

PLYMOUTH REIT
56 MILLIKEN STREET, PORTLAND, MAINE

Tab 6 - SITE DESIGN NARRATIVE

Massing, Ventilation, and Wind Impact

The proposed building height is less than 30 feet along most of the front (westerly) and less than 25 feet in the rear. The exposed height at the loading docks is less than 35 feet. The roof slopes from front to rear. There is an entrance canopy on the front. The height of the building will not result in health or safety problems or cause a reduction in ventilation to abutting structures. The building will not cause a change in the wind climate that will result in unsafe wind conditions for users of the site or adjacent public spaces.

The bulk, location, and height of the proposed building will not result any substantial diminution in value or utility of neighboring structures.

All heating, ventilation or air conditioning mechanical equipment will be designed to prevent direct exhaust into public spaces.

Shadows

The building height will not cause significant shadows on any public open space.

Snow and Ice Loading

The building roof is sloped from front to back. A stormwater roof drip line filter is designed along the rear wall of the proposed building. In winter time, snow and ice will accumulate in the stormwater Best Management Practice and not accumulate on adjacent properties or public ways.

View Corridors

No public views will be impacted by the proposed building.

Historic Resources

The site is not a historic site. The existing warehouse building was constructed in 1966. We have also contacted the Maine Historic Preservation Commission regarding this site and have received a letter from them indicating that there are no known historic resources on this site.

Exterior Lighting

The site design includes a photometric plan with light intensities. All light fixtures will be LED with full cut off fixtures. Light limits comply with the City of Portland Technical Manual.

Noise and Vibration

The proposed use is warehousing. Noise and vibration will be minimal. The building is also located away from the public road and will be screened by native vegetation. The only appreciable noise will be truck traffic to and from the site.

Mechanical equipment will either be roof top units or ground units that are screened from public view. Mechanical equipment will comply with state and federal requirements.

Signage and Wayfinding

The site plan shows signage for the new driveway to include “DO NOT ENTER” facing the Riverside Industrial Parkway and “STOP” for traffic exiting the site. Any business sign will be located on Milliken Road and will comply with applicable City of Portland sign codes.



Engineers ♦ Environmental Scientists ♦ Surveyors

August 21, 2018

Mr. Kirk Mohney, Director
Maine Historic Preservation Commission
55 Capitol Street
Augusta, ME 04333-0065

Re: Plymouth Industrial REIT | 56 Milliken Road | Portland, Maine

Dear Mr. Mohney,

Plymouth Industrial REIT is currently in the process of preparing a Site Location of Development Permit Amendment Application for the construction of a 72,000 square foot building at 56 Milliken Drive in Portland, Maine. The facility is an addition to an existing industrial manufacturing facility at 56 Milliken Road, Portland.

As required for permitting requirements, we are submitting this request to your office to determine if there are any potential impacts to fisheries or wildlife habitats located at the site or in the immediate surroundings. Any response can be forwarded to our office located at 146 Main Street, Saco, ME 04072 or by email at jkuchinski@ces-maine.com.

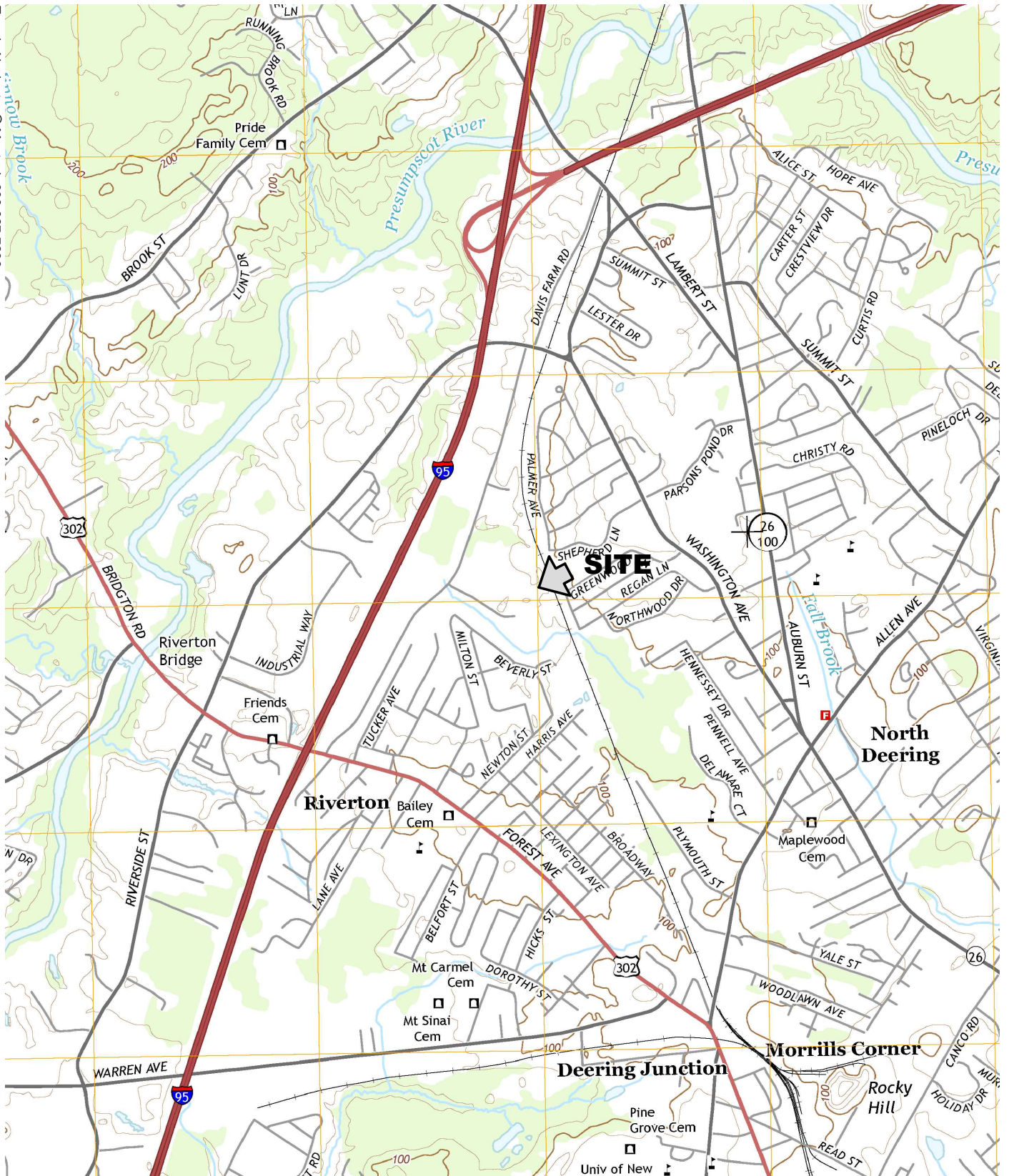
Thank you for your assistance in this matter.

Sincerely,
CES, Inc.

A handwritten signature in blue ink that reads 'John D. Kuchinski'.

John D. Kuchinski, PE
Senior Project Engineer

JDK/cmc
Encl.



SOURCE:
 U.S.G.S. TOPOGRAPHIC QUADRANGLE
 PORTLAND WEST
 @ 1:24,000



PLYMOUTH INDUSTRIAL REIT, INC.
56 MILLIKEN STREET, PORTLAND, MAINE
LOCATION MAP

2018-07-06
 12254.003



MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333



PAUL R. LEPAGE
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

August 29, 2018

Mr. John D. Kuchinski
CES Inc
146 Main St, Suite 300
Saco, ME 04072

Project: MHPC #1141-18 Plymouth Industrial Reit; 56 Milliken Rd
Construction of a 72,000 Sq Ft Building
Town: Portland, ME

Dear Mr. Kuchinski:

In response to your recent request, I have reviewed the information received August 23, 2018 to initiate consultation on the above referenced project in accordance with the requirements of the Maine Department of Environmental Protection.

Based on the information submitted, I have concluded that there will be no historic properties (archaeological or architectural) affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act.

Please contact Megan Rideout at (207) 287-2992 or megan.m.rideout@maine.gov if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney
State Historic Preservation Officer

VP-S OPTICS STRIKE

Viper (Small)

TYPE A
12254.003
PLYMOUTH REIT - 56 MILLIKEN ST

SITE/ROADWAY



FEATURES

- The Beacon Viper luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS and with 4 different mounting options for application in a wide variety of new and existing installations.
- Each Viper luminaire is supplied with an one piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- A thermal circuit, LIFESHIELD™, shall protect the luminaire from excessive temperature by interfacing with the 0-10V dimmable drivers to reduce drive current as necessary.
- Aluminum thermal clad board with 0.062" thick aluminum base layer, thermally conductive dielectric layer, 0.0014" thick copper circuit layer circuit layer designed with copper pours to minimize thermal impedance across dielectric.

ORDERING INFORMATION

SERIES	LED ENGINE	CCT/CRI	ROTATION	VOLTAGE	COLOR	OPTIONS
VPS Viper	24L-55 55W, LED array 36L-65 65W, LED array 36L-80 80W, LED array 48L-110 110W, LED array 60L-136 136W, LED array	3K7 3000K, 70 CRI 4K7 4000K, 70 CRI 5K7 5000K, 70 CRI	Leave blank for no rotation L⁵ Optic rotation left R⁵ Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	DBT Dark Bronze Textured BMT Black Matte Textured PS Platinum Silver Smooth WHT White Textured CC Custom Color (RAL#)	F Fusing BSP Bird Spikes BC Backlight control (limited to Type 4W only)
DISTRIBUTION						
FR Type 1/Front Row 2 Type 2 3 Type 3 4 Type 4 4W Type 4 Wide 5QM Type 5QM 5R Type 5R (rectangular) 5W Type 5W (round wide)						
MOUNTING						
A Rectangular Arm (formerly RA) MAF Mast Arm Fitter (formerly SF2) K Knuckle (formerly PK2) limit to 45° tilt WB Wall Bracket ADSQ Universal Arm for square pole AD34 Universal Arm for 2.4"-4.1" round pole AD45 Universal Arm for 4.2" to 5.3" round pole AD56 Universal Arm for 5.5" to 6.5" round pole						
CONTROL OPTIONS						
7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others) 7PR-SC 7-Pin Receptacle w/Shorting Cap 7PR-TL 7-Pin Receptacle w/Twist Lock photo control SCP/ F^{1,2,6} Programmable Occupancy Sensor w/ daylight control (120-277 volts only) GENI-XX³ ENERGENI SWF¹ SiteSync Field Commission SWFM^{1,2} SiteSync Field Commission w/ Sensor SWP^{1,4} SiteSync Pre-Commission SWPM^{1,2,4} SiteSync Pre-Comm w/ Sensor						

HOUSE SIDE SHIELD ACCESSORIES

- HSS/VP-S/90-FB/XXX** 90° shield front or back
- HSS/VP-S/90-LR/XXX** 90° shield left or right
- HSS/VP-S/180-FB/XXX** 180° shield front or back
- HSS/VP-S/180-LR/XXX** 180° shield left or right
- HSS/VP-S/270-FB/XXX** 270° shield front or back
- HSS/VP-S/270-LR/XXX** 270° shield left or right
- HSS/VP-S/360/XXX** Full shield

(Replace XXX with notation for desired finish color)
 (Refer to page 5 for shield images)

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node.
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG*	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.

* When ordering SiteSync at least one of these two interface options must be ordered per project.
 + If needed, an additional Bridge Node can be ordered.

¹ Not available with other wireless control or sensor options
² Specify mounting height; 8-8' or less, 40-9' to 40'
³ Specify routine setting code (example GENI-04). See ENERGENI brochure and instructions for setting table and options. Not available with sensor or SiteSync options.
⁴ Specify group and zone at time of order. See www.hubbelling.com/sitesync for further details. Order at least one SiteSync interface Accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node
⁵ Only available with 1A, 2, 3, 4, 4W and 5R distributions
⁶ Order at least one SCP-REMOTE per project location to program and control

DesignLights Consortium qualified. Consult DLC website for more details: <http://www.designlights.org/QPL>

Visit www.beaconproducts.com for up-to-date availability information



TYPE C
12254.003

LNC4

PLYMOUTH REIT - 56 MILLIKEN ST LITEPAK Large LED Wallpack – Zero Uplight

Largest in the Litepak product family, the LNC4 is designed for perimeter illumination for safety, security and identity. Replaces up to 400w HID luminaires one-for-one replacement covering existing installation footprint. No uplight and lower glare lenses offer neighbor friendly lighting at typical mounting heights of 15-25'. Units have protective polyester powder coat finish for long lasting appearance. Ideal for schools, factories, hospitals, warehouses and retail applications. Energy efficient LEDs provide 70%+ energy savings with little to no maintenance when compared to traditional light sources.

Die-cast aluminum housing protects components and provides an architectural appearance. Casting thermally conducts LED heat to optimize performance and long life.

- 120-277, 347 and 480 voltage, 50/60Hz, 0-10V dimming driver
- Electronic driver
- Surge protection – 10KA
- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- 36 and 44 LED configurations available
- Zero uplight distributions using individual acrylic LED optics provide IES type II, III and IV distributions
- Features long-life with L96 of 25,000 hours (Projected per IESNA TM-21-11)
- Optional frosted acrylic diffuser for reduced glare or inverted up mounting
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org



Optional Motion Sensor



*3000K and warmer CCTs only

LED WALLPACKS

STOCK ORDERING INFORMATION

Catalog Number	Description	Distribution	Wattage	Lumens	LPW	Voltage	# of Drivers @ Drive Current	Wgt lbs. (Kg)	PKG. CODE
LNC4-36L-4K	36 LED Configuration, 4000K, Dark Bronze	Type IV	124.6	10,754	86.3	120-277	2 @ 1050mA	27.0 (12.2)	FCC
LNC4-44L-4K	44 LED Configuration, 4000K, Dark Bronze		152.6	13,477	88.3			27.0 (12.2)	FCC
LNC4-44L-5K	44 LED Configuration, 5000K, Dark Bronze		152.1	13,342	87.7			27.0 (12.2)	FCC
LNC4-44L-4K-7PR	44 LED Configuration, 4000K, Dark Bronze, 7 Pin		152.6	13,477	88.3			27.0 (12.2)	FCC
LNC4-44L-4K-SCP	44 LED Config., 4000K, Dark Bronze, Occ. Sensor		152.6	13,477	88.3			27.0 (12.2)	FCC

MADE-TO-ORDER ORDERING INFORMATION - CONFIGURABLE (SEE SPEC SHEET FOR PERFORMANCE INFORMATION AND DETAILS)

FAMILY	NUMBER OF LEDS	CCT	DRIVE CURRENT	IES DISTRIBUTION	VOLTAGE	FINISH	CONTROL OPTIONS	OPTIONS
LNC4 Large Litepak Wallpack	36L 36LED	3K 3000K	035 350mA	2 Type II	U 120V-277V	DB Bronze	PCU Universal Button PC	F ¹ Fusing (must specify voltage per footnote)
		4K 4000K	065 650mA	3 Type III	1 120V ¹	BL Black	7PR ⁵ NEMA 7-Pin twistlock	CS Frosted acrylic diffuser
	44L 44LED	5K 5000K	1050 1050mA	4 Type IV	2 208V ¹	WH White	SCP ^{3,4} Programmable occupancy sensor	CSU ² Frosted acrylic diffuser required for inverted fixture installations (Factory install only)
					3 240V ¹	GR Gray	SWP ^{1,7} SiteSync wireless pre-commissioned	E ^{1,6} Integral battery backup rated for 0°C.
					4 277V ¹	PS Platinum	SWPM ^{1,4,7,8} SiteSync wireless pre-commissioned w/ occupancy sensor	EH ^{1,6} Integral battery backup with heater rated for -30°C.
					5 480V ¹	FG Forest Green		
					6 347V ¹	RD Red		
						CC Custom Color		

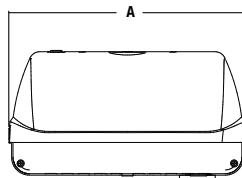
¹ Must specify voltage (battery backup 120 or 277V only, SiteSync 120, 277 or 347V only)
² Factory install only. Not available with SCP or SWPM sensor/control options
³ Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only.
⁴ PC option not applicable, included in sensor. Must specify sensor height (8F = up to 8ft, 20F = up to 20ft)
⁵ Accepts standard 3, 5, and 7-Pin ANSI controls (by others). Not available with PCU, SWP or SWPM control options
⁶ 36L-650mA version only. Not available with SWP or SWPM control options.
⁷ Must specify group and zone information at time or order. See www.hubbellighting.com/products/sitesync for further details.
⁸ Specify time delay; dimming level and mounting height

CATALOG NUMBER	DESCRIPTION
LNC4-CS	Frosted acrylic diffuser reduces surface brightness and glare with a roughly 20% lumen reduction
SCP-REMOTE2*	Remote control for SCP option. Order at least one per project to program and control
SWUSB**	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node.
SWTAB**	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG*	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.

* Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V or 277V only
** When ordering SiteSync at least one of these two interface options must be ordered per project.
+ If needed, an additional Bridge Node can be ordered.

DIMENSIONS

A	B	C	D	E	Weight
17.2"	10.5"	9.9"	6.5"	8.9"	27 lbs.
436 mm	266 mm	251 mm	165 mm	226 mm	12.3 kg



SPEC SCP/SCO & SWPM MOUNT HEIGHT
-8F Up to 8ft mount height
-20F Up to 20ft mount height



WITHOUT DIFFUSER



WITH DIFFUSER

