Town of Kittery
Planning Board Meeting
July 14, 2016

Durgin Pines Nursing Home– Modification to an Approved Plan Review
Action: Accept or deny plan application. Schedule a public hearing. Owner Kittery Commons, LLC and Applicant Durgin Pines requests approval for a 2nd plan modification to the 2008 approved amended site plan for Durgin Pines nursing home, located at 9 Lewis Road (Tax Map 61 Lot 27) in the Mixed-Use zone, representative is Ryan Mattuchio, Durgin Pines.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
YES	Determination of Completeness/Acceptance	Scheduled for 6/9/2016	GRANTED
NO	Site Visit	TBD	NOT HELD
YES	Public Hearing	Scheduled for 7/14/2016	PENDING
YES	Preliminary/Final Plan Review and Approval	Scheduled for 7/14/2016	PENDING

Applicant: Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and, when applicable, recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.13 - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

PLEASE BRING INFORMATION FROM 6/9 MTG

Background
Durgin Pines Nursing Home was originally approved by the Planning Board on December 14, 2006 and later amended on August 14, 2008. The latter was primarily a land division to allow for the facility to be located on a single lot. The current owner, Continuum Health Services, is requesting approval to construct a new 4,815 s.f. building with direct access to the southeast wing of the facility to house their rehabilitation program. The 50' by 60' two-story structure will have access to the existing facility via a new walkway that will also connect to new parking, 14 spaces.

Staff Review
The applicant suggests that there is no need for a revised stormwater management plan/report since the site design from the approved 2006 plans can accommodate the modest increase incurred by the proposed development. Staff spoke to the town's peer review engineer and concur that it is likely (see email from Tighe & Bond) in conformance to the town's land use code can be achieved without amending the stormwater management plan, however, a final grading and drainage plan should be submitted for their review. UPDATE: CMA, Town's peer review engineer, reviewed the revised plans and provided comments in an email dated 7/1, attached for the board's consideration. Ryan Mattuchio with Durgin Pines submitted a response to CMA's questions, also attached.

In addition, the applicant needs to demonstrate how the proposed building conforms to the Mixed-Use design standards. UPDATE: The applicant has submitted an email with a revised building floor plan from the builder/contractor Gary Chicooine Construction Corp. In addition, the contractor provided a letter that states the intention to construct the proposed addition with the same materials and construction methods as the original building previously approved in 2006, see letter dated 7/5/2016.

The final plan submittal will need to include a revised grading, drainage & erosion control plan and a site plan that clearly identifies the plans as "amendment #2" with the appropriate notes and differentiate plan information that is no longer proposed and is currently constructed.
UPDATE: The applicant has submitted the requested revised plans and staff has the following comments:

1. The Fire Chief reviewed the revised building floor plan and noted the physical connection from the proposed addition to the existing building will require the new building to be sprinkled. Prior to a building permit being issued the applicant will need to submit to the State Fire Marshal a full set of plans for their review and approval.
2. The proposed development includes an increase of 15 parking spaces, however, it does not appear that the proposed development incurs an increase to required off-street parking per 16.8.4, which only includes number of beds for determining required parking.
3. It appears that the increase in parking, however, will incur one additional tree per 16.8.9.4.G (1 tree per 10 parking spaces). In addition, the three existing trees in the vicinity of the new building addition should be replaced and planted in a suitable location. A note on the site plan should be added to indicate the four total addition trees.
4. The revised plans should clearly indicate that the plans are an amended site plan (#2) and a plan note that references the other amendment and original 2006 Planning Board approval.
5. The applicant has submitted lighting information. CMA has not yet reviewed the information and staff suggests their review and approval is required by the Board as a condition.

Recommendation
After the public hearing if the Board concurs with staff's review comments and does not need any additional information they can consider approving the amended site plan with conditions.

Move to grant preliminary and final approval for the major modification to the Durgin Pines Nursing Home Site Plan, dated June 17, 2016 for owner Kittery Commons LLC, located at 9 Lewis Road (Tax Map 61 Lot 27) in the Mixed-Use Zone upon the review and voting, in the affirmative, on the Findings of Fact.

KITTERY PLANNING BOARD
FINDINGS OF FACT **UNAPPROVED**
For
Durgin Pines Modification to an Approved Site Plan

{As presented in the plan review notes dated 7/14/2016 and as amended by the Board}

Note: This approval by the Planning Board constitutes an agreement between the Town and the Developer incorporating the Development plan and supporting documentation, the Findings of Fact, and all waivers and/or conditions approved and required by the Planning Board.

WHEREAS: Owner Durgin Pines, LLC and applicant Continuum Health Services requests approval for a modification to the previously approved 2008 site plan to inlcude a 50' x 60' building addition, located at Durgin Pines, 9 Lewis Road (Tax Map 61, Lot 27) in the Mixed-Use Zone (MU). Agent is Ryan Mattuchio, Durgin Pines
Hereinafter the "Development,"

And pursuant to the Plan Review meetings conducted by the Planning Board as noted ;*{in the Plan Review Notes prepared for 7/14/2016}*

Preliminary Plan Application	Accepted	6/9/2016
Site Walk	Not Held	
Public Hearing	Held	7/14/2016
Preliminary / Final Plan Review	TBD	7/14/2016

And pursuant to the application, plans and other documents considered to be a part of the approval by the Planning Board in this finding consist of the following ;*{ as noted in the Plan Review Notes prepared for 7/14/2016}* (hereinafter the "Plan"):

1. Application — May, 18. 2016
2. Site Plan — June 17, 2016
3. Grading and Drainage Plan — June 17, 2016
4. Utilities Plan — June 17, 2016

(Plans above prepared by Tighe & Bond Engineers)

5. Photometrics and Lighting information from Swaney Lighting)

NOW THEREFORE, based on the entire record before the Planning Board as and pursuant to the applicable standards in the Land Use and Development Code, the Planning Board makes the following factual findings as required by section **16.10.8.3.4** and as recorded below:

FINDINGS OF FACT Action by the Planning Board must be based upon findings of fact which certify or waive compliance with all the required standards of this Code, and which certify the development meets the following requirements:
A. Development Conforms to Local Ordinances.
The proposed development conforms to a duly adopted comprehensive plan as per adopted

provisions in the Town Code, zoning ordinance, subdivision regulation or ordinance, development plan or land use plan, if any. In making this determination, the municipal reviewing authority may interpret these ordinances and plans.
Findings: The proposed Conclusions: The requirement appears to be met.
Vote of __ in favor __ against __ abstaining
B. Freshwater Wetlands Identified.
All freshwater wetlands within the project area have been identified on any maps submitted as part of the application, regardless of the size of these wetlands.
Findings: Wetlands have been identified and shown on all applicable plans. Conclusions: The requirement appears to be met.
Vote of __ in favor __ against __ abstaining
C. River, Stream or Brook Identified.
Any river, stream or brook within or abutting the proposed project area has been identified on any maps submitted as part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in 38 M.R.S. §480-B, Subsection 9.
Findings: No river, stream or brook is located within or abutting the development area Conclusions: not applicable.
Vote of __ in favor __ against __ abstaining
D. Water Supply Sufficient.
The proposed development has sufficient water available for the reasonably foreseeable needs of the development.
{and}
E. Municipal Water Supply Available.
The proposed development will not cause an unreasonable burden on an existing water supply, if one is to be used.
Findings: The site is currently serviced by public water and the proposed development increase in demand is likely negligible. Conclusions: not applicable.
Vote of __ in favor __ against __ abstaining
F. Sewage Disposal Adequate.
The proposed development will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized.
Findings: The site is currently serviced by public sewer and the proposed development does not incur a significant increase in demand, however, fee to the Sewer Department for additional fixtures is required. Conclusions: The requirement appears to be met.
Vote of __ in favor __ against __ abstaining
G. Municipal Solid Waste Disposal Available.

The proposed development will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be used.

Findings: The facility currently contracts for commercial solid waste pick up and the increase is likely negligible.

Conclusions: The requirement appears to be met.

Vote of _ in favor _ against _ abstaining

H. Water Body Quality and Shoreline Protected.

Whenever situated entirely or partially within two hundred fifty (250) feet of any wetland, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.

Findings: The proposed development is outside required setbacks and does not adversely affect the adjacent wetlands and stream. An application for a permit by rule has been submitted to MDEP.

Conclusions: The requirement appears to be met.

Vote of _ in favor _ against _ abstaining

I. Groundwater Protected.

The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.

Findings: The limited size and intensity of the proposed development is not likely to have and adverse effect on the groundwater.

Conclusions: The requirement appears to be met.

Vote of _ in favor _ against _ abstaining

J. Flood Areas Identified and Development Conditioned.

All flood-prone areas within the project area have been identified on maps submitted as part of the application based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant. If the proposed development, or any part of it, is in such an area, the applicant must determine the one hundred (100) year flood elevation and flood hazard boundaries within the project area. The proposed plan must include a condition of plan approval requiring that principal structures in the development will be constructed with their lowest floor, including the basement, at least one foot above the one hundred (100) year flood elevation.

Findings: The proposed development is not located within a flood area as identified on the FEMA FIRM map.

Conclusions: not applicable.

Vote of _ in favor _ against _ abstaining

K. Stormwater Managed.

The proposed development will provide for adequate stormwater management.

Findings:

The Town's peer-review engineer has reviewed the proposed development and states *The scale of proposed addition is small in comparison to the original facility construction. Tighe and Bond has provided justification for a waiver of the requirement for a detailed stormwater*

management plan addendum for the proposed addition. The waiver request is justified. All drainage from the new structure and its surroundings would flow to the northerly bioretention facility. The rationale is that the new impervious area (5,200 sf) is very small in comparison to the original drainage and impervious areas flowing to it. The addition is about 3%, which is well within the conservative design that was included in the original drainage/stormwater evaluation.

Conclusions: the requirement appears to be met.

Vote of _ in favor _ against _ abstaining

L. Erosion Controlled.

The proposed development will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.

Findings: The site is stabilized both during and after construction using MDEP best management practices.

Conclusions: The requirement appears to be met.

Vote of _ in favor _ against _ abstaining

M. Traffic Managed.

The proposed development will:
1. Not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed; and
2. Provide adequate traffic circulation, both on-site and off-site.

Findings: The proposed development includes an increase of 15 parking spaces and the proposed development does not incur an increase to required off-street parking per 16.8.4

Conclusions: The requirement appears to be met.

Vote of _ in favor _ against _ abstaining

N. Water and Air Pollution Minimized.

The proposed development will not result in undue water or air pollution. In making this determination, the following must be considered:
1. Elevation of the land above sea level and its relation to the floodplains;
2. Nature of soils and sub-soils and their ability to adequately support waste disposal;
3. Slope of the land and its effect on effluents;
4. Availability of streams for disposal of effluents;
5. Applicable state and local health and water resource rules and regulations; and
6. Safe transportation, disposal and storage of hazardous materials.

Findings: The proposed development adheres to MDEP BMPs for erosion control that pertain to stormwater management. Hazardous materials do not pertain to the proposed development.

Conclusions: The requirement appears to be met.

Vote of _ in favor _ against _ abstaining

O. Aesthetic, Cultural and Natural Values Protected.
The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the department of inland fisheries and wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.
Findings: The site has been developed since 2008 and there is no indication that there are aesthetic, cultural or natural resources that will be impacted by the development. Conclusions: The requirement appears to be met.
Vote of _ in favor _ against _ abstaining
P. Developer Financially and Technically Capable.
Developer is financially and technically capable to meet the standards of this section.
Findings: The developer was involved in the original much larger and complex development through its completion and is likely to have the capability to execute the proposed development. Conclusions: The requirement appears to be met.
Vote of _ in favor _ against _ abstaining

NOW THEREFORE the Kittery Planning Board adopts each of the foregoing Findings of Fact and, based on these Findings, determines that the proposed Development will have no significant detrimental impact, and the Kittery Planning Board hereby grants Preliminary and Final Approval for the Development at the above referenced property, including any waivers granted or conditions as noted.

Waivers:

1. 16.10.5.2.C.6 Erosion and Sedimentation Control Plan Reviewed by York County Soil and Water Conservation District or Town's Engineering Consultant
2. 16.10.5.2.C.7 Stormwater management preliminary plan…
3. 16.10.7.2.R. Stormwater management {final} plan…

Conditions of Approval (to be included on the final plan):

1. No changes, erasures, modifications, or revisions may be made to any Planning Board-approved final plan (Title 16.10.9.1.2).
2. Applicant/contractor will follow Maine DEP *Best Management Practices* for all work associated with site and building construction to ensure adequate erosion control and slope stabilization.
3. This approval does not supersede any previous planning board conditions of approval
4. All Notices to Applicant contained in the Findings of Fact (dated: July 14, 2016).

Conditions of Approval (NOT to be included on the final plan):

5. Incorporate any plan revisions on the final plan as recommended by Staff, Planning Board, or Peer Review Engineer, and submit for Staff review prior to presentation on final Mylar.

Notices to Applicant (NOT to be included on the final plan):

1. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with review, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.
2. State law requires all subdivision and shoreland development plans, and any plans receiving waivers or variances, be recorded at the York County Registry of Deeds within 90 days of the final approval.
3. One (1) mylar copy and one (1) paper copy of the final plan (recorded plan if applicable) and any and all related state/federal permits or legal documents that may be required, must be submitted to the Town Planning Department. Date of Planning Board approval shall be included on the final plan in the Signature Block.
4. The owner and/or developer, in an amount and form acceptable to the Town Manager, must file with the municipal treasurer an instrument to cover the cost of all infrastructure and right-of-way improvements and site erosion and stormwater stabilization, including inspection fees for same.
5. This approval by the Town Planning Board constitutes an agreement between the Town and the Developer, incorporating the Plan and supporting documentation, the Findings of Fact, and any Conditions of Approval.

The Planning Board authorizes the Planning Board Chairperson or Vice Chairperson to sign the Final Plan and the Findings of Fact upon confirmation of compliance with any conditions of approval.

Vote of _ in favor _ against _ abstaining

APPROVED BY THE KITTERY PLANNING BOARD ON July 14, 2016

_____

Ann Grinnell, Planning Board Chair

Per Title 16.6.2.A – An aggrieved party with legal standing may appeal a final decision of the Planning Board to the York County Superior Court in accordance with Maine Rules of Civil Procedures Section 80B, within forty-five (45) days from the date the decision by the Planning Board was rendered.

Rebecca Spitko

From: William Straub <wstraub@cmaengineers.com>
Sent: Friday, July 01, 2016 2:22 PM
To: Chris DiMatteo
Cc: Rebecca Spitko; Jodie Bray Strickland
Subject: Review of Proposed Durgin Pines Rehab Addition - CMA #591.95

Chris,

We have completed an initial review of the proposed addition to the proposed Durgin Pines facility off Lewis Road in Kittery. The proposed addition is a 50' by 60' wood framed building described as a rehabilitation/gym facility. It is proposed to be located on the east end of the existing facility, and include 15 additional new parking spaces, and modifications to drainage piping and structures. The project is proposed by Contnuum Health, and the sitework design is by Tighe and Bond.

The original Durgin Pines facility was reviewed by the Planning Board in 2006, approved, and constructed at that time. The original site design was completed by Appledore Engineers , which is now the NH Hampshire office of Tighe and Bond. The original design included large scale site development. The drainage design was conservative (environmentally protective) and included two large bioretention ponds; one to the north and one to the west of the main facility. We offer the following comments:

1. The scale of proposed addition is small in comparison to the original facility construction. Tighe and Bond has provided justification for a waiver of the requirement for a detailed stormwater management plan addendum for the proposed addition. The waiver request is justified. All drainage from the new structure and its surroundings would flow to the northerly bioretention facility. The rationale is that the new impervious area (5,200 sf) is very small in comparison to the original drainage and impervious areas flowing to it. The addition is about 3%, which is well within the conservative design that was included in the original drainage/stormwater evaluation.

2. The design has been "overlaid" on the original grading plan, and very little re-grading is necessary or proposed, so the disturbance will not be significant.

3. The building is proposed to be located in conflict with drain lines that ultimately low to the north bioretention facility. . The proposed design includes relocating the drain lines and adding several drainage structures, all routing around the proposed building. The proposed elevations and configurations of these modifications is logical and supportable.

4. 15 new parking spaces are proposed along the access road leading to an existing upper parking area. The layout is logical. However, documentation of the increased parking demand from the new building should be prepared to confirm the number of new spaces.

5. Is there going to be any additional external building or site lighting? If so, it should be depicted and demonstrated to meet Kittery's requirements for fixtures and photometrics.

6. Is there any additional landscaping proposed for the building of new parking area? Such landscaping should be shown.

Should you have any questions, please do not hesitate to call.

Best,

Bill

William A. Straub, P.E.
Principal/Project Manager

CMA ENGINEERS

CMA Engineers, Inc.
35 Bow Street
Portsmouth, NH 03801
603-431-6196
www.cmaengineers.com

Response to CMA
Comments dated 7/1/2016
from Ryan Mattuchio,
Durgin Pines

JUL 5 2016 PM 3:30

To whom it concerns,

The additional 15 new parking spaces we have requested for Durgin Pines is in high demand. We have a very large staff that works in the rehab department. This addition will be primarily for that staff and the outpatient therapy residents, along with the students that come from area colleges and universities for their clinical rotations. This is an ongoing program we are involved in and will continue. These 15 additional parking spaces are much needed as we have grown beyond what we currently have available on the premise, while ensuring there are enough spaces for visitors and families.

We will be adding (2) more light poles in to the added 15 additional parking spaces. We will keep the same lay out that is provided at the facility. I have been working with Steve Weatherbie from Swaney Lighting. He is providing me with a photometric plans and information details on the lighting.

The landscaping will remain the same at the location of the proposed addition. We will not be adding anything as far as shrubs, bushes and trees etc. We want to maintain what we currently have for easy upkeep (just grass). We want to show off the building and keep it open and clean.

JUL 5 2016 PM 3:30

July, 5 2016

Town of Kittery Maine

RE: Durgin Pries Nursing Home Addition

To whom it may concern,

Construction of the addition at the Durgin Pines Nursing home will be constructed using The same materials and construction methods as the original building

Sincerely,

Gary Chicoine
President

GARY
CHICOINE CONSTRUCTION CORPORATION
603-529-1366 603-529-1377

KIM LIGHTING

AR

The Archetype® Large PicoPrism™ LED

8/18/14 • kl_arpled_spec.pdf

Type:
Job:
Catalog number:

Approvals:

Mtg. / Fixture / Electrical Module / Finish / Options (See pages 3-4) / Optional Vertical Slipfitter Mount (See page 4)

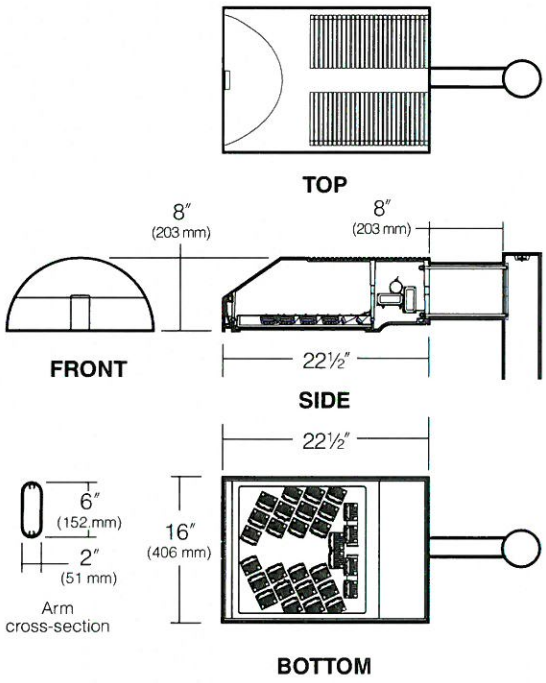
(See page 2)

Select pole from Kim Arms and Poles Selection Guide. If pole is provided by others indicate O.D. for arm fitting.

Date:

Specifications

AR-LED
80 Light Emitting Diodes
95 System Watts for 350mA
188 System Watts for 700mA
Maximum Weight is 50 lbs.



IP66 constructed sealed PicoPrism™ optical modules do not require a glass lens and offer improved optical performance. Contact factory if glass lens is required.

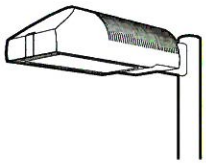
Housing: One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral cooling ribs over the optical chamber and electrical compartment. Solid barrier wall separates optical and electrical compartments. Double-thick wall with gussets on the support-arm mounting end. Housing forms a half cylinder with 55° front face plane providing a recess to allow a flush single-latch detail. All hardware is stainless steel or electro-zinc plated steel.
Frame: One-piece die-cast, low copper (<0.6% Cu) aluminum alloy lens frame with 1″ minimum depth around the gasket flange. Integral hinges with stainless steel pins provide no-tool mounting and removal from housing. Single die-cast aluminum cam-latch provides positive locking by a one-piece extruded and vulcanized silicone gasket.
Electronic Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Module includes a driver, thermal control device and surge protector. Electrical module attaches to housing with no-tool hinges and latches, accessible by opening the frame only. Driver is rated for -40°F starting and has a 0-10V dimming interface for multi-level illumination options.
Optical Module: Precision, IP66 replaceable PicoPrism™ modules are positioned to achieve directional control toward desired task. The entire light engine fastens to the housing as a one-piece module
Dimming: Driver has a 0-10V dimming interface with a dimming range of 10-100%. Approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV. Note: Not compatible with current sourcing dimmers.
Support Arm: One-piece extruded aluminum with internal bolt guides and fully radiussed top and bottom. Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief. Arm is circular cut for specified round pole.
Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (Include RAL#).
Listed to: UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2#250.0 Luminaires. RoHS compliant. Meets Buy American provisions within ARRA.
Warranty: Kim Lighting warrants The Archetype LED products ("Product(s)") sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of ten (10) years for exterior housing paint finish(s), (iii) a period of six (6) years for LED Light Engines (PicoPrisms™ and, (iv) a period of five (5) years for LED power components (LED Driver, LifeShield® device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product. Occupancy sensors, Surge Protector, dimmers and relay wiring components are covered by the manufacturer's warranty.
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.personal injury.

HUBBELL LIGHTING, INC.

US Patent Number D674,965 S.

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

© 2014 KIM LIGHTING • 16555 EAST GALE AVENUE, CITY OF INDUSTRY, CA 91745-1788 • TEL: 626/968-5666 • FAX: 626/968-5716



Standard Features

Mounting
3Y configuration is available for round poles only.

Plan View:

							Wall Mount
EPA:	1.2	2.4	2.0	3.2	3.2	3.9	n/a
Cat. No.:	☐ **1A**	☐ **2B**	☐ **2L**	☐ **3T**	☐ **3Y**	☐ **4C**	☐ **1W**

Fixture
Cat. No. designates fixture and optic

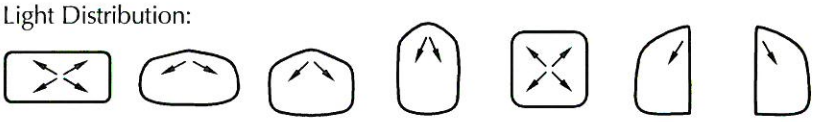
AR — **Housing Size:** AR

x — **Distribution:**
- ☐ 1 = Type I
- ☐ 2 = Type II
- ☐ 3 = Type III
- ☐ 4 = Type IV
- ☐ 5 = Type V
- ☐ L = Type L Left
- ☐ R = Type R Right

P — **Optic:** P = PicoPrism™

xx — **Current:**
35 = 350 mA
70 = 700 mA

Light Distribution:



Type I | Type II | Type III | Type IV Forward Throw | Type V Square | Type R Right | Type L Left

Electrical Module

Cat. Nos. for Electrical Modules available:

80L — **Source:** 80L = 80 LED's

xK — **Color Temperature:**
- ☐ 2K = 580nm - Amber
- ☐ 3K = 3000K
- ☐ 4K = 4200K
- ☐ 5K = 5100K

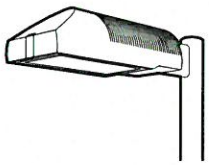
xxx — **Voltage:**
- ☐ 120 = 120V[1]
- ☐ 208 = 208V[1]
- ☐ 240 = 240V[1]
- ☐ 277 = 277V[1]
- ☐ 347 = 347V
- ☐ 480 = 480V

[1]120V through 277V is a variable driver.

Finish
TGIC powder coat

Color:	Black	Dark Bronze	Light Gray	Stealth Gray	Platinum Silver	White	Custom Color[2]
Cat. No.:	☐ **BL**	☐ **DB**	☐ **LG**	☐ **SG**	☐ **PS**	☐ **WH**	☐ **CC**

[2]Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____

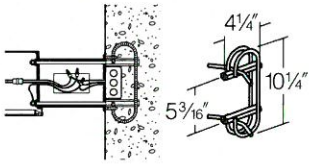


Optional Features

Wall Mounting
Cat. No. ☐ **1W**
☐ **No Option**

Select from Mounting on page **2**.

Fixture mounted to poured concrete walls only. A modified support arm is provided with side access to allow field splices within the arm. A wall embedment bracket **(WEB)** is provided to accept draw bolts, and a trim plate covers the wall-embedded junction box. All wall mount components are finished to match the fixture.



Wall mount using wall embedment bracket - J-box in wall (by others)

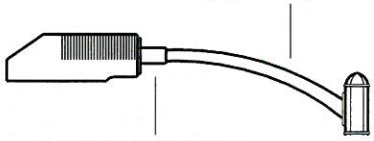
Fusing
Cat. No. **(see right)**
☐ **No Option**

Line Volts:	120V	208V	240V	277V	347V	480V
Cat. No.:	☐ **SF**	☐ **DF**	☐ **DF**	☐ **SF**	☐ **SF**	☐ **DF**

Single Fuse

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

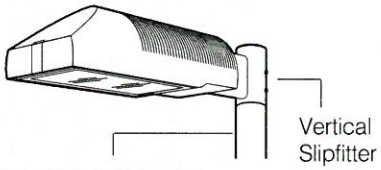
Replaces standard mounting arm with a slipfitter which allows fixture to be mounted to a horizontal pole davit-arm with 2″ pipe-size mounting end (2⅜″ O.D.). Cast aluminum slipfitter with set screw for an up or down 5° adjustment lock. Bolts to housing from inside the electrical compartment using mounting holes for the standard support arm. Davit-arm must be field drilled at a set screw location to insure against fixture rotation. Finished to match fixture.



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

Allows fixture with standard support arm to be mounted to poles having a 2″ pipe-size tenon (2⅜″ O.D. x 4½″ min. length). All mounting configurations can be used (1A, 2B, 2L, 3T, 3Y, 4C). 4″ square or round die-cast aluminum with flush cap, secured by four ⅜″ stainless steel set point allen screws, finished to match fixture and arm.

NOTE: 3Y only available on round slipfitter.



Cat. No.
☐ **VSF-1A**
☐ **VSF-2B**
☐ **VSF-2L**
☐ **VSF-3T**
☐ **VSF-3Y**
☐ **VSF-4C**

Round

Stainless steel set screws

Square

Cat. No.
☐ **SVSF-1A**
☐ **SVSF-2B**
☐ **SVSF-2L**
☐ **SVSF-3T**
☐ **SVSF-4C**

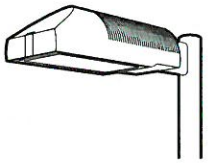
Mounting Configuration
1A - single arm mount
2B - 2 at 180°
2L - 2 at 90°
3T - 3 at 90°
3Y - 3 at 120°
4C - 4 at 90°

Neighbor Friendly Optic:
Cat. No. ☐ **NFO**
☐ **No Option**

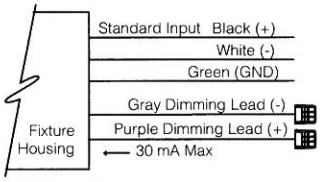
Integrated Neighbor Friendly Optic on each PicoPrism™ module to completely control unwanted backlight. Most effective with Type III and IV distibutions.

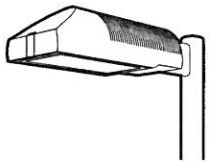
TYPE III-NFO

TYPE IV-NFO



Standard & Optional Features

0-10V Dimming Interface	0-10V Dimming Interface - Driver has 0-10V dimming interface with a range of 10-100%. Is capatible with most control systems. Note: Not compatible with current sourcing dimmers. Controls compatible via Gray and Purple dimming leads. Always consult with control company for compatibility. 
Photocell Receptacle Cat. No. ☐ **A-25** ☐ **No Option**	Fixture supplied with a fully gasketed receptacle above the electrical compartment for NEMA twist-lock base photocell (by-others). For multiple fixture pole mountings, one fixture has the receptacle to operate the others
NEMA Receptacle Cat. No. ☐ **NEMA7** ☐ **No Option**	Fixture supplied with a fully gasketed receptacle above the electrical compartment for NEMA twist-lock control module (by-others). Wires are attached to relevant components within the luminaire. For multiple fixture pole mountings, one fixture has the receptacle to operate the others.
Occupancy Sensor up to 16' Cat. No. ☐ **SCL** ☐ **No Option**	Occupancy Sensor up to 16' - Outdoor occupancy sensor with 0-10v interface dimming control mounts directly to the underside of the luminaire. Wide 360° pattern. Module colors available Black, Gray, and White.
Occupancy Sensor up to 30' Cat. No. ☐ **SCH** ☐ **No Option**	Occupancy Sensor up to 30' - Outdoor occupancy sensor with 0-10v interface dimming control mounts directly to the underside of the luminaire. Wide 360° pattern. Module colors available Black, Gray, and White.
Round Pole-Mounted Occupancy Sensor up to 16' Cat. No. ☐ **SCL-R** ☐ **No Option**	Round Pole Mounted Occupancy Sensor up to 16' - Outdoor occupancy sensor with 0-10v interface dimming control mounts directly to the underside of the luminaire. Wide 360° pattern. Module colors available Black, Gray, and White. Module is cut for round pole mounting. Pole diameter needed. **Ordering Example: SCL-R4*/277**/BL***** *Pole Diameter, ** Voltage, *** Color
Square Pole-Mounted Occupancy Sensor up to 16' Cat. No. ☐ **SCL-S** ☐ **No Option**	Square Pole Mounted Occupancy Sensor up to 16' - Outdoor occupancy sensor with 0-10v interface dimming control mounts directly to the underside of the luminaire. Wide 360° pattern. Module colors available Black, Gray, and White. Module is cut for square pole mounting. **Ordering Example: SCL-L/277**/BL***** ** Voltage, *** Color



Optional Features

Round Pole-Mounted Occupancy Sensor up to 30' Cat. No. ☐ **SCH-R** ☐ **No Option**	Round Pole Mounted Occupancy Sensor up to 30' - Outdoor occupancy sensor with 0-10v interface dimming control mounts directly to the underside of the luminaire. Wide 360□ pattern. Module colors available Black, Gray, and White. Module is cut for round pole mounting. Pole diameter needed. **Ordering Example: SCH-R4*/277**/BL***** *Pole Diameter, ** Voltage, *** Color
Square Pole-Mounted Occupancy Sensor up to 30' Cat. No. ☐ **SCH-S** ☐ **No Option**	Square Pole Mounted Occupancy Sensor up to 30' - Outdoor occupancy sensor with 0-10v interface dimming control mounts directly to the underside of the luminaire. Wide 360□ pattern. Module colors available Black, Gray, and White. Module is cut for square pole mounting. **Ordering Example: SCH-S/277**/BL***** ** Voltage, *** Color
Wireless Control Cat. No. ☐ **WIH-M** ☐ **No Option**	In fixture WiHubb® wireless control module features on/off/variable and step dimming, SNAP protocol mesh network, AES-128 encryption detection, occupancy sensor interface and intuitive, user-friendly software. The most comprehensive and up to date information can be found at http://www.hubbell-automation.com/products/wihubb_infixture_module/.
Wireless Control Cat. No. ☐ **WSI-M** ☐ **No Option**	Hubbell Building Automation's wiSCAPE™ Fixture Module is a bidirectional wireless RF device that allows an individual fixture to be managed, monitored and metered. The wiSCAPE Fixture Modules communicates wirelessly over a robust 2.4GHz ISM (Industrial, Scientific and Medical) certified meshed radio signal. The wiSCAPE Fixture Module drastically simplifies control and automation of projects, especially in retrofit environments and challenges the legacy world of wired-systems. wiSCAPE wireless control technology adapts easily to complex automation situations for quick, simple and economical commissioning.

Additional information on controls can be found at http://www.hubbelllighting.com/solutions/controls/

Lumen Data

Spectroradiometric			
	3000K Average	4200K Average	5100K Average
Correlated Color Temp. CCT (K)	2800K - 3175K	3800K - 4600K	4600K - 5600K
Color Rendering Index (CRI)	≥75	≥70	≥65
Power Factor	>.90	>.90	>.90

Projected Lumen Maintenance		
mA	50,000 hrs	100,000 hrs
350 mA	96.8%	94.74%
700 mA	92.09%	87.08%

Electrical Drive Current					
350mA			700mA		
Volts - AC	Amps - AC	System Watts	Volts - AC	Amps - AC	System Watts
120	0.79	95	120	1.57	188
208	0.46	95	208	0.90	188
240	0.40	95	240	0.78	188
277	0.34	95	277	0.68	188
347	0.27	95	347	0.54	188
480	0.20	95	480	0.39	188

B.U.G. Rating for 350mA (TM15) in Lumens where B = Backlight, U = Uplight, G = Glare

Temperature	Type I	Type II	Type III	Type III NFO	Type IV	Type IV NFO	Type V	Type L/R
3000K	B3 U0 G3	B3 U0 G3	B2 U0 G2	B2 U0 G2	B0 U0 G2	B0 U0 G2	B3 U0 G2	B3 U0 G3
4200K	B3 U0 G3	B3 U0 G3	B2 U0 G2	B2 U0 G2	B1 U0 G2	B0 U0 G2	B3 U0 G2	B3 U0 G3
5100K	B4 U0 G4	B3 U0 G3	B2 U0 G2	B2 U0 G2	B1 U0 G3	B0 U0 G3	B3 U0 G2	B3 U0 G3

Absolute Lumens for 350mA

Temperature	Type I	Type II	Type III	Type III NFO	Type IV	Type IV NFO	Type V	Type L/R
3000K	7231	7175	7029	6205	7083	6398	7275	7091
4200K	9353	9281	9201	8025	9162	8276	9411	9171
5100K	9923	9846	9758	8514	9720	8780	9984	9730

B.U.G. Rating for 700mA (TM15) in Lumens where B = Backlight, U = Uplight, G = Glare

Temperature	Type I	Type II	Type III	Type III NFO	Type IV	Type IV NFO	Type V	Type L/R
3000K	B4 U0 G4	B3 U0 G3	B3 U0 G3	B3 U0 G3	N/A	N/A	B4 U0 G2	B3 U0 G3
4200K	B4 U0 G4	B4 U0 G4	B3 U0 G4	B3 U0 G4	B1 U0 G4	B0 U0 G4	B4 U0 G2	B3 U0 G3
5100K	B4 U0 G4	B4 U0 G4	B3 U0 G4	B3 U0 G4	B1 U0 G4	B0 U0 G4	B4 U0 G2	B3 U0 G3

Absolute Lumens for 700mA

Temperature	Type I	Type II	Type III	Type III NFO	Type IV	Type IV NFO	Type V	Type L/R
3000K	12962	12862	13448	11960	12858	11511	13597	12570
4200K	16908	16777	17542	15601	16773	15015	17737	16397
5100K	17055	16923	17695	15736	16919	15146	17891	16540

LED performance and lumen output continues to improve at a rapid pace. Log onto www.kimlighting.com to download the most current photometric files from Kim Lighting's IES File Library.
For custom optics and color temperature configurations, contact factory.

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PLAN VIEW

NOTES:
1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
2) CALCULATIONS MAY SHOW THE EFFECT OF SHADOWING CAUSED BY BUILDINGS AND OBJECTS WITHIN THE CALCULATED SPACE OR IN THE SITE AREA.
3) READINGS SHOWN ARE INITIAL HORIZONTAL FOOTCANDLES ON A FLAT SITE UNLESS OTHERWISE INDICATED.
4) THIS CALCULATION IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO SWANEY LIGHTING ASSOCIATES AND STANDARD ASSUMPTIONS OF THE SPACE AND/OR SITE.
5) CONFORMANCE TO CODES AND OTHER LOCAL REQUIREMENTS AS DETERMINED BY THE AHJ ARE THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
6) THIS LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.
7) CHECK GRAPHIC SCALE. DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY OCCUR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
new parking	1.13	2.7	0.2	5.65	13.50

EXISTING LIGHTING NOT INCLUDED IN CALCULATION

Luminaire Schedule (note fixture cataloge numbers are not complete)						
Type	Symbol	Qty	Lum. Lumens	LLF	Lum. Watts	Description
L3		2	7029	0.900	91	AR3P35-80L3K

KIM ARCHITYPE LED

DURGIN PINES
KITTERY, MAINE
ADDITIONAL PARKING LIGHTING LAYOUT

DESIGNED FOR THE: DURGIN PINES
SCALE: NOT TO SCALE
Page 1 of 1
Date:7/5/2016
GENERATED BY SWANEY LIGHTING, SCARBOROUGH ME - 207-883-7100 - swaneylighting.com

SWANEY LIGHTING ASSOCIATES, INC.

NOTICE: THIS DRAWING IS THE EXCLUSIVE PROPERTY OF SWANEY LIGHTING ASSOCIATES. ITS ACCEPTANCE CONSTITUTES AN AGREEMENT THAT THE DRAWING WILL BE TREATED AS CONFIDENTIAL AND NOT DISCLOSED TO ANY PARTY OUTSIDE THE RECIPIENT'S ORGANIZATION. INFORMATION CONCERNING THE LAYOUT AND NUMBER OF UNITS INDICATED ON THIS DRAWING IS TO BE CONSIDERED AS A GUIDE ONLY. THE ACTUAL NUMBER OF UNITS REQUIRED MAY VARY. THIS DRAWING IS NOT TO BE USED AS A CONSTRUCTION DOCUMENT. ALL ELECTRICAL WORK SHOWN ON THIS DRAWING MUST BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. THIS DRAWING IS NOT TO BE SCALED. IF SCALING IS REQUIRED, IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE. SWANEY LIGHTING ASSOCIATES, INC. (SLA) IS NOT RESPONSIBLE FOR ANY CHANGES MADE TO THIS DRAWING BY ANY PARTY OTHER THAN SLA. ALL LIGHTING FIXTURES INCLUDED IN THIS DRAWING, IF SO PROVIDED, ARE PICTURE PHOTOMETRICS OF LIGHTING FIXTURES INCLUDED IN THIS DRAWING, IT IS PROVIDED FOR REFERENCE ONLY. THE ACTUAL PERFORMANCE SHOWN HEREIN IS NOT THE RESPONSIBILITY OF THE MANUFACTURER. ITS USE FOR ANY OTHER PURPOSE IS NOT AUTHORIZED BY SWANEY LIGHTING ASSOCIATES.

KIM LIGHTING

AR-LED-KIT

The Archetype® Large PicoPrism™ LED Upgrade Kit

revision 5/14/14 • kl_arpledkit_spec.pdf

Type:
Job:
Catalog number:

_____ / _____ / _____

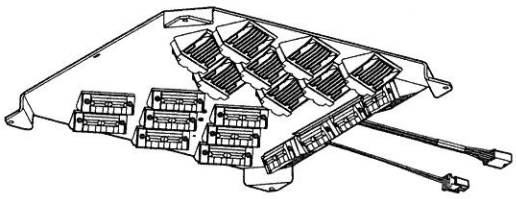
LED Kit | Electrical Module | Option

Approvals:

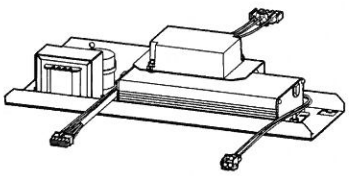
Date:
Page: 1 of 4

Specifications

AR-LED-KIT
80 Light Emitting Diodes
95 System Watts for 350mA
188 System Watts for 700mA
Maximum Weight is 50 lbs. when installed in The Archetype LED



LED EmitterDeck®



Electronic Module

Electronic Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Module includes a driver, thermal control device and surge protector. Electrical module attaches to housing with no-tool hinges and latches, accessible by opening the lens frame only. Driver is rated for -40°F starting.

Optical Module: Precision, IP66 replaceable PicoPrism™ modules are positioned to achieve directional control toward desired task. The entire light engine fastens to the housing as a one-piece module

Dimming: Driver has a 0-10V dimming interface with a dimming range of 10-100%. Approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV. Note: Not compatible with current sourcing dimmers.

Listed to: UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2#250.0 Luminaires. RoHS compliant. Meets Buy American provisions within ARRA.

Warranty: Kim Lighting warrants The Archetype LED products ("Product(s)") sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of ten (10) years for exterior housing paint finish(s), (iii) a period of six (6) years for LED Light Engines (PicoPrisms™ and, (iv) a period of five (5) years for LED power components (LED Driver, LifeShield® device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product. Occupancy sensors, Surge Protector, dimmers and relay wiring components are covered by the manufacturer's warranty.

NOTE: Existing product conditions are taken as the base point. Participation rules apply. See complete warranty provisions for further details.

IMPORTANT: Disable all power to the luminaire before conducting any maintenance or upgrade activity. Failure to do so will create a hazardous working environment.

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.

Suggested Tools:
- Phillips Screw Driver
- Large Flat Blade Screw Driver

WARNING: PicoPrism luminaires are designed with open door frame, no lens. When installing an Upgrade Kit, the **glass lens must be removed** due to the increased current of the Picoprism assemblies. Reference HID to PicoPrism Upgrade Kit Installation sheet for instructions.

HUBBELL LIGHTING, INC. **US Patent Number D674,965 S.**

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

Standard Features

Fixture
Cat. No. designates fixture and distribution

AR-LED-KIT — x — P — xx

Upgrade Kit:
AR-LED-KIT

Distribution:
- ☐ 1 = Type I
- ☐ 2 = Type II
- ☐ 3 = Type III
- ☐ 4 = Type IV
- ☐ 5 = Type V
- ☐ L = Type L Left
- ☐ R = Type R Right

Optic:
P = PicoPrism™

Current:
35 = 350 mA
70 = 700 mA

Light Distribution:

TYPE I | TYPE II | TYPE III | TYPE IV | TYPE V

TYPE R
One-Way Right

TYPE L
One-Way Left

Electrical Module

Cat. Nos. for Electrical Modules available:

80L — xK — x

Source:
80L = 80 LED's

Color Temperature:
- ☐ 2K = 580nm - Amber
- ☐ 3K = 3000K
- ☐ 4K = 4200K
- ☐ 5K = 5100K

Voltage:
- ☐ 120 = 120V[1]
- ☐ 208 = 208V[1]
- ☐ 240 = 240V[1]
- ☐ 277 = 277V[1]
- ☐ 347 = 347V
- ☐ 480 = 480V

[1]120V through 277V is a variable driver.

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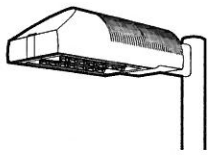


Optional Features

Fusing
Cat. No. **(see right)**
☐ **No Option**

High temperature fuse holders factory installed inside the fixture housing. Fuse included.

Single Fuse

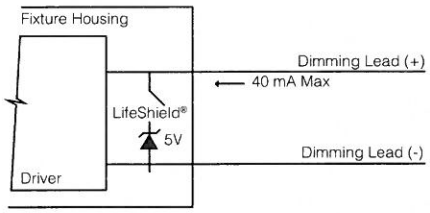
Line Volts:	120V	208V	240V	277V	347V	480V
Cat. No.:	☐ **SF**	☐ **DF**	☐ **DF**	☐ **SF**	☐ **SF**	☐ **DF**

Wireless Control
Cat. No. ☐ **WIH-M**
☐ **No Option**

In fixture WiHubb® wireless control module features on/off/variable and step dimming, SNAP protocol mesh network, AES-128 encryption detection, occupancy sensor interface and intuitive, user-friendly software. The most comprehensive and up to date information can be found at http://www.hubbell-automation.com/products/wihubb_infixture_module/.

0-10V Dimming Interface

Driver has a 0-10V dimming interface with a dimming range of 10-100%. Approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV. Note: Not compatible with current sourcing dimmers.



Fixture Equivalent Circuit

Neighbor Friendly Optic:
Cat. No. ☐ **NFO**
☐ **No Option**

Integrated Neighbor Friendly Optic on each PicoPrism™ module to completely control unwanted backlight. Most effective with Type III and IV distibutions.

TYPE III-NFO

TYPE IV-NFO

KIM LIGHTING

AR-LED-KIT

The Archetype® Large PicoPrism™ LED Upgrade Kit

revision 5/14/14 • kl_arpledkit_spec.pdf

Type:

Job:

Lumen Data

Spectroradiometric			
	3000K Average	4200K Average	5100K Average
Correlated Color Temp. CCT (K)	2800K - 3175K	3800K - 4600K	4600K - 5600K
Color Rendering Index (CRI)	≥75	≥70	≥65
Power Factor	>.90	>.90	>.90

Projected Lumen Maintenance		
mA	50,000 hrs	100,000 hrs
350 mA	96.8%	94.74%
700 mA	92.09%	87.08%

Electrical Drive Current					
350mA			700mA		
Volts - AC	Amps - AC	System Watts	Volts - AC	Amps - AC	System Watts
120	0.79	95	120	1.57	188
208	0.46	95	208	0.90	188
240	0.40	95	240	0.78	188
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347	0.27	95	347	0.54	188
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B.U.G. Rating for 350mA (TM15) in Lumens where B = Backlight, U = Uplight, G = Glare

Temperature	Type I	Type II	Type III	Type III NFO	Type IV	Type IV NFO	Type V	Type L/R
3000K	B3 U0 G3	B3 U0 G3	B2 U0 G2	B2 U0 G2	B0 U0 G2	B0 U0 G2	B3 U0 G2	B3 U0 G3
4200K	B3 U0 G3	B3 U0 G3	B2 U0 G2	B2 U0 G2	B1 U0 G2	B0 U0 G2	B3 U0 G2	B3 U0 G3
5100K	B4 U0 G4	B3 U0 G3	B2 U0 G2	B2 U0 G2	B1 U0 G3	B0 U0 G3	B3 U0 G2	B3 U0 G3

Absolute Lumens for 350mA

Temperature	Type I	Type II	Type III	Type III NFO	Type IV	Type IV NFO	Type V	Type L/R
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4200K	9353	9281	9201	8025	9162	8276	9411	9171
5100K	9923	9846	9758	8514	9720	8780	9984	9730

B.U.G. Rating for 700mA (TM15) in Lumens where B = Backlight, U = Uplight, G = Glare

Temperature	Type I	Type II	Type III	Type III NFO	Type IV	Type IV NFO	Type V	Type L/R
3000K	B4 U0 G4	B3 U0 G3	B3 U0 G3	B3 U0 G3	N/A	N/A	B4 U0 G2	B3 U0 G3
4200K	B4 U0 G4	B4 U0 G4	B3 U0 G4	B3 U0 G4	B1 U0 G4	B0 U0 G4	B4 U0 G2	B3 U0 G3
5100K	B4 U0 G4	B4 U0 G4	B3 U0 G4	B3 U0 G4	B1 U0 G4	B0 U0 G4	B4 U0 G2	B3 U0 G3

Absolute Lumens for 700mA

Temperature	Type I	Type II	Type III	Type III NFO	Type IV	Type IV NFO	Type V	Type L/R
3000K	12962	12862	13448	11960	12858	11511	13597	12570
4200K	16908	16777	17542	15601	16773	15015	17737	16397
5100K	17055	16923	17695	15736	16919	15146	17891	16540

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Rebecca Spitko

From: William Straub <wstraub@cmaengineers.com>
Sent: Thursday, July 07, 2016 11:11 AM
To: Chris DiMatteo
Cc: Rebecca Spitko; Jodie Bray Strickland
Subject: Durgin Pines Material Review July 7 2016 CMA #591.95
Attachments: kl_arpled_spec.pdf; ADDITIONAL PARKING 7-5-16.pdf; kl_arpledkit_spec.pdf

Chris,

We have reviewed the attached material transmitted by Ryan Mattuchio of Durgin Pines, who prepared it in response to our July 1, 2016 comments.

Durgin Pines proposes to add 15 parking spaces adjacent to the access road leading to the proposed rehab/gym facility. It is proposed to add two light fixture3s in the new parking area. Ryan provided lighting fixture information from Swaney Lighting.

- The fixtures appear to meet then requirements for full cut-off and fixture type.

- Swaney proposes the lights be mounted on 18-ft poles, which is described as meeting the existing pole heights at the facility. The Kittery LUDC limits normal installations to 15'. The Planning Board can approve up to 20 feet if the applicant justifies that the increased height is necessary to meet the performance requirements of the ordinance. The photometric plan with the 18-ft height readily meets the light intensity ratio requirements of the LUDC. It appears, however, that the lighting performance can probably be met with 15 poles. If in fact, 18-foot poles are used elsewhere at the facility, matching that height may be reasonable without further justification.

- Durgin Pines proposes to add 15 parking spaces. They report that they have analyzed the existing parking deficiencies, and the additional parking demand anticipated for the proposed rehab/gym facility, and conclude that 15 spaces are needed. In my conversation with Ryan Mattuchio asking whether 15 spaces is satisfactory, he stated that the issue had been evaluated by staff, and they are comfortable that it is sufficient. The proposed configuration also maximizes the parking available adjacent to the access road leading to the proposed facility.

Should you have any questions, please do not hesitate to call,

Best,

Bill

William A. Straub, P.E.
Principal/Project Manager

CMA ENGINEERS

CMA Engineers, Inc.
35 Bow Street
Portsmouth, NH 03801
603-431-6196
www.cmaengineers.com

From: Ryan Mattuchio [mailto:Ryan.Mattuchio@durginpines.com]
Sent: Tuesday, July 05, 2016 4:29 PM
To: William Straub <wstraub@cmaengineers.com>
Subject: FW: durgin pines

Good afternoon Bill,

Here is the photometric plan done by Steve Weatherbie from Swaney Lighting. I also tried to answer the questions you had in regards to the parking demand and the landscaping. Any questions feel free to contact me.

The additional 15 new parking spaces we have requested for Durgin Pines is in high demand. We have a very large staff that works in the rehab department. This addition will be primarily for that staff and the outpatient therapy residents, along with the students that come from area colleges and universities for their clinical rotations. This is an ongoing program we are involved in and will continue. These 15 additional parking spaces are much needed as we have grown beyond what we currently have available on the premise, while ensuring there are enough spaces for visitors and families.

We will be adding (2) more light poles in to the added 15 additional parking spaces. We will keep the same lay out that is provided at the facility. I have been working with Steve Weatherbie from Swaney Lighting. He is providing me with a photometric plans and information details on the lighting. (see above)

The landscaping will remain the same at the location of the proposed addition. We will not be adding anything as far as shrubs, bushes and trees etc. We want to maintain what we currently have for easy upkeep (just grass). We want to show off the building and keep it open and clean.

Thank you

Ryan Mattuchio cell 207-286-6476

From: Steve Weatherbie [mailto:Steve@swaneylighting.com]
Sent: Tuesday, July 05, 2016 4:12 PM
To: Ryan Mattuchio
Subject: RE: durgin pines

Ryan,

Please review the attached lighting layout and generic spec sheet. I have used a mounting height of 18 feet for the fixtures as it appeared to be the mounting height of existing units. Please confirm this is the desired height.

I have used the newer LED version of the Kim Architype.

I have also attached a spec sheet on the LED upgrade kit for your consideration when planning for future upgrades.

Please review and let me know if you have any questions.

Thanks,
Steve

Steve Weatherbie
Phone: **207-883-7100 ext 142**
steve@swaneylighting.com

From: Ryan Mattuchio [mailto:Ryan.Mattuchio@durginpines.com]
Sent: Tuesday, July 05, 2016 11:26 AM
To: Steve Weatherbie <Steve@swaneylighting.com>
Subject: durgin pines

Thank you Steve,

Ryan Mattuchio 207-286-6476

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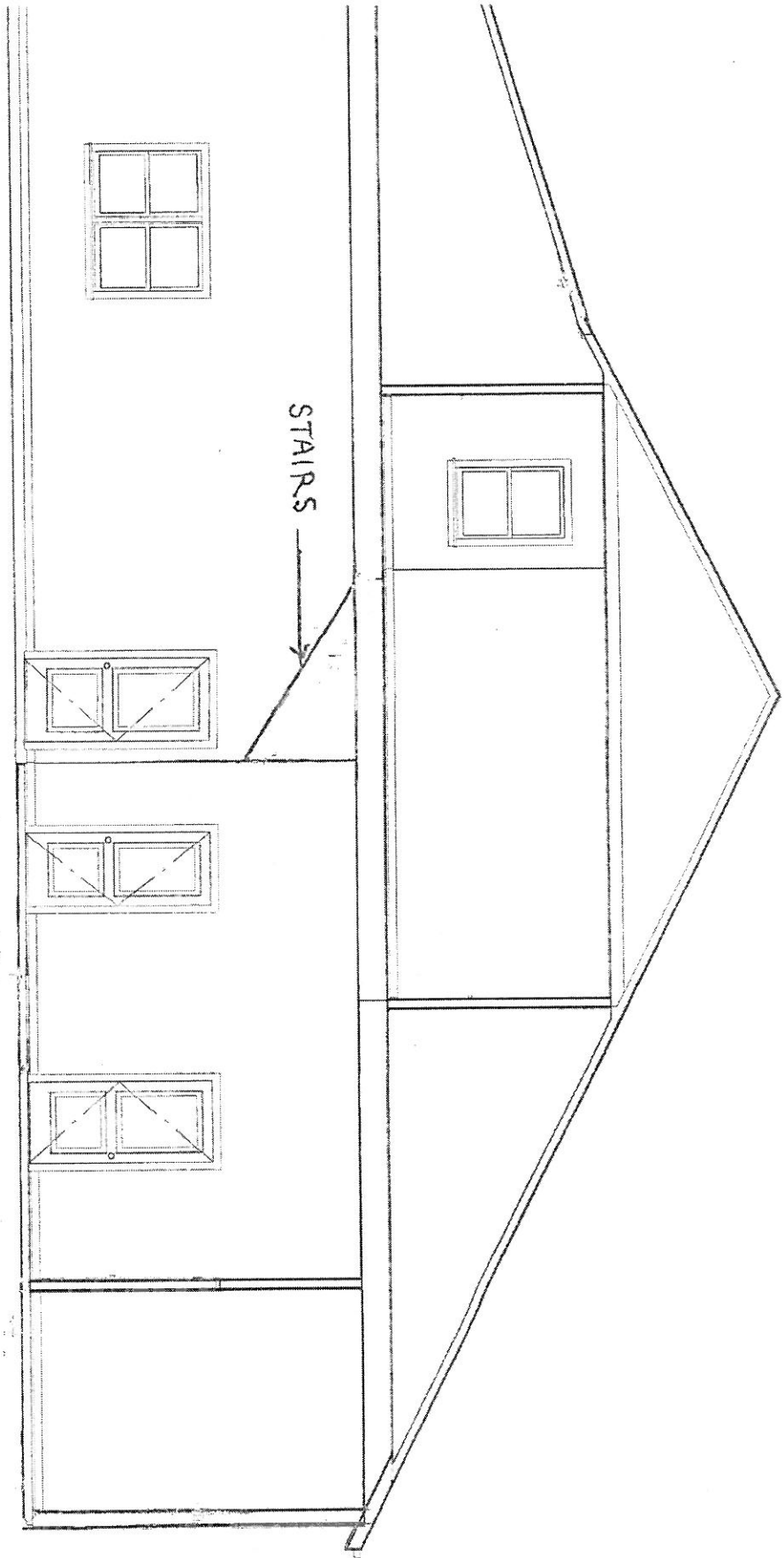
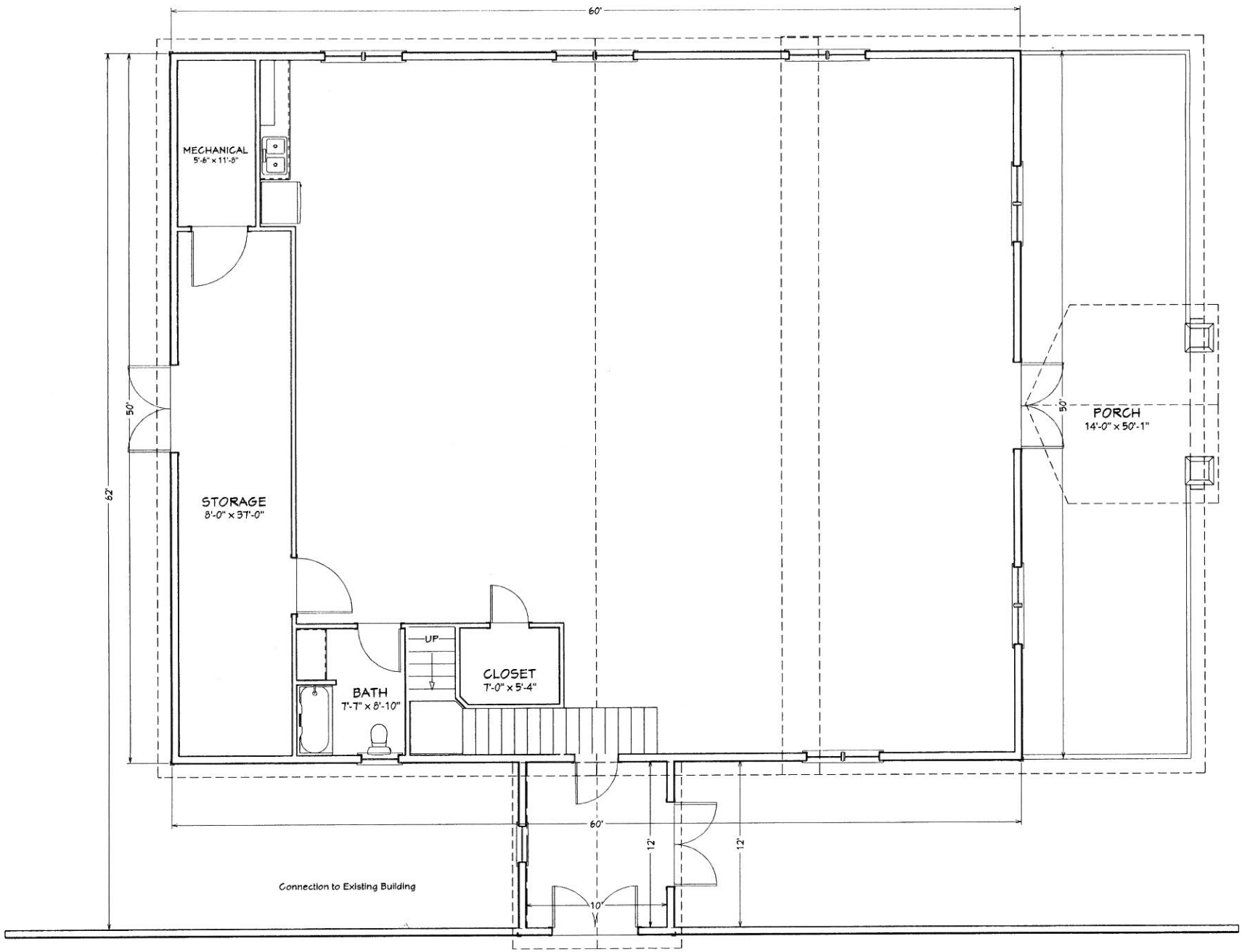
Ryan Mattuchio

From: John <johngccc@gsinet.net>
Sent: Wednesday, June 29, 2016 4:58 PM
To: Ryan Mattuchio
Subject: plans
Attachments: Stair plan.pdf; building connection.pdf

Ryan,
Here are the revised plans to show the building connection and to show an interior elevation of the stairs. The floor plan looks like the stairs run into the door but with the 12 foot tall walls you can see that they do not interfere with the door. Gary also wanted me to draft up a letter for you stating the materials to be used. I will get that off to you tomorrow morning
Thank you,

JOHN DUPRE
PROJECT MANAGER
GARY
CHICOINE CONSTRUCTION CORPORATION
johngccc@gsinet.net
Office 603-529-1366
Cell 603-396-7147


STAIRS



LIVING AREA
3135 sq ft

LEGEND

	PROPERTY LINE
	PROPOSED BUILDING ADDITION
	PROPOSED SIDEWALK
	WETLAND SETBACK
3'R	**PROPOSED CURB RADIUS**
•	BOLLARD
	SIGN
	PAINTED ISLAND
	CONCRETE PAD/SIDEWALK
	BITUMINOUS SIDEWALK
93 SPACES	VISITOR PARKING STALLS
12 SPACES	STAFF PARKING STALLS
12 SPACES	**PROPOSED PARKING STALLS**
	HANDICAP PARKING STALL WITH PAINTED ISLAND
☼	LIGHT POLE BASE
	PAINTED DIRECTIONAL ARROW
	DOUBLE YELLOW CENTERLINE

SITE DATA

ZONE: MU - MIXED USE

PERMITTED USES: PARKING LOT

	REQUIRED	PROPOSED
LOT AREA	2.0 AC	10.78 AC
CONTINUOUS FRONTAGE	200 FT	1,078 FT
SETBACKS:		
FRONT	40 FT	40 FT
SIDE	30 FT	151 FT
REAR	30 FT	151 FT
MAXIMUM BUILDING HEIGHT	45 FT	45 FT
MAXIMUM LOT COVERAGE	60%	24%
MINIMUM OPEN SPACE	20%	76%
MAXIMUM IMPERVIOUS SURFACE RATIO	80%	24%

PARKING REQUIREMENTS (1 SPACE PER EVERY 3 SEATS)

TOTAL SEATS	279 SEATS	279 SEATS
TOTAL SPACES	93 SPACES	93 SPACES
HANDICAP SPACES	3 SPACES	3 SPACES
STANDARD PARKING SPACE SIZE	9'x18'	9'x18'
HANDICAP PARKING SPACE SIZE	12'x18'	12'x18'

APPROVED: TOWN OF KITTERY

APPLICANT: _____

PLANNING BOARD: _____

_____

_____

_____

_____

PROPOSED 50'x60' BUILDING ADDITION

PROPOSED 5'-WIDE SIDEWALK

PROPOSED 5'-WIDE SIDEWALK

15 SPACES

6 SPACES

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

MAGNETIC

SITE PLAN

No.	Description	Appd	Date
	REVISIONS		

STATE OF MAINE — Bradley Malcolm 9410 — REGISTERED PROFESSIONAL ENGINEER — LICENSED

DATE: JUNE 17, 2016
SCALE: AS SHOWN
DESIGNED BY: SLR
DRAWN BY: SLR
APPROVED BY: BLM
PROJECT NO: 2145
FILE NO: 2145_ADDITION.DWG

DURGIN PINES
BUILDING ADDITION
LEWIS ROAD
KITTERY, MAINE

Tighe&Bond
Engineers | Environmental Specialists

C-1

GRADING AND DRAINAGE NOTES

1. ALL EXISTING AREAS NOT TO BE PAVED OR OTHERWISE DISTURBED SHALL RECEIVE 4" LOAM, SEED, FERTILIZER AND MULCH.
2. ALL FILL SHALL BE COMPACTED TO MEET THE FOLLOWING CONDITIONS:

AREA	MINIMUM COMPACTION*
UNDER PAVED OR OTHER STRUCTURES	95%
BELOW PAVED OR CONCRETE AREAS	95%
UNDER SEED OR MULCH AND 3 FEET BELOW BASE GRAVEL	90%
WITHIN LOAM AND SEED AREAS	85%

*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED BY MODIFIED AASHTO DENSITY METHOD 3 FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1557.

3. OBSERVE ALL WORK, AS MUST BE PERFORMED IN ACCORDANCE WITH THE BUILDING DRAWINGS.
4. ADJUST ALL MANHOLES, CATCHBASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
5. CONTRACTOR SHALL REPAIR ALL PAVEMENT, CURBING, TURF, LOAM AND PLANTINGS AND ANY OTHER AREAS DISTURBED BY CONSTRUCTION TO MATCH EXISTING CONDITIONS OR BETTER. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED TO PROVIDE NEW GRASSED AREAS.
6. ALL STORM DRAIN SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) OR ADS N-12, OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
7. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN STANDARDS.
8. CONTRACTOR SHALL TAKE SUCH MEASURES AS ARE NECESSARY TO PREVENT DUST NUISANCE TO OTHERS WITHIN OR OUTSIDE OF WORK LIMITS DURING CONSTRUCTION OPERATIONS.
9. THE CONTRACTOR SHALL GIVE THIRTY (30) DAYS WRITTEN NOTICE TO PUBLIC WORKS DEPARTMENTS BEFORE COMMENCING ANY WORK AT THE SITE.
10. SEE EXISTING CONDITIONS PLAN FOR BOUNDARY INFORMATION.
11. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF PRECAST CONCRETE STRUCTURES, INVERT DETAILS, CONCRETE COVER, ETC. FOR REVIEW AND APPROVAL PRIOR TO ORDERING OR CONSTRUCTION OF ANY STRUCTURES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE, EXPOSE AND PROTECT EXISTING UTILITIES AS REQUIRED.
13. SEE TOWN OF KITTERY PLANS FOR ROADWAY CONSTRUCTION DETAILS.
14. ALL TRENCH BACKFILL SHALL BE COMPACTED.

POST-CONSTRUCTION EROSION CONTROL NOTES

1. PERMANENT EROSION CONTROL MEASURES AS SHOWN ON THE PLANS SHALL BE INSTALLED AS SOON AS POSSIBLE AFTER FINAL GRADING.
2. SEE INDIVIDUAL PLANS FOR SPECIFIC EROSION CONTROL DETAILS.
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL EROSION CONTROL STANDARDS AND SPECIFICATIONS.
4. STRAW MULCH SHALL BE PROVIDED ON ALL DISTURBED AREAS WHERE VEGETATION IS NOT ESTABLISHED BY OCTOBER 15. MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE AND ANCHORED IMMEDIATELY AFTER PLACEMENT.
5. ALL CATCH BASINS AND DRAIN INLETS SHALL BE PROTECTED WITH SILT SACKS OR EQUIVALENT DEVICES UNTIL CONTRIBUTING AREAS ARE STABILIZED.
6. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
7. ANY SEDIMENT DEPOSITED ON PUBLIC ROADWAYS SHALL BE REMOVED IMMEDIATELY.
8. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER EACH RAINFALL OF 0.5 INCHES OR GREATER.
9. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL THE SITE IS PERMANENTLY STABILIZED.

LEGEND:

	PROPOSED CONTOUR
	EXISTING CONTOUR
	LIMIT OF WORK
	PROPOSED CATCH BASIN
	PROPOSED DRAIN MANHOLE
	PROPOSED CLEANOUT
x 14.6	PROPOSED SPOT GRADE
	EXISTING YARD DRAIN
	INLET PROTECTION BARRIER
	SILT FENCE
	EROSION CONTROL MIX BERM

DRAINAGE SUBMISSION ITEMS

- PEAK RUNOFF RATES
- STORM DRAIN SIZES
- DRAINAGE AREA MAP
- TIME OF CONCENTRATION
- HYDRAULIC GRADE LINE
- PIPE CAPACITIES

APPROVED: TOWN OF KITTERY

APPLICANT:	
PLANNING BOARD:	

GRAPHIC SCALE

(IN FEET)

MAGNETIC

GRADING AND DRAINAGE PLAN

No.	Description	Appd	Date
	REVISIONS		

STATE OF MAINE — Dustin Bennett 9410 — REGISTERED PROFESSIONAL ENGINEER

DATE: JUNE 17, 2016
SCALE: AS SHOWN
DESIGNED BY: SLR
DRAWN BY: SLR
APPROVED BY: BLM
PROJECT NO: 2145
FILE NO: 2145_ADDITION.DWG

DURGIN PINES
BUILDING ADDITION
LEWIS ROAD
KITTERY, MAINE

Tighe&Bond
Engineers | Environmental Specialists

C-2

NOTES:

1. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON IS BASED UPON FIELD SURVEY AND THE INFORMATION TO BE SUPPLIED BY THE OTHER UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, INTERCEPT, DISCONNECT, AND REMOVE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.

2. THE CONTRACTOR SHALL NOTIFY DIG SAFE PRIOR TO COMMENCEMENT OF ANY DEMOLITION ACTIVITIES.

3. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY CO. ALL UTILITY WORK SHALL CONFORM TO THE STANDARDS OF THE PUBLIC UTILITY.

4. ALL GRAVITY SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED, AND CONFORM TO THE REQUIREMENTS OF THE KITTERY SEWER DEPARTMENT STANDARDS.

5. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE DETERMINED BY THE UTILITY COMPANY.

6. COORDINATE ALL WORK ADJACENT TO THE PROPOSED BUILDING WITH BUILDING CONTRACTOR.

7. COORDINATE ALL UTILITIES CONNECTIONS TO BUILDING WITH BUILDING DRAWINGS AND APPLICABLE UTILITY COMPANY.

8. A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18" OR MORE MINIMUM OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER SEWER CROSSINGS. SEWER PIPE AT CROSSINGS SHALL BE CLASS 52 DUCTILE IRON PIPE WITH JOINTS LOCATED AT LEAST 9 FEET HORIZONTALLY FROM THE WATER MAIN.

9. ALL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES

10. THE CONTRACTOR SHALL OBTAIN, PAY AND COMPLY WITH ALL REQUIRED PERMITS, INSURANCE FOR ALL INSPECTIONS AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT.

11. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL DUCTILE IRON PIPE, CONNECTION COUPLINGS AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON UTILITY DRAWINGS TO RENDER PROPER INSTALLATION OF THE UTILITIES COMPLETE AND OPERATIONAL.

12. THE CONTRACTOR SHALL PROVIDE AN AS BUILT PLAN TO THE OWNER PRIOR TO COMPLETION OF THE PROJECT.

13. COORDINATE DISINFECTION AND LEAKAGE TESTING OF WATER CONSTRUCTION WITH TOWN OF KITTERY.

14. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR GAS SERVICE. COORDINATE WITH GAS COMPANY.

15. CONTRACTOR TO COORDINATE WITH ELECTRICAL DRAWINGS FOR ELECTRICITY SERVICE CONDUIT SIZE AND CONDUIT LOCATION.

16. ALL 8" DI WATER PIPE TO BE CLASS 52, CEMENT LINED PER THE TOWN OF KITTERY WATER DIVISION.

17. ALL TESTING REQUIRED BY THE TOWN OF KITTERY FOR SEWER MAINS, MATERIALS, MANHOLES, BREAK OF YEAR, ETC. SHALL BE PERFORMED BY A QUALIFIED TESTING COMPANY. ALL ITEMS MUST PASS INSPECTION. ITEMS NOT PASSING INSPECTION SHALL BE RECONSTRUCTED & RETESTED AS NEEDED TO MEET TOWN REQUIREMENTS. A REPORT FOR ALL ITEMS TESTED (PASSING & FAILING) SHALL BE PROVIDED TO THE TOWN OF KITTERY PUBLIC WORKS DEPARTMENT FOR REVIEW & APPROVAL.

18. CONTRACTOR SHALL RELOCATE LADDER RUNGS AND RECONSTRUCT BRICK SHELF AS SHOWN ON DETAIL AS NEEDED IN THE EXISTING SEWER MANHOLE LOCATED AT ROUTE 1.

19. WATER MAIN CROSSING PROPOSED IN ROUTE 1, TOWN OF KITTERY WORKS PERMIT TO PROVIDE LOCATION AND SIZES OF NEW WATER MAIN AND ASSOCIATED WORK WITH PUBLIC WORKS.

20. KITTERY SEWER DEPARTMENT SHALL BE NOTIFIED 5 DAYS PRIOR TO PRECONSTRUCTION MEETING AND 48 HOURS PRIOR TO INSPECTION OF LEDGE REMOVAL, MANHOLE, PIPE JOINTS, ETC.

21. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE TOWN OF KITTERY AND MDOT (IF APPLICABLE). ALL STRIPING SHALL BE REPLACED IN KIND SHALL BE NEW REFLECTIVE PAINT.

LEGEND

	THRUST BLOCK
GV	GATE VALVE
DMH	DRAIN MANHOLE
	PROPOSED DRAIN MANHOLE
CB	CATCH BASIN
SMH	SEWER MANHOLE
YD	YARD DRAIN
	PROPOSED YARD DRAIN
DRAIN	DRAIN LINE
PD	PROPOSED DRAIN LINE
UNDERDRAIN	UNDER DRAIN
ELEC/COMM	ELECTRIC/COMMUNICATION SERVICE
SEWER	SEWER LINE
GAS	GAS SERVICE
WATER	WATER LINE
ELECTRIC	ELECTRIC SERVICE
TELEPHONE	TELEPHONE SERVICE
	UTILITY POLE LINE
	2" PVC INSULATION

APPROVED: TOWN OF KITTERY

APPLICANT:

PLANNING BOARD:

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

MAGNETIC

UTILITIES PLAN

No.	Description	Appd	Date
	REVISIONS		

STATE OF MAINE — Brendan Marcotte 9410 — LICENSED PROFESSIONAL ENGINEER

DATE: JUNE 17, 2016
SCALE: AS SHOWN
DESIGNED BY: SLR
DRAWN BY: SLR
APPROVED BY: BLM
PROJECT NO: 2145
FILE NO: 2145_ADDITION.DWG

DURGIN PINES
BUILDING ADDITION
LEWIS ROAD
KITTERY, MAINE

Haley & Ward
Engineers | Environmental Specialists

C-3