230-1925
21	36	Royce P. Jones, 135 Maple Ave., Gt. Barrington, MA 01230-1910
21	31	Kristie & Jared Havens, 105 Maple Ave., Gt. Barrington, MA 01230-1910
21	42	David Unger & Ettore Toppi, 38 Silver St., Gt. Barrington, MA 01230-1925
21	41	Lois Kramer Hartwick, 188 Maple Ave., Gt. Barrington, MA 01230-1906
21	18	West Avenue LLC, 146 West Ave., Gt. Barrington, MA 01230-1823
21	37	Linda Traficante, 145 Maple Ave., Gt. Barrington, MA 01230-1910
21	28	Maple Avenue Professional Condominium Trust, c/o Yarmosky, 200 Elm St., 200 Elm St., Pittsfield, MA 01201-6551
21	28A	Maple Avenue Associates, c/o Leslye Heilig, 132 Benton Ave., Gt. Barrington, MA 01230-1702
21	28B	Louis M. Yarmosky & Steven E. Yarmosky, 200 Elm St., Pittsfield, MA 01201-6551
21	34,35	Brian T. Moffitt & Debra Descognets, 125 Maple Ave., Gt. Barrington, MA 01230-1910
21	46A	Emily A. Herder, 147 Maple Ave., Gt. Barrington, MA 01230-1910
21	17	David & Beverly Hosokawa, Trustees, 41 Berkshire Heights Rd., Gt. Barrington, MA 01230-1543
21	29,30,28A	Carol E. Purcell, 120 Maple Ave., Gt. Barrington, MA 01230-1906
21	40,39	Stephen P. & Doone L. Marshall, PO Box 173, South Egremont, MA 01258-0173
21	46B,42C	Wesley B. Tanner & Jamie Horwitz, 34 Silver St., Gt. Barrington, MA 01230-1925
21	32,33	Jim Dean, Trustee, 1166 Fairfield Dr., Hudsonville, MI 49426-9489
21	39A	Richard J. & Michele S. Shimmon, 180 Maple Ave., Gt. Barrington, MA 01230-1906
23	9	David R. & Patricia J. Sharpe, 194 Maple Ave., Gt. Barrington, MA 01230-1922
24	6	Donald K. & Patricia A. Moulthrop, Trustees, 35 Silver St., Gt. Barrington, MA 01230-1925
24	4,3,5	John B. Vanwagner, 1 Newsboy Monument Lane, Gt. Barrington, MA 01230-1936
21 UA	42A	Robert & Sharon Perlman, Trustees, 4500 Casper Ct., Hollywood, FL 33021-2417
21 UB	42A	Thomas B. & Mary J. Kinane, 27 Crestwood Dr., Wellesley, MA 02481-1613
21 UC	42B	Patricia W. Jones, Trustee, 4828 Kenneth Pike, Greenville, DE 19807-1814
21 UD	42B	Anne G. Murphy, Trustee, 10341 Quail Crown Dr., Naples, FL 34119-8833

The above list of abutters to the subject property is correct according to the latest records of this office.

Sincerely,

Carol Strommer

Carol Strommer
Administrative Assessor

PROPOSED FINDINGS RE: SPECIAL PERMIT APPLICATION PURSUANT TO
ZONING BYLAW SECTION 8.10.2 & 10.4
FILED BY GREAT BARRINGTON DEVELOPMENT LLC
PREMISES: 148 MAPLE AVENUE

Conversion of the premises from a nursing home use to multi family residential rental use will be in the best interests of the town, since it will serve community needs by providing for needed rental housing, and will enhance the property tax base, and will protect the surrounding residential neighborhood from undue impacts from a new use, while preserving much of the open space and wooded land on the premises.

The scale of the proposal, including 48 residential apartments (studio, one bedroom and two bedroom) is not more detrimental to the residential neighborhood than the previous nursing home use.

Proposed traffic will not be severely changed by the use, as the premises sits on a main road, and will no longer be used for a business purpose, with multiple deliveries and employees coming and going each day.

The driveway and parking area serving the premises will be adequately screened.

There is adequate public water and public sewer service to the premises for the proposed new use.

The number of residential units on the premises will not adversely impact the neighborhood.

The proposed development has adequate on-site amenities, including open space, recreational facilities parking and landscaping buffers.

There is at least one parking space for each dwelling unit.

The project is consistent with the neighborhood character which is predominantly residential.

William Ingram
Wastewater Superintendent

E-mail: bingram@townofgb.org
www.townofgb.org

100 Bentley Avenue
Great Barrington, MA 01230

Telephone: (413) 528-0650
Fax: (413) 528-8311

TOWN OF GREAT BARRINGTON
MASSACHUSETTS

DEPARTMENT OF PUBLIC WORKS

Wastewater Treatment Facility

Re: Maple Avenue Apartments Capacity to Serve

Mr. Elton:

The Town of Great Barrington's sewer main on Maple Avenue has sufficient capacity to receive the wastewater flow from the Maple Avenue Apartments.

Please feel free to contact me if you have any questions.

Sincerely,

William Ingram
Assistant DPW Superintendent

THE GREAT BARRINGTON FIRE DISTRICT
PRUDENTIAL COMMITTEE AND BOARD OF PUBLIC WORKS
17 EAST STREET
GREAT BARRINGTON, MASSACHUSETTS 01230
TEL. 413-528-0133 • FAX 413-528-6061

Walter F. Atwood III
Kenneth Schumacher
Robert G. Hammer
William F. Foster
William M. Brinker

Cynthia J. Ullrich, *District Clerk*
Peter H. Marks, *Superintendent*

October 20, 2020

Nick Elton
Elton & Hampton Architects
103 Terrace Street
Roxbury, MA 02120

Dear Mr. Elton,

I have been informed of your plans to convert the Great Barrington Nursing Home at 148 Maple Avenue into rental apartments. The proposed water requirements per Mass Plumbing Code between the previous and proposed are virtually identical, and it has been determined that the existing 2" water service into the building is sized to exceed the proposed requirements.

The property is located within the bounds of The Great Barrington Fire District. The Fire District has sufficient capacity to meet the demand for water. The property will be served by fire hydrants, sprinkler lines and domestic water.

Please contact me to discuss fire district fees and procedures.

Sincerely,

Peter H. Marks
District Superintendent

PHM/cju

Date: 21 October 2020

To: Chris Rembold, Great Barrington Town Planner
Members, Great Barrington Planning Board

Cc: Sam VanSant, Project Manager
Jon Halpern, Developer
Great Barrington Development, LLC *(GBD)*

From: P. Nicholas Elton, Project Architect, EHA

Re: **Proposed Maple Avenue Apts.**
Special Permit Submission:
148 Maple Avenue, Great Barrington, MA

Great Barrington Development, LLC *(GBD)* proposes to adaptively reuse and renovate the existing Great Barrington Nursing/Rehabilitation Center *(GBN/RC)* into rental apartments.

■ *Existing and Proposed Project Information:*

- **Existing Project Statistics:**
    - Parcel: 4.1 acres/178,596 sf
    - Existing building: Two and one half (2 ½) stories /33,240 gsf.
    - Parking: Forty-nine (49)

- **Proposed Project Statistics:**
    - Proposed building: Three and one half (3 ½) stories /44,102 gsf,

Primary, Mailing/Eastern Massachusetts Office:
103 Terrace Street Roxbury, MA 02120
tel. (617) 708-1071 Nick@EltonHamptonArchitects.com

Western Massachusetts Office:
104 West Street Sandisfield, MA. 01255

- Proposed living unit: Forty-eight (48) apartments:
  - Four (4) studios
  - Thirty-six (36) one bedroom
  - Eight (8) two bedroom
- Proposed Parking: Fifty (50) including three (3) HC-accessible

■ *Special Permit Submission Package:*

- **Submission Drawings:**

  - Coversheet with project information
  - Existing Conditions Site Plan
  - Existing Conditions Aerial Photo
  - Proposed Site Plan
  - Proposed Site Plan with Landscape
  - Proposed Site Lighting Plan
  - Proposed Site Construction Logistics Plan
  - Existing Conditions Building Plans/Sections/Elevations
  - Proposed Building Plans/Sections/Elevations
  - Building Perspective Views

- **Submission Support Document:**

  - Form SP-1: Town of Great Barrington:
    Application for a Special Permit – dated 21 Oct 20
  - Written Descriptive Narrative/Memorandum *(this document)*
  - Certified List of Abutters
  - Site Utility Capacities:
    - Peter Marks,
      Fire District/GB Water Letter of Capacity, dated 20 Oct 20
    - Bill Ingram,
      GB Wastewater Letter of Capacity, dated 21 October 20
    - Kevin Whalen, MA DOT *(stormwater letter issued shortly)*
  - Proposed Site Lighting Product literature

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■ *Project Narrative:*

- **Project Description:** The existing GBN/RC is a two and one half (2 ½) story brick building, built in the late 1960's, which has been vacant for about six (6) months. The building is set back ab out 100" from Maple Avenue, includes a generous parking area, and driveways entering and exiting the site. The propose development is to adaptively reuse the building as a three and one half (3 ½) story rental apartment building within the existing footprint. All existing driveways, and parking areas are to be maintained, but slightly reduced. The entire proposed impermeable area for the project shall be reduced by 3% from the existing. The proposed design strives to change the building appearance from a nursing facility to a contemporary residential building.

- **Harmony with Great Barrington Master Plan:** Located in the southwest side of town, the project is located at the juncture between three (3) master plan district:

D. Gateway District

- Preserve natural land:
  The current 4.1acre site includes close to 2.5 acres of wooded land, and .75 landscaped area. The project proposes to maintain these common open space areas unchanged and to reduce the paved areas. All site storm water shall drain to surface permeable areas and/or on-site drywells.
- Protect scenic views:
  This proposed project will have no impact of the current scenic views
- Redevelop dilapidated buildings:
  This proposed project will fully renovate an existing, 50 year old, vacant, nursing home building into much-needed rental housing. All aspects will be fully replaced with state-of-the-art systems, increase life-safety functionality, and increased sustainability.

F. Transition Zone

- Promote mixed use:
  This proposed project is only rental housing, but will include amenities for residents such as exercise/gym space, dog bathing/grooming area, generous tenant and bicycle storage, in-building laundry, etc.
- Redevelop dilapidated buildings: *See above*
- Protect historic character:
  The propose project will re-purpose an existing building and maintain the community fabric

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- Enhance sidewalks and connections:
  The site/building is currently connected to downtown Great Barrington with a sidewalk, generous roadway aprons that serve as bicycle paths, and is directly on the BRTA routes #21 and #22.
- Promote sustainability and energy efficiency *(S&EE)*:
  The proposed project will increase the S&EE as follows:
  - *Initial study/modelling underway to seek compliance with "Passive House" parameters for energy use and embedded carbon*
  - *Will meet or exceed LEED Gold Level*
  - *Will meet current EnergyStar program*
  - *Will meet and exceed Mass. Energy Stretch Code*
  - *Will include full preparation for proposed PV/solar placement on roof*
  - *Will provide electric car recharge station*
  - *Will include individual, highly efficient "Heat-pump" heating/cooling systems*
  - *Will include an enhance energy conservation package*
  - *Stormwater management: Reduced permeable area, all existing stormwater management to remain in place, new "rain garden"*
  - *Energy-efficient, photo-electric cell-controlled site lighting*
- Calm traffic:
  The proposed project will alter the proposed traffic pattern within the site, changing one driveway for entrance only, and one driveway for exit only. Since the proposed building-use will change from nursing/rehabilitation to housing, the staff, service, and emergency vehicular traffic will be virtually eliminated. Proposed occupancy-load is reduced from existing occupancy-load.

G. Neighborhoods

- Provide a series of housing options:
  The proposed project will offer a housing alternative that is significantly different from other existing options. Providing a supported multi-family building, with a live-in resident manager, the building is located slightly distanced, but still very accessible to downtown, and provides close access to shopping amenities, hospital, public transportation, restaurants, etc..
- Protect historic character: *See above.*
- Enhance sidewalks and connections: *See above*
- Promote sustainability and energy efficiency: *See above*
- Calm traffic: *See above*

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architectural arealighting

UCM2

ARCHITECTURAL AREA/SITE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

UNIVERSE®

FEATURES

- Reliable, uniform, glare free illumination
- Types 1, 2, 3, 4W, 5Q, and 5W distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- 15 standard powder coat finishes
- Upgrade Kits

3000K and warmer CCTs only

See Certification Specifications

Universe Medium

RELATED PRODUCTS

UCL2 UCL2-LK UCS UCB

CONTROL TECHNOLOGY

wiSCAPE™

SPECIFICATIONS

CONSTRUCTION

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

LED/OPTICS

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

INSTALLATION

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

ELECTRICAL

- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control
- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

CONTROLS

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

CONTROLS (CONTINUED)

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

CERTIFICATIONS

- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020. See Buy American Solutions.

WARRANTY

- See HLI Standard Warranty for additional information

KEY DATA	
LUMEN RANGE	1,821–9,336
WATTAGE RANGE	31.52–71.6
EFFICACY RANGE (LPW)	54.5–138.5
INPUT CURRENT RANGE (mA)	260/420/615 mA
WEIGHT	18 lbs 4.1 kg to 27 lbs 12.25 kg
EPA	.53 to 1.05

HUBBELL Lighting

architectural arealighting

UCM2

ARCHITECTURAL AREA/SITE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

ORDERING GUIDE

Example: UCM2-WND-BLU-FLR-36L-420-4K7-2-CL-BL-WIRSC-SLA2-D-UNV

CATALOG #

HOUSING

UCM2

Housing		LED Quantity		Lumen output		CCT/CRI		Distribution		Finish	
UCM2	Universe Medium 2.0	**36L**	36 LED	**260**	260mA, 4000 Lumens	**AMB**	Amber-595nm Peak[1]	**1**	Type I	**AGN**	Antique Green
Optional Element				**325**	450mA Microcore Crossover	**3K7**	3000K, 70 CRI	**2**	Type II	**BL**	Black
WND	Universe Medium with Luminous Window			**420**	420mA, 6000 Lumens	**4K7**	4000K, 70 CRI	**3**	Type III	**BLT**	Matte Black
SR	Universe Medium with Luminous Solid Rings			**460**	700mA Microcore Crossover	**5K7**	5000K, 70 CRI	**4W**	Type IV Wide	**CRT**	Corton
VSL	Universe Medium with Luminous Vertical Slots			**615**	615mA, 9000 Lumens			**5Q**	Type V Square	**DB**	Dark Bronze
LUM	Universe Medium with Luminous Rings							**5W**	Type V Wide	**DGN**	Dark Green
Optional Intenal Lens										**GT**	Graphite
BLU	Blue									**LG**	Light Gray
RD	Red									**MAL**	Matte Aluminum
GRN	Green									**MDB**	Metallic Bronze
Hood Syle										**MG**	Medium Gray
ANG	Angled Hood									**TT**	Titanium
BEL	Bell Hood									**VBU**	Verde Blue
FLR	Flared Hood									**WDB**	Weathered Blue
SKB	Skirted Bell Hood									**WH**	White
STR	Straight Hood									**CC**	Custom Color[4]
Hood Finish											
STS	Stainless Steel										
COP	Copper										

Mounting		Optional Lens		Options		Mounting Options		Voltage	
Pole Mount		**CL**	Clear Lens	**HS**	House Side Shield[3]	**WIR**	wiSCAPE connectivity	**UNV**	120-277V
SLA2-D	SLA18	**DL**	Diffused Lens[2]	**SLC**	Solid Lens Cover	**WIRSC**	wiSCAPE connectivity with Sensor	**347**	347V
SLA3	SLA20			**SF**	Single Fuse (120, 277, 347)	**SCP-8F**	Sensor Control to 8' Mounting Height	**480**	480V
SLA4	SLA20A			**DF**	Double Fuse (208, 240, 480)	**SCP-20F**	Sensor Control to 9' to 20' Mounting Height		
SLA7	SLA22D					**PCA-C**	Photocontrol Adaptor Contemporary		
SLA8D	SLA24					**EPA-C**	Egress Adaptor Contemporary		
SLA9	TRA7								
SLA10	TRA8								
SLA16	TRA9								
SLA17									
Wall Mount									
WMA5	WMA17								
WMA9D	WMA20								
WMA11	WMA24								
WMA12	WMA39								
WMA16									

DIMENSIONS

See page 6 for dimensions

Notes:

1 Turtle friendly

2 Diffused Lens is available only with T3 and T5W distribution

3 House side Shield is available only with T1, T2, T3 and T4W distributions

4 Consult factory for custom color, marine and corrosive finish options

17760 Rowland St, Rowland Heights, CA 91748 / Tel 626.968.5666 / Website www.aal.net

HUBBELL Lighting

CONTROLS

wiSCAPE™:

Supports remote management, monitoring and metering of outdoor wireless lighting applications such as smart campuses, smart cities, parking lots, parking lots and roadways.

wiSCAPE™

wiSCAPE Reference									
wiSCAPE Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	0–10V Dimming	On/off Control	Bluetooth App Programming	Commissioning
Networked – Wireless									
WIR	WIR-RMI-IO	Yes	Yes	No	Yes	Yes	Yes	wiSCAPE Gateway	On-site
WIRSC	WIR-RMI-IO with Motion Sensor	Yes	Yes	Yes	Yes	Yes	Yes	wiSCAPE Gateway	On-site

DELIVERED LUMENS

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
					Lumen	Bug Rating			Efficancy (Lm/W)	Lumen	Bug Rating			Efficancy (Lm/W)	Lumen	Bug Rating			Efficancy (Lm/W)
36	260	4000	None	1	4100	1	0	1	130.1	4176	1	0	1	132.5	4354	1	0	1	138.5
				2	3788	1	0	1	120.2	3859	1	0	1	122.4	4023	1	0	1	127.9
				3	3708	1	0	1	114.6	3777	1	0	1	117.7	3938	1	0	1	125.4
				4W	3749	1	0	2	119.0	3819	1	0	2	121.2	3982	1	0	2	127.1
				1-HS	2316	0	0	0	73.5	2359	0	0	0	74.9	2460	0	0	0	78.4
				2-HS	2023	0	0	1	64.2	2061	0	0	1	65.4	2149	0	0	1	68.6
				3-HS	1981	0	0	1	62.9	2018	0	0	1	64.0	2104	0	0	1	67.0
				4W-HS	2044	0	0	1	64.9	2082	0	0	1	66.1	2171	0	0	1	69.2
				5Q	3936	2	0	1	124.9	4009	2	0	1	127.2	4180	2	0	1	133.4
				5W	3822	3	0	1	121.3	3893	3	0	1	123.5	4059	3	0	1	129.6
			Clear	1-CL	3769	0	0	1	119.6	3839	0	0	1	121.8	4002	1	0	1	127.0
				2-CL	3482	1	0	1	110.5	3547	1	0	1	112.5	3698	1	0	1	117.3
				3-CL	3409	1	0	1	108.1	3472	1	0	1	110.2	3620	1	0	1	115.5
				4W-CL	3447	1	0	2	109.3	3511	1	0	2	111.4	3660	1	0	2	116.1
				1-CL-HS	2129	0	0	0	67.6	2169	0	0	0	68.8	2261	0	0	0	71.7
				2-CL-HS	1860	0	0	1	59.0	1895	0	0	1	60.1	1975	0	0	1	62.7
				3-CL-HS	1821	0	0	1	57.8	1855	0	0	1	58.9	1934	0	0	1	61.4
				4W-CL-HS	1879	0	0	1	59.6	1914	0	0	0	60.7	1996	0	0	1	63.3
				5Q-CL	3618	2	0	1	114.8	3685	2	0	1	116.9	3842	2	0	1	121.9
				5W-CL	3513	2	0	1	111.5	3579	2	0	1	113.5	3731	2	0	1	118.4
			Diffused	3-DL	2943	1	0	1	93.4	2998	1	0	1	95.1	3126	1	0	1	99.3
				5W-DL	3020	1	0	1	95.8	3076	1	0	1	97.6	3207	1	0	1	101.9

wiSCAPE Wireless Outdoor System

wiSCAPE Brochure

HUBBELL Lighting

DELIVERED LUMENS CONTINUED

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
					Lumen	Bug Rating			Efficancy (Lm/W)	Lumen	Bug Rating			Efficancy (Lm/W)	Lumen	Bug Rating			Efficancy (Lm/W)
36	325	450mA Microcore Crossover	None	1	4999	1	0	1	125.0	5092	1	0	1	127.3	5309	1	0	1	132.7
				2	4619	1	0	1	115.5	4705	1	0	1	117.6	4906	1	0	1	122.6
				3	4522	1	0	2	113.0	4606	1	0	2	115.1	4802	1	0	2	120.1
				4W	4572	1	0	2	114.3	4657	1	0	2	116.4	4856	1	0	2	121.4
				1-HS	2825	0	0	0	70.6	2877	0	0	0	71.9	3000	0	0	0	75.0
				2-HS	2467	0	0	1	61.7	2513	0	0	1	62.8	2620	0	0	1	65.5
				3-HS	2416	0	0	1	60.4	2461	0	0	1	61.5	2566	0	0	1	64.1
				4W-HS	2493	0	0	1	62.3	2539	0	0	1	63.5	2647	0	0	1	66.2
				5Q	4799	2	0	1	120.0	4889	2	0	1	122.2	5097	2	0	1	127.4
				5W	4660	3	0	1	116.5	4747	3	0	1	118.7	4950	3	0	1	123.7
			Clear	1-CL	4595	1	0	1	114.9	4681	1	0	1	117.0	4881	1	0	1	122.0
				2-CL	4246	1	0	1	106.2	4325	1	0	1	108.1	4510	1	0	1	112.7
				3-CL	4156	1	0	1	103.9	4234	1	0	1	105.8	4414	1	0	1	110.4
				4W-CL	4203	1	0	2	105.1	4281	1	0	2	107.0	4464	1	0	2	111.6
				1-CL-HS	2596	0	0	0	64.9	2645	0	0	0	66.1	2757	0	0	0	68.9
				2-CL-HS	2268	0	0	1	56.7	2310	0	0	1	57.8	2409	0	0	1	60.2
				3-CL-HS	2221	0	0	1	55.5	2262	0	0	1	56.6	2358	0	0	1	59.0
				4W-CL-HS	2291	0	0	1	57.3	2334	0	0	1	58.4	2434	0	0	1	60.8
				5Q-CL	4412	2	0	1	110.3	4494	2	0	1	112.3	4685	2	0	1	117.1
				5W-CL	4284	3	0	1	107.1	4364	3	0	1	109.1	4550	3	0	1	113.7
			Diffused	3-DL	3581	1	0	1	89.5	3647	1	0	1	91.2	3803	1	0	1	95.1
				5W-DL	3691	1	0	1	92.3	3760	1	0	1	94.0	3920	2	0	1	98.0
	420	6000	None	1	6298	1	0	1	126.4	6416	1	0	1	128.8	6689	1	0	1	134.3
				2	5820	1	0	1	116.8	5928	1	0	1	119.0	6181	1	0	1	124.1
				3	5697	1	0	2	114.3	5803	1	0	2	116.5	6050	1	0	2	121.4
				4W	5760	1	0	3	115.6	5867	1	0	3	117.8	6118	1	0	3	122.8
				1-HS	3559	0	0	0	71.4	3625	0	0	0	72.8	3779	0	0	0	75.9
				2-HS	3109	0	0	1	62.4	3167	0	0	1	63.6	3302	0	0	1	66.3
				3-HS	3044	0	0	1	61.1	3100	0	0	1	62.2	3232	0	0	1	64.9
				4W-HS	3141	0	0	1	63.0	3199	0	0	1	64.2	3335	0	0	1	66.9
				5Q	6047	2	0	1	121.4	6159	2	0	1	123.6	6422	3	0	1	128.9
				5W	5872	3	0	1	117.9	5981	3	0	1	120.1	6236	3	0	1	125.2
			Clear	1-CL	5790	1	0	1	116.2	5898	1	0	1	118.4	6149	1	0	1	123.4
				2-CL	5350	1	0	1	107.4	5449	1	0	1	109.4	5681	1	0	1	114.0
				3-CL	5237	1	0	2	105.1	5334	1	0	2	107.1	5561	1	0	2	111.6
				4W-CL	5295	1	0	3	106.3	5394	1	0	3	108.3	5624	1	0	3	112.9
				1-CL-HS	3271	0	0	0	65.7	3332	0	0	0	66.9	3474	0	0	0	69.7
				2-CL-HS	2858	0	0	1	57.4	2911	0	0	1	58.4	3035	0	0	1	60.9
				3-CL-HS	2798	0	0	1	56.2	2850	0	0	1	57.2	2971	0	0	1	59.6
				4W-CL-HS	2887	0	0	1	57.9	2941	0	0	1	59.0	3066	0	0	1	61.5
				5Q-CL	5558	2	0	1	111.6	5662	2	0	1	113.6	5903	2	0	1	118.5
				5W-CL	5398	3	0	1	108.3	5498	3	0	1	110.4	5732	3	0	1	115.1
			Diffused	3-DL	4511	1	0	1	90.6	4595	1	0	1	92.3	4791	1	0	1	96.2
				5W-DL	4562	2	0	1	91.6	4647	2	0	1	93.3	4845	2	0	1	97.3

DELIVERED LUMENS CONTINUED

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
					Lumen	Bug Rating			Efficancy (Lm/W)	Lumen	Bug Rating			Efficancy (Lm/W)	Lumen	Bug Rating			Efficancy (Lm/W)
36	460	700mA Microcore Crossover	None	1	6811	1	0	1	124.1	6937	1	0	1	126.4	7233	1	0	1	131.8
				2	6293	1	0	2	114.6	6410	1	0	2	116.8	6683	1	0	2	121.7
				3	6160	1	0	2	112.2	6275	1	0	2	114.3	6542	1	0	2	119.2
				4W	6229	1	0	3	113.5	6345	1	0	3	115.6	6615	1	0	3	120.5
				1-HS	3848	0	0	0	70.1	3920	0	0	0	71.4	4087	0	0	0	74.4
				2-HS	3362	0	0	1	61.2	3424	0	0	1	62.4	3570	0	0	1	65.0
				3-HS	3291	0	0	1	59.9	3352	0	0	1	61.1	3495	0	0	1	63.7
				4W-HS	3396	0	0	1	61.9	3459	0	0	1	63.0	3607	0	0	1	65.7
				5Q	6538	3	0	1	119.1	6660	3	0	1	121.3	6944	3	0	1	126.5
				5W	6349	3	0	1	115.6	6467	3	0	1	117.8	6743	3	0	1	122.8
			Clear	1-CL	6261	1	0	1	114.0	6377	1	0	1	116.2	6649	1	0	1	121.1
				2-CL	5785	1	0	1	105.4	5892	1	0	1	107.3	6144	1	0	1	111.9
				3-CL	5662	1	0	2	103.1	5768	1	0	2	105.1	6014	1	0	2	109.5
				4W-CL	5726	1	0	3	104.3	5832	1	0	3	106.2	6081	1	0	3	110.8
				1-CL-HS	3537	0	0	0	64.4	3603	0	0	0	65.6	3757	0	0	0	68.4
				2-CL-HS	3090	0	0	1	56.3	3148	0	0	1	57.3	3282	0	0	1	59.8
				3-CL-HS	3025	0	0	1	55.1	3082	0	0	1	56.1	3213	0	0	1	58.5
				4W-CL-HS	3122	0	0	1	56.9	3180	0	0	1	57.9	3315	0	0	1	60.4
				5Q-CL	6010	2	0	1	109.5	6122	2	0	1	111.5	6383	3	0	1	116.3
				5W-CL	5836	3	0	1	106.3	5945	3	0	1	108.3	6199	3	0	1	112.9
			Diffused	3-DL	4878	1	0	1	88.9	4969	1	0	1	90.5	5181	1	0	1	94.4
				5W-DL	5028	2	0	1	91.6	5122	2	0	1	93.3	5340	2	0	1	97.3
	615	9000	None	1	8791	1	0	1	122.8	8954	1	0	1	125.1	9336	1	0	1	130.4
				2	8122	1	0	2	113.5	8274	1	0	2	115.6	8626	1	0	2	120.5
				3	7951	1	0	2	111.1	8099	1	0	2	113.1	8444	1	0	2	117.9
				4W	8040	1	0	3	112.3	8189	1	0	3	114.4	8538	1	0	3	119.3
				1-HS	4967	0	0	0	69.4	5059	0	0	0	70.7	5275	0	0	0	73.7
				2-HS	4339	0	0	1	60.6	4420	0	0	1	61.7	4608	0	0	1	64.4
				3-HS	4248	0	0	1	59.3	4327	0	0	1	60.4	4511	0	0	1	63.0
				4W-HS	4383	0	0	2	61.2	4465	0	0	2	62.4	4655	0	0	2	65.0
				5Q	8439	3	0	1	117.9	8596	3	0	1	120.1	8963	3	0	1	125.2
				5W	8195	3	0	2	114.5	8348	3	0	2	116.6	8703	3	0	2	121.6
			Clear	1-CL	8081	1	0	1	112.9	8231	1	0	1	115.0	8582	1	0	1	119.9
				2-CL	7467	1	0	2	104.3	7605	1	0	2	106.2	7930	1	0	2	110.8
				3-CL	7309	1	0	2	102.1	7445	1	0	2	104.0	7762	1	0	2	108.4
				4W-CL	7390	1	0	3	103.2	7528	1	0	3	105.2	7849	1	0	3	109.6
				1-CL-HS	4566	0	0	0	63.8	4651	0	0	0	65.0	4849	0	0	0	67.7
				2-CL-HS	3988	0	0	1	55.7	4063	0	0	1	56.7	4236	0	0	1	59.2
				3-CL-HS	3905	0	0	1	54.5	3978	0	0	1	55.6	4147	0	0	1	57.9
				4W-CL-HS	4029	0	0	2	56.3	4104	0	0	2	57.3	4279	0	0	2	59.8
				5Q-CL	7758	3	0	1	108.4	7902	3	0	1	110.4	8239	3	0	1	115.1
				5W-CL	7533	3	0	2	105.2	7674	3	0	2	107.2	8001	3	0	2	111.8
			Diffused	3-DL	6297	2	0	1	87.9	6414	2	0	2	89.6	6687	2	0	2	93.4
				5W-DL	6490	2	0	1	90.6	6611	2	0	1	92.3	6893	2	0	1	96.3

architectural arealighting

UCM2

ARCHITECTURAL AREA/SITE

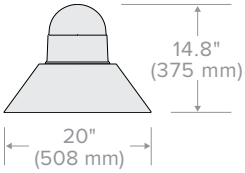
DATE: LOCATION:

TYPE: PROJECT:

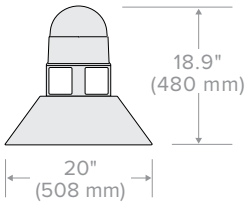
CATALOG #:

DIMENSIONS

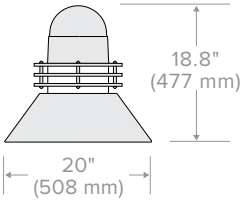
ANGLED HOOD CONFIGURATIOIN



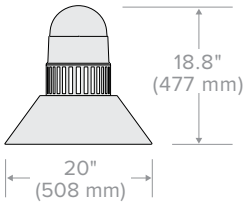
UCM-ANG
18.25 lbs/8.28 kg
EPA: .60



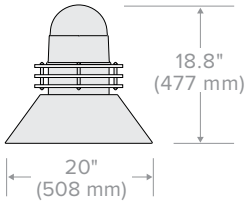
UCM-WND-ANG
21.75 lbs/9.86 kg
EPA: .72



UCM-SR-ANG
25 lbs/11.3 kg
EPA: .74

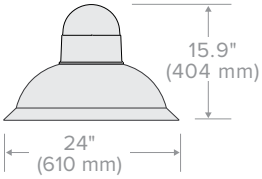


UCM-VSL-ANG
22.25 lbs/10.1 kg
EPA: .72

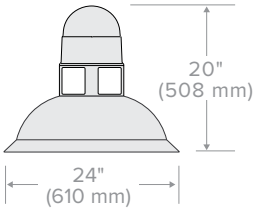


UCM-LUM-ANG
24.25 lbs/11 kg
EPA: .74

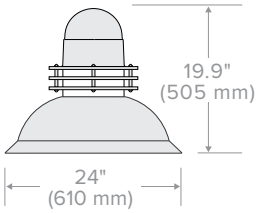
BELL HOOD CONFIGURATIOIN



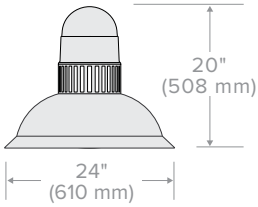
UCM-BEL
20.25 lbs/9.2 kg
EPA: .73



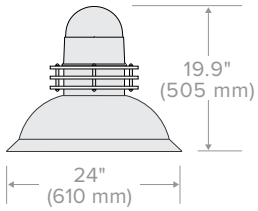
UCM-WND-BEL
23.5 lbs/10.6 kg
EPA: .85



UCM-SR-BEL
27 lbs/12.25 kg
EPA: .87

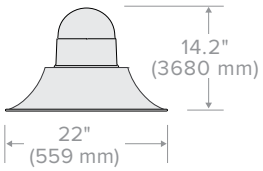


UCM-VSL-BEL
24.25 lbs/11 kg
EPA: .85

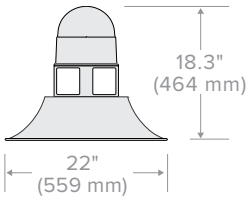


UCM-LUM-BEL
26 lbs/11.8 kg
EPA: .85

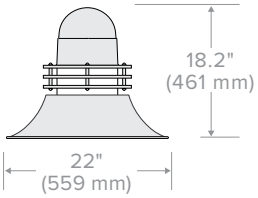
FLARE HOOD CONFIGURATIOIN



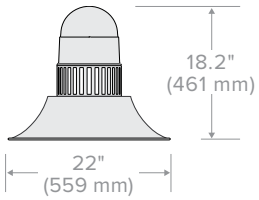
UCM-FLR
18.5 lbs/8.4 kg
EPA: .53



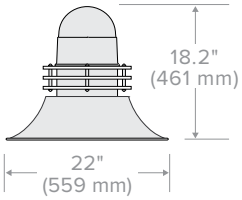
UCM-WND-FLR
21.75 lbs/9.87 kg
EPA: .65



UCM-SR-FLR
25.25 lbs/10.15 kg
EPA: .67

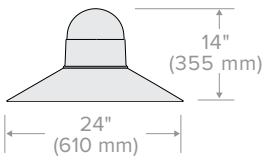


UCM-VSL-FLR
21.75 lbs/9.86 kg
EPA: .65

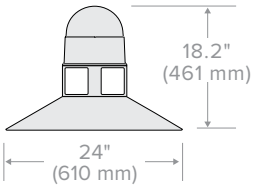


UCM-LUM-FLR
24.25 lbs/11 kg
EPA: .67

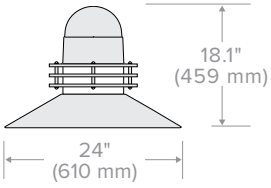
STRAIGHT HOOD CONFIGURATIOIN



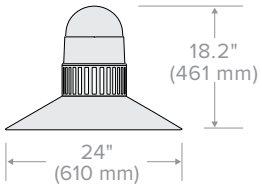
UCM-STR
20 lbs/9.07 kg
EPA: .59



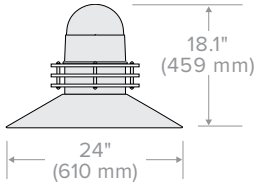
UCM-WND-STR
23.25 lbs/10.55 kg
EPA: .71



UCM-SR-STR
26.75 lbs/12.13 kg
EPA: .73

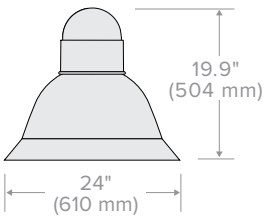


UCM-VSL-STR
23.75 lbs/10.77 kg
EPA: .71

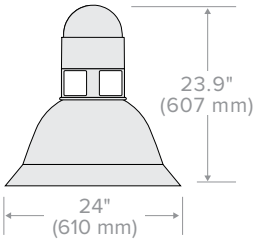


UCM-LUM-STR
25.75 lbs/11.68 kg
EPA: .73

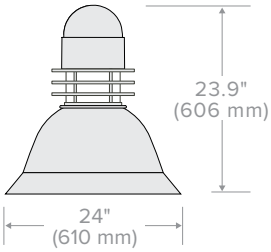
SKIRTED BELL HOOD CONFIGURATIOIN



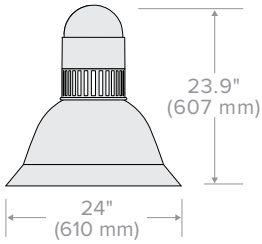
UCM-SKB
20.5 lbs/9.3 kg
EPA: .90



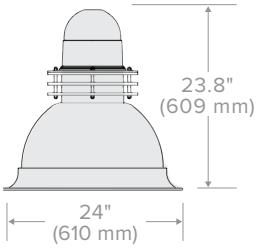
UCM-WND-SKB
23.75 lbs/10.77 kg
EPA: 1.03



UCM-SR-SKB
27 lbs/12.25 kg
EPA: 1.05



UCM-VSL-SKB
24.25 lbs/11 kg
EPA: .1.03



UCM-LUM-SKB
26.25 lbs/11.9 kg
EPA: 1.05

17760 Rowland St, Rowland Heights, CA 91748 / Tel 626.968.5666 / Website www.aal.net

HUBBELL Lighting

UCM2

ARCHITECTURAL AREA/SITE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

PHOTOMETRY

UCM2-ANG-36L-615-4K7-1

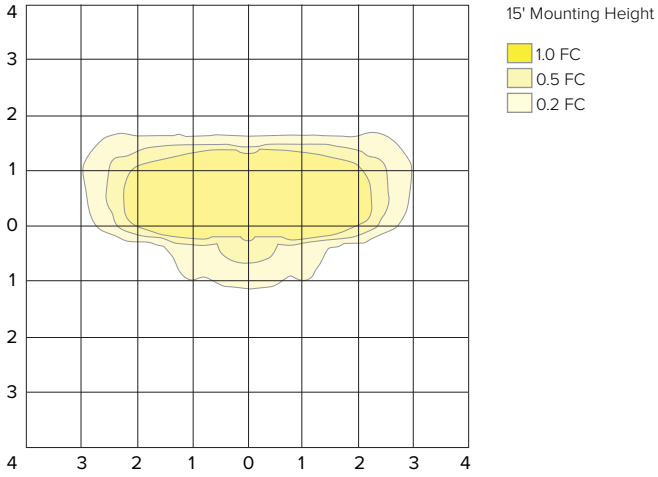
LUMINAIRE DATA

Description	**4000 Kelvin, 70CRI**
Delivered Lumens	**8954**
Watts	**71.59**
Efficacy	**125.1**
IES Type	**I**
BUG Rating	**B1-U0-G1**
Mounting Height	**15 ft**
Grid Scale	**15 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	8046	90%
Downward House Side	908	10%
Downward Total	8954	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	8954	100%

ISOFOOT CANDLE PLOT



UCM2-ANG-36L-615-4K7-2

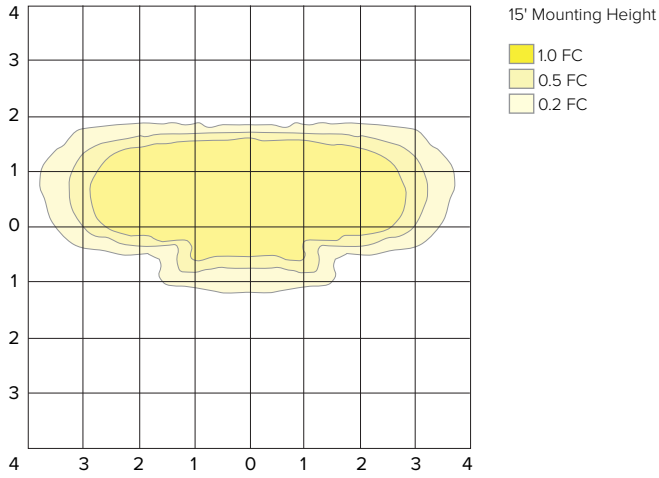
LUMINAIRE DATA

Description	**4000 Kelvin, 70CRI**
Delivered Lumens	**8274**
Watts	**71.59**
Efficacy	**115.6**
IES Type	**II**
BUG Rating	**B1-U0-G2**
Mounting Height	**15 ft**
Grid Scale	**15 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	6942	84%
Downward House Side	1332	16%
Downward Total	8274	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	8274	100%

ISOFOOT CANDLE PLOT



UCM2-ANG-36L-615-4K7-3

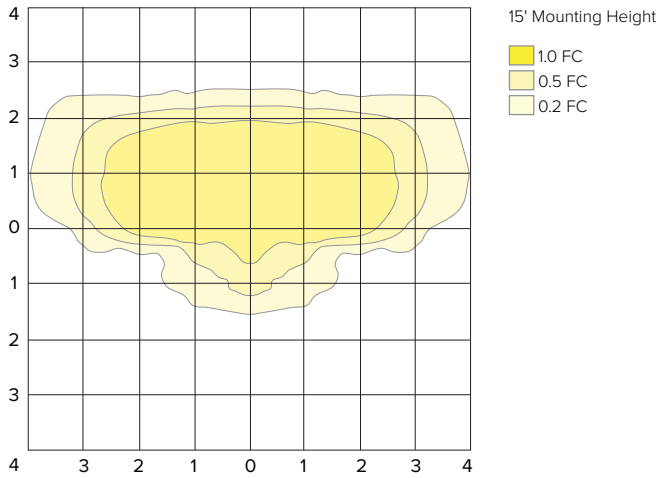
LUMINAIRE DATA

Description	**4000 Kelvin, 70CRI**
Delivered Lumens	**8099**
Watts	**71.59**
Efficacy	**113.1**
IES Type	**III**
BUG Rating	**B1-U0-G2**
Mounting Height	**15 ft**
Grid Scale	**15 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	6800	84%
Downward House Side	1299	16%
Downward Total	8099	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	8099	100%

ISOFOOT CANDLE PLOT



HUBBELL Lighting

UCM2

ARCHITECTURAL AREA/SITE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

PHOTOMETRY

UCM2-ANG-36L-615-4K7-4W

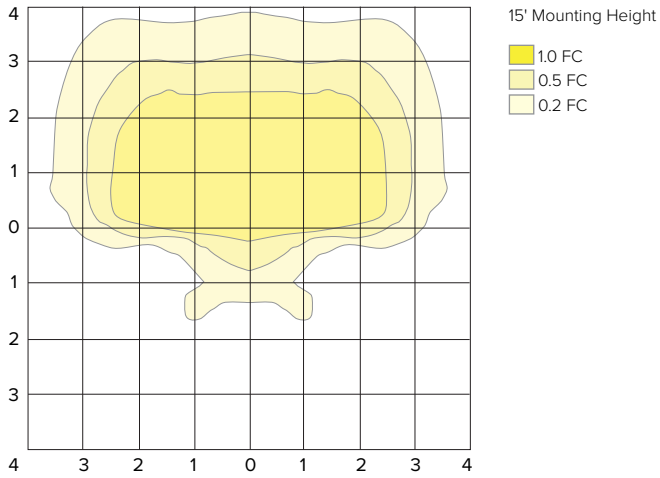
LUMINAIRE DATA

Description	**4000 Kelvin, 70CRI**
Delivered Lumens	**8189**
Watts	**71.6**
Efficacy	**114.4**
IES Type	**IV Wide**
BUG Rating	**B1-U0-G3**
Mounting Height	**15 ft**
Grid Scale	**15 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	7339	90%
Downward House Side	850	10%
Downward Total	8189	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	8189	100%

ISOFOOT CANDLE PLOT



UCM2-ANG-36L-615-4K7-5Q

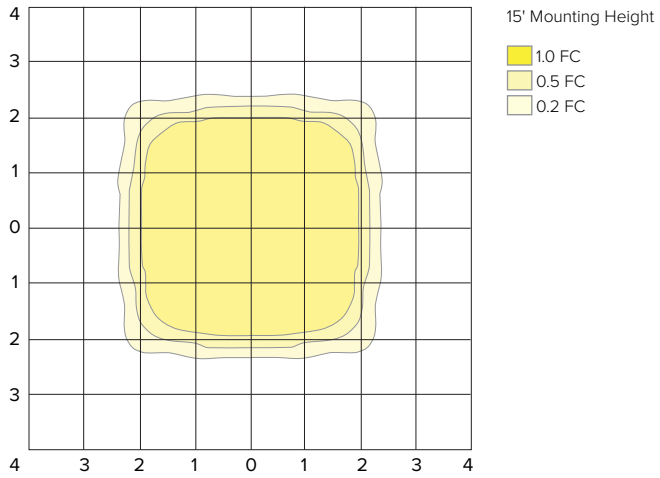
LUMINAIRE DATA

Description	**4000 Kelvin, 70CRI**
Delivered Lumens	**8596**
Watts	**71.6**
Efficacy	**120.1**
IES Type	**VS**
BUG Rating	**B3-U0-G1**
Mounting Height	**15 ft**
Grid Scale	**15 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	4298	50%
Downward House Side	4298	50%
Downward Total	8596	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	8596	100%

ISOFOOT CANDLE PLOT



UCM2-ANG-36L-615-4K7-5W

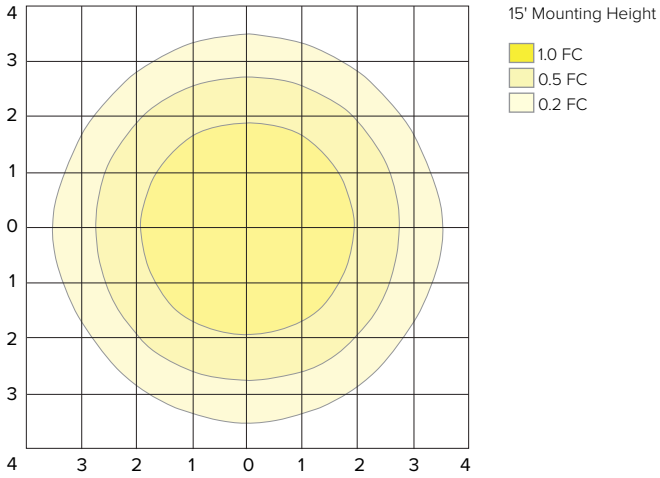
LUMINAIRE DATA

Description	**4000 Kelvin, 70CRI**
Delivered Lumens	**8348**
Watts	**71.6**
Efficacy	**116.6**
IES Type	**VS**
BUG Rating	**B3-U0-G2**
Mounting Height	**15 ft**
Grid Scale	**15 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	4174	50%
Downward House Side	4174	50%
Downward Total	8348	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	8348	100%

ISOFOOT CANDLE PLOT



HUBBELL Lighting

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ARCHITECTURAL AREA/SITE

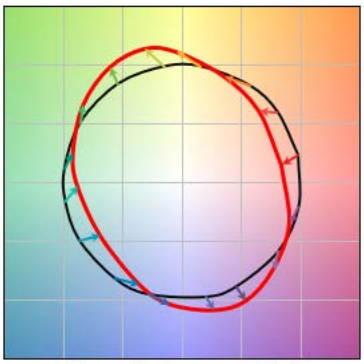
DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

TM-30 DATA

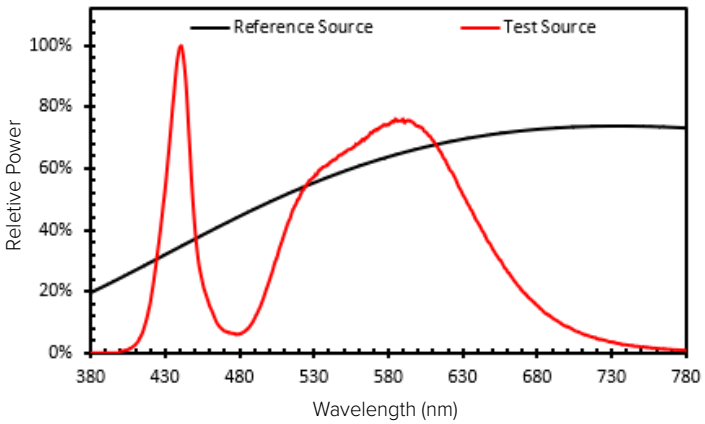
COLOR VECTOR GRAPHIC



TEST SOURCE

MBM TEST RESULTS	
CCT (K)	3947
CIE Ra	72
Duv	0.0004
x	0.3831
y	0.3793
Rf	68
Rg	99

SPECTRAL POWER DISTRIBUTION COMPARISON



ELECTRICAL DATA

Electrical													Dimming			
Light Engine	System Current	System Watts	Line Voltage		Amps AC						Min. Power Factor	Max THD (%)	Dimming Range	Source current out of 0-10V		Absolute voltage range on 0-10V (+)	
			VAC	HZ	120	208	240	277	347	480				Min	Max	Min	Max
36L	260 mA	31.52	120-480	50/60	0.26	0.15	0.13	0.11	0.09	0.07	>0.9	20	10% to 100%	0mA	1mA	0V	10V
	325 mA	40			0.33	0.19	0.17	0.14	0.12	0.08							
	420 mA	49.82			0.42	0.24	0.21	0.18	0.14	0.10							
	460 mA	54.9			0.46	0.26	0.23	0.20	0.16	0.11							
	615 mA	71.6			0.60	0.34	0.30	0.26	0.21	0.15							

TM-21 LIFETIME CALCULATION - PROJECTED LUMEN MAINTENANCE (25°C / 77°F)						
HOURS	0	25,000	36,000	50,000	100,000	REPORTED L70
Projected Lumen Maintenance	100%	98.0%	96.9%	95.4%	90.5%	> 60,000

AMBER MULTIPLIER	
CCT	MULTIPLIER
5000K	1
AM	0.1727

2700K MULTIPLIER	
CCT	MULTIPLIER
5000K	1
2700K	0.897

LENS OPTION MULTIPLIER	
CLEAR LENS	DIFFUSED LENS
0.9192	0.7919

ADDITIONAL INFORMATION

PHOTOCELL / EGRESS ADAPTERS

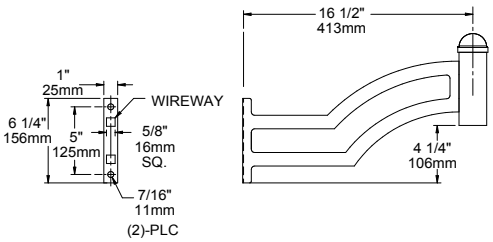
- Adapter(s) shall slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the overall height. Adapter(s) shall be prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard.
- Photocell adapter shall include an internal twist lock receptacle. Photocell by others.
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others.

HUBBELL Lighting

ADDITIONAL INFORMATION CONTINUED

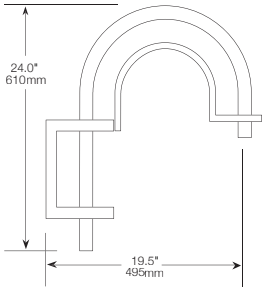
MOUNTING POLE OPTIONS

SLA2-D Wt: 6 lbs EPA: .30



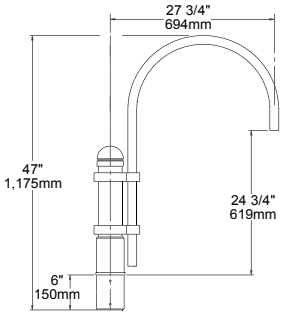
4" POLE

SLA3 WT: 8 LBS EPA: .77



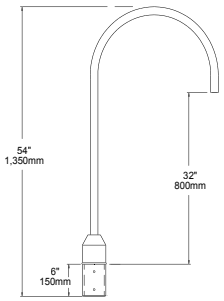
4" POLE

SLA4 WT: 14 LBS EPA: 1.39



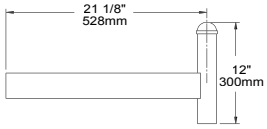
4" POLE

SLA7 WT: 9 LBS EPA: 1.34



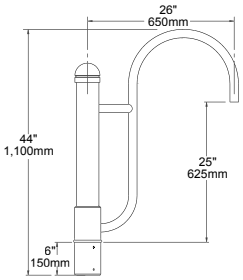
4" POLE

SLA8D WT: 5 LBS EPA: .40



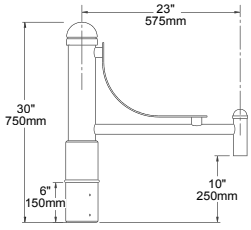
4" OR 5" POLE

SLA9 WT: 18 LBS EPA: 1.90



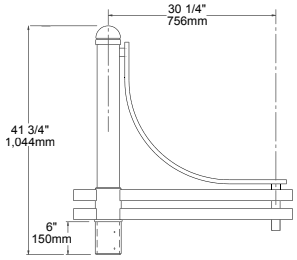
4" POLE

SLA10 WT: 9 LBS EPA: 1.09



4" POLE

SLA16 WT: 18 LBS EPA: 2.88



4" POLE

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ARCHITECTURAL AREA/SITE

DATE: LOCATION:

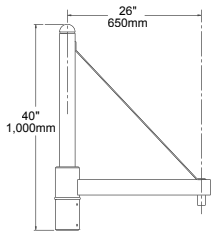
TYPE: PROJECT:

CATALOG #:

ADDITIONAL INFORMATION CONTINUED

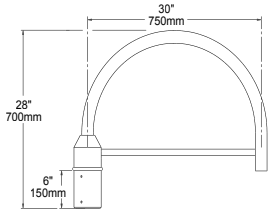
MOUNTING POLE OPTIONS

SLA17 WT: 18 LBS EPA: 1.50



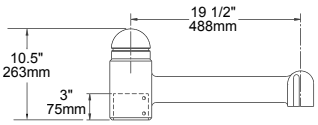
4" POLE

SLA18 WT: 12 LBS EPA: .85



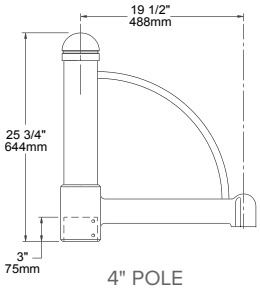
4" POLE

SLA20 WT: 10 LBS EPA: .70



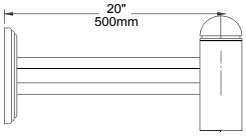
4" POLE

SLA20A WT: 15 LBS EPA: 1.30



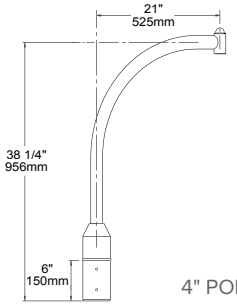
4" POLE

SLA22D WT: 4 LBS EPA: .44



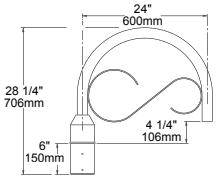
4" POLE

SLA24 WT: 9 LBS EPA: .85



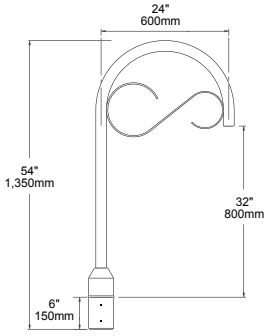
4" POLE

TRA7 WT: 12 LBS EPA: .90



4" POLE

TRA8 WT: 13 LBS EPA: 1.34



4" POLE

HUBBELL Lighting

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UCM2

ARCHITECTURAL AREA/SITE

DATE: LOCATION:

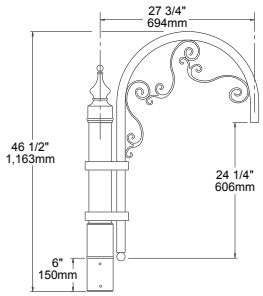
TYPE: PROJECT:

CATALOG #:

ADDITIONAL INFORMATION CONTINUED

MOUNTING POLE OPTIONS

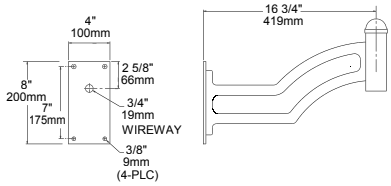
TRA9 WT: 17 LBS EPA: 1.90



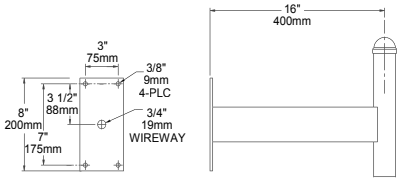
4" POLE

MOUNTING WALL OPTIONS

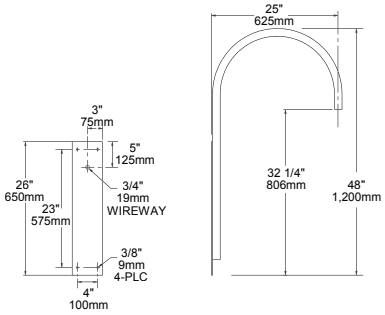
WMA5 WT: 6 LBS



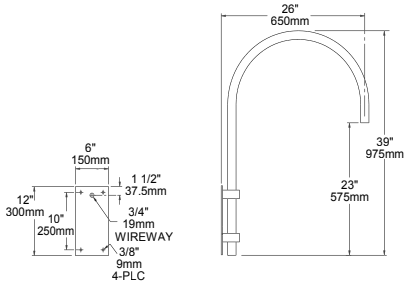
WMA9D WT: 6 LBS



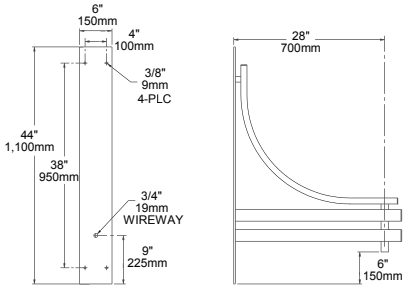
WMA11 WT: 10 LBS



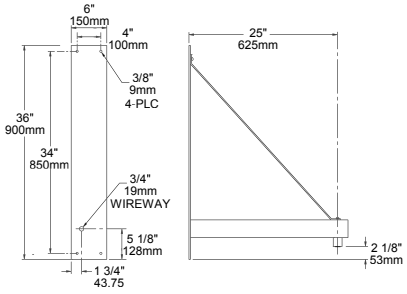
WMA12 WT: 12 LBS



WMA16 WT: 22 LBS



WMA17 WT: 15 LBS



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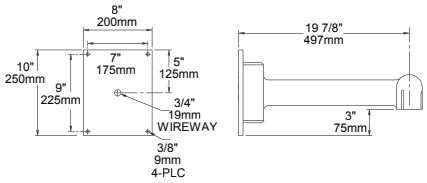
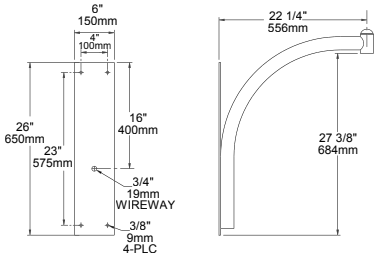
ADDITIONAL INFORMATION CONTINUED

MOUNTING WALL OPTIONS

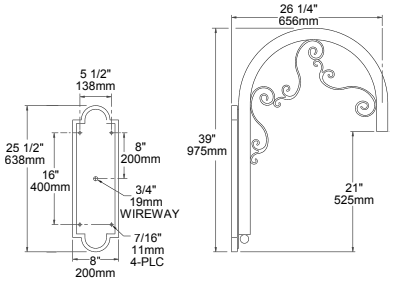
WMA20 WT: 12 LBS



WMA24 WT: 12 LBS



WMA39 WT: 14 LBS



MAPLE AVENUE APARTMENTS

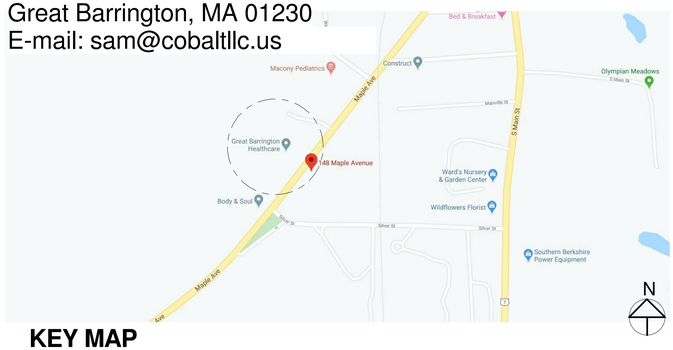
148 Maple Avenue Great Barrington, MA 01230

Developer/Owner:
Jon Halpern
Great Barrington
Development, LLC
P.O. Box 216
Southfield, MA 01259
E-mail: bigjon22@gmail.com

Project Manager:
Samuel VanSant, Principal
Cobalt, LLC
204 State Road
Great Barrington, MA 01230
E-mail: sam@cobaltllc.us

Architect:
Elton + Hampton Architects
103 Terrace Street
Roxbury, MA 01463
(617) 708-1071

104 West Street
Sandisfield,MA 01255
(413) 258-4019
E-mail: nick@eltonhamptonarchitects.com



KEY MAP

SOUTH ELEVATION

DRAWING LIST

Cover Page

SITE DRAWINGS:
XL-1 Existing Conditions Site Plan
X-1 Original Site Plan
X-01 Aerial Photo
L-1 Proposed Site Plan
L-2 Site Lighting Plan
L-3 Construction Logistics Site Plan
A00 Site Plan with Landscape

EXISTING DRAWINGS:
EX-1 Garden Plan
EX-2 First Floor Plan
EX-3 Second Floor Plan
EX-4 South & North Elevations
EX-5 West & East Elevations
EX-6 Section Elevations
EX-7 Photos of Existing Building

PROPOSED DRAWINGS:
A01 Garden Level Plan
A02 First Floor Plan
A03 Second Floor Plan
A04 Third Floor Plan
A04A Roof Plan
A05 South & North Elevation
A06 East & West Elevations
A07 Section Elevation & Entry Section
A08 Concept Perspectives
A09 Concept Perspectives
A10 Perspectives
A11 Perspectives

UNIT MIX:

	Studio	One (1) Bedroom	Two (2) Bedroom	Total
Garden Level	1	6	1	8
First Floor	1	11	1	13
Second Floor	1	11	2	14
Third Floor	1	8	4	13
Total	4	36	8	48

- FAR: .247
- Off-Street Parking
  Existing: 49
  Proposed 50 including 3 HC Accessible
- Front Yard: 87'-9"
- Side Yard: (W) 35'-1" (E) 218'-7"
- Rear Yard : 200'+ (est.)
- Lot Coverage: 6.2%
  Rear Court Yard
  Front Lawn/Garden
  Open Lawn areas
  Wooded areas

Project Statistics:
Lot Area: 4.1 +/- Acres/178,596sf +/-
Building Area: Existing 33,240 sf
Proposed 44,102sf
Building Height: Existing 2 1/2 Stories/24'-6 1/2"
Proposed 4 Stories/36'-4"

Building Functions:
- One (1) Handicapped Accessible (HCA) Main Entry
- One (1) Secondary HCA Entry
- One (1) HCA Common Laundry: 6 Washers/Dryers
- Two (2) HCA Public Half Bathrooms
- One (1) Management Office
- One (1) Gym
- One (1) Maintenance Repair Area
- One (1) Elevator
- One (1) Elevator Machine Room
- One (1) Dog-Washing Room
- One (1) Bicycle Storage Area
- One (1) Management Storage Area
- One (1) Mechanical Room
- One (1) Electric Room
- Twenty Four (24) Tenant Storage Bins
- One (1) Sprinkler/Water Meter Room
- Two (2) Enclosed Egress Stairways @7R x11T
- One (1) exterior Maintenance Shed:

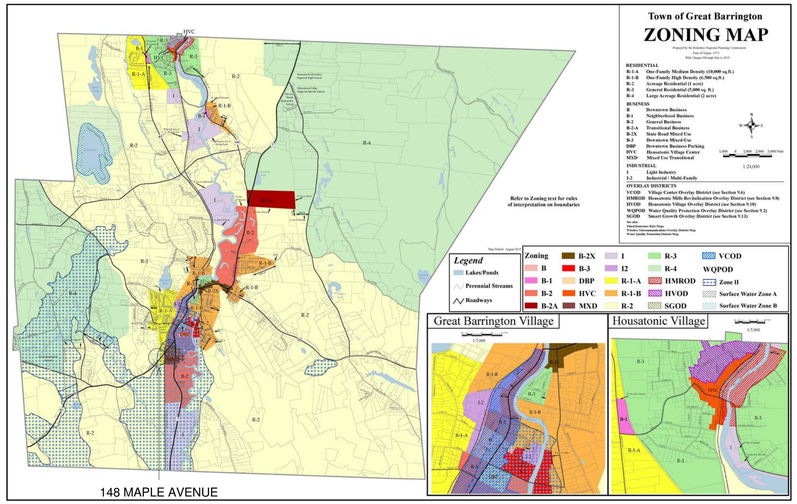
October 20th, 2020

LEGEND

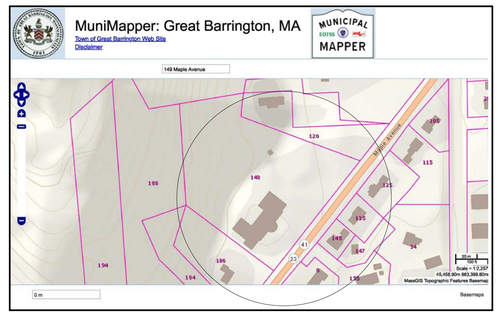
EXISTING CONTOURS
EXISTING UTILITY POLES
EXISTING SIGN POST
EXISTING LAMP POSTS
CONIFEROUS TREES
DECIDIOUS TREES

PROPERTY LINE
350.15'
182.83'
236.74'
454.59'
'N 51 43'50"E
'350.15'
S 36 43'50"E
325.91'
S 9 5'10"W
N 80 2'30"W
186.90'
N 20 36'40"W
70.60'
N 57 58'20"W
182.83
N 57 41'20"W
236.74

EXISTING TREE LINE
EXISTING UTILITY POLE
SITE STAIR
TRASH DUMPSTER/ RECYCLE AREA
DRAINAGE SLOPE
TBM METAL SPIKE IN GROUND EL. 109.13
EMERGENCY GENERATOR ON CONCRETE PAD
STAIRS AND RAILS
EXISTING PROPANE TANKS ON CONCRETE
DRAINAGE SLOPES
EXISTING FENCE LINE
DRAINAGE SLOPE
SITE LIGHT SCONCE
DRAINAGE SLOPE
STAIRS AND RAILS
TOWN MAP LOT #21-38/BERK.REG BOOK 2316/PAGE227 4.1 ACRES
STAIRS AND RAMP
EXISTING PARKING AREA WITH 49 PARKING SPOTS
PATIO GARDEN AREA
PROPOSED IMPERMEABLE AREA:
BUILDING FOOT PRINT: 11,853 SF
PAVED AREAS: 29,597 SF
AREA WAYS: 664 SF
PROPERTY LINE
DRAINAGE SLOPE
TWO & ONE HALF STORY BUILDING
FIRST FLOOR ELEV. 108.5'
BASEMENT ELEV. 98.5'
33,240 sf
EXISTING WINDOW WELLS
SITE LIGHT SCONCE
SLOPE
20' - 10" +/-
PORCH
35' - 1" +/-
218' - 7" +/-
DRAINAGE SLOPE
FLOWER BEDS
FLOWER BEDS
MAILBOX
SLOPE
EXISTING DRIVEWAY
EXISTING SIGN POST
EXISTING WINDOW WELLS
SITE LIGHT SCONCE
EXISTING LAMP POST
GAS SERVICE
EXISTING TREE LINE
OVERHEAD ELECTRIC SERVICE/TEL/CATV
EXISTING CONCRETE PADS
DRAINAGE SLOPE
6" SANITARY LINE
DRAINAGE SLOPE
IRON PIPE FOUND
PLANTER AREA
UTILITY POLE
IRON SPIKE FOUND
EXISTING LAMP POST
EXISTING SIGN AND PLANTER
TBM METAL SPIKE IN GROUND EL. 100.00
EXISTING CURB CUT
SLOPE
6" CAST IRON SPRINKLER
6" VITRIFIED CLAY STORM
EXISTING FIRE HYDRANT
EXISTING CURB CUT
EXISTING CURB CUT
PROPERTY LINE
EXISTING LAMP POST
SIDEWALK
PLANTING STRIP
ROAD APRON/BIKE PATH
EXISTING SIDEWALK
2" WATER SERVICE
EXISTING CATCH BASIN
12" SANITARY LINE
EXISTING WATER VALVES
33' - 6"
35' - 3"
6" VITRIFIED CLAY STORM
EXISTING MANHOLE COVERS
10" CAST IRON WATER LINE
N
MAPLE AVENUE
22' - 3"
BERKSHIRE RAPID TRANSIT BUS ROUTES #21 AND #22 PASS BY THE SITE IN BOTH DIRECTIONS
MAPLE AVENUE
MASS STATE 12" STORM SEWER
EXISTING CURB CUT
EXISTING CURB CUT
EXISTING CURB CUT
EXISTING CURB CUT
EXISTING CATCH BASIN
EXISTING CURB CUT
148 MAPLE AVENUE



ZONING MAP



LOCUS MAP WITH TOPOGRAPHY

PROPERTY LINES WITH DIMENSIONS N.T.S

Elton + Hampton Architects
103 TERRACE STREET
ROXBURY, MA 01463
(617) 708-1071
104 WEST STREET
SANDISFIELD, MA 01255
(413) 258-1071

MAPLE AVENUE APARTMENTS

148 Maple Avenue
Great Barrington,MA

REGISTERED ARCHITECT
NICHOLAS ELTON
NO. 4923
COMMONWEALTH OF MASSACHUSETTS

No.	Description	Date

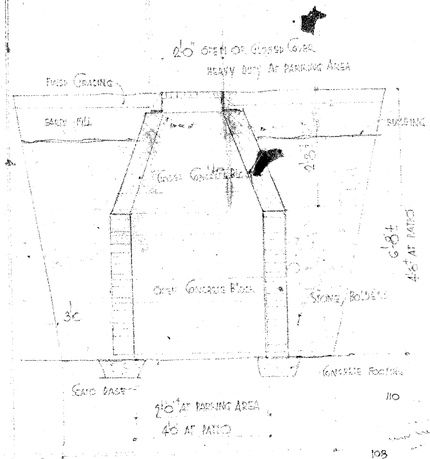
Existing Conditions Site Plan

TAX MAP#021 LOT #38

Project number	MP
Date	10.20.20
Drawn by	MJM
Checked by	NE

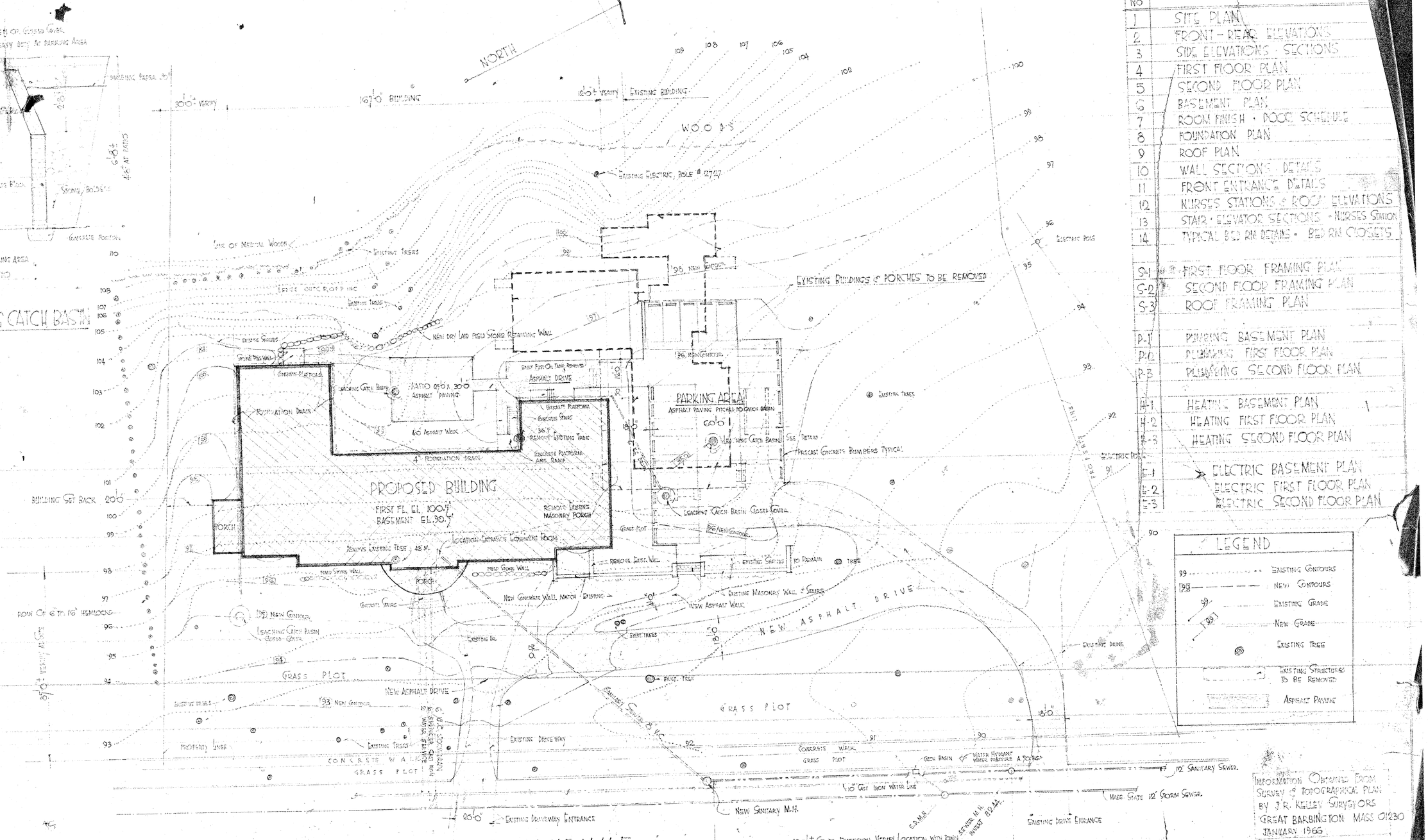
XL-1

Scale 1" = 20'-0"



DETAIL LEACHING CATCH BASIN

SCALE 1/2"=1'-0"



SITE PLAN SCALE 1"-20'-0"

INFORMATION OBTAINED FROM SURVEY & TOPOGRAPHICAL PLAN BY J.R. KELLEY SURVEYORS GREAT BARRINGTON MASS 01230 JANUARY 1966

LIST OF DRAWINGS

No	
1	SITE PLAN
2	FRONT - REAR ELEVATIONS
3	SIDE ELEVATIONS - SECTIONS
4	FIRST FLOOR PLAN
5	SECOND FLOOR PLAN
6	BASEMENT PLAN
7	ROOM FINISH - DOOR SCHEDULE
8	FOUNDATION PLAN
9	ROOF PLAN
10	WALL SECTIONS DETAILS
11	FRONT ENTRANCE DETAILS
12	NURSES STATIONS & ROOF ELEVATIONS
13	STAIR - ELEVATOR SECTIONS - NURSES STATION
14	TYPICAL BED RM DETAILS - BED RM CLOSETS
S-1	FIRST FLOOR FRAMING PLAN
S-2	SECOND FLOOR FRAMING PLAN
S-3	ROOF FRAMING PLAN
P-1	PLUMBING BASEMENT PLAN
P-2	PLUMBING FIRST FLOOR PLAN
P-3	PLUMBING SECOND FLOOR PLAN
H-1	HEATING BASEMENT PLAN
H-2	HEATING FIRST FLOOR PLAN
H-3	HEATING SECOND FLOOR PLAN
E-1	ELECTRIC BASEMENT PLAN
E-2	ELECTRIC FIRST FLOOR PLAN
E-3	ELECTRIC SECOND FLOOR PLAN

This original 1960's site plan is included to provide information about the current site, however some aspects are out-of-date. Site survey is currently in process.

Leonard Saroff A.I.A. architects 634 commonwealth ave. newton centre mass

dr.	MARCH 20 1966	PROPOSED GREAT BARRINGTON NURSING HOME	1
ch.		148 MAPLE AVENUE GREAT BARRINGTON MASS	
revisions		project	no.

MAPLE AVENUE APARTMENTS

148 Maple Avenue Great Barrington, MA 01230

AERIAL PHOTO

This Aerial Photo is included to provide information about existing conditions on the current site. Site Survey is in process

N

Elton + Hampton Architects

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SANDISFIELD, MA 01255
(413) 258-1071

MAPLE AVENUE APARTMENTS

148 Maple Avenue
Great Barrington,MA

REGISTERED ARCHITECT
NICHOLAS ELTON
NO. 4923
COMMONWEALTH OF MASSACHUSETTS

No.	Description	Date

Aerial View

Project number	MP	X-01
Date	10.20.20	
Drawn by	MM	
Checked by	NE	Scale

EXISTING GRADES WILL REMAIN EXCEPT FOR AREAS DIRECTLY NEXT TO THE WEST, SOUTH AND EAST SIDES OF THE BUILDING THAT SHALL BE MODIFIED FOR THE PROPOSED AREAWAYS AND NEW ENTRY, WHICH ARE INDICATED WITH NEW SPOT GRADES SHOWN ON PROPOSED SITE PLAN AND ALL ARCHITECTURAL DRAWINGS. GRADES ARE ADJUSTED BY SUBTRACTING 8' FROM THE GRADING SHOWN ON EXISTING CONDITIONS SITE PLAN DRAWING.

Project Developer:
Jon Halpern
Southfield,MA
Great Barrington
Development, LLC

Project Manager:
Sam VanSant
Cobalt LLC
Great Barrington,MA

PROPERTY LINE
350.15'
182.83'
236.74'
EXISTING TRANSFORMER
12X20 STORAGE SHED AND PLATFORM
EXISTING WALKWAY
5' HIGH CEDAR FENCE
NEW DUMPSTER PAD AND CURB
SNOW STORAGE AREA
DRAINAGE SLOPE
50 PARKING SPACES
SLOPE
DRAINAGE SLOPES
SNOW STORAGE AREA
DRAINAGE SLOPE
LINE OF EXISTING DRIVEWAY
GAS LINE
NEW SITE LIGHTING
SEGMENTAL BLOCK RETAINING WALL W/ 42" HIGH PIPE RAILING (TYPICAL)
NEW AREAWAY
NEW 4' ROUND BY 6' DEEP CATCH BASIN /DRYWELL WITH 3' CRUSHED STONE AROUND AND BELOW
5' WIDE STRIP WASHED RIVER STONE AT EDGE OF BUILDING 6" DEEP (TYPICAL)
NEW WALKWAY AND RETAINING WALL W/ 42" HIGH PIPE RAILING
EXISTING CONCRETE PLATFORM AND CANOPY TO REMAIN
PROPOSED 4 STORY BUILDING
Garden Level: EL 90.5
First Floor Level: EL 100.5
SEGMENTAL BLOCK RETAINING WALL W/ 42" HIGH PIPE RAILING
3' HIGH CEDAR FENCE
5' WIDE STRIP WASHED RIVER STONE AT EDGE OF BUILDING 6" DEEP (TYPICAL)
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PROPOSED AREAWAY DRYWELLS CATCHMENT AREA PLUS PROPOSED WASHED RIVER STONE SHALL HAVE AN ABSORBTION CAPACITY OF 2.75" OF RAINFALL FOR A 24 HOUR PERIOD
LINE OF EXISTING DRIVEWAY
SNOW STORAGE AREA
NEW AREAWAY
NEW 4' ROUND BY 6' DEEP CATCH BASIN/DRYWELL WITH 3' CRUSHED STONE AROUND AND BELOW
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SEGMENTAL BLOCK RETAINING WALL W/ 42" HIGH PIPE RAILING
NEW DRIVEWAY
NEW MANHOLE W/ SLUDGE GRINDER
6" BENCH
BOLLARD LIGHT
6' BIKE RACK
NEW ELECTRICAL PAD-MOUNT TRANSFORMER
UNDERGROUND ELECTRICAL SERVICE
UTILITY POLE
IRON SPIKE FOUND
CONCRETE WALKWAY
DROP OFF PARKING
SNOW STORAGE AREA
PROPERTY LINE
6" CAST IRON SPRINKLER
6" VITRIFIED CLAY STORM
SIGN EXIT ONLY
2" WATER SERVICE
EXISTING WATER VALVES
6" VITRIFIED CLAY STORM
SIGN- ENTRANCE ONLY
EXISTING FIRE HYDRANT
EXISTING SIDEWALK
EXISTING CATCH BASIN
EXISTING MANHOLE COVERS
10" CAST IRON WATER LINE
MASS STATE 12" STORM SEWER
12" SANITARY LINE
EXISTING DRIVEWAY
EXISTING DRIVEWAY
PROPOSED IMPERMEABLE AREA:
BUILDING FOOT PRINT: 11,020 SF
PAVED AREAS: 28,893 SF
MAPLE AVENUE RT. #23

1 Site Plan
1/16" = 1'-0"

N

Elton + Hampton Architects
103 TERRACE STREET
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(617) 708-1071
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MAPLE AVENUE APARTMENTS
148 Maple Avenue
Great Barrington,MA

REGISTERED ARCHITECT
NICHOLAS ELTON
No. 4923
COMMONWEALTH OF MASSACHUSETTS

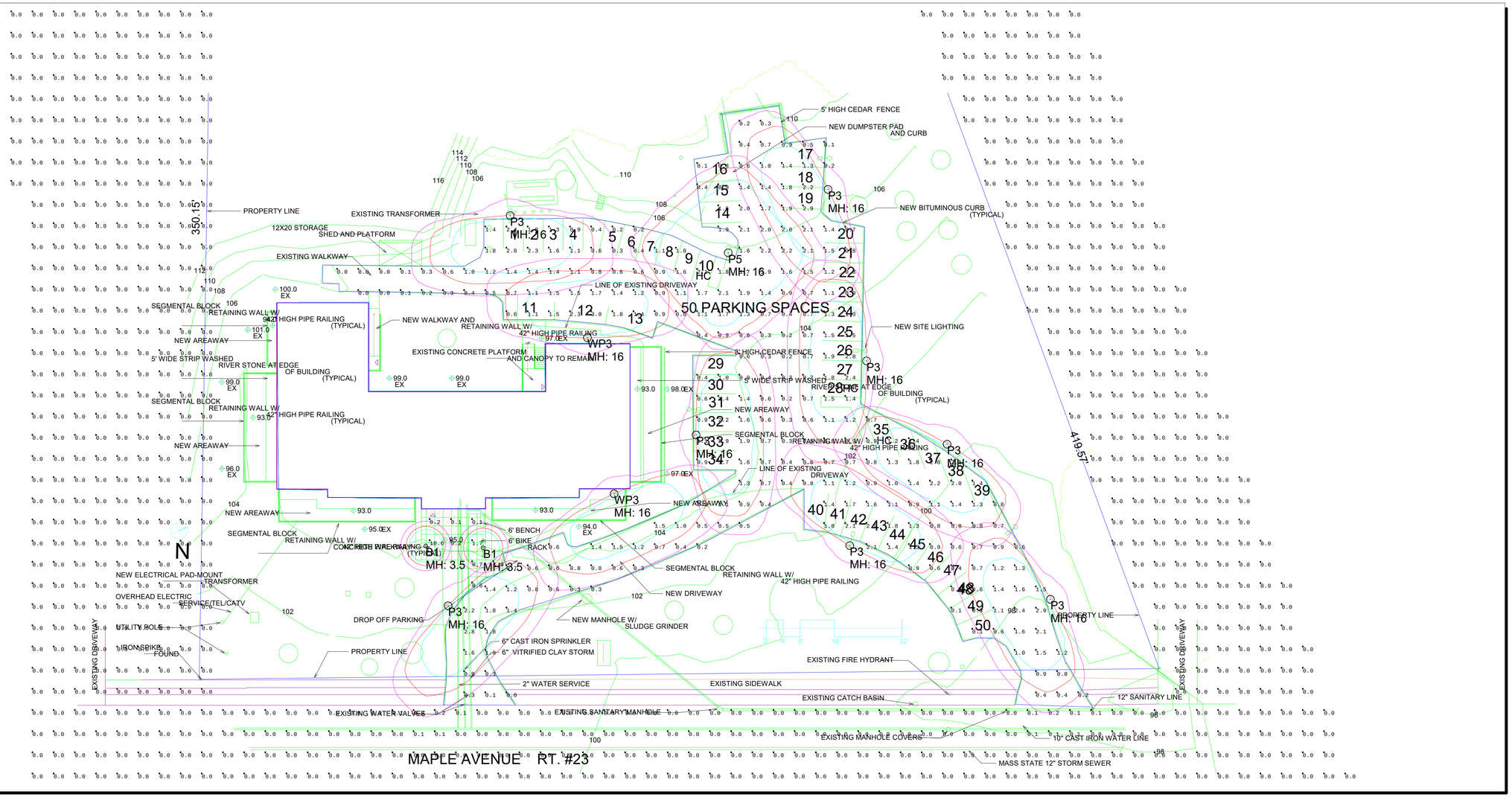
No.	Description	Date

Proposed Site Plan

Project number	MP
Date	10.20.20
Drawn by	Mike Marotta
Checked by	Nick Elton

L-1

Scale 1/16" = 1'-0"



Luminaire Schedule					
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description
⊙	8	P3	N.A.	0.880	BEACON URB MRSS-26UR-24L-55-3K7-UNV 3-BC-PCU-PM NRNW BLT/AA-44 S 5 B P BBT/RSA B S 14-40 B VM2
⊙	2	B1	N.A.	0.880	KIM PA7R CT NU 5 12I-020-3k7 42A BL UNV
⊙	1	P5	N.A.	0.880	BEACON URB MRSS-26UR-24L-55-3K7-UNV-5QM--BC-PCU-PM NRNW BLT/AA-44 S 5 B P BBT/RSA B S 14-40 B VM2
⊙	2	WP3	N.A.	0.880	BEACON URB MRSS-26UR-24L-55-3K7-UNV 3-BC-PCU-PM NRNW BLT/AA-44 W 4- A P BBT

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Front entry	Illuminance	Fc	1.69	10.6	0.1	16.90	106.00
Roadway and parking_Planar	Illuminance	Fc	1.09	3.0	0.0	N.A.	N.A.
Spill	Illuminance	Fc	0.00	0.2	0.0	N.A.	N.A.

illuminate

#	Date	Comments

Revisions

Drawn By: RK
Checked By:
Date:10/22/2020
Scale:

Maple Ave Apartments

Site Lighting Plan

SINCE 1921
ALLEGRONE

Legend:

- Excess Gravel
- Office Location
- Dumpster
- Storage Containers
- Port-a-Johns
- Contractor Parking
- Site Fencing
- Vehicle Gates

2020.10.20
Construction
Logistics
Site Plan

EXISTING GRADES WILL REMAIN EXCEPT FOR AREAS DIRECTLY NEXT TO THE WEST, SOUTH AND EAST SIDES OF THE BUILDING THAT SHALL BE MODIFIED FOR THE PROPOSED AREAWAYS AND NEW ENTRY, WHICH ARE INDICATED WITH NEW SPOT GRADES SHOWN ON PROPOSED SITE PLAN AND ALL ARCHITECTURAL DRAWINGS. GRADES ARE ADJUSTED BY SUBTRACTING 8' FROM THE GRADING SHOWN ON EXISTING CONDITIONS SITE PLAN DRAWING.

Excess Gravel Stockpile Location (if needed)
Potential Site Office Location
Potential Storage Container Locations
5' HIGH CH
NEW DUMPSTER PAD AND CURB
SNOW STORAGE AREA
DRAINAGE S
16
15
14
110
SNOW STORAGE AREA
106
108
106
182.83'
20
21
22
23
Port-a-Johns & Handwash Station
PROPERTY LINE
350.15'
EXISTING TRANSFORMER
12X20 STORAGE SHED AND PLATFORM
EXISTING WALKWAY
DRAINAGE SLOPES
SNOW STORAGE AREA
50 PARKING SPACES
SLOPE
DRAINAGE SLOPE
LINE OF EXISTING DRIVEWAY
GAS LINE
DRAINAGE SLOPE
SEGMENTAL BLOCK RETAINING WALL W/ 42" HIGH PIPE RAILING (TYPICAL)
NEW AREAWAY
NEW 4' ROUND BY 6' DEEP CATCH BASIN /DRYWELL WITH 3' CRUSHED STONE AROUND AND BELOW
5' WIDE STRIP WASHED RIVER STONE AT EDGE OF BUILDING 6" DEEP (TYPICAL)
Dumpster
11
13
NEW WALKWAY AND RETAINING WALL W/ 42" HIGH PIPE RAILING
EXISTING CONCRETE PLATFORM AND CANOPY TO REMAIN
100.0 EX
101.0 EX
97.0 EX
99.0 EX
99.0 EX
94.0
93.0
98.0 EX
PROPOSED 4 STORY BUILDING
Garden Level: EL 90.5
First Floor Level: EL 100.5
SEGMENTAL BLOCK RETAINING WALL W/ 42" HIGH PIPE RAILING
3' HIGH CEDAR FENCE
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PROPOSED AREAWAY DRYWELLS CATCHMENT AREA PLUS PROPOSED WASHED RIVER STONE SHALL HAVE AN ABSORBTION CAPACITY OF 2.75" OF RAINFALL FOR A 24 HOUR PERIOD
NEW SITE LIGHTING
PROPOSED IMPERMEABLE AREA:
BUILDING FOOT PRINT: 11,020 SF
PAVED AREAS: 28,893 SF
Site Fence w/ Black Scrim
Contractor Parking
35 HC
36
37
38
39
SNOW STORAGE AREA
DRAINAGE SLOPE
236.74'
20'-10"
NEW AREAWAY
NEW 4' ROUND BY 6' DEEP CATCH BASIN /DRYWELL WITH 3' CRUSHED STONE AROUND AND BELOW
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5' WIDE STRIP WASHED RIVER STONE AT EDGE OF BUILDING 6" DEEP (TYPICAL)
96.0 EX
93.0
95.0 EX
95.0
6' BENCH
6' BIKE RACK
SLOPE
94.0 EX
93.0
97.0 EX
LINE OF EXISTING DRIVEWAY
Contractor Parking
NEW AREAWAY
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SEGMENTAL BLOCK RETAINING WALL W/ 42" HIGH PIPE RAILING
NEW DRIVEWAY
102
Contractor Parking
DRAINAGE SLOPE
NEW ELECTRICAL PAD-MOUNT TRANSFORMER
UNDERGROUND ELECTRICAL SERVICE
UTILITY POLE
IRON SPIKE FOUND
EXISTING DRIVEWAY
CONCRETE WALKWAY
DROP OFF PARKING
SNOW STORAGE AREA
PROPERTY LINE
2x 10' Vehicle Gates
SILL
6" CAST IRON SPRINKLER
6" VITRIFIED CLAY STORM
SIGN EXIT ONLY
NEW MANHOLE W/ SLUDGE GRINDER
Sidewalk Offset
0' 4' 8' 16' 32'
SIGN- ENTRANCE ONLY
EXISTING FIRE HYDRANT
2x 10' Vehicle Gates
PROPERTY LINE
EXISTING DRIVEWAY
2" WATER SERVICE
EXISTING SIDEWALK
EXISTING CATCH BASIN
12" SANITARY LINE
EXISTING WATER VALVES
6" VITRIFIED CLAY STORM
EXISTING MANHOLE COVERS
10" CAST IRON WATER LINE
MASS STATE 12" STORM SEWER
MAPLE AVENUE RT. #23
N

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MAPLE AVENUE APARTMENTS
148 Maple Avenue
Great Barrington,MA

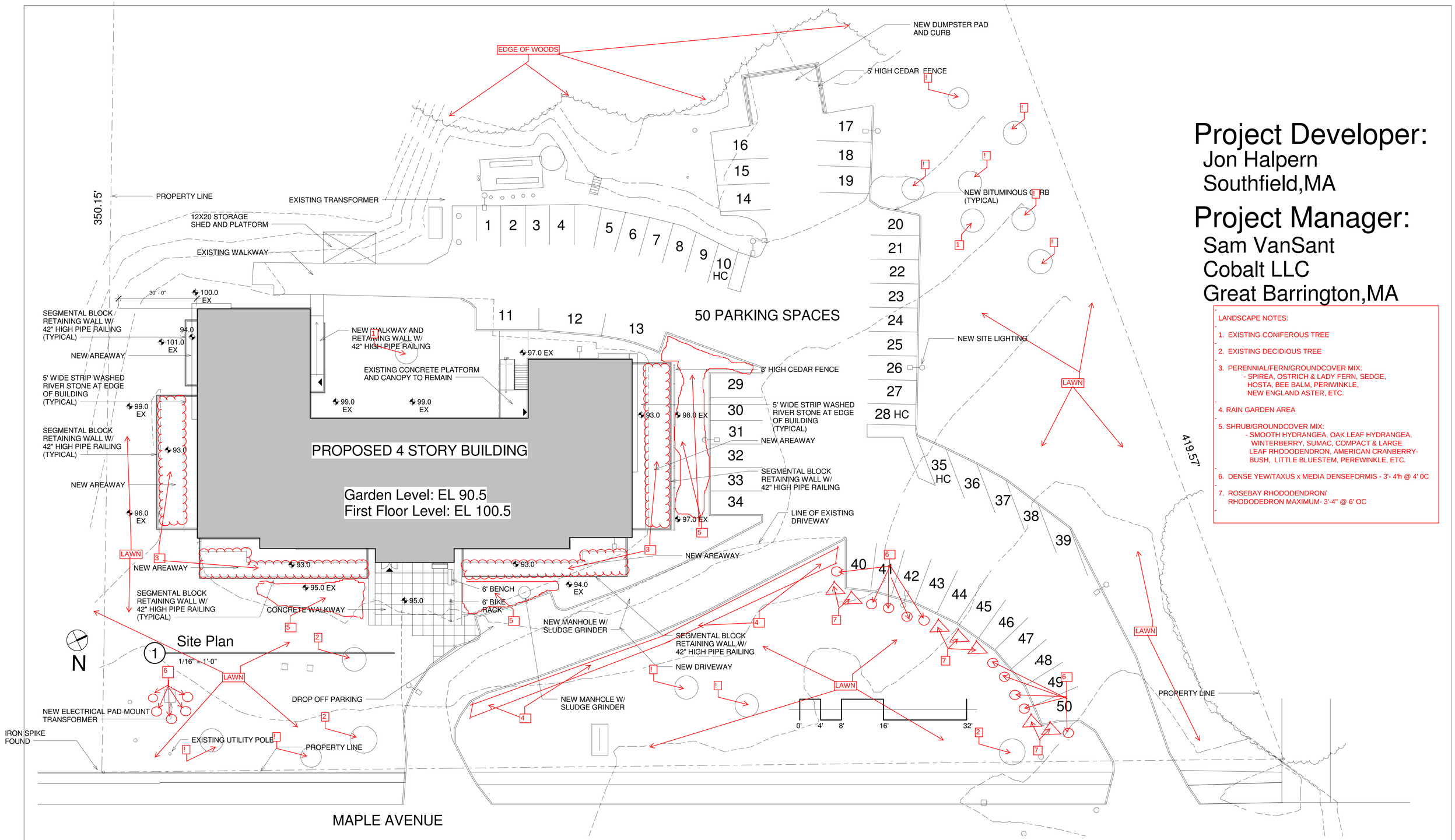
REGISTERED ARCHITECT
B. NICHOLAS ELTON
No. 4923
COMMONWEALTH OF MASSACHUSETTS

No.	Description	Date

Construction Logistics Site Plan

Project number	MP
Date	10.20.20
Drawn by	MM
Checked by	NE

L-3
Scale 1/16" = 1'-0"



Project Developer:
Jon Halpern
Southfield,MA

Project Manager:
Sam VanSant
Cobalt LLC
Great Barrington,MA

LANDSCAPE NOTES:

1. EXISTING CONIFEROUS TREE
2. EXISTING DECIDIOUS TREE
3. PERENNIAL/FERN/GROUNDCOVER MIX:
   - SPIREA, OSTRICH & LADY FERN, SEDGE, HOSTA, BEE BALM, PERIWINKLE, NEW ENGLAND ASTER, ETC.
4. RAIN GARDEN AREA
5. SHRUB/GROUNDCOVER MIX:
   - SMOOTH HYDRANGEA, OAK LEAF HYDRANGEA, WINTERBERRY, SUMAC, COMPACT & LARGE LEAF RHODODENDRON, AMERICAN CRANBERRY-BUSH, LITTLE BLUESTEM, PEREWINKLE, ETC.
6. DENSE YEW/TAXUS x MEDIA DENSEFORMIS - 3'- 4'h @ 4' 0C
7. ROSEBAY RHODODENDRON/ RHODODEDRON MAXIMUM- 3'-4" @ 6' OC

Elton + Hampton Architects
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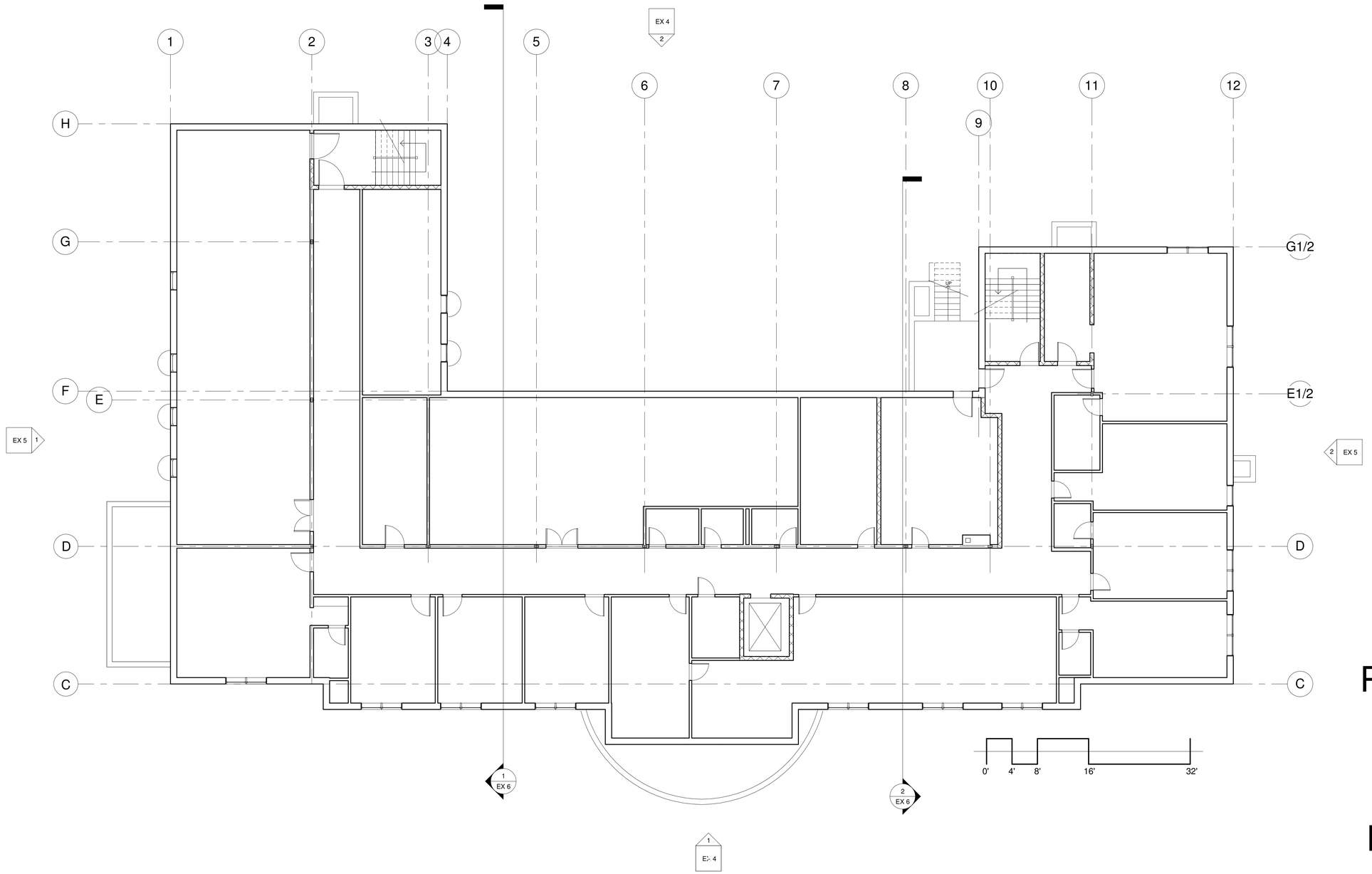
104 WEST STREET SANDISFIELD, MA 01255 (413) 258-1071

MAPLE AVENUE APARTMENTS
148 Maple Avenue
Great Barrington,MA

No.	Description	Date

Site Plan — WITH PROPOSED AND EXISTING LANDSCAPE

Project number	MP	A00
Date	10.9.20 REVISED 10.20.20	
Drawn by	Mike Marotta	
Checked by	Nick Elton	Scale 1/16" = 1'-0"



1 GARDEN PLAN

1/8" = 1'-0"

Project Developer:

Jon Halpern
Southfield,MA
Great Barrington
Development, LLC

Project Manager:

Sam VanSant
Cobalt LLC
Great Barrington,MA

Elton + Hampton Architects

Maple Avenue Apartments

148 Maple Avenue
Great Barrington,MA

REGISTERED ARCHITECT — COMMONWEALTH OF MASSACHUSETTS — NICHOLAS ELTON No. 4923

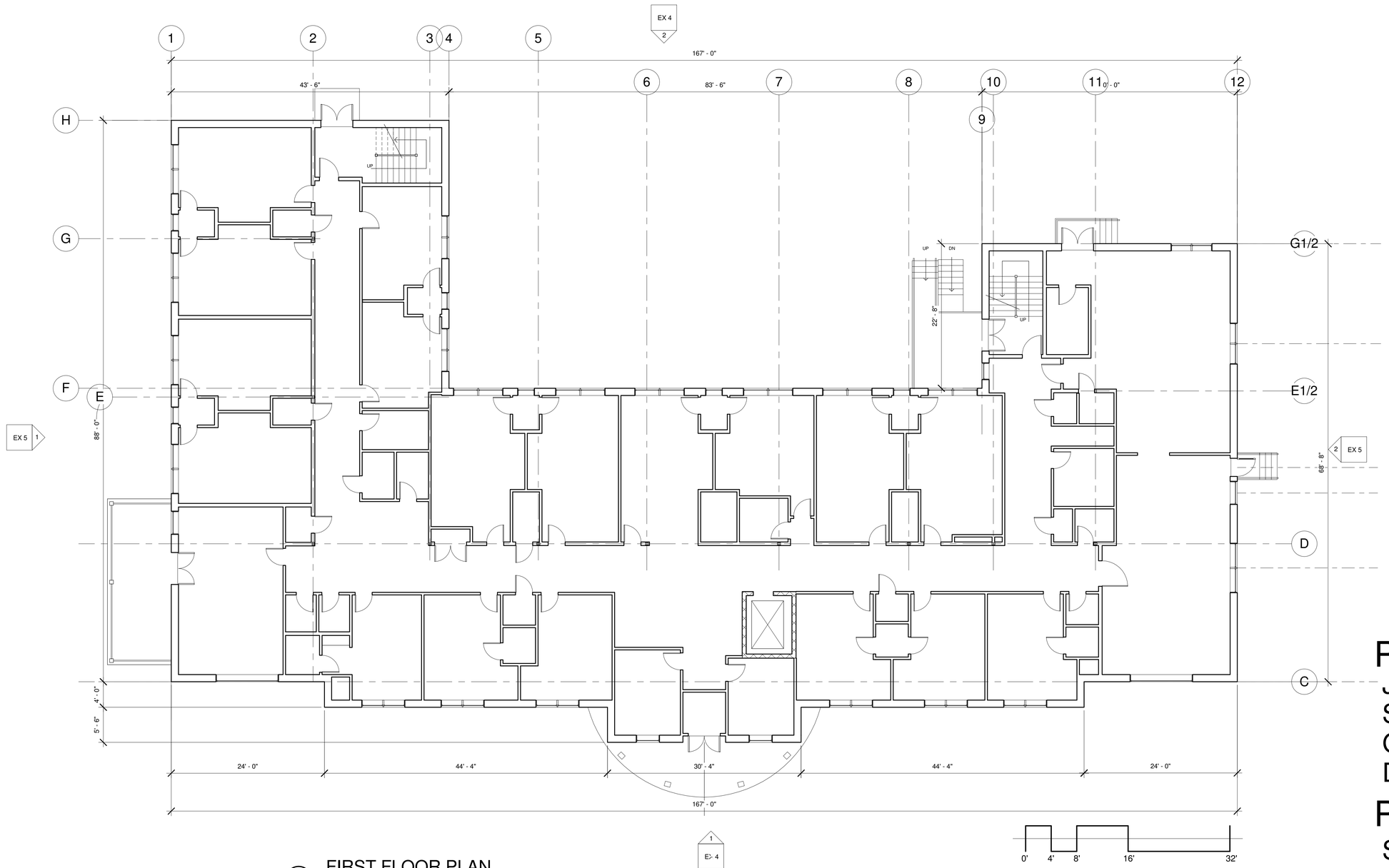
No.	Description	Date

Garden Plan

Project number	MP
Date	10.20.20
Drawn by	Mike Marotta
Checked by	Nick Elton

EX 1

Scale 1/8" = 1'-0"



1 FIRST FLOOR PLAN

1/8" = 1'-0"

Project Developer:

Jon Halpern
Southfield,MA
Great Barrington
Development, LLC

Project Manager:

Sam VanSant
Cobalt LLC
Great Barrington,MA

Elton + Hampton Architects

Maple Avenue Apartments

148 Maple Avenue
Great Barrington,MA

REGISTERED ARCHITECT
NICHOLAS ELTON
No. 4923
COMMONWEALTH OF MASSACHUSETTS

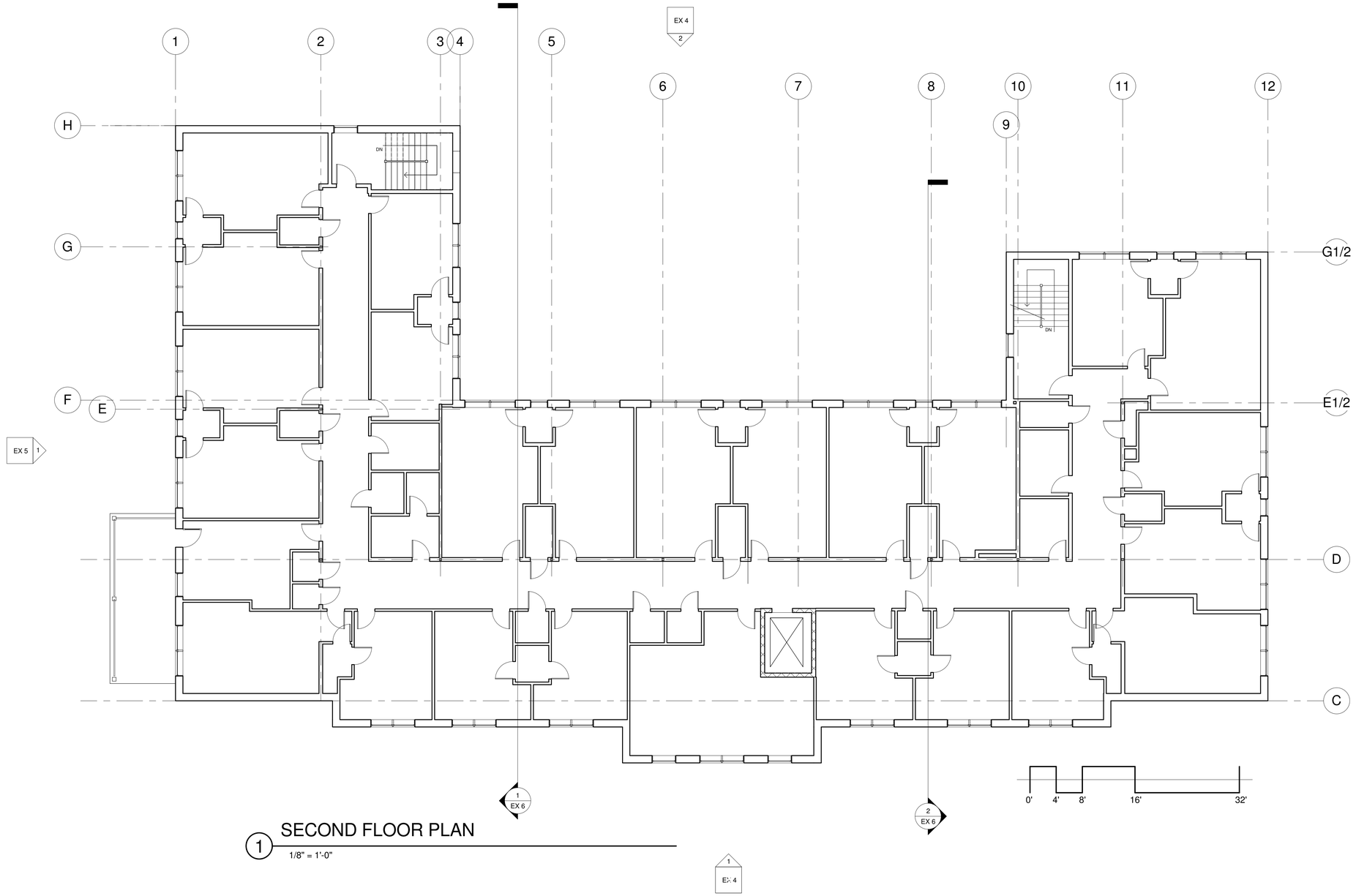
No.	Description	Date

First Floor Plan

Project number	MP
Date	10.20.20
Drawn by	Mike Marotta
Checked by	Nick Elton

EX 2

Scale 1/8" = 1'-0"



1 SECOND FLOOR PLAN

1/8" = 1'-0"

Project Developer:

Jon Halpern
Southfield,MA
Great Barrington
Development,LLC

Project Manager:

Sam VanSant
Cobalt LLC
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Elton + Hampton Architects

Maple Avenue Apartments

148 Maple Avenue
Great Barrington,MA

REGISTERED ARCHITECT
NICHOLAS ELTON
No. 4923
COMMONWEALTH OF MASSACHUSETTS

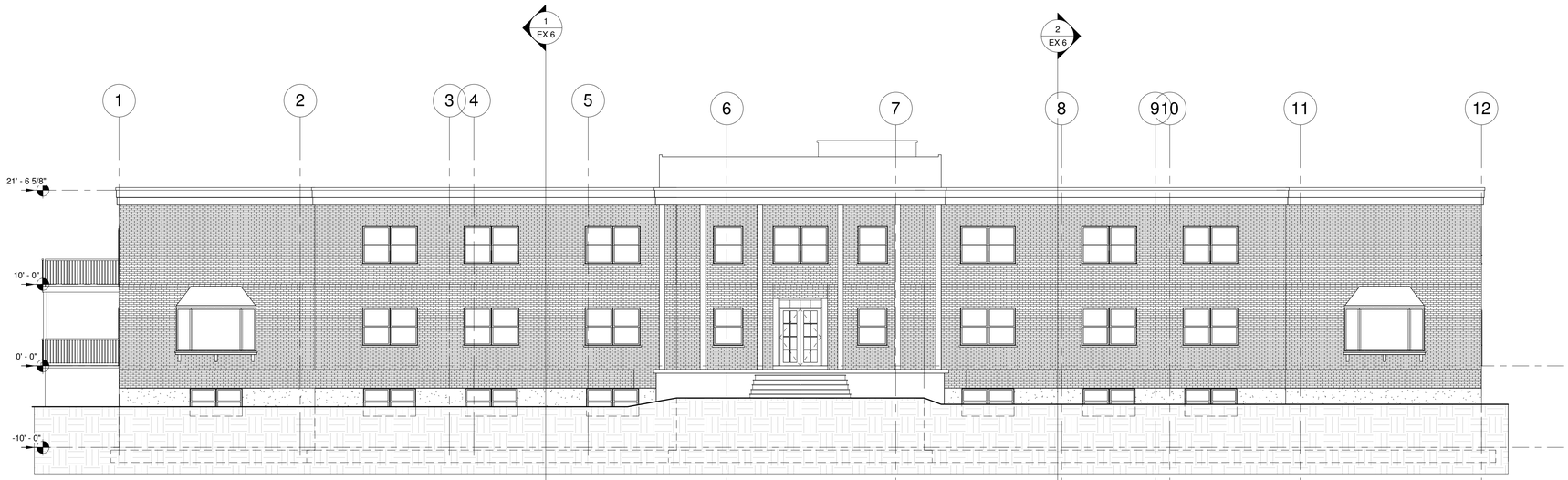
No.	Description	Date

Second Floor Plan

Project number	MP
Date	10.20.20
Drawn by	Mike Marotta
Checked by	Nick Elton

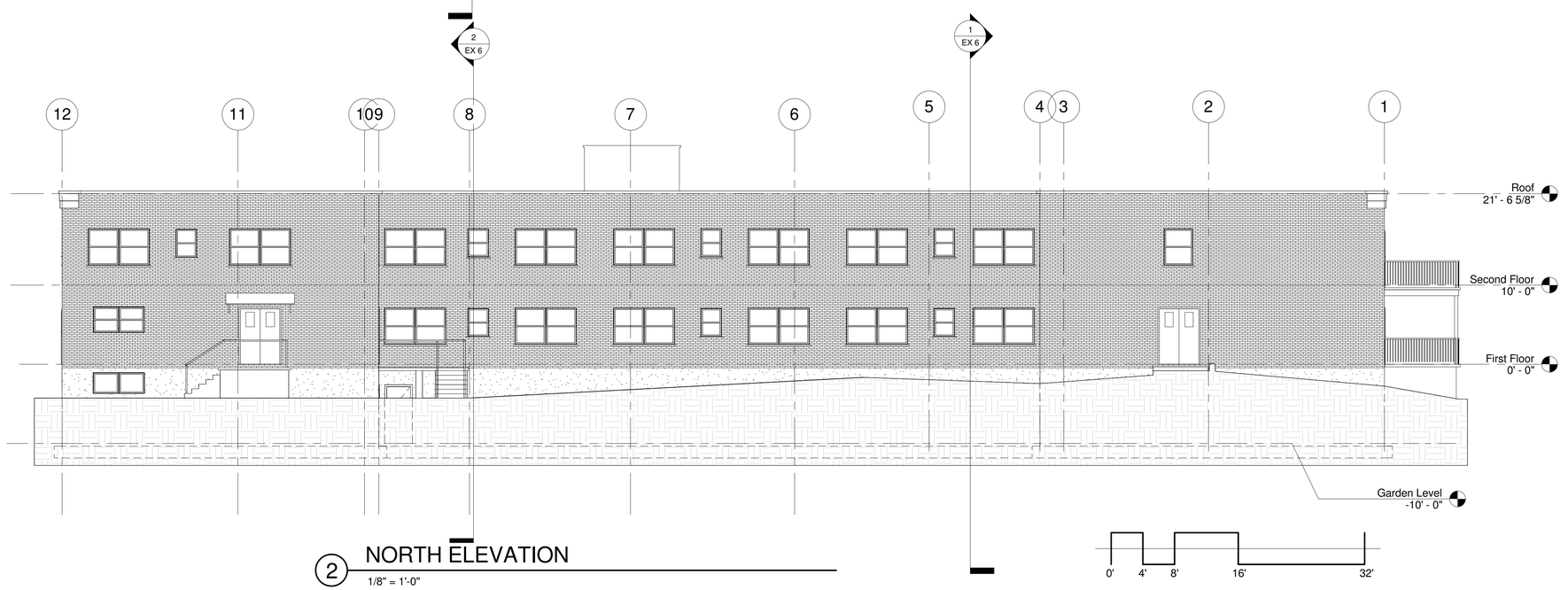
EX 3

Scale 1/8" = 1'-0"



1 SOUTH ELEVATION

1/8" = 1'-0"



2 NORTH ELEVATION

1/8" = 1'-0"

Project Developer:

Jon Halpern
Southfield,MA
Great Barrington
Development, LLC

Project Manager:

Sam VanSant
Cobalt LLC
Great Barrington,MA

Elton + Hampton Architects

Maple Avenue Apartments

148 Maple Avenue
Great Barrington,MA

REGISTERED ARCHITECT
NICHOLAS ELTON
No. 4923
COMMONWEALTH OF MASSACHUSETTS

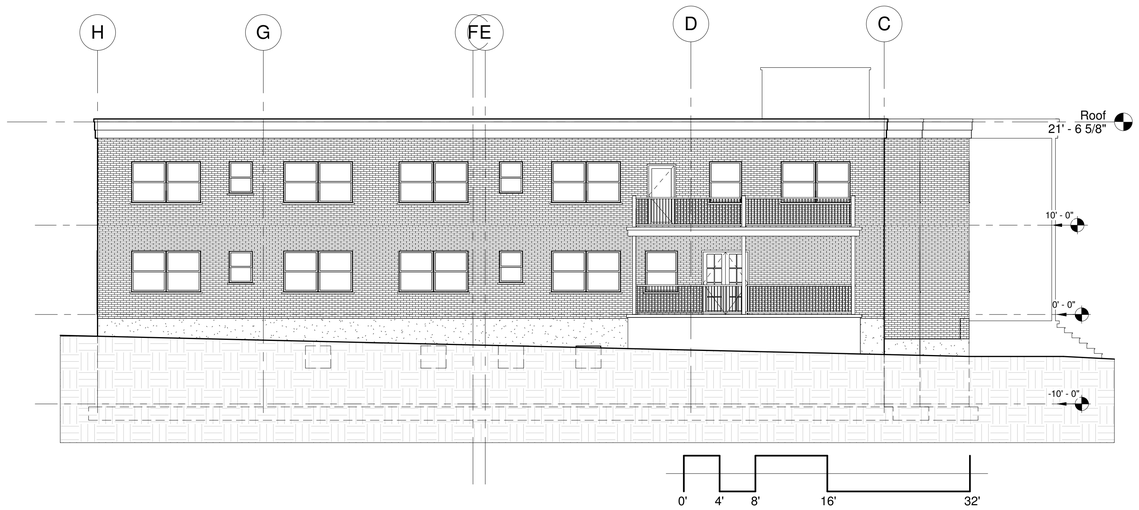
No.	Description	Date

South & North Elevation

Project number	MP
Date	10.20.20
Drawn by	Mike Marotta
Checked by	Nick Elton

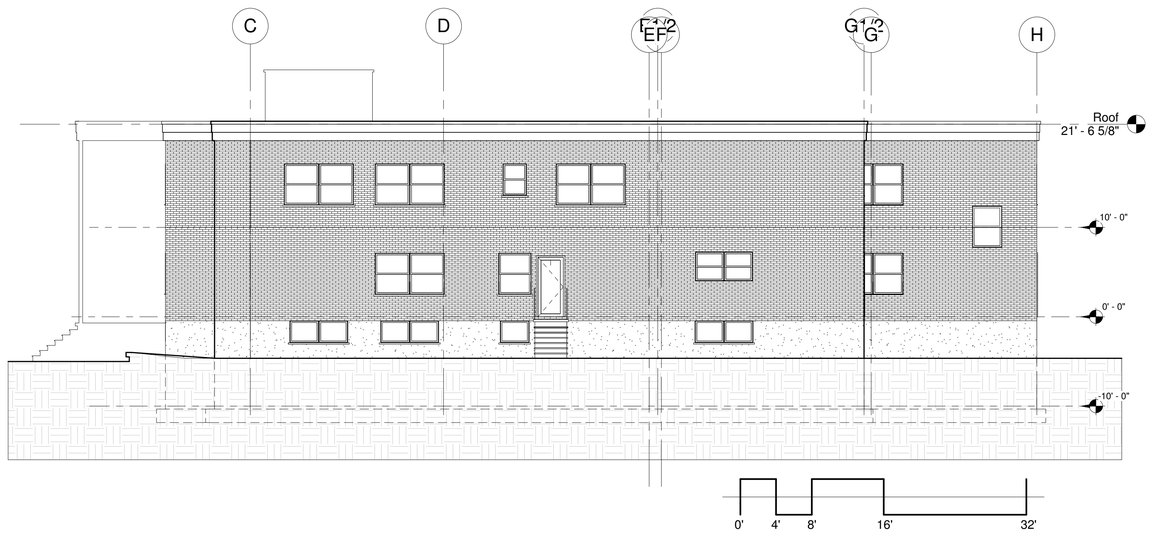
EX 4

Scale 1/8" = 1'-0"



1 WEST ELEVATION

1/8" = 1'-0"



2 EAST ELEVATION

1/8" = 1'-0"

Project Developer:

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Project Manager:

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Maple Avenue Apartments

148 Maple Avenue
Great Barrington,MA

REGISTERED ARCHITECT
NICHOLAS ELTON
No. 4923
COMMONWEALTH OF MASSACHUSETTS

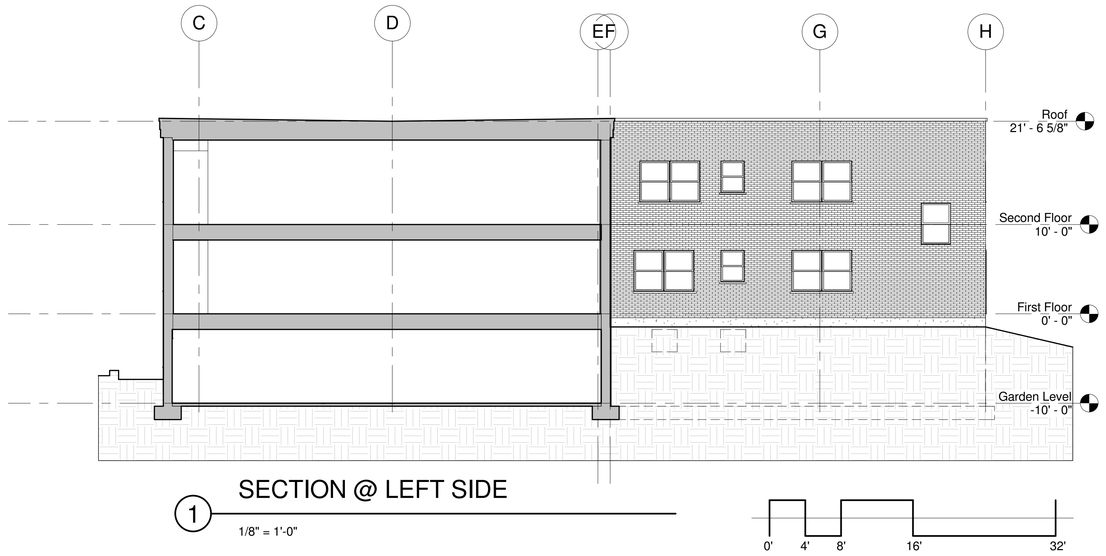
No.	Description	Date

West & East Elevation

Project number	MP
Date	10.20.20
Drawn by	Mike Marotta
Checked by	Nick Elton

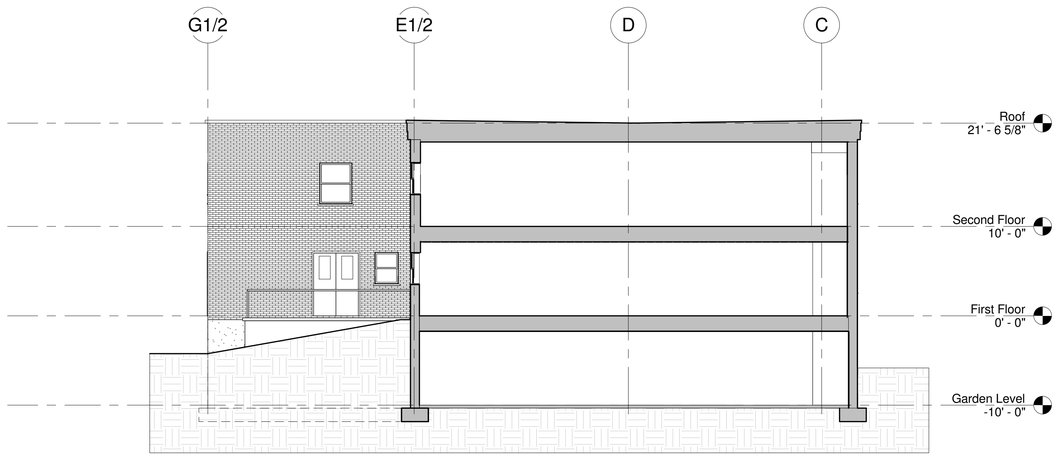
EX 5

Scale 1/8" = 1'-0"



1 SECTION @ LEFT SIDE

1/8" = 1'-0"



2 SECTION @ RIGHT SIDE

1/8" = 1'-0"

Project Developer:

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Maple Avenue Apartments

148 Maple Avenue
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REGISTERED ARCHITECT
NICHOLAS ELTON
No. 4923
COMMONWEALTH OF MASSACHUSETTS

No.	Description	Date

Section Elevations

Project number	MP
Date	10.20.20
Drawn by	Mike Marotta
Checked by	Nick Elton

EX 6

Scale 1/8" = 1'-0"

SOUTH ELEVATION

NORTH WEST ELEVATION

EAST ELEVATION

NORTH ELEVATION

NORTH EAST ELEVATION

SOUTH WEST ELEVATION

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MAPLE AVENUE APARTMENTS

148 Maple Avenue
Great Barrington,MA

REGISTERED ARCHITECT
NICHOLAS ELTON
No. 4923
COMMONWEALTH OF MASSACHUSETTS

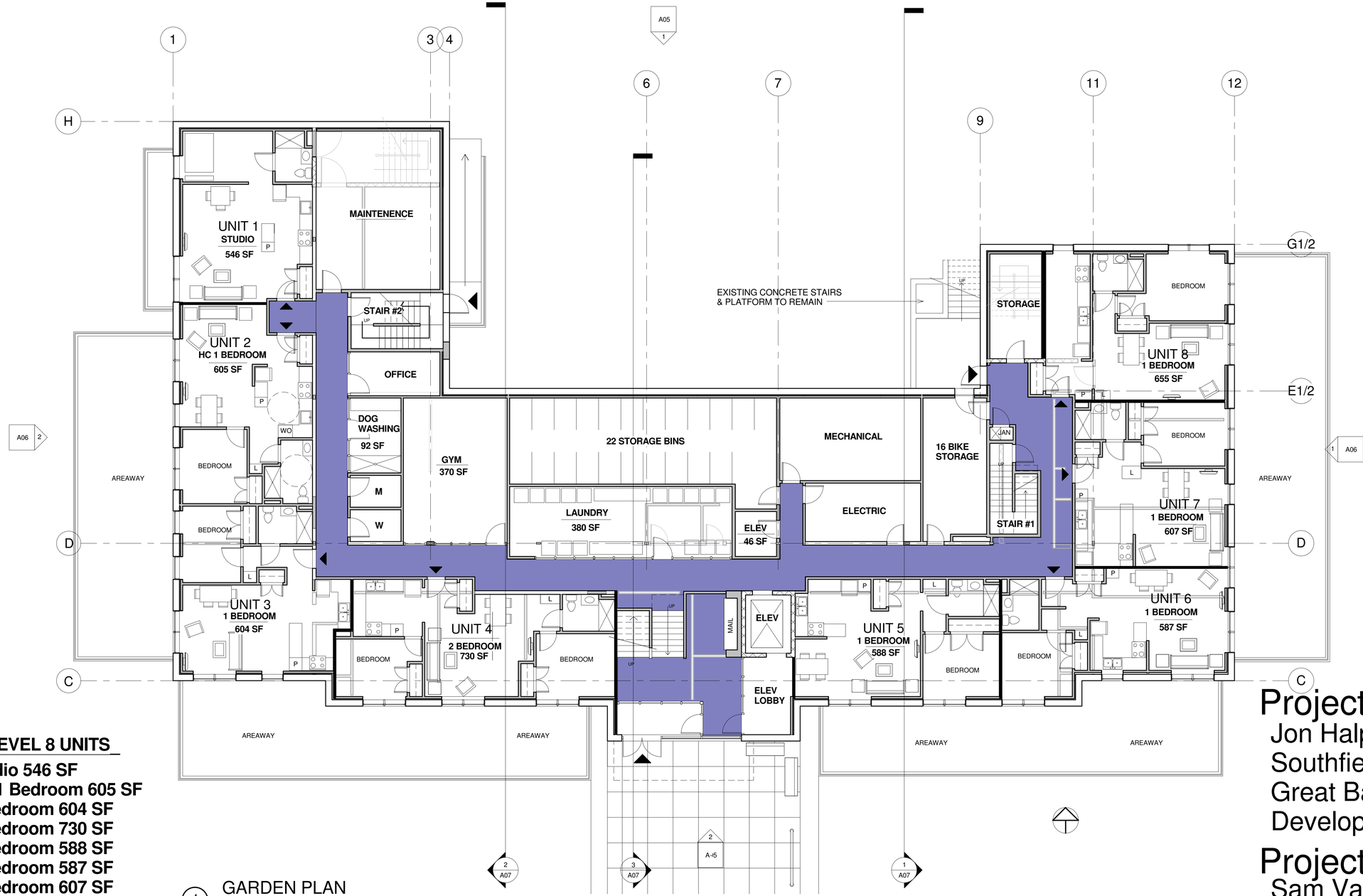
No.	Description	Date

Photos Of Existing Building

Project number	MP
Date	10.20.20
Drawn by	MM
Checked by	NE

EX-7

Scale



1 GARDEN PLAN

1/8" = 1'-0"

GARDEN LEVEL 8 UNITS

Unit 1- Studio 546 SF
Unit 2- HC 1 Bedroom 605 SF
Unit 3- 1 Bedroom 604 SF
Unit 4- 2 Bedroom 730 SF
Unit 5- 1 Bedroom 588 SF
Unit 6- 1 Bedroom 587 SF
Unit 7- 1 Bedroom 607 SF
Unit 8- 1 Bedroom 655 SF

Project Developer:

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Project Manager:

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Elton + Hampton Architects

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MAPLE AVENUE APARTMENTS

148 Maple Avenue
Great Barrington,MA

REGISTERED ARCHITECT — COMMONWEALTH OF MASSACHUSETTS — NICHOLAS ELTON No. 4923

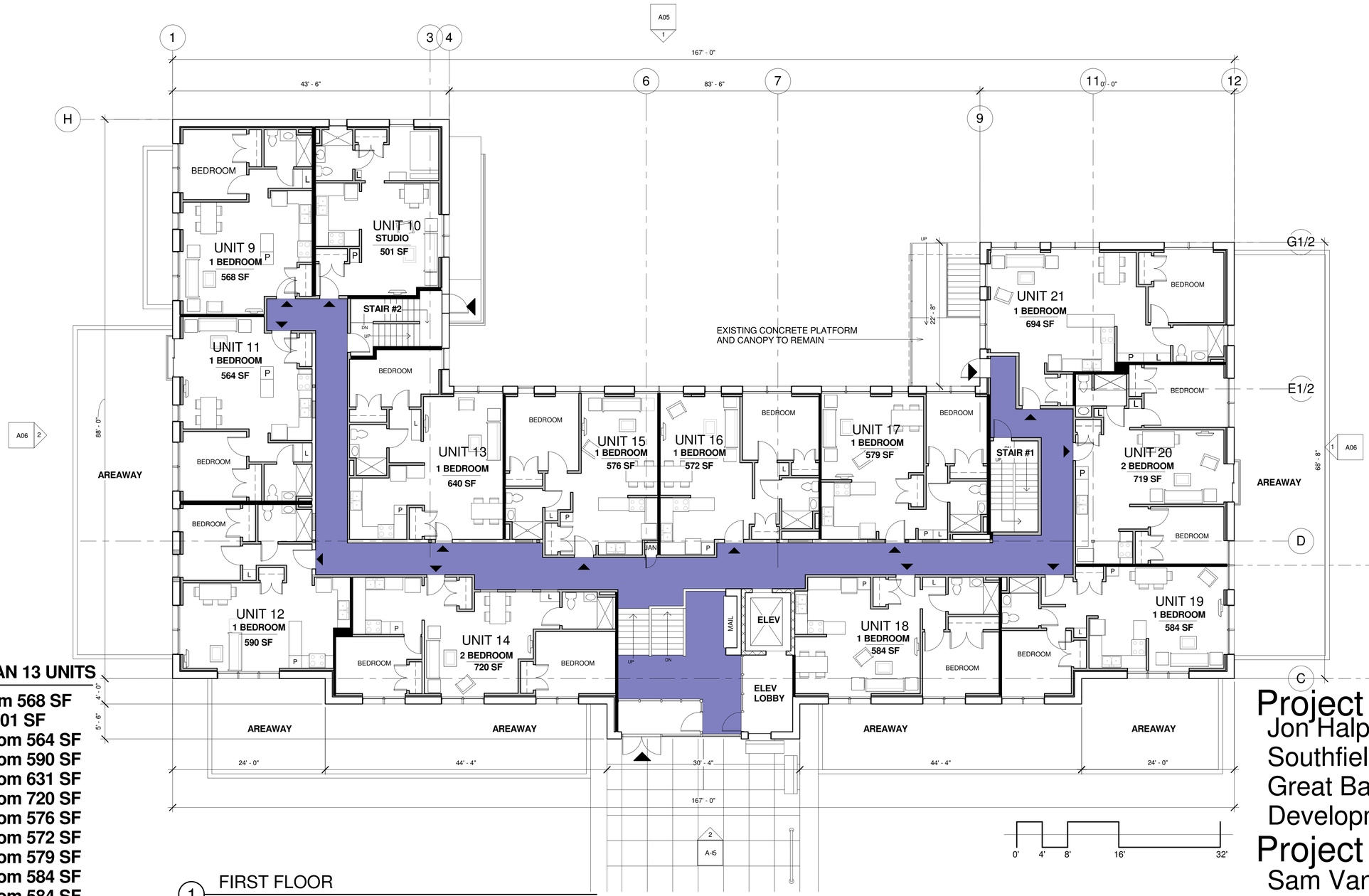
No.	Description	Date

GARDEN LEVEL PLAN

Project number	MP
Date	10.20.20
Drawn by	Mike Marotta
Checked by	Nick Elton

A01

Scale 1/8" = 1'-0"



1 FIRST FLOOR
1/8" = 1'-0"

FIRST FLOOR PLAN 13 UNITS

- Unit 9- 1 Bedroom 568 SF
- Unit 10- Studio 501 SF
- Unit 11- 1 Bedroom 564 SF
- Unit 12- 1 Bedroom 590 SF
- Unit 13- 1 Bedroom 631 SF
- Unit 14- 2 Bedroom 720 SF
- Unit 15- 1 Bedroom 576 SF
- Unit 16- 1 Bedroom 572 SF
- Unit 17- 1 Bedroom 579 SF
- Unit 18- 1 Bedroom 584 SF
- Unit 19- 1 Bedroom 584 SF
- Unit 20- 2 Bedroom 719 SF
- Unit 21- 1 Bedroom 694 SF

Project Developer:

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MAPLE AVENUE APARTMENTS

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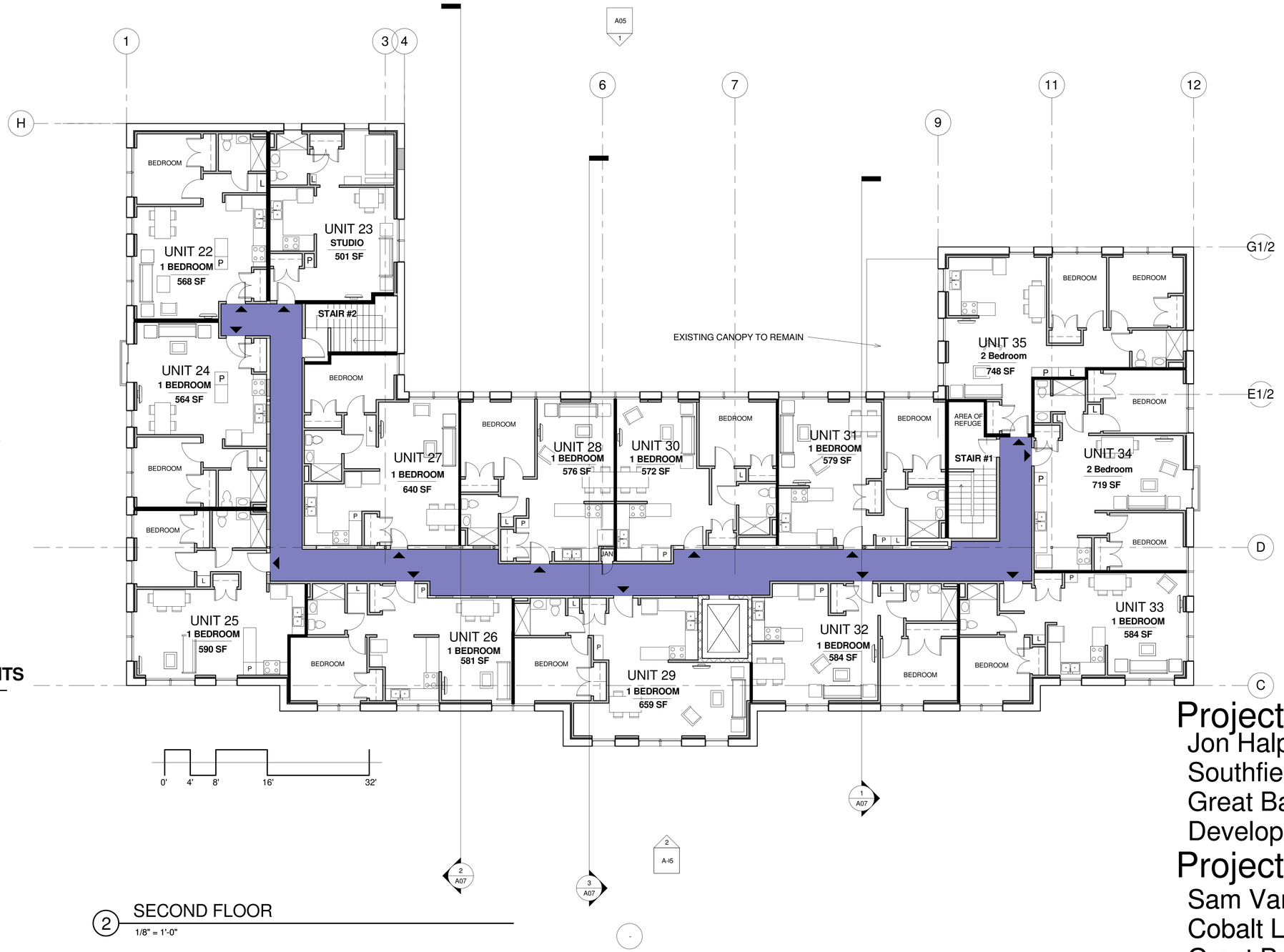
Great Barrington,MA

REGISTERED ARCHITECT
NICHOLAS ELTON
NO. 4923
COMMONWEALTH OF MASSACHUSETTS

No.	Description	Date

First Floor Plan

Project number	MP	A02
Date	10.20.20	
Drawn by	Mike Marotta	
Checked by	Nick Elton	Scale 1/8" = 1'-0"



2 SECOND FLOOR

1/8" = 1'-0"

SECOND FLOOR PLAN 14 UNITS

Unit 22- 1 Bedroom 568 SF
Unit 23- Studio 501 SF
Unit 24- 1 Bedroom 564 SF
Unit 25- 1 Bedroom 590 SF
Unit 26- 1 Bedroom 581 SF
Unit 27- 1 Bedroom 640 SF
Unit 28- 1 Bedroom 576 SF
Unit 29- 1 Bedroom 569 SF
Unit 30- 1 Bedroom 572 SF
Unit 31- 1 Bedroom 579 SF
Unit 32- 1 Bedroom 584 SF
Unit 33- 1 Bedroom 584 SF
Unit 34- 2 Bedroom 719 SF
Unit 35- 2 Bedroom 748 SF

Project Developer:

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MAPLE AVENUE APARTMENTS

148 Maple Avenue
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REGISTERED ARCHITECT — R. NICHOLAS ELTON No. 4923 — COMMONWEALTH OF MASSACHUSETTS

No.	Description	Date

Second Floor Plan

Project number	MP	A03
Date	10.20.20	
Drawn by	Mike Marotta	
Checked by	Nick Elton	Scale 1/8" = 1'-0"

1 THIRD FLOOR

1/8" = 1'-0"

THIRD FLOOR PLAN 13 UNITS

Unit 36- 1 Bedroom 599 SF
Unit 37- Studio 535 SF
Unit 38- 1 Bedroom 579 SF
Unit 39- HC 1 Bedroom 656 SF
Unit 40- 2 Bedroom 797 SF
Unit 41- 2 Bedroom 918 SF
Unit 42- 1 Bedroom 596 SF
Unit 43- 1 Bedroom 599 SF
Unit 44- 1 Bedroom 607 SF
Unit 45- 1 Bedroom 599 SF
Unit 46- 1 Bedroom 596 SF
Unit 47- 2 Bedroom 733 SF
Unit 48- 2 Bedroom 798 SF

Project Developer:

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Project Manager:

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Cobalt LLC
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MAPLE AVENUE APARTMENTS

148 Maple Avenue
Great Barrington,MA

REGISTERED ARCHITECT — NICHOLAS ELTON No. 4923 — COMMONWEALTH OF MASSACHUSETTS

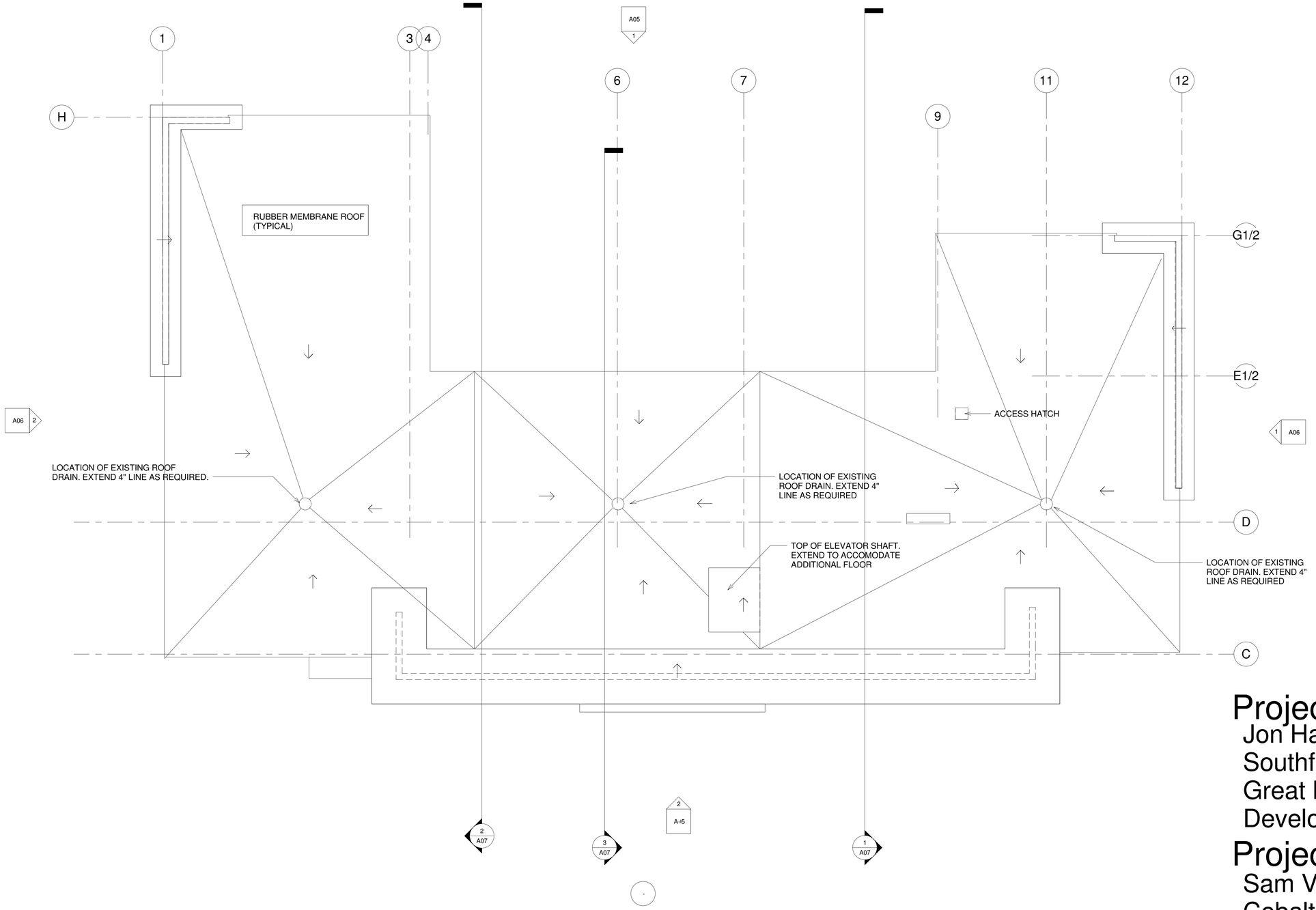
No.	Description	Date

THIRD FLOOR PLAN

Project number	MP
Date	10.20.20
Drawn by	Mike Marotta
Checked by	Nick Elton

A04

Scale 1/8" = 1'-0"



Project Developer:

Jon Halpern
Southfield,MA
Great Barrington
Development,LLC

Project Manager:

Sam VanSant
Cobalt LLC
Great Barrington,MA

Elton + Hampton Architects
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103 Terrace Street,
Roxbury, MA 02120
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MAPLE AVENUE APARTMENTS

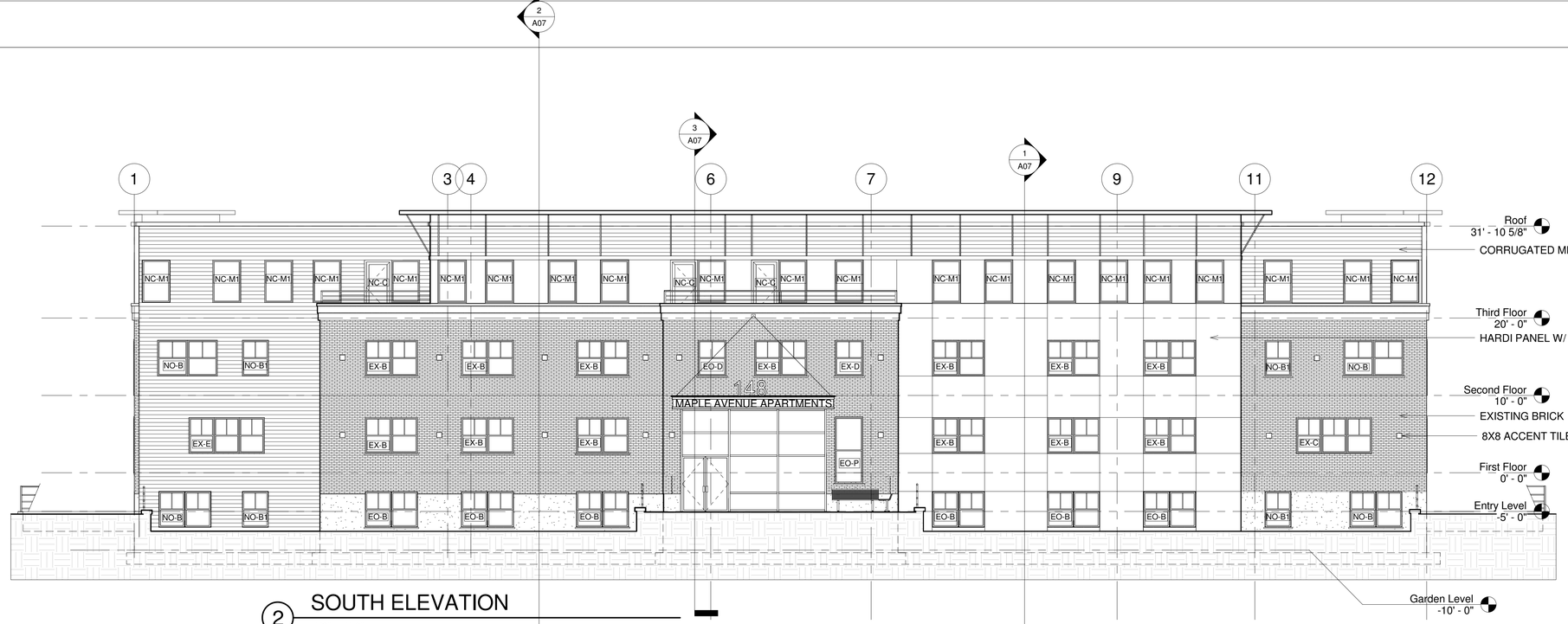
148 Maple Avenue
Great Barrington,MA

REGISTERED ARCHITECT
NICHOLAS ELTON
No. 4923
COMMONWEALTH OF MASSACHUSETTS

No.	Description	Date

Roof Plan

Project number	MP	A04A
Date	10.20.20	
Drawn by	MM	
Checked by	NE	Scale 1/8" = 1'-0"



2 SOUTH ELEVATION

1/8" = 1'-0"

1 NORTH ELEVATION

1/8" = 1'-0"

0' 4' 8' 16' 32'

SEE SHEETS A08 to A11 CONCEPT PERSPECTIVES FOR ADDITIONAL ELEVATION INFORMATION.

WINDOW SCHEDULE:

KEY:

EX-A Existing Window Opening
EO-A Enlarged Window Opening
NO-A New Opening
NC-A New Construction

REFER TO WINDOW SIZES ON SHEET A-6

Project Developer:

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Project Manager:

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MAPLE AVENUE APARTMENTS
148 Maple Avenue
Great Barrington,MA

REGISTERED ARCHITECT — R. NICHOLAS ELTON NO. 4923 — COMMONWEALTH OF MASSACHUSETTS

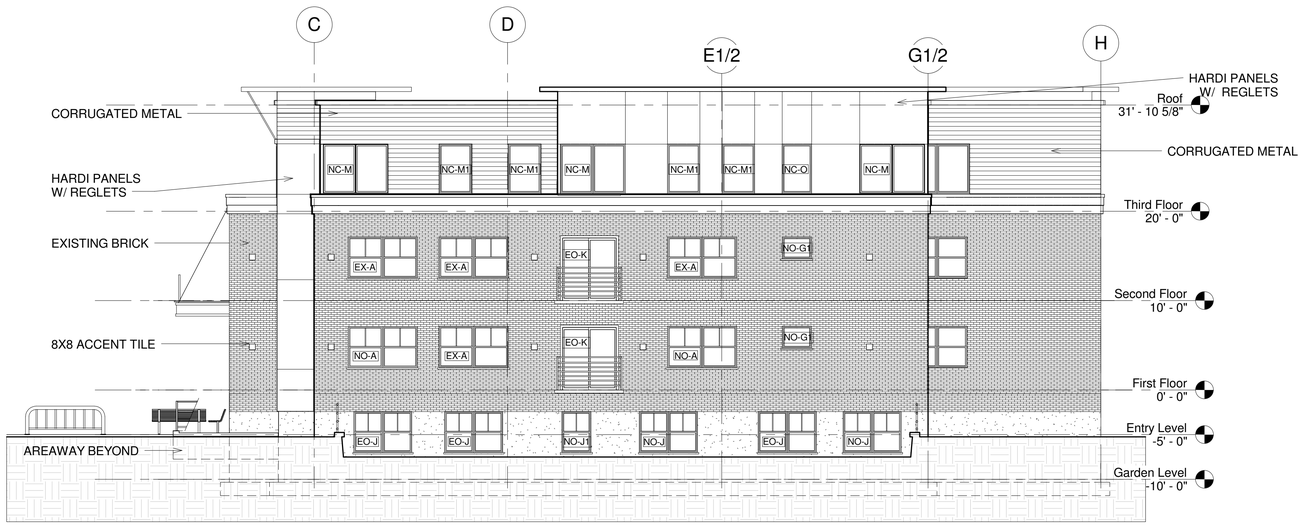
No.	Description	Date

South & North Elevation

Project number	MP
Date	10.20.20
Drawn by	Mike Marotta
Checked by	Nick Elton

A05

Scale 1/8" = 1'-0"



1 EAST ELEVATION

1/8" = 1'-0"

0' 4' 8' 16' 32'

2 WEST ELEVATION

1/8" = 1'-0"

SEE SHEETS A08 to A11 CONCEPT PERSPECTIVES FOR ADDITIONAL ELEVATION INFORMATION.

WINDOW SCHEDULE:

KEY:
EX-A Existing Window Opening
EO-A Enlarged Window Opening
NO-A New Opening
NC-A New Construction

Type A- Two (2) 3'-10 1/2"w x 4'-7 1/2"h Double Hung
Type A1- One (1) 3'-10 1/2"w x 4'-7 1/2"h Double Hung
Type B- Two (2) 3'-4 1/2"w x- 4'-7 1/2"h Double Hung
Type B1- One (1) 3'-4 1/2"w x- 4'-7 1/2"h Double Hung
Type C- One (1) 3'-0"w x 7'-0"h Patio Swing Door
Type D- One (1) 3'-7"w x 4'-7 1/2"h Double Hung
Type E- Three (3) 3'-3"w x 4'-7 1/2"h Double Hung
Type F- One (1) 2'-7 1/2"w x 3'-7"h Double Hung
Type G- Two (2) 3'-3"w x 2'-7 1/2"h Awning
Type G1- One (1) 3'-3"w x 2'-7 1/2"h Awning
Type H- Two (2) 3'-7"w x 3'-6"h Awning
Type H1- One (1) 3'-7"w x 3'-6"h Awning
Type J- Two (2) 3'-3"w x 4'-7 1/2"h Double Hung
Type J1- One (1) 3'-3"w x 4'-7 1/2"h Double Hung
Type K- One (1) 6'-0"w x 7'-0" Patio Sliding Door
Type L- One (1) 2'-10"w x 2'-6"h Awning
Type M- Two (2) 3'-7"w x 5'-6" Casment
Type M1- One (1) 3'-7"w x 5'-6" Casment
Type N- One (1) 2'-7 1/2"w x 5'-6" Casment
Type O- One (1) 3'-3"w x 5'-6" Casment
Type P- One (1) 3'-7"w x 8'-6" Double Hung

Project Developer:

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MAPLE AVENUE APARTMENTS

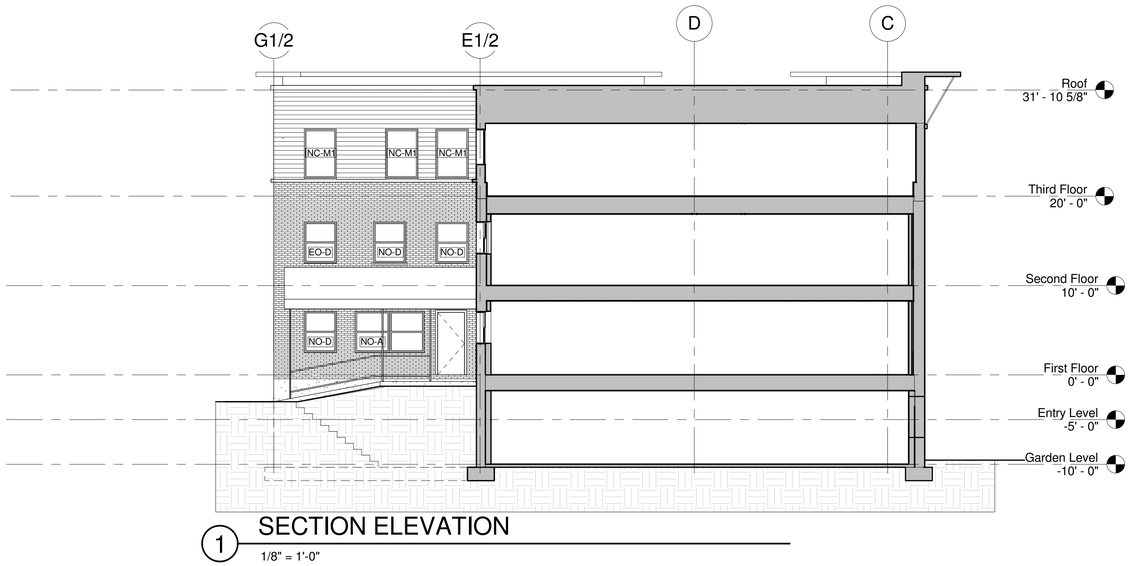
148 Maple Avenue
Great Barrington,MA

REGISTERED ARCHITECT
NICHOLAS ELTON
No. 4923
COMMONWEALTH OF MASSACHUSETTS

No.	Description	Date

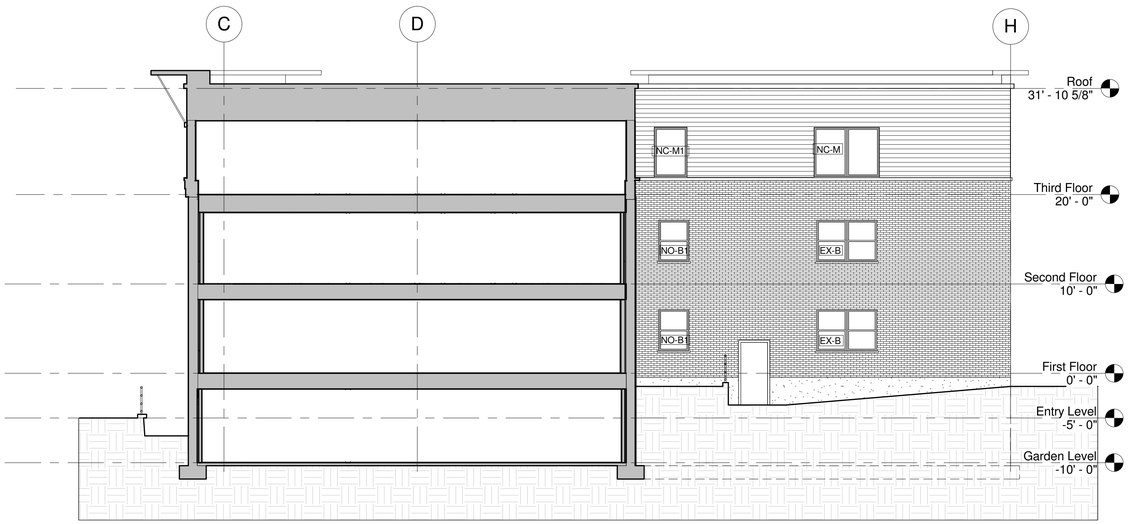
East & West Elevation

Project number	MP	A06
Date	10.20.20	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"



1 SECTION ELEVATION

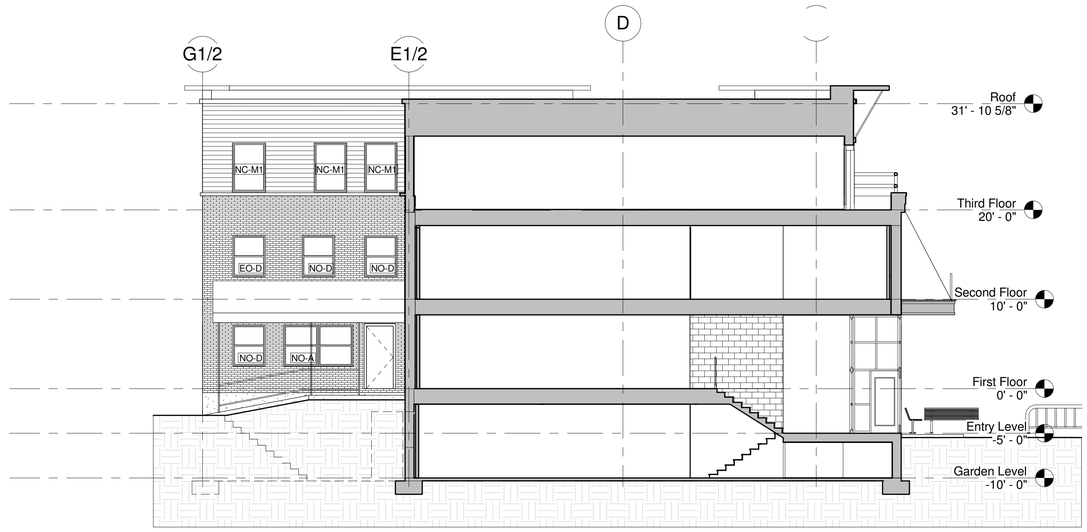
1/8" = 1'-0"



2 SECTION ELEVATION

1/8" = 1'-0"

0' 4' 8' 16' 32'



3 ENTRY SECTION

1/8" = 1'-0"

WINDOW SCHEDULE:

KEY:

EX-A Existing Window Opening
EO-A Enlarged Window Opening
NO-A New Opening
NC-A New Construction

REFER TO WINDOW SIZES ON SHEET A-6

Project Developer:

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MAPLE AVENUE APARTMENTS

148 Maple Avenue
Great Barrington,MA

REGISTERED ARCHITECT
NICHOLAS ELTON
No. 4923
COMMONWEALTH OF MASSACHUSETTS

No.	Description	Date

Section Elevations & Entry Section

Project number	MP
Date	10.20.20
Drawn by	MM
Checked by	NE

A07

Scale 1/8" = 1'-0"

SOUTH EAST PERSPECTIVE

SOUTH WEST PERSPECTIVE

Elton + Hampton Architects

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MAPLE AVENUE APARTMENTS

148 Maple Avenue
Great Barrington,MA

REGISTERED ARCHITECT
R. NICHOLAS ELTON
NO. 4923
COMMONWEALTH OF MASSACHUSETTS

No.	Description	Date

Concept Perspectives

Project number	MP
Date	10.20.20
Drawn by	Author
Checked by	Checker

A-08

Scale

NORTH WEST PERSPECTIVE

NORTH PERSPECTIVE

Elton + Hampton Architects

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MAPLE AVENUE APARTMENTS

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Great Barrington,MA

REGISTERED ARCHITECT
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No. 4923
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No.	Description	Date

Concept Perspectives

Project number	MP
Date	10.20.20
Drawn by	Author
Checked by	Checker

A-09

Scale

NORTH EAST PERSPECTIVE

STREET ELEVATION

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MAPLE AVENUE APARTMENTS

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Great Barrington,MA

REGISTERED ARCHITECT
R. NICHOLAS ELTON
No. 4923
COMMONWEALTH OF MASSACHUSETTS

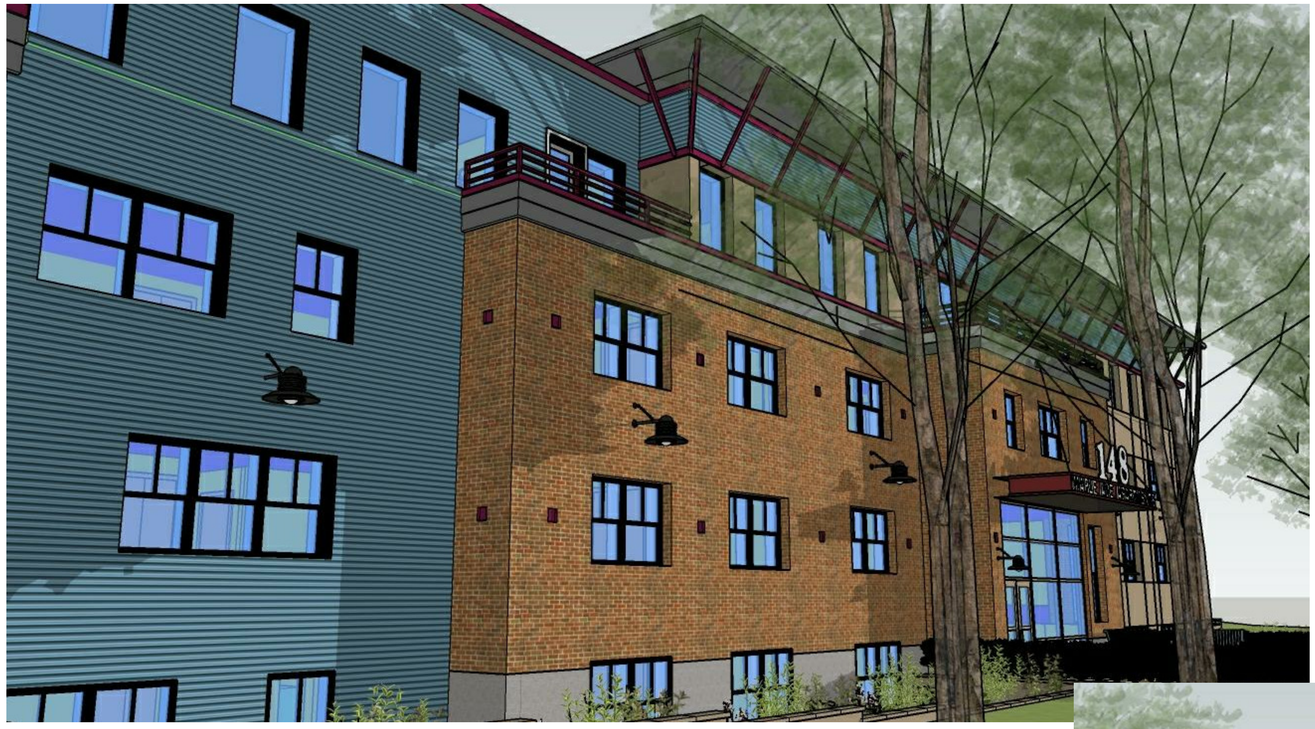
No.	Description	Date

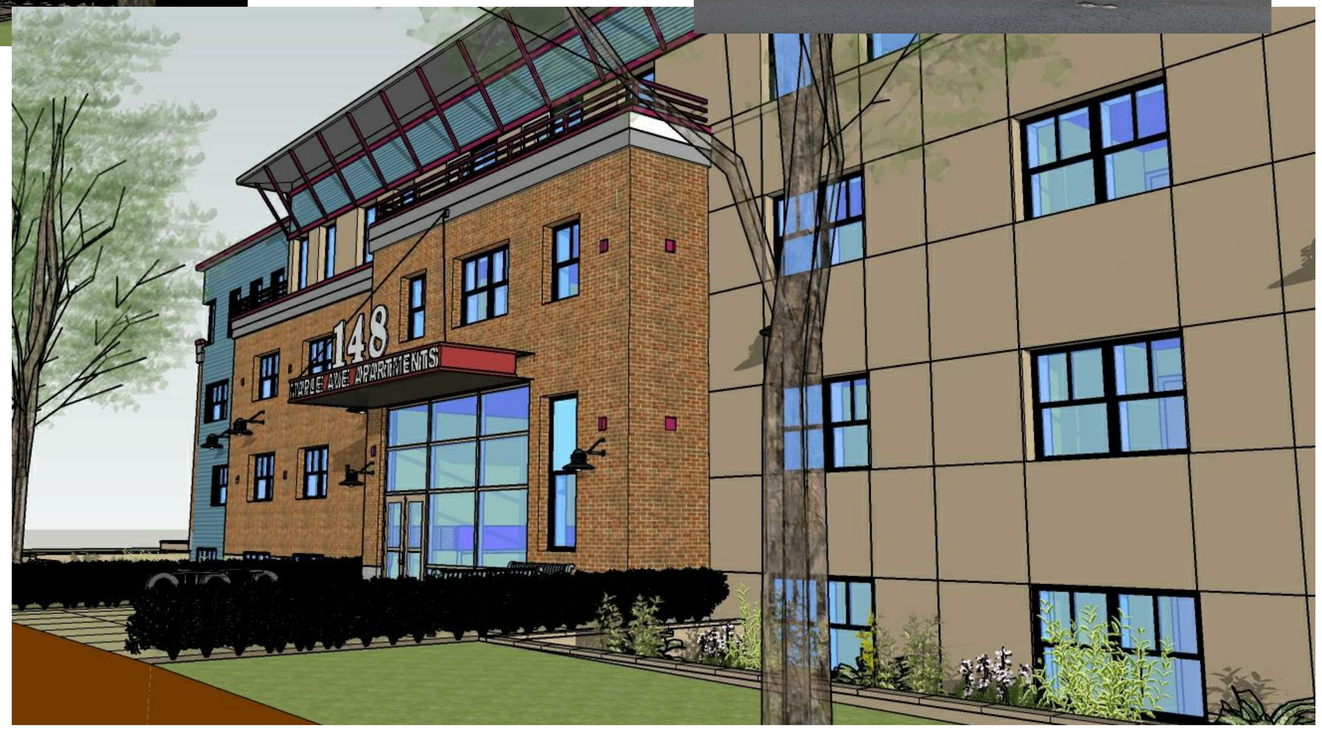
Concept Perspectives

Project number	MP
Date	10.20.20
Drawn by	Author
Checked by	Checker

A-10

Scale





STREET PERSPECTIVES

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No.	Description	Date

Concept Perspectives

Project number	MP
Date	10.20.20
Drawn by	Author
Checked by	Checker

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Scale