



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

2011-167

PROJECT NAME: 43 BAXTER

PROJECT ADDRESS: 43 BAXTER Boulevard CHART/BLOCK/LOT: 112-F-022

APPLICATION FEE: _____ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

ADDING PARKING LOT LIGHTS

CONTACT INFORMATION:

OWNER/APPLICANT

Name: WRIGHT-RYAN CONSTRUCTION

Address: 10 OAKFORTH ST.
PORTLAND, ME 04101

Work #: 207-773-3625

Cell #: 756-2520 PETER HADEN

Fax #: 207-773-5175

Home #: _____

E-mail: phaberowright-ryan.com

CONSULTANT/AGENT

Name: WLS LIGHTING SYSTEMS

Address: PO Box 100519
FORT WORTH, TX 76185

Work #: 1-800-633-8711

Cell #: _____

Fax #: 817-355-4824

Home #: _____

E-mail: WLS@wlsLighting.com

*Closed out
02/28/11*

SCANNED

Criteria for an Administrative Authorizations: (see section 14-523(4) on pg .2 of this appl.)

Applicant's Assessment Planning Division Y(yes), N(no), N/A

	Applicant's Assessment Y(yes), N(no), N/A	Planning Division Y(yes), N(no), N/A
a) Is the proposal within existing structures?	<u>N</u>	<u>N/A</u>
b) Are there any new buildings, additions, or demolitions?	<u>N</u>	<u>N</u>
c) Is the footprint increase less than 500 sq. ft.?	<u>N</u>	<u>N/A</u>
d) Are there any new curb cuts, driveways or parking areas?	<u>N</u>	<u>N</u>
e) Are the curbs and sidewalks in sound condition?	<u>Y</u>	<u>Y</u>
f) Do the curbs and sidewalks comply with ADA?	<u>Y</u>	<u>Y</u>
g) Is there any additional parking?	<u>N</u>	<u>N</u>
h) Is there an increase in traffic?	<u>N</u>	<u>N</u>
i) Are there any known stormwater problems?	<u>N</u>	<u>N</u>
j) Does sufficient property screening exist?	<u>Y</u>	<u>Y</u>
k) Are there adequate utilities?	<u>Y</u>	<u>Y</u>
l) Are there any zoning violations?	<u>N</u>	<u>N</u>
m) Is an emergency generator located to minimize noise?	<u>N/A</u>	<u>N/A</u>
n) Are there any noise, vibration, glare, fumes or other impacts?	<u>N</u>	<u>N</u>

Signature of Applicant: <u>P. Haden</u>	Date: <u>1/18/11</u>
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Planning Division Use Only

Authorization Granted

Partial Exemption

Exemption Denied

with conditions

Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: Administrative Authorization**

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

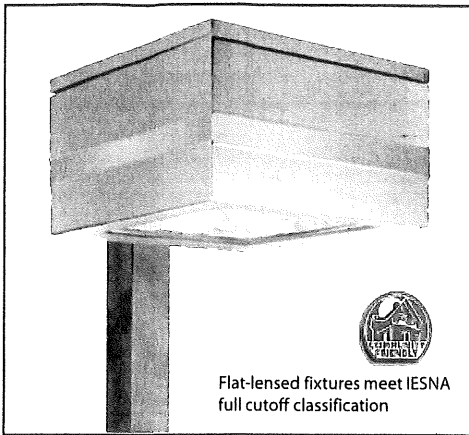
The request for administrative authorization to add exterior lighting to the parking area at 43 Baxter Boulevard is granted with the following two conditions of approval:

1) Per Section 12.2.6 of Portland's Technical Standards

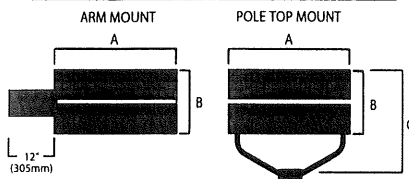
Lighting in parking lots with 20 or more spaces shall be reduced to 50% of permitted levels from one hour after the business closing to one hour before business opening. If lighting levels are already below 50% of permitted levels, no curfew adjustment is required. Motion sensor activated lighting shall be permitted during closed hours to activate additional lighting above the 50% permitted for purposes of public safety.

2) The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703) prior to the start of any construction.

WLS LIGHTING SYSTEMS



DIMENSIONS



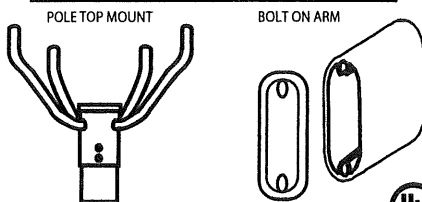
	A	B	C
FVM Arm Mount	21-5/8" (549mm)	12-3/4" (324mm)	—
FVMPT Pole Top	21-5/8" (549mm)	12-3/4" (324mm)	21-15/16" (557mm)
FVR Arm Mount	21-5/8" (549mm)	16-1/8" (410mm)	—
FVRPT Pole Top	21-5/8" (549mm)	16-1/8" (410mm)	25" (635mm)

LUMINAIRE EPA CHART

FV SERIES Flat Lens	FVM SERIES 12" Bracket	FVR SERIES 12" Bracket
Single	3.2	3.8
D180°	6.3	7.6
D90°	5.7	7.6
T90°	8.8	11.4
TN120°	9.0	11.4
Q90°	11.3	15.2
Pole Top	3.2	4.0

Note: House Side Shield adds to fixture EPA. Consult factory.

MOUNTING BRACKETS



FV VERTICAL LAMP / FLAT GLASS LENS SERIES

SPECIFICATIONS

HOUSING - The FV Series formed aluminum housing is finished to produce a clean, sharp appearance and ensures weather-tight construction. Available in 2 sizes: Medium (reduced envelope 400 Watt Lamp) and Reduced (reduced envelope 1000 Watt Lamp).

LENS/GASKET - A flat tempered glass lens is sealed to the housing with an EPDM gasket, preventing entry of moisture, dust and insects. Combined with the vertical burn feature, the flat glass lens provides high performance lighting.

TOP ACCESS - Is secured by four captive stainless steel fasteners and provides ease of installation and servicing.

FINISHES - Each fixture is finished with a baked-on polyester powder finishing process to give the fixture an exceptionally attractive appearance. Standard finish colors include bronze, buff, black, platinum, white green. The polyester finish withstands extreme weather changes without cracking or peeling. Consult factory for available custom colors and pinstripe decal options.

REFLECTORS/DISTRIBUTION PATTERNS - The FV Series fixture is available in five reflector systems and distribution patterns, all with vertical burn lamps: Type II (2), Type III (3), Type V (5), Perimeter Forward Throw (FP) and Super Reflector (SR) for a minimum mounting height of 30 feet. Reflectors are field-rotatable, enabling generous flexibility in distribution patterns without fixture movement.

LIGHT SOURCES - Designed to operate with Pulse-Start Metal Halide, Full Spectrum, Super Metal Halide, Metal Halide, Metal Halide Reduce Envelope or High Pressure Sodium.

SOCKETS - Porcelain mogul-base sockets with spring-reinforced contacts.

BALLAST - Pulse Start Metal Halide, Metal Halide, Super Metal Halide, and High Pressure Sodium feature a high-power factor CWA ballast, and are designed for -20°F operation.

BRACKETS - Arm Mount: 5 1/2" x 2 1/2" x 12" length shipped standard. (An 8" bracket is available for single or D180 configurations, but must be ordered separately from Options column of the ordering chart.) A Round Pole Plate (RPP) is required for mounting to 3" - 5" round poles. (See Options in Luminaire Ordering Information.)

Pole Top: Cast aluminum mounting hub conceals the wiring compartment and mounting hardware (consisting of four 11/16" O.D. aluminum rods for medium fixtures and 7/8" O.D. aluminum rods for large fixtures, and high-strength grade-five steel bolt with nylon insert and split lock washer for double locking.)

DECAL STRIPING - WLS offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decal is guaranteed for five years against peeling, cracking, or fading.

Approved By: _____ Project Name: _____

Location: _____ Date: _____

P.O. Box 100519 • Fort Worth, TX 76185 • 800.633.8711 • Fax: 817.735.4824 • www.wslighting.com

WLS LIGHTING SYSTEMS

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FV SERIES

VERTICAL LAMP / FLAT GLASS LENS

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

LUMINAIRE	DISTRIBUTION	LAMP WATTAGE	LIGHT SOURCE	LENS	LINE VOLTAGE	LUMINAIRE FINISH	OPTIONS
FVM	2 - Type II 3 - Type III FP - Perimeter Forward Throw 5 - Type V	250W	PSMH - Pulse-Start Metal Halide HPS - High Pressure Sodium	FG - Flat Glass	480V MT - Multi Tap ³ TT - Tri Tap ²	BRZ - Bronze BLK - Black PLT - Platinum BUF - Buff WHT - White GRN - Green CC - Custom Color	LL - Less Lamp GS - Glare Shield 8BK - 8" Bracket RPP - Round Pole Plate BKT-WM - Wall Mount Plate PT - Pole Top SF - Single Fusing DF - Double Fusing AS - Accent Striping PC - Photo Cell NO - No Options
		320W 350W (PSMH only) 400W					
FVR	2 - Type II 3 - Type III FP - Perimeter Forward Throw 5 - Type V AF - Automotive Forward Throw AI - Automotive Interior SR - Super Reflector	400W	MHR - Metal Halide Reduced Envelope 1000 Watt * PSMH - Pulse-Start Metal Halide HPS - High Pressure Sodium ¹	FG - Flat Glass	480V MT - Multi Tap ³ TT - Tri Tap ²	BRZ - Bronze BLK - Black PLT - Platinum BUF - Buff WHT - White GRN - Green CC - Custom Color	LL - Less Lamp GS - Glare Shield 8BK - 8" Bracket RPP - Round Pole Plate BKT-WM - Wall Mount Plate PT - Pole Top SF - Single Fusing DF - Double Fusing AS - Accent Striping PC - Photo Cell NO - No Options
		575W (PSMH only) 750W (PSMH only) 875W (PSMH only) 1000W (not available in HPS)					
		775W	FS - Full Spectrum				

FV 5 1000 MH FG MT BRZ NO

(EXAMPLE ORDER)

ORDER:
WLS

FOOTNOTES:

- When ordering pole top fixtures for tenon mounting, a pole top adaptor must be ordered.
- Tri-Tap not available in 1000 Watt PSMH. Voltage must be specified - 120V, 277V or 347V.
- For international voltages, consult factory.
- MT - Multi Tap is shipped standard unless otherwise specified. Multi Tap consists of 120V, 208V, 240V, and 277V. Multi Tap is pre-wired for highest voltage. Alternate voltages will require field re-wiring.
- Tri-Tap is shipped standard for Canadian applications. Tri-Tap consists of 120V, 277V, and 347V. Tri-Tap is pre-wired for highest voltage. Alternate voltages will require field re-wiring.
- An 8" bracket can only be ordered with single and D180° configurations.
- On FVR/FVRPT photoelectric control can only be used with 400 Watt PSMH.

* In accordance with the 2007 Energy Independence and Security Act (EISA), fixtures will no longer be available in Probe Start Metal Halide with wattages from 150 watts through 500 watts for new installations. Replacement parts for existing fixtures are still available.

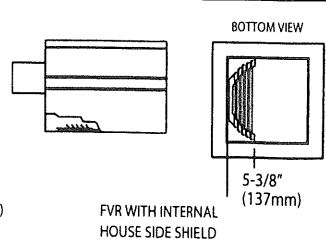
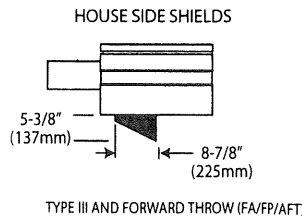
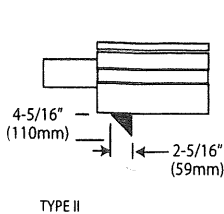
Color Decals

45 - Light Gold Metallic	55 - Black
20 - Charcoal Metallic	50 - White
94 - Blue Metallic	51 - Dark Red
59 - Dark Green	700 - Aztec Silver Metallic
21 - Tomato Red	

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description

- FVR/FVM 2 HSS - House Side Shield
- FVRPT/FVMPT 2 HSS - House Side Shield
- FVR/FVM 3 HSS - House Side Shield
- FVRPT/FVMPT 3 HSS - House Side Shield
- FVR/FVM FP HSS - House Side Shield
- FVRPT/FVMPT FP HSS - House Side Shield
- FVR/FVRPT FA/AFT HSS - House Side Shield



Approved By: _____ Project Name: _____

Location: _____ Date: _____

WLS LIGHTING SYSTEMS

REVISIONS

REV #	DATE	BY:
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Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min	PtSpLr	PtSpTb
OVERALL SUMMARY	1.37	4.0	0.2	6.85	20.00	10	10

Luminaire Schedule

WLS8039 MERCY HOSPITAL PORTLAND, ME PM: DEAN PLEASE CALL US FOR PRICING AT 1-800-633-8711

Symbol	Qty	Label	Lumens	LLF	Description
	1	A	23500	0.800	WLS-FVM-5-250-PSMH-FG 20' MOUNTING HEIGHT
	3	D	23500	0.800	WLS-FVM-FP-250-PSMH-FG 20' MOUNTING HEIGHT
	4	E	14000	0.800	WLS-FVS-3-150-PSMH-FG 20' MOUNTING HEIGHT

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

PO BOX 100519
FORT WORTH, TX 76185
WWW.WLSLIGHTING.COM

WLS LIGHTING SYSTEMS
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MERCY HOSPITAL
PORTLAND, ME

WLS-8039 DATE - 12/15/10 SCALE: 1"=20'
800-633-8711
BY: J.P. PM: DEAN SHEET 1 OF 1