

34-K-1

2003-0233

160 Preble St.

Hollywood Video

Unique Properties, LLC.

add to Spreadsheet

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

160 - 160 Preble St, Portland, Maine  
Address of Proposed Site  
034 K001001  
Assessor's Reference: Chart-Block-Lot

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

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

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

**Check Review Required:**

Site Plan (major/minor)  Subdivision # of lots  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other

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

**DRC Approval Status:**

Approved  Approved w/Conditions See Attached  Denied

Approval Date 01/30/2004 Approval Expiration 01/30/2005 Extension to  Additional Sheets Attached  
 Condition Compliance Rick Knowland signature 03/19/2004 date

Performance Guarantee  Required\*  Not Required

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

Performance Guarantee Accepted date amount expiration date  
 Inspection Fee Paid date amount  
 Building Permit Issue date  
 Performance Guarantee Reduced date remaining balance signature  
 Temporary Certificate of Occupancy date  Conditions (See Attached) expiration date  
 Final Inspection date signature  
 Certificate Of Occupancy date  
 Performance Guarantee Released date signature  
 Defect Guarantee Submitted submitted date amount expiration date  
 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  
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160 - 160 Preble St, Portland, Maine

Address of Proposed Site

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Assessor's Reference: Chart-Block-Lot

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 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<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance          |  | <input type="checkbox"/> Other                   |

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

**Planning Comments**

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  
DRC Copy**

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Application I. D. Number  
10/28/2003  
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Applicant or Agent Daytime Telephone, Fax

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

6,500 s.f.  
Proposed Building square Feet or # of Units

Acreage of Site

B5  
Zoning

**Check Review Required:**

- Site Plan (major/minor)  Subdivision # of lots  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other

Fees Paid: Site Plan \$400.00 Subdivision

Engineer Review

Date 10/31/2003

Reviewer Rick Knowland

**DRC Approval Status:**

- Approved  Approved w/Conditions See Attached  Denied

Approval Date 01/30/2004

Approval Expiration 01/30/2005

Extension to

Additional Sheets Attached

Condition Compliance

Rick Knowland  
signature

03/19/2004  
date

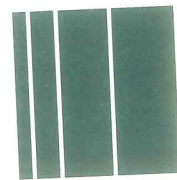
Performance Guarantee

Required\*

Not Required

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 Performance Guarantee Released date signature  
 Defect Guarantee Submitted submitted date amount expiration date  
 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**

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# **Exhibit 1**

## **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: <b>160 Preble Street</b>			Zone: B-5
Total Square Footage of Proposed Structure <b>6,500 s.f.</b>		Square Footage of Lot <b>21,086 s.f.</b>	
Tax Assessor's Chart, Block & Lot Chart#            Block#            Lot# <b>34                    K                    1</b>	Property owner, mailing address: <b>Unique Properties LLC PO Box two Portland, ME 04112</b>		Telephone: <b>(207) 775-3000</b>
Consultant/Agent, mailing address, phone & contact person <b>Daniel L. Riley Sebago Technics, Inc. 1 Chabot Street, Westbrook, ME 04098</b>	Applicant name, mailing address, telephone #/Fax#/Pager#: <b>Unique Properties, LLC Ross Furman, Principal</b>		Project name: <b>Hollywood Video 160 Preble Street</b>
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots _____ \$25.00 per lot \$ _____ <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot _____ <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other _____ <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00  Major Development _____ \$500.00                    Minor Development <input checked="" type="checkbox"/> \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00			
Who billing will be sent to: <b>Unique Properties, LLC</b> Mailing address: <b>P.O. Box two</b> State and Zip: <b>Portland, ME 04112</b> Contact person: <b>Ross Furman</b> Phone: <b>(207) 775-3000</b>			

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](http://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: <i>Daniel L. Riley (AGENT)</i>	Date: <i>10/27/03</i>
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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

Section 14-525 (b,c)

Submitted () & Date	Item	Required Information	
✓	(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
N/A	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
N/A	(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
✓	(12)	Location of on-site waste receptacles	e
N/A	(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
✓	(19)	Loading facilities	g
N/A	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
✓	(21)	Curb and sidewalks	h
✓	(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
✓	(27)	Existing areas to be preserved	h
✓	(28)	Preservation measures to be employed	h
N/A	(29)	Details of planting and preservation specifications	i
✓	(30)	Location and dimensions of all fencing and screening	j
N/A	(31)	Location and intensity of outdoor lighting system	k
✓	(32)	Location of fire hydrants, existing and proposed	c
✓	(33)	Written statement	l
✓	(34)	Description of proposed uses to be located on site	l
N/A	(35)	Quantity and type of residential, if any	b2
✓	(36)	Total land area of the site	b2
✓	(37)	Total floor area and ground coverage of each proposed building and structure	c3
✓	(38)	General summary of existing and proposed easements or other burdens	4
✓	(39)	Method of handling solid waste disposal	

<u>✓</u>	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
<u>✓</u>	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
<u>✓</u>	(42)	An estimate of the time period required for completion of the development	7
<u>✓</u>	(43)	A list of all state and federal regulatory approvals to which the development may be subject	8
<u>N/A</u>	(44)	The status of any pending applications	8
<u>N/A</u>	(45)	Anticipated timeframe for obtaining such permits	h8
<u>N/A</u>	(46)	A letter of non jurisdiction	h8
<u>✓</u>	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.	

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

- drainage patterns and facilities;
- erosion and sedimentation controls to be used during construction;
- a parking and/or traffic study;
- 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:

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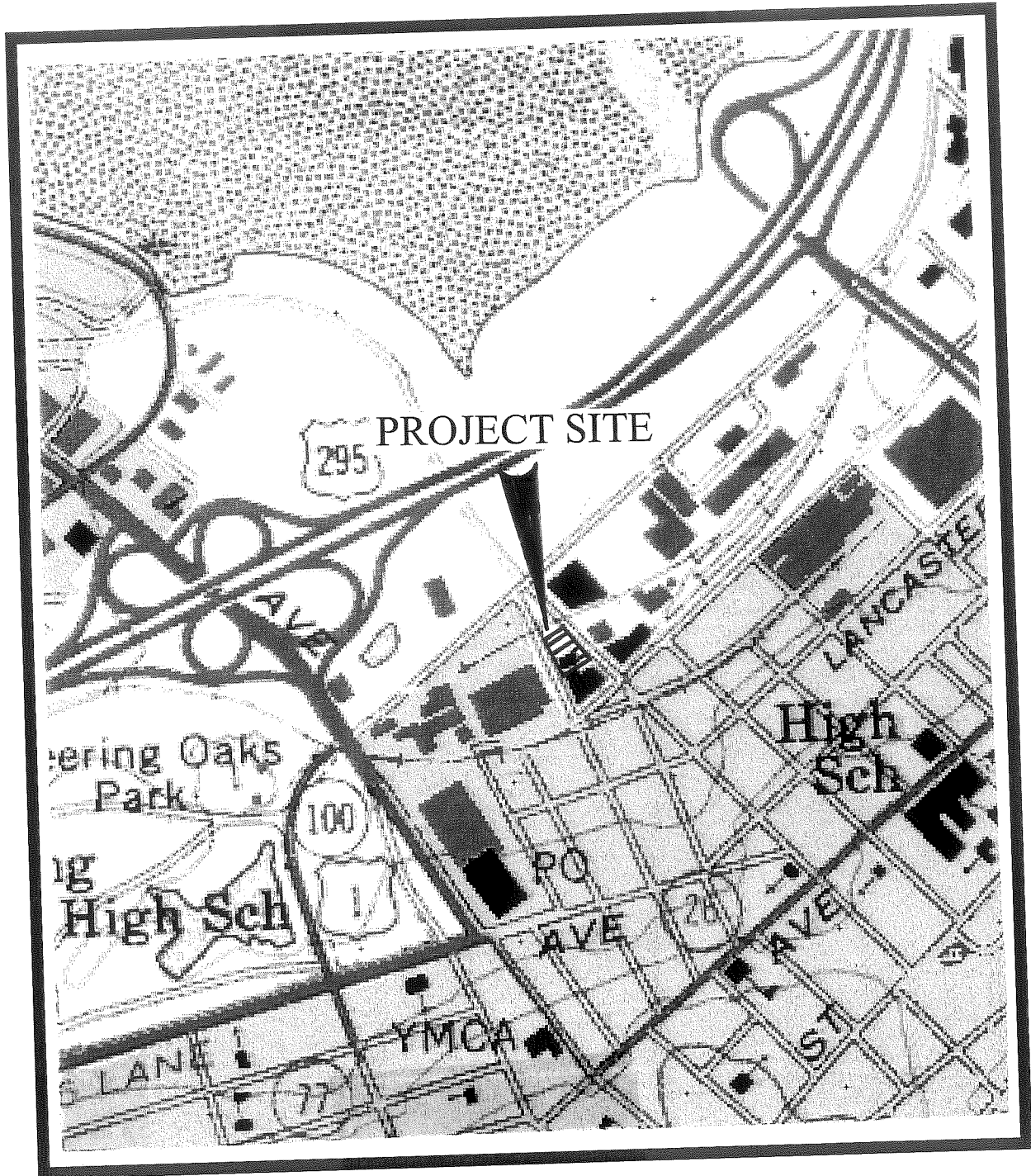
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# **Exhibit 2**

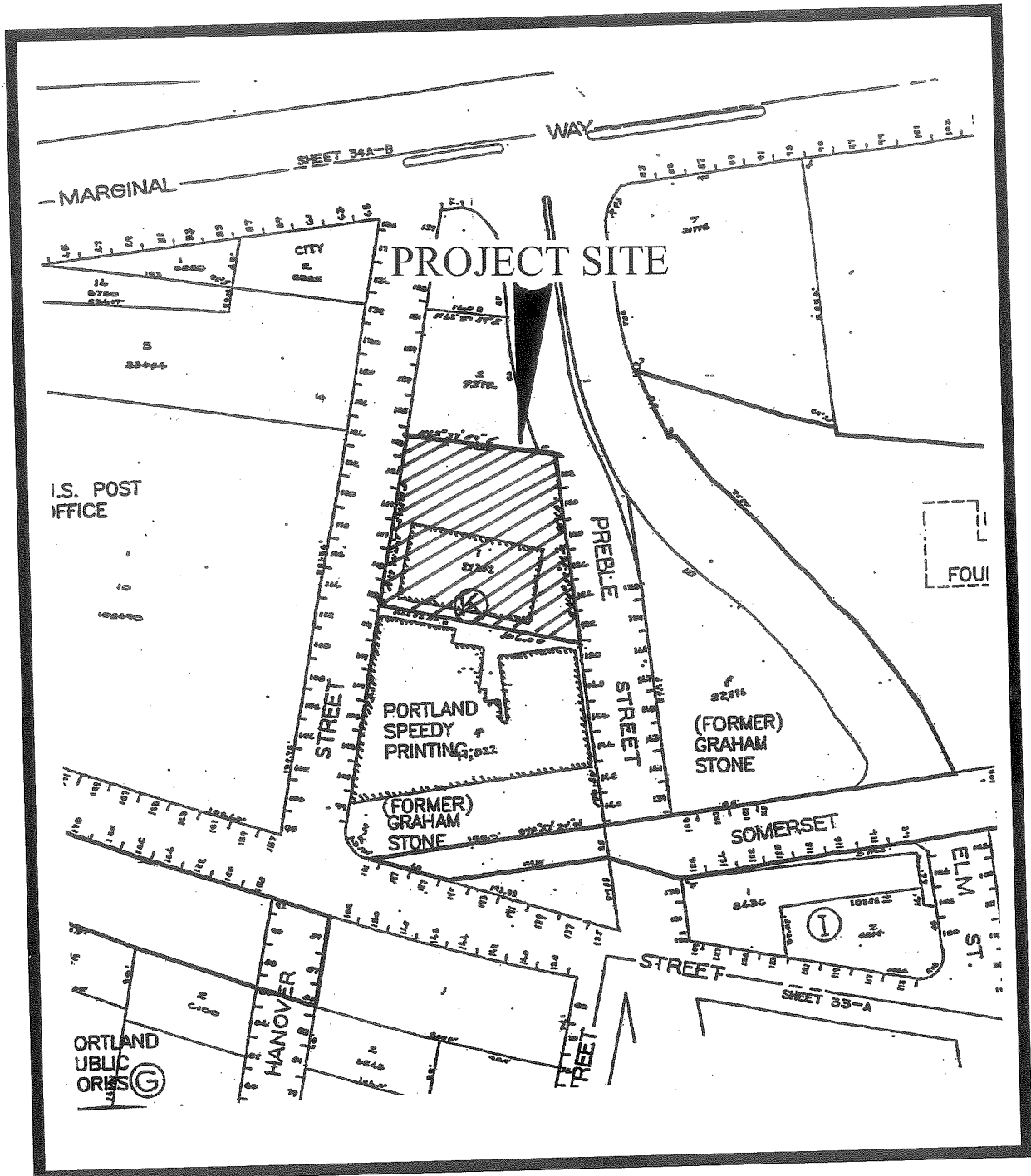
**Location Map, Tax Map**



**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

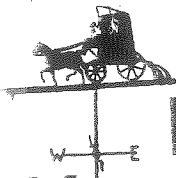


**Sebago Technics**  
Engineering & Planning for the Future

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# **Exhibit 3**

**Letters of Water, Sewer Capacity**



# Portland Water District

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

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*

Daniel L. Riley, PE  
Senior Project Manager

DLR:

Enc.

cc: George Liming, Allied/Cook Construction Corp.



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# **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, Maine**

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.

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# **Exhibit 5**

**Right, Title and Interest**

YOU GOT A FAX FROM THE FL. ANS FAX NO. : 781-8531

Aug. 20 2003 11:59AM P2

0073705

BK 15917 PG 034

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, II has caused this instrument to be signed as a sealed instrument this 21st day of December, 2000.

MAINE REAL ESTATE TAX PAID

*Jeanne 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:

*Jeanne R. Swan*  
Name: JEANNE R. SWAN  
Notary Public/Attorney at Law  
My commission expires: \_\_\_\_\_

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

SEAL

: YOU GOT A FAX FROM THE FLORIANANS FAX NO. : 781-8531

Aug. 20 2003 12:00PM P3

BK 15917 PG035

## 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 rear 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



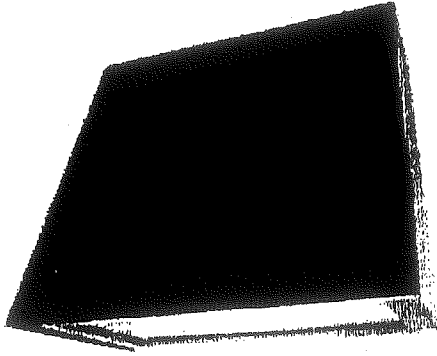
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# **Exhibit 7**

**Lighting**

FC Lighting - FCW1000 - FCW. 35 Series Exterior Wall Mounts

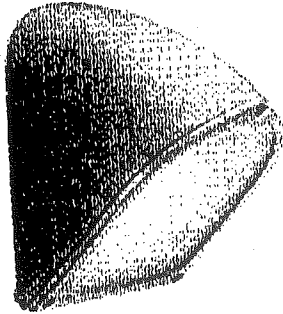
**FCW1012**



**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

Top

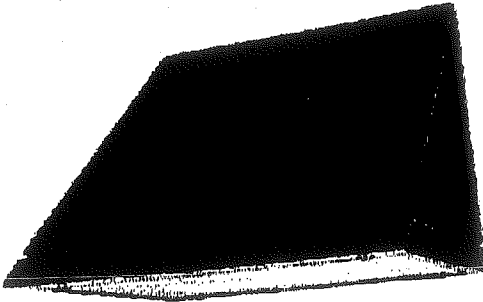
**FCW1019**



**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

Quickship

**FCW1020**



Quickship model #'s: *QSFCW1020 120 26PL 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



December 22, 2003  
03021

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

## Hollywood Video - Response to 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 sheet flow 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 of 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 façade 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 façade 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 façade, windows, and an entrance door on the Preble Street frontage. The renovated façade 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 façade at the northwest (Preble Street) corner of the building are raised approximately 20 inches above the roofline and the façade material projects 3 inches from the façade of the remainder of the building, adding additional relief to the façade.

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

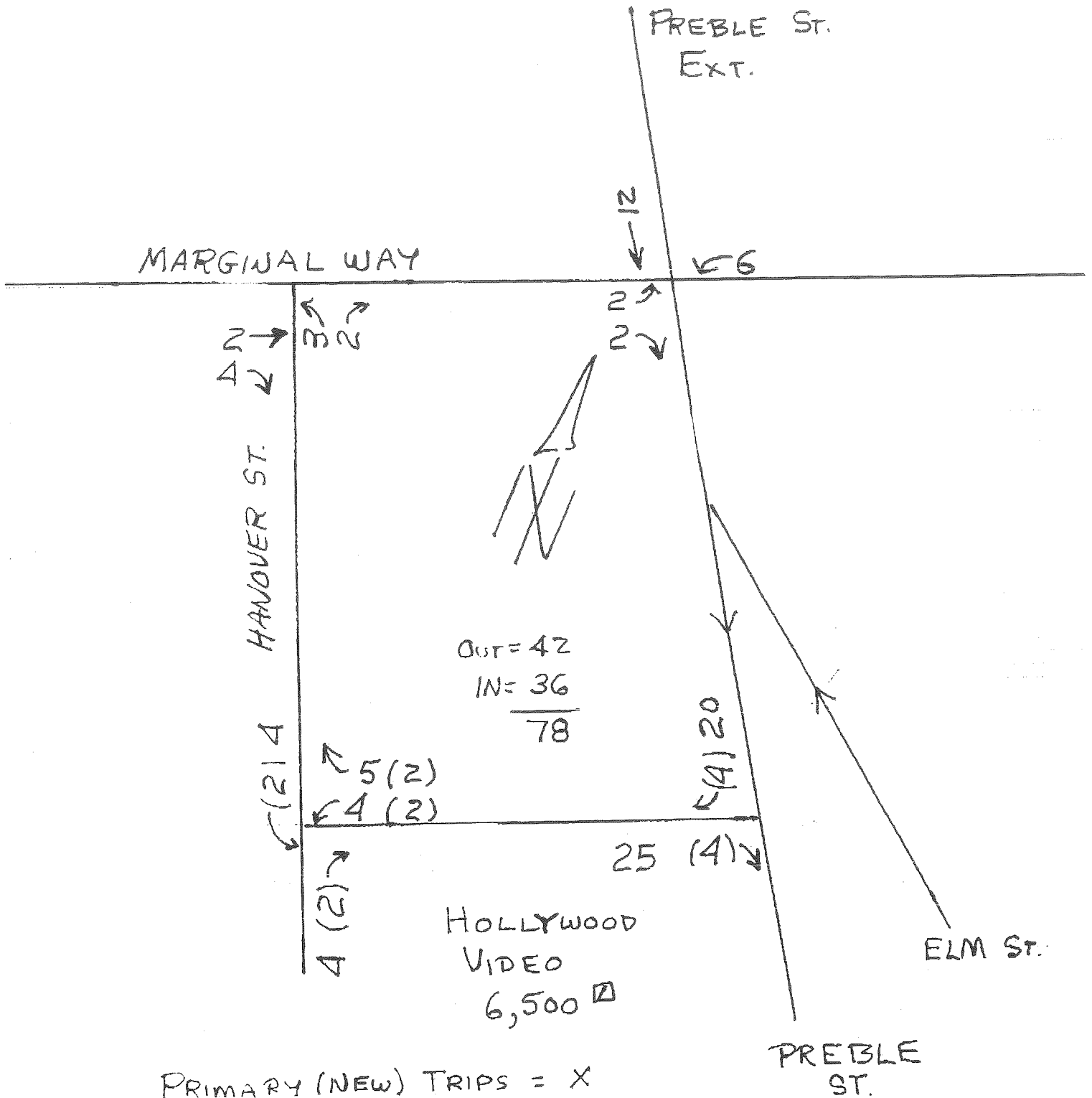
Re: Hollywood Video site, Preble Street/Hanover Street, Portland  
trip generation/distribution

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

# ITE TRIP DISTRIBUTION PM PEAK HR.



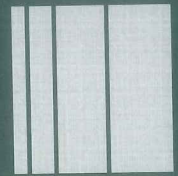
PRIMARY (NEW) TRIPS = X  
 PASS-BY TRIPS = (X)

*John J. Murphy*  
 12/19/03

**From:** Rick Knowland  
**To:** Internet:driley@sebagotechnics.com  
**Date:** Fri, Dec 19, 2003 11:12 AM  
**Subject:** Hollywood Video

Dan, at Wednesday's staff meeting we looked at the Hollywood Video site plan again. Here are additional staff comments.

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



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/Hillman 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.

<b>Table 1 - Stormwater Runoff Summary Table</b>			
<b>Pre-Development vs. Post-Development</b>			
	<b>Site Area (s.f.)</b>	<b>Pervious Area (s.f.)</b>	<b>Percent Impervious</b>
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 Habitats, 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.

Ms. Hopkins

-5-

October 27, 2003

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.

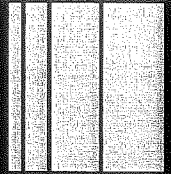


Daniel L. Riley, P.E.  
Project Manager

DLR:dlr/jc  
Enc.

cc: George Liming, Allied/Cook Construction Corp.





August 19, 2003  
03021

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

**Sketch Plan: Hollywood Video**  
**160 Preble Street**

Dear Sarah:

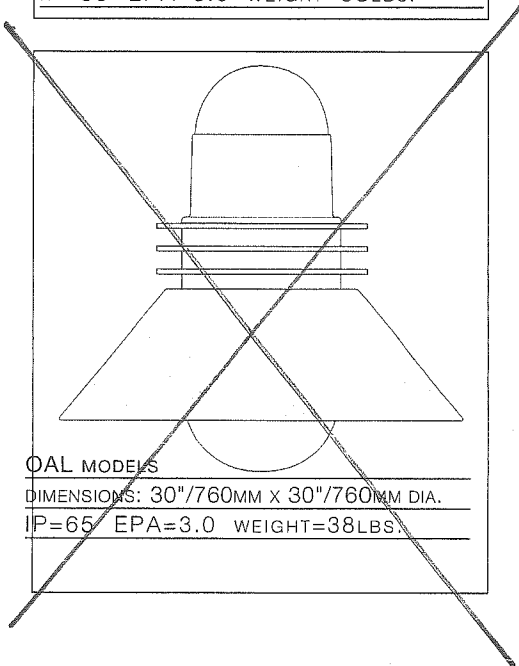
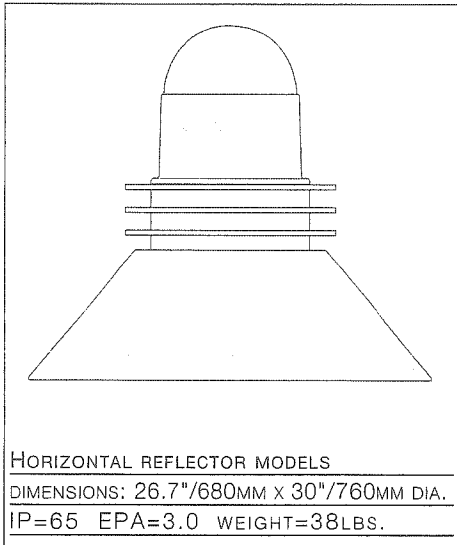
On behalf of Unique Properties, LLC and Allied Cook Construction, Sebago Technics has prepared the attached sketch plan and preliminary building elevation drawings for the proposed re-development of 160 Preble Street. As we discussed by telephone last week, Sebago Technics is preparing a minor site plan application for the project. The proposed project involves the re-development of the property shown on the City of Portland Tax Map 34 as Lot 1, Block K and is located in the B-5 Urban Commercial Mixed Use Zone. The property is under contract for re-development as a "Hollywood Video" video rental franchise.

The site is currently occupied with a concrete block building approximately 6,500 square feet in size. The building is vacant and was previously used as an auto body/repair shop. The site is currently completely paved. 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 properties are under common ownership.

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.



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.

ARCHITECTURAL AREA LIGHTING

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

UCL SR ANG \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 FIXTURE OPTICS 1 BALLAST 2 COLOR 3 HOOD 4

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.

All 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.

All 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 copper shade
- 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 restrrike 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

JOB NAME:

SOLD TO \_\_\_\_\_ PO # \_\_\_\_\_

Approvals

**ARCHITECTURAL AREA LIGHTING**

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

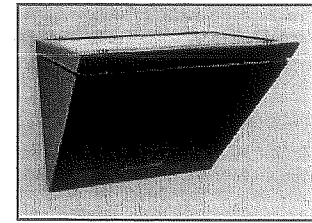
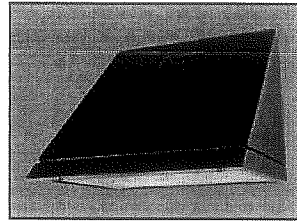
Model # \_\_\_\_\_



**FCW Series**

**EXTERIOR ARCHITECTURAL WALL MOUNT**

**DIE CAST ALUMINUM  
EXTERIOR  
ARCHITECTURAL  
WALL MOUNT**

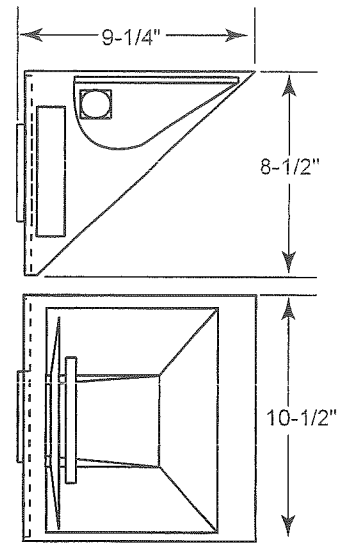


**CATALOG NUMBER**

Series	Voltage	Source/Wattage	Ballast	Finish	Accessories
FCW1020	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
		PL Fluorescent INC Incandescent MH Metal halide (double end)	Remote only 150MH* (HQI) 150MH* T6		
			Electronic only <input checked="" type="checkbox"/> 70MH (HQI) 39MH T6 70MH T6		
			* Remote ballast (may require long range ignitor)		
			<input checked="" type="checkbox"/> Recommended lampping		

**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 60101-4944 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.



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

tel. 800-462-3666  
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,

A handwritten signature in blue ink, appearing to read "Dan Thornton", with a long horizontal flourish extending to the right.

Daniel P. Thornton  
Senior Vice President

January 13, 2003  
03021

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

**Minor Site Plan Application, Hollywood Video, 160 Preble Street**  
**Signage Plans**

Dear Rick:

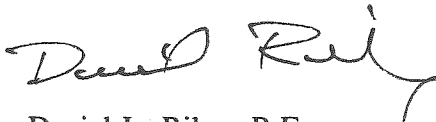
Attached are proposed signage plans for the Hollywood Video Building at 160 Preble Street. These plans have been prepared and submitted per your request as part of the Minor Site Plan review for the project. I have attached 7 copies (three color copies) of the plans for your use.

As we have indicated in our previous correspondence, there are no free standing signs proposed as part of this development. A sign permit for the site will be submitted under separate cover, pending the City's review of the signage plan.

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 this project. We look forward to addressing any remaining concerns and moving forward with the final design plans for the project.

Sincerely,

SEBAGO TECHNICS, INC.

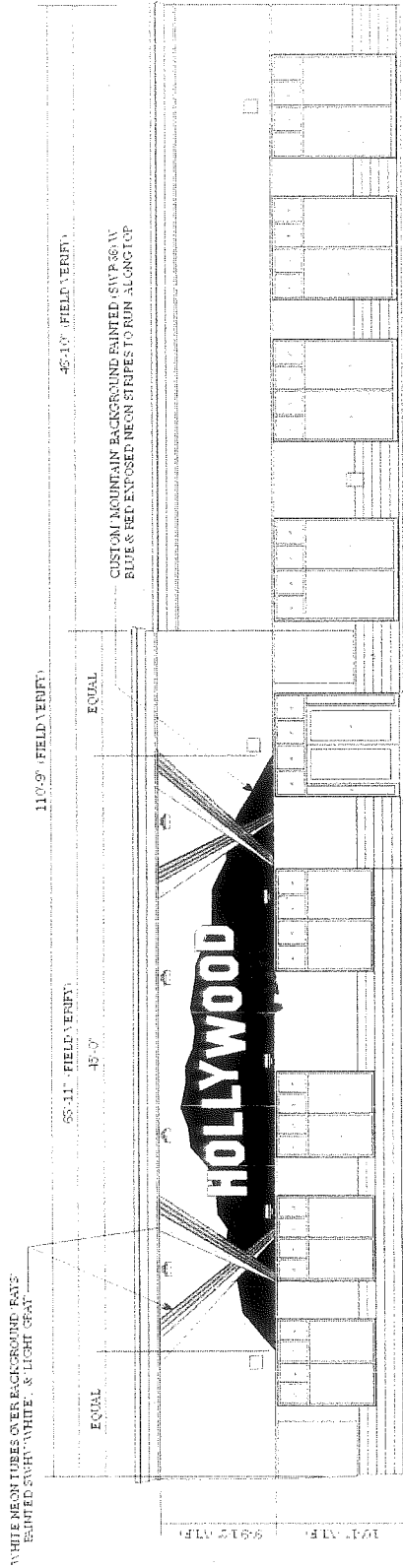


Daniel L. Riley, P.E.  
Senior Project Manager

DLR:dlr/df  
Enc.

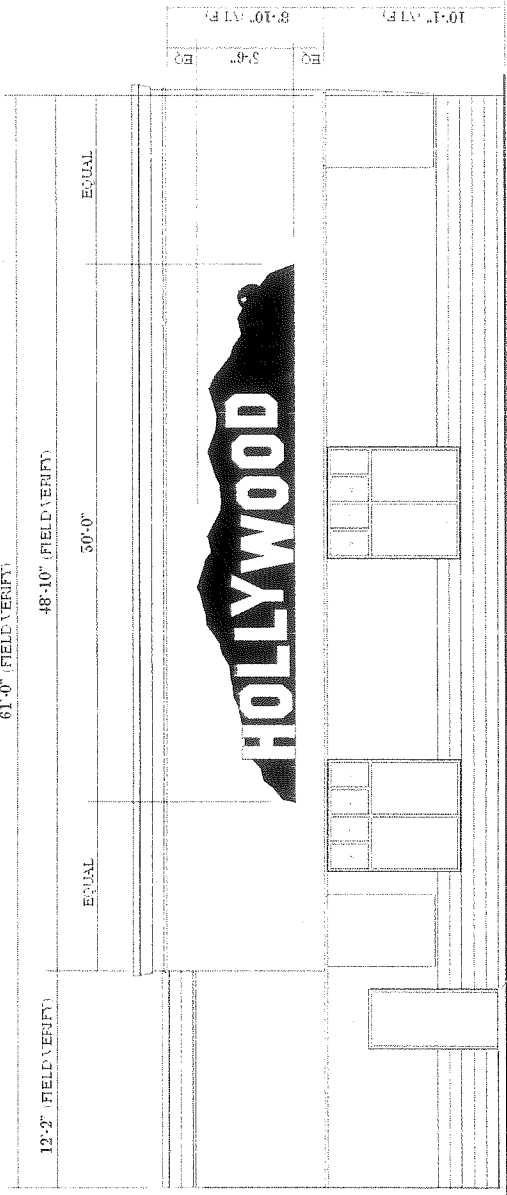
cc: George Liming, Allied Cook Construction

36" 'HOLLYWOOD', 24" 'VIDEO', TYPICAL CHANNEL STYLE LETTERS  
 'HOLLYWOOD' TO HAVE #7328 WHITE PLEXI FACE, 'VIDEO' TO HAVE  
 #2795 RED PLEXI FACE. BOTH SETS OF LETTERS TO HAVE BLACK  
 RETURNS & TRIM. BOTH SETS TO BE MOUNTED ON CENTER RACEWAYS.  
 LETTERS CENTERED OVER CUSTOM 'MOUNTAIN' BACKGROUND PID.  
 (SW P-36) W/ BLUE & RED EXPOSED NEON STRIPES TO RUN ALONG TOP



STOREFRONT ELEVATION OPTION #1  
 SCALE 3/32" = 1'-0"

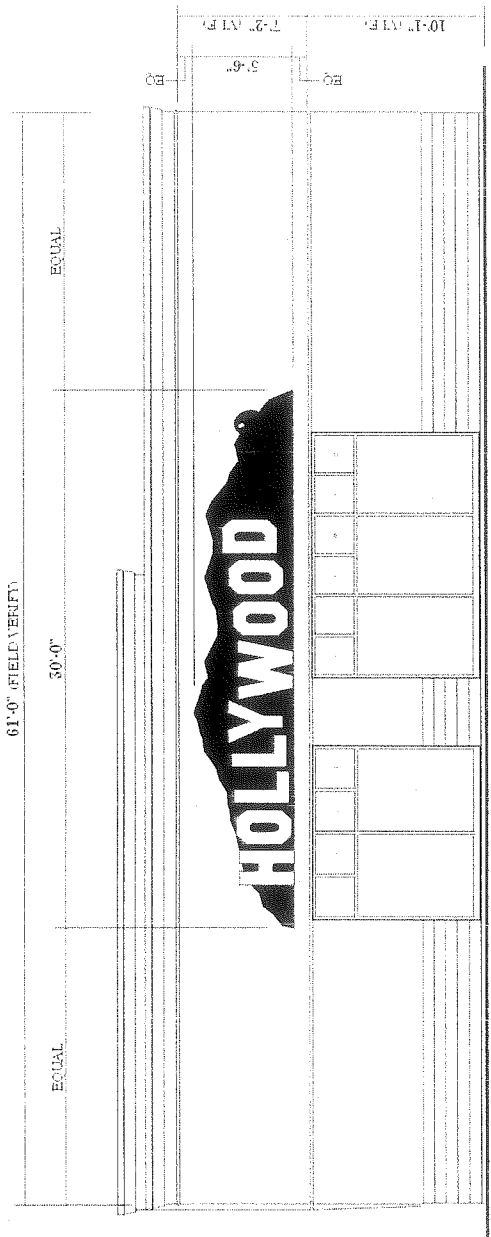
36" 'HOLLYWOOD' 18" 'VIDEO' TYPICAL CHANNEL STYLE LETTERS  
 'HOLLYWOOD' TO HAVE #7328 WHITE PLEXI FACE, 'VIDEO' TO HAVE  
 #2793 RED PLEXI FACE. BOTH SETS OF LETTERS TO HAVE BLACK  
 RETURNS & TRIM. BOTH SETS TO BE MOUNTED ON CENTER RACEWAYS.  
 LETTERS MOUNTED ON 1/8" ALUM 'MOUNTAIN' PANEL PAINTED (SW P-36)  
 W/ BLUE & RED EXPOSED NEON STRIPES RUNNING ALONG TOP OF PANEL.  
 PANEL TO BE SET OFF WALL W/ SPECIAL ALUM. SPACER RACEWAY W/  
 ANGLE IRON FRAME. PANEL TO BE BACKLIT W/ WHITE NEON TUBING.



LEFT SIDE ELEVATION  
 SCALE 1/8" = 1'-0"



56" 'HOLLYWOOD' 18" 'VIDEO' TYPICAL CHANNEL STYLE LETTERS  
 'HOLLYWOOD' TO HAVE #7328 WHITE PLEXI FACE, 'VIDEO' TO HAVE  
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 PANEL TO BE SET OFF WALL W/ SPECIAL ALUM. SPACER RACEWAY W/  
 ANGLE IRON FRAME. PANEL TO BE BACKLIT W/ WHITE NEON TUBING.

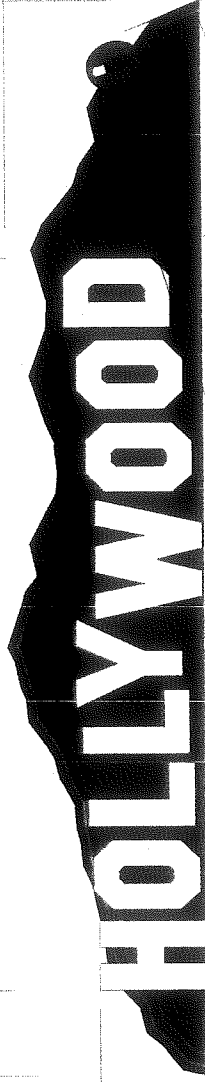


**RIGHT SIDE ELEVATION**  
 SCALE 1/8" = 1'-0"

56" HOLLYWOOD 18" VIDEO TYPICAL CHANNEL STYLE LETTERS  
'HOLLYWOOD' TO HAVE #7328 WHITE PLEXI FACE, 'VIDEO' TO HAVE  
#2793 RED PLEXI FACE. BOTH SETS OF LETTERS TO HAVE BLACK  
RETURNS & TRIM. BOTH SETS TO BE MOUNTED ON CENTER RACEWAYS.  
LETTERS MOUNTED ON 1/8" ALUM 'MOUNTAIN' PANEL PAINTED (SW P-36)  
W/ BLUE & RED EXPOSED NEON STRIPES RUNNING ALONG TOP OF PANEL.

50'-0" 'MOUNTAIN' BKGRD.

20'-5 1/4" 'HOLLYWOOD'



**SIDE SIGN ELEVATIONS**

SCALE : 1/4" = 1'-0"

ALLOWABLE Sqft: 120.0 Sqft.

ACTUAL Sqft: 120.0 Sqft.

ACTUAL SIGN AREA = 120.0 S. F.  
(SIGN AREA CALCULATED WITH  
THE USE OF AUTOCAD 12 VERSION)

36" 'HOLLYWOOD', 24" 'VIDEO', TYPICAL CHANNEL STYLE LETTERS  
 'HOLLYWOOD' TO HAVE #7328 WHITE PLEXI FACE, 'VIDEO' TO HAVE  
 #2793 RED PLEXI FACE. BOTH SETS OF LETTERS TO HAVE BLACK  
 RETURNS & TRIM. BOTH SETS TO BE MOUNTED ON CENTER RACEWAYS.  
 LETTERS CENTERED OVER CUSTOM 'MOUNTAIN' BACKGROUND PTD.  
 (SW P-56) W/ BLUE & RED EXPOSED NEON STRIPES TO RUN ALONG TOP

45'-0" 'MOUNTAIN BKGRD.

11'-4"

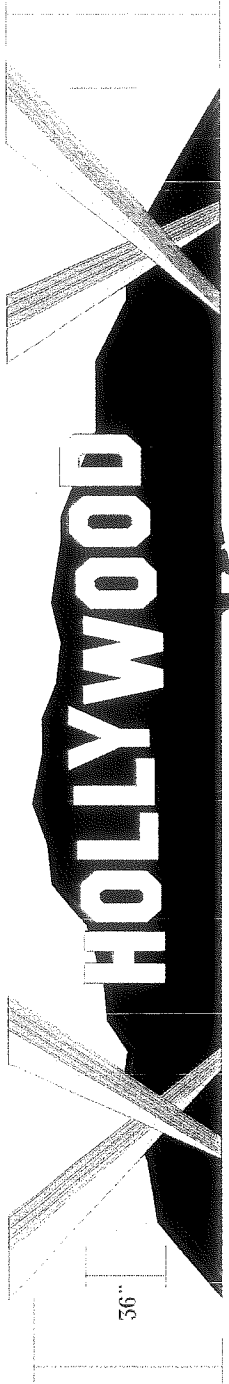
20'-5 1/4" 'HOLLYWOOD'

11'-5"

7'-1 1/2"

56"

8'-0"



**FRONT SIGN ELEVATION**

SCALE: 3/16" = 1'

ALLOWABLE Sqft: 220.0 Sqft.  
 ACTUAL Sqft: 260.84 Sqft.



ACTUAL SIGN AREA = 260.84 S. F.  
 (SIGN AREA CALCULATED WITH  
 THE USE OF AUTOCAD 12 VERSION)

**From:** Rick Knowland  
**To:** port-web:driley@[sebagotechnics.com]  
**Date:** Fri, Jan 2, 2004 9:36 AM  
**Subject:** Re: RE: Hollywood Video

Dan, at our staff meeting meeting on December 31, we looked at the revised site plan for Holywood Video. Below are updated staff comments from that meeting.

1. We re-looked at the question of a stormwater quality unit in the parking lot. Why don't you install a catchbasin in the parking lot along with a water quality unit?
2. I've reviewed the revised building elevations but I don't see how it meets sec. 14-526(26)(c) of the site plan ordinance. Without a real pedestrian entrance and an appropriate building design facade along Preble Street, the design as submitted I believe does not meet this standard in that the building is not fully oriented to the street and an entrance is not oriented to the street. Would suggest that the Preble St. side of the building be revised accordingly. That is not to say that you couldn't have two entrances, one on Preble Street and one by the parking lot but the plan as presently drawn doesn't meet the standard. Only the planning board can modify this standard sec. 14-526(26)(e).
3. A reminder that the size and type of exterior signage needs to be shown on the facade drawings as well as any lighting related to the signage. Info on free standing signs needs to be submitted.
4. Submit copies of the the various easements.
5. Survey. The site plan that I received does not have the land surveyors stamp on it.
6. The dumpster in the alley should be appropriatelky screened.

>>> Dan Riley <driley@sebagotechnics.com> 12/22 12:54 PM >>>  
Thanks Rick,

How many copies of our re-submittal package would you like? I will send a copy directly to Steve Bushey.

Dan

Daniel L. Riley, P.E.  
Sebago Technics, Inc.  
1 Chabot Street  
Westbrook, ME 04098  
(207) 856-0277 ph  
(207) 856-2206 fax  
[driley@sebagotechnics.com](mailto:driley@sebagotechnics.com)

-----Original Message-----

**From:** Rick Knowland [<mailto:RWK@portlandmaine.gov>]  
**Sent:** Friday, December 19, 2003 11:12 AM  
**To:** [driley@sebagotechnics.com](mailto:driley@sebagotechnics.com)  
**Subject:** Hollywood Video

Dan, at Wednesday's staff meeting we looked at the Hollywood Video site plan again. Here are additional staff comments.

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.

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.

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

**From:** "Steve Bushey" <SBushey@DelucaHoffman.com>  
**To:** "Rick Knowland (E-mail)" <RWK@ci.portland.me.us>  
**Date:** Tue, Dec 30, 2003 12:07 PM  
**Subject:** Hollywood Video-Site plan review

Rick,

I have reviewed the latest plans prepared by Sebago Technics for the Hollywood video store off Preble and Hanover and find that my earlier comments have been substantially addressed. On that basis it appears that the project meets the City's technical standards for stormwater and erosion control and that the development proposal can be reviewed for Final Approval. If you have any questions regarding my review please call.

Happy New Year !!

Stephen Bushey, P.E.  
Senior Engineer  
DeLuca-Hoffman Associates, Inc.  
Tel. 207-775-1121  
Fax 207-879-0896  
sbushey@delucahoffman.com

**From:** "Tom Errico" <terrico@wilbursmith.com>  
**To:** "Rick Knowland" <rwk@ci.portland.me.us>  
**Date:** Mon, Dec 29, 2003 3:48 PM  
**Subject:** Hollywood Video

Rick--

I have reviewed the Traffic Letter prepared by Jack Murphy, P.E. dated December 18, 2003 and the Responses To Review Comments dated December 22, 2003 prepared by Sebago Technics and offer the following comments.

- 1.. I concur with Jack Murphy's trip generation estimate and his conclusion that the proposed project will generate less than 100 trips per hour and therefore will not require a Traffic Movement Permit.
  - 2.. I agree that stop signs and a "No Left Turn" sign should be added to the plans.
  - 3.. I agree with the comment that consolidation of access points between the proposed Hollywood Video project and the adjacent Gorham Savings Bank will provide improved traffic conditions and therefore should be considered. A shared parking arrangement seems to make sense.
- Please contact me if you have any questions.

Thomas A. Errico, P.E.  
Senior Transportation Engineer  
Wilbur Smith Associates  
59 Middle Street  
Portland, Maine 04101  
(207) 871-1785  
(207) 871-5825 fax

**CC:** "Katherine Earley" <KAS@ci.portland.me.us>

**From:** "Steve Bushey" <SBushey@DelucaHoffman.com>  
**To:** "Rick Knowland (E-mail)" <RWK@ci.portland.me.us>  
**Date:** Tue, Dec 30, 2003 12:07 PM  
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Senior Engineer  
DeLuca-Hoffman Associates, Inc.  
Tel. 207-775-1121  
Fax 207-879-0896  
sbushey@delucahoffman.com



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**To:** port-web:driley@[sebagotechnics.com]  
**Date:** Fri, Jan 2, 2004 9:36 AM  
**Subject:** Re: RE: Hollywood Video

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4. Submit copies of the the various easements.
5. Survey. The site plan that I received does not have the land surveyors stamp on it.
6. The dumpster in the alley should be appropriatelky screened.

>>> Dan Riley <driley@sebagotechnics.com> 12/22 12:54 PM >>>  
Thanks Rick,

How many copies of our re-submittal package would you like? I will send a copy directly to Steve Bushey.

Dan

Daniel L. Riley, P.E.  
Sebago Technics, Inc.  
1 Chabot Street  
Westbrook, ME 04098  
(207) 856-0277 ph  
(207) 856-2206 fax  
[driley@sebagotechnics.com](mailto:driley@sebagotechnics.com)

-----Original Message-----

From: Rick Knowland [<mailto:RWK@portlandmaine.gov>]  
Sent: Friday, December 19, 2003 11:12 AM  
To: [driley@sebagotechnics.com](mailto:driley@sebagotechnics.com)  
Subject: Hollywood Video

Dan, at Wednesday's staff meeting we looked at the Hollywood Video site plan again. Here are additional staff comments.

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.

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

**From:** Rick Knowland  
**To:** port-web:driley@[sebagotechnics.com]  
**Date:** Fri, Dec 12, 2003 4:21 PM  
**Subject:** Re: RE: RE: RE: Hollywood Video Site Plan Review

Dan, Here are updated comments on the proposed Hollywood Video in the vicinity of 160 Preble Street. You have previously received comments from Steve Bushey.

1. Submit a copy of the stamped boundary survey.
2. Indicate all the utilities that will serve the building.
3. Access to the employee parking area crosses another property. Document your right (easement?) to cross that other property.
4. Show the location of the existing dumpster that you will be using. We may require that it be screened.
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.
6. Infill with more plant material, the landscape strip between your parking lot and Gorham Savings.
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 of the photometrics seem high.
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.
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).
10. Incorporate site plan notes on the plan. These will be faxed to you.
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.

These are the staff comments to date. We have our weekly staff review meeting on Wednesday so we will look at the the site plan again at that time. I will be out on Monday but will be back on Tuesday. Should you have any questions on this email please call me.

>>> Dan Riley <driley@sebagotechnics.com> 12/11 9:24 AM >>>

Thanks Rick,

Please let me know if I can do anything to help move this along.

Daniel L. Riley, P.E.  
Sebago Technics, Inc.  
1 Chabot Street  
Westbrook, ME 04098  
(207) 856-0277 ph  
(207) 856-2206 fax  
[driley@sebagotechnics.com](mailto:driley@sebagotechnics.com)

-----Original Message-----

From: Rick Knowland [<mailto:RWK@portlandmaine.gov>]  
Sent: Thursday, December 11, 2003 9:04 AM  
To: [driley@sebagotechnics.com](mailto:driley@sebagotechnics.com)  
Cc: [SH@portlandmaine.gov](mailto:SH@portlandmaine.gov)  
Subject: Re: RE: RE: Hollywood Video Site Plan Review

Dan, I have been out straight for several weeks. I have a planning board packet item that I need to address this week. I would anticipate getting you more comments on Monday. Thanks for being patient but I haven't had much choice in the matter.

>>> Dan Riley <[driley@sebagotechnics.com](mailto:driley@sebagotechnics.com)> 12/10 4:23 PM >>>  
Hi Rick,

I was just checking on the status of the staff comments on the Hollywood Video project. I have some traffic information that I am ready to present to Tom Erico and we have revised the plans to address Steve Bushey's comments so, as soon as we have staff comments we can re-submit.

Please let me know if there is anything I can do to facilitate moving this project along. Thanks,

Dan

-----Original Message-----

From: Rick Knowland [<mailto:RWK@portlandmaine.gov>]  
Sent: Friday, December 05, 2003 9:09 AM  
To: [driley@sebagotechnics.com](mailto:driley@sebagotechnics.com)  
Subject: Fwd: RE: Hollywood Video Site Plan Review

Dan, comments from Steve Bushey. Other staff comments will follow.

**CC:** Sarah Hopkins

**From:** Rick Knowland  
**To:** port-web:driley@[sebagotechnics.com]  
**Date:** Thu, Dec 11, 2003 9:27 AM  
**Subject:** Re: RE: RE: RE: Hollywood Video Site Plan Review

Dan, I would get the traffic info to Tom E. asap.

>>> Dan Riley <driley@sebagotechnics.com> 12/11 9:24 AM >>>  
Thanks Rick,

Please let me know if I can do anything to help move this along.

Daniel L. Riley, P.E.  
Sebago Technics, Inc.  
1 Chabot Street  
Westbrook, ME 04098  
(207) 856-0277 ph  
(207) 856-2206 fax  
[driley@sebagotechnics.com](mailto:driley@sebagotechnics.com)

-----Original Message-----

**From:** Rick Knowland [<mailto:RWK@portlandmaine.gov>]  
**Sent:** Thursday, December 11, 2003 9:04 AM  
**To:** [driley@sebagotechnics.com](mailto:driley@sebagotechnics.com)  
**Cc:** [SH@portlandmaine.gov](mailto:SH@portlandmaine.gov)  
**Subject:** Re: RE: RE: Hollywood Video Site Plan Review

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**Sent:** Friday, December 05, 2003 9:09 AM  
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**Subject:** Fwd: RE: Hollywood Video Site Plan Review

Dan, comments from Steve Bushey. Other staff comments will follow.

**City of Portland  
Department of Planning and Development  
Planning Division**

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



**FAX**

---

To: DAN RILGY

Company: \_\_\_\_\_

Fax #: 856-2201

Date: 12-19-03

From: RICK KNOWLAND

You should receive 3 page(s) including this cover sheet.

---

Comments: SEE ATTACHED NOTES FOR THE HOLLYWOOD VIDEO SITE PLAN.

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



FAX

---

To: DAN RILEY

Company: JEBAGO TECHNIC

Fax #: 856-2206

Date: 11-13-03

From: RICK KNOWLAND

You should receive 3 page(s) including this cover sheet.

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Comments:

DAN - SIGN INFO RELATED TO HOLLYWOOD VIDEO.

Table 2.8 Sign Regulations by Zone

**Downtown Business (B-3), Urban Commercial (B-5), Waterfront Central (WC) and Waterfront Special Use (WSU) Zones**

\* Signs located on individual landmark properties or within historic districts, P.A.D. overlay districts or P.A.D. encouragement areas shall, in addition to the provisions herein, be subject to article IX of this Code or the downtown urban design guidelines, as applicable. Where the design guidelines are more restrictive than these regulations, the design guidelines shall supercede the otherwise applicable dimensional standards.

\* Freestanding signs shall be allowed only if the front facade of the building (or individual tenant's/tenant's frontage in the case of a multi-tenant building) is set back a distance of at least 20 feet from either of the front facades of the abutting buildings (or other tenants' frontage in the same multi-tenant building).

Freestanding Signs \* See restrictions on Penn. Sub 2

	Single & Multi-tenant Buildings
Area	16 sq. ft.
Height	6 ft.
Minimum Setback	5 ft.
# Freestanding signs per lot	1 per abutting street

**Building Signs**

	Single Tenant Buildings	Multi-Tenant Buildings	
		Bldg. ID Sign and/or Upper Floor Tenant Signs	Ind. Ground Floor Tenant Signs
Maximum cumulative permitted area of all building signs	na	na	na
Sq. ft. per linear ft. of bldg. facade on which sign will be placed	2 sq. ft.	na	2 sq. ft. per ft. of tenant's building frontage
Maximum % of wall area on which sign(s) is(are) to be placed	na	5%	na
# bldg. signs permitted per lot	1 per facade + 1	1 per facade + 1 per tenant	1 per tenant (a)

(a) If individual tenant fronts on more than one street, one additional building sign is permitted for each additional frontage.



- (a) To allow for the orderly advertisement and identification of goods and services by public and private establishments in the city;
- (b) To enhance public awareness of and access to goods, services and attractions by promoting visual order and clarity on city streets;
- (c) To promote traffic safety by controlling the location, design and placement of signs on city streets; and
- (d) To protect property values by ensuring the appropriate location, size, number and use of signs in neighborhoods and business districts.

(Ord. No. 252-94, § 2, 4-4-94)

#### Sec. 14-366.5. Applicability.

A sign may be erected, placed, established, painted, created or maintained in the city only in conformance with the standards, procedures, exemptions and other requirements of this division.

~~All signage of a commercial nature, whether or not exempt from the receipt of a permit hereunder, shall be removed within thirty (30) days from the earlier of: vacancy of the advertised space by the applicable owner and/or tenant, or the cessation of the commercial enterprise so advertised.~~ This subsection shall not apply to signs which have acquired historic significance, such as painted wall signs, as so determined by the Historic Preservation Program Manager. The owner of the building and/or any tenant advertising through the use of such signage each shall be responsible for adhering to this requirement.

(Ord. No. 252-94, § 2, 4-4-94; Ord. No. 187-02/03, 4-7-03)

#### Sec. 14-367. Definitions.

For the purposes of this division, the following definitions shall apply, in addition to the provisions of section 14-47:

*Animated sign:* Any sign that uses movement or change of lighting to depict action or create a special effect or scene.

*Awning sign:* Any sign that is a part of or attached to an awning, canopy or other fabric, plastic or structural protecting cover over a door, entrance, window, storefront or outdoor service area or any internally illuminated awning sign. A marquee shall not be considered an awning.

*Banner:* Any sign of lightweight fabric or similar material that is permanently mounted to a pole or a building by a permanent frame at one (1) or more edges. National, state and municipal flags or the official flag of any institution or business shall not be considered banners.

*Beacon:* Any light with one (1) or more beams directed into the

# 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: <b>160 Preble Street</b>		Zone: B-5
Total Square Footage of Proposed Structure <b>6,500 s.f.</b>		Square Footage of Lot <b>21,086 s.f.</b>
Tax Assessor's Chart, Block & Lot Chart#                      Block#                      Lot# <b>34                              K                              1</b>	Property owner, mailing address: <b>Unique Properties LLC PO Box two Portland, ME 04112</b>	Telephone: <b>(207) 775-3000</b>
Consultant/Agent, mailing address, phone & contact person <b>Daniel L. Riley Sebago Technics, Inc. 1 Chabot Street, Westbrook, ME 04098</b>	Applicant name, mailing address, telephone #/Fax#/Pager#: <b>Unique Properties, LLC Ross Furman, Principal</b>	Project name: <b>Hollywood Video 160 Preble Street</b>
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots _____ \$25.00 per lot \$ _____ <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot _____ <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other _____ <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00  Major Development _____ \$500.00                      Minor Development <input checked="" type="checkbox"/> \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00		
Who billing will be sent to: <b>Unique Properties, LLC</b> Mailing address: <b>P.O. Box two</b> State and Zip: <b>Portland, ME 04112</b> Contact person: <b>Ross Furman</b> Phone: <b>(207) 775-3000</b>		

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)

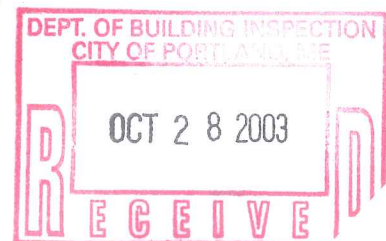
### ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

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](http://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: <i>Daniel L. Riley (AGENT)</i>	Date: <i>10/27/03</i>
--	-----------------------

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





# CITY OF PORTLAND, MAINE

## Department of Building Inspections

Dec 28 20 03

Received from

Allied Cook

Location of Work

160 Pearl St

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ 400.00

Building (I1) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2)

Other None

CBL: 34 4001

Check #: 021 217

Total Collected \$ 400.00

# THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

*May 6*

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
DRC 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. B5

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

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

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

**DRC Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions  
See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets  
Attached

Condition Compliance \_\_\_\_\_  
signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

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

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

**DH****DeLUCA-HOFFMAN ASSOCIATES, INC.**  
**Consulting Engineers**778 Main Street  
Suite 8  
South Portland, Maine 04106  
TEL. 207 775 1121  
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

## MEMORANDUM

**DATE:** December 3, 2003

**TO:** Sarah Hopkins, Portland Planning Authority

**FROM:** Stephen R. Bushey, P.E.

**SUBJECT:** Hollywood Video Site Plan Application  
Plan Review Comments #1

DeLuca-Hoffman Associates, Inc. has reviewed the submission materials prepared by Sebago Technics dated Oct. 27, 2003 and offers the following comments:

1. The property deed makes reference to several easements crossing the development site. These easements should be identified on the Site plan.  
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.  
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.  
The Site Plan did not identify the location of an exterior dumpster. It may be that none is necessary.  
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.  
I trust that the Planning Authority has reviewed the layout as is 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 Site plan contains parking for 30 vehicles. The drainage plan relies on a sheet flow regime for stormwater runoff. Runoff will enter into the City's drainage systems on Hanover and Preble Streets. No onsite measures for stormwater collection or 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.

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 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 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.

Based on this review it is our opinion that the plans are satisfactorily complete and acceptable for approval assuming that our comments are addressed as part of the Final Approval Drawings.

SRB/jn1350.10/I:/hollywoodvideo12-03-03

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



FAX

---

To: DAN RILGY

Company: \_\_\_\_\_

Fax #: 856-2206

Date: 12-5-04

From: RICK KNOWLAND

You should receive 3 page(s) including this cover sheet.

---

Comments: DAN - COMMENTS FROM STOVE BUNGEY

## HOLLYWOOD VIDEO

✓ match up sidewalk and curb with Gorham Savings Bldg

✓ document your right to use the alley way for parking

✓ fill with more landscaping

✓ lighting values seem high show catalog cut of lighting fixture mounting heights

site plan notes

label building materials and signs on a building facade

site plan statements

✓ submit a <sup>copy of</sup> stamped boundary survey

✓ show the location of the existing dumpster If it's not screened <sup>we</sup> may require that it be so

water quality unit

✓ where are the utilities that will serve the building

is there curbing by the employee parking - pedestrian <sup>safety</sup>

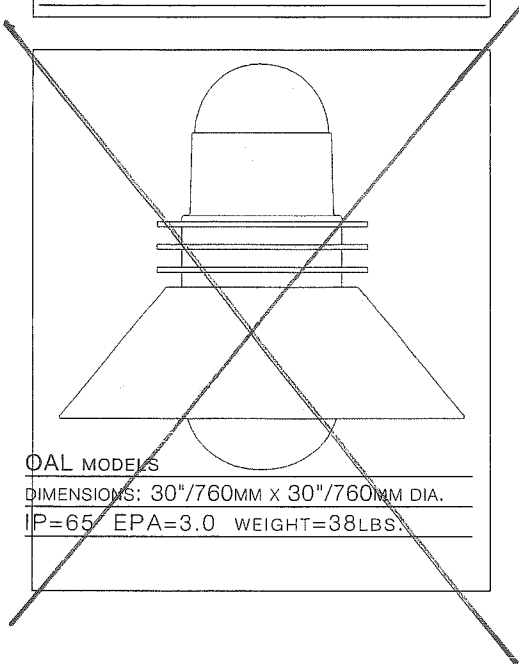
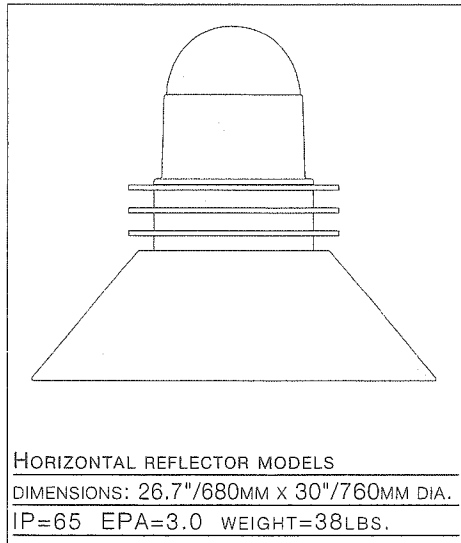


driveway apron Preble St.

parking space next to Preble St.

more infill landscaping between them and Gordon  
Square.

10 ft wide concrete sidewalk



**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 mold-ed 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.  
All 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.  
All 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 copper shade
  - 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

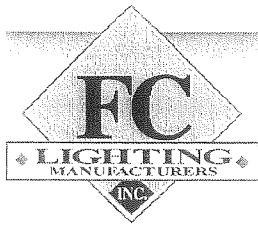
JOB NAME:

SOLD TO PO #

Approvals

**ARCHITECTURAL AREA LIGHTING**

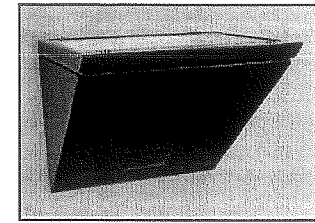
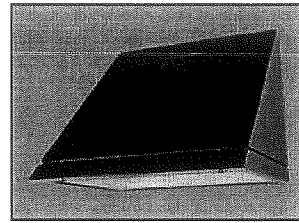
14249 Artesia Blvd / La Mirada, CA 90638  
714 994.2700 / fax 714 994.0522 / www.aal.net  
Ref:UCLSRANG\_H.pdf copyright 2003, design patented



**FCW Series**

**EXTERIOR ARCHITECTURAL WALL MOUNT**

**DIE CAST ALUMINUM  
EXTERIOR  
ARCHITECTURAL  
WALL MOUNT**



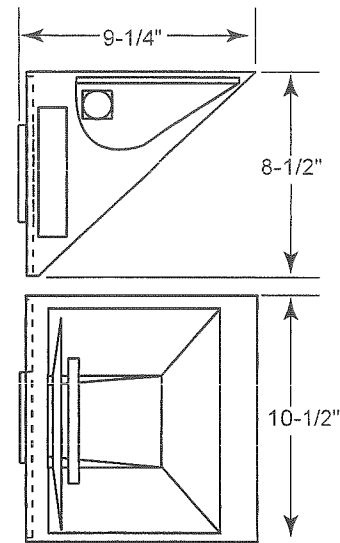
**CATALOG NUMBER**

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

\* Remote ballast (may require long range ignitor)  
 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 60101-4944 www.fclighting.com  
 Phone: (630) 889-8100 Fax: (630) 889-8106 Toll Free (888) FCLIGHT  
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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.

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

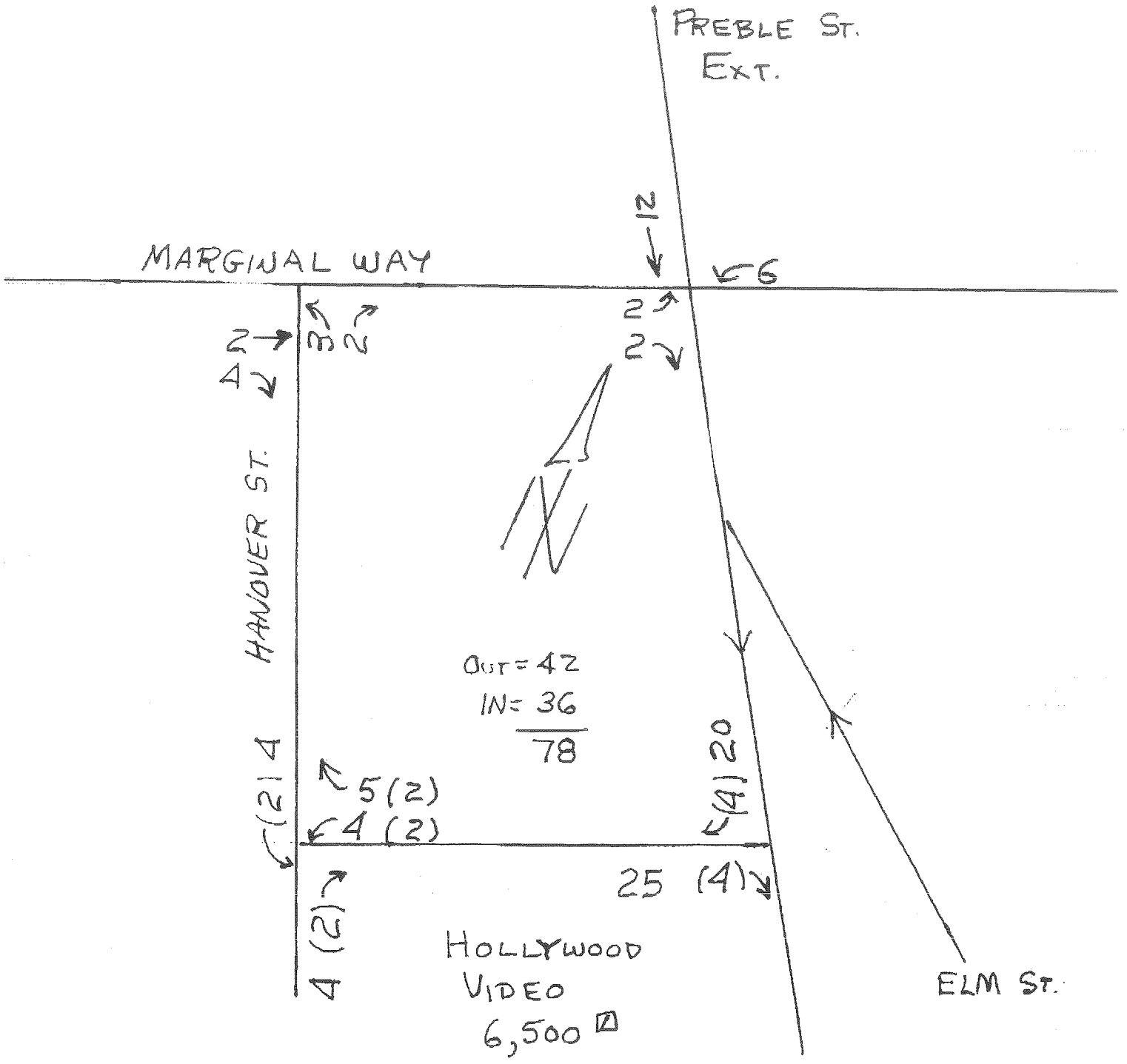
Re: Hollywood Video site, Preble Street/Hanover Street, Portland  
trip generation/distribution

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

ITE TRIP DISTRIBUTION PM PEAK HR.



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

*John J. Murphy*  
 12/19/03

Department of Planning & Development  
Lee D. Urban, Director



Division Directors  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

## CITY OF PORTLAND

Richard St. Marie  
Hollywood Video  
6 Landmark Square 4<sup>th</sup> Floor  
Stamford, CT 06901

Re: Hollywood Video, 160 Preble Street; 2003-0233; CBL 034-K-001

Dear Mr. St. Marie,


This letter is to confirm that the Portland Planning Authority has reviewed and approved certain revisions to the building façade elevation for the Hollywood Video Store located at 160 Preble Street. The approval is subject to the following conditions:

1. That the Preble Street doorway shall be functional and open as a customer entrance for ingress and egress.
2. That the uplighting shall be removed from the plan and that the lighting specifications on the remaining light fixtures on the building shall be submitted for Planning Staff review and approval.

The approved Preble Street building façade plan is attached.

This letter is not intended to approve any site plan revisions to the plan. Should you have any questions on this letter, please contact Richard Knowland, Senior Planner, City of Portland Planning Division, (207) 874-8725.

Sincerely,

  
Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager  
Richard Knowland, Senior Planner  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Karen Dunfey, Inspections  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Assessor's Office

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:\PLAN\DEV\REV\WPREBLE160\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

**From:** Rick Knowland  
**To:** Eric Labelle  
**Date:** Tue, Feb 10, 2004 8:54 AM  
**Subject:** Hollywood Video

Eric, In the packet of revised material for Hollywood Video dated 1-20-04 from Sebago Technics there was a description of a sidewalk easement for Hanover St. and Preble St. Has anyone had the chance to review that? Penny will review the actual language of the easement but she needed Public Works assistance in reviewing the physical description. Thanks.

**CC:** Anthony Lombardo

**From:** Eric Labelle  
**To:** Rick Knowland  
**Date:** Tue, Mar 9, 2004 10:46 AM  
**Subject:** Re: Hollywood Video easements

We have reviewed the easement and everything looks ok.  
Eric

Eric J. Labelle, P.E.  
City Engineer  
55 Portland Street  
Portland, ME 04101  
(207)874-8850

>>> Rick Knowland 3/9/2004 10:11:51 AM >>>

Eric, any luck in having the proposed sidewalk easements reviewed for Hollywood Video (Hanover St. and Preble St.)? Thanks.

**From:** Anthony Lombardo  
**To:** Eric Labelle; Rick Knowland  
**Date:** Fri, Feb 6, 2004 9:38 AM  
**Subject:** Re: Hollywood Video

Yes it does.

>>> Rick Knowland 2/5/2004 3:51:30 PM >>>

Tony, Thanks. Does this review include the new catch basin in the parking lot and related grading changes?

>>> Anthony Lombardo 02/05 2:28 PM >>>

Gentlemen,

I have reviewed the detail and specifications for the "stormwater treatment" unit specified by the applicant's engineer. This is an acceptable unit and design.



**CITY OF PORTLAND**

17 February 2004

Mr. Daniel L. Riley, P.E.,  
Senior Project Manager,  
Sebago Technics, Incorporated,  
P.O. Box 1339,  
Westbrook, Maine 04098-1339

**RE: The Capacity to Handle Wastewater Flows from 160 Preble Street,  
Site of a Proposed "Hollywood Video" Rental Store.**

Dear Mr. Riley:

The existing thirty-six inch diameter brick sewer pipe, located in Preble Street, has **adequate capacity to transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have **adequate capacity to treat** the anticipated increased wastewater flows of **99 GPD**, from your proposed redevelopment project.

<b>Anticipated Wastewater Flows from the Proposed Redevelopment:</b>	
5 Proposed Employees @ 15 GPD/Employee	= 75 GPD
24 Proposed Parking Spaces @ 1 GPD/Parking Space	= <u>24 GPD</u>
<b>Total Proposed Increase in Wastewater Flows for this Project</b>	<b>= 99 GPD</b>

The City combined sewer overflow (C.S.O.) abatement consent agreement (with the U.S.E.P.A., and with the Maine D.E.P.) requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects.

If The City can be of further assistance, please call 874-8832.

Sincerely,  
**CITY OF PORTLAND**  
*Frank Brancely*  
Frank J Brancely, B.A., M.A.  
Senior Engineering Technician

FJB

- cc: Alexander Q. Jaegerman, Director, Planning Division, Department of Planning, and Urban Development, City of Portland  
 ✓ Richard Knowland, Senior Planner, Department of Planning, and Urban Development, City of Portland  
 Eric Labelle, P.E., City Engineer, City of Portland  
 Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland  
 Anthony W. Lombardo, P.E., Project Engineer, City of Portland  
 Stephen K. Harris, Assistant Engineer, City of Portland  
 Desk file



January 20, 2004  
03021

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

**Hollywood Video - Response to Staff Comments**

Dear Rick:

We are writing to address the final staff review comments that we have received concerning the Minor Site Plan Application for the proposed Hollywood Video site at 160 Preble Street. We are responding specifically to comments received by telephone and an e-mail confirmation from you on January 14, 2004. We are also addressing outstanding items indicated in your e-mail of January 2, 2004. We have attached a site plan set and a revised architectural elevation plan, which address the comments received.

We are hopeful that the information included in this submittal addresses all of the remaining site plan and architectural comments received to date. We understand that there are still outstanding issues related to the building signage plan and associated lighting.

We request that the City staff consider granting a site plan approval for the project with the condition that a signage plan (including the required sign lighting specifications) which meets the requirements of the Zoning Ordinance be submitted. We are hopeful that this will allow the redevelopment of the site and renovation of the building to proceed while the sign issues are addressed as part of the site's sign permit application.

The following are specific responses to the remaining staff comments. These are listed by item reference included in the review comments provided. The text of the comment is included for reference, followed by our response.

**Staff Review Comments Received via E-mail on January 14, 2004:**

1. *Preble St. Facade...The doorway should be the same size and have the same features (including the side glass) as the parking lot doorway. An additional window should be added to the right of the doorway. The windows should be appropriately spaced along the facade. I assume the doorway will be functional and open to the public?*

Attached are revised architectural plans reflecting the revised Preble Street façade. The façade has been revised as requested by adding a customer entrance doorway with the same features as the parking lot entrance. A window has been added to the right of the doorway as requested. The windows are of the same design as those located on the front façade of the building.

The two windows have been located to balance the appearance of the façade. Please note that the spacing of the windows has been revised from our previous submittal. The internal floor plan of the building includes a utility service closet for existing services at the right front corner of the building (the right hand end of the Preble Street façade). As it is impractical to relocate the utility service locations, the new window has been located as far to the right as possible without interfering with the utility closet. The window to the left of the door has been located to balance the appearance of the façade.

As we discussed by telephone, we have also revised the layout of the sidewalk and landscaping on the Preble Street side of the building to improve pedestrian access to that entrance. The revisions include a new sidewalk layout, revised landscaping, and relocation of the timber guardrails protecting the sidewalk from the parking spaces on the Preble Street side of the building.

2. *Signs...Marge Schmuckal (Zoning Administrator) has indicated that the proposed signs do not meet the zoning ordinance requirements. The proposed signs exceed the size requirements of the zoning ordinance. The sign plan reviewed by Marge was the material attached to your letter of January 13, 2003 to me.*

As we have discussed by telephone, we have forwarded the City's comments regarding signage to the building tenant's sign design firm. The building tenant is currently revising the sign design based on the City's review comments. The tenant will prepare a sign permit application required for developments in the B-5 Zone and will contact Ms. Schmuckal directly with any specific questions regarding the Sign Ordinance. The revised signage plan will include:

- Removal of the "up lights"
- Submittal of technical specifications for the "down light" fixtures. The proposed fixtures will be shielded such that the light source is not visible and will be directed toward the sign to minimize light impact on the overall site lighting plan.
- The revised signage plan will be shown on the final, approved building façade plan.

Based on our previous conversations, we understand that once all outstanding site and building façade issues are resolved, the City staff is willing to provide a site plan approval for the project with the conditions related to an approved signage plan. We are hopeful that any remaining sign issues can be addressed through the site's sign permit application.



*The "up lights" for the parking lot side facade should be removed from the plan. Up lighting is not acceptable. Please submit the technical specs for the "down light" fixtures proposed near the sign. Are these light fixtures shielded downward so the light source will not be visible? Does this affect the earlier submitted photometric plan?*

The "up lights" have been removed as requested. The type, wattage and location of the proposed "down light" fixtures is dependent on the final design of the building sign and has not been determined at this time. Any light fixtures proposed will be directed at the sign and shielded such that the affect on the site lighting plan will be limited to light reflected from the sign/building façade and will not have a significant affect on the overall site lighting.

*When the sign plans are submitted they should reflect the facade changes discussed on the Preble Street facade.*

Noted.

3. *Other than the catch basin and water quality unit issue, I know of no other issue remaining on the site plan.*

We have revised the grading plan to include a catch basin to collect runoff from the parking area and direct it to a 4-foot diameter Hydro International (HIL) Downstream Defender stormwater treatment unit. A detail has been added to the plans reflecting the design of the required treatment unit. The unit has been sized in accordance with the Maine Department of Environmental Protection criteria to provide 60% total suspended solids (TSS) removal efficiency.

Attached are printouts of the hydrologic analysis conducted to determine the peak rate of runoff for the parking lot watershed tributary to the treatment unit. The results of the analysis are summarized below.

<b>Table 1 - Stormwater Runoff Summary Table</b>						
<b>Study Point</b>	<b>Total Watershed Area (S.F)</b>	<b>Avg. Weighted Curve No. (Cn)</b>	<b>Peak Rates of Runoff (cfs)</b>			
			<b>1-Year</b>	<b>2-Year</b>	<b>10-year</b>	<b>25-Year</b>
			<b>2.5" Rainfall</b>	<b>3.0" Rainfall</b>	<b>4.7" Rainfall</b>	<b>5.5" Rainfall</b>
CB1	8,750	98	0.5	0.6	0.9	1.1

As indicated above, the water quality treatment design flow rate for the stormwater unit (peak flow during a 1-year storm event) is 0.5 cfs. This flow rate is well below the 1.3 cfs maximum flow rate that the MDEP allows for a 4-foot diameter unit providing 60% TSS removal efficiency.

Outstanding items from Staff Comments Dated January 2, 2004:

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. *Submit copies of the various easements.*

Attached are metes and bounds descriptions of the proposed sidewalk easements along Preble Street and Hanover Street

We are hopeful that this information addresses all of the remaining site and architectural comments received to date. We request that the City staff consider granting a site plan approval for the project with the condition that a signage plan (including the required sign lighting specifications) which meets the requirements of the Zoning Ordinance be submitted. We further request that any remaining sign issues be addressed as part of the site's sign permit application, allowing the site improvements and building renovations to proceed.

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 to construction of the site.

Sincerely,

SEBAGO TECHNICS, INC.



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

DLR:dlr/jc

Enc.

cc: George Liming, Allied/Cook Construction

03021

### **Easement Adjacent to Hanover Street**

A certain 1-foot wide easement adjacent to Hanover Street, so called, in the City of Portland, County of Cumberland, State of Maine being depicted on a plan of land titled "Site Plan of Hollywood Video", dated through December 23, 2003 by Sebago Technics, Inc., said easement area being more particularly bounded and described as follows:

Beginning at a capped 5/8-inch rebar set in the northeasterly line of said Hanover Street at the southwesterly corner of land now or formerly of Roswell Y. Furman as described in a deed recorded at the Cumberland County Registry of Deeds in Book 10090, Page 62;

Thence N 23°-56'-02" W, by and along said Hanover Street, a distance of 142.18 feet to a capped 5/8-inch rebar set in the northeasterly line of said Hanover Street at the southwesterly corner of land of the Grantor, being the southeasterly corner of land currently occupied Gorham Savings Bank;

Thence N 62°-55'-28" E, by and along said land occupied by Gorham Savings Bank, a distance of 1.00 foot to a point;

Thence S 23°-56'-02" E, passing through land of the Grantor, a distance of 142.24 feet to a point in the northerly line of said Furman;

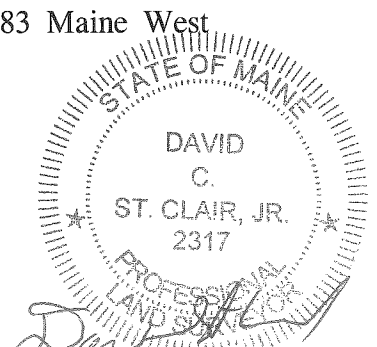
Thence S 66°-24'-41" W, by and along said land of Furman, a distance of 1.00 foot to the point of beginning.

Meaning and intending to describe a certain 1-foot wide easement area being parallel to and 1 foot northeasterly of the northeasterly line of said Hanover Street containing 142 square feet, more or less, being depicted on a plan of land titled "Site Plan of Hollywood Video", dated through December 23, 2003 by Sebago Technics, Inc.

The above described easement being a portion of the premises described in a deed to Unique Properties, LLC, dated December 21, 2000 and recorded in Book 15917, Page 34.

The bearings referenced herein are based upon Grid North NAD 1983 Maine West Zone.

DCS:dcs/jc  
January 19, 2004



03021

**Easement Adjacent to  
Preble Street**

A certain easement along Preble Street, so called, in the City of Portland, County of Cumberland, State of Maine being depicted on a plan of land titled "Site Plan of Hollywood Video", dated through December 23, 2003 by Sebago Technics, Inc., said easement area being more particularly bounded and described as follows:

Beginning at a capped 5/8-inch rebar set in the southwesterly line of said Preble Street at the southeasterly corner of land now or formerly of Roswell Y. Furman, Jr. as described in a deed recorded at the Cumberland County Registry of Deeds in Book 13028, Page 30, being land currently occupied by Gorham Savings Bank;

Thence S 40°-14'-38" E, by and along said Preble Street, a distance of 81.34 feet to a point;

Thence N 45°-12'-49" W, passing through land of the Grantor, a distance of 83.34 feet to a capped 5/8-inch rebar set in the southerly line of said Furman;

Thence N 62°-55'-28" E, by and along said land of Furman, a distance of 7.41 feet to the point of beginning.

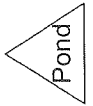
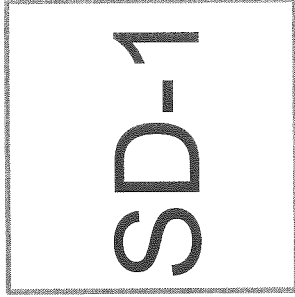
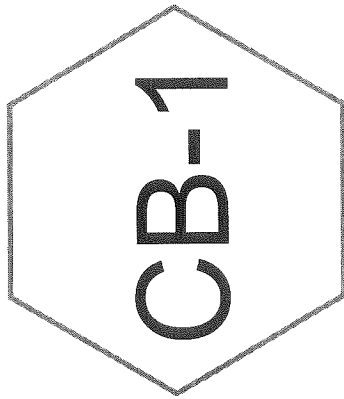
Meaning and intending to describe a certain easement area adjacent to said Preble Street containing 294 square feet, more or less, being depicted on a plan of land titled "Site Plan of Hollywood Video", dated through December 23, 2003 by Sebago Technics, Inc.

The above described easement being a portion of the premises described in a deed to Unique Properties, LLC, dated December 21, 2000, recorded in Book 15917, Page 34.

The bearings referenced herein are based upon Grid North NAD 1983 Maine West Zone.

DCS:dcs/jc  
January 19, 2004





**Drainage Diagram for 03021PRE**

Prepared by {enter your company name here}

1/20/2004

HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

03021PRE

Type III 24-hr Rainfall=2.50"

Prepared by {enter your company name here}

Page 1

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1/20/2004

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=2.50"

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment CB-1: (new node)**

Tc=5.0 min CN=98 Area=8,750 sf Runoff= 0.49 cfs 0.036 af

**Reach SD-1: (new node)**

Inflow= 0.49 cfs 0.036 af  
Length= 52.0' Max Vel= 5.1 fps Capacity= 7.15 cfs Outflow= 0.48 cfs 0.036 af

**Runoff Area = 0.201 ac Volume = 0.036 af Average Depth = 2.13"**

**Subcatchment CB-1: (new node)**

Runoff = 0.49 cfs @ 12.07 hrs, Volume= 0.036 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr Rainfall=2.50"

Area (sf)	CN	Description
8,750	98	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Reach SD-1: (new node)**

Inflow = 0.49 cfs @ 12.07 hrs, Volume= 0.036 af  
 Outflow = 0.48 cfs @ 12.08 hrs, Volume= 0.036 af, Atten= 2%, Lag= 0.4 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Max. Velocity= 5.1 fps, Min. Travel Time= 0.2 min  
 Avg. Velocity = 1.9 fps, Avg. Travel Time= 0.4 min

Peak Depth= 0.18'  
 Capacity at bank full= 7.15 cfs  
 Inlet Invert= 5.30', Outlet Invert= 3.80'  
 12.0" Diameter Pipe n= 0.011 Length= 52.0' Slope= 0.0288 '/'

03021PRE

Type III 24-hr Rainfall=3.00"

Prepared by {enter your company name here}

Page 1

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1/20/2004

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=3.00"

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment CB-1: (new node)**

Tc=5.0 min CN=98 Area=8,750 sf Runoff= 0.59 cfs 0.043 af

**Reach SD-1: (new node)**

Inflow= 0.59 cfs 0.043 af  
Length= 52.0' Max Vel= 5.4 fps Capacity= 7.15 cfs Outflow= 0.58 cfs 0.043 af

**Runoff Area = 0.201 ac Volume = 0.043 af Average Depth = 2.59"**



**Subcatchment CB-1: (new node)**

Runoff = 0.59 cfs @ 12.07 hrs, Volume= 0.043 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr Rainfall=3.00"

Area (sf)	CN	Description
8,750	98	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Reach SD-1: (new node)**

Inflow = 0.59 cfs @ 12.07 hrs, Volume= 0.043 af  
 Outflow = 0.58 cfs @ 12.08 hrs, Volume= 0.043 af, Atten= 1%, Lag= 0.3 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Max. Velocity= 5.4 fps, Min. Travel Time= 0.2 min  
 Avg. Velocity = 2.1 fps, Avg. Travel Time= 0.4 min

Peak Depth= 0.19'  
 Capacity at bank full= 7.15 cfs  
 Inlet Invert= 5.30', Outlet Invert= 3.80'  
 12.0" Diameter Pipe n= 0.011 Length= 52.0' Slope= 0.0288 '/'

03021PRE

Type III 24-hr Rainfall=4.70"

Prepared by {enter your company name here}

Page 1

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1/20/2004

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=4.70"

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment CB-1: (new node)**

Tc=5.0 min CN=98 Area=8,750 sf Runoff= 0.93 cfs 0.069 af

**Reach SD-1: (new node)**

Inflow= 0.93 cfs 0.069 af  
Length= 52.0' Max Vel= 6.2 fps Capacity= 7.15 cfs Outflow= 0.92 cfs 0.069 af

**Runoff Area = 0.201 ac Volume = 0.069 af Average Depth = 4.15"**

**Subcatchment CB-1: (new node)**

Runoff = 0.93 cfs @ 12.07 hrs, Volume= 0.069 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr Rainfall=4.70"

Area (sf)	CN	Description
8,750	98	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Reach SD-1: (new node)**

Inflow = 0.93 cfs @ 12.07 hrs, Volume= 0.069 af  
Outflow = 0.92 cfs @ 12.08 hrs, Volume= 0.069 af, Atten= 1%, Lag= 0.3 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Max. Velocity= 6.2 fps, Min. Travel Time= 0.1 min  
Avg. Velocity = 2.4 fps, Avg. Travel Time= 0.4 min

Peak Depth= 0.24'  
Capacity at bank full= 7.15 cfs  
Inlet Invert= 5.30', Outlet Invert= 3.80'  
12.0" Diameter Pipe n= 0.011 Length= 52.0' Slope= 0.0288 '/'

03021PRE

Type III 24-hr Rainfall=5.50"

Prepared by {enter your company name here}

Page 1

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1/20/2004

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=5.50"

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment CB-1: (new node)**

Tc=5.0 min CN=98 Area=8,750 sf Runoff= 1.09 cfs 0.082 af

**Reach SD-1: (new node)**

Inflow= 1.09 cfs 0.082 af  
Length= 52.0' Max Vel= 6.5 fps Capacity= 7.15 cfs Outflow= 1.08 cfs 0.082 af

**Runoff Area = 0.201 ac Volume = 0.082 af Average Depth = 4.87"**

**Subcatchment CB-1: (new node)**

Runoff = 1.09 cfs @ 12.07 hrs, Volume= 0.082 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr Rainfall=5.50"

Area (sf)	CN	Description
8,750	98	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Reach SD-1: (new node)**

Inflow = 1.09 cfs @ 12.07 hrs, Volume= 0.082 af  
 Outflow = 1.08 cfs @ 12.07 hrs, Volume= 0.082 af, Atten= 1%, Lag= 0.3 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Max. Velocity= 6.5 fps, Min. Travel Time= 0.1 min  
 Avg. Velocity = 2.5 fps, Avg. Travel Time= 0.3 min

Peak Depth= 0.26'  
 Capacity at bank full= 7.15 cfs  
 Inlet Invert= 5.30', Outlet Invert= 3.80'  
 12.0" Diameter Pipe n= 0.011 Length= 52.0' Slope= 0.0288 '/'



STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

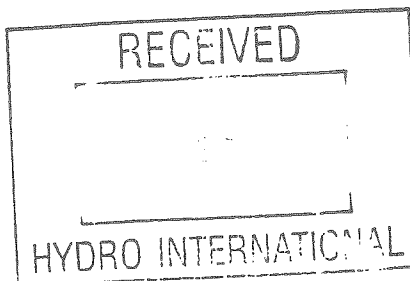
ANGUS S. KING, JR.

GOVERNOR

August 5, 2002

Pam Deahl  
Hydro International  
94 Hutchins Drive  
Portland, ME 04102

MARTHA KIRKPATRICK  
COMMISSIONER



Dear Ms. Deahl,

The purpose of this letter is to inform you that, in accordance with the Laboratory Testing Protocol for Manufactured Treatment Systems and based on the results of the confirmation test for removal of OK-110 grade silica sand performed on July 12, 2002 and described in the attached report, the Downstream Defender stormwater treatment device with an aspect ratio of 0.5 is approved for a total suspended solids (TSS) removal rating of 60%, provided that the device is sized such that the projected one year peak flow from the device's drainage area does not exceed the flow indicated by the following formula:

$$Q_{typf} = 583 (D/4)^{2.5}$$

Where:

$Q_{typf}$  = the projected one year peak flow from the device's drainage area and  
D = the diameter in feet of the device's treatment chamber

This scaling factor is based on Froude's Law and on the fact that a 4 ft diameter Downstream Defender has been shown to provide at least 80 % removal of OK-110 grade silica sand at a flow of 583 gpm (see attached report). Solutions of this formula for a variety of Downstream Defender diameters are given in the following table.

Diameter of treatment chamber (ft)	Maximum 1 year peak flow (gpm//cfs)
2	103//0.23
4	583//1.30
6	1607//3.58
8	3297//7.35
10	5761//12.85
12	9088//20.27

If you have any questions regarding this letter or the attached report, please feel free to call Jeff Dennis at 207-287-7847.

Sincerely,

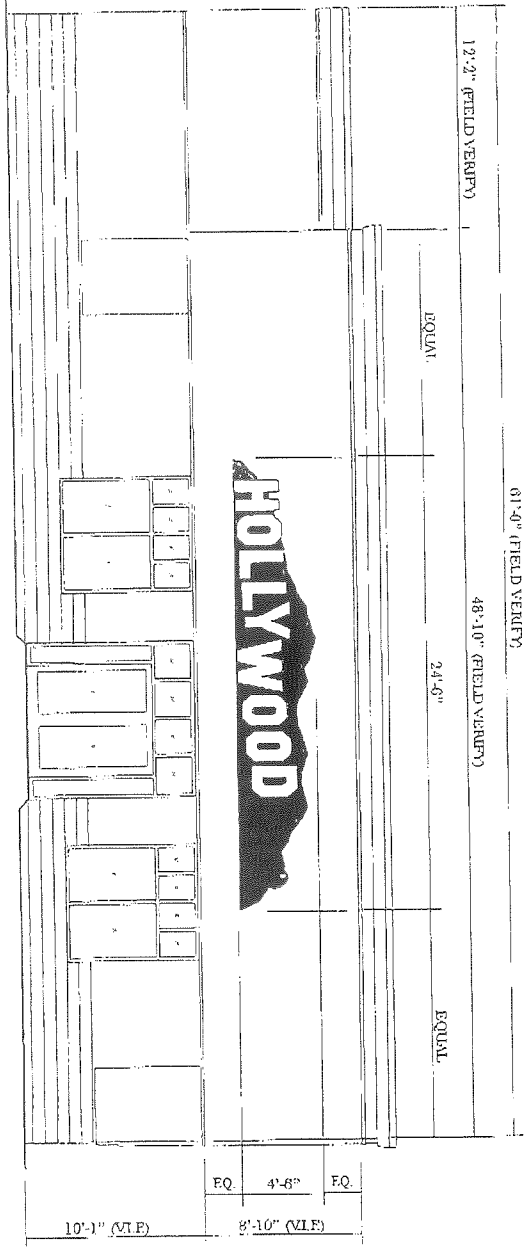
Donald T. Witherill

AUGUSTA Division of Watershed Management  
17 STATE HOUSE STATION BANGOR  
AUGUSTA, MAINE 04333-0017 106 HOGAN ROAD  
(207) 287-7688 BANGOR, MAINE 04401  
RAY BLDG., HOSPITAL ST. (207) 941-4570 FAX: (207) 941-4584

PORTLAND  
312 CANCO ROAD  
PORTLAND, MAINE 04103  
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE  
1235 CENTRAL DRIVE, SKYWAY PARK  
PRESQUE ISLE, MAINE 04769-2094  
(207) 764-0477 FAX: (207) 764-1507

30" 'HOLLYWOOD' 15" 'VIDEO' TYPICAL CHANNEL STYLE LETTERS 'HOLLYWOOD' TO HAVE #7328 WHITE PLEXI FACE, 'VIDEO' TO HAVE #2793 RED PLEXI FACE. BOTH SETS OF LETTERS TO HAVE BLACK RETURNS & TRIM, BOTH SETS TO BE MOUNTED ON CENTER RACEWAYS. LETTERS MOUNTED ON 1/8" ALUM 'MOUNTAIN' PANEL PAINTED (SW P-36) W/ BLUE & RED EXPOSED NEON STRIPES RUNNING ALONG TOP OF PANEL. PANEL TO BE SET OFF WALL W/ SPECIAL ALUM. SPACER RACEWAY W/ ANGLE IRON FRAME. PANEL TO BE BACKLIT W/ WHITE NEON TUBING.

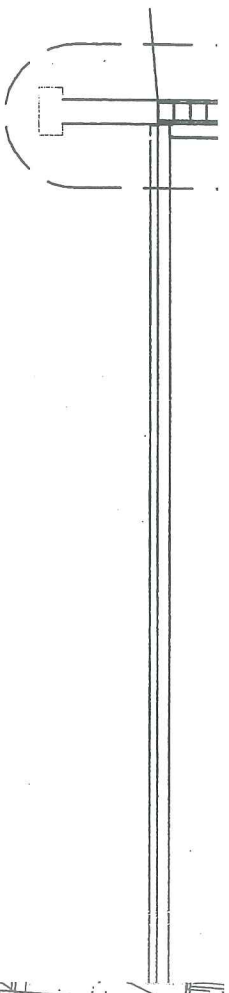


LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"  
 ALLOWABLE SIGN AREA = 120 S. F.  
 ACTUAL SIGN AREA = 110.25 S. F. (43' x 24.5')

HOLLYWOOD VIDEO  
 PORTLAND, ME.

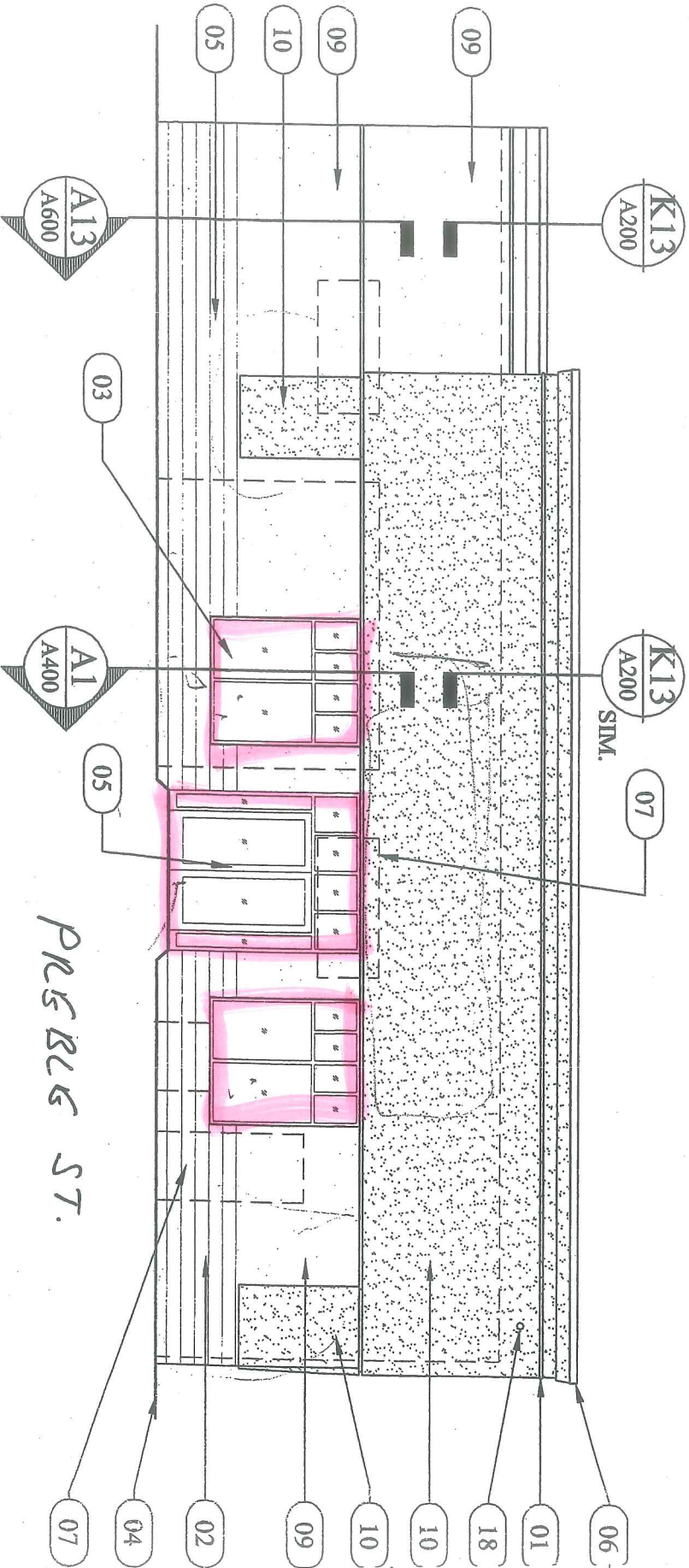
REV # 1	DATE: 1/11/2004	BY: KF	DRW DATE	S.D. #2
REV # 2	DATE: 2/9/2004	BY: KF	12-30-2003	OPTION #1
REV # 3	DATE: 2/11/2004	BY: KF		
REV # 4	DATE: 3/16/2004	BY: KF	SALESMAN	DRAWN BY
REV # 5	DATE: 3/22/2004	BY: KF	AF	K. F.



M4

# SOUTH EXTERIOR ELEVATION

1/8" = 1'-0"

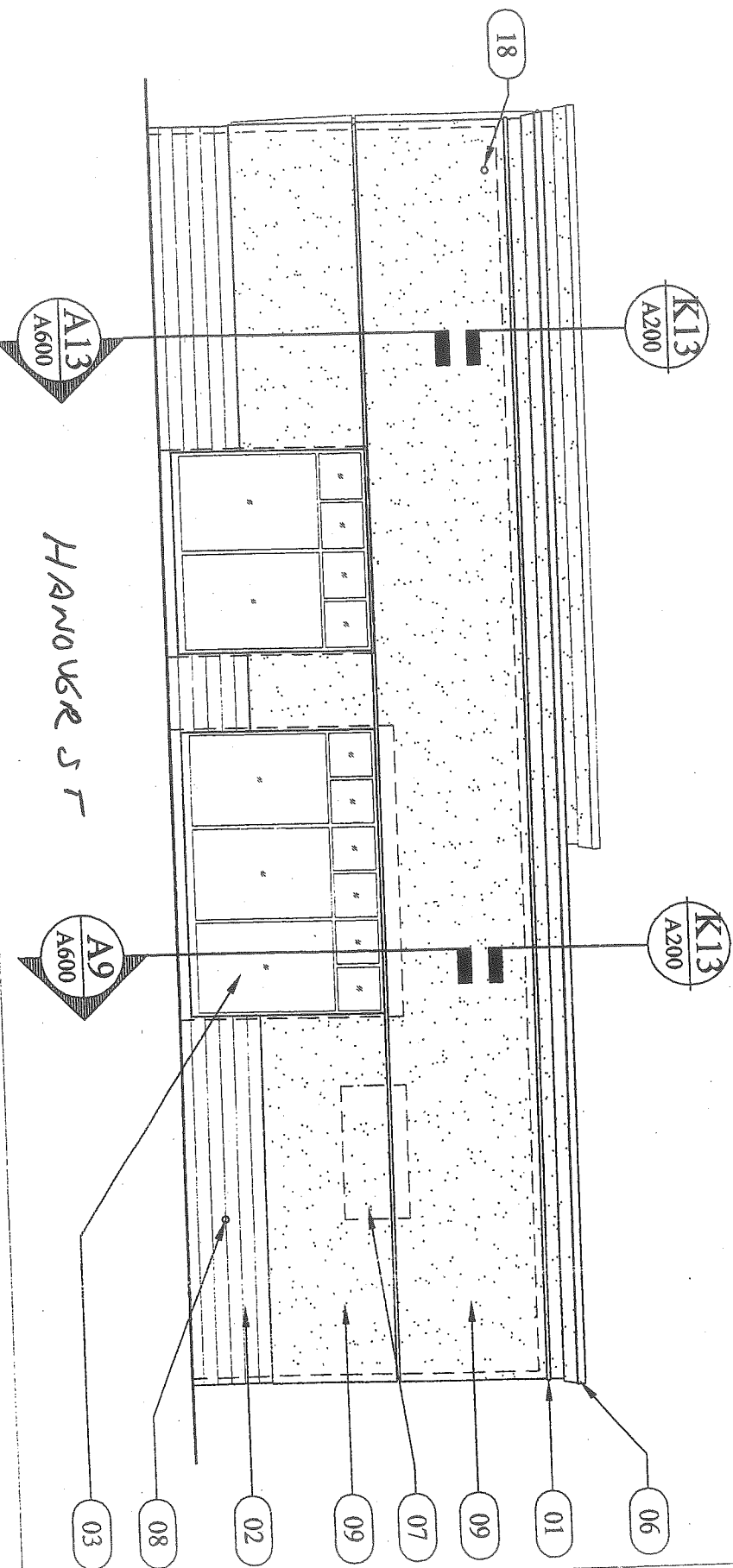
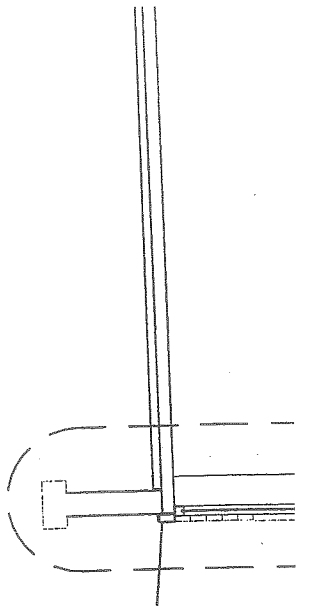


H4

# NORTH EXTERIOR ELEVATION

1/8" = 1'-0"





H11 SOUTH EXTERIOR ELEVATION

HAMOURE ST

A13  
A600

A9  
A600

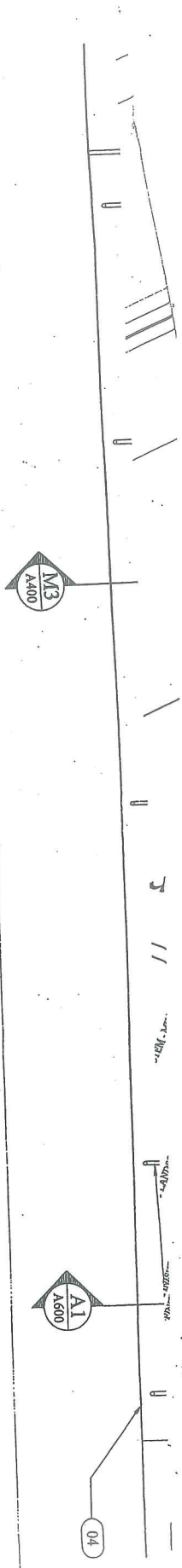
K13  
A200

K13  
A200

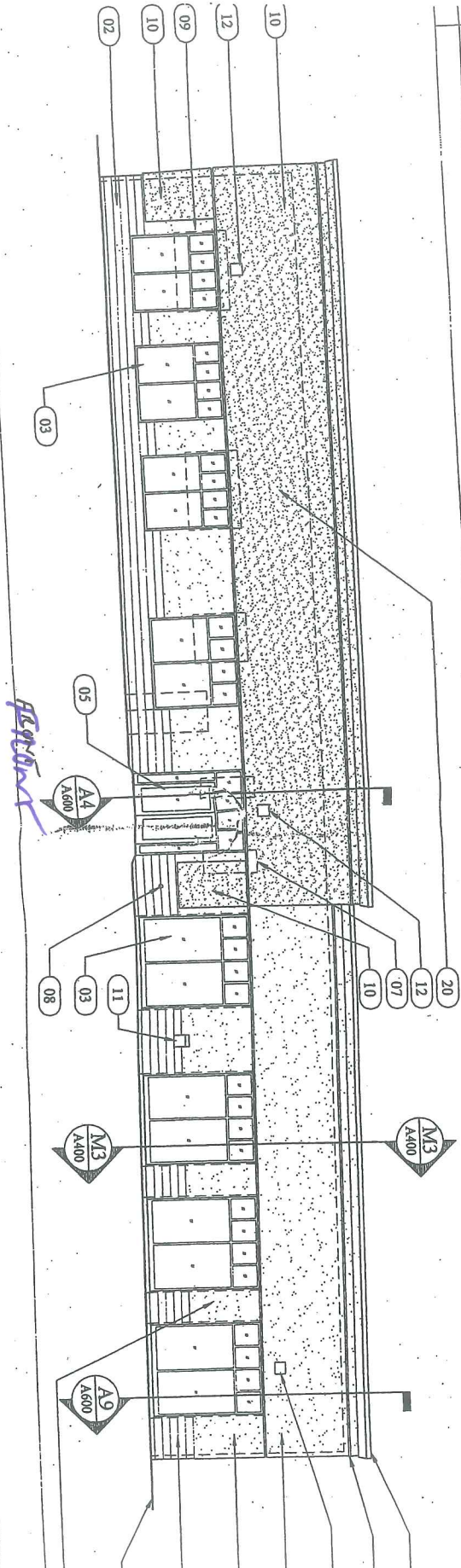
- 03
- 08
- 02
- 09
- 07
- 09
- 01
- 06

18

EAST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



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

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

**Approval Conditions of Planning**

- 1 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.

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 CAD/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.

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 Works 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

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.
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O:\PLAN\DEVREVWPREBLE160\APPROVALLETTER2-29-04.DOC

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

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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.)
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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



**BANKNORTH, N.A.**  
ONE PORTLAND SQUARE  
PO BOX 9540  
PORTLAND, ME 04112

**COMMERCIAL SERVICES**  
**FAX: (207) 761-8660**

TO FAX #: 756-8258

NAME: Lee Urban

COMPANY / DEPT.: **City of Portland**

FROM: Normajeane Huntley for Roswell Y. Furman

DATE: March 16, 2004

# OF PAGES (INCLUDING COVER PAGE)

**FOR QUESTIONS OR CONCERNS REGARDING THIS FAX, PLEASE  
CONTACT Normajeane Huntley AT 207-828-7545.**

COMMENTS: Letter of Credit.



SITE PLAN/SUBDIVISION  
PERFORMANCE GUARANTEE  
LETTER OF CREDIT  
72006

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

tel. 800-462-3666  
207-761-8500

March 16, 2004

Lee D. Urban  
Planning and Development Department Director  
Planning Division  
City of Portland, 4<sup>th</sup> Floor  
389 Congress Street  
Portland, Maine 04101

Re: Application of **Unique Properties, LLC** for **Granite Curbing, Sidewalks and other renovation at 160 Preble Street and Hanover, Street, Portland, Maine.**

Banknorth, N.A. hereby issues its Irrevocable Letter of Credit for the account of **Unique Properties, LLC**, as developer, (hereinafter referred to as "Developer"), in the name of the City of Portland, in the aggregate amount of **One Hundred Twelve Thousand Four Hundred Nineteen and 00/100 Dollars (\$112,419.00)**. These funds represent the estimated cost of installing site improvements as depicted on the **site plan application number #2003-0233 for Hollywood Video**, approved on **January 30, 2004** and as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65.

This Irrevocable Letter of Credit is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development.

The City, through its Director of Planning and Development and in his sole discretion, may draw on this Letter of Credit by presentation of a sight draft and the original Letter of Credit and all amendments thereto, at Banknorth, N.A. offices located at **Commercial Loan Administration Manager, P.O. Box 9540, One Portland Square, Portland, Maine 04112-9540**, stating that:

1. the Developer has failed to satisfactorily complete by **April 16, 2005** the work on the improvements contained within the **site plan approval, dated January 30, 2004**; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to post the ten percent (10%) Defect Guarantee required by Portland Code of Ordinances Chapter 14 §§501 and 525; or

4. the Developer has failed to notify the City for inspections.

In the event of the Banknorth, N.A. dishonor of the City of Portland's sight draft, the Banknorth, N.A. shall inform the City of Portland in writing of the reason or reasons thereof within three (3) working days of the dishonor.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize the Banknorth, N.A., by written certification, to reduce the available amount of the Letter of Credit by a specified amount.

It is a condition of this Letter of Credit that it is deemed to be automatically extended without amendment for period(s) of one year each from the current expiration date hereof, or any future expiration date, unless within sixty (60) days prior to any expiration, the Banknorth, N.A. notifies the City by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Portland, Maine 04101) that the Banknorth, N.A. elects not to consider this Letter of Credit renewed for any such additional period.

In the event of such notice, the City, in its sole discretion, may draw hereunder by presentation of a sight draft drawn on the Bank, accompanied by the original Letter of Credit and all amendments thereto, and a statement purportedly signed by the Director of Planning and Development, at Banknorth, N.A. offices located at P.O. Box 9540, One Portland Square, Portland, Maine 04112-9540 stating that:

1. this drawing results from notification that the Banknorth, N.A. has elected not to renew its Letter of Credit No. 72006; or
2. the Developer has failed to satisfactorily complete by **April 16, 2005** the work on the improvements contained within the **site plan** approval, dated **January 30, 2004**; or
3. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
4. the Developer has failed to post the ten percent (10%) Defect Guarantee required by Portland Code of Ordinances Chapter 14 §§501 and 525; or
5. the Developer has failed to notify the City for inspections.


This Letter of Credit will automatically expire upon the earlier of:

- 1. the Banknorth, N.A. receipt of written notification from the City of Portland that said work contained within the **site plan** approval and as required by Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 has been completed in accordance with the City of Portland's specifications and the Banknorth, N.A. Letter of Credit No. 72006 may be cancelled; or
- 2. the expiration date of **April 16, 2005** or any automatically extended date as specified herein.

Very truly yours,

Banknorth, N.A.

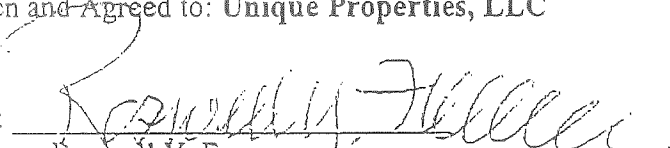
Date: March 16, 2004

By: 

Daniel P. Thornton

Its: Senior Vice President

Seen and Agreed to: **Unique Properties, LLC**

By: 

Roswell Y. Furman

Its: Authorized Signer

S.M.

Planning and Development Department  
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 2/2/04

Name of Project: HOLLYWOOD VIDEO

Address/Location: PREBLE ST. & HANOVER STREET

Developer: UNIQUE PROPERTIES, LLC

Form of Performance Guarantee: \_\_\_\_\_

Type of Development: Subdivision \_\_\_\_\_ Site Plan (Major/Minor) \_\_\_\_\_

TO BE FILLED OUT BY THE APPLICANT:

~~PUBLIC~~

PRIVATE

Item	<del>PUBLIC</del>			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road						24,148
Granite Curbing			21,705			
Sidewalks			17,244			
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs						
Other						5320
2. EARTH WORK						
Cut						5325
Fill						
3. SANITARY SEWER						
Manholes						
Piping						
Connections						
Main Line Piping						
House Sewer Service Piping						
Pump Stations						
Other						
4. WATER MAINS						
5. STORM DRAINAGE						
Manholes						
Catchbasins						1800
Piping						3000
Detention Basin						
Stormwater Quality Units						13,500
Other						

6. SITE LIGHTING

6470

7. EROSION CONTROL

Silt Fence

Check Dams

Pipe Inlet/Outlet Protection

Level Lip Spreader

Slope Stabilization

Geotextile

Hay Bale Barriers

Catch Basin Inlet Protection

1000

8. RECREATION AND OPEN SPACE AMENITIES

9. LANDSCAPING  
(Attach breakdown of plant materials, quantities, and unit costs)

14,252

10. MISCELLANEOUS (LAMPING)

2835

TOTAL:

38,949

73,470

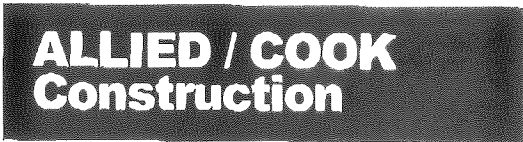
GRAND TOTAL:

112,419

INSPECTION FEE (to be filled out by the City)

#112,419 TIL  
OK 3-9-04 J.R.

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	<u>778.98</u>	<u>1,469.40</u>	<u>2,248.38</u>
or			
B: Alternative Assessment:			
Assessed by:			<u>J.R.</u>
	(name)	(name)	



# FAX

To: Jay Reynolds  
City of Portland

From: George Liming

Fax: 756-8258

Pages: 3

Phone:

Date: 3/9/2004

Re: Hollywood Video

cc: file

Portland, Maine

- Urgent
- For Review
- Please Comment
- Please Reply
- Please Recycle

Jay,

Here is the revised breakdown as we discussed. Please let me know if you need anything else at this time.

Thanks,

George Liming

**P.O. Box 1396; Portland, ME 04104**

**(207) 772-2888, FAX 885-5135**

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

August 18, 2004

Ross Furman  
Unique Properties  
P.O. Box 2  
Portland ME 04112

RE: Hollywood Video, 160 Preble Street

Dear Ross,

This letter is to confirm that you assisted in deciding the final location for the dumpster pad and enclosure for the Hollywood Video project at 160 Preble Street.

The present location of the dumpster pad falls over the property lines and within an access easement. This location is acceptable to the City, provided that you sign the letter below.

Please sign and return this letter as an acknowledgement that, as owner of both properties, you accept the location of the dumpster pad and enclosure.

Sincerely,

Jay Reynolds  
Development Review Coordinator

]

Seen and Agreed to by:

Ross Furman

8/18/04  
Date



03021

*We used the Actual*

"Easement Adjacent to  
Preble Street

*LANGUAGE etc*

A certain easement along Preble Street, so called, in the City of Portland, County of Cumberland, State of Maine being depicted on a plan of land titled "Site Plan of Hollywood Video", dated through December 23, 2003 by Sebago Technics, Inc., said easement area being more particularly bounded and described as follows:

Beginning at a capped 5/8-inch rebar set in the southwesterly line of said Preble Street at the southeasterly corner of land now or formerly of Roswell Y. Furman, Jr. as described in a deed recorded at the Cumberland County Registry of Deeds in Book 13028, Page 30, being land currently occupied by Gorham Savings Bank;

Thence S 40°-14'-38" E, by and along said Preble Street, a distance of 81.34 feet to a point;

Thence N 45°-12'-49" W, passing through land of the Grantor, a distance of 83.34 feet to a capped 5/8-inch rebar set in the southerly line of said Furman;

Thence N 62°-55'-28" E, by and along said land of Furman, a distance of 7.41 feet to the point of beginning.

Meaning and intending to describe a certain easement area adjacent to said Preble Street containing 294 square feet, more or less, being depicted on a plan of land titled "Site Plan of Hollywood Video", dated through December 23, 2003 by Sebago Technics, Inc.

The above described easement being a portion of the premises described in a deed to Unique Properties, LLC, dated December 21, 2000, recorded in Book 15917, Page 34.

The bearings referenced herein are based upon Grid North NAD 1983 Maine West Zone.

DCS:dcs/jc  
January 19, 2004



03021

### Easement Adjacent to Hanover Street

A certain 1-foot wide easement adjacent to Hanover Street, so called, in the City of Portland, County of Cumberland, State of Maine being depicted on a plan of land titled "Site Plan of Hollywood Video", dated through December 23, 2003 by Sebago Technics, Inc., said easement area being more particularly bounded and described as follows:

Beginning at a capped 5/8-inch rebar set in the northeasterly line of said Hanover Street at the southwesterly corner of land now or formerly of Roswell Y. Furman as described in a deed recorded at the Cumberland County Registry of Deeds in Book 10090, Page 62;

Thence N 23°-56'-02" W, by and along said Hanover Street, a distance of 142.18 feet to a capped 5/8-inch rebar set in the northeasterly line of said Hanover Street at the southwesterly corner of land of the Grantor, being the southeasterly corner of land currently occupied Gorham Savings Bank;

Thence N 62°-55'-28" E, by and along said land occupied by Gorham Savings Bank, a distance of 1.00 foot to a point;

Thence S 23°-56'-02" E, passing through land of the Grantor, a distance of 142.24 feet to a point in the northerly line of said Furman;

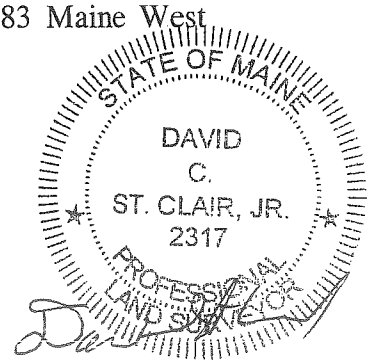
Thence S 66°-24'-41" W, by and along said land of Furman, a distance of 1.00 foot to the point of beginning.

Meaning and intending to describe a certain 1-foot wide easement area being parallel to and 1 foot northeasterly of the northeasterly line of said Hanover Street containing 142 square feet, more or less, being depicted on a plan of land titled "Site Plan of Hollywood Video", dated through December 23, 2003 by Sebago Technics, Inc.

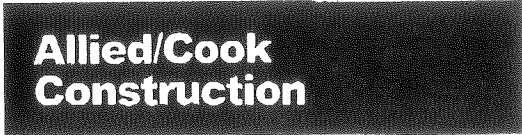
The above described easement being a portion of the premises described in a deed to Unique Properties, LLC, dated December 21, 2000 and recorded in Book 15917, Page 34.

The bearings referenced herein are based upon Grid North NAD 1983 Maine West Zone.

DCS:dcs/jc  
January 19, 2004



P.O. Box 1396 Portland, ME 04104  
Phone (207) 772-2888 Fax (207) 885-5135



# Fax

**To:** Ross Furman  
Unique Properties

**From:** John Brockington  
Project Manager

---

**Fax:** 774-6600

**Pages:** 3

---

**Phone:** 329-8400

**Date:** 8/18/2004

---

**Re:** 160 Preble Street (Hollywood Video)

**CC:** Job # 04-009 File

---

**Urgent**     **For Review**     **Please Comment**     **Please Reply**     **Please Recycle**

---

Ross –

Jay Reynolds called me this afternoon and confirmed that the enclosed "Landscape" easement is required for the Gorham Savings Bank site and will complete the documents needed to be executed with the conveyance forms discussed this morning.

This should be everything need for the City of Portland as soon as you can get them signed and registered.

Please feel free to call me if you have any questions.

Thanks,

-John

cc: Jay Reynolds      Fax #756-8258

01302

## Landscape Easement

A certain Landscape Easement situated on the southerly side of Preble Street and the northeasterly side of Hanover Street, in the City of Portland, County of Cumberland, State of Maine being over a portion of the premises depicted on a plan of land titled "Site Plan of Gorham Savings Bank" dated through December 30, 2003 by Sebago Technics, Inc., said easement area to be situated between a proposed concrete sidewalk shown on said plan and the southerly right of way line of said Preble street, said easement area being more generally bounded and described as follows:

## Preble Street Easement

Beginning at a point in the southerly right of way line of said Preble Street, said point lies S 40°-51'-01" E, 16.03 feet from a capped 5/8-inch rebar set at a point of curvature;

Thence N 58° E, passing through land of the Grantor, a distance of 2.0 feet, more or less to the southwesterly side of a proposed sidewalk as shown on said plan;

Thence generally S 42° E, by and along the southwesterly side of said proposed sidewalk and passing through said land of the Grantor, a distance of 72.0 feet to a point;

Thence S 58° W, passing through said land of the Grantor, a distance of 2.0 feet, more or less to a point in the southerly line of said Preble Street;

Thence generally northerly, turning more northeasterly on a curve to the right having a radius of 980.93 feet, a central angle of 03°-10'-56", by and along said Preble Street, an arc distance of 54.48 feet to a point of tangency;

Thence N 40°-51'-01" W, by and along said Preble Street, a distance of 17.54 feet to the point of beginning.

## Hanover Street Easement

Beginning at a capped 5/8-inch rebar set in the northerly side of said Hanover Street in the easterly line of Marginal Way as shown on said plan;

Thence S 23°-56'-02" E, by and along said Hanover Street, a distance of 127.5 feet, to a point;

Thence S 66° W, passing through land of the Grantor, a distance of 3.0 feet, more or less to the easterly side of a proposed sidewalk as shown on said plan;

Thence generally northwesterly and northerly along the easterly edge of said sidewalk to the point of beginning.

Meaning and intending to generally describe a certain Landscape Easement situated on the southerly side of Preble Street and the northeasterly side of Hanover Street for the purposes of installation, repair, maintenance and replacement of landscaping vegetation and materials.

The bearings referenced herein are based upon Grid North NAD 1983 Maine West Zone.

DCS:dcs/df  
April 1, 2004

x Rony Jellie

DATE: 8/16/04

03021

**Easement Adjacent to  
Preble Street**

A certain easement along Preble Street, so called, in the City of Portland, County of Cumberland, State of Maine being depicted on a plan of land titled "Site Plan of Hollywood Video", dated through December 23, 2003 by Sebago Technics, Inc., said easement area being more particularly bounded and described as follows:

Beginning at a capped 5/8-inch rebar set in the southwesterly line of said Preble Street at the southeasterly corner of land now or formerly of Roswell Y. Furman, Jr. as described in a deed recorded at the Cumberland County Registry of Deeds in Book 13028, Page 30, being land currently occupied by Gorham Savings Bank;

Thence S 40°-14'-38" E, by and along said Preble Street, a distance of 81.34 feet to a point;

Thence N 45°-12'-49" W, passing through land of the Grantor, a distance of 83.34 feet to a capped 5/8-inch rebar set in the southerly line of said Furman;

Thence N 62°-55'-28" E, by and along said land of Furman, a distance of 7.41 feet to the point of beginning.

Meaning and intending to describe a certain easement area adjacent to said Preble Street containing 294 square feet, more or less, being depicted on a plan of land titled "Site Plan of Hollywood Video", dated through December 23, 2003 by Sebago Technics, Inc.

The above described easement being a portion of the premises described in a deed to Unique Properties, LLC, dated December 21, 2000, recorded in Book 15917, Page 34.

The bearings referenced herein are based upon Grid North NAD 1983 Maine West Zone.

DCS:dcs/jc

January 19, 2004

x Rony Fuller  
Unique Properties LLC Sole Mgr  
DATE: 8/16/04

03021

**Easement Adjacent to  
Hanover Street**

A certain 1-foot wide easement adjacent to Hanover Street, so called, in the City of Portland, County of Cumberland, State of Maine being depicted on a plan of land titled "Site Plan of Hollywood Video", dated through December 23, 2003 by Sebago Technics, Inc., said easement area being more particularly bounded and described as follows:

Beginning at a capped 5/8-inch rebar set in the northeasterly line of said Hanover Street at the southwesterly corner of land now or formerly of Roswell Y. Furman as described in a deed recorded at the Cumberland County Registry of Deeds in Book 10090, Page 62;

Thence N 23°-56'-02" W, by and along said Hanover Street, a distance of 142.18 feet to a capped 5/8-inch rebar set in the northeasterly line of said Hanover Street at the southwesterly corner of land of the Grantor, being the southeasterly corner of land currently occupied Gorham Savings Bank;

Thence N 62°-55'-28" E, by and along said land occupied by Gorham Savings Bank, a distance of 1.00 foot to a point;

Thence S 23°-56'-02" E, passing through land of the Grantor, a distance of 142.24 feet to a point in the northerly line of said Furman;

Thence S 66°-24'-41" W, by and along said land of Furman, a distance of 1.00 foot to the point of beginning.

Meaning and intending to describe a certain 1-foot wide easement area being parallel to and 1 foot northeasterly of the northeasterly line of said Hanover Street containing 142 square feet, more or less, being depicted on a plan of land titled "Site Plan of Hollywood Video", dated through December 23, 2003 by Sebago Technics, Inc.

The above described easement being a portion of the premises described in a deed to Unique Properties, LLC, dated December 21, 2000 and recorded in Book 15917, Page 34.

The bearings referenced herein are based upon Grid North NAD 1983 Maine West Zone.

DCS:dcs/jc  
January 19, 2004

x Randy J. Jelliffe  
Unique Properties LLC Sole Man.  
DATE: 8/16/04

The bearings referenced herein are based upon Grid North NAD 1983 Maine West Zone.

DCS:dcs/df  
April 1, 2004

x Romy Jelle

DATE: 8/16/04



01302

Traffic Signal Box  
Easement Description

A certain easement situated on the westerly side of Preble Street, in the City of Portland, County of Cumberland, State of Maine, being over a portion of the premises depicted on a plan of land titled "Site Plan of Gorham Savings Bank" dated through December 30, 2003 by Sebago Technics, Inc., said easement area being more particularly bounded and described as follows:

Beginning at a capped 5/8-inch rebar set in the westerly side of said Preble Street at a point of curvature as shown on said plan;

Thence S 49°-08'-59" W, passing through land of the Grantor, a distance of 2.00 feet to a point;

Thence N 40°-51'-01" W, passing through said land of the Grantor, a distance of 12.17 feet to a point in the westerly side of said Preble Street;

Thence generally southeasterly, turning more southerly on a curve to the right having a radius of 38.00 feet, a central angle of 18°-40'-18" on a chord bearing and distance of S 50°-11'-10" E, 12.33 feet, by and along said Preble Street, an arc distance of 12.38 feet to the point of beginning.

Meaning and intending to describe a certain Traffic Signal Box easement containing 16 square feet, more or less being over a portion of the premises depicted on a plan of land titled " Site Plan of Gorham Savings Bank" dated through December 30, 2003 by Sebago Technics, Inc.

The bearings referenced herein are based upon Grid North NAD 1983 Maine West Zone.

DCS:dcs/df  
April 1, 2004

x Rony Fullum

DATE: 8/16/04

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

**INDEMNITY AGREEMENT**

\_\_\_\_\_, a Maine corporation with a place of business at \_\_\_\_\_, \_\_\_\_\_ (City), County of \_\_\_\_\_ and State of Maine, its successors and assigns, in exchange for the permission granted by the City of Portland for \_\_\_\_\_ on public property abutting property owned by said corporation at \_\_\_\_\_, Portland, Maine as shown on Attachment A, covenants and agrees to indemnify, defend and hold harmless the City of Portland, its agents, employees, officers, attorneys, successors and assigns, and each of them jointly and severally, from any and all damages; actions; causes of action; claims and demands of any nature, whether for property damage or personal injury (including death); and costs, including without limitation costs of attorneys' fees and defense, which \_\_\_\_\_, its successors and assigns, or which any other person, partnership, corporation, or other entity have or may have on account of said use of the public property.

Dated : \_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_  
Print or Type Name

Its: \_\_\_\_\_

REVOCABLE LICENSE  
FOR

RE: \_\_\_\_\_

A revocable license is hereby granted \_\_\_\_\_ to occupy portions of land owned by the City of Portland on \_\_\_\_\_ Street, which property abuts the property of \_\_\_\_\_, located at \_\_\_\_\_ Street, for the purpose of \_\_\_\_\_ on the City property described on attached Exhibit A. Occupancy of the public sidewalk by \_\_\_\_\_, as shown on Exhibit B (Plan entitled \_\_\_\_\_ dated \_\_\_\_\_), is subject to the following conditions:

1. \_\_\_\_\_ its successors and assigns (hereinafter "Licensees") shall indemnify the City of Portland, its officers, agents and employees from any and all claims which arise out of its use, or the use of others, of the City's property in conjunction with activities related - \_\_\_\_\_ upon City property as shown on the attached plan.

2. Licensees shall procure and maintain liability insurance in an amount of not less than Four Hundred Thousand Dollars (\$400,000) combined single limit, covering claims for bodily injury, death and property damage and shall either name the City of Portland as an additional insured with respect to such coverage or shall obtain a contractual liability endorsement covering the obligations of Licensees under the terms of this license.

3. This license is assignable to any owners of the building located at - \_\_\_\_\_ Street.

4. This license may be revoked upon \_\_\_\_\_ (\_\_\_) months written notice by the City.

**CITY OF PORTLAND**

By: \_\_\_\_\_  
Joseph E. Gray  
Its City Manager

Seen and Agreed to by:

\_\_\_\_\_  
Its: \_\_\_\_\_

**From:** "George Liming" <george@alliedcook.com>  
**To:** <rwk@portlandmaine.gov>  
**Date:** Wed, Jun 23, 2004 3:44 PM  
**Subject:** 160 Preble Street

Rick,  
As we discussed, the revised site plans dropped off at your office last week pertain to the change in the location of the building entrance. Please review and approve them if you find the revisions acceptable. Let me know if you have any questions,  
Thanks.

George L. Liming  
Allied/Cook Construction  
P.O. Box 1396  
Portland, ME 04101  
(207) 772-2888; FAX 885-5135  
george@alliedcook.com

ing and Development

FAX



BRIND SMITH

Company:

215-724-9088

Fax #:

3-22-04

Date:

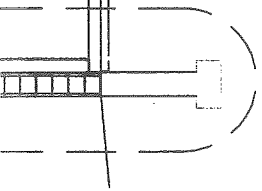
RICK KNOWLAND

From:

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

Comments:

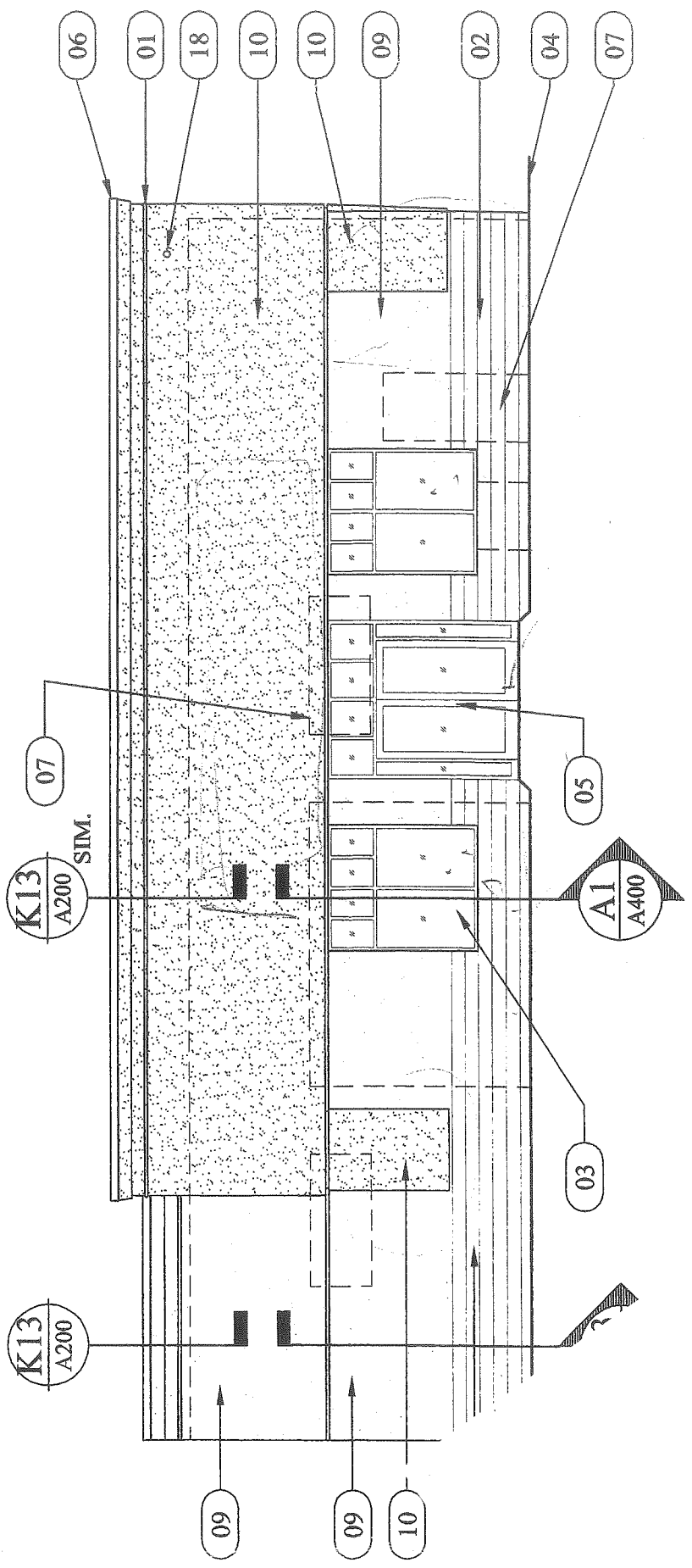
BRIND - FOR OUR DISCUSSION, ATTACHED IS THE CORRECT DRAWING FOR THE PEGGLE ST. SIDE OF THE BUILDING. THANKS, R K



# SOUTH EXTERIOR ELEVATION

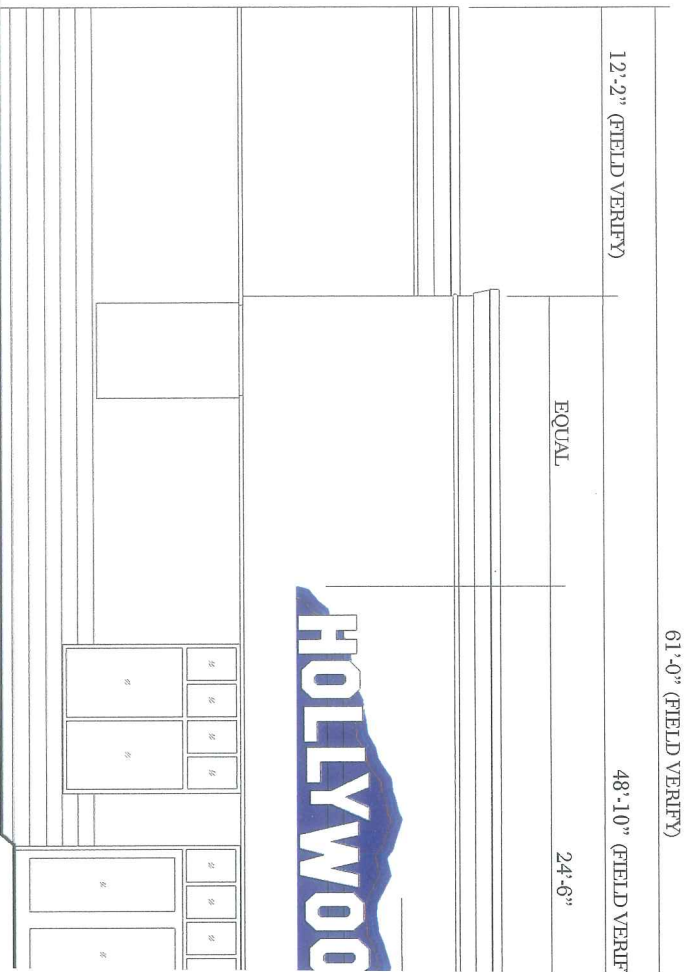
M4

1/8" = 1'-0"



# 4 EXTERIOR ELEVATION

30" 'HOLLYWOOD' 15" VIDEO TYPICAL CHANNEL 'HOLLYWOOD' TO HAVE #7528 WHITE PLEXI FACE #2795 RED PLEXI FACE. BOTH SETS OF LETTER RETURNS & TRIM, BOTH SETS TO BE MOUNTED LETTERS MOUNTED ON 1/8" ALUM 'MOUNTAIN' F W/ BLUE & RED EXPOSED NEON STRIPES RUNNING PANEL TO BE SET OFF WALL W/ SPECIAL ALUM ANGLE IRON FRAME. PANEL TO BE BACKLIT W/



**LEFT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"

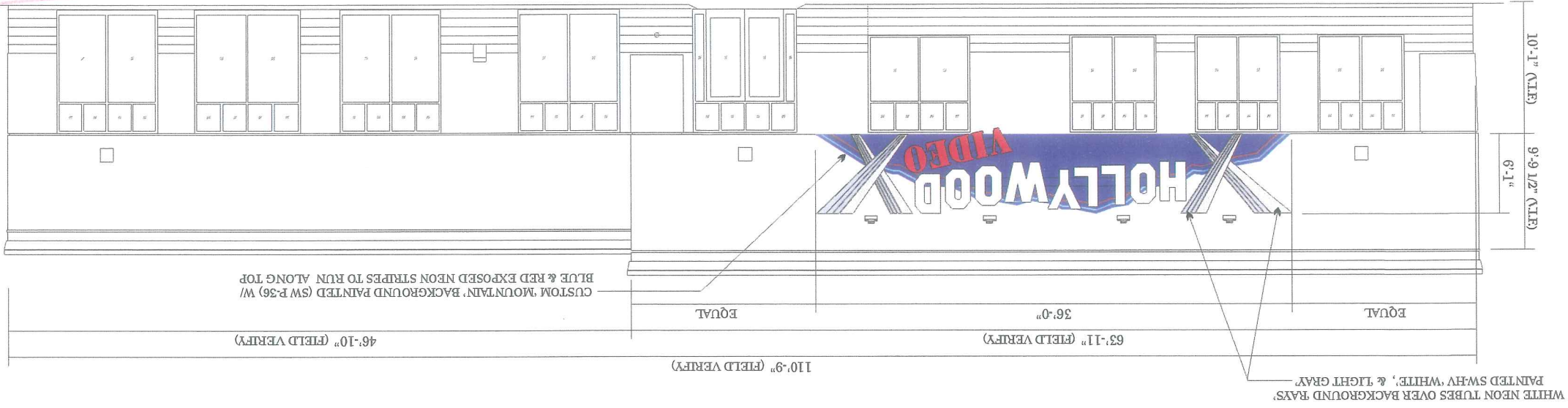
ALLOWABLE SIGN AREA = 120 S. F.  
ACTUAL SIGN AREA = 110.25 S. F. (4.5' x 24.5')



DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME.  
RECEIVED  
MAR - 8 2004

SCALE: 3/32" = 1'-0"  
ALLOWABLE SIGN AREA = 220 S. F.  
ACTUAL SIGN AREA = 218.99 S. F. (6.083' x 36')

STOREFRONT ELEVATION

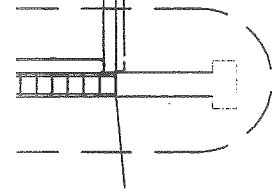


36", 'HOLLYWOOD', 24" 'VIDEO', TYPICAL CHANNEL STYLE LETTERS  
'HOLLYWOOD' TO HAVE #7328 WHITE PLEXI FACE, 'VIDEO' TO HAVE  
#2793 RED PLEXI FACE. BOTH SETS OF LETTERS TO HAVE BLACK  
RETURNS & TRIM, BOTH SETS TO BE MOUNTED ON CENTER RACEWAYS.  
LETTERS CENTERED OVER CUSTOM 'MOUNTAIN' BACKGROUND PTD.  
(SW P-36) W/ BLUE & RED EXPOSED NEON STRIPES TO RUN ALONG TOP

HOLLYWOOD VIDEO  
PORTLAND, ME.

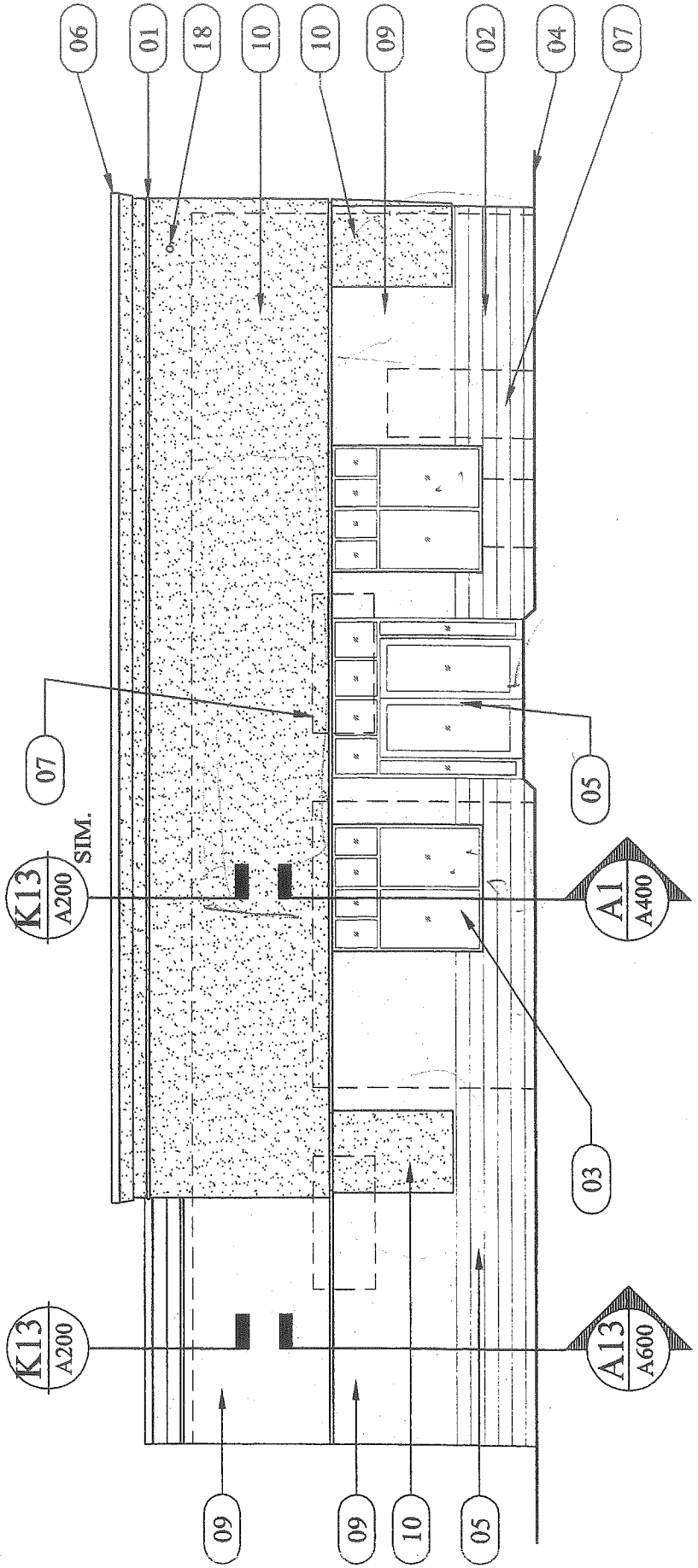
REV # 1 DATE: 1/7/2004 BY: KF  
REV # 2 DATE: 2/9/2004 BY: KF  
REV # 3 DATE: 2/11/2004 BY: KF

DRW DATE: 12-30-2003 S.D. #1  
SALESMAN: AF DRAWN BY: K.F.



# M4 SOUTH EXTERIOR ELEVATION

1/8" = 1'-0"



# H4 NORTH EXTERIOR ELEVATION

1/8" = 1'-0"

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



FAX

To: BRIAN SMITH

Company: \_\_\_\_\_

Fax #: 215-724-9088

Date: 3-22-04

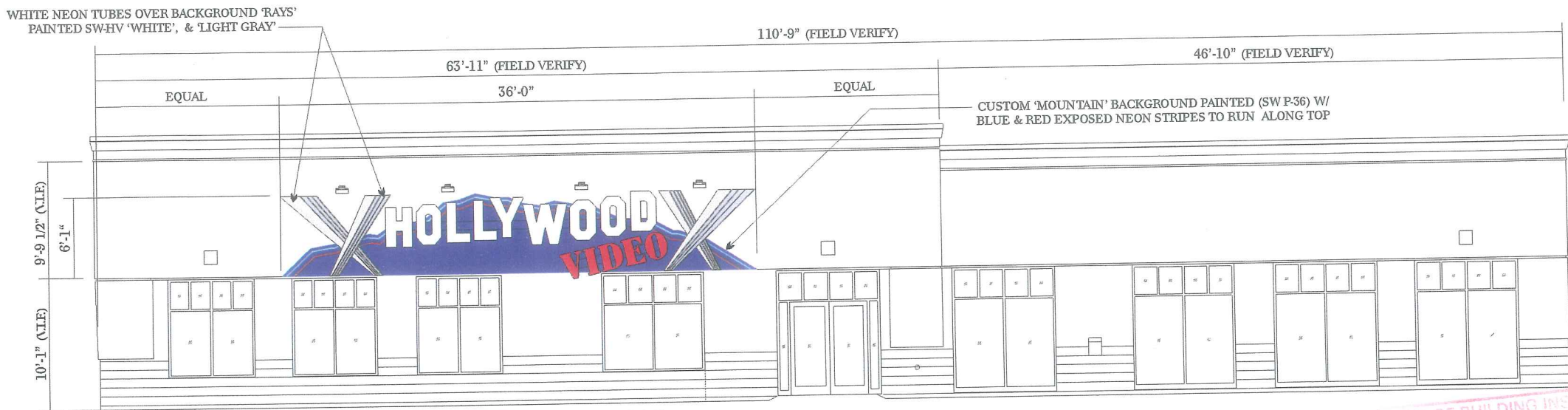
From: RICK KNOWLAND

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

Comments:

BRIAN - FOR OUR DISCUSSION, ATTACHED IS THE CORRECT  
DRAWING FOR THE PUBLIC ST. SIDE OF THE BUILDING. THANKS,  
RK

36" 'HOLLYWOOD', 24" 'VIDEO'. TYPICAL CHANNEL STYLE LETTERS 'HOLLYWOOD' TO HAVE #7328 WHITE PLEXI FACE, 'VIDEO' TO HAVE #2793 RED PLEXI FACE. BOTH SETS OF LETTERS TO HAVE BLACK RETURNS & TRIM, BOTH SETS TO BE MOUNTED ON CENTER RACEWAYS. LETTERS CENTERED OVER CUSTOM 'MOUNTAIN' BACKGROUND PTD. (SW P-36) W/ BLUE & RED EXPOSED NEON STRIPES TO RUN ALONG TOP

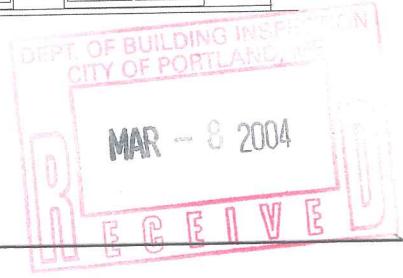


**STOREFRONT ELEVATION**

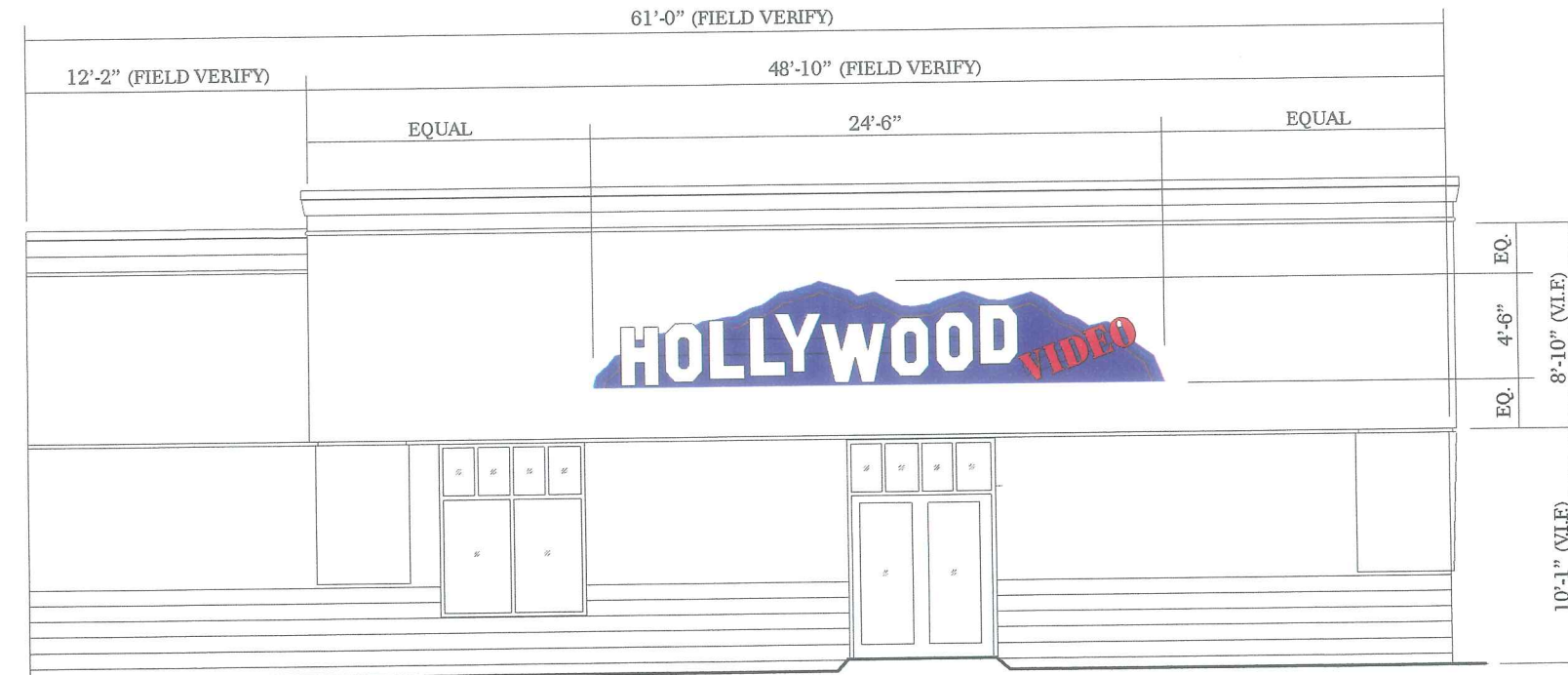
SCALE : 3/32" = 1'-0"  
 ALLOWABLE SIGN AREA = 220 S. F.  
 ACTUAL SIGN AREA = 218.99 S. F. (6.083' x 36')

REV. # 1	DATE: 1/7/2004	BY: KF	S.D. #1
REV. # 2	DATE: 2/9/2004	BY: KF	OPTION #1
REV. # 3	DATE: 2/11/2004	BY: KF	DRAWN BY
			K. F.

HOLLYWOOD VIDEO  
 PORTLAND, ME.



30" 'HOLLYWOOD' 15" 'VIDEO' TYPICAL CHANNEL STYLE LETTERS  
 'HOLLYWOOD' TO HAVE #7328 WHITE PLEXI FACE, 'VIDEO' TO HAVE  
 #2793 RED PLEXI FACE. BOTH SETS OF LETTERS TO HAVE BLACK  
 RETURNS & TRIM, BOTH SETS TO BE MOUNTED ON CENTER RACEWAYS.  
 LETTERS MOUNTED ON 1/8" ALUM 'MOUNTAIN' PANEL PAINTED (SW P-36)  
 W/ BLUE & RED EXPOSED NEON STRIPES RUNNING ALONG TOP OF PANEL.  
 PANEL TO BE SET OFF WALL W/ SPECIAL ALUM. SPACER RACEWAY W/  
 ANGLE IRON FRAME. PANEL TO BE BACKLIT W/ WHITE NEON TUBING.



**LEFT SIDE ELEVATION**

SCALE : 1/8" = 1'-0"

ALLOWABLE SIGN AREA = 120 S. F.  
 ACTUAL SIGN AREA = 110.25 S. F. (4.5' x 24.5')

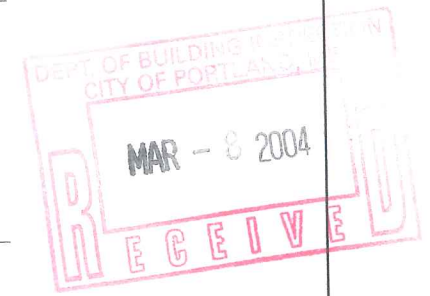
S.D. #2  
 OPTION #1  
 DRAWN BY  
 K. F.

DRW DATE:  
 12 - 30 - 2003  
 SALESMAN  
 AF

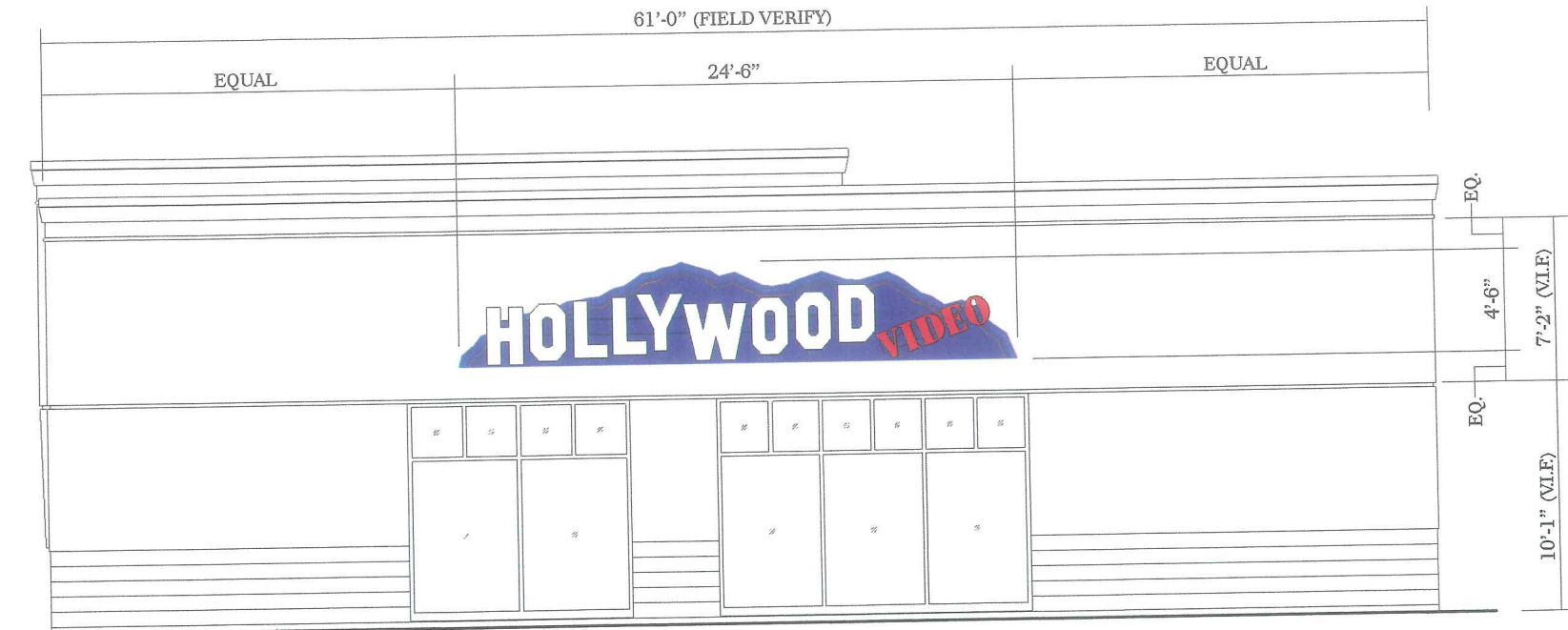
BY: KF  
 BY: KF  
 BY: KF  
 DATE: 1/7/2004  
 DATE: 2/9/2004  
 DATE: 2/11/2004

REV # 1  
 REV # 2  
 REV # 3

HOLLYWOOD VIDEO  
 PORTLAND, ME.



30" 'HOLLYWOOD' 15" 'VIDEO' TYPICAL CHANNEL STYLE LETTERS  
 'HOLLYWOOD' TO HAVE #7328 WHITE PLEXI FACE, 'VIDEO' TO HAVE  
 #2793 RED PLEXI FACE. BOTH SETS OF LETTERS TO HAVE BLACK  
 RETURNS & TRIM, BOTH SETS TO BE MOUNTED ON CENTER RACEWAYS.  
 LETTERS MOUNTED ON 1/8" ALUM 'MOUNTAIN' PANEL PAINTED (SW P-36)  
 W/ BLUE & RED EXPOSED NEON STRIPES RUNNING ALONG TOP OF PANEL.  
 PANEL TO BE SET OFF WALL W/ SPECIAL ALUM. SPACER RACEWAY W/  
 ANGLE IRON FRAME. PANEL TO BE BACKLIT W/ WHITE NEON TUBING.



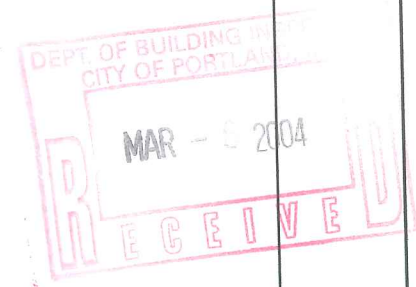
**RIGHT SIDE ELEVATION**

SCALE : 1/8" = 1'-0"

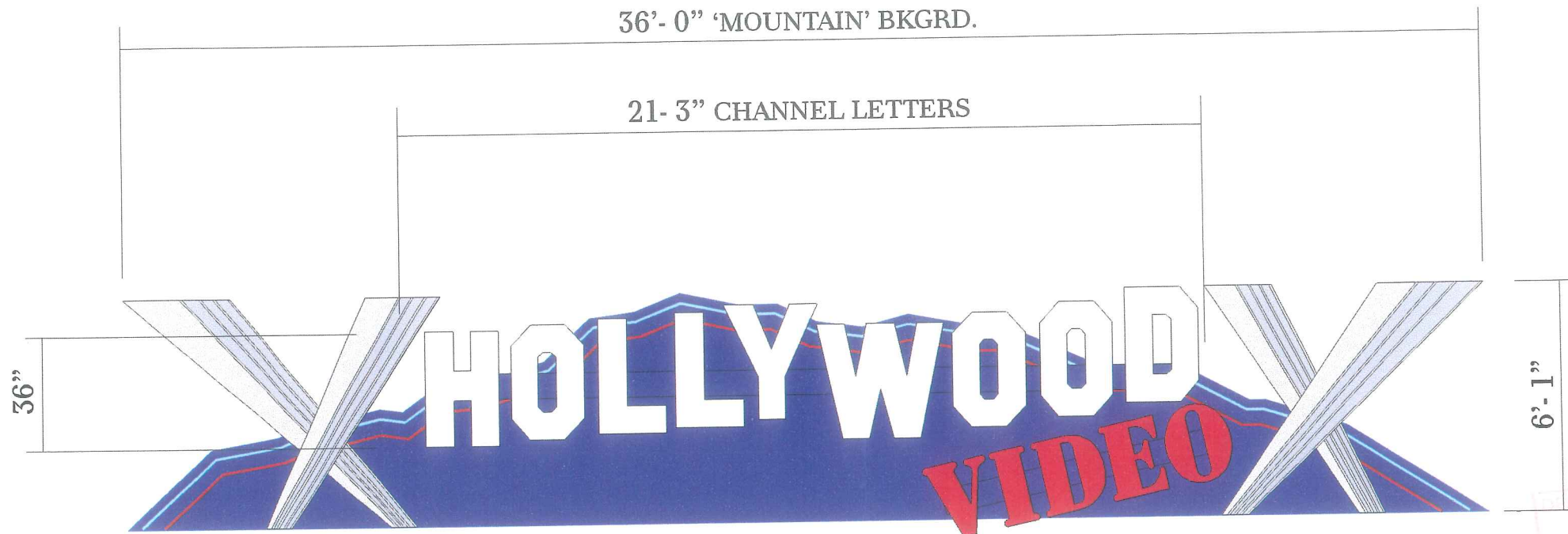
ALLOWABLE SIGN AREA = 120 S. F.  
 ACTUAL SIGN AREA = 110.25 S. F. (4.5' x 24.5')

REV # 1	DATE: 1/7/2004	BY: KF	S.D. #3
REV # 2	DATE: 2/9/2004	BY: KF	OPTION #1
REV # 3	DATE: 2/11/2004	BY: KF	DRAWN BY K. F.
			DRW DATE 12 - 30 - 2003
			SALESMAN AF

HOLLYWOOD VIDEO  
 PORTLAND, ME.



36" 'HOLLYWOOD', 24" 'VIDEO'. TYPICAL CHANNEL STYLE LETTERS 'HOLLYWOOD' TO HAVE #7328 WHITE PLEXI FACE, 'VIDEO' TO HAVE #2793 RED PLEXI FACE. BOTH SETS OF LETTERS TO HAVE BLACK RETURNS & TRIM, BOTH SETS TO BE MOUNTED ON CENTER RACEWAYS. LETTERS CENTERED OVER CUSTOM 'MOUNTAIN' BACKGROUND PTD. (SW P-36) W/ BLUE & RED EXPOSED NEON STRIPES TO RUN ALONG TOP



**FRONT SIGN ELEVATION**

SCALE: 1/4" = 1'

ALLOWABLE Sqft: 220.0 Sqft.  
 ACTUAL Sqft: 218.99 Sqft.

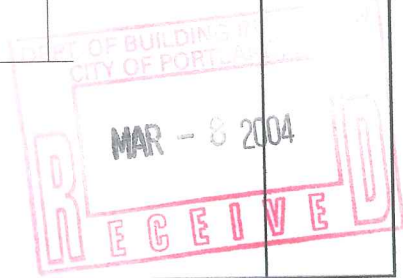
S.D. #4  
 OPTION #1  
 DRAWN BY  
 K. F.

DRW DATE  
 12 - 30 - 2003  
 SALESMAN  
 AF

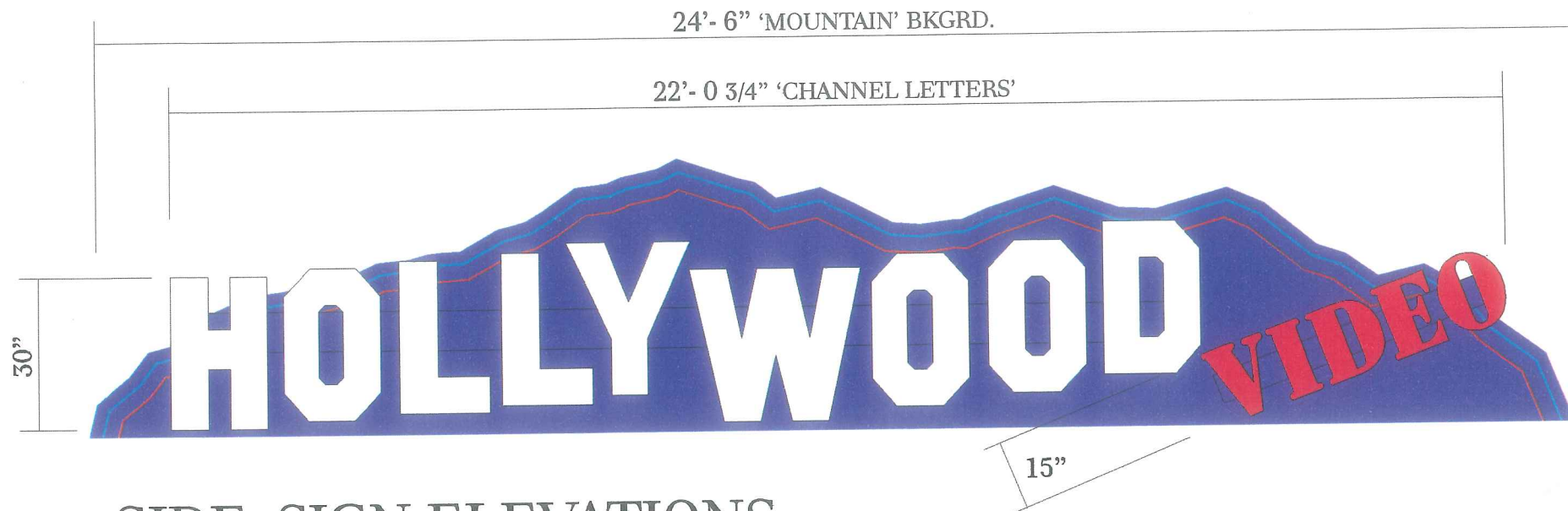
BY: KF  
 BY: KF  
 BY: KF  
 DATE: 1/7/2004  
 DATE: 2/9/2004  
 DATE: 2/11/2004

REV # 1  
 REV # 2  
 REV # 3

HOLLYWOOD VIDEO  
 PORTLAND, ME.



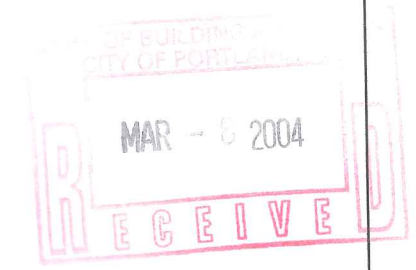
30" 'HOLLYWOOD' 15" 'VIDEO' TYPICAL CHANNEL STYLE LETTERS  
 'HOLLYWOOD' TO HAVE #7328 WHITE PLEXI FACE, 'VIDEO' TO HAVE  
 #2793 RED PLEXI FACE. BOTH SETS OF LETTERS TO HAVE BLACK  
 RETURNS & TRIM, BOTH SETS TO BE MOUNTED ON CENTER RACEWAYS.  
 LETTERS MOUNTED ON 1/8" ALUM 'MOUNTAIN' PANEL PAINTED (SW P-36)  
 W/ BLUE & RED EXPOSED NEON STRIPES RUNNING ALONG TOP OF PANEL.



**SIDE SIGN ELEVATIONS**

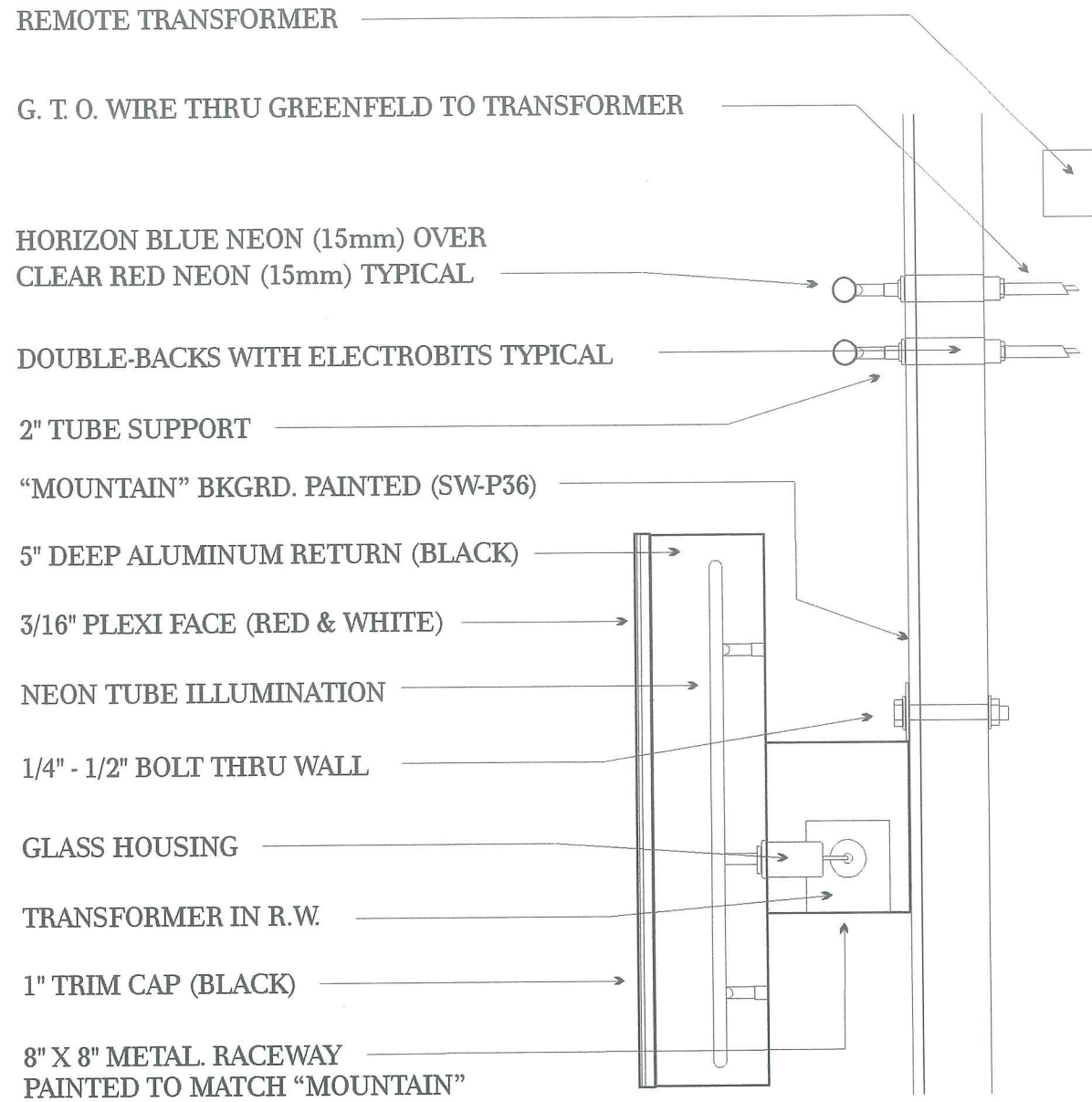
SCALE : 3/8" = 1'-0"

ALLOWABLE Sqft: 120.0 Sqft.  
 ACTUAL Sqft: 110.25 Sqft.

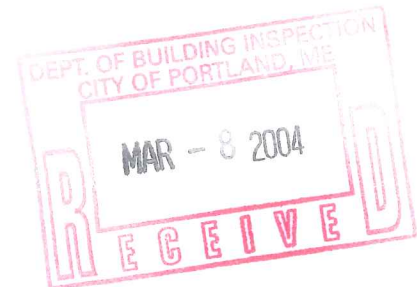


REV. # 1	DATE: 1/7/2004	BY: KF	DRW DATE	S.D. #5
REV. # 2	DATE: 2/9/2004	BY: KF	12 - 30 - 2003	OPTION #1
REV. # 3	DATE: 2/11/2004	BY: KF	SALESMAN	DRAWN BY
HOLLYWOOD VIDEO PORTLAND, ME.			AF	K.F.

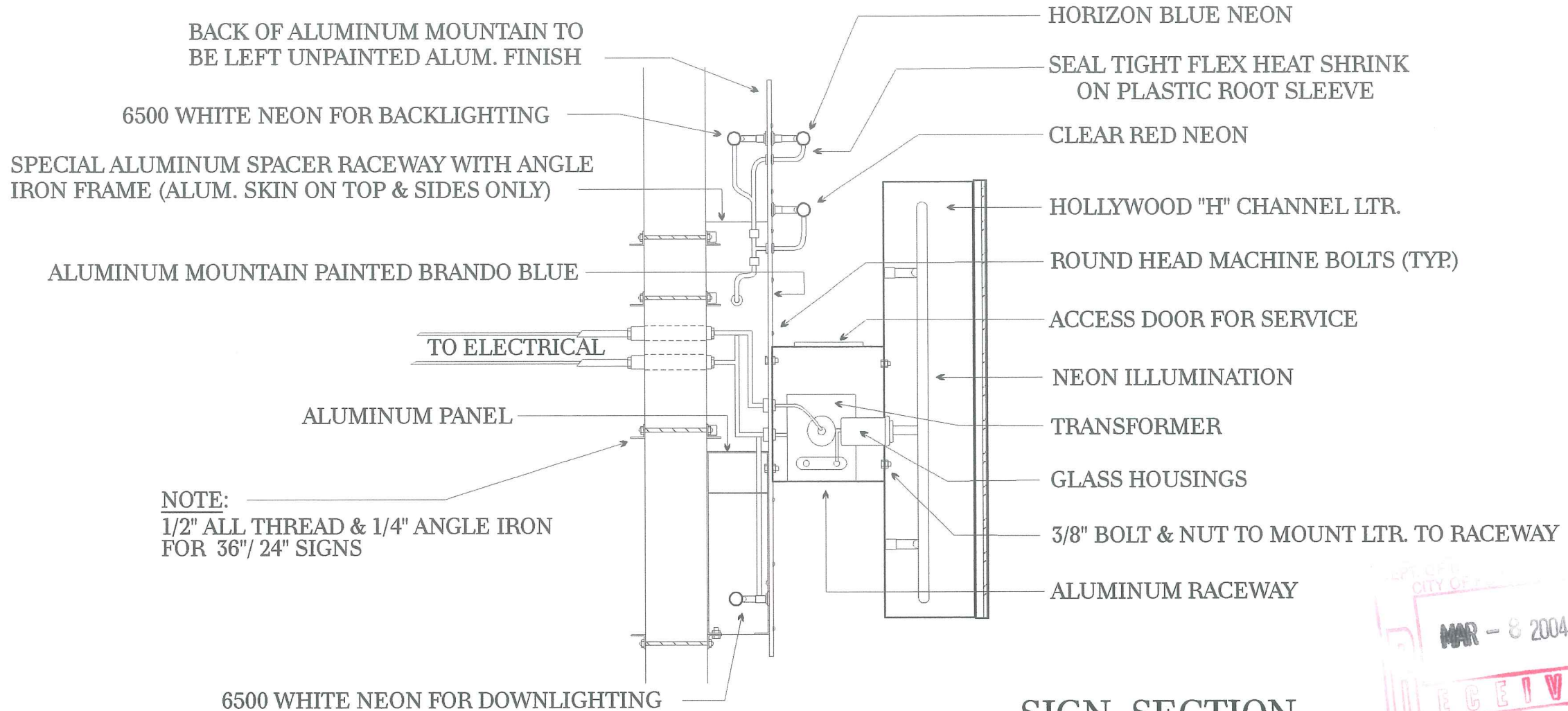




# STOREFRONT SIGN SECTION

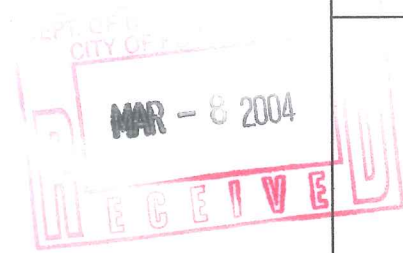


REV. # 1	DATE: 1/7/2004	BY: KF	DRW DATE: 12 - 30 - 2003	S.D. #6
REV. # 2	DATE: 2/9/2004	BY: KF	SALESMAN	OPTION #1
REV. # 3	DATE: 2/11/2004	BY: KF	AF	DRAWN BY
HOLLYWOOD VIDEO PORTLAND, ME.				K. F.



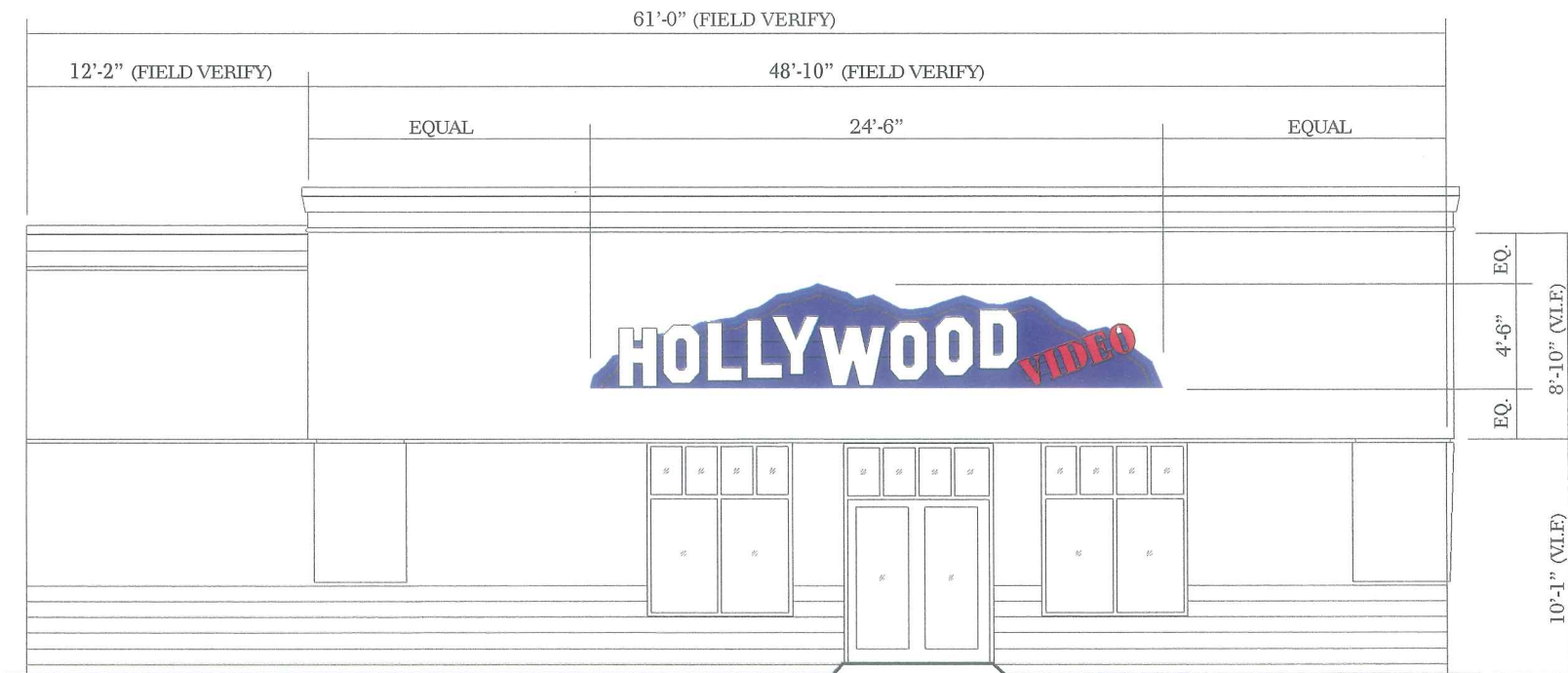
## SIGN SECTION

(PAINT RACEWAY TO MATCH STOREFRONT FASCIA COLOR)  
 ( 'HOLLYWOOD' - WHITE FACES) ( 'VIDEO' - RED FACES)  
 ( TRIM CAPS & RETURNS TO BE A BLACK FINISH)



REV. # 1	DATE: 1/7/2004	BY: KF	S.D. #7
REV. # 2	DATE: 2/9/2004	BY: KF	OPTION #1
REV. # 3	DATE: 2/11/2004	BY: KF	DRAWN BY K. F.
HOLLYWOOD VIDEO PORTLAND, ME.			DRW DATE 12 - 30 - 2003
			SALESMAN AF

30" 'HOLLYWOOD' 15" 'VIDEO' TYPICAL CHANNEL STYLE LETTERS  
'HOLLYWOOD' TO HAVE #7328 WHITE PLEXI FACE, 'VIDEO' TO HAVE  
#2793 RED PLEXI FACE. BOTH SETS OF LETTERS TO HAVE BLACK  
RETURNS & TRIM, BOTH SETS TO BE MOUNTED ON CENTER RACEWAYS.  
LETTERS MOUNTED ON 1/8" ALUM 'MOUNTAIN' PANEL PAINTED (SW P-36)  
W/ BLUE & RED EXPOSED NEON STRIPES RUNNING ALONG TOP OF PANEL.  
PANEL TO BE SET OFF WALL W/ SPECIAL ALUM. SPACER RACEWAY W/  
ANGLE IRON FRAME. PANEL TO BE BACKLIT W/ WHITE NEON TUBING.



**LEFT SIDE ELEVATION**

SCALE : 1/8" = 1'-0"

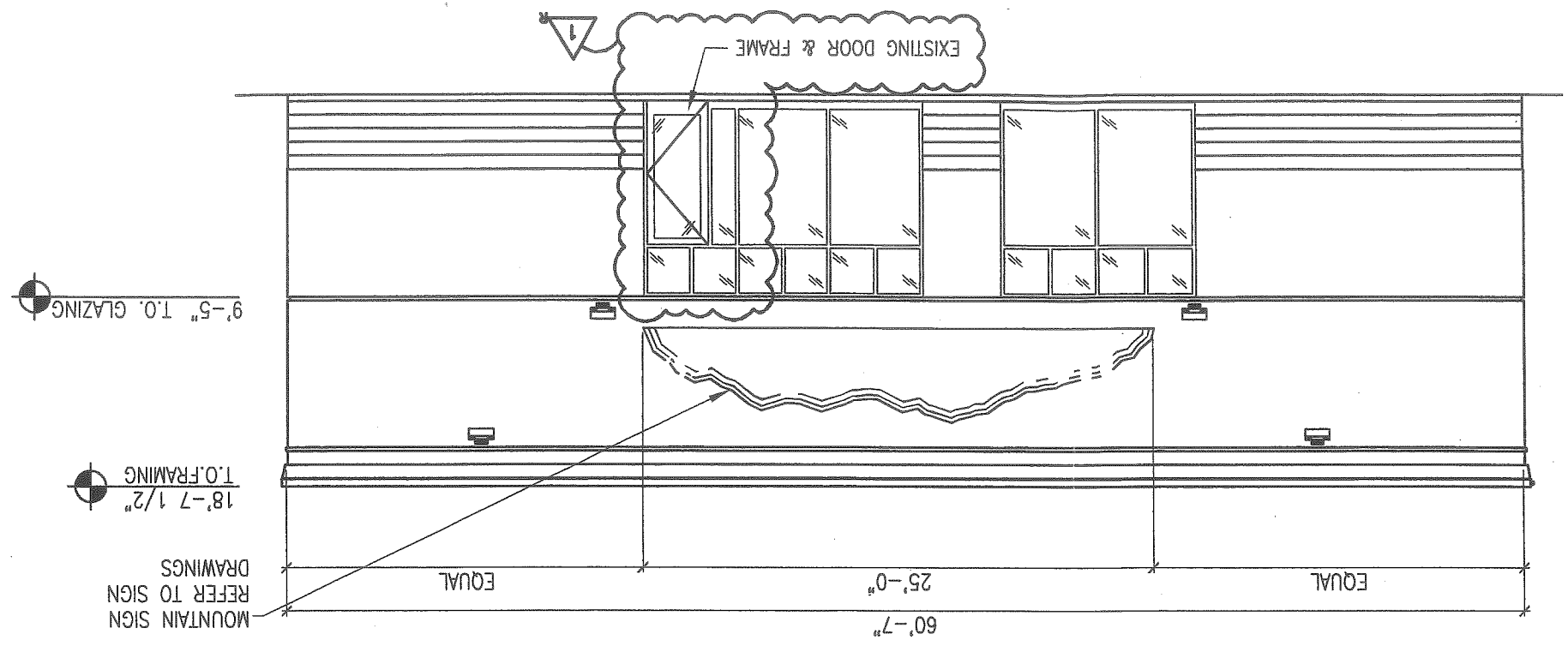
ALLOWABLE SIGN AREA = 120 S. F.  
ACTUAL SIGN AREA = 110.25 S. F. (4.5' x 24.5')

REV. # 1	DATE: 1/7/2004	BY: KF	DRW DATE:	S. D. #2
REV. # 2	DATE: 2/9/2004	BY: KF	12 - 30 - 2003	OPTION #1
REV. # 3	DATE: 2/11/2004	BY: KF	SALESMAN	DRAWN BY
REV. # 4	DATE: 3/16/2004	BY: KF	AF	K. F.

HOLLYWOOD VIDEO  
PORTLAND, ME.

RIGHT EXTERIOR ELEVATION

8



REAR EXTERIOR ELEVATION

7

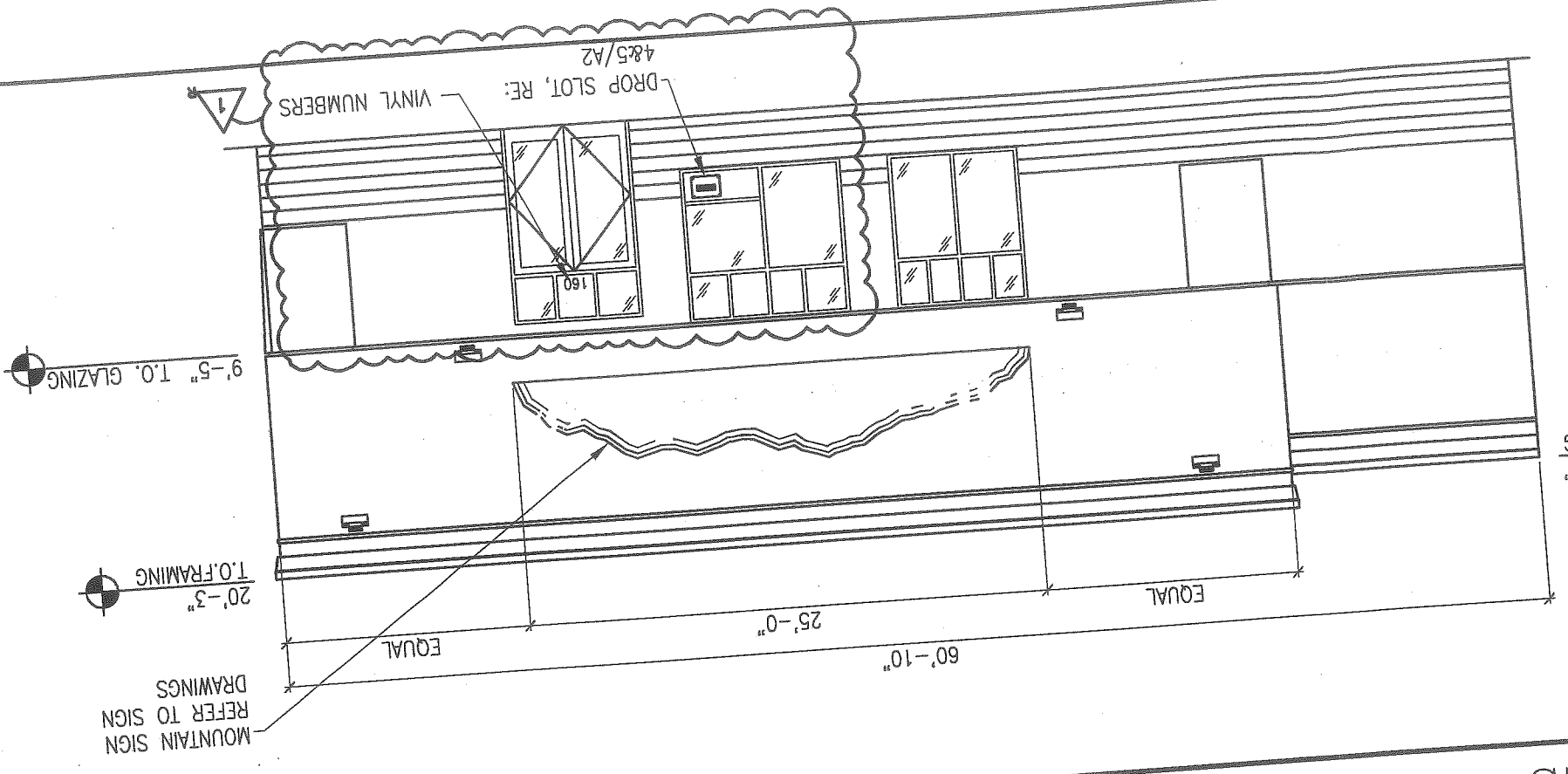
IONS

HT

PING

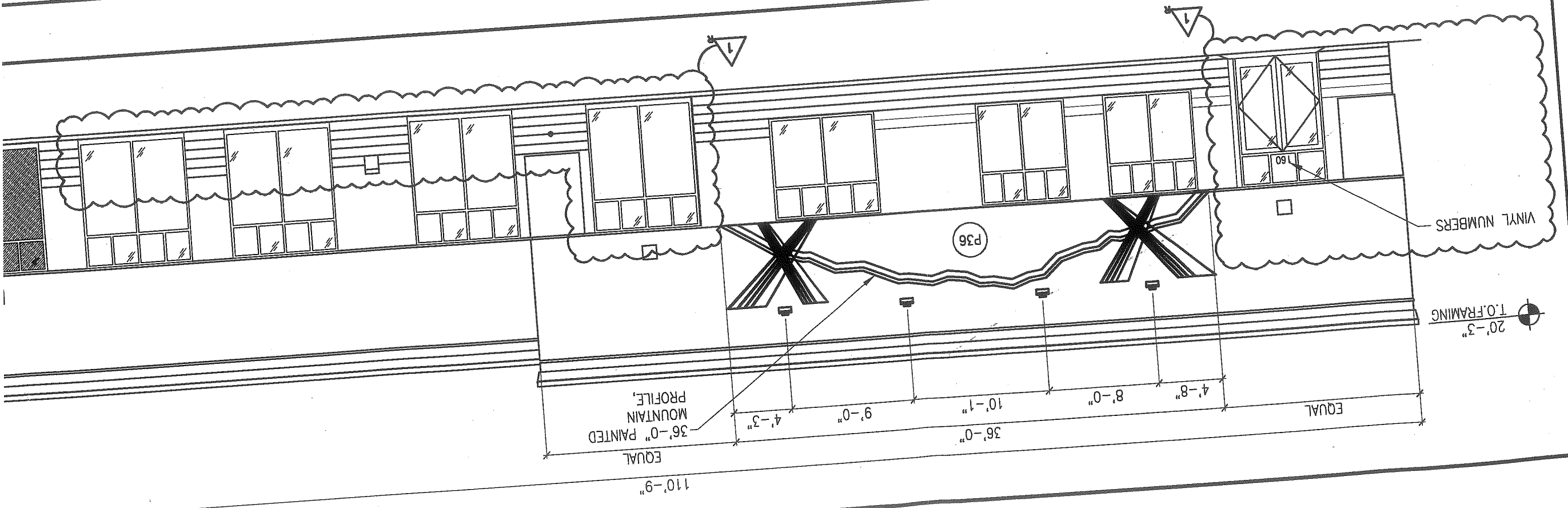
12'

FRONT EXTERIOR ELEVATIONS



FRONT EXTERIOR ELEVATIONS

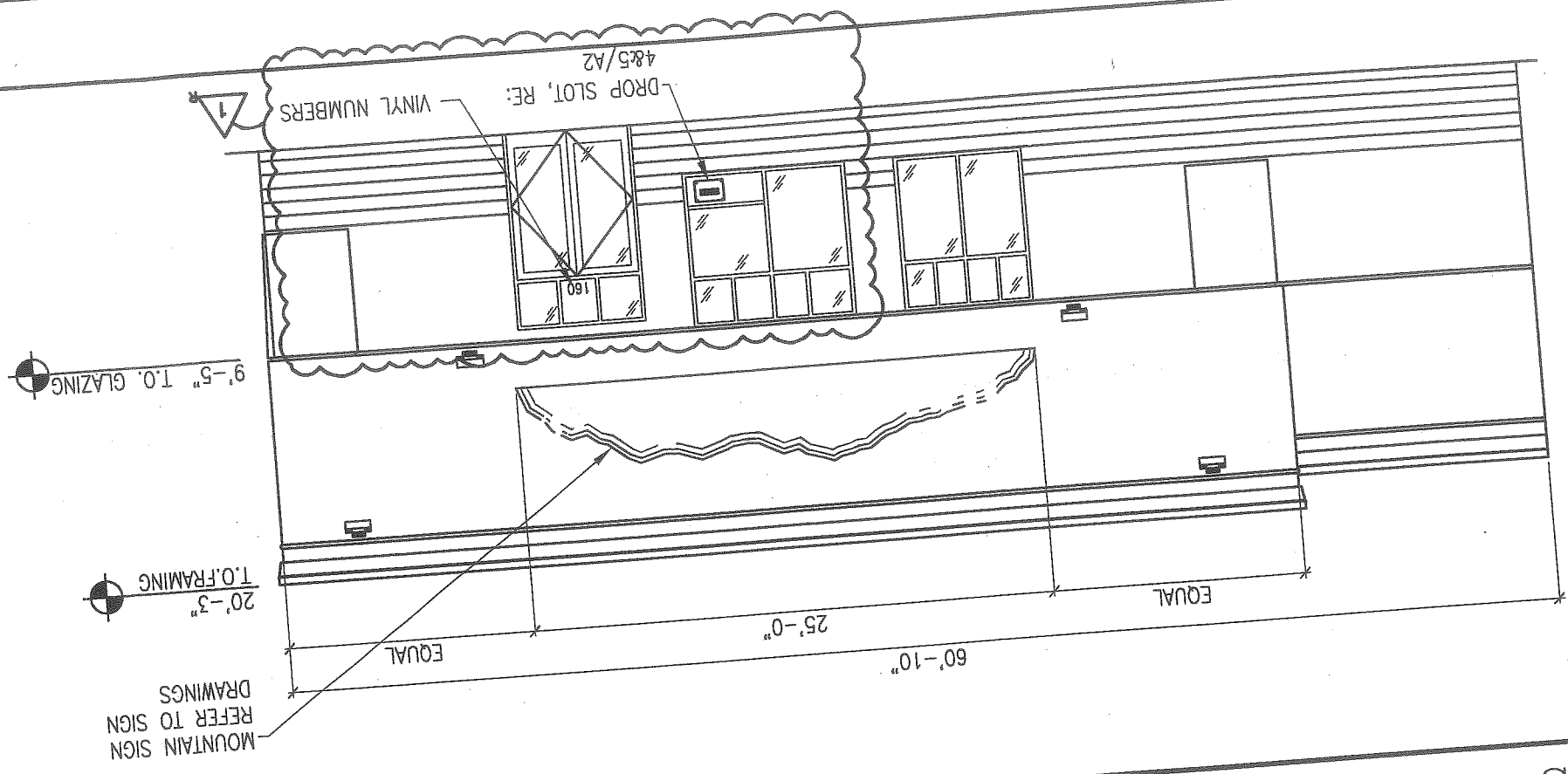
5



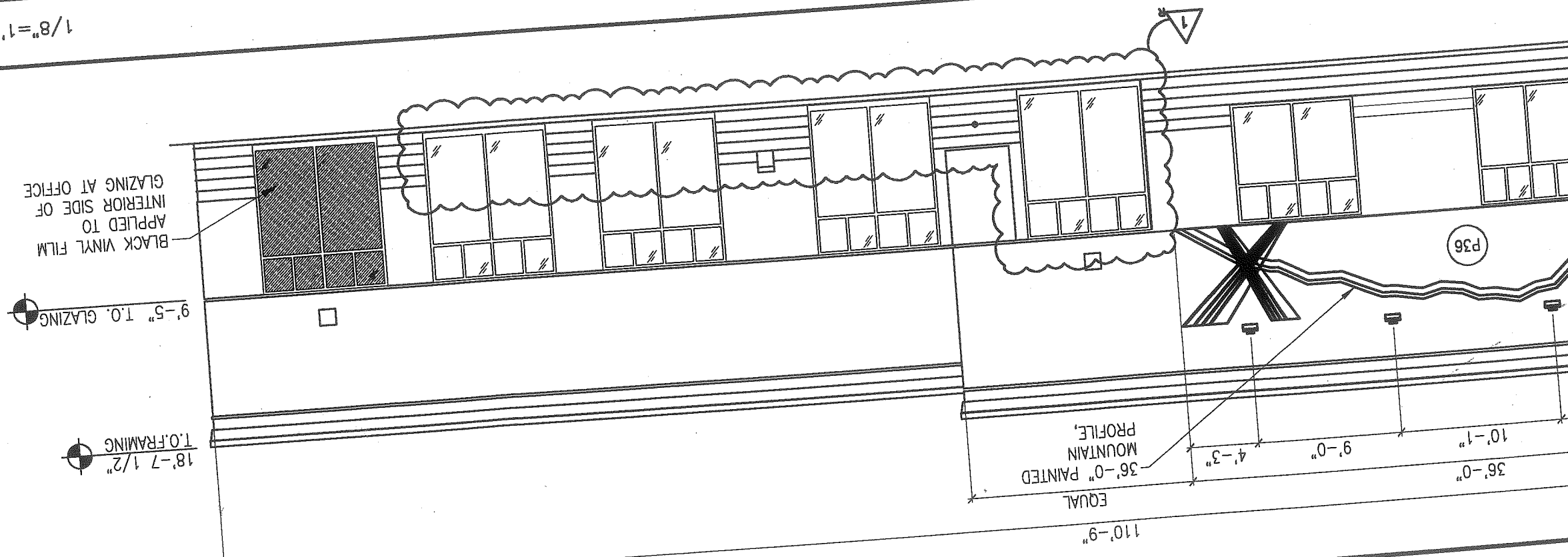
WHITE
SKY
V PURPLE
P WHITE SW 2353
HAKI

PROJECT:

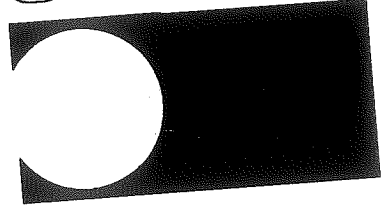
2 1/8"=1'-0"



1 1/8"=1'-0"



**CASCO**  
 10877 WATSON ROAD  
 ST. LOUIS, MO 63127  
 PROJECT MANAGERS



9275 S.W. PRYTON LANE  
 WILSONVILLE, OREGON 97070  
 PHONE (503) 570-1600

**HOLLYWOOD VIDEO**

**STATE OF MARYLAND \* LICENSED ARCHITECT \***  
 RALPH R. SHAW  
 NO. 3787  
 JUN 02 2004  
 The professional of record is practicing as an individual.

PROFESSIONAL OF RECORD  
 PHONE: 314-821-1100  
 LICENSE NO. 10001787

REVISIONS:  
 1  
 CODE COMMENTS  
 06/02/04