

24-C-1
211 Marginal Way
Bayside East
Tranum & Co.

#2003-0046

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

Planning Copy

2003-0046

Application I. D. Number

03/11/2003

Application Date

Bayside East

Project Name/Description

211 - 211 Marginal Way, Portland, Maine

Address of Proposed Site

024 C001001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking Lot

Other (specify)

7,132 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

B-5

Check Review Required:

Site Plan Subdivision # of lots PAD Review 14-403 Streets Review

Flood Hazard Shoreland Historic Preservation DEP Local Certification

Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 03/12/2003

Planning Approval Status:

Approved Approved w/Conditions Denied See Attached

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted

Inspection Fee Paid

Building Permit Issue

Performance Guarantee Reduced

_____ date _____

_____ remaining balance _____

_____ signature _____

_____ date _____

_____ date _____

Certificate Of Occupancy

Performance Guarantee Released

Defect Guarantee Submitted

Defect Guarantee Released

_____ date _____

_____ amount _____

_____ expiration date _____

_____ date _____

_____ amount _____

_____ expiration date _____

_____ date _____

_____ remaining balance _____

_____ signature _____

_____ date _____

Conditions (See Attached)

_____ expiration date _____

_____ date _____

_____ signature _____

_____ date _____

_____ signature _____

_____ date _____

_____ amount _____

_____ expiration date _____

_____ date _____

_____ amount _____

_____ expiration date _____

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

| | | | |
|---|--|-------------|--|
| Address of Construction: 211 Marginal Way, Portland, ME 04101 | | Zone: B-5 | |
| Total Square Footage of Proposed Structure | | 7,132 s.f. | |
| Square Footage of Lot | | 29,897 s.f. | |

| | | | |
|-----------------------------------|--|----------|--------|
| Tax Assessor's Chart, Block & Lot | Chart# 24 | Block# C | Lot# 1 |
| Property owner, mailing address: | Joel Tramm, Tramm & Co. 555 Washington Street, Wellisley, MA 02482 | | |
| Telephone: | 781-237-3677 | | |

| | |
|---|--|
| Consultant/Agent, mailing address, phone & contact person | Scott Teas, TFH Architects 100 Commercial Street, Portland, ME 04101 |
| Applicant name, mailing address & telephone: | same as Owner |
| Project name: | Bayside East |

| | |
|--|--|
| Proposed Development (check all that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Office <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot | |
| Subdivision, amount of lots \$25.00 per lot \$ _____ | |
| Site Location of Development \$3,000, except for residential lots which are then \$200 per lot _____ | |
| Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other _____ | |
| After the fact review - Major project \$1,500.00 _____ After the fact review - Minor project \$1,200.00 _____ | |
| Major Development <input type="checkbox"/> \$500.00 <input checked="" type="checkbox"/> Minor Development <input checked="" type="checkbox"/> \$400.00 | Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00 |
| Who billing will be sent to: Tramm & Co. 555 Washington Street | |
| Mailing address: _____ State and Zip: _____ | |
| Contact person: _____ | Joel Tramm |
| Phone: _____ | 781-237-3677 |

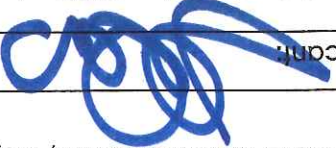
Submittals shall include (9) separate folded packets of the following:

- a. copy of application
 - b. cover letter stating the nature of the project
 - c. site plan containing the information found in the attached sample plans check list
- Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x 11) you may also visit the web site: cl.portland.me.us chapter 14

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 Code Official'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.

| | |
|--|----------------------|
| Signature of applicant:  | Date: March 11, 2003 |
|--|----------------------|

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

Handwritten scribble in blue ink, possibly initials or a signature.



March 11, 2003

Rick Knowland
Planner
City of Portland
Planning Department
389 Congress Street
Portland, ME 04101

Re: Bayside East, 211 Marginal Way, Portland, Maine (formerly Strictly Formal)

Dear Rick,

As discussed, we are submitting to you the enclosed plans for site improvements for the Bayside East project that received a building permit in December 2002.

The Site Plan Application is for site improvements including the expansion of the existing parking lot. See Lot #1 Block C on the City of Portland's Assessor's Map 24 located on the south corner of Marginal Way and Franklin Arterial. Improvements include new bituminous walks, new plantings, dumpster enclosure, two parking lot lighting fixtures and approximately 3,400 square feet of parking to the rear of the site. The expanded parking will increase the number of spaces from 22 to 34 to serve the existing 7,132 square foot structure.

Please don't hesitate to call me if you have any questions.

Sincerely,



T. Scott Teas, NCARB, AIA
Principal

Enclosure

2011

April 1, 2003

Rick Knowland
Planner
Planning Department
City Hall
389 Congress Street
Portland, ME 04101

Re: Bayside East, 211 Marginal Way, Portland, Maine

Dear Rick,

In response to your letter of March 20, I offer the following:

1. See enclosed Site 1 and Site 2 drawings revised 3/31/03 in response to Sebago Technic's letter dated 10-16-02.
2. With regards to surface water: We are not changing the existing drainage patterns. We propose to sheet drain the lot as it presently functions. You will note that approximately 2,500 square feet now flows into the catch basin with the rim @ 9.2 feet. The remainder of the lot will sheet drain to the southwest and southeast. Given that we are maintaining the existing drainage patterns, we do not see the need for a water quality unit.
3. I have reviewed the propane tank installation location and details with several suppliers. We must keep the tank within the island to avoid dropping it 4'-0" below the surface. Paving may not come within 5'-0" of the fill. Bollards are suggested. We have adjusted the drawings accordingly.
4. The square footage of the building is 6,900 square feet. The B-5 zone calls for "one space for every 200 square feet of first floor area in excess of 2,000 square feet not used for bulk storage." This equates to 25 cars. There are presently 22 possible spaces. The revised parking layout dated March 25, 2003 will create 31 spaces. The note on sheet Site 1 "Zoning Requirements" has been revised accordingly.
5. You will note from the revised drawings that we are now proposing 31 spaces (17 - 9'-0" spaces between the proposed plant islands in the center of the lot, 2 - handicapped spaces in the northerly corner, 10 - 9'-0" spaces along the south side in the new paved area and 2 - parallel spaces along side of the building.
6. Enclosed is a copy of the deed that contains a description of the easement that runs through the property.
7. The guardrail at the rear of the property is pressure treated timber. See Addendum notes that have been added to Detail 5 on sheet Site 2.

LIGHTING LAYOUT IN FOOT CANYONS

min 0.2 f.c.
max 5.0 f.c.
avg 1.25 f.c.

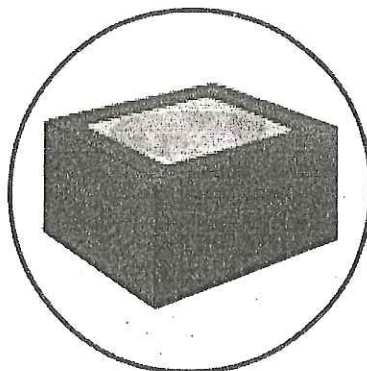
doesn't show all
the fixtures



~~BAYSIDE EAST~~

NEWMARK

SMALL/MEDIUM



Square luminaire for parking garages, canopies, stairs, walkways, and loading docks.

- Formed and welded aluminum housing.
- Formed aluminum door with clear, flat tempered glass lens, fully gasketed to housing. Concealed hinge door secured with two captive screws.
- Specular, anodized aluminum reflectors for horizontal lamp, provide Type II, III, or V square light patterns, and for vertical lamp provide Type V square light pattern. Horizontal Type II and Type III reflectors with NKII, and vertical Type VS reflector with NKII-VL feature unique, multi-faceted designs - patent pending. IESNA Full cutoff lighting classification achieved with vertical lamp.

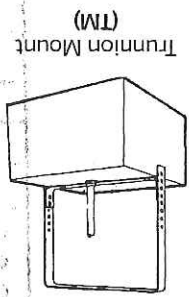
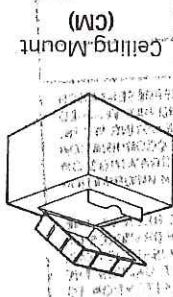
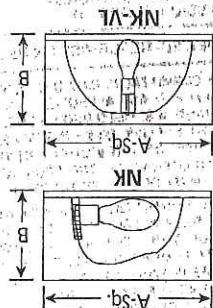
- Ceiling mount with cast aluminum box, hinges to housing bracket. Trunion mount with formed aluminum yoke, adjustable for suspension distance.
- Mogul porcelain socket, pulse rated, with spring loaded, nickel plated center contact and reinforced lamp grip screw shell. Medium base for ED-17 lamp. HPF ballast, starting rated at -20°F (-40°F for HPS). Metal Halide is CWA, or Super CWA type. High Pressure Sodium is HR or Reactor type.
- TGIC thermoset polyester powder paint finish with choice of six standard colors.
- UL and CSA listed for wet locations.

Ordering Information

Order No. Example NKII - CM - M400 - VS - MT - FS - DBZ

- Model NKII - 70W-175w (Type III or VS reflector only) NKI and NKII-VL METAL HALIDE M175 (ED-28)² M250 (ED-28) M400 (ED-28) SUPER METAL HALIDE M175MS (ED-28)² M250MS (ED-28) M400MS (ED-28) PULSE START METAL HALIDE M175PS (ED-17)² M200PS (ED-28)² M250PS (ED-28) M320PS (ED-28) M350PS (ED-28) M400PS (ED-28) HIGH PRESSURE SODIUM S150 (ED-23 1/2)² S250 (ED-18) S400 (ED-18) Reflector 4 II - narrow asymmetric² III - asymmetric VS - symmetric square
- Mounting Mode CM - ceiling mount TM - trunion mount
- Lamp Types/Watts NKI and NKII-VL METAL HALIDE M175 (ED-28)² SUPER METAL HALIDE M175MS (ED-28)² PULSE START METAL HALIDE M70PS (ED-17) M100PS (ED-17) M125PS (ED-17) M150PS (ED-28)² M175PS (ED-17)² HIGH PRESSURE SODIUM S150 (ED-23 1/2)² S70 (ED-23 1/2)² S100 (ED-23 1/2)² S150 (ED-23 1/2)²
- Color STANDARD PREMIUM STANDARD DBZ - dark bronze BGE - beige LIV - light ivory PRG - gray PLS - platinum silver FGP - forest green
- Options QZ - quartz standby time delay (D.C. bayonet base lamp included) VG - polycarbonate vandal guard
- Voltage MT - multi-tap² (120/208/240/277V) 347 480²

Dimensions



| | | | |
|----------|-----|-----|----|
| NKII | 19" | 10" | 52 |
| NKI | 14" | 8" | 36 |
| Wt./Lbs. | A | B | |

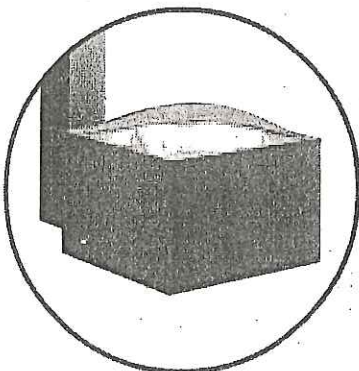
Features

Catalog Number NKI-CM-M70PS-VS-MT-PRG Type I

SPALDING

PROFORMER

MEDIUM/LARGE



IESNA FULL CUTOFF AVAILABLE WITH FLAT LENS

Vertical lamp luminaire for maximum pole spacing with uniform lighting in parking lots, shopping centers, auto dealerships, parks, and recreational areas.

- Square, formed aluminum housing with smooth sides.
- Extruded aluminum door with square, clean, convex tempered glass lens, fully gasketed to housing, secured with hinge and two captive screws. Optional flat glass lens requires reduced-envelope lamp.
- Specular, anodized aluminum, segmented reflectors for vertical lamp, provide type III, IV, V square, or V rectangular light patterns. IESNA Full Cutoff lighting classification achieved with flat lens. Tool-less fasteners allow easy access to ballast.
- Extruded aluminum arm provided for pole mount. Spider mount has four twin-tube arms attaching housing to pole top fitter. Yoke mount has two square arms securing housing to pole top fitter.
- Mogul porcelain socket, pulse rated, with spring loaded, nickel plated center contact and reinforced lamp grip screw shell.
- CWA type ballast, HPF, starting rated at -20°F (-40°F for HPS).
- TGIC thermoset polyester powder paint finish with choice of six standard colors.
- UL and CSA listed for wet locations.

Features

Ordering Information

Order No. PFI - 250W-400W
 PFI - 450W-1000W
 ② Mounting Mode
 PM - arm mount
 YM-PAD - spider mount for pole
 YM-SF - yoke mount with tenon
 SM-PAD - spider mount for pole
 SM-SF - spider mount with tenon
 Example PFI - M1000 - VS - MT - PR - DBZ

③ Lamp Types/Watts
 PFI METAL HALIDE
 M250 (E-28)
 M400 (E-37)
 M250PS (E-28)
 M320PS (E-37)
 M350PS (E-37)
 M400PS (E-37)
 HIGH PRESSURE SODIUM
 S250 (E-18)
 S400 (E-18)
 PFI METAL HALIDE
 M1000 (E-28)
 M1000PS (E-28)
 M450PS (E-37)
 M750PS (E-37)
 M1000PS (E-37)
 HIGH PRESSURE SODIUM
 S1000 (E-25)
 Reflector

④ Reflector
 I - asymmetric
 II - symmetric square
 III - asymmetric
 IV - forward throw
 VS - symmetric square
 VRT - symmetric rectangular

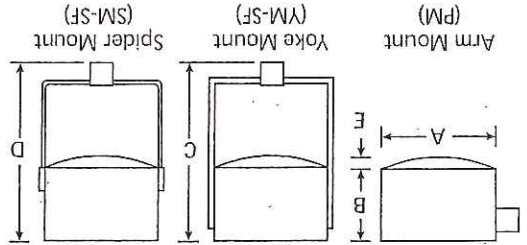
⑤ Voltage
 MT - multi-tap* (120/208/240/277V)
 347
 480

⑥ Options
 PR - photo receptacle (less cell)
 PRC - photo receptacle with cell
 FS - fusing (specify voltage)
 QZ - quartz standby time delay (D.C. bayonet base lamp included)
 FG - flat glass lens (requires reduced-envelope lamp)
 CS - internal house-side cutoff shield (flat lens only)

⑦ Color
 STANDARD
 DBZ - dark bronze
 MBZ - medium bronze
 BGE - beige
 LIV - light ivory
 CMB - burgundy
 PRO - gray
 PLS - platinum silver
 FGP - forest green

*Reduced-envelope lamp required with flat lens.
 *ED-37 lamp required with 1000W HPS.
 *PFI only.
 *Factory wired for 277 volt unless specified.

Dimensions



| Wt./Lbs. | (PM) | (PM) | A | B | C | D | E | EPA |
|----------|--------|------|--------|-------|-------|----|-----|-----|
| PFI | 21.12" | 12" | 37.25" | 39.5" | 2.87" | 4" | 4.0 | 84 |
| PFI | 25" | 16" | 45.5" | 46" | | | | |

SQUARE STRAIGHT STEEL POLES

SQUARE STRAIGHT STEEL - DIRECT SIDE MOUNT

Catalog Number **20-5QST-411-PRG** Type **P1**

| Nom. Height | Order Number | Velocity w/1.3 gust | Sq. in. | Ga. | Anchor Wt./ |
|-------------|--------------|---------------------|---------|------|-------------|
| 10' | 10-SQST-411* | 38 | 28.5 | 22 | 4 |
| 10' | 10-SQST-511* | 60 | 46 | 36 | 28 |
| 10' | 12-SQST-411* | 28 | 21 | 15 | 12 |
| 10' | 12-SQST-511* | 45 | 33 | 25 | 20 |
| 12' | 12-SQST-411* | 28 | 21 | 15 | 12 |
| 12' | 12-SQST-511* | 45 | 33 | 25 | 20 |
| 14' | 14-SQST-411* | 23 | 17 | 12.5 | 9.5 |
| 14' | 14-SQST-511* | 38 | 28.5 | 21.5 | 16.5 |
| 14' | 16-SQST-411* | 19.5 | 14 | 10.5 | 7.5 |
| 14' | 16-SQST-511* | 32 | 23.5 | 17.5 | 13.5 |
| 16' | 16-SQST-407* | 29.5 | 21.5 | 16 | 12 |
| 16' | 16-SQST-507* | 47.5 | 35.5 | 27 | 21.5 |
| 16' | 18-SQST-411* | 16.5 | 11.5 | 8.5 | 6 |
| 16' | 18-SQST-511* | 25.5 | 18 | 13.5 | 10.5 |
| 18' | 18-SQST-407* | 27.5 | 20 | 14 | 11 |
| 18' | 18-SQST-511* | 42 | 31 | 23.5 | 18 |
| 18' | 20-SQST-411* | 13.5 | 9.5 | 6.5 | 4.5 |
| 18' | 20-SQST-511* | 36.5 | 27 | 20 | 15.5 |
| 20' | 20-SQST-407* | 22 | 16 | 11.5 | 8.5 |
| 20' | 20-SQST-511* | 42 | 31 | 23.5 | 18 |
| 20' | 25-SQST-411* | 8.5 | 5 | 3 | 1.5 |
| 20' | 25-SQST-511* | 14.5 | 10 | 6.5 | 4.5 |
| 22' | 25-SQST-407* | 15 | 10.5 | 6.5 | 4.5 |
| 22' | 25-SQST-511* | 25 | 18 | 12.5 | 8.5 |
| 25' | 25-SQST-407* | 15 | 10.5 | 6.5 | 4.5 |
| 25' | 25-SQST-511* | 25 | 18 | 12.5 | 8.5 |
| 25' | 30-SQST-407* | 22 | 16 | 11.5 | 8.5 |
| 25' | 30-SQST-511* | 38.5 | 28 | 20.5 | 15 |
| 30' | 30-SQST-407* | 6.5 | 4.5 | 2.5 | 1.5 |
| 30' | 30-SQST-511* | 7.5 | 5.5 | 2.5 | 1.5 |
| 30' | 35-SQST-407* | 18 | 12 | 8 | 4.5 |
| 30' | 35-SQST-511* | 20.5 | 13 | 8 | 4.5 |
| 35' | 35-SQST-407* | 18 | 12 | 7.5 | 4 |
| 35' | 35-SQST-511* | 20.5 | 13 | 8 | 4.5 |
| 40' | 40-SQST-607* | 11 | 8 | 3.5 | 1.5 |
| 40' | 40-SQST-625* | 14 | 10.5 | 5.5 | 2.5 |

Allowable EPA Wind Velocity w/1.3 gust

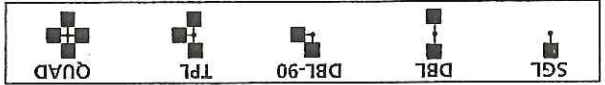
Anchor Wt./Sq. in. Ga. Bolt Size Lbs.

SQUARE STRAIGHT STEEL - PAD MOUNT

ALLOWABLE EPA WIND VELOCITY W/1.3 GUST

| Nom. Height | Order Number | Velocity w/1.3 gust | Sq. in. | Ga. | Anchor Wt./ |
|-------------|--------------|---------------------|---------|------|-------------|
| 10' | 10-SQST-411 | 38 | 28.5 | 22 | 4 |
| 10' | 10-SQST-511 | 60 | 46 | 36 | 28 |
| 10' | 12-SQST-411 | 28 | 21 | 15 | 12 |
| 10' | 12-SQST-511 | 45 | 33 | 25 | 20 |
| 12' | 12-SQST-411 | 28 | 21 | 15 | 12 |
| 12' | 12-SQST-511 | 45 | 33 | 25 | 20 |
| 14' | 14-SQST-411 | 23 | 17 | 12.5 | 9.5 |
| 14' | 14-SQST-511 | 38 | 28.5 | 21.5 | 16.5 |
| 14' | 16-SQST-411 | 19.5 | 14 | 10.5 | 7.5 |
| 14' | 16-SQST-511 | 32 | 23.5 | 17.5 | 13.5 |
| 16' | 16-SQST-407 | 29.5 | 21.5 | 16 | 12 |
| 16' | 16-SQST-507 | 47.5 | 35.5 | 27 | 21.5 |
| 16' | 18-SQST-411 | 16.5 | 11.5 | 8.5 | 6 |
| 16' | 18-SQST-511 | 25.5 | 18 | 13.5 | 10.5 |
| 18' | 18-SQST-407 | 27.5 | 20 | 14 | 11 |
| 18' | 18-SQST-511 | 42 | 31 | 23.5 | 18 |
| 18' | 20-SQST-411 | 13.5 | 9.5 | 6.5 | 4.5 |
| 18' | 20-SQST-511 | 36.5 | 27 | 20 | 15.5 |
| 20' | 20-SQST-407 | 22 | 16 | 11.5 | 8.5 |
| 20' | 20-SQST-511 | 42 | 31 | 23.5 | 18 |
| 20' | 25-SQST-411 | 8.5 | 5 | 3 | 1.5 |
| 20' | 25-SQST-511 | 14.5 | 10 | 6.5 | 4.5 |
| 22' | 25-SQST-407 | 15 | 10.5 | 6.5 | 4.5 |
| 22' | 25-SQST-511 | 25 | 18 | 12.5 | 8.5 |
| 25' | 25-SQST-407 | 15 | 10.5 | 6.5 | 4.5 |
| 25' | 25-SQST-511 | 25 | 18 | 12.5 | 8.5 |
| 25' | 30-SQST-407 | 22 | 16 | 11.5 | 8.5 |
| 25' | 30-SQST-511 | 38.5 | 28 | 20.5 | 15 |
| 30' | 30-SQST-407 | 6.5 | 4.5 | 2.5 | 1.5 |
| 30' | 30-SQST-511 | 7.5 | 5.5 | 2.5 | 1.5 |
| 30' | 35-SQST-407 | 18 | 12 | 8 | 4.5 |
| 30' | 35-SQST-511 | 20.5 | 13 | 8 | 4.5 |
| 35' | 35-SQST-407 | 18 | 12 | 7.5 | 4 |
| 35' | 35-SQST-511 | 20.5 | 13 | 8 | 4.5 |
| 40' | 40-SQST-607 | 11 | 8 | 3.5 | 1.5 |
| 40' | 40-SQST-625 | 14 | 10.5 | 5.5 | 2.5 |

*CONFIGURATION - SUFFIX



SQUARE STRAIGHT STEEL - PAD MOUNT

ALLOWABLE EPA WIND VELOCITY W/1.3 GUST

| Nom. Height | Order Number | Velocity w/1.3 gust | Sq. in. | Ga. | Anchor Wt./ |
|-------------|--------------|---------------------|---------|------|-------------|
| 10' | 10-SQST-411 | 38 | 28.5 | 22 | 4 |
| 10' | 10-SQST-511 | 60 | 46 | 36 | 28 |
| 10' | 12-SQST-411 | 28 | 21 | 15 | 12 |
| 10' | 12-SQST-511 | 45 | 33 | 25 | 20 |
| 12' | 12-SQST-411 | 28 | 21 | 15 | 12 |
| 12' | 12-SQST-511 | 45 | 33 | 25 | 20 |
| 14' | 14-SQST-411 | 23 | 17 | 12.5 | 9.5 |
| 14' | 14-SQST-511 | 38 | 28.5 | 21.5 | 16.5 |
| 14' | 16-SQST-411 | 19.5 | 14 | 10.5 | 7.5 |
| 14' | 16-SQST-511 | 32 | 23.5 | 17.5 | 13.5 |
| 16' | 16-SQST-407 | 29.5 | 21.5 | 16 | 12 |
| 16' | 16-SQST-507 | 47.5 | 35.5 | 27 | 21.5 |
| 16' | 18-SQST-411 | 16.5 | 11.5 | 8.5 | 6 |
| 16' | 18-SQST-511 | 25.5 | 18 | 13.5 | 10.5 |
| 18' | 18-SQST-407 | 27.5 | 20 | 14 | 11 |
| 18' | 18-SQST-511 | 42 | 31 | 23.5 | 18 |
| 18' | 20-SQST-411 | 13.5 | 9.5 | 6.5 | 4.5 |
| 18' | 20-SQST-511 | 36.5 | 27 | 20 | 15.5 |
| 20' | 20-SQST-407 | 22 | 16 | 11.5 | 8.5 |
| 20' | 20-SQST-511 | 42 | 31 | 23.5 | 18 |
| 20' | 25-SQST-411 | 8.5 | 5 | 3 | 1.5 |
| 20' | 25-SQST-511 | 14.5 | 10 | 6.5 | 4.5 |
| 22' | 25-SQST-407 | 15 | 10.5 | 6.5 | 4.5 |
| 22' | 25-SQST-511 | 25 | 18 | 12.5 | 8.5 |
| 25' | 25-SQST-407 | 15 | 10.5 | 6.5 | 4.5 |
| 25' | 25-SQST-511 | 25 | 18 | 12.5 | 8.5 |
| 25' | 30-SQST-407 | 22 | 16 | 11.5 | 8.5 |
| 25' | 30-SQST-511 | 38.5 | 28 | 20.5 | 15 |
| 30' | 30-SQST-407 | 6.5 | 4.5 | 2.5 | 1.5 |
| 30' | 30-SQST-511 | 7.5 | 5.5 | 2.5 | 1.5 |
| 30' | 35-SQST-407 | 18 | 12 | 8 | 4.5 |
| 30' | 35-SQST-511 | 20.5 | 13 | 8 | 4.5 |
| 35' | 35-SQST-407 | 18 | 12 | 7.5 | 4 |
| 35' | 35-SQST-511 | 20.5 | 13 | 8 | 4.5 |
| 40' | 40-SQST-607 | 11 | 8 | 3.5 | 1.5 |
| 40' | 40-SQST-625 | 14 | 10.5 | 5.5 | 2.5 |

NOTE: Specify Configuration and Color.

| Nom. Height | Order Number | Velocity w/1.3 gust | Sq. in. | Ga. | Anchor Wt./ |
|-------------|--------------|---------------------|---------|------|-------------|
| 10' | 10-SQST-411* | 38 | 28.5 | 22 | 4 |
| 10' | 10-SQST-511* | 60 | 46 | 36 | 28 |
| 10' | 12-SQST-411* | 28 | 21 | 15 | 12 |
| 10' | 12-SQST-511* | 45 | 33 | 25 | 20 |
| 12' | 12-SQST-411* | 28 | 21 | 15 | 12 |
| 12' | 12-SQST-511* | 45 | 33 | 25 | 20 |
| 14' | 14-SQST-411* | 23 | 17 | 12.5 | 9.5 |
| 14' | 14-SQST-511* | 38 | 28.5 | 21.5 | 16.5 |
| 14' | 16-SQST-411* | 19.5 | 14 | 10.5 | 7.5 |
| 14' | 16-SQST-511* | 32 | 23.5 | 17.5 | 13.5 |
| 16' | 16-SQST-407* | 29.5 | 21.5 | 16 | 12 |
| 16' | 16-SQST-507* | 47.5 | 35.5 | 27 | 21.5 |
| 16' | 18-SQST-411* | 16.5 | 11.5 | 8.5 | 6 |
| 16' | 18-SQST-511* | 25.5 | 18 | 13.5 | 10.5 |
| 18' | 18-SQST-407* | 27.5 | 20 | 14 | 11 |
| 18' | 18-SQST-511* | 42 | 31 | 23.5 | 18 |
| 18' | 20-SQST-411* | 13.5 | 9.5 | 6.5 | 4.5 |
| 18' | 20-SQST-511* | 36.5 | 27 | 20 | 15.5 |
| 20' | 20-SQST-407* | 22 | 16 | 11.5 | 8.5 |
| 20' | 20-SQST-511* | 42 | 31 | 23.5 | 18 |
| 20' | 25-SQST-411* | 8.5 | 5 | 3 | 1.5 |
| 20' | 25-SQST-511* | 14.5 | 10 | 6.5 | 4.5 |
| 22' | 25-SQST-407* | 15 | 10.5 | 6.5 | 4.5 |
| 22' | 25-SQST-511* | 25 | 18 | 12.5 | 8.5 |
| 25' | 25-SQST-407* | 15 | 10.5 | 6.5 | 4.5 |
| 25' | 25-SQST-511* | 25 | 18 | 12.5 | 8.5 |
| 25' | 30-SQST-407* | 22 | 16 | 11.5 | 8.5 |
| 25' | 30-SQST-511* | 38.5 | 28 | 20.5 | 15 |
| 30' | 30-SQST-407* | 6.5 | 4.5 | 2.5 | 1.5 |
| 30' | 30-SQST-511* | 7.5 | 5.5 | 2.5 | 1.5 |
| 30' | 35-SQST-407* | 18 | 12 | 8 | 4.5 |
| 30' | 35-SQST-511* | 20.5 | 13 | 8 | 4.5 |
| 35' | 35-SQST-407* | 18 | 12 | 7.5 | 4 |
| 35' | 35-SQST-511* | 20.5 | 13 | 8 | 4.5 |
| 40' | 40-SQST-607* | 11 | 8 | 3.5 | 1.5 |
| 40' | 40-SQST-625* | 14 | 10.5 | 5.5 | 2.5 |

Anchor Wt./Sq. in. Ga. Bolt Size Lbs.

SQUARE STRAIGHT STEEL - TENON MOUNT

ALLOWABLE EPA WIND VELOCITY W/1.3 GUST

| Nom. Height | Order Number | Velocity w/1.3 gust | Sq. in. | Ga. | Anchor Wt./ |
|-------------|--------------|---------------------|---------|------|-------------|
| 10' | 10-SQST-411 | 38 | 28.5 | 22 | 4 |
| 10' | 10-SQST-511 | 60 | 46 | 36 | 28 |
| 10' | 12-SQST-411 | 28 | 21 | 15 | 12 |
| 10' | 12-SQST-511 | 45 | 33 | 25 | 20 |
| 12' | 12-SQST-411 | 28 | 21 | 15 | 12 |
| 12' | 12-SQST-511 | 45 | 33 | 25 | 20 |
| 14' | 14-SQST-411 | 23 | 17 | 12.5 | 9.5 |
| 14' | 14-SQST-511 | 38 | 28.5 | 21.5 | 16.5 |
| 14' | 16-SQST-411 | 19.5 | 14 | 10.5 | 7.5 |
| 14' | 16-SQST-511 | 32 | 23.5 | 17.5 | 13.5 |
| 16' | 16-SQST-407 | 29.5 | 21.5 | 16 | 12 |
| 16' | 16-SQST-507 | 47.5 | 35.5 | 27 | 21.5 |
| 16' | 18-SQST-411 | 16.5 | 11.5 | 8.5 | 6 |
| 16' | 18-SQST-511 | 25.5 | 18 | 13.5 | 10.5 |
| 18' | 18-SQST-407 | 27.5 | 20 | 14 | 11 |
| 18' | 18-SQST-511 | 42 | 31 | 23.5 | 18 |
| 18' | 20-SQST-411 | 13.5 | 9.5 | 6.5 | 4.5 |
| 18' | 20-SQST-511 | 36.5 | 27 | 20 | 15.5 |
| 20' | 20-SQST-407 | 22 | 16 | 11.5 | 8.5 |
| 20' | 20-SQST-511 | 42 | 31 | 23.5 | 18 |
| 20' | 25-SQST-411 | 8.5 | 5 | 3 | 1.5 |
| 20' | 25-SQST-511 | 14.5 | 10 | 6.5 | 4.5 |
| 22' | 25-SQST-407 | 15 | 10.5 | 6.5 | 4.5 |
| 22' | 25-SQST-511 | 25 | 18 | 12.5 | 8.5 |
| 25' | 25-SQST-407 | 15 | 10.5 | 6.5 | 4.5 |
| 25' | 25-SQST-511 | 25 | 18 | 12.5 | 8.5 |
| 25' | 30-SQST-407 | 22 | 16 | 11.5 | 8.5 |
| 25' | 30-SQST-511 | 38.5 | 28 | 20.5 | 15 |
| 30' | 30-SQST-407 | 6.5 | 4.5 | 2.5 | 1.5 |
| 30' | 30-SQST-511 | 7.5 | 5.5 | 2.5 | 1.5 |
| 30' | 35-SQST-407 | 18 | 12 | 8 | 4.5 |
| 30' | 35-SQST-511 | 20.5 | 13 | 8 | 4.5 |
| 35' | 35-SQST-407 | 18 | 12 | 7.5 | 4 |
| 35' | 35-SQST-511 | 20.5 | 13 | 8 | 4.5 |
| 40' | 40-SQST-607 | 11 | 8 | 3.5 | 1.5 |
| 40' | 40-SQST-625 | 14 | 10.5 | 5.5 | 2.5 |

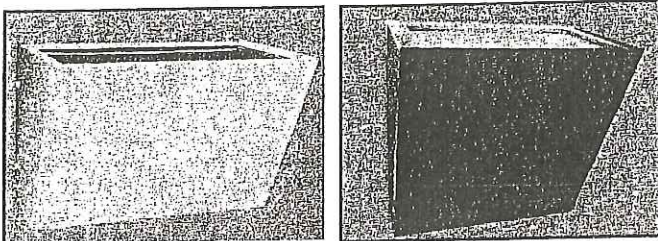
SQUARE STRAIGHT STEEL - TENON MOUNT

ALLOWABLE EPA WIND VELOCITY W/1.3 GUST

| Nom. Height | Order Number | Velocity w/1.3 gust | Sq. in. | Ga. | Anchor Wt./ |
|-------------|--------------|---------------------|---------|------|-------------|
| 10' | 10-SQST-411 | 38 | 28.5 | 22 | 4 |
| 10' | 10-SQST-511 | 60 | 46 | 36 | 28 |
| 10' | 12-SQST-411 | 28 | 21 | 15 | 12 |
| 10' | 12-SQST-511 | 45 | 33 | 25 | 20 |
| 12' | 12-SQST-411 | 28 | 21 | 15 | 12 |
| 12' | 12-SQST-511 | 45 | 33 | 25 | 20 |
| 14' | 14-SQST-411 | 23 | 17 | 12.5 | 9.5 |
| 14' | 14-SQST-511 | 38 | 28.5 | 21.5 | 16.5 |
| 14' | 16-SQST-411 | 19.5 | 14 | 10.5 | 7.5 |
| 14' | 16-SQST-511 | 32 | 23.5 | 17.5 | 13.5 |



EXTERIOR ARCHITECTURAL WALL MOUNT



Model # _____
any Lighting Assoc. LIGHTING Type: W
FCW1010/120V/150MH/

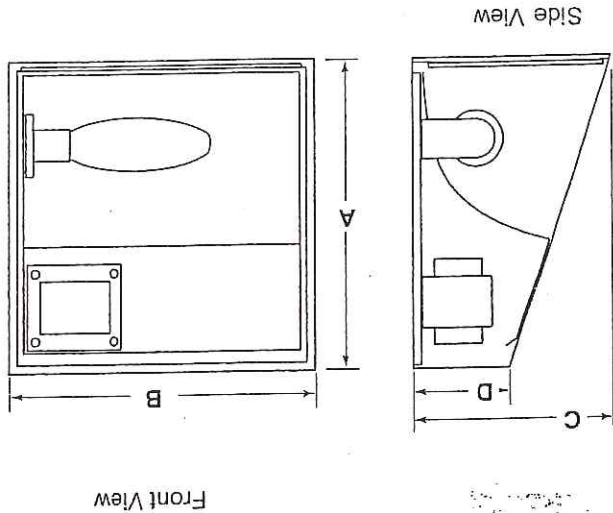
FCW Series

CATALOG NUMBER

| Series | Voltage | #Lamps/Source/Wattage | Ballast | Finish | Accessories |
|---------|---------|--|--|-----------------------------------|---|
| FCW1010 | 277V | 26PL | E | BK | PCL |
| FCW1010 | 120V | 2-13Q 2-26Q 50MH 70MH 35HPS 57PL 70HPS | E Electronic BK M Magnetic BR WH White | BK Black BR Bronze WH White | D Dimming (PL only) EC E-coat EMR Emergency Back-up (Remote mount) F Fused PC Photo Cell PCL Polycarbonate lens (PL only) Q Quartz restrike SB Sandblasted lens |
| FCW1010 | 120V | 2-13Q 2-26Q 50MH 70MH 35HPS 57PL 70HPS | E Electronic BK M Magnetic BR WH White | BK Black BR Bronze WH White | D Dimming (PL only) EC E-coat EMR Emergency Back-up (Remote mount) F Fused PC Photo Cell PCL Polycarbonate lens (PL only) Q Quartz restrike SB Sandblasted lens |
| FCW1010 | 277V | 26PL | E | BK | PCL |

PRODUCT INFORMATION

Listing: UL listed for wet location down position only; damp listing for up position.
Housing: Corrosion resistant heavy gauge cold rolled steel. Die-formed and seam welded for solid construction. Easy access maintenance.
Gasket: Neoprene continuous closed cell gasket to seal out contaminants.
Fasteners: Captive stainless steel, tamper resistant, hex socket screws.
Diffuser: Lens is 1/8" thick, tempered clear, heat resistant, standard. Sandblasted lens optional.
Reflector: Precision formed aluminum, anodized specular clear for maximum reflectance.
Socket: PL: Four pin plug-in type compact fluorescent lamp holder (lamp by others). Holder assures precise optical alignment. HID: Medium base 4KV pulse rated porcelain socket. Nickel plated shell, spring loaded contact. INC: Medium base porcelain socket. Nickel plated shell, spring loaded contact. Incandescent and HID socket wire is double silicone jacket wire with a 200°C rating.
Ballast: PL: Fluorescent high power factor electronic, UL listed ballast standard. HID: Dual voltage (120/277) core and coil, high power factor, thermally protected ballast, standard.
Finish: Five stage preparation process that includes ion phosphate and TGIC super polyester powder-coat as standard. Optional E-coat process added to standard finish including zinc phosphate, (a technique used in the automobile industry with 5 year-limited warranty).
Mounting: Wires directly to standard outlet box. Additional mounting holes allow unit to be attached directly to mounting surface.

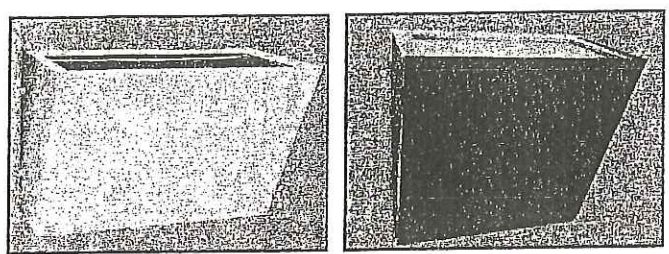


| Model# | A | B | C | D |
|---------|-----|-----|----|-------|
| FCW1010 | 12" | 12" | 8" | 4" |
| FCW1011 | 9" | 12" | 8" | 4.75" |





FCW Series
EXTERIOR
ARCHITECTURAL
WALL MOUNT



EXTERIOR ARCHITECTURAL WALL MOUNT

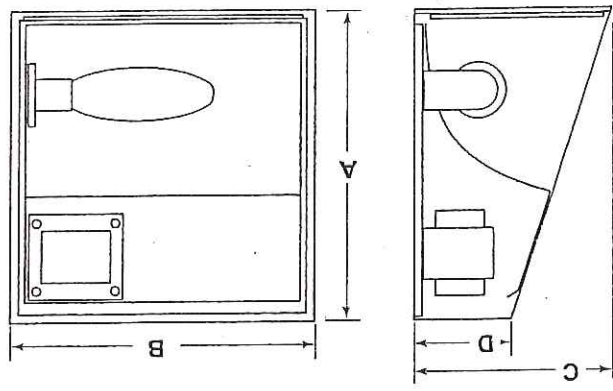
CATALOG NUMBER

| Series | Voltage | #Lamps/Source/Wattage | Ballast | Finish | Accessories |
|---------|---------|-----------------------|---------|--------|-------------|
| FCW1010 | 277V | 26PL | E | BK | PCL |

| | | | | | |
|---------|------|-------|-------------------------|----|--------------|
| FCW1010 | 120V | 2-13Q | 100INC | BK | Electronic |
| FCW1010 | 277V | 2-26Q | 50MH | BR | Magnetic |
| FCW1011 | 277V | 2-32T | 70MH | WH | White |
| | 347V | 2-42T | 35HPS | CC | Custom color |
| | | 57PL | 50HPS | | |
| | | 70PL | 70HPS | | |
| | | | For use in FCW1010 only | | |
| | | | 100MH | | |
| | | | 125MH | | |
| | | | 150HPS | | |
| | | | 200INC | | |

PRODUCT INFORMATION

Listing: UL listed for wet location down position only; damp listing for up position.
Housing: Corrosion resistant heavy gauge cold rolled steel. Die-formed and seam welded for solid construction. Easy access maintenance.
Gasket: Neoprene continuous closed cell gasket to seal out contaminants.
Fasteners: Captive stainless steel, tamper resistant, hex socket screws.
Diffuser: Lens is 1/8" thick, tempered clear, heat resistant, standard. Sandblasted lens optional.
Reflector: Precision formed aluminum, anodized specular clear for maximum reflectance.
Socket: PL: Four pin plug-in type compact fluorescent lamp holder (lamp by others). Holder assures precise optical alignment. **HID:** Medium base 4kV pulse rated porcelain socket. Nickel plated shell, spring loaded contact. **INC:** Medium base porcelain socket. Nickel plated shell, spring loaded contact and HID socket wire is loaded contact. Incandescent and HID socket wire is double silicone jacket wire with a 200°C rating.
Ballast: PL: Fluorescent high power factor electronic, UL listed ballast standard. **HID:** Dual voltage (120/277) core and coil, high power factor, thermally protected ballast, standard. **Finish:** Five stage preparation process that includes ion phosphate and TIG super polyester powder-coat as standard. Optional E-coat process added to standard finish including zinc phosphate, a technique used in the automobile industry with 5 year-limited warranty). **Mounting:** Wires directly to standard outlet box. Additional mounting holes allow unit to be attached directly to mounting surface.



| Model# | A | B | C | D |
|---------|-----|-----|----|-------|
| FCW1010 | 12" | 12" | 8" | 4" |
| FCW1011 | 9" | 12" | 8" | 4.75" |

Job: E-Bayside
 Swaney Lighting Assoc.
 FC LIGHTING Type: W1
 FCW1010/120V/(2)26Q/E/

- D Dimming
- EC E-coat (PL only)
- EMR Emergency
- Back-up (Remote mount)
- F Fused
- PC Photo Cell
- PCL Polycarbonate lens (PL only)
- Q Quartz restrike
- SB Sandblasted lens

Handwritten: #RAL 9007
 ← *Handwritten:* SILVER

| | |
|---|---|
| ALLIED/COOK CONSTRUCTION | |
| SUBMITTAL # 16050-001 | |
| REVIEWED | ✓ |
| REVIEWED W/ NOTES | |
| NO RESUBMISSION | |
| REVIEWED W/ NOTES | |
| REVISIONS REQUIRED | |
| NOT ACCEPTABLE | |
| CHECK MARK INDICATES ACTION TAKEN | |
| CHECKED BY: <i>LLB</i> DATE: <i>3/26/03</i> | |
| CHECKED FOR TYPE & ARRANGEMENT ONLY | |
| QUANTITIES & DETAILED DIMENSIONS ARE THE | |
| RESPONSIBILITY OF SUPPLIER. | |

DATE: *3/31/03*

131

TFM ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 778 6141
ARCHITECTURE + PLANNING

REVIEW OF THIS SUBMITTAL IS BASED ON CONTRACTOR'S REPRESENTATION THAT HE HAS CHECKED AND APPROVED THIS SUBMITTAL AND HAS VERIFIED DIMENSIONS, QUANTITIES, FIELD DIMENSIONS, RELATIONS, AND COORDINATION WITH INFORMATION ON PREVIOUSLY REVIEWED SHOP DRAWINGS ON MANUFACTURER'S LITERATURE. THE ACCURACY OF ALL SUCH INFORMATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

REVIEW OF THIS SUBMITTAL DOES NOT AUTHORIZE OR RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS OR FROM INSTRUCTIONS ON SUPPLEMENTARY DRAWINGS ISSUED BY THE ARCHITECT, UNLESS THE CONTRACTOR HAS IN WRITING CALLED THE ARCHITECT'S ATTENTION TO SUCH DEVIATIONS AT THE TIME OF SUBMITTAL. NON DOES REVIEW RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRORS IN THIS SUBMITTAL.

REVISIONS REQUIRED

REVIEWED

REVIEWED WITH NOTATIONS

REVISIONS NOT REQUIRED

REVIEWED WITH NOTATIONS - REVISIONS REQUIRED

NOT REVIEWED - REVISIONS REQUIRED

REVIEWED

From: Rick Knowland
To: Internet:stst@tffharchitects.com
Date: 3/20/03 1:44PM
Subject: Marginal Way project

Scott, this e-mail is intended to summarize staff comments received to date on the Tranum Marginal Way project.

1. I will be receiving updated review comments from Sebago Technics shortly and will forward comments to you when I receive them. In the mean time, please refer to comments previously generated from Sebago Technics in a memo dated 10-16-02.

2. A water quality unit needs to be installed on the site for the parking lot. Indicate location, type, relevant specs and capacity.

3. The underground propane tank can't be placed under a parking space per Fire Dept. comments. Show footprint of the tank so we know the same space is not occupied by a parking space. Also you should be aware there are special requirements for the tank in terms of vents and underdrains, etc.

4. Submit a breakdown on the square footage of the building, the proposed uses and the appropriate zoning parking formula so we know there are enough parking spaces to meet the zoning requirements.

5. Reconfigure the rear parking spaces to a different angle. They won't work at the angle shown on the plan.

6. Provide a copy of the easement that runs through the property.

7. The guard rail at the rear of the property. What type of material will it be?

8. There should be a curb or guard rail along the westerly property line (AAA repair facility) and along the Marginal Way side of the parking area so that cars stay on the site. We are not enthusiastic about all metal guard rails.

9. Landscaping. Jeff Tarling, City Arborist, is in the process of reviewing the plan. Will forward comments when they are available. Street trees should be planted along Marginal Way and Franklin Street. Obviously a tree cannot be planted on top of the propane tank. The "no curb" around the islands is not going to work. Curb is needed to protect the tree and keep the bark mulch in place. Suggest using a cape cod berm.

10. Show existing utility lines into the property.

11. Submit copy of land survey.

12. Submit catalog cuts of the proposed light fixtures and indicate height of the poles.

13. Sidewalk is needed along Marginal Way. Will need to let you know about width and materials. On Franklin St. will need to think about in light of future construction.

14. Submit written statements of sec. 14-425(c) of the site plan ordinance.

I will forward other comments as they become available.

CC: Sarah Hopkins

From: Rick Knowland
To: Internet:ts@trharchitects.com
Date: 4/3/03 9:48AM
Subject: marginal way (tratum) project

Scott, didn't get many comments on the revised plan since it just came in. We did discuss stormwater treatment. At this point given the limited amount of new blacktop on the site, our inclination is not to require the stormwater quality unit. I would expect to have more substantive comments out of next week's staff meeting. Will inform you as new comments become available.

CC: Sarah Hopkins

April 1, 2003

Rick Knowland
Planner
Planning Department
City Hall
389 Congress Street
Portland, ME 04101

Re: Bayside East, 211 Marginal Way, Portland, Maine

Dear Rick,

In response to your letter of March 20, I offer the following:

1. See enclosed Site 1 and Site 2 drawings revised 3/31/03 in response to Sebago Technic's letter dated 10-16-02.
2. With regards to surface water: We are not changing the existing drainage patterns. We propose to sheet drain the lot as it presently functions. You will note that approximately 2,500 square feet now flows into the catch basin with the rim @ 9.2 feet. The remainder of the lot will sheet drain to the southwest and southeast. Given that we are maintaining the existing drainage patterns, we do not see the need for a water quality unit.
3. I have reviewed the propane tank installation location and details with several suppliers. We must keep the tank within the island to avoid dropping it 4'-0" below the surface. Paving may not come within 5'-0" of the fill. Bollards are suggested. We have adjusted the drawings accordingly.
4. The square footage of the building is 6,900 square feet. The B-5 zone calls for "one space for every 200 square feet of first floor area in excess of 2,000 square feet not used for bulk storage." This equates to 25 cars. There are presently 22 possible spaces. The revised parking layout dated March 25, 2003 will create 31 spaces. The note on sheet Site 1 "Zoning Requirements" has been revised accordingly.
5. You will note from the revised drawings that we are now proposing 31 spaces (17 - 9'-0" spaces between the proposed plant islands in the center of the lot, 2 - handicapped spaces in the northerly corner, 10 - 9'-0" spaces along the south side in the new paved area and 2 - parallel spaces along side of the building.
6. Enclosed is a copy of the deed that contains a description of the easement that runs through the property.
7. The guardrail at the rear of the property is pressure treated timber. See Addendum notes that have been added to Detail 5 on sheet Site 2.

- (1) The intended use of the site will remain retail sales.
- (2) Total land area of the site is 29,897.87 square feet. The total floor area is 6,900 square feet of the one-story structure.
- (3) There is one easement that runs along the southwest property line that is 30 feet wide for the water district.
- (4) It is anticipated that the solid waste generated by this building will not increase from its previous use.
- (5) The project will be serviced by existing sewer and water connections. A new power pole and transformer will be located along Marginal Way. Underground service will parallel existing trench.
- (6) Surface drainage will not appreciably be affected by the proposed increase of 3,400 square feet of new paving. Presently the portion of the parking in the northwest corner of the site (approximately 275 square yards) flows to a catch basin on Marginal Way. The remaining parking sheet flows and will continue sheet flow toward the rear (southeast and east).
- (7) This submission is for 3,400 square feet of new paving only. The modification of the entry drive was completed in 2002. The renovation of the building is presently under construction and will be completed by April 2003. We propose to do the intended site work including expanding the paving creating islands, walkways, striping, minor grading, timber guardrails and dumpster enclosure during the month of May.
- (8) No Federal regulatory approvals will be required for this project.
- (9) Tranum and Company has previously demonstrated financial and technical capacity to undertake and complete the development. Allied Cook Construction has been contracted with to do the construction.
- (10) See enclosed deed.
- (11) There are no unusual natural areas, wildlife or fishery habitats and no indication that this is an archeological site as it is filled land.
- (12) Seven copies of drawings Site 1 and Site 2 are herein included.
- (13) Recyclable material generated on site by the tenants should be limited to packaging materials. Two of the known tenants, Mailbox, Etc. and Strictly Formal, will generate a minimal amount of recyclable materials. No exterior storage of these materials is

- 8. We propose not using a Cape Cod curb. The edge of the paving we propose to keep as it presently exists so that some of the sheet flow will exit the surface along this edge. We do have a guardrail at the south corner and up the southeast side. See sheet "Site 2 Detail 5."
- 9. We will use a Cape Cod curb around the two islands if Jeff Tarling wants them. Our feeling was that these islands will help to dissipate the sheet flow of surface water.
- 10. The existing utility lines are shown on Plan Site 1.
- 11. We submitted two copies of Owen Haskell's survey of the existing conditions.
- 12. Enclosed are the catalog cuts/shop drawings for the proposed light fixtures.
- 13. Waiting for instructions.
- 14. Written statements of the Site Plan per Ordinance 14-525C3.

anticipated. A dumpster with screened enclosure is located on the southeast side of the building.
Should you have any questions or require additional information please do not hesitate to give me a call.

Sincerely,



T. Scott Teas, NCARB, AIA
Principal

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anticipated. A dumpster with screened enclosure is located on the southeast side of the building.
Should you have any questions or require additional information please do not hesitate to give me a call.

Sincerely,



T. Scott Teas, NCARB, AIA
Principal

In Boston
555 Washington Street
Wellesley, MA 02482-5948
Telephone 781.237.3677
Facsimile 781.237.7657

In St. Thomas
Post Office Box 600137
St. Thomas, USVI 00801-6137
Telephone 340.777.5259
Facsimile 340.777.5759
jfranum@aol.com

October 22, 2002

To: Mr. Larry Ash
City Traffic Engineer
City of Portland
389 Congress Street
Portland, ME 04101

Re: Lowering of portion of traffic island on Marginal Way
at corner of Franklin Arterial

Dear Mr. Ash:


In connection with the upgrading of my property at the corner of Franklin Arterial and Marginal Way, the City has consented to a realignment of the ingress to the property off Marginal Way, which has resulted in the shortening and then lowering the raised island at the ingress location. The purpose of this change is to permit left hand turns from Marginal Way into my property and left hand exit turns onto Marginal Way out of my property, both of which make the premises much more attractive and useable to tenants.

These changes will all be at my expense, and to that end I have entered into a contract with Allied/Cook Construction to do all the proposed work, and am basically ready to proceed. I have been advised by the City, and I am writing this letter to acknowledge, that I fully understand that it may be necessary at some point in the future to restore the original configuration of the island.

Although I have no present plans to sell the property, the City should understand that this agreement is intended to be binding on the respective successors and assigns to the current owner of the property, Marginal Way Properties, Inc., a Maine corporation which I control.

Respectfully submitted,

MARGINAL WAY PROPERTIES, INC.



By: Joel Trantum, President

Cc: Mr. Rick Knowland
Mr. Scott Teas, Architect
Peter S. Plumb, Esq.

In Boston
555 Washington Street
Wellesley, MA 02482-5948
Telephone 781.237.3677
Facsimile 781.237.7657
In St. Thomas
Post Office Box 600137
St. Thomas, USVI 00801-6137
Telephone 340.777.5259
Facsimile 340.777.5759
jtranum@aol.com

ber 22, 2002

Mr. Larry Ash
Traffic Engineer
of Portland
Congress Street
and, ME 04101

Lowering of portion of traffic island on Marginal Way
at corner of Franklin Arterial

: Mr. Ash:

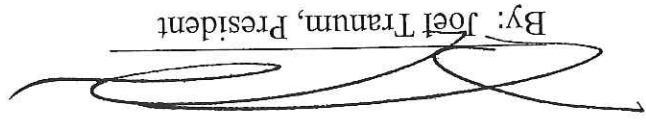
In connection with the upgrading of my property at the corner of Franklin Arterial Marginal Way, the City has consented to a realignment of the ingress to the property Marginal Way, which has resulted in the shortening and then lowering the raised sidewalk at the ingress location. The purpose of this change is to permit left hand turns from Marginal Way into my property and left hand exit turns onto Marginal Way out of my property, both of which make the premises much more attractive and useable to tenants.

These changes will all be at my expense, and to that end I have entered into a tract with Allied/Cook Construction to do all the proposed work, and am basically y to proceed. I have been advised by the City, and I am writing this letter to restore the original configuration of the island.

Although I have no present plans to sell the property, the City should understand this agreement is intended to be binding on the respective successors and assigns to current owner of the property, Marginal Way Properties, Inc., a Maine corporation which I control.

Respectfully submitted,

MARGINAL WAY PROPERTIES, INC.



By: Joel Trannum, President

Mr. Rick Knowland
Scott Teas, Architect
er S. Plumb, Esq.

From: Rick Knowland
To: Internet:tsst@trnarchitects.com
Date: Thu, Apr 17, 2003 9:15 AM
Subject: Truman site plan-Marginal Way

Scott, below are updated comments that will be incorporated in a letter of approval with conditions.

1. The parking space shall be eliminated from the site plan unless an acceptable guard rail is installed between the right-of-way and the parking space (including the paved aisle to the parking space.)
2. A curb or guard rail is needed along AAA side of the parking lot to make cars stay on the site.
3. Please make sure the site plan notes reference the correct light fixture specs were submitted. Not all the light fixtures were shown on the photometrics. I'm not finished with review of the photometrics.
4. A "do not enter" sign is needed per Jim Seymour's comments. The driveway is a one-way circulation system per as depicted on the submitted site plan.
5. A concrete sidewalk will need to be installed along Marginal Way. The specific width I will need to give you a figure. Construction details need to be shown.
6. Tony Lombardo was not present at today's meeting so his comment on the catch basin stands.
7. Street trees will be required along the Marginal Way and Franklin Street frontage. The pattern should be similar to the DHS site. Landscaping on the site shall be subject to City Arborist review and approval. A curb shall be required around the landscaped islands within the parking lot.
8. That an infrastructure financial contribution shall be made to the City in the form of an escrow account or cash contribution to pay for the cost of a sidewalk along the Franklin Street street frontage of the property. (This may have a 5 year window for the city to do the work otherwise money goes back to applicant).

Scott, I will draft an approval letter today and would expect that it would be signed by tomorrow unless I'm otherwise overruled.

A revised landscaping plan shall be submitted for City Arborist review and approval. The plan shall incorporate street trees along Franklin Street
~~~~~

**From:** Meredith Oliver <mro@TFHArchitects.com>  
**To:** "rwk@ci.portland.me.us" <rwk@ci.portland.me.us>  
**Date:** Mon, Apr 14, 2003 2:00 PM  
**Subject:** FW: Bayside East

> -----Original Message-----  
> **From:** Meredith Oliver  
> **Sent:** Monday, April 14, 2003 1:36 PM  
> **To:** 'rwk@ci.portland.me.us'  
> **Cc:** 'trantum@aol.com'; 'jsb@aliedcook.com'  
> **Subject:** Bayside East  
>  
> <<...OLE\_Obj...>>  
> TFH ARCHITECTS 100 COMMERCIAL STREET PORTLAND MAINE 04101  
> TELEPHONE 207-775-6141 ARCHITECTURE AND PLANNING  
>  
> April 14, 2003  
>  
>  
> Rick Knowland  
> Planner  
> City of Portland  
> Dept. of Planning and Development  
> 389 Congress Street  
> Portland, ME 04101  
>  
> **Re:** Bayside East ("Trantum Development, 211 Marginal Way")  
>  
> Dear Rick,  
>  
> In response to your fax of April 7 and Jim Seymour's e-mail to you of  
> April 2, I offer the following response to the issues presented:  
>  
> 1. Entry grade too steep: The entry design was part of the original  
> submittal which was approved in a building permit received in November  
> 2002. Although the traffic was light, the revised entry appeared to be  
> functioning well all winter.  
>  
> 2. Spot grades at building loading dock: We have raised the grades at  
> the loading dock approximately 7 inches higher than the existing paving.  
> We believe this creates a more gradual transition to the rear of the  
> property. The parking surface slopes 10 inches over 50 feet.  
>  
> 3. Parallel parking: The number of spaces parallel to the building has  
> been reduced to two / three over a 60 foot run. This will keep the  
> loading dock free for access even when cars park there. The loading dock  
> will not have vehicles parked for a long period of time or will be used  
> sporadically throughout the day.  
>





> 4. "Do Not Enter" traffic sign: The entry way as proposed was approved  
> and a building permit provided in November 2002. The entry way is clearly  
> two-way and appears to be functioning smoothly despite the confusion  
> caused by not having delineated parking spaces.

> 5. Protecting southeast corner of building: We will add two bollards  
> in the southeast corner of the building.

> 6. Rip-rap stone: Specification to be D(50) = 4 inches. Ten-inch  
> depth minimum angular faced over single layer of filter fabric.

> 7. Gravel base and sub-base material: The sections depict that all  
> parking, including all sub-base depths. Base to be MDOT type 'D' gravel;  
> topping to be MDOT type 'A'.

> 8. Electrical trench: The new service has already been installed.  
> This was part of the original submission with a building permit provided  
> to the Owner in November 2002.

> 9. Propane tank: The propane tank installation will be done by Irving.  
> I have asked Mo Mallett at Irving Oil / South Portland to fax to you today  
> the details depicting the installation. As previously noted, we have  
> adjusted its location to conform to regulations. The tank will be secured  
> to a concrete anti-floatation ballast, which will be shown in Irving's  
> details.

> 10. Curb details: The entrance design and installation is now complete  
> and is in accordance with plans submitted to the City in November 2002.  
> At which time a sidewalk is installed, "tip downs" will have to be  
> installed.

> Sincerely,

> T. Scott Teas, NCARB, AIA  
> Principal  
> Copy: Joel Trantum  
> John Brockington



City of Portland  
Department of Planning and Development  
Planning Division  
389 Congress Street, 4<sup>th</sup> Floor  
Portland ME 04101  
(207)874-8721 or (207)874-8719  
Fax: (207)756-8258



FAX

To: SCOTT TEAS

Company: \_\_\_\_\_

Fax #: 773-6194

Date: 4-7-03

From: RICK KNOWLAND

You should receive \_\_\_\_\_ page(s) including this cover sheet.

Comments: SCOTT - ON WEDNESDAY, I SHOULD HAVE SOME UPDATED COMMENTS ON THE TRANUM PROJECT. ATTACHED ARE SOME COMMENTS I DON'T THINK YOU HAVE.  
RK



**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

Engineering Copy

Application I. D. Number 2002-0214

Application Date 09/17/2002

Project Name/Description Bayside East

Address of Proposed Site 211 - 211 Marginal Way, Portland, Maine

Assessor's Reference: Chart-Block-Lot 024 C001001

Applicant or Agent Daytime Telephone, Fax Applicant Ph: (781) 237-3677 Agent Fax: 024 C001001

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units \_\_\_\_\_  
Average of Site \_\_\_\_\_  
Zoning B5

Check Review Required:  Site Plan (major/minor)  Subdivision # of lots  PAD Review  14-403 Streets Review

Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification

Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 10/02/2002

**Engineering Comments**

PUBLIC WORKS ENGINEERING REVIEW...10/18/02

I have reviewed the plans and application dated 9/17/02 and offer the following comments:

1. The submittal package received at Public Works did not include a written description of the development proposal.
2. The plans don't specify existing or proposed utility services to the site.
3. According to the City's Transportation Policy, all development proposals must include the construction of new sidewalks along entire property frontage. The City's Sidewalk Policy requires concrete sidewalk construction on this site. A construction detail must be included on the plans.
4. A construction detail for the proposed driveway entrance must be specified on the plans.
5. Construction details must be included on the plans for the following:
  - a. Resetting of existing granite curb
  - b. Installation of new granite curb
  - c. Pipe Trench detail for the each proposed utility service
6. The plans must specify the limits of excavation for the respective construction within the public right of way. These construction limits must conform to the City's Street Opening Ordinance.
7. The applicant is advised to contact Carol Merritt at Public Works to confirm the necessary permits and corresponding fees associated with excavation within the public right of way.
8. The applicant proposes to maintain the location of an existing catch basin in Marginal Way. Relocation of a driveway entrance to the site results in the existing basin being located in the middle of this entrance. This creates a potential situation of ice buildup in the driveway during winter. The applicant is being requested to relocate the catch basin or install a new one easterly of westerly of the new entrance.

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

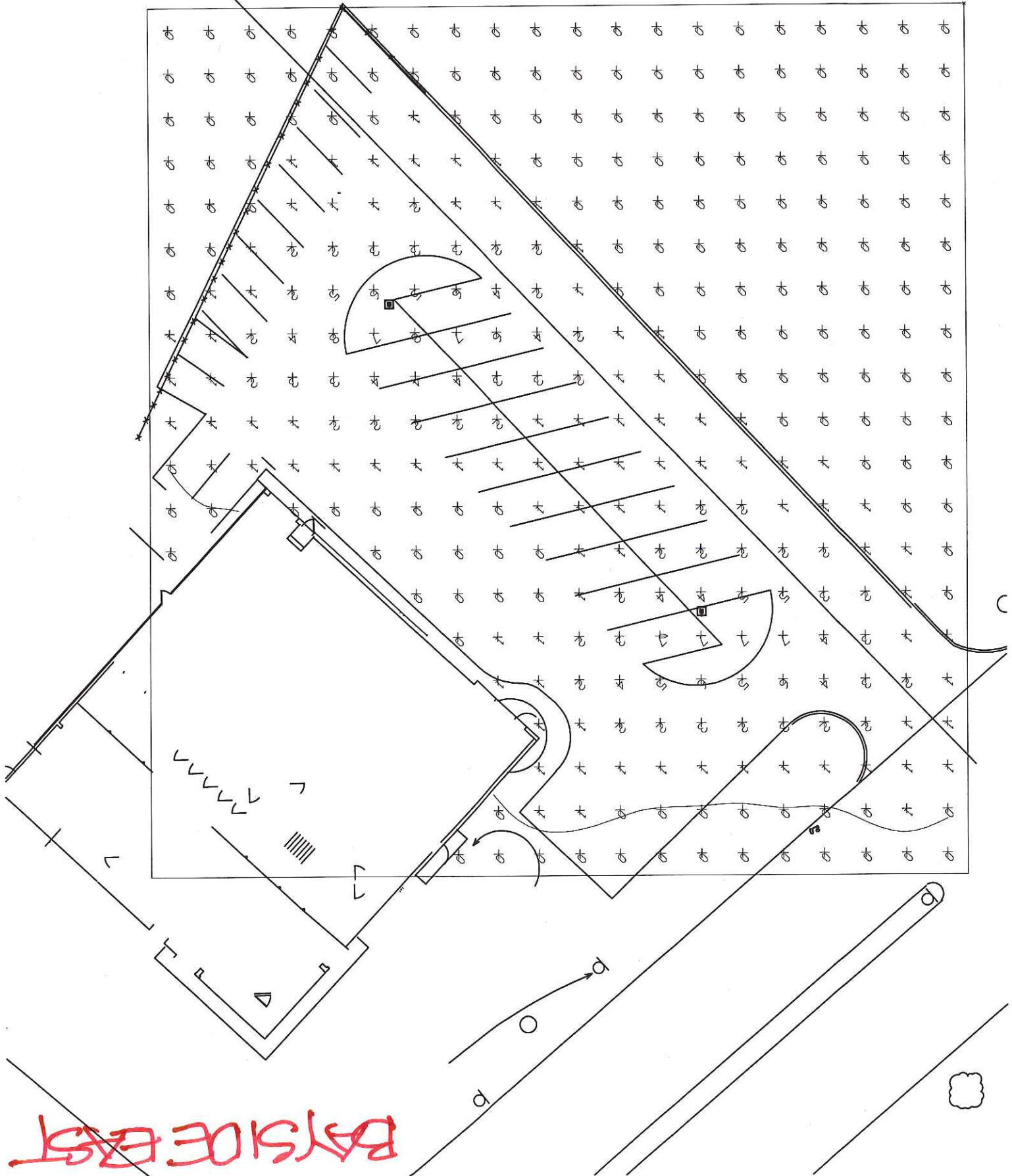
Performance Guarantee Accepted

\_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_





# LIGHTING LEVELS IN FOOT CANDLES



BAYSIDE EAST

GENERAL PARTIAL  
17100.0000

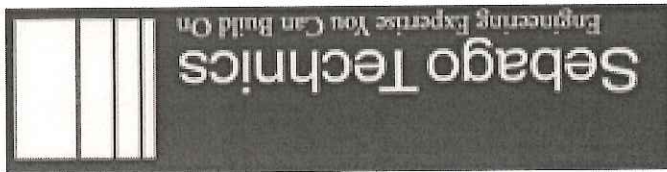


DELETED









02P214

**TO:** Kandi Talbot – Planner  
**FROM:** Jim Seymour – Development Review Coordinator, Sebago Technics, Inc.  
**RE:** Bayside East – 211 Marginal Way  
**DATE:** October 16, 2002

Sebago Technics made a site visit on October 15, 2002 and has reviewed the Site Plan Package and supporting documentation for the proposed parking lot improvements located at 211 Marginal Way. The following comments are submitted in outline format:

**1. Stormwater Management**

- A. The existing property is developed and includes a building and associated paved parking area. The applicant is proposing to repave the parking area and alter the entrance location from Marginal Way into the site. It is not clear if there is any increase in impervious area, but no increase significant increase in stormwater runoff is anticipated as a result of the proposed project.
- B. Ideally runoff from the proposed parking area should enter a closed storm drain system with a sump prior to leaving the site. This could be achieved by installing one catch basin onsite near the entrance connected to the nearby existing City basin in Marginal Way. The applicant is proposing to have runoff leave the site through the new drive entrance into the existing City catch basin located directly in front of the proposed entrance (current situation).

**2. Road Access/Circulation**

- A. Existing raised median in Marginal Way was presumably designed to prevent a movement the applicant is proposing to allow. The City traffic engineer should review plan and comment on possibility of vehicle waiting to enter site from southbound direction on Marginal Way due to stacking in northbound direction and its' possible impact on traffic flow through Franklin/Marginal intersection.
- B. Existing hydrant must have required setback from proposed radius curb at entrance. Hydrant appears to be too close to proposed curb-line, even with proposed bollards installed. Need to consult fire department/Portland Water District.

**3. Grading/Erosion Control**





1. Introduction  
The purpose of this study is to investigate the effects of the independent variable on the dependent variable. The study is designed to provide a comprehensive understanding of the relationship between the two variables.

2. Methodology  
The study was conducted using a quantitative research design. Data was collected through a series of experiments and surveys. The sample size was determined to be statistically significant.

3. Results  
The results of the study indicate a strong positive correlation between the independent variable and the dependent variable. The data shows that as the independent variable increases, the dependent variable also increases.

| Independent Variable | Dependent Variable |
|----------------------|--------------------|
| 1                    | 1.5                |
| 2                    | 3.0                |
| 3                    | 4.5                |
| 4                    | 6.0                |
| 5                    | 7.5                |
| 6                    | 9.0                |
| 7                    | 10.5               |
| 8                    | 12.0               |
| 9                    | 13.5               |
| 10                   | 15.0               |

4. Conclusion  
The study concludes that there is a significant positive relationship between the independent variable and the dependent variable. The findings suggest that the independent variable is a key factor in determining the dependent variable.

5. References  
The following references were used in the study:  
- Smith, J. (2010). *Journal of Research*, 15(2), 123-135.  
- Doe, A. (2012). *Journal of Science*, 20(1), 45-55.

6. Appendix  
The appendix contains the raw data and the survey questions used in the study. It is provided for reference and to allow for replication of the study.

7. Disclaimer  
The information provided in this document is for informational purposes only and does not constitute an offer or recommendation. The authors assume no liability for any errors or omissions.

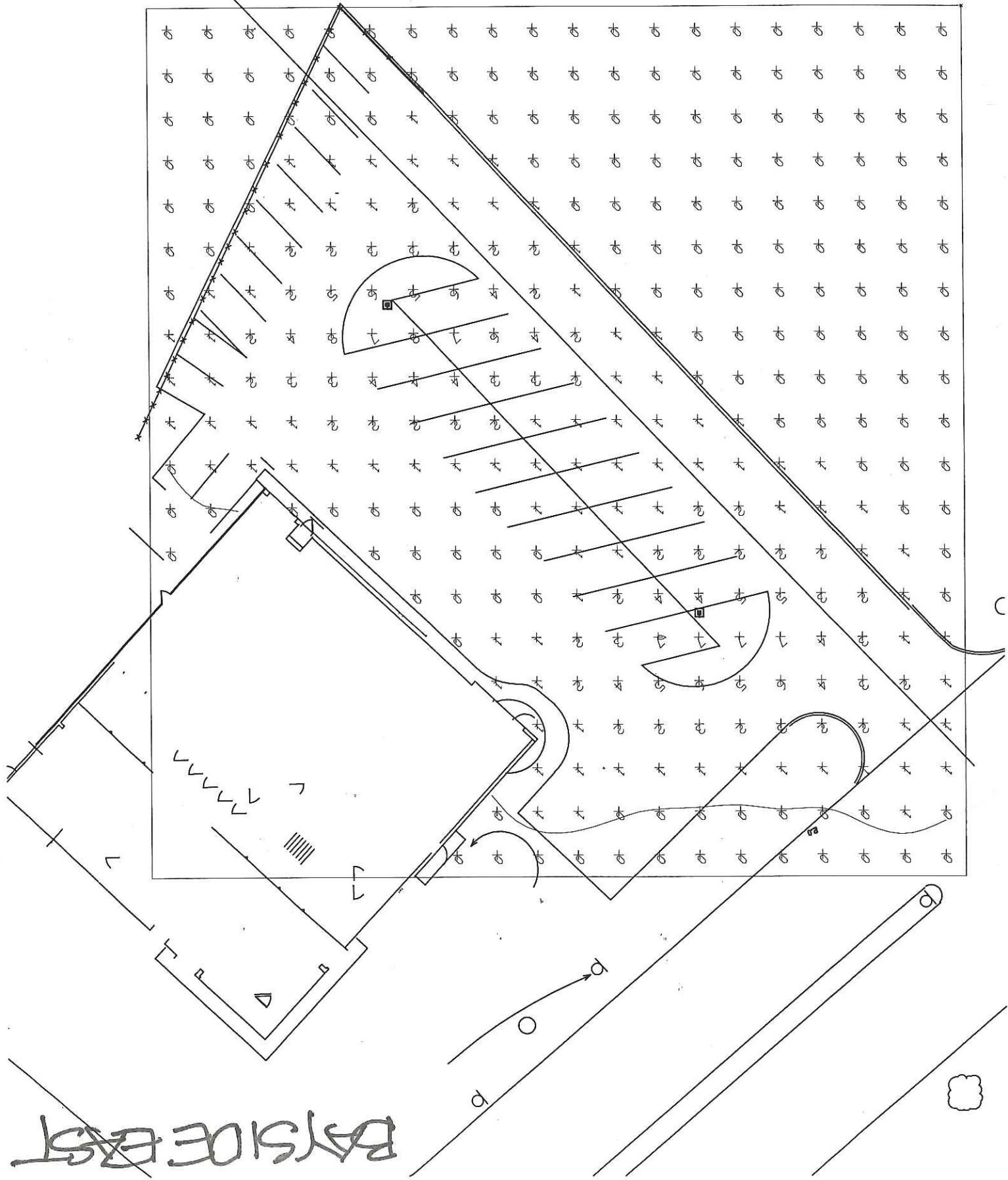
KICK MEAT



DATA OF RESEARCH

8. Conclusion  
The study concludes that there is a significant positive relationship between the independent variable and the dependent variable. The findings suggest that the independent variable is a key factor in determining the dependent variable.

# LIGHTING LAYOUT IN FOOT CANTERS



BAYSIDE EAST



1

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

# City of Portland Site Plan Application

|                                                        |  |                                    |
|--------------------------------------------------------|--|------------------------------------|
| Address of Construction: 211 Marginal Way              |  | Zone: B5                           |
| Total Square Footage of Proposed Structure: 7834 sq ft |  | Square Footage of Lot: 29897 sq ft |

|                                                                   |  |                                                                                         |                         |
|-------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------|-------------------------|
| Tax Assessor's Chart, Block & Lot: Chart # 24, Block # 7, Lot # 1 |  | Property owner, mailing address: JEE TRAVY & CO, 555 WASHINGTON ST, WELLESLEY, MA 02482 | Telephone: 781-237-3677 |
|-------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------|-------------------------|

|                                                                                                                                         |  |                                                                |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------|--------------------------|
| Consultant/Agent, mailing address, phone & contact person: STEVE TOMS (775 614), TRH ARCHITECTS, 55 WASHINGTON ST, BURLINGAME, CA 94010 |  | Applicant name, mailing address & telephone: state its address | Project name: TRAVY & CO |
|-----------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------|--------------------------|

|                                                                                                                                                                                                                                                                                                         |  |                                                                                                |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------|--|
| Proposed Development (check all that apply): <input checked="" type="checkbox"/> Residential Office Retail, <input checked="" type="checkbox"/> Manufacturing, <input type="checkbox"/> Warehouse/Distribution, <input checked="" type="checkbox"/> Parking lot, <input type="checkbox"/> Change of Use |  | Site Location of Development \$3,000, except for residential lots which are then \$200 per lot |  |
| Subdivision, amount of lots \$25.00 per lot                                                                                                                                                                                                                                                             |  | Traffic Movement \$1,000                                                                       |  |
| After the fact review - Major project \$1,500.00                                                                                                                                                                                                                                                        |  | After the fact review - Minor project \$1,200.00                                               |  |
| Major Development \$500.00                                                                                                                                                                                                                                                                              |  | Minor Development \$400.00                                                                     |  |
| Plan Amendments: Board review \$200.00                                                                                                                                                                                                                                                                  |  | Staff review \$100.00                                                                          |  |

|                                                                                |  |                                                        |  |
|--------------------------------------------------------------------------------|--|--------------------------------------------------------|--|
| Who billing will be sent to: TRAVY & CO, 555 WASHINGTON ST, WELLESLEY MA 02482 |  | Mailing address: 555 WASHINGTON ST, WELLESLEY MA 02482 |  |
| State and Zip:                                                                 |  | Contact person: JEE TRAVY, Phone: 781-237-3677         |  |

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
  - b. cover letter stating the nature of the project
  - c. site plan containing the information found in the attached sample plans check list
- Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

## ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x 11) you may also visit the web site: [cl.portland.me.us/chapter14](http://cl.portland.me.us/chapter14)

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 Code Official'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.

|                         |                      |
|-------------------------|----------------------|
| Signature of applicant: | Date: 9. SEP 27 2002 |
|-------------------------|----------------------|

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.





# City of Portland Site Plan Application

If you or the property owner owns real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                 |  |                                         |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------|--|-----------------------------------------|--|
| Location/Address of Construction: 211 Marginal Way, Portland                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | Total Square Footage of Proposed Structure<br>7,834 s.f.                                                        |  | Square Footage of Lot<br>29,897.89 s.f. |  |
| Tax Assessor's Chart, Block & Lot<br>Chart# Block# Lot#<br>24 C 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | Property/owner, mailing address:<br>Joel Truman<br>Tranum & Co.<br>555 Washington Street<br>Wellesley, MA 02482 |  | Telephone:<br>781-237-3677              |  |
| Consultant/Agent, mailing address,<br>phone & contact person<br>Scott Teas 775-6141<br>TFH Architects<br>100 Commercial Street<br>Portland, ME 04101                                                                                                                                                                                                                                                                                                                                                                                              |  | Applicant name, mailing address &<br>telephone:<br>same as Owner                                                |  | Project name:<br>Bayside East           |  |
| Proposed Development (check all that applies) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input checked="" type="checkbox"/> Change of Use<br><input type="checkbox"/> Residential <input checked="" type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input checked="" type="checkbox"/> Parking lot<br><input type="checkbox"/> Subdivision, amount of lots _____<br><input type="checkbox"/> Other: _____ |  |                                                                                                                 |  |                                         |  |
| Major Development _____ \$500.00      Minor Development <input checked="" type="checkbox"/> \$400.00                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                 |  |                                         |  |
| Who billing will be sent to: Tranum & Co.<br>Mailing address: 555 Washington Street<br>State and Zip: Wellesley, MA 02482<br>Contact person: Joel Truman<br>Phone: 781-237-3677                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                 |  |                                         |  |

Nine (9) separate packets must include the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

All plans must be folded neatly and in packet form

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .25 per page, you may also visit the web site: [cl.portland.me.us/chapter14](http://cl.portland.me.us/chapter14)

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 Code Official'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.

|                         |               |
|-------------------------|---------------|
| Signature of applicant: | Date: 9/17/02 |
|-------------------------|---------------|

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construct

1000

0/14/05





**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

Received from \_\_\_\_\_  
9/30/20

Location of Work \_\_\_\_\_  
all major way

Cost of Construction \$ \_\_\_\_\_  
Permit Fee \$ \_\_\_\_\_

Building (11) \_\_\_\_\_ Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_  
Site plan

CBL: \_\_\_\_\_  
054-2-001

Check #: \_\_\_\_\_  
10998  
Total Collected \$ \_\_\_\_\_  
400

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



September 27, 2002

Rick Knowland  
C/o City of Portland Planning and Development Department  
389 Congress St, 4<sup>th</sup> Floor  
Portland, ME 04104

Dear Mr. Knowland,

We are pleased to present, on behalf of our client Tramm and Co, this site plan application for 211 Marginal Way. The project is currently a 7834 sq.ft. single occupancy retail building on a 29,898 sq.ft. lot, which we shall be renovating for an additional two retail units.

If you have any questions please feel free to contact us.

Sincerely,

T. Scott Teas, AIA, NCARB  
Principal

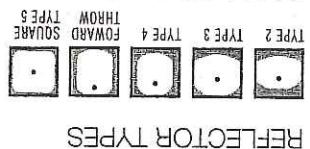
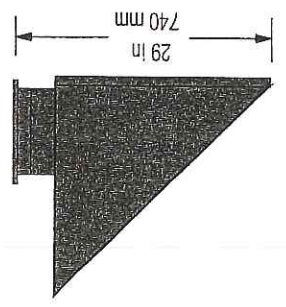
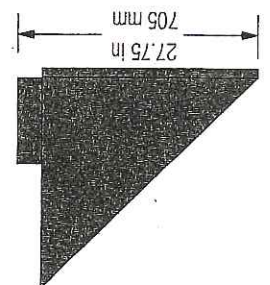
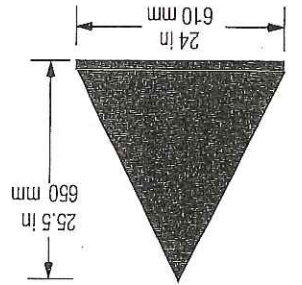








# M1 Large Scale Pole and Wall Mounted (150 to 400 watt)



## POLE MOUNTED

WEIGHT: 46 POUNDS; EPA: 2.0; IP: 54

| REFLECTOR | 175 | 250 | 400 | 150 | 250 | 400 |
|-----------|-----|-----|-----|-----|-----|-----|
| M1P-H2    | •   | •   | •   | •   | •   | •   |
| M1P-H3    | •   | •   | •   | •   | •   | •   |
| M1P-H4    | •   | •   | •   | •   | •   | •   |
| M1P-FT    | •   | •   | •   | •   | •   | •   |
| M1P-H5    | •   | •   | •   | •   | •   | •   |

### OPTIONS FOR M1

RST INSTANT RESTART BALLAST FOR A STANDARD 150 WATT HPS LAMP (S55)  
 QL SOCKET FOR A T-4 MINI-CAND HALOGEN LAMP, FIELD WIRED TO A SEPARATE ELECTRICAL CIRCUIT  
 QRS RESTRIKE CONTROLLER AND SOCKET FOR A T-4 MINI-CAND HALOGEN LAMP

## WALL MOUNTED

WEIGHT: 46 POUNDS; EPA: 2.0; IP: 54

| REFLECTOR | 175 | 250 | 400 | 150 | 250 | 400 |
|-----------|-----|-----|-----|-----|-----|-----|
| M1WD-H2   | •   | •   | •   | •   | •   | •   |
| M1WD-H3   | •   | •   | •   | •   | •   | •   |
| M1WD-H4   | •   | •   | •   | •   | •   | •   |
| M1WD-FT   | •   | •   | •   | •   | •   | •   |

### OPTIONS FOR M1

RST INSTANT RESTART BALLAST FOR A STANDARD 150 WATT HPS LAMP (S55)  
 QL SOCKET FOR A T-4 MINI-CAND HALOGEN LAMP, FIELD WIRED TO A SEPARATE ELECTRICAL CIRCUIT  
 QRS RESTRIKE CONTROLLER AND SOCKET FOR A T-4 MINI-CAND HALOGEN LAMP

## ORDERING EXAMPLES

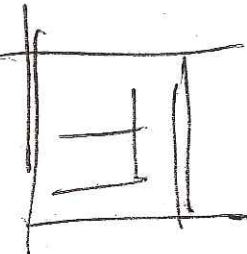
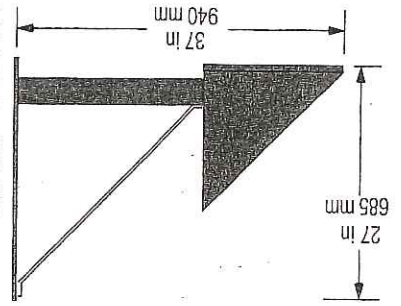
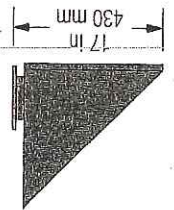
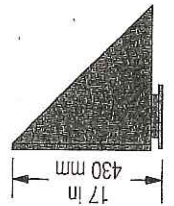
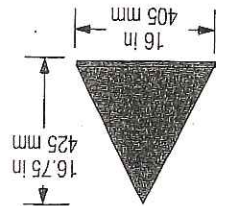
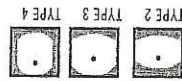
| FIXTURE | LAMP   | VOLTAGE | POLE | OPTIONS      | COLOR |
|---------|--------|---------|------|--------------|-------|
| M1WD-H2 | 150HPS | 277     | •    | RST          | WHT   |
| M1P-H3  | 100MH  | 277     | •    | PR4-4R12-125 | BLK   |
| M1P-H5  | 400HPS | 480     | •    | PR5-5R20-188 | DBZ   |
| M1WD-FT | 250HPS | 277     | •    | •            | DGN   |

STANDARD COLORS: WHT-White; BLK-Black; DGN-Dark Green; MSL-Matte Silver; DBZ-Dark Bronze; LGY-Light Gray; VGR-Verde Green; ATG-Antique Green.



# M2 Medium Scale Wall Mount (70 to 175 watt)

REFLECTOR TYPES



WEIGHT: 32 POUNDS; EPA: .90; IP: 64

| M2WU-H2      | M2WU-H3   | M2WU-H4   |
|--------------|-----------|-----------|
| REFLECTOR    | REFLECTOR | REFLECTOR |
| 70           | 70        | 70        |
| 100          | 100       | 100       |
| 150          | 150       | 150       |
| 175          | 175       | 175       |
| 70           | 70        | 70        |
| 100          | 100       | 100       |
| 150          | 150       | 150       |
| 175          | 175       | 175       |
| METAL HALIDE |           |           |
| HPS          |           |           |

CAST PIVOT JOINT FOR WALL MOUNTING  
 INSTANT RESTART BALLAST FOR A STANDARD 150 WATT HPS LAMP (S55)  
 SOCKET FOR A T-4 MINI-CAND HALOGEN LAMP, FIELD WIRED TO A SEPARATE ELECTRICAL CIRCUIT.  
 QRS RESTRIKE CONTROLLER AND SOCKET FOR A T-4 MINI-CAND HALOGEN LAMP

OPTIONS FOR M2WU

CAST PIVOT JOINT FOR WALL MOUNTING  
 INSTANT RESTART BALLAST FOR A STANDARD 150 WATT HPS LAMP (S55)  
 SOCKET FOR A T-4 MINI-CAND HALOGEN LAMP, FIELD WIRED TO A SEPARATE ELECTRICAL CIRCUIT.  
 QRS RESTRIKE CONTROLLER AND SOCKET FOR A T-4 MINI-CAND HALOGEN LAMP

| M2WD-H2      | M2WD-H3   | M2WD-H4   |
|--------------|-----------|-----------|
| REFLECTOR    | REFLECTOR | REFLECTOR |
| 70           | 70        | 70        |
| 100          | 100       | 100       |
| 150          | 150       | 150       |
| 175          | 175       | 175       |
| 70           | 70        | 70        |
| 100          | 100       | 100       |
| 150          | 150       | 150       |
| 175          | 175       | 175       |
| METAL HALIDE |           |           |
| HPS          |           |           |

WEIGHT: 32 POUNDS; EPA: .90; IP: 64

OPTIONS FOR M2WD

VANDAL RESISTANT LENS  
 INSTANT RESTART BALLAST FOR A STANDARD 150 WATT HPS LAMP (S55)  
 SOCKET FOR A T-4 MINI-CAND HALOGEN LAMP, FIELD WIRED TO A SEPARATE ELECTRICAL CIRCUIT.

| M2WDXA-H2    | M2WDXA-H3 | M2WDXA-H4 |
|--------------|-----------|-----------|
| REFLECTOR    | REFLECTOR | REFLECTOR |
| 70           | 70        | 70        |
| 100          | 100       | 100       |
| 150          | 150       | 150       |
| 175          | 175       | 175       |
| 70           | 70        | 70        |
| 100          | 100       | 100       |
| 150          | 150       | 150       |
| 175          | 175       | 175       |
| METAL HALIDE |           |           |
| HPS          |           |           |

## DOWN LIGHT WITH EXTENDED ARM

WEIGHT: 32 POUNDS; EPA: .90; IP: 64

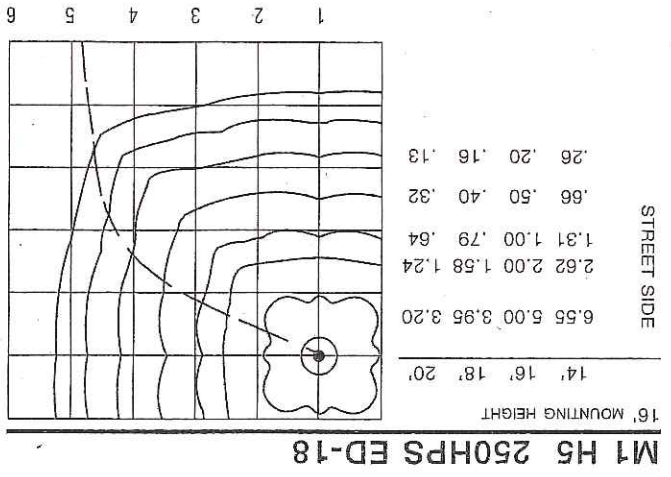
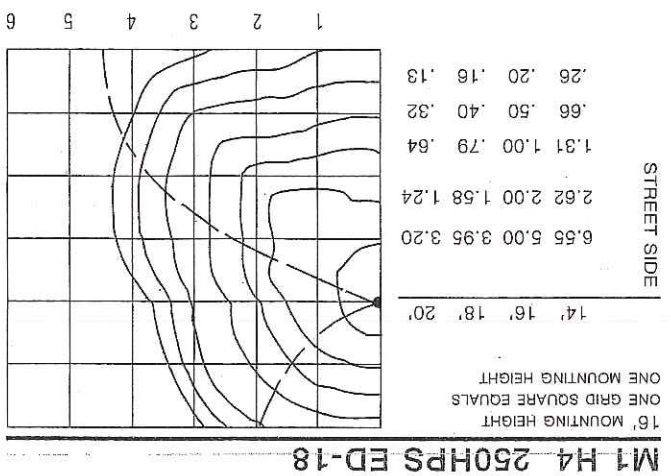
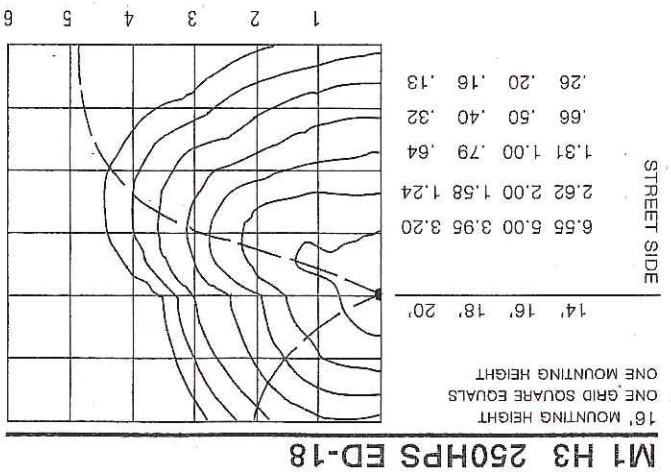
STANDARD COLORS: WHT-White; BLK-Black; DGN-Dark Green; MSL-Matte Silver; DBZ-Dark Bronze; LGY-Light Gray; VGR-Verde Green; ATG-Antique Green.





# Photometry

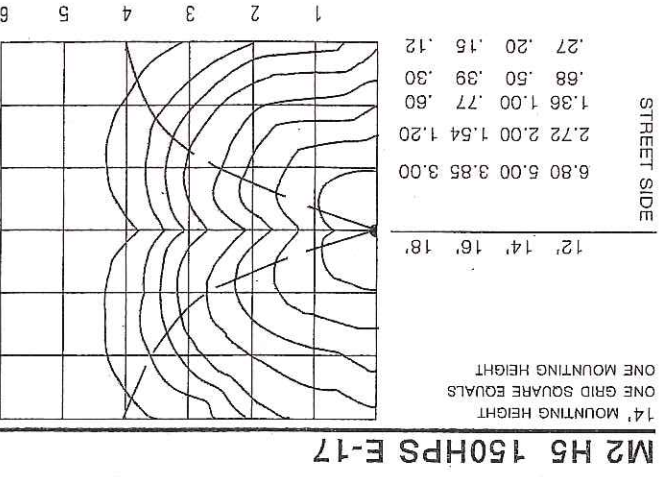
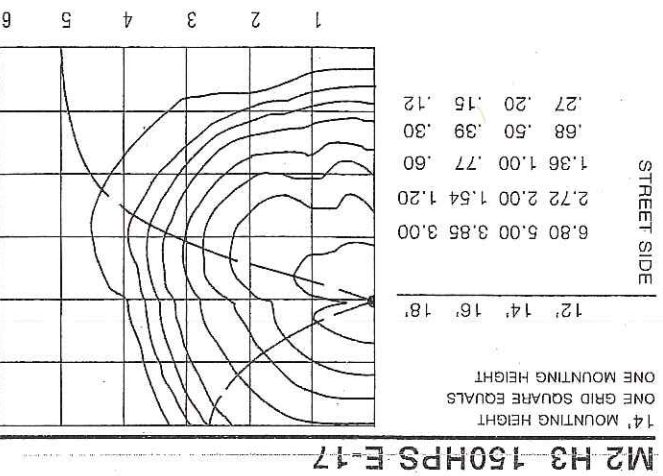
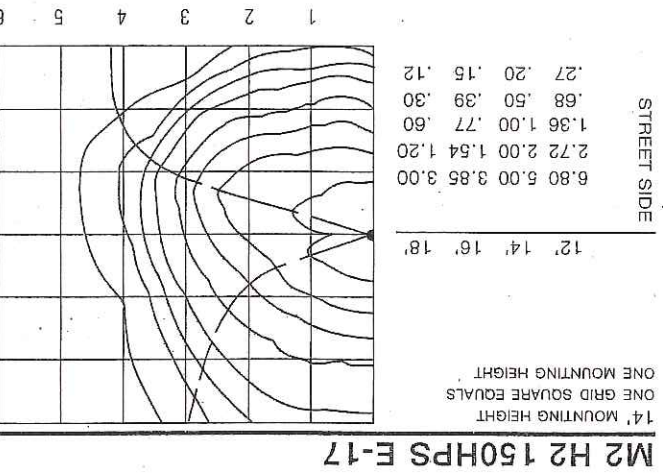
| LAMP TYPE                    | LUMENS | M1   | M2                |
|------------------------------|--------|------|-------------------|
| 70 MH, CLEAR E-17            | 6200   | .33  |                   |
| 100 MH, CLEAR E-17           | 8500   | .53  |                   |
| 175 MH, CLEAR E-17(M1: E28)  | 14000  | .48  | .88               |
| 250 MH, CLEAR BT-28          | 23000  | .71  | PIN ORIENTED LAMP |
| 400 MH, CLEAR BT-37          | 40000  | 1.38 | PIN ORIENTED LAMP |
| 70 HPS, CLEAR BT-37          | 6400   | .40  |                   |
| 100 HPS, CLEAR E-17          | 9500   | .59  |                   |
| 150 HPS, CLEAR E-17(M1: E28) | 16000  | .55  | 1.00              |
| 250 HPS, CLEAR ED-18         | 28000  | 1.00 |                   |
| 400 HPS, CLEAR ED-18         | 50000  | 1.72 |                   |



The values below are in initial footcandles. Discount values to account for light losses due to voltage, temperature and atmospheric variations which affect light output.

To substitute another lamp in the isocandle charts below, multiply the chart values by the lamp conversion factor on the right. Mounting height is to the lamp center.

All testing performed by a certified independent laboratory. Photometry is available in IES formatted files on 3.5" disks. Call your local AAL representative for a copy.

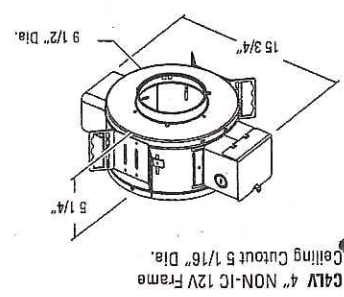
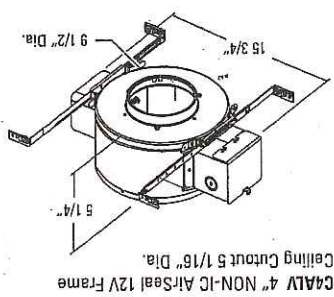
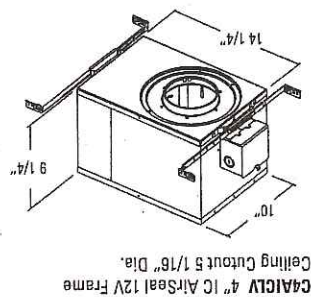




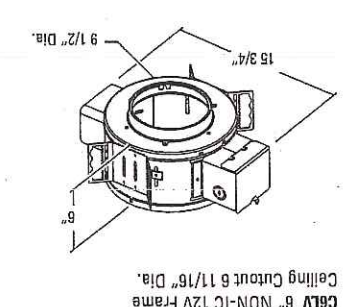
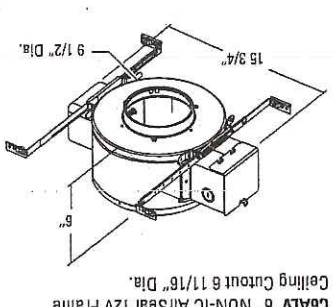
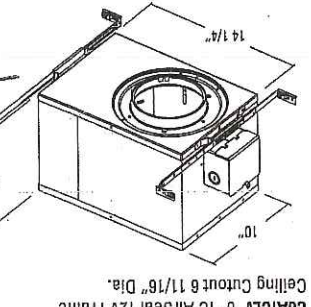


EVOLUTION HOUSING MATRIX: 4" AND 6" APERTURES

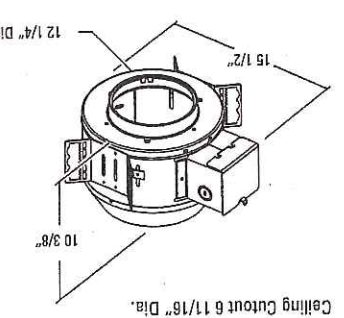
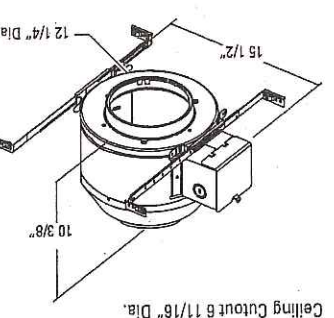
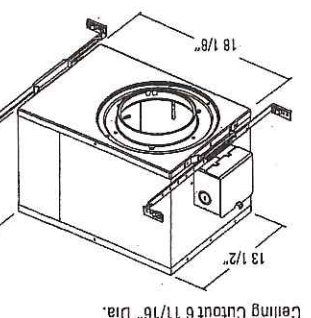
4" NON-IC AIRSEAL



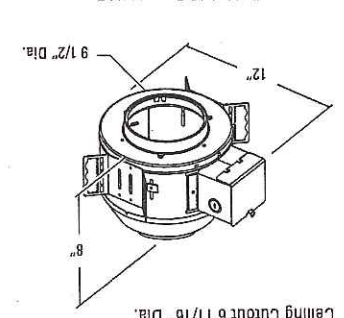
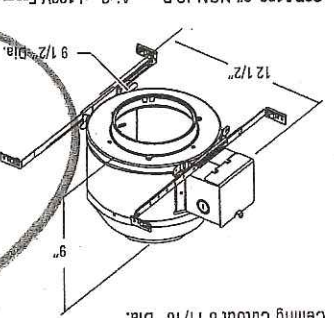
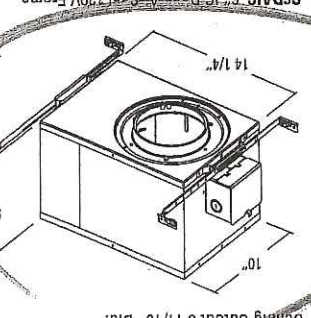
6" NON-IC AIRSEAL



6" IC AIRSEAL



6" NON-IC AIRSEAL



5

DK







