



**Maine Medical Center
Portland, Maine Campus
Application for Zoning Amendment
Volume 1**



**Application for Zoning Amendment (Contract Zone)
Application for Zoning Map Amendment (Helistop Overlay Zone)
Application for Street Vacation
Application for Site Plan Review**

January 2004



January 5, 2004
01046

Mr. Alex Jaegerman, AICP
Director, Planning Division
Department of Planning and Development
City of Portland
389 Congress Street
Portland, ME 04101

Application for Zoning Amendment
Maine Medical Center, 22 Bramhall Street, Portland, Maine

Dear Alex:

Maine Medical Center (MMC) is pleased to submit the enclosed materials for your review. As you are aware, we filed an initial submittal on December 12, 2003 which included an overview of the project, campus site plans, architectural elevations, and a parking needs assessment.

This submittal includes our formal applications, filing fees, complete site plan package, and supporting materials. Volume 1 of our submission includes the following sections located in accordance with the numbered tabs within this booklet:

Section 1	Application for Zoning Amendment (Contract Zone)
Section 2	Application for Zoning Map Amendment (Helistop Overlay Zone)
Section 3	Application for Street Vacation
Section 4	Application for Site Plan Review
Section 5	Site Lighting Fixtures
Section 6	Site Signage Details
Section 7	Helipad Description and Rationale

This submittal also includes Volume 2 (Site Location of Development Application), a Traffic Study prepared by Gorrill Palmer Consulting Engineers, Inc., and a complete set of site plans as required under the City Code Section 14-525(b).

We are working on the language of the contract itself and will submit it for your review in the near future. We will also submit the Housing Replacement Plan upon its completion.

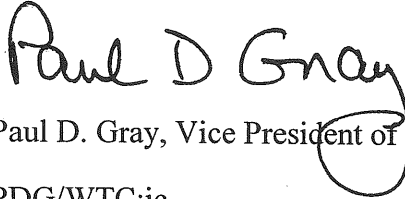
Mr. Jaegerman

-2- December 23, 2003

We look forward to the upcoming workshops in January, and we thank you for your consideration of our application.

Sincerely,

MAINE MEDICAL CENTER

A handwritten signature in black ink that reads "Paul D Gray". The signature is written in a cursive style with a large, looping "P" and "G".

Paul D. Gray, Vice President of Planning

PDG/WTC:jc

Enc.

cc: Rich Linehan, Maine Medical Center
Dan Doughty, Maine Medical Center
Hank Dunn, Maine Medical Center
Dennis Kaiser, The Ritchie Organization
Will Conway, Sebago Technics, Inc.

**Maine Medical Center
Portland, Maine Campus
Application for Zoning Amendment**

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- Section 7 Helipad Description and Rationale**

**Maine Medical Center
Portland, Maine Campus
Application for Zoning Amendment**

Section 1

**Application for Zoning Amendment
(Contract Zone)**



APPLICATION FOR ZONING AMENDMENT
City of Portland, Maine
Department of Planning and Development
Portland Planning Board

1. Applicant Information:

Maine Medical Center
 Name

22 Bramhall Street
 Address

Portland, Maine 04102

871-2013 871-6516
 Phone Fax

2. Subject Property:

22 Bramhall Street
 Address

Assessor's Reference (Chart-Block-Lot)

Note: Subject property is shown on
Assessor's Records as follows:

3. Property Owner:

Applicant Other

Name _____

Address _____

Phone _____ Fax _____

Map	Block	Lot	Map	Block	Lot
53	D	7	53	G	1
53	D	2	53	G	13
53	D	1	54	H	1
53	E	1	54	C	10
53	E	1	54	C	6
			54	D	6,7
			64	C	1
			64	C	2

4. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

See volume 2, Site location of Development Application, Section 2

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

5. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

See plan set

6. Existing Use:

Describe the existing use of the subject property:

Hospital

7. Current Zoning Designation(s): R6

8. Proposed Use of Property: Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

Hospital addition, new parking garage, helipad, central utility plant

9. Sketch Plan: On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.) See plan set

10. Proposed Zoning: Please check all that apply:

A. _____ Zoning Map Amendment, from _____ to _____

B. _____ Zoning Text Amendment to Section 14-_____

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example), and language to be added is depicted with underline (example).

C. Conditional or Contract Zone

A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan and compatible with the surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)

11. **Application Fee:** A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing Notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

_____	Zoning Map Amendment	\$2,000.00
_____	Zoning Text Amendment	\$2,000.00
X	Contract/Conditional Rezoning	
	Under 5,000 sq. ft.	\$1,000.00
X	5,000 sq. ft. and over	\$3,000.00 X
	Legal Advertisements	percent of total bill
	Notices	.55 cents each
	(receipt of application, workshop and public hearing)	

NOTE: Legal notices placed in the newspaper are required by State Statue and local ordinance. Applicants are billed directly by the newspaper for these notices.

12. **Signature:** The above information is true and accurate to the best of my knowledge.

1-6-2004
Date of Filing

Paul D Gray
Signature of Applicant

Further Information:

Please contact the Planning Office for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the rezoning application which can provide additional background or context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

In the event of withdrawal of the zoning amendment application by the applicant in writing prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board
Portland, Maine

Effective: July 6, 1998

**Maine Medical Center
Portland, Maine Campus
Application for Zoning Amendment**

Section 2

**Application for Zoning Map Amendment
(Helistop Overlay Zone)**



APPLICATION FOR ZONING AMENDMENT
City of Portland, Maine
Department of Planning and Development
Portland Planning Board

1. Applicant Information:

Maine Medical Center
 Name

22 Bramhall Street
 Address

Portland, Maine 04102

871-2013 871-6516
 Phone Fax

2. Subject Property:

22 Bramhall Street
 Address

Map 53 Block D Lot 2
 Assessor's Reference (Chart-Block-Lot)

3. Property Owner: Applicant Other

Name

Address

Phone Fax

4. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

See Volume 2, Site Location of Development Application, Section 2

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

5. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

See Plan Set

6. Existing Use:

Describe the existing use of the subject property:

Parking Garage

7. Current Zoning Designation(s):

8. Proposed Use of Property: Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

Helicopter Landing Pad on top of existing garage

9. Sketch Plan: On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.) See plan set

10. Proposed Zoning: Please check all that apply:

A. Zoning Map Amendment, from R6 to H

B. Zoning Text Amendment to Section 14-_____

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (~~example~~), and language to be added is depicted with underline (example).

C. Conditional or Contract Zone

A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan and compatible with the surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)

11. **Application Fee:** A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing Notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

<u> X </u> Zoning Map Amendment	\$2,000.00
<u> </u> Zoning Text Amendment	\$2,000.00
<u> </u> Contract/Conditional Rezoning	
Under 5,000 sq. ft.	\$1,000.00
5,000 sq. ft. and over	\$3,000.00
Legal Advertisements	percent of total bill
Notices	.55 cents each
(receipt of application, workshop and public hearing)	

NOTE: Legal notices placed in the newspaper are required by State Statue and local ordinance. Applicants are billed directly by the newspaper for these notices.

12. **Signature:** The above information is true and accurate to the best of my knowledge.

1-6-2004
Date of Filing

Paul D Gray
Signature of Applicant

Further Information:

Please contact the Planning Office for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the rezoning application which can provide additional background or context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

In the event of withdrawal of the zoning amendment application by the applicant in writing prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board
Portland, Maine

Effective: July 6, 1998

**Maine Medical Center
Portland, Maine Campus
Application for Zoning Amendment**

Section 3

Application for Street Vacation

REQUIREMENTS FOR THE REVIEW OF STREET VACATION

1. \$2,000.00 fee paid with submission of petition including legal description of street.
2. List of current lot owners and their mortgagees of record, together with their addresses, for the entire subdivision.
3. Executed waiver and indemnification (see attached sample).
4. Letters from utilities (see attached sample).
5. Copies of any easements to be transferred.



APPLICATION FOR STREET VACATION
City of Portland, Maine
Planning and Development Department
Portland Planning Board

1. Applicant Information:

Maine Medical Center
 Name

22 Bramhall Street
 Address

Portland, Maine 04102

871-2013 871-6516
 Phone Fax

3. Property Owner: X Applicant X Other

 Name

 Address

 Phone Fax

2. Address of Street Vacation:

Charles Street, Charles Street
 Address

Extension, Crescent Street,

Wescott Street, Ellworth Street
 Assessor's Reference (Chart-Block-Lot)

Note: Subject property is shown on
Assessor's Reference (Chart-Block-Lot)

Map	Block	Lot
53	E	1
53	E	2
53	G	1
53	G	13
54	C	10
54	C	6

4. Application Fee: A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing Notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

- X Street Vacation (\$2,000.00)
- Legal Advertisements percent of total bill
- Notices .55 cents each
- (Notices are sent for workshops and public hearings)

NOTE: Legal notices placed in the newspaper are required by State Statute and local ordinance. Applicants are billed directly by the newspaper for these notices.

5. **Signature:** The above information is true and accurate to the best of my knowledge.

1-6-2004

Date of Filing

Paul D Gray

Signature of Applicant

VACATION WAIVER AND INDEMNIFICATION

WHEREAS, (petitioner) Maine Medical Center of
(petitioner's address) 22 Bramhall Street
(the "Petitioner") has requested the City of Portland (the "City") to vacate, pursuant to 30
M.R.S.A. 3027 et seq., a certain ~~(proposed town way/~~portion of a proposed town way) ~~known as~~
(~~name of proposed town way~~) more
particularly described as (insert description or a reference to description attached hereto and
hereby incorporated by reference)
Portions of Charles Street, Charles Street Extension, Crescent Street,
Wescott Street and Ellsworth Street as shown on the attached street vacation/
acceptance and land transfer plan

WHEREAS, the City of Portland as a condition precedent to any vacation of the proposed Town way or portion thereof requires a waiver of any and all claims which the Petitioner may have against the City for such vacation, and further, requires indemnification against any and all claims of any and all third persons arising out of or resulting from the vacation of said proposed Town way or portion thereof;

NOW, THEREFORE, in consideration OF THE City vacating said proposed Town way or portion thereof, the Petitioner for itself, its successors, heirs and assigns, agrees as follows:

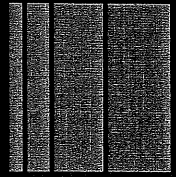
- 1. The Petitioner hereby waives any and all claims for damages which it may now or hereafter have against the City arising out of or resulting from any vacation of said proposed Town way or portion thereof by the City pursuant to 23 M.R.S.A. 3027 et seq.;
- 2. The Petitioner hereby agrees to defend, indemnify and hold harmless the City against any and all claims by any and all third persons against the City for damages arising out of or resulting from any vacation of said proposed Town way or portion thereof by the City pursuant to 23 M.R.S.A. 3027 et seq.

Dated: 01-06-04

Paul D Gray
Petitioner's Signature

PAUL D. GRAY
Petitioner's Printed Name

VP - PLANNING
Petitioner's Title



January 6, 2004
01046

David W. Coffin, PLS, Engineering Supervisor
Portland Water District
P.O. Box 3553
Portland, ME 04104-3553

Maine Medical Center Bramhall Campus Expansion - Abandonment of Charles Street

Dear Mr. Coffin:

We are currently preparing a site plan application to the City of Portland for the expansion/redevelopment of the Maine Medical Center Bramhall Campus. This project will include the construction of a four-story hospital building, a parking garage, a central utility plant, a helopad, and various infrastructure improvements throughout the hospital campus.

The proposed four-story hospital building will be connected to the existing Richards Wing of the main hospital over a portion of the existing Charles Street right-of-way. As a result, we are proposing the abandonment of a portion of Charles Street as a public roadway and the realignment of the intersections of Charles Street, Ellsworth Street, and Wescott Street. The abandonment of Charles Street will begin at the intersection of Charles Street and Ellsworth Street and continue northerly to the intersection of Charles Street and Crescent Street.

We are proposing to abandon Portland Water District's existing 6" water main from the intersection of Crescent and Wescott Streets along the length of the existing Charles Street right-of-way to the intersection of Charles and Russell Streets. In addition, we plan to abandon the existing water line located in Wescott Street from Ellsworth Street to Crescent Street. We plan to abandon all water service connections associated with these water mains. An explanation of the new water mains and service connections is provided below.

A new 8" water line will be installed from the intersection of Crescent and Wescott Streets and continue easterly until it ties into the existing water main located in Crescent Street.

A new 12" water line will then be installed from the intersection of Wescott and Crescent Streets and continue westerly down the hospital access road until it reconnects with the existing 12" water main located behind the L. L. Bean Building. An 8" water line will branch off the 12" line to provide a 6" and a 4" service connection to the L. L. Bean Building.

A new 12" water line will be installed from the intersection of Ellsworth Street and Wescott Street southwesterly along the new roadway right-of-way until it ties into the existing 12" water line located in Brackett Street. A new service connection will be provided off this main for the new Charles Street hospital building. Additional service connections will be provided off this line to service the Richards Wing, Pavilion A and Pavilion C of the hospital.

A new 12" water line will replace the existing water line located in Wescott Street. The new line will extend from the intersection of Wescott and Crescent Streets southerly along the new Wescott Street right-of-way to the intersection of Wescott and Ellsworth Streets.

Prior to the beginning of construction, isolation valves will be installed at the intersections of Russell and Brackett Streets, and Hill and Ellsworth Streets. An additional isolation valve will be installed within Crescent Street approximately 60' southeasterly from the intersection of Wescott and Crescent Streets. These valves will allow for the installation of the proposed water lines while still providing water service to the surrounding neighborhoods during construction.

Attached please find an existing conditions plan, a proposed conditions plan, and a street vacation/acceptance and land transfer plan.

We are currently preparing plans for a Planning Board Workshop submittal and anticipate moving forward with the final design following that meeting. We are writing to request your acceptance of the abandonment of this portion of the Charles Street right-of-way and the realignment of the intersections of Charles Street, Ellsworth Street, and Wescott Street.

Thank you for your response to this request. If you have any questions or require any additional information, please contact me.

Sincerely,

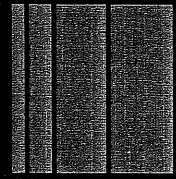
SEBAGO TECHNICS, INC.



Anthony P. Panciocco
Design Engineer

APP:app/jc
Enclosures

cc: Hank Dunn, Maine Medical Center



January 6, 2004
01046

Mr. Frank Brancely
Public Works Department
City of Portland
Portland, ME 04101

Maine Medical Center Bramhall Campus Expansion - Abandonment of Charles Street

Dear Mr. Brancely:

We are currently preparing a site plan application to the City of Portland for the expansion/redevelopment of the Maine Medical Center Bramhall Campus. This project will include the construction of a four-story hospital building, a parking garage, a central utility plant, a helopad, and various infrastructure improvements throughout the hospital campus.

The proposed four-story hospital building will be connected to the existing Richards Wing of the main hospital over a portion of the existing Charles Street right-of-way. As a result, we are proposing the abandonment of a portion of Charles Street as a public roadway and the realignment of the intersections of Charles Street, Ellsworth Street, and Wescott Street. The abandonment of Charles Street will begin at the intersection of Charles Street and Ellsworth Street and continue northerly to the intersection of Charles Street and Crescent Street.

Due to the realignment of the aforementioned streets, we are proposing to relocate and/or replace various portions of the public drainage/sanitary infrastructure in the streets surrounding the Maine Medical Center Campus. Areas affected by the realignment include: the intersection of Crescent and Wescott Streets, Wescott Street, the intersection of Wescott and Ellsworth Streets, Ellsworth Street, the intersection of Ellsworth and Charles Streets, Charles Street, the intersection of Charles and Russell Streets, the intersection of Brackett and Russell Streets, and Brackett Street. The attached existing conditions plan and proposed utility plan reflect the changes that are proposed to be made due to the roadway abandonment and realignment.

In addition, we are also proposing to abandon the existing sewer line and associated sewer line right-of-way, which extends from Crescent Street northerly down the existing undeveloped steeply sloped area to Congress Street. Drainage infrastructure within this area will be removed due to the realignment of Charles Street and the construction of the proposed parking garage.

The rerouting of both the private and public utilities surrounding the hospital property will result in an increase in post-development runoff at a few locations where the runoff from the campus enters the public system. The attached stormwater management report shows the general drainage patterns in both the pre and post-developed conditions and indicates where the increases in post-development runoff will enter the public system.

Attached please find an existing conditions plan, a proposed conditions plan, and a street vacation/acceptance and land transfer plan.

We are currently preparing plans for a Planning Board Workshop submittal and anticipate moving forward with the final design following that meeting. We are writing to request your acceptance of the abandonment of this portion of the Charles Street right-of-way and the realignment of the intersections of Charles Street, Ellsworth Street, and Wescott Street.

Thank you for your response to this request. If you have any questions or require any additional information, please contact me.

Sincerely,

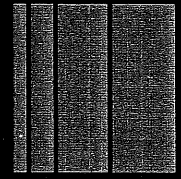
SEBAGO TECHNICS, INC.



Anthony P. Panciocco
Design Engineer

APP:app/jc
Enclosures

cc: Hank Dunn, Maine Medical Center



January 6, 2004
01046

Ben Diaz, Electrical Division Supervisor
Portland Fire Department
109 Middle Street
Portland, ME 04103

Maine Medical Center Bramhall Campus Expansion - Abandonment of Charles Street

Dear Mr. Diaz:

We are currently preparing a site plan application to the City of Portland for the expansion/redevelopment of the Maine Medical Center Bramhall Campus. This project will include the construction of a four-story hospital building, a parking garage, a central utility plant, a helopad, and various infrastructure improvements throughout the hospital campus.

The proposed four-story hospital building will be connected to the existing Richards Wing of the main hospital over a portion of the existing Charles Street right-of-way. As a result, we are proposing the abandonment of a portion of Charles Street as a public roadway and the realignment of the intersections of Charles Street, Ellsworth Street, and Wescott Street. The abandonment of Charles Street will begin at the intersection of Charles Street and Ellsworth Street and continue northerly to the intersection of Charles Street and Crescent Street.

We are proposing to eliminate the aboveground utility poles along Crescent Street from Charles Street to Wescott Street. Along that portion of Crescent Street, the existing fire alarm cables are routed aboveground on these utility poles. These fire alarm cables feed the existing 13 Charles Street building, along with a fire alarm pull box located at the corner of Crescent Street and Wescott Street. Per our previous conversation, it is my understanding that you have no objection to the removal of these poles and the removal of the fire alarm cables in this area.

The fire alarm feed for the new Charles Street Building is proposed to be fed internally from the existing Honeywell system located within the L. L. Bean Building.

Attached please find an existing conditions plan, a proposed conditions plan, and a street vacation/acceptance and land transfer plan.

We are currently preparing plans for a Planning Board Workshop submittal and anticipate moving forward with the final design following that meeting. We are writing to request your

Mr. Diaz

-2-

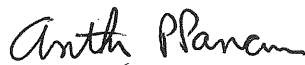
January 6, 2004

We are currently preparing plans for a Planning Board Workshop submittal and anticipate moving forward with the final design following that meeting. We are writing to request your acceptance of the abandonment of this portion of the Charles Street right-of-way and the realignment of the intersections of Charles Street, Ellsworth Street, and Wescott Street.

Thank you for your response to this request. If you have any questions or require any additional information, please contact me.

Sincerely,

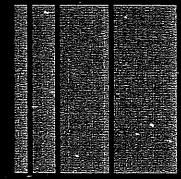
SEBAGO TECHNICS, INC.



Anthony P. Panciocco
Design Engineer

APP:app/jc
Enclosures

cc: Hank Dunn, Maine Medical Center



January 6, 2004
01046

Michael T. Smith
Northern Utilities Natural Gas
1075 Forest Avenue
Portland, ME 04104

Maine Medical Center Bramhall Campus Expansion - Abandonment of Charles Street

Dear Mr. Smith:

We are currently preparing a site plan application to the City of Portland for the expansion/redevelopment of the Maine Medical Center Bramhall Campus. This project will include the construction of a four-story hospital building, a parking garage, a central utility plant, a helopad, and various infrastructure improvements throughout the hospital campus.

The proposed four-story hospital building will be connected to the existing Richards Wing of the main hospital over a portion of the existing Charles Street right-of-way. As a result, we are proposing the abandonment of a portion of Charles Street as a public roadway and the realignment of the intersections of Charles Street, Ellsworth Street, and Wescott Street. The abandonment of Charles Street will begin at the intersection of Charles Street and Ellsworth Street and continue northerly to the intersection of Charles Street and Crescent Street.

We are proposing to abandon Northern Utilities' existing gas mains at the following locations: from the intersection of Crescent and Charles Streets, easterly along Crescent Street, to approximately 35' west of the intersection of Crescent and Wescott Streets; from the intersection of Crescent and Charles Streets, southerly along Charles Street, to the intersection of Charles and Ellsworth Streets; and from the intersection of Ellsworth and Wescott Streets, westerly along Ellsworth Street, to the intersection of Ellsworth and Charles Streets. All gas service connections off these portions of the main will be abandoned. An explanation of the new gas mains and service connections is provided below.

A new 4" gas main will be installed from the intersection of Wescott and Ellsworth Streets northerly along Wescott Street to the intersection of Wescott and Crescent Streets. At that location, the new gas main will reconnect to the existing gas main located in Crescent Street.

A new 4" gas main will be installed in Crescent Street from approximately 35' west of the intersection of Crescent and Wescott Streets to the entranceway of the emergency room drop off area, off Crescent Street. New gas connections to service the L. L. Bean wing of the hospital will extend from the gas line at this point.

Attached please find an existing conditions plan, a proposed conditions plan, and a street vacation/acceptance and land transfer plan.

We are currently preparing plans for a Planning Board Workshop submittal and anticipate moving forward with the final design following that meeting. We are writing to request your acceptance of the abandonment of this portion of the Charles Street right-of-way and the realignment of the intersections of Charles Street, Ellsworth Street, and Wescott Street.

Thank you for your response to this request. If you have any questions or require any additional information, please contact me.

Sincerely,

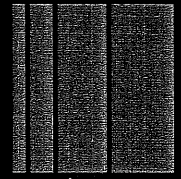
SEBAGO TECHNICS, INC.



Anthony P. Panciocco
Design Engineer

APP:app/jc
Enclosures

cc: Hank Dunn, Maine Medical Center



January 6, 2004
01046

Mr. Don Johnson
Time Warner Cable
118 Johnson Road
Portland, ME 04102

Maine Medical Center Bramhall Campus Expansion - Abandonment of Charles Street

Dear Mr. Johnson:

We are currently preparing a site plan application to the City of Portland for the expansion/redevelopment of the Maine Medical Center Bramhall Campus. This project will include the construction of a four-story hospital building, a parking garage, a central utility plant, a helopad, and various infrastructure improvements throughout the hospital campus.

The proposed four-story hospital building will be connected to the existing Richards Wing of the main hospital over a portion of the existing Charles Street right-of-way. As a result, we are proposing the abandonment of a portion of Charles Street as a public roadway and the realignment of the intersections of Charles Street, Ellsworth Street, and Wescott Street. The abandonment of Charles Street will begin at the intersection of Charles Street and Ellsworth Street and continue northerly to the intersection of Charles Street and Crescent Street.

Based on previous telephone conversations between yourself and Sebago Technics, Inc., it is our understanding that there are no Time Warner cable lines in the area of Charles, Crescent, Wescott, Brackett, and Ellsworth Streets. The cable feeds for the Maine Medical Center originate off Gilman Street and enter the hospital via overhead lines at the L. L. Bean building and Annex A of the hospital.

Attached please find an existing conditions plan, a proposed conditions plan, and a street vacation/acceptance and land transfer plan.

We are currently preparing plans for a Planning Board Workshop submittal and anticipate moving forward with the final design following that meeting. We are writing to request your acceptance of the abandonment of this portion of the Charles Street right-of-way and the realignment of the intersections of Charles Street, Ellsworth Street, and Wescott Street.

Mr. Johnson

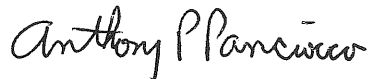
-2-

January 6, 2004

Thank you for your response to this request. If you have any questions or require any additional information, please contact me.

Sincerely,

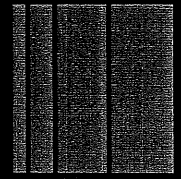
SEBAGO TECHNICS, INC.



Anthony P. Panciocco
Design Engineer

APP:app/jc
Enclosures

cc: Hank Dunn, Maine Medical Center



January 6, 2004
01046

Mr. Troy F. McDonald
Verizon
5 Davis Farm Road
Portland, ME 04103

Maine Medical Center Bramhall Campus Expansion - Abandonment of Charles Street

Dear Mr. McDonald:

We are currently preparing a site plan application to the City of Portland for the expansion/redevelopment of the Maine Medical Center Bramhall Campus. This project will include the construction of a four-story hospital building, a parking garage, a central utility plant, a helopad, and various infrastructure improvements throughout the hospital campus.

The proposed four-story hospital building will be connected to the existing Richards Wing of the main hospital over a portion of the existing Charles Street right-of-way. As a result, we are proposing the abandonment of a portion of Charles Street as a public roadway and the realignment of the intersections of Charles Street, Ellsworth Street, and Wescott Street. The abandonment of Charles Street will begin at the intersection of Charles Street and Ellsworth Street and continue northerly to the intersection of Charles Street and Crescent Street.

We are proposing the removal of above ground utility poles along Crescent Street from Charles Street to Wescott Street. In this area, telephone service is supplied via the existing utility poles. New telephone service will be provided by both underground and aboveground service connections within this area.

We are also proposing the removal of the existing Verizon line, which feeds Maine Medical Center via Ellsworth Street. A proposed duct bank, located within the Ellsworth Street right-of-way, will provide new service to the hospital.

Attached please find an existing conditions plan, a proposed conditions plan, and a street vacation/acceptance and land transfer plan.

Mr. McDonald

-2-

January 6, 2004

We are currently preparing plans for a Planning Board Workshop submittal and anticipate moving forward with the final design following that meeting. We are writing to request your acceptance of the abandonment of this portion of the Charles Street right-of-way and the realignment of the intersections of Charles Street, Ellsworth Street, and Wescott Street.

Thank you for your response to this request. If you have any questions or require any additional information, please contact me.

Sincerely,

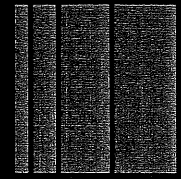
SEBAGO TECHNICS, INC.



Anthony P. Panciocco
Design Engineer

APP:app/jc
Enclosures

cc: Hank Dunn, Maine Medical Center



January 6, 2004
01046

Mr. Terry Bradish, P.E.
Distribution Engineer
Central Maine Power Company
162 Canco Road
Portland, ME 04103

Maine Medical Center Bramhall Campus Expansion - Abandonment of Charles Street

Dear Mr. Smith:

We are currently preparing a site plan application to the City of Portland for the expansion/redevelopment of the Maine Medical Center Bramhall Campus. This project will include the construction of a four-story hospital building, a parking garage, a central utility plant, a helopad, and various infrastructure improvements throughout the hospital campus.

The proposed four-story hospital building will be connected to the existing Richards Wing of the main hospital over a portion of the existing Charles Street right-of-way. As a result, we are proposing the abandonment of a portion of Charles Street as a public roadway and the realignment of the intersections of Charles Street, Ellsworth Street, and Wescott Street. The abandonment of Charles Street will begin at the intersection of Charles Street and Ellsworth Street and continue northerly to the intersection of Charles Street and Crescent Street.

We are proposing to abandon Central Maine Power's existing above ground utility poles in the following locations: along Crescent Street, from Charles Street to Wescott Street; along Wescott Street from Ellsworth Street to Crescent Street; and all existing utility poles located within the proposed footprint area of the new Charles Street building and all existing utility poles located in the proposed development area from Ellsworth Street to Brackett Street. The existing underground electrical feed to the hospital will also be abandoned to accommodate the new building and roadway layouts. An explanation of the new electrical supply for the hospital and surrounding properties is provided below.

New underground electric will supply power to the hospital and to properties abutting the hospital campus that are affected by the utility pole removals. Underground electric locations are shown on the attached plans. The distribution within the Hospital Campus will be through the new duct bank system and the existing duct bank system. We will contact you once construction is anticipated to begin in an effort to coordinate temporary service connections to the properties.

Attached please find an existing conditions plan, a proposed conditions plan, and a street vacation/acceptance and land transfer plan.

We are currently preparing plans for a Planning Board Workshop submittal and anticipate moving forward with the final design following that meeting. We are writing to request your acceptance of the abandonment of this portion of the Charles Street right-of-way and the realignment of the intersections of Charles Street, Ellsworth Street, and Wescott Street.

Thank you for your response to this request. If you have any questions or require any additional information, please contact me.

Sincerely,

SEBAGO TECHNICS, INC.



Anthony P. Panciocco
Design Engineer

APP:app/jc
Enclosures

cc: Hank Dunn, Maine Medical Center

**Maine Medical Center
Portland, Maine Campus
Application for Zoning Amendment**

Section 4

Application for Site Plan Review

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 Division.

Address of Proposed Development: 22 Bramhall Street		Zone: R6												
Total Square Footage of Proposed Structure: 432,000 SF.	Square Footage of Lot: 12.84 acres													
Tax Assessor's Chart, Block & Lot: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Chart#</td> <td style="width: 33%;">Block#</td> <td style="width: 33%;">Lot#</td> </tr> <tr> <td>53</td> <td>G</td> <td>1&13</td> </tr> <tr> <td>53</td> <td>D</td> <td>1C</td> </tr> <tr> <td>53</td> <td>E</td> <td>1&2</td> </tr> </table>	Chart#	Block#	Lot#	53	G	1&13	53	D	1C	53	E	1&2	Property owner's mailing address: 22 Bramhall Street Portland, Maine 04102	Telephone #: 207-871-6799
Chart#	Block#	Lot#												
53	G	1&13												
53	D	1C												
53	E	1&2												
Consultant/Agent, mailing address, phone # & contact person: William T. Conway, RLA Sebago Technics, Inc. One Chabot Street Westbrook, Maine 04092 207-856-0277	Applicant's name, mailing address, telephone #/Fax#/Pager#: Maine Medical Center 22 Bramhall Street Portland, Maine 04102 207-871-6799	Project name: Maine Medical Center Phase 1 Projects												
Proposed Development (check all that apply) <input checked="" type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition ___ Change of Use ___ Residential ___ Office ___ Retail ___ Manufacturing ___ Warehouse/Distribution ___ Parking lot ___ Subdivision (\$500.00) + amount of lots ___ (\$25.00 per lot) \$ _____ <input checked="" type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input checked="" type="checkbox"/> Traffic Movement (\$1,000.00) ___ Stormwater Quality (\$250.00) ___ Section 14-403 Review (\$400.00 + \$25.00 per lot) ___ Other _____														
Major Development (more than 10,000 sq. ft.) ___ Under 50,000 sq. ft. (\$500.00) ___ 50,000 - 100,000 sq. ft. (\$1,000.00) ___ Parking Lots over 100 spaces (\$1,000.00) ___ 100,000 - 200,000 sq. ft. (\$2,000.00) ___ 200,000 - 300,000 sq. ft. (\$3,000.00) <input checked="" type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) ___ After-the-fact Review (\$1,000.00 + applicable application fee)														
Minor Site Plan Review ___ Less than 10,000 sq. ft. (\$400.00) ___ After-the-fact Review (\$1,000.00 + applicable application fee)														
Plan Amendments ___ Planning Staff Review (\$250.00) ___ Planning Board Review (\$500.00)														

- Please see next page -

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Hank Dunn, P.E.
Maine Medical Center
22 Bramhall Street
Portland, Maine 04102

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, & 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 x11)
you may also visit the web site: ci.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:

Paul D Gray

Date: 01/06/04

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

**CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST**

Maine Medical Center Bramhall Campus
Project Name, Address of Project

Application Number _____

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
PLAN SET	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
	(2)	Name and address of applicant and name of proposed development	a
	(3)	Scale and north points	b
	(4)	Boundaries of the site	c
VOL 2, SEC 1	(5)	Total land area of site	d
	(6)	Topography - existing and proposed (2 feet intervals or less)	e
	(7)	Plans based on the boundary survey including:	2
VOL 2, SEC 11	(8)	Existing soil conditions	a
	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
	(11)	Approx location of buildings or other structures on parcels abutting the site	d
	(12)	Location of on-site waste receptacles	e
	(13)	Public utilities	e
	(14)	Water and sewer mains	e
	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
	(18)	Parking areas	g
	(19)	Loading facilities	g
	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
	(21)	Curb and sidewalks	g
	(22)	Landscape plan showing:	h
	(23)	Location of existing proposed vegetation	h
	(24)	Type of vegetation	h
	(25)	Quantity of plantings	h
	(26)	Size of proposed landscaping	h
	(27)	Existing areas to be preserved	h
	(28)	Preservation measures to be employed	h
	(29)	Details of planting and preservation specifications	h
	(30)	Location and dimensions of all fencing and screening	i
VOL 1, SEC 5	(31)	Location and intensity of outdoor lighting system	j
	(32)	Location of fire hydrants, existing and proposed	k
VOL 2, SEC 1	(33)	Written statement	c
	(34)	Description of proposed uses to be located on site	1
	(35)	Quantity and type of residential, if any	1
	(36)	Total land area of the site	b2
VOL 2, SEC 12	(37)	Total floor area and ground coverage of each proposed building and structure	b2
VOL 2, SEC 2	(38)	General summary of existing and proposed easements or other burdens	c3
VOL 2, SEC 18	(39)	Method of handling solid waste disposal	4
VOL 2, SEC 16, 17	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
VOL 2, SEC 12	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
VOL 2, SEC 1	(42)	An estimate of the time period required for completion of the development	7
COVER LETTER DATED 12-12-03	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8
N/A	(44)	The status of any pending applications	8
APRIL 10 04	(45)	Anticipated timeframe for obtaining such permits	h8

N/A (46)
VOL 2, SEG 3, 4 (47)

A letter of non jurisdiction h8
Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities;
- erosion and sedimentation controls to be used during construction;
- a parking and/or traffic study;
- and
- a noise study;
- an environmental impact study;
- a sun shadow study;
- a study of particulates and any other noxious emissions;
- a wind impact analysis.

Other comments:

TRAFFIC STUDY SUBMITTED UNDER SEPARATE COVER

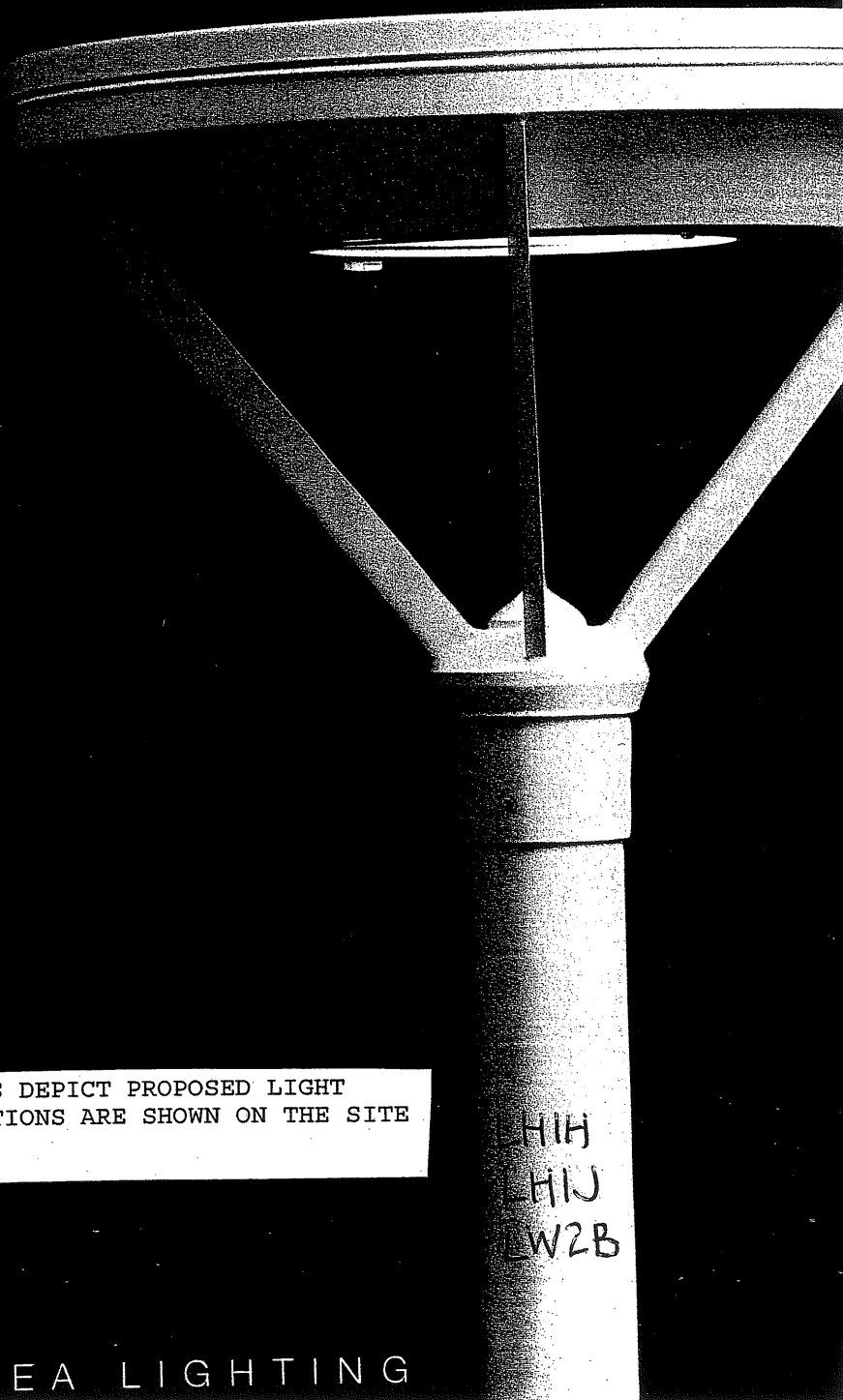
PARKING STUDY PREVIOUSLY SUBMITTED

SUN /SHADOW STUDY - SEE VOLUME 2, SECTION 24

CENTRAL UTILITY PLANT NOISE STUDY - SEE VOLUME 2, SECTION 5

LARGENT

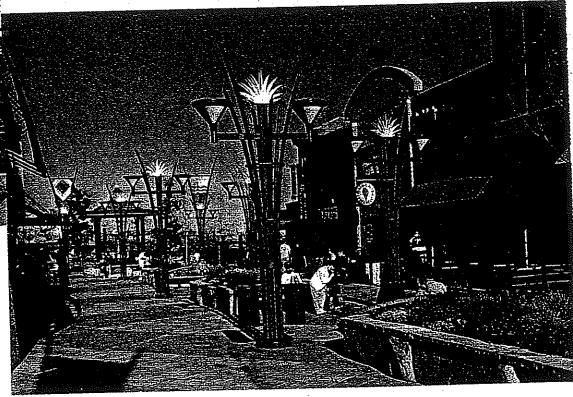
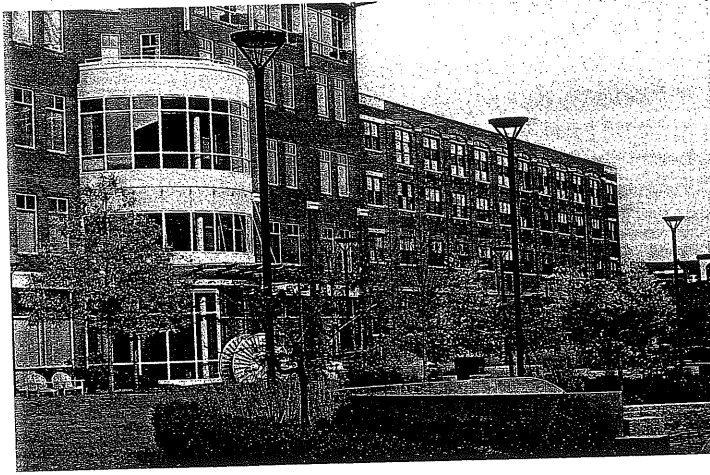
SL VTL / SL VTLDL / SL VTH



NOTE: THE FOLLOWING CATALOG CUT SHEETS DEPICT PROPOSED LIGHT FIXTURES. LIGHT FIXTURE TYPES AND LOCATIONS ARE SHOWN ON THE SITE LIGHTING PLAN, SHEET C500.

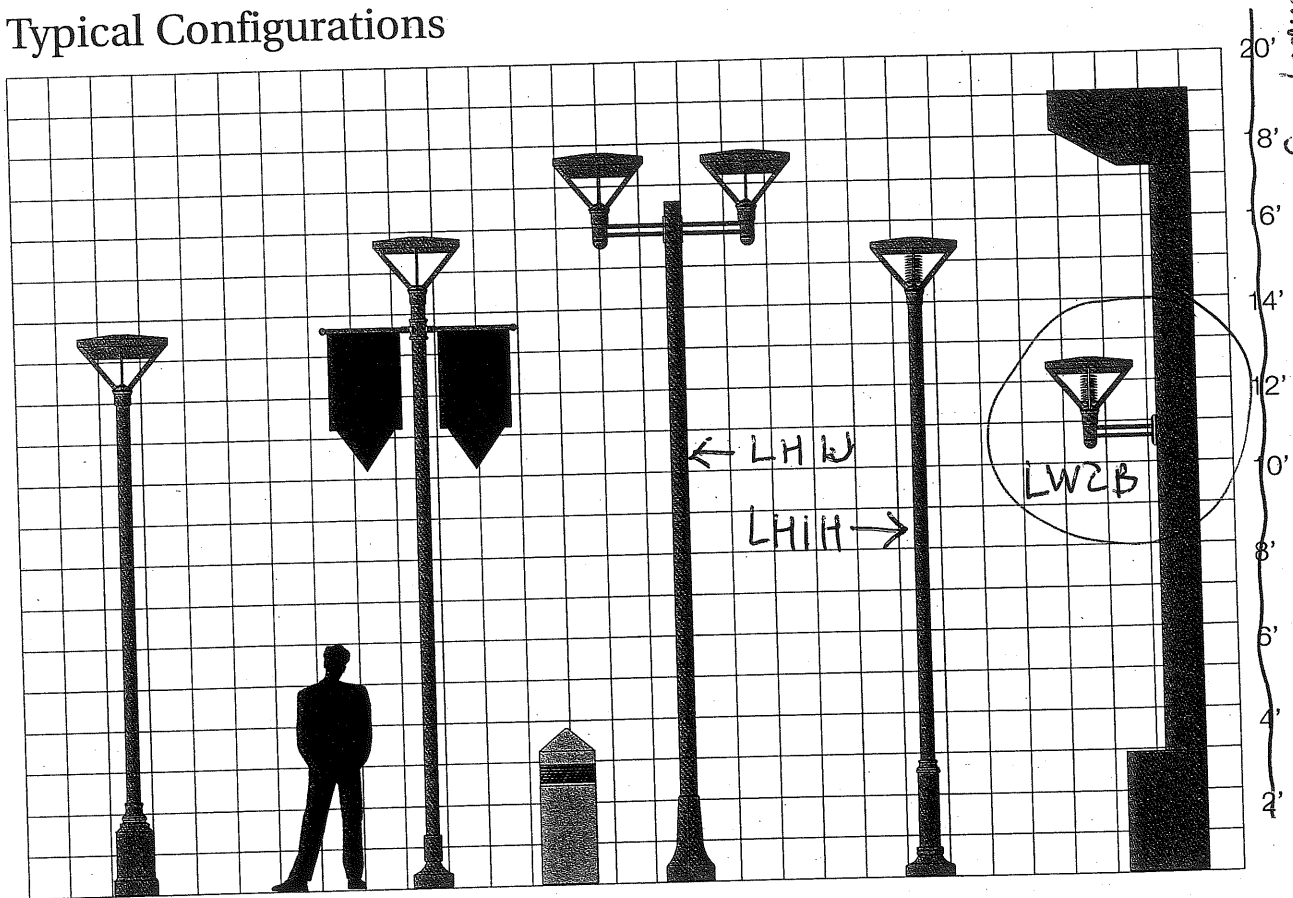
LHIH
LHIJ
LW2B

ARCHITECTURAL AREA LIGHTING



*See Legend
@ photometric plan for mounting heights*

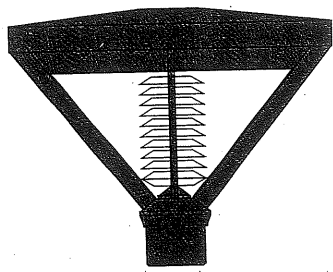
Typical Configurations



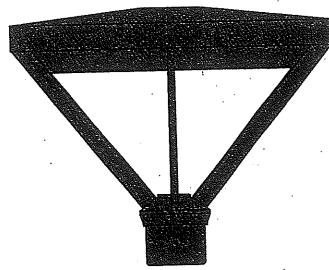
SCALE: 1/4"=1'

	SL VT-H5	SL VTDL	CB12S	2-SL VT-H3	SL VTL	SL VTL
HEAD	SL VT-H5	SL VTDL	CB12S	2-SL VT-H3	SL VTL	SL VTL
ARM	•	•	•	2-SLA 22	•	WMA 22
POLE	DB9-4R12	PR4-4R16	•	PR5-5R16	DB6-4R14	•
OPTIONS	•	BC2-4, BBD4-24	•	BC5-5	•	•

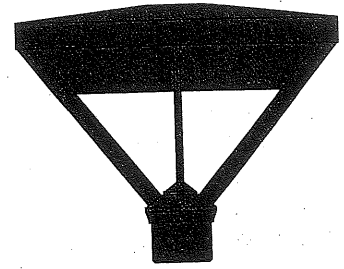
L A R G E N T



SL VTL
25 1/2" w x 20" h
WT: 32 EPA: 2.15 IP: 54



SL VTLDL
25 1/2" w x 20" h
WT: 32 EPA: 2.15 IP: 54



SL VTH
25 1/2" w x 20" h
WT: 32 EPA: 2.15 IP: 54

EXAMPLES

FIXTURE	BALLAST	ARM	BASE-POLE	COLOR	OPTIONS
SL VTL	100MH	•	DB6-4R12-125	BLK	•
SL VTLDL	150HPS	•	PR4-4R14-125	MAL	•
2-SL VT-H3	175MH	SLA 22	PR4-4R16-125	DGN	BC5-4
SL VT-H2	70MH	WMA 22	•	WHT	•

CATALOG NUMBER

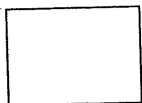
SL VTL	CLEAR ACRYLIC LENS WITH STACKED LOW BRIGHTNESS LOUVERS
SL VTLDL	LIGHTLY DIFFUSED CLEAR ACRYLIC LENS
SL VT-H2	TEMPERED GLASS LENS, TYPE 2 HORIZONTAL CUTOFF REFLECTOR
SL VT-H3	TEMPERED GLASS LENS, TYPE 3 HORIZONTAL CUTOFF REFLECTOR
SL VT-H4	TEMPERED GLASS LENS, TYPE 4 HORIZONTAL CUTOFF REFLECTOR
SL VT-H5	TEMPERED GLASS LENS, TYPE 5 HORIZONTAL CUTOFF REFLECTOR

OPTIONS

- QRS** Quartz restrike controller and socket for a T-4 mini-cand halogen lamp, maximum 150 watt. Reflector models only.
- QL** Socket for a T-4 mini-cand halogen lamp. Must be field wired to a separate 120 volt circuit. Maximum 150 watt, HID only. Reflector models only.

COLORS

Standard AAL colors are provided at no extra charge. RAL and custom matched colors are available upon request.



WHT
White



GALV
Galvanized



BLK
Black



VGR
Verde Green



DGN
Dark Green



CRT
Corten



DBZ
Dark Bronze



MAL
Matte Aluminum

BALLAST

70MH

70 watt metal halide multitap ballast 120/208/240/277 volt. Use medium base, clear ED-17 lamps.

70MHT6

70 watt metal halide multitap ballast 120/277 volt. Uses a G12 base, clear T-6 ceramic MH lamp.

100MH

100 watt metal halide multitap ballast 120/208/240/277 volt. Use medium base, clear ED-17 lamps.

150MH

150 watt metal halide multitap ballast 120/208/240/277 volt. Use medium base, clear ED-17 lamps.

150MHT6

150 watt metal halide ballast 120/208/240/277 volt. Uses a G12 base, clear T-6 ceramic MH lamp.

175MH

175 watt metal halide multitap ballast 120/208/240/277 volt. Use medium base, clear ED-17 lamps.

70HPS

70 watt high pressure sodium ballast 120/208/240/277 volt. Use medium base, clear ED-17 lamps.

100HPS

100 watt high pressure sodium ballast 120/208/240/277 volt. Use medium base, clear ED-17 lamps.

150HPS

150 watt high pressure sodium ballast 120/208/240/277 volt. Use medium base, clear ED-17 lamps.

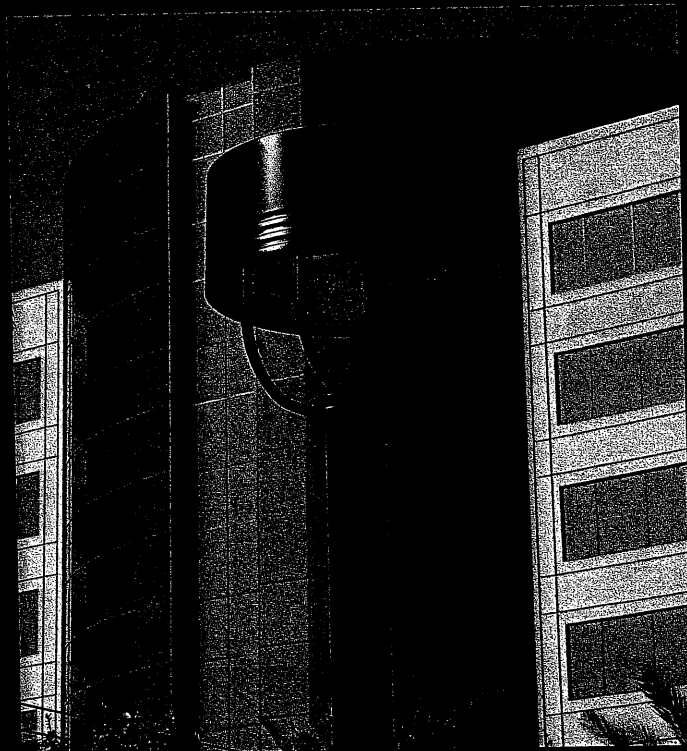
All ballasts prewired for 277 volts.

Lamps not included.

L A R G E N T

CURVILINEAR CUTOFF SERIES

70 - 1000 WATT

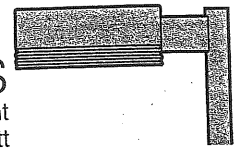


KIM LIGHTING

Ordering Information

Curvilinear Arm Mount

CC/CCS
17" - 29" Arm Mount
70 to 1000 Watt



Ordering Example:
For Standard Fixture
and Pole

Mounting	Fixture	Electrical Module	Finish	Options	Accent Reveals	Pole
1	2	3	4	5-11	12	13
1A / CC25A3 / 400MH277 / LG-P / A-33 / BL-REV / PRA30-6250A / LG-P						
					For CC only.	See separate Kim Pole Catalog. Omit for 1W Wall Mount.

1 Mounting:

3Y configuration is available for round poles only.

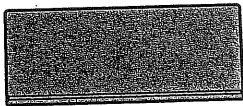
Plan View:	1A	2B	2L	3T	3Y	4C	1W
Cat. No:	1A	2B	2L	3T	3Y	4C	1W
EPA 17":	0.9	1.8	1.6	2.5	2.5	2.8	
21":	1.2	2.4	2.2	3.4	3.4	3.9	
25":	1.5	3.0	2.7	4.3	4.3	4.9	
29":	1.8	3.6	3.3	5.2	5.2	5.9	

2 Fixture:

Cat. No. designates CC/CCS fixture and light distribution.



CC fixtures have 3 horizontal reveals.



CCS fixtures have 1 horizontal groove.

See the Kim Site/Roadway Optical Systems Catalog for detailed information on reflector design and application.

For selection of fixture and mounting configuration based on photometric performance, see the **CC/CCS Photometric Catalog**.

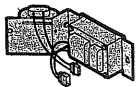
Fixture	Light Distribution:	Type II	Type III	Type IV Forward Throw	Type V Square
CC 17"	Cat. No.:	CC17A2 CCS17A2	CC17A3 CCS17A3	CC17A4 CCS17A4	CC17A5 CCS17A5
CC 21"	Cat. No.:	CC21A2 CCS21A2	CC21A3 CCS21A3	CC21A4 CCS21A4	CC21A5 CCS21A5
CC 25"	Cat. No.:	CC25A2 CCS25A2	CC25A3 CCS25A3	CC25A4 CCS25A4	CC25A5 CCS25A5
CC 29"	Cat. No.:		CC29A3 CCS29A3		CC29A5 CCS29A5

3 Electrical Module:

HPS = High Pressure Sodium

MH = Metal Halide

PMH = Pulse Start Metal Halide



Lamp Watts	Lamp Type	Line Volts
400	HPS	277

CC/CCS 17"			CC/CCS 21" and 25"			CC/CCS 29"	
70HPS120	100HPS120	150HPS120	150HPS120	250HPS120	400HPS120	750HPS120	1000HPS120
70HPS208	100HPS208	150HPS208	150HPS208	250HPS208	400HPS208	750HPS208	1000HPS208
70HPS240	100HPS240	150HPS240	150HPS240	250HPS240	400HPS240	750HPS240	1000HPS240
70HPS277	100HPS277	150HPS277	150HPS277	250HPS277	400HPS277	750HPS277	1000HPS277
70HPS347	100HPS347	150HPS347	150HPS347	250HPS347	400HPS347	750HPS347	1000HPS347
			150HPS480	250HPS480	400HPS480	750HPS480	1000HPS480
70MH120	100MH120	150MH120	175MH120	250MH120	400MH120	1000MH120	
70MH208	100MH208	150MH208	175MH208	250MH208	400MH208	1000MH208	
70MH240	100MH240	150MH240	175MH240	250MH240	400MH240	1000MH240	
70MH277	100MH277	150MH277	175MH277	250MH277	400MH277	1000MH277	
70MH347	100MH347	150MH347	175MH347	250MH347	400MH347	1000MH347	
			175MH480	250MH480	400MH480	1000MH480	
175MH120			250PMH120	400PMH120			
175MH208			250PMH208	400PMH208			
175MH240			250PMH240	400PMH240			
175MH277			250PMH277	400PMH277			
175MH347				400PMH347			
				400PMH480			

4 Finish:

Super TGIC powder coat paint over chromate conversion coating.

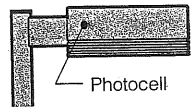
Color: Black	Dark Bronze	Light Gray	Platinum Silver	White	¹ Custom Colors
Cat. No.: BL-P	DB-P	LG-P	PS-P	WH-P	CC-P

¹Consult representative for custom colors.

5 Optional Photocell:

Factory installed photocell in housing with fully gasketed sensor on side wall. For 17", 21", and 25" fixtures only.

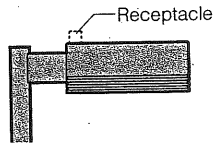
* Fixture with photocell
s slave unit(s)



Mounting (see page 10)	Wattage per fixture	Voltage	Cat. No.
1A, 1W	70-400W	120	A-30
2B		208	A-31
2L		240	A-32
3T, 3Y		277	A-33
		347	A-35
4C	70-250W	480	A-34
4C	400W	120	2A-30
		208	2A-31
		240	2A-32
		277	2A-33
		347	2A-35
		480	2A-34

6 Optional Photocell Receptacle:

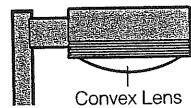
29" fixture only.
One per fixture required.



Cat. No.: **A-25**

Factory installed in flat portion of housing top for NEMA base photocells by others. Cat. No. **A-25** applies for all voltages (120V-480V).

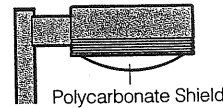
7 Optional Convex Glass Lens:



Cat. No.: **CGL**

Tempered convex glass lens replaces standard flat lens.

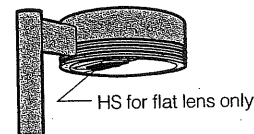
8 Optional Polycarbonate Shield:



Cat. No.:
L17 for 17" models
L21 for 21" models
L25 for 25" models

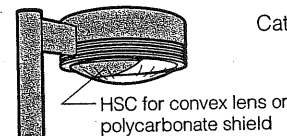
Polycarbonate Shield replaces standard tempered glass lens. 250 watt maximum. May be used with 400HPS in outdoor locations where ambient air temperature during fixture operation will not exceed 85°F. See **"CAUTION"** on page 13.

9 Optional Houseside Shield:



Cat. No.: **HS**

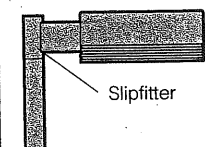
For 17", 21", and 25" models with Types II, III, or IV distributions only. Recommended for use with clear lamps only. Effectiveness is reduced for coated lamps.



Cat. No.: **HSC**

For fixtures with optional convex glass lens or polycarbonate shield. Not for use with Type V light distributions.

10 Optional Vertical Slipfitter Mounts:



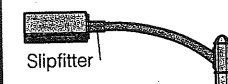
Cat. No
VSF-1A
VSF-2B
VSF-2L
VSF-3T
VSF-3Y
VSF-4C

Round

Mounting Configuration
1A - Single arm mount
2B - 2 at 180°
2L - 2 at 90°
3T - 3 at 90°
3Y - 3 at 120°
4C - 4 at 90°

Allows standard fixture and arm to be mounted to poles having a 2" pipe-size tenon (2 3/8" O.D. x 4 1/2" minimum length).

11 Optional Horizontal Slipfitter Mount:

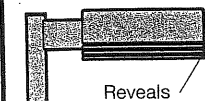


Cat. No.: **HSF**

Replaces standard mounting arm with a slipfitter for mounting to a horizontal pole davit-arm with 2" pipe-size mounting end (2 3/8" O.D.).

12 Optional Accent Reveals:

For CC series only.



Color: Black Dark Bronze Light Gray Platinum Silver White ²Custom Colors
Cat. No.: **BL-REV** **DB-REV** **LG-REV** **PS-REV** **WH-REV** **CC-REV**
²Consult representative for custom colors.

13 Poles:

See Kim Pole Catalog for a complete selection of round and square poles in aluminum or steel.

BOLLARDS
VRB
SERIES

Vandal-Resistant Round Bollards

26 - 100 WATT



KIM LIGHTING

Ordering Guide

Model Electrical Module Luminaire Finish
VRB1/100MH120/BL-P
 Example: Single Function Luminaire – Aluminum Shaft

Model Electrical Module Luminaire Finish Concrete Finish
VRB1C/100MH120/BL-P/CH-C
 Example: Single Function Luminaire – Concrete Shaft

Model Concrete Finish
VRBC/CH-C
 Example: Unlighted Concrete Bollard

Luminaire Finish (aluminum shaft finished to match)

Super TGIC thermoset polyester powder coat paint.

NOTE: Black and Dark Bronze colors will produce slightly less louver brightness than Light Gray or White. See page 8.

Cat. No.	Color
BL-P	Black
DB-P	Dark Bronze
LG-P	Light Gray
PS-P	Platinum Silver
WH-P	White

Concrete Finish

Available colors are integral in concrete mix. See page 8 for suggested combinations of concrete and luminaire finishes.

Cat. No.	Color
CH-C	Charcoal
BR-C	Brown
NG-C	Natural Gray
WH-C	White

Electrical Mode

NOTE: See page 4 for UL and CSA certification for line voltages below.

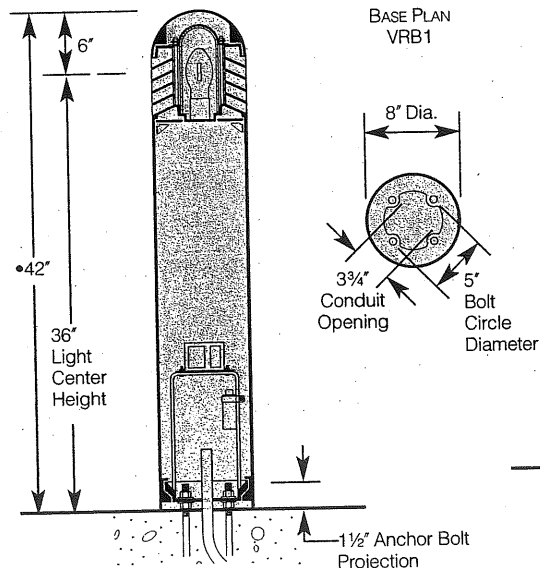
Lamp Mode (Lamps by others)	Electrical Mode Cat. No.	Line Volts	Line Watts	Max. Amps.
70 Watt Coated High Pressure Sodium E-17 Medium Base	70HPS120	120	91	1.45
	70HPS208	208	91	0.85
	70HPS240	240	91	0.75
	70HPS277	277	91	0.65
	70HPS347	347	91	0.62
100 Watt Coated High Pressure Sodium E-17 Medium Base	100HPS120	120	130	2.20
	100HPS208	208	130	1.27
	100HPS240	240	130	1.10
	100HPS277	277	130	0.85
	100HPS347	347	130	0.70
70 Watt Coated Metal Halide ED-17 Medium Base	70MH120	120	90	1.80
	70MH208	208	90	1.00
	70MH240	240	90	0.90
	70MH277	277	90	0.80
	70MH347	347	90	0.65
100 Watt Coated Metal Halide ED-17 Medium Base	100MH120	120	129	2.60
	100MH208	208	129	1.50
	100MH240	240	129	1.30
	100MH277	277	129	1.15
	100MH347	347	129	0.90
100 Watt Incandescent, A21 I.F. Medium Base	100INC	120	100	0.83
42 Watt Compact Fluorescent G24D-3 Base	42PL¹	120	46	0.38
		208		0.21
		240		0.19
		277		0.17

NOTE: For lamp/ballast information outside of the U.S.A. and Canada, please consult your local Kim representative.

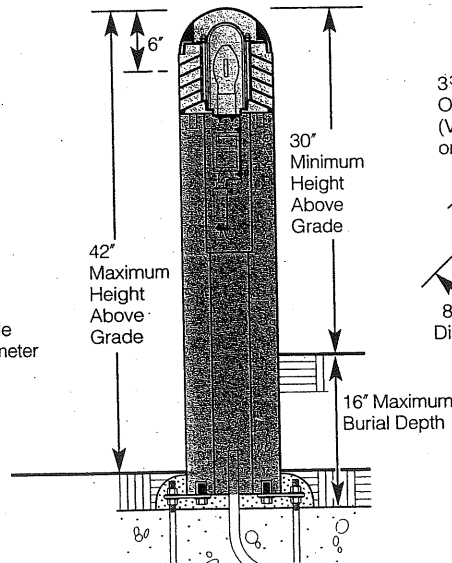
¹ Operates one 26, 32, or 42 watt lamp at 120 thru 277 volts (50-60 Hz).

VRB1

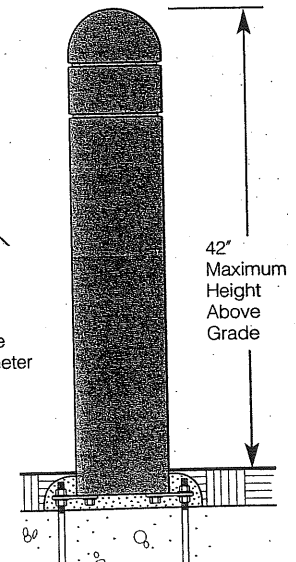
•30" or 36" overall height available.
 Consult Kim representative.



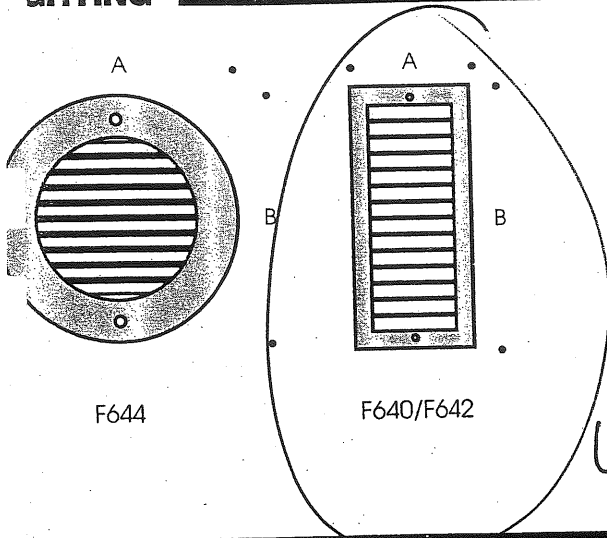
VRB1C



VRBC



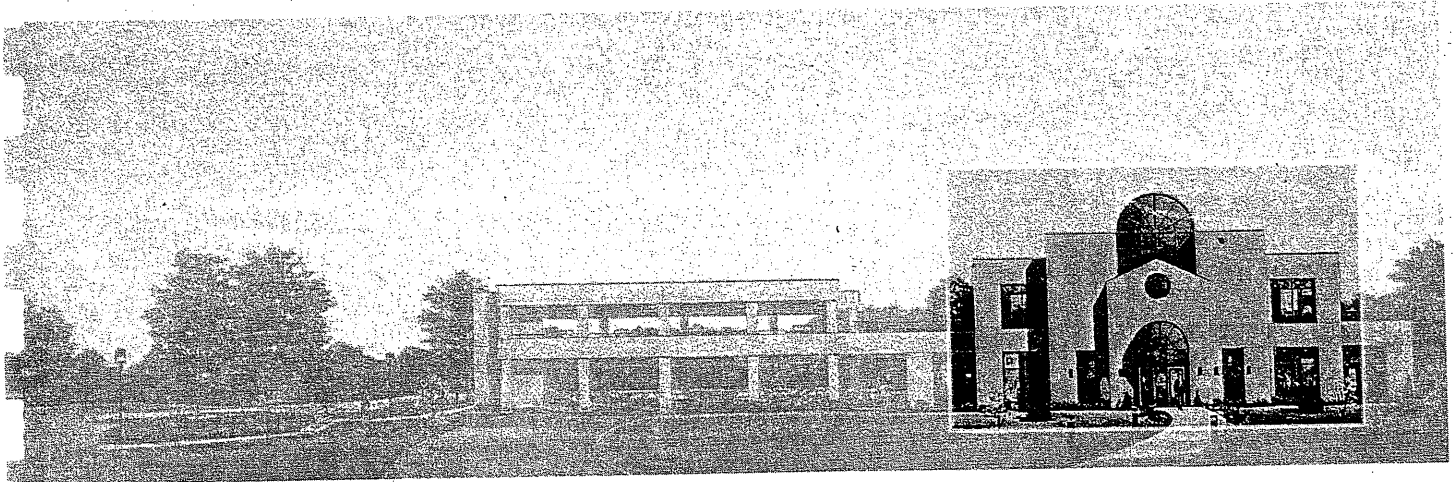
STEPLIGHTS F640/F642/F644



Fixture	Lamp Position	Lens	Watts	Distribution
F640	Vertical	Glass	7-60	ASY
Size	A	B	C	
	6" (152 mm)	10 1/2" (270 mm)	3 5/8" (92 mm)	
F642	Horizontal	Glass	13-75	ASY
Size	A	B	C	
	9" (229 mm)	9" (229 mm)	6" (152 mm)	
F644	Horizontal	Glass	13-100	ASY
Size	A	B	C	
	9" (229 mm)	9" (229 mm)	7 1/4" (184 mm)	

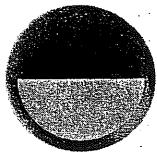
LW2K

APPLICATION SCALE

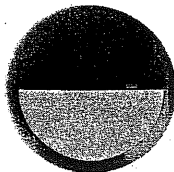


COMPANION FIXTURES

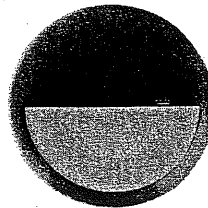
LMS400
(see Sect. D1-2)



LMS500
(see Sect. D1-2)



LMS600
(see Sect. D1-2)



Lightvault®

CONCEALED IN-GRADE LUMINAIRES

H.I.D. • HALOGEN • LOW VOLTAGE

NO COMPROMISES • NO ENCLOSURE • NO EQUALS



BRONZE AND COMPOSITE HOUSING

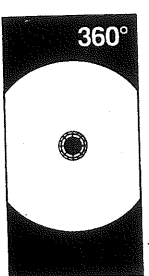


KIM LIGHTING

Ordering Example: **LTV740 / SP / 100MH277 / GM10**
 Fixture Optics Lamp Mode Options

Fixture **Optics** **Lamp Mode** **Options** (See pages 24-25)

LTV740
 Bronze Housing
 360° H.I.D.
 Directional Marker



SP Spot

Yoke mounted reflector and medium base socket for ED-17 H.I.D. lamp.

- | | |
|---------|----------|
| 70MH120 | 70HPS120 |
| 70MH208 | 70HPS208 |
| 70MH240 | 70HPS240 |
| 70MH277 | 70HPS277 |
| 70MH347 | 70HPS347 |

- | | |
|----------|-----------|
| 100MH120 | 100HPS120 |
| 100MH208 | 100HPS208 |
| 100MH240 | 100HPS240 |
| 100MH277 | 100HPS277 |
| 100MH347 | 100HPS347 |

TR10
 Trim Ring for flush mounting in concrete, brass.

GM10
 Grout Mask for fixture support during concrete pour, galvanized steel.

LTV40
 Composite Housing
 360° H.I.D.
 Directional Marker

LTV740H
 Bronze Housing
 180° H.I.D.
 Directional Marker



SP Spot

Yoke mounted reflector and medium base socket for ED-17 H.I.D. lamp.

- | | |
|---------|----------|
| 70MH120 | 70HPS120 |
| 70MH208 | 70HPS208 |
| 70MH240 | 70HPS240 |
| 70MH277 | 70HPS277 |
| 70MH347 | 70HPS347 |

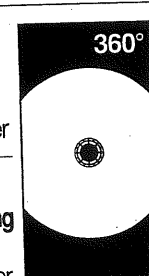
- | | |
|----------|-----------|
| 100MH120 | 100HPS120 |
| 100MH208 | 100HPS208 |
| 100MH240 | 100HPS240 |
| 100MH277 | 100HPS277 |
| 100MH347 | 100HPS347 |

TR10 Trim Ring Included.
 Highly recommended to optimize light grazing effect and drive-over durability.

Colored Lens
 Replaces standard clear lens.

LTV40H
 Composite Housing
 180° H.I.D.
 Directional Marker

LTV741
 Bronze Housing
 360° Halogen
 Directional Marker



PR PAR Lamp

Yoke mounted medium base socket for PAR38 halogen reflector lamp.

250HAL120
 250W maximum, lower wattage lamps may be used.

- RT10**
Rose
- AM10**
Amber
- RD10**
Red
- BF10**
Blue
- GR10**
Green

LTV41
 Composite Housing
 360° Halogen
 Directional Marker

LTV741H
 Bronze Housing
 180° Halogen
 Directional Marker



PR PAR Lamp

Yoke mounted medium base socket for PAR38 halogen reflector lamp.

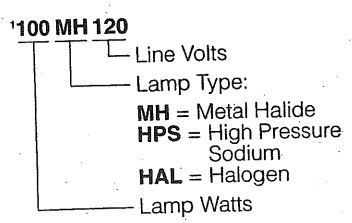
250HAL120
 250W maximum, lower wattage lamps may be used.

LTV41H
 Composite Housing
 180° Halogen
 Directional Marker

Hex Cell Louver

HL10
 Installs behind main lens. (See page 25)

Lamps by others - see pages 48-49 for lamp guide.





WALL MOUNTED

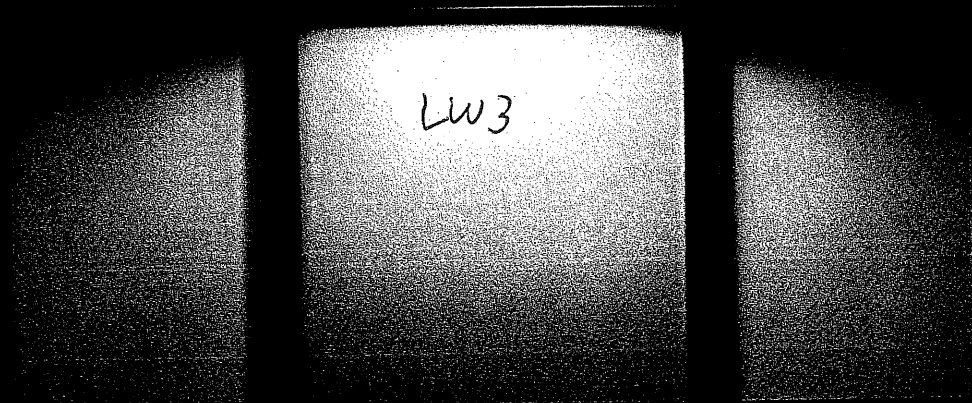
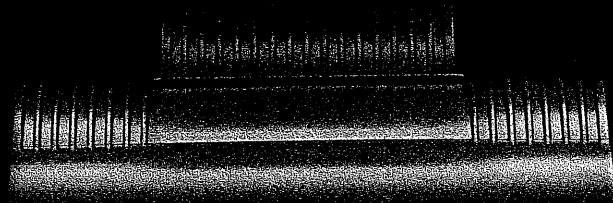
WD
SERIES



Wall Director®

WALL MOUNTED LUMINAIRES

70 - 400 WATT

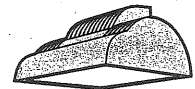


KIM LIGHTING

Ordering Information

Large Wall Director

WD18
Mogul Base
250 to 400 Watt



Ordering Example:

For Standard Fixture

Fixture Electrical Module Finish Options
WD18D3 / 250MH277 / BL-P / A-33
 1 2 3 4-11

1 Fixture:

Cat. No. designates **WD18** fixture, Up (U) or Down (D) configuration, and light distribution (2, 3, 4, G or S).

Fixture:	Light Distribution:	Type II	Type III	Type IV	Wall Grazer	Spot
UP 18'						
	Cat. No.:	WD18U2	WD18U3	WD18U4	WD18UG	WD18US
DOWN 18'						
	Cat. No.:	WD18D2	WD18D3	WD18D4	WD18DG	WD18DS

2 Electrical Module:

HPS = High Pressure Sodium

MH = Metal Halide

PMH = Pulse Start Metal Halide

See lamp and electrical data on pages 16 - 17 for ballast types and characteristics.



Lamp Watts	Lamp Type	Line Volts
400	HPS	277

250HPS120	400HPS120
250HPS208	400HPS208
250HPS240	400HPS240
250HPS277	400HPS277
250HPS347	400HPS347
250HPS480	400HPS480

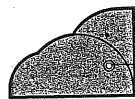
250MH120	400MH120	250PMH120	400PMH120
250MH208	400MH208	250PMH208	400PMH208
250MH240	400MH240	250PMH240	400PMH240
250MH277	400MH277	250PMH277	400PMH277
250MH347	400MH347		400PMH347
250MH480	400MH480		400PMH480

3 Finish:

Super TGIC powder coat paint over chromate conversion coating.

Color:	Black	Dark Bronze	Light Gray	Platinum Silver	White	Custom Colors
Cat. No.:	BL-P	DB-P	LG-P	PS-P	WH-P	CC-P Consult representative for custom colors.

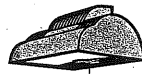
4 Optional Photocell:



Line Volts:	120V	208V	240V	277V	480V	347V
Cat. No.:	A-30	A-31	A-32	A-33	A-34	A-35

Photocell Sensor

5 Optional Houseside Shield:



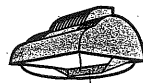
Cat. No.: **HS**

Combination louver shield and black end-panel for reflector. Factory installed to reflector module. Reduces light toward wall by the following amounts.

HS for flat lens

Approximate light reduction toward wall

WD18	Type II	Type III	Type IV
	-72%	-73%	-84%



Cat. No.: **HSC**

For fixtures with optional convex glass lens, or LS lens option.

HSC for convex lens

6 Optional 5° Shield:



Cat. No.: **5DS18**

Aluminum shield field-attached to lens frame. Maintains a horizontal cutoff fixture edge when the luminaire is tilted 5°. Finished to match the fixture.

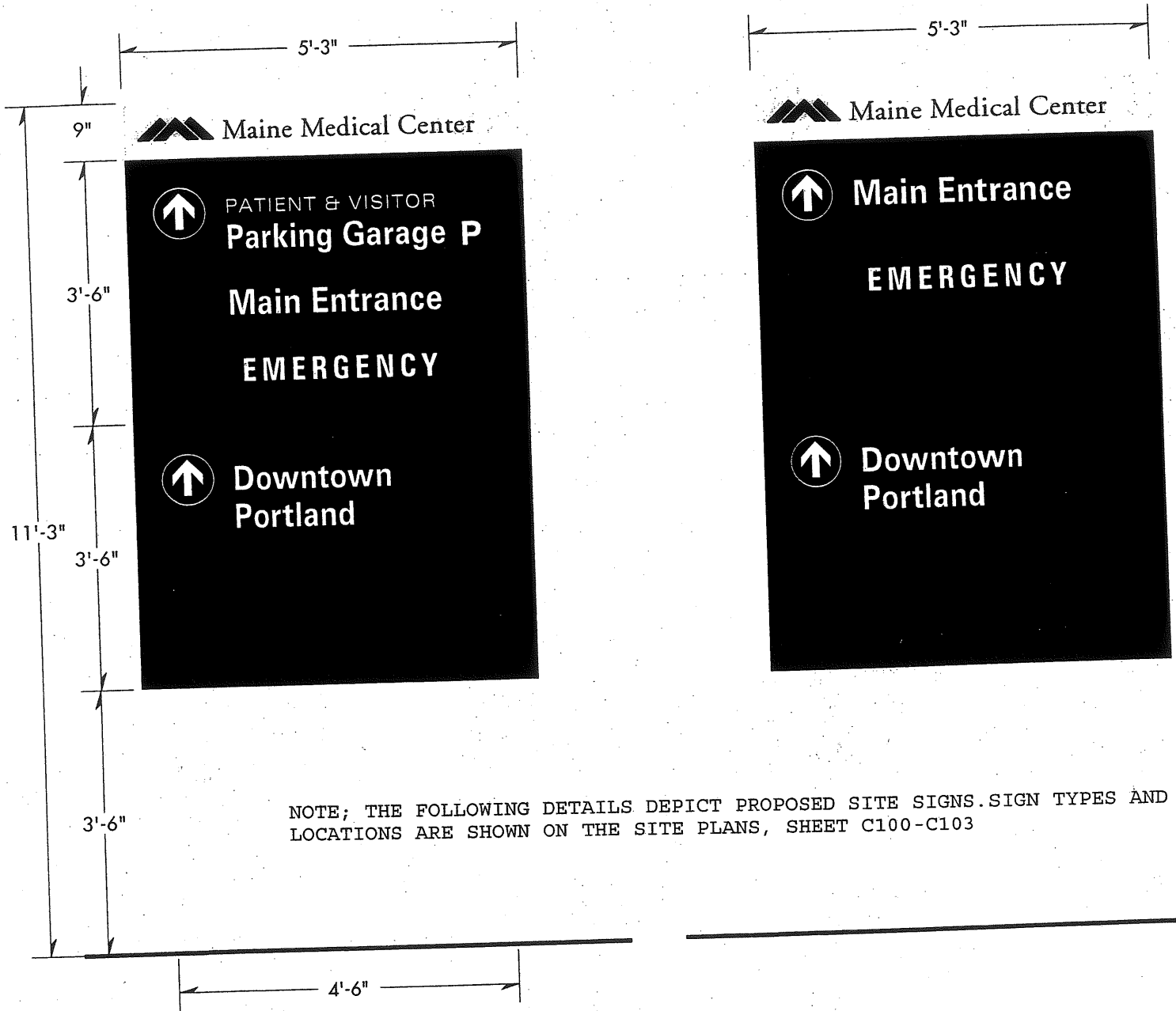
5° Shield

**Maine Medical Center
Portland, Maine Campus
Application for Zoning Amendment**

Section 6

Site Signage Details

Top View typical



NOTE; THE FOLLOWING DETAILS DEPICT PROPOSED SITE SIGNS. SIGN TYPES AND LOCATIONS ARE SHOWN ON THE SITE PLANS, SHEET C100-C103

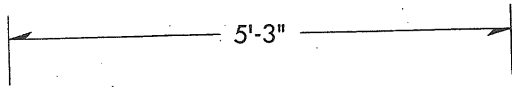
D1 Primary Directional Sign *D1-1*
 1 on corner of Gilman and Congress streets
 SDI-1

D1 Primary Directional Sign *D1-2*
 2 on Congress Street
 SDI-2



PROJECT
 Maine Medical Center/Portland
 Campus Graphics & Wayfinding
 Site Review
 Portland, ME

ENVIRONMENTAL GRAPHICS
 Gamble Design LLC
 154 Maplewood Avenue
 Portsmouth NH 03801
 603.427.1300



 Maine Medical Center



Main Entrance

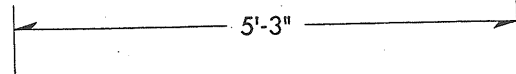
VALET & ACCESSIBLE

Parking P 

EMERGENCY



**Downtown
Portland**



 Maine Medical Center



Main Entrance

VALET & ACCESSIBLE

Parking P 



EMERGENCY 

PATIENT & VISITOR

Parking Garage P



Primary Directional Sign D1-3

on corner of Congress and Bramhall streets

SDI-3



Primary Directional Sign D1-4

on Charles Street

SDI-4

DESIGN TEAM

TRO Architecture & Master Plan

617.969.9400

Sebago Technics Site & Landscape Arch.

207.856.0277

DRAWING TITLE

Primary Directional Signs

Message Layouts D1.1-4

Scale: 1/2" = 1' - 0"

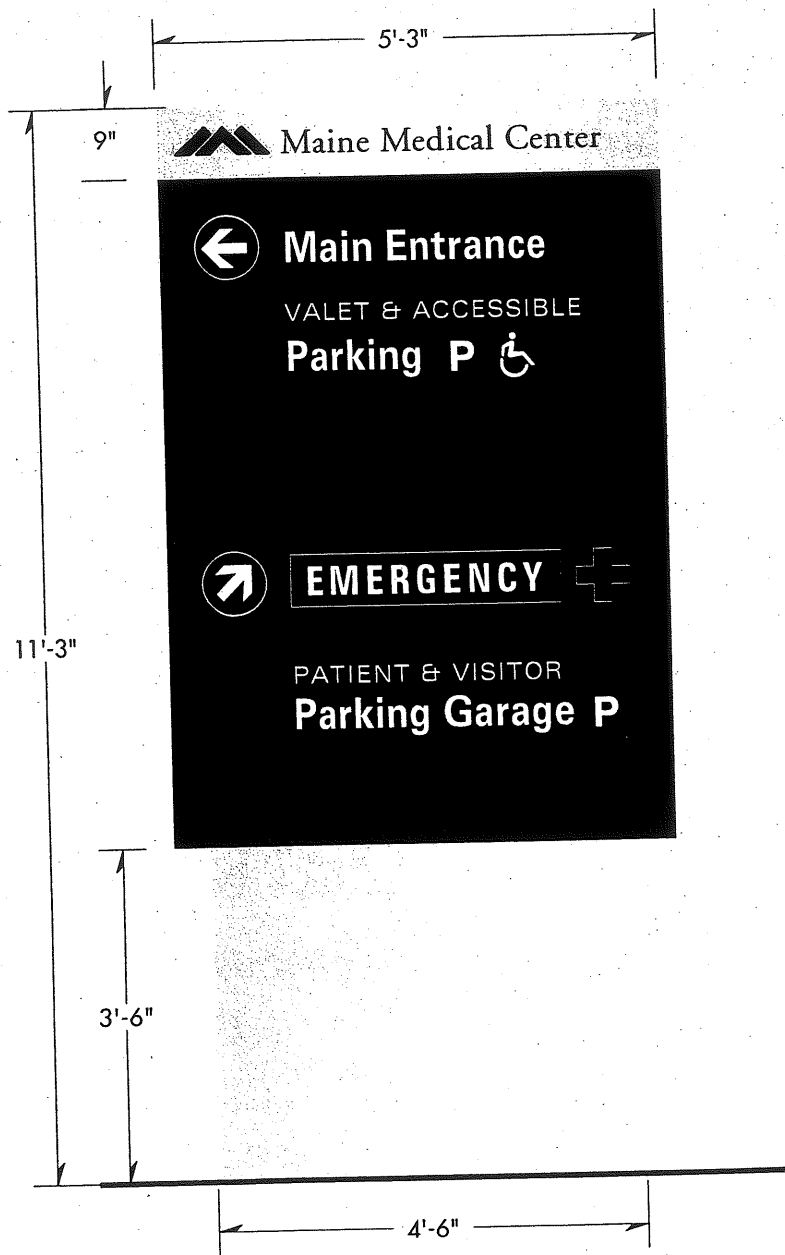
15 December 2003

DRAWING N°

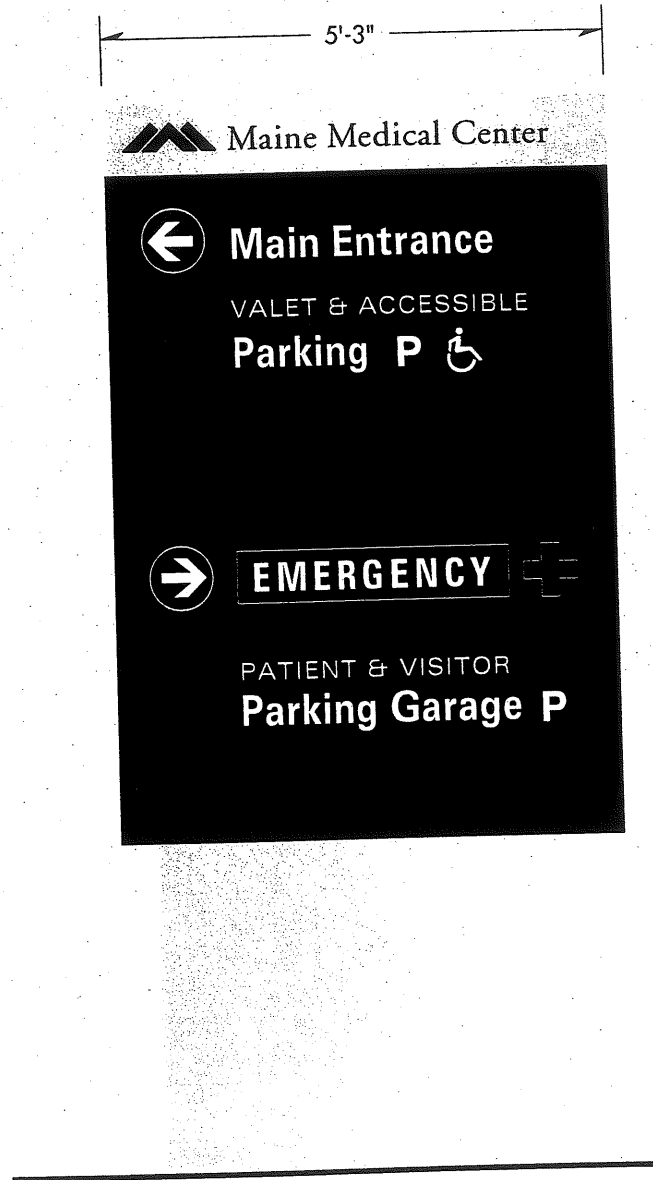
D1.1-4



Top View typical



Primary Directional Sign D1-5
on Charles Street
(SD1-5)



Primary Directional Sign D1-6
on corner of Charles and Ellsworth streets
(SD1-6)

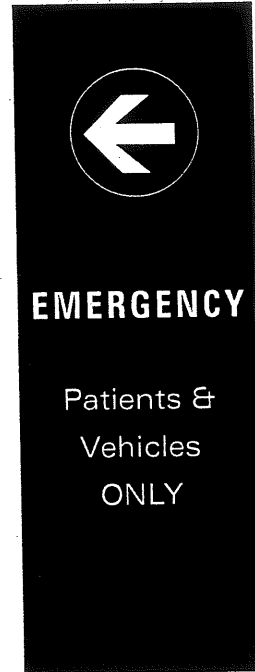
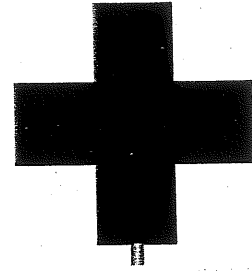
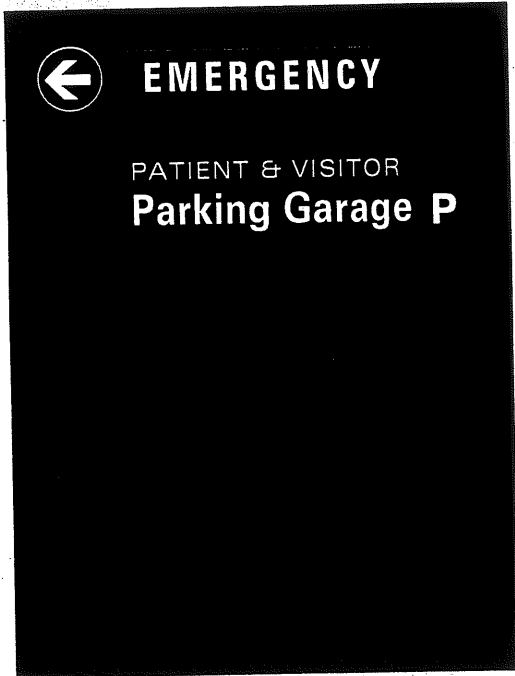


PROJECT
Maine Medical Center/Portland
Campus Graphics & Wayfinding
Site Review
Portland, ME

ENVIRONMENTAL GRAPHICS
Gamble Design LLC
154 Maplewood Avenue
Portsmouth NH 03801
☎ 603.427.1300

5'-3"

 Maine Medical Center



D1 7 Primary Directional Sign D1-7
on corner of Charles and Crescent streets
(SD1-7)

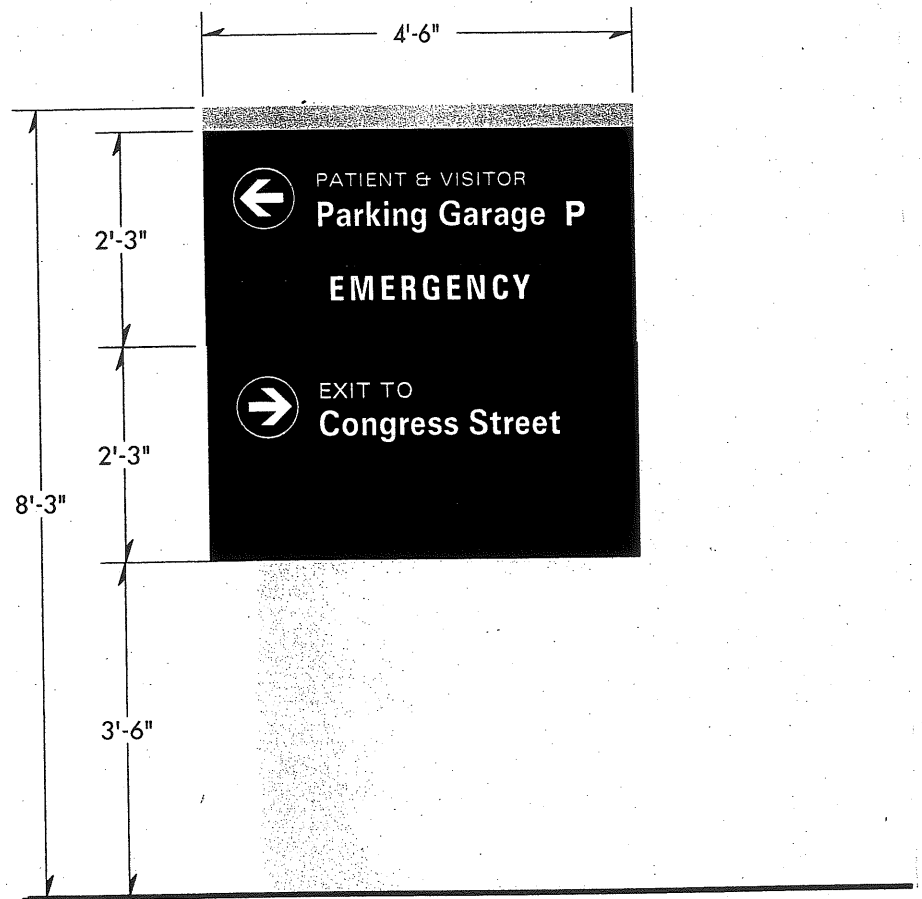
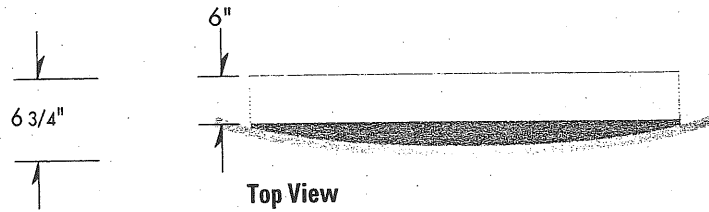
D1 8 Primary ID/Directional Sign D1-8
special pylon at entry to Emergency Parking Lot P3
(SD1-8)

DESIGN TEAM
TRO Architecture & Master Plan
© 617.969.9400
Sebago Technics Site & Landscape Arch.
© 207.856.0277

DRAWING TITLE
Primary Directional Signs
Message Layouts D1.5-8
Scale: 1/2" = 1' - 0"
15 December 2003

DRAWING N°

D1.5-8



Secondary Directional Sign D2.1

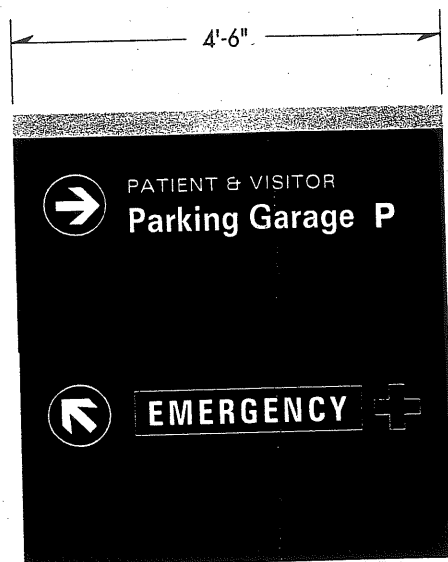
on Charles Street opposite exit from Main Entrance

SD2 -J



Maine Medical Center

PROJECT
 Maine Medical Center/Portland
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 Site Review
 Portland, ME



Secondary Directional Sign D2.1

at upper entrance to Parking Garage opposite Emergency

SD2 -2

ENVIRONMENTAL GRAPHICS

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 154 Maplewood Avenue
 Portsmouth NH 03801
 ☎ 603.427.1300

DESIGN TEAM

TRO Architecture & Master Plan
 ☎ 617.969.9400
 Sebago Technics Site & Landscape Arch.
 ☎ 207.856.0277

DR/ Sec/ Me/ Sca/ 15

**Maine Medical Center
Portland, Maine Campus
Application for Zoning Amendment**

Section 7

Helipad Description and Rationale

Maine Medical Center

Proposal for Construction of Helipad

Proposed Construction

MMC will propose to construct a 60' x 60' helipad on the top level of the existing parking garage at the corner of Congress and Gilman streets. Medical helicopters will approach and depart from this pad primarily from the North and West. Critically ill patients will be off-loaded on the pad and moved via dedicated ramp to a new elevator tower to be constructed as a part of the proposed new parking garage on Congress Street. From that elevator, patients will move laterally directly into the Emergency Department at the basement level, traversing an enclosed connector above the access road and across the face of the Bean building. This approach will ensure rapid and controlled access for the most critically injured and ill patients in the state to the unique clinical capacities present at Maine Medical Center.

Clinical Imperative

While serving as a community hospital for greater Portland, Maine Medical Center is also one of three state-designated trauma centers and has a unique capacity, serving as a referral site for the most severely injured and acutely ill residents of the entire state. The breadth and depth of MMC's medical and surgical specialties is unmatched elsewhere in the state. For many of the patients that MMC is uniquely capable of treating, minimizing time to definitive care is an essential measure of successful care. In Trauma and, increasingly, in cardiac care, physicians speak of the "Golden Hour", the elapsed time from acute injury to definitive care. Patient survival in cases of life-threatening multiple trauma has been demonstrated to significantly drop off after that initial hour has passed. A contemporary medical helicopter service – which Maine has for the first time in LifeFlight of Maine – is able to transport these most critically ill patients directly to MMC's definitive care significantly quicker – by some 15 to 20 fewer minutes – than the two-step ground connection route via the Portland Jetport used heretofore. The addition of a helipad at MMC's Bramhall campus will allow Maine patients to receive the same state of the art access that patients in other urban areas have had for years. Medical helicopters have been landing in Boston for 17 years on 7 different helipads located on top of the various hospitals, without incident but with many lives saved.

Site Identification

The selection process for the proposed site employed the following criteria: safety, regulatory issues, internal access to Emergency Department and Operating Suites, hospital/patient sound impact, community sound impact, aesthetics, completion schedule and cost. A half dozen potential sites were considered, with three analyzed in detail.

Professional sound consulting engineers were engaged to guide us through a detailed assessment of the sound issues. Engineers mapped the predicted sound contours for the areas surrounding the campus and took background sound measurements at a half dozen monitoring sites. Sound levels were predicted based on existing and proposed building configurations and the known sound profiles of the helicopters in most frequent use by LifeFlight of Maine. These data helped us identify the preferred site as the top of the existing parking garage.

Subsequently, on September 13, 2003, a trial flight was made involving four approaches to the proposed pad location. Community and in-hospital monitoring confirmed earlier predictions of sound propagation in areas surrounding the hospital while providing neighbors an opportunity to experience first hand the sort of noise levels approaching helicopters will generate. We had notified surrounding neighbors by mail that this trial flight was to occur and asked for comments through email and telephone. Ten comments were received with the overwhelming majority observing modest to no discernable noise during testing.

Conclusions from these sound studies and the test flights are that emergency medical helicopter transport to MMC will be relatively infrequent, short in duration (take off and landings will require 2 – 5 minutes each), and will, overall, be modest in sound impact in areas surrounding the hospital, while falling below background sound levels in much of the surrounding residential areas.

Predicted Flight Volumes

Currently MMC receives approximately 200 patients via medical helicopter each year, about 4 a week. It is anticipated that this number of critically ill and injured patients referred to MMC may increase to 250 – 300 per year, up to the level of 5+/- per week. Historically over half (54%) of these flights have occurred between 2:00 pm and 10:00 pm and about 20% (one in five) have occurred during the night time hours of 10:00 pm to 6:00 am. Given anticipated flight volumes, one night arrival will occur, on average, per week.