

Listed below are key characters (in bold) for searching within this file.

Hold down the control key and select the “f” key. Enter either a key character from the list below or document name and select enter for a list of documents containing the search word you entered.

APL – all documents behind this target sheet pertain to the original application submitted by the Applicant.

PBM1 – all documents behind this target sheet are any Planning Board memos with attachments that went to the Board.

PBR1 - all documents behind this target sheet are any Planning Board reports with attachments that went to the Board.

CC1 - all documents behind this target sheet are any City Council memos/reports that went to the City Council.

DRC1 - all documents behind this target sheet are those pertaining to the post review of the project by the Development Review Coordinator.

MISC1 - all documents behind this target sheet are those that may not be included in any of the categories above.

CITY OF PORTLAND, MAINE
PLANNING BOARD

David Silk, Chair
Bill Hall, Vice Chair
Joe Lewis
Lee Lowry, III
Janice Tevanian
Michael J. Patterson
Carol Morrisette

DECEMBER 8, 2009

APPLICANT:

Town and Country Federal Credit Union
557 Main St.
P.O. Box 9420
South Portland Me 04116

CONSULTANT:

Sebago Technics
1 Chabot St.
Westbrook, ME 04098

Project Name: 426 Forest Ave. - Town & Country Credit
Union

Project ID: 09-79900013

CBL: 116 - C-003-001

Project Address: 426 FOREST AVE

Planner Eric Giles, AICP, LEED AP

To Whom It May Concern:

On November 24th, 2009, the Portland Planning Board considered the 426 Forest Ave. Town and Country Credit Union Site Plan/Conditional Use for a financial institution with drive-through facilities. The Planning Board reviewed the proposal for conformance with the standards of the Conditional Use Review and Site Plan Ordinance, including a Traffic Movement Permit. The Planning Board voted 6-0 (Hall absent) to approve the application with the following motions, waivers and conditions as presented below.

On the basis of plans and materials submitted by the applicant, and the information provided in this Planning Board Report #42-09 relevant to the standards for site plan regulations, and/or other findings as follows:

CONDITIONAL USE

1. The Planning Board finds that the plan is in conformance with the conditional use standards of the City of Portland Land Use Code, subject to the following conditions:
 - a. Prior to the issuance of a Building Permit the applicant shall submit evidence to the Zoning Administrator that demonstrates the noise generated by the drive-through services or fixtures shall not exceed 55 db or shall be undetectable above

the ambient noise level as measured by a noise meter at the property line, whichever is greater.

- b. Prior to the issuance of a Building Permit the applicant shall submit a revised photometric plan to the Planning Authority demonstrating compliance with Section XV: Site Lighting Standards of the Technical and Design Standards and Guidelines.

WAIVERS

2. The Planning Board grants the following waivers from the Technical and Design Standards and Guidelines based upon recommendations from the Department of Public Services Consulting Traffic Engineer:
 - a. Whereas, Section III (2)(A)(a) requires the minimum driveway width (one-way) to be 20 feet, the applicant shall be allowed to have a one-way driveway width of 12-14 feet from Forest Ave as shown on the site plan.
 - b. Whereas, Section III (3)(A) Parking Space requires parking stalls to be 9 feet wide by 19 feet long, the applicant shall be allowed to create 9 feet wide by 18 feet long parking stalls.

TRAFFIC MOVEMENT PERMIT

3. The Planning Board finds that the plan is in conformance with the standards of the Traffic Movement Permit based upon the findings from the Department of Public Services Consulting Traffic Engineer.

SITE PLAN REVIEW

4. The Planning Board finds that the plan is in conformance with the site plan standards of the Portland Land Use Code, subject to the following conditions:
 - a. Prior to issuance of a Certificate of Occupancy the exact parking prohibition on Fessenden St. will be determined during construction and all costs will be the responsibility of the applicant.
 - b. Prior to issuance of a Building Permit the applicant shall be submit additional building design details related to the EFIS panel details and the color of the window frames for review and approval by the Planning Authority.
 - c. A note shall be added to the site plan that states, "No snow storage shall occur within the area that includes the bio-retention and rain garden facilities."
 - d. The applicant shall be required to remove and reset the granite curb from the driveway cut along the length of the property from Forest Ave. to Fessenden St. within six (6) months of the end of the five year moratorium.

- e. Prior to issuance of a Building Permit the applicant shall post a \$7,000 Performance Guarantee for the proposed street improvements and a term commensurate with the five year moratorium and construction period.
- f. Prior to issuance of a Building Permit the applicant shall complete the Fire Department Checklist for site plan review.

The approval is based on the submitted plans and the findings related to the conditional use and site plan standards as contained in Planning Report #42-09 for application 09-79900013 which is attached.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of a building permit, street opening permit or certificate of occupancy for site plans.
4. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
5. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

June 14, 2010
09039

Erick Giles, AICP, LEED AP
City of Portland
Department of Planning and Urban Development
389 Congress Street
Portland, ME 04101

Request for a Minor Amendment to an Approved Site Plan
Town & Country Federal Credit Union, 426 Forest Avenue
Project ID: 09-79900013
CBL: 116-C-003-001

Dear Erick,

On behalf of Town & Country Federal Credit Union, we are pleased to submit the enclosed materials for your review. Subsequent to obtaining final approvals for this project, the applicant wishes to request a minor amendment to the approved plan. Based upon our recent meeting with City staff and further discussions with you, we enclose the following materials for your review:

Development Review Application Form and Fee
Revised Architectural Plans
Revised Site Plans
Lighting Cut Sheet for Building Tower
License Area Exhibit and Description

SUMMARY OF PROPOSED REVISIONS

1. The applicant wishes to add a canopy element to the stair tower section of the building, to illuminate this area, and to infill the planting area formerly shown at the northwest corner of the building. The enclosed architectural plans depict the requested modifications; we have enclosed a cut sheet for the proposed stair tower illumination fixture, as requested.

The canopy element projects over the Forest Avenue right-of-way line, therefore, the applicant is requesting to enter into a license agreement with the City for this purpose. Attached is a plan exhibit and metes and bounds description of the proposed license area; please let us know if the City requires any further information from the applicant to execute the license agreement.

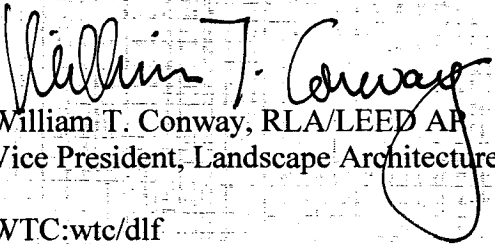
The area formerly shown as a planted area, at the northwest corner of the building on the first floor, will be infilled and incorporated into the first floor plan. As depicted on revised general notes on the enclosed Site Plan, this infill area adds 390 square feet to the first floor. Parking calculations have been adjusted to reflect the additional floor area, adding two required parking spaces. The project now includes a surplus of three parking spaces.

2. Remove the site wall originally proposed at the northeast corner of the property. This wall needs to be removed to accommodate a proposed project sign in this location.
3. Remove the site wall between drive through lanes and handicapped parking spaces and revise drive through canopy at this location; this revision is desired to simplify construction of this area.

We appreciate your review of this request and enclosed materials. Should you have any questions regarding the details of this request, please do not hesitate to contact us.

Sincerely,

SEBAGO TECHNICS, INC.



William T. Conway, RLA/LEED AP
Vice President, Landscape Architecture

WTC:wtc/df

Enc.

WTC:wtc/df

cc: David Libby, T&CFCU
David Lloyd, Archetype



Development Review Application

PORTLAND, MAINE

Department of Planning and Urban Development,
Planning Division and Planning Board

PROJECT NAME: Town and Country Federal Credit Union

PROPOSED DEVELOPMENT ADDRESS:

426 Forest Avenue

PROJECT DESCRIPTION:

Amendment to Approved Site Plan.

Redevelopment of lot to include reconfiguration of building

and parking lot for new credit union branch. Add tower canopy;

add area to first floor; remove site walls.

CHART/BLOCK/LOT: 116/3,4,5,27,31/C

CONTACT INFORMATION:

APPLICANT

Name: Town and Country Federal Credit Union

Address: 557 Main Street, P.O. Box 9420
South Portland, ME

Zip Code: 04116-9420

Work #: (207) 773-5656

Cell #: _____

Fax #: (207) 772-3624

Home: _____

E-mail: _____

PROPERTY OWNER

Name: Sig-Nage Associates

Address: 125 Pleasant Hill Rd.
Scarborough, ME

Zip Code: 04074

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

BILLING ADDRESS

Name: Town and Country Federal Credit Union

Address: 557 Main Street, P.O. Box 9420
South Portland, ME

Zip: 04116-9420

Work #: (207) 773-5656

Cell #: _____

Fax #: (207) 772-3624

Home: _____

E-mail: _____

~As applicable, please include additional contact information on the next page~

AGENT/REPRESENTATIVE

Name: Will Conway, Sebago Technics
Address: 1 Chabot Street
Westbrook, ME
Zip Code: 04098
Work #: (207) 856-0277
Cell #: _____
Fax #: (207) 856-2206
Home: _____
E-mail: wconway@sebagotechnics.com

ENGINEER

Name: Sebago Technics, Inc.
Address: 1 Chabot Street
Westbrook, ME
Zip Code: 04098
Work #: (207) 856-0277
Cell #: _____
Fax #: (207) 856-2206
Home: _____
E-mail: wconway@sebagotechnics.com

ARCHITECT

Name: Archetype, P.A.
Address: 48 Union Wharf
Portland, ME
Zip Code: 04101
Work #: (207) 772-6022
Cell #: _____
Fax #: (207) 772-4056
Home: _____
E-mail: lloyd@archetypepa.com

CONSULTANT

Name: _____
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

SURVEYOR

Name: Sebago Technics, Inc.
Address: 1 Chabot Street
Westbrook, ME
Zip Code: 04098
Work #: (207) 856-0277
Cell #: _____
Fax #: (207) 856-2206
Home: _____
E-mail: _____

ATTORNEY

Name: _____
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

PROJECT DATA

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

Total Site Area 25,265 sq. ft.
 Proposed Total Disturbed Area of the Site 25,265 sq. ft.
 (If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.)

IMPERVIOUS SURFACE AREA

Proposed Total Paved Area 16,720 sq. ft.
 Existing Total Impervious Area 22,976 sq. ft.
 Proposed Total Impervious Area ~~21,234~~ 21,624 sq. ft.
 Proposed Impervious Net Change ~~-1,742~~ -1,352 sq. ft.

BUILDING AREA

Existing Building Footprint 4,409 sq. ft.
 Proposed Building Footprint 4,409 sq. ft.
 Proposed Building Footprint Net change 0 sq. ft.
 Existing Total Building Floor Area 7,989 sq. ft.
 Proposed Total Building Floor Area 7,989 sq. ft.
 Proposed Building Floor Area Net Change 0 sq. ft.
 New Building No (yes or no)

ZONING

Existing B2b
 Proposed, if applicable N/A

LAND USE

Existing Office
 Proposed Credit Union

RESIDENTIAL, IF APPLICABLE

Proposed Number of Affordable Housing Units N/A
 Proposed Number of Residential Units to be Demolished _____
 Existing Number of Residential Units _____
 Proposed Number of Residential Units _____
 Subdivision, Proposed Number of Lots _____

PARKING SPACES

Existing Number of Parking Spaces 35 spaces
 Proposed Number of Parking Spaces 28 spaces
 Number of Handicapped Parking Spaces 2 spaces
 Proposed Total Parking Spaces 28 spaces

BICYCLE PARKING SPACES

Existing Number of Bicycle Parking Spaces 0
 Proposed Number of Bicycle Parking Spaces 6
 Total Bicycle Parking Spaces 6

ESTIMATED COST OF PROJECT

TBD

Please check all reviews that apply to the proposed development

Design Review	<u>X</u>	Stormwater Quality	_____
Flood Plain Review	_____	Traffic Movement	<u>X</u>
Historic Preservation	_____	Zoning Variance	_____
Housing Replacement	_____	Historic District/Landmark	_____
14-403 Street Review	_____	Off Site Parking	_____
Shoreland	_____	Multi-Family Dwelling	_____
Site Location Act Local Review	_____	B-3 Pedestrian Activity Review	_____
Single Family Dwelling	_____	Change of Use	_____
2 Family Dwelling	_____		

APPLICATION FEE:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<p>Major Development (more than 10,000 sq. ft.)</p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p>Plan Amendments</p> <p><input checked="" type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p> <p>Subdivision</p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + (applicable Major site plan fee)</p>
<p>Minor Site Plan Review</p> <p><input type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p>Other Reviews</p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00)</p> <p><input type="checkbox"/> Storm water Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p>

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include seven (7) packets with folded plans containing the following materials:

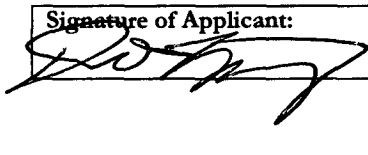
1. Seven (7) full size site plans that must be folded.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist (page 9) for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

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

This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

<p>Signature of Applicant:</p> 	<p>Date:</p> <p>6/14/10</p>
--	-----------------------------

Open QL Induction Downlights: 55-165 Watt

Features

Lamp Vessel (Included)

- One vertical QL lamp vessel:
QRR-10079: 85W (maximum).
QRR-11080: 165W (maximum).
- See Option -43 for lower wattages.
- High efficiency with low operating costs.
- Electrode-less induction lamp vessel with power coupler. Extra long 100,000 hour system life.
- Flicker-free instant-on, high light output, excellent color rendering (>80 CRI). Constant color.
- QRR-11080: Extruded heat sink surrounds lamp base.
- Indoor or outdoor use. -30°F rated.
- 3000°K standard. Add Option -LT for 4000°K.
- Resistant to voltage fluctuation and vibration.

Generator

- Electronic high frequency generator.
- 120 volt standard.
- For other input voltages, see Option -97.

Reflectors - QRR-10079

- Upper: Specular Alzak® aluminum.
- Lower: Low iridescence (L.I.) Alzak® aluminum, one piece, self-flanged.

Reflector - QRR-11080

- Low iridescence (L.I.) specular Alzak® aluminum, one piece, self-flanged.

Aluminum Housing

- Acrylic enameled. Rustproof: Exceeds 1000 hour ASTM 5% salt spray test.
- Lightweight: Minimizes ceiling load.
- Cool operation: Extends component life.
- Entire luminaire serviced through aperture.
- Built-in plaster frame.

Outlet Box

- Prewired 14 GA (NEC) galvanized steel, UL listed. 1/2" and 3/4" knockouts.

Installation

- 27" galvanized hanger bars with adjustable mounting brackets (2) supplied.
- Recesses indoor or outdoor in covered locations.

UL, C-UL (Canada) Listings

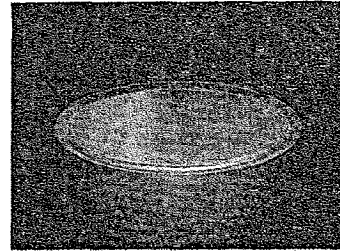
- Wet, damp or dry locations, covered ceilings.
- Through-branch conductors (6 #12).

Three Year Limited Warranty

- Complete standard fixture and ballast.

Thermal Protection (Per Current NEC)

- Thermal protector included.



White Flange
Option -31

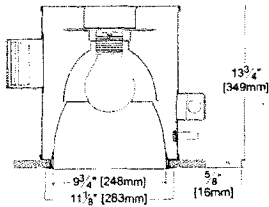
100,000 Hour Life

Ideal for
Inaccessible Areas:
Stairwells
Freezers
Mass Transit

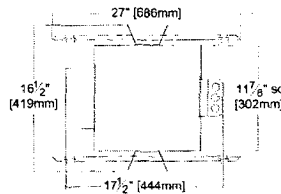
Performance at a Glance*

For detailed ITL reports see www.kirlinlighting.com or data disk or submittal sheets

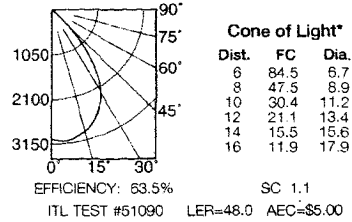
QRR-10079



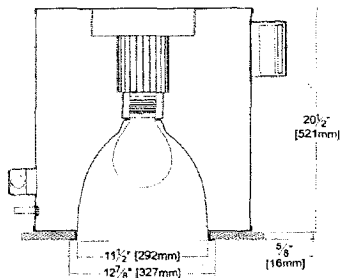
Ceiling Cut-out
10 1/4" Dia.



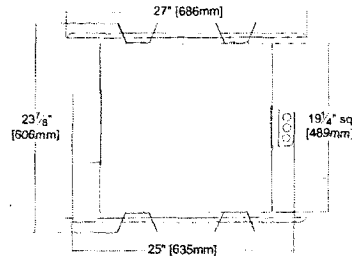
QRR-10079 (QL 85W)



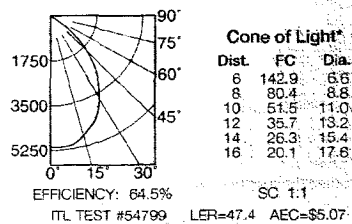
QRR-11080



Ceiling Cut-out
12 1/4" Dia.



QRR-11080 (QL 165W)



Options†

Generator, Wattage and Voltage

- 43 Lower wattage. QRR-10079: QL 55 watt, QRR-11080: QL 85 or 55 watt. Specify wattage and voltage.
- 58 277 volt 60 Hz. ballast.
- 97 Other input voltage. Consult factory.

Trims

- 31 White acrylic enameled lower cone/reflector flange.
- 32 White oversize trim ring. Specify O.D.
- 45 Gasket between ceiling and cone/reflector flange.
- 79 Extension collar for ceilings up to 2" thick.

- 82 Sloped ceiling adapter for QRR-10079. Specify slope in 5° increments up to 30°.
- 94 Custom color/finish. Specify. Consult factory.

Other

- 99 Special modification. Consult factory.
- LT With 4000°K lamp vessel instead of standard 3000°K lamp.

† Additional information and photos are shown on pages 5-7.

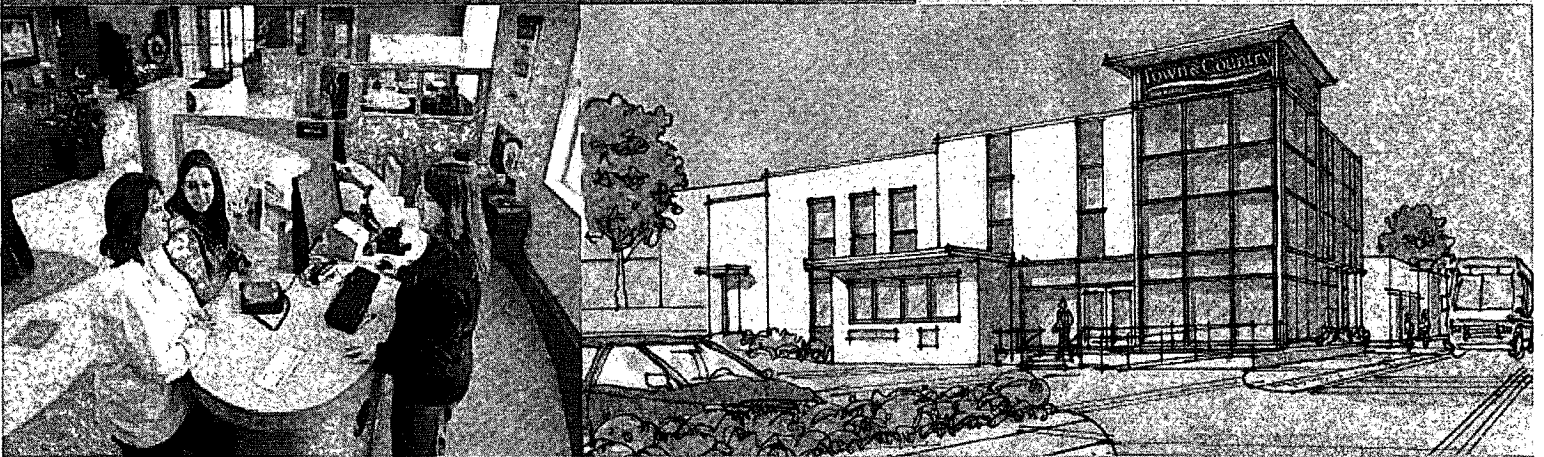
Town & Country Federal Credit Union Development Review Application

Project Address:
426 Forest Avenue
Portland, Maine

Town & Country

FEDERAL CREDIT UNION

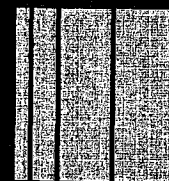
Better Banking



SebagoTechnics, Inc.

One Chabot Street,
Westbrook, Maine 04098
207-856-0277
www.sebagotechnics.com

November 4, 2009



November 4, 2009
09039

Eric Giles, AICP, LEED AP, Planner
City of Portland
Department of Planning and Urban Development
389 Congress Street
Portland, ME 04101-3509

Final Submittal; 426 Forest Avenue, Town and Country Federal Credit Union
Project ID 09-79900013

Dear Eric,

On behalf of the applicant, we are pleased to submit seven (7) copies of the enclosed materials for your review. Please send us an invitation email and we will upload the plans and documents to EPlan. Our responses are based upon your review comments dated October 22, 2009 and from input received at the Planning Board Workshop:

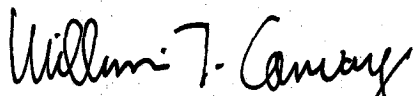
1. The site impervious area is 83%, see Sheet 4, Note 5.
2. The setback for stacking at the drive through lanes is shown on Sheet 4.
3. Lighting photometrics are shown on Sheet 7.
4. Scaled architectural plans are enclosed, as well as window frame treatments. The recessed entry along Forest Avenue will be discontinued. (See Tab 1).
5. Details for all proposed signage are enclosed. The applicant would like the sign package approved with the site plan. (See Tab 2).
6. We will connect the existing roof drains to the storm drain system, achieving separation from sanitary sewer; see Sheet 5.
7. A Wastewater Capacity Application is enclosed. (See Tab 3).
8. All plans have been stamped.
9. Notations have been added to Sheet 5 pertaining to the storm drain connection in Fessenden Street.
10. Truncated dome plates are specified per Technical Standards, see Sheet 4.
11. All catch basins are specified with a 36" sump, see Sheet 8.

12. Drainage pipes within the City R.O.W. will have 12" of $\frac{3}{4}$ crushed gravel over them, see Sheet 5, Sheet 8.
13. The applicant reluctantly accepts all of the comments pertaining to curbing along Forest Avenue. In light of the significant expense planned for this site, closure of all curb cuts as requested, the applicant is concerned with the appearance of the existing granite and new bituminous curbing at its "front door." We would prefer to install vertical granite curb now, with an 18" saw cut, and we propose an infra-red joint to assure a good bond with existing paving; please advise.
14. Aggregate under concrete walks to be 8" of MDOT Type B, See Sheet 8.
15. The sidewalk ramp at Fessenden Street will be perpendicular as requested, see Sheet 4.
16. We now understand that the existing electrical service to the building is underground and will remain underground; the existing pole on site will be removed.
17. The City Engineering office will receive electronic record drawings when complete, see Sheet 4, Note 6.
18. A small section of the concrete sidewalk includes a monolithic curb (See Sheet 4), however, this area is not located in the City R.O.W.
19. A bio-retention cell and rain garden have been added to the plans, see Sheet 5 and Sheet 6.
20. Additional traffic data will be submitted under separate cover.
21. A snow storage/ removal plan is depicted on Sheet 4, Note 7.

We appreciate your comments to date and have strived to accommodate those comments, and we appreciate placement on the agenda for the Planning Board meeting on November 24, 2009, for public hearing and approval. If you have any questions regarding our submission, please let me know at your earliest convenience, thank you,

Sincerely,

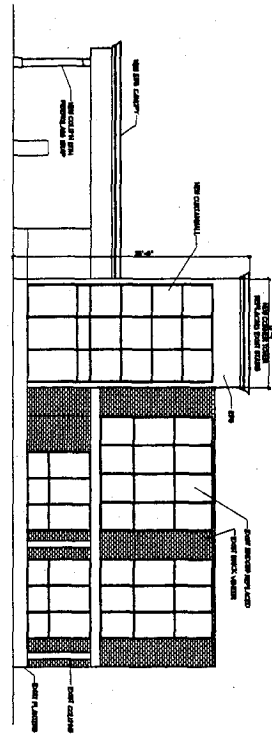
SEBAGO TECHNICS, INC.



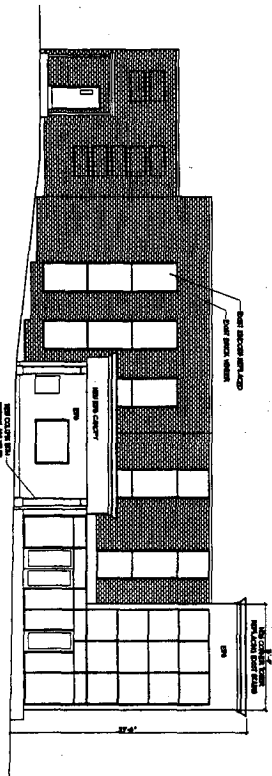
William T. Conway, RLA, LEED-AP
Vice President, Landscape Architecture

WTC:wtc/df
Enc.

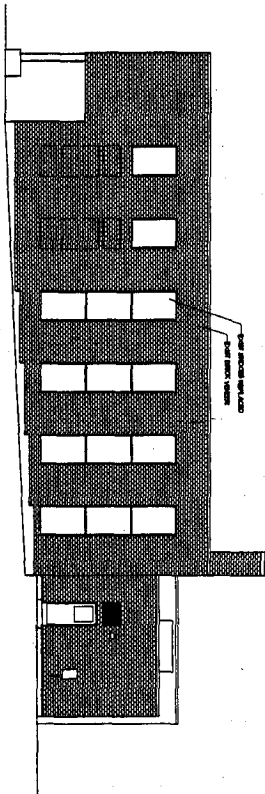
cc: Chris M. Daudelin
David Libby
David Lloyd



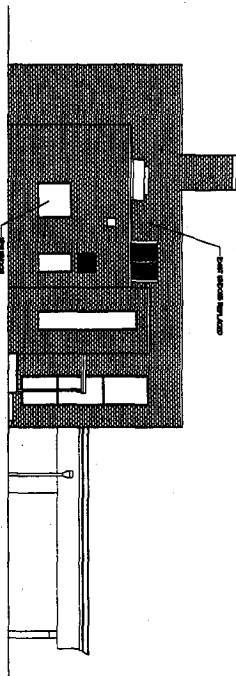
① NORTH EAST ELEVATION (FOREST STREET)
SCALE: 1/8" = 1'-0"



② SOUTH EAST ELEVATION (FESSENDEN STREET)
SCALE: 1/8" = 1'-0"



③ NORTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



④ SOUTH WEST ELEVATION (REAR)
SCALE: 1/8" = 1'-0"

A3	ELEVATIONS	Date 26 OCTOBER 2009	Scale 1/8" = 1'-0"	ARCHETYPE, P.A. ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	Prepared for:
	Project: TOWN & COUNTRY 426 FOREST AVENUE PORTLAND, MAINE				

200 Series Curtainwall

General

Description

Furnish all necessary materials, labor and equipment for the complete installation of aluminum curtainwall framing as shown on the drawings and specified herein.

Curtainwall framing shall be 200 Series Curtainwall as manufactured by Tubelite Inc., Walker, Michigan. Whenever substitute products are to be considered, supporting technical literature, samples drawings and performance data must be submitted ten (10) days prior to bid in order to make a valid comparison of the products involved.

Test reports certified by an independent laboratory will be submitted upon request.

Performance Requirements

Air infiltration shall not exceed 0.06 CFM/Ft² when tested in accordance with ASTM E-283 "Rate of Air Leakage Through Exterior Windows" at a test pressure of 6.24 PSF.

There shall be no uncontrolled water entry when tested in accordance with ASTM E-331 "Water Penetration of Exterior Windows, Curtainwalls and Doors by Uniform Static Air Pressure Difference" at a test pressure of 15 PSF.

There shall be no uncontrolled water entry when tested in accordance with AAMA 501.1-83 "Standard Test Method for Metal Curtainwalls Using Dynamic Pressure" at a dynamic pressure equivalent of 15 PSF.

There shall be no buckling, stress on glass, edge seal failure, excess stress on curtainwall structure, anchors and fasteners or reduction in performance when tested in accordance with AAMA 501.5-19 at a temperature range of 0° to 180° F.

There shall be no "Life/Safety" type failures (glass breakage, anchor failures, or structural damage) when tested in accordance with AAMA 501.4, seismic test (lateral cycling.)

Structural performance shall be based on a maximum allowable deflection of L/175 of the span or 3/4" maximum. The system shall perform to this criteria when subjected to a wind load of (architect specify) _____ PSF.

Thermal transmittance due to conduction (U_c) shall not be greater than 0.67 BTU/Hr/F²/F⁰ when tested in accordance with AAMA 1503.1-98, and the Condensation Resistance Factor of the framing (CRF) shall not be less than 66 when tested in accordance with AAMA 1503.1-98.

The system shall have a Sound Transmission Class (STC) rating of 32 and an Outdoor-Indoor Transmission Class (OITC) rating of 26 when tested in accordance with ASTM E90-97, ASTM E413-87 (reapproved 1994) and ASTM E1332-90.

Products

Materials

Extrusions shall be of aluminum alloy 6063-T5 or 6063-T6 (as required), manufactured within commercial tolerances and free from defects impairing strength and/or durability.

Screws, bolts and all other accessories to be compatible with the aluminum under normal service conditions.

Thermal barrier shall be by means of a flexible 90 durometer EPDM isolator located at the exterior side of the glass plane preventing continuous contact between exterior and interior metal.

Finish

All exposed framing surfaces shall be free of scratches and other serious blemishes.

Finish to be: (architect select)

Etched and clear anodized

(AAM12C22A31)

Clear - Class 2 (C2)

(AAM12C22A41)

Clear - Class 1 (C1)

Electrolytically deposited color

(AAM12C22A44) Class 1

Champagne (CH)

Medium Bronze (MB)

Dark Bronze (DB)

Extra Dark Bronze (EB)

Black (BL)

Fluoropolymer painted color 70% kynar - From manufacturer's full range -
In House Blendable color

Execution

Installation

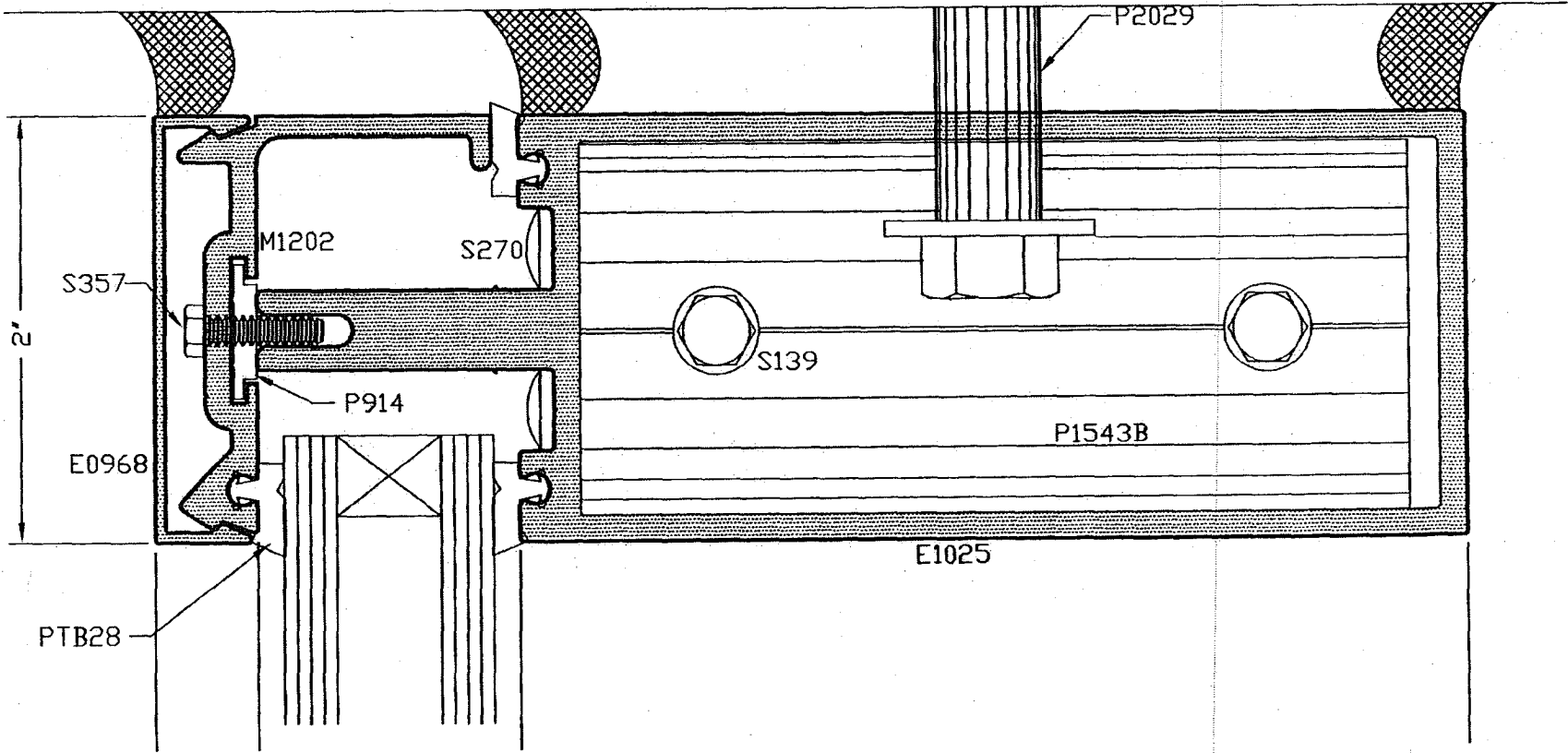
Shall be in accordance with the manufacturer's installation instructions and the approved shop drawings.

Note:

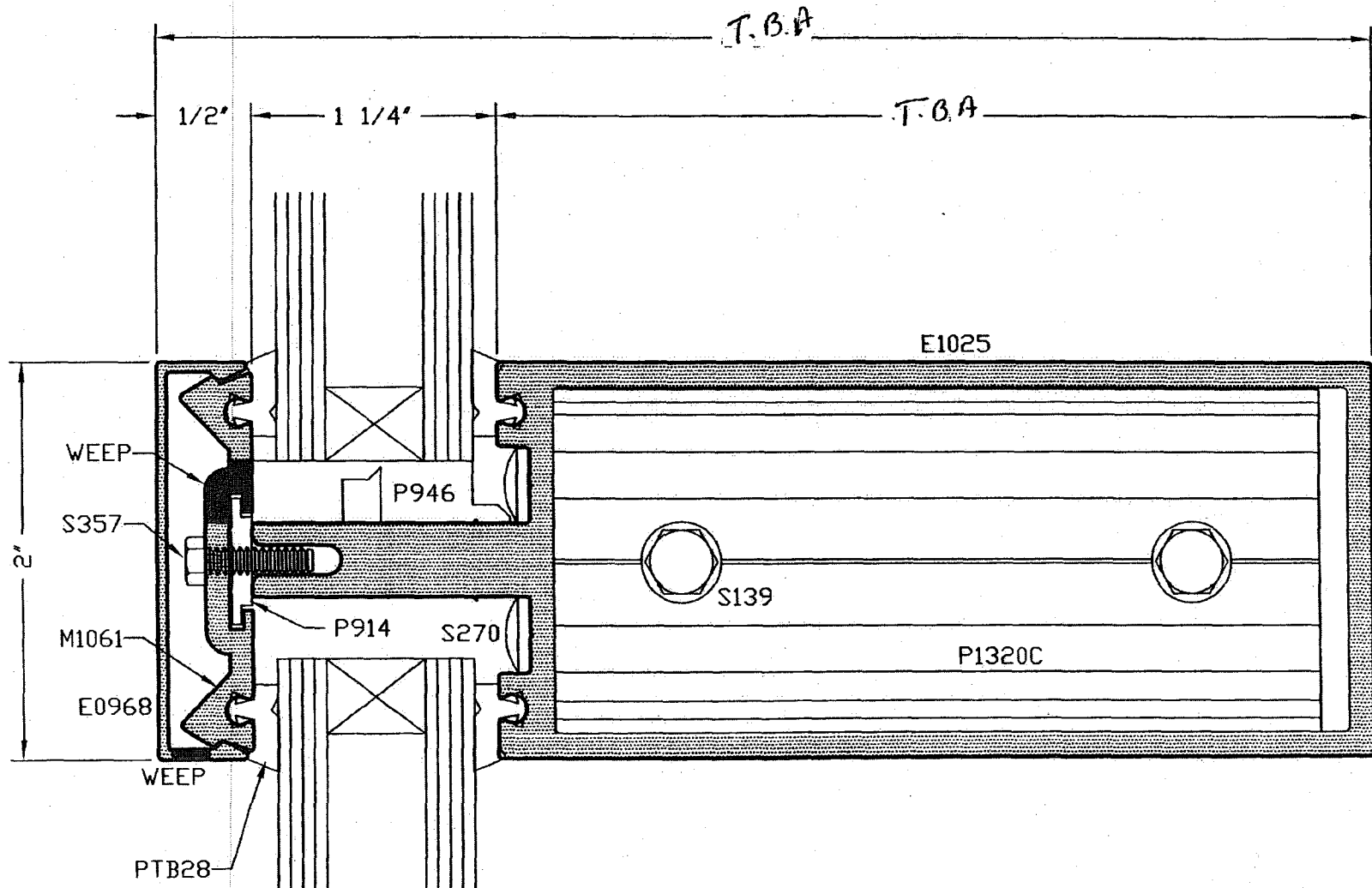
In keeping with Tubelite's policy of continuing product improvements, all specifications are subject to change without written notice by the manufacturer.

280HEAD4

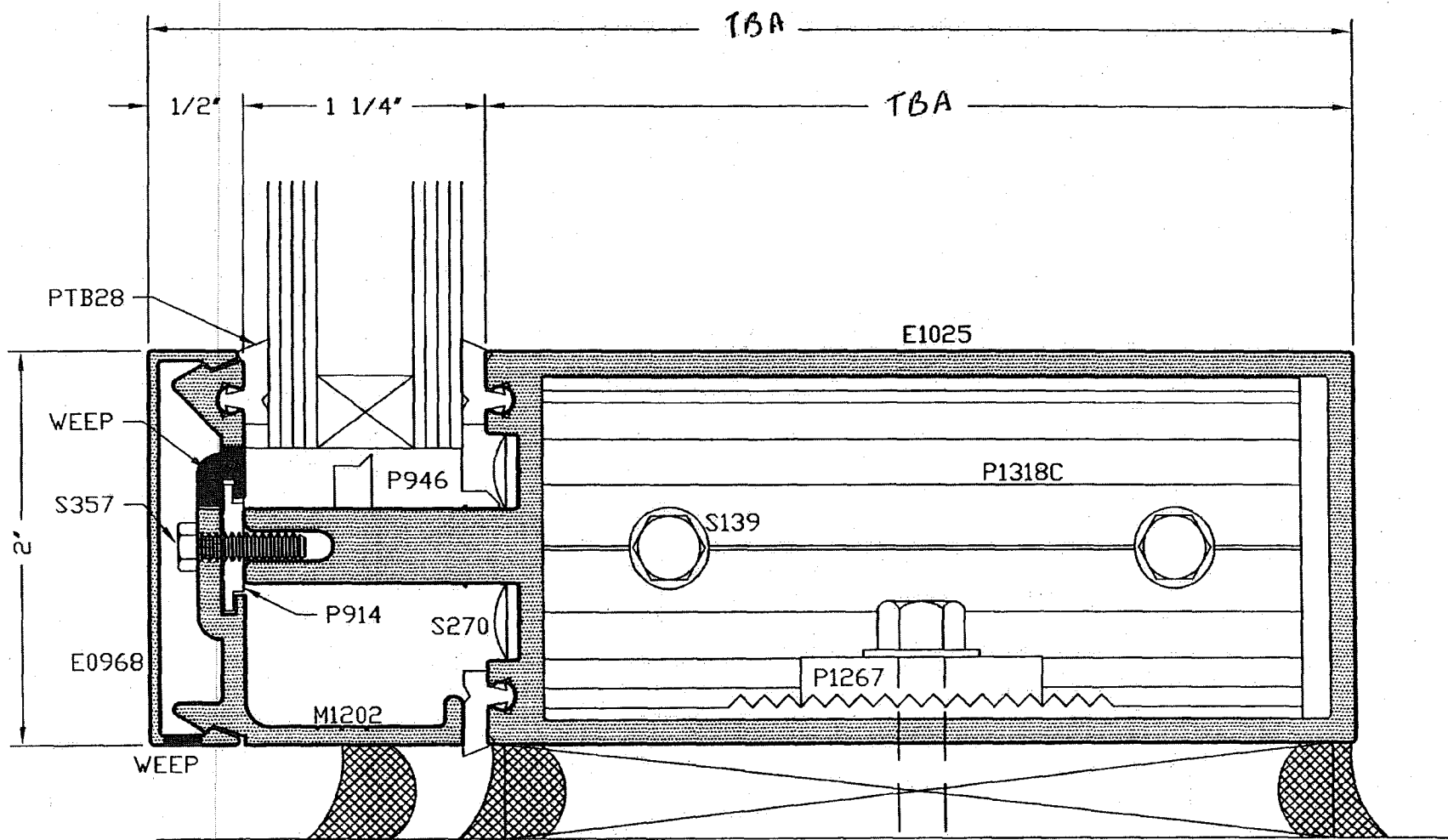
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2

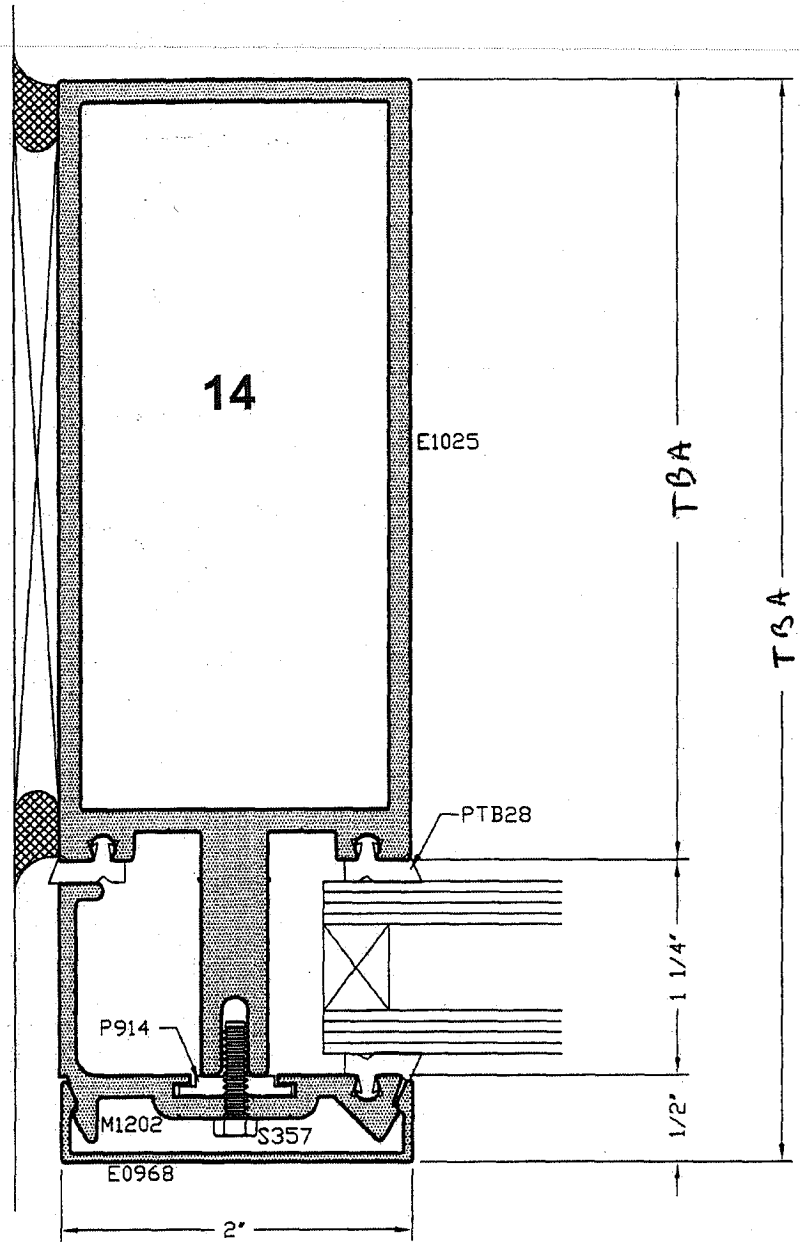


3



20.10
200 Series Curtainwall
Jamb

CAD DETAIL FILE NO.
280JAMB
"F" PERIM ANCHOR
280JAMB1

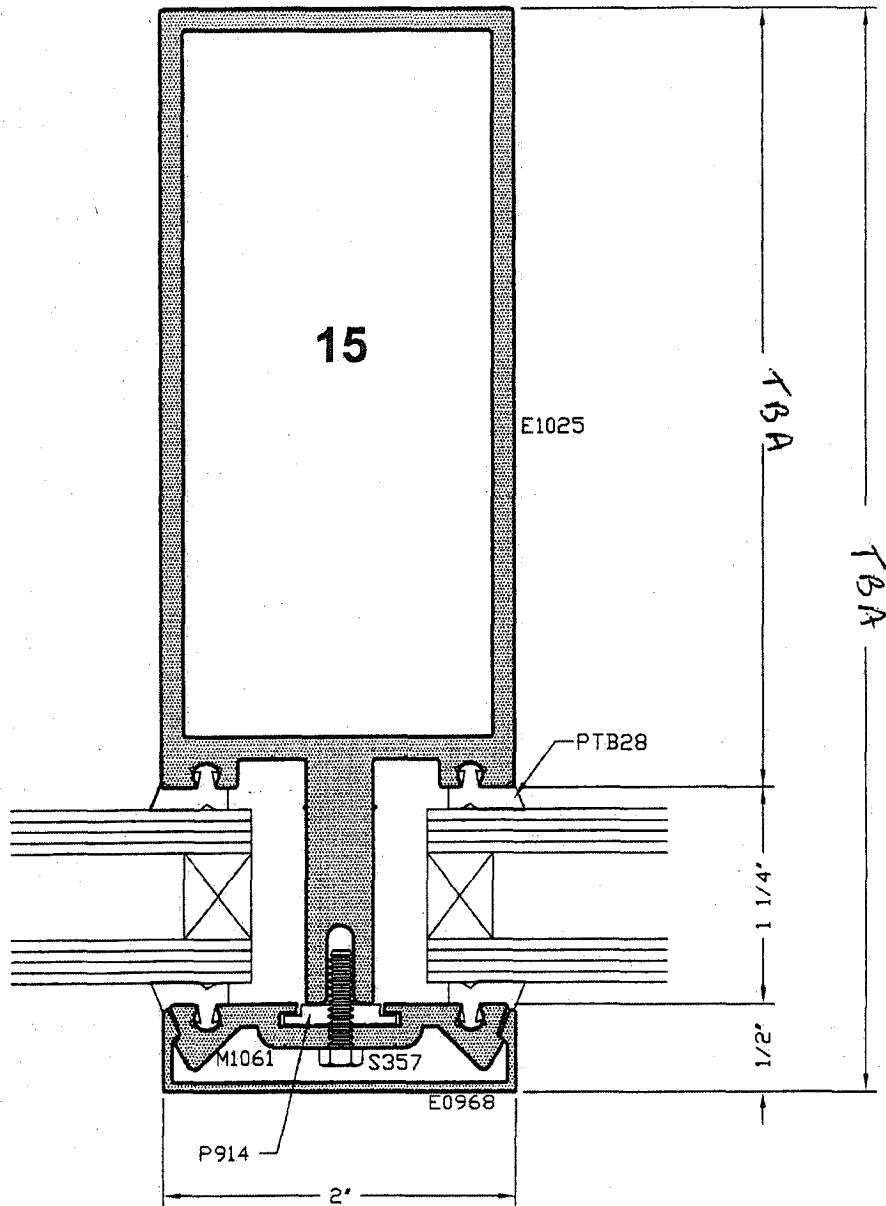


2006

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

20.11
200 Series Curtainwall
Intermediate Vertical

CAD DETAIL FILE NO.
280VERT

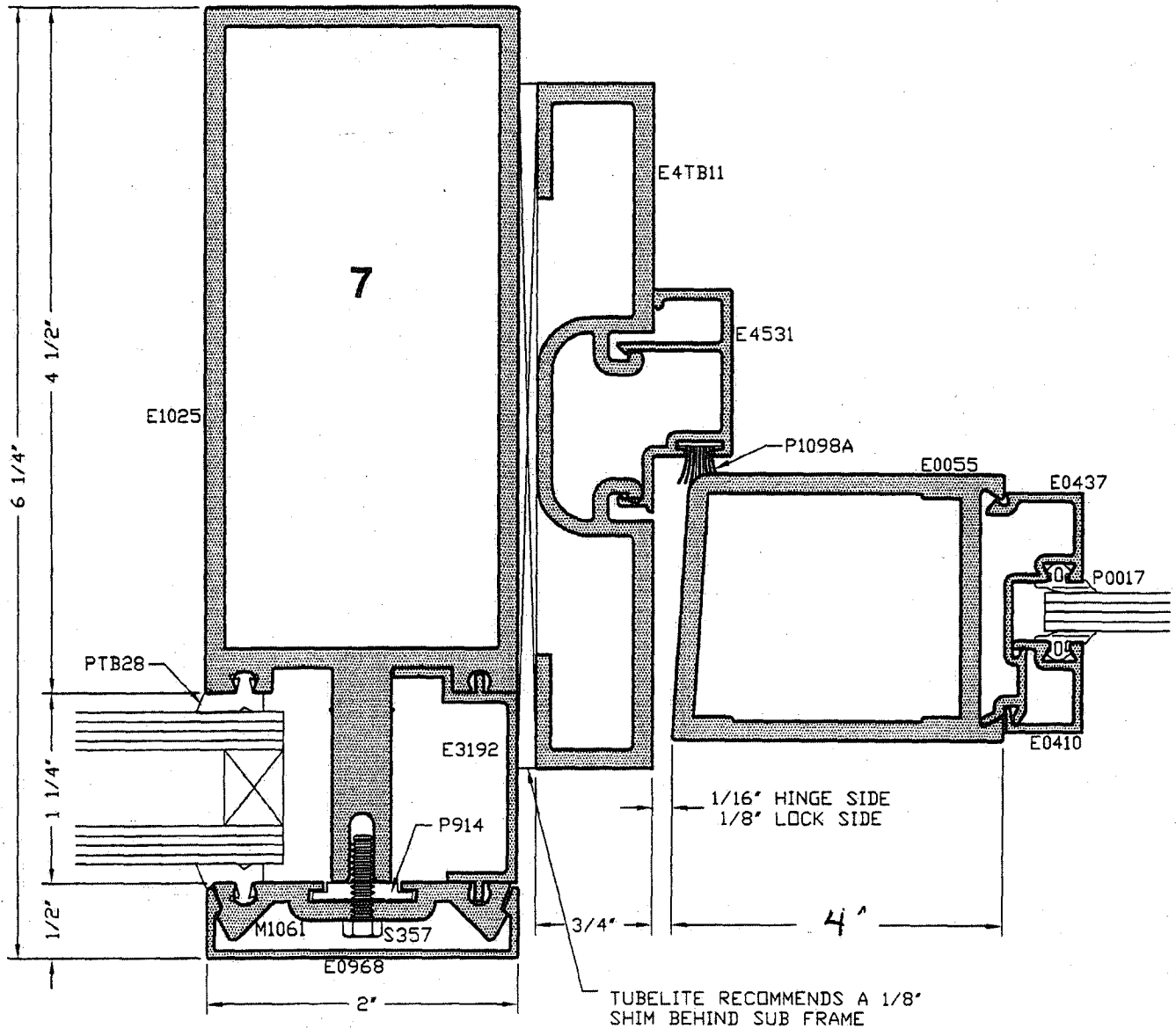


*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

TUBELITE
STOREFRONT, CURTAINWALL & ENTRANCES
DEPENDABLE
2006

20.15
200 Series Curtainwall
Door Jamb - Offset Pivot or Butt Hinge

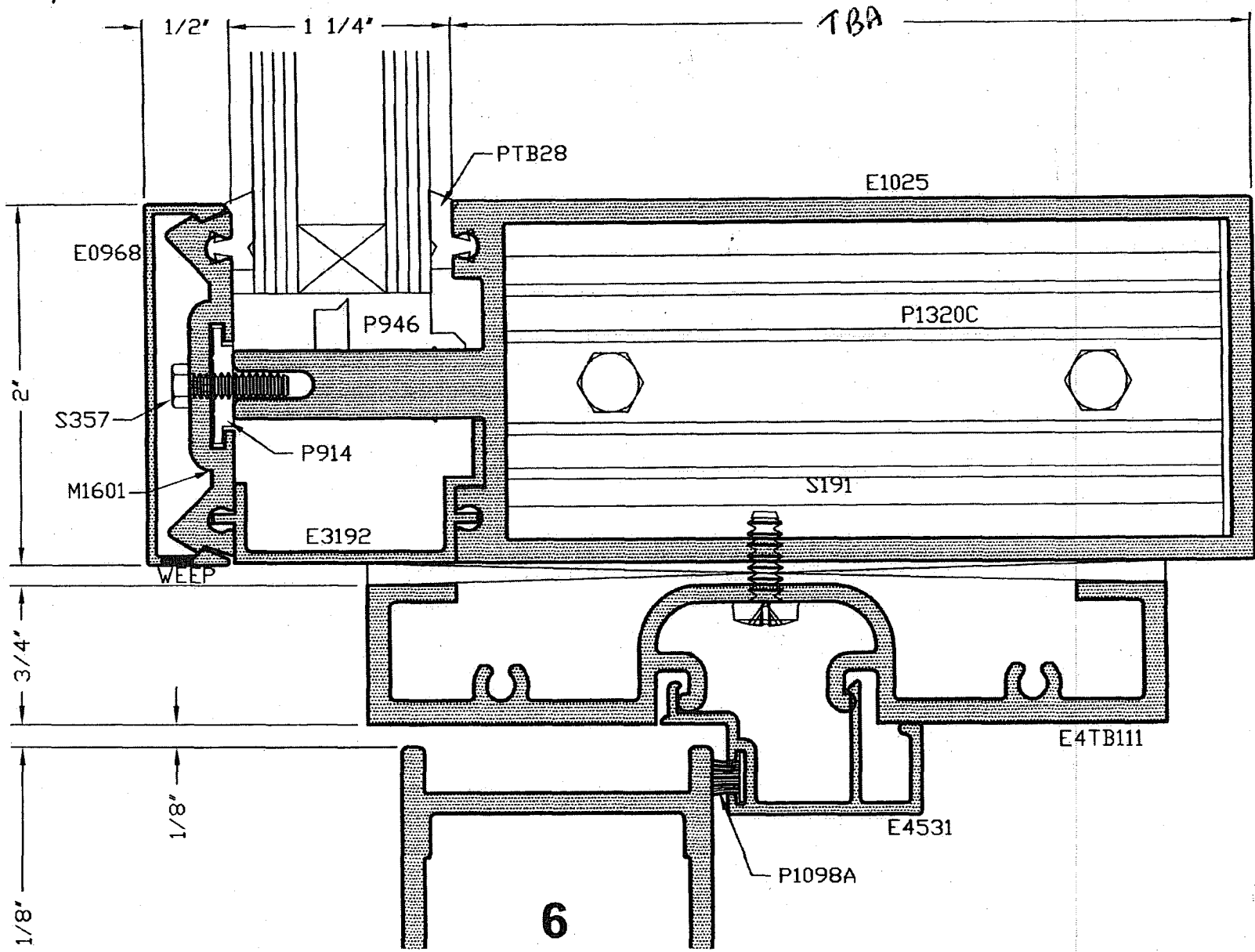
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280DRVS

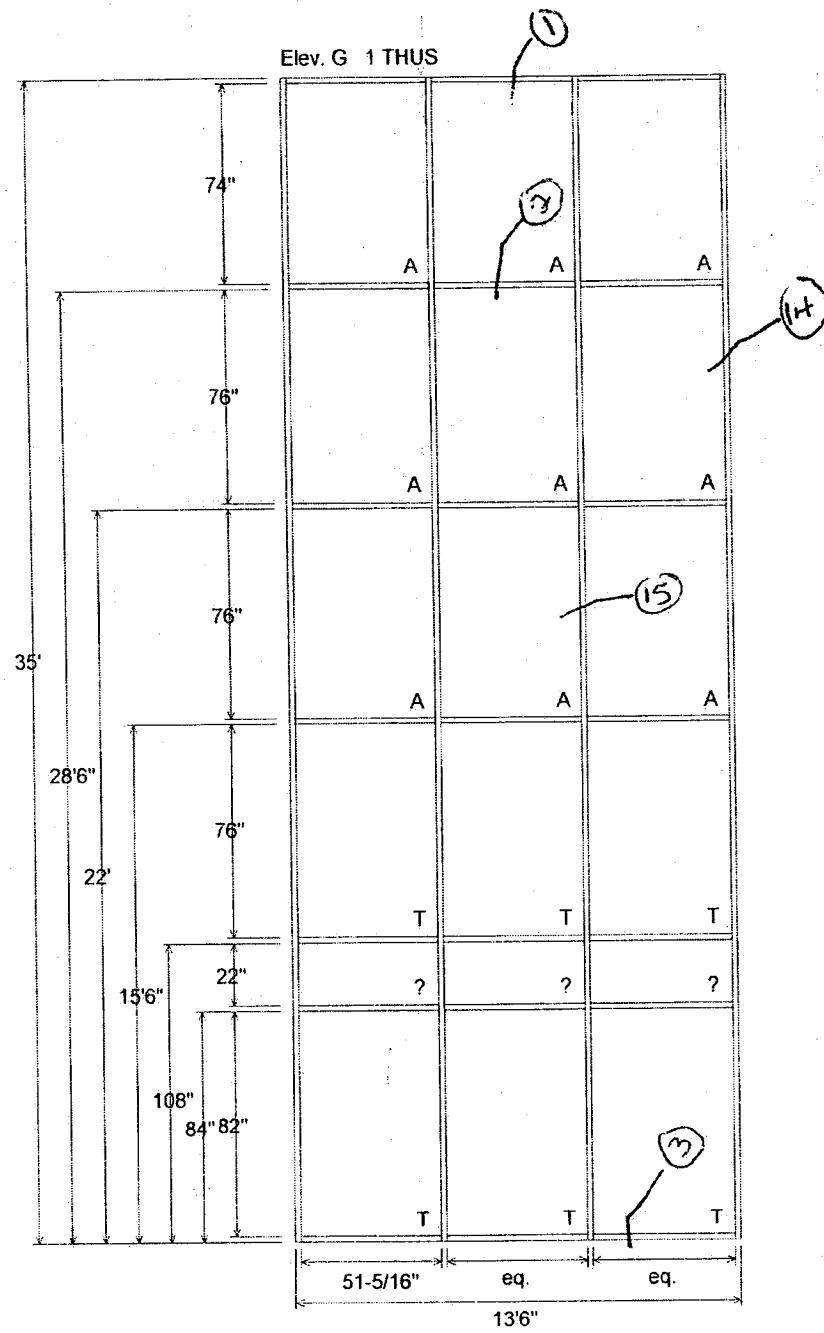


TUBELITE RECOMMENDS A 1/8" SHIM BEHIND SUB FRAME

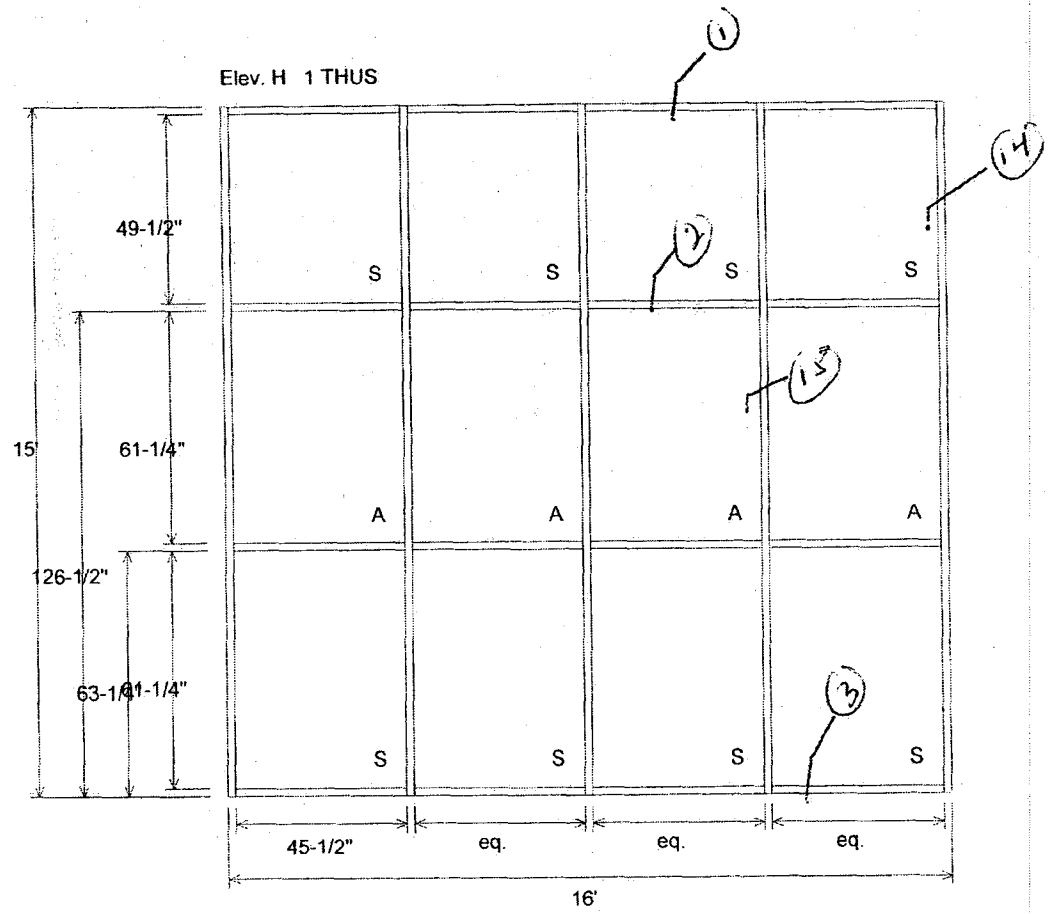
*SEALANT, ROD, & ANCHORS NOT BY TUBELITE



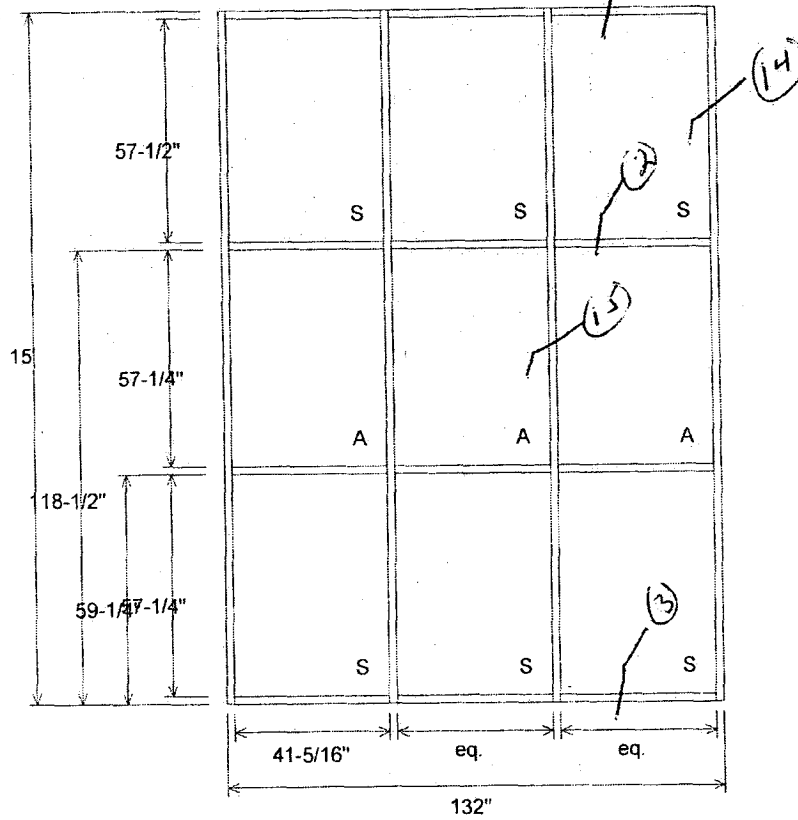


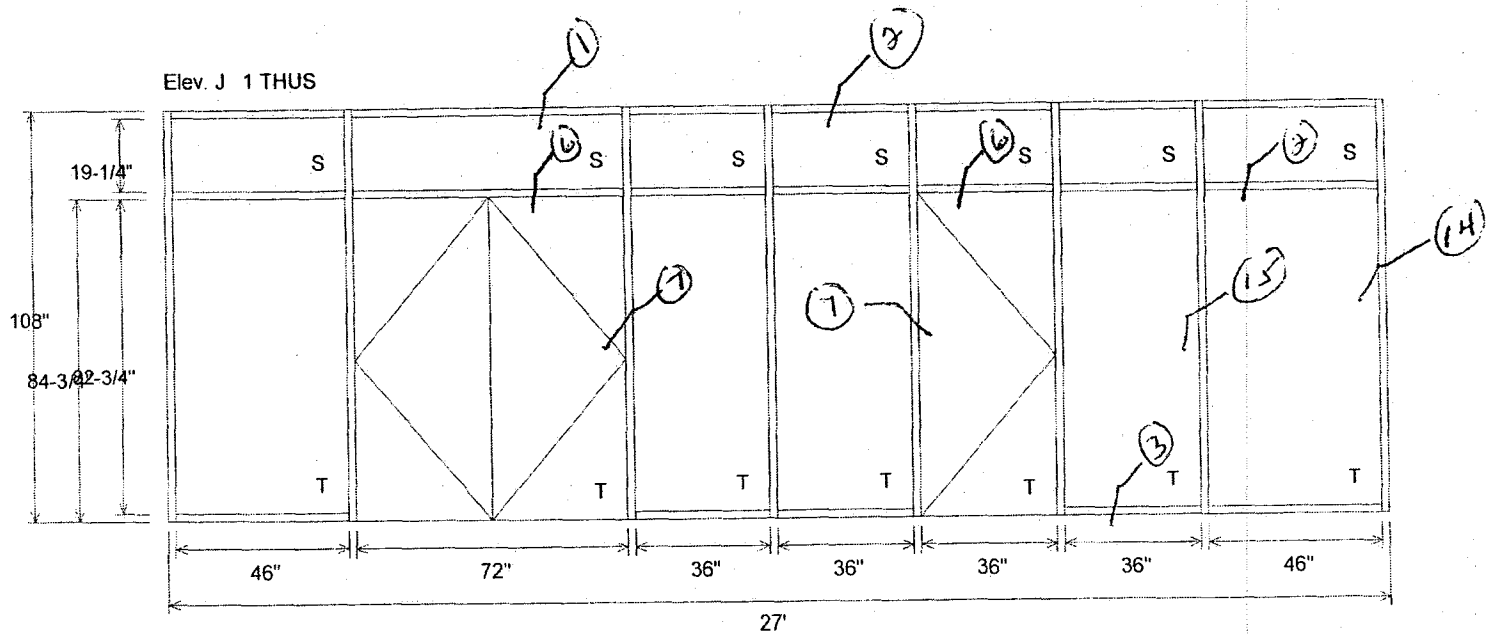


Job #J440 - RICH ALUMINUM - TOWN & COUNTRY Drawing is not to Scale!
 Framing System #161 - 200 CW-4 1/2 BACK MEMBER TB 1IN GLZ

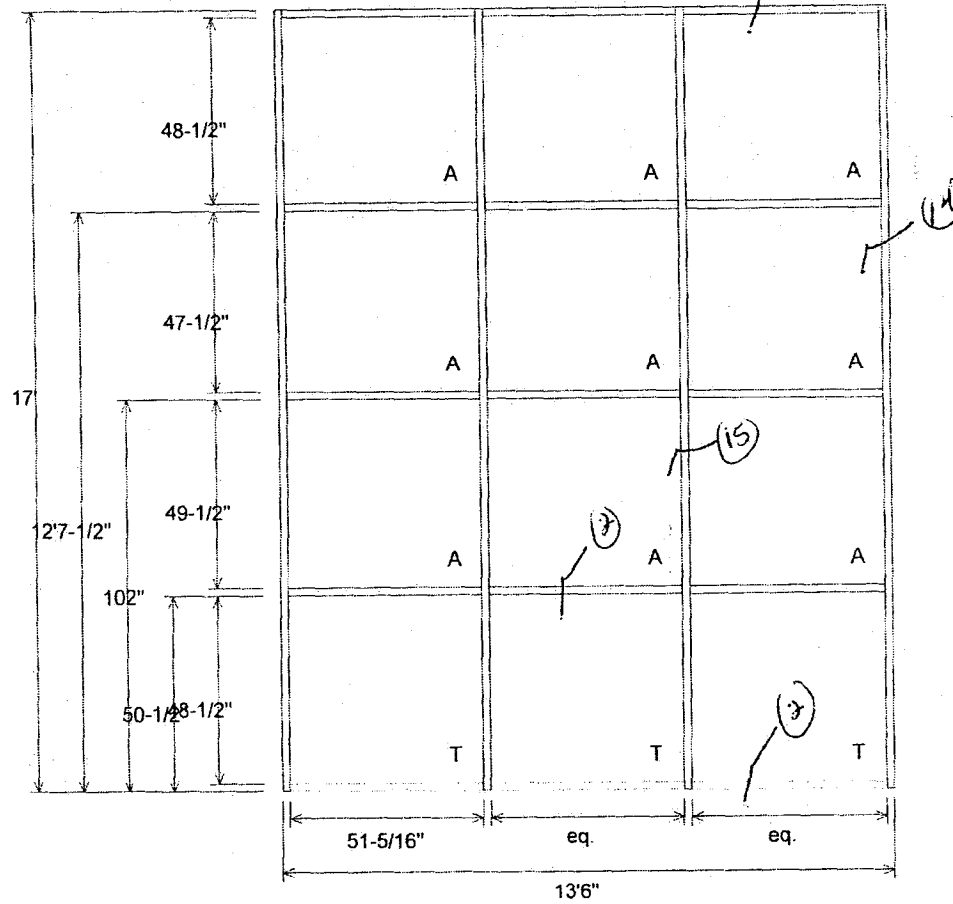


Elev. I 1 THUS





Elev. K 1 THUS



Stucked over Right side
of Elev. # J

14.02

T 14000 Series Flush Glaze - Thermal Guide Specifications

General

Description Furnish all necessary materials, labor and equipment for the complete installation of aluminum framing as shown on the drawings and specified herein.

Fixed window framing shall be 14000 Series Flush Glaze (2" x 4 1/2") as manufactured by Tubelite Inc., Reed City, Michigan. Whenever substitute products are to be considered, supporting technical literature, samples drawings and performance data must be submitted ten (10) days prior to bid in order to make a valid comparison of the products involved.

Test reports certified by an independent laboratory must be made available upon request.

Performance Requirements Air infiltration shall not exceed .06 CFM/F² when tested in accordance with ASTM E-283 at a test pressure of 6.24 PSF.

There shall be no uncontrolled water entry when tested in accordance with ASTM E-331 "Water Penetration of Exterior Windows, Curtainwalls and Doors by Uniform Static Air Pressure Difference" at a test pressure of 15 PSF.

There shall be no uncontrolled water entry when tested in accordance with AAMA 501.1-94 at a dynamic pressure equivalent of 15 PSF.

Structural performance per ASTM E330 shall be based on a maximum allowable deflection of L/175 of the span or 3/4" maximum. The system shall perform to those criteria under a wind load of (architect specify) _____ PSF.

There shall be no buckling, stress on glass, edge seal failure, excess stress on curtainwall structure, anchors and fasteners or reduction in performance when tested in accordance with AAMA 501.5-98 at a temperature range of 0° to 180° F.

There shall be no "Life/Safety" type failures (glass breakage, anchor failures, or structural damage) when tested in accordance with AAMA 501.4, seismic test (lateral cycling.)

Thermal transmittance due to conduction (U_c) shall not be greater than .60 - poured & debrided only (or .63 - slotted only) BTU/Hr/F²/F degree when tested in accordance with AAMA 1503-98. Condensation Resistance Factor (CRF) shall not be less than 56 - poured & debrided only (or 53 - slotted only) when tested in accordance with AAMA 1503-98.

The system shall have a Sound Transmission Class (STC) rating of 32 and an Outdoor-Indoor Transmission Class (OITC) rating of 26 when tested in accordance with ASTM E90-97, ASTM E413-87 (reapproved 1994) and ASTM E1332-90.

Products

Materials Extrusions shall be of aluminum alloy 6063-T5 extruded within commercial tolerance and free from defects impairing strength and/or durability. Main framing sections to be of .075 inch minimum wall thickness and glazing stop moldings of .060 inch thickness.

Screws, bolts and all other accessories to be compatible with the aluminum under normal service conditions.

Glazing shall be by means of an exterior and interior roll-in wedge of high quality extruded EPDM material.

Optional: Thermal barrier shall be a two part chemically curing, unfilled polyurethane casting resin poured in place for perimeter members. Intermediate vertical members shall be slotted for efficient thermal performance.

Finish All exposed framing surfaces shall be free of scratches and other serious blemishes.

Finish to be: (architect select)

Etched and clear anodized

(AAM12C22A31)

Clear - Class 2 (OA)

(AAM12C22A41)

Clear - Class 1 (2A)

Electrolytically deposited color

(AAM12C22A44) Class 1

Champagne (4K)

Light Amber (2K)

Amber (1K)

Statuary Bronze(3K)

Black (OD)

Fluoropolymer painted color 70% Kynar from manufacturer's full range -
In House Blendable color

Execution

Installation Shall be in accordance with the manufacturer's installation instructions and the approved shop drawings.

Note:

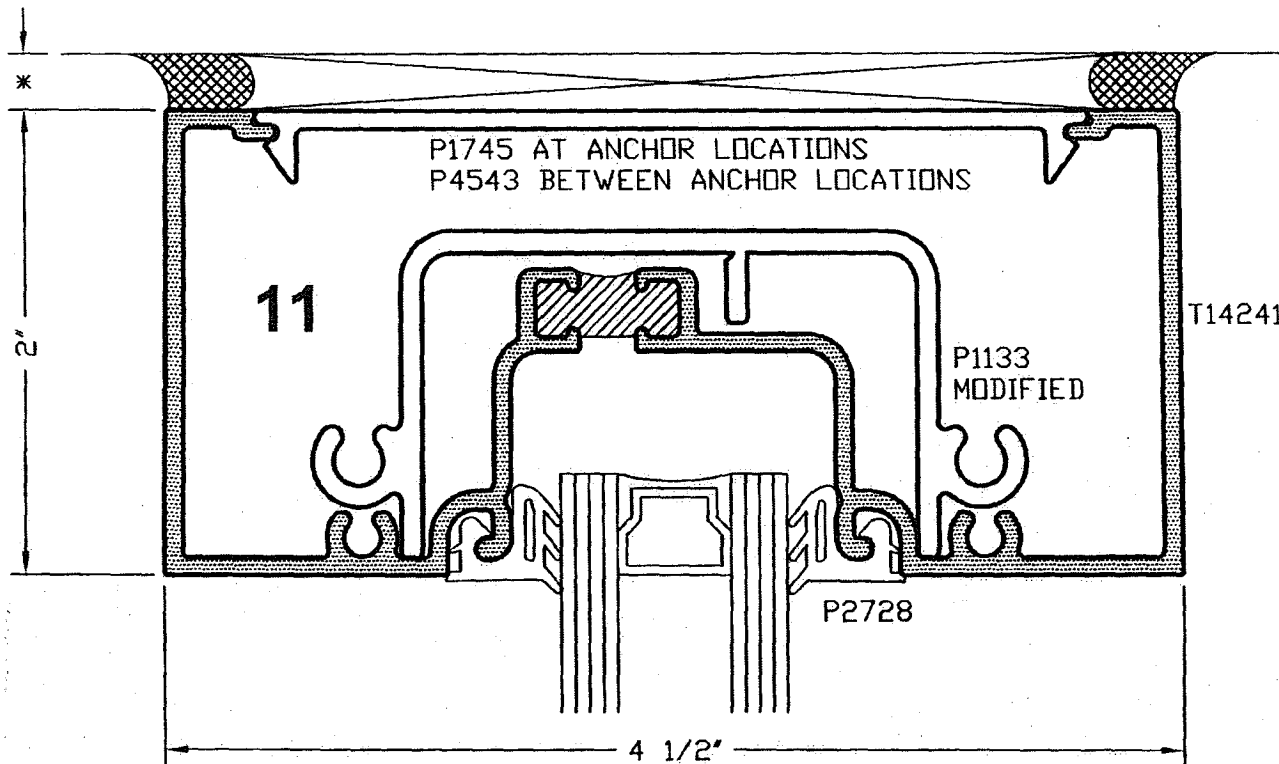
In keeping with Tubelite's policy of continuing product improvements, all specifications are subject to change without written notice by the manufacturer.

T14000 Series Flush Glaze Standard & Alternate Head Members

* 1/2" WHEN USING E-14259 FLASHING

* 1/4" WHEN USING E-45159 FLASHING

CAD DETAIL FILE NO.
180HEAD5



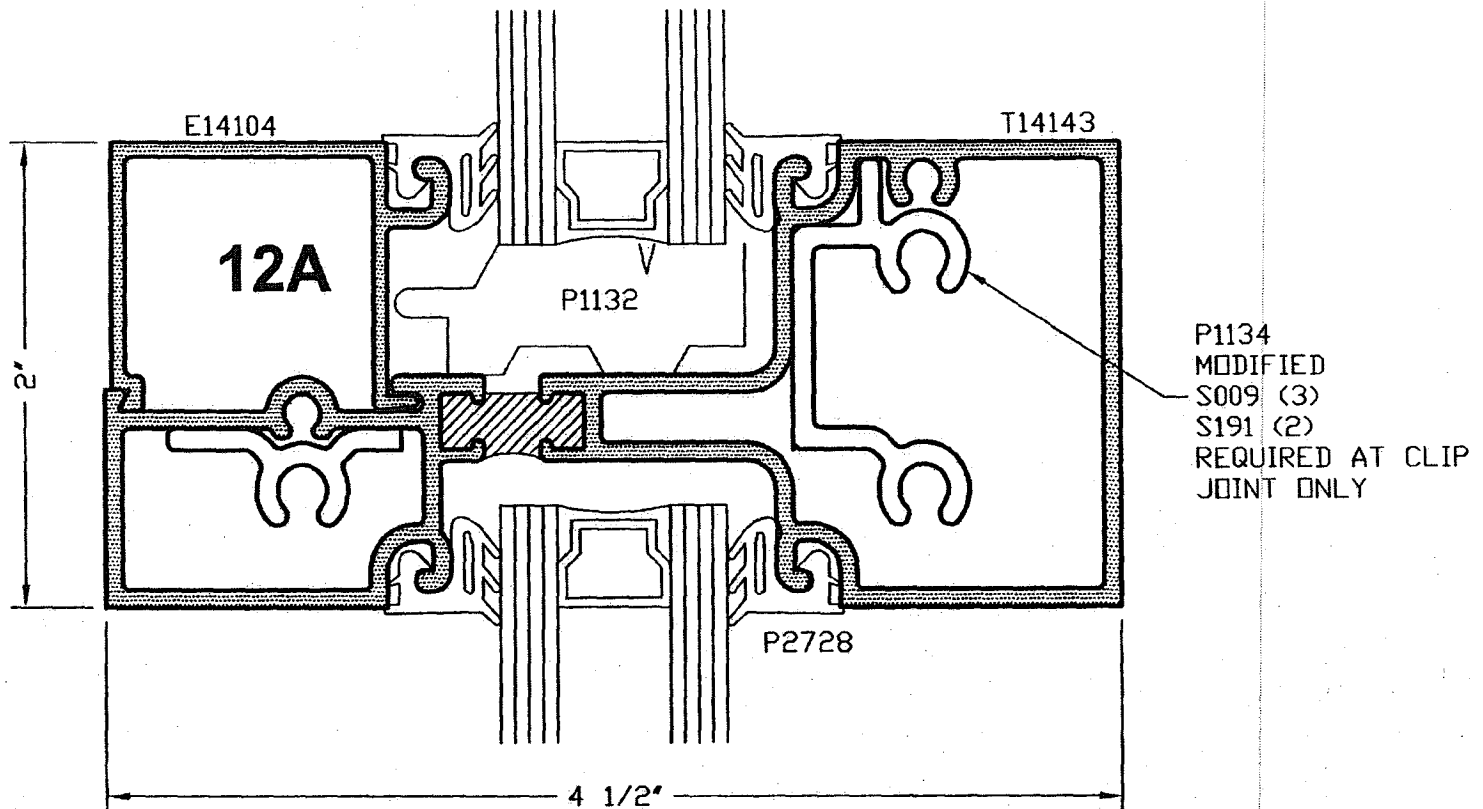
CAD DETAIL FILE NO.

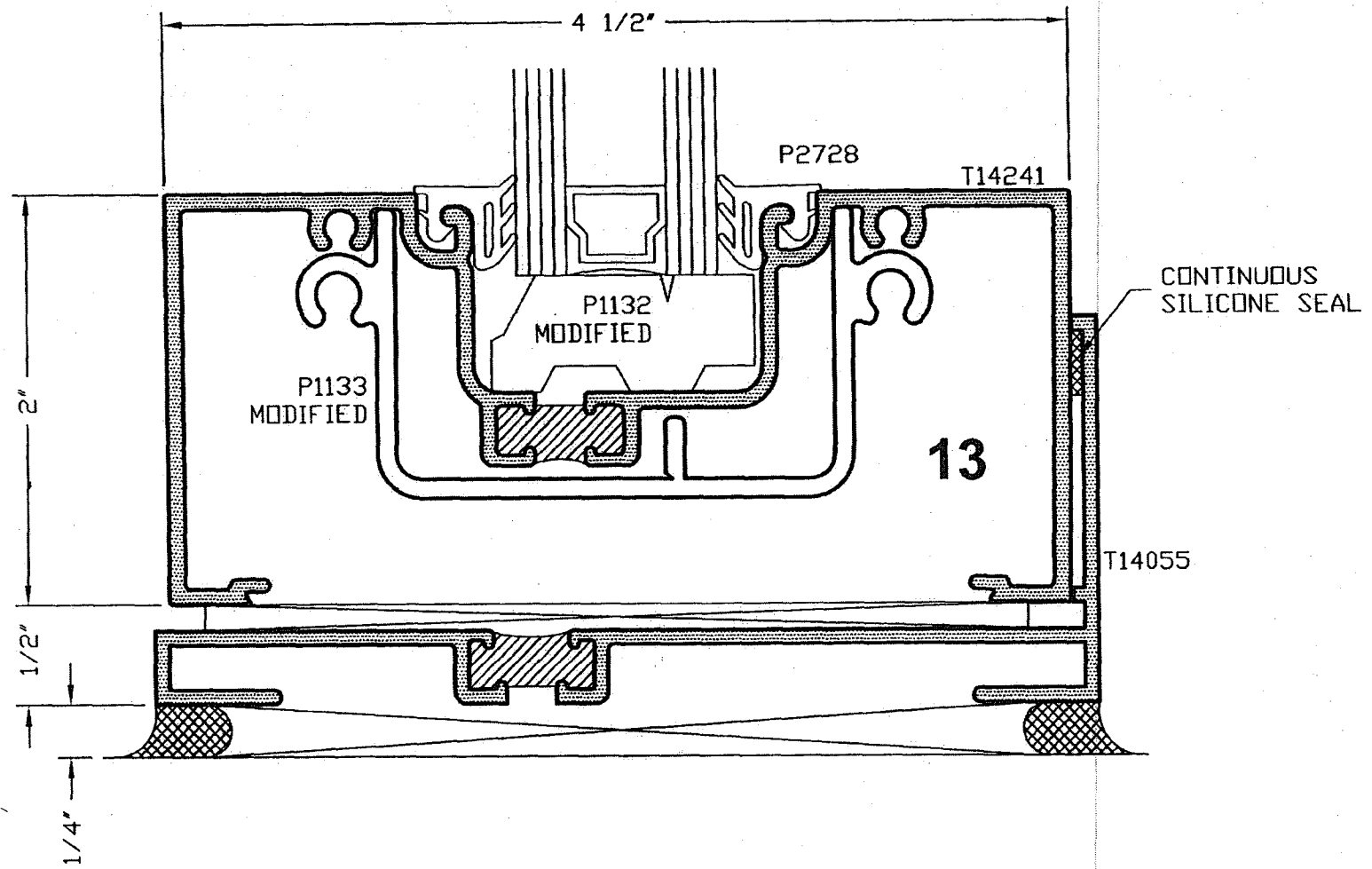
14.40

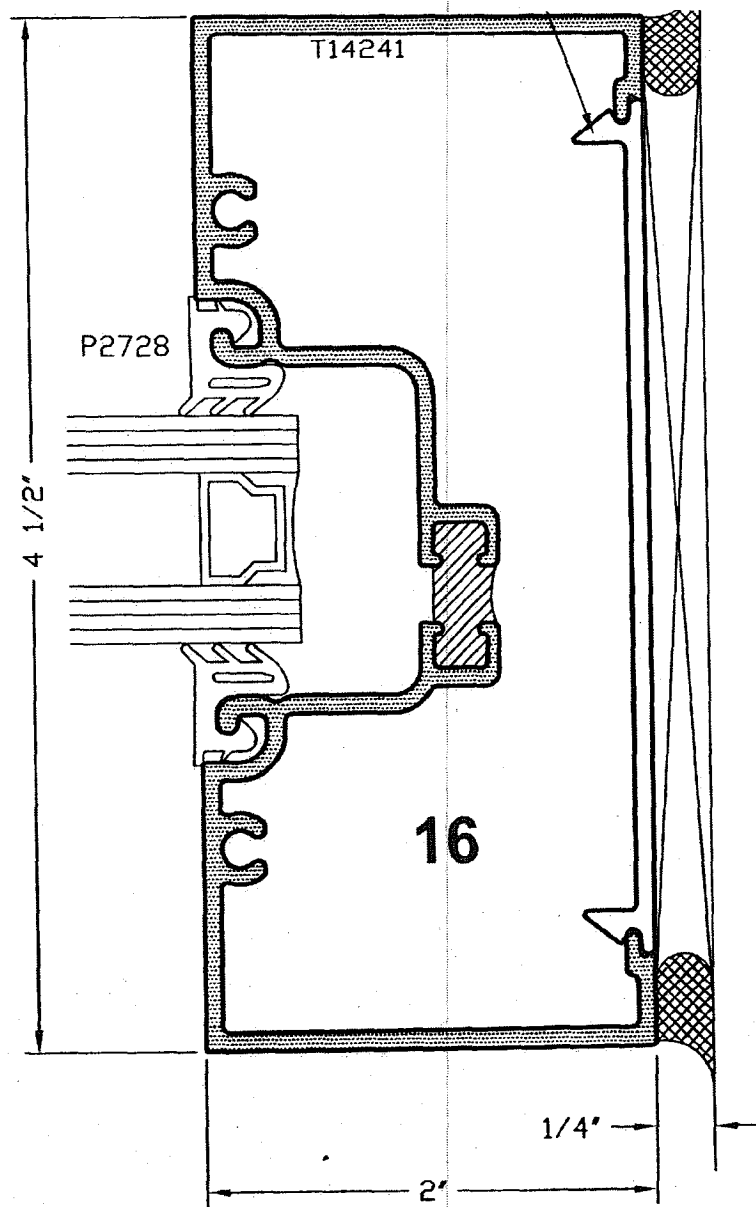
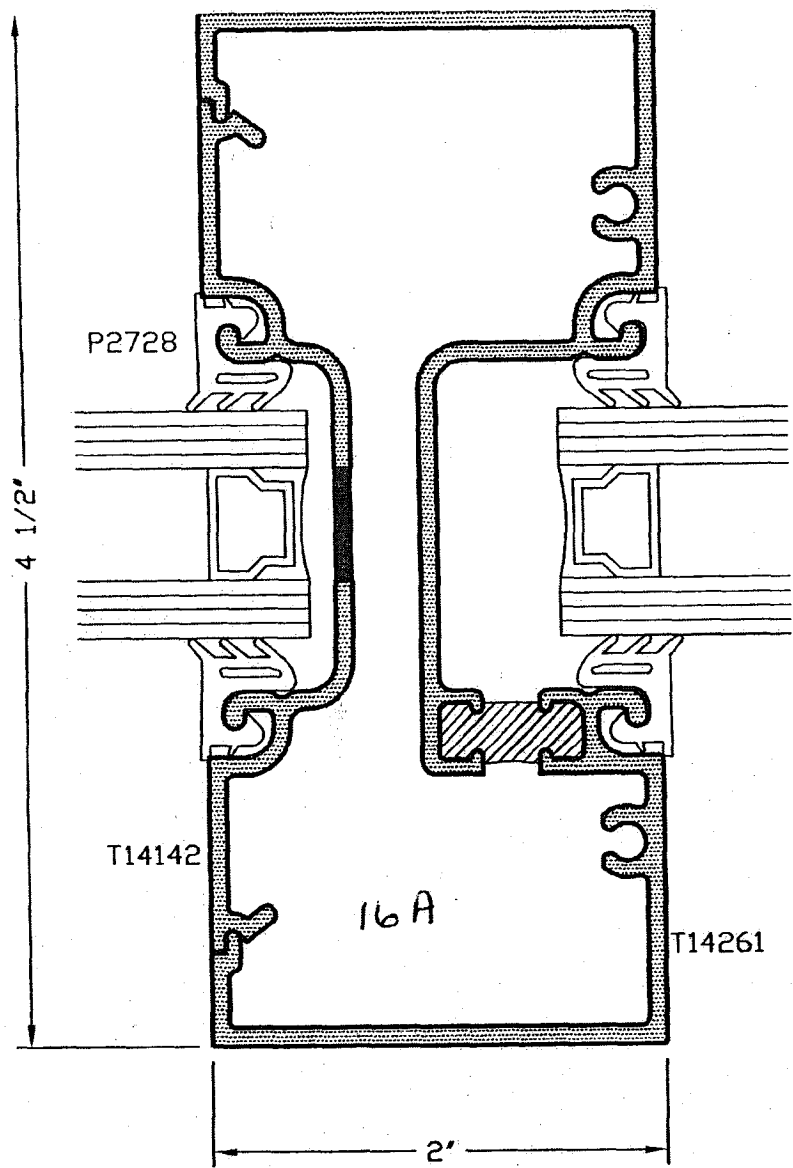
T14000 Series Flush Glaze

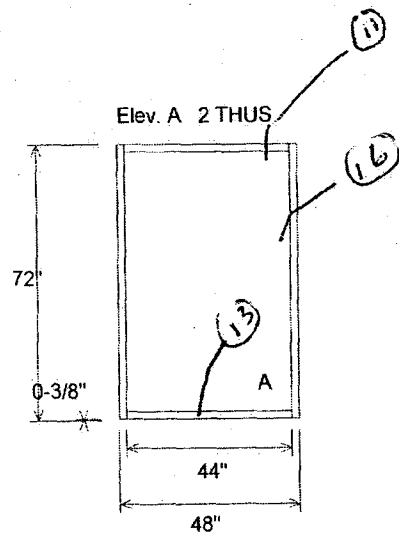
Intermediate Horizontals

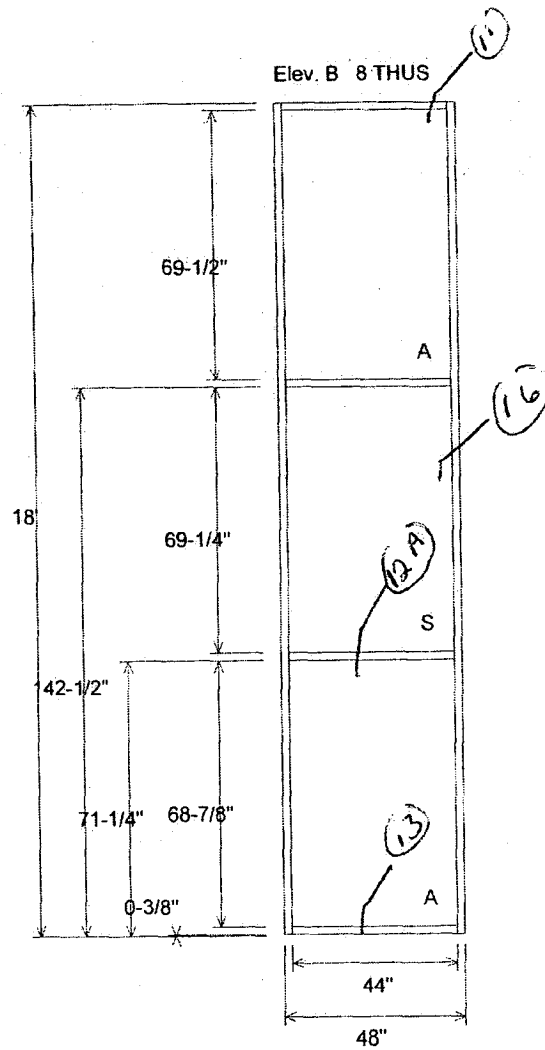
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180HORZ6



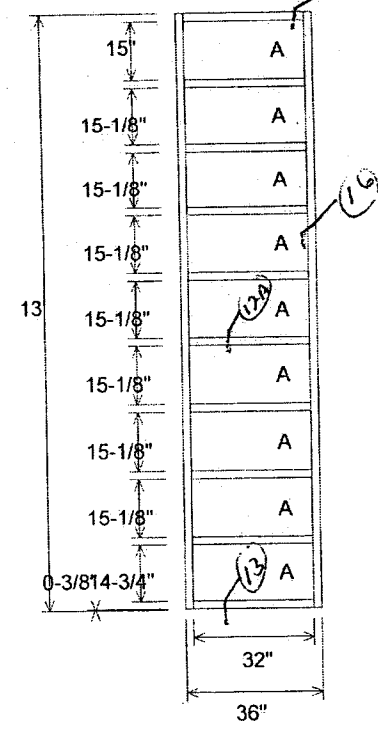


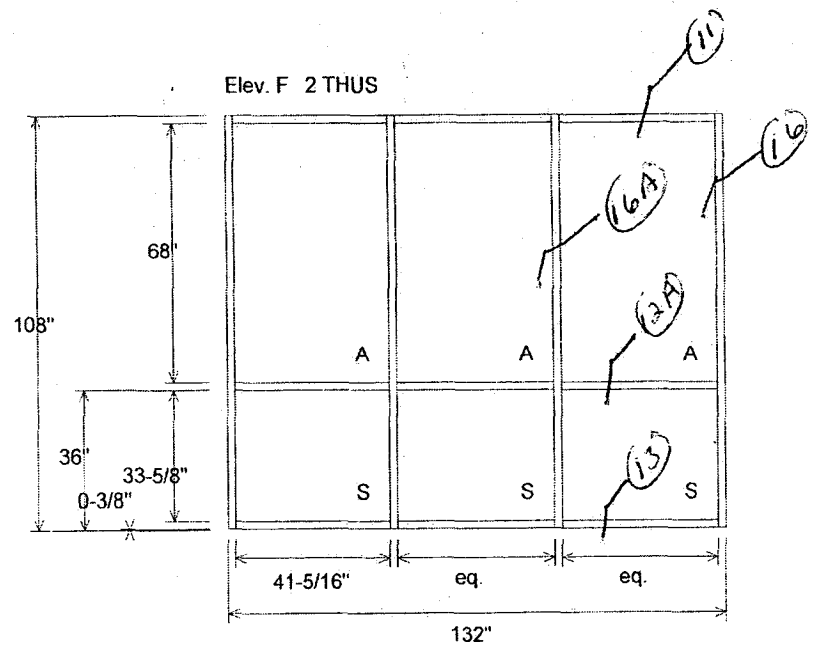


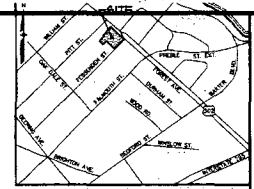
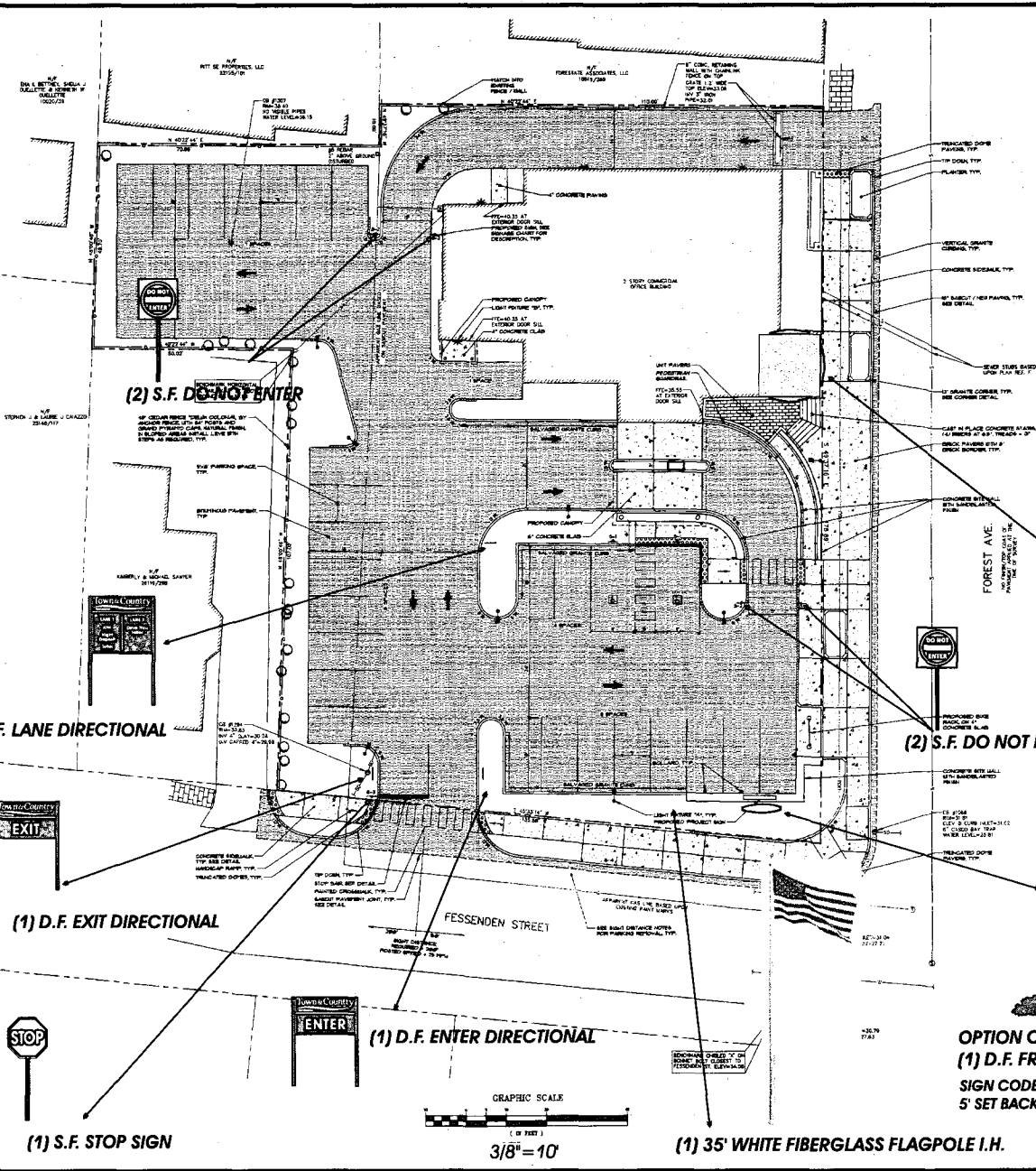
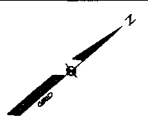




Elev. E 1 THUS







GENERAL NOTES:

1. SUBJECT PROPERTY IS LOCATED IN THE 5-B BUSINESS ZONE, SPICE OFFICIAL ZONING.
2. HEIGHT OF SIGN: MAXIMUM HEIGHT OF SIGN SHALL BE 18'-0" ABOVE FINISHED GRADE. SIGN SHALL BE SET BACK 5' FROM PROPERTY LINE.
3. SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE LOCAL CODES. ALL ELECTRICAL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES. ALL ELECTRICAL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.
4. SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE LOCAL CODES.

SIGHT DISTANCE NOTES:

1. TO ACHIEVE THE REQUIRED SIGNAGE, THE USE OF SIGNAGE SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE LOCAL CODES.



(3) S.F. BUILDING SIGN

SIGNAGE CHART

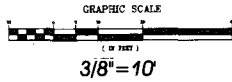
1	18" SIGN
2	24" SIGN
3	36" SIGN
4	48" SIGN

LIGHT FIXTURE SCHEDULE

NO.	DESCRIPTION	QUANTITY
1	18" SIGN	1
2	24" SIGN	1
3	36" SIGN	1
4	48" SIGN	1

LEGEND

SYMBOL	DESCRIPTION	PROPOSED
---	PROPOSED LINEAR	---
---	EXISTING LINEAR	---
---	PROPOSED CURVE	---
---	EXISTING CURVE	---
---	PROPOSED AREA	---
---	EXISTING AREA	---
---	PROPOSED POINT	---
---	EXISTING POINT	---
---	PROPOSED LINE	---
---	EXISTING LINE	---
---	PROPOSED CURVE	---
---	EXISTING CURVE	---
---	PROPOSED AREA	---
---	EXISTING AREA	---
---	PROPOSED POINT	---
---	EXISTING POINT	---
---	PROPOSED LINE	---
---	EXISTING LINE	---
---	PROPOSED CURVE	---
---	EXISTING CURVE	---
---	PROPOSED AREA	---
---	EXISTING AREA	---
---	PROPOSED POINT	---
---	EXISTING POINT	---



OPTION C SHOWN HERE
(1) D.F. FREESTANDING SIGN
SIGN CODE: MAX. PYLON HEIGHT 18'
5' SET BACK FROM PROPERTY LINE



(1) 35' WHITE FIBERGLASS FLAGPOLE I.H.

NOTES

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 ALL ELECTRICAL SIGNS REQUIRE ROUTINE MAINTENANCE.

CLIENT

ACCEPTANCE SIGNATURE _____ DATE _____

BAILEY SIGN SALES REPRESENTATIVE

APPROVED _____ DATE _____

Town & Country

(3) S.F. BUILDING SIGN

SIGNAGE CHART

LIGHT FIXTURE SCHEDULE

LEGEND

GRAPHIC SCALE

OPTION C SHOWN HERE

(1) D.F. FREESTANDING SIGN

SIGN CODE: MAX. PYLON HEIGHT 18'

5' SET BACK FROM PROPERTY LINE

(1) 35' WHITE FIBERGLASS FLAGPOLE I.H.

CUSTOMER / SIGN LOCATION
TOWN & COUNTRY FCU
426 FOREST AVE.
PORTLAND, MAINE

SALES PERSON: BB **DRAWN BY: LWM**

RES: D-649

SCALE:

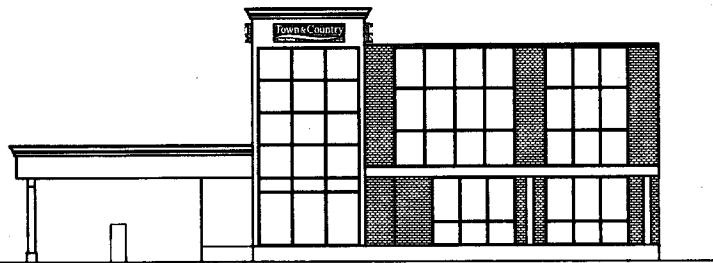
DATE: 11/2/03

REVISION # / DATE / NOTES / INITIALS

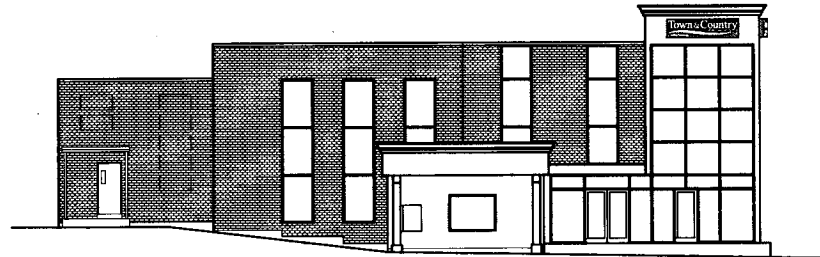
DRAWING # 06316 E

SHEET _____ OF _____

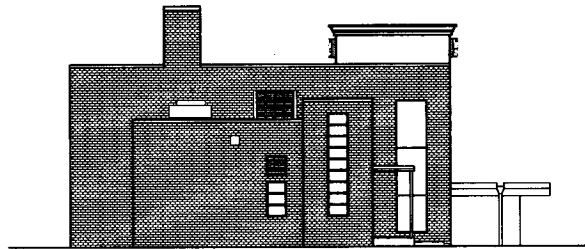
CONCEPT DRAWING



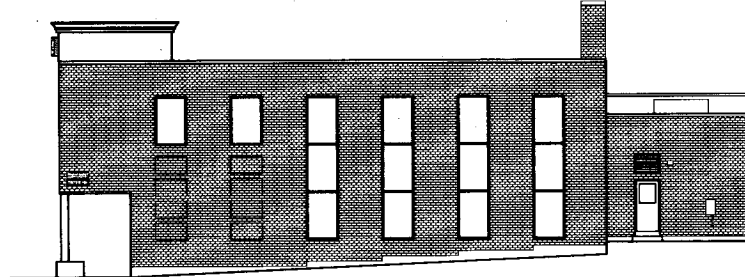
① NORTH EAST ELEVATION (FOREST STREET)
SCALE 1/4" = 1'-0"



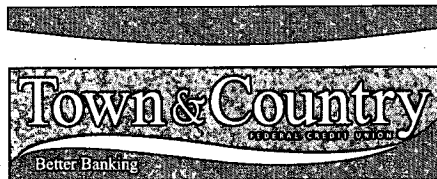
② SOUTH EAST ELEVATION (FESSENDEN STREET)
SCALE 1/4" = 1'-0"



④ SOUTH WEST ELEVATION (REAR)
SCALE 1/4" = 1'-0"



③ NORTH WEST ELEVATION
SCALE 1/4" = 1'-0"



DOWNVIEW

SIDE VIEW

12.08" T

1.33"

3" B

ACTUAL BLDG. STRUCTURE SPECS
TO BE CONFIRMED

EAST (FRONT) ELEVATION
(1) S.F. 2'-6" X 9'-9" X ___" INTERNALLY ILLUMINATED SIGNS

SEMI GLOSS FINISH ON ALL PAINTED SURFACES
RETAINERLESS CABINET: PAINTED T&C PMS #5555 GREEN
METAL FACES: T&C BLUE PMS #293 & PMS #5555 GREEN
JIGGED OUT COPY BACKED UP WITH WHITE PLEXI

TOTAL SQ. FT. 24.375 EACH X3 = 73.125

NOTES

ELECTRICAL NOTES: 120 VOLT
(1) 20 AMP CIRCUIT

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IF AN ELECTRIC SIGN, THEN INSTALLATION MUST BE ACCOMPLISHED IN TOTAL COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE, THE REQUIREMENTS OF UNDERWRITERS LABORATORY, CANADIAN STANDARDS ASSOCIATION AND/OR ANY APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
ALL ELECTRICAL SIGNS REQUIRE ROUTINE MAINTENANCE.

CLIENT

ACCEPTANCE SIGNATURE _____ DATE _____

BAILEY SIGN SALES REPRESENTATIVE _____

APPROVED _____ DATE _____

www.baileysign.com
9 Thomas Drive
Col. Westbrook Executive Park
Westbrook, ME 04092
207-774-2843 / 1-800-639-SIGN
Fax: 774-1193
E-Mail: sales@baileysign.com

Bailey sign

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CUSTOMER / SIGN LOCATION
TOWN & COUNTRY FCU

426 FOREST AVE.
PORTLAND, MAINE

SALESPERSON: DE DRAWN BY: LWM

• D-649 •

DATE 11/16/09 DATE 11/2/09

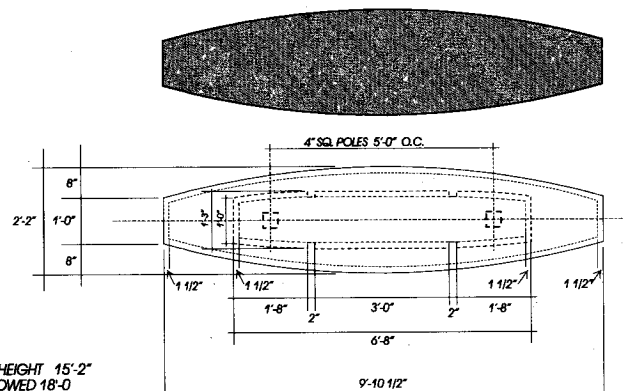
REVISION # / DATE / NOTES / INITIALS



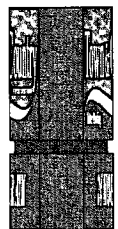
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SHEET _____ OF _____

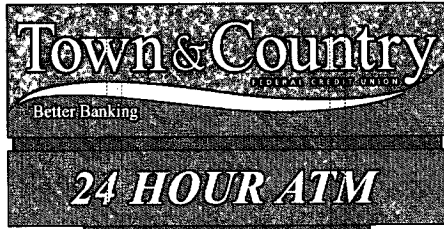
CONCEPT DRAWING



OVERALL HEIGHT 15'-2"
MAX. ALLOWED 18'-0"



7" ADDRESS NUMERALS
ON STREET END OF WRAP
3M OPAQUE WHITE VINYL



12.318" U.C.
1 1/4" T
8 1/2" U.C.

OPTION A VERTICAL PROFILE SIGN
MAX. ALLOWED SQ. FT. 65
TOTAL SQ. FT. USED HERE 45.25

- (1) D.F. 2'-11" X 9'-10 1/2" X ___" INTERNALLY ILLUMINATED SIGNS 28.84 SQ. FT.
- (1) D.F. 1'-8" X 9'-10 1/2" X ___" INTERNALLY ILLUMINATED SIGNS 16.39 SQ. FT.

SEMI GLOSS FINISH ON ALL PAINTED SURFACES
RETAINERLESS CABINETS, HORIZONTAL AND VERTICAL REVEALS: PAINTED T&C PMS #5555 GREEN
METAL FACES: T&C BLUE PMS #293 * PMS #5555 GREEN
JIGGED OUT COPY BACKED UP WITH WHITE PLED

NOTES
ELECTRICAL NOTES: 120 VOLT
(1) 20 AMP CIRCUIT

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ALL ELECTRICAL SIGNS REQUIRE ROUTINE MAINTENANCE.

CLIENT _____
ACCEPTANCE SIGNATURE _____ DATE _____

BAILEY SIGN SALES REPRESENTATIVE _____
APPROVED _____ DATE _____

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Westbrook, ME 04092
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Fax: 774-1193
E-Mail: sales@baileysign.com

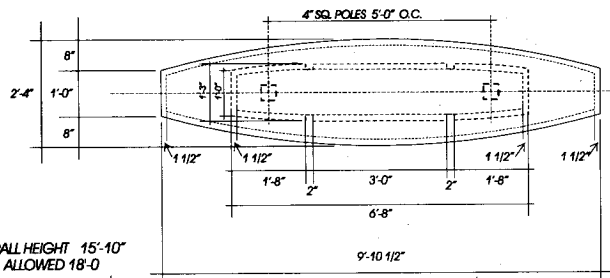
CUSTOMER / SIGN LOCATION
TOWN & COUNTRY FCU
426 FOREST AVE.
PORTLAND, MAINE

SALESPERSON: DE	DRAWN BY: LWM
NO: D-649	W.O. #
DATE: 3/8" = 1'	DATE: 11/2/09
REVISION # / DATE / NOTES / INITIALS	

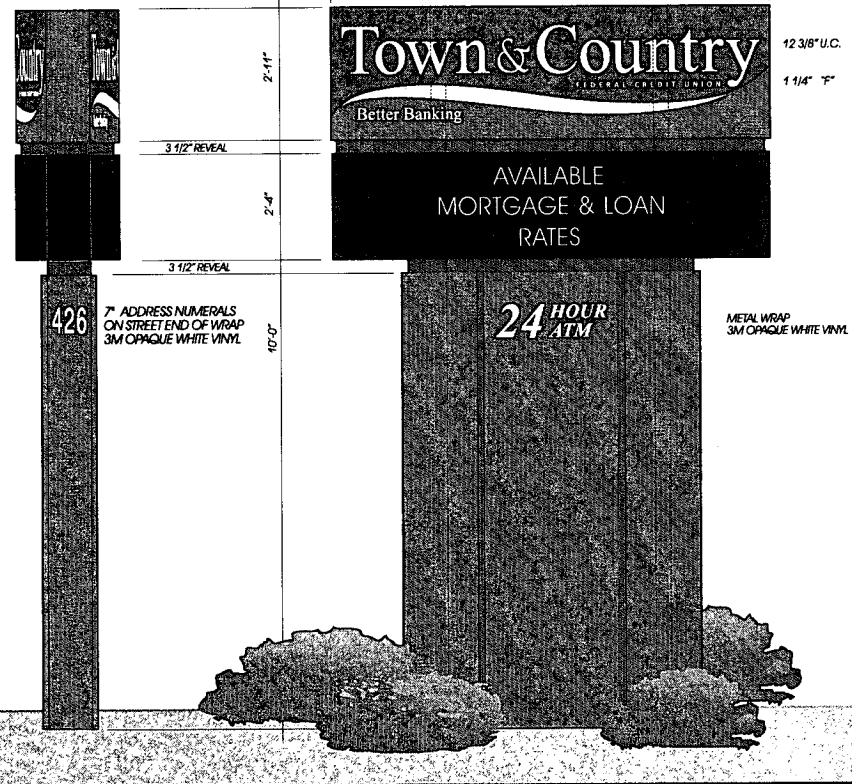


DRAWING # **06316 AA**
SHEET ___ OF ___

CONCEPT DRAWING



OVERALL HEIGHT 15'-10"
MAX. ALLOWED 18'-0"



OPTION B VERTICAL PROFILE SIGN
MAX. ALLOWED SQ. FT. 65
TOTAL SQ. FT. USED HERE 51.85

VERTICAL PROFILE SIGN
(1) D.F. 2'-11" X 9'-10 1/2" X ___" INTERNALLY ILLUMINATED SIGNS 28.84 SQ. FT.
CUSTOM SIZED (2) S.F. 2'-4" X 9'-10" X 8" ELECTRONIC MESSAGE CENTERS 23.01 SQ. FT.
19 MM - AMBER

SEMI GLOSS FINISH ON ALL PAINTED SURFACES
RETAINERLESS CABINETS, HORIZONTAL AND VERTICAL REVEALS: PAINTED T&C PMS #5555 GREEN
METAL FACES: T&C BLUE PMS #293 * PMS #5555 GREEN
JIGGED OUT COPY BACKED UP WITH WHITE PLEXI

NOTES
ELECTRICAL NOTES: 120 VOLT
(2) 20 AMP CIRCUIT

PLEASE NOTE:
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ALL ELECTRICAL SIGNS REQUIRE ROUTINE MAINTENANCE.

CLIENT _____
ACCEPTANCE SIGNATURE _____ DATE _____
BAILEY SIGN SALES REPRESENTATIVE _____
APPROVED _____ DATE _____

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Westbrook, ME 04092
207-774-2843 / 1-800-839-ENGIN
Fax: 774-1193
E-Mail: sales@baileysign.com
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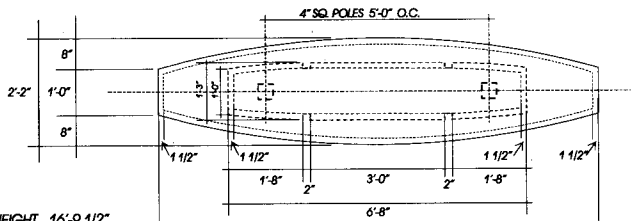
CUSTOMER / SIGN LOCATION
TOWN & COUNTRY FCU
426 FOREST AVE.
PORTLAND, MAINE

SALESPERSON: DE	DRAWN BY: LWM
PR: D-649	NO: _____
SCALE: 3/8" = 1'	DATE: 11/2/09
REVISION # / DATE / NOTES / INITIALS	

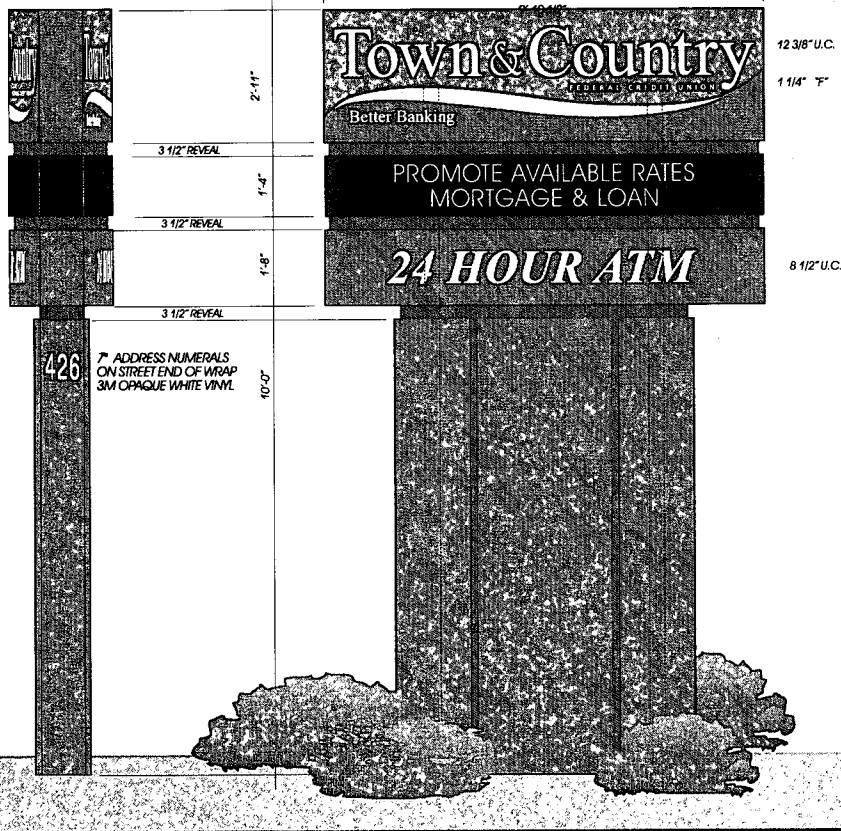


DRAWING # **06316 AB**
SHEET _____ OF _____

CONCEPT DRAWING



OVERALL HEIGHT 16'-9 1/2"
MAX. ALLOWED 18'-0"



OPTION C VERTICAL PROFILE SIGN
MAX. ALLOWED SQ. FT. 65
TOTAL SQ. FT. USED HERE 58.36

VERTICAL PROFILE SIGN

- (1) D.F. 2'-11" X 9'-10 1/2" X ___" INTERNALLY ILLUMINATED SIGNS 28.84 SQ. FT.
- CUSTOM SIZED (2) S.F. 1'-4" X 9'-10 1/2" X 8" ELECTRONIC MESSAGE CENTERS 13.13 SQ. FT.
- 19MM - AMBER
- (1) D.F. 1'-8" X 9'-10 1/2" X ___" INTERNALLY ILLUMINATED SIGNS 16.39 SQ. FT.

SEMI GLOSS FINISH ON ALL PAINTED SURFACES
RETAINERLESS CABINETS, HORIZONTAL AND VERTICAL REVEALS: PAINTED T&C PMS #5555 GREEN
METAL FACES: T&C BLUE PMS #293 * PMS #5555 GREEN
JIGGED OUT COPY BACKED UP WITH WHITE PLEXI

NOTES

ELECTRICAL NOTES: 120 VOLT
(2) 20 AMP CIRCUIT

PLEASE NOTE:

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ALL ELECTRICAL SIGNS REQUIRE ROUTINE MAINTENANCE.

CLIENT

ACCEPTANCE SIGNATURE _____ DATE _____

BAILEY SIGN SALES REPRESENTATIVE

APPROVED _____ DATE _____

CUSTOMER / SIGN LOCATION
TOWN & COUNTRY FCU
426 FOREST AVE.
PORTLAND, MAINE

SALESPERSON: DE DRAWN BY: LWM

PR: D-649

SCALE: 3/8" = 1' DATE: 11/2/09

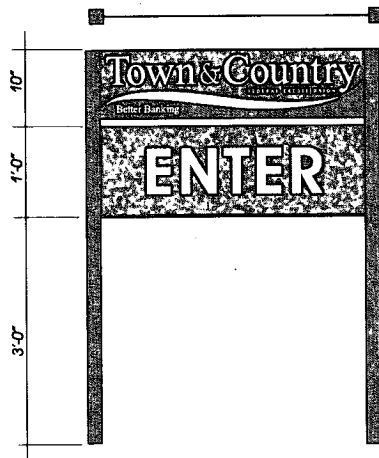
REVISION # / DATE / NOTES / INITIALS



DRAWING # **06316 AC**

SHEET _____ OF _____

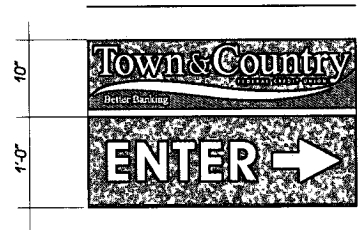
CONCEPT DRAWING



(1) D.F. 1'-10" X 3'-0" ENTER DIRECTIONAL SIGN

SEMI GLOSS FINISH ON ALL PAINTED SURFACES
 2" SQUARE POLES PAINTED T&C GREEN PMS #5555
 METAL FACES: T&C BLUE PMS #293

LOGO GRAPHICS: WHITE AND T&C GREEN PMS #5555
 SUBTEXT COPY: GERBER H.P. WHITE

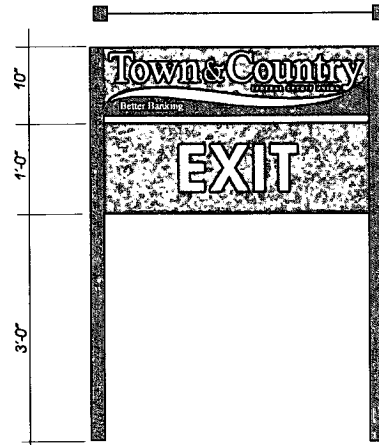


(1) S.F. 1'-10" X 3'-0" ENTER DIRECTIONAL SIGN

SEMI GLOSS FINISH ON ALL PAINTED SURFACES
 2" SQUARE POLES PAINTED T&C GREEN PMS #5555
 METAL FACES: T&C BLUE PMS #293

LOGO GRAPHICS: WHITE AND T&C GREEN PMS #5555
 SUBTEXT COPY: GERBER H.P. WHITE

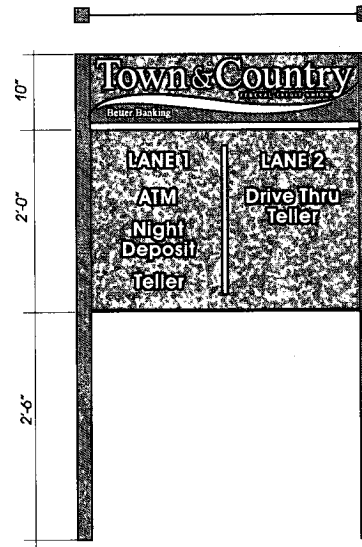
MOUNTED TO BUILDING BRICKWORK



(1) D.F. 1'-10" X 3'-0" EXIT DIRECTIONAL SIGN

SEMI GLOSS FINISH ON ALL PAINTED SURFACES
 2" SQUARE POLES PAINTED T&C GREEN PMS #5555
 METAL FACES: T&C BLUE PMS #293

LOGO GRAPHICS: WHITE AND T&C GREEN PMS #5555
 SUBTEXT COPY: GERBER H.P. WHITE



COPY TO BE CONFIRMED

(1) D.F. 3'-0" X 3'-0" LANE DIRECTIONAL SIGN

SEMI GLOSS FINISH ON ALL PAINTED SURFACES
 2" SQUARE POLES PAINTED T&C GREEN PMS #5555
 METAL FACES: T&C BLUE PMS #293

LOGO GRAPHICS: WHITE AND T&C GREEN PMS #5555
 SUBTEXT COPY: GERBER H.P. WHITE

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APPROVED _____ DATE _____

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 Fax: 774-1193
 E-Mail: sales@baileysign.com

CUSTOMER / SIGN LOCATION
TOWN & COUNTRY FCU

426 FOREST AVE.
 PORTLAND, MAINE

SALESPERSON: DE DRAWN BY: LWM

PROJECT: D-649

SCALE: 3/4" = 1' DATE: 11/2/09

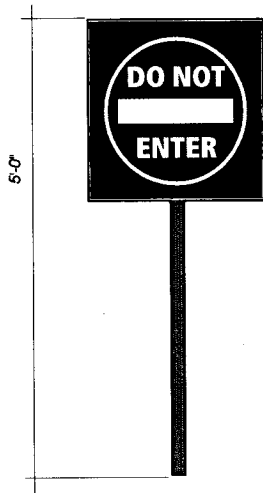
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DRAWING # **06316 C**

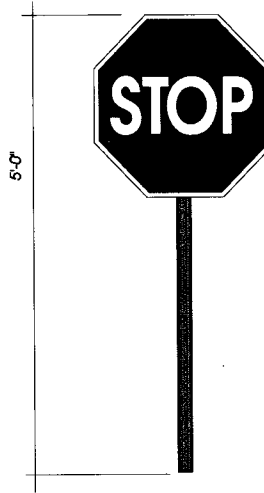
SHEET _____ OF _____

CONCEPT DRAWING



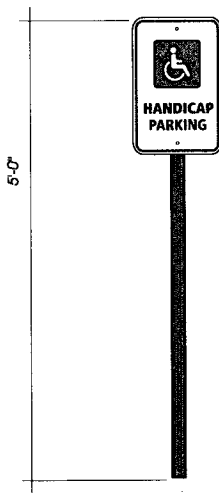
(4) S.F. 2'-0" X 2'-0" DO NOT ENTER SIGNS

ALUMINUM PANEL SIGN W/ RED & WHITE REFLECTIVE COPY
MOUNTED TO TRAFFIC IRON



(1) S.F. 2'-0" X 2'-0" STOP SIGN

ALUMINUM PANEL SIGN W/ RED & WHITE REFLECTIVE COPY
MOUNTED TO TRAFFIC IRON



() S.F. 1'-6" X 1'-0" HANDICAP PARKING

ALUMINUM PANEL SIGN W/ BLUE & WHITE REFLECTIVE COPY
MOUNTED TO TRAFFIC IRON

NOTES

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CLIENT

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BAILEY SIGN SALES REPRESENTATIVE _____

APPROVED _____ DATE _____

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CUSTOMER / SIGN LOCATION
TOWN & COUNTRY FCU

426 FOREST AVE.
PORTLAND, MAINE

SALESPERSON: *BB* DRAWN BY: *LW/M*

RE: *D-649* PROJECT NO: *06316*

DATE: *3/4" = 1'* DATE: *11/2/03*

REVISION # / DATE / NOTES / INITIALS



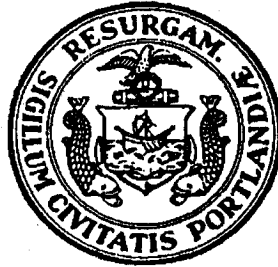
DRAWING # **06316 D**

SHEET _____ OF _____

CONCEPT DRAWING

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

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



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

Date: 11 04 09

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

Site Address: 426 Forest Ave.

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

Chart Block Lot Number: Map 16 Blk C
lots 3,4,5,27,31

Proposed Office/ Retail
Use: Office
Previous
Use: _____
Existing Sanitary 88.54 GPD
Flows: _____
Existing Process 0 GPD
Flows: _____
Description and location of City sewer, at
proposed building sewer lateral
connection: _____
Existing connection in Forest Ave.

Site Category	Commercial	x
	Industrial <i>(complete part 4 below)</i>	_____
	Governmental	_____
	Residential	_____
	Other <i>(specify)</i>	_____

Clearly, indicate the proposed connection, on the submitted plans. N/A

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow 312 GPD
Generated:
Peaking Factor/ Peak 2.16 gpm 9:00 am M-F
Times: _____

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

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

3. Please, Submit Contact Information.

Owner/Developer Name: Town & Country Federal Credit Union
Owner/Developer Address: 557 Main St. So. Portland ME 04116

Phone: 773-5656 Fax: 772- 3624 E-mail: _____

Engineering Consultant Name: Sebago Technics, Inc.

Engineering Consultant Address: 1 Chabot St. Westbrook, ME 04098

Phone 856-0277 ext 239 Fax: 856-2206 E-mail: wconway@sebagotechnics.co

: _____ Phone: m

City Planner's Eric Giles

Name: _____

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

4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows 0 GPD

Generated:

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

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

OSHA Standard Industrial Code N/A

(SIC): _____ (<http://www.osha.gov/oshstats/sicser.html>)

Peaking Factor/Peak Process Times: N/A

5. Please, Submit Stormwater Flow Calculations

Estimated Stormwater Flows Generated: 3.45 cfs/ 25 yr. storm _____

Note: On the submitted plans, please show the locations, where the building's sanitary, stormwater, and process water sewer laterals, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

I. EXISTING FLOWS, BASED ON LAST 24 MOS
PUD READINGS (Attached) = 88.54 GPD

II. PROPOSED FLOWS

A. OFFICE / 2ND FLOOR / NO SHOWER

$$15 \text{ EMPLOYEES} \times 15 \text{ GPD} = 225 \text{ GPD}$$

B. RETAIL / 1ST FLOOR

$$5 \text{ EMPLOYEES} \times 15 \text{ GPD} = 75$$

$$12 \text{ VISITOR PARKING SPACES} \times 1 \text{ GPD} = 12$$

C. TOTAL FLOW 312 GPD

D. PEAKING FACTOR

$$312 \text{ GPD} \div 1440 = .217 \text{ GPM}$$

$$\times 10 = 2.16 \text{ GPM}$$

SUMMARY OF PWD READINGS

READ DATE	GPM	(GPD)
10-09	2250	75
9-09	1500	50
8-09	2250	75
7-09	2250	75
6-09	3000	100
5-09	2250	75
4-09	2250	75
3-09	2250	75
2-09	3000	100
1-09	3000	100
12-08	2250	75
11-08	1500	50
10-08	3000	100
9-08	2250	75
8-08	3750	125
7-08	3000	100
6-08	3000	100
5-08	3000	100
4-08	3750	125
3-08	3000	100
2-08	3750	125
1-08	3000	100
12-07	2250	75
11-07	2250	75
10-07	3000	
9-07	3000	
8-07	3750	
7-07	3750	

(GPD)
~~(Gallons Per Month)~~

75 2009 to Present = 24000 Gallons
 75 2008 = 35,250 Gallons
 100 2007 = 32,250 Gallons

AVERAGE OF 24
 MOS = 88.54 GPD

6-07	2250
5-07	3000
4-07	2250
3-07	3000
2-07	1500
1-07	2250

Portland Water District

225 Douglass Street, PO Box 3553, Portland, ME 04104-3553



(207)774-5961 Ext: _____

Fax (207) _____ Ext: _____

Fax Transmission

To: ERIC - 856-2206

From: Mary

Date: 11/2

Total

pages transmitted: 5 (including cover sheet)

Message: 12652-2-02

Area with horizontal dashed lines for additional notes or contact information.

Portland Water District

225 Douglass Street, P.O. Box 3553
 Portland, ME 04104
 (207)774-5961 Fax (207)761-8307

Utility Account Data

Report Date 11/02/2009 11:42 AM **Submitted By** MARY CALDER **Page**

Account # 126522-02
Customer SIG NAGE ASSOCIATES
Address 426 FOREST AVE
 PORTLAND ME 04101-

Initiated 01/04/1988 00:00 **Group/Cycle** CYCLE 2 DEERING
Initiated By **Subgroup** WS WATER AND SEWER
Status ACTIVE **Account Class** COMWS COMMERCIAL WATER & SE
Status Date 01/04/1988 00:00 **Account Area** 27D DEERING
Status By **External Account #** D2158
Billing Status ACTIVE **Penalty Exempt**
Blng Status Date 01/04/1988 00:00 **Aggregate Account #**

Pre-select for Bill Staging Pre-select for Bill Print Do Not Send Bills

Bill Messaging cv1 0.00 **Fire Line Mtr Sz cv5** 0.00
Seasonal Mtr Sz cv2 0.00 **Low Inc\$ 1,els 0 cv6** 0.00
Fire Service Sz cv3 0.00 **Swr XOr Pen Area cv7** 0.00
Sgle&Rv 0,Dual 1 cv4 0.00 **Sewer Surcharge cv8** 0.00

Service	Service From	Service To	Status	Status Date	Class	Service Area	Service Value 1	Service Value 2	Service Value 3
Asset	Unit ID	Route / Sequence	Number	Reading	Subjective	Days Between Readings			
External Account #	Winter Average								
SEWER	01/04/1988 00:00	02/20/2007 00:00	OPEN	01/04/1988 00:00	SMONTH	PORTLAND	0.00	0.00	0.00
WMTR	S46820761	0	N	N	N	N			
D2158	0.00								

Reading Date	Read By	Source	Reason	Reading	Usage	Billable	Arg Code	Est'd	Final	Ready	Cont	Bill #	Billed
02/20/2007 00:00	2114	M		744.00	2.00	2.00	N	N	Y			5975180	Y
AMR													
02/02/2007 00:00	2059	M		742.00	3.00	3.00	N	N	N			5888234	Y
12/29/2006 00:00	2059	M		739.00	3.00	3.00	N	N	N			5799580	Y
12/01/2006 00:00	2059	B		736.00	5.00	6.00	N	N	N			5885012	Y
10/26/2006 00:00	2088	B		730.00	4.00	4.00	N	N	N			5545233	Y
09/30/2006 00:00		B		726.00	3.00	3.00	N	N	N			5419412	Y
08/23/2006 00:00		B		723.00	3.00	3.00	N	N	N			5316231	Y
06/01/2006 00:00		B		720.00	3.00	3.00	N	N	N			5212288	Y
06/30/2006 00:00		B		717.00	3.00	3.00	N	N	N			5126947	Y
04/05/2006 00:00		B		714.00	9.00	9.00	N	N	N			5041787	Y
05/09/2006 00:00		B		705.00	5.00	9.00	N	N	N			4930592	Y
03/31/2006 00:00		E	EQUIP	696.00	10.00	10.00	094	Y	N	N		4827313	Y
Normalized 3 Month Average													
03/08/2008 00:00		B		686.00	11.00	11.00	N	N	N			4724463	Y
02/02/2006 00:00		B		675.00	8.00	8.00	N	N	N			4639464	Y
01/09/2006 00:00		B		667.00	10.00	10.00	N	N	N			4529739	Y
12/05/2005 00:00		B		657.00	10.00	10.00	N	N	N			4391475	Y
11/01/2005 00:00		B		647.00	8.00	8.00	N	N	N			4263451	Y
10/05/2005 00:00		B		639.00	11.00	11.00	N	N	N			4135647	Y
09/01/2005 00:00		B		628.00	9.00	9.00	N	N	N			4019088	Y
06/03/2005 00:00		B		619.00	12.00	12.00	N	N	N			3928379	Y
06/29/2005 00:00		B		607.00	10.00	10.00	N	N	N			3845298	Y
06/01/2005 00:00		B		597.00	11.00	11.00	N	N	N			3746415	Y
03/02/2005 00:00		B		586.00	11.00	11.00	N	N	N			3662358	Y
03/31/2005 00:00		B		575.00	17.00	17.00	N	N	N			3579506	Y
03/02/2005 00:00		B		558.00	13.00	13.00	N	N	N			3496279	Y
01/31/2005 00:00		B		545.00	11.00	11.00	N	N	N			3413828	Y
11/03/2005 00:00		B		534.00	10.00	10.00	N	N	N			3323850	Y
12/01/2004 00:00		B		524.00	10.00	10.00	N	N	N			3231476	Y
11/03/2004 00:00		B		514.00	15.00	15.00	N	N	N			3148945	Y
09/28/2004 00:00		T		499.00	11.00	11.00	N	N	N	N	N	3041001	Y
09/26/2004 00:00		T		488.00	13.00	13.00	N	N	N	N	N	2385585	Y

Portland Water District

225 Douglass Street, P.O. Box 3553
 Portland, ME 04104
 (207)774-5961 Fax (207)761-8307

Utility Account Detail

Report Date 11/02/2009 11:42 AM

Submitted By MARY CALDER

Page 1

Service	Service From	Service To	Status	Status Date	Class	Service Area	Service Value	Service Value 2	Service Value 3
Asset	Unit ID	Route #/Sequence #	Outdoor Reading	Subtractive	Days Between Readings	External Account #	Winter Average		

Reading Date	Read By	Source	Reason	Reading	Usage	Billable	Rtd Code	Est Int	Blat	Reas	Corr	Bill #	Billd
Field Notes													
07/27/2004 00:00		T		475.00	10.00	10.00	N	N	N	N	N	2356034	Y
06/25/2004 00:00		T		465.00	10.00	10.00	N	N	N	N	N	2325558	Y
05/28/2004 00:00		T		455.00	10.00	10.00	N	N	N	N	N	2293366	Y
04/29/2004 00:00		T		445.00	9.00	9.00	N	N	N	N	N	2057660	Y
04/06/2004 00:00		T		436.00	13.00	13.00	N	N	N	N	N	209894	Y
03/02/2004 00:00		T		423.00	10.00	10.00	N	N	N	N	N	209893	Y
02/02/2004 00:00		T		413.00	11.00	11.00	N	N	N	N	N	209892	Y
01/05/2004 00:00		T		402.00	18.00	18.00	N	N	N	N	N	209891	Y
12/02/2003 00:00		T		384.00	14.00	14.00	N	N	N	N	N	209890	Y
10/29/2003 00:00		T		370.00	12.00	12.00	N	N	N	N	N	209889	Y
09/30/2003 00:00		T		358.00	10.00	10.00	N	N	N	N	N	209888	Y
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SEWER 02/20/2007 00:00 OPEN 02/20/2007 00:00 SMONTH PORTLAND 0.00 0.00 0.00
 WMTR A16144281 DEER-ERT - 11358 N N N

Reading Date	Read By	Source	Reason	Reading	Usage	Billable	Rtd Code	Est Int	Blat	Reas	Corr	Bill #	Billd
Field Notes													
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07/29/2009 14:55 MC#2		R		109.00	3.00	3.00	N	N	N			8624577	Y
06/26/2009 14:15 MC#2		R		106.00	4.00	4.00	N	N	N			8537936	Y
05/22/2009 14:25 MC#2		R		102.00	3.00	3.00	N	N	N			8449172	Y
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03/27/2009 16:00 MC#2		R		96.00	3.00	3.00	N	N	N			8271363	Y
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12/19/2008 00:00 MC#1		R		85.00	3.00	3.00	N	N	N			7986058	Y
11/18/2008 00:00 MC#1		R		82.00	2.00	2.00	N	N	N			7898795	Y
10/22/2008 00:00 MC#1		R		80.00	4.00	4.00	N	N	N			7811760	Y
09/19/2008 00:00 MC#1		R		76.00	3.00	3.00	N	N	N			7724216	Y
08/21/2008 00:00 MC#1		R		73.00	5.00	5.00	N	N	N			7612143	Y
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06/23/2008 00:00 MC#1		R		64.00	4.00	4.00	N	N	N			7438325	Y
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02/22/2008 00:00 MC#1		R		47.00	5.00	5.00	N	N	N			7086687	Y
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09/05/2007 00:00 MC#1		R		24.00	5.00	5.00	N	N	N			6564911	Y
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06/01/2007 00:00 MC#1		R		11.00	4.00	4.00	N	N	N			6296171	Y
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04/03/2007 00:00 MC#1		R		4.00	4.00	4.00	N	N	N			6060903	Y
02/20/2007 00:00 2114		M		0.00	0.00	0.00	N	Y	N			5975180	Y

AMR

Portland Water District

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Utility Account Data

Report Date 11/02/2009 11:42 AM

Submitted By MARY CALDER

Page

Service	Service From	Service To	Status	Status Date	Class	Service Area	Service Value	Service Value 2	Service Value 3
Account	Unit ID	Rate Sequence	Unit	Reading	Subtractive	Days Between Readings			
WATER	01/04/1988 00:00	02/20/2007 00:00	OPEN	01/04/1988 00:00	WMEMBR		0.00	0.00	0.00
D2158	WMTR	S46820761	0	N	N	N			
							0.00		

Reading Date	Read By	Source	Reason	Reading	Usage	Billable	Rtd Code	Est Inh	Final	Ready	Corr	Bill #	Billed
02/20/2007 00:00	2114	M		744.00	2.00	2.00	N	N	Y			5975179	Y
AMR													
02/02/2007 00:00	2059	M		742.00	3.00	3.00	N	N	N			5888233	Y
12/29/2006 00:00	2059	M		739.00	3.00	3.00	N	N	N			5799579	Y
12/01/2006 00:00	2059	B		736.00	6.00	6.00	N	N	N			5685011	Y
10/26/2006 00:00	2088	B		730.00	4.00	4.00	N	N	N			5545232	Y
09/30/2006 00:00		B		726.00	3.00	3.00	N	N	N			5419411	Y
08/29/2006 00:00		B		723.00	3.00	3.00	N	N	N			5316230	Y
08/01/2006 00:00		B		720.00	3.00	3.00	N	N	N			5212287	Y
06/30/2006 00:00		B		717.00	3.00	3.00	N	N	N			5126946	Y
06/05/2006 00:00		B		714.00	9.00	9.00	N	N	N			5041766	Y
05/09/2006 00:00		B		705.00	9.00	9.00	N	N	N			4930591	Y
03/31/2006 00:00		E	EQUIP	696.00	10.00	10.00	094	Y	N	N		4827312	Y
Normalized 3 Month Average													
03/08/2006 00:00		B		686.00	11.00	11.00	N	N	N			4724462	Y
02/02/2006 00:00		B		675.00	8.00	8.00	N	N	N			4639463	Y
01/09/2006 00:00		B		667.00	10.00	10.00	N	N	N			4529738	Y
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04/06/2004 00:00		T		436.00	13.00	13.00	N	N	N	N	N	209903	Y
03/02/2004 00:00		T		423.00	10.00	10.00	N	N	N	N	N	209902	Y
02/02/2004 00:00		T		413.00	11.00	11.00	N	N	N	N	N	209901	Y
01/05/2004 00:00		T		402.00	18.00	18.00	N	N	N	N	N	209900	Y
12/02/2003 00:00		T		384.00	14.00	14.00	N	N	N	N	N	209899	Y
10/29/2003 00:00		T		370.00	12.00	12.00	N	N	N	N	N	209898	Y
09/30/2003 00:00		T		358.00	10.00	10.00	N	N	N	N	N	209897	Y
06/29/2003 00:00		T		348.00	10.00	10.00	N	N	N	N	N	209896	Y
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ATER	02/20/2007 00:00	OPEN	02/20/2007 00:00	WMEMBR			0.00	0.00	0.00
158	WMTR	A16144281	DEER-ERT - 11358	N	N	N			
							0.00		

Reading Date	Read By	Source	Reason	Reading	Usage	Billable	Rtd Code	Est Inh	Final	Ready	Corr	Bill #	Billed
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Portland Water District

225 Douglass Street, P.O. Box 3553
 Portland, ME 04104
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Utility Account Data

Report Date 11/02/2009 11:42 AM Submitted By MARY CALDER Page

Reading Date	Field No	Reason	Reading	Usage	Billable	Unit Code	Contracting	Read Corr	Bill
09/25/2009 13:17	MC#1	R	114.00	2.00	2.00	N	N	N	8811729 Y
08/27/2009 15:01	MC#1	R	112.00	3.00	3.00	N	N	N	8711731 Y
07/29/2009 14:55	MC#2	R	109.00	3.00	3.00	N	N	N	8624576 Y
08/26/2009 14:15	MC#2	R	108.00	4.00	4.00	N	N	N	8597937 Y
05/22/2009 14:25	MC#2	R	102.00	3.00	3.00	N	N	N	8449171 Y
04/24/2009 13:45	MC#2	R	99.00	3.00	3.00	N	N	N	8361703 Y
03/27/2009 18:00	MC#2	R	96.00	3.00	3.00	N	N	N	8271382 Y
03/02/2009 00:00	MC#1	R	93.00	4.00	4.00	N	N	N	8159371 Y
01/27/2009 00:00	MC#1	R	89.00	4.00	4.00	N	N	N	8072700 Y
12/19/2008 00:00	MC#1	R	85.00	3.00	3.00	N	N	N	7986057 Y
11/18/2008 00:00	MC#1	R	82.00	2.00	2.00	N	N	N	7898794 Y
10/22/2008 00:00	MC#1	R	80.00	4.00	4.00	N	N	N	7811759 Y
09/19/2008 00:00	MC#1	R	76.00	3.00	3.00	N	N	N	7724215 Y
08/21/2008 00:00	MC#1	R	73.00	5.00	5.00	N	N	N	7612142 Y
07/21/2008 00:00	MC#1	R	68.00	4.00	4.00	N	N	N	7525170 Y
06/23/2008 00:00	MC#1	R	64.00	4.00	4.00	N	N	N	7438324 Y
05/20/2008 00:00	MC#1	R	60.00	4.00	4.00	N	N	N	7347970 Y
04/18/2008 00:00	MC#1	R	56.00	5.00	5.00	N	N	N	7261376 Y
03/19/2008 00:00	MC#1	R	51.00	4.00	4.00	N	N	N	7173020 Y
02/22/2008 00:00	MC#1	R	47.00	5.00	5.00	N	N	N	7086888 Y
01/23/2008 00:00	MC#1	R	42.00	4.00	4.00	N	N	N	6998064 Y
12/26/2007 00:00	MC#1	R	38.00	3.00	3.00	N	N	N	6911915 Y
11/28/2007 00:00	MC#1	R	35.00	3.00	3.00	N	N	N	6824841 Y
10/31/2007 00:00	MC#1	R	32.00	4.00	4.00	N	N	N	6738104 Y
10/03/2007 00:00	MC#1	R	28.00	4.00	4.00	N	N	N	6651048 Y
09/05/2007 00:00	MC#1	R	24.00	5.00	5.00	N	N	N	6564910 Y
08/06/2007 00:00	MC#1	R	19.00	5.00	5.00	N	N	N	6478899 Y
07/02/2007 00:00	MC#1	R	14.00	3.00	3.00	N	N	N	6381938 Y
06/01/2007 00:00	MC#1	R	11.00	4.00	4.00	N	N	N	6296170 Y
05/01/2007 00:00	MC#1	R	7.00	3.00	3.00	N	N	N	6199720 Y
04/03/2007 00:00	MC#1	R	4.00	4.00	4.00	N	N	N	6060902 Y
02/20/2007 00:00	2114	M	0.00	0.00	0.00	N	Y	N	5975179 Y

AMR

Comments

There are no comments for this account

PBM1

Memorandum
Department of Planning and Urban Development
Planning Division



To: Chair Silk and Members of the Portland Planning Board
From: Eric Giles, AICP, LEED AP
Date: 10/23/2009
Re: 426 FOREST AVENUE, TOWN & COUNTRY CREDIT UNION
Address: 426 FOREST AVENUE CBL: 116 - C-003-001
Project ID: 09-79900013
Applicant: Town And Country Federal Credit Union
557 Main Street,
P.O. Box 9420
South Portland, ME 04116

I. INTRODUCTION

This is a report to the Portland Planning Board regarding a request for site plan and conditional use approval for a redevelopment/reuse project at 426 Forest Ave. The application proposes to redevelop and reuse the site as a financial bank with drive-through services.

II. BACKGROUND

Applicant: Town And Country Federal Credit Union
557 Main Street,
P.O. Box 9420
South Portland, ME 04116

Technical Assistance: Archetype, P.A.
48 Union Wharf
Portland, ME 04101

Sebago Technics, Inc.
1 Chabot St.
Westbrook, ME 04098

A. Project Description:

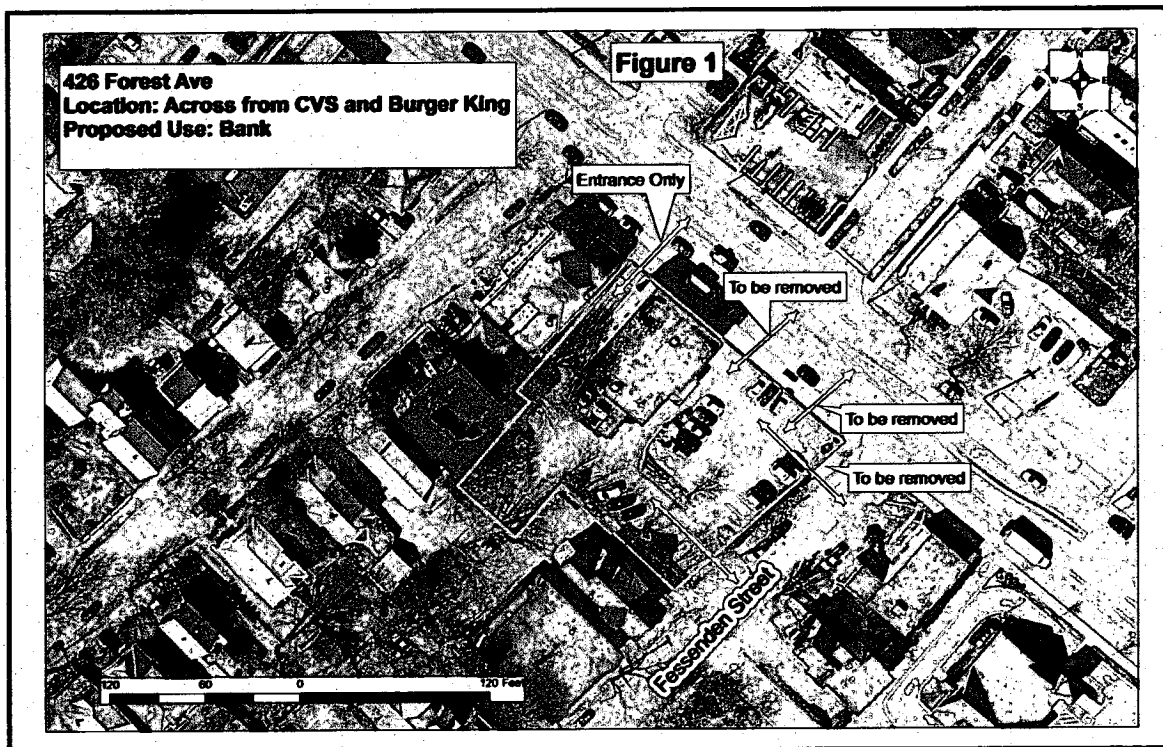
The application proposes to redevelop and reuse the site (**Attachment A: Site Plan**), as a financial bank with drive-through services. The plan also proposes to eliminate existing curb cuts onto Forest Ave. and replace them with sidewalks and landscape buffering.

B. Location:

The property is accessed from Forest Ave. and Fessenden St. The site abuts an existing residential neighborhood zoned R-5 located to the west of the site. Please see **Table 1** and **Figure 1** below.

Table 1: Adjacent Zoning and Land Uses

Direction	Zone	Use
North	B-2b	Commercial, Burger King, Pizza Parlor, Offices
South	B-2b	Commercial, Institutional, Offices, USM
East	B-2b	Commercial, Restaurant
West	R-5	Residential



III. ZONING

The site is located in the B-2b Community Business Zone. The Zoning Administrator is seeking additional information related to the actual amount of impervious surface and a vehicle queue analysis to assess the project's compliance with the performance standards of drive-throughs in the B-2b (**Attachment 1**) and the impact upon the adjacent residential zone from headlight glare, exhaust fumes, noise and other nuisances. Please see comments below.

Zoning Administrator, Marge Schmuckal
October 15, 2009

This project proposes a reuse of the existing building. It is going from offices to a drive-thru bank with offices. There are two additions to the property. The first is the two drive-thru lanes. The second addition is the unoccupied cap on the top of the existing building. The fenestration treatment will be changed to allow more and larger windows. Because of the drive-thru feature, this is a conditional use appeal to the Planning Board.

The property is located in a B-2b Business zone. All dimensional requirements are being met such as setbacks, height and parking. I have read the narrative which states that there is a reduction in impervious surface. **I have not seen what the actual impervious surface is proposed to be. 90 % impervious surface is the maximum allowed. The applicant should submit calculations of what the impervious surface will be for review.**

The applicant's narrative does discuss stacking at the drive-thrus but does not show such on the submitted plans. **There is a requirement in the ordinance concerning stacking and distance from the abutting residential zone. The zone line delineation shall be added to the plans. There shall be information showing the required distance from the approved stacking.**

If there is any change to the HVAC systems, there shall be information submitted regarding where and how much noise is generated from them.

New signage shall require separate permits. The B-2b signage requirements shall be met. If the applicant would like feedback on what is being shown, I will need specific dimensions concerning all signs to be proposed.

IV. STAFF REVIEW

1. Traffic and Parking Layout

Based on the applicant's traffic assessment, the proposed use will generate 129 net new trips in the PM peak hour. Due to the amount new trips the applicant shall obtain a Traffic Movement Permit. The applicant held a scoping meeting with the Planning Office and DPS Consulting Traffic Engineer on 10/16/09.

The primary point of ingress/egress will be from Fesseden St. see **Figure 2**. The property will also be accessed from a right-turn in only alley from Forest Ave. see **Figure 3**.

Figure 2: Access onto Fessenden St.

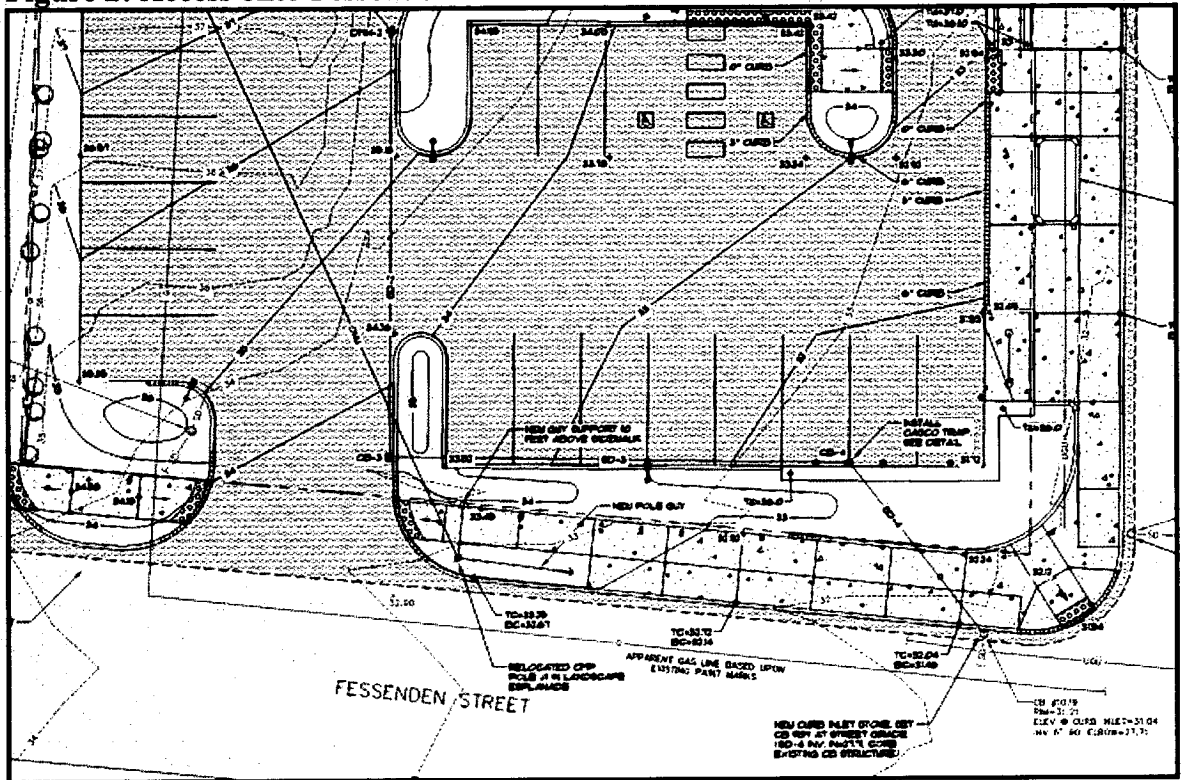
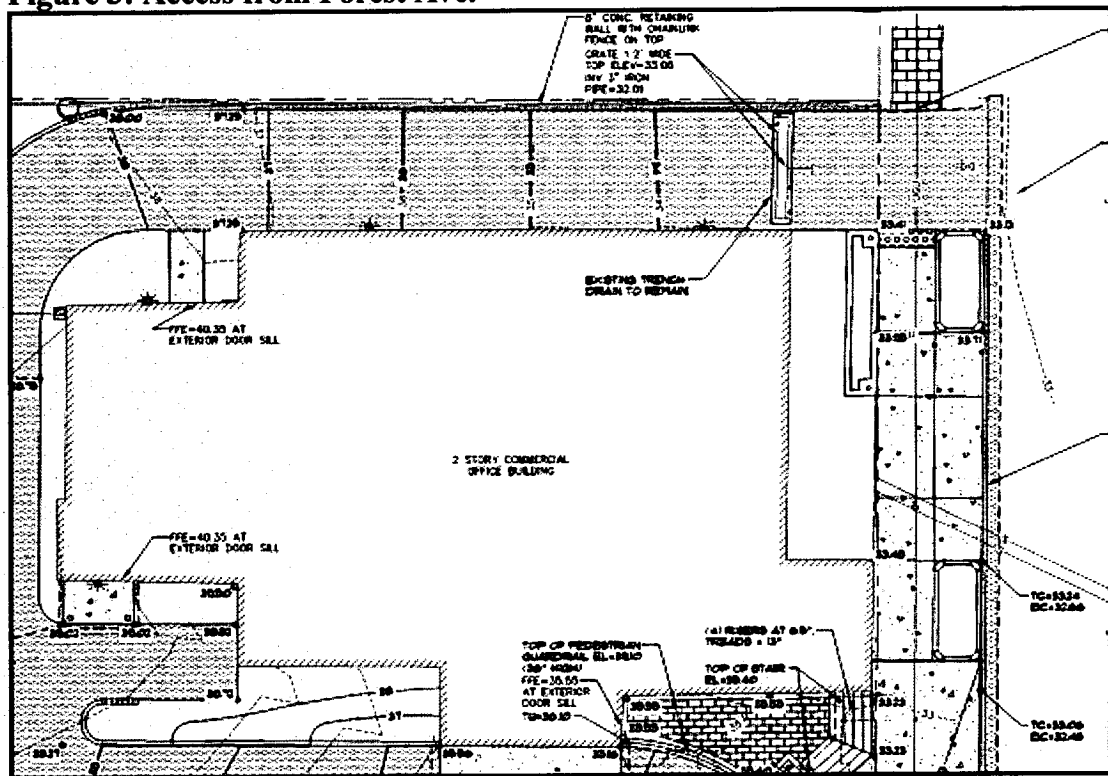


Figure 3: Access from Forest Ave.



The applicant is also requesting waivers to the size of the parking stalls and driveway width and has received support for approval from the Consulting Traffic Engineer, please see comments below.

a. **Consulting Traffic Engineer, Tom Errico**
October 09, 2009

I support the proposed access/egress plan that will provide full access from a 24-foot driveway on Fessenden Street and 14-foot entry driveway on Forest Avenue. The project will be closing multiple driveways on Forest Avenue and therefore in my professional opinion this project will have a positive impact on traffic conditions. I support the introduction of on-street parking on Forest Avenue in the area of the closed driveways and will coordinate with DPS and the Parking Department to determine the appropriate regulations.

Parking stalls are proposed to be 18 feet in length and therefore do not meet City standards. I support a waiver from the technical standard.

The one-way ingress driveway is proposed to be 12 to 14 feet in width. The City standard for a one-way driveway is 20 feet. I support a waiver from the technical standard.

A vehicle in the last space in the rear parking lot will have difficulty turning around and therefore will likely back up to exit the site. While not an ideal condition, vehicles will likely turnaround at the ingress driveway and because of low volume and the fact that it will not impact the public street system, I find this condition to be acceptable. As an option, the subject space could be marked as no parking, or landscaped.

The plans note the removal of on-street parking on Fessenden Street to attain acceptable sight distance. I need to field investigate this issue before rendering a decision.

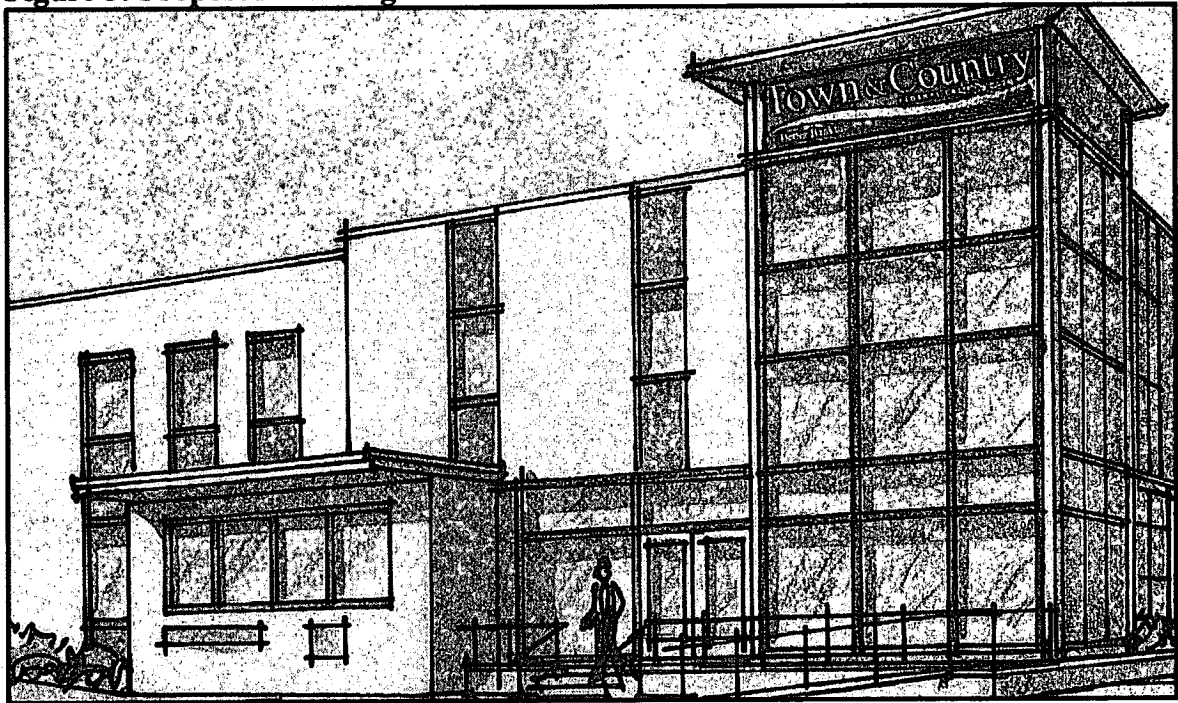
2. **Bulk, Location, Health, Safety Air and Height of Proposed Buildings**

The applicant is proposing to change the fenestration on the corner of the building from the existing solid brick to glass. Please see **Figure 4 and 5**.

Figure 4: Existing Conditions



Figure 5: Proposed Building



While the proposed architectural drawings show an overall improvement to the building additional information has been required. Please see Design Review comments below.

**a. Design Review, Planning Division Director, Alex Jaegerman, AICP
October 22, 2009**

Upon review of the site plan and architectural drawings the following additional plans/elevations/items are needed for further review.

1. Scaled Architectural Drawings that show:
 - a. All sides of the building
 - b. Accurate improvements – the existing plans show a curb cut and different entry which is not shown on the site plan.

2. Specifications regarding the following:
 - a. Window frame treatment on the new addition and the existing windows – are all windows being replaced?
 - b. Will existing recessed entry along Forest Ave be enclosed?
 - c. All signage that is proposed including project sign on corner of Fessenden and Forest Ave.

3. Stormwater

Based on a review by the Consulting Stormwater Engineer and the Deputy City Engineer this site is not impacted by the new Chapter 500 Stormwater Regulations. Please see comments below.

**a. Public Services, Deputy City Engineer, David Margolis- Pineo
October 8, 2009**

It is noted that the applicant is not impacted by the new Chapter 500 Stormwater Regulations and that any effort to treat stormwater is totally voluntary. With that the applicant is asked to review low cost stormwater treatment systems such as Rain gardens, tree box filters and Bio- retention cells to treat a portion of the site's stormwater runoff. The previous applicant proposing to develop this lot, proposed a Bio-filter in the green space along Fessenden St. with an underdrain tying into the catchbasin near the corner of Fessenden St. A green roof was also incorporated into the design. This is a request to review possible low cost stormwater treatment options, not a requirement.

**b. Consulting Stormwater Engineer, Dan Goyette
October 20, 2009**

I have no comments at this time on the project.

4. Exterior Lighting

Please see comments below.

**a. Planning, Eric Giles, AICP, LEED AP
October 1, 2009**

Plan is incomplete because it does not include the following:

- Photometric Plan demonstrating compliance with Section XV: Site Lighting Standards

5. Public Facilities

Forest Ave. has recently been repaved by the Maine Department of Transportation (MDOT). Due to the improvements made by the MDOT, Forest Ave. is now a moratorium street whereby no construction which would impact the street, including curbing and new points of access, may occur for three years. The city extends the time limit for moratorium streets from three to five years. The applicant's proposed site plan would require the installation of granite curbing along Forest Ave.

Based on review comments by the Deputy City Engineer, revised plans are anticipated to be submitted prior to a public hearing, which would address the issue of developing along a moratorium street. Staff will also investigate with the Department of Public Services the possibility of adhering to the MDOT time limit for moratorium streets. Please see comments below.

**a. Public Services, Deputy City Engineer, David Margolis-Pineo
October 8, 2009**

Since Forest Avenue was recently paved, it is now a moratorium street. Construction in Forest Avenue is now prohibitively expensive. The follow scenario is proposed within the City's R-O-W between the existing granite curbing and the property line which measures approximately 12 feet:

- i. Install a new 7' wide concrete walk along Forest Ave. adjacent to the property line from the driveway cut to the corner of Fessenden St.**
- ii. The sidewalk should be build to allow for a future 7" curb reveal on Forest Ave. This would require the applicant to pull the proposed landscaping and granite curb near the corner of Fessenden St. out of the City R-O-W and back onto the applicant's property.**
- iii. In the remaining 5' from the proposed new concrete walk to the existing curb, delete the proposed planters and landscape with the guidance of Jeff Tarling, the City's arborist. Install Cape Cod**

style bituminous curbing to close the remaining two curb cuts on Forest Ave. until the five year moratorium has expired on Forest Ave.

- iv. The applicant is requested to post a \$7,000 Performance Bond to remove and reset the granite curb from the driveway cut to Fessenden St. once the five year moratorium has lapsed.**

Re-direct the sidewalk ramp to cross Fessenden perpendicular. The ramp design should be modified to keep the sidewalk and ramp within the City R-O-W. Remove and reset the granite curb on Fessenden as proposed. Again we would request that a 5' walk and 5' esplanade (10' scaled width from curb to property line) be installed along Fessenden St. in the same manner as along Forest Ave. Jeff Tarling will again provide guidance for landscaping.

6. Fire

Please see comments below.

**Fire Prevention, Captain Keith Gautreau
October 14, 2009**

Please complete the Fire Department Checklist for site plan review. I cannot find any related information in the proposed package.

V. NEXT STEPS

- a. Submit additional information requested by Zoning Administrator, Deputy City Engineer, Design Review Committee, and Fire Department
- b. Schedule Public Hearing
- c. Please note, no neighborhood meeting is required

Attachments:

Planning Board Report Attachments

- 1. Drive-Through Performance Standards of the B-2b

Applicant's Submittal

- A. Site Plan
- B. Application

shall be located within thirty (30) feet from an intersection. No entrance or exit for vehicles shall be in such proximity to a playground, school, church, other places of public assembly, or any residential zone that the nearness poses a threat or potential danger to the safety of the public.

6. Drive-throughs, where permitted, shall also specifically comply with the following conditions:
 - a. Location of Drive-throughs: Features, such as windows, vacuum cleaners and menu/order boards, stacking lanes, must be placed, where practicable, to the side and rear of the principal building except where such placement will be detrimental to an adjacent residential zone or use, and shall be located no nearer than forty (40) feet from any residential zone. This distance shall be measured from the outermost edge of the outside drive-through feature to any property line. In addition, drive-through features shall not extend nearer than twenty-five (25) feet to the street line. The site must have adequate stacking capacity for vehicles waiting to use these service features without impeding vehicular circulation or creating hazards to vehicular circulation on adjoining streets.
 - b. Noise: Any speakers, intercom systems, or other audible means of communication shall not play prerecorded messages. Any speakers, intercom systems, audible signals, computer prompts, or other noises generated by the drive-through services or fixtures shall not exceed 55 dB or shall be undetectable above the ambient noise level as measured by a noise meter at the property line, whichever is greater.
 - c. Lighting: Drive-through facilities shall be designed so that site and vehicular light sources shall not unreasonably spill over or be directed onto adjacent residential

properties and shall otherwise conform to the lighting standards set forth in 14-526.

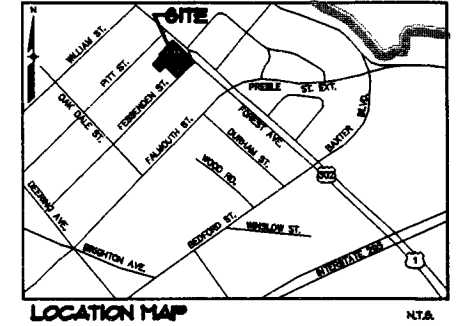
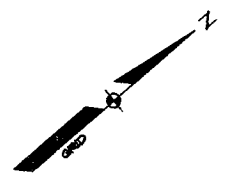
- d. Screening and Enclosure: Where automobiles may queue, waiting for drive-through services, their impacts must be substantially mitigated to protect adjacent residential properties from headlight glare, exhaust fumes, noise, etc. As deemed necessary by the reviewing authority, mitigation measures shall consist of installation of solid fencing with landscaping along any residential property line which is exposed to the drive-through or the enclosure of the drive-through fixtures and lanes so as to buffer abutting residential properties and to further contain all associated impacts; and
- e. Pedestrian access: Drive-through lanes shall be designed and placed to minimize crossing principal pedestrian access-ways or otherwise impeding pedestrian access.
- f. Hours of Operation: The Board, as part of its review, may take into consideration the impact hours of operation may have on adjoining uses.
- g. Conditions specific to major or minor auto service stations, car washes and automobile dealerships:
 - i. A landscaped buffer, no less than five (5) feet wide, shall be located along street frontages (excluding driveways). The buffer shall consist of a variety of plantings in accordance with the Technical and Design Standards and Guidelines;
 - ii. Car washes shall be designed to avoid the tracking of residual waters into the street.

(b) Other:

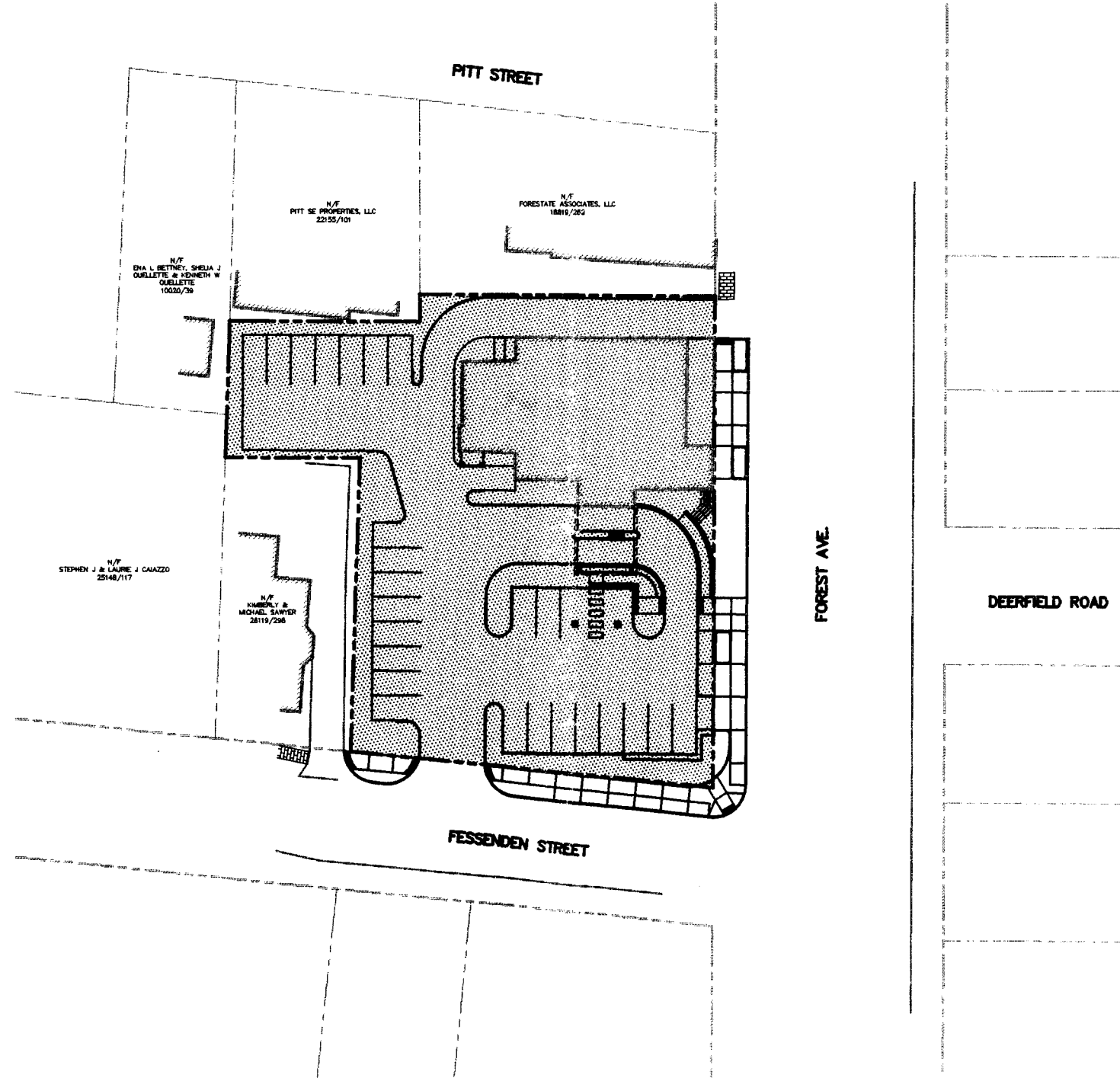
Applicant's Submittal

TOWN & COUNTRY FEDERAL CREDIT UNION

426 FOREST AVENUE
PORTLAND, MAINE



APPLICANT:
**TOWN & COUNTRY
FEDERAL CREDIT UNION**
881 MAIN STREET, P.O. Box 9420
SOUTH PORTLAND, MAINE 04106



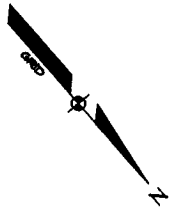
SHEET INDEX:

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SITE PLAN
4	GRADING AND UTILITY PLAN
5	LANDSCAPING PLAN
6	DETAILS

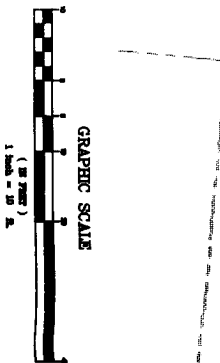
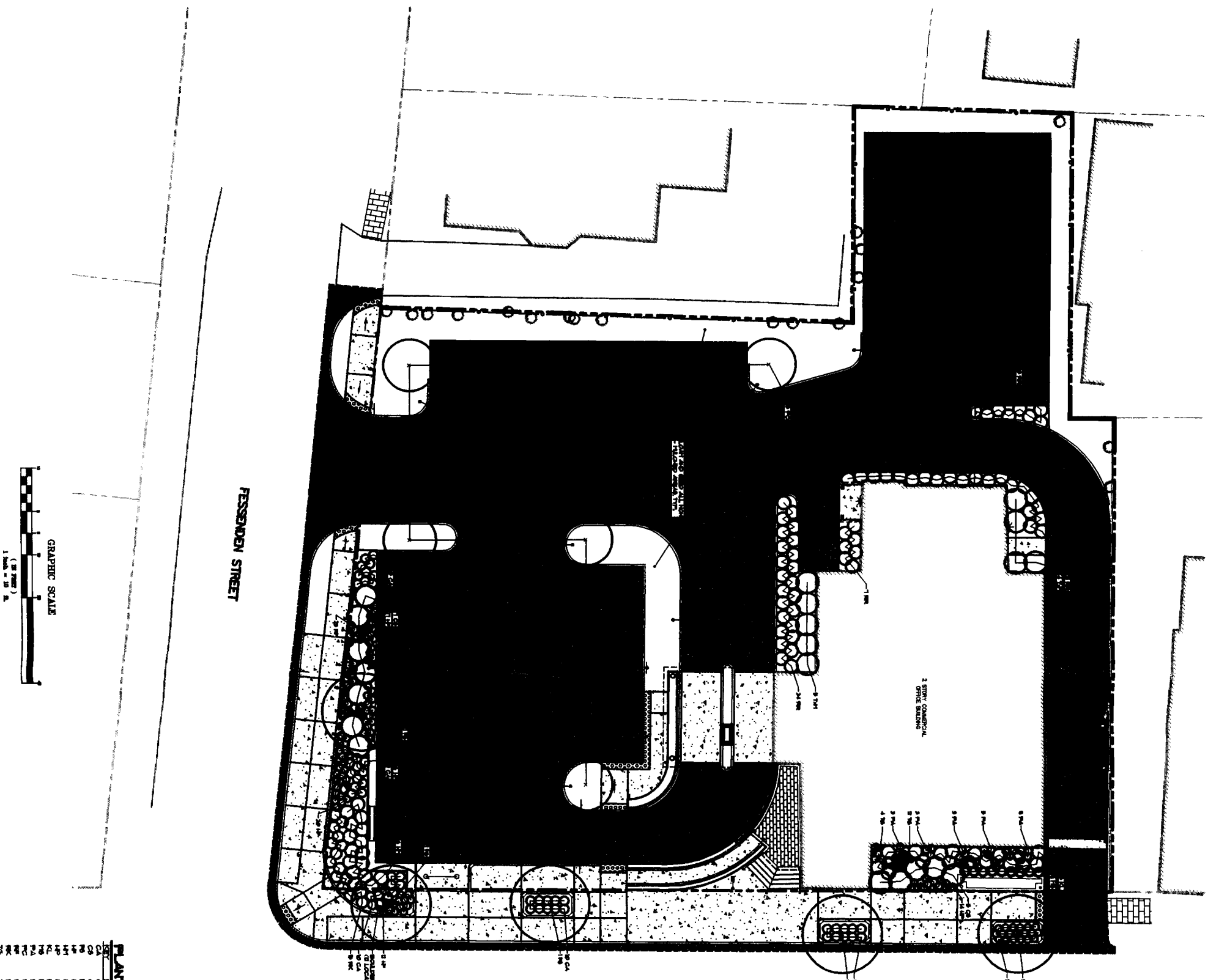
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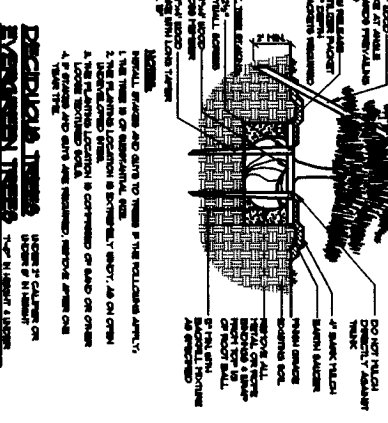
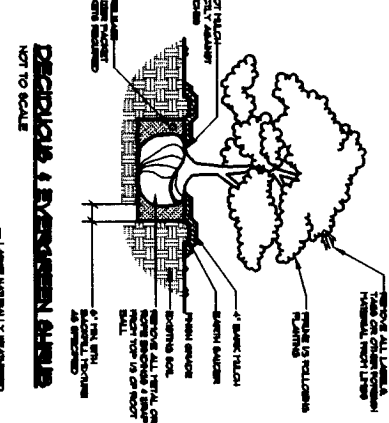
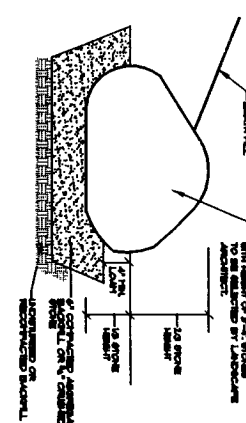
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- LANDSCAPE NOTES**
1. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE COMMUNICATIONS OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL, INSTALLATION, MAINTENANCE, AND REMOVAL. ALL PLANT MATERIAL SHALL BE CONFORMANT TO THE BUREAU OF PLANT MATERIALS AND SOIL CONSERVATION SERVICE. ALL PLANT MATERIAL SHALL BE CONFORMANT TO THE BUREAU OF PLANT MATERIALS AND SOIL CONSERVATION SERVICE.
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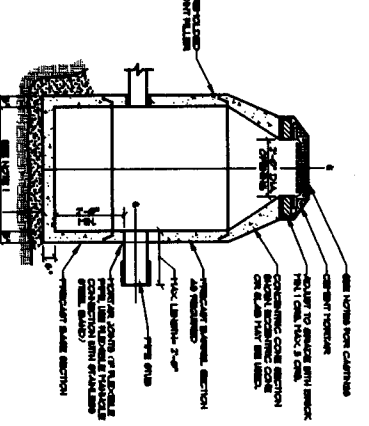
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DETAILS OF:
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PORTLAND, MAINE
FOR:
TOWN & COUNTRY FEDERAL CREDIT UNION
557 MAIN STREET, P.O. Box 8420
SOUTH PORTLAND, MAINE 04116

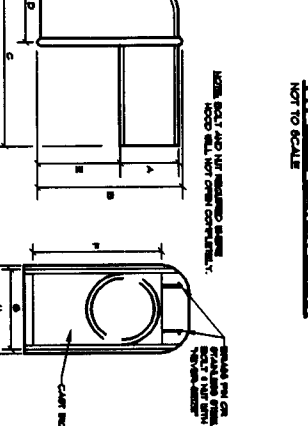
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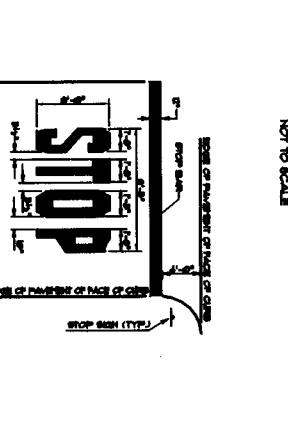
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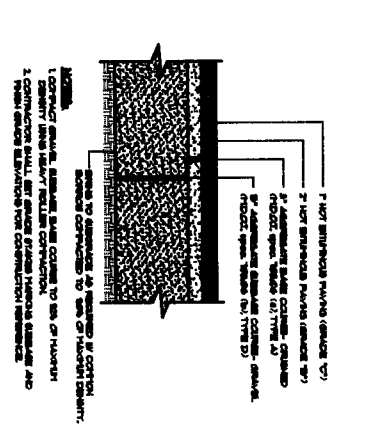
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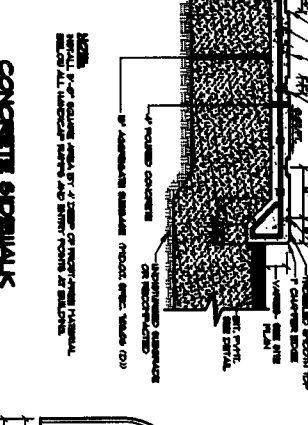
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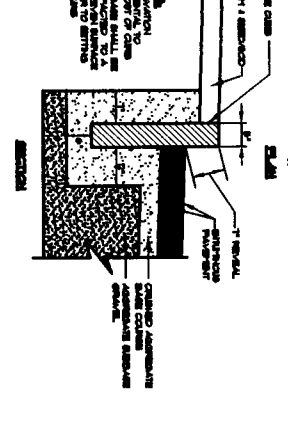
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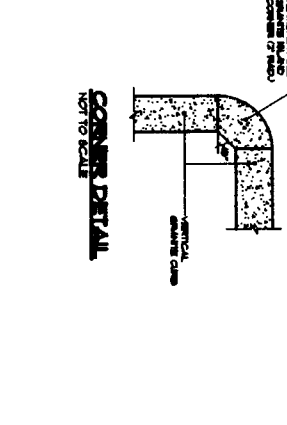
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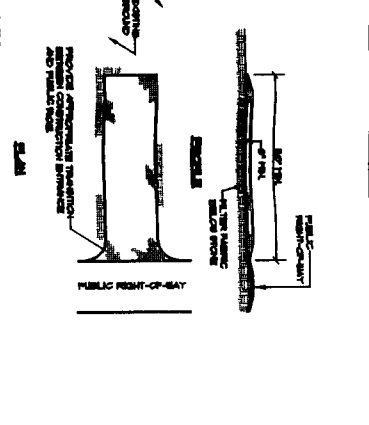
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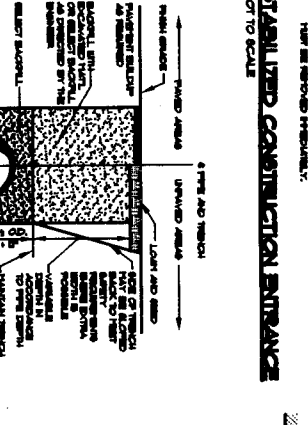
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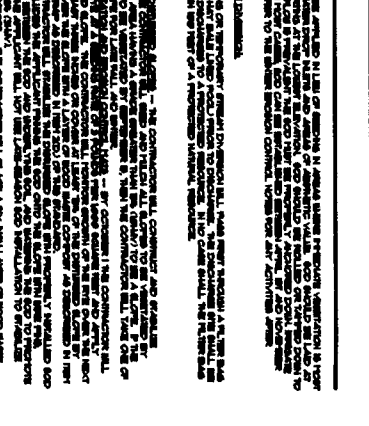
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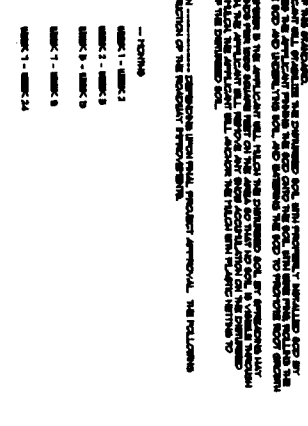
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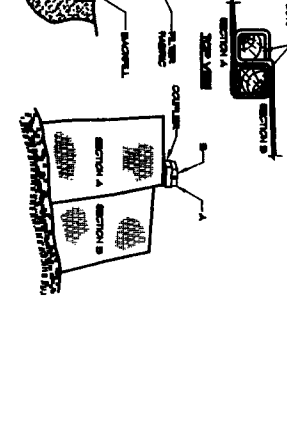
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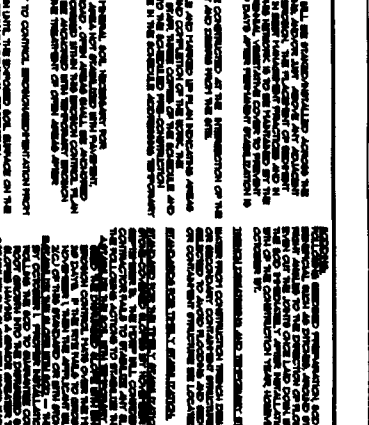
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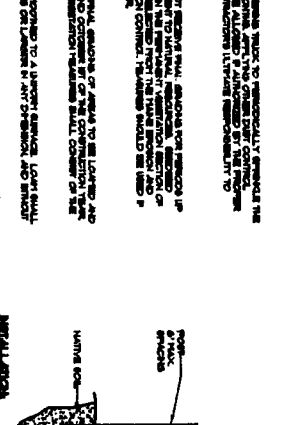
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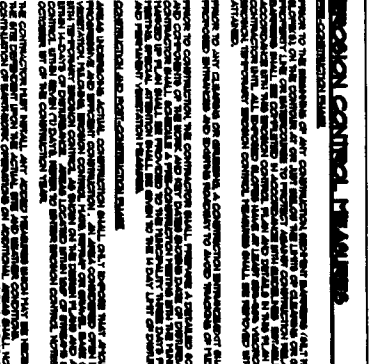
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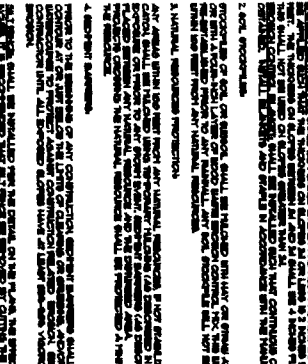
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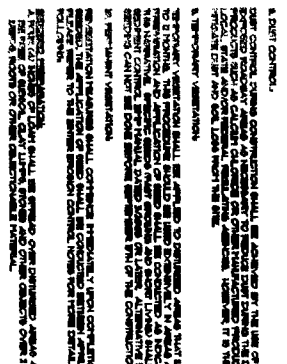
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PORTLAND MAINE

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Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

OCTOBER 22, 2009

Town And Country Federal Credit Union
557 Main Street
P.O. Box 9420
South Portland, ME 04116

David Lloyd
Archetype, P.A.
48 Union Wharf
Portland, ME 04101

Will Conway
Sebago Technics, Inc.
1 Chabot St.
Westbrook, ME 04098

RE: Review Comments for Final Plan – Planning Board Review

Project Name: 426 Forest Avenue, Town & Country Credit Union
Town & Country, Applicant
Project ID: 09-79900013
Project Address: 426 Forest Ave
CBL: 116 - C-003-001
Planner: Eric Giles, AICP, LEED AP

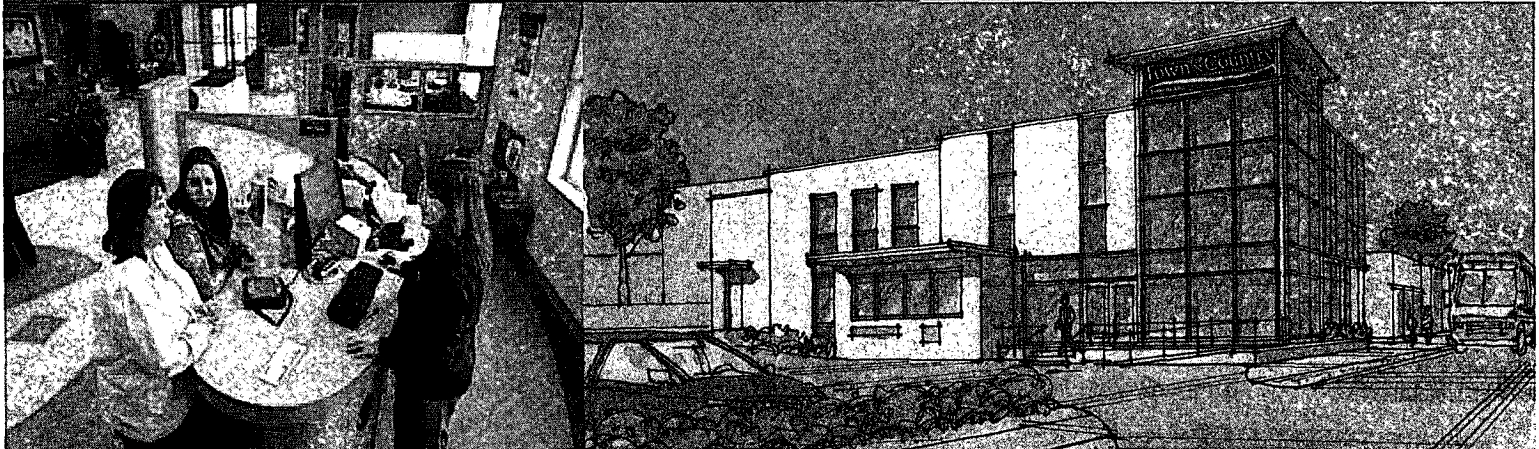
Dear Applicant:

Thank you for submitting an application for 426 Forest Avenue, Town & Country Credit Union. This proposal is being reviewed as a final plan for Planning Board review subject to the following applicable Land Use Code provisions:

- Conditional Use Standards Section 14-474;
- Site Plan Ordinance, Article V

Town & Country Federal Credit Union Development Review Application

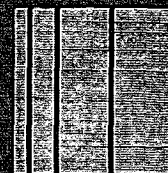
Project Address:
426 Forest Avenue
Portland, Maine



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Engineers • Geotechnical Engineers • Environmental Engineers • Environmental Specialists

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Westbrook, Maine 04098
207-856-0277
www.sebagotechnics.com



September 21, 2009
09039

Barbara Barhydt, Development Review Services Manager
City of Portland
389 Congress Street, Room 315
Portland, ME 04101

Proposed Branch Office for Town and Country Federal Credit Union
426 Forest Avenue, Portland, Maine
Minor Site Plan Review

Dear Barbara:

On behalf of Town and Country Federal Credit Union, we are pleased to submit the enclosed Site Plan Application for your review. The applicant is excited to occupy the property at 426 Forest Avenue with the introduction of their excellent services to the City of Portland. We appreciate the opportunity to have met with your staff on several occasions, which has guided us in preparation of this application.

As you are aware, the current site is somewhat of an eyesore, comprised of a building with outdated architecture and a site with aged construction materials and essentially void of landscape features. As depicted in our submitted materials, Town and Country proposes to completely renovate the existing two-story building. While the interior renovations will be significant, the exterior renovations will certainly have a positive impact on the Forest Avenue corridor. Archetype, P.A. the architectural firm commissioned by the applicant, has designed a progressive building which is more porous and transparent, complimented by a prominent entrance relating to the street and community.

The site itself will be totally transformed, including new granite curbing and sidewalks along the entire frontage of both Forest Avenue and Fessenden Street, complimented by new street trees and associated landscape elements. The remainder of the site will be constructed with new paved parking areas, curbing, site lighting, and landscape plantings. Special attention has been given to accommodate handicapped accessible parking, as well as reserved areas for bicycle and moped patrons, as required.

From a traffic movement perspective, Town and Country's proposal represents a major improvement to existing circulation conditions. Presently, there are three curb cuts on Forest Avenue and two curb cuts on Fessenden Street. The proposed Site Plan limits access to one (in only) curb cut on Forest Avenue and one (full service) curb cut on Fessenden Street. In this circulation plan, all exiting traffic will be directed to the intersection of Forest Avenue and Fessenden Street. If the City so desires, the closure of curb cuts on Forest Avenue allows the addition of on-street parking spaces in this location.

Application



Development Review Application
PORTLAND, MAINE

Department of Planning and Urban Development,
Planning Division and Planning Board

PROJECT NAME: Town and Country Federal Credit Union

PROPOSED DEVELOPMENT ADDRESS:

426 Forest Avenue

PROJECT DESCRIPTION:

Redevelopment of lot to include reconfiguration of building
and parking lot for new credit union branch.

CHART/BLOCK/LOT: 116/3,4,5,27,31/C

CONTACT INFORMATION:

APPLICANT

Name: Town and Country Federal
Credit Union

Address: 557 Main Street, P.O. Box 9420
South Portland, ME

Zip Code: 04116-9420

Work #: (207) 773-5656

Cell #: _____

Fax #: (207) 772-3624

Home: _____

E-mail: _____

PROPERTY OWNER

Name: Sig-Nage Associates

Address: 125 Pleasant Hill Rd.
Scarborough, ME

Zip Code: 04074

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

BILLING ADDRESS

Name: Town and Country Federal
Credit Union

Address: 557 Main Street, P.O. Box 9420
South Portland, ME

Zip: 04116-9420

Work #: (207) 773-5656

Cell #: _____

Fax #: (207) 772-3624

Home: _____

E-mail: _____

RECEIVED

SEP 21 2009

City of Portland
Planning Division

~ As applicable, please include additional contact information on the next page ~

AGENT/REPRESENTATIVE

Name: Will Conway, Sebago Technics
Address: 1 Chabot Street
Westbrook, ME
Zip Code: 04098
Work #: (207) 856-0277
Cell #: _____
Fax #: (207) 856-2206
Home: _____
E-mail: wconway@sebagotechnics.com

ENGINEER

Name: Sebago Technics, Inc.
Address: 1 Chabot Street
Westbrook, ME
Zip Code: 04098
Work #: (207) 856-0277
Cell #: _____
Fax #: (207) 856-2206
Home: _____
E-mail: wconway@sebagotechnics.com

ARCHITECT

Name: Archetype, P.A.
Address: 48 Union Wharf
Portland, ME
Zip Code: 04101
Work #: (207) 772-6022
Cell #: _____
Fax #: (207) 772-4056
Home: _____
E-mail: lloyd@archetypepa.com

CONSULTANT

Name: _____
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

SURVEYOR

Name: Sebago Technics, Inc.
Address: 1 Chabot Street
Westbrook, ME
Zip Code: 04098
Work #: (207) 856-0277
Cell #: _____
Fax #: (207) 856-2206
Home: _____
E-mail: _____

ATTORNEY

Name: _____
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

PROJECT DATA

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

Total Site Area	25,265	sq. ft.
Proposed Total Disturbed Area of the Site	25,265	sq. ft.

(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.)

IMPERVIOUS SURFACE AREA

Proposed Total Paved Area	16,720	sq. ft.
Existing Total Impervious Area	22,976	sq. ft.
Proposed Total Impervious Area	21,234	sq. ft.
Proposed Impervious Net Change	-1,742	sq. ft.

BUILDING AREA

Existing Building Footprint	4,409	sq. ft.
Proposed Building Footprint	4,409	sq. ft.
Proposed Building Footprint Net change	0	sq. ft.
Existing Total Building Floor Area	7,989	sq. ft.
Proposed Total Building Floor Area	7,989	sq. ft.
Proposed Building Floor Area Net Change	0	sq. ft.
New Building	No	(yes or no)

ZONING

Existing	B2b
Proposed, if applicable	N/A

LAND USE

Existing	Office
Proposed	Credit Union

RESIDENTIAL, IF APPLICABLE

Proposed Number of Affordable Housing Units	N/A
Proposed Number of Residential Units to be Demolished	_____
Existing Number of Residential Units	_____
Proposed Number of Residential Units	_____
Subdivision, Proposed Number of Lots	_____

PARKING SPACES

Existing Number of Parking Spaces	35 spaces
Proposed Number of Parking Spaces	27 spaces
Number of Handicapped Parking Spaces	2 spaces
Proposed Total Parking Spaces	27 spaces

BICYCLE PARKING SPACES

Existing Number of Bicycle Parking Spaces	0
Proposed Number of Bicycle Parking Spaces	6
Total Bicycle Parking Spaces	6

ESTIMATED COST OF PROJECT

TBD

Please check all reviews that apply to the proposed development

Design Review	<input checked="" type="checkbox"/>	Stormwater Quality	_____
Flood Plain Review	_____	Traffic Movement	<input checked="" type="checkbox"/>
Historic Preservation	_____	Zoning Variance	_____
Housing Replacement	_____	Historic District/Landmark	_____
14-403 Street Review	_____	Off Site Parking	_____
Shoreland	_____	Multi-Family Dwelling	_____
Site Location Act Local Review	_____	B-3 Pedestrian Activity Review	_____
Single Family Dwelling	_____	Change of Use	_____
2 Family Dwelling	_____		

APPLICATION FEE:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<p>Major Development (more than 10,000 sq. ft.)</p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$3,900.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p>Plan Amendments</p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p> <p>Subdivision</p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots (\$25.00 per lot) \$_____ + (applicable Major site plan fee)</p>
<p>Minor Site Plan Review</p> <p><input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p>Other Reviews</p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input checked="" type="checkbox"/> Traffic Movement (\$1,000.00)</p> <p><input type="checkbox"/> Storm water Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p>

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include seven (7) packets with folded plans containing the following materials:

1. Seven (7) full size site plans that must be folded.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist (page 9) for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov. Copies of the ordinances may be purchased through the Planning Division.

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

This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

<p>Signature of Applicant: </p>	<p>Date: 9/21/09</p>
--	----------------------

**Tab 1: Property Deed and
Purchase and Sales Agreement**

055261

BK7976PG0347

WARRANTY DEED
Corporate Grantor

Know all Men by these Presents,

That C. S. C.

a Corporation organized and existing under the laws of the State of Maine

and having a place of business at Two City Center

in the County of Cumberland and State of Maine

In consideration of ONE (\$1.00) DOLLAR and other valuable consideration

paid by SIG-NAGE ASSOCIATES, a Maine General Partnership

whose mailing address is 125 Pleasant Hill Road
Scarborough, Maine 04074

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey
unto the said SIG-NAGE ASSOCIATES, its successors

heirs and assigns forever, certain parcels of land with buildings thereon
located in Portland, County of Cumberland and State of Maine as is more fully
described in Schedule A attached hereto and made a part hereof, subject to,
and with the benefit of, the terms and provisions therein contained, and
subject to current real estate taxes:

L
7976/347

BK7976PG0348

SCHEDULE A

PARCEL I

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, and being lot numbered fourteen (14) on Forest Avenue (except the strip ten by seventy-five feet sold to the Oakdale Sunday School Association) on plan of lands of Deering Land Company, recorded in Cumberland County Registry of Deeds, in Plan Book 4, Page 29, and being more specifically bounded and described as follows: Beginning at a point on the southwesterly sideline of said Forest Avenue distant fifty-nine and sixty-eight hundredths (59.68) feet southeasterly from an iron monument in the southeasterly sideline of Pitt Street at the intersection with said southwesterly sideline of Forest Avenue; thence southeasterly by said Forest Avenue fifty-nine and sixty-eight hundredths (59.68) feet to the northwesterly sideline of Lot No. 12 on said Forest Avenue as delineated on said plan; thence southerwesterly by the northwesterly sideline of said Lot No. 12, one hundred eighty-four and five tenths (184.5) feet, more or less, to the northeasterly sideline of land formerly occupied by the Portland & Rochester Railroad Company; thence northwesterly by said line fifty (50) feet, more or less, to a point ten (10) feet southeasterly from the division line between Lot No. 14 and Lot No. 16 on said Forest Avenue, and eighty-eight and five tenths (88.5) feet from the iron monument on the southeasterly sideline of Pitt Street at its intersection with said northeasterly sideline of land formerly occupied by said Railroad; thence northeasterly parallel with said division line seventy-five (75) feet to a point eighty-one (81) feet, more or less, from said Pitt Street, being the southeasterly corner of the lot conveyed to the Oakdale Sunday School Association by deed dated November 2, 1891 and recorded in said Registry of Deeds in Book 587, Page 489; thence northwesterly by the northeasterly sideline of said Sunday School Association lot ten (10) feet to the northwesterly sideline of Lot No. 14 as delineated on said plan; thence northeasterly by said division line between Lots Nos. 14 and 16, one hundred seven and five tenths (107.5) feet, more or less, to the point of beginning, containing 10,230 feet, more or less.

PARCEL II

Also a certain other lot or parcel of land, in said City of Portland, on the southwesterly side of Forest Avenue, bounded and described as follows: Commencing on said Forest Avenue at a point where the southeasterly sideline of the lot hereinbefore described intersects said Forest Avenue; thence running southeasterly by said Forest Avenue nineteen and sixty-one hundredths (19.61) feet, more or less, to land conveyed by Hilda C. White to the Shell Oil Company; thence running southwesterly by said land conveyed to said Shell Oil Company ninety-eight and eight tenths (98.8) feet, more or less, to a point on land now or formerly of W. C. Lambert; thence North 31° West by said Lambert land fourteen (14) feet, more or less, to the lot of land hereinbefore first described; thence by said lot of land hereinbefore first described ninety-six and fifty-five hundredths (96.55) feet northeasterly to said Forest Avenue and bound begun at.

SAB

DN 7976PG0349

Being the same premises conveyed to C.S.C by Union Mutual Life Insurance Company by deed dated January 15, 1982 and recorded in the Cumberland County Registry of Deeds in Book 4908, Page 286.

PARCEL III

Also, a certain other lot or parcel of land, with the buildings thereon situated on Fessenden Street in said Portland, in Oakdale in the Deering District and bounded and described as follows: Beginning at a stake in the northerly side of Fessenden Street at the southeasterly corner of the lot of land Rosina Elder sold to Eben E. Rand and William C. Bean, June 3, 1896, said stake being fifty and eight hundredths (50.08) feet, more or less, measured on said northerly line of Fessenden Street easterly of the former property line of the Portland & Rochester Railroad; thence northerly parallel with the former property line of said Railroad one hundred seven and two tenths (107.2) feet to land formerly of J. L. Watson; thence northeasterly by said Watson's land, thirty-five and five tenths (35.5) feet to a stake; thence southeasterly one hundred ten and thirty-two hundredths (110.32) feet to a stake on Fessenden Street thirty-four and two tenths (34.2) feet easterly of the point of beginning; thence westerly by said Fessenden Street, thirty-four and two-tenths (34.2) feet to the point of beginning.

For elimination of setbacks see judgments as recorded in Cumberland County Registry of Deeds in Book 2762, Page 118 and June 19, 1963 in Book 2756, Page 155.

Being the same premises conveyed to C.S.C. by Union Mutual Life Insurance Company by deed dated January 15, 1982 and recorded in the Cumberland County Registry of Deeds in Book 4908, Page 286.

PARCEL IV

Also, a certain lot or parcel of land, situated on the westerly side of Forest Avenue and the northerly side of Fessenden Street in said Portland, bounded and described as follows: Beginning at the intersection of said Forest Avenue with said Fessenden Street; thence running northwesterly by said Forest Avenue one hundred feet (100') to a stake driven into the ground and to land now or formerly of Iva C. Fox et als; thence running southwesterly and parallel with said Fessenden Street ninety-eight and eight-tenths (98.8') feet, more or less, to land now or formerly of one Scholes; thence turning and running southeasterly by said Scholes land to said northerly side of Fessenden Street ninety-nine and seventy-three hundredths (99.73') feet, more or less, thence running northeasterly along said northerly side of Fessenden Street one hundred one and thirty-eight hundredths (101.38') feet, more or less, to the point of beginning.

Being the same premises conveyed to C.S.C. by deed of Union Mutual Insurance Company dated July 6, 1984 and recorded in the Cumberland County Registry of Deeds, Book 6502, Page 97; the purpose of that deed being to convey the above-described Parcel IV which was mistakenly omitted from the deed from the Union Mutual Life Insurance Company to C.S.C dated January 15, 1982 and recorded in the Cumberland County Registry of Deeds at Book 4908, Page 286.

All of the foregoing conveyances are subject to easements and restrictions of record.

5910A

013

BK 7976 PG 0350

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said SIG-NAGE ASSOCIATES, its successors

heirs and assigns, to it and their use and behoof forever.

And the said Grantor Corporation does hereby covenant with the said Grantee, its successors

heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances that the premises contain no underground tanks, except as specifically below referenced and grantor corporation agrees to indemnify and hold said grantee harmless from any cost, expense, liability or damage relating to any underground tanks now existing upon any portion of the premises excepting the existing 2,000 gallon fuel tank now servicing the building, and grantor corporation covenants that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said C. S. C.

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by

GEORGE E. BUDLONG, its SENIOR VICE PRESIDENT

thereunto duly authorized, this 26th day of the month of June August A.D. 19 87.

Signed, Sealed and Delivered

In presence of

Signature of George E. Budlong, Sr. Vice Pres. and Notary Public Seal

State of Maine, County of Cumberland ss. August 26, 1987

Then personally appeared the above named GEORGE E. BUDLONG, SENIOR VICE PRESIDENT of said Grantor Corporation as aforesaid,

and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

RECEIVED RECORDED REGISTRY OF DEEDS 1987 SEP 18 PH 2:50 CUMBERLAND COUNTY James J. Walsh

LYDIA B. DOWLING Notary Public Maine Commission Expires June 29, 1994

Signature of Lydia B. Dowling, Notary Public

SEAL



Individual Member
Individual Membership



CBRE | The Boulos Company
CB RICHARD ELLIS

CONTRACT FOR THE SALE OF REAL ESTATE

Date: 9/01/09One Canal Plaza, Portland, ME 04101
(207) 772-1333

RECEIVED OF: Town & Country Federal Credit Union whose mailing address is 447 Main Street, PO Box 9420 South Portland ME 04106-9420, hereinafter called the Purchaser(s), the sum of _____ is earnest money deposit and in part payment of the purchase price of the following described real estate, situated in the municipality of Portland, County of Cumberland, State of Maine and located at 426 Forest Avenue being all the property owned by the Seller(s) at the above address, and described at said County's Registry of Deeds Book 7976, Page 347 and further described as: a two story commercial building situated on a .575 +/- acre lot and further referenced by the City of Portland Assessor as Man 116, Block C, Lots 3,4,5,27 and 31 upon the terms and conditions indicated below:

1. PERSONAL PROPERTY: The following items of personal property are included in this sale (if applicable): n/a
2. PURCHASE PRICE: The TOTAL purchase price being _____ to be paid as follows: earnest money deposit with the balance to be paid at closing.
3. EARNEST MONEY/ACCEPTANCE: CBRE/The Boulos Company shall hold said earnest money in a non-interest bearing account and act as Escrow Agent until closing; this offer shall be valid until September 2, 2009 at 4:00 PM; and, in the event of the Seller's non-acceptance, this earnest money shall be returned promptly to the Purchaser(s).
4. TITLE: That a deed, conveying good and merchantable title in accordance with standards adopted by the Maine Bar Association shall be delivered to the Purchaser(s) and this transaction shall be closed and the Purchaser(s) shall pay the balance due and execute all necessary papers on or before December 2, 2009. If Seller(s) is unable to convey in accordance with the provisions of this paragraph, then the Seller(s) shall have a reasonable time period, not to exceed thirty (30) days, from the time the Seller(s) receives written notice of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is merchantable title, the Purchaser(s) may, within fifteen (15) days thereafter, at Purchaser's option, declare the contract null and void and any earnest money shall be returned to the Purchaser(s) and neither party shall have any further obligation hereunder. If the Purchaser(s) does not declare the contract void within the period set forth above, the Purchaser(s) shall have waived the right to object to title. The Seller(s) hereby agrees to make a good-faith effort to cure any title defect during such period.
5. DEED: That the property shall be conveyed by a warranty deed, and shall be free and clear of all encumbrances except building and zoning restrictions of record, restrictive covenants and conditions of record and usual public utilities servicing the property and shall be subject to applicable land use and building laws and regulations.
6. POSSESSION /OCCUPANCY: Possession/occupancy of premises shall be given to Purchaser(s) immediately at closing, free of occupants.
7. LEASES/TENANT SECURITY DEPOSITS: NOT APPLICABLE
8. RISK OF LOSS: Until the transfer of title, the risk of loss or damage to said premises by fire or otherwise, is assumed by the Seller(s) unless otherwise agreed in writing. Said premises shall then be in substantially the same condition as at present, excepting reasonable use and wear.
9. PRORATIONS: The following items shall be prorated as of the date of closing:
 - a. Real Estate Taxes based on the municipality's tax year. Seller is responsible for any unpaid taxes for prior years.
 - b. Fuel
 - c. n/a
 - d. Rents
 - e. Metered utilities, such as water and sewer, shall be paid by Seller(s) through the date of closing.
 - f. Purchaser(s) and Seller(s) shall each pay its transfer tax as required by the State of Maine.
10. INSPECTIONS: The Purchaser(s) is encouraged to seek information from professionals regarding any specific issue of concern. Purchaser(s) acknowledges receipt of disclosure form attached hereto. The Agent makes no warranties regarding the condition, permitted use or value of the Seller's real or personal property. This Contract is subject to the following inspections, with the results being satisfactory to the Purchaser(s):

Seen and agreed to:

Seller(s)

Purchaser(s)

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED
a. General Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 40 days	g. Lead Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 40 days
b. Sewage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 40 days	h. Pests	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 40 days
c. Water Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 40 days	i. ADA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 40 days
d. Radon Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 40 days	j. Wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 40 days
e. Radon Water Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 40 days	k. Environmental Scan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 40 days
f. Asbestos Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 40 days	l. Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days

The use of days is intended to mean from the effective date of this Contract. All inspections will be done by inspectors chosen and paid for by the Purchaser(s). If the result of any inspection or other condition specified herein is unsatisfactory to the Purchaser(s), in Purchaser(s) sole discretion, Purchaser(s) may declare the Contract null and void by notifying Seller(s) in writing within the specified number of days, and any earnest money shall be returned to the Purchaser(s). If the Purchaser(s) does not notify the Seller(s) that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by the Purchaser(s). In the absence of inspection(s) mentioned above, the Purchaser(s) is relying completely upon Purchaser's own opinion as to the condition of the property.

- 11. AGENCY DISCLOSURE: The Purchaser(s) and Seller(s) acknowledge that they have been informed that the Selling Licensee is acting as a Buyer's agent in this transaction and is representing the Purchaser(s) and that the Listing Licensee is acting as a Seller's agent in this transaction and is representing the Seller(s).
- 12. DEFAULT: If Purchaser(s) fails to perform any of the terms of this Contract or is otherwise in default of any of its obligations, Seller shall have the option of either retaining the earnest money as full and complete liquidated damages or employing all available legal and equitable remedies. Notwithstanding any other provision of this agreement, Escrow Agent shall have the right to require written releases from both parties prior to releasing the earnest money to either party. If a dispute arises between Purchaser(s) and Seller as to the existence of a default hereunder and/or the release of the earnest money and said dispute is not resolved by the parties within (30) days, Escrow Agent may elect to file an action in interpleader and deposit the earnest money in the court to resolve said dispute, or otherwise disburse the earnest money pursuant to Maine Real Estate Commission regulations. Purchaser(s) and Seller, jointly and severally, shall indemnify Escrow Agent for all costs, losses, expenses, and damages, including reasonable attorneys' fees, incurred by Escrow Agent in connection with said action and/or in connection with any dispute relating to this Contract and/or the Deposit.
- 13. MEDIATION: Any dispute or claim arising out of or relating to this Contract or the premises addressed in this Contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing of this transaction.
- 14. PRIOR STATEMENTS: Any verbal presentations, statements and agreements are not valid unless contained herein. This Contract completely expresses the obligations of the parties. This is a Maine contract and shall be construed according to the laws of Maine.
- 15. HEIRS/ASSIGNS: This Contract is assignable Yes No. This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns (if assignment is allowed by the terms of this Contract), of the respective parties.
- 16. COUNTERPARTS: This Contract may be signed on any number of identical counterparts, including telefacsimile copies, with the same binding effect as if the signatures were on one instrument. Original or telefacsimiled signatures are binding.
- 17. BINDING CONTRACT: This Contract is a binding contract when signed by both Seller(s) and Purchaser(s) and when that fact has been communicated to all parties or to their agents. The Effective Date of the Contract is noted below. Time is of the essence of this Contract.
- 18. REVIEW OF LEASES AND INCOME AND EXPENSE INFORMATION: The Seller(s) shall provide the Purchaser(s) with copies of all expense information regarding the subject property within ~~ten (10)~~ fifteen (15) days of the effective date of this contract. Purchaser(s) shall have fifteen (15) days from such delivery to review leases and income & expense information regarding the property. If the result of the review is unsatisfactory to the Purchaser(s), in Purchaser(s) sole discretion, Purchaser(s) may declare the Contract null and void by notifying the Seller(s) in writing within the specified number of days set forth above, and any earnest money shall be returned to the Purchaser(s). If the Purchaser(s) does not notify the Seller(s) that the review is unsatisfactory within the time period set forth above, this contingency is waived by the Purchaser(s).
- 19. Seller(s) and Purchaser(s) acknowledge receipt of the Maine Real Estate Commission Disclosure of Agency Relationship Form (Form #2), if the property is, or has a component of, one to four residential dwelling units.
- 20. ADDENDA: This Contract has addenda containing additional terms and conditions: YES NO

Seen and agreed to:


Seller(s)


Purchaser(s)

21. This Contract is subject to the Purchaser(s) receiving permits and approvals for a two lane drive-thru financial institution at the subject property with an approved site plan that is satisfactory in all respects to Purchaser within ninety (90) days from the effective date of the Contract. In the event Purchaser(s) is unable to obtain satisfactory permits and approvals for its business operation, or that any proposed or approved site plan shall not be acceptable in Purchaser's sole discretion within this timeframe, Purchaser(s) shall have the right to terminate the Contract in writing within the specified number of days, and any earnest money shall be returned to the Purchaser(s).

A COPY OF THIS CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND, BY SIGNATURE, RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED. IF NOT FULLY UNDERSTOOD CONSULT AN ATTORNEY.

Seller(s) acknowledges that the laws of the State of Maine provide that every buyer of real property located in Maine must withhold a withholding tax equal to 2 1/2% of the consideration unless the Seller(s) furnishes to the Buyer(s) a certificate by the Seller(s) stating, under penalty of perjury, that Seller(s) is/are a resident of Maine or the transfer is otherwise exempt from withholding.

Chris M. Dandelin
Purchaser
Town & Country Federal Credit Union
Name/Title Chris M. Dandelin
President/CEO

September 1, 2009
Date
01-0232897
Soc. Sec. # or Tax I.D. #

Purchaser

Name/Title

Date

Soc. Sec. # or Tax I.D. #

The Seller(s) accepts the offer and agrees to deliver the above-mentioned property at the price and upon the terms and conditions set forth above and agrees to pay the Broker the commission for services herein according to the Listing Agreement or if there is no Listing Agreement the sum of: per listing agreement. The obligation to pay said commission or sum shall survive the closing of this transaction. Seller agrees that Broker may apply any deposit(s) received in connection with the sale of the Property toward commissions due and payable under this Agreement. If the earnest money is forfeited by Purchaser(s), it shall be evenly distributed between the Broker and the Seller(s), provided, however, that Broker's portion shall not exceed the full amount of the commission specified. In the event the Seller(s) defaults on its obligations hereunder, CB Richard Ellis/The Boulos Company shall be entitled to costs of collection, including reasonable attorneys' fees.

Signed this 1st day of September, 2009. Effective date of Contract: _____

The Listing Licensee is Dan Greenstein of CBRE/The Boulos Company (Company).
The Selling Licensee is Drew Sigfridson of CBRE/The Boulos Company (Company).

John Cimino
Seller
SigNage Associates
Name/Title John Cimino General Partner

September 1 2009
Date
01-0425805
Soc. Sec. # or Tax I.D. #

Seller

Name/Title

Date

Soc. Sec. # or Tax I.D. #

Offer reviewed and refused on _____, _____, _____, Seller

Seen and agreed to:

John Cimino
Seller(s)

[Signature]
Purchaser(s)

Tab 2: Site Lighting Cut Sheets

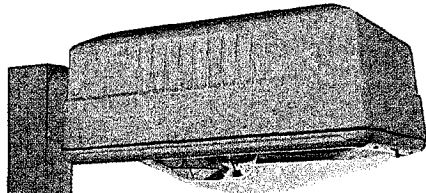
Medallion

CM Series

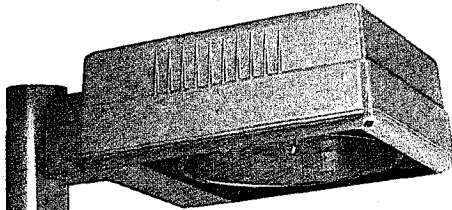
The Medallion is a specification-grade luminaire providing superior uniformity for parking areas, office parks, schools, and walkways. A rectilinear, die-cast aluminum housing features an architectural style with contour lines and radius corners. Medallion is available in a horizontal or vertical lamp orientation. The vertical lamp luminaire offers a flat or convex lens selection. IESNA Full cutoff lighting classification is achieved with a vertically-oriented lamp and flat lens configuration.



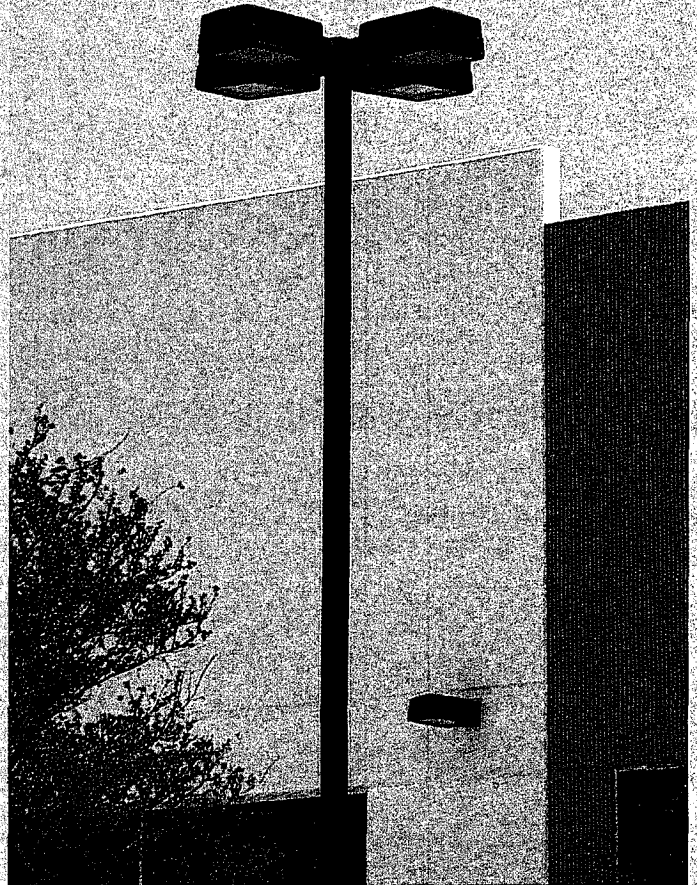
Horizontal Lamp
100w - 400w



Vertical Lamp
100w - 400w



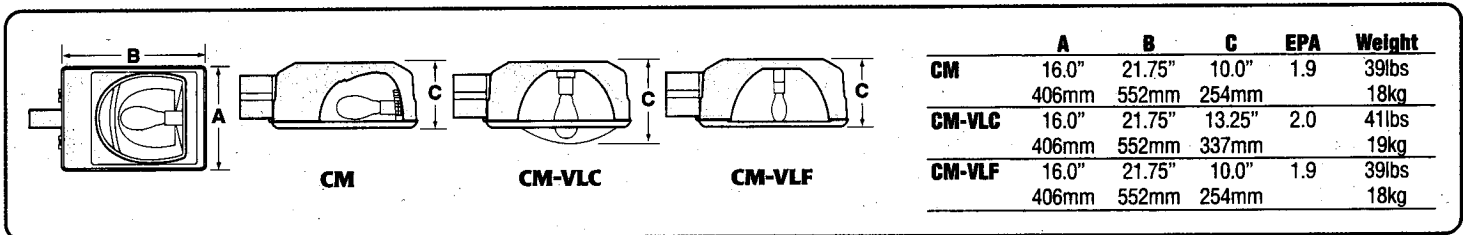
Vertical Lamp w/ Flat Lens
100w - 200w



Features

- Architectural, one-piece die-cast aluminum housing with nominal .125" wall thickness. Contour lines and radius corners complete unique design.
- Die-cast aluminum door hinges to housing and secures with two, captive screws. Clear, flat or convex, tempered glass lens seals to door and housing with one-piece silicone gasketing.
- Specular, anodized aluminum reflectors for horizontal lamp, provide Type II, III, IV, or V square light patterns, and for vertical lamp provide Type IV or V square light patterns. **Horizontal Type II, Type III, and vertical Type VS reflectors feature unique, multi-faceted designs - patent pending.** IESNA Full cutoff lighting classification achieved with vertical lamp and flat lens.
- Die-cast aluminum arm for pole mount features access door to facilitate installation. Wall mount with cast aluminum bracket and arm. Mast arm mount with cast aluminum slipfitter.
- Mogul porcelain socket, pulse rated, with spring loaded, nickel plated center contact and reinforced lamp grip screw shell. Medium base for ED-17 lamp.
- CWA type, HPF ballast, starting rated at -20°F (-40°F for HPS).
- TGIC thermoset polyester powder paint finish with choice of six standard, and four premium standard colors.
- UL and CUL listed for wet locations.

Dimensional Data



Ordering Information

Ordering Example

CM - PM5 - M400 - III - MT - PR - SGB

Model

- CM** - horizontal lamp with flat lens (Type II, III, IV, or VS reflector)
CM-VLC - vertical lamp with convex lens (Type IV or VS reflector only)
CM-VLF - vertical ED-17 lamp with flat lens (Type IV or VS reflector only)¹

Mounting Mode

- PM5** - 5" arm mount
PM10 - 10" arm mount, required for any 90° configurations
WB - wall bracket
MAF - mast arm fitter for 2 1/8" OD arm

Lamp Types/Watts

METAL HALIDE

- M175** (ED-28)²
M250 (ED-28)
M400 (ED-28)

SUPER METAL HALIDE

- M175MS** (ED-28)²
M250MS (ED-28)
M400MS (ED-28)

PULSE START METAL HALIDE

- M100PS** (ED-17) **M250PS** (ED-28)
M125PS (ED-17) **M320PS** (ED-28)
M150PS (ED-28)² **M350PS** (ED-28)
M175PS (ED-28)^{2,3} **M400PS** (ED-28)
M200PS (ED-28)²

HIGH PRESSURE SODIUM

- S100** (ED-23 1/2)²
S150 (ED-23 1/2)²
S250 (ED-18)
S400 (ED-18)

Reflector

- II** - narrow asymmetric
III - asymmetric
IV - forward throw
VS - symmetric square

Voltage

- MT** - multi-tap⁴
(120/208/240/277v)
347
480⁵

Options

- PR** - photo receptacle (less cell)
PRC - photo receptacle with cell
PE - photoelectric button cell (120-277v)
FS - fusing (specify voltage)
RP - removable ballast panel
TL - tool-less door and reflector panel
QZ - quartz standby time delay (D.C. bayonet base lamp included)
VG - polycarbonate vandal guard with CM and CM-VLF
CS - internal house-side cutoff shield with CM and CM-VLF

Color

- | | |
|------------------------------|----------------------------|
| STANDARD | PREMIUM STANDARD |
| DBZ - dark bronze | MBZ - medium bronze |
| SGB - black | BGE - beige |
| SWT - white | LIV - light ivory |
| PRG - gray | CMB - burgundy |
| PLS - platinum silver | |
| FGP - forest green | |

¹ Available with medium base, ED-17 lamps up to 200w Metal Halide and 150w HPS.

² Must use medium base, ED-17 lamp for vertical orientation with flat lens.

³ Vertical lamp orientation only.

⁴ Factory wired for 277 volt unless specified.

⁵ Not available with 100w Pulse Start Metal Halide.

WALL MOUNTED

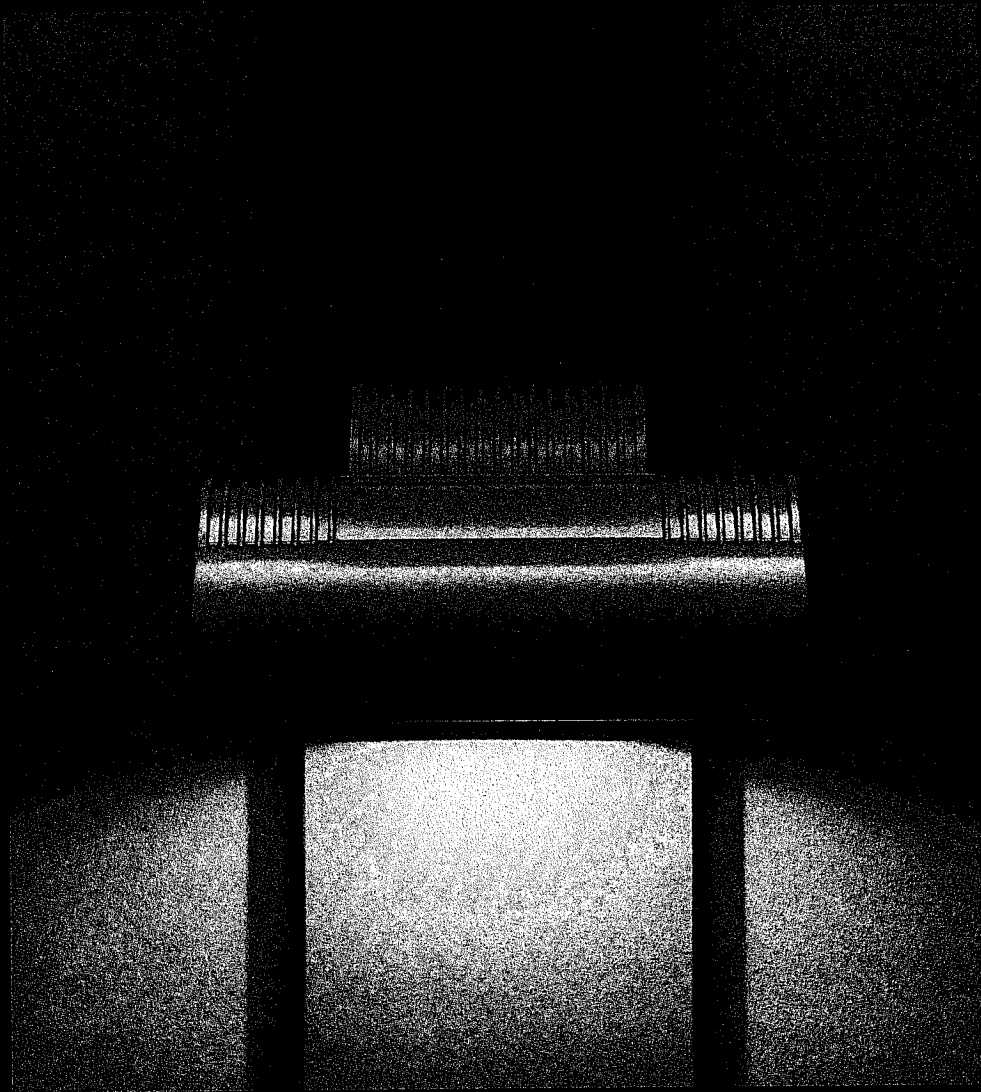
WD
SERIES



Wall Director[®]

W a l l M o u n t e d L u m i n a i r e s

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 4-12

See page 15
for complete option
specifications information.

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

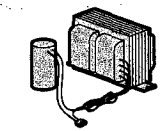
2 Electrical Module:

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	250PMH347	400PMH347
250MH480	400MH480	250PMH480	400PMH480

3 Finish:

Super TGIC powder coat paint over Titanated Zirconium 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	Type II	Type III	Type IV
WD18	-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

**Tab 3: Architectural Drawings/
Existing Conditions Photo**

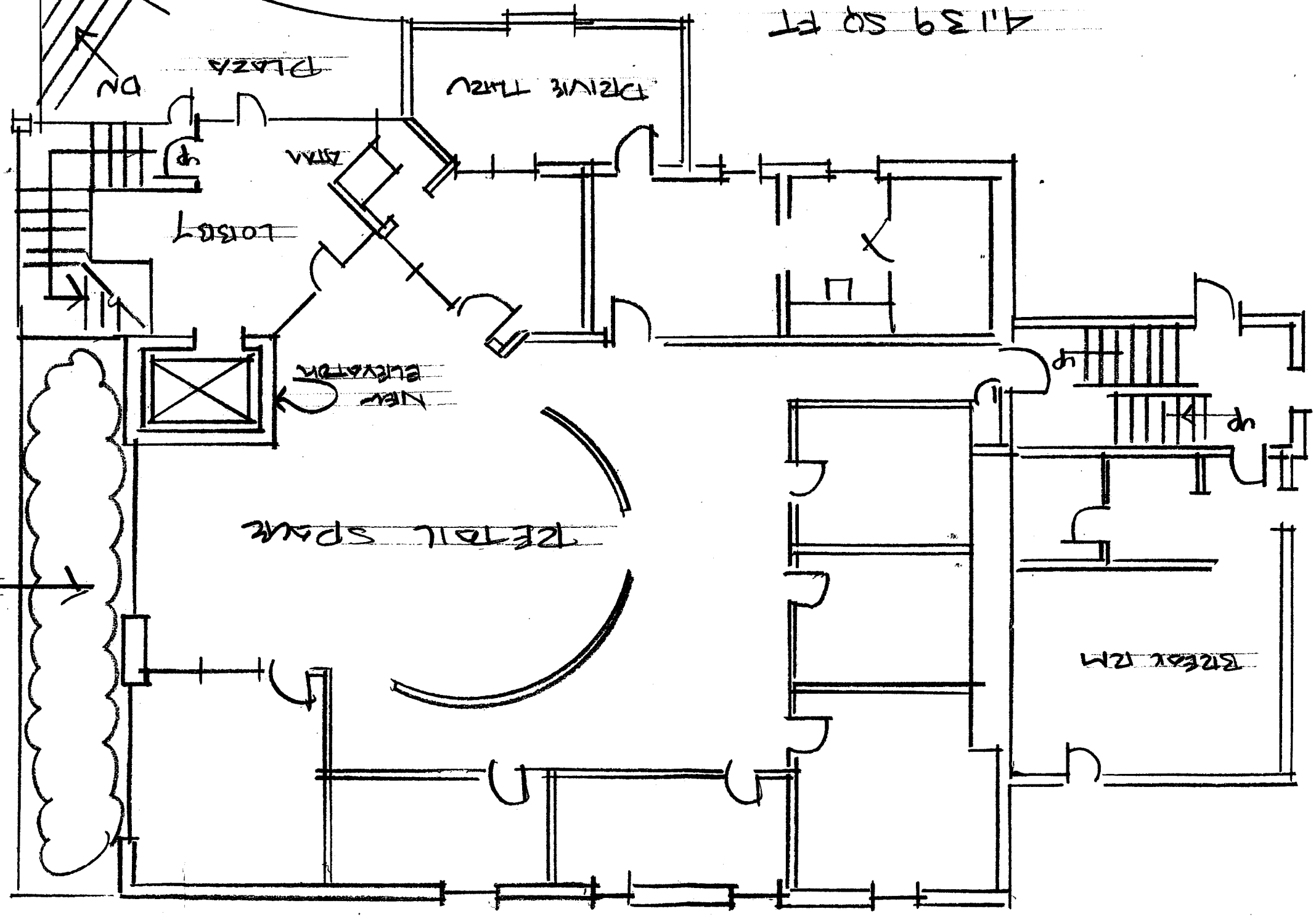
9/21/09

TOWN & COUNTRY FED CREDIT UNION

FIRST FLOOR PLAN 1/8" = 1'-0"

NEW RAMP & STAIR

4139 SQ FT



SIDE WALK

FOREST AVIE

PLANTER

RETAIL SPACE

LOBBY

DRIVE THRU

PLAZA

BREAK RM

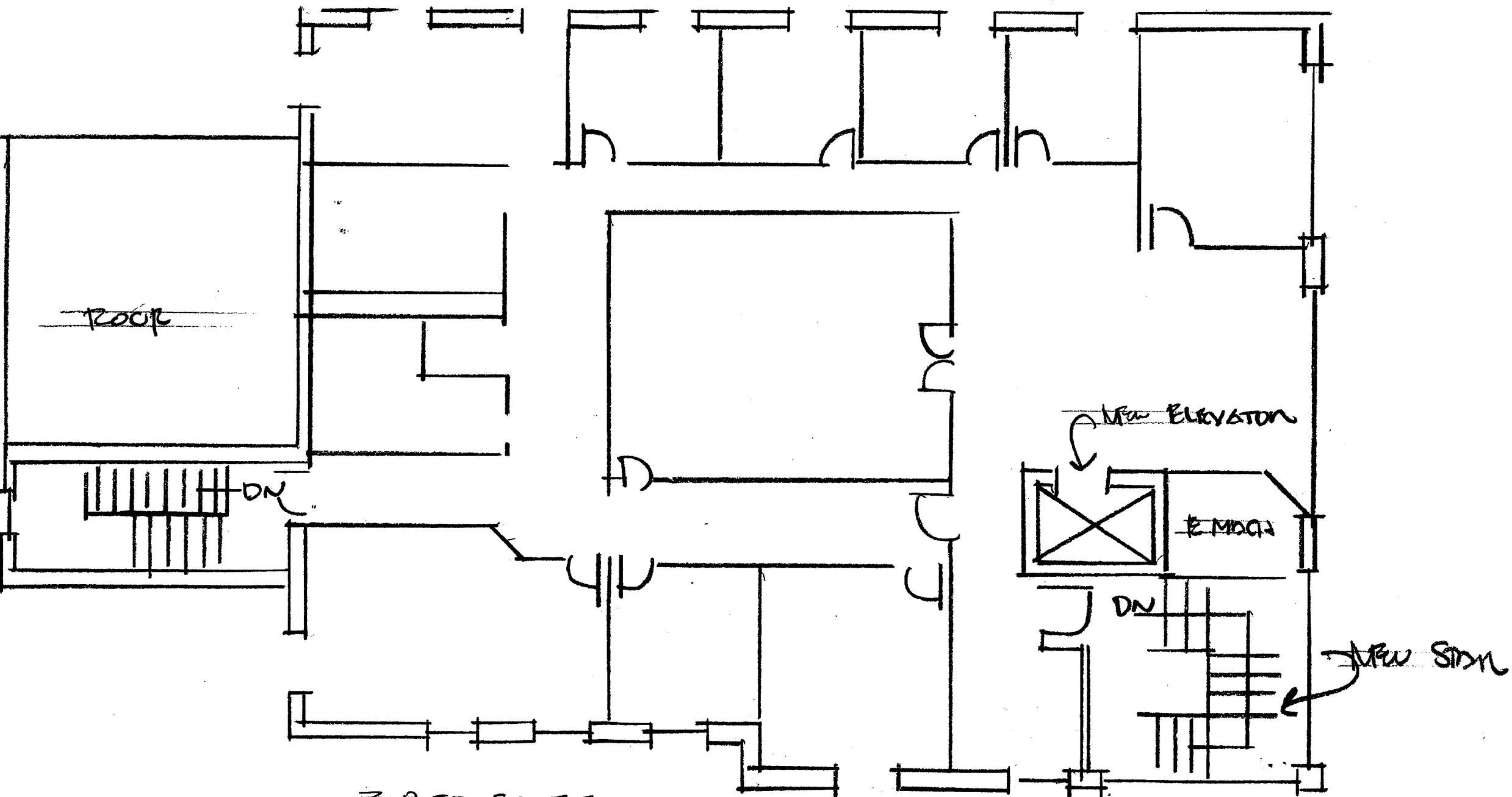
NEW ELEVATOR

DN

up

up

up

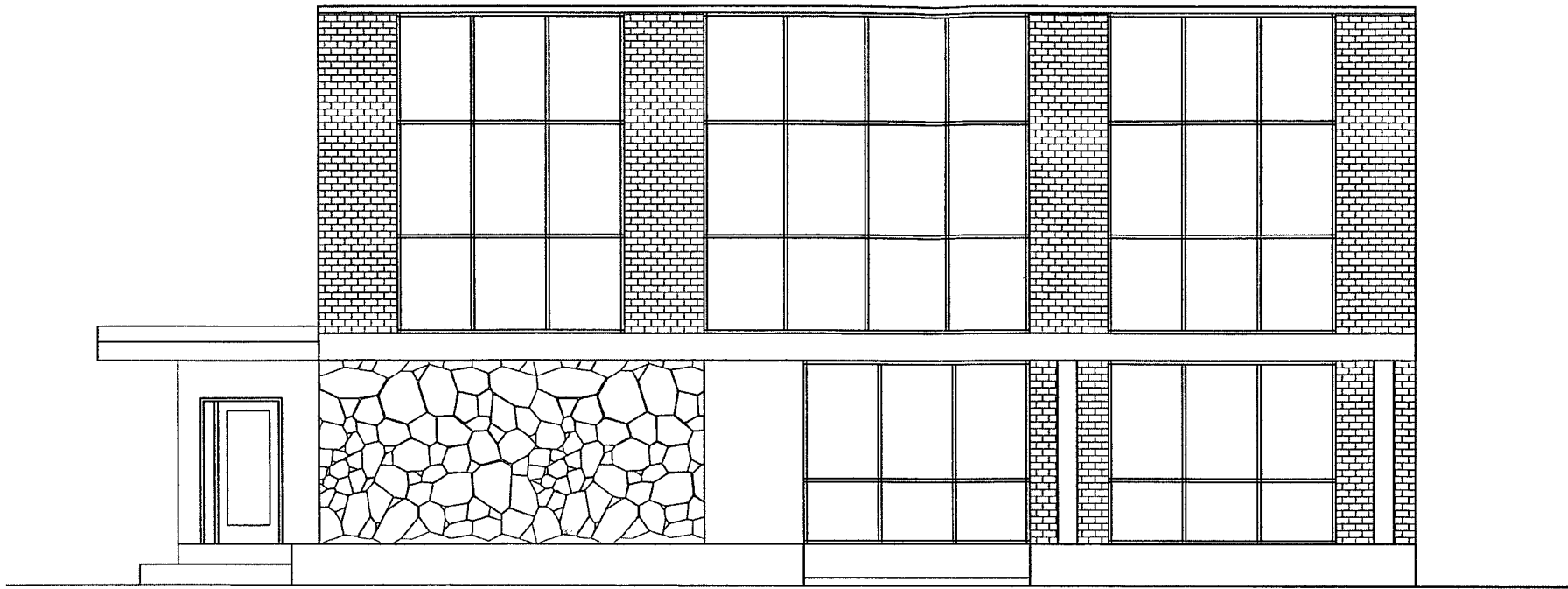


3.850 SQ FT

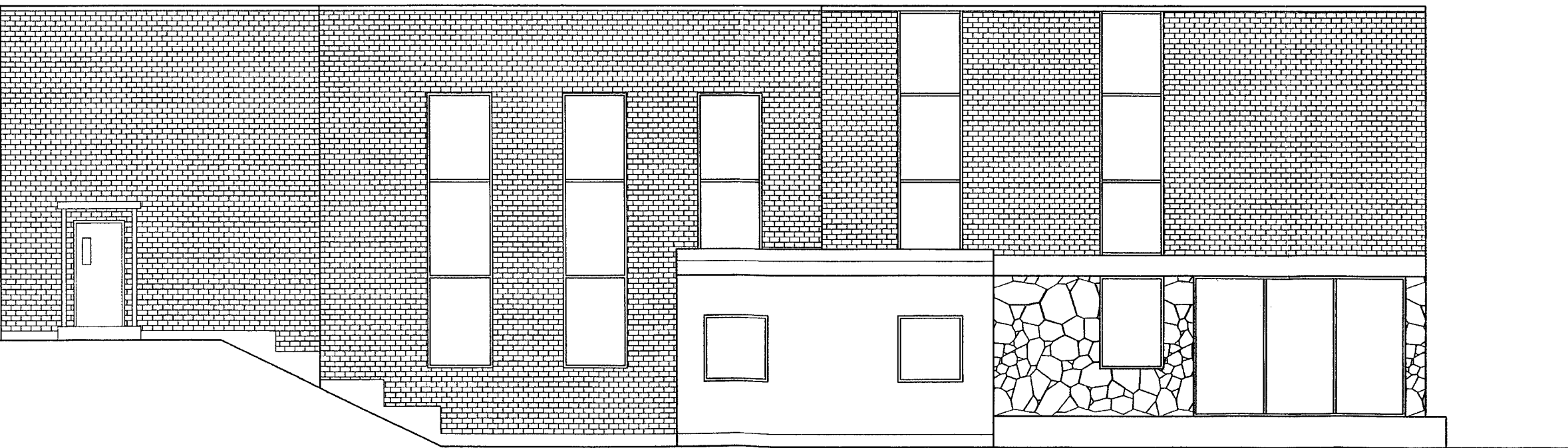
SECOND FLOOR PLAN (OFFICE USE)

TOWN & COUNTRY FED CREDIT UNION

9/21/09



① FOREST STREET ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$



② SIDE ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$

EXISTING CONDITIONS
426 FOREST AVE

9/21/09