



April 6, 2015

Ms. Helen Donaldson
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

**RE: Response to City Staff Review Comments
Final Site Plan Application
Hotel Redevelopment
1210 Brighton Avenue
Portland, Maine**

Dear Nell,

In response to your comments regarding the Photometric Plan, please a revised plan and a cut sheet for the bollard lights enclosed. Our responses to your comments are provided below in *italics*.

Lighting Comments Provided by Planning Department:

1. Can you provide a calculation for the average illumination level across the whole site? The Technical Manual specifies that averages need to be below 1.25 foot candles.

A calculation grid was added to cover the entire site. An average of 1.0 fc was achieved. The minimum, maximum, and average levels are provided on the bottom row of the calculation summary table on the plan.

2. There are a couple of spots where the illumination levels exceed our maximum of 5 fc. Can you bring these numbers down in these locations at all?

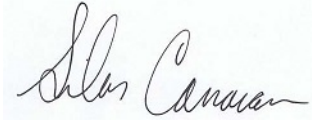
The lumen output of the three pole-mounted light fixtures at the drop-off area drive in front of the building was lowered. Some of the bollards were revised to a symmetrical distribution type and locations were slightly adjusted. These modifications reduce all points to less than 5 fc.

3. The bollards do not appear to be full cutoff, although you note otherwise. Can you provide a cut sheet that clarifies this?

A cut sheet for the bollard light fixture is enclosed. The VRB1 model will be used, which is full cut-off above 90°.

Please call me at 207-553-9898 should you require any additional information.

Respectfully,

A handwritten signature in black ink, reading "Silas Canavan", is displayed on a light blue rectangular background.

Silas Canavan, PE
Walsh Engineering Associates, Inc.

cc. Kam Patel, Portland Hotels, Inc. (Applicant)
enc. Photometric Plan (1 full size, 1 reduced size)

Low Level Luminaires

VRB1 / VRB2 / VRB3 / VRB4 / VSB1 / VSB2 Vandal Resistant Bollards

FEATURES

- VRB1, VRB3 and VSB1 horizontal louvers provide 360° of down-lighting with total lamp source cutoff above 90° horizontal
- VRB2 and VRB4 horizontal louvers provide 210° of cutoff down-lighting and vertical louvers provide 150° of non-cutoff accent lighting
- VSB2 horizontal louvers provide 270° of cutoff down-lighting and vertical louvers provide 90° of non-cutoff accent lighting
- Designed for lighting walkways, entrances, courtyards, and landscaped areas where fixtures are viewable from all directions
- Battery back-up, emergency battery pack and houseside shield options available



LOW LEVEL

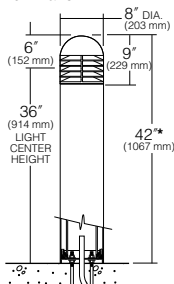
ORDERING INFORMATION (Example)

VRB1		10L2K		BL		HS	
FIXTURE		ELECTRICAL MODULE		LUMINAIRE FINISH		OPTIONS	
VRB1	Domed Round, 360° downlighting	LED		BL	Black	HS	Houseside Shield
VRB2	Domed Round, 210° downlighting, 150° accent lighting	Source	Color Temperature	DB	Dark Bronze	EM	Battery Back-up
VRB3	Flat Round, 360° downlighting	10L IES Type 1 LED	2K Amber	LG	Light Gray		
VRB4	Flat Round, 210° downlighting, 150° accent lighting	15L IES Type 3 LED	3K 3000K	SG	Stealth Gray		
VSB1	Square, 360° downlighting	20L IES Type 5 LED	4K 4200K	PS	Platinum Silver		
VSB2	Square, 210° downlighting, 150° accent lighting		5K 5100K	WH	White		
				CC	Custom Color*		
				*Consult representative			

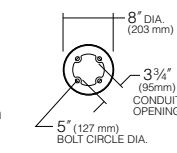
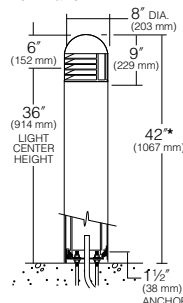
VANDAL RESISTANT BOLLARD

Maximum weight: 30 lb

VRB1 - Single Function Luminaire



VRB2 - Dual Function Luminaire



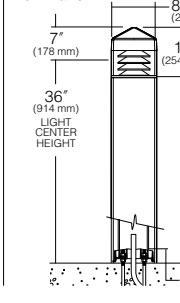
BASE PLAN VRB ALUMINUM SHAFT

*30" or 36" OVERALL HEIGHT AVAILABLE - CONTACT KIM REPRESENTATIVE (27 1/2" ABSOLUTE MINIMUM)

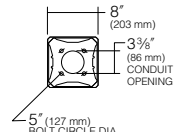
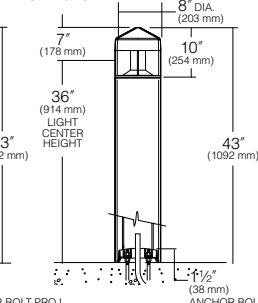
VANDAL RESISTANT SQUARE BOLLARD

Maximum weight: 35 lb

VSB1 - Single Function Luminaire



VSB2 - Dual Function Luminaire



BASE PLAN VSB ALUMINUM SHAFT

*30" or 36" OVERALL HEIGHT AVAILABLE - CONTACT KIM REPRESENTATIVE (27 1/2" ABSOLUTE MINIMUM)