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April 10, 2018

Kate Newhall-Smith, Planner  
Office of Planning and Development  
Newburyport City Hall  
60 Pleasant Street  
Newburyport, MA 01950

Re: Waiver Request  
Application for Site Plan Review  
Proposed Building Expansion  
75 Parker Street  
Newburyport, MA  
Cornerstone Project: 18021-30

Dear Ms. Newhall-Smith:

On behalf of Port City Realty, LLC, Cornerstone is requesting a waiver of the requirements of Section XV-E.a.4 of the Zoning Ordinance of the City of Newburyport that the planting plan be prepared by a registered landscape architect. The waiver is being requested due to the fact that proposed landscape at the site is limited and consists of small planted islands, relocation of existing trees, and installation of six (6) new trees as directed by the Newburyport Conservation Commission. Proposed rain gardens have been designed in compliance with the Massachusetts Stormwater Handbook. Plantings within the rain gardens have been selected from the Table of Plant Species Suitable for Use with Bioretention contained in the Handbook. The proposed plant species indicated are suitable for the intended use.

Landscaping at the site will be installed and maintained by a qualified firm. In addition, in accordance with the Maintenance Plan prepared for the site, regular inspections of the rain gardens and site landscaping will be completed and any dead or dying plantings replaced as needed.

In addition, in accordance with your request a specification sheet of the proposed exterior lighting fixtures is attached. The proposed fixtures are consistent with the existing exterior site lighting.

If you have any questions or desire any additional information regarding this matter, please do not hesitate to contact me at 781-937-3045

Very truly yours,  
Cornerstone Construction Services, LLC



Richard Barthelmes, P.E.

attachments

18021-30

## DESCRIPTION

The Streetworks Wal-Pak Series of wall luminaires provides traditional architectural style with high performance energy efficient illumination. Rugged die-cast aluminum construction, stainless steel hardware along with a sealed and gasketed optical compartment make the Wal-Pak virtually impenetrable to contaminants. IP66 Rated. UL and cUL wet location listed. The Wal-Pak wall luminaire is ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways and loading docks.

Catalog #		Type
Project		
Comments		Date
Prepared by		

## SPECIFICATION FEATURES

### Housing

Rugged one-piece die-cast aluminum housing and hinged, removable die-cast aluminum door. One-piece silicone gasket seals the optical chamber. UL 1598 wet location listed and IP66 ingress protection rated. Not recommended for car wash applications.

### Electrical

LED driver and related electrical components are hard mounted to the die-cast housing for optimal heat sinking and operating efficiency. Wiring is extended through a silicone gasket at the back of the housing. Three 1/2" threaded conduit entry points allow for thru-branch wiring. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from LED source. Integral LED electronic driver incorporates internal fusing designed to

withstand a 6kV surge test and is Class 2 rated for 120-277V with an operating temperature of -40° to 55°C. Wal-Pak LED systems maintain greater than 93% of the initial light output after 72,000 hours of operation.

### Optical

Highly reflective anodized aluminum reflectors provide high efficiency illumination. Optical assemblies include impact resistant borosilicate refractive glass, and full cutoff IESNA compliant configurations. Patented, solid state LED luminaires are thermally optimized with three lumen packages.

### Door Assembly

Single point, captive stainless steel hardware secures the removable hinged door allowing for ease of installation and maintenance. Door assembly is hinged at the bottom for easy removal and installation.

### Finish

Finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, bronze, black, dark platinum and graphite metallic. Consult your lighting representative at Eaton for a complete selection of standard colors.

### Efficiency Standards Notice

Select luminaires are manufactured to USA and California efficiency regulations.



## WKP WAL-PAK

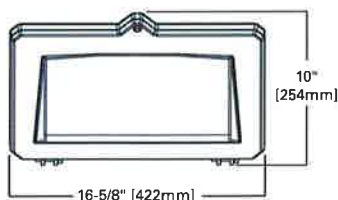
27, 32 and 46W

LED

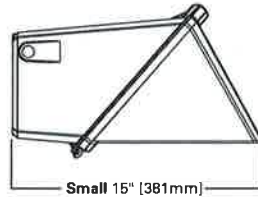
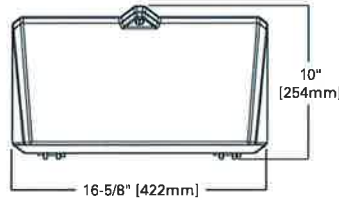
WALL MOUNT LUMINAIRE

## DIMENSIONS

### BOROSILICATE GLASS DOOR



### FULL CUTOFF DOOR



## CERTIFICATION DATA

UL and cUL Wet Location Listed  
IP66 Rated  
40°C Maximum Ambient Temperature  
External Supply Wiring 90°C Minimum  
Title 20 Compliant  
LM79 / LM80 Compliant

## ENERGY DATA

120-277V 50/60Hz

## SHIPPING DATA

Approximate Net Weight:  
32-42 lbs. (15-19 kgs.)

## POWER AND LUMENS

Catalog Number	Lumens	Power Consumption (Watts)	B.U.G. Rating	Correlated Color Temperature CCT (Kelvin)	Color Rendering Index (CRI)
<b>Borosilicate Glass Door (GL)</b>					
WKP3BLEDEGL-7040	3,270	27W	B1-U3-G1	4000K	73
WKP4BLEDEGL-7040	4,160	32W	B1-U3-G2	4000K	73
WKP6BLEDEGL-7040	5,828	46W	B1-U4-G4	4000K	73
WKP3BLEDEGL	3,333	27W	B1-U3-G1	5000K	72
WKP4BLEDEGL	4,199	32W	B1-U3-G3	5000K	73
WKP6BLEDEGL	5,883	46W	B1-U4-G4	5000K	73
<b>Full Cutoff Door (FC)</b>					
WKP3BLEDEDFC-7040	1,884	27W	B1-U0-G1	4000K	72
WKP4BLEDEDFC-7040	2,239	32W	B1-U0-G1	4000K	73
WKP6BLEDEDFC-7040	3,137	47W	B1-U0-G1	4000K	73
WKP3BLEDEDFC	1,912	27W	B1-U0-G1	5000K	72
WKP4BLEDEDFC	2,279	32W	B1-U0-G1	5000K	73
WKP6BLEDEDFC	3,192	46W	B1-U0-G1	5000K	73

## CURRENT DRAW

Light Engine	3B	4B	6B
Nominal Power (Watts)	27W	32W	46W
Input Current @ 120V (A)	0.24	0.28	0.40
Input Current @ 208V (A)	0.14	0.16	0.23
Input Current @ 240V (A)	0.13	0.15	0.20
Input Current @ 277V (A)	0.11	0.13	0.18
Input Current @ 347V (A)	0.09	0.11	0.15
Input Current @ 480V (A)	0.10	0.12	0.14

## LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)*	Theoretical L70 (Hours)
25°C	> 93%	> 340,000
40°C	> 92%	> 316,000

\* Per TM-21 data.

## LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.07
15°C	1.04
25°C	1.00
40°C	0.94

## ORDERING INFORMATION

Sample Number: WKP3BLEDEUGL

Product Family	Lamp Wattage <sup>1</sup>	Lamp Type	Driver Type	Voltage <sup>2</sup>	Door/Lens Type	Color
WKP=Wal-Pak	LED 3B=(3 Package), 27W 4B=(4 Package), 32W 6B=(6 Package), 46W	LED=Solid State Light Emitting Diodes	E=Electronic (Universal 120-277V)	9=347V <sup>3</sup> 8=480V <sup>3</sup> U=Universal (120-277V)	GL=Borosilicate Glass Door FC=Full Cutoff Door	AP=Grey BZ=Bronze BK=Black WH=White
Options (Add as Suffix)				Accessories (Order Separately)		
7040=70 CRI / 4000K CCT 5=Non NEMA Photocontrol (Must Specify Voltage) B=Two-Position Terminal Block				WG/WPGL=Wire Guard Borosilicate Glass Lens Door WG/WPFC=Wire Guard Full Cutoff Door TR/WP=Tamper-resistant Screw and Bit VS/WPGL=Polycarbonate Vandal Shield for Borosilicate Glass Lens Door		

## NOTES:

- LED packages based on 70 CRI / 5000K package at 25°C ambient.
- 105°C Rated wire required for thru-branch wiring. Thru-branch wiring is rated for 40°C. Higher wattage thru-branch wiring is rated for use in 25°C ambient operating environments.
- Not available with thru-branch wiring. LED will be supported with integral step down transformer.

## Step 1 - Build Product

Catalog Number

**WKP4BLEDE2GLBZ****Wal-Pak**

Product Page

**Required Selections****Series**☒ **WKP = Wal-Pak****Lamp Wattage**☐ 3B = 27W☒ **4B = 32W**☐ 6B = 46W**Voltage**☒ **2=120V**☐ 0=208V☐ 4=240V☐ 7=277V☐ 8=480V☐ U=Universal (120-277V)☐ XX=Unknown**Door Type**☒ **GL = Borosilicate Glass Door**☐ FC = Full Cutoff Door**Housing Color**



