

38 Wing Rd. Demolition / Aidylberg 3  
DRI 714

Martha's Vineyard Commission  
April 7, 2022

# 38 Wing Rd. / Aidylberg 3

**Owner:** Island Elderly Housing, Inc. (sponsor) and Aidylberg III, Inc. (Peter Freeman, agent)

**Applicant:** Aidylberg III Inc. and Island Elderly Housing Inc.; Peter Freeman (agent)

**Permits:** Comprehensive permit (Chapter 40B)

**Checklist:** 8.1a (Demolition of a building listed in MACRIS; *mandatory*), 4.1 (Multiple residential units – Checklist 14A includes an exemption for deed-restricted housing with certain nitrogen reducing features; *with concurrence*)

*Applicant has requested an application fee waiver (staff has confirmed compliance with Checklist 4.1).*

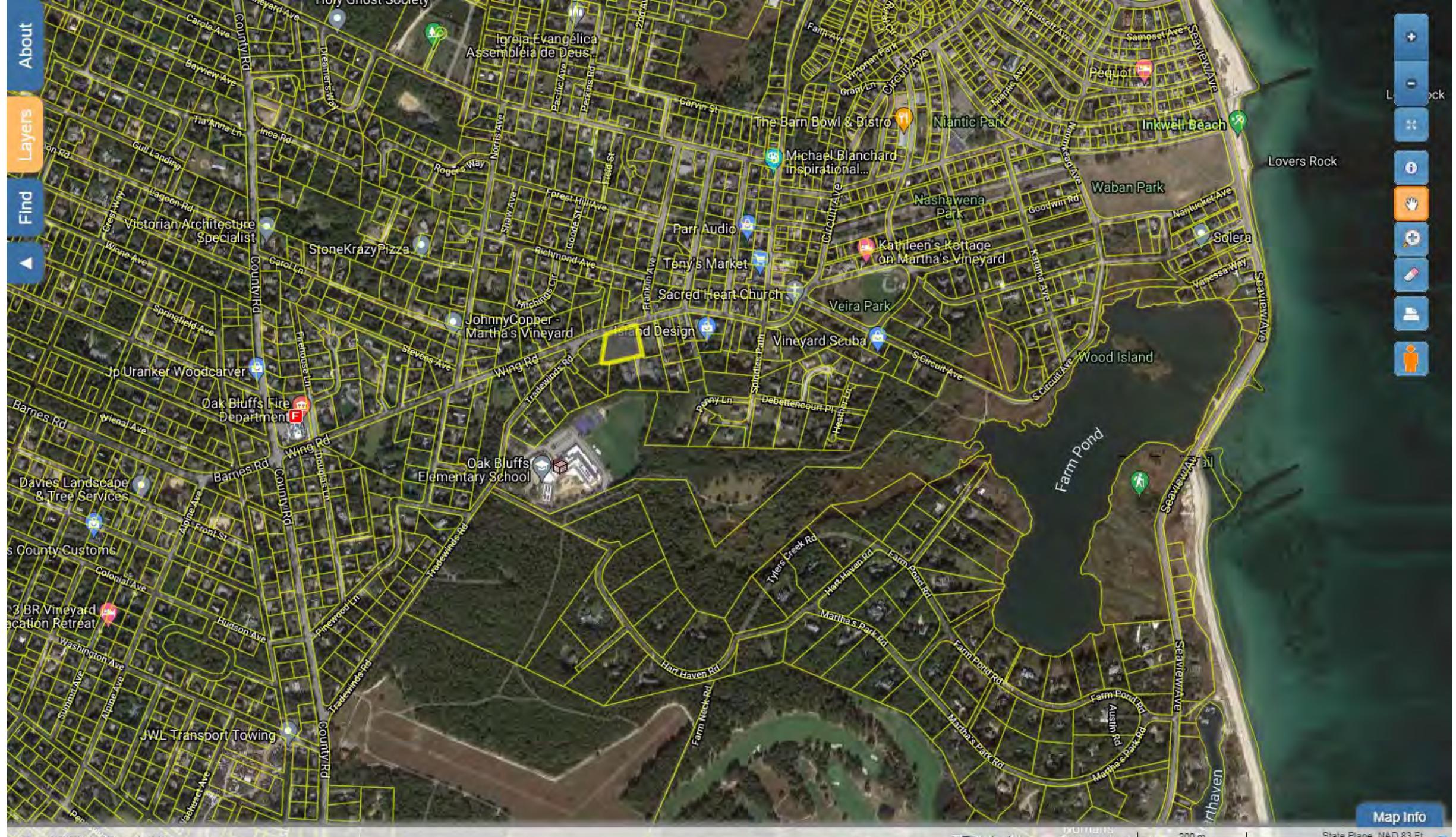
*LUPC: 1/31/22; waived independent traffic study*

# Additions to record since 1/31/22

- Agreement regarding septic system and drainage (2/7/22)
- Early deeds (2/7/22)
- Correspondence (5 letters)
- Response to staff/LUPC questions (2/18/22)
- Conceptual landscape plan (2/18/22)
- Staff notes on water resources (3/9/22)
- Site context photos (3/9/22)
- Updated staff report (3/9/22)
- Revised drainage and parking plan (3/30/22)

About

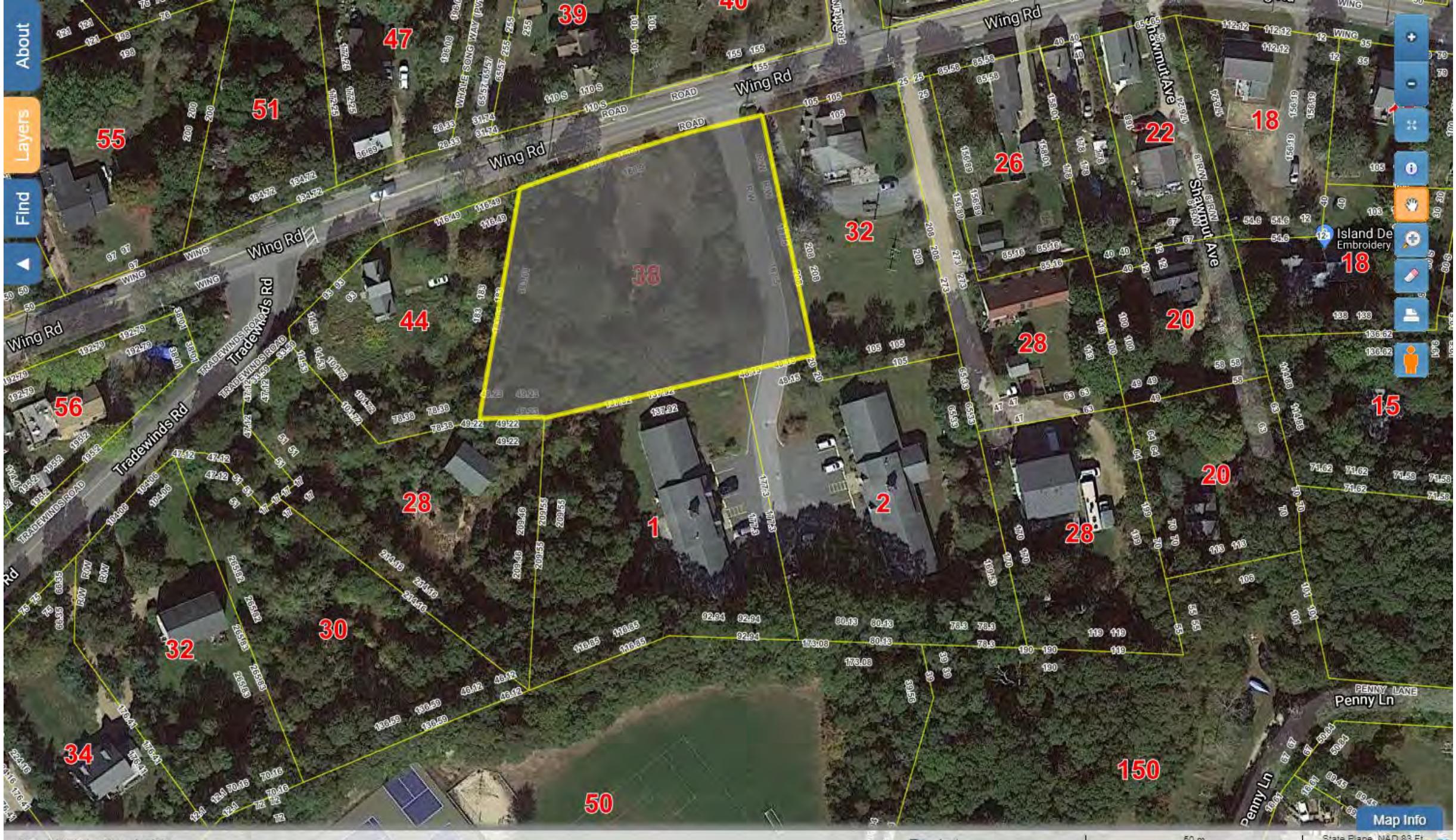
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SimpliCITY by PeopleGIS

Map Info

State Plane NAD 83 Ft  
1618787, 162273

[About](#)[Layers](#)[Find](#)

# Project history

- MVC reviewed Aidylberg 2 (DRI 569) in 2003, allowing for the construction of five units of elderly housing under the provisions of Chapter 40B. Aidylberg 1 also included five units. Aidylberg 1 and 2 ( $4,275 \text{ ft}^2$  and  $4,578 \text{ ft}^2$ ) were completed in 2006.
- Prior to DRI 569, former property owner Marguerite Bergstrom subdivided her property on Wing Road, retaining one lot for her house, and gifting two other lots to IEH for the purpose of providing elder housing. She retained the right to live in her house until her death, after which that lot would also be given to IEH. Bergstrom died in 2003, and the house was last occupied in 2015.
- The former 1.5-story, three-bedroom,  $1,200 \text{ ft}^2$  house was constructed around 1900 and is listed in the Massachusetts Cultural Resource Information System (MACRIS). The MACRIS report from 1979 describes the style of the house as wood-frame construction, with unpainted shingles, gable dormers, a side addition, and covered front porch. The report states that the house “is significant as part of the continued expansion of Cottage City (Oak Bluffs) as a resort and year-round community.”

# Project history

- The Oak Bluffs Building Department issued a demolition permit for the house in October 2019 without referring the project to the MVC. The permit would have expired in November 2020, but local permits were tolled during the MA Covid state of emergency.
- The Building Department stated in July that it had informed IEH in early 2021 that the project required MVC review, but the house was demolished in May without being referred.
- Island Elderly Housing had originally pursued a special permit for Aidylberg 3, but withdrew its application in April 2021, in favor of a comprehensive permit under Chapter 40B. The comprehensive permit application was submitted in September 2021.

# Proposal: Overall

- Demolish (retroactively) the house at 38 Wing Road, along with a garage and outbuildings.
- Construct phase three of the Aidylberg Village elder housing project.

38 Wing Road Demolition

c. 1979



PHOTO

03/11/2020



# 38 Wing Road

- Built 1900
- 1.5 stories, 1 unit, 3 bedrooms
- 1,200 ft<sup>2</sup>
- Quality: Plus-Average (most common rating in OB)
- Assessed value in 2020: \$65,800
- Asbestos inspection in 2019 found asbestos-containing building materials (ACBM) but only in the shower.

# 38 Wing Road

## MACRIS

- “This building is significant as part of the continued expansion of Cottage City (Oak Bluffs) as a resort and year-round community.”
- Gable dormers, side addition, covered front porch
- Original owner: Manuel Machado

## MV Portuguese Genealogy Project:

Manuel Silveira Machado (1833-1923), born in St. George, moved to Oak Bluffs in 1879-80, worked as a “day laborer” and “odd-jobs laborer,” son Joseph Machado inherited the house.)

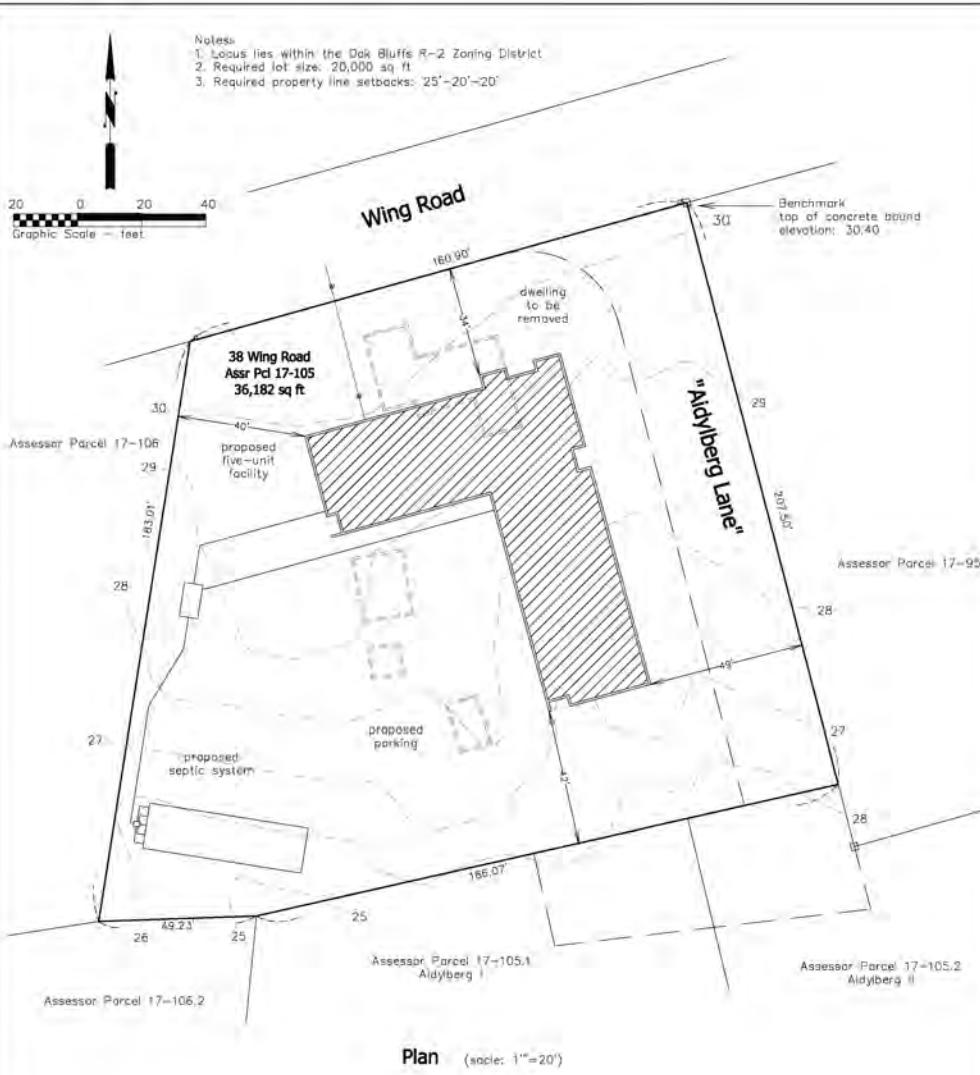
Aidylberg 3

# Proposal: Aidylberg 3

- Single L-shaped building with five one-bedroom units.
- Age-restricted rental housing affordable to households earning up to 80% of the Area Median Income.
- Each unit, as well as a community room and laundry room, will be located on the ground floor.
- Building will have a footprint of 6,809 ft<sup>2</sup>, with parking and paved area, along with open (grass) area
- Aidylberg 1 and 2, which are located on separate lots, each include five units, so the total number of units in the development will increase from 10 to 15. The total number of parking spaces will increase from 13 to 18.

**Notes:**

1. Locus lies within the Oak Bluffs R-2 Zoning District
2. Required lot size: 20,000 sq ft
3. Required property line setbacks: 25'-20'-20'



Aidylberg III Site Plan  
Oak Bluffs, Mass.

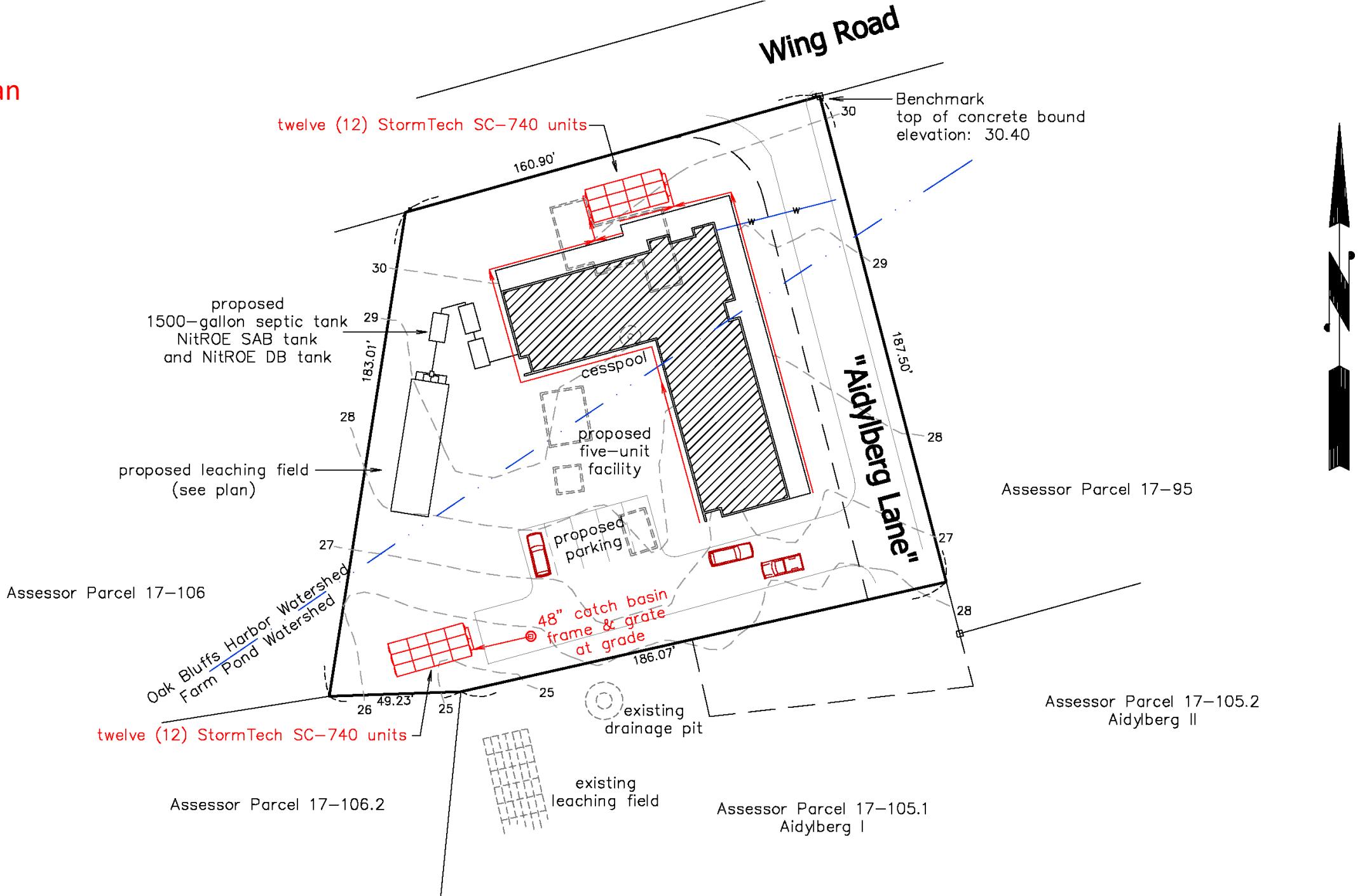
Prepared For

Prepared for  
**Island Elderly Housing**  
Scale: As Noted      October 9, 2019  
**Schofield, Barbini & Hoehn Inc.**  
Land Surveying • Civil Engineering

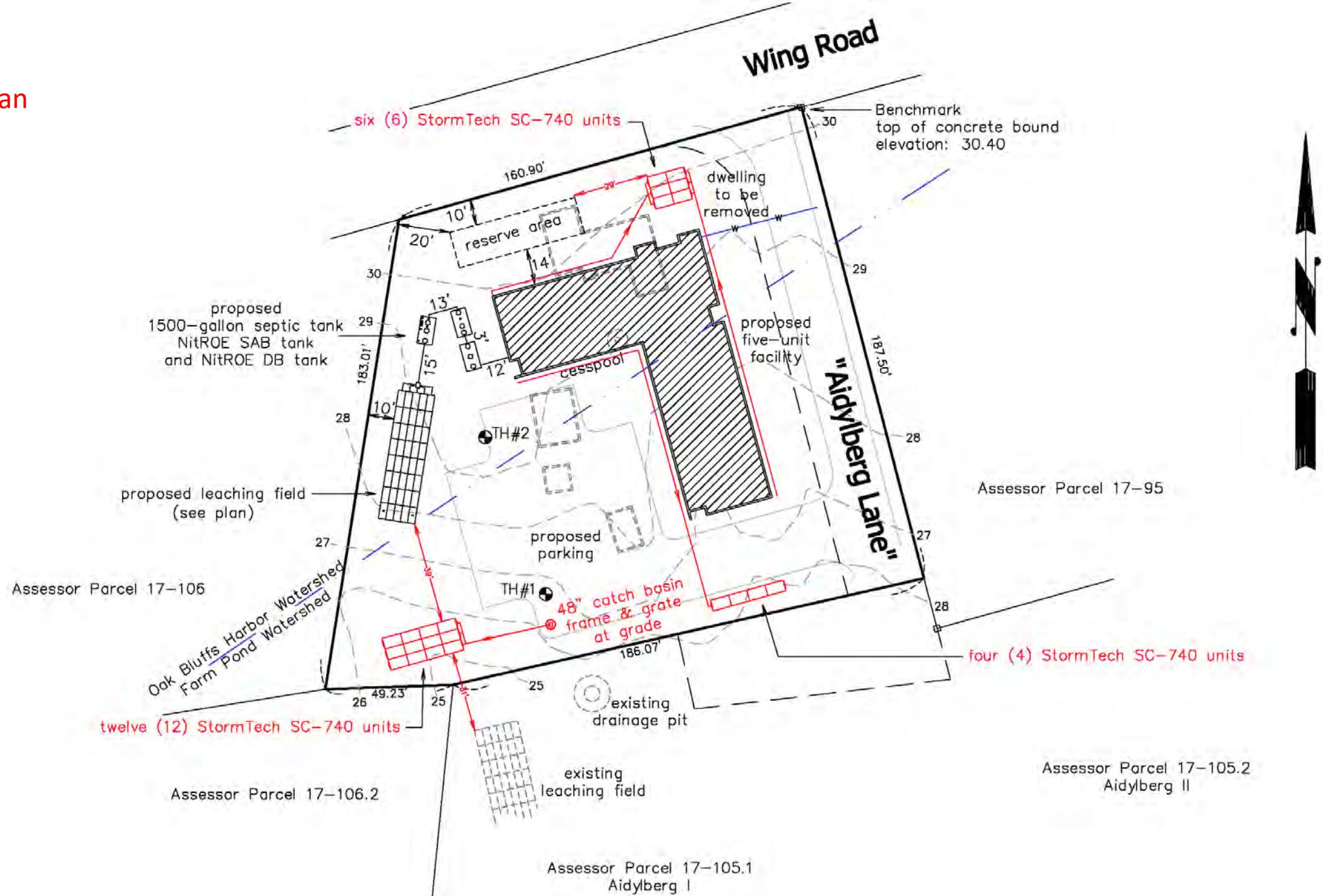
**Land Surveying & Civil Engineering**  
12 Surveyor's Lane, Box 339  
Vineyard Haven, Mass.  
508-693-2781  
[www.sbhinc.net](http://www.sbhinc.net)  
MV 799



## Revised plan



## Previous plan

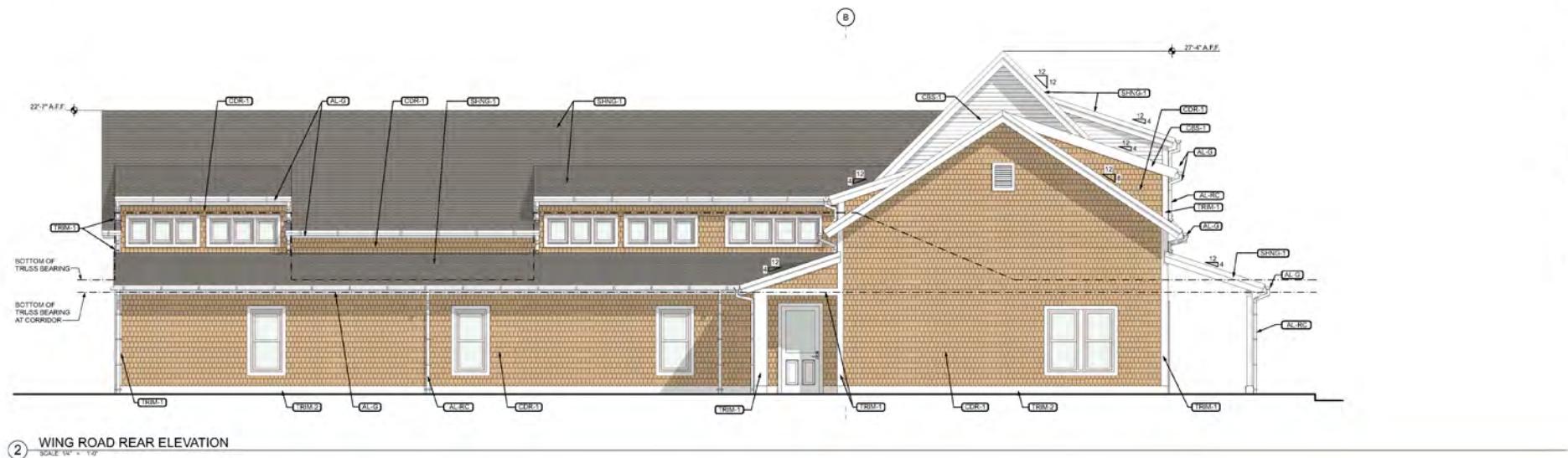




W



S

**MATERIALS LIST**

MARK INDICATES FINISH  
[X] MATERIAL INFO  
DESCRIPTION

<b>AL-COP</b>	MANUFACTURER: PAC-CLAD MODEL: 0407 SMOOTH COLOR: BONE WHITE FINISH: PREFINISHED, INCLUDES FLASHING & TRIM	PAC-CLAD 0407 SMOOTH BONE WHITE PREFINISHED, INCLUDES FLASHING & TRIM
<b>CBS-1</b>	MANUFACTURER: CHESA BU RING PRODUCTS TYPE: LAP SIDING COLOR: POLAR WHITE SIZE: 16' (5' EXPOSURE FINISH: INTEGRAL COLOR	CHESA BU RING PRODUCTS LAP SIDING POLAR WHITE 16' (5' EXPOSURE) INTEGRAL COLOR
<b>COR-1</b>	MANUFACTURER: WEST EASTERN WHITE CEDAR GRADE: EXTRA "A" SIZE: 16' x 8' EXPOSURE: 16' (5' FINISH: NATURAL	WEST EASTERN WHITE CEDAR EXTRA "A" 16' x 8' 16' (5' EXPOSURE) NATURAL
<b>TRM-1</b>	MANUFACTURER: VERSATEX COLOR: WHITE TYPE: PVC TRIM SIZE: 5/8" x 4' FINISH: SMOOTH	VERSATEX WHITE PVC TRIM 5/8" x 4' SMOOTH
<b>TRM-2</b>	MANUFACTURER: VERSATEX COLOR: WHITE TYPE: PVC TRIM SIZE: 5/8" x 4' FINISH: SMOOTH	VERSATEX WHITE PVC TRIM 5/8" x 4' SMOOTH
<b>TRM-3</b>	MANUFACTURER: VERSATEX COLOR: WHITE TYPE: PVC TRIM SIZE: 5/8" x 4' FINISH: SMOOTH	VERSATEX WHITE PVC TRIM 5/8" x 4' SMOOTH
<b>TRM-4</b>	MANUFACTURER: VERSATEX COLOR: WHITE TYPE: PVC TRIM SIZE: 5/8" x 4' FINISH: SMOOTH	VERSATEX WHITE PVC TRIM 5/8" x 4' SMOOTH
<b>TRM-5</b>	MANUFACTURER: VERSATEX COLOR: WHITE TYPE: PVC TRIM SIZE: 5/8" x 4' FINISH: SMOOTH	VERSATEX WHITE PVC TRIM 5/8" x 4' SMOOTH
<b>TRM-6</b>	MANUFACTURER: VERSATEX COLOR: WHITE TYPE: PVC TRIM SIZE: 5/8" x 4' FINISH: SMOOTH	VERSATEX WHITE PVC TRIM 5/8" x 4' SMOOTH
<b>TRM-7</b>	MANUFACTURER: VERSATEX COLOR: WHITE TYPE: PVC TRIM SIZE: 5/8" x 4' FINISH: SMOOTH	VERSATEX WHITE PVC TRIM 5/8" x 4' SMOOTH
<b>TRM-8</b>	MANUFACTURER: VERSATEX COLOR: WHITE TYPE: PVC TRIM SIZE: 5/8" x 4' FINISH: SMOOTH	VERSATEX WHITE PVC TRIM 5/8" x 4' SMOOTH
<b>SHNG-1</b>	MANUFACTURER: GAF TIMBERLINE COLOR: HARVEST APPALACHIAN SKY	GAF TIMBERLINE COLOR: HARVEST APPALACHIAN SKY
<b>COR-2</b>	MANUFACTURER: SEALED WATER EXCELLENT COATING, CLEAR (REF. SPCS)	SEALED WATER EXCELLENT COATING, CLEAR (REF. SPCS)
<b>AL-RD</b>	MANUFACTURER: PAC CLAD SIZE: 5/8" x 4' COLOR: BONE WHITE FINISH: MATCH PVC TRIM PREFINISHED	PAC CLAD 5/8" x 4' BONE WHITE MATCH PVC TRIM PREFINISHED
<b>AL-RD</b>	MANUFACTURER: PAC CLAD SIZE: 4" COLOR: BONE WHITE FINISH: MATCH PVC TRIM PREFINISHED	PAC CLAD 4" BONE WHITE MATCH PVC TRIM PREFINISHED



**Ignarri  
Lummis**  
ARCHITECTS

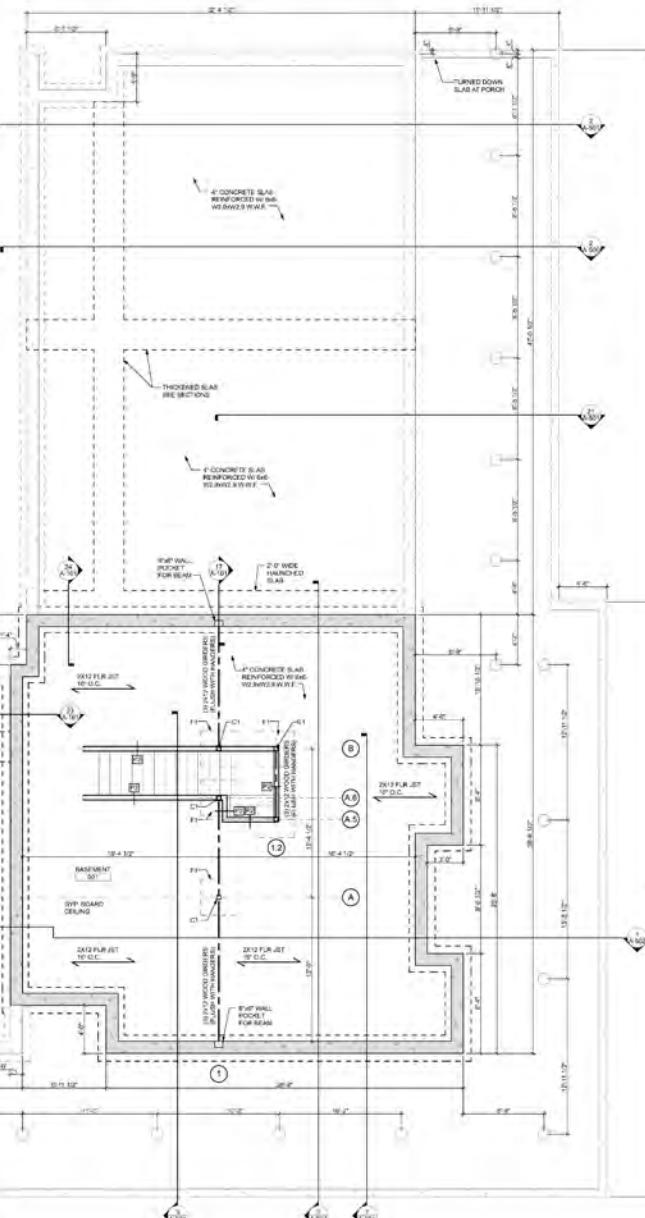
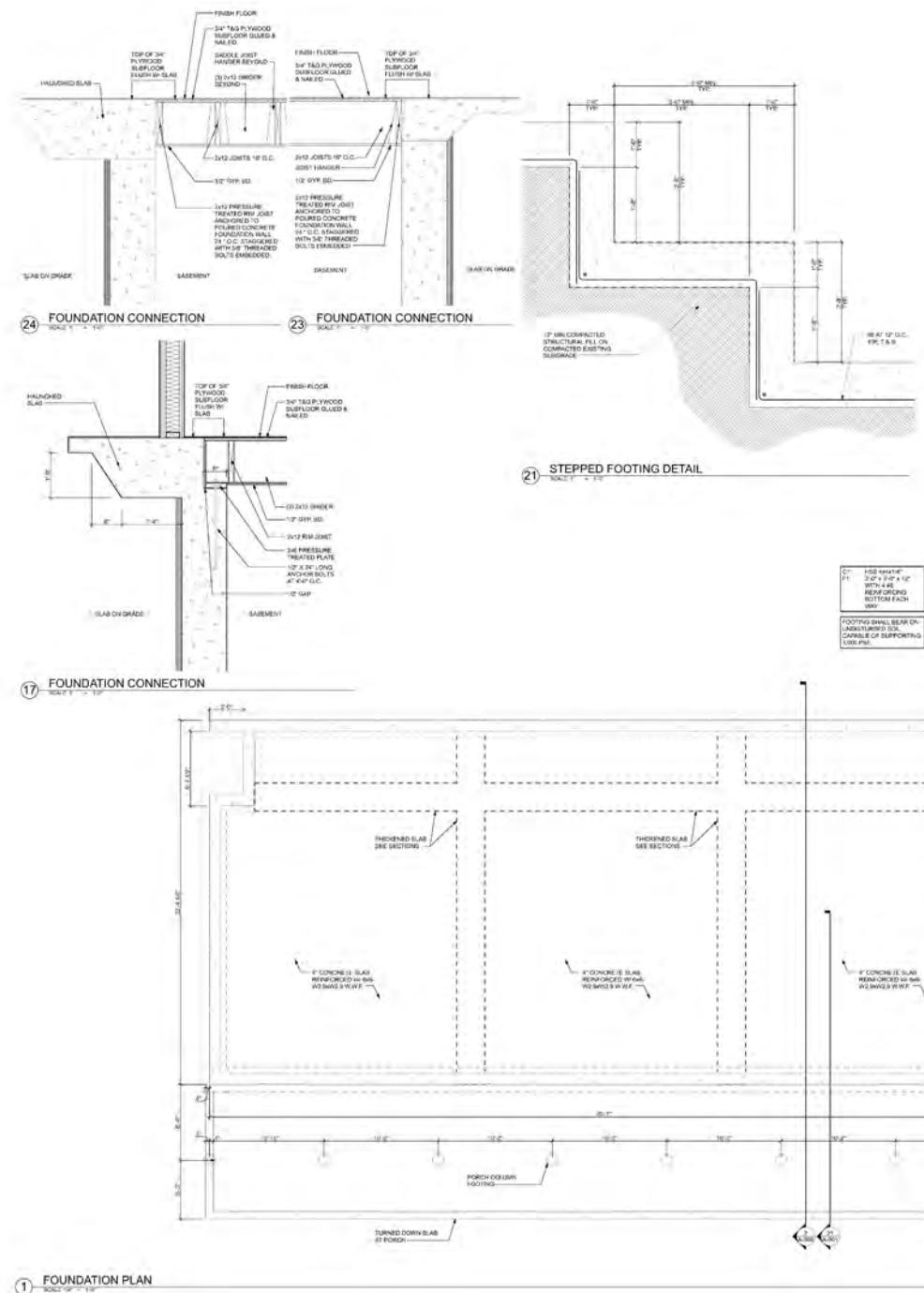
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West Palm Beach • Winter Haven • Winston-Salem • Charlotte

ISLAND ELDERLY HOUSING, INC.  
100 VILLAGE ROAD  
MAYNARD HAVEN, MA 01754

## AIDYLBERG III RENDERING

38 WING ROAD OAK BLUFFS, MA 02557  
8542 / 11/4/19

MA-901



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David N Lummi AIA  
MASSS

**ISLAND ELDERLY  
HOUSING, INC.**

AIDYLBURG III

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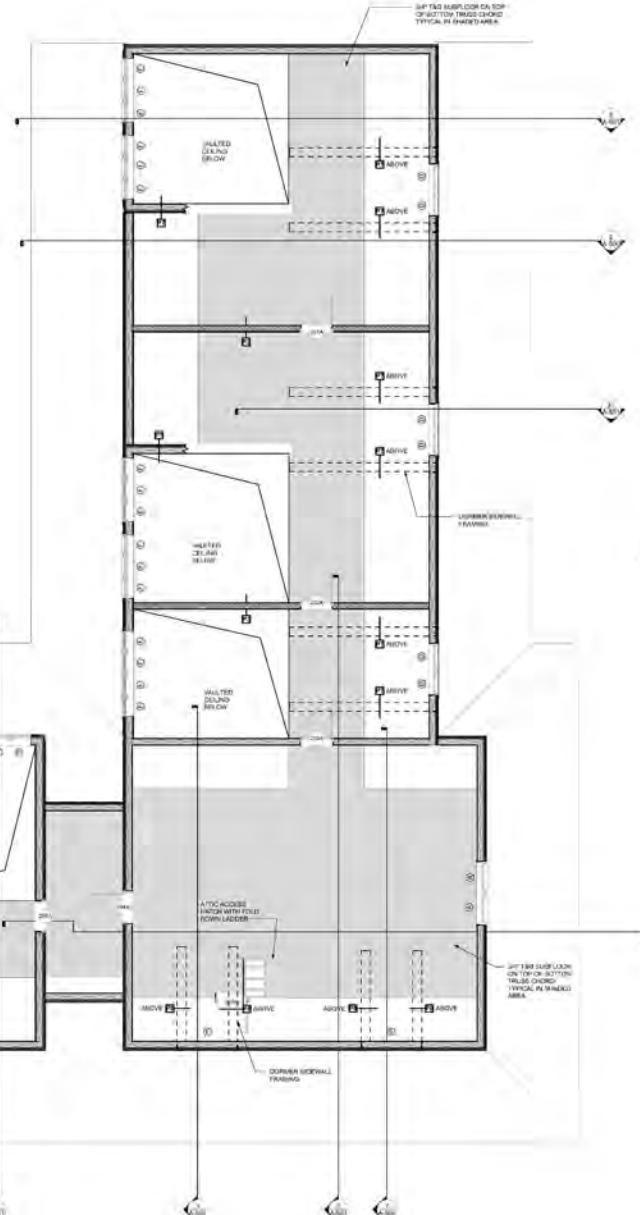
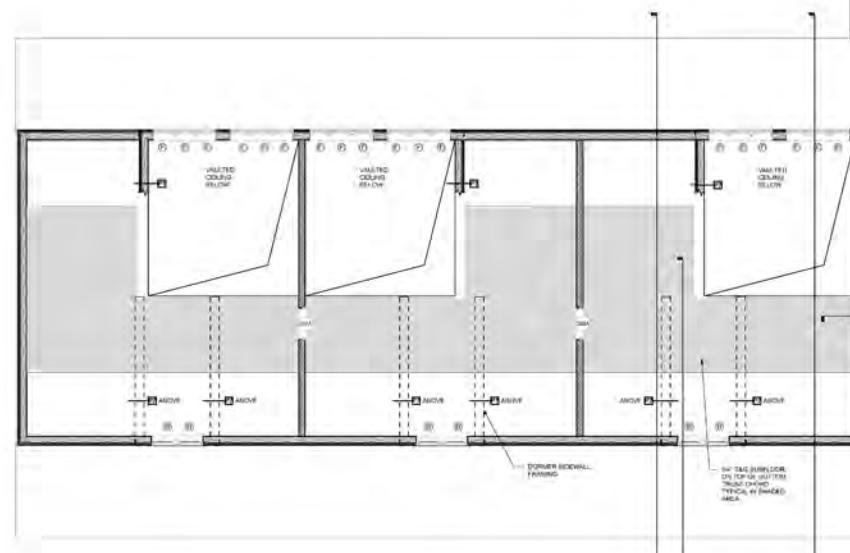
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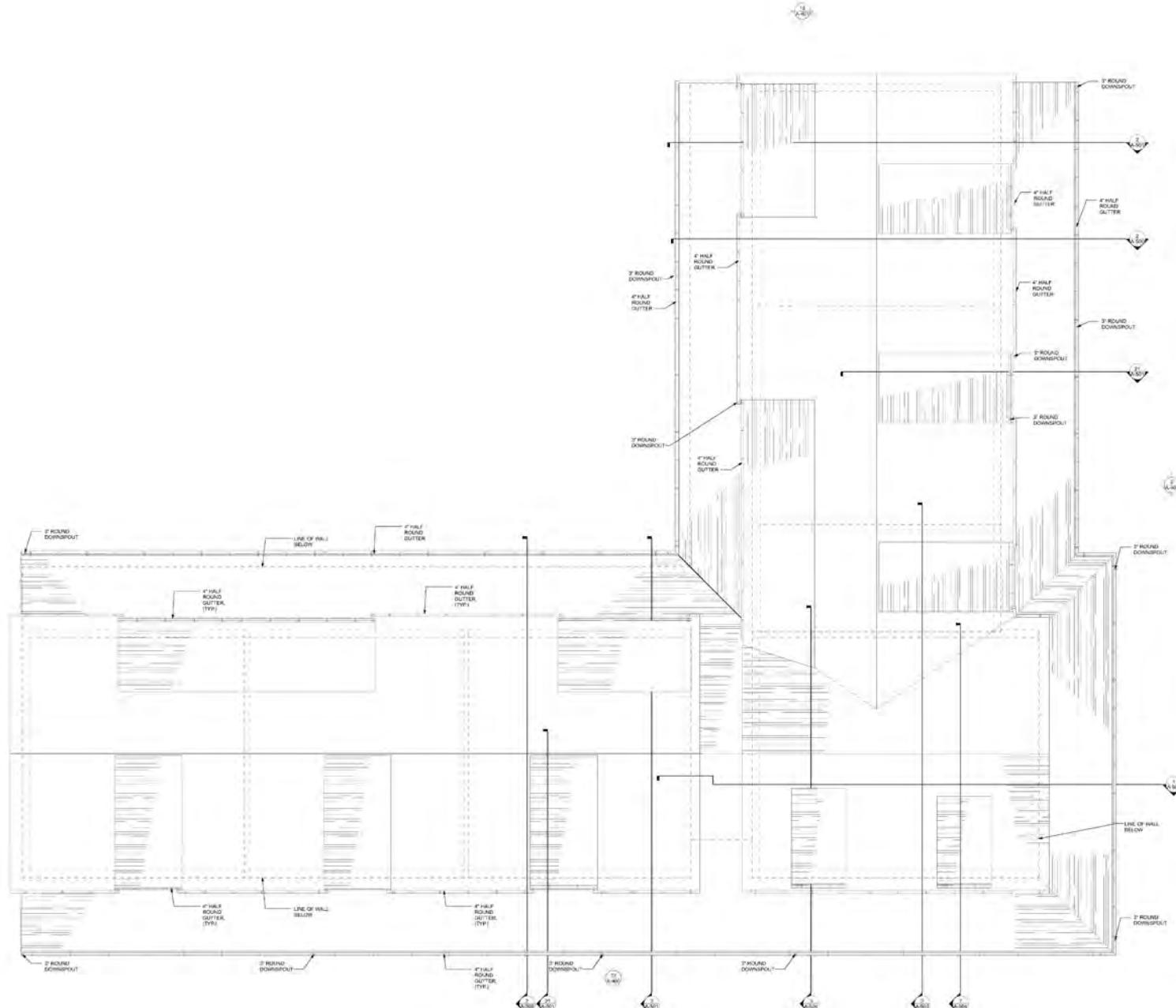
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SEE A-B2 FOR DOOR SCHEDULE  
SEE A-B3 FOR DOOR SCHEDULE  
SEE A-B4 FOR DOOR SCHEDULE  
SEE A-B5 FOR DOOR SCHEDULE





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David N Lummis AIA  
SAIA 8805

ISLAND ELDERLY  
HOUSING, INC.

AIDYLBERG III

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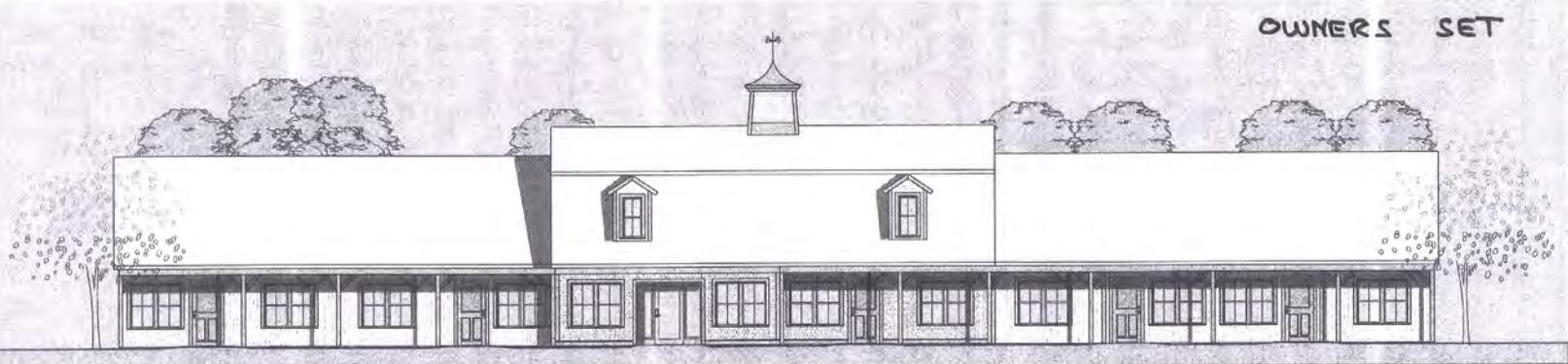
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PROJECT NUMBER:

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# Aidylberg 1

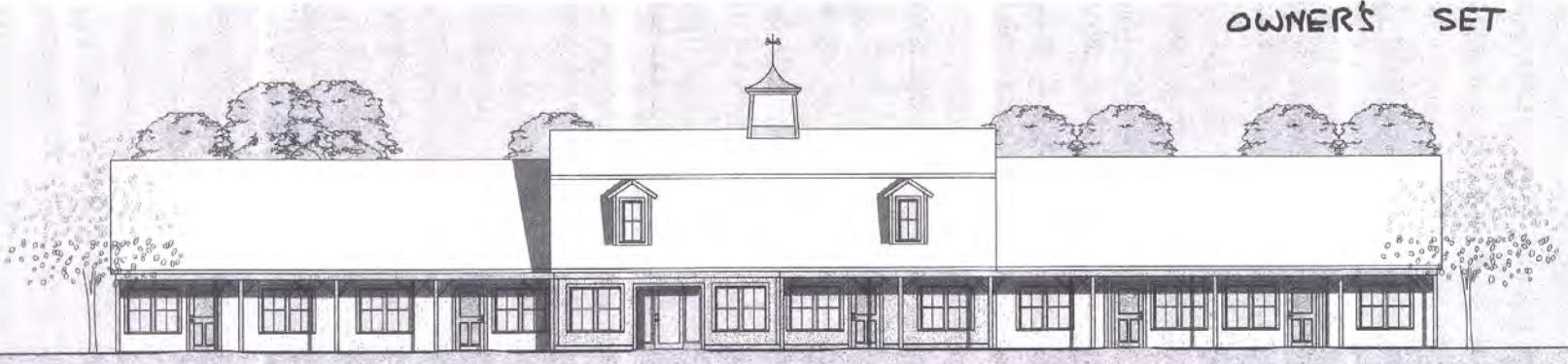
**Exhibit F**

		<small>SEPTEMBER 26, 2002 REV. SEPTEMBER 09, 2010 REV. APRIL 08, 2016</small>										
<p style="text-align: center;"><b>AIDYLBERG 1 - FRONT ELEVATION</b></p> <p style="text-align: center;">5 UNITS</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>ONE BEDROOM UNITS</td> <td>4 UNITS</td> </tr> <tr> <td>ONE BEDROOM H.C. ACCESSIBLE UNITS</td> <td>1 UNIT</td> </tr> <tr> <td>TOTAL UNITS</td> <td>5</td> </tr> <tr> <td>TOTAL PARKING</td> <td>5 SPACES</td> </tr> <tr> <td>TOTAL BUILDING</td> <td>4,275 G.S.F.</td> </tr> </table>		ONE BEDROOM UNITS	4 UNITS	ONE BEDROOM H.C. ACCESSIBLE UNITS	1 UNIT	TOTAL UNITS	5	TOTAL PARKING	5 SPACES	TOTAL BUILDING	4,275 G.S.F.	<small>STUDIO ONE INC. 979 MAIN STREET SPRINGFIELD, MA</small>
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TOTAL BUILDING	4,275 G.S.F.											
		<small>STUDIO ONE INC. HUD 202 SENIOR HOUSING ISLAND ELDERLY HOUSING, INC. HUD # 023-EE135 38 WING ROAD OAK BLUFFS, MA.</small>										
<p><b>ARCHITECT:</b>  <b>STUDIO ONE, INC</b>  <b>ARCHITECTS + PLANNERS</b>  <b>979 MAIN STREET</b>  <b>SPRINGFIELD, MA 01103</b></p> <p> <b>PETER ZORZI AIA</b> AUTHORIZED SIGNATURE DATE</p> <p> <b>PETER ZORZI AIA</b> AUTHORIZED SIGNATURE DATE</p> <p><b>OWNER:</b>  <b>AIDYLBERG I, INC</b>  <b>C/O ISLAND ELDERLY HOUSING, INC.</b>  <b>1 WOODSIDE VILLAGE</b>  <b>VINEYARD HAVEN, MA 02568</b></p> <p> <b>PETER ZORZI AIA</b> AUTHORIZED SIGNATURE DATE</p> <p> <b>PETER ZORZI AIA</b> AUTHORIZED SIGNATURE DATE</p>		<small>CONTRACTOR:  <b>WILLIAMS BUILDING CO., INC.</b>  <b>337 WHITES PATH</b>  <b>SOUTH YARMOUTH, MA 02664</b></small>										
		<small>BONDING COMPANY:  <b>GREAT AMERICAN INSURANCE CO.</b>  <b>699 E. CENTRAL ST, 2ND FLR</b>  <b>FRANKLIN, MA 02038</b></small>										
<p><b>OWNER:</b>  <b>AIDYLBERG I INC</b>  <b>C/O ISLAND ELDERLY HOUSING, INC</b>  <b>1 WOODSIDE VILLAGE</b>  <b>VINEYARD HAVEN, MA 02568</b></p> <p><b>ARCHITECT:</b>  <b>STUDIO ONE INC ARCHITECTS PLANNERS</b>  <b>PETER ZORZI AIA, 979 MAIN STREET, SPRINGFIELD, MA 01103</b>  <b>CAPE COD OFFICE - WEST YARMOUTH, MA</b></p> <p><b>GENERAL CONTRACTOR:</b>  <b>WILLIAMS BUILDING CO INC</b>  <b>WILLIAMS BUILDING CO, INC.</b>  <b>337 WHITES PATH</b>  <b>SOUTH YARMOUTH, MA 02664</b></p>		<small>AIDYLBERG I - LOCUS MAP</small>										
		<small>COVER SHEET 1 JOB#2003-1009</small>										

Aidylberg 2

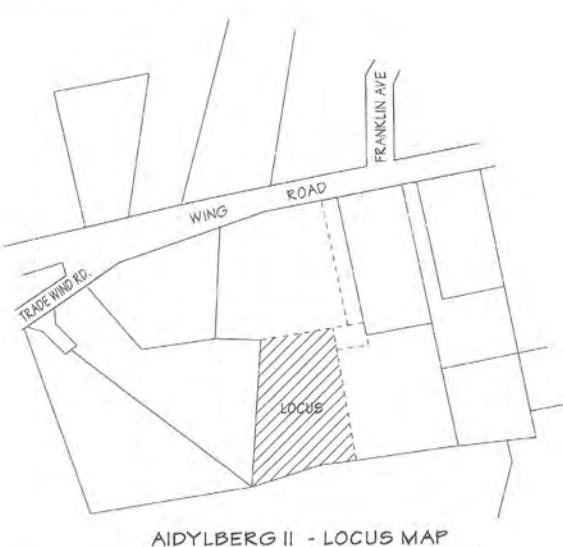
OWNER'S SET

SEPTEMBER 26, 2002  
REV. SEPTEMBER 09, 2003  
REV. APRIL 06, 2005



**AIDYLBERG II - FRONT ELEVATION**  
5 UNITS

ONE BEDROOM UNITS	4 UNITS
CNE BEDROOM H.C. ACCESSIBLE UNITS	1 UNIT
TOTAL UNITS	5
TOTAL PARKING	5 SPACES
TOTAL BUILDING	4,578 G.S.F.



**AIDYLBERG II - LOCUS MAP**

**ARCHITECT:**  
STUDIO ONE, INC.  
ARCHITECTS + PLANNERS  
979 MAIN STREET  
SPRINGFIELD, MA 01103  
  
AUTHORIZED SIGNATURE DATE

**OWNER:**  
AIDYLBERG I, INC  
C/O ISLAND ELDERLY HOUSING, INC.  
1 WOODSIDE VILLAGE  
VINEYARD HAVEN, MA 02568  
  
AUTHORIZED SIGNATURE DATE

**CONTRACTOR:**  
WILLIAMS BUILDING CO., INC.  
337 WHITES PATH  
SOUTH YARMOUTH, MA 02664  
  
AUTHORIZED SIGNATURE DATE

**BONDING COMPANY:**  
GREAT AMERICAN INSURANCE CO.  
693 E. CENTRAL ST. 2ND FLR  
FRANKLIN, MA 02038  
  
AUTHORIZED SIGNATURE DATE

**OWNER:**  
**AIDYLBERG II INC**  
C/O ISLAND ELDERLY HOUSING, INC  
1 WOODSIDE VILLAGE  
VINEYARD HAVEN, MA 02568

**ARCHITECT:**  
**STUDIO ONE INC ARCHITECTS PLANNERS**  
PETER ZOPPI A.I.A. 979 MAIN STREET, SPRINGFIELD, MA 01103  
CAPE COD OFFICE - WEST YARMOUTH, MA

**GENERAL CONTRACTOR:**  
**WILLIAMS BUILDING CO INC**  
WILLIAMS BUILDING CO, INC.  
337 WHITES PATH  
SOUTH YARMOUTH, MA 02664

COVER SHEET

JOB#2003-1010

SEPT 2 2003  
BOSTON MASS.  
REV. SEPTEMBER 09, 2003  
REV. APRIL 06, 2005

STUDIO ONE INC.  
979 MAIN STREET  
SPRINGFIELD, MA

AIDYLBERG II HUD 202 SENIOR HOUSING  
ISLAND ELDERLY HOUSING, INC. HUD # 023-EE160  
38 WING ROAD OAK BLUFFS, MA.

# Planning concerns

- Wastewater
- Stormwater and drainage
- Island housing needs
- Energy
- Traffic and transportation
- Character and identity
- Economic development
- Lighting and landscaping

# Wastewater

- The property is located within the Farm Pond and Oak Bluffs Harbor watersheds, both of which are impaired. The Oak Bluffs Board of Health has approved plans for a MicroFASST Innovative/Advanced (I/A) system capable of handling 1,500 gallons per day.
- System itself will be in the Harbor watershed.
- Staff has confirmed the project would comply with the MVC Water Quality Management Policy.

- + Add
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- Basemap
- Charts
- Legend
- Bookmarks
- Save and open
- Map properties
- Share map
- Create app
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Information

<< Collapse

## Legend

Parcels with Building Info Joined\_pv



## Major Watersheds (Water Quality Rating)

Pond Water Quality Rating:



Good



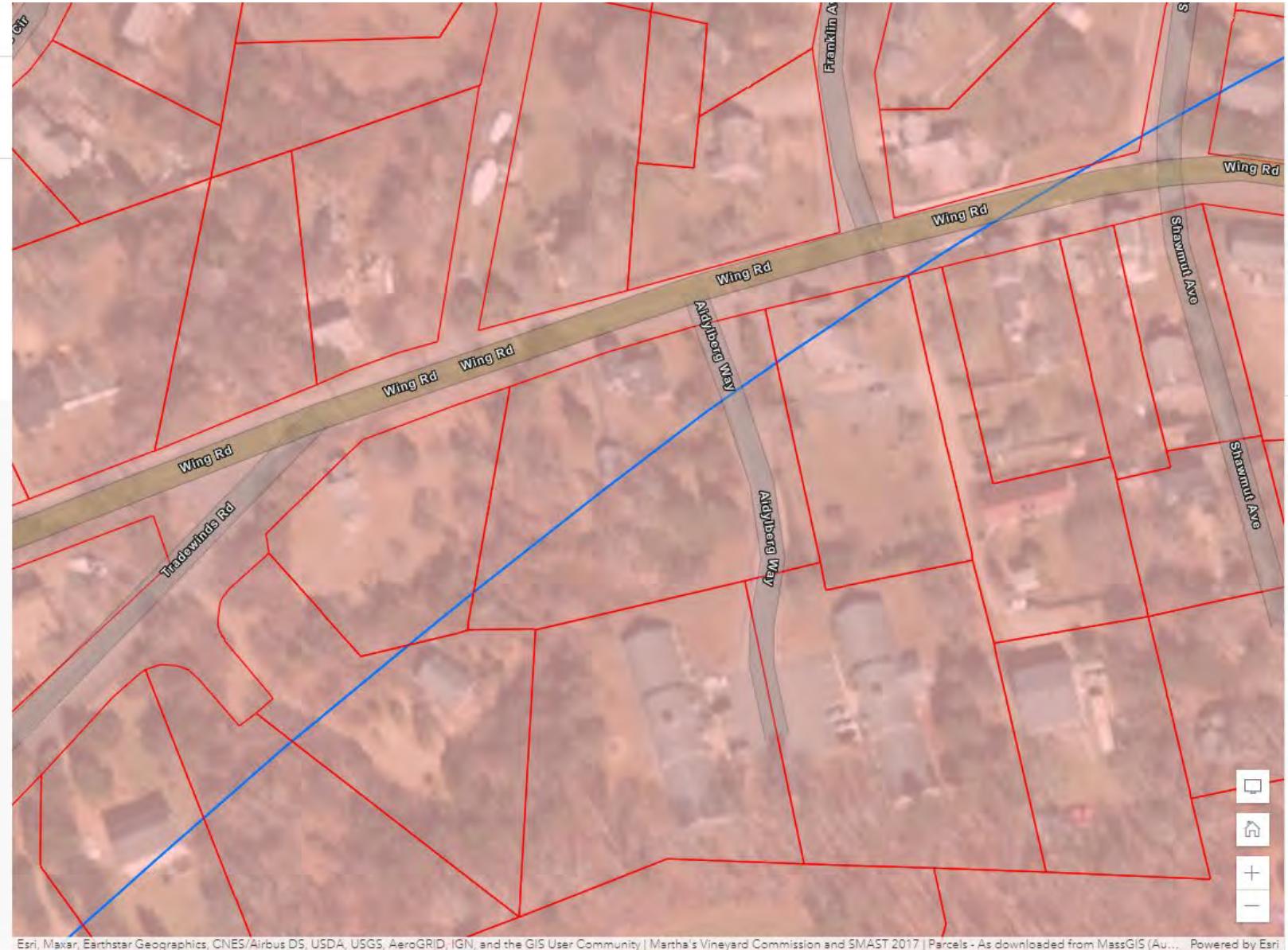
Compromised



Impaired



Unknown



Esri, Maxar, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community | Martha's Vineyard Commission and SMAST 2017 | Parcels - As downloaded from MassGIS (Au... Powered by Esri

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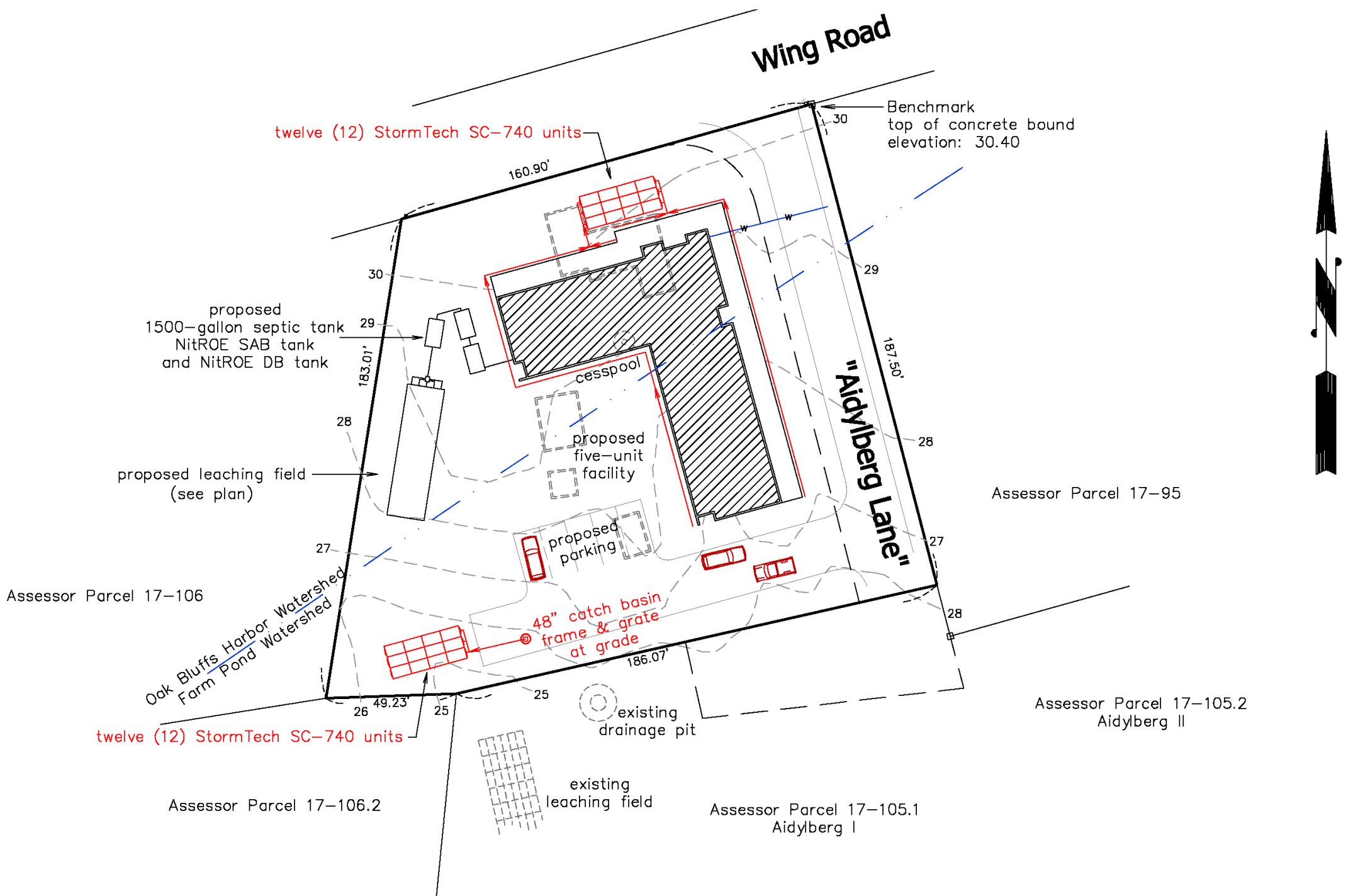
Time



&gt;&gt; Collapse

# Stormwater

- A drainage plan designed for a 25-year storm shows 24 StormTech storage chamber units in two clusters on the property, as well as a new catch basin south of the proposed building.
- An existing cesspool will be abandoned and filled in.



# Housing

- The project will create five additional units of age-restricted affordable housing at the Aidylberg development, bringing the total to 15.
- IEH currently has four elder-housing developments, at Hillside Village and Love House in Tisbury, and Woodside Village and Aidylberg Village in Oak Bluffs, and there about 500 people on the waitlist.

# Energy

- The applicant plans to meet or exceed International Energy Conservation Code (IECC) standards for the building envelope, and to install Energy Star compliant propane air conditioning units.
- The applicant has argued that electric heat pumps do not work as well in cold weather, but is willing to use heat pumps if required by the MVC. (Documentation as to the ineffectiveness of heat pumps in cold weather was not provided.)
- There will be no dishwashers in any of the kitchen units or common areas, and only one washing machine and dryer for the development. Daylighting of building corridors and motion sensors will be used to reduce lighting needs and energy use.

# Traffic and transportation

- The project will utilize existing access via Aidylberg Way, and will include 5 new parking spaces (one per unit).
- Aidylberg 1 and 2 currently have a total of 13 spaces.
- The property is located on the VTA bus line.
- MVC staff finds no major issues associated with traffic.

# Character and identity

- The applicant has stated that the cost of restoring the former house rather than demolishing, was extremely high and would only have created up to two elder housing units compared to the five proposed, but documentation of alternatives was not provided.
- No portions of the house were salvaged.
- The proposed development will be highly visible from Wing Road, with minimal vegetative screening. The proposed building will be 27'4" at the highest ridge Elevations. Elevations and a rendering have been provided.



**Ignarri  
Lummis**  
ARCHITECTS

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ISLAND ELDERLY HOUSING, INC.  
100 VILLAGE ROAD  
MAYNARD HAVEN, MA 01754

## AIDYLBERG III RENDERING

38 WING ROAD OAK BLUFFS, MA 02557  
8542 / 11/4/19

MA-901

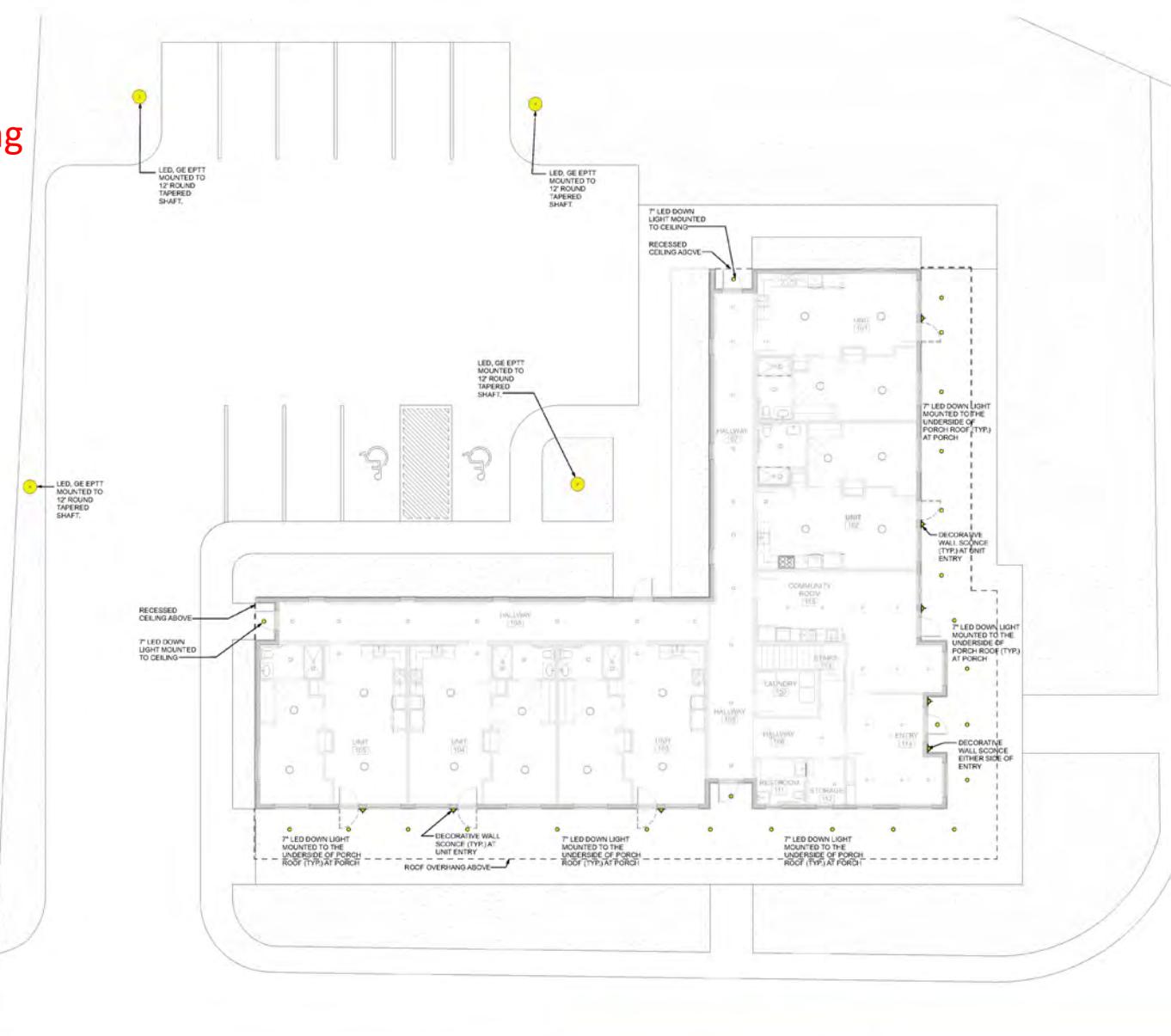
# Economic development

- The applicant does not expect any increase in the number of employees as result of the project.
- A financial pro forma for the project, submitted as part of the comprehensive permit application, has been provided.

# Lighting and landscape

- A lighting plan shows pole-mounted lighting at four locations in the proposed parking lot, with porch lighting or decorative sconces at 32 locations around the building.
- The applicant has stated that the fixtures will be Dark-Sky compliant, and the applicant's architect has stated that the pole lighting can be programmed to not shine toward neighboring properties.
- Fixture types and spec sheets have been provided.
- A conceptual landscape plan has been provided.

(Shows previous parking proposal)



**Ignarri  
Lummis**  
ARCHITECTS  
IGNARRI LUMMIS ARCHITECTS LLP

ISLAND ELDERLY HOUSING, INC.  
60B VILLAGE ROAD  
VINEYARD HAVEN, MA 02568

# AIDYLBURG III

## GRAPHICAL SITE LIGHTING PLAN

1/8" = 1'-0"

MA-102

## Evolve® LED Post Top

Town & Country (EPTT)



Project Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Note: \_\_\_\_\_

The Evolve® LED Post Top Town & Country (EPTT) offers energy efficiency and quality of light in a classic look and style. The advanced LED optical system provides improved horizontal and vertical uniformity, reduced glare and improved lighting control.

### CONSTRUCTION

**Housing:** Die-cast aluminum housing with traditional lantern design.  
Cupola compatible with C136.41-2010  
PE's, Shorting Caps and LightGrid Nodes

**Refractors:** Acrylic, Polycarbonate, None/Open

**Lens:** Impact resistant UV resistant polymer

**Paint:** Corrosion resistant polyester powder paint, minimum 2.0 mil thickness  
Standard = Black, Dark Bronze (RAL & custom colors available)

**Weight:** 14 - 18 lbs (6.2 - 8 kg)

### OPTICAL SYSTEM

**Lumens:** 1,900-8,030

**Distribution:** Symmetric  
Asymmetric  
Symmetric HO  
Asymmetric HO

**CCT:** 2700K, 3000K, 4000K, 5000K

**CRI (Min):** ≥70

### ELECTRICAL

**Input Voltage:** 120-277V

**Input Frequency:** 50/60Hz

**Power Factor:** ≥ 90% at rated watts

**Total Harmonic Distortion:** ≤ 20% at rated watts

### SURGE PROTECTION\*

Standard	Optional
<input type="checkbox"/> 6kV/3kA	<input type="checkbox"/> Secondary 10kV/5kA (R Option)

\*Per ANSI C136.2-2015

### LUMEN MAINTENANCE

Projected Lxx per IES TM-21 at 25°C

Distribution	LXX(10K) @ Hours		
	25,000 HR	50,000 HR	60,000 HR
02, 03, 04, 05	L94	L89	L87
06	L97	L96	L96
07	L96	L94	L93

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

### AMBIENT TEMPERATURE FACTOR

Ambient Temp (°C)	Initial Flux Factor	Ambient Temp (°C)	Initial Flux Factor
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

### RATINGS

**Operating Temperature:** -40°C to 50°C

**Vibration:** 3G per ANSI C136.31-2010

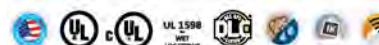
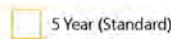
**LM-79:** Testing in accordance with IES Standards

### CONTROLS

**Dimming:** Standard - 0-10V  
Optional - DALI (Option U)

**Sensors:** Photo Electric Sensors (PE) available  
LightGrid Compatible

### WARRANTY



Not all product variations listed on this page are Dlc qualified. Visit [www.designlights.org/search/](http://www.designlights.org/search/) to confirm qualifications.



Arrington 13" High Glass and  
Mystic Black Outdoor Wall Light

76 Reviews

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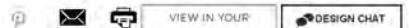
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ADD TO CART

SAVE



▲ MORE OPTIONS



Product Details

A vintage Edison style bulb enhances the industrial-inspired look of this black outdoor wall light from the John Timberland brand of outdoor wall lighting.

Additional Info:

Brighten up your home's exterior with this handsome outdoor wall light from the Arrington collection by John Timberland. This updated industrial design comes in a tapering black frame with a sleek, straight-lined look. Clear glass panels offer a full view of the beautiful vintage Edison style bulb that is included with purchase. Wet location outdoor rated. Vertical installation and wall mount only.

JOHN TIMBERLAND  
LUMINAIRES

[Shop all John Timberland](#)

- 13" high overall, 6 3/4" wide across the top x 8" wide across the bottom. Extends 8 3/4" from the wall. Weighs 4.99 lbs.
- Backplate is 7" high x 5" wide. Distance from mounting point to the bottom of the fixture is 10 1/2".
- Includes one 60 watt standard-medium base, Edison filament style bulb. Maximum 60 watt bulb.
- Wall light from the Arrington collection by John Timberland. Mystic black finish. Steel construction. Clear glass allows the bulb to be seen.
- Wet location outdoor rated for areas that get full exposure to rain and weather. Can also be used indoors. Vertical installation only as shown. Wall mount only.



Project:

Fixture Type:

Location:

Contact/Phone:

## JUNO SLIMFORM™ LED SURFACE MOUNT DOWNLIGHTS

FOR J-BOX INSTALLATION

5", 7", 11", 13" ROUND

JSF SERIES



### PRODUCT DESCRIPTION

Sleek, ultra-low profile energy efficient LED surface mount downlights in multiple sizes from 5" to 13". Provides economical installation by mounting directly over standard and fire-rated junction boxes. Optional finish trims and shrouds available for custom, designer look similar to standard recessed downlights. Provides general illumination in residential and commercial applications including multi-family and hospitality. Ideal for use in corridors, living spaces, closets, hallways, pantries, stairways, outdoor covered areas without Emergency Option and much more.

### PRODUCT SPECIFICATIONS

**Construction** Shallow, less than 1", solid ring with white finish • Non conductive fixture for shower light applications • Optional, field installable finish trims available for 5" and 7" versions to change the exterior finish of fixture • Optional, field installable decorative baffle and cone shrouds for 5" and 7" versions provide the aesthetic and source shielding similar to the experience of a fully recessed downlight.

**Optics** Light guide technology combined with diffusing lens conceals the LEDs from direct view and provides uniform lens luminance.

**LED Light Engine** LEDs mounted directly to heatsink designed to provide superior thermal management and ensure long life • 2700K, 3000K, 3500K or 4000K LED color temperature • LEDs binned for 4-step MacAdam ellipse color consistency • 90 CRI minimum.

**LED Driver** Choice of dedicated 120 volt (120) driver or universal voltage (MVOLT) driver that accommodates input voltages from 120-277 volts AC at 50/60Hz • Power factor > 0.9 at 120V input • 120 volt driver is dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage wall box dimmers • Universal voltage driver is dimmable with the use of most 0-10V wall box dimmers • External driver is only available on 5" and 7" models • For a list of compatible dimmers, see [JUNOSLIMFORM-DIM](#).

**Emergency Battery Option** Available on fixture sizes 11" and larger • Battery factory assembled to fixture with integral test switch (EL option) • Drives LEDs for 90 minutes to meet Life Safety Code (NFPA-LSI), National Electrical Code (NEC), and UL requirements • Emergency battery not available in California due to Title 20 restrictions • EBX option provides back box without battery for consistent look when used in same space as fixtures with EL emergency option • Damp location only with emergency option.

**Life** Rated for 50,000 hours at >70% lumen maintenance.

**Labels** ENERGY STAR® certified • Certified to the high efficacy requirements of California T24-2016 • CSA listed for US and Canada • Suitable for wet locations (covered ceilings) • Damp location only with emergency option.

**Testing** All reports are based on published industry procedures; actual performance may differ as a result of the end-user environment and applications. All values are design or typical values, measured under laboratory conditions at 25 °C.

**Warranty** 5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

Specifications subject to change without notice.

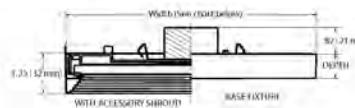
### INSTALLATION

**Junction Box Mounting** Fixture provided with leads for direct wire connection in J-box • Installs directly to industry standard junction boxes • Compatible boxes include 4" metal or plastic octagonal standard and fire-rated junction boxes (3 1/2" junction box screw-hole spacing required for installation) • Minimum 2 1/8" deep junction box required for 5" and 7" fixtures (no depth requirement for 11" and larger fixtures) • Quick mount bracket provides fast installation of fully assembled fixture to junction box. • Suitable for ceiling mount • Suitable for use within closet storage spaces when installed per NEC requirements.

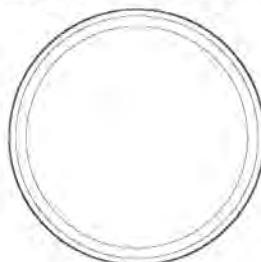
**Junction box sizes vary - Verify compatibility with fixture prior to installation**



### DIMENSIONS



External driver available on 5" and 7" models only.



### ROUND SPECIFICATIONS

	Width	Depth
JSF 5IN	5.25 (13.34)	0.75 (1.91)
JSF 7IN	7.77 (19.74)	0.75 (1.91)
JSF 11IN	11.08 (28.14)	0.9 (2.29)
JSF 13IN	13.05 (33.15)	0.9 (2.29)

All dimensions are in inches (centimeters) unless otherwise indicated.

### EMERGENCY BATTERY FOR 11" AND 13"



