

118 on Munjoy Hill
Portland, Maine
by
118 Condominiums, LLC

Site Plan & Subdivision Application

Submitted to
City of Portland

118

ON MUNJOY HILL

Portland living at its peak.

November 13, 2013

Prepared by

Pinkham & Greer Consulting Engineers
28 Vannah Avenue
Portland, Maine 04103
(207) 781-5242



118 on Munjoy Hill
Site Plan & Subdivision Application

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28 Vannah Avenue
Portland, Maine 04103
Tel: 207.781.5242
Fax: 207.781.4245

November 13, 2013
File: 13143

Ms. Carol Morrissette, Planning Board Chair
City of Portland
389 Congress Street, 4th Floor
Portland, ME 04101

RE: 118 on MUNJOY HILL, SITE PLAN & SUBDIVISION PLAN SUBMITTAL

Dear Carol,

We would like to thank you and the board for your support of the zoning text amendment. The additional height of 5' allows us to bring a first class development to the hill. Attached is our submittal for subdivision and site plan approval of 118 Congress Street.

Our submittal includes the site plans and details, architectural plans, and a lighting plan. To assist the Board in the scale of our project we have included a drawing showing the height of the building relative to the adjacent buildings on Congress Street. Please note, although we are located at the summit of Congress Street, the building is still well below the Portland Observatory.

The exterior of the building includes several different materials. These provide visual interest and put durability in the appropriate locations. The Congress Street facade tells the story of a high quality commercial and residential project.

The indoor parking standards are met with the 18 spaces in the garage area. Access is gained via the secondary street. St. Lawrence Street becomes our vehicle access as well as our utility connection area. We have no impact on the Congress Street side, which has the cobblestone feature.

We are working with our neighbor on St. Lawrence Street to utilize the open lot for construction staging, minimizing the neighborhood disruption. A full construction plan will be submitted with our next application.



Mr. Carol Morrissette
November 13, 2013
2 of 2
File: 13143

We have held one neighborhood meeting for the zone change and look to hold a second on December 4th. This will provide us with the opportunity to show our neighbors the full extent of the project.

As this project is in the beginning stages of review, we look forward to meeting with the staff and working out the finer details of the project. Our ultimate goal is to break ground in April.

Thank you again for your support of our project.

Sincerely,

PINKHAM & GREER

A handwritten signature in black ink, appearing to read "Thomas S. Greer". The signature is stylized and cursive. Below the signature, the text "Thomas S. Greer, P.E." is printed in a black, sans-serif font.

Thomas S. Greer, P.E.

Enclosures

cc: Thomas Federle, David Lloyd, Chip Newell, Ed Theriault, File

TSG/rjs

PROJECT NAME: 118 on Munjoy Hill

PROPOSED DEVELOPMENT ADDRESS:

118 Congress Street

PROJECT DESCRIPTION:

Removal of the existing structure and replace it with 12 residential units and
1,840.44 S.F. of retail space.

CHART/BLOCK/LOT: 16-D-2

PRELIMINARY PLAN _____ (date)
FINAL PLAN _____ (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Ed Theriault Business Name, if applicable: EMT, LLC (dba - 118 Condominiums, LLC) Address: 118 Congress Street City/State : Portland, ME Zip Code: 04101	Applicant Contact Information Work # 207.842.6260 Home# Cell # Fax# 207.842.6271 e-mail: etheriault@e-tla.com
Owner – (if different from Applicant) Name: Address: City/State : Zip Code:	Owner Contact Information Work # Home# Cell # Fax# e-mail:
Agent/ Representative Pinkham & Greer Name: Thomas S. Greer, P.E. Address: 28 Vannah Avenue City/State : Portland, ME Zip Code: 04103	Agent/Representative Contact information Work # 207.781.5242 Cell # e-mail: tgreer@pinkhamandgreer.com
Billing Information Name: EMT, LLC Address: 118 Congress Street City/State : Portland, ME Zip Code: 04101	Billing Information Work # 207.842.6260 Cell # Fax# 207.842.6271 e-mail: etheriault@e-tla.com

Engineer Pinkham & Greer Name: Thomas S. Greer, P.E. Address: 28 Vannah Avenue City/State : Portland, ME Zip Code: 04103	Engineer Contact Information Work # 207.781.5242 Cell # Fax# 207.781.4245 e-mail: tgreer@pinkhamandgreer.com
Surveyor Owen Haskell, Inc. Name: Address: 390 US Route One #10 City/State : Falmouth, ME Zip Code: 04105	Surveyor Contact Information Work # 207.774.0424 Cell # Fax# 207.774.0511 e-mail:
Architect Archetype Architects Name: David Lloyd Address: 48 Union Wharf City/State : Portland, ME Zip Code: 04101	Architect Contact Information Work # 207.772.6022 Cell # Fax# 207.772.4056 e-mail: llloyd@archetypepa.com
Attorney Drummond & Drummond, LLP Name: Nathaniel R. Huckel-Bauer, Esq. Address: One Monument Way City/State : Portland, ME Zip Code: 04101	Attorney Contact Information Work # 207.774.0317 Cell # Fax# 207.761.4690 e-mail: flima@ddlaw.com

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Cash or Check payable to the City of Portland.)

Level III Development (check applicable reviews) <input checked="" type="checkbox"/> Less than 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000) <input type="checkbox"/> over \$300,00 sq. ft. (\$5,000) <input type="checkbox"/> Parking lots over 11 spaces (\$1,000) <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee) Plan Amendments (check applicable reviews) <input type="checkbox"/> Planning Staff Review (\$250) <input type="checkbox"/> Planning Board Review (\$500) The City invoices separately for the following: <ul style="list-style-type: none"> ▪ Notices (\$.75 each) ▪ Legal Ad (% of total Ad) ▪ Planning Review (\$40.00 hour) ▪ Legal Review (\$75.00 hour) Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.	Other Reviews (check applicable reviews) <input type="checkbox"/> Traffic Movement (\$1,000) <input type="checkbox"/> Stormwater Quality (\$250) <input checked="" type="checkbox"/> Subdivisions (\$500 + \$25/lot) # of Lots <u>14</u> x \$25/lot = \$350.00 <input type="checkbox"/> Site Location (\$3,000, except for residential projects which shall be \$200/lot) # of Lots <u> </u> x \$200/lot = <u> </u> <input type="checkbox"/> Other _____ <input type="checkbox"/> Change of Use <input type="checkbox"/> Flood Plain <input type="checkbox"/> Shoreland <input type="checkbox"/> Design Review <input type="checkbox"/> Housing Replacement <input type="checkbox"/> Historic Preservation
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APPLICATION SUBMISSION:

1. All site plans and written application materials must be submitted electronically on a CD or DVD with each plan submitted as separate files, with individual file names (see submittal requirements document attached).
2. In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Planning Division Office to start the review process.

The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:

1. One (1) full size site plans that must be folded.
2. One (1) copy of all written materials or as follows, unless otherwise noted:
 - a. Application form that is completed and signed.
 - b. Cover letter stating the nature of the project.
 - c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. One (1) set of plans reduced to 11 x 17.

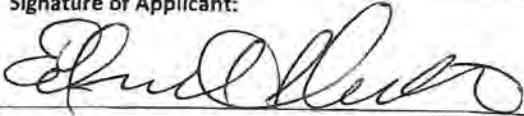
Refer to the application checklist for a detailed list of submission requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site <http://www.portlandmaine.gov/citycode/chapter014.pdf>

APPLICANT SIGNATURE:

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for a Level II Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant: 	Date: 4/12/13
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PROJECT DATA

The following information is required where applicable, in order to complete the application.

Total Area of Site	10,728 sq. ft.
Proposed Total Disturbed Area of the Site	10,728 sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland	
Impervious Surface Area	
Impervious Area (Total Existing)	9,131 sq. ft.
Impervious Area (Total Proposed)	9,514 sq. ft.
Building Ground Floor Area and Total Floor Area	
Building Footprint (Total Existing)	2,644 sq. ft.
Building Footprint (Total Proposed)	9,122 sq. ft.
Building Floor Area (Total Existing)	2,644 sq. ft.
Building Floor Area (Total Proposed)	36,131 sq. ft.
Zoning	
Existing	B-1
Proposed, if applicable	B-1 with revised height
Land Use	
Existing	Commercial
Proposed	Residential/Commercial
Residential, If applicable	
# of Residential Units (Total Existing)	0
# of Residential Units (Total Proposed)	12
# of Lots (Total Proposed)	1
# of Affordable Housing Units (Total Proposed)	0
Proposed Bedroom Mix	
# of Efficiency Units (Total Proposed)	0
# of One-Bedroom Units (Total Proposed)	0
# of Two-Bedroom Units (Total Proposed)	6
# of Three-Bedroom Units (Total Proposed)	6
Parking Spaces	
# of Parking Spaces (Total Existing)	14
# of Parking Spaces (Total Proposed)	22
# of Handicapped Spaces (Total Proposed)	0
Bicycle Parking Spaces	
# of Bicycle Spaces (Total Existing)	0
# of Bicycle Spaces (Total Proposed)	4 outside, 12 inside
Estimated Cost of Project	\$5,101,500.00



28 Vannah Avenue
 Portland, Maine 04103
 Tel: 207.781.5242
 Fax: 207.781.4245

Att. B

MEMO: 118 on Munjoy Hill

DATE: 11/13/13

1. To the best of our knowledge, this project does not need any State or Federal Permits. It will be reviewed by the State Fire Marshalls' office as part of the building permit application.
2. Zoning Summary: This project complies with the zoning requirements of the B-1 zone. Below are the dimensional standards.

ZONE INFORMATION		
Existing Zone: B-1, Neighborhood Business Zone		
Proposed Zone: B-1 with a Zoning Amendment Request		
Proposed Use: Commercial Space and Multifamily Dwellings		
Space Standards	Required	Proposed
Minimum Lot Size	None	0.25 Ac.
Minimum Street Frontage	50 Feet	121.9 Feet
Minimum Front Yard	10 Feet Max.	0.5 Feet
Minimum Rear Yard	None	5.3 Feet
Minimum Side Yard	None *	10.1 Feet
Minimum Side Yard on a Side Street	10 Feet Max.	0.5 Feet
Minimum Lot Width	None	118.5 Feet
Maximum Building Height	45 Feet **	50 Feet
Maximum Impervious Surface Ratio	90%	89%
Floor Area	10,000 sq. ft. Max.	9,122 Sq. Ft.
Minimum Area per Dwelling Unit	435 Sq. Ft.	894 Sq. Ft.
Off Street Parking	1 Space Per Unit	18 Spaces
* Except that where a side yard abuts a residential zone or a first floor residential use, a minimum of ten (10) feet is required.		
** A Zoning text amendment is requested allowing 50 feet		

3. At the current time, we believe the project requires a waiver for the number of the street trees. We propose to pay a fee to the City Tree Fund.
4. The site is fully developed. There are no natural features on site.



5. There is not enough room on site for the required street trees. The solid waste from this project will be handled by a private waste hauler. A recycling room and trash room are provided in the parking area. The retail spaces will hold waste inside until pick up day.
6. Signs for the project are shown on the Architectural plans. They consist of two 3' by 3' blade signs for the retail spaces and an embossed lettering for the residential units.



Thomas S. Greer, P.E.

118 on Munjoy Hill Project Description

118 on Munjoy Hill is proposed as a new four-story mixed-use building on the peak of Munjoy Hill at the corner of Congress Street and St. Lawrence Street. The building will include ground floor commercial use along the Congress Street frontage with residential parking behind and three levels of condominium living above. The proposed residences will be designed for urban professionals and Baby Boomers/Empty Nesters desiring a city home. The unit designs focus on meeting the desires of these buyers by offering floor plans that match their varied lifestyles in a manner as space-efficient as possible.

The building's location on the increasingly vibrant Munjoy Hill end of Congress Street will provide the neighborhood amenities, easy access to the arts and cultural experiences of Portland, and proximity to parks and recreation that city condo dwellers seek. Being at one of the highest elevations within Portland's East End, expansive views and decks are unique features and highly desired by prospective buyers.

We propose to use steel and concrete "heavy construction" rather than more economic wood balloon frame in order to design and construct a building that will take advantage of state-of-the-art building materials and techniques. Combining large expanses of glass with modern "bays" creates some of the best interiors and exteriors of buildings constructed in the new millennium.

The Congress Street frontage will include two commercial spaces separated by a distinctive residential entrance. All parking will be on the first floor hidden behind the retail and entirely enclosed. The plan includes 18 individual parking spaces, many with sufficient ceiling heights to allow parking lifts to accommodate two cars. These spaces will be assigned to the unit purchasers at closing.

The first floor is designed to include space for owner storage units, bicycle (at least one per unit) and kayak storage, a "workshop area" for those owners who want to undertake small projects, a dog wash area for pet owners, and recycling.

The residential units will include two to three "rooms" (traditionally referred to as bedrooms but increasingly used as home offices, media rooms, as well as master and guest rooms) in addition to a large open area for cooking, dining and living. Also, the units will have dedicated "mud rooms" for wet clothing and sports gear as well as in-unit storage.

Each living area will open to a generous deck with space for dining for four, cocktails for eight or pots for the urban gardener. The fourth floor units will include an option for stairs to roof decks.

The site, approximately 10,750 square feet in size, currently contains a 2,644 square foot building that is owned and occupied by the architectural design practice of one of the project's developers, Ed Theriault, plus onsite surface parking. The building will be demolished.

The applicant has appeared before the Portland Planning Board as part of their request for a Zoning Text Amendment to allow 50' of height in the B-1 zone if the ground floor contains commercial space. At its November 12th meeting the Planning Board unanimously recommended that the City Council adopt the zone text amendment.

Right, Title and Interest

EMT, LLC is a Maine limited liability company that has fee ownership of the real estate located at 118 Congress Street in Portland Maine. **See attached Warranty Deed from Neil R. Porta to ETDL, LLC; see also the attached 2011 Affidavit of Name Change and Articles of Amendment changing the name of ETDL, LLC to EMT, LLC.**

WARRANTY DEED

63835

KNOW ALL MEN BY THESE PRESENCE, that I, Neil R. Porta, of Portland, Maine, in consideration of one dollar (\$1.00) and other good and valuable consideration paid by ETDL, LLC, a Maine limited liability company whose mailing address is 59 Baxter Boulevard, Portland, Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said ETDL, LLC, its successors and assigns forever:

A certain lot or parcel of land situated on the southerly side of Congress Street in the city of Portland, County of Cumberland and State of Maine, and more particularly bounded and described as follows:

Beginning at a point now or formerly marked by a city stone monument marking the intersection of said southerly side of Congress Street with the easterly side of St. Lawrence Street; thence by said southerly side of Congress Street on a course of north 57 40' east one hundred twenty-six and sixty-seven hundredths (126.67) feet to a lot of land conveyed by Samuel Carlton's heirs to Lyman C. Fowler on November 20, 1913, recorded in Cumberland County Registry of Deeds Book 922, Page 256, said Lot being now or formerly owned by Benjamin Kroot; thence at right angles to said Congress Street and by said land now or formerly of Kroot, on a course of south 32 20' east eighty-four (84) feet to land now or formerly of the City of Portland; thence by said land now or formerly of the City of Portland on a course of south 53 36' west eighteen and fifty-two hundredths (18.52) feet to a point now or formerly marked by an iron at the northeast corner of a lot of land conveyed by Abraham Goodside to Mark and Isabel Alward on February 12, 1923, recorded in Book 1125, Page 387; thence by land now or formerly of said Alward's, on a course of south 52 20' west one hundred (100) feet to a point now or formerly marked by an iron on the easterly side of St. Lawrence Street; thence by said easterly side of St. Lawrence Street, on a course of north 37 31' west ninety-five (95) feet to the point now or formerly marked by a city stone monument at Congress Street, the point of beginning.

Together with all the right, title and interest of the Grantor in and to the street abutting the premises hereby conveyed. All as shown on a plan of said Lot made by E. C. Jordan & Co. in December, 1926, said plan being record in the Cumberland County Registry of Deeds, Book 17, Page 46.

Excepting, however, that triangular parcel of land located at the southeasterly side of Congress Street in said Portland, bounded and described as follows: northwesterly by said Congress Street four and seventy-seven hundredths (4.77) feet; northeasterly by land now or formerly of Benjamin Kroot eighty-four (84) feet; southwesterly by other land

MAINE REAL ESTATE TAX PAID

now or formerly of Leon and Mildred Warner eighty-four and thirteen hundredths (84.13) feet. Containing approximately 200.34 square feet.

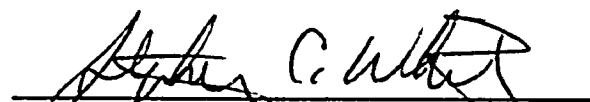
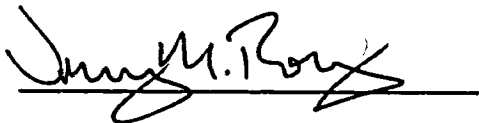
Being the same premises conveyed by Elise J. Thibodeau and Kevin C. Zorski, Trustees of the Zorski and Thibodeau trust, to Neil R. Porta by Warranty Deed dated October 30, 1995 and recorded in the Cumberland County Registry of Deeds, in Book 12193, Page 164.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said ETDL, LLC, its successors and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, Stephen C. Whiting, in my capacity as Attorney-in-fact for Neil R. Porta, under the Affidavit and Power of Attorney which are attached hereto, and which are to be recorded with this deed, have hereunto set my hand and seal this 18th day of the month of September, 1998.

WITNESS:



Neil R. Porta - Grantor
By: Stephen C. Whiting,
his Attorney-in-fact

STATE OF MAINE
COUNTY OF CUMBERLAND

September 10, 1998

Then personally appeared the above-named Stephen C. Whiting, in his capacity as Neil R. Porta's Attorney-in-fact, pursuant to an Affidavit and Power of Attorney, dated July 2, 1998, which are attached hereto and are being filed with this deed, and acknowledge the foregoing instrument to be his free act and deed in his said capacity for the said Neil R. Porta.

Before me:

Thomas S. Leahy

~~Signature of Notary~~
Attorney at Law

Thomas S. Leahy

~~Print name of Notary~~

~~My commission expires:~~

RECEIVED
RECORDED REGISTRY OF DEEDS

1998 SEP 10 AM 10:53

CUMBERLAND COUNTY

John B. O'Brien

AFFIDAVIT OF NAME CHANGE

I, Horace W. Horton, am the registered agent of EMT, LLC, formerly known as ETDL, LLC and hereby depose and swear as follows:

1. I am the registered agent of EMT, LLC.
2. On or about May 5, 2011, I caused the attached Articles of Amendment (Exhibit A) to be filed changing the name of ETDL, LLC to EMT, LLC.

Witness my hand and seal this 28th day of September, 2011.

Signed, Sealed and Delivered
In the Presence of:

Maureen Smith
Witness

Horace W. Horton
Horace W. Horton

STATE OF MAINE
Cumberland, ss.

September 28, 2011

Then personally appeared before me the above-named Horace W. Horton and attested the foregoing to be his free act and deed in his said capacity.

Before me,

Fatima A. Lima
Notary Public



Filing Fee \$50.00

DOMESTIC
LIMITED LIABILITY COMPANY

File No. 19990158DC Pages 2
Fee Paid \$ 50
DCN 2111371600038 AMEN
-----FILED-----
05/05/2011

STATE OF MAINE

ARTICLES OF AMENDMENT

Julie R. Flynn
Deputy Secretary of State

A True Copy When Attested By Signature

ETDL, LLC
(Name of Limited Liability Company)

Julie R. Flynn
Deputy Secretary of State

Pursuant to 31 MRSA §623, the undersigned limited liability company executes and delivers for filing these articles of amendment:

FIRST: The name of the limited liability company has been changed to (if no change, so indicate)

EMT, LLC

(The name must contain one of the following "Limited Liability Company", "L.L.C." or "LLC", §603-A 1)

SECOND: The management of the limited liability company has been changed (if no change, so indicate _____) If changed, "X" one box only

A The management of the company is vested in a member or members.

B. The management of the company is vested in a manager or managers The minimum number shall be 1 managers and the maximum number shall be 3 managers.

THIRD: Other amendments to the articles, if any, that the members determine to adopt are set forth in Exhibit ____ attached hereto and made a part hereof

DATED May 4, 2011

Manager(s)/Member(s)*

Horace W. Horton
 (signature)

 (signature)

 (signature)

Horace W. Horton, duly authorized agent
 (type or print name and capacity)

 (type or print name and capacity)

 (type or print name and capacity)

For Manager(s)/Member(s) which are Entities

Name of Entity _____

By _____
(authorized signature) (type or print name and capacity)

Name of Entity _____

By _____
(authorized signature) (type or print name and capacity)

Name of Entity _____

By _____
(authorized signature) (type or print name and capacity)

Received
 Recorded Register of Deeds
 Oct 03, 2011 08:13:24A
 Cumberland County
 Pamela E. Lovley

*Articles MUST be signed by

- (1) at least one manager OR
- (2) at least one member if the limited liability company is managed by the members OR
- (3) any duly authorized person

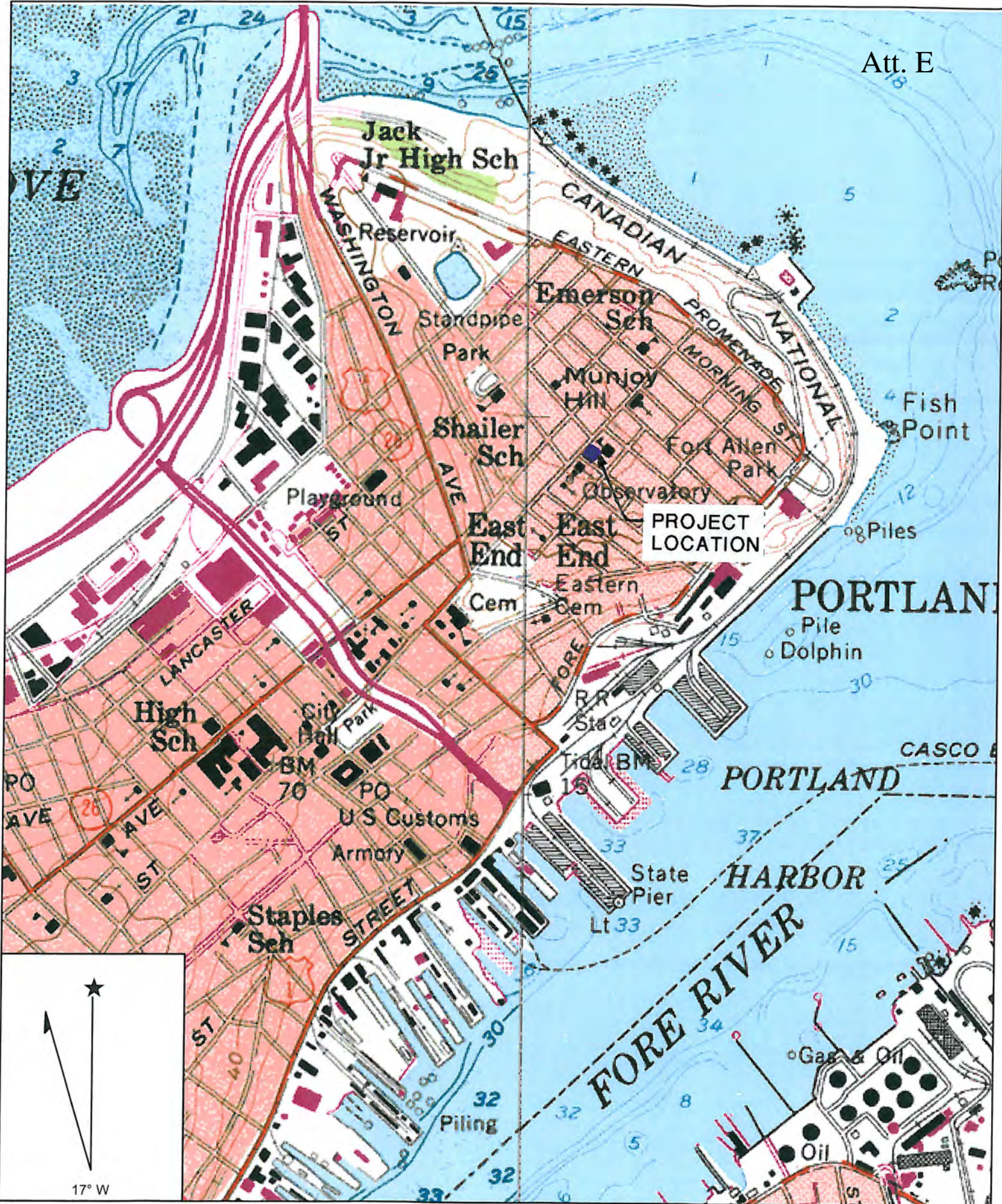
The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453

Please remit your payment made payable to the Maine Secretary of State.

**SUBMIT COMPLETED FORMS TO: CORPORATE EXAMINING SECTION, SECRETARY OF STATE,
101 STATE HOUSE STATION, AUGUSTA, ME 04333-0101**

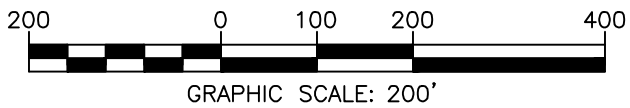
Easements or Other Burdens

The real estate located at 118 Congress Street is not burdened by any easements of record. The development of 118 on Munjoy Hill will include encroachments into the city-owned sidewalks on Congress Street and on St. Lawrence Street and encroachments into the City's airspace. In particular, it is planned that balconies and building bump-outs on the second, third and fourth floors will protrude out over and above the sidewalks; that granite pavers will be placed in the sidewalk at the main entrance to the building on Congress Street; that a canopy will project out over the sidewalk at the main entrance; and that a 3'x3' blade sign will hang over the sidewalk in front of each of the two commercial spaces located on the first floor. The applicant will work with the City's Legal Department to obtain the requisite easement or license from the City for these encroachments into city-owned property.



Name: PORTLAND WEST
 Date: 11/5/2013
 Scale: 1 inch equals 1000 feet

Location: 043° 39' 45.11" N 070° 15' 2.60" W
 Caption: 13143-118 Congress Street



118 CONDOMINIUM, LLC
AERIAL LOCATION MAP
ABUTTERS WITHIN 500'
SCALE: 1"=200' JOB #: 13143



118 COLLETT'S



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
PORTLAND, MAINE
CUMBERLAND COUNTY

PANEL 14 OF 17
(SEE MAP INDEX FOR PANELS NOT PRINTED)

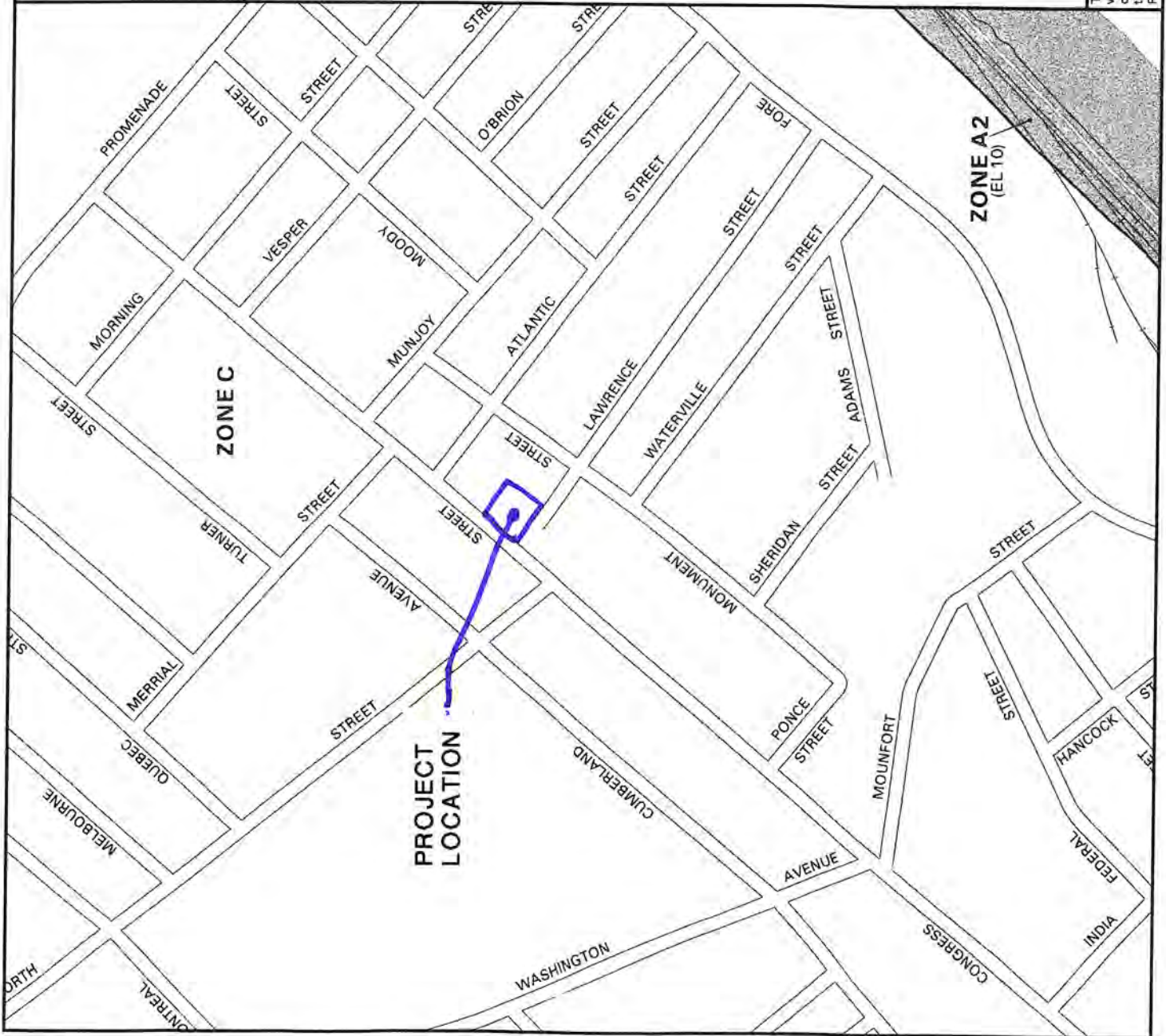
COMMUNITY-PANEL NUMBER
230051 0014 B

EFFECTIVE DATE:
JULY 17, 1986



Federal Emergency Management Agency

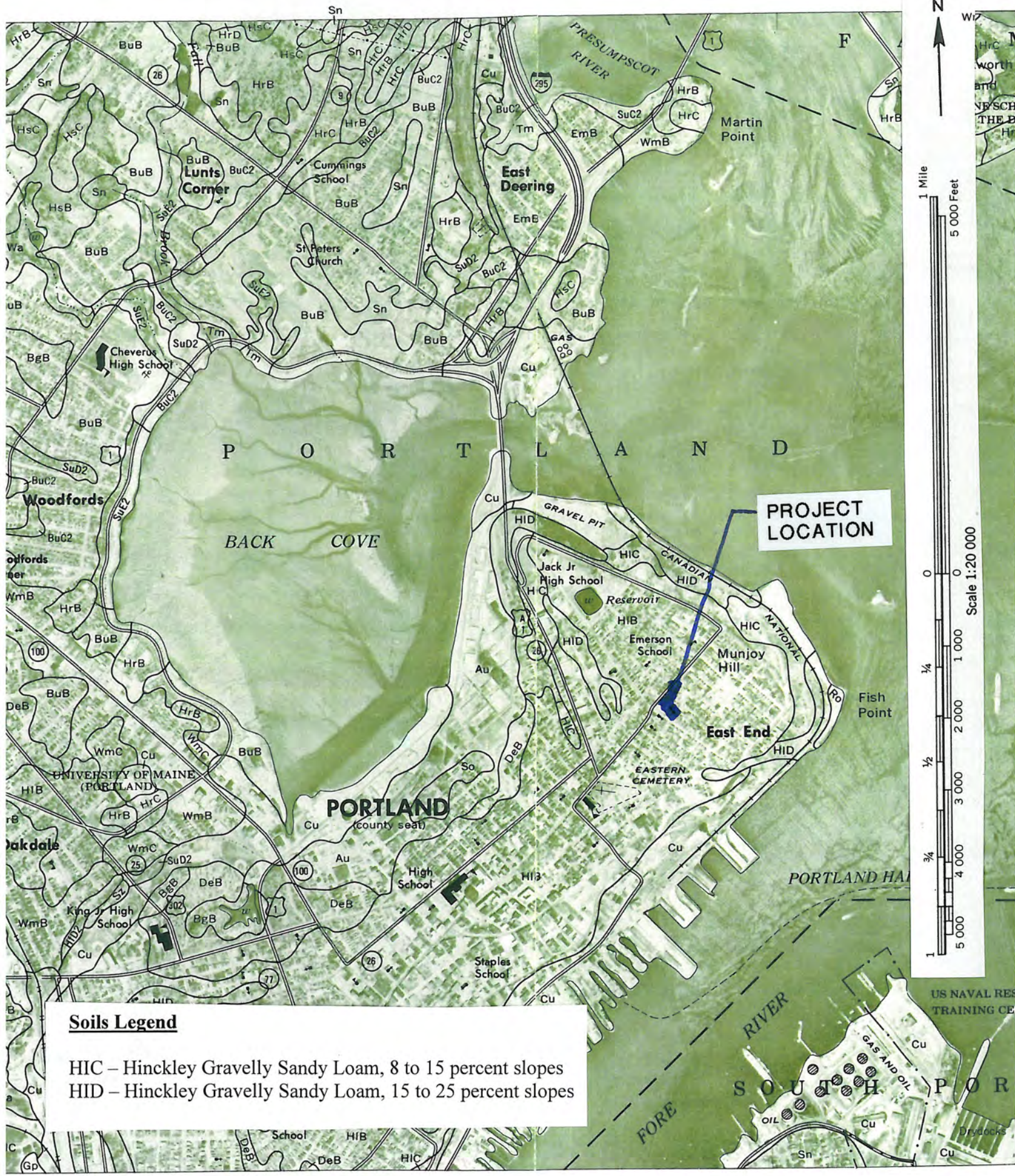
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIR On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



ZONE C

ZONE A2
(EL 10)

PROJECT
LOCATION



Soils Legend

- HIC – Hinckley Gravelly Sandy Loam, 8 to 15 percent slopes
- HID – Hinckley Gravelly Sandy Loam, 15 to 25 percent slopes

7 November 2013

Planning Staff
City of Portland, Maine

RE: Building Code Summary – 118 Congress Street

Applicable Codes: MUBEC (Maine Uniform Building and Energy Code)
International Building Code, 2009 (IBC)
International Energy Conservation Code, 2009 (IECC)
NFPA 101 Life Safety (to be separately reviewed by Fire Protection Engineer)

Summary: 118 Congress is a new construction mixed-use project of three (3) stories of condominiums (12 total units) above ground floor retail and parking space. The first floor enclosed parking area will be non-combustible construction, which allows for the IBC exception 509.4 which counts only number of stories above the parking level.

Building Footprint:	9,122 sq.ft.
Building Height:	50'-0"
Total Building Area:	
First Floor –	
Parking (S-2):	6,545 sq.ft.
Mercantile:	2,577 sq.ft.
Second Floor –	9,003 sq.ft.
Third Floor –	9,003 sq.ft.
Fourth Floor –	<u>9,003 sq.ft.</u>
Total:	36,131 sq.ft.

Structure is equipped throughout with an approved automatic sprinkler system in accordance with Chapter 9 of the IBC (901.6.1 NFPA 13).

International Building Code, 2009 (preliminary review of major chapters):

- Chapter 3 – Occupancy Classification
 - Section 310.1 R-2 – Residential Apartment
 - Section 309.1 M – Mercantile (Retail)
 - Section 311.3 S-2 – Low Hazard Storage (Parking)

Chapter 5 – General Building Heights and Areas

Table 503 –

R-2	Allowable Area 22,890 sq.ft. for Type 5B with increases for sprinkler (14,000) and frontage (1890) Footprint Area 9,122 sq.ft. Allowable Height 3 stories (above parking level – See 509.4)
S-2	Allowable Area 79,000 sq.ft. for Type 1B without increases Footprint Area 9,122 sq.ft. Allowable Height 1 Story (509.4 – Parking Beneath Group R)
M	Allowable Area 27,000 sq.ft. for Type 5B with increases for sprinkler (Tabular 9,000 + 18,000 I _s) Allowable Height 1 Story (Table 503 without increases)

Chapter 6 – Types of Construction

Table 601 – Type 5B (Residential and Mercantile)

Primary Structural Frame – 0 Hours
Bearing Walls, Exterior – 0 Hours
Bearing Walls, Interior – 0 Hours
Non-bearing Walls and Partitions – 0 Hours
Floor Construction – 0 Hours
Roof Construction – 0 Hours

Table 601 – Type 1B (S-2 Parking Garage)

Primary Structural Frame – 2 Hours
Bearing Walls, Exterior – 2 Hours
Bearing Walls, Interior – 2 Hours
Non-bearing Walls and Partitions – 0 Hours
Floor Construction – 2 Hours
Roof Construction – 1 Hours

Chapter 7 – Fire and Smoke Features

Section 708.2	Shaft Enclosure where 4 stories – 2 Hours
Section 709.3	Corridor Fire Partitions (Non-Bearing) – 1/2 Hour
Section 709.3 ex.2	Dwelling Unit Separation – 1/2 Hour
Table 715.4	Corridor Doors – 0.33 Hours (20 Min.)

A R C H I T E C T Y P E

- Section 715.4.3.1 Corridor Doors to have Smoke Control
- Section 708.14.1 ex.4 Enclosed Elevator Lobbies not required where sprinkled

Chapter 9 – Fire Protection Systems

- Section 901.6.1 Supervised automatic sprinkler system
- Section 903.3.1.1 NFPA 13 sprinkler system
- Section 905.3.1 Class III Standpipe in stairwells
- Section 906.1.1 Portable Fire Extinguishers required
- Section 907.2.9.1 Manual Fire Alarm System not required where sprinkled
- Section 907.2.9.2 Single and Multi-station smoke alarms required
- Section 912.1 Fire Department Connection required

Chapter 10 – Means of Egress

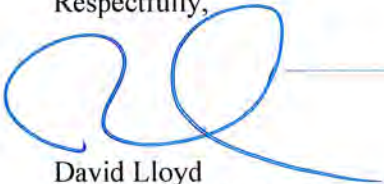
- Section 1007.2.1 Elevator Back-up Generator required
- Section 1022.1 Exit Enclosures 2 Hours where connecting 4 stories

Chapter 30 – Elevators and Conveying Systems

- Section 3006.4 Elevator Machine Room rated 2 Hours

If you have any questions with regards to this letter, please contact our office. As indicated above, the review of the NFPA Codes is being provided by our Fire Protection Engineer. The code review contained herein is preliminary and deals with the major chapter headings and building elements, and does not constitute the complete analysis which will be provided at the time of the Building Permit application.

Respectfully,



David Lloyd
Maine Licensed Architect #936

End of Memo



118 on Munjoy Hill

Code Review

28 Vannah Avenue
Portland, Maine 04103
Tel: 207.781.5242
Fax: 207.781.4245

Project Description: This building will have 12 residential units located on the top 3 floors of the building. The ground floor will be occupied by two commercial spaces of 1800 sq. ft, an 18 space parking garage, and associated service facilities. It is located at the corner of Congress Street and St. Lawrence Street. A garage door access comes from St. Lawrence Street and the retail and residential front doors are from Congress Street.

The building will be fully protected with an automatic sprinkler system. A sprinkler room will be assessable off St. Lawrence Street. The building is assessable from both Congress Street and St. Lawrence Street via a ladder truck. The project meets the NFPA Chapter 1 requirements.

- The front door is less than 50' from an access road.
- The access around the building is less than 450'.
- The closest fire hydrant is less than 100' from the building, located on St. Lawrence Street.
- The hydrant located on St. Lawrence Street has a blue bonnet, indicating flow in excess of 1,500 GPM. It is highly likely that adequate water will be available for the sprinkler system. The final design of the system will include review of existing test data or a new flow test will be completed.

Based on these review standards, this project will meet the City requirements for fire protection. Final testing of the hydrant's capacity would need to be confirmed.



Bank

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www.tdbank.com

October 18, 2013

Planning Board
City of Portland
Congress Street
Portland, ME

RE: TLA, Inc.
118 Congress St.
Congress Street Development
Portland, ME

To Whom It May Concern:

The referenced TLA, Inc. or "entity to be formed" and related parties have had a banking relationship with TD Bank, N.A. for over 10 years. During this time frame TLA has performed well and has paid all loans within the required bank parameters.

We believe that TLA and related parties have the financial capacity to successfully complete the project as currently proposed to the Bank.

Although the Bank has not committed to finance this project, the bank would be pleased to consider TLA, Inc. request for the financing of the project.

If you need any further information please contact me at 207 253-6708.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Sipperly'.

William Sipperly
Vice President
TD Bank
Commercial Lending



FIRM HISTORY

Pinkham & Greer was founded in 1985 to provide civil and structural engineering services. We have, by design, remained a small company allowing a principal to be directly involved in virtually every project we undertake. This means that each project receives the attention and commitment our clients expect from Pinkham & Greer. Our long list of repeat clients tells us that this project approach is successful.

Our clients include architects, developers, municipalities, school departments and commercial and industrial firms. With such a broad base of clients, we have gained a background in many areas of design and management. The staff of engineers, technical, and support professionals are individuals experienced in a variety of engineering disciplines - general civil, site development, structural analysis and design, structural investigations, and building design.

Keeping up with technology is a part of our commitment. We are dedicated to staying on top of advances that allow us to help our clients. We also recognize that not all problems can be solved with ready-made solutions. Unusual constraints or regulatory requirements often mean that standard solutions may not be the best ones. That is why we are so willing to tap our imaginations, as well as our expertise.



RESUME

THOMAS S. GREER, P.E. **Principal**

Mr. Greer has over 33 years of experience in consulting engineering. This includes construction inspection, civil engineering design, and project management, as well as company management as a Principal of Pinkham & Greer; each experience building on the previous to form a well-rounded background in civil engineering and business management.

Mr. Greer's principal responsibilities within the company include management of civil engineering projects such as site designs and permit applications, and the financial management of the firm. Civil engineering projects include subdivision and land planning, stormwater management plans, site designs for commercial and institutional clients, and utility design for sewer and water projects.

The responsibility of corporate management adds to Mr. Greer's direct, hands-on experience when addressing each client's individual business concerns; developing solutions sensitive to the issues important to the client, such as financing, in addition to the technical engineering issues.

Mr. Greer has chaired the American Society of Civil Engineering subcommittee reviewing the stormwater management manual prepared by the Maine Department of Environmental Protection and was a member of the Technical Advisory Committee in developing the DEP Stormwater Management Program. He has also assisted the DEP with training programs for Non Point Source Stormwater through the Non Point Source Technical Advisory Committee.

EDUCATION

University of Maine, Orono, Maine
Bachelor of Science, Civil Engineering, 1976

REGISTRATION AND LICENSES

Professional Engineer licensed in Maine, Massachusetts, and Connecticut

PROJECT MANAGER
for
118 on Munjoy Hill

The NewHeight Group

S. P. (Chip) Newell and Susan Morris are Principals of The NewHeight Group, a development and marketing strategy firm with over 30 years of experience in the hotel, office, residential and retail industries.

Chip Newell has been in a principal position in the real estate development business for over 30 years. He has been associated with hotels, office buildings, residential and retail projects ranging from a \$160 million hotel, retail and residential development in Puerto Rico to a 640-acre industrial and office park in Colorado to loft condominium projects in revitalized neighborhoods of Washington, DC. In addition to hands-on development experience, Chip has extensive knowledge in market research and land use approval, including the preservation of historic buildings, real estate acquisition due diligence and real estate financing and financial restructurings. He has provided advisory services to government and private sector organizations on real estate acquisition, development, feasibility, due diligence and disposition.

Prior to returning as a Principal of The NewHeight Group in 2004, Chip was one of the two principals of Metropolis Development Company (MDC) which created urban residential and retail mixed-use projects in Washington, DC.

MDC focused on ground up construction and historically correct renovation, creating urban residential projects and leading the way in the revitalization of the 14th Street neighborhood in Washington, DC while introducing innovative and alternative living options to the DC marketplace. The following four projects illustrate MDC's work.

Lofts 14. A transformation of the historic 1920's automobile showrooms known as Automobile Row into the first authentic lofts in DC. These buildings, with their intricate limestone facades, offered unique features such as 19 foot ceilings, huge showroom windows and elegant fluted columns, ideal for showing off the first automobiles in their heyday and well-suited for creating lofts in the new millennium. The five-story structure blended together a complete renovation and expansion of two historic buildings with a new-construction building on an adjacent lot, offering a unique blend of classic architecture with modern design and convenience. Among the 85 residential units, there were over 37 unique floor plans! Incorporating original features and historically preserved elements such as columns, exposed masonry, and even freight elevators as well as adding new elements of light and space made each unit almost one of a kind. Units ranged in price from \$250,000 to \$980,000. The project sold out and Lofts 14 was the winner of the **2003 Best Adaptive Re-Use Project Award** in the Metro DC Area.

Lofts 14 Two. A second automobile showroom with an additional 37 loft units, was developed and sold out.

Cooper Lewis Condominiums. 18 distinctive residences on the corner of 14th and P Streets. Incorporating the historic Pelz Building and facing The Studio Theatre and Whole Foods Market, Cooper Lewis was nicknamed "the fishbowl" due to its iconic presence on this highly visible corner. High end finishes coupled with walls of glass, European kitchens and generous outdoor terraces deliver the definition of a glamorous urban lifestyle. These homes sold for prices in the \$800's to \$1.4 million to the "movers and shakers" of high design living in DC.

Langston Lofts. An 80-unit loft condominium filled a vacant lot at the southeast corner of 14th and V Streets, NW, in the rapidly renovating historic U Street neighborhood. This 72,000 square foot, all new construction, residential condominium features 80 units at a total cost of approximately \$20 million. Supporting a dynamic street presence is 7,000 square feet of retail space located at the ground level. Langston Lofts helped many first time buyers due to the competitive prices that started in the \$300's. The units sold out in a **record-breaking time of less than six months!**

Susan Morris, Principal, The NewHeight Group

Susan Morris oversaw the customer research, design, marketing and sales of four Metropolis Development Corporation mixed use developments in Washington, DC. Susan has expertise in the market research and analysis, marketing, branding, and sales strategies of residential and mixed use communities, hotels, tourism destinations, and office environments. She specializes in providing services to companies launching new products or repositioning existing ones. An expert on how people live, work and play, Susan analyzes the implications of consumer lifestyle trends to businesses and determines the best opportunities for them to pursue.

Susan's varied work experience includes 13 years for Marriott International in brand management, marketing, national accounts, and sales. She has also worked internationally for Canadian Pacific and Savoy Hotels. She was VP, Brand Strategy and Marketing for HQ Global Workplaces which offers fully staffed business centers for use on a short or long term basis in 17 countries worldwide. Since joining The NewHeight Group in 2001, Susan has worked almost a dozen residential, mixed use and destination community projects in the US and Canada.

Susan is known for being both a visionary and a "make it happen" leader. Clients consistently commend her for offering originality, having a commitment to excellence in everything, having integrity and follow through and having contagious energy.

FEDERLE | MAHONEY

Neighborhood Meeting Invitation

December 6, 2013

Dear Neighbor:

On behalf of 118 on Munjoy Hill, I am writing to invite you to join a neighborhood meeting to discuss a Site Plan Application relating to a mixed-use redevelopment of property located at 118 Congress Street. **The meeting information is as follows:**

Meeting location: East End Community Center, 195 North Street

Meeting date: December 18, 2013

Meeting time: 6:00 pm

The City land use ordinance requires that property owners within 500 feet of the proposed development and residents on an "interested party" list be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

If you have any questions, please call me at 207.899.0155.

Regards,

Thomas B. Federle

Note: Under Section 14-32(C) and 14-525 of the City Code of Ordinances, an applicant for a Level III development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting within three weeks of submitting a preliminary application or two weeks of submitting a final site plan application, if a preliminary plan was not submitted. The neighborhood meeting must be held at least seven days prior to the Planning Board public hearing on the proposal. Should you wish to offer additional comments on this proposed development, you may contact the Planning Division at 874-8721 or send written correspondence to the Planning and Urban Development Department, Planning Division 4th Floor, 389 Congress Street, Portland, ME 04101 or by email to: bab@portlandmaine.gov



28 Vannah Avenue
Portland, Maine 04103
Tel: 207.781.5242
Fax: 207.781.4245

October 31, 2013
File: 13143

Att. I

Ms. Glissen Havu
Portland Water District
PO Box 3553
Portland, ME 04104-3553

RE: 118 CONGRESS STREET, PORTLAND

Dear Glissen,

We are working on a project at 118 Congress Street in Portland. May we get copies of anything you may have about existing service and the location of mains in Congress Street and St. Lawrence Street?

We also need a letter to serve. It will have 16 residential units, 1,145 s.f. of retail space, and a sprinkler system.

Thank you very much for your help with this project.

Sincerely,

PINKHAM & GREER

A handwritten signature in black ink, appearing to read "Tom Greer". The signature is written in a cursive, flowing style. Below the signature, the name "Thomas S. Greer, P.E." is printed in a black, sans-serif font.

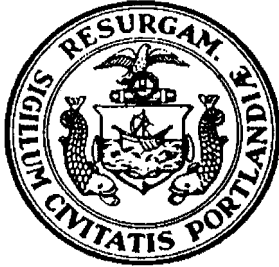
Thomas S. Greer, P.E.

cc: (1) File

TSG/rjs

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Mr. Frank J. Brancely,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail: fjb@portlandmaine.gov

Date: October 31, 2013

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 118 Congress Street Portland, ME 04101

(Regarding addressing, please contact Leslie Kaynor, either at 756-8346, or at LMK@portlandmaine.gov)

Chart Block Lot Number: 16-D-2

Proposed Use: Residential / Retail

Previous Use: Commercial

Existing Sanitary Flows: _____ GPD

Existing Process Flows: _____ GPD

Description and location of City sewer, at proposed building sewer lateral connection: _____

Site Category	Commercial	<input checked="" type="checkbox"/>
	Industrial <i>(complete part 4 below)</i>	_____
	Governmental	_____
	Residential	_____
	Other <i>(specify)</i>	<input checked="" type="checkbox"/>

Clearly, indicate the proposed connection, on the submitted plans.

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 4,320 gallons per unit & 200 gallon for retail GPD

Peaking Factor/ Peak Times: 7-8 AM

Specify the source of design guidelines: *(i.e. "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify)*

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

3. Please, Submit Contact Information.

Owner/Developer Name: EMT LLC (Ed Theriault)

Owner/Developer Address: 118 Congress St, Portland, ME 04101

Phone: 207.842.6260 Fax: 207.842.6271 E-mail: etheriault@e-tla.com

Engineering Consultant Name: Pinkham & Greer Consulting Engineers (Thomas S. Greer P.E.)

Engineering Consultant Address: 28 Vannah Avenue

Phone: 207.781.5242 Fax: 207.781.4245 E-mail: tgreer@pinkhamandgreer.com

City Planner's Name: _____ Phone: _____

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: N/A GPD

Do you currently hold Federal or State discharge permits? Yes _____ No _____

Is the process wastewater termed categorical under CFR 40? Yes _____ No _____

OSHA Standard Industrial Code (SIC): _____ *(http://www.osha.gov/oshstats/sicser.html)*

Peaking Factor/Peak Process Times: _____



28 Vanrah Avenue
Portland, Maine 04103
Tel: 207.781.5242
Fax: 207.781.4245

October 31, 2013
File: 13134

Ms. Susan Dupliseas
Unitil Northern Utilities Inc
1075 Forest Avenue
Portland, ME 04104

RE: ABILITY TO SERVE LETTER, 118 CONGRESS STREET

Dear Ms. Dupliseas,

We are proposing a building with 16 residential units and 1,145 s.f. of retail space at 118 Congress Street, see attached plans. As part of the City Approval process we are requesting a letter from Unitil stating it has the ability to service the project for gas.

If you could supply a letter we would be appreciative.

Also, if you could show us what is needed for the service of the units that would be appreciated.

Sincerely,

PINKHAM AND GREER,
CONSULTING ENGINEERS

A handwritten signature in black ink, appearing to read "Tom Greer". The signature is stylized and cursive.

Thomas S. Greer, P.E.

cc: File

Enclosure

TSG/rjs

Recessed ceiling downlights with symmetrical light distribution · narrow beam

Housing: Constructed of die-cast and extruded aluminum. Housing is provided with mounting clamps that provide a vibration proof installation in ceilings up to 1 3/8" total thickness. Rough-in housing constructed of galvanized steel with through wiring box. Rough-in housing included.

Enclosure: Tempered clear glass, retained by a one piece, die-cast aluminum step baffle frame that is treaded into luminaire housing. Internal reflector made from pure, anodized aluminum. Fully gasketed for weather tight operation using a molded silicone rubber gasket.

Electrical: 6.5W LED luminaire, 9 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

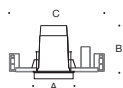
Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: #4 brushed stainless steel. Stainless steel requires regular cleaning and maintenance, much like appliances, to maintain its luster and to prevent tarnishing or the appearance of rust like stains.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 1.6 lbs.

Type:
 BEGA Product:
 Project:
 Voltage:
 Color:
 Options:
 Modified:



Lamp	β	A	B	C
6604 LED 6.5W LED	26°	4 3/4	7 1/4	18



Wall luminaires with directed light

Housing: One piece die-cast aluminum for direct attachment to wall over 3½" or 4" octagonal wiring box.

Enclosure: One piece die-cast aluminum guard, secured by two (2) captive socket head, stainless steel screws threaded into stainless steel inserts. Tempered etched glass with matte finish. Pure anodized aluminum reflector. Fully gasketed for weather tight operation using a molded silicone rubber O-ring gasket.

Electrical: 12W LED luminaire, 14.3 total system watts, -20°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. The LED module and driver are mounted on a removable inner assembly for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

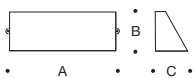
Finish: Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed, suitable for wet locations.
Protection class: IP64

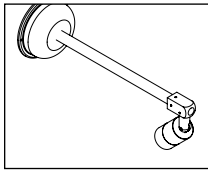
Luminaire Lumens: 465

Tested in accordance with LM-79-08.

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



		Lamp	A	B	C
2380 LED	ADA	12W LED	11 ¾	4 ⅞	3 ⅞



SIGN STAR™ STYLE C with Power Canopy

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

Example: **SN - LED - e22 - SP - A9 - CAP - 12 - 11 - A - 24 - C - PC**

Series: **SN** - Sign Star™

Source: **LED** - 'e' Technology with Integral Driver

LED Type: **e36** - 8WLED/2.7K, **e22** - 8WLED/3K, **e23** - 8WLED/4K, **e24** - 8WLED/Red, **e25** - 8WLED/Green, **e26** - 8WLED/Blue, **e27** - 8WLED/Amber

Optics*: **NSP** - Narrow Spot (Red Indicator), **SP** - Spot (Green Indicator), **MFL** - Medium Flood (Yellow Indicator), **WFL** - Wide Flood (Blue Indicator)

Adjust-e-Lume® Output Intensity** (Choose factory setting): **A9** (Standard), **A8, A7, A6, A5, A4, A3, A2, A1**
 **Please see Adjust-e-Lume® photometry to determine desired intensity.

Finish: **Aluminum Finish** (Powder Coat Color, Satin, Wrinkle) and **Premium Finish** (ABP, CMG, RMG, AMG, CRI, SDS, AQW, CRM, SMG, BCM, HUG, TXF, BGE, MDS, WCP, BPP, NBP, WIR, CAP, OCP)

Lens Type: **12** - Soft Focus Lens, **13** - Rectilinear Lens

Shielding: **11** - Honeycomb Baffle

Cap Style: **A** - 45°, **B** - 90°, **C** - Flush, **D** - 45° without Weep Hole, **E** - 90° without Weep Hole

Stem Length (Specify in inches): 18", 24", 30", or 36"

Style: **C** - Straight Mount

Transformer Style: **PC** - Power Canopy with TRe20 Electronic Transformer*
 *105-300 VAC, 50/60 Hz, Non-Dimming

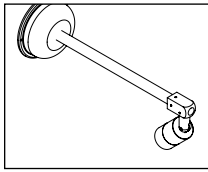
DRIVER DATA	Input Volts	InRush Current	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<1A (non-dimmed)	-10°F-130°F

LM79 DATA				L70 DATA	
BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens (L70)	
e36	2700K	8.4	90	50,000	
e22	3100K	8.4	90	50,000	
e23	4100K	8.4	75	50,000	
e24	Red (627nm)	7.9	~	50,000	
e25	Green (530nm)	8.4	~	50,000	
e26	Blue (470nm)	8.4	~	50,000	
e27	Amber (590nm)	7.9	~	50,000	

*OPTICAL DATA		
Beam Type	Angle	Visual Indicator
Narrow Spot	14°	Red Dot
Spot	18°	Green Dot
Medium Flood	25°	Yellow Dot
Wide Flood	36°	Blue Dot

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	SUBMITTAL DATE	DRAWING NUMBER
		8-21-13	SUB000973.1

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.



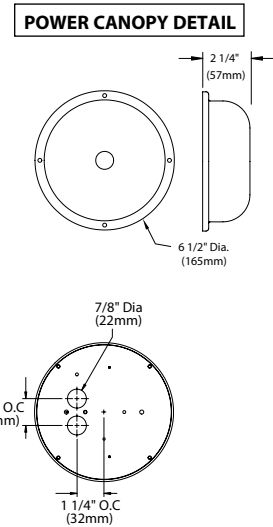
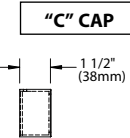
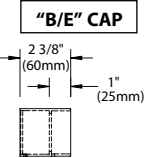
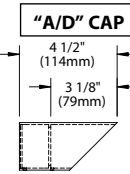
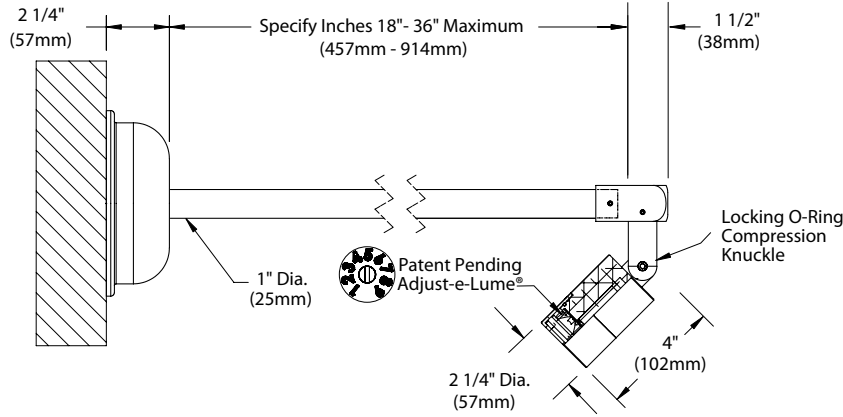
BKSSL
SOLID STATE LIGHTING

the power of
with **adjust-e-Lume®**
TECHNOLOGY

SIGN STAR™ STYLE C with Power Canopy

PROJECT:	
TYPE:	

SIDE VIEW



All dimensions indicated on this submittal are nominal. Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials

Furnished in Copper-Free Aluminum (Type 6061-T6).

Style

'C' Style provides straight profile with machined adapter for 90° transition from fixture to stem.

Body

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle

The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. Biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap

Fully machined. Accommodates [1] lens or louver media. Choose from 45° cutoff ('A' or 'D'), 1" deep bezel with 90° cutoff ('B' or 'E'), or flush lens ('C') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Stem

Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 36" maximum overall.

Lens

Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL™

Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <1A. Conforms to Safety Std. C22.2 No. 250.13-12.

Optics

Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Narrow Spot (NSP) = Red. Spot (SP) = Green. Medium Flood (MFL) = Yellow. Wide Flood = Blue.

Adjust-e-Lume® (Pat. Pending)

Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Installation

6-1/2" dia. Power Canopy™ features gasketed mounting plate for surface or junction box installation with two 1/2" KO's for wiring (hardware by others). Junction box installation must be designed to hold full fulcrum weight of fixture.

Transformer

Integral, TRe20 electronic transformer. 105-300VAC primary voltage. 50/60Hz. Non Dimming. 20VA maximum load.

Wiring

Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware

Tamper-resistant, stainless steel hardware. LOCK™ aiming screw and canopy mounting screws are additionally black oxide treated for additional corrosion resistance.

Finish

StarGuard®, our exclusive RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

Warranty

5 year limited warranty.


Certification and Listing

ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Subject 8750 and Certified to CAN/CSA Standard C22.2 No. 9. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. IP 66 Rated. Made in USA.



*Teflon is a registered trademark of DuPont Corporation.
*Energy Star is a registered trademark of the United States Environmental Protection Agency.

Select OptiKit™ for desired distribution

- RED**  **Narrow Spot (NSP)**
- GREEN**  **Spot (SP)**
- YELLOW**  **Medium Flood (MFL)**
- BLUE**  **Wide Flood (WFL)**

Set adjust-e-lume™ Dial to desired output



Distance from lamp	Narrow Spot	Adjust-e-Lume™ Setting									
		1	2	3	4	5	6	7	8	9	
20'		2.4	2.9	4.9	6.1	7.3	8.8	9.1	9.3	9.3	
16'		3.8	4.6	7.6	9.6	11.4	13.8	14.3	14.5	14.6	
12'		6.7	8.2	13.5	17.0	20.3	24.5	25.4	25.7	25.9	
8'		15.1	18.4	30.3	38.2	45.8	55.2	57.0	57.9	58.2	
4'		60.3	73.6	121.3	152.8	183.1	220.9	228.2	231.6	232.8	
		4'	2'	0'	2'	4'					

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Distance from lamp	Spot	Adjust-e-Lume™ Setting								
		1	2	3	4	5	6	7	8	9
20'		1.6	2.1	3.1	4.1	4.9	6.0	6.1	6.2	6.3
16'		2.5	3.3	4.9	6.4	7.6	9.3	9.6	9.8	9.9
12'		4.5	5.9	8.7	11.4	13.5	16.6	17.0	17.3	17.5
8'		10.2	13.2	19.5	25.6	30.5	37.3	38.3	39.0	39.4
4'		40.6	52.7	78.1	102.3	121.9	149.1	153.1	156.0	157.8
		8'	6'	4'	2'	0'	2'	4'	6'	8'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Distance from lamp	Medium Flood	Adjust-e-Lume™ Setting										
		1	2	3	4	5	6	7	8	9		
20'		1.0	1.2	1.9	2.4	2.9	3.4	3.5	3.6	3.7		
16'		1.5	1.8	2.9	3.8	4.6	5.3	5.4	5.7	5.8		
12'		2.6	3.3	5.2	6.7	8.1	9.5	9.6	10.1	10.2		
8'		6.0	7.4	11.8	15.0	18.3	21.3	21.6	22.8	23.0		
4'		23.8	29.5	47.0	60.2	73.3	85.1	86.4	91.2	92.2		
		10'	8'	6'	4'	2'	0'	2'	4'	6'	8'	10'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Distance from lamp	Wide Flood	Adjust-e-Lume™ Setting														
		1	2	3	4	5	6	7	8	9						
20'		0.4	0.5	0.9	1.1	1.3	1.6	1.7	1.7	1.7						
16'		0.7	0.8	1.4	1.7	2.0	2.4	2.6	2.7	2.7						
12'		1.2	1.5	2.5	3.0	3.5	4.3	4.7	4.7	4.7						
8'		2.8	3.4	5.5	6.7	7.9	9.8	10.5	10.7	10.7						
4'		11.1	13.4	22.2	26.8	31.7	39.0	41.9	42.6	42.7						
		14'	12'	10'	8'	6'	4'	2'	0'	2'	4'	6'	8'	10'	12'	14'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Sign Star™ - Narrow Spot

lighting facts

A Program of the U.S. DOE

Light Output (Lumens)	365
Watts	8.2
Lumens per Watt (Efficacy)	44
Color Accuracy Color Rendering Index (CRI)	68

Light Color
Correlated Color Temperature (CCT)

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

4102 (Bright White)

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: GCXV-PNVP1B
Model Number: SN-LED-e23-NSP-12-C
Type: Surface-mounted fixture (other)

Sign Star™ - W. Flood

lighting facts

A Program of the U.S. DOE

Light Output (Lumens)	345
Watts	8.3
Lumens per Watt (Efficacy)	41
Color Accuracy Color Rendering Index (CRI)	67

Light Color
Correlated Color Temperature (CCT)

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

3981 (Bright White)

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: GCXV-TWK83Q
Model Number: SN-LED-e23-WFL-12-C
Type: Surface-mounted fixture (other)

Sign Star™ - Spot

lighting facts

A Program of the U.S. DOE

Light Output (Lumens)	354
Watts	8.1
Lumens per Watt (Efficacy)	43
Color Accuracy Color Rendering Index (CRI)	68

Light Color
Correlated Color Temperature (CCT)

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

4080 (Bright White)

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: GCXV-KCSWRE
Model Number: SN-LED-e23-SP-12-C
Type: Surface-mounted fixture (other)

Sign Star™ - Med. Flood

lighting facts

A Program of the U.S. DOE

Light Output (Lumens)	346
Watts	8.2
Lumens per Watt (Efficacy)	42
Color Accuracy Color Rendering Index (CRI)	68

Light Color
Correlated Color Temperature (CCT)

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

4047 (Bright White)

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: GCXV-N7PELT
Model Number: SN-LED-e23-MFL-12-C
Type: Surface-mounted fixture (other)

Sign Star™ - Spot

lighting facts

A Program of the U.S. DOE

Light Output (Lumens)	253
Watts	8.2
Lumens per Watt (Efficacy)	30
Color Accuracy Color Rendering Index (CRI)	83

Light Color
Correlated Color Temperature (CCT)

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

3182 (Bright White)

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: GCXV-WRRNTE
Model Number: SN-LED-e22-SP-12-C
Type: Other

Sign Star™ - Med. Flood - Rectilinear

lighting facts

A Program of the U.S. DOE

Light Output (Lumens)	299
Watts	8.5
Lumens per Watt (Efficacy)	35
Color Accuracy Color Rendering Index (CRI)	66

Light Color
Correlated Color Temperature (CCT)

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

4022 (Bright White)

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: GCXV-YMSK1B
Model Number: SN-LED-e23-MFL-13-C
Type: Surface-mounted fixture (other)



28 Vannah Avenue
Portland, Maine 04103
Tel: 207.781.5242
Fax: 207.781.4245

STORMWATER MANAGEMENT REPORT
118 on MUNJOY HILL
PORTLAND, MAINE

Att. K

November 12, 2013

Existing:

The site is located at the very top of Munjoy Hill, and is fully developed. It has 2,644 sq. ft. of building, 6,487 sq. ft. of pavement, and 1,597 sq. ft. of lawn area. The stormwater from the site flows overland to St. Lawrence Street and some towards Congress Street.

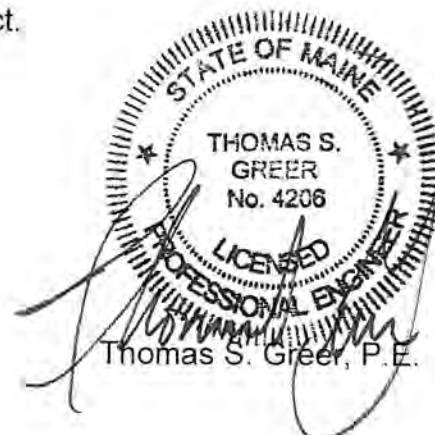
The flow from the site is captured in the City's combined sewer below the site. There are no direct connections to the sewer from this site for the stormwater. The building sewer does connect to the sewer.

Developed:

This project, of 12 residential units and 2 commercial units totaling 9,122 sq. ft., will fully develop the site. The proposed total impervious area is 9,514 sq. ft., 383 sq. ft. more than the existing impervious coverage. All of the parking for the site will be within the building. The runoff from the small landscaped strips on the south and east sides will sheet flow to the abutting properties. The roof water will be collected in the roof drains and conveyed directly to the sewer in St. Lawrence Street. St. Lawrence connection was selected because the existing sewer appears to be larger than the Congress Street sewer. This puts all utility connections in St. Lawrence Street, avoiding opening up of Congress Street.

The increase of 383 sq. ft. of impervious area is minor and does not require stormwater treatment or flow controls.

No monitoring or reporting is required for this project.





28 Vannah Avenue
Portland, Maine 04103
Tel: 207.781.5242
Fax: 207.781.4245

**TRAFFIC REPORT
118 on MUNJOY HILL
PORTLAND, MAINE**

Att. L

November 8, 2013

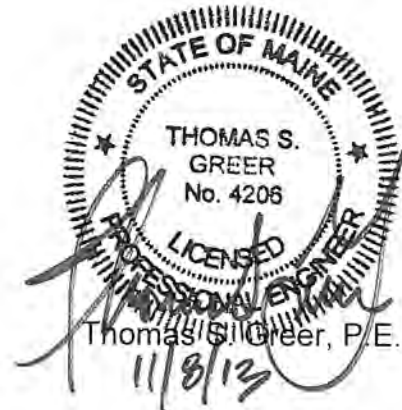
This project has 12 residential units and 1840.44 sq. ft. of commercial space. Based on the Institute of Transportation Engineers Trip Generation Manual, 6th Edition, the residential units would be considered Land Use: 232 High Rise Residential. The average trip generation for weekday trips are 4.18 per unit or 50 trips per day. The peak AM hour trips are 0.34 per unit or 4 trips. The peak PM trips would be 0.38 trips per unit or 5 trips.

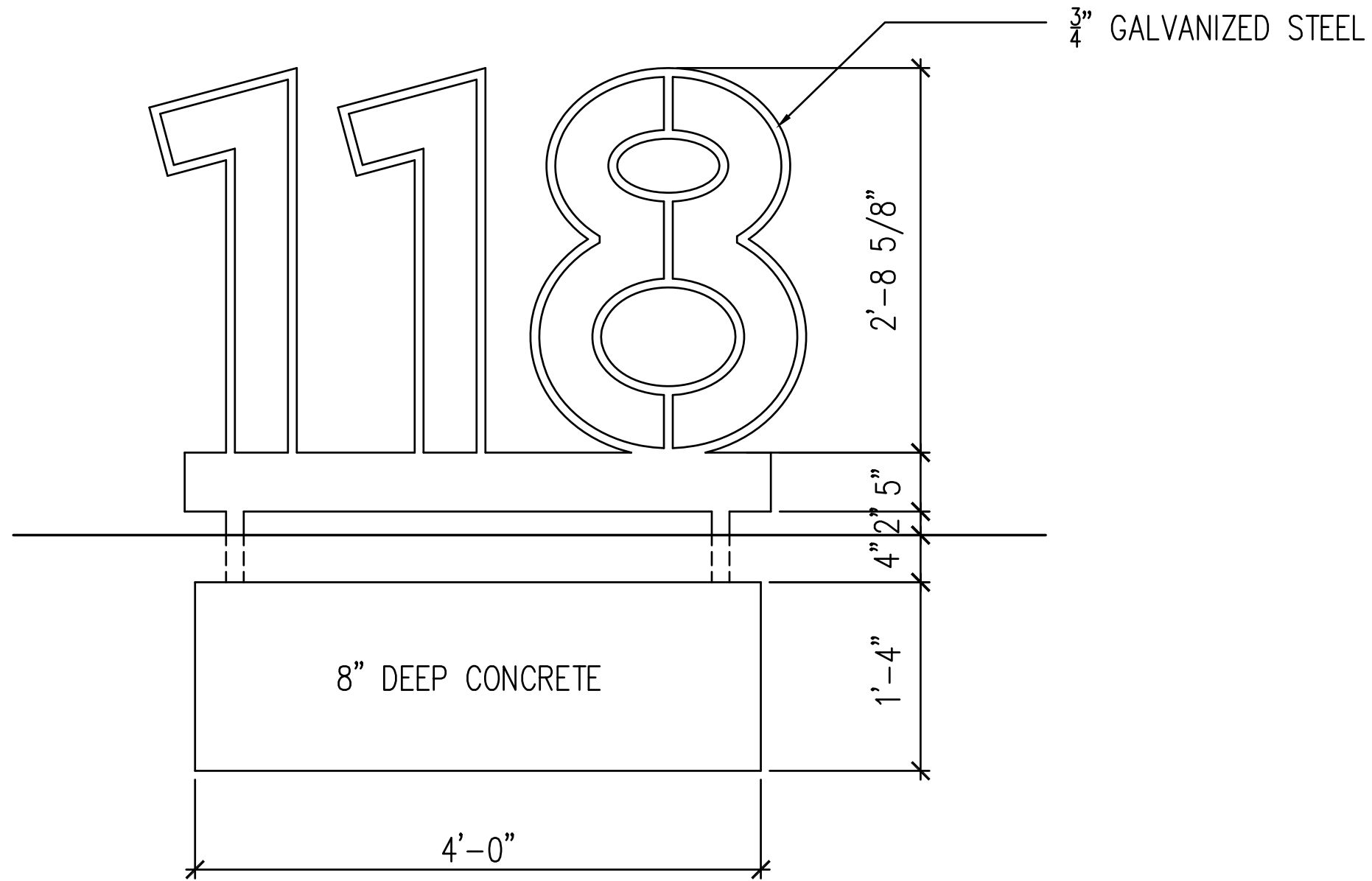
It is expected the commercial space will generate 3 to 4 trips in the AM hour and 5 to 6 in the PM peak hour.

Project Totals

Weekday Total Trips	100
AM Peak Trips	8
PM Peak Trips	11

This volume of traffic will not have a significant impact on the service levels of the adjacent streets.







MECHANICAL SYSTEMS ENGINEERS, INC.

Royal River Center, Unit #10
10 Forest Falls Drive, Yarmouth, Maine 04096
Tel. (207) 846-1441 * Fax. (207) 846-1443
mechsyst@maine.rr.com

11/7/2013

RE: 118 Congress Street – Portland, Maine
HVAC Federal Emission Requirements

The heating, ventilating and air conditioning equipment for this project will be residential equipment and because of the small capacity will fall below the Federal and State Emission reporting requirements.

This HVAC equipment will meet the Requirement of ASHRAE 90.1 -2007 Energy Efficiency Standard and the requirements of the International Energy Conservation Code (2009 IECC).

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Kurt Magnusson', with a long horizontal flourish extending to the right.

Kurt Magnusson, P.E.