

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0118	Issue Date: MAR 19 2004	CBL: 034 K001001
-----------------------	----------------------------	---------------------

Location of Construction: 160 Preble St	Owner Name: Unique Properties Llc	Owner Address: Po Box Two CITY OF PORTLAND	Phone: Fax 7746000 207-775-3000
Business Name: n/a	Contractor Name: Allied/Cook Construction	Contractor Address: PO Box 1396 Portland	Phone: 2077722888
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: B5

Past Use: Vacant / Prior use was Auto Repair Shop.	Proposed Use: Change of Use; from Auto Repair Shop to Video Rental. Reconstruct parking lot and modify facade.	Permit Fee: \$2,796.00	Cost of Work: \$300,000.00	CEO District: 1
Proposed Project Description: Change of use from Auto Repair to Video Rental. Reconstruct parking lot and modify facade.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: SB 3/11/04 Signature: [Signature]	
		Signature: [Signature]	Signature: [Signature]	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: gg	Date Applied For: 02/10/2004	Zoning Approval	
------------------------	---------------------------------	------------------------	--

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2003-0233 <input type="checkbox"/> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM Date: 2/24/04	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
	[Handwritten notes and signatures in the Special Zone and Zoning Appeal sections]		

CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 040118

Please Read Application And Notes, If Any, Attached

This is to certify that Unique Properties Llc /Allie Book Construction has permission to Change of use from Auto Repair to Video Reconstruction parking lot and modify facade. AT 160 Preble St L 034 K001001

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Notification of inspection must be given and when permission procured before this building or part thereof is occupied or otherwise closed-in. YOUR NOTICE IS REQUIRED.

Apply to Public Works for street line and grade if nature of work requires such information.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Health Dept. Appeal Board Other Department Name

Signature of Director Building & Inspection Services dated 3/11/09

PENALTY FOR REMOVING THIS CARD

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

2003-0233

Application I. D. Number

10/28/2003

Application Date

Hollywood Video

Project Name/Description

Uniaue Properties Llc

Applicant

Po Box Two, Portland, ME 04112

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 775-3000 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

160 - 160 Preble St. Portland. Maine

Address of Proposed Site

034 **K001001**

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) _____

6,500 s.f.

Proposed Building square Feet or # of Units

Acreeage of Site

B5

Zoning

Check Review Required:

- | | | | |
|------------------------------------------------------------|---------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBNPB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla \$400.00 Subdivision _____ Engineer Review _____ Date 10/31/2003

Fire Approval Status:

Reviewer Lt. MacDougal

- Approved Approved w/Conditions
See Attached Denied

Approval Date 11/3/2003 Approval Expiration 11/3/2004 Extension to _____ Additional Sheets
Attached

Condition Compliance Lt. MacDougal 11/3/2003
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**

2003-0233
Application I. D. Number
10/28/2003
Application Date
Hollywood Video
Project Name/Description

Unique Properties Llc
Applicant
Po Box Two, Portland, ME 04112
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 775-3000 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

160 - 160 Preble St, Portland, Maine
Address of Proposed Site
034 K001001
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) _____

6,500 s.f. Proposed Building square Feet or # of Units **B5** Zoning
Acreage of Site _____

Check Review Required:

- | | | | |
|---------------------------------------------------------|------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBNPB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla **\$400.00** Subdivision _____ Engineer Review _____ Date **10/31/2003**

Planning Approval Status:

Reviewer **Rick Knowland**

- Approved **Approved w/Conditions** See Attached Denied

Approval Date **1/30/2004** Approval Expiration **1/30/2005** Extension to _____ Additional Sheets Attached
 OK to Issue Building Permit **Rick Knowland** **311912004**
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	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ 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
ADDENDUM**

2003-0233

Application I. D. Number

10/28/2003

Application Date

HollywoodVideo

Project Name/Description

Unique Properties Llc

Applicant

Po Box Two , Portland, ME 04112

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207)775-3000 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

160 - 160 PrebleSt, Portland, Maine

Address of Proposed Site

034 K001001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

1. That the Preble Street doorway shall be functional and open as a customer entrance for ingress and egress.
 2. That an acceptable sidewalk easement along Hanover Street and Preble Street shall be submitted to the Planning Division for review and approval.
 3. That the exterior design of the facade shall be in compliance with a drawing prepared by Gawron Turgeon Architects, entitled Hillman Building - Renovation, sheet 400, dated 12-9-03, revised 12-19-03.
 4. That the exterior lighting fixture for the signs shall be shielded, non-glaring and deflected downward.
-

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

2003-0233

Application I. D. Number

1012812003

Application Date

Hollywood Video

Project Name/Description

Unique Properties Llc

Applicant

Po Box Two, Portland, ME 04112

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 775-3000 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

160 * 160 Preble St, Portland, Maine

Address of Proposed Site

034 K001001

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) _____

6,500 s.f. **B5**

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

Check Review Required:

- | | | | |
|------------------------------------------------------------|---------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBNPB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla **\$400.00** Subdivision _____ Engineer Review _____ Date **1013112003**

DRC Approval Status:

Reviewer **Rick Knowland**

- Approved** **Approved w/Conditions** **Denied**
See Attached

Approval Date **1/30/2004** Approval Expiration **113012005** Extension to _____ Additional Sheets Attached

Condition Compliance **Rick Knowland** **311912004**
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 - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0118	Date Applied For: 02/10/2004	CBL: 034 K001001
------------------------------	----------------------------------------	----------------------------

Location of Construction: 160 Preble St	Owner Name: Unique Properties Llc	Owner Address: Po Box Two	Phone: 207-775-3000
Business Name: nta	Contractor Name: Allied/Cook Construction	Contractor Address: PO Box 1396 Portland	Phone: (207) 772-2888
Lessee/Buyer's Name: n/a	Phone: nta	Permit Type: Change of Use - Commercial	

Change of Use; from Auto Repair Shop to Hollywood Video Rental. Reconstruct parking lot and modify facade.

Change of use from Auto Repair to Hollywood Video Rental Reconstruct parking lot and modify facade.

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 02/24/2004
Note: **Ok to Issue:**

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 03/11/2004
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 02/25/2004
Note: **Ok to Issue:**

- 1) FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 10 STANDARDS
- 2) EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 101 LIFE SAFETY CODE

Comments:

3/11/2004-mjn: HOLD FOR PLANNING APPROVAL

Received 3/19/2004

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

JA Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

N/A Footing/Building Location Inspection; Prior to pouring concrete

N/A Re-Bar Schedule Inspection: Prior to pouring concrete

N/A Foundation Inspection: Prior to placing ANY backfill

JA Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

JA Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

JA If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

JA **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL:

034 Kool

Building Permit #: 040118

Kon Jellec Vinyhet Properties S.M. 3/19/04
3/19/04

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements **must be** made before permits of any kind are accepted.

Location/Address of Construction: <u>160 PIERCE STREET</u>		
Total Square Footage of Proposed Structure <u>6500 SF</u>	Square Footage of Lot <u>21,086</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>34</u> Block# <u>K</u> Lot# <u>1</u>	Owner: <u>UNIQUE PROPERTIES</u> <u>58-88 ALDER ST.</u> <u>PORTLAND, ME 04101</u>	Telephone: <u>775-3000</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>ALLIED / COOK</u> <u>- CONSTRUCTION CO.</u> <u>P.O. BOX 1396</u> <u>PORTLAND ME 04104 (772-2883)</u>	Cost Of Work: <u>\$300,000.00</u> Fee: <u>\$ Bldg Fee</u>
Current use: <u>VACANT</u>		<u>2721.00</u>
If the location is currently vacant, what was prior use: <u>AUTO REPAIR SHOP</u>		<u>Cost 75.00</u>
Approximately how long has it been vacant: <u>1 YEAR</u>		<u>\$2796.00</u>
Proposed use: <u>RETAIL - VIDEO RENTAL</u> Change of use Project description: <u>RECONSTRUCT PARKING LOT AND MODIFY FACADE</u>		
Contractor's name, address & telephone: <u>ALLIED / COOK CONSTRUCTION</u> <u>P.O. Box 1396 ; PORTLAND, ME 04104 (207) 772-2883</u>		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME <div style="border: 1px solid black; padding: 5px; display: inline-block;"> REC - 9 2004 RECEIVED </div>
Who should we contact when the permit is ready: <u>GEORGE LEMING</u>		
Mailing address: <u>P.O. BOX 1396</u> <u>PORTLAND, ME 04104</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207-772-2883</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>George Leming</u>	Date: <u>2/3/04</u>
----------------------------------------------	---------------------

This is NOT a permit, you may not commence ANY work until the permit is Issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

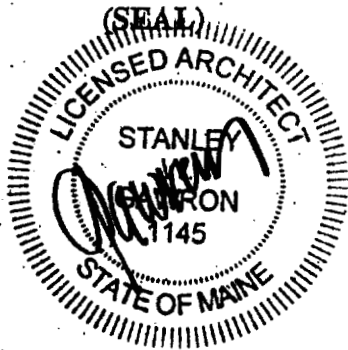
Designer: GAURON TURGEON ARCHITECTS

Address of Project PREBLE STREET

Nature of Project RENOVATION OF EXISTING
GARAGE / REPAIR FACILITY TO RETAIL

Date 01.27.08

The technical submissions covering the proposed construction work as described above have been have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.



Signature Stan Gauron

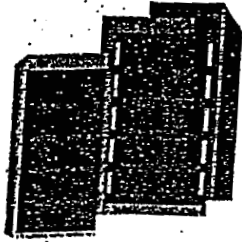
Title architect

Firm GAURON TURGEON ARCHITECTS

Address 29 BLACK POINT ROAD

SCARBOROUGH, ME 04074

Telephone 803.6307



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315**

TO: Inspector ^{of} Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

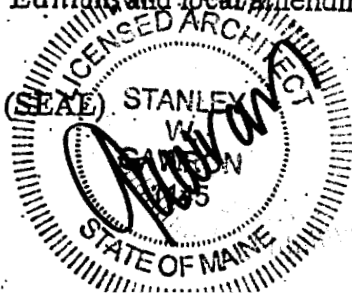
FROM: GAWRON TURGEON ARCHITECTS

1. Certificate of Design

DATE: 01.27.04

These plans and/or specifications covering construction work on:
HILLMAN BUILDING - RENOVATION

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition and local amendments.



Signature Stan Gawron

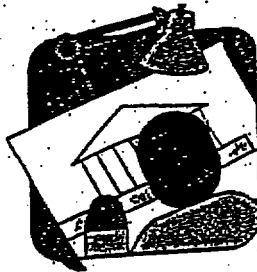
Title architect

Firm GAWRON TURGEON ARCHITECTS

Address 29 BLACK POINT ROAD
SCARBOROUGH, MAINE 04074

AS per Maine State Law:

\$50,000.00 or more in new construction; repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



CITY OF PORTLAND MAINE

389 Congress St., Rm 315
Portland, ME 04101
Tel. - 207-874-8704
Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: GAWRON TURGEON ARCHITECTS
29 BLACK POINT ROAD
SCARBOROUGH, ME 04074

DATE: 01.27.04

Job Name: HILLMAN BUILDING - RENOVATION

Address of Construction: 160 PREBLE STREET

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION
Construction project was designed according to the building code criteria listed below:

Building Code and Year 1999 Use Group Classification(s) M

Type of Construction 5B Bldg. Height 20'-6" Bldg. Sq. Footage 6160

Seismic Zone AV=0.11, Az=0.11 Group Class GROUP I, PERFORMANCE C

Roof Snow Load Per Sq. Ft. 46.2 PSF Dead Load Per Sq. Ft. EST. EXIST 15.1 PSF (INCL. JOISTS)

Basic Wind Speed (mph) 100 MPH Effective Velocity Pressure Per Sq. Ft. 18.8 #/FT²

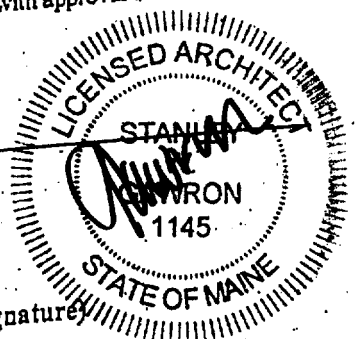
Floor Live Load Per Sq. Ft. SLAB ON GRADE: 125 PSF

Structure has full sprinkler system? Yes No Alarm System? Yes No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the
Portland Fire Department.

Is structure being considered unlimited area building: Yes No

If mixed use, what subsection of 313 is being considered NA

List Occupant loading for each room or space, designed into this Project. 206



(Designers Stamp & Signature)

Becker Structural Engineers, Inc.

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: Hillman Building - Renovation
 LOCATION: Portland, Maine
 PERMIT APPLICANT: Allied/Cook Construction Corporation
 APPLICANT'S ADDRESS: P.O.Box 1396, Portland, ME 04104

STRUCTURAL ENGINEER OF RECORD: T. Gabryszewski, P.E. - Becker Structural Engineers, Inc.

ARCHITECT OF RECORD: David Richards - Gawron Turgeon Architects

This Statement of Special Inspections is submitted in accordance with Section 1705.0 of the 1999 BOCA National Building Code. It includes a listing of special inspections applicable to this project as well as the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

The Special Inspector shall keep records of all inspections listed herein, and shall furnish inspection reports to the Code Official and to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected the discrepancies shall be brought to the attention of the Code Official and the Registered Design Professional of Record. Interim reports shall be submitted to the Code Official and to the Registered Design Professional of Record monthly, unless more frequent submissions are requested by the Code Official.

Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared By:

Thaddeus P. Gabryszewski, P.E.

NAME

[Handwritten Signature] . 2/3/04
 SIGNATURE DATE



Preparer's P.E Seal

Applicant's Authorization:

Building Code Official:

SIGNATURE DATE

SIGNATURE DATE

Becker Structural Engineers, Inc.

LIST OF AGENTS

PROJECT: Hillman Building - Renovation, Portland Maine

STRUCTURAL ENGINEER OF RECORD: T. Gabryszewski, P.E. - Becker Structural Engineers, Inc.
Name Firm
75 York Street - Portland, ME 04101
Address

ARCHITECT OF RECORD: David Richards - Gawron-Turgeon Architects
Name Firm
29 Black Point Road - Scarborough, ME 04074
Address

Following is the List of Agents selected for performance of Special Inspections for this project:

	Name	Firm	Abbreviation
1. Special Inspector	<u>Thad Gabryszewski, P.E.</u>	<u>Becker Structural Engineers, Inc.</u>	<u>BSE</u>
2. Testing Laboratory		<u>S.W. Cole, Engineering, Inc.</u>	<u>SWC</u>
3. Testing Laboratory			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

Summary of Services (Exhibit A)

SCHEDULE OF SPECIAL INSPECTION SERVICES								
PROJECT: Hillman Building - Renovations, Portland, ME						Page 1 of 3		
MATERIAL/ACTIVITY	ITEM	SERVICE	Y/N	EXTENT (All, Sample, Other, None)	APPLICABLE TO THIS PROJECT			
					COMMENTS	AGENT	DATE	REV.
1705.2 Inspection of Fabricators	1.00							
		Fabrication Procedures	Y	As Required by following sections	See Wood, Steel	BSE		
		Procedure Implementation	Y	As Required by following sections	& concrete Sections	BSE		
1705.3 STEEL CONSTRUCTION	2.00							
Steel Fabrication		In-plant review						
		Part A - Fabrication procedures/QA						
		1. AISC Category 1	Y	Provide AISC Certification		BSE		
		2. AWS Quality Assurance	Y	Provide Welder Certification		BSE		
		Part B - Procedures implementation						
		Review conformance to Part A						
		Review material certificates						
		1. Bolts, Nuts, Washers	N					
		2. Structural Steel	Y	Sample	AISC A6 or A568	BSE		
		3. Weld Filler Material	Y	Sample	AISC ASD A3.6	BSE		
		Review connections						
		1. Shop Bolted	N					
		2. Shop Welded	N			IN FIELD (VISUAL)		
		3. Connection Design Calcs	N			Design By BSE		
	4. Shop Welder Certs	N						
	Review welding of seismic-resisting system in Cat. "C" buildings	N	Not Applicable		AWS D1.1 SECTION 6			
Steel Erection		Review materials certs of compliance						
		1. Bolts, Nuts, Washers	N					
		2. Structural Steel	Y	ALL		BSE		
		3. Weld Filler Material	Y	ALL		BSE		

All Steel Construction Special Inspections have been completed in accordance with BOCA Section 1705.12 Special Inspector _____ Date _____

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Hillman Building - Renovation, Portland, ME

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT						
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.	
1705.3 STEEL CONSTRUCTION (continued)	2.00								
Steel Erection (continued)		Review primary steel shear connections							
		1. Field Bolted	Y	Masonry relieving angles		SWC			
		2. Field Welded	Y	ALL		SWC			
		Review welded Cat. "C" seismic connections	N	Not Applicable					
		Review secondary steel connections							
		1. Joist Braces	Y	ALL		SWC			
		2. Lintels	Y	Sample	Bearing plate connections	SWC			
		3. Cold formed steel parapets	Y	Sample		BSE			
		Lintels/Relieving Angles	Y			BSE			
		Review installation of shear studs	N						
	Review Details/Steel Frame	N							
1705.4 CONCRETE CONSTR.	3.00								
Concrete Materials		Review materials (ACI 318 Chapter 3)							
		1. Cement	Y	ALL	ASTM C150	BSE			
		2. Normal WT aggregates	Y	ALL	ASTM C33	BSE			
		3. Normal range water reducing admix	Y	ALL	ASTM C494	BSE			
		4. Mid-Range water reducing admix	Y	ALL	ASTM C494	BSE			
		5. Moisture Barrier	Y	ALL	15 mil	BSE			
		6. Curing Products	Y	ALL		BSE			
		7. Preformed expansion Joint	Y	ALL		BSE			
	Review mix design	Y	ALL	ACI 318	BSE				
	Review reinforcing certification & weldability if required	N							
Placing Reinforcement		Review condition & placement of reinforcing	Y	Sample	ACI 318 7.4-7.7	BSE			
		Review welding of reinforcing in Cat "C" seismic-resisting systems	N	Not Applicable					
Concrete Operations		Field Sampling & Testing of Concrete	Y	Every 50 yards or each separate placement	Sample Air, Temp, Slump	ASTM C172, C231			
		Review concrete strength tests	Y		ACI 318 5.6	BSE			
		Review mix proportions and technique	Y		ACI 318 5.2, 5.3, 5.4, & 5.8	SWC			
		Review concrete placement	Y		ACI 318 5.9 & 5.10	SWC			
		Review curing technique & temperature	Y		ACI 318 5.11, 5.12, & 5.13	SWC			
If Steel & Concrete Construction Special Inspections have been completed in accordance with BOCA Section 1705.3 Special Inspector _____ Date _____									

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Hillman Building - Renovation, Portland, ME

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT						
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE	REV.	
705.5 MASONRY CONSTR	4.00								
Materials		Review materials certification							
		Masonry units	Y	Sample		BSE			
		Reinforcing steel	Y	Sample		BSE			
		Review grout materials & mix design	Y	Sample		BSE			
		Review mortar materials & mix design	Y	Sample		BSE			
		Review strength determination							
		Unit strength method	Y	Sample		BSE			
		Review unit strengths & grout, mortar mixes	Y	Sample		BSE			
		Prism strength method							
		Review pre-construction test results	N						
		Field tests during construction	N						
		Grout testing							
		Determine compressive strength	Y	Field Samples		SWC			
		Mortar testing							
	Field test compressive strength ASTM C780 (Req'd only A property reqs of ASTM C270 are used)	Y	ALL		SWC				
General Masonry Work		Review mortar mix proportions & mixing	Y	Sample	ACI 530.1;2.3.2.5	SWC			
		Review general installation of mortar	Y	Sample	ACI 530.1;4.2.2	BSE			
		Review general installation of mortar grout, masonry units	Y	Sample	ACI 530.1;2.3.3.3,4.3.3	BSE			
		Review installation of masonry latching reinforcing (incl. location, sizes, & lengths)	Y	Sample	ACI 530, CH. 8	BSE			
		Review hot/cold weather procedures	Y	Sample	ACI 530; 1;2.3.2.2,2.3.2.3	BSE			
		Review installation of anchorage devices	N						
		Review installation of lintels	Y	Sample		BSE			
		Review welding of reinf., grouting, consolidation and reconsolidation for seismic Cat. "C" buildings	N						

All Masonry Construction Special Inspections have been completed in accordance with BOCA Section 1705.5 Special Inspector _____ Date _____

Memorandum

DATE: 03/04/2004 10:00 AM

To: Stan Gawron
CC: Unique Properties LLC
From: Mike Nugent/Manager of Inspection Services
Date: 03/04/2004
Re: 160 Preble St. (034 K001)

MEMO FROM S. GAWRON

I have commenced the review of the submissions for permit #040118 and need the following info:

- 1) *CFE* The architectural plans are not stamped
- 2) You have classified the type of construction "5B" unpsprinkled. Table 503 sets a maximum of 4800 sq.ft. for a merchantile occupancy with this type of construction. Please review this.

Please get back to me **ASAP**, as we would like to issue this permit.

From: Marge Schmucka
To: RICK KNOWLAN
Date: Tue, Feb 24, 2004 2:40 PM
Subject: 160 Preble Street - HOLLYWOOD VIDEO

Rick,
I know that this site plan has been approved. Is the building permit ready to be issued.? They have applied for a building permit.
Marge

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

February 2, 2004

Mr. Dan Riley
Sebago Technics
One Chabot Street
PO Box 1339
Westbrook ME 04098-1339

RE: Hollywood Video, 160 Preble Street, #2003-0233
CBL: 034-K-001

Dear Mr. Riley:

On January 30, 2004, the Portland Planning Authority reviewed and approved for site plan review a proposed Hollywood Video store in the vicinity of 160 Preble Street subject to the following conditions:

1. That all exterior signage including lighting related to the signage shall be submitted for review and approval by the Planning Division.
2. That the Preble Street doorway shall be functional and open as a customer entrance for ingress and egress.
3. That an acceptable sidewalk easement along Hanover Street and Preble Street shall be submitted to the Planning Division for review and approval.
4. That the revised drainage plan with the parking lot catch basin and the stormwater water quality unit plan shall be reviewed and approved by Public Works.

Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven sets of final plans.

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.

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

O:\PLANDEVREVW\PREBLE160\APPROVALLETTER2-29-04.DOC

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

1. 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. **A** one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. **A** performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. **A** defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
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.
5. 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. 8822. (Only excavators licensed by the City of Portland are eligible.)
6. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven sets of final plans.

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 note that no Certificates of Occupancy will be issued until all site improvements have been completed and inspected in the field by the Development Review Coordinator. If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Program Manager
Richard Knowland, Senior Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Michael Bobinsky, Public Works Director
Karen Dunfey, Inspections

Traffic Division
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougal, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File
Correspondence File

Applicant:

Date: 2/24/04

Address: 160 Preble St

C-B-L: 34-K-001

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Bldg

Zone Location - B-5

Interior or corner lot - streets on both sides Preble St ext
to Hammon St

Proposed Use/Work - to renovate the existing bldg are

Sewage Disposal - City redesign the facade

Lot Street Frontage - No min

Front Yard -

Rear Yard -

Side Yard -

N/A

Projections -

Width of Lot -

N/A

Height -

65' max - 1 story existing

Lot Area -

No min

Lot Coverage

Impervious Surface - 100% permitted

Area per Family -

N/A

Off-street Parking -

None required - bus are provided

Loading Bays -

N/A

Site Plan -

2003-0233

Shoreland Zoning/ Stream Protection -

N/A

Flood Plains -

Panel 13 - Zone C

Architecture
Interior Design
Master Planning
Landscape Architecture

PRINCIPALS
Stan Cawron, Architect
Mary Turgeon, NCIDQ #012130

March 4, 2004

Mike Nugent
Portland Inspections & Zoning
389 Congress Street
Portland, Maine 04101

Re: 160 Preble Street (034 K001)
GTA# 010903


Mr. Nugent:

We received your Memorandum dated 03/04/04 with your review comments for permit #040118.

Item	Response
1. The architectural plans are not stamped.	Included with this response is a set of stamped architectural drawings for the referenced project.
2. You classified the type of construction "5B unspinkled. Table 503 sets a maximum of 4800 sq. ft. for a mercantile occupancy with this type of construction. Please review this.	<p>Section 506.2 Street frontage increase: Given the building is accessible on all sides to fire fighting equipment we increased the allowable area pursuant to this section by:</p> <p>110 110 60.5 60.5 341 perimeter</p> <p>110 110 60.5 280.5 Frontage</p> <p>340 1280.5 = .82</p> <p>.82 .25 .57 x 2 = 114% allowable increase</p> <p>4800 + (1.14 x 4800) = 9474 allowable</p>

If you have any questions or if we can be of further assistance please do not hesitate to contact me at our office.

Best regards,



David Richards
CC: George Liming, File

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 Dept.

Address of Construction: 160 Preble Street		Zone: B-5
Total Square Footage of Proposed Structure 6,500s.f.		Square Footage of Lot 21,086 sf
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 34 K 1	Property owner, mailing address: Unique Properties LLC PO Box two Portland, ME 04112	Telephone: (207)775-3000
Consultant/Agent, mailing address, phone & contact person Daniel L. Riley Sebago Technics, Inc. 1 Chabot Street, Westbrook, ME 04098	Applicant name, mailing address, telephone #/Fax#/Pager#: Unique Properties, LLC Ross Furman, Principal	Project name: Hollywood Video 160 Preble Street
<p style="text-align: center;">_____</p> <p style="text-align: center;">_____</p>		
Major Development _____ \$500.00 Minor Development <u> X </u> \$400.00 Plan Amendments: _____ Board review \$200.00 _____ Staff review \$100.00		
Who billing will be sent to: Unlque Properties, LLC Mailing address: P.O. Box two State and Zip: Portland, ME 04112 Contact person: Ross Furman Phone: (207) 775-3000		

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 check list
- Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

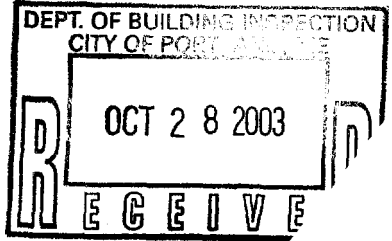
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: ci.portland.me.us chapter 14

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: Daniel L. Riley (AGENT) Date: 10/27/03

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



December 22, 2003
03021

Richard Knowland, Sr. Planner
City of Portland
389 Congress Street
Portland, ME 04101

 d / j - sponse 1 **Review Comments**

Dear Rick:

We are writing to address the peer review comments that we received from DeLuca-Hoffman Associates dated December 3, 2003, and the staff comments received by email from Rick Knowland on December 12, 2003 and December 19, 2003 concerning the Minor Site Plan Application for Hollywood Video. We have attached site plans which address the comments received.

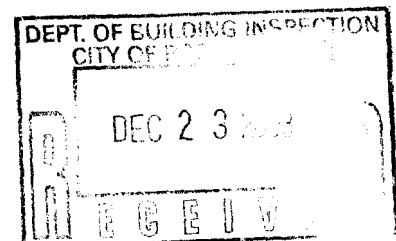
We have also attached traffic trip generation and distribution information prepared by the project traffic engineer. Based on the published trip generation, a video rental store of this size is estimated to generate 78 total trips in the afternoon peak hour. This trip generation does not meet the 100 peak hour trip threshold which would require an MDOT Traffic Movement Permit Traffic Study.

The following items are listed by item reference included in the review comment letters provided. The text of the comment is included for reference, followed by our response.

Peer Review Comments From DeLuca-Hoffman Associates, Inc. Dated December 3, 2003

1. *The property deed makes reference to several easements crossing the development site. These easements should be identified on the Site plan.*

The revised site plan identifies the existing 6' wide easements. The easements are located along the southerly property line of the site on both sides of the property line. The existing easements provide access rights for both the Hollywood Video project site and the abutting property to the south to the shared alley along their common property boundary.



2. *We recommend that a Stop sign be placed at each driveway. A “No Left Turn” sign should also be placed on the Preble Street Driveway. I will defer to Tom Errico if he feels these are not warranted.*

The stop signs and no left turn signs have been added to the site plan as requested. We will remove these signs from the plans upon further direction from the reviewing traffic engineer.

3. *It appears that an access easement may be required on the adjacent Furman property to the far east corner of the property since vehicles using the three parking spaces located in the corner will need to cross onto the adjacent lot.*

Existing easements, noted in Item 1 above, provide rights of shared access to the alley along the southerly property line of the site. The existing easements provide access rights to the alley for both the Hollywood Video project site and the abutting property to the south.

4. *The Site Plan did not identify the location of an exterior dumpster. It may be that none is necessary.*

The project site will share the use of a dumpster located in the alley at the rear of the site. The dumpster location is shown on the revised plans. Please refer to staff comment (4).

5. *The Site Plan should clarify that granite curb is required within the Public Right-of-Ways of Hanover Street and Preble Street. The granite curb must be installed in accordance with City Standards.*

The Site Plan has been revised to clarify that granite curb, installed per City of Portland requirements, with a 7” reveal, shall be installed within the public right-of-way.

6. *I trust that the Planning Authority has reviewed the layout as it relates to the adjacent Gorham Savings Bank development. Four driveway openings are proposed for the two developments. It seems that the possibility exists to have consolidated the two projects to allow a shared parking area such that only one access each on Hanover and Preble Street might be provided. We recognize that the two uses are not similar, however, it seems reasonable to at least suggest that this be investigated as a matter of access control and improved traffic flow potentially.*

The Gorham Savings Bank Project has received written site plan approval from the City. It is our understanding that the Gorham Savings Bank applicant does not wish to undertake significant revisions to its approved plan.

7. *The Site plan contains parking for 30 vehicles. The drainage plan relies on a sheetflow regime for stormwater runoff. Runoff will enter into the City's drainage systems on Hanover and Preble Streets. No onsite measures for stormwater collection of water quality treatment are provided. Although warranted based on the City's Technical Standards due to the small site size it appears difficult to implement any onsite measures for stormwater treatment. The engineer should determine if the existing catch basins in the street could have Casco Hoods installed on their outlets to offer some amount of water quality benefit. I am uncertain if these structures may already have Hydrobrakes already installed as part of the CSO abatement program. Another option is to have the applicant contribute funds for the completion of offsite drainage or stormwater quality treatment improvements currently under consideration by the City.*

The existing catch basins do not currently have Casco Hoods installed. We have revised the plans to indicate that Casco Hoods shall be installed in the catch basins abutting the site.

8. *I did not compare the planting plan to the Gorham Savings Bank Plan. I recommend that the two plans be reviewed together to confirm that the proposed plantings are consistent across each development. Since the same consultant prepared each plan, I trust that this has likely already been considered.*

The Landscape Plans have been designed to be consistent between the two developments. Please refer to staff comment (6) below.

9. *The ramp detail in front of the Handicap parking spaces should be modified from a dustpan style ramp to the handicap ramp provided on the detail sheet.*

The ramp detail has been modified as requested.

10. *The development site is generally a hard surface already; hence there are no major concerns for erosion and sediment transports. The standards conditions should apply as to the applicant's responsibilities to control erosion and keeping the adjacent streets clean and free of mud and debris.*

Noted. The standard site plan notes provided by City staff have been added to the plans.

Staff Comments Dated December 12,2003

1. *Submit a copy of the stamped boundary survey.*

The boundary survey information is shown on the attached Site Plan, which is stamped by both the project engineer and licensed surveyor who performed the boundary survey. This practice is consistent with that of the approved plan submittal for the abutting Gorham Savings Bank project.

2. *Indicate all the utilities that will serve the building.*

The plans have been revised to show the location of the existing and proposed utilities serving the building. Utilities include public water, sewer and overhead electrical services.

3. *Access to the employee parking area crosses another property. Document your right (easement?) to cross that other property.*

The existing easements identified in the property deed provide the required access. These easements have been added to the site plan. Please refer to peer review comments (1) and (3).

4. *Show the location of the existing dumpster that you will be using. We may require that it be screened.*

The Site Plan has been modified to show the location of the existing dumpster. The dumpster is located in the shared alleyway at the rear of the project site.

5. *The proposed sidewalk along both streets needs to be widened to the same width (10 feet) as the Gorham Savings site plan. Sidewalk should be concrete. Also the street tree scheme should be similar as the approved Gorham Savings site plan.*

The sidewalks have been widened to 10 feet along Preble Street and 8 feet along Hanover Street to maintain consistency with the abutting Gorham Savings site plan. The street tree scheme is also consistent with the Gorham Savings site.

6. *Infill with more plant material, the landscape strip between your parking lot and Gorham Savings.*

The landscape strip between the Hollywood Video site parking lot is currently fully planted with "Flava" Daylilies. These are perennial flowering daylilies that typically grow to a height of 24 to 30 inches with a similar spread. This planting schedule is consistent with the approved Gorham Savings Bank landscape plan.

7. *I am confused on the exterior lighting plan. I did not see a catalog cut for fixture "A" in the packet. Provide documentation that fixture "D" is a full cut-off as well as fixture "A". Some of the light values and the photometrics seem high.*

Attached are manufacturer's catalog cut sheets for both the "A" and "D" fixtures. The "A" fixture is an architectural Area Lighting Universe Series fixture (Model UCL SR ANG) with a horizontal reflector. This fixture is in the same series as the pole mounted fixtures approved as part of the abutting Gorham Savings Bank site plan and is a full cutoff design.

The "D" fixtures are FC Lighting manufacturer's model FCW1020. The project electrical contractor has installed that the FCW1020 fixtures at numerous sites in the City. These fixtures are similar in design to Guth Lighting's Sundowner models that are also used extensively in the City

8. ***Label the exterior building facade materials. Also the size and type of exterior signage needs to be shown on the facade drawings as well as any free standing signs on the site.***

Revised architectural plans showing the exterior building materials are attached. The upper building facade is comprised of an external insulation finish system (EIFS) with a synthetic stucco finish in light tan or "oatmeal" colors. The architectural cornice is comprised of EIFS trim material with pre-finished aluminum coping. The lower building facade is comprised of split face masonry. All signage details will be prepared by Hollywood Video and will be provided under a separate cover as part of the site's sign permit. No street signs are proposed.

9. ***Have you considered moving one of the entrances or having an entrance of the building at the Preble St side corner of the building? See sec. 14-526(26)(c) of the site plan ordinance (B-5 standards).***

The existing building and parking areas on the site are oriented with their long axis parallel to Marginal Way. Due to the location of the site on a triangular shaped lot, this building orientation presents the most prominent elevation of the building to Marginal Way and east bound traffic on both Hanover Street and Preble Street. The proposed project involves the rehabilitation of this existing structure and maintains the existing building orientation.

The proposed structure meets the requirements of Section 14-526(26)(c) by providing a prominent architectural facade, windows, and an entrance door on the Preble Street frontage. The renovated facade and cornice elements of the building are extended from the front (west elevation) of the building around the north and south elevations fronting Preble Street and Hanover Street. The prominent cornice and facade at the northwest (Preble Street) corner of the building are raised approximately 20 inches above the roofline and the facade material projects 3 inches from the facade of the remainder of the building, adding additional relief to the facade.

10. ***Incorporate site plan notes on the plan. These will be faxed to you.***

The Site Plan has been modified as requested.

11. ***At several locations parking spaces are within 5 feet of the street right of way (sec. 14-339(A)). Would suggest they be shifted to meet the 5 foot standard or install a timber guard rail.***

The parking has been shifted to accommodate the wider sidewalks requested. Guardrails have been added where necessary per our telephone discussion on December 18, 2003.

Staff Comments Dated December 17, 2003

1. *Along Hanover Street if you can't fit the widened sidewalk within the street right-of-way give the City an easement for the sidewalk on the applicant's property. I can't recall the sidewalk width we required for Gorham Savings but it was 8 or 10 feet wide.*

The proposed sidewalks have been widened to 10 feet along Preble Street and 3 feet along Hanover Street. Both sidewalks encroach onto the project site. Sidewalk easements have been added to the plans.

2. *As one enters the parking lot from Preble St., the first parking space on the left is a problem. The car backing out of that parking space will be backing out into the public sidewalk. The parking space should be shifted further away from the street right-of-way or eliminated. Elimination/shifting of the parking space will help create more room for the sidewalk along Hanover St. discussed in #1 above.*

The parking space has been removed from the plans. Additional shifting is not required to accommodate the Hanover Street sidewalk.

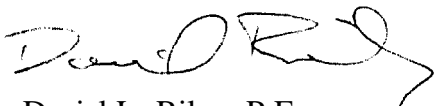
3. *Please review sec. 14-525 (c) written statements to make sure all of written statements have been submitted.*

Our submittal letter dated October 27, 2003 presents narrative statements addressing each of the items required in 14-525.

We are hopeful that this information addresses the comments received to date. Please call if you have any questions or require any additional information concerning the revised plans. We look forward to addressing any remaining concerns and moving forward with the final design plans for the project.

Sincerely,

SEBAGO TECHNICS, INC.



Daniel L. Riley, P.E.
Senior Project Manager

DLR:dlr/jc
Enc.

cc: George Liming, Allied/Cook Construction Corp.

JOHN L. MURPHY, P.E.*Civil Engineer
Traffic Engineer*221 BROWN ROAD
WEST BALDWIN, MAINE 04091
207-625-8222

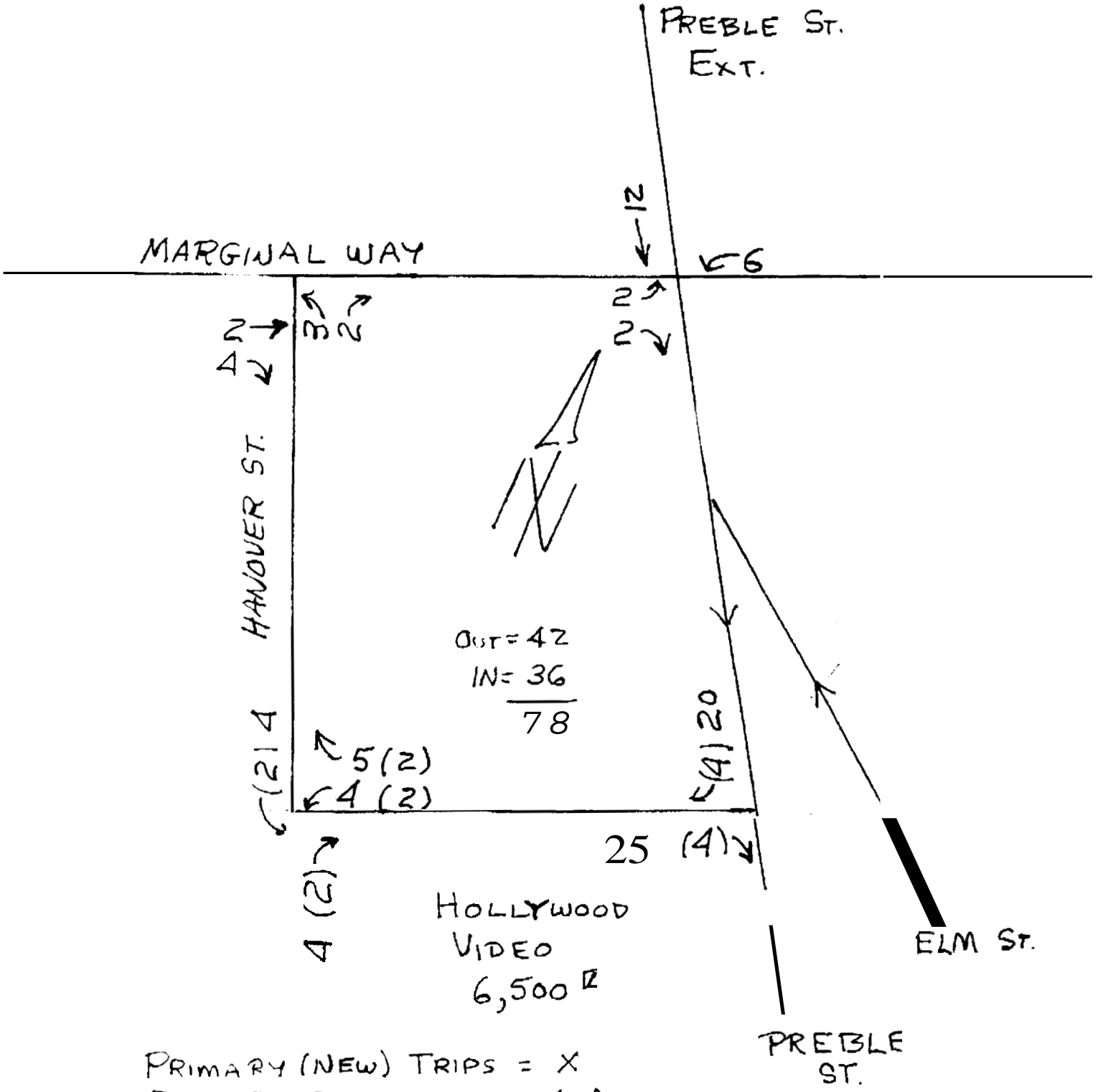
To: Dan Riley, Project Engineer
From: Jack Murphy, Traffic Engineer
Date: December 18, 2003
Re: Hollywood Video site, Preble Street/Hanover Street, Portland
trip generation/distribution

Based upon the 7th edition of the Institute of Transportation Engineers' publication "Trip Generation", the proposed video rental store (Use 896) of 6500 square feet is estimated to generate 78 total trips during the 4 to 6 PM peak hour, with 36 trips entering the site and 42 exiting the site. This does not warrant an MDOT Traffic Movement Permit Traffic Study. The MDOT traffic study threshold is 100 trips per hour.

The actual number of new trips which would impact intersections in the vicinity of the project would be less than 78 trips per hour, as some of these trips are already on either Preble Street or Hanover Street. Thus assuming that 16 trips (20.5%) are pass-by trips, the remaining 62 trips could be considered new trips. I have attached a stick diagram showing possible project impact during the PM peak hour.

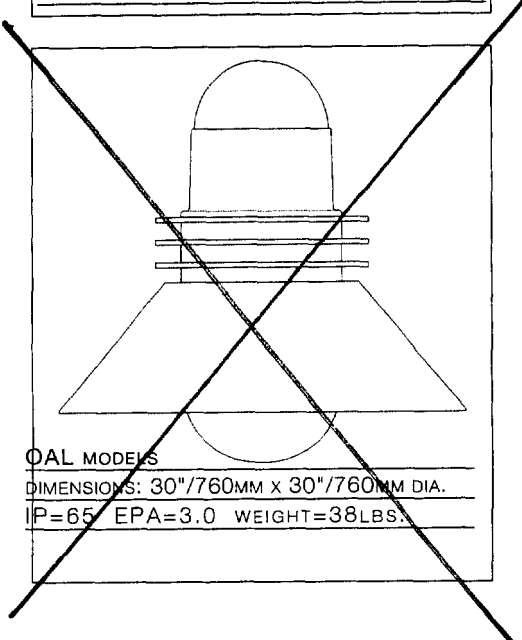
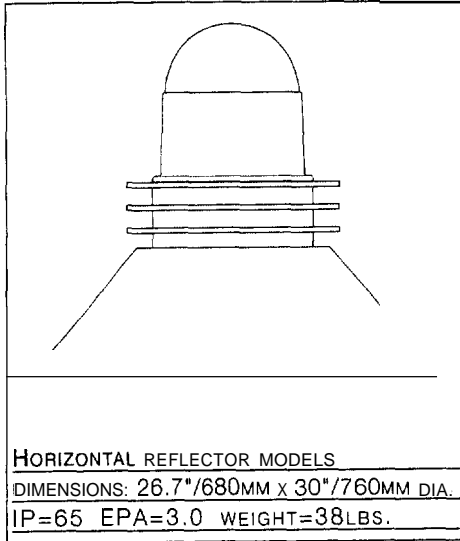
John L. Murphy
12/19/03

IT-E TRIP DISTRIBUTION PM PEAK HR.



PRIMARY (NEW) TRIPS = X
 PASS-BY TRIPS = (X)

John J. Murphy
 12/19/03



HOUSING

The fixture ballast housing shall be one piece cast aluminum. The solid rings shall be cast aluminum with an internal lens. The lens shall be lightly diffused acrylic, sealed to the housing and shade with molded silicone gaskets. The hoods shall be heavy gage spun aluminum with hemmed edges for added rigidity.

All internal and external hardware shall be stainless steel.

Reflector models shall consist of a die cast aluminum door frame and ring assembly. The hood ring assembly shall be fully sealed with a molded silicone gasket. The door frame shall be hinged to the ring and opened with three captive fasteners for relamping. The tempered flat glass lens is held in the door frame with a molded silicone gasket.

Opal acrylic lens - OAL - shall consist of a molded opal acrylic lens and an aluminum frame. Three captive fasteners shall be loosened to turn and remove the lens for relamping.

OPTICAL ASSEMBLY

The reflector module shall be composed of faceted, semi specular anodized aluminum panels rigidly attached in an aluminum tray. The reflector shall be easily removed by loosening four screws and lifting it out the tray. The reflector tray shall be rotatable on 90° centers for orienting the light distribution. The reflectors shall meet ANSI-IES standards for full cutoff reflector systems.

ELECTRICAL

The ballast shall be mounted on a prewired tray with a quick disconnect plug and removed by loosening two captive screws. HID ballasts are high power factor, rated for -30°F starting. Sockets are mogul base, pulse rated porcelain. Ballasts are multi-tap, wired at the factory for 277 volts.

INSTALLATION & MOUNTING

The fixture shall be attached to the arm assembly with three stainless steel bolts. The connection shall be sealed with a silicone compression gasket.

The post top - PM - version shall slip over a 4"/100mm pole or tenon, and be secured with six stainless steel set screws.

FINISH

Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION

The fixture shall be listed with ETL and U.L. for outdoor, wet location use, UL1598 and Canadian CSA Std. C22.2 no.250. IP=65

WARRANTY

Fixture shall be warranted for three years. Ballast components carry the ballast manufacturer's limited warranty.

UCL SR ANG
FIXTURE

OPTICS
1

BALLAST
2

COLOR
3

HOOD
4

PAGE 1 OF 2

OPTIONS
5

ARM 6	SEE POLE ARM SECTION	POLE 7
----------	-------------------------	-----------

1 OPTICS

- H2** Type 2 horizontal reflector, flat glass lens
- H3** Type 3 horizontal reflector, flat glass lens
- H4** Type 4 horizontal reflector, flat glass lens
- H5** Type 5 horizontal reflector, flat glass lens

2 BALLASTS

- 175 MH** metal halide 120/208/240/277 volt
 - 250 MH** metal halide 120/208/240/277 volt
 - 400 MH** metal halide 120/208/240/277 volt
- Use clear, ED-28 lamps, mogul base lamps. Use ED-28 pin oriented lamps only for the reflector models. Lamps are not included.

A//ballasts are factory wired for 277 volts.

- 150 HPS** high pressure sodium 120/208/240/277
 - 250 HPS** high pressure sodium 120/208/240/277
 - 400 HPS** high pressure sodium 120/208/240/277
- Use clear, E-18 lamps, mogul base lamps. Lamps are not included
- A//ballasts are factory wired for 277 volts.*

3 COLOR

- WHT** white powder coat finish
- BLK** black powder coat finish
- DGN** dark green powder coat finish
- DBZ** dark bronze powder coat finish
- GALV** galvanized powder coat finish
- VGR** verde green powder coat finish
- CRT** corten powder coat finish
- MAL** matte aluminum powder coat finish
- LGY** light grey powder coat finish
- ATG** antique green powder coat finish
- RAL #** _____
- CUSTOM:** _____

4 HOOD FINISH - OPTIONAL

- COP** coppershade
- STS** stainless steel shade

The natural copper and stainless steel hoods are unfinished to develop a patina over time. All hoods for the OAL and GR3/GR5 have the underside of the hood finished in high reflectance white.

5 OPTIONS

- FLD** LDL - lightly diffused finish on flat glass lens for reflector models.
- HSS** House side shield for reflector models.
- QRS** Quartz restrike controller and socket for a T-4 mini-cand halogen lamp, maximum 150 watt, reflector models only.
- QL** Socket for a T-4 mini-cand halogen lamp. Must be field wired to a separate 120 volt circuit. Max, 150 watt, reflector models only.
- PSB** Pulse start ballast for 175MH, 250MH and 400MH (120/208/240/277 volt) metal halide lamps. 175MH lamp is not available for horizontal reflector units.
- 347** 120/240/347 volt ballast for HID lamps.
- PMS** Pendant mount with 48"/1220mm stem and canopy with swivel. The stem and canopy are painted same color as fixture.
- SLC** Solid cover blocks any light emission

SOLD TO

PO #

Approvals

ARCHITECTURAL AREA LIGHTING

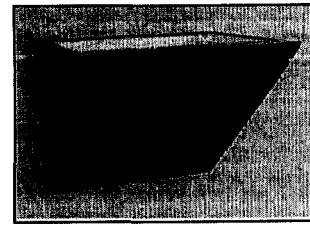
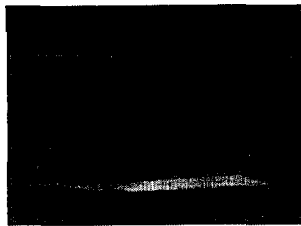
14249 Artesia Blvd / La Mirada, CA 90638
714 994.2700 / fax 714 994.0522 / www.aal.net



FCW Series

EXTERIOR ARCHITECTURAL WALL MOUNT

**DIE CAST ALUMINUM
EXTERIOR
ARCHITECTURAL
WALL MOUNT**

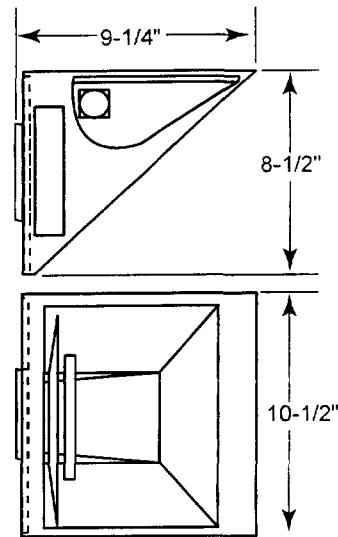


CATALOG NUMBER

Series	Voltage	Source/Wattage	Ballast	Finish	Accessories
FCWI020	277V	26PL	E	BK	PCL
FCW1020	120v 277V 347v (Canada)	13Q <input checked="" type="checkbox"/> 100Q T-3 26PL 150Q T-3 32T 42T	E Electronic M Magnetic	BK Black BZ Bronze WH White CC Custom color	DR Dimming remote (PL only) EC E-coat EMR Emergency Back-up (Remote mount) F Fused PC Photo Cell PFL Perforated lens shield Q Quartz restrrike WG Wire guard
		Remote only 150MH* (HQI) 150MH* T6			
		Electronic only <input checked="" type="checkbox"/> 70MH (HQI) 39MH T6 70MH T6			
		PL Fluorescent INC Incandescent MH Metal halide (double end)			
		* Remote ballast (may require long range ignitor)			
		<input checked="" type="checkbox"/> Recommended lamping			

PRODUCT INFORMATION

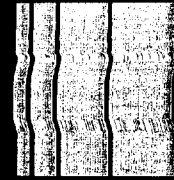
Listing: UL listed for wet location in up or down position.
 Housing: Marine grade corrosion resistant heavy walled housing, lens frame and mounting plate, high pressure die-cast aluminum construction. Easy access maintenance.
 Gasket: Extruded silicone to provide maximum protection and to seal out contaminants.
 Fasteners: Captive and recessed stainless steel, tamper resistant, hex socket screws.
 Diffuser: Lens is 1/8" thick, tempered clear, heat resistant, standard.
 Reflector: Forward throw reflector is semi-specular aluminum formed for maximum reflectance.
 Socket: PL: Four pin plug-in type compact fluorescent lamp holder (lamp by others). Holder assures precise optical alignment. **HID**: G12 single or **RS7** doubled ended base, pulse rated **4KV** porcelain socket. Nickel plated shell, spring loaded contact. **INC**: Medium base porcelain socket. Nickel plated shell, spring loaded contact. Incandescent and HID socket wire is double silicone jacket wire with a 200°C rating.
 Finish: Five stage preparation process that includes chromate conversion and TGIC super polyester powder-coat as standard. Optional E-coat process added to standard finish including zinc phosphate, (a technique used in the automobile industry with 5 year-limited warranty).
 Ballast: PL: Fluorescent high power factor electronic ballast, UL listed ballast standard. HID: Dual voltage (120/277V) encased and potted, high power factor, thermally protected ballast, remote mounted. Integral electronic only.
 Mounting: Mounts directly to standard outlet box.



FC Lighting Manufacturers, Inc.

775 W. Belden Ave. Addison, Illinois 60101-1944 www.fclighting.com
 Phone: (630) 889-8100 Fax: (630) 889-8106 Toll Free (888) FCLIGHT
 ©2002, FC Lighting Manufacturers Inc Rev 05/2002

FC Lighting Manufacturers Inc. reserves the right to change, without notice, details or specifications in product design. Product use certifies agreement to FC Lighting Manufacturers Inc.'s terms and conditions.



October 27, 2003
03021

Ms. Sarah Hopkins
Development Review Services Coordinator
City of Portland Planning Department
389 Congress Street
Portland, ME 04101

Minor Site Plan Application
Hollywood Video/Hillma Building Renovation, 160 Preble Street

Dear Sarah:

On behalf of Unique Properties, LLC and Allied/Cook Construction Corp., Sebago Technics has prepared the attached minor site plan application for the proposed re-development of 160 Preble Street. A sketch plan was submitted for the project for preliminary review in August of this year. The attached plans reflect revisions made to address preliminary comments from your sketch plan review. The proposed project involves the re-development of the property shown on the City of Portland Tax Map 43 Block K as Lot 1 and is located in the B-5 Zone. The record owner of the property is Unique Properties LLC, Ross Furman, Principal. The property is under contract for re-development as a "Hollywood Video" video rental franchise. The total estimated cost of the development, exclusive of interior tenant finish work, is approximately \$275,000.00.

The following narrative is provided to address the requirements for site plan applications outlined in the City Site Plan Review Ordinance. Appropriate exhibits are attached as indicated.

1. Existing: Conditions and Proposed Uses

The site is currently occupied with a concrete block building approximately 6,500 square feet in size. The building is vacant and most recently housed an Auto Electric repair business. The site is currently fully developed and is completely paved, with the exception of the rear alleyway and small area at the northeast corner of the lot, adjacent to Preble Street. The pavement is contiguous with both Preble Street to the northeast and Hanover Street to the southwest. The property shares access to an alley at the rear of the existing building. The abutting property with the shared alleyway is under common ownership with the project site.

The site is currently under contract for re-development as a “Hollywood Video” video **rental** franchise. Building improvements include the renovation of the interior of the structure and the exterior **façade**. Site improvements include the **construction** defined site entrances **from** Preble **Street** and Hanover **Street**, paved **parking**, sidewalks, landscaping and lighting.

The proposed vehicle **access from** Preble Street will **utilize** an existing curb cut. There **is currently** no **curbing** along Hanover Street from the project site to Marginal Way, and access is currently provide by the **contiguous** pavement across the southwesterly property line. The entrance on this side of **the** site will be formalized **by** the construction of a curbed entrance.

Granite curbing is proposed throughout the site. A **concrete** sidewalk is proposed across the front of the building. Bituminous walks are proposed along the street frontages, consistent with the existing **walk** along Preble **Street**.

Our review of the **performance standards** for the **B-5 Urban Commercial Mixed Use** Zone indicates that **there** is no specific requirement for off-street **parking** in this district. To meet tenant **parking** requirements, the plan proposes a **total** of 30 **parking** spaces, including **three** employee spaces accessed from the **shared** alley at the **rear** of the **property**.

2. Land Areas

The total land area of the parcel is 21, 086 square feet. The existing building occupies approximately **6,500** square feet and is a single story building. The remainder of the site is paved, with the exception of the rear alleyway and a small area at the northeast corner of the lot adjacent to Preble Street. These areas consist of compacted gravel and sand with limited vegetation.

3. Easements

There are no easements across the property and no new easements are proposed.

4. Solid Waste

The proposed use of the property is a video rental franchise. It is anticipated that the site will generate solid waste typical of a retail franchise. Solid waste disposal will be handled by an existing dumpster shared with abutting property to the rear (south) of the site and located in the shared alley. This property is under common ownership with the development site.

5. Availability of Off-Site Facilities

We anticipate that the proposed building will utilize the existing water, sanitary sewer, and overhead electric utility connections to the building.

A **letter** of water service capacity ~~from~~ the Portland Water District is attached. We have ~~requested~~ a letter of sewer service capacity from the City of Portland Public Works Department; a copy of our request is attached, and the capacity approval letter will be forwarded when it is received.

No as built plans for the existing structure are available which indicate the location of existing water and sewer services. Based on our inquiries to the City of Portland Public Works Department, no sewer service card for the existing structure appears to be on **record**. Approximate locations of the existing water and sewer service locations shown on the plans are based on visual observations of the interior and exterior of the **buildings** made by the project architect and project engineer, respectively. We are currently **working with** the project architects to determine if a new water service for fire protection is **required** for the building. If **required**, the location of this service will be identified on the **final** project plans

The project site has frontage on both Preble Street **and** Hanover Street. The proposed vehicle access from **Preble Street** will **utilize** an existing curb cut. There is currently no curbing along Hanover Street from the project site to Marginal Way, **and** access is currently provided by the contiguous pavement across the southwesterly property line. The entrance on this **side** of the site will be formalized by the construction of a **curbed** entrance.

6. Stormwater Management

The proposed project is currently fully developed. The site is located in an urban setting and is nearly entirely paved with the exception of the alleyway at the rear of the site and relatively small areas of sparsely vegetated compacted gravel adjacent to Preble Street. Topography of the site is flat with typical slopes of 2 percent or less, with some areas flatter than 1%. Stormwater runoff from the site currently **runs** off from the center of the site **as** sheet flow in an easterly direction to the curb line of Preble Street and westerly to Hanover Street.

The proposed development reduces the overall impervious area of the site compared with existing conditions, reducing potential stormwater runoff. Runoff from the site generally follows the existing patterns.

The following table summarizes the land cover of the site under pre-development and post- development conditions.

	Site Area (s.f.)	Pervious Area (s.f.)	Percent Impervious
Pre-Development	21,086	19,655	93%
Post-Development	21,086	16,535	78%

As indicated in the table, the proposed development reduces the overall impervious area on the **site** by approximately **3,120 square feet (14.8%)**. Due to the **total area** of the site **and** the reduction of impervious area due to redevelopment, it is our professional opinion that the proposed development will not significantly alter the existing **stormwater** runoff from the site.

An erosion and sediment control plan **has** been prepared for the project for implementation during construction. This plan **has been** placed directly on the design plans.

7. Construction Plan

The erosion and sediment control plan included on the project design plans includes a proposed schedule of construction for the project.

8. Regulatory Approvals

To the best of our knowledge, this site does not require approvals from any state or federal agency.

9. Financial and Technical Capability

A letter from the applicant's lender is attached providing evidence of the applicant's financial capacity to complete the project.

The applicant **has** contracted Allied/Cook Construction Corp. to act as the design-build contractor for the project. The project design **team**, subcontracted to Allied/Cook Construction Corp., includes Sebago Technics, Inc. providing site and landscaping design services and Gawron-Turgeon Architects for the architectural design services. The firms involved in the design have worked extensively in the City of Portland designing and constructing **similar** projects.

10. Right, Title and Interest

A copy of the property deed is attached providing evidence of right, title and interest in the property.

11. Unusual Natural Areas, Wildlife and Fisheries and Archeological Sites

The site is full developed and there are no unusual natural areas of wildlife and fisheries habitats, and to the best of our knowledge there are no archaeological sites on or adjacent to the site.

Requests for ~~determinations~~ concerning the above have ~~been~~ sent ~~to~~ the Department of ~~Inland~~ Fisheries and the Maine Historic Preservation Commission. Upon receipt, these ~~determination letters~~ will be forwarded to ~~the City~~.

Additional Items

Included in the plan set is a photometric plan for the site. The photometric data ~~was~~ prepared by Architectural Area Lighting - Moldcast and provided to Sebago Technics for overlay on our site plans. Catalogue ~~cuts~~ of the proposed pole mounted and wall mounted fixtures are attached.

We appreciate your input on our previous sketch plan submittal. Please call me if you have questions or require additional information.

Sincerely,

SEBAGO TECHNICS, INC.



Daniel L. Riley, P.E.
Project Manager

DLR:dlt/jc

Enc.

cc: George Liming, Allied/Cook Construction Corp.

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

Zoning Copy

2003-0233
Application I D. Number

10/28/2003
Application Date

Unique Properties LLC
Applicant

Po Box Two, Portland, ME 04112
Applicant's Mailing Address

Hollywood Video
Project Name/Description

Consultant/Agent

160 - 160 Preble St, Portland, Maine
Address of Proposed Site

Applicant Ph: **(207) 775-3000** Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

034 K001001
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) _____

6,500 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

B5
Zoning

Check Review Required:

- | | | | |
|----------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots ____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/IPB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other | |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date **10/31/2003**

Zoning Approval Status:

Reviewer Marge Schumucke Denied

- Approved Approved w/Conditions
See Attached

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 | date | <input type="checkbox"/> Conditions (See Attached) | 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 | |



MINOR SITE PLAN APPLICATION

**160 Preble Street
Portland, Maine**

on behalf of

**Allied/Cook Construction Corp.
P. O. Box 1396
Portland, ME 04104**

and

Unique Properties, LLC

October 24, 2003

Table of Contents

Exhibit 1	Site Plan Application and Checklist
Exhibit 2	Location Map, Tax Map
Exhibit 3	Letters of Water, Sewer Capacity
Exhibit 4	Regulatory Approvals
Exhibit 5	Right, Title and Interest
Exhibit 6	Evidence of Financial Capability
Exhibit 7	Lighting

Exhibit I

Site Plan Application and Checklist

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 Dept.

Address of Construction: 160 Preble Street			Zone: B-5		
Total Square Footage of Proposed Structure 6,500 s.f.			Square Footage of Lot 21,086 s.f.		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 34 K 1		Property owner, mailing address: Unique Properties LLC PO Box two Portland, ME 04112		Telephone: (207) 775-3000	
Consultant/Agent, mailing address, phone & contact person Daniel L Riley Sebago Technics, Inc. 1 Chabot Street, Westbrook, ME 04098		Applicant name, mailing address, telephone #/Fax#/Pager#: Unique Properties, LLC Ross Furman, Principal		Project name: Hollywood Video 160 Preble Street	
<p>_____</p> <p>_____</p>					
Major Development _____ \$500.00 Minor Development <u> X </u> \$400.00					
Plan Amendments: _____ Board review \$200.00 _____ Staff review \$100.00					
Who billing will be sent to: Unique Properties, LLC					
Mailing address: P.O. Box two					
State and Zip: Portland, ME 04112 Contact person: Ross Furman Phone: (207) 775-3000					

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

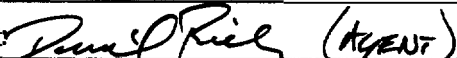
- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include **6** separate packets of the above (a, b, and c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at **.50** per page (8.5 x11) you may also visit the web site: ci.portland.me.us chapter 14

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:  (AGENT)	Date: _____
---------------------------------------------------------------------------------------------------------------------	-------------

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

160 PREBLE STREET

Project Name, Address of Project

I.d. 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
-	(6)	Topography - existing and proposed (2 feet intervals or less)	e
-	(7)	Plans based on the boundary survey including:	2
-	(8)	Existing soil conditions	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
✓	(11)	Approximate location of buildings or other structures on parcels abutting the site	d
N/A	(12)	Location of on-site waste receptacles	e
✓	(13)	Public utilities	e
✓	(14)	Water and sewer mains	e
✓	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
✓	(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 accessways	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
✓	(29)	Details of planting and preservation specifications	h
N/A	(30)	Location and dimensions of all fencing and screening	i
✓	(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
N/A	(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
✓	(38)	General summary of existing and proposed easements or other burdens	c3
✓	(39)	Method of handling solid waste disposal	4

✓	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
✓	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
✓	(42)	An estimate of the time period required for completion of the development	7
✓	(43)	A list of all state and federal regulatory approvals to which the development may be subject	8
N/A	(44)	The status of any pending applications	8
N/A	(45)	Anticipated timeframe for obtaining such permits	h8
N/A	(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 is has reviewed the planned development and would seriously consider financing it when approved.	

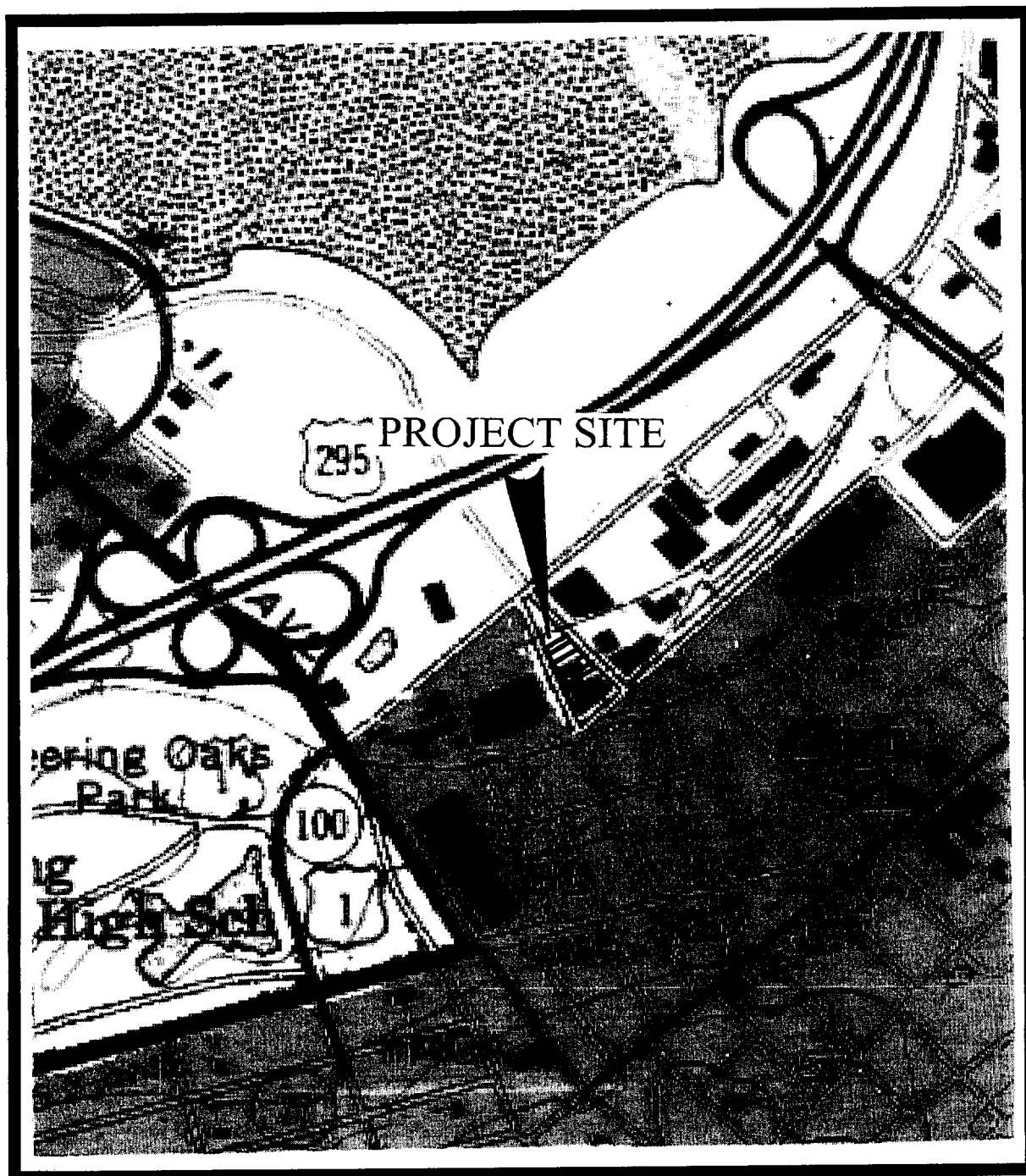
Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

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

Other comments:

Exhibit 2

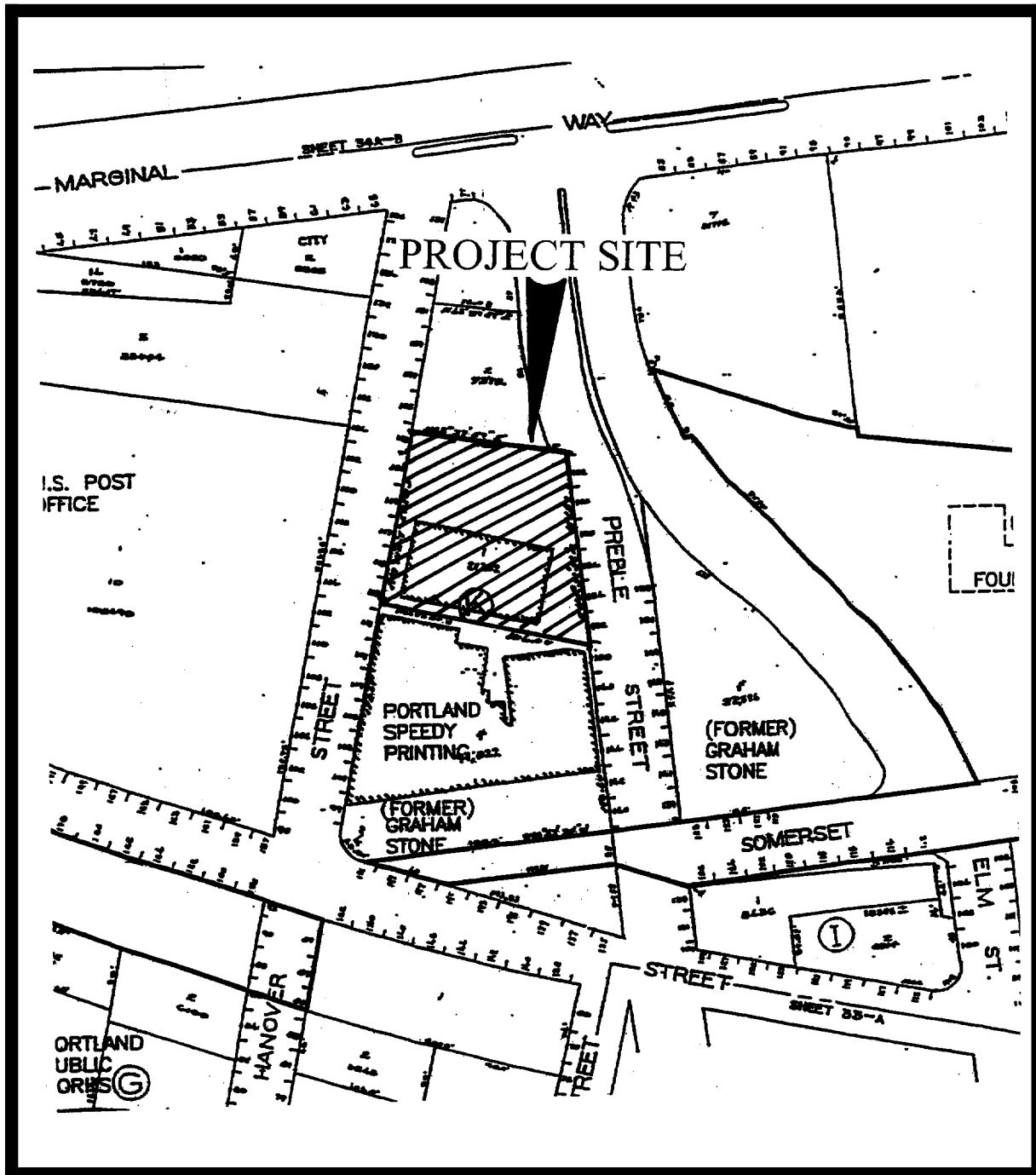
Location Map, Tax Map



SITE LOCATION MAP
USGS 7.5 MIN. QUADRANGLE
PORTLAND WEST, MAINE

NOT TO SCALE

FIGURE 3



TAX MAP SKETCH

MAP 34, LOT 1
PREBLE STREET
PORTLAND, MAINE

NOT TO SCALE

Exhibit 3

Letters of Water, Sewer Capacity



03021
received

9-2-03
SEBAGO TECHNICS

225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553

(207) 774-5961
FAX (207) 761-8307
www.pwd.org

August 28, 2003

Mr. Daniel L. Riley, P.E.
Sebago Technics, Inc.
One Chabot Street
Westbrook, Maine 04098-1339

Re: Furman Building: 160 Preble Street, Portland

Dear Sir:

The Portland Water District has an 8" water main in Preble Street, Portland, near the proposed site. A test on a nearby hydrant produced the following results: static pressure 98 psi; pito pressure 81 psi; with a flow of 1510 gpm. With these results in mind, the District feels we have sufficient capacity available to serve this proposed project and meet all normal fire protection and domestic water service demands. **Please notify your plumber of these results so that they can design your system to best fit the available pressure.**

With certification by the developer that all required permits have been received, we look forward to serving this project.

Sincerely,

PORTLAND WATER DISTRICT

David W. Coffin, PLS
Engineering Supervisor

September 30, 2003
03021

74

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

u

Mr. Frank Brancely
City of Portland Public Works
55 Portland Street
Portland, ME 04101

Request for Sewer Service Capacity Letter
160 Preble Street, Portland

Dear Mr. Brancely:

Sebago Technics is preparing a site plan application to the City of Portland for the above referenced project. Unique Properties, LLC is planning to renovate the existing building at 160 Preble Street and construct parking, landscaping and lighting improvements on the site. Redevelopment of the site will entail renovation of the existing structure for lease as video rental store. No as built plans for the existing structure are available which indicate the location of existing water and sewer services.

Based on our inquiries of Jim Robbins at City of Portland Public Works department, no sewer service card for the existing structure appears to be on record. Based on a visual inspection of the building interior by the project architect, we believe that the existing sewer service is connected to the sanitary sewer in Preble Street. We are writing to request a letter to verify sanitary sewer service capacity for the proposed renovation and to inquire if any additional records concerning the existing sanitary sewer service are available from the city. A copy of the project site plan is attached for your reference.

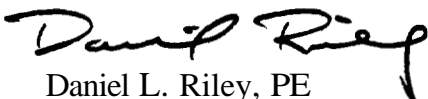
The proposed water usage/sanitary sewer flow is based on the following calculations.

$$\frac{\text{Number of Employees}}{5} \times \frac{\text{Gallons/day}}{15} = 75 \text{ g/day}$$

Thank you for your response to this request. If you have any questions or require additional information, please contact me.

Sincerely,

SEBAGO TECHNICS, INC.



Daniel L. Riley, PE
Senior Project Manager

DLR:
Enc.

cc: George Liming, Allied/Cook Construction Corp

Exhibit 4

Regulatory Approvals

September 29, 2003
01302

Mr. Earle G. Shettleworth
Maine **Historic Preservation** Commission
55 Capitol Street
65 State House Station
Augusta, ME 04333

Maine Historic Preservation Commission Review
160 Preble Street Portland, ME

Dear Mr. Shettleworth:

Unique Properties, LLC is proposing to renovate an existing commercial building and construct parking landscape and lighting improvements **at 160 Preble Street in Portland**. In order to fulfill the requirements of the City of **Portland**, I **am** requesting a formal determination **as to the** presence of any historic or archaeological sites in the immediate vicinity. To assist in your review, I have attached a USGS location map, and encircled the project locus.

Please feel free to call me at 856-0277 if you have any questions or require anything further to complete this **task**. Thank **you**.

Sincerely,

SEBAGO **TECHNICS**, INC.



Daniel L. Riley, P.E.
Senior Project Manager

DLR:dlr/jc
Enc.

cc: George Liming, Allied/Cook Construction Corp.

September 29, 2003
01302

Mr. Warren Eldridge
Maine Department of Inland Fisheries & Wildlife
358 Shaker Road
Gray, ME 04039

Inland Fisheries & Wildlife Review
160 Preble Street, Portland, Maine

Dear Mr. Eldridge:

Unique Properties, LLC is proposing to renovate an existing commercial building and construct parking landscape and lighting improvements at 160 Preble Street in Portland. In order to fulfill the requirements of the City of Portland, I am requesting a formal determination as to the presence of any essential wildlife or fisheries habitats in the immediate vicinity. To assist in your review, I have attached a USGS location map and encircled the project locus.

Please feel free to call me at 856-0277 if you have any questions or require anything further to complete this task. Thank you.

Sincerely,

SEBAGO TECHNICS, INC.



Daniel L. Riley, P.E.
Senior Project Manager

DLR:dlr/jc
Enc.

cc: George Liming, Allied/Cook Construction Corp.

0073705

BK15917PG034

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS. that Ronald G. Thurston II, an individual, with a mailing address of 26 John Howland Drive, Yarmouth, Maine 04096, for value received, conveys to UNIQUE PROPERTIES, LLC, a Maine limited liability company with a mailing address of 58-88 Alder Street, Portland, Maine 04101, with WARRANTY COVENANTS, the property located at 160 Preble Street, Portland, Maine as more fully and completely described and subject to such easements and encumbrances as set forth in Schedule A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF the said Ronald G. Thurston, IS has caused this instrument to be signed as a sealed instrument this 21st day of December, 2000.

MAINE REAL ESTATE TAX PAID

Jeanie R. Swan
Witness
Ronald G. Thurston II
Ronald G. Thurston, II

STATE OF MAINE
County of Cumberland, ss.

December 21, 2000

Personally appeared the above named Ronald G. Thurston, II and acknowledged the foregoing to be his free act and deed.

Before me:

Jeanie R. Swan
Name: JEANIE R. SWAN
Notary Public/Attorney at Law
My commission expires: _____

Jeanie R. Swan
Notary Public, State of Maine
My Commission Expires
November 19, 2005

SEAL

: YOU GOT a FAX FROM THE FLORIDANS FAX NO. : 781-8511

Aug. 28 2003 12:00PM P3

BK 15917 PG 035

EXHIBIT A

A certain lot or parcel of land situated on the westerly side of Preble Street and the easterly side of Hanover Street in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the westerly sideline of said Preble Street, said point being N 40°40' 36" W a distance of approximately one hundred fifty and 78/100 (150.78) feet from the northerly sideline of what is now or formerly Somerset Street; thence,

- 1) S 66°05'45" W a distance of one hundred sixty-five and 60/100 (165.60) feet to a point on the easterly sideline of Hanover Street.
- 2) N 24°14'01" W along the easterly sideline of Hanover Street a distance of one hundred forty-two and 18/100 (142.18) feet to an iron pin set (5/8" rebar).
- 3) N 62°37'59" E a distance of one hundred twenty-one and 58/100 (121.58) feet to a point on the westerly sideline of Preble Street.
- 4) S 40°40'36" E along the westerly sideline of Preble Street a distance of one hundred fifty-six and 16/100 (156.16) feet to the point of beginning.

The above-described parcel of land contains 21,010 square feet. Bearings are referenced to Grid North.

Reference is made to a Plan of Property made for Harvard Realty Corporation, by Robert P Titcomb, Inc. dated April 26, 1983, and revised October 19, 1995.

The above-described premises are conveyed together with an easement over a six (6) foot strip of land situated on the southerly side of the premises conveyed by the Grantor herein for the purposes of access to the seas of the above-described premises; and subject to an easement over a six (6) foot strip located on the southerly side of the above-described premises, which easement is for the benefit of the land to the south of the premises conveyed herein, all as provided in the Deed from Harvard Realty Corporation to Kenneth A Astor dated May 31, 1983, and recorded in the Cumberland County Registry of Deeds, Book 6183, Page 71

Being the same premises conveyed by Deed of W. S. Libbey Company to Ronald G. Thurston, II, dated December 12, 1995, which was originally recorded in the Cumberland County Registry of Deeds in Book 12258, Page 79 and re-recorded in said registry on October 25, 2000 in Book 15806, Page 333.

RECEIVED
RECORDED REGISTRY OF DEEDS

2000 DEC 21 PM 3:38

CUMBERLAND COUNTY

John B. O'Brien

Exhibit 6

Evidence of Financial Capability



One Portland Square
P.O. Box 9540
Portland, ME 04112-9540

tel 900-462-3666
207-761-8500

September 29, 2003

Mr. Lee D. Urban, Director
City of Portland
Department of Planning & Development
389 Congress Street, Room 205
Portland, Maine 04101

RE: Roswell Y. Furman - 160 Preble Street, Portland, Maine

Dear Mr. Urban,

Roswell Y. Furman has been a customer of the Bank for several years. All accounts have been handled in a professional and satisfactory manner.

In our opinion, Roswell Y. Furman has the financial capability to complete the \$300,000+/- project located at 160 Preble Street.

If you **have any** questions, I can be reached at 761-8625.

Sincerely,

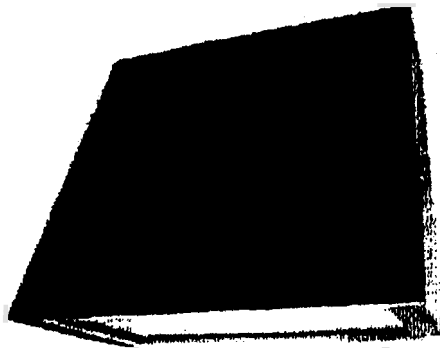
Daniel P. Thornton
Senior Vice President

Exhibit 7

Lighting

FC Lighting - FCW1000 - FCW 35 Series Exterior Wall Mounts

FCW1012



Top

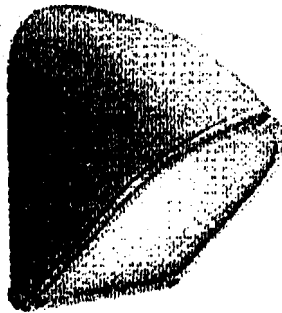
Dimensions:

24"W x 18"H x 15"D

Corrosion resistant heavy gauge cold rolled steel housing, fully gasketed, stainless steel hardware, heat resistant tempered clear glass, UL listed electrical components.

Lamps: PL: 2/40BX-4/70PL, HID: 250-1000MH, 250-1000HPS
PDF file IES file -consult factory

FCW1019



Dimensions:

6-1/4"W x 8-3/4"H x 7-1/8"D

Marine grade corrosion resistant heavy walled high pressure die-cast aluminum housing, fully gasketed, stainless steel hardware, heat resistant tempered whit opal glass, UL listed electrical components.

Lamps: PL: 13T-32PL, HID: 39MH T6, INC: 60W A19, 75WQ T3
PDF file IES file -consult factory

FCW1020

Quickship



Quickship model #'s: *QSFCW1020 12026PL BK*
QSFCW1020 120 E 70MH BK

Quickship Terms and Conditions PDF file

Dimensions:

10-1/2"W x 8-1/2"H x 9-1/4"D

Marine grade corrosion resistant heavy walled high pressure die-cast aluminum housing, fully gasketed, stainless steel hardware, heat resistant tempered clear glass, UL listed electrical components.

Lamps: PL: 13Q-42T HID: 70-150MH HQI, 39-70MH T6 INC: 100-150W T3
PDF file IES file

Top

FCW1029 - FCW1030



Dimensions:

FCW1029 - 12"W x 12"H x 12"D

FCW1030 - 8"W x 8"H x 8"D

Marine grade corrosion resistant heavy walled high pressure die-cast aluminum housing, fully gasketed, stainless steel hardware, heat resistant tempered clear glass, UL listed electrical components.

Lamps:

FCW1029 - PL: 2/26-70PL HID: 50-200MH, 35-100HPS INC: 100-200W

FCW1030 - PL: 13Q-42T HID: 50-100MH, 39-70MH T6, 70 MH

7/12/04 Old non quality Steel Studs in
single wall, single wall, step

2/28/04 ~~OK~~ OK. Mantel Wing (a2)

5/18/04 OK for GPO Mantel Wing (a2)