

14-I-13

7-11 Turner Street
Residential Units
Turner Eastern Prom.

#2007-0102

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

2007-0102

Application I. D. Number

6/13/2007

Application Date

Turner E. Promenade

Project Name/Description

Turner Eastern Promenade Llc

Applicant

P.O. Box 4271, Portland, ME 04101

Applicant's Mailing Address

Parks Copy

Planning

7 - 7 Turner St, Portland, Maine

Address of Proposed Site

014 1013001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 774-5358 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

R6

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 6/13/2007

Parks Approval Status:

Reviewer

Jeff T. Adams

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

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

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

2005-0276
Application I. D. Number

12/29/2005
Application Date

Turner Street Renovations
Project Name/Description

Barba and Wheeloch
Applicant

500 Congress Street, Portland, ME 04101
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 772-2772 Applicant Fax: (207) 772-3667
Applicant or Agent Daytime Telephone, Fax

7 - 7 Turner St, Portland, Maine
Address of Proposed Site

014 I013001
Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning R6

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review

Flood Hazard Shoreland Historic Preservation DEP Local Certification

Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Pla \$400.00 Subdivision _____ Engineer Review _____ Date 12/30/2005

Planning Approval Status:

Approved Approved w/Conditions See Attached Denied

Reviewer *[Signature]*

Approval Date 1-20-06 Approval Expiration 1-20-07 Extension to _____ Additional Sheets Attached

OK to Issue Building Permit 2-8-06 *[Signature]* signature date

Performance Guarantee Required* Not Required

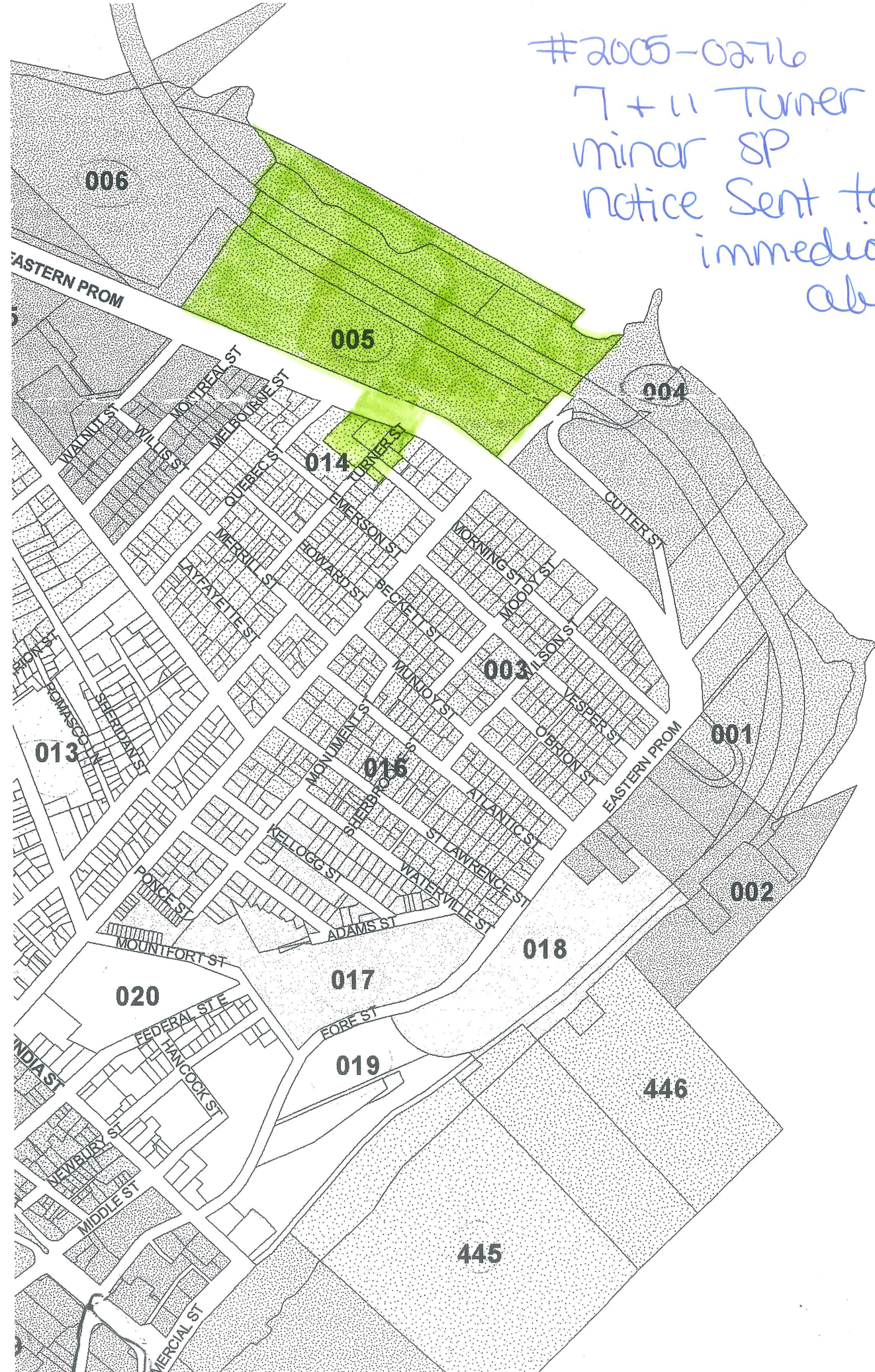
* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>2-8-06</u>	<u>\$ 300.00</u>	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input checked="" type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	_____
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input checked="" type="checkbox"/> Performance Guarantee Released	_____	_____	_____
	date	signature	
<input checked="" type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input checked="" type="checkbox"/> Defect Guarantee Released	_____	_____	_____
	date	signature	

#2005-0276

7 + 11 Turner St.
minor SP

notice sent to
immediate
abutters



City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development:		Zone: <u>R-6</u>
Total Square Footage of Proposed Structure: #7 - 4,174 sq ft #11 - 4,260 sq ft # heated space		Square Footage of Lot: 14444 sq ft.
Tax Assessor's Chart, Block & Lot:	Property owner's mailing address:	Telephone #:
Chart# Block# Lot# <u>14</u> <u>I -</u> <u>13</u>	<u>PO Box 4271</u> <u>Portland, ME 04101</u>	<u>252-6264</u>
Consultant/Agent, mailing address, phone # & contact person:	Applicant's name, mailing address, telephone #/Fax#/Pager#:	Project name:
<u>Barba + Wheelock Architecture</u> <u>500 Congress Street</u> <u>Portland, ME 04101</u>	<u>Nancy Barba for Crandall Toothaker</u> <u>Barba + Wheelock</u> <u>500 Congress St.</u> <u>Portland, ME 04101</u> <u>P: 207.772.2772.</u> <u>F: 207.772.3667</u>	<u>Turner Eastern Promenade</u> <u>LLC</u>
Fee For Service Deposit (all applications) ___ (\$200.00)		
Proposed Development (check all that apply) ___ New Building <input checked="" type="checkbox"/> Building Addition ___ Change of Use <input checked="" type="checkbox"/> Residential ___ Office ___ Retail ___ Manufacturing ___ Warehouse/Distribution ___ Parking lot ___ Subdivision (\$500.00) + amount of lots ___ (\$25.00 per lot) \$ _____ + major site plan fee if applicable ___ Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) ___ Traffic Movement (\$1,000.00) ___ Stormwater Quality (\$250.00) ___ Section 14-403 Review (\$400.00 + \$25.00 per lot) ___ Other _____		
Major Development (more than 10,000 sq. ft.) ___ Under 50,000 sq. ft. (\$500.00) ___ 50,000 - 100,000 sq. ft. (\$1,000.00) ___ Parking Lots over 100 spaces (\$1,000.00) ___ 100,000 - 200,000 sq. ft. (\$2,000.00) ___ 200,000 - 300,000 sq. ft. (\$3,000.00) ___ Over 300,000 sq. ft. (\$5,000.00) ___ After-the-fact Review (\$1,000.00 + applicable application fee)		
- Please see next page -		

Minor Site Plan Review

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

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

See attached check #15130

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

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

Signature of applicant: 	Date: 1/2/28/05
---	-----------------

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

29 December 2005

BARBĀ+WHEELOCK

Sarah Hopkins
Planning Division
Department of Planning and Development
Portland City Hall
389 Congress Street
Portland, ME 04101

Dear Ms. Hopkins:

On behalf of our client Crandall Toothaker, I am pleased to submit this Site Plan Application for renovations to 7 and 11 Turner Street. The changes to these properties are limited primarily to adding a full habitable third floor to each of the buildings and increasing the number of living units in each from four to five. It is our intention to apply for a building permit immediately upon site plan approval.

While the footprint of each building will remain the same, back decks and stairs will be removed from each of the buildings and front entries will be replaced with new two-story porches. Three-story decks will be added to the side of each unit. A one-story deck is added to the Turner Street side of #11. In addition, each building will have a bulkhead to provide access to the basement from outside of the buildings.

Very few changes to the existing site are proposed. The current parking lot and driveway, which accommodate a total of 12 parking spaces, will remain. As requested by the City, the owner will be adding four trees to the property, to be selected in concert with the city arborist – suggested location of trees are shown on the site plan. An existing concrete walkway which connects the brick sidewalk to the property will remain.

As requested, the following drawings are included in this submission, for your review:

Provided by Northeast Civil Solutions
Site Survey, August 23, 2005

Provided by Barba + Wheelock Architecture Preservation and Design
EX2.0, Existing Elevations
EX3.0, Existing Sections
G1.1, Proposed Site Plan
A2.0, Proposed Elevations 7 Turner Street
A2.1, Proposed Elevations 7 Turner Street
A2.2, Proposed Elevations 11 Turner Street
A2.3, Proposed Elevations 11 Turner Street

ARCHITECTURE
PRESERVATION
DESIGN

500 CONGRESS STREET
PORTLAND, MAINE 04101
FAX 207.772-3667
TEL 207.772-2722

Sarah Hopkins
29 December 2005
page 2 of 2

A3.0, Proposed Section

Thank you for your attention to this application. We look forward to hearing from you.

Sincerely,

A handwritten signature in cursive script that reads "Robin Tannenbaum". The signature is written in black ink and is positioned above the printed name.

Robin Tannenbaum

c: Crandall Toothaker

**CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST**

Turner Eastern Promenade, 7 #11 Turner St.
Project Name, Address of Project

Application Number

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
✓	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
✓	(2)	Name and address of applicant and name of proposed development	a
✓	(3)	Scale and north points	b
✓	(4)	Boundaries of the site	c
✓	(5)	Total land area of site	d
NA	(6)	Topography - existing and proposed (2 feet intervals or less)	e
✓	(7)	Plans based on the boundary survey including:	2
NA	(8)	Existing soil conditions	a
NA	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
✓	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
Prop. lines only (survey)	(11)	Approx location of buildings or other structures on parcels abutting the site	d
✓	(12)	Location of on-site waste receptacles	e
✓	(13)	Public utilities	e
✓	(14)	Water and sewer mains	e
NA	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
NA	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
✓	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
✓	(18)	Parking areas	g
NA	(19)	Loading facilities	g
✓	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
✓	(21)	Curb and sidewalks	g
✓	(22)	Landscape plan showing:	h
4 New Trees	(23)	Location of existing proposed vegetation	h
NA	(24)	Type of vegetation	h
NA	(25)	Quantity of plantings	h
NA	(26)	Size of proposed landscaping	h
NA	(27)	Existing areas to be preserved	h
NA	(28)	Preservation measures to be employed	h
NA	(29)	Details of planting and preservation specifications	h
✓	(30)	Location and dimensions of all fencing and screening	i
NA	(31)	Location and intensity of outdoor lighting system	j
✓	(32)	Location of fire hydrants, existing and proposed	k
✓	(33)	Written statement	c
✓	(34)	Description of proposed uses to be located on site	l
✓	(35)	Quantity and type of residential, if any	l
✓	(36)	Total land area of the site	b2
✓	(37)	Total floor area and ground coverage of each proposed building and structure	b2
NA	(38)	General summary of existing and proposed easements or other burdens	c3
Private	(39)	Method of handling solid waste disposal	4
NA	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
NA	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
6 months	(42)	An estimate of the time period required for completion of the development	7
NA	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8
✓	(44)	The status of any pending applications	8
ASAP	(45)	Anticipated timeframe for obtaining such permits	h8

29 December 2005

BARBĀ+WHEELOCK

Sarah Hopkins
Planning Division
Department of Planning and Development
Portland City Hall
389 Congress Street
Portland, ME 04101

Dear Ms. Hopkins:

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ARCHITECTURE
PRESERVATION
DESIGN

500 CONGRESS STREET
PORTLAND, MAINE 04101
FAX 207.772-3667
TEL 207.772-2722

Sarah Hopkins
29 December 2005
page 2 of 2

A3.0, Proposed Section

Thank you for your attention to this application. We look forward to hearing from you.

Sincerely,

A handwritten signature in blue ink that reads "Robin Tannenbaum". The signature is written in a cursive style with a large initial "R" and a long, sweeping underline.

Robin Tannenbaum

c: Crandall Toothaker

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development:			Zone: <u>TR-6</u>			
Total Square Footage of Proposed Structure: <u>#7-4,174 sf* #11-4200 sf*</u> <small>* heated space</small>		Square Footage of Lot: <u>14444 sq ft.</u>				
Tax Assessor's Chart, Block & Lot:	Property owner's mailing address:	Telephone #:				
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;">Chart# <u>14</u></td> <td style="width: 33%; border: none;">Block# <u>I -</u></td> <td style="width: 33%; border: none;">Lot# <u>13</u></td> </tr> </table>	Chart# <u>14</u>	Block# <u>I -</u>	Lot# <u>13</u>	<u>PO Box 4271 Portland, ME 04101</u>	<u>252-6264</u>	
Chart# <u>14</u>	Block# <u>I -</u>	Lot# <u>13</u>				
Consultant/Agent, mailing address, phone # & contact person:	Applicant's name, mailing address, telephone #/Fax#/Pager#:	Project name:				
<u>Barba + Wheelock Architecture 500 Congress Street Portland, ME 04101</u>	<u>Nancy Barba for Crandall Toothaker Barba + wheelock 500 Congress St. Portland, ME 04101 P: 207.772.2772. P: 207.772.3667</u>	<u>Turner Eastern Promenade LLC</u>				
Fee For Service Deposit (all applications) ___ (\$200.00)						
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots ___ (\$25.00 per lot) \$ ___ + major site plan fee if applicable <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot ___) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____						
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Minor Site Plan Review

- Less than 10,000 sq. ft. (\$400.00)
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Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

See attached check #15130

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

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

Signature of applicant: 	Date: <i>12/28/05</i>
---	-----------------------

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

**CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST**

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NA	(6)	Topography - existing and proposed (2 feet intervals or less)	e
✓	(7)	Plans based on the boundary survey including:	2
NA	(8)	Existing soil conditions	a
NA	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
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Prop. lines only (survey)	(11)	Approx location of buildings or other structures on parcels abutting the site	d
✓	(12)	Location of on-site waste receptacles	e
✓	(13)	Public utilities	e
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NA	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
✓	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
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NA	(19)	Loading facilities	g
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✓	(21)	Curb and sidewalks	g
✓	(22)	Landscape plan showing:	h
4 New Trees	(23)	Location of existing proposed vegetation	h
NA	(24)	Type of vegetation	h
NA	(25)	Quantity of plantings	h
NA	(26)	Size of proposed landscaping	h
NA	(27)	Existing areas to be preserved	h
NA	(28)	Preservation measures to be employed	h
NA	(29)	Details of planting and preservation specifications	h
✓	(30)	Location and dimensions of all fencing and screening	i
NA	(31)	Location and intensity of outdoor lighting system	j
✓	(32)	Location of fire hydrants, existing and proposed	k
✓	(33)	Written statement	c
✓	(34)	Description of proposed uses to be located on site	l
✓	(35)	Quantity and type of residential, if any	l
✓	(36)	Total land area of the site	b2
✓	(37)	Total floor area and ground coverage of each proposed building and structure	b2
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Private	(39)	Method of handling solid waste disposal	4
NA	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
NA	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
6 Months	(42)	An estimate of the time period required for completion of the development	7
NA	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8
✓	(44)	The status of any pending applications	8
ASAP	(45)	Anticipated timeframe for obtaining such permits	h8

NA
Private

- (46) A letter of non jurisdiction h8
- (47) Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.

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

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

Other comments:



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life [®] www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Robin Tannenbaum
Barbā + Wheelock
500 Congress Street
Portland, ME 04101

January 20, 2006

Re: 7-11 Turner Street; CBL 014I013; ID#2005-0276

Dear Robin,

On January 20, 2006, the Portland Planning Authority approved the Turner Street Renovations as shown on the approved plan with the following conditions:

1. *Curbing or wheel stops shall be installed in the parking lot on the Eastern Promenade side of the parking area.*
2. *The pavement encroachment shall not be utilized for parking.*
3. *A sewer capacity letter shall be obtained by the applicant prior to issuance of a building permit.*
4. *The final locations of the required street trees (4 total) shall be coordinated with the City Arborist.*

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic AutoCAD files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements will not be required; however, an inspection fee payment of \$300.00 shall be submitted prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon

O:\PLAN\DEVREVW\Turner7and11\turnerapprovalletter.doc

389 Congress Street • Portland, Maine 04101 • Ph (207) 874-8721 or 874-8719 • Fx 756-8258 • TTY 874-8936

19 January 2006

BARBĀ+WHEELOCK

Jay Reynolds
Planning Division
Department of Planning and Development
Portland City Hall
389 Congress Street
Portland, ME 04101

Re: Application for Minor Site Plan, 7 and 11 Turner Street

Dear Mr. Reynolds:

ARCHITECTURE
PRESERVATION
DESIGN

Thank you for your recent assistance as in completing our application for Site Plan approval for renovations to 7 and 11 Turner Street. I am pleased to resubmit to you seven copies of our site plan which reflects the changes that you and I have been discussing. The following are my responses to your comments on our application, and reflect the discussions you and I have had

- 1) Parking Please see the updated site plan for a revised plan to accommodate 12 cars in the existing parking area in front of the buildings. This plan is based on the design offered by the city's traffic engineer.
- 2) Lot square footage Please note that the survey our client had prepared, dated August 23, 2005 states that the lot size is 14,838 and the information on www.portlandassessor.com states that the lot size is 14,444. I agree with your assessment that the survey number is probably more accurate, as it is a more recent assessment. I have left the numbers on the site plan and the survey as they were.
- 3) Street tress As requested by the City, the owner will be adding four trees to the property, to be selected in concert with the city arborist. I have removed the actual trees from the site plan, as their location has yet to be determined, and added this same note to the plan.
- 4) Solid waste storage enclosure We have added plan for a fence to surround the solid waste storage area, and indicated so on the site plan.
- 5) Sewer capacity letter Per your suggestion, I have been in touch with Franc Brancely at the Department of Public Works and have requested a sewer capacity letter for this property. He is in the process of preparing this letter for us and I understand that the site plan approval will not be held up by this pending letter.

500 CONGRESS STREET
PORTLAND, MAINE 04101
FAX 207.772-3667
TEL 207.772-2722

I am enclosing a copy of my original letter to Sarah Hopkins for your reference. At this time we have already submitted our building permit application to Inspection Services but we understand that they will not be able to issue a permit until the Site Plan has been approved.

Jay Reynolds
19 January 2006
page 2 of 2

Again, thank you for your help.

Sincerely,

A handwritten signature in black ink that reads "Robin Tannenbaum". The signature is written in a cursive style with a large, looping initial "R".

Robin Tannenbaum

c: Crandall Toothaker

29 December 2005

BARBĀ+WHEELOCK

Sarah Hopkins
Planning Division
Department of Planning and Development
Portland City Hall
389 Congress Street
Portland, ME 04101

Dear Ms. Hopkins:

On behalf of our client Crandall Toothaker, I am pleased to submit this Site Plan Application for renovations to 7 and 11 Turner Street. The changes to these properties are limited primarily to adding a full habitable third floor to each of the buildings and increasing the number of living units in each from four to five. It is our intention to apply for a building permit immediately upon site plan approval.

While the footprint of each building will remain the same, back decks and stairs will be removed from each of the buildings and front entries will be replaced with new two-story porches. Three-story decks will be added to the side of each unit. A one-story deck is added to the Turner Street side of #11. In addition, each building will have a bulkhead to provide access to the basement from outside of the buildings.

Very few changes to the existing site are proposed. The current parking lot and driveway, which accommodate a total of 12 parking spaces, will remain. As requested by the City, the owner will be adding four trees to the property, to be selected in concert with the city arborist – suggested location of trees are shown on the site plan. An existing concrete walkway which connects the brick sidewalk to the property will remain.

As requested, the following drawings are included in this submission, for your review:

Provided by Northeast Civil Solutions
Site Survey, August 23, 2005

Provided by Barba + Wheelock Architecture Preservation and Design
EX2.0, Existing Elevations
EX3.0, Existing Sections
G1.1, Proposed Site Plan
A2.0, Proposed Elevations 7 Turner Street
A2.1, Proposed Elevations 7 Turner Street
A2.2, Proposed Elevations 11 Turner Street
A2.3, Proposed Elevations 11 Turner Street

ARCHITECTURE
PRESERVATION
DESIGN

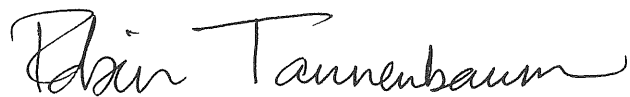
500 CONGRESS STREET
PORTLAND, MAINE 04101
FAX 207.772-3667
TEL 207.772-2722

Sarah Hopkins
29 December 2005
page 2 of 2

A3.0, Proposed Section

Thank you for your attention to this application. We look forward to hearing from you.

Sincerely,

A handwritten signature in black ink that reads "Robin Tannenbaum". The signature is written in a cursive style with a large, prominent "R" and a long, sweeping underline.

Robin Tannenbaum

c: Crandall Toothaker

MEMORANDUM

05-275

TO: Jay Reynolds, City of Portland Development Review Coordinator
FROM: Dan Goyette, PE – Development Review Coordinator, Woodard & Curran, Inc.
DATE: January 20, 2006
RE: Turner Street Renovations, 7 Turner Street

Woodard & Curran has reviewed the Minor Site Plan submission for the proposed project at 7 and 11 Turner Street. The project involves the reconstruction of the third floor of two existing buildings to change them from each having 4 units to each having five units.

Documents Reviewed

- City of Portland Minor Site Plan Application for Turner Street Renovations, 7 & 11 Turner Street, dated December 29, 2005.
- Engineering plan set prepared by Barba + Wheelock, sheets EX2.0, EX3.0 dated May 31, 2005, and sheets G1.1 and A2.0-A2.3 dated 1-5, dated December 29, 2005.
- Site survey plan prepared by Northeast Civil Solutions, dated August 23, 2005.

1. Stormwater Management

- A. The applicant has not proposed any significant modifications to the existing cover conditions or drainage patterns. The existing stormwater control plan is therefore adequate.

2. Parking/Circulation

- A. The site has a large paved parking lot. The lot does not contain delineated parking stalls or isles. The parking stalls should be delineated by pavement markings.
- B. The applicant indicates that two parking stalls are located to the southwest of 11 Turner Street. The parking area appears to be outside of the property boundaries of the project.
- C. Curb stops or a wooden guardrail should be installed on the northeast side of the parking lot to eliminate the possibility of vehicles sliding down over the hill onto the sidewalk.

3. General Comments

- A. A landscaping plan for the project has not been provided for review.
- B. The existing curb cut for the two parking stalls behind 11 Turner Street should be eliminated and new granite curb installed across the opening and the sidewalk reconstructed.

DRG
203848.11

cc: File

From: Marge Schmuckal
To: Jay Reynolds
Date: 1/18/2006 12:36:19 PM
Subject: 7-11 Turner Street

Jay,

I have reviewed this site plan proposal. The proposal is meeting the R-6 zone requirements and the requirements of 14-436 for the requested upward expansion on the existing footprints. However, I would like the parking to be specifically shown on the plans. I did receive a reduced copy from you at our site plan review meeting. I understand that this plan will be revised and resubmitted. I can finalize my sign-off when I receive that plan.

Thanks,
Marge



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Robin Tannenbaum
Barbā + Wheelock
500 Congress Street
Portland, ME 04101

January 5, 2006

Dear Robin:

RE: Application for Minor Site Plan, 7 and 11 Turner Street

Thank you for your application to add a third floor to both 7 and 11 Turner Street.
Upon review of the site plans, the City's Planning Division has the following comments:

1. Parking: 12 total spaces are required (9'x19' dimensionally).
 - a. Please show the layout of these spaces in the existing parking area.
 - b. The 2-car driveway encroaches on the abutting property. Please provide any easement information that may exist. If no rights exist, they will need to be removed and 2 additional spaces added elsewhere on the property.
2. The survey and the site plan have different square footage amounts for the lot, please clarify.
3. The proposed 'street trees' are typically planted along the street frontage/property line. Please relocate and add a note of their size and species type.
4. Per-site plan standards, the solid waste storage areas need to be fenced/screened. Please add enclosures/fencing to the site plan.
5. A sewer capacity letter will need to be obtained from the City's wastewater division. Please contact Frank Brancely at 874-8832 to facilitate this.

Please submit 7 copies of revised plans to my attention.

Sincerely,

Jay Reynolds

Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager

From: Penny Littell
To: Jay Reynolds; Sarah Hopkins
Date: 1/4/2006 11:44:06 AM
Subject: no design standards in ordinary r-6

per 14-140 (d) and 14-526(a)(28)

From: Barbara Barhydt
To: Bobinsky, Michael; Bourke, Jeanie; Jaegerman , Alex; Merkle, Todd
Date: 5/21/2007 1:56:30 PM
Subject: Re: Fwd: FWRD: curbing on Turner Street

Hi:

I have found the approved site plan for Mr. Toothacker's Turner Street Renovations. The site plan shows that the existing brick sidewalk and the existing brick curb cut were to remain. No work was proposed in the right-of-way and the parking lot was to remain the same. The changes to the site plan were all pertaining to the buildings.

Phil, could you go out and look at this site and see if the parking lot has been expanded? Todd and John will handle the questions regarding the sidewalk and the curb cut.

Thank you.

Barbara

>>> Todd Merkle 05/21 1:39 PM >>>

I just sent John Low (street opening inspector) to the site and apparently someone (Mr. Toothaker) is redoing the sidewalk in this area without a street opening permit (subject to a \$500 fine). along with the sidewalk he has indeed extended the driveways out 20' plus on both sides of the original sidewalk. He is also doing major stonewall work behind the sidewalk to let you know.

Tuesday Morning;

I am going to send John back to tell them to stop work in the sidewalk area without a permit and make it safe immediately. Once they have a permit they can start again on the sidewalk. I will also tell them to remove the ramp to the curb.

Please let me know if you want me to hold off on the stop work order!
Todd

>>> Alex Jaegerman 05/21 8:32 AM >>>

I recall the previous discussion. It was my impression that the wide curb cut was not approved. I'll check to see what, if any, site review was required.

Alex.

>>> "Kevin Donoghue" <kjdonoghue@portlandmaine.gov> 5/20/2007 9:20:09 PM >>>

Dear Mike, Alex, & Jeannie

Please see pasted below a message from a constituent concerning the Turner Street near the Eastern Promenade. Months ago, I was contacted by the the developer of this property seeking blessing for a wide curb cut to accommodate the parking lot. I regret, after inspecting it, I did not take further action and did not provide the negative feedback I was feeling to Mr. Toothaker.

Indeed the public way has been tarred over to make an informal cut/apron onto the the front parking lot, effectively removing on-street parking spaces from the public domain and demonstrated poor "access management" as it concerns pedestrians. As my approval was sought yet not provided, I can only surmise that this is not permitted. I concur that this should not be allowed regardless of investments made presumptive of approval. I seek your guidance on resolving what I imagine to be a question of enforcement.

I would like to be helpful to the developer he seeks to improve the

neighborhood. Unfortunately, this parking lot is not an improvement.

Respectfully,
Kevin

Kevin,

The purpose of this communication is to bring to your attention a situation currently in progress in my neighborhood. The property owner at the corner of Eastern Promenade and Turner street has "blacktopped" over the curbs (approximately 60 feet) for the purpose of driving over the existing curbing and sidewalk to park vehicles "straight in", thus eliminating 3 public parking spaces on the street. In the past the existing curb cut was used to gain access to the parking area on private property within the lot and the street adjacent to the existing intact curbs was used for general public parking. I would be in favor of an immediate removal of the blacktop material from the area adjacent to the road side of the curbing to return the street space to its intended use of public parking. Thank you for your attention to this matter.

--

Kevin Donoghue - Portland City Council - 207.409.2807

CC: DiPierro , Philip

Robin Tannenbaum
Barbā + Wheelock
500 Congress Street
Portland, ME 04101

January 20, 2006

Re: 7-11 Turner Street; CBL 014I013; ID#2005-0276

Dear Robin,

On January 20, 2006, the Portland Planning Authority approved the Turner Street Renovations as shown on the approved plan with the following conditions:

1. *Curbing or wheel stops shall be installed in the parking lot on the Eastern Promenade side of the parking area.*
2. *The pavement encroachment shall not be utilized for parking.*
3. *A sewer capacity letter shall be obtained by the applicant prior to issuance of a building permit.*
4. *The final locations of the required street trees (4 total) shall be coordinated with the City Arborist.*

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic AutoCAD files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements will not be required; however, an inspection fee payment of \$300.00 shall be submitted prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon

in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jay Reynolds at 874-8632.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Bill Scott, Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Fire Prevention
Assessor's Office
Approval Letter File

Turner St

Street Occup' permit
Licence for Row
Driveway easement →

having two driveways next to each other
→ may not fly.

When Parking off-site? Marge · Zoning analysis
· Within 300'

Stone wall - on property - not in Row

Continue work w/
garden except for around parking
Stone wall

Encroachment issues
↳ back part of property - driveway and parking
lot.

TURNER EASTERN PROMENADE, LLC.

October 9, 2007

Shukria Wiar, Planner
City of Portland, Division of Planning
389 Congress Street
Portland, Me 04101

Dear Shukria:

The following is submitted in response to your e mail of September 10, 2007.

Landscaping

1. Corrective cutting of trees at property line is being addressed with the owner of the adjacent property. Expenses will be covered by Turner Eastern Prom, LLC.
2. I met with Jeff Tarling and have agreed to plant 3 additional Ginko trees in existing tree wells on both sides of Turner Street adjacent to site.
3. Site plan shows in detail all existing plantings.

Stormwater/Drainage

1. Per Dan Goyette at Woodard and Curran, I have agreed to install a crushed stone drainage area approximately 3' x 22' x 2' at rear of parking lot.
2. Dan Goyette has viewed the berm on the edge of the driveway.

Easement

1. Attached please find letter dated October 9, 2007, from Jewell and Boutin and a final draft of the Easement Deed. A signed original is expected by October 12.

Traffic

1. Bollard installations are noted on site plan in 2 areas at electric meters in driveway area.

It is my understanding from the last site meeting that the parking configurations are acceptable to Jim Carmody, Transportation Engineer.

Miscellaneous

1. New granite step at bulkhead entrance shall be installed.
2. Bollards shall be installed at air conditioning unit at rear of 11 Turner St. as indicated on site plan.
3. Snow storage is indicated on site plan at rear of 7 Turner Street building. Any additional snow shall be removed from site.
4. Exterior lighting is indicated on site plan. Additionally, specification sheets are also provided in this submittal.

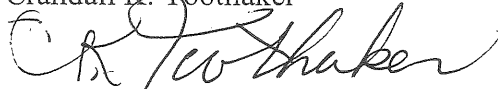
In response to the June 20, 2007 letter from the Planning & Development Dept., enclosed please find a check in the amount of \$850.00. This payment shall complete the balance of After-the-Fact fees and an amendment to an approved site plan.

I am eager to resolve this matter and look forward to hearing from you after your Development Review meeting. If further explanation is needed on any of these issues, I would be happy to meet with you at your earliest convenience.

I understand that approvals are required by October 15, which the Certificates of Occupancy are contingent upon. Building inspections on the properties were conducted in May and June 2007 by Electrical/Building and Fire Inspectors. At that time a verbal approval was given for tenants to be moved in. Should there be additional clarification required to rectify this matter, I will provide whatever may be necessary.

Sincerely,

Crandall K. Toothaker



Enclosures

JEWELL & BOUTIN, P. A.
Attorneys at Law
477 Congress Street
Suite 1104
Portland, ME 04101-3427

www.jewellandboutin.com

Thomas F. Jewell
Daniel W. Boutin

E-mail: tjewell@jewellandboutin.com
E-mail: dboutin@jewellandboutin.com

Telephone: 207-774-6665
Fax: 207-774-1626

October 9, 2007

Crandall Toothaker
200 High Street
Portland, Maine

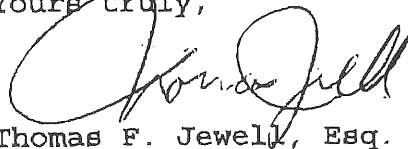
Re: Turner Street easement

Dear Crandall:

Enclosed please find the final draft of the easement deed. All provisions have been agreed upon and we are now simply awaiting for a signed copy from Mr. and Mrs. Perlin, who reside in New York. I expect to have the executed original by the end of the week.

Please let me know if you have any questions in the interim.

Yours truly,



Thomas F. Jewell, Esq.

TFJ/t
Enclosures

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS that PERLIN REALTY LLC ("Grantor"), a Maine limited liability company, owner of premises located at 246 Eastern Promenade, Portland, Maine, described in the Cumberland County Registry of Deeds in Book 22172, Page 136, for good and valuable consideration, subject to the terms hereof hereby conveys to TURNER EASTERN PROMENADE, LLC ("Grantee"), a Maine limited liability company, its successors and assigns, with mailing address at 200 High Street, Portland, Maine, 04101, for benefit of premises of the Grantee located at 1-13 Turner Street/234-242 Eastern Promenade, Portland, Maine, described in Deed recorded in Book 22754, Page 224, an easement as set forth below. This easement is appurtenant to the above property of the Grantee and shall run with the land.

The easement area is located at the southwest boundary of Grantee's premises, is more specifically described as the cross-hatched area shown in Exhibit A attached hereto, and is a triangular area with approximately 10' of frontage on Turner Street.

This easement conveys use of the easement area to Grantee for passage of pedestrians and vehicles, for existing utilities, and for structures to control storm water runoff.

Grantor shall have the right to use, occupy and enjoy the surface of, the subsurface under, and the air space over the easement area for any lawful purpose which does not unreasonably interfere with the rights of Grantee hereunder.

Grantee shall maintain the easement area in good order and condition. Grantee shall perform all work, improvements, alterations and maintenance within the easement area in a good and workmanlike manner and in accordance with all applicable legal and insurance requirements.

Grantee hereby indemnifies, and shall pay, protect and hold Grantor and its directors, officers, shareholders, partners, members, agents and employees, harmless from and against all liabilities, losses, claims, demands, costs, expenses (including attorneys' fees and expenses) and judgments of any nature, arising, or alleged to arise, from or in connection with, the use of the easement or easement area. This duty to indemnify shall not apply to any claim arising from use of the easement area by Grantor or its affiliates.

Grantee agrees to discharge, or cause to be discharged, within ten (10) days after obtaining notice, all mechanic's liens, claims, stop notices, lien claims, amended lien claims,

notices of unpaid balance and right to file lien, amended notices of unpaid balance and right to file lien, notices of lien, amended notices of lien, assignments of lien, and any other encumbrance filed against Grantor or Grantor's property in connection with any work or maintenance with respect to the easement area.

Grantee shall maintain commercial general liability insurance against claims for bodily injury, death or property damage arising out of the use of the easement area in a combined single limit amount of at least \$23,000,000 Constant Dollars (defined below). Such policy shall name Grantor as an additional insured ~~and loss payee~~, as applicable, and shall provide that it will not be terminated by the insurer except after thirty (30) days' notice to Grantor. Upon request of Grantor, Grantee shall deliver to Grantor certificates evidencing the insurance required hereby.

"Constant Dollars" means the present value of the U.S. dollars to which the phrase refers. An adjustment shall occur on January 1 of the eleventh (11th) calendar year following the date of this Agreement and thereafter at ten (10) year intervals. Constant Dollars shall be determined by multiplying the dollar amount to be adjusted by a fraction, the numerator of which is the Current Index Number and the denominator of which is the Base Index Number. The "Base Index Number" shall be the level of the Index for the month during which this Easement Deed is dated. The "Current Index Number" shall be the level of the Index for the month of December of the year preceding the adjustment year.

The "Index" shall be the Consumer Price Index for All Urban Consumers, New York - Northern New Jersey - Long Island, published by the Bureau of Labor Statistics of the United States Department of Labor (base year 1982-84 = 100), or any successor index thereto as hereinafter provided. If publication of the Index is discontinued, or if the basis of calculating the Index is materially changed, then the Grantor shall substitute for the Index comparable statistics as computed by an agency of the United States Government or, if none, by a substantial and responsible periodical or publication of recognized authority most closely approximating the result which would have been achieved by the Index.

IN WITNESS WHEREOF, the said Perlin Realty LLC has caused this instrument to be executed by _____, its Member/Manager, hereunto duly authorized, this _____ day of October, 2007.

Perlin Realty LLC

BY: _____, Member/Manager

Witness

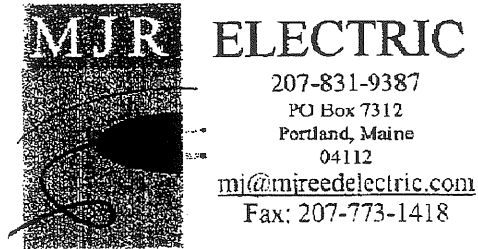
STATE OF _____
COUNTY OF _____

October _____, 2007

Then personally appeared Perlin Realty LLC by its duly authorized Member/Manager, _____, and acknowledged the foregoing instrument to be his/her free act in his/her capacity and deed and the free act and deed of said company.

Before me,

Notary Public



Fax Cover Sheet

Date: 10/01/07

To: C&T Associates

Re: Outdoor Lighting Specifications

No. of Pages (including cover): 5

Fax#: 208.828.8670

Attn: Crandall

#11 TURNER

• ONE STORY DECK AT REAR (2) WALL MOUNT
• THREE STORY - TOP DECK ° 30" AFF (1)

XENON WALL LIGHT

ARCHITECTURAL AND DECORATIVE LIGHTING

Long-lasting Xenon technology in a surface mount/recessed, die cast aluminum fixture



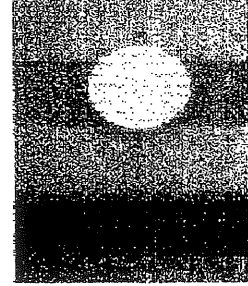
PRODUCTS ▼



Scoop Cover



Prism Cover



Louver Cover

APPLICATIONS

- ▶ INTERIOR STEPS
- ▶ EXTERIOR STEPS
- ▶ AISLES
- ▶ HALLS
- ▶ PATHS
- ▶ PATIO LIGHTING
- ▶ ENTRY LIGHTING
- ▶ POST LIGHTING

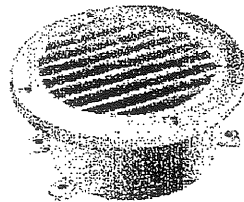
XENON ADVANTAGES

- ▶ Less relamping. 10,000-hour average bulb life of Xenon vs. 2,500-hour average bulb life for Halogen or Incandescent.
- ▶ Does not emit harmful UV rays.
- ▶ Produces less heat.
- ▶ Considerably safer due to less pressure in bulb vessel.
- ▶ Does not require tempered glass cover.
- ▶ Dimmable.
- ▶ Handling or dimming bulb does not affect bulb life as in Halogen.

FEATURES

- ▶ Can be surface mounted or recessed into any hole 5" diameter and 3" deep
- ▶ "Knock off" surface mounting tabs
- ▶ 3 cover designs: Louver, Prism and Scoop
- ▶ 4 cover color options: White, Black, Bronze or Aluminum
- ▶ 10,000-hour average bulb life
- ▶ 110V Power Input
- ▶ Integral 12V class 2 transformer in each fixture
- ▶ Die cast aluminum can and cover, suitable for concrete pour
- ▶ UL listed for wet and IC locations
- ▶ Frosted glass lens
- ▶ Bulb replacement has low voltage safety
- ▶ 110V push-in connectors included for ease of power input
- ▶ Each fixture ships complete with can and cover

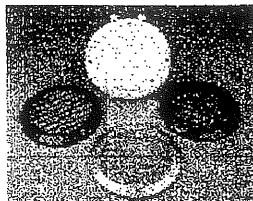
DIMENSIONS



COVER	WIDTH	DEPTH
LOUVER	6.375"	.75"
PRISM	6.375"	.625"
SCOOP	6.375"	1.5"
CAN		
With surface mounting tabs removed	4.875"	3"
CAN		
With surface mounting tabs	6.25"	3"
HOLE	5"	3"

STYLES & OPTIONS

All sold only as complete unit - cover and can.

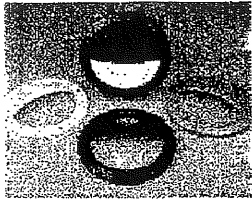


LOUVER COVER
XWL-L-WH/SZ/AL/BK
White, Bronze, Aluminum, Black

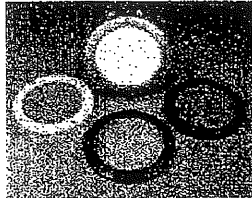
SPECS

- Voltage** 110V power input. Integral Class 2 12V transformer per fixture
- Bulb Specifications** 18W wedge base Xenon (1 bulb per fixture)
- Average Bulb Life** 10,000 hours
- Cover Finish** White, Black, Bronze, or Aluminum
- Can Finish** White with white reflector
- Packaging** Individually packaged in 2-color corrugated box
- Construction** Both cover and can are die cast aluminum for corrosion protection, strength, weight, and consistency of finish.
- Lens** Frosted glass
- Wiring Options** 110V can be parallel wired ("daisy chained") up to 1188 watts (66 bulbs). One wire between each fixture completes chain. No custom cord required. Check local code and NEC for

National Specialty Lighting

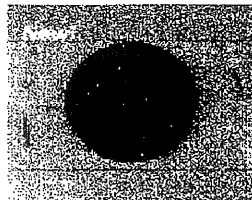


SCOOP COVER
XWL-S-BZAW-HBK/AL
Bronze, White, Black,
Aluminum



PRISM COVER
XWL-P-ALAW-HBZ/BK
Aluminum, White, Bronze,
Black

All sold only as complete
unit - cover and can.



WL-CC
Wall Light Concrete Cap



XWL-DRILL (5" Diameter)
XENON WALL LIGHT DRILL

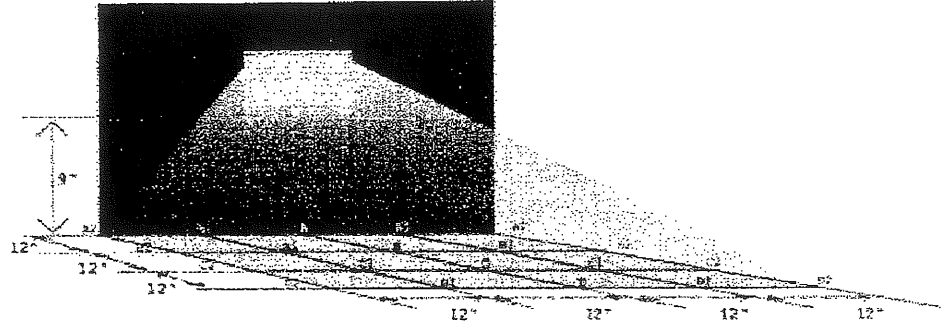


XEN-12-18W
CLEAR REPLACEMENT
BULB

wiring selection.

Agency Approval UL listed and labeled wet and IC locations. Wall or surface mount only.

FLOOR PHOTOMETRICS



Surface Mount

Grid Location:	A	A1	A2	B	B1	B2	C	C1	C2	D	D1	D2
Illuminance in Footcandles:	0	0	0	11.2	3.0	0.5	4.4	2.3	0.7	1.6	1.1	0.5

Recessed

Grid Location:	A	A1	A2	B	B1	B2	C	C1	C2	D	D1	D2
Illuminance in Footcandles:	0	0	0	9.8	3.2	0.6	3.4	2.0	0.7	1.3	1.0	0.5

XENON BULBS

- FOUR TIMES THE BULB LIFE OF HALOGEN
- BULBS SIGNIFICANTLY COOLER
- NO HARMFUL UV RAYS
- SAFER, LOW-PRESSURE BULBS
- 18 WATTS
- DIMMABLE
- UL LISTED FOR WET AND IC LOCATIONS

DIE CAST ALUMINUM COVER AND CAN. CORROSION RESISTANT. SUITABLE FOR CONCRETE POUR.

TWO 110V 1/2" SCREW-IN NPT FITTINGS FOR STANDARD "ROMEX" INPUT.

ROOM FOR 110V WIRE CONNECTION UP TO 66 XENON WALL LIGHTS

MOUNTING FLANGE FOR RECESSED MOUNTING

PUSH-IN 110V CONNECTORS (NO WIRE NUTS REQUIRED)

"KICK-OFF" TABS FOR SURFACE MOUNTING



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[Disclaimer and Notice of Intellectual Property](#)



Incandescent

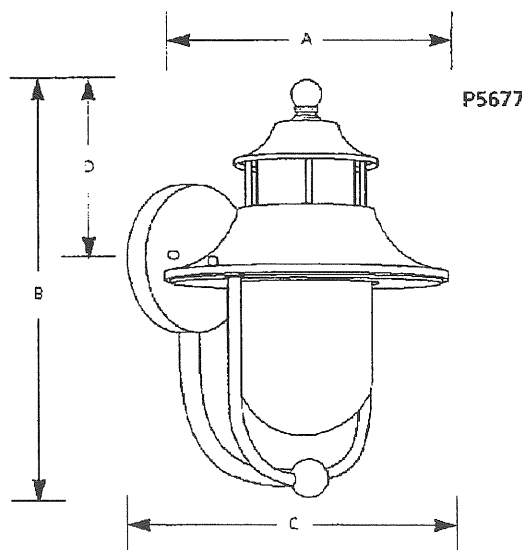
Cape Cod Collection
Wall Mount

Outdoor Lanterns

Type	-50	-71
P5677	<input type="checkbox"/>	<input type="checkbox"/>
P5678	<input type="checkbox"/>	<input type="checkbox"/>

Catalog No.	Finish		Lamping	Dimensions (Inches)			
	Golden Baroque	Gilded Iron		A	B	C	D
P5677	-50	-71	1 (m) 100w	8-1/2	12-5/8	9-3/8	5-1/8
P5678	-50	-71	1 (m) 150w	11	16-1/4	11-7/8	6-5/8

Indiv. Porches -
Rear/Doghouse -
(3) FRONT PORCH - #1 TURNER
(3) REAR/DOGHOUSES



Specifications:

General

- Hand-painted finishes
- Aluminum construction
- Etched water glass screws in place
- Uplight glow through top glass
- Companion fixtures: Post top and chain hung lanterns

Electrical

- Medium based porcelain sockets with nickel plated screw shell
- Prewired

Labeling

- UL-CUL wet location listed

Mounting

- Wall mount
 - P5677 back plate is 4-3/4" dia
 - P5678 back plate is 4-1/2" w x 7" h
- Mounting hardware included

Progress Lighting
Post Office Box 5704
Spartanburg, South Carolina
29304-5704

www.progresslighting.com

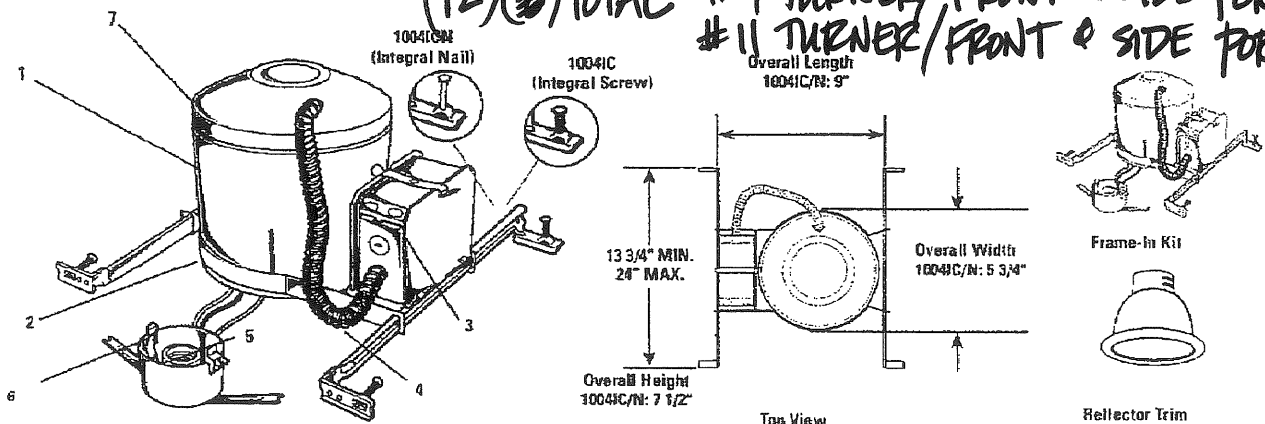
Rev. 11/01

Lytecaster® Recessed Downlighting **1004IC**

Page 1 of 1

5" Aperture **Lyte~~ning~~** Incandescent Convertible IC/Non-IC Frame-In Kit

**(12) (3) TOTAL #7 TURNER / FRONT & SIDE PORCH CLGS
#11 TURNER / FRONT & SIDE PORCH CLGS**



5" Aperture: Complete Fixture consists of Reflector Trim & Frame-In Kit. Select each separately.

Frame-In Kit	Reflector Trims — See Individual Reflector Trim Specification Sheets						Enclosed Diffusers	Open Wet Location	Wall Washer
	Open Downlight			Adjustable					
	Anodized Reflector	Anodized Cone	Satin Cone	Baffles	Basic White	Eyeball			
1004IC	1045	1012	1008	1005	1071	1022	1021*	1081CD	1085*
1004ICQ**	1046	1012NM	1008NM	1005NM		1022WH	1024*	1081WH	
1004ICN	1046CD	1013	1010	1005WH		1082	1177LX		
1004ICNQ**		1013BK	1010NM	1005BNM		1088	1178LX		
		1013CD		1076		1088GW	1090*		
		1013NM		1076WH		1088WH			
		1013BKNM							
		1013CDNM							
		1013WH							

* For Non-IC applications only.
** Supplied with integral push-in wire connectors

Features

- Housing:** .032 (#20 ga.) aluminum. UL listed convertible IC/NON-IC. 2" vertical adjustment in ceiling. Can be removed for access to junction box and ceiling plenum. AirSeal® housing minimizes air leakage to less than 2 CFM at 1.57 PSF (at 75pa), which complies with Model Energy Code (Section 602.3.3) and Washington State Energy Code (Section 502.4) and reduces heat loss and condensation in ceiling.
- Mounting Frame:** .048 (#18 ga.) galvanized steel. Locks into position along length of mounting bars with locking spring and bendable slot. (3) slots 90° apart simplify alignment.
- Junction Box:** 2" X 4" X 3 1/2" (22 cu. in.) .032 (#22 ga.) galvanized steel. UL listed for maximum 6 (#12 ga.) 1004IC/N 90°C through branch circuit conductors. Integral cable clamps permit attachment of non-metallic (#12 or #14 ga.) Romex® cable without tools or additional connectors.
- Mounting Bars:** .059 (#16 ga.) galvanized steel. Bars pivot for easy attachment and wire-in below ceiling line. Bars extend to accommodate 18" to 24" O.C. joist spacing. The 1004IC features integral self-tapping philips screws for secure attachment to wood or metal construction. The 1004ICN features integral nails for secure attachment to wood. Both attach to T-bar ceilings without the need of accessories.
- Socket Housing:** Impact extruded aluminum or galvanized steel. Attached trim retaining spring secures trim to any height on housing wall.
- Socket:** Porcelain medium base; nickel plated screw shell. Pre-wired with #18 ga. SF1 (300 VOLT 200° C) leads to junction box.
- Thermal Protector:** Meets NEC and UL requirements. Located inside housing.

Options & Accessories

AirSeal® Kit: LAS56
NOTE: Use only if factory installed tape or knockouts are removed from vertical adjustment slots in housing wall.

Labels

UL (Type IC/NON-IC Convertible; Suitable for Damp Locations)
 Complies with Air Leakage Requirements stated in the Model Energy Code and the Washington State Energy Code.

AirSeal® is a registered trademark of Lightolier.
 Romox® is a registered trademark of General Cable Industries Inc.

Job Information	Type:
Job Name:	
Cat. No.:	
Lamp(s):	
Notes:	

Lightolier a Genlyte company www.lightolier.com
 631 Airport Road, Fall River, MA 02720 • (508) 679-8131 • Fax (508) 674-4710
 We reserve the right to change details of design, materials and finish.
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LIGHTOLIER®

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Daniel W. Boutin

E-mail: tjewell@jewellandboutin.com
E-mail: dboutin@jewellandboutin.com

Telephone: 207-774-6665
Fax: 207-774-1626

October 9, 2007

Crandall Toothaker
200 High Street
Portland, Maine

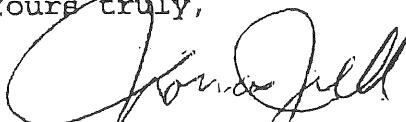
Re: Turner Street easement

Dear Crandall:

Enclosed please find the final draft of the easement deed. All provisions have been agreed upon and we are now simply awaiting for a signed copy from Mr. and Mrs. Perlin, who reside in New York. I expect to have the executed original by the end of the week.

Please let me know if you have any questions in the interim.

Yours truly,



Thomas F. Jewell, Esq.

TFJ/t
Enclosures

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS that PERLIN REALTY LLC ("Grantor"), a Maine limited liability company, owner of premises located at 246 Eastern Promenade, Portland, Maine, described in the Cumberland County Registry of Deeds in Book 22172, Page 136, for good and valuable consideration, subject to the terms hereof hereby conveys to TURNER EASTERN PROMENADE, LLC ("Grantee"), a Maine limited liability company, its successors and assigns, with mailing address at 200 High Street, Portland, Maine, 04101, for benefit of premises of the Grantee located at 1-13 Turner Street/234-242 Eastern Promenade, Portland, Maine, described in Deed recorded in Book 22754, Page 224, an easement as set forth below. This easement is appurtenant to the above property of the Grantee and shall run with the land.

The easement area is located at the southwest boundary of Grantee's premises, is more specifically described as the cross-hatched area shown in Exhibit A attached hereto, and is a triangular area with approximately 10' of frontage on Turner Street.

This easement conveys use of the easement area to Grantee for passage of pedestrians and vehicles, for existing utilities, and for structures to control storm water runoff.

Grantor shall have the right to use, occupy and enjoy the surface of, the subsurface under, and the air space over the easement area for any lawful purpose which does not unreasonably interfere with the rights of Grantee hereunder.

Grantee shall maintain the easement area in good order and condition. Grantee shall perform all work, improvements, alterations and maintenance within the easement area in a good and workmanlike manner and in accordance with all applicable legal and insurance requirements.

Grantee hereby indemnifies, and shall pay, protect and hold Grantor and its directors, officers, shareholders, partners, members, agents and employees, harmless from and against all liabilities, losses, claims, demands, costs, expenses (including attorneys' fees and expenses) and judgments of any nature, arising, or alleged to arise, from or in connection with, the use of the easement or easement area. This duty to indemnify shall not apply to any claim arising from use of the easement area by Grantor or its affiliates.

Grantee agrees to discharge, or cause to be discharged, within ten (10) days after obtaining notice, all mechanic's liens, claims, stop notices, lien claims, amended lien claims,

notices of unpaid balance and right to file lien, amended notices of unpaid balance and right to file lien, notices of lien, amended notices of lien, assignments of lien, and any other encumbrance filed against Grantor or Grantor's property in connection with any work or maintenance with respect to the easement area.

Grantee shall maintain commercial general liability insurance against claims for bodily injury, death or property damage arising out of the use of the easement area in a combined single limit amount of at least \$23,000,000 Constant Dollars (defined below). Such policy shall name Grantor as an additional insured ~~and loss payee~~, as applicable, and shall provide that it will not be terminated by the insurer except after thirty (30) days' notice to Grantor. Upon request of Grantor, Grantee shall deliver to Grantor certificates evidencing the insurance required hereby.

"Constant Dollars" means the present value of the U.S. dollars to which the phrase refers. An adjustment shall occur on January 1 of the eleventh (11th) calendar year following the date of this Agreement and thereafter at ten (10) year intervals. Constant Dollars shall be determined by multiplying the dollar amount to be adjusted by a fraction, the numerator of which is the Current Index Number and the denominator of which is the Base Index Number. The "Base Index Number" shall be the level of the Index for the month during which this Easement Deed is dated. The "Current Index Number" shall be the level of the Index for the month of December of the year preceding the adjustment year.

The "Index" shall be the Consumer Price Index for All Urban Consumers, New York - Northern New Jersey - Long Island, published by the Bureau of Labor Statistics of the United States Department of Labor (base year 1982-84 = 100), or any successor index thereto as hereinafter provided. If publication of the Index is discontinued, or if the basis of calculating the Index is materially changed, then the Grantor shall substitute for the Index comparable statistics as computed by an agency of the United States Government or, if none, by a substantial and responsible periodical or publication of recognized authority most closely approximating the result which would have been achieved by the Index.

IN WITNESS WHEREOF, the said Perlin Realty LLC has caused this instrument to be executed by _____, its Member/Manager, hereunto duly authorized, this _____ day of October, 2007.

Perlin Realty LLC

BY: _____, Member/Manager

Witness

STATE OF _____
COUNTY OF _____

October _____, 2007

Then personally appeared Perlin Realty LLC by its duly authorized Member/Manager, _____, and acknowledged the foregoing instrument to be his/her free act in his/her capacity and deed and the free act and deed of said company.

Before me,

Notary Public



ELECTRIC

207-831-9387

PO Box 7312

Portland, Maine

04112

mj@mireeelectric.com

Fax: 207-773-1418

Fax Cover Sheet

Date: 10/01/07

To: C&T Associates

Re: Outdoor Lighting Specifications

No. of Pages (including cover): 5

Fax#: 208.828.8670

Attn: Crandall

#11 TURNER

• ONE STORY DECK AT REAR (2) WALL MOUNT
• THREE STORY - TOP DECK 30" AFF (1)

XENON WALL LIGHT

ARCHITECTURAL AND DECORATIVE LIGHTING

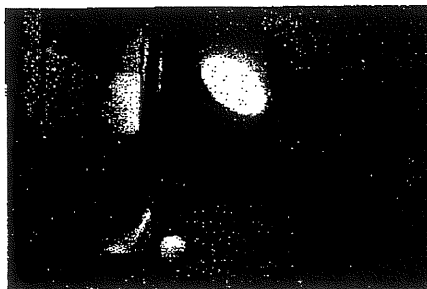
Long-lasting Xenon technology in a surface mount/recessed, die cast aluminum fixture



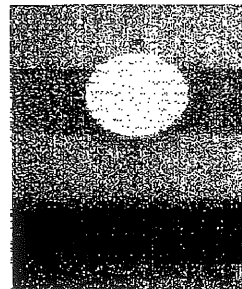
PRODUCTS ▾



Scoop Cover



Prism Cover



Louder Cover

APPLICATIONS

- ▶ INTERIOR STEPS
- ▶ EXTERIOR STEPS
- ▶ AISLES
- ▶ HALLS
- ▶ PATHS
- ▶ PATIO LIGHTING
- ▶ ENTRY LIGHTING
- ▶ POST LIGHTING

FEATURES

- ▶ Can be surface mounted or recessed into any hole 5" diameter and 3" deep
- ▶ "Knock off" surface mounting tabs
- ▶ 3 cover designs: Louver, Prism and Scoop
- ▶ 4 cover color options: White, Black, Bronze or Aluminum
- ▶ 10,000-hour average bulb life
- ▶ 110V Power Input
- ▶ Integral 12V class 2 transformer in each fixture
- ▶ Die cast aluminum can and cover, suitable for concrete pour
- ▶ UL listed for wet and IC locations
- ▶ Frosted glass lens
- ▶ Bulb replacement has low voltage safety
- ▶ 110V push-in connectors included for ease of power input
- ▶ Each fixture ships complete with can and cover

XENON ADVANTAGES

- ▶ Less relamping. 10,000-hour average bulb life of Xenon vs. 2,500-hour average bulb life for Halogen or Incandescent.
- ▶ Does not emit harmful UV rays.
- ▶ Produces less heat.
- ▶ Considerably safer due to less pressure in bulb vessel.
- ▶ Does not require tempered glass cover.
- ▶ Dimmable.
- ▶ Handling or dimming bulb does not affect bulb life as in Halogen.

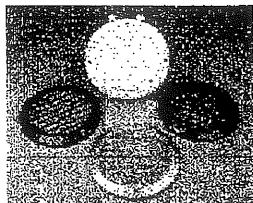
DIMENSIONS



COVER	WIDTH	DEPTH
LOUVER	6.375"	.75"
PRISM	6.375"	.625"
SCOOP	6.375"	1.5"
CAN		
With surface mounting tabs removed	4.875"	3"
CAN		
With surface mounting tabs	6.25"	3"
HOLE	5"	3"

STYLES & OPTIONS

All sold only as complete unit - cover and can.

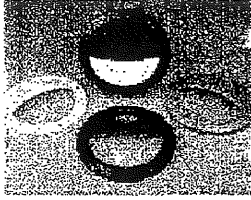


LOUVER COVER
XWL-L-WH/BZ/AL/BK
White, Bronze, Aluminum, Black

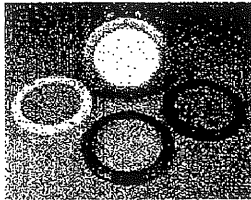
SPECS

- Voltage** 110V power input. Integral Class 2 12V transformer per fixture
- Bulb Specifications** 18W wedge base Xenon (1 bulb per fixture)
- Average Bulb Life** 10,000 hours
- Cover Finish** White, Black, Bronze, or Aluminum
- Can Finish** White with white reflector
- Packaging** individually packaged in 2-color corrugated box
- Construction** Both cover and can are die cast aluminum for corrosion protection, strength, weight, and consistency of finish.
- Lens** Frosted glass
- Wiring Options** 110V can be parallel wired ("daisy chained") up to 1188 watts (66 bulbs). One wire between each fixture completes chain. No custom cord required. Check local code and NEC for

National Specialty Lighting

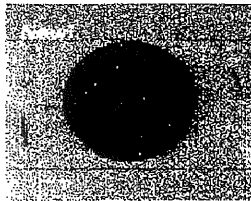


SCOOP COVER
XWL-S-BZAW-HBK/AL
Bronze, White, Black,
Aluminum

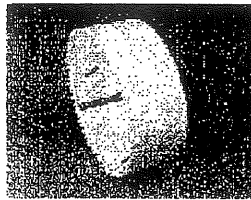


PRISM COVER
XWL-P-ALAW-HBZ/BK
Aluminum, White, Bronze,
Black

All sold only as complete
unit - cover and can.



WL-CC
Wall Light Concrete Cap



XWL-DRILL (5" Diameter)
XENON WALL LIGHT DRILL

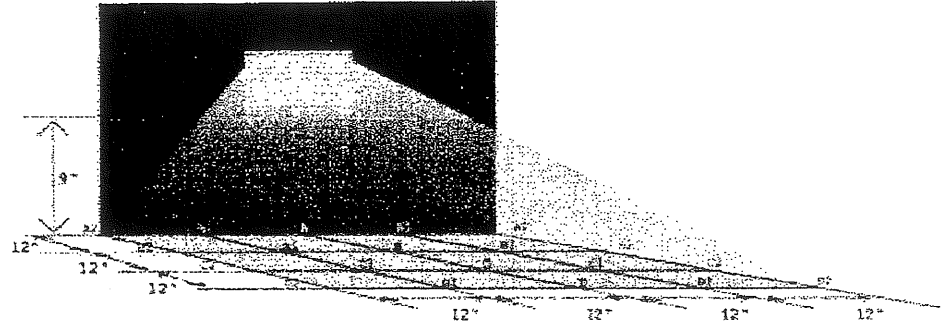


XEN-12-18W
CLEAR REPLACEMENT
BULB

wiring selection.

Agency Approval UL listed and labeled wet and IC locations. Wall or surface mount only.

FLOOR PHOTOMETRICS



Surface Mount

Grid Location:	A	A1	A2	B	B1	B2	C	C1	C2	D	D1	D2
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Recessed

Grid Location:	A	A1	A2	B	B1	B2	C	C1	C2	D	D1	D2
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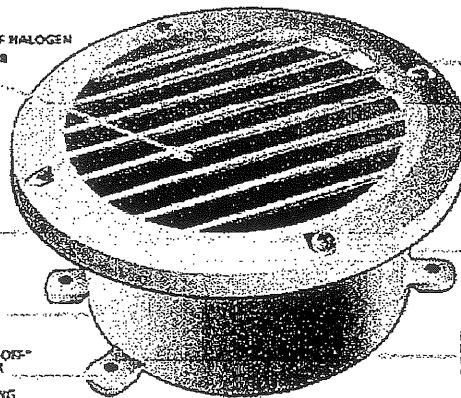
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MOUNTING FLANGE FOR
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PUSH-IN 110V
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(NO WIRE NUTS
REQUIRED)

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TWO 110V 1/2"
SCREWS IN NPT FITTINGS
FOR STANDARD
"BOMEX" INPUT.

ROOM FOR 110V
INTERCONNECTION
UP TO 66 XENON
WALL LIGHTS



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Incandescent

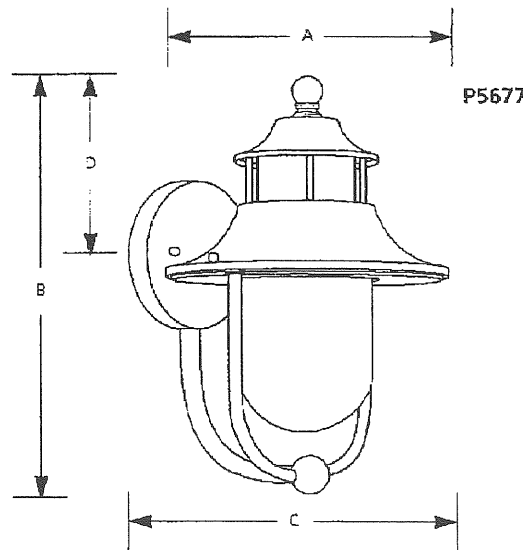
Cape Cod Collection
Wall Mount

Outdoor Lanterns

Type		
	-50	-71
P5677	<input type="checkbox"/>	<input type="checkbox"/>
P5678	<input type="checkbox"/>	<input type="checkbox"/>

Catalog No.	Finish		Lamping	Dimensions (Inches)			
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P5677	-50	-71	1 (m) 100w	8-1/2	12-5/8	9-3/8	5-1/8
P5678	-50	-71	1 (m) 150w	11	16-1/4	11-7/8	6-5/8

Indiv. Porches —
Rear/Doghouse —
(3) FRONT PORCH - #17 TURNER
(3) REAR/DOGHOUSES



Specifications:

General

- Hand-painted finishes
- Aluminum construction
- Etched water glass screws in place
- Uplight glow through top glass
- Companion fixtures: Post top and chain hung lanterns

Mounting

- Wall mount
 - P5677 back plate is 4-3/4" dia
 - P5678 back plate is 4-1/2" w x 7" h
- Mounting hardware included

Electrical

- Medium based porcelain sockets with nickel plated screw shell
- Prewired

Labeling

- UL-CUL wet location listed

Progress Lighting
Post Office Box 5704
Spartanburg, South Carolina
29304-5704

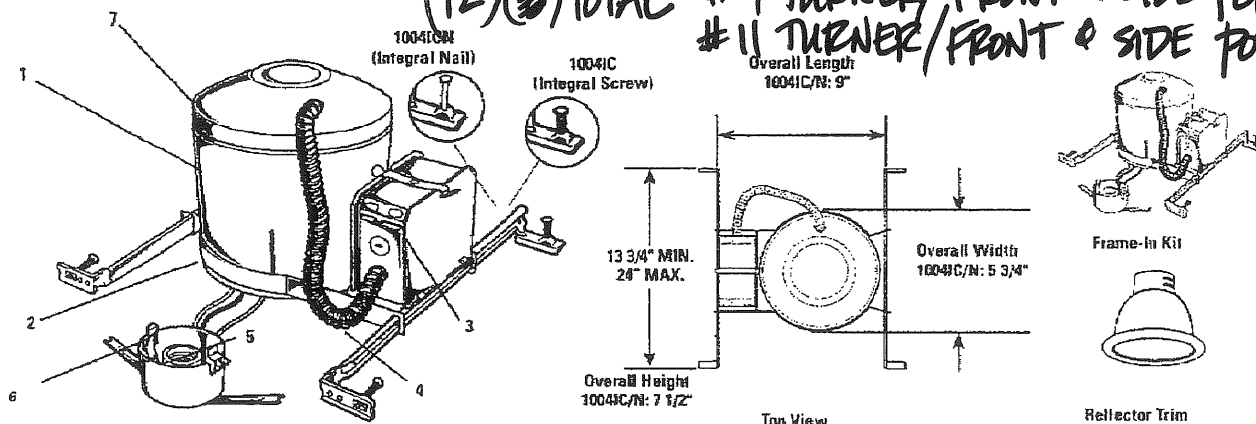
www.progresslighting.com

Rev. 11/01

Lytecaster® Recessed Downlighting **1004IC**

Page 1 of 1

5" Aperture **LyteZning** Incandescent Convertible IC/Non-IC Frame-In Kit
 (12)(3) TOTAL #7 TURNER/FRONT & SIDE PORCH CLGS
 #11 TURNER/FRONT & SIDE PORCH CLGS



5" Aperture: Complete Fixture consists of Reflector Trim & Frame-In Kit. Select each separately.

Frame-In Kit	Reflector Trims — See Individual Reflector Trim Specification Sheets								
	Open Downlight					Adjustable	Enclosed	Open	Wall
	Anodized Reflector	Anodized Cone	Satin Cone	Baffles	Basic White	Eyebar	Diffusers	Wet Location	Washer
1004IC	1045	1012	1008	1005	1071	1022	1021*	1081CD	1085*
1004ICQ**	1046	1012NM	1008NM	1005NM		1022WH	1024*	1081WH	
1004ICN	1046CD	1013	1010	1005WH		1082	1177LX		
1004ICNQ**		1013BK	1010NM	1005BNM		1088	1178LX		
		1013CD		1076		1088GW	1090*		
		1013NM		1076WH		1088VWH			
		1013BKNM							
		1013CDNM							
		1013WH							

* For Non-IC applications only.
 ** Supplied with integral push-in wire connectors

Features

- Housing:** .032 (#20 ga.) aluminum. UL listed convertible IC/NON-IC. 2" vertical adjustment in ceiling. Can be removed for access to junction box and ceiling plenum. AirSeal® housing minimizes air leakage to less than 2 CFM at 1.57 PSF (at 75pa), which complies with Model Energy Code (Section 602.3.3) and Washington State Energy Code (Section 602.4) and reduces heat loss and condensation in ceiling.
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- Socket Housing:** Impact extruded aluminum or galvanized steel. Attached trim retaining spring secures trim to any height on housing wall.
- Socket:** Porcelain medium base; nickel plated screw shell. Pre-wired with #18 ga. SF1 (300 VOLT 200° C) leads to junction box.
- Thermal Protector:** Meets NEC and UL requirements. Located inside housing.

Options & Accessories

AirSeal® Kit: LAS96
NOTE: Use only if factory installed tape or knockouts are removed from vertical adjustment slots in housing wall.

Labels

UL Type IC/NON-IC Convertible; Suitable for Damp Locations
 Complies with Air Leakage Requirements stated in the Model Energy Code and the Washington State Energy Code.

AirSeal® is a registered trademark of Lightolier.
 Romex® is a registered trademark of General Cable Industries Inc.

Job Information	Type:
Job Name:	
Cat. No.:	
Lamp(s):	
Notes:	

Lightolier a Genlyte company www.lightolier.com
 631 Airport Road, Fall River, MA 02720 • (508) 679-8131 • Fax (508) 674-4710
 We reserve the right to change details of design, materials and finish.
 © 2007 Genlyte Group LLC • 10107

LIGHTOLIER®

TURNER EASTERN PROMENADE, LLC.

October 9, 2007

Shukria Wiar, Planner
City of Portland, Division of Planning
389 Congress Street
Portland, Me 04101

Dear Shukria:

The following is submitted in response to your e mail of September 10, 2007.

Landscaping

1. Corrective cutting of trees at property line is being addressed with the owner of the adjacent property. Expenses will be covered by Turner Eastern Prom, LLC.
2. I met with Jeff Tarling and have agreed to plant 3 additional Ginko trees in existing tree wells on both sides of Turner Street adjacent to site.
3. Site plan shows in detail all existing plantings.

Stormwater/Drainage

1. Per Dan Goyette at Woodard and Curran, I have agreed to install a crushed stone drainage area approximately 3' x 22' x 2' at rear of parking lot.
2. Dan Goyette has viewed the berm on the edge of the driveway.

Easement

1. Attached please find letter dated October 9, 2007, from Jewell and Boutin and a final draft of the Easement Deed. A signed original is expected by October 12.

Traffic

1. Bollard installations are noted on site plan in 2 areas at electric meters in driveway area.

It is my understanding from the last site meeting that the parking configurations are acceptable to Jim Carmody, Transportation Engineer.

Miscellaneous

1. New granite step at bulkhead entrance shall be installed.
2. Bollards shall be installed at air conditioning unit at rear of 11 Turner St. as indicated on site plan.
3. Snow storage is indicated on site plan at rear of 7 Turner Street building. Any additional snow shall be removed from site.
4. Exterior lighting is indicated on site plan. Additionally, specification sheets are also provided in this submittal.


In response to the June 20, 2007 letter from the Planning & Development Dept., enclosed please find a check in the amount of \$850.00. This payment shall complete the balance of After-the-Fact fees and an amendment to an approved site plan.

I am eager to resolve this matter and look forward to hearing from you after your Development Review meeting. If further explanation is needed on any of these issues, I would be happy to meet with you at your earliest convenience.

I understand that approvals are required by October 15, which the Certificates of Occupancy are contingent upon. Building inspections on the properties were conducted in May and June 2007 by Electrical/Building and Fire Inspectors. At that time a verbal approval was given for tenants to be moved in. Should there be additional clarification required to rectify this matter, I will provide whatever may be necessary.

Sincerely,

Crandall K. Toothaker



Enclosures

JEWELL & BOUTIN, P. A.
Attorneys at Law
477 Congress Street
Suite 1104
Portland, ME 04101-3427

www.jewellandboutin.com

Thomas F. Jewell
Daniel W. Boutin

E-mail: tjewell@jewellandboutin.com
E-mail: dboutin@jewellandboutin.com

Telephone: 207-774-6665
Fax: 207-774-1626

October 9, 2007

Crandall Toothaker
200 High Street
Portland, Maine

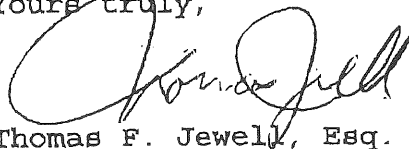
Re: Turner Street easement

Dear Crandall:

Enclosed please find the final draft of the easement deed. All provisions have been agreed upon and we are now simply awaiting for a signed copy from Mr. and Mrs. Perlin, who reside in New York. I expect to have the executed original by the end of the week.

Please let me know if you have any questions in the interim.

Yours truly,



Thomas F. Jewell, Esq.

TFJ/t
Enclosures

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS that PERLIN REALTY LLC ("Grantor"), a Maine limited liability company, owner of premises located at 246 Eastern Promenade, Portland, Maine, described in the Cumberland County Registry of Deeds in Book 22172, Page 136, for good and valuable consideration, subject to the terms hereof hereby conveys to TURNER EASTERN PROMENADE, LLC ("Grantee"), a Maine limited liability company, its successors and assigns, with mailing address at 200 High Street, Portland, Maine, 04101, for benefit of premises of the Grantee located at 1-13 Turner Street/234-242 Eastern Promenade, Portland, Maine, described in Deed recorded in Book 22754, Page 224, an easement as set forth below. This easement is appurtenant to the above property of the Grantee and shall run with the land.

The easement area is located at the southwest boundary of Grantee's premises, is more specifically described as the cross-hatched area shown in Exhibit A attached hereto, and is a triangular area with approximately 10' of frontage on Turner Street.

This easement conveys use of the easement area to Grantee for passage of pedestrians and vehicles, for existing utilities, and for structures to control storm water runoff.

Grantor shall have the right to use, occupy and enjoy the surface of, the subsurface under, and the air space over the easement area for any lawful purpose which does not unreasonably interfere with the rights of Grantee hereunder.

Grantee shall maintain the easement area in good order and condition. Grantee shall perform all work, improvements, alterations and maintenance within the easement area in a good and workmanlike manner and in accordance with all applicable legal and insurance requirements.

Grantee hereby indemnifies, and shall pay, protect and hold Grantor and its directors, officers, shareholders, partners, members, agents and employees, harmless from and against all liabilities, losses, claims, demands, costs, expenses (including attorneys' fees and expenses) and judgments of any nature, arising, or alleged to arise, from or in connection with, the use of the easement or easement area. This duty to indemnify shall not apply to any claim arising from use of the easement area by Grantor or its affiliates.

Grantee agrees to discharge, or cause to be discharged, within ten (10) days after obtaining notice, all mechanic's liens, claims, stop notices, lien claims, amended lien claims,

notices of unpaid balance and right to file lien, amended notices of unpaid balance and right to file lien, notices of lien, amended notices of lien, assignments of lien, and any other encumbrance filed against Grantor or Grantor's property in connection with any work or maintenance with respect to the easement area.

Grantee shall maintain commercial general liability insurance against claims for bodily injury, death or property damage arising out of the use of the easement area in a combined single limit amount of at least \$23,000,000 Constant Dollars (defined below). Such policy shall name Grantor as an additional insured ~~and loss payee~~, as applicable, and shall provide that it will not be terminated by the insurer except after thirty (30) days' notice to Grantor. Upon request of Grantor, Grantee shall deliver to Grantor certificates evidencing the insurance required hereby.

"Constant Dollars" means the present value of the U.S. dollars to which the phrase refers. An adjustment shall occur on January 1 of the eleventh (11th) calendar year following the date of this Agreement and thereafter at ten (10) year intervals. Constant Dollars shall be determined by multiplying the dollar amount to be adjusted by a fraction, the numerator of which is the Current Index Number and the denominator of which is the Base Index Number. The "Base Index Number" shall be the level of the Index for the month during which this Easement Deed is dated. The "Current Index Number" shall be the level of the Index for the month of December of the year preceding the adjustment year.

The "Index" shall be the Consumer Price Index for All Urban Consumers, New York - Northern New Jersey - Long Island, published by the Bureau of Labor Statistics of the United States Department of Labor (base year 1982-84 = 100), or any successor index thereto as hereinafter provided. If publication of the Index is discontinued, or if the basis of calculating the Index is materially changed, then the Grantor shall substitute for the Index comparable statistics as computed by an agency of the United States Government or, if none, by a substantial and responsible periodical or publication of recognized authority most closely approximating the result which would have been achieved by the Index.

IN WITNESS WHEREOF, the said Perlin Realty LLC has caused this instrument to be executed by _____, its Member/Manager, hereunto duly authorized, this _____ day of October, 2007.

Perlin Realty LLC

BY: _____, Member/Manager

Witness

STATE OF _____
COUNTY OF _____

October _____, 2007

Then personally appeared Perlin Realty LLC by its duly authorized Member/Manager, _____, and acknowledged the foregoing instrument to be his/her free act in his/her capacity and deed and the free act and deed of said company.

Before me,

Notary Public

12 June 2007

BARBÄ+WHEELOCK

Shukria Wiar
Planning Division
Department of Planning and Development
Portland City Hall
389 Congress Street
Portland, ME 04101

Dear Ms. Wiar:

On behalf of the owner, Crandall Toothaker, we are re-submitting this Site Plan Application for renovations to 234 Eastern Promenade. The changes to this property are limited to the site design which is underway. The building construction is not under review as this has already been reviewed, approved, and construction is nearly complete. It is our intention to obtain approval as quickly as possible. We have been told that this application will be reviewed in-house.

ARCHITECTURE
PRESERVATION
DESIGN

The current parking lot has been made smaller with 6 stalls that are accessed from Turner St. There will also be 5 additional parking spaces behind the buildings. This meets the requirement of 11 on-site parking spaces per City of Portland Code of Ordinances Sec 14-331(a)2 "For alterations or changes of use in existing structures, which create new or additional dwelling units in such structures, one and one-half (1 ½) additional parking spaces for each such unit." Originally, 8 units existed; 2 were added. Therefore, 8 parking spaces + 2 (1 ½) makes 11 parking spaces. On June 11, 2007, Michael J. Bobinsky, Todd Merkle, Alex Jaggerman, Shukria Wiar and other City of Portland representatives met with the owner onsite to discuss the various options pertaining to parking. In response, we have shown 3 options for the parking plan which are attached to this application.

As requested by the City, the owner will be adding four trees to the property, to be selected in concert with the city arborist – suggested locations are shown on the attached plans. In addition, the Landscape Plan shows the location, type and quantities of a multitude of new plantings of differing scale and coloring.

500 CONGRESS STREET
PORTLAND, MAINE 04101
FAX 207.772-3667
TEL 207.772-2722

The location and intensity of the minimal outdoor lighting is not shown on the plans. All light fixtures are less than 100W, are localized in place on the buildings (e.g. at porches, waste receptacles and entrances) and were designed to project light for their immediate area only. If you so desire, you may view these after nightfall.

During the commencement of site work the owner reports that the contractor literally "uncovered" an existing brick sidewalk. In response to this find he installed a stone retaining wall along the Promenade side of the property that continues up Turner Street. In addition, the owner provided new stone walkways with a node at the intersection that connects the brick sidewalk to the property and to each of the buildings.

Shukria Wiar
12 June 2007
page 2 of 2

The owner has provided a berm at the southwest property boundary to divert the neighbor's stormwater from the subject property. There were no problems with drainage observed by the owner during the recent heavy, mid-April (2007) rainstorms when stormwater appeared to be appropriately absorbed within the property boundaries. The site is appropriately sloped for drainage and run off to retain stormwater on site.

Our office spoke to Captain Cass regarding the Fire Department checklist for site related items. The code issues were previously resolved with Captain Cass and Mike Nugent and were permitted. We have added the information to the proposed site plans (all three options) that Captain Cass requested.

As requested in a phone call with our office on June 6, 2007, the following drawings are included in this submission, for your review:

Provided by Northeast Civil Solutions
Site Survey, August 23, 2005

Provided by Barba + Wheelock Architecture Preservation and Design
G1.1, Proposed Site Plan (Options 1-3)
G1.2, Landscape Plan
G1.3, Original Site Plan

Thank you for your attention to this application. We look forward to hearing from you.

Sincerely,



Nancy L. Barba, AIA, LEED AP

c: Crandall Toothaker



Site Plan Application

Department of Planning and Development
Portland Planning Board

Address of Proposed Development:

234 EASTERN PROMENADE

Zone: R-4

Project Name: TURNER EASTERN PROMENADE, LLC

Existing Building Size: #7: 4,174 sq. ft. #11: 4,200	Proposed Building Size: sq. ft.
Existing Acreage of Site: 11,444 sq. ft.	Proposed Acreage of Site: sq. ft.

Tax Assessor's Chart, Block & Lot:			Property Owners Mailing address: Turner Eastern Promenade LLC c/o Crandall Toothaker P.O. Box 4271 Portland, ME 04101	Telephone #: 774-5358 x25 Cell Phone #: 252-6264
Chart# 14	Block # I	Lot# 13		
Consultant/Agent Contact Name and mailing address, Telephone # and Cell Phone #: Barba + Wheelock 500 Congress St. Portland, ME 04101			Applicant's Name/Mailing Address: Nancy Barba for Crandall Toothaker 500 Congress St. Portland, ME 04101	
			Telephone #: 772-2722 Cell Phone #: 233-2722	

Fee For Service Deposit (all applications) _____ (\$200.00)

Proposed Development (check all that apply)

- New Building Building Addition Change of Use Residential Office Retail
- Manufacturing Warehouse/Distribution Parking lot
- Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable
- Site Location of Development (\$3,000.00)
(except for residential projects which shall be \$200.00 per lot _____)
- Traffic Movement (\$1,000.00) Storm water Quality (\$250.00)
- Section 14-403 Review (\$400.00 + \$25.00 per lot)
- Other _____

Major Development (more than 10,000 sq. ft.)

- Under 50,000 sq. ft. (\$500.00)
- 50,000 - 100,000 sq. ft. (\$1,000.00)
- Parking Lots over 100 spaces (\$1,000.00)
- 100,000 - 200,000 sq. ft. (\$2,000.00)
- 200,000 - 300,000 sq. ft. (\$3,000.00)
- Over 300,000 sq. ft. (\$5,000.00)

After-the-fact Review (\$1,000.00 + applicable application fee)

-- Please see next page --

Minor Site Plan Review

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

Plan Amendments

- Planning Staff Review (\$250.00)
 Planning Board Review (\$500.00)

Who Billing will be sent to:

SEE ATTACHED CHECK # 152143


Submittals shall include (7) separate **folded** packets of the following:

- copy of application
- cover letter stating the nature of the project
- site plan containing the information found in the attached sample plans checklist
- 1 set of 11x17 plans

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

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

This application is for site review only; a Building Permit application and associated fees will be required prior to construction.

Signature of Applicant: 	Date: 6/11/02
--	------------------



Development Review Fee Schedule (effective July 15, 2005)

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

Engineering Fees

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

Zone Change

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

Historic Preservation

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

Noticing/Advertisements for Historic Preservation and Planning Board Review

- Legal Advertisement: Percent of total bill
(Legal Ads are placed in the newspaper for workshop and public hearing meetings)
- Notices: .55 cents each
(Notices are sent to abutters when the application is received in the Planning Division, workshop meeting and public hearing meeting)



City of Portland, Maine Site Plan Checklist

TURNER EASTERN PROMENADE, LLC
 Project Name, Address of Project

Application Number

Submitted () & Date (b,c)	Item	Required Information	Section 14-525
✓	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
✓	(2)	Name and address of applicant and name of proposed development	a
✓	(3)	Scale and north points	b
✓	(4)	Boundaries of the site	c
✓	(5)	Total land area of site	d
N/A	(6)	Topography - existing and proposed (2 feet intervals or less)	e
N/A	(7)	Plans based on the boundary survey including:	2
N/A	(8)	Existing soil conditions	a
N/A	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
✓	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	
Prop. lines only (Survey)	(11)	Approx location of buildings or other structures on parcels abutting the site	d
✓	(12)	Location of on-site waste receptacles	e
✓	(13)	Public utilities	e
✓	(14)	Water and sewer mains	e
N/A	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
N/A	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
✓	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
✓	(18)	Parking areas	g
N/A	(19)	Loading facilities	g
✓	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
✓	(21)	Curb and sidewalks	g
✓	(22)	Landscape plan showing:	h
✓	(23)	Location of existing proposed vegetation	h
✓	(24)	Type of vegetation	h
✓	(25)	Quantity of plantings	h
✓	(26)	Size of proposed landscaping	h
N/A	(27)	Existing areas to be preserved	h
N/A	(28)	Preservation measures to be employed	h
N/A	(29)	Details of planting and preservation specifications	h
✓	(30)	Location and dimensions of all fencing and screening	i
See attached	(31)	Location and intensity of outdoor lighting system	j
✓	(32)	Location of fire hydrants, existing and proposed	k
✓	(33)	Written statement	c
✓	(34)	Description of proposed uses to be located on site	l
✓	(35)	Quantity and type of residential, if any	l
✓	(36)	Total land area of the site	b2
✓	(37)	Total floor area and ground coverage of each proposed building and structure	b2
N/A	(38)	General summary of existing and proposed easements or other burdens	c3
Private	(39)	Method of handling solid waste disposal	4
N/A	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
See attached	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
1-2 months	(42)	An estimate of the time period required for completion of the development	7
N/A	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8

~~N/A~~
~~N/A~~
~~N/A~~
Private

- (44) The status of any pending applications 8
- (45) Anticipated timeframe for obtaining such permits h8
- (46) A letter of non jurisdiction h8
- (47) Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.

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

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

Other comments:



PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST

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

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
7. Hydrant locations
8. Water main[s] size and location
9. Access to any fire department connections
10. Access to all structures [min. 2 sides]
11. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.
12. Elevators shall be sized to fit an 81" x 23" stretcher and two personnel.

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



ELECTRIC

207-831-9387

PO Box 7312

Portland, Maine

04112

mj@mireelectedric.com

Fax: 207-773-1418

Fax Cover Sheet

Date: 10/01/07

To: C&T Associates

Re: Outdoor Lighting Specifications

No. of Pages (including cover): 5

Fax#: 208.828.8670

Attn: Crandall

#11 TURNER

- ONE STORY DECK AT REAR (2) WALL MOUNT
- THREE STORY - TOP DECK ° 30" AFF (1)

XENON WALL LIGHT

ARCHITECTURAL AND DECORATIVE LIGHTING

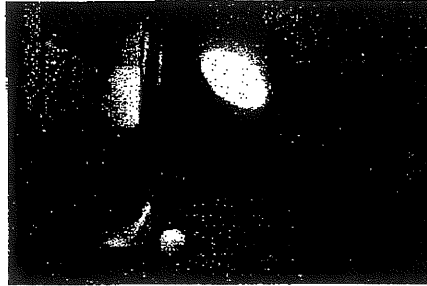
Long-lasting Xenon technology in a surface mount/recessed, die cast aluminum fixture



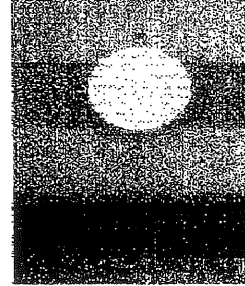
PRODUCTS ▼



Scoop Cover



Prism Cover



Louver Cover

APPLICATIONS

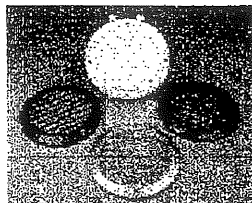
- ▶ INTERIOR STEPS
- ▶ EXTERIOR STEPS
- ▶ AISLES
- ▶ HALLS
- ▶ PATHS
- ▶ PATIO LIGHTING
- ▶ ENTRY LIGHTING
- ▶ POST LIGHTING

XENON ADVANTAGES

- ▶ Less relamping. 10,000-hour average bulb life of Xenon vs. 2,500-hour average bulb life for Halogen or Incandescent.
- ▶ Does not emit harmful UV rays.
- ▶ Produces less heat.
- ▶ Considerably safer due to less pressure in bulb vessel.
- ▶ Does not require tempered glass cover.
- ▶ Dimmable.
- ▶ Handling or dimming bulb does not affect bulb life as in Halogen.

STYLES & OPTIONS

All sold only as complete unit - cover and can.

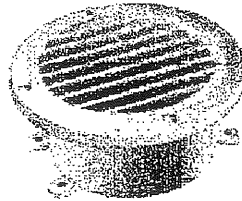


LOUVER COVER
XWL-L-WH/BZ/AL/BK
White, Bronze, Aluminum, Black

FEATURES

- ▶ Can be surface mounted or recessed into any hole 5" diameter and 3" deep
- ▶ "Knock off" surface mounting tabs
- ▶ 3 cover designs: Louver, Prism and Scoop
- ▶ 4 cover color options: White, Black, Bronze or Aluminum
- ▶ 10,000-hour average bulb life
- ▶ 110V Power Input
- ▶ Integral 12V class 2 transformer in each fixture
- ▶ Die cast aluminum can and cover, suitable for concrete pour
- ▶ UL listed for wet and IC locations
- ▶ Frosted glass lens
- ▶ Bulb replacement has low voltage safety
- ▶ 110V push-in connectors included for ease of power input
- ▶ Each fixture ships complete with can and cover

DIMENSIONS



COVER	WIDTH	DEPTH
LOUVER	6.375"	.75"
PRISM	6.375"	.625"
SCOOP	6.375"	1.5"
CAN		
With surface mounting tabs removed	4.875"	3"
CAN		
With surface mounting tabs	6.25"	3"
HOLE	5"	3"

SPECS

Voltage 110V power input. Integral Class 2 12V transformer per fixture

Bulb Specifications 18W wedge base Xenon (1 bulb per fixture)

Average Bulb Life 10,000 hours

Cover Finish White, Black, Bronze, or Aluminum

Can Finish White with white reflector

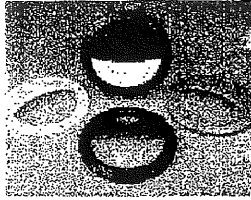
Packaging Individually packaged in 2-color corrugated box

Construction Both cover and can are die cast aluminum for corrosion protection, strength, weight, and consistency of finish.

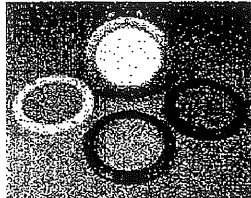
Lens Frosted glass

Wiring Options 110V can be parallel wired ("daisy chained") up to 1188 watts (66 bulbs). One wire between each fixture completes chain. No custom cord required. Check local code and NEC for

National Specialty Lighting

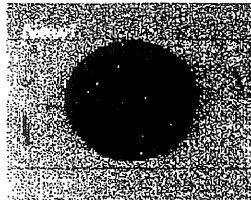


SCOOP COVER
XWL-S-BZ/WH/BK/AL
Bronze, White, Black,
Aluminum

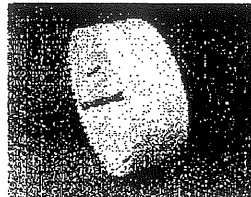


PRISM COVER
XWL-P-AL/WH/BZ/BK
Aluminum, White, Bronze,
Black

All sold only as complete unit - cover and can.



WL-CC
Wall Light Concrete Cap



XWL-DRILL (5" Diameter)
XENON WALL LIGHT DRILL

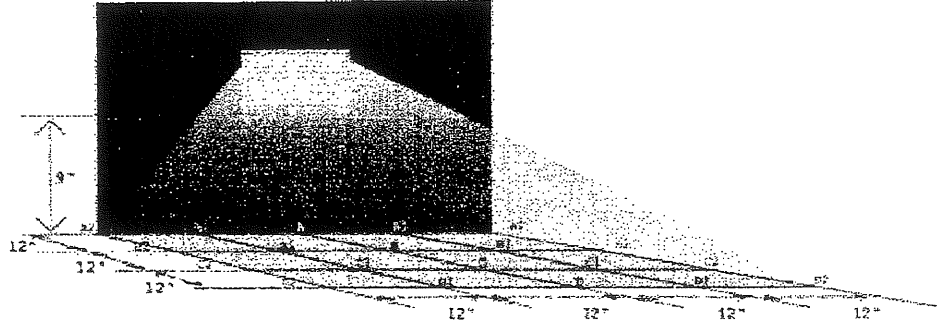


XEN-12-18W
CLEAR REPLACEMENT
BULB

wiring selection.

Agency Approval UL listed and labeled wet and IC locations. Wall or surface mount only.

FLOOR PHOTOMETRICS



Surface Mount

Grid Location:	A	A1	A2	B	B1	B2	C	C1	C2	D	D1	D2
Illuminance in Footcandles:	0	0	0	11.2	3.0	0.5	4.4	2.3	0.7	1.6	1.1	0.5

Recessed

Grid Location:	A	A1	A2	B	B1	B2	C	C1	C2	D	D1	D2
Illuminance in Footcandles:	0	0	0	9.8	3.2	0.6	3.4	2.0	0.7	1.3	1.0	0.5

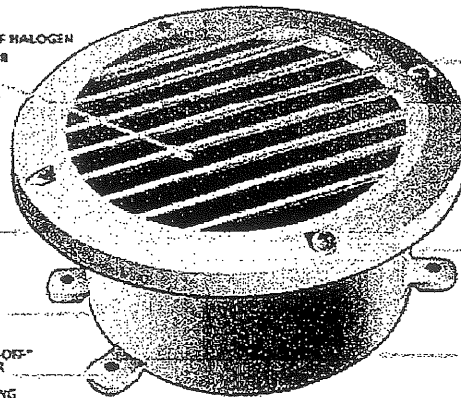
XENON BULBS

- FOUR TIMES THE BULB LIFE OF HALOGEN
- BURNS SIGNIFICANTLY COOLER
- NO HARMFUL UV RAYS
- SAFER, LOW-PRESSURE BULBS
- 18 WATTS
- DIMMABLE
- UL LISTED FOR WET AND IC LOCATIONS

MOUNTING FLANGE FOR RECESSED MOUNTING

PUSH-IN 110V CONNECTORS (NO WIRE TUBES REQUIRED)

"KNOCK-OFF" TABS FOR SURFACE MOUNTING



DIE CAST ALUMINUM COVER AND CAN. CORROSION RESISTANT. SUITABLE FOR CONCRETE POUR.

TWO 110V 1/2" SCREWS IN NPT FITTINGS FOR STANDARD "ROMEX" INPUT.

ROOM FOR 110V WIRE CONNECTION UP TO 66 XENON WALL LIGHTS



Home | [What's New for 2007](#) | [Warranty](#)
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[Disclaimer and Notice of Intellectual Property](#)



Incandescent

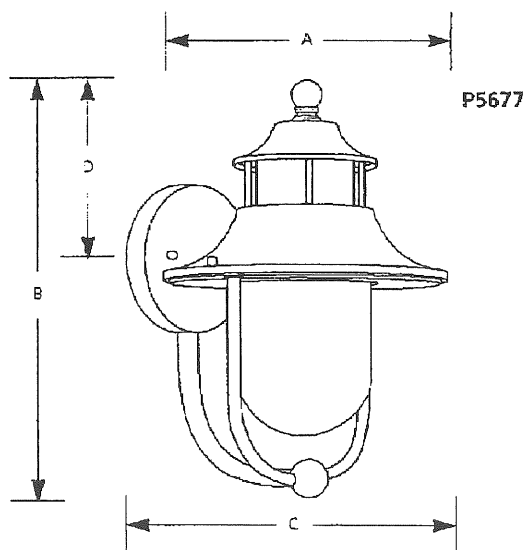
Cape Cod Collection
Wall Mount

Outdoor Lanterns

Type	_____	
	-50	-71
P5677	<input type="checkbox"/>	<input type="checkbox"/>
P5678	<input type="checkbox"/>	<input type="checkbox"/>

Catalog No.	Finish		Lamping	Dimensions (Inches)			
	Golden Baroque	Gilded Iron		A	B	C	D
P5677	-50	-71	1 (m) 100w	8-1/2	12-5/8	9-3/8	5-1/8
P5678	-50	-71	1 (m) 150w	11	16-1/4	11-7/8	6-5/8

Indiv. Porches —
Rear/Doghouse —
(3) FRONT PORCH - #14 TURNER
(3) REAR/DOGHOUSES



Specifications:

General

- Hand-painted finishes
- Aluminum construction
- Etched water glass screws in place
- Uplight glow through top glass
- Companion fixtures: Post top and chain hung lanterns

Electrical

- Medium based porcelain sockets with nickel plated screw shell
- Prewired

Labeling

- UL-CUL wet location listed

Mounting

- Wall mount
 - P5677 back plate is 4-3/4" dia
 - P5678 back plate is 4-1/2" w x 7" h
- Mounting hardware included

Progress Lighting
Post Office Box 5704
Spartanburg, South Carolina
29304-5704

www.progresslighting.com

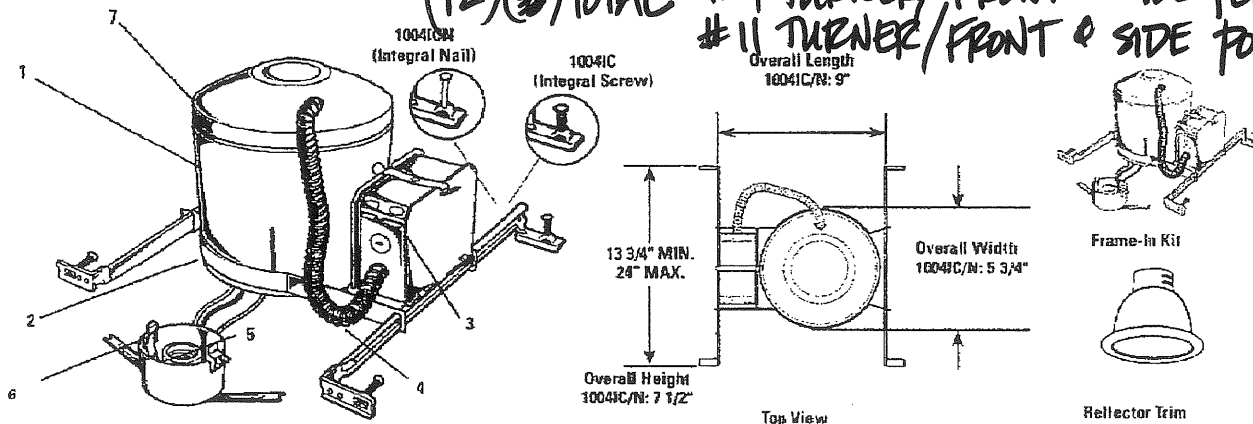
Rev. 11/01

Lytecaster® Recessed Downlighting **1004IC**

Page 1 of 1

5" Aperture **Lytecaster** Incandescent Convertible IC/Non-IC Frame-In Kit

**(12) (3) TOTAL #7 TURNER / FRONT & SIDE PORCH CLGS
#11 TURNER / FRONT & SIDE PORCH CLGS**



5" Aperture: Complete Fixture consists of Reflector Trim & Frame-In Kit. Select each separately.

Frame-In Kit	Reflector Trims — See Individual Reflector Trim Specification Sheets								
	Open Downlight					Adjustable	Enclosed Diffusers	Open Wet Location	Wall Washer
Anodized Reflector	Anodized Cone	Satin Cone	Baffles	Basic White	Eyeball				
1004IC	1045	1012	1008	1005	1071	1022	1021*	1081CD	1085*
1004ICQ**	1046	1012NM	1008NM	1005NM		1022WH	1024*	1081WH	
1004ICN	1046CD	1013	1010	1005WH		1082	1177LX		
1004ICNQ**		1013BK	1010NM	1005BNM		1088	1178LX		
		1013CD		1076		1088GW	1090*		
		1013NM		1075WH		1088WH			
		1013KNM							
		1013CDNM							
		1013WH							

* For Non-IC applications only.
** Supplied with integral push-in wire connectors

Features

- Housing:** .032 (#20 ga.) aluminum. UL listed convertible IC/NON-IC. 2" vertical adjustment in ceiling. Can be removed for access to junction box and ceiling plenum. AirSeal® housing minimizes air leakage to less than 2 CFM at 1.57 PSF (0.75pa), which complies with Model Energy Code (Section 602.3.3) and Washington State Energy Code (Section 502.4) and reduces heat loss and condensation in ceiling.
- Mounting Frame:** .048 (#18 ga.) galvanized steel. Locks into position along length of mounting bars with locking spring and bendable slot. (3) slots 90° apart simplify alignment.
- Junction Box:** 2" X 4" X 3 1/2" (22 cu. in.) .032 (#22 ga.) galvanized steel. UL listed for maximum 6 (#12 ga.) 1004IC/N 90°C through branch circuit conductors. Integral cable clamps permit attachment of non-metallic (#12 or #14 ga.) Romex® cable without tools or additional connectors.
- Mounting Bars:** .059 (#16 ga.) galvanized steel. Bars pivot for easy attachment and wire-in below ceiling line. Bars extend to accommodate 18" to 24" O.C. joist spacing. The 1004IC features integral self-tapping philips screws for secure attachment to wood or metal construction. The 1004ICN features integral nails for secure attachment to wood. Both attach to T-bar ceilings without the need of accessories.
- Socket Housing:** Impact extruded aluminum or galvanized steel. Attached trim retaining spring secures trim to any height on housing wall.
- Socket:** Porcelain medium base; nickel plated screw shell. Pre-wired with #18 ga. SF1 (380 VOLT 200° C) leads to junction box.
- Thermal Protector:** Meets NEC and UL requirements. Located inside housing.

Options & Accessories

AirSeal® Kit: LAS56
NOTE: Use only if factory installed tape or knockouts are removed from vertical adjustment slots in housing wall.

Labels

UL (Type IC/NON-IC Convertible; Suitable for Damp Locations)
 Complies with Air Leakage Requirements stated in the Model Energy Code and the Washington State Energy Code.

AirSeal® is a registered trademark of Lightolier.
 Romex® is a registered trademark of General Cable Industries Inc.

Job Information	Type:
Job Name:	
Cat. No.:	
Lamp(s):	
Notes:	

Lightolier a Genlyte company www.lightolier.com
 631 Airport Road, Fall River, MA 02720 • (508) 679-8131 • Fax (508) 674-4710
 We reserve the right to change details of design, materials and finish.
 © 2007 Genlyte Group LLC • #0107

LIGHTOLIER®

TURNER EASTERN PROMENADE, LLC.

October 9, 2007

Shukria Wiar, Planner
City of Portland, Division of Planning
389 Congress Street
Portland, Me 04101

Dear Shukria:

The following is submitted in response to your e mail of September 10, 2007.

Landscaping

1. Corrective cutting of trees at property line is being addressed with the owner of the adjacent property. Expenses will be covered by Turner Eastern Prom, LLC.
2. I met with Jeff Tarling and have agreed to plant 3 additional Ginko trees in existing tree wells on both sides of Turner Street adjacent to site.
3. Site plan shows in detail all existing plantings.

Stormwater/Drainage

1. Per Dan Goyette at Woodard and Curran, I have agreed to install a crushed stone drainage area approximately 3' x 22' x 2' at rear of parking lot.
2. Dan Goyette has viewed the berm on the edge of the driveway.

Easement

1. Attached please find letter dated October 9, 2007, from Jewell and Boutin and a final draft of the Easement Deed. A signed original is expected by October 12.

Traffic

1. Bollard installations are noted on site plan in 2 areas at electric meters in driveway area.

It is my understanding from the last site meeting that the parking configurations are acceptable to Jim Carmody, Transportation Engineer.

Miscellaneous

1. New granite step at bulkhead entrance shall be installed.
2. Bollards shall be installed at air conditioning unit at rear of 11 Turner St. as indicated on site plan.
3. Snow storage is indicated on site plan at rear of 7 Turner Street building. Any additional snow shall be removed from site.
4. Exterior lighting is indicated on site plan. Additionally, specification sheets are also provided in this submittal.


In response to the June 20, 2007 letter from the Planning & Development Dept., enclosed please find a check in the amount of \$850.00. This payment shall complete the balance of After-the-Fact fees and an amendment to an approved site plan.

I am eager to resolve this matter and look forward to hearing from you after your Development Review meeting. If further explanation is needed on any of these issues, I would be happy to meet with you at your earliest convenience.

I understand that approvals are required by October 15, which the Certificates of Occupancy are contingent upon. Building inspections on the properties were conducted in May and June 2007 by Electrical/Building and Fire Inspectors. At that time a verbal approval was given for tenants to be moved in. Should there be additional clarification required to rectify this matter, I will provide whatever may be necessary.

Sincerely,

Crandall K. Toothaker



Enclosures



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Corporation Counsel
Gary C. Wood

Associate Counsel
Elizabeth L. Boynton
Penny Littell
James R. Adolf
Mary E. Costigan

November 19, 2007

Turner Eastern Promenade, LLC
c/o Crandell Toothaker
PO Box 4271
Portland, ME 04101

Re: Turner Street Development

Dear Mr. Toothaker:

I understand from Alex Jaegerman that you have requested from the City the basis for its \$5,000.00 penalty imposed on Turner Eastern Promenade, LLC for a project it undertook on Turner Street this summer without the appropriate site plan approvals. Please be advised that, as this matter has been referred to the City's legal department, further inquiries should be communicated to the Office of Corporation Counsel as opposed to the Planning or Building Inspections Departments.

The basis for the penalty noted above and communicated to you in a letter from the City's Planning Department is threefold. First, a Stop Work Order was imposed on the project by the City on May 25, 2007. That Order was violated by work continuing on the site thereafter. On July 26 and August 2, 2007 landscapers were at work on the site, installing granite curbing and landscaping elements. They were told by the City's Development Review Coordinator that the property was subject to a Stop Work Order and that no further work should have been occurring on the site.

Unauthorized work was undertaken within the City's right of way, namely the installation of a bituminous "ramp" at the curb line to facilitate access over the granite curb to the site. In addition, there was storage of material within the right of way without having received a permit from the City's Public Works Department.

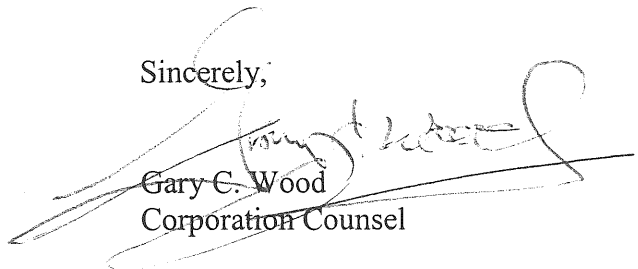
Ten units at the property were occupied despite the lack of the necessary occupancy permits. These occupancies remained throughout the summer and fall and to the present.

Finally, when the work was undertaken, you had not right, title and interest over the impacted area. Namely, improvements were created on an abutting property which was not under your control. This matter has not been resolved through the site plan process but was nonetheless an unpermitted activity at the time it was undertaken.

I am happy to answer any further question that you may have in his regard.

Thank you for your time and attention.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary C. Wood", is written over a horizontal line. The signature is fluid and cursive.

Gary C. Wood
Corporation Counsel

Cc: Joseph Gray
Lee Urban
Alex Jagerman
Barbara Barhydt
Jeanie Bourke
Phil DiPierro
Shukria Wear ✓



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life [®] www.portlandmaine.gov

Corporation Counsel
Gary C. Wood

September 19, 2007

Associate Counsel
Elizabeth L. Boynton
Penny Littell
James R. Adolf
Mary E. Costigan

Turner Eastern Promenade, LLC
c/o Crandell Toothaker
PO Box 4271
Portland, ME 04101

Re: Turner Street Development

Dear Mr. Toothaker:

The City's Planning, Public Works, and Building Inspections Departments have been working with you to bring your properties at 7 and 11 Turner Street into compliance with the City's land use requirements. An original site plan application for those properties was submitted to the City and approved in February 2006. This site plan represented no exterior changes to the site and was approved based on the information submitted.

In May 2007 it was brought to the City's attention that fairly substantial site work was being undertaken on site, and on the abutters property, and this work had not been approved by the City through the site plan process. This work included a substantial change to the proposed parking lot, the erection of stonework, landscaping, paving and the opening of a very large curb cut, as well as the installation of a berm on your neighbors property. A Stop Work Order was placed on the site, which Order remains in effect today.

On June 11, 2007 a group of City staff met with you on site to assist you in developing a site plan which would meet with the City's approval. A number of suggestions were made to you. A site plan was submitted for review by staff of June 13, 2007. However, no amended site plan has yet been approved. Nonetheless, you continued to do work on the site in violation of the Stop Work Order. You have also allowed the buildings on the site to be occupied without having obtained a certificate of occupancy for either building. This is a violation of City's Land Use Code (§14-463) and the City's Building Code.

The City has been waiting for your amended site plan. To date we have not received it. Nor have we received evidence of your right to have installed a berm on your neighbor's property. Given all of this, the City has determined a penalty in the amount of \$5,000 to

be paid to the City prior to any approval of your plan is required. In addition, if a site plan and appropriate certificate of occupancies for this project are not approved by October 15, the property will need to be vacated.

Please make your payment to the City of Portland, c/o Corporation Counsel's Office, 389 Congress Street, Portland, Maine 04101.

Sincerely,

A handwritten signature in cursive script, appearing to read "Penny Littell", with a long horizontal flourish extending to the right.

Penny Littell:
Associate Corporation Counsel

Cc: Lee Urban
Alex Jaegerman
Barbara Barhydt
Shurkria Wiar
Jeannie Bourke
Phil DiPierro

O:\OFFICE\PENNY\Letters2007\toothaker090707.doc

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS that PERLIN REALTY LLC ("Grantor"), a Maine limited liability company, owner of premises located at 246 Eastern Promenade, Portland, Maine, described in the Cumberland County Registry of Deeds in Book 22172, Page 136, for good and valuable consideration, subject to the terms hereof hereby conveys to **TURNER EASTERN PROMENADE, LLC** ("Grantee"), a Maine limited liability company, its successors and assigns, with mailing address at 200 High Street, Portland, Maine, 04101, for benefit of premises of the Grantee located at 1-13 Turner Street/234-242 Eastern Promenade, Portland, Maine, described in Deed recorded in Book 22754, Page 224, an easement as set forth below. This easement is appurtenant to the above property of the Grantee and shall run with the land.

The easement area is located at the southwest boundary of Grantee's premises, is more specifically described as the cross-hatched area shown in Exhibit A attached hereto, and is a triangular area with approximately 10' of frontage on Turner Street.

This easement conveys use of the easement area to Grantee for passage of pedestrians and vehicles, for existing utilities, and for structures to control storm water runoff.

Grantor shall have the right to use, occupy and enjoy the surface of, the subsurface under, and the air space over the easement area for any lawful purpose which does not unreasonably interfere with the rights of Grantee hereunder.

Grantee shall maintain the easement area in good order and condition. Grantee shall perform all work, improvements, alterations and maintenance within the easement area in a good and workmanlike manner and in accordance with all applicable legal and insurance requirements.

Grantee hereby indemnifies, and shall pay, protect and hold Grantor and its directors, officers, shareholders, partners, members, agents and employees, harmless from and against all liabilities, losses, claims, demands, costs, expenses (including attorneys' fees and expenses) and judgments of any nature, arising, or alleged to arise, from or in connection with, the use of the easement or easement area. This duty to indemnify shall not apply to any claim arising from use of the easement area by Grantor or its affiliates.

Grantee agrees to discharge, or cause to be discharged, within ten (10) days after obtaining notice, all mechanic's liens, claims, stop notices, lien claims, amended lien claims,

notices of unpaid balance and right to file lien, amended notices of unpaid balance and right to file lien, notices of lien, amended notices of lien, assignments of lien, and any other encumbrance filed against Grantor or Grantor's property in connection with any work or maintenance with respect to the easement area.

Grantee shall maintain commercial general liability insurance against claims for bodily injury, death or property damage arising out of the use of the easement area in a combined single limit amount of at least \$2,000,000 Constant Dollars (defined below). Such policy shall name Grantor as an additional insured, as applicable, and shall provide that it will not be terminated by the insurer except after thirty (30) days' notice to Grantor. Upon request of Grantor, Grantee shall deliver to Grantor certificates evidencing the insurance required hereby.

"Constant Dollars" means the present value of the U.S. dollars to which the phrase refers. An adjustment shall occur on January 1 of the eleventh (11th) calendar year following the date of this Agreement and thereafter at ten (10) year intervals. Constant Dollars shall be determined by multiplying the dollar amount to be adjusted by a fraction, the numerator of which is the Current Index Number and the denominator of which is the Base Index Number. The "Base Index Number" shall be the level of the Index for the month during which this Easement Deed is dated. The "Current Index Number" shall be the level of the Index for the month of December of the year preceding the adjustment year. The "Index" shall be the Consumer Price Index for All Urban Consumers, New York - Northern New Jersey - Long Island, published by the Bureau of Labor Statistics of the United States Department of Labor (base year 1982-84 = 100), or any successor index thereto as hereinafter provided. If publication of the Index is discontinued, or if the basis of calculating the Index is materially changed, then the Grantor shall substitute for the Index comparable statistics as computed by an agency of the United States Government or, if none, by a substantial and responsible periodical or publication of recognized authority most closely approximating the result which would have been achieved by the Index.

Without limiting Grantor's rights and remedies in connection with a default hereunder by Grantee, in the event that Grantee defaults hereunder, and such default continues for thirty (30) days after notice thereof to Grantee, Grantor shall have the right, in addition to any and all other rights at law or in equity, to terminate and revoke this Easement Deed upon notice to Grantee.

IN WITNESS WHEREOF, the said Perlin Realty LLC has caused this instrument to be executed by DIANE PERLIN, its Member/Manager, hereunto duly authorized, this 22 day of October, 2007.

Perlin Realty LLC

[Signature]
Witness

BY: [Signature]
DIANE PERLIN, Member/Manager

STATE OF New York
COUNTY OF New York

October 22, 2007

Then personally appeared Perlin Realty LLC by its duly authorized Member/Manager, DIANE PERLIN, and acknowledged the foregoing instrument to be his/her free act in his/her capacity and deed and the free act and deed of said company.

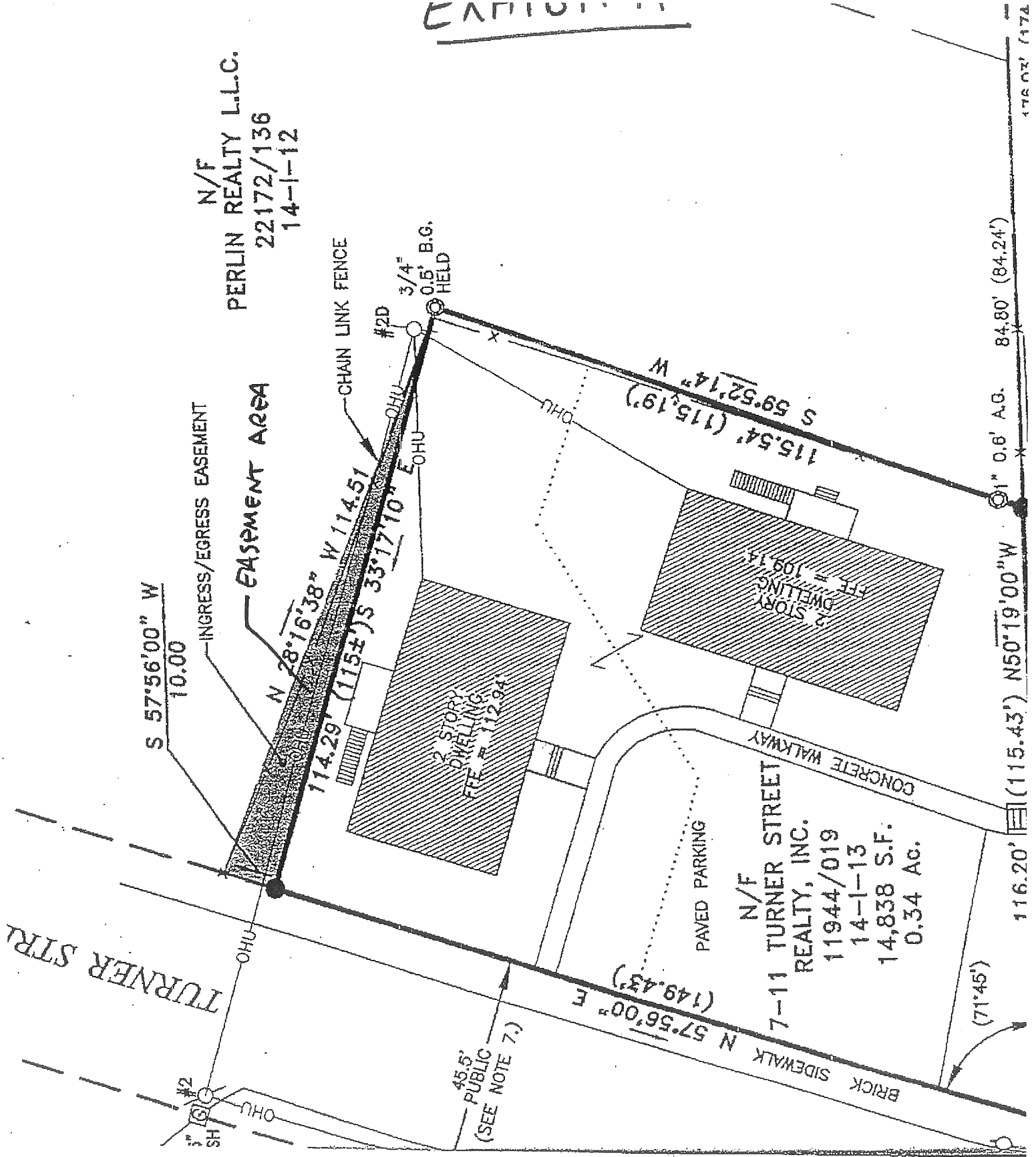
Before me,

SEAL

[Signature]
Notary Public

BERNADITA G. ALONZO
Notary Public, State of New York
No. 01AL6133621
Qualified in Bronx County
Term Expires September 19, 2009

N/F
 PERLIN REALTY L.L.C.
 22172/136
 14-1-12



N/F
 7-11 TURNER STREET
 REALTY, INC.
 11944/019
 14-1-13
 14,838 S.F.
 0.34 AC.

Received
 Recorded Register of Deeds
 Dec 06, 2007 11:32:46A
 Cumberland County
 Pamela E. Lovley

RECEIVED

10/20/2007 15:49 2122196156

FORDMODELS

PAGE 02/03

OCT 22 2007

City of Portland
Planning DivisionEASEMENT DEED

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The easement area is located at the southwest boundary of Grantee's premises, is more specifically described as the cross-hatched area shown in Exhibit A attached hereto, and is a triangular area with approximately 10' of frontage on Turner Street.

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Grantor shall have the right to use, occupy and enjoy the surface of, the subsurface under, and the air space over the easement area for any lawful purpose which does not unreasonably interfere with the rights of Grantee hereunder.

Grantee shall maintain the easement area in good order and condition. Grantee shall perform all work, improvements, alterations and maintenance within the easement area in a good and workmanlike manner and in accordance with all applicable legal and insurance requirements.

Grantee hereby indemnifies, and shall pay, protect and hold Grantor and its directors, officers, shareholders, partners, members, agents and employees, harmless from and against all liabilities, losses, claims, demands, costs, expenses (including attorneys' fees and expenses) and judgments of any nature, arising, or alleged to arise, from or in connection with, the use of the easement or easement area. This duty to indemnify shall not apply to any claim arising from use of the easement area by Grantor or its affiliates.

Grantee agrees to discharge, or cause to be discharged, within ten (10) days after obtaining notice, all mechanic's liens, claims, stop notices, lien claims, amended lien claims,

10/20/2007 15:49 2122196156

FORMODELS

PAGE 03/03

notices of unpaid balance and right to file lien, amended notices of unpaid balance and right to file lien, notices of lien, amended notices of lien, assignments of lien, and any other encumbrance filed against Grantor or Grantor's property in connection with any work or maintenance with respect to the easement area.

Grantee shall maintain commercial general liability insurance against claims for bodily injury, death or property damage arising out of the use of the easement area in a combined single limit amount of at least \$2,000,000 Constant Dollars (defined below). Such policy shall name Grantor as an additional insured, as applicable, and shall provide that it will not be terminated by the insurer except after thirty (30) days' notice to Grantor. Upon request of Grantor, Grantee shall deliver to Grantor certificates evidencing the insurance required hereby.

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10/20/2007 15:49 2122196156

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PAGE 01/03

IN WITNESS WHEREOF, the said Perlin Realty LLC has caused this instrument to be executed by Diane Perlin, its Member/Manager, hereunto duly authorized, this 19th day of October, 2007.

Perlin Realty LLC

Made Pal
Witness

BY: Diane Perlin
Diane Perlin, Member/Manager

STATE OF New York
COUNTY OF New York

October 22, 2007

Then personally appeared Perlin Realty LLC by its duly authorized Member/Manager, DIANE PERLIN, and acknowledged the foregoing instrument to be his/her free act in his/her capacity and deed and the free act and deed of said company.

Before me,

Bernadita Alonzo
Notary Public

BERNADITA Q. ALONZO
Notary Public, State of New York
No. 01ALB123621
Qualified in Bronx County
Term Expires September 19, 2009

10/20/2007 15:49 2122196156

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PAGE 02/03

EASEMENT DEED

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FORDMODELS

PAGE 03/03

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Without limiting Grantor's rights and remedies in connection with a default hereunder by Grantee, in the event that Grantee defaults hereunder, and such default continues for thirty (30) days after notice thereof to Grantee, Grantor shall have the right, in addition to any and all other rights at law or in equity, to terminate and revoke this Easement Deed upon notice to Grantee.

10/20/2007 15:49 2122196156

FORDMODELS

PAGE 01/03

IN WITNESS WHEREOF, the said Perlin Realty LLC has caused this instrument to be executed by Diane Perlin, its Member/Manager, hereunto duly authorized, this 19th day of October, 2007.

Perlin Realty LLC

Made Perlin
Witness

BY: *Diane Perlin*
Diane Perlin, Member/Manager

STATE OF New York
COUNTY OF New York

October 22, 2007

Then personally appeared Perlin Realty LLC by its duly authorized Member/Manager, DIANE PERLIN, and acknowledged the foregoing instrument to be his/her free act in his/her capacity and deed and the free act and deed of said company.

Before me,

Bernadette Alonzo
Notary Public

BERNADITTA G. ALONZO
Notary Public, State of New York
No. 01ALB133621
Qualified in Bronx County
Term Expires September 19, 2009

FACSIMILE TRANSMITTAL SHEET

TO: SHUKRIA WIAR

FROM:

PAT KINKADE

FAX NUMBER: 756-8258

DATE: 10/22/07

COMPANY:

TOTAL NO. OF PAGES INCLUDING COVER:

2

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

RE

YOUR REFERENCE NUMBER:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Crandall is out of town on
business today. If there
are any questions, please
contact me at 774-5358 x 4
Pat Kinkade

TURNER EASTERN PROMENADE, LLC.

October 22, 2007

Shukria Wiar, Planner
City of Portland, Division of Planning
389 Congress Street
Portland, Me 04101

Dear Shukria:

In response to your letter of October 18, 2007:

1. Parking lot will not be striped.
2. Crash stones in the back of 7 Turner building will be two (2) feet away from the property line.
3. Proposed lighting will be cut-off types: the Xenon wall light will be 'Scoop' cover type.
4. Parking lot layout will remain as is.
5. We are expecting notarized signed copy of easement today. It will be delivered to you upon receipt. All terms have been agreed upon and their attorney is making every effort to fax it to us today.

Please pass along to everyone concerned that we are doing our very best to meet City guidelines and deadlines.

Sincerely,



Crandall K. Toothaker

FACSIMILE TRANSMITTAL SHEET

TO: SHUKRIA WIAJ

FROM:

PAT KINKADE

FAX NUMBER: 756-8258

DATE: 10/22/07

COMPANY:

TOTAL NO. OF PAGES INCLUDING COVER:

2

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URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

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business today. If there
are any questions, please
contact me at 774-5358 x 4
Pat Kinkade*

24 APPLGATGE LANE
PALMOUTH, ME. 04105
207-781-4672
CELL 207-841-2839

TURNER EASTERN PROMENADE, LLC.

October 22, 2007

Shukria Wiar, Planner
City of Portland, Division of Planning
389 Congress Street
Portland, Me 04101

Dear Shukria:

In response to your letter of October 18, 2007:

1. Parking lot will not be striped.
2. Crash stones in the back of 7 Turner building will be two (2) feet away from the property line.
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5. We are expecting notarized signed copy of easement today. It will be delivered to you upon receipt. All terms have been agreed upon and their attorney is making every effort to fax it to us today.

Please pass along to everyone concerned that we are doing our very best to meet City guidelines and deadlines.

Sincerely,



Crandall K. Toothaker

Deborah Cole
71 Walnut St
Portland, Maine 04101

Portland Planning Department
Portland City Hall
389 Congress Street
Portland, Maine 04101

July 12, 2007

Dear City of Portland Planning Department,

Every once in a while something very special happens in Portland. A visionary creates a beautiful park system, a philanthropist envisions an upgrade for the downtown area or a developer sees the potential in an area of town which has fallen into disrepair.

As a long time homeowner on Munjoy Hill, I was thrilled to see that something was finally being done to restore, revitalize and rejuvenate a long neglected stretch of the Eastern Promenade.

I was further excited when I learned that the project on the corner of Turner and the Eastern Prom and the adjacent buildings across the street were the vision and work of Crandall Toothacher. I knew of Mr. Toothacher's positive reputation after seeing the beautiful restoration work he had completed at his own residence and gardens on the other end of the Eastern Promenade and I had enjoyed his beautiful garden courtyard on Pearl and Cumberland Street following the Hidden Garden's of Munjoy Hill tour in 2006.

One of the reasons I have enjoyed living on Munjoy Hill for so long is its pedestrian friendly access to the Eastern Prom Park and trail system, its easy walkability to downtown, and its delightful gardens, dooryards and neighborly friendliness. In my walks around the neighborhood, I have frequently chatted with Mr. Toothacher who is almost always outside monitoring the workmanship and progress on one of his buildings. In conversations with Mr. Toothacher, I have learned that he not only has a strong aesthetic sense of good architectural design and high quality workmanship but also has a strong commitment to Portland and the local economy. He hires local workers for his restoration work and buy local materials and furnishing for his buildings. He meticulously and beautifully landscapes his properties using local plantings and the stonework and hardscape of his landscaping projects are completed by family members and other local craftsmen.

It is exciting when the potential of a beautiful location is brought to fruition. Thank you for your support of this latest upgrade and revitalization of a special gem in Portland, our very own Munjoy Hill.

Sincerely yours,


Deborah Cole



PORTLAND MAINE

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Planning & Development Department
Lee D. Urban, Director

October 12, 2007

Turner Eastern Promenade, LLC
c/o Crandall Toothaker
P. O. Box 4271
Portland, ME 04101

Re: Turner Street Development

Dear Mr. Toothaker:

Pursuant to the discussion at our meeting of October 11, 2007, I am hereby extending the deadline by which site plan approval and certificates of occupancies must be obtained for the above-referenced development. Your new deadline is October 22, 2007 (from the former date of October 15, 2007 which was included in Penny Littell's letter to you of September 19).

As for the issues raised in Attorney Littell's letter and discussed at our meeting, the City will be getting back to you.

Sincerely,

Lee Urban
Director/Planning and Development
Department

cc: Barbara Barhydt, Development Review Manager
Jeanine Bourke, Inspections Division Director
Philip DiPierro, Development Review Coordinator
Alex Jaegerman, Planning Division Director
Penny Littell, Associate Corporation Counsel
Shukria Wiar, Planner

June 14, 2007

Turner Eastern Promenade, LLC
C/o Crandell Toothaker
PO Box 4271
Portland, ME 04101

Nancy Barba
Barba and Wheelock
500 Congress Street
Portland, ME 04101

**RE: Site Plan Review: 7 Turner Street
Application # 2007-0102; CBL 014 I013001**

Dear Mr. Toothaker,

I refer to the Site Plan Review Application for a proposed eleven spaces parking lot as well as other improvements that is located at the corner of Turner Street and Eastern Promenade, as submitted on June 13, 2007.

The various departments have reviewed the proposal and there are a number of issues that need to be addressed:

Parking Lot Comments:

1. Submit easements for the driveway that is on the west side of the buildings. We need to see that you have permission to go onto neighbor's property.
2. The parking lot at the front does not meet the Technical and Design Standards and Guidelines. The City's Transportation Engineer will support a waiver for 8' by 19' parking bays. The applicant can request a waiver of this in a cover letter.
3. There needs to be a bump out at the top of the parking lot for cars backing out of the parking bays.
4. Four feet landscaping island is requested near parking space # 8 and 11, along the edge of the sidewalk on Turner Street.
5. Parking requirement:
 - a. 8 existing parking spaces
 - b. 2 required for new dwelling
 - c. Therefore the applicant will need to show only ten parking spaces.
6. The applicant had mentioned off-site parking; the off-site parking needs to be within 100'. Please contact Marge Schmuckal, the Zoning Administrator if applicant wants to pursue this avenue.

7. The site plan does not include any kind of typical or civic details; please provide the following information: curbing details, construction details, planting details and retaining walls.

Drainage Comments:

8. Submit a grading plan along with a narrative that addresses the proposed stormwater management plan.
9. Add soil type information to the site plan.

Landscaping Comments:

10. Landscaping plan does not match the proposed site plans.
11. The City Arborist has requested 4 to 5 trees on Turner Street. Please contact Jeff Tarling at 874-8793 for the placement of these trees and also show them on the landscaping plan.

Miscellaneous Comments:

12. Lighting / Photometric Plan that includes the catalogue cuts for the proposed lighting.
13. Show the existing fence at the back (north side) of the property.
14. Need full-scale drawings on the site plans
15. Site plans shall have the zoning information.
16. Utilities on the side of the building should be shown on the site plans.
17. Put the names of abutters on the surrounding lots.
18. There is a dumpster on site, will this be private or public? If the applicant is proposing to use public trash removal, it will need to be a curbside pickup and cannot be in a dumpster. The tenants will need to bring their own trash to the curbside.

Please submit the information at your earliest convenience. If you have any questions please do not hesitate to call me on (207) 756-8083 or at shukriaw@portlandmaine.gov.

Sincerely,

Shukria Wiar
Planner

cc. Barbara Barhydt, Development Review Manager

MEMORANDUM



TO: Shukria Wiar
FROM: Dan Goyette, PE
DATE: September 18, 2007
RE: 7 Turner Street

Woodard & Curran has conducted a site inspection at 7 and 11 Turner Street to determine if the completed construction is in accordance with standard engineering principles. The project involved the reconstruction of the third floor of two existing buildings to change them from each having 4 units to each having five units.

Comments

- The parking area adjacent to the north of the building closest to the Eastern Promenade has a landscaped edge. The runoff from the parking area flows towards this landscaped area. There is potential for the landscaping to act as a dam and force the water onto the adjacent property. The landscaping edge should be removed and replaced with stone/grass to insure that the runoff continues to flow towards the Eastern Promenade.

Please contact our office if you have any questions.

DRG
203848.11

From: Shukria Wiar
To: crandall@portlandmainerentals.com
Date: 9/10/2007 3:29:33 PM
Subject: 7-11 Turner Street

Hello Crandell,

I reviewed my notes from the last meeting we had on the site and here is what the City had requested from you:

Landscaping

1. There will need to be corrective cutting if the trees are beginning to die. The applicant will need to talk to the neighbor and get an easement or permission to do this work. Jeff Tarling has also has requested street trees along the two frontages of the property. I am awaiting a phone call from Jeff as to the location and species type.

Stormwater/ Drainage

1. There needs to be two feet deep crush stones at back of the building in place of landscaping, per Dan Goyette's comments.
2. Dan will check on the berm on Monday, September 10, 2007 and any comments will be sent to you

Easement

1. According to the site plans, there is an encroachment onto the neighbor's property; the applicant will need to submit a letter/ easement giving permission to use.

Traffic

1. There needs to be bollards at the utility post on the side of the building that abuts the driveway. Bollards need to be iron pipe with concrete, be four feet in height, and a minimum of 4" in diameter.

Miscellaneous

1. Need a step at the entrance, in the back of building
2. Need some kind of protection for the AC equipment at the back of the buildings. Please show these equipments on the site plan and detail of the protection that will be used.
3. Point out snow storage on the site; the applicant mentioned that the snow would be removed from site if there isn't any more room on site.
4. Lighting- please address as to what is being proposed for lighting; need to show it on the site plan and submit catalogue cuts.

I will put this project on our Wednesday Development Review meeting and any issues/comments will be forwarded to you. These revised plans need to be submitted by September 18th.

Please let me know if you have any questions.

Thanks.

Shukria

Shukria Wiar, Planner
City of Portland, Division of Planning
389 Congress Street, Portland, ME 04101
Ph: 207-756-8083 Fax: 207-756-8258



PORTLAND MAINE

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Planning and Development Department
Lee D. Urban, Director

October 18, 2007

Planning Division
Alexander Jaegerman, Director

Turner Eastern Promenade, LLC
c/o Crandell Toothaker
PO Box 4271
Portland, ME 04101

RE: Site Plan Review: 7 Turner Street
Application # 2007-0102; CBL 014 I013001

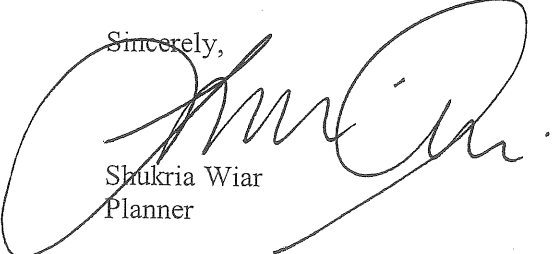
Dear Mr. Toothaker,

I refer to the Site Plan Review Application for a proposed eleven spaces parking lot as well as other improvements that is located at the corner of Turner Street and Eastern Promenade, as submitted on October 9, 2007. After review of the plans, the following comments have been generated:

1. Will the parking lot in the back of the buildings be striped? If the applicant chooses to stripe the parking area then the pavement in the back the 7 Turner building (near the proposed crash stones) can be removed and landscaped. If the parking area is not to be striped then the parking can stay the way it is.
2. The proposed crash stones in the back of the 7 Turner building needs to be two (2) feet away from the property line.
3. The proposed lighting shall be cut-off types; the Xenon wall light should be the 'Scoop' cover type.
4. The landscaping islands at the parking area were discussed at the Development Review meeting and it was decided that the parking layout and islands remain as it is.
5. Please submit a signed copy of the easement with your neighbors.

Please submit the information by Monday, October 22, 2007. If you have any questions, please do not hesitate to contact me at (207) 756-8083.

Sincerely,



Shukria Wiar
Planner

CC: Barbara Barhydt, Development Review Services Manager

MODE = MEMORY TRANSMISSION

START=OCT-18 10:11

END=OCT-18 10:12

FILE NO.=602

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK		98288670	002/002	00:00:33

-CITY OF PORTLAND -

***** -PLANNING DEPT. - ***** 2077568258- *****

City of Portland
Department of Planning and Development
Planning Division
 389 Congress Street, 4th Floor
 Portland ME 04101
 (207)874-8721 or (207)874-8719
 Fax: (207)756-8258



FAX

To: Crandall Toothaker
Company: Turner Eastern Promenade, LLC
Fax #: 828-8670
Date: 10.18.07
From: Shuknia War
 You should receive 2 page(s) including this cover sheet.

Comments:

Please review attached letter.

City of Portland
Department of Planning and Development
Planning Division
389 Congress Street, 4th Floor
Portland ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258



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To: Crandall Toothaker

Company: Turner Eastern Promenade, LLC

Fax #: 828-8670

Date: 10.18.07

From: Shukna War

You should receive 2 page(s) including this cover sheet.

Comments:
Please review attached letter.



PORTLAND MAINE

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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

June 20, 2007

Crandall Toothaker
P.O. Box 4271
Portland, ME 04101

RE: Application for 7-11 Turner Street

Dear Crandall:

It has been determined, as part of the completeness check, that your application is being reviewed as an after-the-fact application and an amendment to an approved site plan.

The fees for this review are as follows:

After-the-fact fee: \$1,000.00
Amendment fee: \$ 250.00
Fee for Service: \$ 200.00

Total Application Fee: \$1,450.00

To date you have paid \$600.00 in application fees. I have enclosed an invoice in the amount of \$850.00 for the difference.

If you have any questions, please do not hesitate to contact myself (874-8719) or Shukria (756-8083).

Sincerely,

Jennifer Dorr
Planning Division Office Manager

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Application No: 2007-0102	Applicant: Turner Eastern Promenade Llc
Project Name: Turner E. Promenade	Location: 7 Turner St
CBL: 014 I013001	Development Type: Minor Site Plan
Invoice Date: 06/20/2007	

Divison/Board: -

Fee Description	Qty	Fee Charge
Miscellaneous Review	1	\$850.00
		<u>\$850.00</u>
Total Current Fees:	+	\$850.00
Total Current Payments:	-	\$0.00
Amount Due Now:		\$850.00

Detach and remit with payment

Bill to: Turner Eastern Promenade Llc
P.O. Box 4271
Portland , ME 04101

CBL 014 I013001
Application No: 2007-0102
Invoice Date: 06/20/2007
Invoice No: 28008
Total Amt Due: \$850.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Jennifer Dorr, 4th Floor, 389 Congress Street, Portland, ME 04101.

MODE = MEMORY TRANSMISSION

START=SEP-10 15:53

END=SEP-10 15:54

FILE NO.=508

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	2	98288670	002/002	00:00:23

-CITY OF PORTLAND -

***** -PLANNING DEPT. - ***** 2077568258- *****

City of Portland
Department of Planning and Development
Planning Division
 389 Congress Street, 4th Floor
 Portland ME 04101
 (207)874-8721 or (207)874-8719
 Fax: (207)756-8258



FAX

To: Crandall Toothaker

Company: _____

Fax #: 828-8670

Date: Sept 4, 2007

From: Shukria Wiar

You should receive 2 page(s) including this cover sheet.

Comments:

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

City of Portland
Department of Planning and Development
Planning Division
389 Congress Street, 4th Floor
Portland ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258



FAX

To: Crandall Toothaker

Company: _____

Fax #: 828-8670

Date: Sept 4, 2007

From: Shukria Wiar

You should receive 2 page(s) including this cover sheet.

Comments:

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

From: Shukria Wiar
To: crandall@portlandmainerentals.com
Date: 9/10/2007 3:29:33 PM
Subject: 7-11 Turner Street

Hello Crandell,

I reviewed my notes from the last meeting we had on the site and here is what the City had requested from you:

Landscaping

1. There will need to be corrective cutting if the trees are beginning to die. The applicant will need to talk to the neighbor and get an easement or permission to do this work. Jeff Tarling has also has requested street trees along the two frontages of the property. I am awaiting a phone call from Jeff as to the location and species type.

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Traffic

1. There needs to be bollards at the utility post on the side of the building that abuts the driveway. Bollards need to be iron pipe with concrete, be four feet in height, and a minimum of 4" in diameter.

Miscellaneous

1. Need a step at the entrance, in the back of building
2. Need some kind of protection for the AC equipment at the back of the buildings. Please show these equipments on the site plan and detail of the protection that will be used.
3. Point out snow storage on the site; the applicant mentioned that the snow would be removed from site if there isn't any more room on site.
4. Lighting- please address as to what is being proposed for lighting; need to show it on the site plan and submit catalogue cuts.

I will put this project on our Wednesday Development Review meeting and any issues/comments will be forwarded to you. These revised plans need to be submitted by September 18th.

Please let me know if you have any questions.

Thanks.

Shukria

Shukria Wiar, Planner
City of Portland, Division of Planning
389 Congress Street, Portland, ME 04101
Ph: 207-756-8083 Fax: 207-756-8258

MODE = MEMORY TRANSMISSION

START=SEP-04 11:12

END=SEP-04 11:12

FILE NO.=496

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	5	98288670	002/002	00:00:18

-CITY OF PORTLAND -

***** -PLANNING DEPT. - ***** 2077568258- *****

City of Portland
Department of Planning and Development
Planning Division
 389 Congress Street, 4th Floor
 Portland ME 04101
 (207)874-8721 or (207)874-8719
 Fax: (207)756-8258



FAX

To: Crandall Toothaker

Company: _____

Fax #: ~~828-8670~~ 828-8670

Date: Sept 4, 2007

From: Shukria Wiar

You should receive 2 page(s) including this cover sheet.

Comments:

Please look at the attach email. I sent this to you last week but it bounced back.

Let me know if you any questions.

City of Portland
Department of Planning and Development
Planning Division

389 Congress Street, 4th Floor
Portland ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258



FAX

To:

Crandall Toothaker

Company:

Fax #:

~~207-874-8670~~ 828-8670

Date:

Sept 4, 2007

From:

Shukria Wiar

You should receive 2 page(s) including this cover sheet.

Comments:

Please look at the attach email. I sent this to you last week but it bounced back.

Let me know if you any questions.

From: Shukria Wiar
To: crandall@portlandmainerentals.com; minnes@barbawheelock.com
Date: 8/31/2007 12:09:03 PM
Subject: 7 Turner Street

Hello Margret and Crandell,

To date, we have not yet received a revised site plan for the above property. Please submit revised site plans, by latest, on September 18, 2007.

If you have any questions please let me know.

Thank you.

Shukria

Shukria Wiar, Planner
City of Portland, Division of Planning
389 Congress Street, Portland, ME 04101
Ph: 207-756-8083 Fax: 207-756-8258

From: Mail Delivery Subsystem <MAILER-DAEMON@apollo.linuxengine.net>
To: <SHUKRIAW@portlandmaine.gov>
Date: 8/31/2007 1:00:10 PM
Subject: Returned mail: see transcript for details

The original message was received at Fri, 31 Aug 2007 11:59:04 -0500
from smtp.portlandmaine.gov [24.39.36.42] (may be forged)

----- The following addresses had permanent fatal errors -----
<crandall@portlandmainerentals.com>
(reason: Can't create output)
(expanded from: <crandall@portlandmainerentals.com>)

----- Transcript of session follows -----
550 5.0.0 <crandall@portlandmainerentals.com>... Can't create output

12 June 2007

BARBĀ+WHEELOCK

Shukria Wiar
Planning Division
Department of Planning and Development
Portland City Hall
389 Congress Street
Portland, ME 04101

Dear Ms. Wiar:

On behalf of the owner, Crandall Toothaker, we are re-submitting this Site Plan Application for renovations to 234 Eastern Promenade. The changes to this property are limited to the site design which is underway. The building construction is not under review as this has already been reviewed, approved, and construction is nearly complete. It is our intention to obtain approval as quickly as possible. We have been told that this application will be reviewed in-house.

The current parking lot has been made smaller with 6 stalls that are accessed from Turner St. There will also be 5 additional parking spaces behind the buildings. This meets the requirement of 11 on-site parking spaces per City of Portland Code of Ordinances Sec 14-331(a)2 "For alterations or changes of use in existing structures, which create new or additional dwelling units in such structures, one and one-half (1 ½) additional parking spaces for each such unit." Originally, 8 units existed; 2 were added. Therefore, 8 parking spaces + 2 (1 ½) makes 11 parking spaces. On June 11, 2007, Michael J. Bobinsky, Todd Merkle, Alex Jaggerman, Shukria Wiar and other City of Portland representatives met with the owner onsite to discuss the various options pertaining to parking. In response, we have shown 3 options for the parking plan which are attached to this application.

As requested by the City, the owner will be adding four trees to the property, to be selected in concert with the city arborist - suggested locations are shown on the attached plans. In addition, the Landscape Plan shows the location, type and quantities of a multitude of new plantings of differing scale and coloring.

The location and intensity of the minimal outdoor lighting is not shown on the plans. All light fixtures are less than 100W, are localized in place on the buildings (e.g. at porches, waste receptacles and entrances) and were designed to project light for their immediate area only. If you so desire, you may view these after nightfall.

During the commencement of site work the owner reports that the contractor literally "uncovered" an existing brick sidewalk. In response to this find he installed a stone retaining wall along the Promenade side of the property that continues up Turner Street. In addition, the owner provided new stone walkways with a node at the intersection that connects the brick sidewalk to the property and to each of the buildings.

ARCHITECTURE
PRESERVATION
DESIGN

500 CONGRESS STREET
PORTLAND, MAINE 04101
FAX 207.772-3667
TEL 207.772-2722

Shukria Wiar
12 June 2007
page 2 of 2

The owner has provided a berm at the southwest property boundary to divert the neighbor's stormwater from the subject property. There were no problems with drainage observed by the owner during the recent heavy, mid-April (2007) rainstorms when stormwater appeared to be appropriately absorbed within the property boundaries. The site is appropriately sloped for drainage and run off to retain stormwater on site.

Our office spoke to Captain Cass regarding the Fire Department checklist for site related items. The code issues were previously resolved with Captain Cass and Mike Nugent and were permitted. We have added the information to the proposed site plans (all three options) that Captain Cass requested.

As requested in a phone call with our office on June 6, 2007, the following drawings are included in this submission, for your review:

Provided by Northeast Civil Solutions
Site Survey, August 23, 2005

Provided by Barba + Wheelock Architecture Preservation and Design
G1.1, Proposed Site Plan (Options 1-3)
G1.2, Landscape Plan
G1.3, Original Site Plan

Thank you for your attention to this application. We look forward to hearing from you.

Sincerely,



Nancy L. Barba, AIA, LEED AP

c: Crandall Toothaker



Site Plan Application

Department of Planning and Development
Portland Planning Board

Address of Proposed Development:

234 EASTERN PROMENADE

Zone: R-4

Project Name: TURNER EASTERN PROMENADE, LLC

Existing Building Size: #7: 4,174 sq. ft. #11: 4,200	Proposed Building Size: sq. ft.
Existing Acreage of Site: 11,444 sq. ft.	Proposed Acreage of Site: sq. ft.

Tax Assessor's Chart, Block & Lot:	Property Owners Mailing address:	Telephone #: Fax 828-8670
Chart# Block # Lot#	Turner Eastern Promenade LLC c/o Crandall Toothaker P.O. Box 4271 Portland, ME 04101	774-5358 x25
14 I 13		Cell Phone #: 252-6264

Consultant/Agent Contact Name and mailing address, Telephone # and Cell Phone #:	Applicant's Name/Mailing Address:	Telephone #:
Barba + Wheelock 500 Congress St. Portland, ME 04101	Nancy Barba for Crandall Toothaker 500 Congress St. Portland, ME 04101	772-2722
		Cell Phone #: 233-2722

Fee For Service Deposit (all applications) _____ (\$200.00)

- Proposed Development (check all that apply)
- New Building Building Addition Change of Use Residential Office Retail
 - Manufacturing Warehouse/Distribution Parking lot
 - Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable
 - Site Location of Development (\$3,000.00)
(except for residential projects which shall be \$200.00 per lot _____)
 - Traffic Movement (\$1,000.00) Storm water Quality (\$250.00)
 - Section 14-403 Review (\$400.00 + \$25.00 per lot)
 - Other _____

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

-- Please see next page --

Minor Site Plan Review

Less than 10,000 sq. ft. (\$400.00)

After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

Planning Staff Review (\$250.00)

Planning Board Review (\$500.00)

Who billing will be sent to:

SEE ATTACHED CHECK #

152143

Submittals shall include (7) separate **folded** packets of the following:

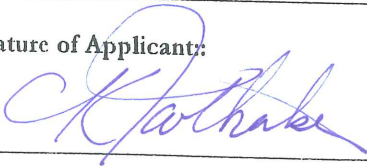
- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11x17 plans

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

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

This application is for site review only; a Building Permit application and associated fees will be required prior to construction.

Signature of Applicant:



Date:

6/11/07



Development Review Fee Schedule (effective July 15, 2005)

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

Engineering Fees

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

Zone Change

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

Historic Preservation

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

Noticing/Advertisements for Historic Preservation and Planning Board Review

- Legal Advertisement: Percent of total bill
(Legal Ads are placed in the newspaper for workshop and public hearing meetings)
- Notices: .55 cents each
(Notices are sent to abutters when the application is received in the Planning Division, workshop meeting and public hearing meeting)



City of Portland, Maine Site Plan Checklist

TURNER EASTERN PROMENADE, LLC
Project Name, Address of Project

Application Number

Submitted () & Date (b,c)	Item	Required Information	Section 14-525
✓	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
✓	(2)	Name and address of applicant and name of proposed development	a
✓	(3)	Scale and north points	b
✓	(4)	Boundaries of the site	c
✓	(5)	Total land area of site	d
N/A	(6)	Topography - existing and proposed (2 feet intervals or less)	e
N/A	(7)	Plans based on the boundary survey including:	2
N/A	(8)	Existing soil conditions	a
N/A	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
✓	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
Prop. lines only (Survey)	(11)	Approx location of buildings or other structures on parcels abutting the site	d
✓	(12)	Location of on-site waste receptacles	e
✓	(13)	Public utilities	e
✓	(14)	Water and sewer mains	e
N/A	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
N/A	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
✓	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
✓	(18)	Parking areas	g
N/A	(19)	Loading facilities	g
✓	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
✓	(21)	Curb and sidewalks	g
✓	(22)	Landscape plan showing:	g
✓	(23)	Location of existing proposed vegetation	h
✓	(24)	Type of vegetation	h
✓	(25)	Quantity of plantings	h
✓	(26)	Size of proposed landscaping	h
N/A	(27)	Existing areas to be preserved	h
N/A	(28)	Preservation measures to be employed	h
N/A	(29)	Details of planting and preservation specifications	h
✓	(30)	Location and dimensions of all fencing and screening	i
See attached	(31)	Location and intensity of outdoor lighting system	j
✓	(32)	Location of fire hydrants, existing and proposed	k
✓	(33)	Written statement	c
✓	(34)	Description of proposed uses to be located on site	l
✓	(35)	Quantity and type of residential, if any	l
✓	(36)	Total land area of the site	b2
✓	(37)	Total floor area and ground coverage of each proposed building and structure	b2
N/A	(38)	General summary of existing and proposed easements or other burdens	c3
Private	(39)	Method of handling solid waste disposal	4
N/A	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
See attached	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
1-2 months	(42)	An estimate of the time period required for completion of the development	7
N/A	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8

N/A
N/A
N/A
Private

- (44) The status of any pending applications 8
- (45) Anticipated timeframe for obtaining such permits h8
- (46) A letter of non jurisdiction h8
- (47) Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.

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

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

Other comments:



PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST

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

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
7. Hydrant locations
8. Water main[s] size and location
9. Access to any fire department connections
10. Access to all structures [min. 2 sides]
11. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.
12. Elevators shall be sized to fit an 81" x 23" stretcher and two personnel.

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