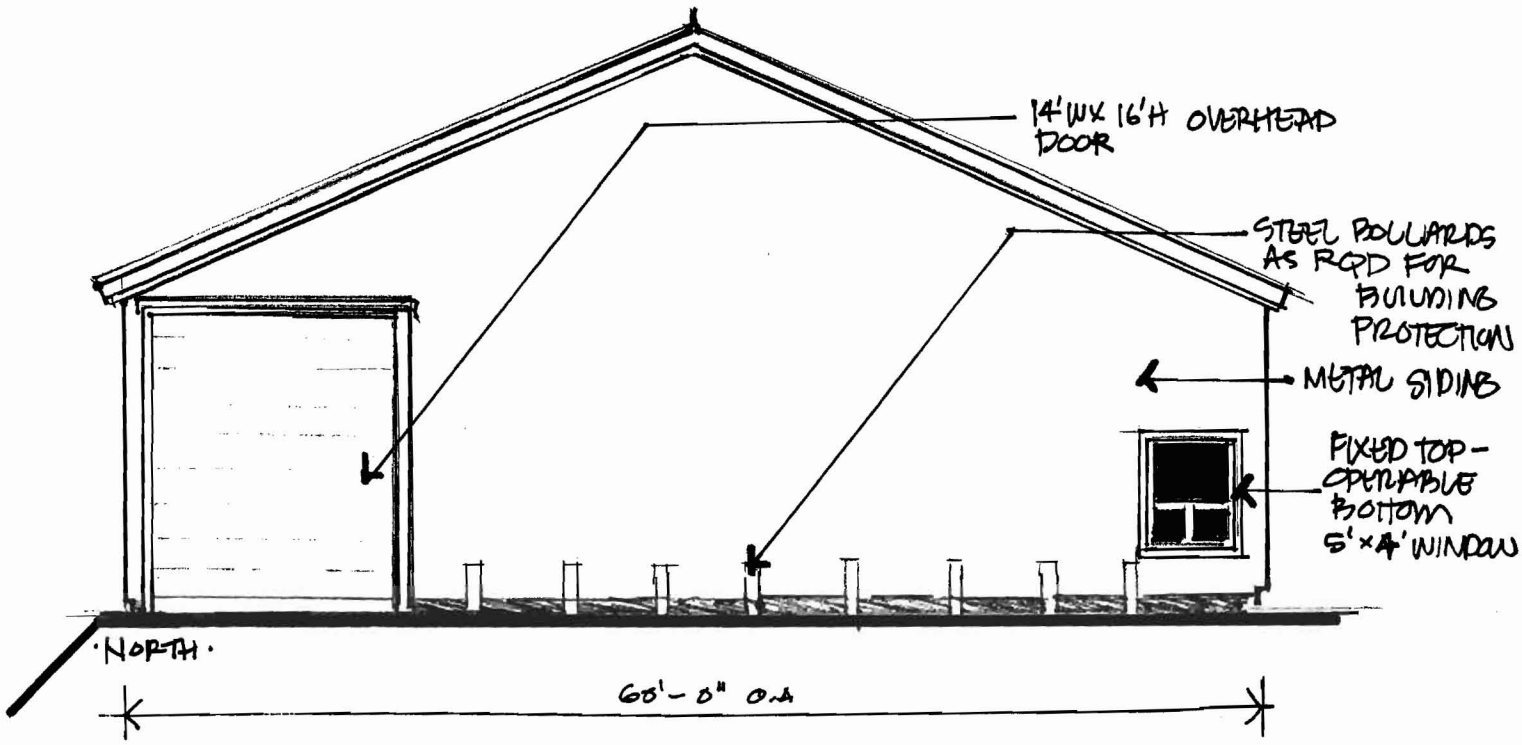
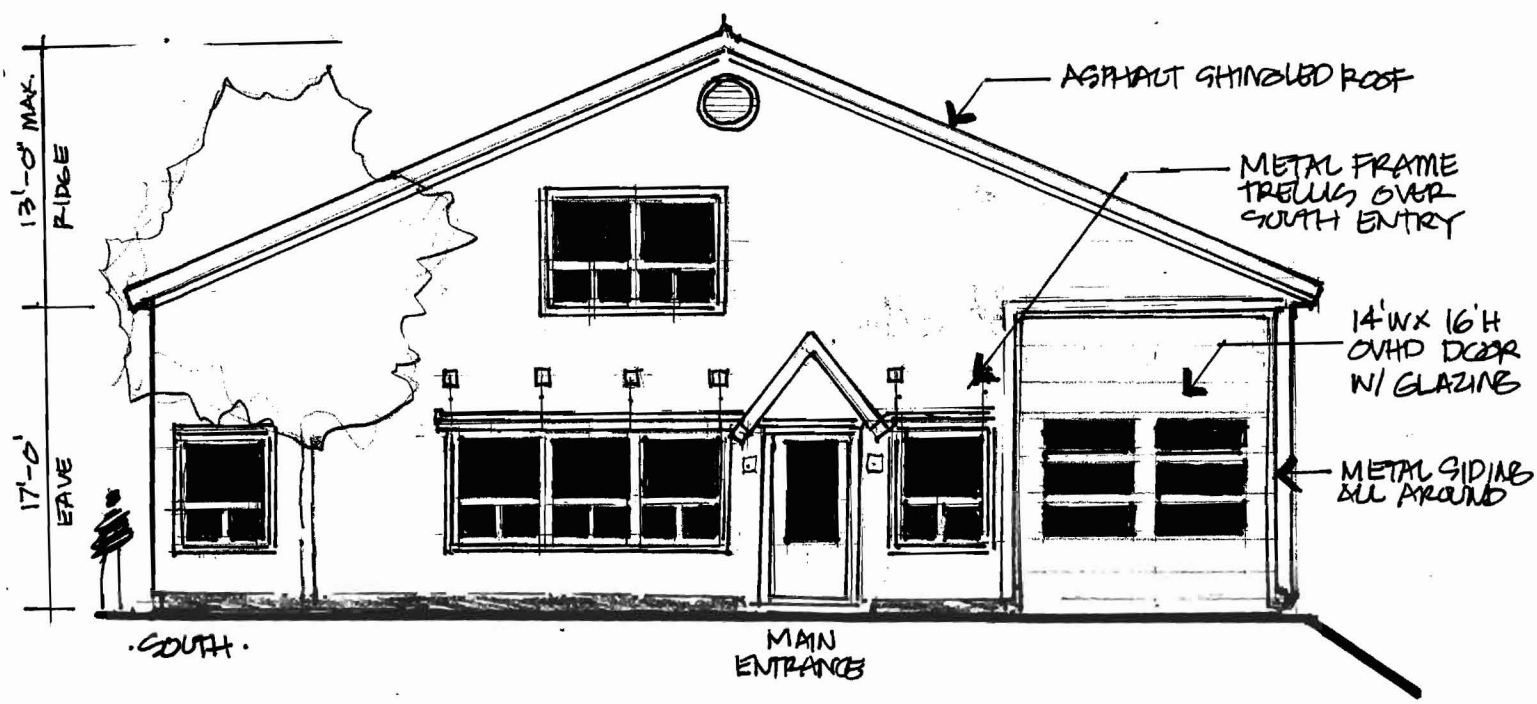
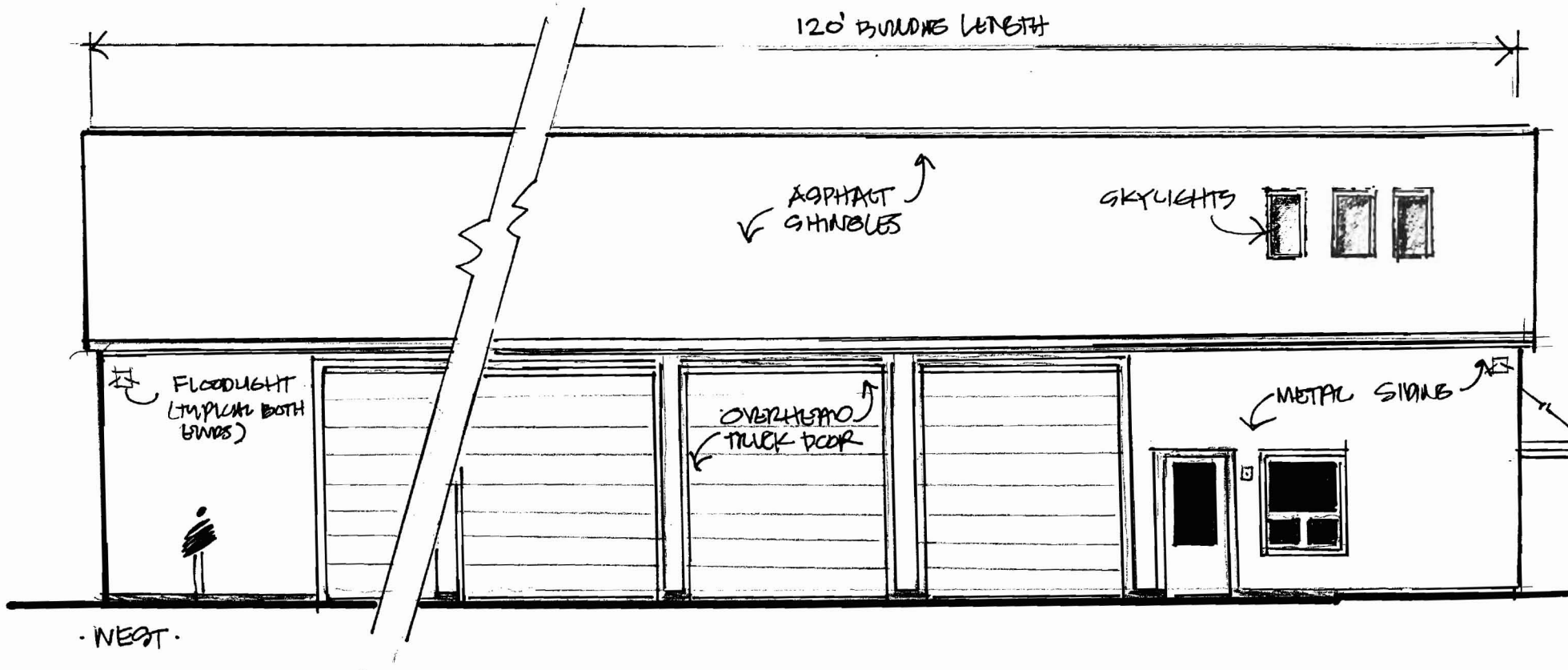




CONCEPT STUDY·

BLDG ELEVATIONS - R.E. COLEMAN
JANUARY, 2002

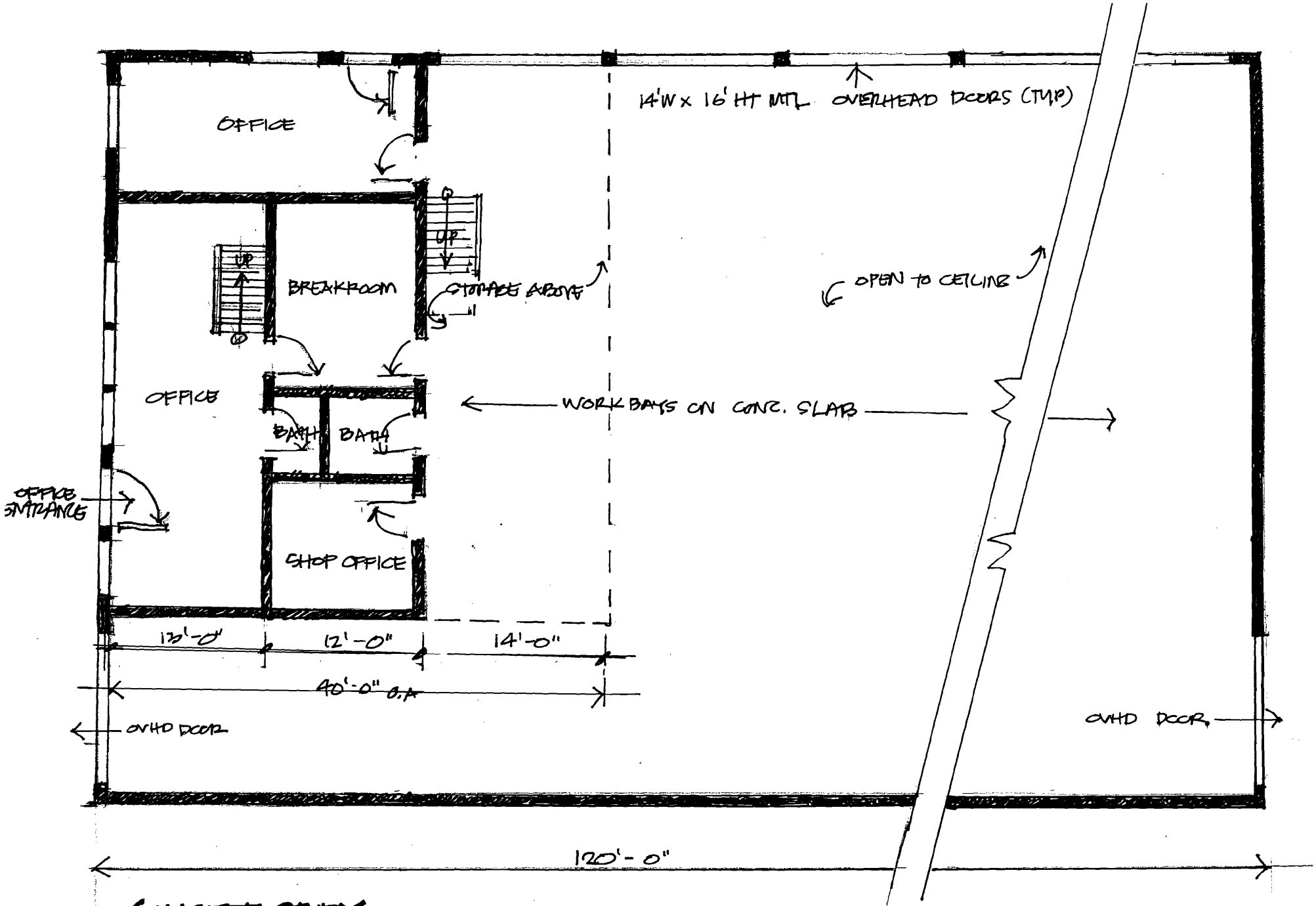
1"=10' - FOR METAL BUILDING AT LOT 15 - T·I·P.



CONCEPT STUDY.

BUILDINGS ELEVATIONS — R.E. COLEMAN
JANUARY, 2002

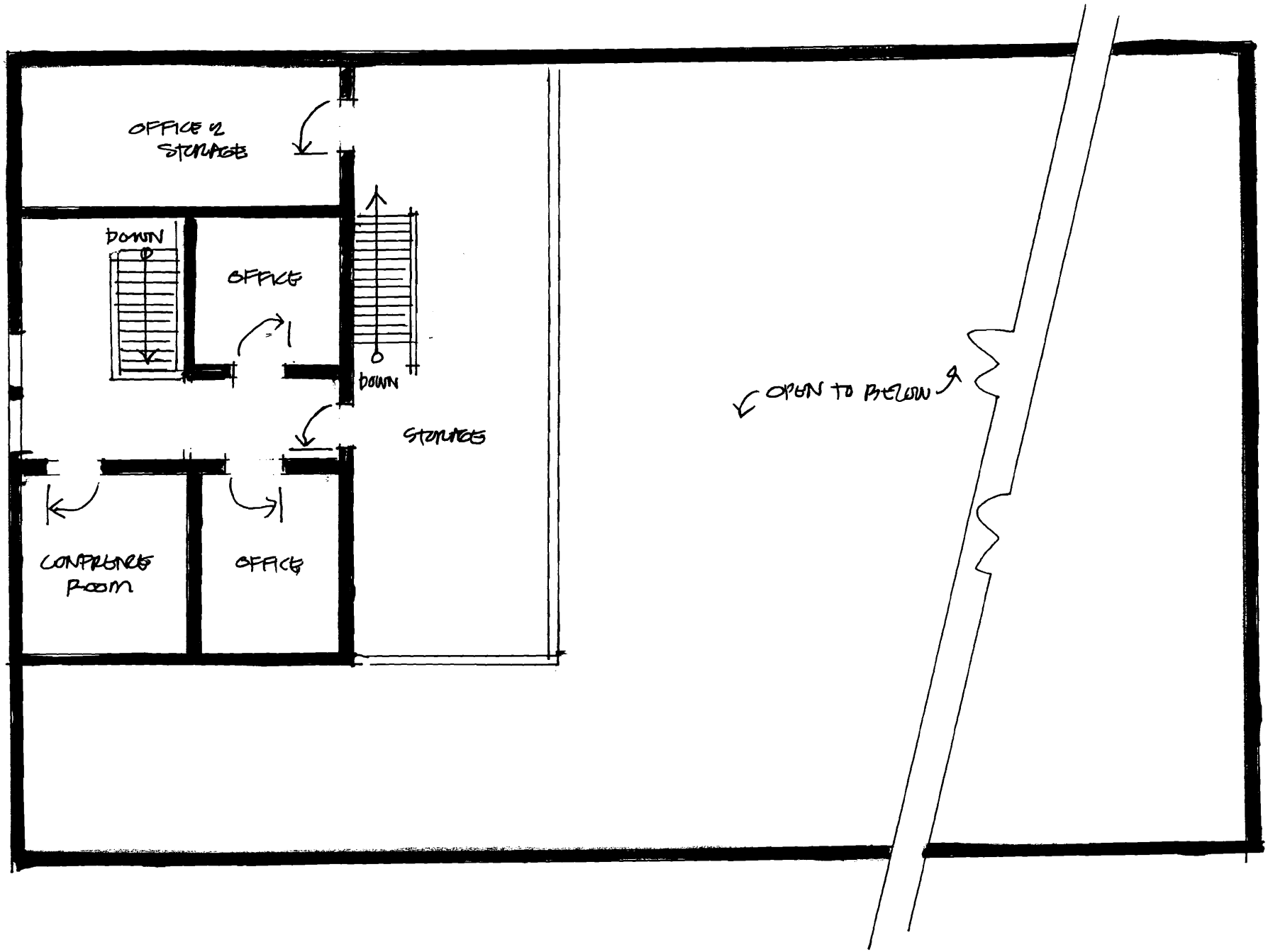
1"=10' FOR METAL BUILDING & LOT IS — T.I.P.



CONCEPT STUDY.

BUILDING FLOOR PLAN - R.E. COLEMAN

1" = 16'



CONCEPT STUDY.

BUILDING SECOND FLOOR PLAN · R·E·COLEMAN

1"=10'

MOHR & SEREDIN
Landscape Architects, Inc.

January 24, 2002

Ms. Dawn Hallowell, Project Analyst
Maine DEP
312 Canco Road
Portland, ME 04103

RE: Wetland Alteration Request of Anne and Rodney Coleman
City of Portland, Map 326 Lot B 11

Dear Dawn:

Thanks for taking the time on Tuesday to go over the project proposed by Anne and Rodney for Lot 15 on Industrial Way in Portland. As you are aware, I did follow-up with Linda Kokemuller to confirm that this can be processed by you as a Tier I project independent of the prior wetland permits in the Turnpike Industrial Park. As we discussed, the Coleman's are proposing to build a new, 7,200 square foot (footprint) building on a 2.46 acre lot on the west side of Industrial Way. The new building and site development are being proposed so that the family business, R.E. Coleman Excavating, can be moved from their home in West Falmouth to Portland.

The proposed development consists of the building, paved parking and outdoor storage areas that will disturb a total area of 45,983 square feet. The project proposes to fill 14,928 square feet of wetland, and to create 289 square feet of wetland, for a net wetland alteration of 14,639 square feet. The area of wetland creation is an isolated island of upland created by the project, and is ideally suited to be excavated and replanted to be consistent with the adjacent wetland plant community. The remaining 45,700 square feet (1.05 acre) of wetland on the site will be preserved, with no further alteration.

The proposed development plans include swales, rip-rap and a water quality treatment swale (bio-swale) to protect the water quality of the remaining wetland areas. The post development runoff from half of the building and all of the pavement are directed to a 340 foot grass and stone-lined swale that will provide treatment for the stormwater prior to it entering the wetland. The gravel work yard drains to a closed swale and underdrain (bio-swale) that will keep the fine soil particles from the work yard from entering the preserved wetland area.

This submission has been completed in conformance with the Tier 1 NRPA Regulations per 38 MRSA, and includes the following:

1) Application and $150.00 fee.
2) Site Location Plan on USGS Quad.

18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

3) Existing conditions plan with wetland areas identified and photograph locations shown.
4) Three (3) existing conditions photographs with legends.
5) Reduced scale site plan showing area of wetland alteration.
6) Half size, 1"=40' Site Plan showing all proposed development.
7) Cross section of fill at building and paving.
8) Erosion Control Plan.
9) Written construction plan for wetland creation.
10) Written Alternatives Analysis.

We appreciate your prompt review and processing of this submission. Please call if you have any questions or require more information.

Sincerely,

Stephen B. Mohr, ASLA

Cc: Anne and Rodney Coleman
City of Portland Planning Department
Jay Clement, ACOE

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)
APPLICATION FORM for FRESHWATER WETLAND ALTERATION
(For **Tier 1 and Tier 2 Review** under 38 M.R.S.A. Sec. 480-X)

- PLEASE TYPE OR PRINT IN ***BLACK INK ONLY*** **(3 COPIES, PLEASE BEAR DOWN)**
- SEE ATTACHED INSTRUCTIONS

1. Name of Applicant:	ANNE & RODNEY COLEMAN	**4. Name of Agent:** (if applicable)	MOHR & SEREDIN, L'ARCH'S
2. Applicant's Mailing Address:	17 COLEMAN WAY FALMOUTH, ME 04105	**5. Agent's Mailing Address:**	118 PLEASANT ST PORTLAND, ME. 04101
3. Applicant's Daytime Phone No: (with area code)	207 797-3779	**6. Agent's Daytime Phone No:** (with area code)	207 871-0003
7. Statement of Authorization:	I hereby authorize the above named person to act in my behalf as my agent in the processing of this application. *Signature of Applicant* Rodney E. Coleman		
8. Name of Wetland (if known):	UNNAMED, FORESTED AREA	**9. Amount of Impact (sq. ft.):** 14,629 SF	**10. Previous Wetland Alteration?** ☐ Yes ☒ No

11. Type of Wetland (Check all that apply): ☒ Forested ☒ Scrub Shrub ☐ Emergent ☐ Wet Meadow ☐ Peatland ☐ Open Water VEGETATIVE TYPE: ☐ Deciduous ☐ Coniferous/Fir ☐ Other_____

12. Fee Schedule:

TIER 1
- ☐ 0 - 4,999 sq.ft. = $35
- ☐ 5,000 - 9,999 sq.ft. = $75
- ☒ 10,000 - 14,999 sq.ft. = $150

TIER 2
- ☐ 15,000 - 19,999 sq.ft. = $211
- ☐ 20,000 - 43,560 sq.ft.(1 acre) = .204¢/sq.ft

13. Location of Project (Town/City):	PORTLAND, MAINE	**14. Tax Map #**	326
		15. Tax Lot #	B11
16. Detailed Directions to the Project:	FOREST AVE. TO RIVERSIDE DRIVE; RIGHT ON RIVERSIDE TO FIRST RIGHT WHICH IS INDUSTRIAL WAY; LOT 15 IS FIRST UNBUILT LOT ON LEFT.		
17. Project Purpose and Description, inlcude alternative analysis: (attach sheet if necessary)	TO CONSTRUCT A SMALL BUILDING AND WORKYARD FOR THE FAMILY BUSINESS CURRENTLY OPERATED OUT OF A HOME IN FALMOUTH. SEE ATTACHED LETTER & EXHIBITS FOR ADDITIONAL INFORMATION.		

- **I have read** the criteria for eligibility (on the reverse side) and affirm that my project meets all the requirements including eligibility, avoidance, minimization, erosion control, water quality and classification standards, and buffer strips.
- **I have submitted** a copy of this application, including attachments, to the municipality in which the project is located.
- **I authorize** staff of State and Federal agencies, having jurisdiction over this activity, to access the project site for the purpose of determining compliance with the rules.
- **I have attached 2 copies of all of the required submissions listed below.** (see instruction sheet)

18.	**TIER 1**	**TIER 2**	
☒ Fee	☒ Topographic Map	☐ Fee	☐ Alternatives Analysis
☒ Topographic Map	☒ Plan or Drawing (8 1/2" x 11")	☐ Topographic Map	☐ Compensation Plan (If required)
☒ Plan or Drawing (8 1/2" x 11")	☒ Photos of Area	☐ Plan or Drawing (8 1/2" x 11")	☐ Description of Previously Mined Peatland (if required)
☒ Photos of Area		☐ Professional Certification	☐ Statement/Copy of cover letter to Maine Historic Preservation Commission
		☐ Copy of Public Notice	
		☐ Erosion Control Plan	☐ Photos of Area

✧ ***NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS*** ✧

19. Signature of Applicant:	Rodney E. Coleman	**20. Date:**	JANUARY 23, 2002

Keep the bottom copy as your record of application. Send the form with attachments via Certified Mail or hand deliver to the Maine Dept. of Environmental Protection **at the appropriate regional office listed below.** Permits are valid for two years.

AUGUSTA DEP
17 STATE HOUSE STATION
AUGUSTA, ME 04333-0017
(207) 287-2111

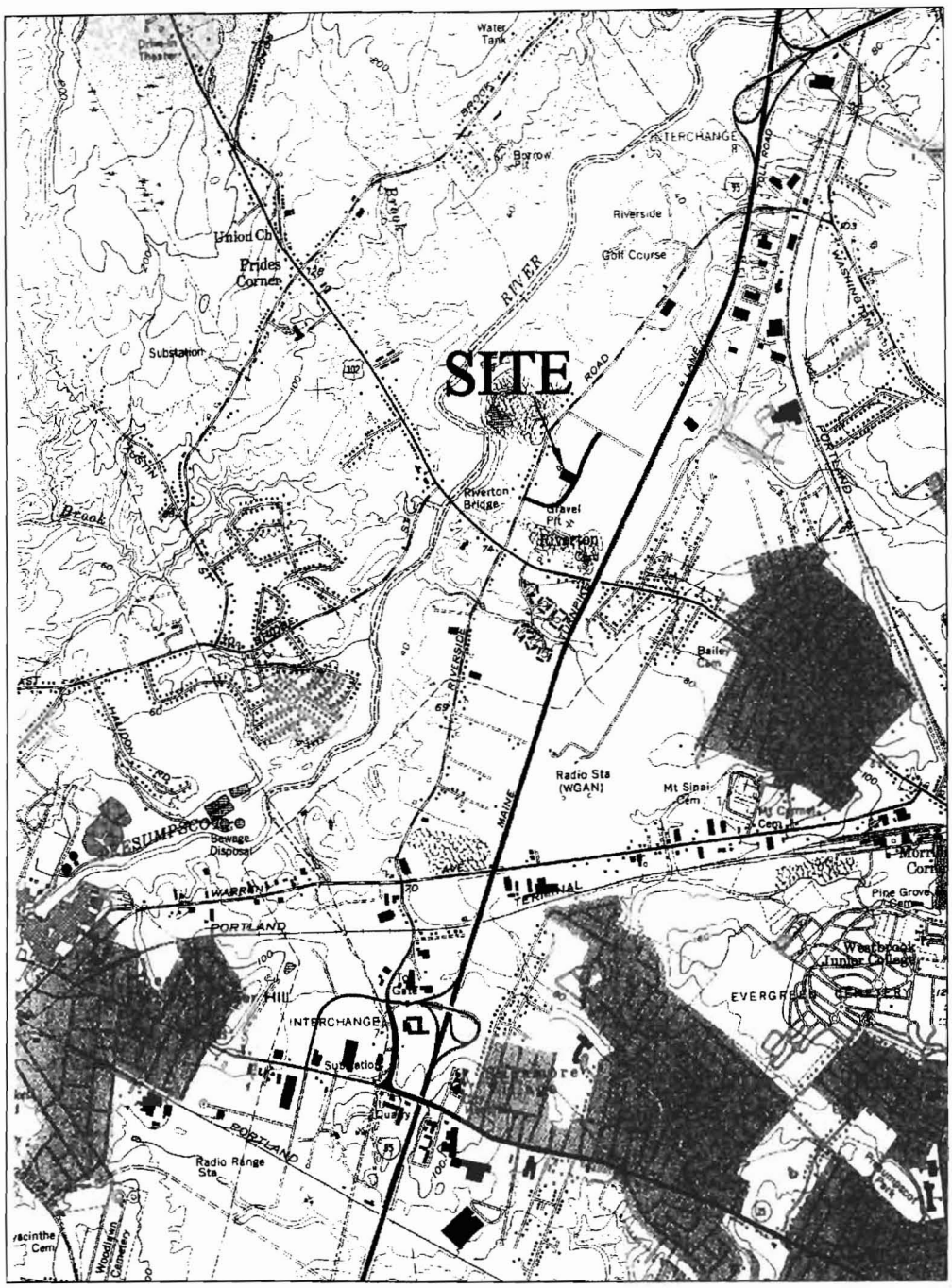
PORTLAND DEP
312 CANCO ROAD
PORTLAND, ME 04103
(207) 822-6300

BANGOR DEP
106 HOGAN ROAD
BANGOR, ME 04401
(207) 941-4570

PRESQUE ISLE DEP
1235 CENTRAL DRIVE
PRESQUE ISLE, ME 04769
(207) 764-0477

FOR OFFICE USE ONLY

APP #:	FP:	Assigned to:	Decision Date:	UTM: N	Site Visit:
CK #:	Recv'd:	Returned:	Decision: A D W R M	E	Compliance:



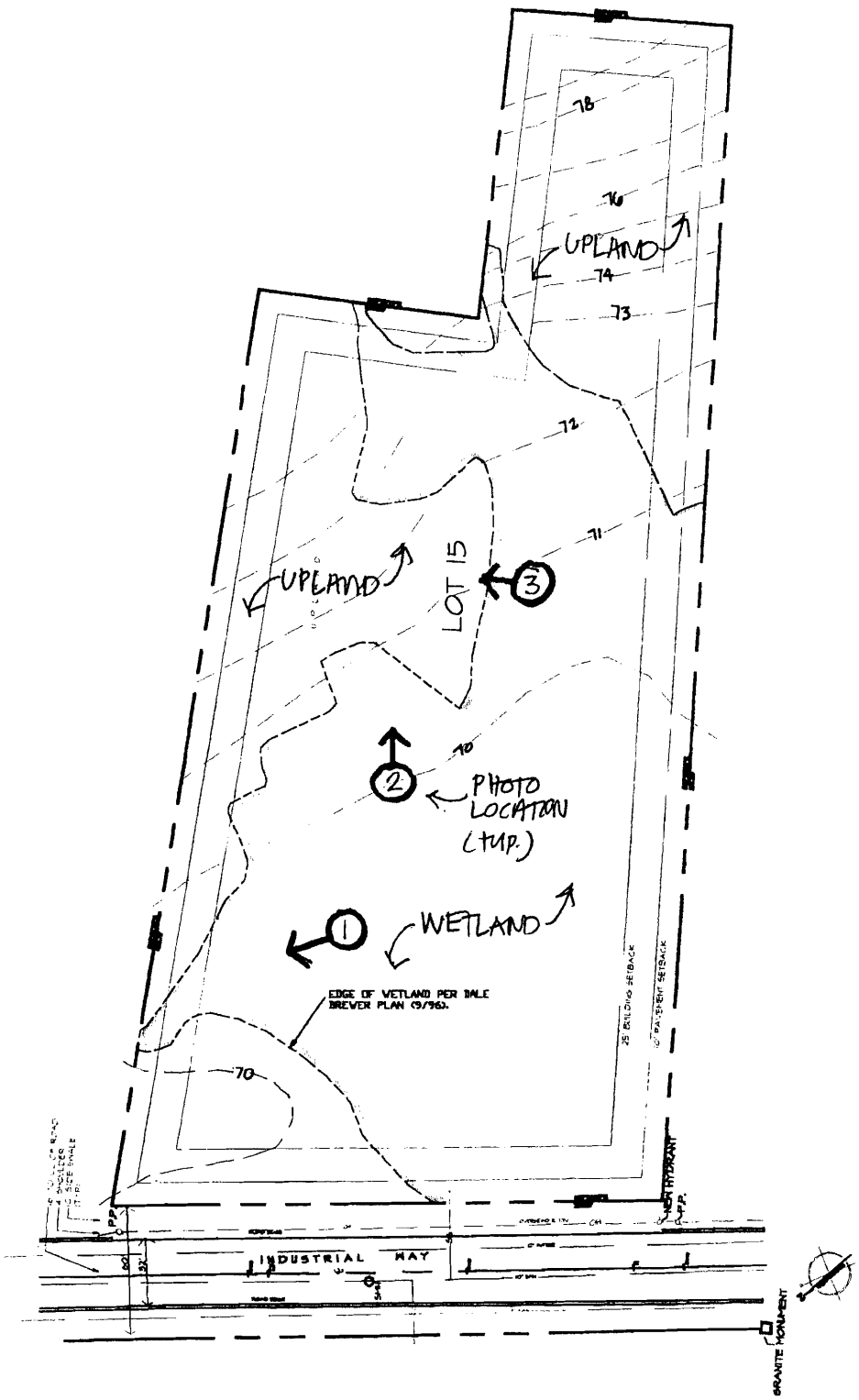
MORRILL SHERIDIN
Landscape Architects, Inc.
18 Pleasant Street, Portland, Maine 04101
(207)871-0003

PREPARED FOR:
ANNE & RODNEY COLEMAN
PORTLAND, MAINE

TITLE:
USGS LOCUS MAP

DATE:
JAN. 2002

EXHIBIT:
1



PREPARED FOR:
ANNE & RODNEY COLEMAN
PORTLAND, MAINE

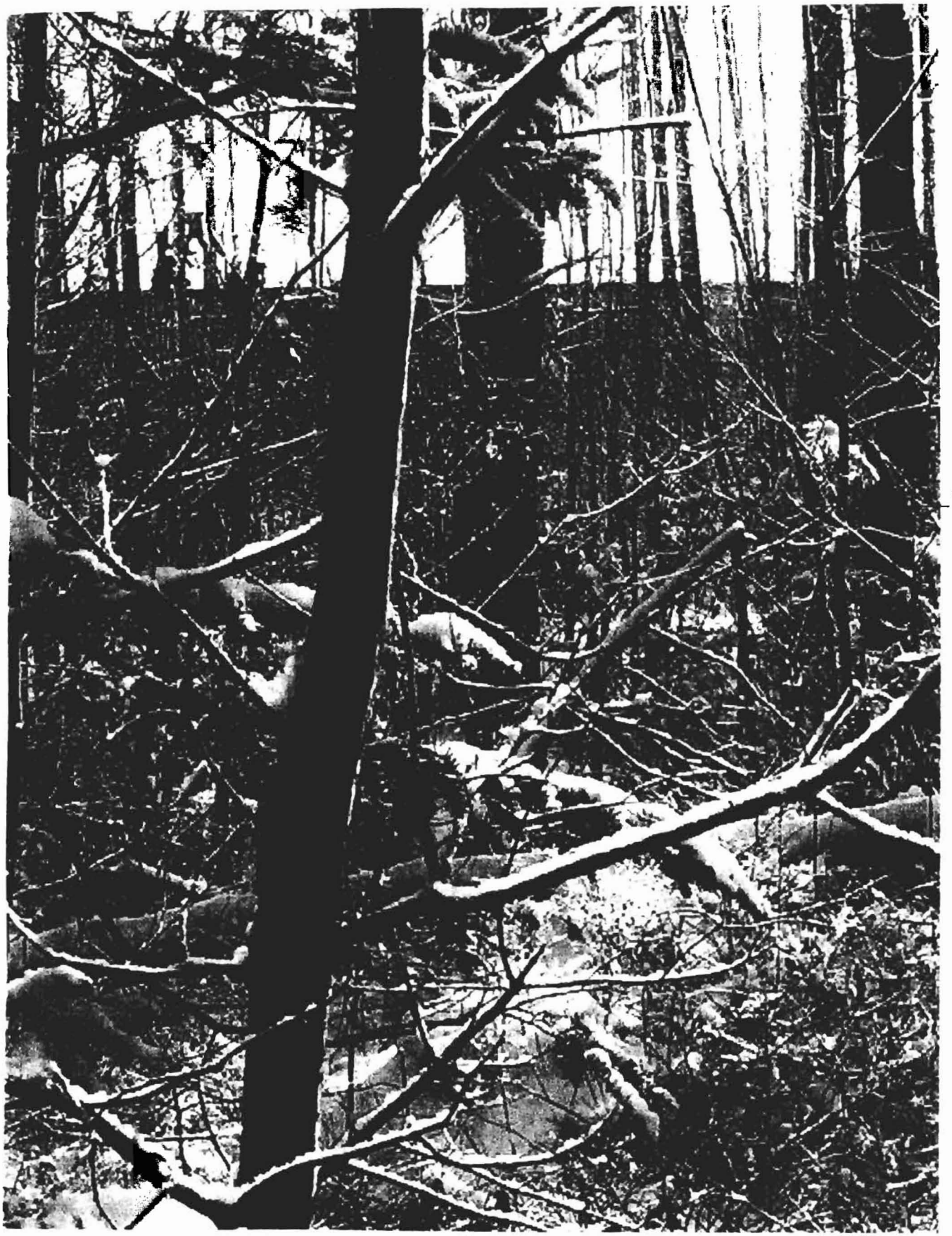
TITLE:
EXISTING CONDITIONS

MOHR & SEREDIN
Landscape Architects, Inc.
18 Pleasant Street, Portland, Maine 04101
(207)871-0003

DATE: JAN. 2002

SCALE: 1" = 80'

EXHIBIT: 2



NRPA APPLICATION – TIER 1 WETLAND ALTERATION
ANN + RODNEY COLEMAN · LOT 15, INDUSTRIAL WAY
PORTLAND, ME

PHOTO # 1

LAND
15 —

NRPA APPLICATION - TIER 1 WETLAND ALTERATION
ANN + RODNEY COLEMAN LOT 15/ INDUSTRIAL WAY
PORTLAND, ME

PHOTO # 2

NRPA APPLICATION - TIER 1 WETLAND ALTERATION
ANN + RODNEY COLEMAN LOT 15 / INDUSTRIAL WAY
PORTLAND, ME.

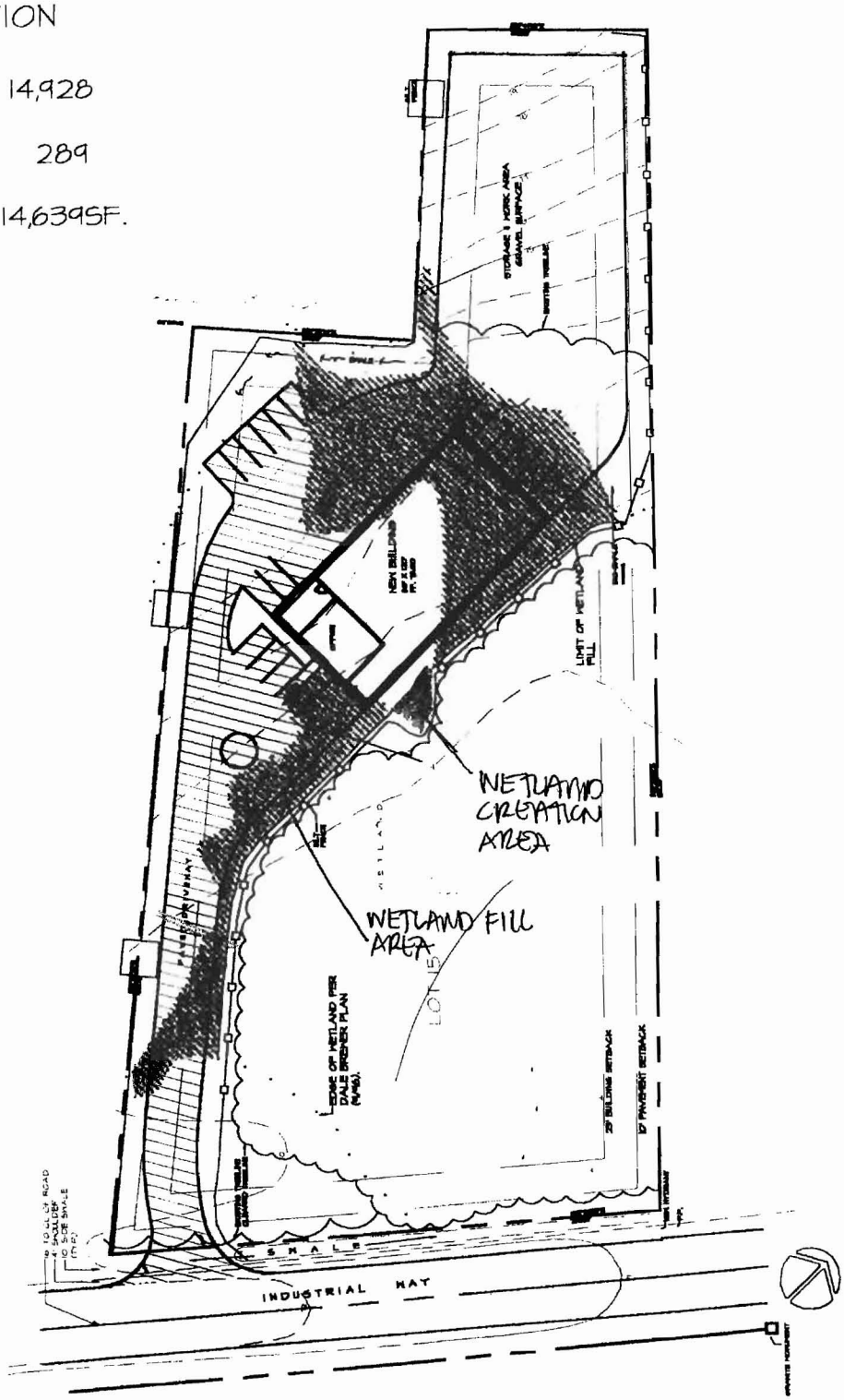
PHOTO# 3

WETLAND ALTERATION CALCULATION:

TOTAL DISTURBANCE: 14,928 SF.

LESS MITIGATION: 289 SF.

NET: 14,639SF.



PREPARED FOR:
ANNE & RODNEY COLEMAN
17 COLEMAN WAY FALMOUTH, ME 04105

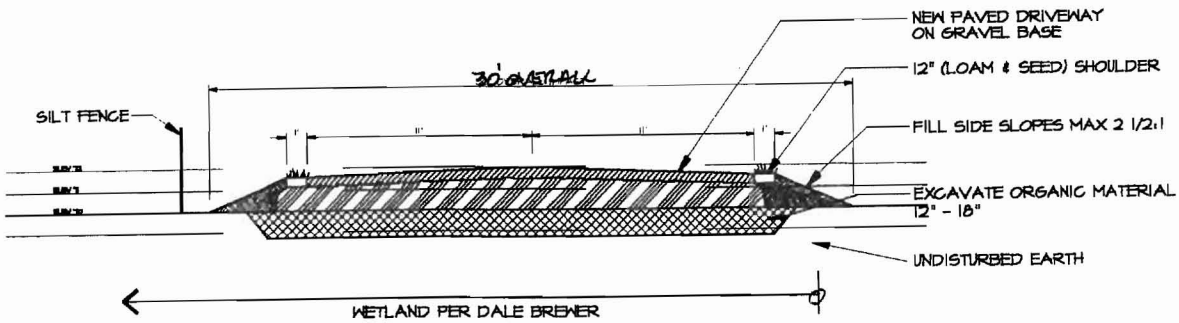
TITLE:
AREAS OF WETLAND FILL
LOT 15 INDUSTRIAL WAY

MOHR & SHREDIN
Landscape Architects, Inc.
18 Pleasant Street, Portland, Maine 04101
(207)871-0003

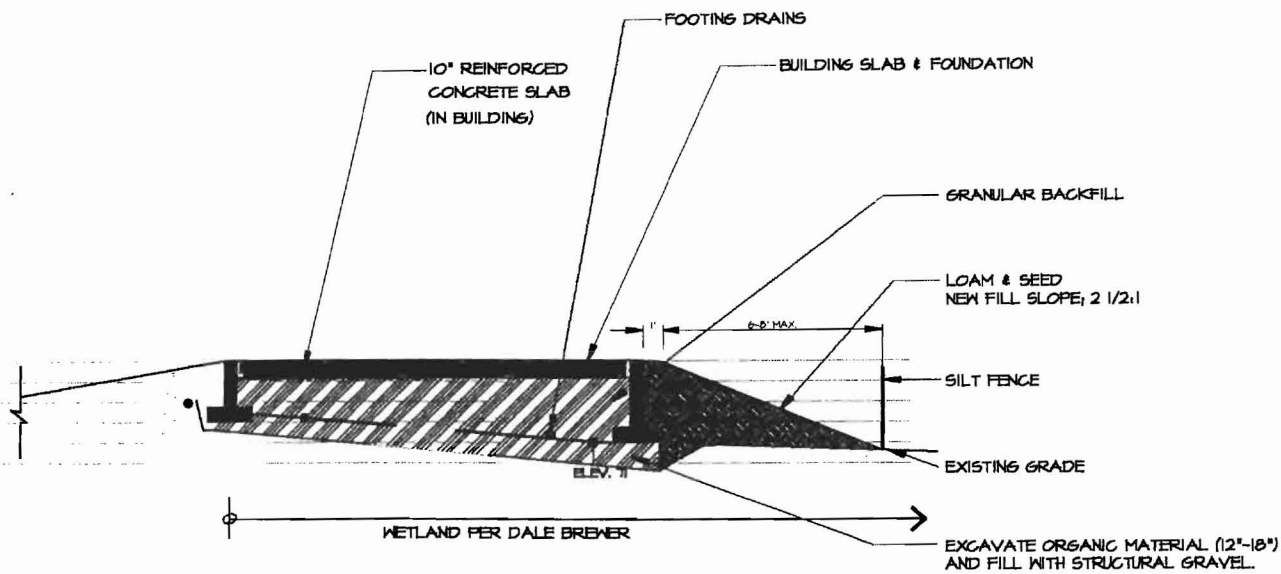
DATE: JANUARY 2002

SCALE: 1"=80'

EXHIBIT: 3



DRIVEWAY CROSS SECTION AT WETLAND FILL AREA



BUILDING CROSS SECTION AT WETLAND FILL AREA

1"=2' VERT
NO HORIZONTAL SCALE

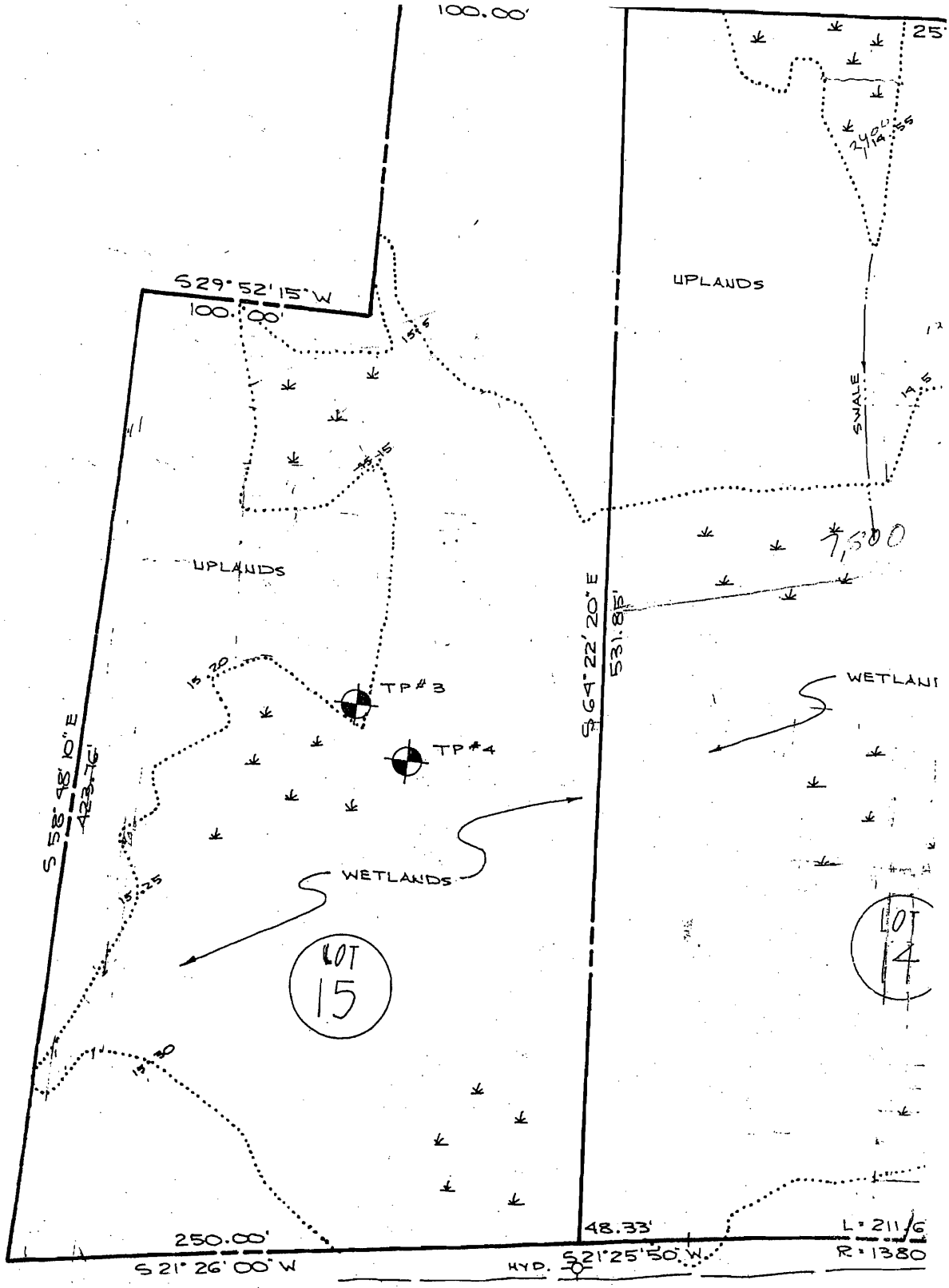
MOHR & SHERIDIN
Landscape Architects, Inc.
[illegible] Street, Portland, Maine 04101
(207)871-0003

PREPARED FOR:
ANNE & RODNEY COLEMAN
PORTLAND, MAINE

TITLE:
WETLAND FILL

DATE:
JAN. 2002

EXHIBIT:
4



STATE OF MAINE
DALE A. BREWER
No. 304
CERTIFIED SOIL SCIENTIST
7/25/96

DALE A. BREWER
C.S.S. # 304

WETLAND DELINEATION SURVEY
AT
TURNPIKE INDUSTRIAL PARK
RIVERSIDE STREET PORTLAND, MAINE
FOR
COMMERCIAL PROPERTIES

OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By D.A.B.	Date JULY 22, 1996	Job No. 96107 P
Trace By M.M.H.		
Check By DAB	Scale 1" = 50'	Drwg. No. 1
Book No. GPS #1		

MOHR & SEREDIN
Landscape Architects, Inc.

January 24, 2002

Mr. Rod Howe
Maine Project Office
Army Corps of Engineers
675 Western Ave. #3
Manchester, ME 04351

RE: Application by Anne & Rodney Coleman for Wetland Fill
Industrial Way, Turnpike Industrial Park, Portland, Maine

Dear Rod:

Attached please find three (3) copies of the Tier 1 Wetland Alteration application we have submitted to Dawn Hallowell at ME DEP for the above referenced project. The Coleman's are proposing to fill a wetland area of 14,928 square feet and to construct a wetland of 289 square feet for a net wetland impact of 14,639 square feet. This activity is being proposed so that Anne and Rodney can move the family business, R.E. Coleman & Sons, off of their land in Falmouth, Maine where it has been located for 25 years. Their land in Falmouth is not zoned to allow an expansion of the business, so the Coleman's have been searching for a parcel on which to construct a new building and work yard for their continued operation.

This is a straightforward application, but is complicated by the issue of cumulative impacts in post-1984 subdivisions. The issue with this project is its location in the Turnpike Industrial Park, off of Riverside Street in Portland. This is a subdivision designed in 1984 and 1985, approved and built in 1986, and has slowly been developed in the ensuing 15 years. In 1992 the issue of wetland alterations first was raised, and a project proposed for one of the 21 lots was abandoned due to the wetlands on the lot. I believe the issue with this age subdivision is one that you have dealt with before, which is that the cumulative wetland impacts were not considered when the project was permitted and built, and must now be included in your analysis for approval of a wetland fill request.

As I understand your review process, you need to see all of the wetland loss in the subdivision, not just the fill proposed in this application. We have searched the DEP records, and have found only one wetland alteration permit for the developed lots in the subdivision. This is your 1996 permit, number 199602079 for Muccuci Brothers. They were given a permit to fill 8,589 square feet of wetlands for their new facility which front on Riverside Street. We can find no other wetland alteration permits for the other lots, going back through 1986 when the first building was constructed.

18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

The cumulative impact of the property in the subdivision would be as follows:

1996 Permit to Miccuci Brothers	ACOE Permit # 199602079 (DEP 96-99-5)	8,589 s.f.
2002 Proposed permit by Coleman		(net) 14,639 s.f.
	Total Wetland Fill	23,228 s.f.

We have studied the impact very carefully in an effort to keep it as low as is practicable. The Alternative Analysis included with the submission reviews the relevant facts, which we believe support this request. I think it is important to note that the balance of the wetlands on the site, 45,700 s.f. in area, will be left in their natural state with no request for additional alterations. This area of 1.05 acres will be set aside as a wetland preservation area, which can be documented in the deed if the Corps needs to verify the preservation status.

As we discussed, the cumulative impact for the subdivision is still below one acre in area, and thus could be processed as a General Permit. I am not sure how to proceed with this, as the Coleman's application is a Tier 1 permit and is below the 15,000 s.f. threshold. In reviewing this with Dawn, she stated that the application would be reviewed by ME DEP for the 14,639 s.f. of impact, and not fall under their regulations for the higher, cumulative impact figure.

We have filed the application with Dawn, and would ask that you review our submittal at your earliest convenience to let us know your concerns or issues. Thanks for your help.

Sincerely,

Stephen B. Mohr, ASLA

Cc: Anne & Rodney Coleman
Dawn Hallowell

F:\Projects\477-PortlandColeman\DOCS\rdarmycorp.doc

MOHR & SEREDIN
Landscape Architects, Inc.

EROSION AND SEDIMENTATION CONTROL PLAN
LOT 15 DEVELOPMENT BY ANNE & RODNEY COLEMAN
PORTLAND, MAINE

INTRODUCTION

The following plan for controlling sedimentation and erosion from this project is based upon sound conservation practices such as those outlined in the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices by the Cumberland County Soil and Water Conservation District and the Maine Department of Environmental Protect dated March 1991. The contractor shall make himself familiar with the aforementioned publication and adhere to it and the practices presented herein.

The project site, Lot 15 on Industrial Way in Portland, is 2.46 acres in area. The property is currently undeveloped field and forest. The site contains a forested wetland mapped by Dale Brewer in 1996. The property slopes gently from the southwest to the east, and drains to an existing swale adjacent to Industrial Way.

Reference is made to the erosion control exhibits, showing the locations of proposed measures included with this report.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

The following general erosion control practices will be used to prevent erosion and sedimentation before, during and after the construction of this project. Special care shall be used at all times in an effort to: (1) limit disturbance and hence erosion, (2) correct any erosion problems immediately, (3) regularly monitor the practices implemented and (4) revegetate disturbed areas as soon as possible.

Stone-Check Dams
Stone check dams will be installed as shown on the plans. These check dams reduce flow velocities in swales and serve to filter and capture sediment before traveling downstream.

Swales
In areas with steep slopes, high discharges, or sediment load potential rip-rap will be used.

Haybales and/or Silt Fence

1. Haybales or silt fencing shall be installed at the toes of slopes near wetlands, below any dike construction (out of receiving channels), and along the more expansive fill slopes.
2. The locations requiring haybales and/or silt fence are noted on the plans.

Outlet Protection
The outlets from the culverts shall be protected with rip-rap aprons.

Inlet Protection
All culvert inlets shall be protected as noted on the Rip-Rap Headwall Detail unless otherwise noted on the plans. The rip-rap at the inlet shall be the same size as the rip-rap for the aprons at the outlet.

18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

Construction Entrance

A gravel construction entrance shall be installed wherever construction equipment will be entering a public road on a regular basis. The locations and specifications for these entrances are noted on the plans and details.

CONSTRUCTION PHASE

The following general practices will be used to prevent erosion during construction on this project.

1. Only those areas under active construction will be cleared and left in an untreated or unvegetated condition. If final grading, loaming and seeding will not occur within 15 days see Item No. 4.

2. Prior to the start of construction in specific area, silt fencing and/or haybales will be installed around inlets, at the toe of slope and in areas as located on the plans to protect against any construction related erosion. Immediately following construction of culverts and swales, stone check dams shall be installed, as shown on the plans.

3. Topsoil will be stockpiled when necessary in areas which have minimum potential for erosion and will be kept as far as possible from existing drainage areas and wetlands. All stockpiles expected to remain longer than 15 days shall be :

   A. Treated with anchored mulch (within 5 days of the last deposit of stockpiled soil).

   B. Seeded with conservation mix and mulched immediately.

   Stockpiles expected to remain longer than 3 days shall be encircled with haybales or silt fence at the toe of the pile.

4. All disturbed areas expected to remain longer than 15 days shall be:

   A. Treated with anchored mulch immediately.

   B. Seeded with conservation mix of perennial rye grass (1.0 lbs/1000 sq.ft.) and mulched immediately.

5. All grading will be held to a maximum 3:1 slope where practical. Greater slopes may be used where the banks are protected with soft armour matting. All slopes will be stabilized with permanent seeding immediately after final grading is complete. (It is understood that immediately means within 5 days of the completion of work. See Post-Construction revegetation for seeding specification.)

6. All culverts will be protected with stone rip-rap headwalls (D_{50} = 6" unless otherwise specified) at inlets and outlets. Road ditches will be rock lined where excessive flows or velocities might occur. The locations of these ditches are noted on the plans.

7. Construction traffic will be directed over the construction entrances and proposed roads. Any areas subject to rutting will be stabilized immediately. The gravel construction entrance shall be maintained by the addition of more gravel as needed as the voids become filled. The public roadway shall be swept daily should mud be tracked onto it.

POST CONSTRUCTION REVEGETATION

The following general practices will be used to prevent erosion as soon as an area is ready to undergo final grading.

1. A minimum of 4" of loam will be spread over disturbed areas and graded to a uniform depth and natural appearance.

2. If final grading is reached during the normal growing season (4/15 to 9/15), permanent seeding will be done as specified below. Prior to seeding, limestone shall be applied at a rate of 100 lbs/1000 sq. ft. and 10:20:20 fertilizer at a rate of 18.4 lbs/1000 sq. ft. will be applied. Broadcast seeding at the following rates:

Lawns		Swales	
Kentucky Bluegrass	0.46 lbs/1000 sq. ft.	Creeping Red Fescue	0.46 lbs/1000 sq.ft.
Creeping Red Fescue	0.46 lbs/1000 sq. ft.	and Red Top	0.05 lbs/1000 sq.ft.
Perennial Ryegrass	0.11 lbs/1000 sq. ft.	Tall Fescue	0.46 lbs/1000 sq.ft.

3. An area shall be mulched immediately after it has been seeded. Mulching shall consist of hay mulch, hydro-mulch or any suitable substitute deemed acceptable by the Design Professional.

   A. Hay mulch shall be applied at the rate of 2 tons per acre. Hay mulch shall be secured by either:
      1. Being driven over by tracked construction equipment on grades of 5% and less.
      2. Blanketed by tacked photodegradable/biodegradable netting on grades greater than 5%.

   B. Hydro-mulch shall consist of a mixture of either asphalt, wood fibre or paper fibre and water sprayed over a seeded area. Hydro-mulch shall not be used between 9/15 and 4/15.

4. Construction shall be planned to eliminate the need for seeding between September 15th and April 15th. Should seeding be necessary between these dates, the following procedure shall be followed:

   A. Only unfrozen loam shall be used.

   B. Loaming, seeding and mulching will not be done over snow or ice cover. If snow exists, it must be removed prior to placement of seed.

   C. Where permanent seeding is necessary, Annual Winter Rye (1.2 lbs/1000 s.f.) shall be sown instead of the previously noted seeding rate.

   D. Where temporary seeding is required, Annual Winter Rye (2.5 lbs/1000 s.f.) shall be sown instead of the previously noted seeding rate.

   E. Fertilizing, seeding and mulching shall be done on loam the day the loam is spread.

   F. Hay mulch shall be secured with photodegradable/biodegradable netting. Tracking by machinery alone will not suffice.

5. Where erosion control netting is called for in swales, the swale may be either:

   A. Seeded, mulched, and blanketed with photodegrable/biodegradable netting.

   B. Seeded and blanketed with netting containing excelsior.

   All netting shall be anchored as per the Manufacturer's specs.

6. Following final seeding, the site will be inspected every 30 days until 80% cover has been established. Reseeding will be carried out by the contractor within 10 days of notification by the engineer that the existing catch is inadequate.

MONITORING SCHEDULE

The contractor shall be responsible for installing, monitoring, maintaining, repairing, replacing and removing all of the erosion and sedimentation controls or appointing a qualified subcontractor to do so.

Maintenance measures will be applied as needed during the entire construction cycle. After each rainfall, a visual inspection will be made of all erosion and sedimentation controls as follows:

1. Haybale barriers and silt fence shall be inspected and repaired once a week or immediately following any significant rainfall. Sediment trapped behind these barriers shall be excavated when it reaches a depth of 6" and redistributed to areas undergoing final grading. Should the haybale barriers prove to be ineffective, the contractor shall install silt fence behind the haybales.

2. Stone check dams shall be visually inspected once a week or after each significant rainfall and repaired as needed. Sediment trapped behind these devices shall be removed once it attains a depth equal to ½ the height of the dam or riser. The sediment removed shall be distributed off-site or to an area undergoing final grading. The sediment and the removal thereof shall be handled in a manner which does not promote erosion or sedimentation.

EROSION CONTROL REMOVAL

An area is considered stable if it is paved or if 80% growth of planted seeds are established. Once an area is considered stable, the erosion control measures can be removed as follows:

1. <u>Haybales and Silt Fence</u>
   The haybales and silt fence shall be disposed of legally and properly off-site. All sediment trapped behind these controls shall be:
   a. Distributed to an area undergoing final grading.

2. Graded in an aesthetic manner to conform to the topography, fertilized, seeded and mulched in accordance with the rates previously stated.

3. <u>Stone Check Dams</u>
   The sediment trapped behind/around/in stone check dams, shall be removed and relocated off-site or to an area undergoing final grading. The sediment trapped by these devices shall

not be regraded locally since they exist in drainage ways. The rip-rap from the check dams and risers may be either:

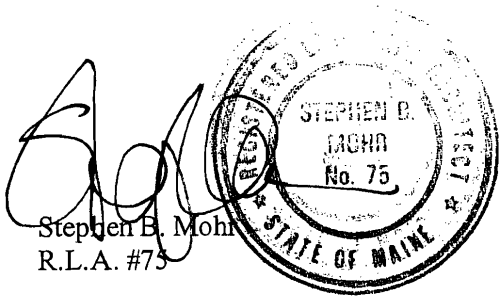
A. Removed or,

B. Regraded in an aesthetic manner which does not inhibit flow or create erosion.

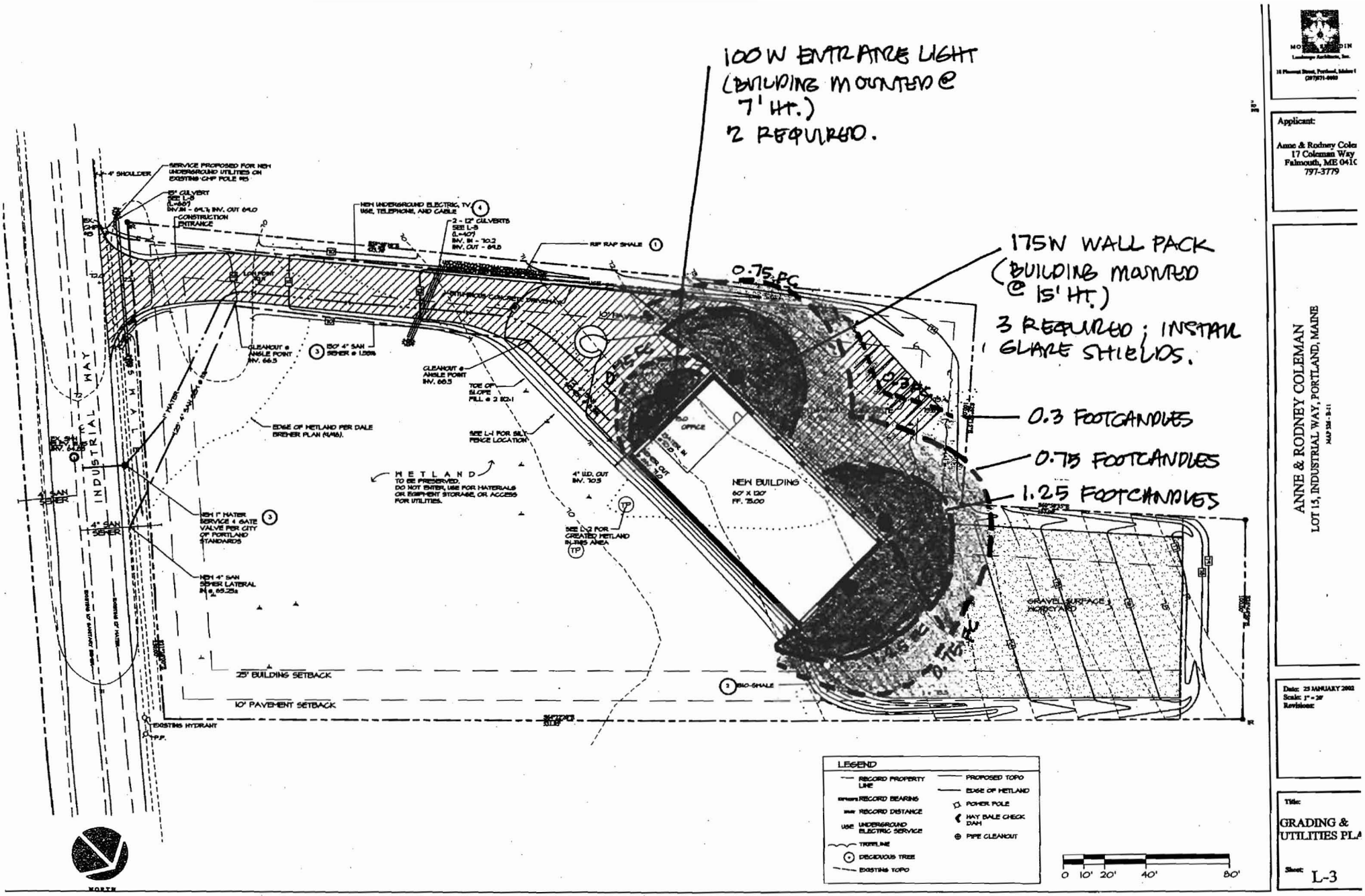
4. Miscellaneous

Once all the trapped sediments have been removed from the temporary sedimentation devices, the disturbed areas must be regraded in an aesthetic manner to conform to the surrounding topography. Once graded these disturbed areas must be loamed (if necessary), fertilized, seeded and mulched in accordance with the rates previously stated.

Conformance with this plan, and following these practices will result in a project that complies with the Standards of the Natural Resources Protection Act, and will protect water quality in areas downstream from the project.



Stephen B. Mohr
R.L.A. #75



Applicant:
Anne & Rodney Cole
17 Coleman Way
Falmouth, ME 041
797-3779

ANNE & RODNEY COLEMAN
LOT 15, INDUSTRIAL WAY, PORTLAND, MAINE

Date: 23 JANUARY 2002
Scale: 1" = 20'
Revisions:

Title:
GRADING & UTILITIES PLA

Sheet: L-3

PROPOSED LIGHTING PLAN
ANNE & RODNEY COLEMAN
1" = 60' ±

Housing
Seamless, die cast aluminum. Medium bronze, acrylic powder finish. Measures 16" square X 6.5" deep.

Optics
Precision specular reflector provides cutoff wide distribution to assure wide fixture spacings and maximum light levels. The clear tempered glass lens is enclosed in hinged lens frame. Optical chamber is sealed to reduce dirt contamination. This efficient reflector system allows typical spacings of 4 to 5 times the mounting height.

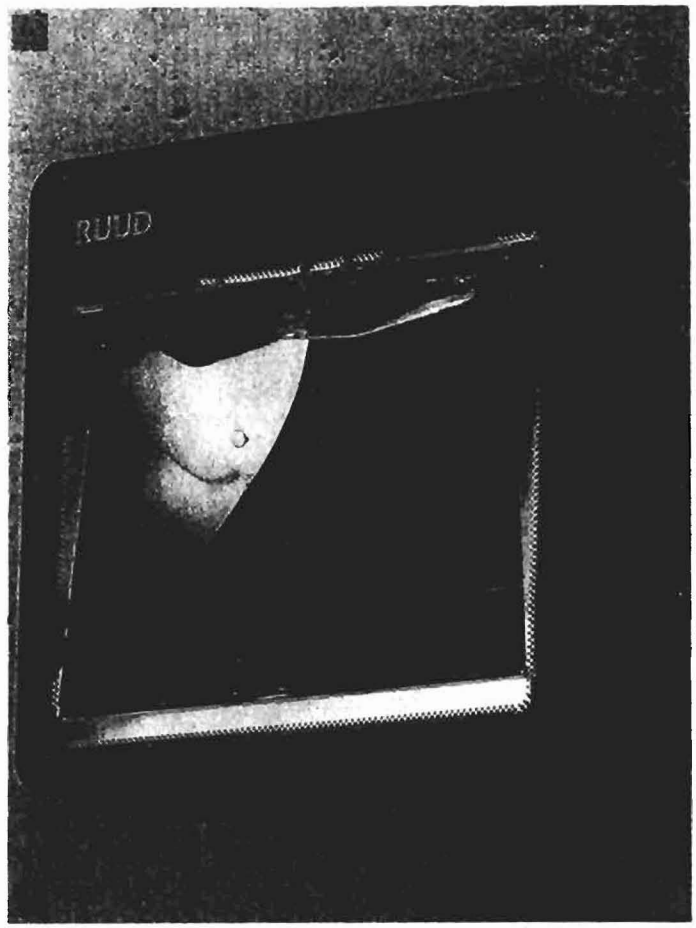
Ballast
100W Metal Halide units are supplied with a high power factor, 120/277V dual-tap ballast. All other units are standard with a hpf multi-tap ballast (includes 120, 208, 240, and 277V); 480V hpf ballast also available.

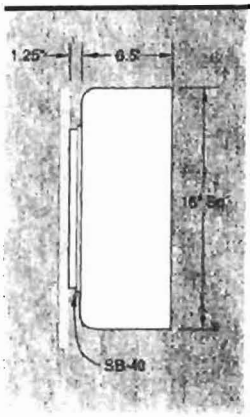
Lamps
Accommodates 100, 175, 250 or 400 Watt Metal Halide, and 100, 150, 250 or 400 Watt High Pressure Sodium lamps.

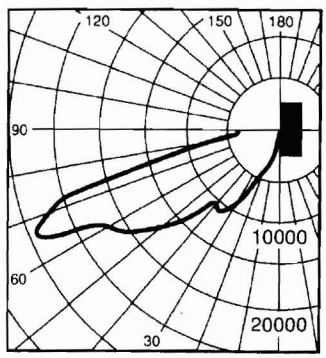
Mounting
The Wall Pack is designed for direct mount over a recessed junction box. The housing is supplied with four .188" clearance holes for #8 screws. Four #8 X 1" phillips pan head sheet metal screws and sealing washers are provided for watertight seal. Where surface wiring is required, an SB-40 Surface Box accessory is available. The SB-40 is required with 400W units, unless mounted to brick, concrete block or metal surface. The 100, 150 and 175 Watt units are suitable for recessed mounting in a poured concrete surface.

Wiring
Two 1/2" flush threaded openings with closure plugs provided for one or two 1/2" conduits; 90°C temperature feed wire required.

U.L. wet location listed.







Main Beam Candlepower Distribution (400W MH)

Wall Pack Order Information

Ballast/Lamp	Catalog Number
100W MH	W0410-D (120/277V Dual-tap)
175W MH	W0417-M
250W MH	W0425-M
400W MH	W0440-M
100W HPS	W0510-M
150W HPS	W0515-M
250W HPS	W0525-M
400W HPS	W0540-M
Options: (factory-installed)	
Internal Fuse	add suffix "FF" ("F" for 100W MH)
Quartz Standby	add suffix "Q" (includes 150W Q Lamp)
Photocell	add suffix "*P" (*specify voltage)
Flat Polycarbonate Lens	add suffix "V" (175W MH & 150W HPS max.)
Accessories: (field-installed) (pictured on page 25)	
Surface Box	SB-40
Wire Guard	FWG-40
Wall Wash/Glare Shield	WWS-40
Polycarbonate Lens Shield	LS-40

Lamps included with fixture.

ARCHITECTURAL
LANDSCAPE
LIGHTING

2930 South Fairview Street
Santa Ana, CA 92704
Phone: 714 668 3660
Fax: 714 668 1107

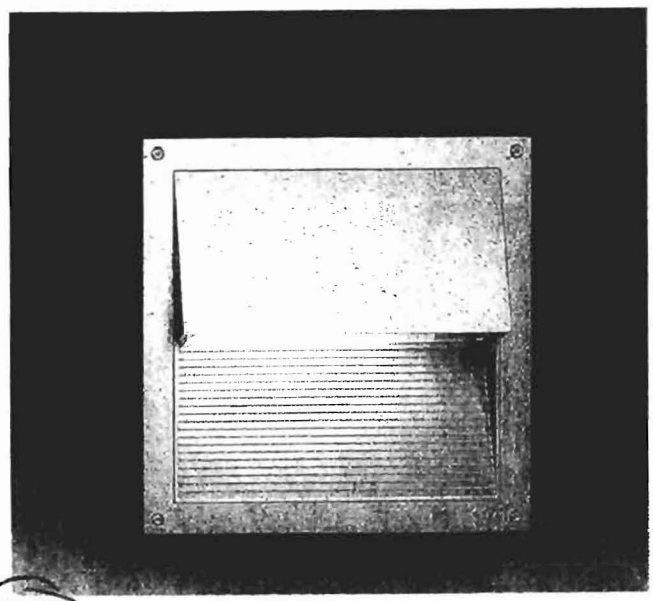
Building Entrances

Doorways

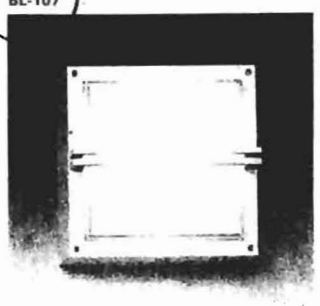
Walkways

Accent and

General Lighting



BL-107



BL-106

BL-105

Specifications

Certifications UL cUL Wall and Ceiling Mount **ADA** IP65

The fixture shall be UL and CUL listed for wet location and have a protection rating of IP65, dust-tight and jet-water proof.
The fixture shall meet ADA requirements (BL-105 and BL-106)
The fixture shall be wall and ceiling mount capable (BL-105 and BL-106).

Housing The housing shall be constructed of die cast aluminum.

Ballast The ballast shall be readily accessible, removable and insulated.
The fixture is to be pre-wired and electronically tested before shipment.

Lens The lens shall be prismatic frosted glass or opal polycarbonate (BL-105 and BL-106).
The lens shall be clear glass (BL-107)

Hardware All exposed hardware shall be stainless steel

Finish The finish shall be black baked enamel standard, or other specified color.

BL-105/106/107

Product Order Guide

Series	Lamp Watts	Lamp Type	Voltage	Finish	Options
BL-105	60Halogen*	T10	120	BK Black	GL Prismatic Frosted Lens
	60INC	A19	120	CC Custom Color	PL Polycarbonate Lens
	13max	CF	120/277		
	2(13)max	CF	120/277		
	26max	CFQ	120/277		
	42max	CFT	120/277		
	35HPS	E-17	120/277		
BL-106	60Halogen*	T10	120	BK Black	GL Prismatic Frosted Lens
	60INC	A19	120	CC Custom Color	PL Polycarbonate Lens
	13max	CF	120/277		
	2(13)max	CF	120/277		
	26max	CFQ	120/277		
	42max	CFT	120/277		
	35HPS	E-17	120/277		
BL-107	75Halogen	T4mini	120	BK Black	
	13max	CF	120/277	CC Custom Color	
	26max	CFQ	120/277		
	26max	CFT	120/277		

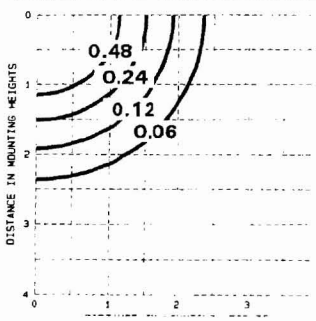
*GL Option only

Consult factory for other voltages

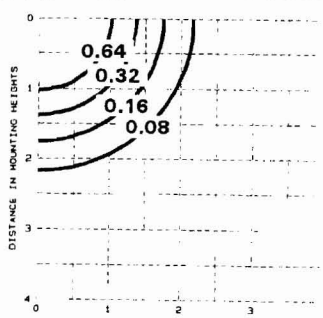
Example: BL-105-13CF-120-BK-PL

CF = single biax, CFQ = double biax, CFT = triple biax

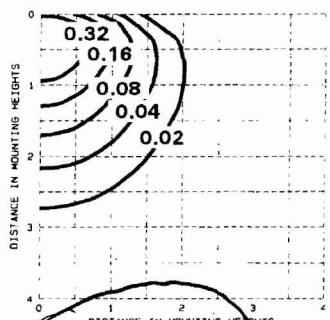
Photometric Data



BL-105-26CFQ-GL
1.800 Lumens
8.0 ft Mounting Height
ISOLUX Curves - value
in initial footcandles



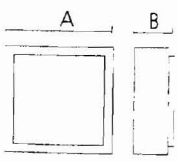
BL-105-(2)13CF-GL
1.720 Lumens
8.0 ft Mounting Height
ISOLUX Curves - value
in initial footcandles



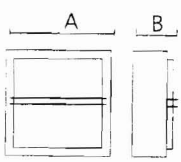
BL-107-13CF-BK
860 Lumens
8.0 ft Mounting Height
ISOLUX Curves - value
in initial footcandles

Luminaire Dimensions

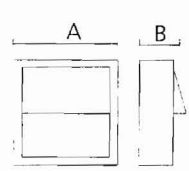
Luminaire	A		B		Weight	
	Inch	mm	Inch	mm	lbs.	kg
BL-105	9.85	250	3.54	90	8.6	3.9
BL-106	9.85	250	3.94	100	8.6	3.9
BL-107	9.85	250	4.13	105	8.8	4.0



BL-105



BL-106



BL-107

ARCHITECTURAL LANDSCAPE LIGHTING

2930 South Fairview Street
Santa Ana, CA 92704
Phone: 714 668 3660
Fax: 714 668 1107

ALL
A JJI LIGHTING GROUP COMPANY