

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 090514

Please Read Application And Notes, If Any, Attached

This is to certify that WESTBROOK DEVELOPMENT CORP (Westbrook) has permission to Change of Use from Vacant building/ St. Pauls School to 15 Condos w/ renovations AT 1251 CONGRESS ST CE 186 A003001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is done-in. 2 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. APPROVED

Health Dept. APPROVED

Appeal Board APPROVED

Other APPROVED

Department Name CITY OF PORTLAND

**CITY OF PORTLAND**

*Jeanie Bouke* 7/1/09  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

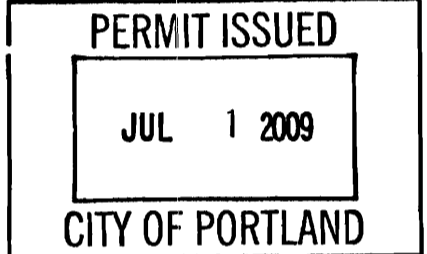
**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

|                       |             |                     |
|-----------------------|-------------|---------------------|
| Permit No:<br>09-0514 | Issue Date: | CBL:<br>186 A003001 |
|-----------------------|-------------|---------------------|

|  |  |  |                                      |
|--|--|--|--------------------------------------|
| <b>Location of Construction:</b><br>1251 CONGRESS ST   | <b>Owner Name:</b><br>WESTBROOK DEVELOPMENT  | <b>Owner Address:</b><br>30 LIZA HARMON DR   | <b>Phone:</b>                        |
| <b>Business Name:</b>  | <b>Contractor Name:</b><br>Westbrook Development Corp/ And   | <b>Contractor Address:</b><br>30 Liza Harmon Drive Westbrook   | <b>Phone:</b><br>2078548202          |
| <b>Lessee/Buyer's Name</b>   | <b>Phone:</b>  | <b>Permit Type:</b><br>Multi Family  | <b>Zone:</b><br><i>contract zone</i> |
| <b>Past Use:</b><br>Vacant Connected w/ permit# 090459   | <b>Proposed Use:</b><br>Condominiums 15 - Change of Use from Vacant building/ St Patricks School to 15 Condominiums w/ renovations | <b>Permit Fee:</b><br>\$10,645.00  | <b>Cost of Work:</b><br>\$950,000.00 |
| <b>Proposed Project Description:</b><br>Change of Use from Vacant building/ St Patricks School to 15 Condominiums w/ renovations |  | <b>FIRE DEPT:</b><br><input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>* See Conditions | <b>CEO District:</b><br>3            |
|  |  | <b>INSPECTION:</b><br>Use Group: R-2 Type: SB<br>IBC-2003  |                                      |
|  |  | <b>Signature:</b> <i>(Signature)</i>   | <b>Signature:</b> <i>AMB 7/1/09</i>  |
| <b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>   |  |  |                                      |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied         |  |  |                                      |
| Signature: _____ Date: _____   |  |  |                                      |

|                                    |  |                        |  |
|------------------------------------|--|------------------------|--|
| <b>Permit Taken By:</b><br>Ldobson | <b>Date Applied For:</b><br>05/28/2009 | <b>Zoning Approval</b> |  |
|------------------------------------|--|------------------------|--|

|  |   |   |  |
|--|---|---|--|
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.<br>2. Building permits do not include plumbing, septic or electrical work.<br>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. | <b>Special Zone or Reviews</b><br><input type="checkbox"/> Shoreland <i>N/A</i><br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone <i>Zone 13</i><br><input checked="" type="checkbox"/> Subdivision<br><input checked="" type="checkbox"/> Site Plan <i>2009-0034</i><br>Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br>Date: <i>6/1/09</i> | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: _____ | <b>Historic Preservation</b><br><input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: _____ |
|--|---|---|--|



**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

|   |         |      |       |
|---|---------|------|-------|
| SIGNATURE OF APPLICANT                      | ADDRESS | DATE | PHONE |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE |         | DATE | PHONE |

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

|                              |  |                            |
|------------------------------|--|----------------------------|
| <b>Permit No:</b><br>09-0514 | <b>Date Applied For:</b><br>05/28/2009 | <b>CBL:</b><br>186 A003001 |
|------------------------------|--|----------------------------|

|  |  |  |                                |
|--|--|--|--------------------------------|
| <b>Location of Construction:</b><br>1251 CONGRESS ST | <b>Owner Name:</b><br>WESTBROOK DEVELOPMENT C              | <b>Owner Address:</b><br>30 LIZA HARMON DR                   | <b>Phone:</b>                  |
| <b>Business Name:</b>                                | <b>Contractor Name:</b><br>Westbrook Development Corp/ And | <b>Contractor Address:</b><br>30 Liza Harmon Drive Westbrook | <b>Phone</b><br>(207) 854-8202 |
| <b>Lessee/Buyer's Name</b>                           | <b>Phone:</b>  | <b>Permit Type:</b><br>Multi Family                          |                                |

|  |  |
|--|--|
| <b>Proposed Use:</b><br>Condominiums 15 - Change of Use from Vacant building/ St Patricks School to 15 Condominiums w/ renovations | <b>Proposed Project Description:</b><br>Change of Use from Vacant building/ St Patricks School to 15 Condominiums w/ renovations |
|--|--|

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/01/2009

**Note:** **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.
- 3) This property shall remain fifteen residential condominiums under the conditions of the contract zone. All the conditions listed must be maintained through out the life of the approved use unless otherwise changed by the Planning Board. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:**

**Note:** **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 06/03/2009

**Note:** **Ok to Issue:**

- 1) The fire alarm system shall comply with NFPA 72. Compliance letter is required.
- 2) All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP and keyed alike, labeled "FIRE ALARM RECORDS".
- 3) Application requires State Fire Marshal approval.
- 4) The sprinkler system shall be installed in accordance with NFPA 13.
- 5) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 6) A separate Sprinkler System Permit is required per the Fire Department.
- 7) Any cutting or welding operations require a separate permit from the Fire dept.
- 8) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 9) Emergency lights and exit signs are required
- 10) Emergency lights are required to be tested at the electrical panel.
- 11) Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.

|  |  |  |                                |
|--|--|--|--------------------------------|
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| <b>Lessee/Buyer's Name</b>                           | <b>Phone:</b>  | <b>Permit Type:</b><br>Multi Family                          |                                |

- 12 Fire Alarm system shall be maintained.  
If system is to be off line over 4 hours a fire watch shall be in place.  
Dispatch notification required 874-8576.
- 13 A separate Fire Alarm System Permit is required per the Fire Department.
- 14 All construction shall comply with NFPA 101

|                              |   |                                  |                                  |   |
|------------------------------|---|----------------------------------|----------------------------------|---|
| <b>Dept:</b> Public Services | <b>Status:</b> Pending                  | <b>Reviewer:</b>                 | <b>Approval Date:</b>            | <b>Ok to Issue:</b> <input type="checkbox"/>            |
| <b>Note:</b>                 |   |                                  |                                  |   |
| <b>Dept:</b> Zoning          | <b>Status:</b>                          | <b>Reviewer:</b> Marge Schmuckal | <b>Approval Date:</b>            | <b>Ok to Issue:</b> <input type="checkbox"/>            |
| <b>Note:</b>                 |   |                                  |                                  |   |
| <b>Dept:</b> Parks           | <b>Status:</b> Pending                  | <b>Reviewer:</b>                 | <b>Approval Date:</b>            | <b>Ok to Issue:</b> <input type="checkbox"/>            |
| <b>Note:</b>                 |   |                                  |                                  |   |
| <b>Dept:</b> Fire            | <b>Status:</b>                          | <b>Reviewer:</b> Keith Gautreau  | <b>Approval Date:</b>            | <b>Ok to Issue:</b> <input type="checkbox"/>            |
| <b>Note:</b>                 |   |                                  |                                  |   |
| <b>Dept:</b> DRC             | <b>Status:</b> Approved with Conditions | <b>Reviewer:</b> Philip DiPierro | <b>Approval Date:</b> 06/30/2009 | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b>                 |   |                                  |                                  |   |
| <b>Dept:</b> Planning        | <b>Status:</b> Approved with Conditions | <b>Reviewer:</b> Shukria Wiar    | <b>Approval Date:</b> 04/28/2009 | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b>                 |   |                                  |                                  |   |

- 1) a.  The final site plan and recording plat shall include the single family house directly abutting the site on Whitney Avenue, reference the access easement and depict the driveway for the house before the issuance of a building permit.
- b.  The applicant shall submit a sewer capacity letter before the issuance of the building permit.
- c.  The applicant shall meet all of the affordability controls contained within paragraph 5 of the Conditional Rezoning Agreement and a reference to these controls, as well as the Conditional Rezone Agreement and Declaration of Affordable Covenants (and their recording information) shall be noted on the recording plat.
- d.  The applicant shall contribute \$4,800 to the City of Portland's Street Tree Fund to meet paragraph 9 of the Conditional Rezoning Agreement.

|  |  |  |                                |
|--|--|--|--------------------------------|
| <b>Location of Construction:</b><br>1251 CONGRESS ST | <b>Owner Name:</b><br>WESTBROOK DEVELOPMENT C              | <b>Owner Address:</b><br>30 LIZA HARMON DR                   | <b>Phone:</b>                  |
| <b>Business Name:</b>                                | <b>Contractor Name:</b><br>Westbrook Development Corp/ And | <b>Contractor Address:</b><br>30 Liza Harmon Drive Westbrook | <b>Phone</b><br>(207) 854-8202 |
| <b>Lessee/Buyer's Name</b>                           | <b>Phone:</b>  | <b>Permit Type:</b><br>Multi Family                          |                                |

- 2) a.  A "DO NOT ENTER" sign that meets specifications contained in the Manual on Uniform Traffic Control Devices shall be installed at the egress driveway location at Whitney Avenue and shown on the final site plan before the issuance of a building permit.
- b.  The applicant shall be responsible for all costs associated with parking signage changes on Whitney Avenue and Frances Street, including but not limited to Drop-off/Pick-Up Zone, Handicapped Drop-Off and 10 Minute Parking Zone signs. The City Staff shall coordinate with applicant on appropriate future parking regulations in the vicinity of the project. These parking regulations shall be shown on the final site plan before the issuance of a building permit.
- c.  As required by the Conditional Rezoning Agreement, the Applicant shall screen with plant material and/or fencing the parking lot and service driveways located on the property to appropriately buffer their visibility from the adjacent residential properties and roadways. The applicant shall coordinate with the City Arborist to address the comments in his memo dated 04.24.2009 before the issuance of a building permit. In addition, the applicant will explore with Jeff Tarling the planting of street trees along Frances Street.
- d.  The applicant shall coordinate with Captain Keith Gautreau to address the comments in his memo dated 04.28.2009 before the issuance of a building permit.
- e.  The applicant shall permanently close the existing curb cut along Congress Street prior to the issuance of a certificate of occupancy.
- f.  The applicant shall remove the existing chain-link fence on the property prior to the issuance of a certificate of occupancy.
- g.  The applicant shall remove the two (2) school speed limit signs on Congress Street (including, but not limited to, removing the flashing lights, mast arms, poles, and concrete anchor and/or bolt bases associated with the signs) and shall remove the wooden sign post located on Frances Street and sidewalks shall be repaired as needed prior to the issuance of a certificate of occupancy.

**Comments:**

5/28/2009-Ldobson: Owes \$90 dollars contacted Sue from Archtype will send check right along PAID

6/22/2009-jmb: Barry U. Emailed SK's and specs on firestopping and sealing. Ok to issue pending Planning sign off

5/29/2009-mes: Needs final approvals from site plan review - don't issue until we receive

6/18/2009-jmb: Left vmsg with David L. For some details on tempered window replacement, storage room f/c type, detail on hanging resilient channel 3" off joist, is there a storage platform above the entry and bathroom, shaft detail construction type, fire on penetrations.

**Jeanie Bourke - 1251 Congress Str, St. Pats Condos**

**From:** Philip DiPierro  
**To:** Code Enforcement & Inspections  
**Date:** 7/1/2009 9:50 AM  
**Subject:** 1251 Congress Str, St. Pats Condos

Hi all, this project meets the minimum site plan requirements for the issuance of the building permit. Please see UI for sign off.

Thanks.

phil

**BUILDING PERMIT INSPECTION PROCEDURES**

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

X  Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

X  Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.

NOTE: There is a \$75.00 fee per inspection at this point.

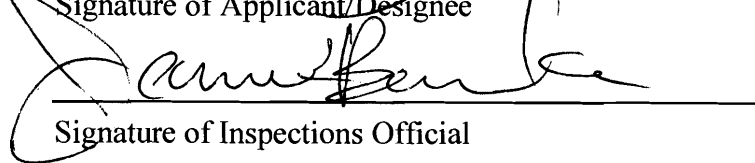
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
Signature of Applicant/Designee

7/1/09  
Date

  
Signature of Inspections Official

7/1/09  
Date

CBL: 186 A003001

Building Permit #: 09-0514

7/2 - morning  
Andrew - 321-8311



# General Building Permit Application

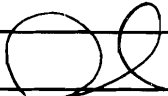
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

|   |   |  |
|---|---|--|
| Location/Address of Construction: 1251 Congress Street  |   |  |
| Total Square Footage of Proposed Structure/Area<br>15,756   |   | Square Footage of Lot<br>29,526  |
| Tax Assessor's Chart, Block & Lot<br>Chart# 186 Block# A Lot# 2, 3 & part of 5  | Applicant * <b>must</b> be owner, Lessee or Buyer*<br>Name Westbrook Development Corp.<br>Address 30 Liza Harmon Drive<br>City, State & Zip Westbrook, ME 04092 | Telephone:<br>(207) 854-9779   |
| Lessee/DBA (If Applicable)  | Owner (if different from Applicant)<br>Name<br>Address<br>City, State & Zip   | Cost Of Work: \$ 950,000<br>C of O Fee: \$ 1,125<br>Total Fee: \$ 10,555 |
| Current legal use (i.e. single family) <u>Vacant</u><br>If vacant, what was the previous use? <u>School</u><br>Proposed Specific use: <u>Condominiums</u><br>Is property part of a subdivision? <u>No</u> If yes, please name _____<br>Project description: Rehab school into 15 condominiums.  |   |  |
| Contractor's name: <u>Westbrook Development Corp</u><br>Address: <u>30 Liza Harmon Drive</u><br>City, State & Zip <u>Westbrook, ME 04092</u> Telephone: <u>(207) 854-9779</u><br>Who should we contact when the permit is ready: <u>Andy Bulger</u> Telephone: <u>(207) 854-6861</u><br>Mailing address: <u>30 Liza Harmon Drive, Westbrook, ME 04092</u> |   |  |

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature:  Date: 5-27-09 6007 8 7 JAN

**This is not a permit; you may not commence ANY work until the permit is issue**





# Accessibility Building Code Certificate

**Designer:** Archetype, PA

**Address of Project:** 1251 Congress Street

**Nature of Project:** Rehab of school in to 15 Condominiums

\_\_\_\_\_

\_\_\_\_\_

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.





# Certificate of Design Application

From Designer: Archetype, PA  
 Date: May 5, 2009  
 Job Name: St. Patricks Condominiums  
 Address of Construction: 1251 Congress Street

## 2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2003 Use Group Classification (s) Residential (R-2)

Type of Construction 5 B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes

Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_

Supervisory alarm System? No Geotechnical/Soils report required? (See Section 1802.2) No

### Structural Design Calculations

N/A Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

| Floor Area Use            | Loads Shown |
|---------------------------|-------------|
| Residential Living Area's | 40 psf      |
|                           |             |
|                           |             |
|                           |             |
|                           |             |

### Wind loads (1603.1.4, 1609)

N/A Design option utilized (1609.1.1, 1609.6)  
 Basic wind speed (1809.3)  
 Building category and wind importance Factor,  $I_w$  (table 1604.5, 1609.5)  
 Wind exposure category (1609.4)  
 Internal pressure coefficient (ASCE 7)  
 Component and cladding pressures (1609.1.1, 1609.6.2.2)  
 Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

N/A Design option utilized (1614.1)  
 Seismic use group ("Category")  
 Spectral response coefficients,  $S_D$  &  $S_{D1}$  (1615.1)  
 Site class (1615.1.5)

N/A Live load reduction  
 Roof *live* loads (1603.1.2, 1607.11)  
 Roof snow loads (1603.7.3, 1608)  
 Ground snow load,  $P_g$  (1608.2)  
 If  $P_g > 10$  psf, flat-roof snow load  $P_f$   
 If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
 If  $P_g > 10$  psf, snow load importance factor,  $I_s$   
 Roof thermal factor,  $C_t$  (1608.4)  
 Sloped roof snowload,  $P_s$  (1608.4)  
 Seismic design category (1616.3)  
 Basic seismic force resisting system (1617.6.2)  
 Response modification coefficient,  $R$ , and  
 deflection amplification factor  $C_d$  (1617.6.2)  
 Analysis procedure (1616.6, 1617.5)  
 Design base shear (1617.4, 16175.5.1)

### Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)  
N/A Elevation of structure

### Other loads

N/A Concentrated loads (1607.4)  
 Partition loads (1607.5)  
 Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

MAY 28 2009



# Certificate of Design

**Date:** 5/4/2009

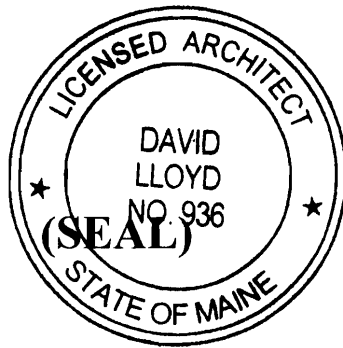
**From:** David Lloyd, Archetype PA

These plans and / or specifications covering construction work on:

St. Patricks Condominiums, 1251 Congress Street

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Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.



Signature: 

Title: Architect

Firm: Archetype, PA

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

6002 8 7 JYM

**Jeanie Bourke - St Patricks Condominiums.**

**From:** "Barry Yudaken" <yudaken@archetypepa.com>  
**To:** "Jeanie Bourke" <JMB@portlandmaine.gov>  
**Date:** 6/19/2009 2:10 PM  
**Subject:** St Patricks Condominiums.  
**CC:** "Andy Bulger" <abulger@westbrookhousing.org>

Jeanie

I have attached SK drawings showing the revisions we discussed and have also attached a specification regarding firestopping at penetrations. Could you please let me know how long you anticipate it will be before the permit can be issued. Thank you.

Barry Yudaken  
Archetype, P.A.  
48 Union Wharf  
Portland, ME 04101  
(207) 772-6022  
(207) 772-4056 Fax  
yudaken@archetypepa.com  
<http://www.archetype-architects.com>

## SAINT PATRICK CONDOMINIUMS – PORTLAND, MAINE

### FIRESTOPPING & SMOKE SEALS

#### SECTION 07860

#### 1 General

##### 1.1 SECTION INCLUDES

.1 Comply with Division 1, General Requirements and Documents referred to therein.

.2 It is the intent of this section of the specifications to establish a single, competent source to be responsible for providing all labour, materials, products, equipment and services, to supply and install the firestopping and smoke seal work for the entire project, at the following locations:

Openings in fire rated walls, floors and roofs both empty and those containing penetrations such as cables, conduits, cable pipes, ducts and similar penetrating items.

Gaps between fire-rated walls and exterior walls.

Openings at each floor level in fire rated shafts or stairwells.

Gaps between the tops of fire rated walls and underside of fire rated floor or roof assemblies.

Penetrations through smoke barriers and construction enclosing compartmentalized areas involving both empty openings and openings containing penetrating items.

##### 1.2 RELATED WORK SPECIFIED ELSEWHERE

.1 Openings through Floors and Walls:

Fire Rated: Metal sleeves for fire rated openings through floors and walls shall be provided under applicable mechanical and electrical specification sections.

Non-Rated: Non-rated openings through floors and walls shall be sealed under applicable mechanical and electrical specification sections.

.2 Firestopping and smoke seals within mechanical (i.e. inside ducts, dampers) and electrical assemblies (i.e. inside bus ducts) shall be sealed under applicable mechanical and electrical specifications sections. Firestopping and smoke seals around outside of such mechanical and electrical assemblies, where they penetrate fire rated separations, are the responsibility of this section.

##### 1.3 RELATED SECTIONS

.1 Division 15 - Mechanical: Mechanical work requiring firestopping.

.2 Division 16 - Electrical: Electrical work requiring firestopping.

##### 1.4 REFERENCE STANDARDS

.1 ANSI/UL 1479 - Fire Tests Of Through-Penetration Firestops

##### 1.5 SYSTEM DESCRIPTION

.1 Firestopping Materials: Provide firestopping system(s) of sufficient thickness, width

FIRESTOPPING & SMOKE SEALS

SECTION 07860

JUN 22 2009

## SAINT PATRICK CONDOMINIUMS – PORTLAND, MAINE

and density to provide and maintain a fire resistance rating, as indicated on drawings and in accordance with UL or FM design numbers.

- .2 Provide a seal completely filling all annular spaces to prevent the passage of flame, smoke and gases through the opening in the fire separation in which it is installed.
- .3 **Material Compatibility:** Provide materials which are compatible with all materials used in the system including materials used in or on penetrants as well as all construction materials used in conjunction or contiguous with the system.
- .4 **Accessories:** Provide components for each firestopping system that are needed to install fill materials. Use only components specified by the firestopping manufacturer and approved by the qualified testing and inspecting agency for the designated fire resistance rated systems. Accessories include but are not limited to the following items:
  - Permanent forming/damming/backing materials.
  - Temporary forming materials.
  - Substrate primers.
  - Collars.
  - Steel sleeves.

### 1.6 SUBMITTALS

- .1 **Manufacturer's Data:** Submit manufacturer's specifications, installation instructions and product data for each material required, in accordance with Section 01300. Include manufacturer's certification, if requested and UL, WH, ULC, cUL or FM test reports to show compliance with the Contract Documents.
- .2 **Shop Drawings:** Submit shop drawings showing typical installation details including reinforcement, anchorage, fastenings and method of installation for each type of firestopping condition.
- .3 **Samples:** If requested, submit samples of each type of firestopping systems, smoke seals and accessories. Indicate location where material/system shall be utilized.

### 1.7 QUALITY ASSURANCE

- .1 **Manufacturer:** Company specializing in manufacturing products of this Section with minimum three (3) years documented experience.
- .2 **Applicator:** Company having a minimum of three (3) years experience in the installation of materials specified herein on projects comparable to this Project. The firm shall have the written approval of the firestopping material manufacturer(s).

### 1.8 REGULATORY REQUIREMENTS

- .1 Conform to applicable local Building Codes for fire resistance ratings.
- .2 Provide materials, accessories and application procedures which have been listed by UL, FM or tested by a nationally recognized independent testing agency according the ANSI/UL 1479 or ASTM E814 to achieve the required fire protection rating.

### 1.9 ENVIRONMENTAL REQUIREMENTS

- .1 Do not proceed with the installation of firestopping materials when temperatures or weather conditions exceed the manufacturer's recommended limitations for

FIRESTOPPING & SMOKE SEALS

SECTION 07860

## SAINT PATRICK CONDOMINIUMS – PORTLAND, MAINE

installation.

- .2 Ventilate solvent based firestopping per firestopping manufacturer's instructions by natural means or, where this is inadequate, forced air circulation.

### 1.10 DELIVERY, STORAGE AND HANDLING

- .1 Deliver materials to Site in manufacturer's sealed and labelled containers intact. Handle and store materials in accordance with manufacturer's instructions.

### 1.11 PROJECT/SITE CONDITIONS

- .1 Comply with manufacturer's recommended requirements for temperature, relative humidity and substrate moisture content during application and curing of materials.

### 1.12 SEQUENCING AND SCHEDULING

- .1 Do not install firestopping system(s) until Work within opening has been completed. Coordinate with other applicable Sections. Schedule work of other trades so that firestopping applications can be inspected prior to being covered by subsequent construction.

## 2 Products

### 2.1 ACCEPTABLE MANUFACTURERS

- .1 Provide firestopping silicone sealants, water-based sealants, mortars, or firestop devices from the following manufacturer:

A/D Fire Protection Systems Inc.

### 2.2 MATERIALS

- .1 Provide a complete system of asbestos-free firestopping and through-penetrations firestopping. Firestop systems capable of maintaining an effective barrier against flame, smoke and gases in compliance with requirements of ANSI/UL 1479 or ASTM E814 and listed by UL or FM and in addition are approved by jurisdictional authorities and the Consultant.
- .2 A/D FIREBARRIER Silicone Sealants: For use in openings 304.8 mm dia. or greater but not to exceed opening sizes for which they are intended, penetrations subject to movement, in control joints, in curtain wall joints, as a sealant for smoke barrier construction, fire and smoke dampers, head of wall details and fire doors in masonry or gypsum wall partitions.
- .3 A/D FIREBARRIER Mortar: For use in large openings, in static, non-moving, penetrations such as cable trays, electrical and communication bundles, conduit and non-combustible sleeves and rated insulated pipes.
- .4 Firestopping for Combustible Penetrating Items: For use in openings where either plastic pipe, non-rated insulated pipes or insulated cables are installed.
- .5 Firestop system ratings: Comply with Building Code (BOCA) requirements for locations and hourly ratings of F, FT, FH and FTH designations.

### 2.3 ACCESSORIES

- .1 Damming and backup materials, supports and anchoring devices: Non-combustible,

FIRESTOPPING & SMOKE SEALS

SECTION 07860

## SAINT PATRICK CONDOMINIUMS – PORTLAND, MAINE

to manufacturer's recommendations and in accordance with the tested system being installed as acceptable to jurisdictional authorities.

- .2 Retainers: Galvanized clips approved by manufacturer to hold A/D FIREBARRIER Mineral Wool insulation in place.
- .3 Primers: As required by firestopping manufacturer and compatible with selected system and contiguous materials.
- .4 Water: Potable.
- .5 Sealants for vertical joints: Non-sagging.
- .6 Sealants and fluid seals at floor openings: Self-levelling.
- .7 Sealants and putty for vertical and overhead joints: Non-sagging.
- .8 Tape: Pressure sensitive masking tape as recommended by the firestopping manufacturer.

### 3 Execution

#### 3.1 EXAMINATION

- .1 Examine substrates, openings, voids, adjoining construction and conditions under which the Work is to be installed. Confirm compatibility of surfaces scheduled to receive firestopping.
- .2 Verify that penetrating elements are securely fixed and properly located with the proper space allowance between penetrations and surfaces of openings.
- .3 Do not proceed with Work until unsatisfactory conditions have been corrected.

#### 3.2 PREPARATION

- .1 Surfaces to receive firestopping shall be free of dirt, dust, grease, oil, rust, loose materials, form release agents, frost, moisture or any other matter which would impair the bond of firestopping material to the substrate of penetrating item(s).
- .2 Prime substrates in accordance with manufacturer's written instructions or recommendations. Confine primers to areas of bond; do not allow spillage or migration onto exposed surfaces.
- .3 Do not apply firestopping and smoke seals to surfaces previously painted or treated with sealers, curing compounds, water repellent or other coatings unless tests have been performed to ensure compatibility of materials. Remove coatings as required.
- .4 Ensure that anchoring devices, back-up materials, clips, sleeves, supports and other related materials used in the actual fire tests are provided.
- .5 Mask where necessary to prevent firestopping materials from contacting adjoining surfaces that will remain exposed upon completion of Work. Remove tape as soon as it is possible to do so without disturbing firestopping's seal with substrates.
- .6 Installation is not to proceed until submittals have been completed.

#### 3.3 INSTALLATION

- .1 Manufacturer's Instructions: Comply with UL or FM Listings and manufacturer's instructions for the type of material and condition of opening in each case. Consult with the manufacturer's technical representative to determine proper procedure for conditions not fully covered by printed instructions. Record

FIRESTOPPING & SMOKE SEALS

SECTION 07860



## SAINT PATRICK CONDOMINIUMS – PORTLAND, MAINE

in writing any oral instructions received, with copy to manufacturer.

- .2 Install firestopping with sufficient pressure to properly fill and seal openings to ensure an effective smoke seal. Tool or trowel exposed surfaces. Remove excess firestopping material promptly as the Work progresses and upon completion.
- .3 Damming: Provide leak-proof dams as required to seal openings and contain liquid sealants, putty or mortar until cured. Install damming in accordance with manufacturer's instructions.
- .4 Damming Boards: Install forming/damming materials and other accessories of type required to support fill materials during their application and in the position needed to produce the shapes and depths required to achieve fire ratings of through-penetration firestop systems.  
 Combustible Type: For temporary dams only. Remove after firestopping material has cured.  
 Non-Combustible Type: For temporary or permanent dams. Provide non-combustible type wherever damming material cannot be removed after applying firestopping materials.
- .5 Void Filler: Use materials recommended by the firestopping manufacturer to seal gaps created by non-combustible type damming boards and to seal around cables, conduits, pipes and where void filler material becomes part of the fire rated assembly.
- .6 Sealant: Install damming material or mineral wool as required. Apply sealant so air voids are not present and sealant is in full contact with penetrating items. Tool sealant to ensure substrate contact. Remove excess sealant in accordance with manufacturer's recommendations.
- .7 Mortar: Install damming material as required. Mix mortar in strict accordance with manufacturers instructions. Pump, trowel or hand pack mortar through openings to minimum thickness as recommended by manufacturer and as listed by UL or FM, to achieve required fire rating.
- .8 Firestopping Mineral Wool: Install firestopping by compressing material to the minimum required by UL or FM listing. Apply firestopping in sufficient thickness, depth and density so as to achieve the required fire resistance rating. Use impaling clips to support and secure firestopping where required by tested system.

### 3.4 FIELD QUALITY CONTROL

- .1 Notify Consultant when completed installations are ready for inspection prior to concealing or enclosing an area containing firestopping materials.
- .2 Arrange for inspections by the Owners independent inspection and testing company, appointed and paid for by Owner.
- .3 Following field inspections, provide all repair as required to ensure compliance with the Contract Documents.

### 3.5 CLEANING AND PROTECTION

- .1 Upon completion of this work, remove all materials, equipment and debris from the site.

FIRESTOPPING & SMOKE SEALS

SECTION 07860

**SAINT PATRICK CONDOMINIUMS – PORTLAND, MAINE**

- .2 Leave work area and adjacent surfaces in a condition acceptable to the Consultant.
- .3 Leave installed work with sufficient protection to enable it to remain untouched until project turnover.

**End of Section**

Applicant: Westbank Development Corp.

Address: 1251 Congress St. (1251)

Siteplan 2009-0034

Date: 4/22/09

C-B-L: 181-A-002

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

permit # 09-05 1A

Zone Location - FS / conditional rezoning CS3

Interior or corner lot -

Proposed Use/Work - convert old school to 15 condos - affordable housing.

Sewage Disposal - city

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

within existing structure.

Projections -

Width of Lot -

Height -

within existing structure.

Lot Area - 30,089 sq. ft.

Lot Coverage/Impervious Surface - existing structure.

Area per Family - conditional rezoning - 1975

Off-street Parking - each affordable housing unit - 1 parking space required (section 14-41F)   
 Distances ok

Loading Bays - N/A

Site Plan - 2009-0034 major

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel B - Zone C

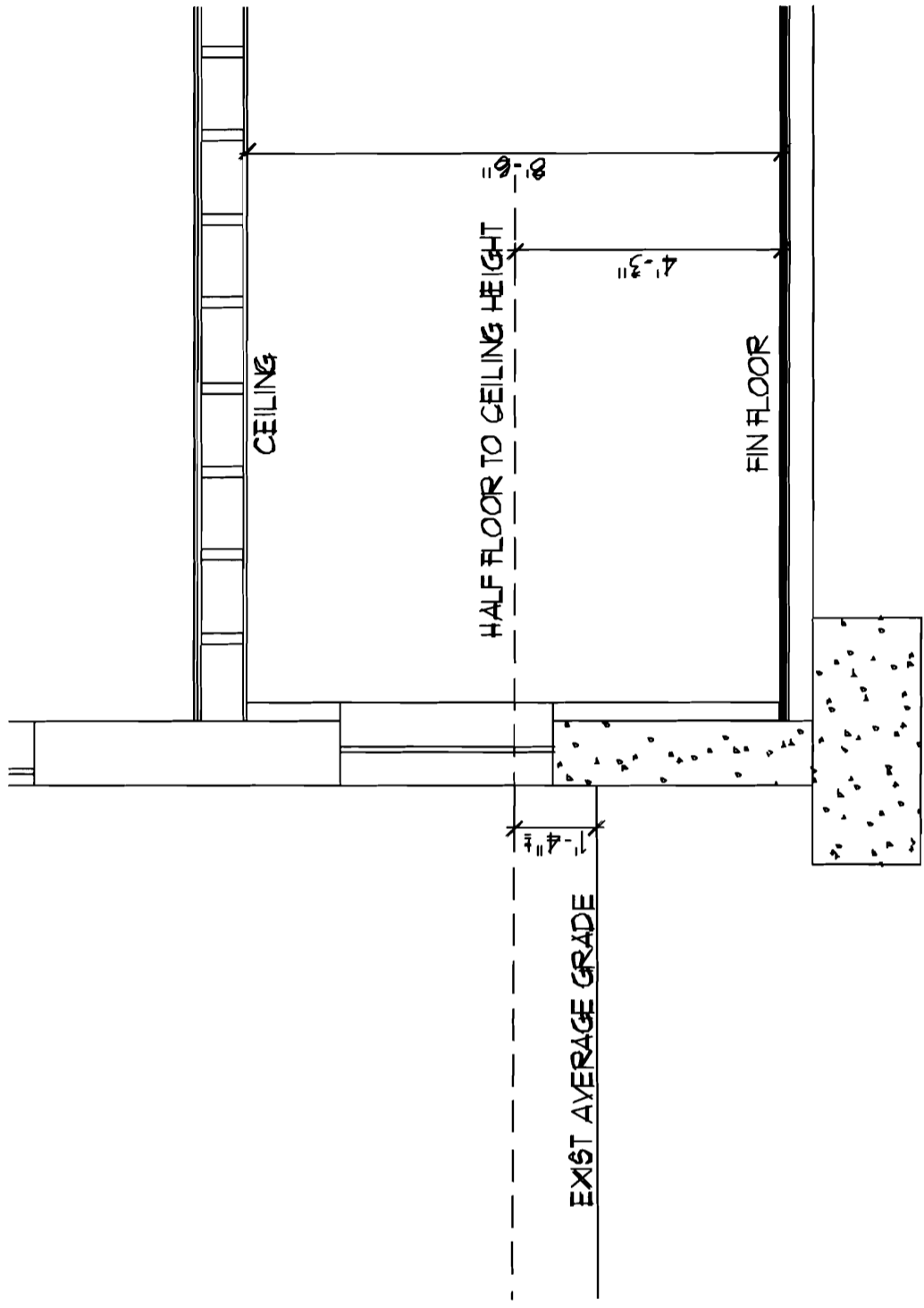
\* each unit min. 600 sq ft [section 14-17(a)(2)] ok

\* ~~each~~ no habitable space in a dwelling unit shall be below grade if don't know lower level - more than half is above grade.

be subject to review as specified under the provisions of 14-117(a)2e if such lots were under single ownership at any time within the two-year period immediately prior to development of the first such lot. No building reviewed as a two-family dwelling in accordance with section 14-524 or not reviewed under article V shall be altered or enlarged to include any additional dwelling unit within five (5) years from the date of issuance of the building permit. Any building reviewed as a two-family dwelling in accordance with section 14-524 which is altered or enlarged to include any additional dwelling unit after this five-year period shall be reviewed as a major development pursuant to article V of this chapter.

2. Multiplex development with three (3) or more horizontally or vertically attached dwelling units or a series of such attached dwelling units and the construction of at least one (1) building on a parcel of less than two (2) acres, provided that:

- Conditioned  
rezone - OK*
- a. ~~The~~ The land area requirement for a multiplex shall be six thousand (6,000) square feet of land area per dwelling unit; except that a multiplex with two hundred fifty (250) feet or more of street frontage needs only forty-five hundred (4,500) square feet of land area per dwelling unit;
  - b. No dwelling unit shall have less than six hundred (600) square feet of floor area, exclusive of common hallways and storage in basement and attic;
  - c. No open outside stairways or fire escapes above the ground floor shall be constructed;
  - d. No habitable space in a dwelling unit shall be below grade, except basements that are a part of and below aboveground units;
  - e. Such development shall be subject to article V (site plan) of this chapter for site plan



TYPICAL SECTION AT EXTERIOR WALL

The planning division shall perform its review of an eligible project in as expedited a manner as is practical, without impairing the scope or thoroughness of the review. The planning division may adopt administrative procedures to prioritize review of eligible projects and facilitate this expedited review.

The planning board shall make its best efforts to give priority in scheduling workshops and public hearings related to any plans or applications required for an eligible project that are within the planning board's jurisdiction, without impairing the scope or thoroughness of its review. At the conclusion of these public meetings, the planning board shall promptly issue a decision on all such plans and applications before it for consideration.  
(Ord. No. 98-06/07, 12-4-06)

**Sec. 14-488. Density, parking and dimensional bonuses and reductions.**

Notwithstanding any other provision of this chapter to the contrary:

- (a) *Density bonuses.* The maximum number of units that would otherwise be allowed under this chapter shall be increased for an eligible project in the manner described in the following table:

| Percentage of new units that are affordable units | Percentage increase in maximum number of units allowed |
|---|--|
| 5% up to but not including 10%                    | 5% increase  |
| 10% up to but not including 15%                   | 10% increase   |
| 15% up to but not including 20%                   | 15% increase   |
| 20% up to but not including 25%                   | 20% increase   |
| 25% or more                                       | 25% increase   |

- (b) *Parking requirement reduction.* For each affordable housing unit for rent or sale within an eligible project, no more than one (1) parking space shall be required. The planning board may establish a parking requirement for affordable housing units for rent or sale within an eligible project that is less than one (1) parking space per affordable housing unit, regardless of the size of the structure.



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

**Planning Division**  
Alexander Jaegerman, Director

May 22, 2009

Westbrook Development Corporation  
Guy Gagnon, Development Director  
30 Liza Harmon Drive  
Westbrook, ME 04092

RE: 1251 Congress Street, St. Patrick's School Condominium  
Project #2009-0034, CBL 186 A002001

Dear Mr. Gagnon:

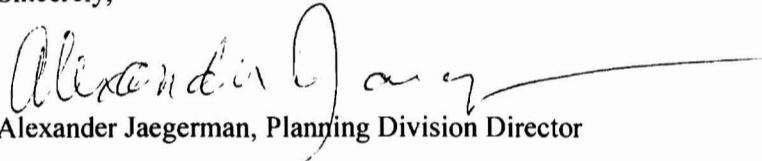
On, April 28, 2009 the Portland Planning Board approved with conditions the proposal for St. Patrick's School to be converted to a fifteen (15) residential units at 1251 Congress Street. As provided in Section 14-528, this letter serves as the written permission from the Planning Authority to commence minor interior demolition prior to posting the performance guarantee. The commencement of site work is limited to the extent of work outlined in your letter dated May 21, 2009 and listed below:

1. Internal demolition of suspended ceiling, non-bearing partitions, and removal of carpeting.

Please be advised that you must obtain a demolition permit from the City's Inspection Division prior to commencing the demolition and obtain any permits that may be required from Public Works for the temporary closing of any sidewalks and any temporary loss of on-street parking.

The approval to proceed with the demolition and site work is based on the submitted request of (cite attached letter of request) and the approved site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. If there are any questions, please contact the Planning Staff.

Sincerely,

  
Alexander Jaegerman, Planning Division Director

MAY 22 2009

cc: Tammy Munson, Inspections Division Director  
• Barbara Barhydt, Development Review Services Manager  
— Marge Schmuckal, Zoning Administrator  
Phil DiPierro, Development Review Coordinator  
Penny Littell, Corporation Counsel  
Todd Merkle, Public Works  
Approval Letter File

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**MEMORANDUM**

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ge Schmuckal

Dept: Zoning

**Subject:** Application ID: 2009-0034

**Date:** 4/3/2009

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This project is for 15 residential dwelling units with in the old St. Patricks School. There is a conditional/contract zone which is scheduled to be approved by the City Council on 4/6/09 . I have no copies of it. This would be considered a site plan review and a subdivison. I notice that the application did not charge nor does it mention the number of dwelling units. This lot is a subdivision which does not show another lot that was part of the original lot. That abutting lot needs to be added as another single family for a total of 16 residential dwelling units.

I can't do a further review without a copy of the approved conditional/contract zone.

Marge Schmuckal  
Zoning Administrator

*below grade.*



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**MEMORANDUM**

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**To:** FILE

1251 Congress

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2009-0034

**Date:** 4/23/2009

St Pats School

After reviewing the revised plans received 4/22/09, the project meets the conditions of the conditional rezoning of the property and the underlying R-5 requirements. At this point there is still one outstanding issue that was raised in the 04/03/09 comment and has not been addressed. This lot is a subdivision which does not show another lot that was part of the original lot. That abutting lot needs to be added as another single family for a total of 16 residential dwelling units. - amachado

**From:** Marge Schmuckal  
**To:** Thomas Blackburn  
**Date:** 3/9/2009 10:56:26 AM  
**Subject:** 13 Frances Street

Tom,  
I have spoken with our Corporation Counsel representative. We agreed upon a solution that should satisfy everyone. We would require a signed letter/affidavit from the new owners of 13 Frances Street that states that they are aware that they are a party to the subdivision / site plan review of the rest of the property, and that they would cooperate with the requirements of the Planning Board during it's review.

Then we can issue a change of use permit and move forward on this permit.

Let me know if you have any questions.

Marge

13 Frances

[3/9/09]

DAVID  
2 MAY 10

FAKE PAT - Need a letter from  
in the Subd. m / 50-2-2  
RIGHT PROCESS concerning  
the join lots

REC. 4/22/09

April 20, 2009

**PORTLAND FIRE DEPARTMENT  
SITE REVIEW  
FIRE DEPARTMENT CHECKLIST**

A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

*1251 Congress Street  
Portland, ME*

1. Name, address, telephone number of applicant.

*Westbrook Development Corp.  
20 Liza Harmon Drive  
Westbrook, ME  
(207) 854-6823*

2. Name address, telephone number of architect

*David Lloyd  
Archetype, P.A.  
49 Union Wharf  
Portland, ME 04101  
(207) 772-6022*

3. Proposed uses of any structures [NFPA and IBC classification]

*Existing building converted to new apartment use.*

4. Square footage of all structures [total and per story]

*Total: 16,245 sq. ft.  
Basement: 5,415 sq. ft.  
1<sup>st</sup>: 5,415 sq. ft.  
2<sup>nd</sup>: 5,415 sq. ft.*

5. Elevation of all structures

*19'-5" grade to 2<sup>nd</sup> floor.*

6. Proposed fire protection of all structures

*NFPA 13R*

7. Hydrant locations

*Across the street on southeast of building, corner of Congress St. & Whitney Ave.*

8. Water main[s] size and location

*6", see attached*

9. Access to any fire department connections

*Building fully sprinkled, standpipe not required, Siamese connection not required*

10. Access to all structures [min. 2 sides]

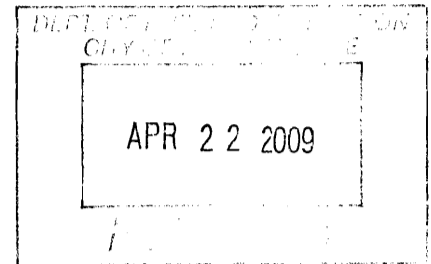
*Access on Congress St. and Whitney Ave., see attached*

11. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.

*NFPA 1, sends you to 101, see attached*

12. Elevators shall be sized to fit an 81" x 23" stretcher and two personnel.

*No elevator*



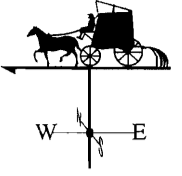
Some structures may require Fire flows using annex H of NFPA 1

***Fire Flow. The required fire flow, per Annex H, for a building of construction type V (000), in a fire area 13 to 17 ½ K sq. ft., is 3500 GPM. Using the exception of H.5.2.1 this can be reduced to the minimum 1000 GPM. One hydrant, located in front of the building on Whitney Street can provide 1233 GPM.***



225 DOUGLASS STREET  
P.O. BOX 3553  
PORTLAND, ME 04104-3553  
P: 207.774.5961  
F: 207.761.8307  
WWW.PWD.ORG

PORTLAND  
WATER DISTRICT



November 13, 2008

Archetype  
48 Union Wharf  
Portland, Maine 04101

Attn: Ms. Susan McEwen  
Re: 1251 Congress Street, Portland  
Ability to serve with PWD water

Dear Ms. McEwen:

This letter is to confirm that there should be an adequate supply of clean and healthful water to serve the domestic water needs of the 15-unit condominium building at 1251 Congress Street in Portland. According to District records, the building is currently served by a 2-inch copper service that takes from the 6-inch cast iron water main on the east side of Whitney Avenue, as shown in the attached service card. If this service is not reused as part of this project it will need to be shut and cut at the main. There is also a hydrant located across from the site on Whitney Avenue.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the domestic needs of your proposed project, as stated in your letter, dated November 5, 2008.

Hydrant Location: Whitney Avenue at Congress Street  
Hydrant Number: POD-HYD01082  
Static Pressure: 84 psi  
Flow: 1233 gpm  
Last Tested: 7/10/1990

Please notify your mechanical engineer of these results so that they can design your system to best fit the noted conditions. Please contact the Portland Fire Department to determine if the fire service capacity is sufficient for your needs. Also, please note that we will require a calculation of the peak water demand in gallons per minute or a fixture count tabulation at the time of the service application. Additionally, based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing codes. If the District can be of further assistance in this matter, please let us know.

Sincerely,  
Portland Water District

Rico Spugnardi, P.E.  
Business Development Engineer  
[rspugnardi@pwd.org](mailto:rspugnardi@pwd.org)

PO - Adequacy - 1251 Congress Street - Archetype 08

# RELEVANT CODES

## NFPA 101 2006

## CODE REFERENCE

### GENERAL REQUIREMENTS

BUILDING PROTECTED THROUGHOUT BY AUTOMATIC SPRINKLER (OPTION 4)  
SPRINKLER SYSTEM TO BE IN ACCORDANCE WITH NFPA 13R

T-A.31.1  
PER 30.3.5

USE GROUP : APARTMENT BUILDING

CONSTRUCTION TYPE V (000)

CORRIDOR WALLS - 1/2 HR REQUIRED

T-A.31.1

CORRIDOR DOORS - SMOKE RESISTING

T-A.31.1

EXIT WALLS - 1 HR REQUIRED

T-A.31.1

SMOKE PROOF ENCLOSURES - NOT REQUIRED

T-A.31.1

EXIT DOORS - 1 HR REQUIRED

T-A.31.1

MASTER BOX NOT REQUIRED

PER CITY OF PORTLAND  
(LESS THAN 20 APARTMENTS)

SMOKE ALARMS - REQUIRED

SPRINKLER - REQUIRED (NFPA 13R)

EMERGENCY LIGHTING REQUIRED IN BUILDINGS WITH MORE THAN 12 UNITS

PER 30.2.9

FIRE ALARM SYSTEM NOT REQUIRED

PER 30.3.4.1.3

IN BUILDINGS WITH SPRINKLER SYSTEM ALL VERTICAL OPENINGS  
SHALL BE PROTECTED BY 1 HOUR RATED WALLS AND DOORS

PER 30.3.1.1.4

FIRE EXTINGUISHERS NOT REQUIRED

PER 30.3.5.13

**Type:** S1  
**Job:** Saint Patrick's Apartments  
**Catalog number:**

**Approvals:**

**1A / WP9SE3 / 70PMH120 / BL / HS / TL / VSF-1SA**

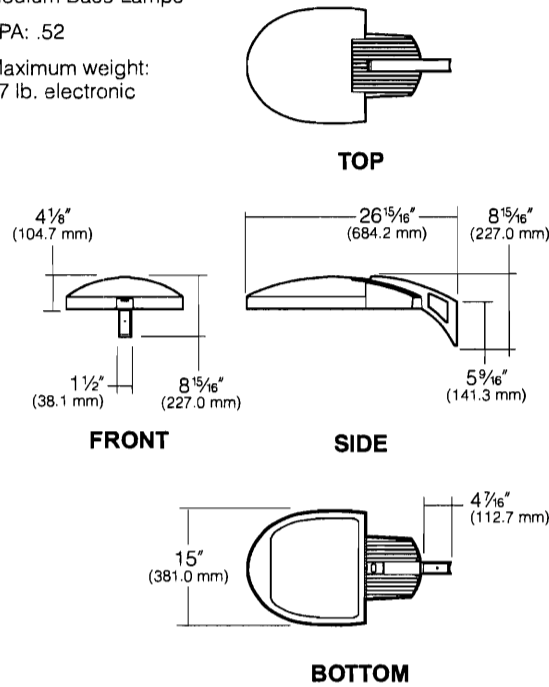
Mtg. Fixture Electrical Module Finish Options  
 See page 2 See page 3 See pages 4-5

**Date:**  
**Page: 1 of 5**

Select pole from Kim Pole Catalog. If pole is provided by others indicate O.D. for arm fitting.

## Specifications

**WP9SE**  
 Small Electronic Ballast  
 42 to 150 watt  
 PMH and PL  
 Medium Base Lamps  
 EPA: .52  
 Maximum weight:  
 17 lb. electronic



**Housing:** One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral cooling ribs over the electrical compartment. Solid barrier wall separates optical and electrical compartments. A single die-cast aluminum cam-latch provides positive locking and sealing of the optical chamber. A one-piece extruded and vulcanized silicone gasket seals the housing against the lens surface.

**Electronic Ballast Module:** One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral cooling ribs over exposed bottom surface. Integral hinges and slide latch with stainless steel hardware provides no-tool mounting and removal from housing. All electronic components are UL and CSA recognized and mounted directly to the ballast tray for maximum heat dissipation.

**Lens:** Clear 3/16" thick tempered glass lens retained by a stainless steel piano hinge and a single die-cast aluminum cam-latch. The edges are camouflaged to conceal the outer portion of the housing.

**Reflector Module:** High specular optical segments are rigidly mounted within carrier plates to maintain form. No fasteners are placed on the reflective surface. The entire assembly is rotatable in 90° increments and fastened to the housing as a one-piece module. The appropriate socket is rigidly attached to the reflector module.

**Support Arm:** Heavy cast, low copper aluminum alloy with stainless steel mounting bolts. A pole reinforcing plate is provided with wire strain relief. Arm is circular cut for specified round pole.

**Finish:** Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Stealth Gray™, Platinum Silver, or White. Custom colors are available

**CAUTION:** Fixtures must be grounded in accordance with national, state and/or local electrical codes, Failure to do so may result in serious personal injury.

### Listings and Ratings

|                          |    |            |             |
|--------------------------|----|------------|-------------|
| UL cUL 1598 <sup>1</sup> | CE | IP66 Rated | 25C Ambient |
|--------------------------|----|------------|-------------|

<sup>1</sup>Suitable for wet locations.

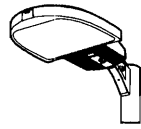
KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.



U.S. Patent D568,521














## Standard Features






**Mounting**  
 3Y configuration is available for round poles only.

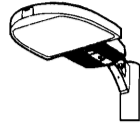
Plan View:

|   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |
| EPA: 0.52   | 1.04  | 0.82  | 1.3   | 1.3   | 1.5   | n/a   |
| Cat. No.: <input checked="" type="checkbox"/> 1A                                    | <input type="checkbox"/> 2B   | <input type="checkbox"/> 2L   | <input type="checkbox"/> 3T   | <input type="checkbox"/> 3Y   | <input type="checkbox"/> 4C   | <input type="checkbox"/> 1W   |

**Fixture**  
 Cat. No. designates fixture and light distribution.  
 See the Kim Warp9 Catalog for detailed information on reflector design and application.

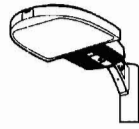
**Horizontal Lamp**

|   |   |   |   |   |
|---|---|---|---|---|
|  |  |  |  |  |
| Light Distribution:   | Type II<br>Full Cutoff  | Type III<br>Full Cutoff   | Type IV<br>Forward Throw<br>Full Cutoff   | Type V<br>Square<br>Full Cutoff   |
| Cat. No.:   | <input type="checkbox"/> WP9SE2   | <input checked="" type="checkbox"/> WP9SE3  | <input type="checkbox"/> WP9SE4   | <input type="checkbox"/> WP9SE5   |

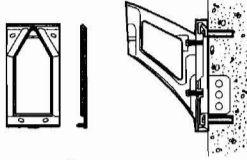

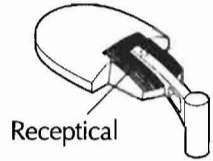
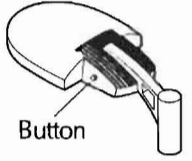
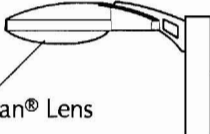
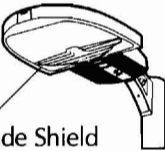


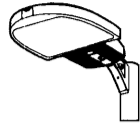
## Optional Features

|   |   |   |                    |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |
|---|---|---|--------------------|---------------------|------|-------|---|---|---|--|---|---|---|---|---|---|---|---|--|---|---|--|---|---|--|---|---|------|--------------------|-------------|--------------------|--------|-----------------|-------------|-----------------|--------------|--------------------|-------------|--------------|
| <b>Electrical Module</b><br><b>PMH</b> = Pulse Start<br>Metal Halide<br><b>PL</b> = Compact Fluorescent<br><br><table border="1"> <tr> <td>Lamp</td> <td>Lamp</td> <td>Line</td> </tr> <tr> <td>Watts</td> <td>Type</td> <td>Volts</td> </tr> <tr> <td>70</td> <td>PMH</td> <td>120</td> </tr> </table> | Lamp  | Lamp                                      | Line               | Watts               | Type | Volts | 70                                      | PMH                                     | 120                                     | Cat. Nos. for Electrical Modules available:<br><br><table border="1"> <tr> <td colspan="3">Pulse Start Metal Halide</td> </tr> <tr> <td><input checked="" type="checkbox"/> <b>70PMH120</b></td> <td><input type="checkbox"/> <b>100PMH120</b></td> <td><input type="checkbox"/> <b>150PMH120</b></td> </tr> <tr> <td><input type="checkbox"/> <b>70PMH208</b></td> <td><input type="checkbox"/> <b>100PMH208</b></td> <td><input type="checkbox"/> <b>150PMH208</b></td> </tr> <tr> <td><input type="checkbox"/> <b>70PMH240</b></td> <td><input type="checkbox"/> <b>100PMH240</b></td> <td><input type="checkbox"/> <b>150PMH240</b></td> </tr> <tr> <td><input type="checkbox"/> <b>70PMH277</b></td> <td><input type="checkbox"/> <b>100PMH277</b></td> <td><input type="checkbox"/> <b>150PMH277</b></td> </tr> <tr> <td>Lamp</td> <td>E-17, or T6, Clear</td> <td>E-17, Clear</td> <td>E-17, or T6, Clear</td> </tr> <tr> <td>Socket</td> <td>Med or G12 Base</td> <td>Medium Base</td> <td>Med or G12 Base</td> </tr> <tr> <td>ANSI Ballast</td> <td>M98, M143, or M139</td> <td>M90 or M140</td> <td>M102 or M142</td> </tr> </table> |   |   | Pulse Start Metal Halide                |   |   | <input checked="" type="checkbox"/> <b>70PMH120</b> | <input type="checkbox"/> <b>100PMH120</b> | <input type="checkbox"/> <b>150PMH120</b> | <input type="checkbox"/> <b>70PMH208</b> | <input type="checkbox"/> <b>100PMH208</b> | <input type="checkbox"/> <b>150PMH208</b> | <input type="checkbox"/> <b>70PMH240</b> | <input type="checkbox"/> <b>100PMH240</b> | <input type="checkbox"/> <b>150PMH240</b> | <input type="checkbox"/> <b>70PMH277</b> | <input type="checkbox"/> <b>100PMH277</b> | <input type="checkbox"/> <b>150PMH277</b> | Lamp | E-17, or T6, Clear | E-17, Clear | E-17, or T6, Clear | Socket | Med or G12 Base | Medium Base | Med or G12 Base | ANSI Ballast | M98, M143, or M139 | M90 or M140 | M102 or M142 |
|   | Lamp  | Lamp                                      | Line               |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |
| Watts   | Type  | Volts                                     |                    |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |
| 70  | PMH   | 120                                       |                    |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |
| Pulse Start Metal Halide  |   |   |                    |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |
| <input checked="" type="checkbox"/> <b>70PMH120</b>   | <input type="checkbox"/> <b>100PMH120</b>   | <input type="checkbox"/> <b>150PMH120</b> |                    |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |
| <input type="checkbox"/> <b>70PMH208</b>  | <input type="checkbox"/> <b>100PMH208</b>   | <input type="checkbox"/> <b>150PMH208</b> |                    |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |
| <input type="checkbox"/> <b>70PMH240</b>  | <input type="checkbox"/> <b>100PMH240</b>   | <input type="checkbox"/> <b>150PMH240</b> |                    |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |
| <input type="checkbox"/> <b>70PMH277</b>  | <input type="checkbox"/> <b>100PMH277</b>   | <input type="checkbox"/> <b>150PMH277</b> |                    |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |
| Lamp  | E-17, or T6, Clear  | E-17, Clear                               | E-17, or T6, Clear |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |
| Socket  | Med or G12 Base   | Medium Base                               | Med or G12 Base    |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |
| ANSI Ballast  | M98, M143, or M139  | M90 or M140                               | M102 or M142       |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |
|   | <table border="1"> <tr> <td colspan="3">Compact Fluorescent</td> </tr> <tr> <td><input type="checkbox"/> <b>42PL120</b></td> <td><input type="checkbox"/> <b>57PL120</b></td> <td><input type="checkbox"/> <b>60PL120</b></td> </tr> <tr> <td><input type="checkbox"/> <b>42PL208</b></td> <td><input type="checkbox"/> <b>57PL208</b></td> <td><input type="checkbox"/> <b>60PL208</b></td> </tr> <tr> <td><input type="checkbox"/> <b>42PL240</b></td> <td><input type="checkbox"/> <b>57PL240</b></td> <td><input type="checkbox"/> <b>60PL240</b></td> </tr> <tr> <td><input type="checkbox"/> <b>42PL277</b></td> <td><input type="checkbox"/> <b>57PL277</b></td> <td><input type="checkbox"/> <b>60PL277</b></td> </tr> <tr> <td>Lamp</td> <td>Coated</td> <td>Coated</td> <td>Coated</td> </tr> <tr> <td>Socket</td> <td>GX24q-4 Base</td> <td>GX24q-5 Base</td> <td>2GB-1 Base</td> </tr> <tr> <td>ANSI Ballast</td> <td>n/a</td> <td>n/a</td> <td>n/a</td> </tr> </table> |   |                    | Compact Fluorescent |      |       | <input type="checkbox"/> <b>42PL120</b> | <input type="checkbox"/> <b>57PL120</b> | <input type="checkbox"/> <b>60PL120</b> | <input type="checkbox"/> <b>42PL208</b>  | <input type="checkbox"/> <b>57PL208</b> | <input type="checkbox"/> <b>60PL208</b> | <input type="checkbox"/> <b>42PL240</b> | <input type="checkbox"/> <b>57PL240</b> | <input type="checkbox"/> <b>60PL240</b> | <input type="checkbox"/> <b>42PL277</b>             | <input type="checkbox"/> <b>57PL277</b>   | <input type="checkbox"/> <b>60PL277</b>   | Lamp                                     | Coated                                    | Coated                                    | Coated                                   | Socket                                    | GX24q-4 Base                              | GX24q-5 Base                             | 2GB-1 Base                                | ANSI Ballast                              | n/a  | n/a                | n/a         |                    |        |                 |             |                 |              |                    |             |              |
| Compact Fluorescent   |   |   |                    |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |
| <input type="checkbox"/> <b>42PL120</b>   | <input type="checkbox"/> <b>57PL120</b>   | <input type="checkbox"/> <b>60PL120</b>   |                    |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |
| <input type="checkbox"/> <b>42PL208</b>   | <input type="checkbox"/> <b>57PL208</b>   | <input type="checkbox"/> <b>60PL208</b>   |                    |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |
| <input type="checkbox"/> <b>42PL240</b>   | <input type="checkbox"/> <b>57PL240</b>   | <input type="checkbox"/> <b>60PL240</b>   |                    |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |
| <input type="checkbox"/> <b>42PL277</b>   | <input type="checkbox"/> <b>57PL277</b>   | <input type="checkbox"/> <b>60PL277</b>   |                    |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |
| Lamp  | Coated  | Coated                                    | Coated             |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |
| Socket  | GX24q-4 Base  | GX24q-5 Base                              | 2GB-1 Base         |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |
| ANSI Ballast  | n/a   | n/a                                       | n/a                |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |
| <b>Finish</b><br>Super TGIC powder<br>coat paint over a titanated<br>zirconium conversion<br>coating.   | Color: Black    Dark Bronze    Stealth Gray™    Platinum Silver    White    Custom Color <sup>1</sup><br>Cat. No.: <input checked="" type="checkbox"/> <b>BL</b> <input type="checkbox"/> <b>DB</b> <input type="checkbox"/> <b>SG</b> <input type="checkbox"/> <b>PS</b> <input type="checkbox"/> <b>WH</b> <input type="checkbox"/> <b>CC</b><br><sup>1</sup> Custom colors subject to additional charges, minimum quantities and extended lead times.<br>Consult representative. Custom color description: _____   |   |                    |                     |      |       |   |   |   |  |   |   |   |   |   |   |   |   |  |   |   |  |   |   |  |   |   |      |                    |             |                    |        |                 |             |                 |              |                    |             |              |



## Optional Features

|  |   |   |
|--|---|---|
| <p><b>Wall Mounting</b><br/>         Cat. No. <b>1W</b><br/>         Select from Mounting on page 2.</p>   | <p>A cast aluminum mounting plate is mounted to the wall with four bolts (by others). Fixture and arm are mounted to the cast aluminum cover plate before attaching to the wall mounting plate. The fixture-arm-cover plate assembly is hooked to the wall mounting plate and secured with stainless steel screws provided. Field splices are made at the opening in the cover plate. Cover is finished to match arm and fixture color.</p>   |  <p>Wall Mounting</p>      |
| <p><b>Fusing (internal only):</b><br/>         Cat. No. (see chart at right)<br/> <input type="checkbox"/> No Option</p>   | <p>High temperature fuse holders factory installed inside the fixture housing. Fuse is included.<br/>         Line Volts: 120V 208V 240V 277V<br/>         Cat. No.: <input type="checkbox"/> SF <input type="checkbox"/> DF <input type="checkbox"/> DF <input type="checkbox"/> SF</p>  |  <p>Single Fuse</p>        |
| <p><b>Photocell Controls</b><br/>         Cat. Nos. <i>receptacle</i><br/> <input type="checkbox"/> <b>A-25</b><br/>                           <i>Line</i><br/>                           <i>Button</i>   <i>Volts</i><br/> <input type="checkbox"/> <b>A-30</b> - 120V<br/> <input type="checkbox"/> <b>A-31</b> - 208V<br/> <input type="checkbox"/> <b>A-32</b> - 240V<br/> <input type="checkbox"/> <b>A-33</b> - 277V<br/> <input type="checkbox"/> No Option</p> | <p>Two types of photocell controls are available. A receptacle for a NEMA base photocell or an internal photocell button sensor on the side of the fixture.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="1470 943 1669 1092">  <p>Receptacle</p> </div> <div data-bbox="1774 943 1953 1092">  <p>Button</p> </div> </div> <p>Mounting (see page 2)</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="1564 1121 1648 1291"> <p>* 1A, 1W<br/>         * 2L</p> </div> <div data-bbox="1690 1121 1774 1291"> <p>* 2B<br/>         * 3T, 3Y</p> </div> <div data-bbox="1858 1121 1942 1291"> <p>* 4C</p> </div> </div> <p>* - Fixture with Photocell Receptacle<br/>         S - slave unit(s)</p> |   |
| <p><b>Lexan® Lens</b><br/>         Cat. No. <input type="checkbox"/> <b>SLX</b><br/> <input type="checkbox"/> No Option</p>  | <p>One-piece vacuum formed advanced polymer (Lexan®) enclosure covers standard tempered glass lens.<br/> <b>CAUTION:</b> Use only when vandalism is anticipated to be high.</p>   |  <p>Lexan® Lens</p>      |
| <p><b>Houseside Shield</b><br/>         Cat. No. <input checked="" type="checkbox"/> <b>HS</b><br/> <input type="checkbox"/> No Option</p>   | <p>Stamped aluminum louvers that pass streetside light and block houseside light. Recommended for use with clear lamps only. Effectiveness is reduced for coated lamps.<br/> <b>Note:</b> For use with Types II, III, or IV distributions only.</p>   |  <p>Houseside Shield</p> |

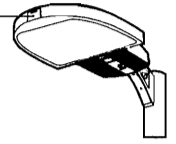


## Optional Features

**Tamper-Resistant Latch**  
 Cat. No.  TL  
 No Option

Standard die-cast latch is provided with a captive 10-32 stainless steel flat socket-head screw to prevent unauthorized opening.  
**NOTE:** Required only for vandal protection in locations where fixtures can be reached by unauthorized persons.

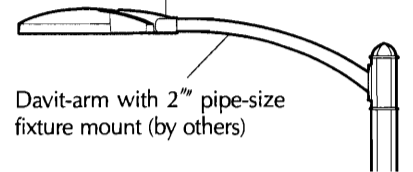
Tamper Resistant Latch



**Horizontal Slipfitter Mount**  
 Cat. No.  HSF  
 No Option

Replaces standard mounting arm with a cast aluminum fitter to adapt to a horizontal 2" pipe-size mounting end (2 3/8" OD). The casting has a 5° adjustment to accommodate davit arms that are not horizontal. Horizontal pipe must be field drilled at one set screw location to insure against fixture rotation. Finish to match fixture color.

Horizontal Slipfitter



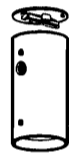
**Vertical Slipfitter Mounts**  
 Cat. No. includes Mounting  
 Cat. No. (See right)  
 No Option

Allows fixture or fixtures with standard mounting arm to mount to a pole with a 2" pipe-size tenon (2 3/8" OD). Minimum 4" tenon length required.

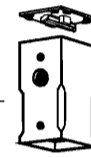
Specify configuration (1A, 2B, 3T, 3Y, 4C) 4" round or square aluminum with flush cap. Finish to match fixture and arm.

**NOTE:** 3Y only available on round slipfitter.

Cat. No.  
 VSF-1SA  
 VSF-2SB  
 VSF-2SL  
 VSF-3ST  
 VSF-3SY  
 VSF-4SC Round



Stainless steel set screws



Square

Cat. No. Mounting Configuration  
 SVSF-1SA 1SA -single arm mount  
 SVSF-2SB 2SB -2 at 180°  
 SVSF-2SL 2SL -2 at 90°  
 SVSF-3ST 3ST -3 at 90°  
 SVSF-3SY 3SY -3 at 120°  
 SVSF-4SC 4SC -4 at 90°

**Type:** S3  
**Job:** Saint Patrick's Apartments  
**Catalog number:**

**WD14D3 / 50PMH120 / BL /**

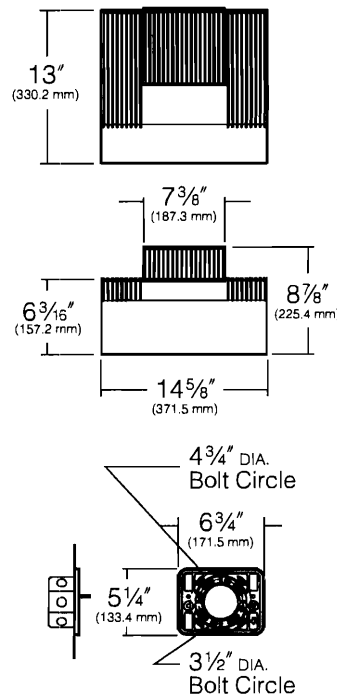
|            |                   |        |               |
|------------|-------------------|--------|---------------|
| Fixture    | Electrical Module | Finish | Options       |
| See page 2 |                   |        | See pages 3-4 |

**Approvals:**

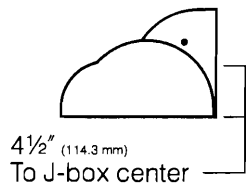
**Date:**  
**Page: 1 of 5**

## Specifications

Maximum Fixture  
 Weight (150HPS) = 26 lb



**Mounting Plate**  
 Attaches directly to any  
 standard 4" J-box (by others)



**Reflector Housing:** One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral cooling fins. Rotates against ballast housing to provide 10° of adjustment with degree markers cast into the housing. At 0° adjustment, lens is totally concealed from view above horizontal with fixture aimed downward.

**Ballast Housing:** One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral cooling fins. Fastens to mounting plate with keyhole slots freeing both hands for securing and wiring. One stainless steel socket-head screw on each side of housing frees the reflector housing to rotate for aiming. Tightening the screws locks the two housings together with sealing provided by a silicone gasket. For visual aiming, adjustment may be accomplished with the fixture on.

**Lens Frame:** One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral hinges and stainless steel pins. Two stainless steel quarter-turn fasteners secure lens frame to reflector housing with sealing provided by a one-piece extruded and vulcanized silicone gasket. Lens is clear flat 3/16" thick tempered glass sealed to lens frame with a silicone gasket and retainer clips. For UP models, lens is mounted flush with frame for water run off, and is silicone sealed.

**Type II, III, and IV Reflector Module:** Specular Alzak® optical segments are rigidly mounted within a die-cast aluminum enclosure that attaches to the housing by a no-tool quick-disconnecting hinge and fastener. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast. Available in three light distributions, all interchangeable within the same housing.

**Wall Grazer Reflector Module:** Specular Alzak® optical segment is rigidly formed into a self-contained module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. Black louver vanes run parallel to the lamp arc for controlling the hot spot directly behind the fixture, and spill light into the atmosphere. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast.

**Spot Reflector Module:** Specular Alzak® optical spun parabola is rigidly mounted to a self-contained module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. Black internal louvers are provided to control the beam and prevent hot spots directly behind the fixture and spill light into the atmosphere. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast.

**Electrical Components:** High power factor ballasts are rigidly mounted inside the housing and are factory prewired with a quick-disconnect plug for mating to the socket. Starting temperatures are -40°F for HPS lamp modes and -20°F for PMH lamp modes.

**Mounting Plate:** Mounting plate attaches directly to any standard 4" junction box. All mounting plates are die-cast aluminum with reinforced ribs. Two studs are provided in each plate with flange nuts to allow fixture mounting by keyhole slots. Sealant must be applied (by others) between mounting plate and mounting surface to insure a dry junction box.

**Finish/Color:** Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; A.S.T.M. 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray®, Platinum Silver, or White. Custom colors are available.

**CAUTION:** Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

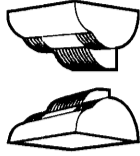
### Listings and Ratings

|                          |            |             |
|--------------------------|------------|-------------|
| UL cUL 1598 <sup>1</sup> | CE         | 25C Ambient |
|                          | IP66 Rated |             |

<sup>1</sup>Suitable for wet locations

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

**Type:** S3  
**Job:** Saint Patrick's Apartments



**Standard Features**

**Fixture**  
 Cat. No. designates **WD14** fixture, Up (U) or Down (D) configuration, and light distribution (2, 3, 4, G or S).



WD Fixture

Light Distribution:

Cat. No.: (Up 14")

Cat. No.: (Down 14")



Type II

**WD14U2**

**WD14D2**



Type III

**WD14U3**

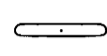
**WD14D3**



Type IV

**WD14U4**

**WD14D4**



Wall Grazer

**WD14UG**

**WD14DG**



Spot

**WD14US**

**WD14DS**

**Finish**  
 Super TGIC powder coat paint over a titanated zirconium conversion coating.

Color: Black Dark Bronze Light Gray Stealth Gray® Platinum Silver White Custom Color¹

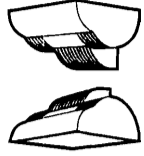
Cat. No.:  **BL**  **DB**  **LG**  **SG**  **PS**  **WH**  **CC**

¹Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: \_\_\_\_\_

Type: S3

Job: Saint Patrick's Apartments

Page: 3 of 5



## Standard Features

### Electrical Module

**PMH** = Pulse Start Metal Halide  
**HPS** = High Pressure Sodium  
**PL** = Compact Fluorescent Triple Tube  
**IF** = Induction Fluorescent



Lamp Lamp Line  
Watts Type Volts  
**150 PMH 277**

Lamp and electrical data supplied for reference purposes only. All initial lumen values shown may vary from one manufacturer to another. Consult lamp manufacturer's data for exact lumen and life data.

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

**WARNING:** Fixtures must be installed and grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury. For lamp/ballast information outside of the U.S.A. and Canada, please consult your local Kim representative. Lamps by others.

Cat. Nos. for Electrical Modules available:

|              |   | Pulse Start Metal Halide                         |   |   |   |
|--------------|---|--|---|---|---|
|              | <input checked="" type="checkbox"/> 50PMH120 <sup>1</sup> | <input type="checkbox"/> 70PMH120 <sup>1</sup>   | <input type="checkbox"/> 100PMH120 <sup>1</sup>   | <input type="checkbox"/> 125PMH120 <sup>1</sup> | <input type="checkbox"/> 150PMH120 <sup>1</sup>   |
|              | <input type="checkbox"/> 50PMH208 <sup>1</sup>            | <input type="checkbox"/> 70PMH208 <sup>1</sup>   | <input type="checkbox"/> 100PMH208 <sup>1</sup>   | <input type="checkbox"/> 125PMH208 <sup>1</sup> | <input type="checkbox"/> 150PMH208 <sup>1</sup>   |
|              | <input type="checkbox"/> 50PMH240 <sup>1</sup>            | <input type="checkbox"/> 70PMH240 <sup>1</sup>   | <input type="checkbox"/> 100PMH240 <sup>1</sup>   | <input type="checkbox"/> 125PMH240 <sup>1</sup> | <input type="checkbox"/> 150PMH240 <sup>1</sup>   |
|              | <input type="checkbox"/> 50PMH277 <sup>1</sup>            | <input type="checkbox"/> 70PMH277 <sup>1</sup>   | <input type="checkbox"/> 100PMH277 <sup>1</sup>   | <input type="checkbox"/> 125PMH277 <sup>1</sup> | <input type="checkbox"/> 150PMH277 <sup>1</sup>   |
|              | <input type="checkbox"/> 50PMH347 <sup>1</sup>            | <input type="checkbox"/> 70PMH347 <sup>1</sup>   | <input type="checkbox"/> 100PMH347 <sup>1</sup>   | <input type="checkbox"/> 125PMH347 <sup>1</sup> | <input type="checkbox"/> 150PMH347 <sup>1</sup>   |
|              |   | <input type="checkbox"/> 70PMH480 <sup>3,4</sup> | <input type="checkbox"/> 100PMH480 <sup>3,4</sup> |   | <input type="checkbox"/> 150PMH480 <sup>3,4</sup> |
| Lamp         | ED-17 Clear   | T6 Clear, or ED-17 Clear                         | ED-17 Clear                                       | ED-17 Clear                                     | T6 Clear, or ED-17 Clear                          |
| Socket       | Medium Base   | G-12 Base, or Medium Base                        | Medium Base                                       | Medium Base                                     | G-12 Base, or Medium Base                         |
| ANSI Ballast | M148, M110  | M143, M98  | M140, M90   | M150  | M142, M102  |

|              |  | High Pressure Sodium                            |   |  |
|--------------|--|---|---|--|
|              | <input type="checkbox"/> 70HPS120              | <input type="checkbox"/> 100HPS120              | <input type="checkbox"/> 150HPS120              |  |
|              | <input type="checkbox"/> 70HPS208              | <input type="checkbox"/> 100HPS208              | <input type="checkbox"/> 150HPS208              |  |
|              | <input type="checkbox"/> 70HPS240              | <input type="checkbox"/> 100HPS240              | <input type="checkbox"/> 150HPS240              |  |
|              | <input type="checkbox"/> 70HPS277              | <input type="checkbox"/> 100HPS277              | <input type="checkbox"/> 150HPS277              |  |
|              | <input type="checkbox"/> 70HPS347              | <input type="checkbox"/> 100HPS347              | <input type="checkbox"/> 150HPS347              |  |
|              | <input type="checkbox"/> 70HPS480 <sup>3</sup> | <input type="checkbox"/> 100HPS480 <sup>3</sup> | <input type="checkbox"/> 150HPS480 <sup>3</sup> |  |
| Lamp         | ED-17 Clear                                    | ED-17 Clear                                     | ED-17 Clear,                                    |  |
| Socket       | Medium Base                                    | Medium Base                                     | Medium Base                                     |  |
| ANSI Ballast | S-62   | S-54  | S-55  |  |

|              |   | Compact Fluorescent                             |   |                                  | Induction Fluorescent |
|--------------|---|---|---|----------------------------------|-----------------------|
|              | <input type="checkbox"/> 42PL120 <sup>1,2</sup> | <input type="checkbox"/> 57PL120 <sup>1,2</sup> | <input type="checkbox"/> 60PL120 <sup>1,2</sup> | <input type="checkbox"/> 55IF120 |                       |
|              | <input type="checkbox"/> 42PL208 <sup>1</sup>   | <input type="checkbox"/> 57PL208 <sup>1,2</sup> | <input type="checkbox"/> 60PL208 <sup>1,2</sup> | <input type="checkbox"/> 55IF208 |                       |
|              | <input type="checkbox"/> 42PL240 <sup>1</sup>   | <input type="checkbox"/> 57PL240 <sup>1,2</sup> | <input type="checkbox"/> 60PL240 <sup>1,2</sup> | <input type="checkbox"/> 55IF240 |                       |
|              | <input type="checkbox"/> 42PL277 <sup>1</sup>   | <input type="checkbox"/> 57PL277 <sup>1,2</sup> | <input type="checkbox"/> 60PL277 <sup>1,2</sup> | <input type="checkbox"/> 55IF277 |                       |
| Lamp         | Coated  | Coated  | Coated  | Induction                        |                       |
| Socket       | GX24q-4 Base                                    | GX24q-5 Base                                    | 2G8-1 Base                                      | ---                              |                       |
| ANSI Ballast | ---   | ---   | ---   | ---                              |                       |

<sup>1</sup> Multiple CFL lamp configurations (ie, two 42W lamps) are possible with certain optical systems. Consult factory for details.

<sup>2</sup> Remote battery pack and test switch available for 57W, and 60W CFL lamps - consult factory.

<sup>3</sup> 480 volt with medium base lamp sockets may require approval by the local building code authority.

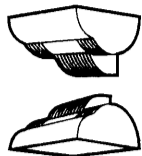
<sup>4</sup> **CAUTION:** All manufacturers of metal halide lamps recommend turning them off for 15 minutes once per week when under continuous operation. This will reduce the risk of arc tube rupture at end of life. Also, color temperature may differ between manufacturers of metal halide lamps. See lamp manufacturers' specification sheets.

**NOTE:** Due to the Energy Independence and Security Act (EISA) of 2007, Kim Lighting can no longer supply probe start metal halide ballasts with its luminaires, effective January 1, 2009. Contact Kim Lighting for availability of replacement ballasts for warranty service claims.  
([http://www.aboutlightingcontrols.org/education/papers/2008\\_energy\\_law.shtml#metahalide](http://www.aboutlightingcontrols.org/education/papers/2008_energy_law.shtml#metahalide)).

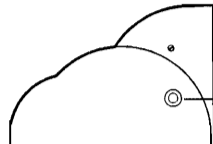
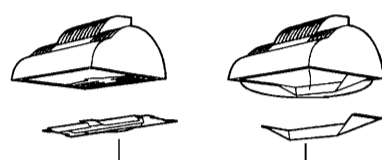

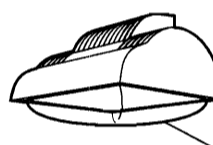
Type: S3

Job: Saint Patrick's Apartments

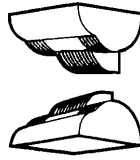
Page: 4 of 5



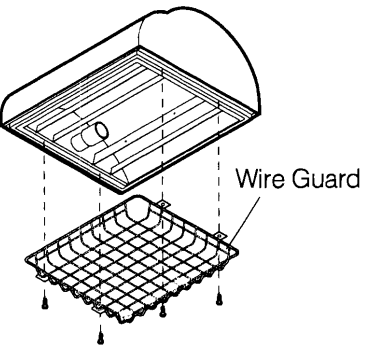
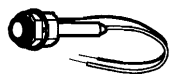
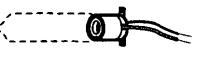
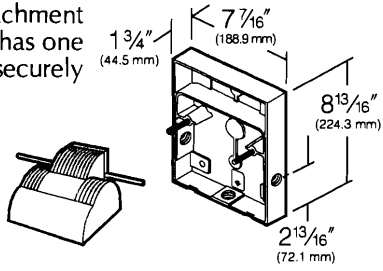

## Optional Features

|  |  |  |             |          |             |                               |      |                               |      |                               |      |                               |      |                               |      |                               |      |         |          |         |      |      |      |  |
|--|--|--|-------------|----------|-------------|-------------------------------|------|-------------------------------|------|-------------------------------|------|-------------------------------|------|-------------------------------|------|-------------------------------|------|---------|----------|---------|------|------|------|--|
| <p><b>Base Socket</b><br/>         Cat. No. <input type="checkbox"/> G12<br/> <input type="checkbox"/> No Option</p>                                       | <p>G12 base socket available for 70W and 150W Pulse Start Metal Halide lamps only.</p>   |  |             |          |             |                               |      |                               |      |                               |      |                               |      |                               |      |                               |      |         |          |         |      |      |      |  |
| <p><b>Photocell Control</b><br/>         Cat. No. (see right)<br/> <input type="checkbox"/> No Option</p>  | <p>Factory installed inside housing with fully gasketed sensor on side wall.</p>   |  <p>Photocell Control</p> |             |          |             |                               |      |                               |      |                               |      |                               |      |                               |      |                               |      |         |          |         |      |      |      |  |
| <p><b>Houseside Shield</b><br/>         Cat. No. <input type="checkbox"/> HS<br/> <input type="checkbox"/> HSC<br/> <input type="checkbox"/> No Option</p> | <p>Combination louver shield and black end-panel for reflector. Factory installed to reflector module. Reduces light toward wall by the amounts shown.</p> <p><b>CAUTION:</b> Do not use the Houseside Shield option with the Wall Grazer as it will interfere with the light distribution.</p> <table border="1" data-bbox="1039 1083 1606 1157"> <tr> <td>Cat. No.</td> <td>Line Volts:</td> <td>Cat. No.</td> <td>Line Volts:</td> </tr> <tr> <td><input type="checkbox"/> A-30</td> <td>120V</td> <td><input type="checkbox"/> A-33</td> <td>277V</td> </tr> <tr> <td><input type="checkbox"/> A-31</td> <td>208V</td> <td><input type="checkbox"/> A-34</td> <td>480V</td> </tr> <tr> <td><input type="checkbox"/> A-32</td> <td>240V</td> <td><input type="checkbox"/> A-35</td> <td>347V</td> </tr> </table> <p>Approximate Light Reduction Toward Wall</p> <table border="1" data-bbox="1312 1083 1606 1157"> <tr> <td>Type II</td> <td>Type III</td> <td>Type IV</td> </tr> <tr> <td>-43%</td> <td>-74%</td> <td>-77%</td> </tr> </table> | Cat. No.   | Line Volts: | Cat. No. | Line Volts: | <input type="checkbox"/> A-30 | 120V | <input type="checkbox"/> A-33 | 277V | <input type="checkbox"/> A-31 | 208V | <input type="checkbox"/> A-34 | 480V | <input type="checkbox"/> A-32 | 240V | <input type="checkbox"/> A-35 | 347V | Type II | Type III | Type IV | -43% | -74% | -77% |  <p>HS for flat lens</p> <p>HSC for Lexan® enclosure</p> |
| Cat. No.   | Line Volts:  | Cat. No.   | Line Volts: |          |             |                               |      |                               |      |                               |      |                               |      |                               |      |                               |      |         |          |         |      |      |      |  |
| <input type="checkbox"/> A-30  | 120V   | <input type="checkbox"/> A-33  | 277V        |          |             |                               |      |                               |      |                               |      |                               |      |                               |      |                               |      |         |          |         |      |      |      |  |
| <input type="checkbox"/> A-31  | 208V   | <input type="checkbox"/> A-34  | 480V        |          |             |                               |      |                               |      |                               |      |                               |      |                               |      |                               |      |         |          |         |      |      |      |  |
| <input type="checkbox"/> A-32  | 240V   | <input type="checkbox"/> A-35  | 347V        |          |             |                               |      |                               |      |                               |      |                               |      |                               |      |                               |      |         |          |         |      |      |      |  |
| Type II  | Type III   | Type IV  |             |          |             |                               |      |                               |      |                               |      |                               |      |                               |      |                               |      |         |          |         |      |      |      |  |
| -43%   | -74%   | -77%   |             |          |             |                               |      |                               |      |                               |      |                               |      |                               |      |                               |      |         |          |         |      |      |      |  |
| <p><b>5° Shield</b><br/>         Cat. No. <input type="checkbox"/> 5DS14<br/> <input type="checkbox"/> No Option</p>                                       | <p>Aluminum shield field-attached to lens frame. Maintains a horizontal cutoff fixture edge when the luminaire is tilted 5°. Finished to match the fixture.</p>  <p>5° Shield</p>   |  |             |          |             |                               |      |                               |      |                               |      |                               |      |                               |      |                               |      |         |          |         |      |      |      |  |
| <p><b>Lexan® Non-yellowing Enclosure:</b><br/>         Cat. No. <input type="checkbox"/> LS<br/> <input type="checkbox"/> No Option</p>                    | <p><b>For DOWN fixture models only.</b> Clear convex vacuum formed non-yellowing Lexan® enclosure with gasket replaces standard tempered glass lens.</p> <p><b>NOTE:</b> Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight and MH lamps. A program of regular inspection and periodic replacement is highly recommended to maintain optimum fixture performance.</p>  <p>Lexan® enclosure</p>   |  |             |          |             |                               |      |                               |      |                               |      |                               |      |                               |      |                               |      |         |          |         |      |      |      |  |



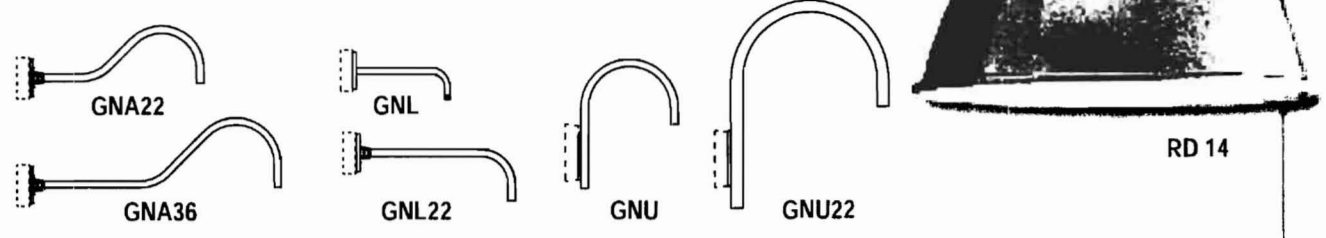


## Optional Features

|   |  |   |
|---|--|---|
| <p><b>Wire Guard</b><br/>         Cat. No. <input type="checkbox"/> <b>WG14</b><br/> <input type="checkbox"/> <b>No Option</b></p>  | <p>11 ga. (.12" dia.) BB Wire, (.75" sq. welded mesh pattern,) 11<sup>3</sup>/<sub>8</sub>" x 10<sup>1</sup>/<sub>4</sub>" x 1<sup>1</sup>/<sub>2</sub>" deep. Finish is super TGIC thermoset polyester powder coat paint, over zinc plated wireform. Finished to match the fixture.</p> <p><b>NOTE:</b> Only available with flat lens applications.</p>   |  <p>Wire Guard</p> |
| <p><b>Fusing</b><br/>         Cat. No. (see right)<br/> <input type="checkbox"/> <b>No Option</b></p>   | <p>Line Volts: 120V 208V 240V 277V 347V 480V<br/>         Cat. No.: <input type="checkbox"/> <b>SF</b> <input type="checkbox"/> <b>DF</b> <input type="checkbox"/> <b>DF</b> <input type="checkbox"/> <b>SF</b> <input type="checkbox"/> <b>SF</b> <input type="checkbox"/> <b>DF</b></p>  |                   |
| <p><b>Quartz Standby</b><br/>         Cat. No. <input type="checkbox"/> <b>QS</b><br/> <input type="checkbox"/> <b>No Option</b></p>  | <p>Integral electronic device energizes a T-4 mini-can socket during initial lamp start-up or after a power interruption. De-energizes prior to H.I.D. lamp reaching full brightness. T-4 halogen lamp by others; 100 watt maximum.</p>  |                  |
| <p><b>Surface Conduit Mount</b><br/>         Cat. No. <input type="checkbox"/> <b>SCM14U</b><br/> <input type="checkbox"/> <b>SCM14D</b><br/> <input type="checkbox"/> <b>No Option</b></p> | <p>Cast aluminum junction box and fixture mount for attachment (by others) to existing walls, beams or columns. <b>SCM14</b> has one 3/4" NPT conduit tap in each side and bottom. Must be securely mounted to wall surface. Finished to match the fixture.</p> <p><b>SCM14U</b> for UP fixtures only.<br/> <b>SCM14D</b> for DOWN fixtures only.</p> <p><b>Note:</b> Must be securely mounted to all surface.</p> |                  |
| <p><b>Battery Back-up:</b><br/>         Cat. No. <input type="checkbox"/> <b>EM</b><br/> <input type="checkbox"/> <b>No Option</b></p>  | <p>Internal battery pack provides 90 minutes of supplement light at 750 lumens on 26, 32, or 42 watt compact fluorescent lamps. (Remote mounted battery pack also available for 57W, and 60W CFL - consult factory.)</p>   |                  |

Provided with choice of aluminum conduit arms with cast canopy.  
 Standard White (WH) finish provided, with alternate finishes and custom color matching available upon request.

Please ADD desired Diffuser, Mounting, Finish and Light Source codes (from page 12) to model number when ordering. Example: RD 1430 GNU WH-26TE/O

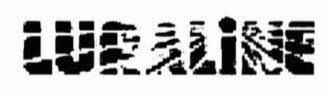


| Model | Optional Diffusers Available<br>(add suffix to Model Number) | Mounting Code | Max. Watts (Incand.) |             | Dimensions |        |        | Mtg.Ctr. |
|-------|--|---------------|----------------------|-------------|------------|--------|--------|----------|
|       |  |               | Bare lamp            | w/ Diffuser | W          | H      | E      |          |
| RD 9  | 30, 31, 32, 33, 34, 35                                       | GNA22         | 100 A19              | 100 A19     | 9-1/2      | 17     | 26-3/4 | 7        |
| RD 9  | 30, 31, 32, 33, 34, 35                                       | GNA36         | 100 A19              | 100 A19     | 9-1/2      | 19-1/4 | 40-3/4 | 9        |
| RD 9  | 30, 31, 32, 33, 34, 35                                       | GNL           | 100 A19              | 100 A19     | 9-1/2      | 14-1/4 | 18-1/4 | 2-3/4    |
| RD 9  | 30, 31, 32, 33, 34, 35                                       | GNL22         | 100 A19              | 100 A19     | 9-1/2      | 16     | 26-1/4 | 2-3/4    |
| RD 9  | 30, 31, 32, 33, 34, 35                                       | GNU           | 100 A19              | 100 A19     | 9-1/2      | 19-1/4 | 18-1/4 | 14-1/4   |
| RD 11 | 30, 31, 32, 33, 34, 35                                       | GNA22         | 150 A21              | 100 A19     | 11-1/2     | 17     | 27-3/4 | 7        |
| RD 11 | 30, 31, 32, 33, 34, 35                                       | GNA36         | 150 A21              | 100 A19     | 11-1/2     | 19-1/4 | 41-3/4 | 9        |
| RD 11 | 30, 31, 32, 33, 34, 35                                       | GNL           | 150 A21              | 100 A19     | 11-1/2     | 14-1/4 | 19-1/4 | 2-3/4    |
| RD 11 | 30, 31, 32, 33, 34, 35                                       | GNL22         | 150 A21              | 100 A19     | 11-1/2     | 16     | 27-1/4 | 2-3/4    |
| RD 11 | 30, 31, 32, 33, 34, 35                                       | GNU           | 150 A21              | 100 A19     | 11-1/2     | 19-1/4 | 19-1/4 | 14-1/4   |
| RD 14 | 36, 40, 41, 42, 43, 44, 45                                   | GNA22         | 200 A23              | 200 A23     | 14         | 18-1/2 | 29     | 7        |
| RD 14 | 36, 40, 41, 42, 43, 44, 45                                   | GNA36         | 200 A23              | 200 A23     | 14         | 20-3/4 | 43     | 9        |
| RD 14 | 36, 40, 41, 42, 43, 44, 45                                   | GNL           | 200 A23              | 200 A23     | 14         | 15-3/4 | 20-1/2 | 2-3/4    |
| RD 14 | 36, 40, 41, 42, 43, 44, 45                                   | GNL22         | 200 A23              | 200 A23     | 14         | 17-1/2 | 28-1/2 | 2-3/4    |
| RD 14 | 36, 40, 41, 42, 43, 44, 45                                   | GNU           | 200 A23              | 200 A23     | 14         | 20-3/4 | 20-1/2 | 14-1/4   |

Fluorescent and H.I.D. lamping options: See page 12 for lamping options available with your selected diffuser.  
 Fluorescent ballasts housed in secondary canopy (O), which adds 2" to E dimension.  
 H.I.D. ballasts remote-mounted (R).

| Diffuser Code | Description  | Diffuser Code | Description   |
|---------------|--|---------------|---|
| 30, 40        | Clear bullet-shaped glass cylinder                   | 34, 44        | Satin-etched prismatic bullet-shaped glass cylinder         |
| 31, 41        | Clear bullet-shaped glass cylinder w/guard           | 35, 45        | Satin-etched prismatic bullet-shaped glass cylinder w/guard |
| 32, 42        | Clear prismatic bullet-shaped glass cylinder         | 36            | Acrylic refractor - type V distribution                     |
| 33, 43        | Clear prismatic bullet-shaped glass cylinder w/guard |               |   |

Specification Submittal Sheets available at [www.luraline.com](http://www.luraline.com)



# REFLECTA LIGHTING MODULES

## APPLICATIONS:

The Reflecta series is suitable for hospitality, retail and contract applications, and much more. Pendant, wall and post-mount fixtures are designed for installation on exterior facades and parking areas, as well as in a range of interior

spaces from restaurants and boutiques to commercial or industrial settings. Reflecta will enhance any installation that requires an attractive yet functional pendant, wall or post-mount lighting fixture.

## CONSTRUCTION:

Heavy wall aluminum and cast alloys, with spun aluminum reflectors, extruded stems and mounting arms. Stem-hung models supplied with 11/16" outside diameter, 12" long color-coordinated stem and heavy-duty, hang-straight 45° steel swivel canopy.

## DIFFUSERS:

Choice of clear or satin-etched prismatic cylindrical bullet-shaped glass, gasketed to seal and protect against dust, moisture and insects; heat quenched and shatter resistant on H.I.D. models.

## LAMPING:

Choice of Incandescent, Compact Fluorescent, High Pressure Sodium or Metal Halide. See individual product specs for per-fixture wattage and lamp types.

## LAMP HOLDERS:

**Incandescent** - Medium-base porcelain with nickel-plated screw shell and center contact.

**Compact Fluorescent** - Heat-resistant thermoplastic with lamp retention clips, providing for secure lamp fit and easy push-pull re-lamping.

**H.I.D.** (High Pressure Sodium/Metal Halide) - 4KV pulse-rated medium-base porcelain with brass nickel-plated screw shell and center contact reinforced with corrosion-resistant leaf spring.

## BALLASTS:

**Compact Fluorescent** - Electro-magnetic Normal Power Factor, 120 volt (60Hz) indoor/outdoor Type 1, rated for 32° F start or High Power Factor available in 120 or 277 Volts.

**Electronic Compact Fluorescent** - High Power Factor (>.97), electronic universal voltage (120-277), with smart circuitry that senses lamp wattage and supply voltage (50/60Hz), and protects lamp and ballast at the end of lamp life. Specification-grade features include true 0° start (-18° C.), >.98 Ballast factor, <3% flicker and <10% Total Harmonic Distortion (THD). For dimmable electronic models, please consult factory.

**H.I.D.** - Electro-magnetic Normal Power Factor, 120 Volt (60Hz) indoor/outdoor Type 1 ballast, rated for -20° F start. See individual product specs for High Power Factor and 277 Volt offerings. Models with remote-mounted ballast supplied with High Power Factor dual-tap (120/277 Volt), high reactance transformer and have a maximum lamp-to-ballast distance of 10 feet on High Pressure Sodium models and 20 feet on Metal Halide models. Weather-tight enclosure (by others) required for installation in wet locations.

## MOUNTING:

Pendant, surface and wall-mount fixtures designed for installation over recessed 4" outlet box.

Post-mount fixtures slip 3", 4" or 4-1/2" outside diameter posts, depending on model.

## FINISHES:

A full palette of smooth, textured and metallic\* finishes is offered. Metal parts are chemically cleaned and pre-treated with chromate or iron phosphate primer prior to application of thermosetting polyester (TGIC) powder coating. Copper finish is comprised of real metal flakes and industrial grade exterior liquid enamel. Non-standard, custom colors and color matching (with submission of color chip) are supplied with industrial-grade exterior enamel liquid coating, subject to surcharge and not returnable. Note: RAL colors may be special-ordered in TGIC powder.

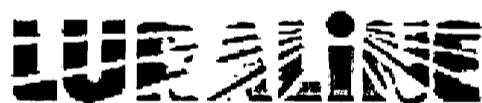
\*Optional clear topcoat is recommended to maintain appearance of metallic finishes in exterior applications.

Add suffix "TC" to color selection when ordering.

## COMPLIANCES:

All models are UL Listed or NRTL Certified.

Information contained within this brochure subject to change without prior notice.



LURALINE PRODUCTS CO. A Division of Exciting Products Manufacturing Corp.  
Telephone: 305.685.6588 · 800.940.6588 · Facsimile: 305.685.6500

Comments  
Submitted

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

2009-0034

Application I. D. Number

Westbrook Development Corp

Applicant

30 Liza Harmon Drive, Westbrook, ME 04092

Applicant's Mailing Address

4/1/2009

Application Date

St. Patrick's School Condominiums

Project Name/Description

Consultant/Agent

Applicant Ph: (207) 854-9779 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

1257 - 1257 Congress St, Portland, Maine

Address of Proposed Site

186 A002001

Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units 29526 Acreage of Site 0 Proposed Total Disturbed Area of the Site 0 Zoning R5

Check Review Required:

- Site Plan (major/minor)  Zoning Conditional - PB  Subdivision # of lots \_\_\_\_\_  Design Review
- Amendment to Plan - Board Review  Zoning Conditional - ZBA  Shoreland  Historic Preservation  DEP Local Certification
- Amendment to Plan - Staff Review  Zoning Variance  Flood Hazard  Site Location
- After the Fact - Major  Stormwater  Traffic Movement  Housing Replacement
- After the Fact - Minor  PAD Review  14-403 Streets Review  Other \_\_\_\_\_

Fees Paid: Site Plan \$907.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 4/1/2009

Zoning Approval Status:

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions See Attached  Denied

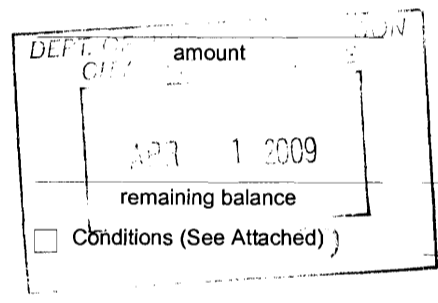
Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

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

|   |                |                   |                 |
|---|----------------|-------------------|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____             | _____           |
|   | date           | amount            | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____             | _____           |
|   | date           | amount            | signature       |
| <input type="checkbox"/> Building Permit Issue              | _____          | _____             | _____           |
|   | date           | remaining balance | signature       |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          | _____             | _____           |
|   | date           | signature         | expiration date |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____          | _____             | _____           |
|   | date           | signature         | expiration date |
| <input type="checkbox"/> Final Inspection                   | _____          | _____             | _____           |
|   | date           | signature         | expiration date |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          | _____             | _____           |
|   | date           | signature         | expiration date |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____             | _____           |
|   | date           | signature         | expiration date |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____             | _____           |
|   | submitted date | amount            | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____          | _____             | _____           |
|   | date           | signature         | expiration date |



.....



15 FEB 2009

To: Portland Planning Board

From: Guy M. Gagnon, WDC Development Director

Date: 3-30-09

Re: St. Patricks School Condominiums



The attached Site Plan Application is being presented to you for consideration. In addition to the application and related attachments, we have provided a brief written summary below.

**1. Applicant Information:** WDC is an experienced non-profit affordable housing developer. Recent affordable condominium developments completed include the Riverfront Lofts 44 affordable condos in the converted Sebago Mill in Westbrook; The conversion of Forest Street School in Westbrook, into 12 condominiums and the newly constructed Homestead Village townhouses, an 18 unit first time home buyer development.

**2. Subject Property:** The St Patrick's School, at 1251 Congress Street, once an active grammar school but now vacant, provides an excellent physical structure for conversion into housing. This application includes the school building and surrounding land and parking areas.

**3. Property Owner:** WDC has purchased the school from the Catholic Church of Portland. Ultimately, each condominium unit will be owned individually and the condominium homeowners association will own and maintain the entire development.

**4. Right, Title, and Interest:** WDC now owns the property. The purchase from the Roman Catholic Bishop of Portland was completed October 29, 2008.

**5. Vicinity Map:** The property is extremely well situated near the Amtrak station, along the city bus route and a short distance from Interstate 295.

**6. Existing Use:** The school is currently vacant.

**7. Current Zoning Designation:** The zoning is currently Residential-5 which permits such uses as group homes, lodging, schools, private clubs, daycare, municipal uses as well as residential uses. At a two previous neighborhood meetings the neighbors were overwhelmingly in favor of a residential use for the school and specifically condominiums since it would bring homeownership to the neighborhood which is consistent with the majority of the adjacent side streets in the area.

.....



WESTBROOK DEVELOPMENT CORPORATION  
30 LIZA HARMON DRIVE, WESTBROOK, MAINE 04092 ~ (P) 207.854.9779 (F) 207.854.0962  
WWW.WESTBROOKHOUSING.ORG ~ INFO@WESTBROOKHOUSING.ORG



**8. Proposed Use of Property:**

The proposal is to convert the school into 15 condominiums, all of which will be affordable to buyers at or below 120% of the median income for Portland. The 120% of median standard is consistent with the City's affordable housing definition, as noted in the zoning ordinance, and is also the same used by Maine State Housing for its first-time home buyer program. Five of the fifteen units will carry a long term deed restriction in perpetuity. Sample deed language has been reviewed by city staff and will likely be approved by the city council at it's April 6<sup>th</sup> meeting

No exterior expansion of the building is expected. All the units will be housed within the existing structure. As a result, the immediate neighbors will not be adversely impacted and the school exterior will be preserved and maintained as a landmark building for Portland. We expect construction to be completed in 7 to 10 months from the date of approval.

**9. Site Plan:**

The attached site plan shows the addition of a significant amount of green space and a re-organization of parking spaces and driveways into the property to provide for an orderly flow of traffic to and from the property and also to provide much needed green space for this section of Congress Street. It should also be noted that we have agreed to maintain the existing green space on the right side of the convent so as to not disturb the neighborhood and provide a buffer to the new occupants of the convent building and the neighborhood beyond.

**10. Zoning:**

On April 6<sup>th</sup>, the city council will likely approve the conditional zone request for the property, allowing for the development of 15 units within the St. Patricks School. The use of the building as condominiums will also result in a very low impact to the neighborhood and a positive reuse of the property bringing new homeowners to the City in a neighborhood that has struggled to maintain its' residential identity. In fact, the housing section of Portland's Comprehensive Plan makes numerous references encouraging the creation of housing in the neighborhood. Having access to public transportation and being near the Amtrak station are also areas that are mentioned in the plan.

**We look forward to presenting the plan to the city and to your board. We are committed to affordable housing and are confident that this property deserves approval.**

**Thank you for your consideration.**

  
**Guy M. Gagnon**  
**WDC - Development Director**



**Major Development (more than 10,000 sq. ft.)**  
 Under 50,000 sq. ft. (\$500.00)  
 50,000 - 100,000 sq. ft. (\$1,000.00)  
 Parking Lots over 100 spaces (\$1,000.00)  
 100,000 - 200,000 sq. ft. (\$2,000.00)  
 200,000 - 300,000 sq. ft. (\$3,000.00)  
 Over 300,000 sq. ft. (\$5,000.00)  
 After-the-fact Review (\$1,000.00 + applicable application fee)

**Minor Site Plan Review**  
 Less than 10,000 sq. ft. (\$400.00)  
 After-the-fact Review (\$1,000.00 + applicable application fee)

**Plan Amendments**  
 Planning Staff Review (\$250.00)      **\$1,875 total minus 25% = \$1,407 total**  
 Planning Board Review (\$500.00)      **\* FEES SCHEDULE ATTACHED WITH 25% DISCOUNT FOR AFFORDABLE HOUSING**

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**Billing Address: (name, address and contact information)**

**WDC**  
**Guy M. Gagnon, Development Director**  
**30 Liza Harmon Dr.**  
**Westbrook, Me. 04092**

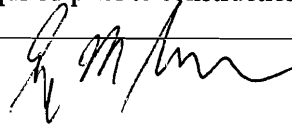
Submittals shall include **seven (7) folded** packets containing the following materials:

- A. Copy of the application.
- B. Cover letter stating the nature of the project.
- C. Written Submittal (Sec. 14-525 2. (c), including evidence of right, title and interest.
- D. A standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
- E. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
- E. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
- F. In addition to the seven (7) sets of documents listed above, one (1) set of the site plans reduced to 11 x 17 must be submitted.

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](http://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.**

|   |                      |
|---|----------------------|
| <b>Signature of Applicant:</b>  | <b>Date:</b> 3/30/09 |
|---|----------------------|



## Zoning Summary

1. Property is located in the Conditional R-5 Zone (Approved by City Council April 6, 2009)
2. Parcel Acreage: 0.68 AC (29,526 sf)
3. Wetland Fill: 0 sf.

# Comparison Chart

*1251 Congress St., Portland*

of current zone, similar zone and new conditional zone

|                                  |                           | CURRENT   |                      | SIMILAR  | *****<br>Conditional Zone                                 |
|----------------------------------|---------------------------|---|----------------------|--|---|
| <b>DIMENSIONAL REQUIREMENTS:</b> |                           | R-5   | Affordable Incentive | R-6  | Conditional rezone  |
| Minimum                          | Lot Size                  | 6000  | 6000                 | 4500   | 29600   |
|                                  | Front Yard Setback        | 20 ft   | 20 ft                | 10ft   | 20 ft   |
|                                  | Rear Yard Setback         | 20 ft   | 20 ft                | 20ft   | 20 ft   |
|                                  | Side Yard Setback         | 12 ft   | 12 ft                | 10ft   | 12 ft   |
|                                  | Lot Width                 | 90 ft   | 90 ft                | 40 ft  | 90 ft   |
|                                  | Parking spaces            | 2 / unit  | 1 / affordable unit  | 2 / unit   | 1.5 / unit  |
| Maximum                          | Lot Coverage              | 40%   | 40%                  | 50%  | 40%   |
|                                  | Height                    | 35 ft.  | 10 ft bonus          | 45 ft  | 31 ft   |
|                                  | <b>Density</b>            | <i>3000sf/unit</i>  | <i>2500sf/unit</i>   | <i>1000sf/unit</i>   | <b>1975sf/unit</b>  |
|                                  | <b>Units per building</b> | 12  | 12                   | no max   | <b>15</b>   |
| <b>AFFORDABILITY</b>             |                           | not required  | up to 25% of units   | not required   | <b>100%</b>   |
| Minimum # of affordable units    |                           | 0 units   | 4 units              | 0 units  | <b>5 units perpetual +<br/>10 units to initial buyers</b> |
| <b>USES PERMITTED</b>            |                           | Lodging; private club<br>residential; churches<br>PRUD; day care<br>Municipal; schools<br>special needs;<br>group homes |                      | Offices; day care<br>residential<br>special needs<br>group homes<br>schools<br>private clubs | <b>residential condos<br/>Owner occupied</b>              |

## Development Review Fee Schedule (effective July 15, 2005)

|   |   |  |
|---|---|--|
| • | Fee for Service Deposit (all applications)  | <b>\$200.00</b>                                  |
|   | Planning Services   | \$30.00/hour                                     |
|   | Legal Services  | \$40.00/hour                                     |
| • | Major Site Plan Review (more than 10,000 sq. ft.)   |  |
|   | Under 50,000 sq. ft.  | <b>\$500.00</b>                                  |
|   | 50,000 - 100,000 sq. ft.  | \$1,000.00                                       |
|   | Parking Lots over 100 spaces  | \$1,000.00                                       |
|   | 100,000 - 200,000 sq. ft.   | \$2,000.00                                       |
|   | 200,000 - 300,000 sq. ft.   | \$3,000.00                                       |
|   | Over 300,000 sq. ft.  | \$5,000.00                                       |
| • | After-the-fact Major Site Plan Review   | \$1,000.00 + applicable application fee          |
| • | Minor Site Plan Review (less than 10,000 sq. ft.)   | \$400.00 (or up to 20,000 in an industrial zone) |
| • | After-the-fact Minor Site Plan Review   | \$1,000.00 + applicable application fee          |
| • | Minor-Minor Site Plan Review (Single Families)  | \$300.00   |
| • | Amendment to Plans  |  |
|   | Planning Board Review   | \$500.00   |
|   | Planning Staff Review   | \$250.00   |
| • | Subdivision Fee   | <b>\$500.00</b> + \$25.00 per lot <b>\$375</b>   |
| • | Section 14-403 Review   | \$400.00 + \$25.00 per lot                       |
| • | Site Location of Development<br>(except for residential projects which shall be \$200.00 per lot) | \$3,000.00                                       |
| • | Traffic Movement Permit   | \$1,000.00                                       |
| • | Storm water Quality Permit  | \$250.00   |
| • | Street Vacation   | \$2,000.00                                       |

### Engineering Fees

- Engineer Review Fee - This fee is assessed by the Engineer
- Inspection Fee - This fee is 2% of the Performance Guarantee or as assessed by Planning or Public Works Engineer with **\$300.00** being the minimum.

### Zone Change

|   |  |            |
|---|--|------------|
| • | Zoning Map Amendments                              | \$2,000.00 |
| • | Text Amendments                                    | \$2,000.00 |
| • | Contract/Conditional Rezoning: Under 5,000 sq. ft. | \$1,000.00 |
|   | 5,000 sq. ft. and over                             | \$3,000.00 |
| • | Conditional Use                                    | \$100.00   |

### Historic Preservation

|   |                                   |          |
|---|-----------------------------------|----------|
| • | Administrative Review             | \$50.00  |
| • | Minor Projects - Committee Review | \$100.00 |
| • | Major Projects - Committee Review | \$500.00 |
| • | After-the-fact Review             | \$750.00 |
| • | HP Special Exception Sign Review  | \$35.00  |

### Noticing/Advertisements for Historic Preservation and Planning Board Review

- Legal Advertisement: Percent of total bill  
(Legal Ads are placed in the newspaper for workshop and public hearing meetings)
- Notices: .75 cents each  
(Notices are sent to abutters upon receipt of an application, workshop mtgs. and public hearing mtgs.)



**Site Plan Checklist  
Portland, Maine**

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

St. Patricks School Condominiums, 1251 Congress St

**Project Name, Address of Project**

**Application Number**

The form is to be completed by the Applicant or Designated Representative:

| Check Submitted | Site Plan Item | Required Information  | Section 14-525 (b,c) |
|-----------------|----------------|---|----------------------|
| _____           | (1)            | Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:   | 1                    |
| _____           | (2)            | Name and address of applicant and name of proposed development  | a                    |
| _____           | (3)            | Scale and north points  | b                    |
| _____           | (4)            | Boundaries of the site  | c                    |
| _____           | (5)            | Total land area of site   | d                    |
| _____           | (6)            | Topography - existing and proposed (2 feet intervals or less)   | e                    |
| _____           | (7)            | Plans based on the boundary survey including:   | 2                    |
| _____           | (8)            | Existing soil conditions  | a                    |
| _____           | (9)            | Location of water courses, wetlands, marshes, rock outcroppings and wooded areas  | b                    |
| _____           | (10)           | Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used | c                    |
| _____           | (11)           | Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 9 of packet)         | d                    |
| _____           | (12)           | Location of on-site waste receptacles   | e                    |
| _____           | (13)           | Public utilities  | e                    |
| _____           | (14)           | Water and sewer mains   | e                    |
| _____           | (15)           | Culverts, drains, existing and proposed, showing size and directions of flows   | e                    |
| _____           | (16)           | Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed  | f                    |
| _____           | (17)           | Location and dimensions of on-site pedestrian and vehicular access ways   | g                    |
| _____           | (18)           | Parking areas   | g                    |
| _____           | (19)           | Loading facilities  | g                    |
| _____           | (20)           | Design of ingress and egress of vehicles to and from the site onto public streets   | g                    |
| _____           | (21)           | Curb and sidewalks  | g                    |
| _____           | (22)           | Landscape plan showing:   | h                    |
| _____           | (23)           | Location of existing vegetation and proposed vegetation   | h                    |
| _____           | (24)           | Type of vegetation  | h                    |
| _____           | (25)           | Quantity of plantings   | h                    |
| _____           | (26)           | Size of proposed landscaping  | h                    |
| _____           | (27)           | Existing areas to be preserved  | h                    |
| _____           | (28)           | Preservation measures to be employed  | h                    |
| _____           | (29)           | Details of planting and preservation specifications   | h                    |
| _____           | (30)           | Location and dimensions of all fencing and screening  | i                    |
| _____           | (31)           | Location and intensity of outdoor lighting system   | j                    |
| _____           | (32)           | Location of fire hydrants, existing and proposed (refer to Fire Department checklist)   | k                    |
| _____           | (33)           | Written statements to include:  | c                    |
| _____           | (34)           | Description of proposed uses to be located on site  | cl                   |
| _____           | (35)           | Quantity and type of residential, if any  | cl                   |
| _____           | (36)           | Total land area of the site   | c2                   |
| _____           | (37)           | Total floor area, total disturbed area and ground coverage of each proposed Building and structure  | c2                   |
| _____           | (38)           | General summary of existing and proposed easements or other burdens   | c3                   |
| _____           | (39)           | Type, quantity and method of handling solid waste disposal  | c4                   |
| _____           | (40)           | Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets  | c5                   |
| _____           | (41)           | Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.                                  | c6                   |

|   |      |  |    |
|---|------|--|----|
| <u>          </u> <input checked="" type="checkbox"/> | (42) | An estimate of the time period required for completion of the development  | 7  |
| <u>          </u>                                     | (43) | A list of all state and federal regulatory approvals to which the development may be subject to. Include the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction.                                 | 8  |
| <u>          </u> <input checked="" type="checkbox"/> | (47) | Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved. | h8 |
| <u>          </u> <input checked="" type="checkbox"/> | (48) | Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.   |    |
| <u>          </u>                                     | (49) | A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.  |    |
| <u>          </u>                                     | (50) | A jpeg or pdf of the proposed site plan, if available.   |    |
| <u>          </u>                                     | (51) | Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.  |    |

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

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

Other comments:

52 x DECLARATION of CONDOMINIUMS

53 x WDC INTO brochure

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



March 30, 2009

City of Portland  
Department of Planning & Development  
Planning Board  
389 Congress Street  
Portland, Maine 04101

To Whom It May Concern:

I'm writing to inform you that I have had a banking relationship with Westbrook Development Corporation and the Housing Authority of the City of Westbrook for several years. Westbrook Development Corporation has the financial capability to successfully finance and complete the proposed 15 unit condominium project located at 1251 Congress Street.

Sincerely,

Matthew W. Early  
Senior Vice President



00

**RETTD**

**MAINE REVENUE SERVICES  
REAL ESTATE TRANSFER TAX  
DECLARATION**

TITLE 36, M.R.S.A. SECTIONS 4641-4641N

**PLEASE TYPE OR PRINT CLEARLY**

|  |  |   |  |
|--|--|---|--|
| 1. COUNTY<br>CUMBERLAND  |  | <b>DO NOT USE RED INK!</b>  |  |
| 2. MUNICIPALITY/TOWNSHIP<br>PORTLAND   |  | BOOK/PAGE—REGISTRY USE ONLY   |  |
| 3. GRANTEE/<br>PURCHASER   | 3a) Name (LAST, FIRST, MI)<br>WESTBROOK DEVELOPMENT CORPORATION  | 3b) SSN or Federal ID<br>01-0434709   |  |
|  | 3c) Name (LAST, FIRST, MI)   | 3d) SSN or Federal ID   |  |
|  | 3e) Mailing Address<br>30 Lisa Harmon Drive<br>3f) City<br>Westbrook<br>3g) State<br>ME<br>3h) Zip Code<br>04092 |   |  |
| 4. GRANTOR/<br>SELLER  | 4a) Name (LAST, FIRST, MI)<br>ROMAN CATHOLIC BISHOP OF PORTLAND  | 4b) SSN or Federal ID<br>01-0212546   |  |
|  | 4c) Name (LAST, FIRST, MI)   | 4d) SSN or Federal ID   |  |
|  | 4e) Mailing Address<br>PO BOX 11559<br>4f) City<br>PORTLAND<br>4g) State<br>ME<br>4h) Zip Code<br>04104          |   |  |
|  | 5. PROPERTY  |   |  |
| 5a) Map Block Lot Sub-Lot<br>186 - 2&3 -   |  | 5b) Type of property—Enter the code number that best describes the property being sold. (See instructions)  |  |
| 5c) Physical Location<br>ST. PAT'S SCHOOL & P/O 5, 6, 7, 8   |  | 5d) Acreage:  |  |
| 6. TRANSFER TAX  |  | Check any that apply:<br><input type="checkbox"/> No tax maps exist<br><input checked="" type="checkbox"/> Multiple parcels<br><input checked="" type="checkbox"/> Portion of parcel  |  |
| 6a) Purchase Price (If the transfer is a gift, enter "0")  |  | 6a \$ 580000.00   |  |
| 6b) Fair Market Value (enter a value <b>only</b> if you entered "0" in 6a) or if 6a) was of nominal value)   |  | 6b \$ .00   |  |
| 6c) Exemption claim - <input type="checkbox"/> Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.   |  |   |  |
| 7. DATE OF TRANSFER (MM-DD-YYYY)<br>10-29-2008<br>MONTH DAY YEAR   |  | 8. WARNING TO BUYER—If the property is classified as Farmland, Open Space or Tree Growth, a Substantial financial penalty could be triggered by development, subdivision, partition or change in use. <input type="checkbox"/> CLASSIFIED   |  |
| 9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain: <input type="checkbox"/>  |  | 10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because:<br><input checked="" type="checkbox"/> Seller has qualified as a Maine resident<br><input type="checkbox"/> A waiver has been received from the State Tax Assessor<br><input type="checkbox"/> Consideration for the property is less than \$50,000 |  |
| 11. OATH<br>Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:<br>Grantee: <i>[Signature]</i> Date: 10-29-08 Grantor: <i>[Signature]</i> Date: 10-29-08<br>Grantee: _____ Date: _____ Grantor: <i>[Signature]</i> Date: _____ |  |   |  |
| 12. PREPARER<br>Name of Preparer: Thomas R. Kelly Phone Number: 207-772-6565<br>Mailing Address: PO Box 568 E-Mail Address: tkelly@rkmllegal.com<br>Portland, Maine 04112  |  |   |  |

**KNOW ALL MEN BY THESE PRESENTS,**

**THAT**, the **Roman Catholic Bishop of Portland**, a body politic and corporation sole, created and existing under the laws of the State of Maine, and having its chancery in Portland, County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other valuable considerations paid by **Westbrook Development Corporation**, a Maine non-profit corporation with a place of business at 30 Liza Harnum Dr., Westbrook, ME, the receipt of which consideration it does hereby acknowledge, does hereby remise, release, and convey, and forever quit-claim unto the said **Westbrook Development Corporation**, its successors and assigns, the following described real estate:

See attached Exhibit A.

**To have and to hold** the same, together with all the privileges and appurtenances thereunto belonging to the said Grantee, its successors and assigns forever.

**In Witness Whereof**, the said Roman Catholic Bishop of Portland, a body politic and corporation sole, has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Richard Malone, Roman Catholic Bishop of Portland, thereunto duly authorized, according to the discipline and government of the Roman Catholic Church and the laws of the State of Maine, this 27th day of October, in the year of our Lord Two Thousand and Eight.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF

ROMAN CATHOLIC BISHOP OF PORTLAND

Richard Malone, Roman Catholic Bishop of Portland

By: Richard Malone  
Richard Malone, Roman Catholic  
Bishop of Portland

STATE OF MAINE  
Cumberland, ss.

October 27, 2008

Personally appeared the above named Richard Malone, Roman Catholic Bishop of Portland, and acknowledged the above instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation sole.

Before me,

Carol A. Connolly  
Notary Public

**CAROL A. CONNOLLY**  
Notary Public, Maine  
My Commission Expires November 1, 2012



Exhibit A

A parcel of land with any improvements, thereon, situated on the northeasterly side of Congress Street, the southeasterly side of Frances Street and the northwesterly side of Whitney Avenue, City of Portland, Cumberland County, State of Maine and is more particularly described as follows:

Beginning at a rebar on the southeasterly right of way line of Frances Street at the northerly corner of lands described in a deed to Bruce Toner and Sharon Toner recorded in book 14620, page 16 (all references in this legal description to book and page numbers are to the respective book and page numbers from the Cumberland County Registry of Deeds), said lands of Toner being Lot 85 as shown on a plan of Congress Park recorded in plan book 10, page 113;

Thence, N26°51'01"E along the right of way line of Frances Street a distance of 38.61 feet to a rebar;

Thence, S63°08'59"E a distance of 101.00 feet to a rebar;

Thence, N26°51'01"E a distance of 89.30 feet to a rebar;

Thence, S63°08'59"E a distance of 4.40 feet to a rebar;

Thence, N26°51'01"E a distance of 57.05 feet to a rebar on the southwesterly line of lands described in a deed to Michael G. Duggan and Anne E. Duggan recorded in book 16001, page 119;

Thence, S63°08'40"E along lands of Duggan a distance of 11.06 feet to a rebar at the southerly corner of Duggan and the northwesterly line of lands described in a deed to Mary M. McDonough recorded in book 9001, page 140, this portion of McDonough land being Lot 78 shown on the plan of Congress Park;

Thence, S26°51'13"W along lands of McDonough, lands described in a deed to Anthony Jacobsky recorded in book 15949, page 141, lands described in a deed to Jeff Davis recorded in book 24194, page 320 and lands now or formerly of Celest Murray and Norman Murray a distance of 234.95 feet to, or very near, a corner of a chain link fence, this line being along a portion of the northwest end of Lot 78 and along the northwest ends of Lots 79, 80, 81 and 82 of Congress Park;

Thence, S63°08'11"E along lands of Murray a distance of 116.45 feet to a rebar on the northwesterly right of way line of Whitney Avenue;

Thence, S26°51'23"W along the right of way line of Whitney Avenue a distance of 114.05 feet to a rebar at a corner of lands described in a State of Maine Condemnation recorded in book 6110, page 287;

Thence, S39°09'59"W along said lands of the State of Maine a distance of 1.91 feet;

Thence, along said lands of the State of Maine on a non-tangent curve to the right having a radius of 33.67 feet, an arc length of 19.65 feet, a delta of 33°26'26", a chord bearing of S82°27'53"W and a chord distance of 19.37 feet;

Thence, N80°48'54"W along said lands of the State of Maine a distance of 5.17 feet to a rebar on the northeasterly right of way line of Congress Street;

Thence, N55°06'37"W along the right of way line of Congress Street a distance of 154.87 feet to a rebar at the southerly corner of Toner;

Thence, N26°51'08"E along lands of Toner a distance of 156.77 feet to a rebar;

Thence, N63°08'29"W along lands of Toner a distance of 58.23 feet to the point of beginning.

Containing 30,089 square feet, more or less.

All rebar are to be set and are 5/8 inch with aluminum cap stamped "Lewis & Wasina, Inc. PLS 2114" except that in areas of pavement a nail may be set instead of a rebar.

The basis of bearing is magnetic north 2006.

The described parcel encompasses the following conveyed to the Roman Catholic Bishop of Portland:

Lands described in book 1091, page 48.

Lands described in book 1091, page 50.

A portion of lands described in book 1096, page 194.

A portion of lands described in book 1133, page 371.

A portion of lands described in book 1133, page 257.

SUBJECT TO grading rights described in State of Maine Condemnation recorded in book 6110, page 287.

NOT CONVEYING any easement in abutting retained land of the Roman Catholic Bishop of Portland, express, implied or otherwise.

The portion of the parcel fronting on Frances Street is subject to restrictions described in the deed recorded in book 1096, page 194.

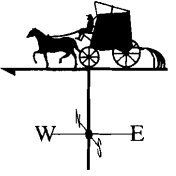
This description is based on a plan entitled "Boundary Survey – Lot Split" prepared for St. Patrick's Parish by Lewis & Wasina, Inc., project no. 06-35 with revisions through September 22, 2008.

The above-described premises are conveyed SUBJECT to the restrictions that the Grantee, Grantee's successors and assigns, shall not use the premises in any way relating to: 1) counseling regarding or performance of abortions; 2) sale or distribution of pornographic materials; or 3) erotic displays or activities.



225 DOUGLASS STREET  
P.O. BOX 3553  
PORTLAND, ME 04104-3553  
P: 207.774.5961  
F: 207.761.8307  
WWW.PWD.ORG

PORTLAND  
WATER DISTRICT



November 13, 2008

Archetype  
48 Union Wharf  
Portland, Maine 04101

Attn: Ms. Susan McEwen  
Re: 1251 Congress Street, Portland  
Ability to serve with PWD water

Dear Ms. McEwen:

This letter is to confirm that there should be an adequate supply of clean and healthful water to serve the domestic water needs of the 15-unit condominium building at 1251 Congress Street in Portland. According to District records, the building is currently served by a 2-inch copper service that takes from the 6-inch cast iron water main on the east side of Whitney Avenue, as shown in the attached service card. If this service is not reused as part of this project it will need to be shut and cut at the main. There is also a hydrant located across from the site on Whitney Avenue.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the domestic needs of your proposed project, as stated in your letter, dated November 5, 2008.

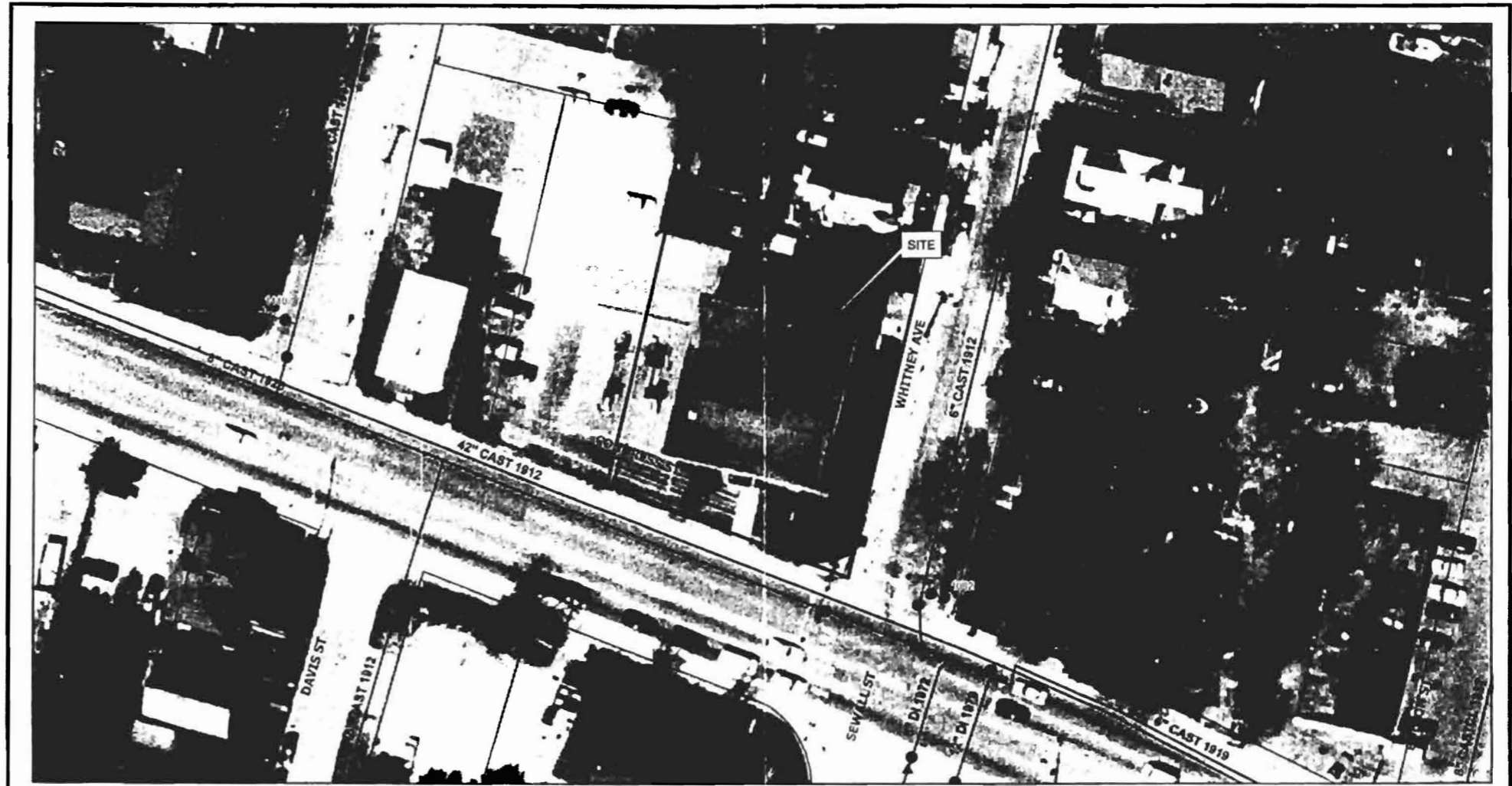
Hydrant Location: Whitney Avenue at Congress Street  
Hydrant Number: POD-HYD01082  
Static Pressure: 84 psi  
Flow: 1233 gpm  
Last Tested: 7/10/1990

Please notify your mechanical engineer of these results so that they can design your system to best fit the noted conditions. Please contact the Portland Fire Department to determine if the fire service capacity is sufficient for your needs. Also, please note that we will require a calculation of the peak water demand in gallons per minute or a fixture count tabulation at the time of the service application. Additionally, based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing codes. If the District can be of further assistance in this matter, please let us know.

Sincerely,  
Portland Water District

Rico Spugnardi, P.E.  
Business Development Engineer  
[rspugnardi@pwd.org](mailto:rspugnardi@pwd.org)

PO - Adequacy - 1251 Congress Street - Archetype 08



**PORTLAND WATER DISTRICT**  
 225 Douglass Street  
 Portland, ME 04104

**Legend**

|                |                   |                   |           |
|----------------|-------------------|-------------------|-----------|
| ● Blow Off     | ● Fire Service    | ● Air Valve       | ● Street  |
| ● Bypass       | ● Hydrant Control | ● Gate Change     | ● Tee     |
| ● Distribution | ● Service         | ● Material Change | ● Hydrant |
| End of Main    | ● Transmission    | ▲ Reducer         |           |

**1251 Congress Street**  
**Portland**

**Disclaimers:** This map is suitable for preliminary study and analysis pending review of additional information. The data shown are only as accurate as the original data sources from which they were developed.

Drawn By: J. Paschal  
 Prepared For: Archetype, P.A.

Scale: As Noted  
 Date: November 12, 2008



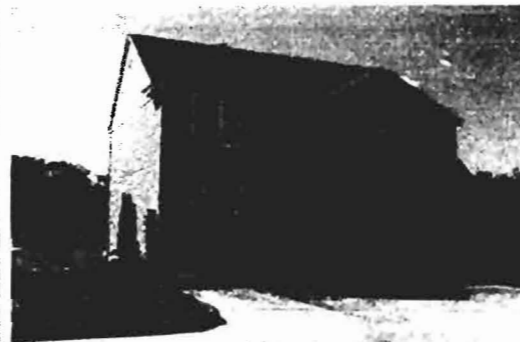
Mill Brook Estates. 100 units senior rental

Forest Street School, reuse of an historic school into 12 condos



783 Main Street, complete renovation of historic Main Street property

Homestead Village is an innovative 18-unit townhouse community created to fill the void in the region of affordable workforce housing for young families and first time home buyers.



With the assistance of community lenders and organizations like the USDA and Maine Housing, buyers were able to become homeowners for less than they were paying for rent.



**CONTACT:**

**Guy M. Gagnon**, Development Director

Phone: 207-854-6823

Fax: 207-854-0962

E-mail: [ggagnon@westbrookhousing.org](mailto:ggagnon@westbrookhousing.org)

Or

**Dick Begin**, Community Development

Phone: 207-854-6830

Fax: 207-854-0962

E-mail: [dbegin@westbrookhousing.org](mailto:dbegin@westbrookhousing.org)



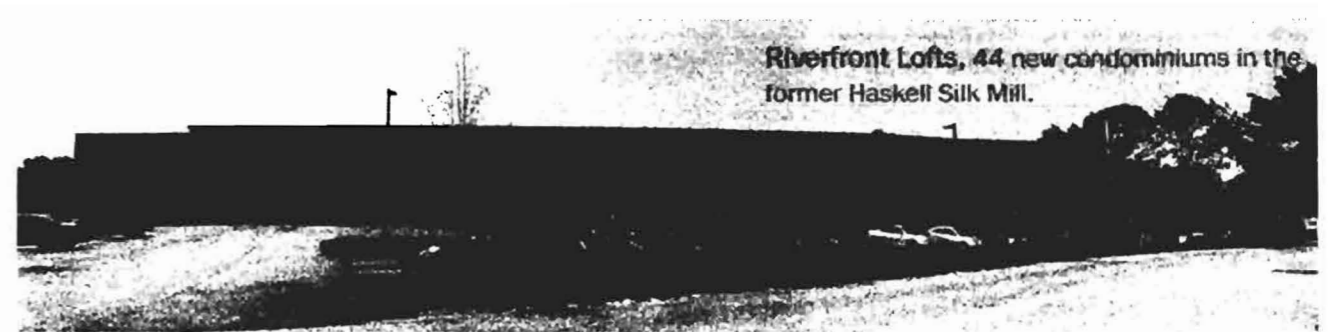
30 Liza Harmon Dr. Westbrook, ME. 04092



**WDC** is a community housing development corporation formed to create a wide array of affordable housing options. WDC has developed strong working relationships with like-minded organizations and businesses with similar philosophies of working hard and going the extra mile to develop quality housing for its clients.



**Presumpscot Commons**, the old high school, restored and converted into 29 senior apartments.



**Riverfront Lofts**, 44 new condominiums in the former Haskell Silk Mill.

The **WDC** team can provide a wide range of services including:

Comprehensive master planning

Project management

Project financing utilizing a full range of public and private funding sources

Community planning

Pre-development planning

Construction planning and management

Grant writing

Preliminary market analysis

Turnkey development

Tax credit consulting

**Riverfront Lofts**, offered a unique opportunity to combine the historical with the contemporary. The 44-unit condominium development along the banks of the Presumpscot River, features post and beam construction, high ceilings, large windows and original polished wood floors. These units sold out in less than one year primarily to first time home buyers. Once again WDC was able to fill the void of affordability in the greater Portland market.

**Golder Commons**, 26 two and three bedroom apartments, was constructed using the Low Income Housing Tax Credit program. It's focus is on the need for family housing in the downtown area in an affordable, secure, modern and convenient location.

