

111-A-10

2005-0126

425 Forest Ave.

Parking Lot  
Wendell Fletcher

on Spreadsheet

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

2005-0126

Application I. D. Number

6/14/2005

Application Date

425 Forest Avenue

Project Name/Description

Wendell Fletcher

Applicant

48 Revere Street, Portland, ME 04103

Applicant's Mailing Address

425 - 425 Forest Ave, Portland, Maine

Address of Proposed Site

111 A010001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 774-4674 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) \_\_\_\_\_

1,590 s.f.

B2

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 Pla \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 6/15/2005

**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  |                 |

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

**Fire Copy**

**2005-0126**

Application I. D. Number

**6/14/2005**

Application Date

**425 Forest Avenue**

Project Name/Description

**Wendell Fletcher**

Applicant

**48 Revere Street, Portland, ME 04103**

Applicant's Mailing Address

Consultant/Agent

**Applicant Ph: (207) 774-4674 Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**425 - 425 Forest Ave, Portland, Maine**

Address of Proposed Site

**111 A010001**

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) \_\_\_\_\_

**1,590 s.f.**

Proposed Building square Feet or # of Units

Acreage of Site

**B2**

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 Pla **\$400.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date **6/15/2005**

**Fire Approval Status:**

Reviewer fire prevention

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

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

Condition Compliance Jon Kelley P.F.D. 6/17/05  
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	



**AQUARION**  
*Engineering Services*

*Local Experts.Global Expertise.™*

May 9, 2005

Sarah Hopkins  
City of Portland  
389 Congress Street  
Portland, ME 04104

**Subject: 425 Forest Avenue  
Wendell M. Fletcher**

Dear Sarah:

On behalf of Wendell Fletcher, Aquarion Engineering Services is submitting the enclosed and supporting data for staff review. The existing property was being operated as a sandwich shop until this past March. Mr. Fletcher has a tenant that will be using the building as a sandwich shop again.

The site has three concrete driveway entrances, two off Forest Avenue and one off Deerfield Road. We are proposing to close one off Forest Avenue. The conceptual site plan shows 14 parking spaces including one handicap space at the front door. An enclosed dumpster is shown and grading that mimics the existing conditions is also shown. Landscaping has been shown that provides screening of the parking lot to the extent possible.

We would appreciate your review of the plan and any comments you may have.

If you have any questions, please feel free to call me at 828-1272 ext. 12.

Very truly,

Aquarion Engineering Services

Stephen J. Bradstreet, P.E.



**Wendall M. Fletcher, Owner**  
48 Revere Street  
Portland, Maine 04103

Ph: 1-207-772-2128  
Cell: 1-207-432-5027

**COVER LETTER FOR SITE PLAN  
for 425 Forest Ave., Portland, ME 04061**

June 10, 2005

Planning & Development Department  
Planning Division  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Planning & Development Department:

My goal as owner of 425 Forest Ave. (formerly Punky's) is to revitalize the existing property, so as to make it pleasing to the eye, functional and of value to local residents and area customers.

The property's previous use was a sandwich shop and takeout food service business. This use would continue by the prospective tenant, Lisbon House of Pizza. The new tenant has 15 years' experience, and is ready, willing and able to open their business as soon as possible. His food service business would serve the area with a varied menu, such as pizza, salads and a wide selection of sandwiches.

Regarding the attached Site Plan, on the outside I intend to replace the existing windows, the main entrance, paint and add lighting to the building.

On the inside, I plan to replace the existing tile floors, insulate, paint and panel the bathroom walls.

Thank you for your review, and I hope my Site Plan meets with your approval, since my prospective tenant is prepared to establish his business in the area as soon as possible.

Sincerely,

Wendall Fletcher

RICK KNOWLAND

### City of Portland Site Plan Application

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

Address of Proposed Development: 425 FOREST AVE - PTLD ME Zone: B-2		
Total Square Footage of Proposed Structure: Existing 1590 SF	Square Footage of Lot: 9839 SF	
Tax Assessor's Chart, Block & Lot: Chart# 111 Block# A Lot# 010	Property owner's mailing address: 48 REVERE ST PTLD ME 04103	Telephone #: 207-7744674 CELL 4325027
Consultant/Agent, mailing address, phone # & contact person: Stephen J Bradstreet Aquarion Engineering Services 222 St John Street Suite 314 Portland, ME 04102	Applicant's name, mailing address, telephone #/Fax#/Pager#: WENDALL FLETCHER 48 REVERE ST PTLD ME 04103	Project name: 425 FOR. AVE
<p><b>Proposed Development (check all that apply)</b></p> <p><input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail</p> <p><input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input checked="" type="checkbox"/> Parking lot</p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots ___ (\$25.00 per lot) \$ _____</p> <p><input type="checkbox"/> Site Location, of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p> <p><b>Major Development (more than 10,000 sq. ft.)</b></p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p><b>Minor Site Plan Review</b></p> <p><input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p><b>Plan Amendments</b></p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p>		
- Please see next page -		

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

WENDALL FLETCHER  
48 REVERE ST  
PORTLAND, ME, 04103

207-774-4674  
432-5027 CELL

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, & 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:

*Wendall Fletcher*

Date:

*6-10-05*

**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

THIS CHECKLIST BY RICK KNOWLAND

Project Name, Address of Project

Application Number

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



Development Review Fee Schedule (effective July 1, 2003)

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

Engineering Fees

• Engineer Review Fee	Assessed by Engineer
• Inspection Fee	2% of Performance Guarantee or as assessed by Planning or Public Works Engineer with \$300.00 being the minimum

Zone Change

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

Historic Preservation

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

Noticing/Advertisements for Historic Preservation and Planning Board Review

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

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

**2004-0053**

Application I. D. Number

**3/17/2004**

Application Date

**Sid Harvey Industries Expansion**

Project Name/Description

**Harvey Associates**

Applicant

**605 Locust St, Garden City, NY 11530**

Applicant's Mailing Address

**160 - 160 St John St, Portland, Maine**

Address of Proposed Site

**068 D005001**

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

**Applicant Ph: (516) 745-9235 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) \_\_\_\_\_

Proposed Building square Feet or # of Units

Acreage of Site

**Imb**

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 Pla **\$400.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date **3/17/2004**

**Planning Approval Status:**

Reviewer \_\_\_\_\_

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

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

OK to Issue Building Permit \_\_\_\_\_  
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  |                 |

**From:** "Steve Bushey" <SBushey@DelucaHoffman.com>  
**To:** "Ethan Boxer-Macomber (E-mail 2)" <EBM@portlandmaine.gov>  
**Date:** 8/2/04 5:06:10 PM  
**Subject:** Sid Harvey Industries

Ethan,

I reviewed the Sid Harvey Industries Plan dated 2-25-04, prepared by Sebago Technics and find that it is acceptable. We make the following comments as possible conditions of approval.

1. The proposed expansion will not add a significant amount of runoff to the existing drainage systems in St. John Street. I note that the drain manhole in St. John Street must be installed in accordance with the City's Standards including the amount of bricks to adjust the frame to grade and the street restoration requirements.
2. The proposed catch basin should have a casco trap installed and a sediment sump with a minimum depth of 3'.
3. The grading easement should be reviewed to confirm that the arborvitae can be planted in it.

If you have any questions please call.

Steve Bushey



**From:** "Steve Bushey" <SBushey@DelucaHoffman.com>  
**To:** "Ethan Boxer-Macomber (E-mail 2)" <EBM@portlandmaine.gov>  
**Date:** 8/2/04 5:06:10 PM  
**Subject:** Sid Harvey Industries

Ethan,

I reviewed the Sid Harvey Industries Plan dated 2-25-04, prepared by Sebago Technics and find that it is acceptable. We make the following comments as possible conditions of approval.

1. The proposed expansion will not add a significant amount of runoff to the existing drainage systems in St. John Street. I note that the drain manhole in St. John Street must be installed in accordance with the City's Standards including the amount of bricks to adjust the frame to grade and the street restoration requirements.
2. The proposed catch basin should have a casco trap installed and a sediment sump with a minimum depth of 3'.
3. The grading easement should be reviewed to confirm that the arborvitae can be planted in it.

If you have any questions please call.

Steve Bushey

**From:** Steve Doe <sdoe@sebagotechnics.com>  
**To:** "'EBM@portlandmaine.gov'" <EBM@portlandmaine.gov>  
**Date:** 5/24/04 3:26:44 PM  
**Subject:** FW: Sid Harvey Industries Application - 160 St John Street

Ethan,  
Below is some responses to you questions on Sid Harvey. We will forward additional responses and plans as we receive them.  
Steve Doe

> -----Original Message-----

> From: Grace Kling [SMTP:gkling@sidharvey.com]  
> Sent: Monday, May 24, 2004 3:19 PM  
> To: 'Steve Doe'  
> Cc: rtumsuden@sidharvey.com  
> Subject: RE: Sid Harvey Industries Application - 160 St John Street

>

> Steve,

> I just wanted to let you know that we are in the process of hiring an  
> architect to get the plans to the city. As far as the vehicle loading  
> area,  
> this area will be used to bring product into the store from our main  
> distribution center or our vendor.  
> We expect to have no more than three deliveries by an eighteen wheeler per  
> week. These trucks will remain on the property for an average of 15 to 20  
> minutes while they are being unloaded.

>

> For now, I'll get back to you once we have an architect to do the plans.

> If

> you need anything else let me know.

> Thanks,

> Grace

>

>

>

> -----Original Message-----

> From: Steve Doe [mailto:sdoe@sebagotechnics.com]  
> Sent: Tuesday, May 18, 2004 4:11 PM  
> To: Grace Kling (E-mail)  
> Subject: FW: Sid Harvey Industries Application - 160 St John Street

>

> Grace,

> Attached are the city's review comments. They are concerned with the look  
> of

> the building and landscaping. Have you retained an architect or does the  
> contractor have any elevations that we can submit? The city is hopeful  
> that

> you can do something to improve the appearance of the building since it is  
> sited across from some residences. Landscaping would help too. I'll look  
> into what we can do site wise and give you some recommendations.

> Steve

>

> > -----Original Message-----

> > From: Ethan Boxer-Macomber [SMTP:EBM@portlandmaine.gov]

> > Sent: Tuesday, May 18, 2004 2:42 PM  
> > To: sdoe@sebagotechnics.com  
> > Subject: Sid Harvey Industries Application - 160 St John Street  
> >  
> > Steve-  
> > As per our conversation, staff has reviewed the Minor Site Plan  
> > application for the expansion of the Sid Harvey building at 160 St John  
> > Street and generated the following comments:  
> >  
> > Staff is unable to determine compliance with the Site Plan ordinance  
> > based  
> > on the information presented to date. Please provide:  
> > 1. A complete set of building elevations prepared by a design  
> > professional.  
> >  
> > 2. A landscape plan including plantings at points along the front  
> > facade  
> > so as to soften the building's presentation to the right of way and  
> > adjacent properties. I will present the site plan to the city arborist  
> > and  
> > copy you with any recommendations he may generate.  
> >  
> > 3. A narrative describing the proposed use for the loading area  
> > including  
> > the types of vehicles loading/unloading there and frequency of use.  
> > Within  
> > that framework, provide a an explanation of anticipated truck movements  
> > and justification for the chosen loading area design. I will present the  
> > circulation and loading area plans to the city's traffic engineer for  
> > his  
> > review and approval.  
> >  
> > Best regards,  
> >  
> >  
> >  
> > Ethan Boxer-Macomber, Planner  
> > Planning Division  
> > City of Portland  
> > 389 Congress Street  
> > Portland, ME 04101  
> >  
> > Tel: 207.756.8083  
> > Fax: 207.756.8258

**CC:** "98325 (E-mail)" <98325@SEBAGOTECHNICS.COM>

**From:** "Tom Errico" <terrico@wilbursmith.com>  
**To:** "Ethan Boxer-Macomber" <EBM@portlandmaine.gov>  
**Date:** 6/2/04 4:55:49 PM  
**Subject:** Sid Harvey Industries

Ethan--

I spent some time this morning field investigating the above noted site on St. John Street. The primary issue that concerns me is the location of the driveway/curb cut to the north in relationship to the entrance/exit to Redlon Johnson. The City does not have specific driveway spacing requirements. It notes that "Driveways shall be located in the most appropriate locations, taking into account existing and proposed adjacent and opposing driveways and land use". I need to think about this..... I have not checked on-site circulation. What type of trucks are anticipated? The parking supply is minimal. What do they expect for truck deliveries and employees?

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>



**CITY OF PORTLAND**

**Division Directors**  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

August 18, 2004

Harvey Associates  
605 Locust Street  
Garden City, NY 11530

RE: Sid Harvey Industries Building Expansion – 160 St. John Street  
ID #2004-0053, CBL #068 D005001

To Whom It May Concern:

On August 18, 2004 the Portland Planning Authority approved the proposed Sid Harvey Industries Building Expansion at 160 St. John Street as presented in plans prepared by Sebago Technics, last revision "E" dated August 12, 2004 and date stamped by the City of Portland on August 18, 2004. This approval is based on the findings and subject to the provisions, requirements and conditions contained in this letter.

**Findings**

1. The project, as presented in the above referenced plans, is in conformance with the use, performance and dimensional standards of the I-MB zone.
2. The project, as presented in above referenced plans, is in conformance with the Site Plan Ordinance.

**Conditions**

1. The drain manhole in St. John Street shall be installed in accordance with the City's Standards including the amount of bricks to adjust the frame to grade and the street restoration requirements.

**Provisions and Requirements**

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

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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

### Appeal

Where the Planning Authority has finally disapproved a site plan, any person aggrieved may appeal the decision to the Planning Board within ten (10) days of the decision being rendered. Upon the taking of such appeal, the application shall be reviewed as if referred by the Planning Authority, except that the Planning Board may not decline to accept the reference.

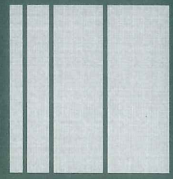
If you have any questions regarding this approval, please contact me at 756-8083 or [ebm@portlandmaine.gov](mailto:ebm@portlandmaine.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Boxer-Macomber', with a long horizontal flourish extending to the right.

Ethan Boxer-Macomber, Planner

Cc: Alexander Jaegerman, Planning Division Director  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Inspections Division  
Eric Labelle, City Engineer  
Correspondence File



March 16, 2004  
98325

Ms. Kandice Talbot  
Planning & Urban Development  
City of Portland  
389 Congress Street  
Portland, ME 04101

**Minor Site Plan Application – Sid Harvey Industries, Inc., 160 St. John Street**

Dear Kandi:

On behalf of Sid Harvey Industries, Inc., I am reapplying for minor site plan approval for their proposed building expansion at 160 St. John Street. This application was originally approved by the City on April 20, 1999 with only standard conditions of approval. Sid Harvey Industries chose not to construct the project at that time and the approval lapsed with no renewal. At this time, they are seeking re-approval on the previous proposal.

For your review and consideration on this application, I have enclosed the following:

- Application fee of \$400.00.
- Completed site plan review application.
- Copy of deed.
- Site plan at a scale of 1" = 10' showing existing and proposed conditions, topography, landscaping, site lighting, utility connections, property lines, and other pertinent information.
- Cut sheet and photometrics for light fixture.
- As previously stated, the applicant will fund the proposed addition. No bank financing is proposed.
- Building elevations.

All of these plans and supporting documents are as previously submitted in 1998 and may already be on file in the City.



If you have questions on this or require additional information, please call.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "Stephen G. Doe". The signature is written in a cursive style with a large, stylized initial 'S'.

Stephen G. Doe, R.L.A.  
Landscape Architect

SGD:jc

Enc.

cc: Grace Kling, Sid Harvey Industries, Inc.

# City of Portland Site Plan Application

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

Address of Proposed Development: <u>160 ST. John STREET</u>		Zone: <u>I-Mb</u>
Total Square Footage of Proposed Structure: <u>2,121 S.F.</u>	Square Footage of Lot: <u>15,162 S.F. (.35AC)</u>	
Tax Assessor's Chart, Block & Lot:  Chart# <u>68</u> Block# <u>D-5</u> Lot# <u>12</u>	Property owner's mailing address: <u>SID HARVEY INDUSTRIES, INC.</u> <u>605 LOCUST ST.</u> <u>GARDEN CITY, NY 11530</u>	Telephone #: <u>(516) 745-9235</u> <u>GRACE KLING</u>
Consultant/Agent, mailing address, phone # & contact person: <u>STEPHEN G. DOE</u> <u>SERAGO TECHNICS, INC</u> <u>P.O. Box 1339</u> <u>WESTBROOK, ME 04098-1339</u> <u>207-856-0277</u>	Applicant's name, mailing address, telephone #/Fax#/Pager#: <u>SAME AS ABOVE</u>	Project name: <u>SID HARVEY INDUSTRIES, INC</u>
<p><b>Proposed Development (check all that apply)</b></p> <p> <input type="checkbox"/> New Building                    <input checked="" type="checkbox"/> Building Addition                    <input type="checkbox"/> Change of Use                    <input type="checkbox"/> Residential                    <input type="checkbox"/> Office                    <input type="checkbox"/> Retail  <input type="checkbox"/> Manufacturing                    <input checked="" type="checkbox"/> Warehouse/Distribution                    <input type="checkbox"/> Parking lot  <input type="checkbox"/> Subdivision (\$500.00) + amount of lots ___ (\$25.00 per lot) \$ _____  <input type="checkbox"/> Site Location of Development (\$3,000.00)                  (except for residential projects which shall be \$200.00 per lot _____ )  <input type="checkbox"/> Traffic Movement (\$1,000.00)                    <input type="checkbox"/> Stormwater Quality (\$250.00)  <input checked="" type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)  <input checked="" type="checkbox"/> Other <u><del>PERMITS</del></u> </p> <p><b>Major Development (more than 10,000 sq. ft.)</b></p> <p> <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)  <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)  <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)  <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)  <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)  <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)  <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)                 </p> <p><b>Minor Site Plan Review</b></p> <p> <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)  <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)                 </p> <p><b>Plan Amendments</b></p> <p> <input type="checkbox"/> Planning Staff Review (\$250.00)  <input type="checkbox"/> Planning Board Review (\$500.00)                 </p>		
- Please see next page -		

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

SAME AS APPLICANT/OWNER

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, & 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:

Stephen S. Doe (Agent)

Date:

3-16-04

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

**GUTH**

Lighting excellence by tradition

S U N D O W N E R™

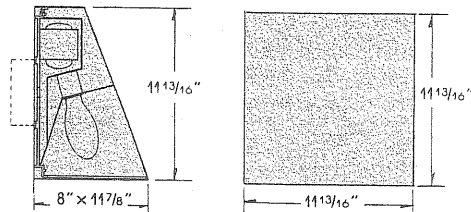
Sculptured perimeter downlighting eliminates light pollution



A Subsidiary of Jac-Jacobsen Industries

## S U N D O W N E R

### Installation Data



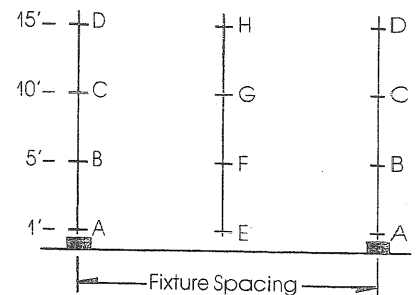
### Specifications

- Compact tapered design measures 11<sup>13</sup>/<sub>16</sub>" high x 1<sup>17</sup>/<sub>8</sub>" wide and extends only 8" from the wall.
- 18-gauge electro-galvanized steel is finished in thermosetting bronze acrylic enamel for lasting beauty. Full 10 year warranty against corrosion.
- Proprietary solar-glass lens softens light transmission with 85° sharp cutoff.
- Unit mounts directly to wall surface on cast outlet box with die-cast mounting bracket.
- Specular Alzak reflectors surround lamp for maximum light output.
- U.L. Listed "Suitable for Wet Locations." IBEW union made in USA.

### Photometric Data

Initial Footcandles on Ground  
B18-704 100 Watt HPS

FIXTURE SPACING	A	B	C	D	E	F	G	H
15'	6.4	7.9	5.6	2.0	10.7	11.3	6.6	2.3
20'	4.6	6.1	4.6	1.5	7.6	7.5	4.5	1.8
25'	3.8	5.4	4.0	1.2	5.1	4.9	3.0	1.3
30'	3.4	5.1	3.8	1.1	3.2	3.1	2.1	1.0
35'	3.3	4.9	3.7	1.0	2.0	2.0	1.2	0.8



Spacing-to-Mounting height ratio 3.7:1.  
(10' Mounting Height)

### Catalog Listings

CATALOG NUMBER	LAMP TYPE	LAMP WATTS	MAXIMUM AMPS	TOTAL WATTS
B18-701/120*	Mini-Flour	3/13	.90	54
B18-702/120	HPS-Med. Base	50	.65	66
B18-702/277	HPS-Med. Base	50	.30	66
B18-703/120	HPS-Med. Base	70	.86	88
B18-703/277	HPS-Med. Base	70	.37	88
B18-704/120	HPS-Med. Base	100	1.30	130
B18-704/277	HPS-Med. Base	100	.60	130
B18-705/120	MH-Med. Base	100	1.20	125
B18-705/277	MH-Med. Base	100	.55	125

\*NOTE: B18-701/120 for 120 volt operation only.

Accessories:

Add "/TP" for tamper-proof screws.

Add "/CAB" for cast-aluminum outlet box.

Add "/PEC" for photo-electric cell.

Specifications and data are subject to change without notice.

Form 1214

98325

①

154

19142

THIS INDENTURE, made the 30 day of June, nineteen hundred and seventy-seven BETWEEN MARGARET R. HARVEY, as surviving trustee under the Last Will and Testament of Sidney W. Harvey, deceased, residing at Head of the River, Smithtown, New York, party of the first part, and HARVEY ASSOCIATES, a limited partnership, having its office at 605 Locust Street, Garden City, New York, party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Portland, County of Cumberland, State of Maine, more fully described as follows:

PARCEL 1 - A certain lot or parcel of land with the buildings thereon situated on the westerly side of St. John Street in said Portland, County of Cumberland and State of Maine, and bounded and described as follows: BEGINNING at a stake in the westerly side line of St. John Street distant southerly on said line three hundred (300) feet from the southerly line of D Street and running thence southerly on said line of St. John Street fifty (50) feet to a stake; thence westerly at right angles with St. John Street one hundred eight and three tenths (108.3) feet to the easterly side line of the Maine Central Railroad location; thence northerly on said location line fifty (50) feet; thence easterly on a line at right angles with said St. John Street one hundred eight and three tenths (108.3) feet to the point of BEGINNING.

Containing fifty-four hundred and fifteen (5415) square feet and being Lot Number 74 on a plan of city land recorded in Cumberland County Registry of Deeds in Plan Book 4, Page 21.

PARCEL 2 - A certain lot or parcel of land situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows: BEGINNING on the westerly side line of St. John Street, at a point two hundred ten (210) feet southerly of the intersection of said westerly side line and the southerly side line of D Street, as measured along the westerly side line of St. John Street; thence S 7°44' E along the westerly side line of St. John Street, ninety (90) feet, more or less, to the northeasterly corner of the eleventh parcel of land conveyed to The California Oil Company by Community Oil Company, Inc. by deed dated June 30, 1960 and recorded in Cumberland County Registry of Deeds, Book 2549, Page 169, now of the grantor; thence S 82°16' W one hundred eight and three tenths (108.3) feet, more or less, by land of the grantor to land now or formerly of

400/12



Portland Terminal Company; thence N 7°44' W ninety (90) feet by land now or formerly of Portland Terminal Company; thence N 82°16' E one hundred eight and three tenths (108.3) feet, more or less, to the westerly side line of St. John Street and the point of BEGINNING.

The above courses are based on true meridian.

The purpose of this conveyance is to release and discharge the lien of a certain mortgage covering the above described premises, dated June 1, 1967, made by Martha Associates, a limited partnership, to Margaret R. Harvey and Lawrence Harvey, as trustees under the Last Will and Testament of Sidney W. Harvey, in the principal sum of \$10,000.00 and recorded in the office of the Cumberland County Register on July 5, 1967, in Book 3001, page 720. The aforesaid Lawrence Harvey died testate, a resident of the County of Queens in the State of New York on June 10, 1968 and no successor trustee has been appointed in his place or stead.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written, as a sealed instrument.

*Margaret R. Harvey*  
Margaret R. Harvey, as  
Surviving Trustee

3

156

STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF NEW YORK )

On the 30 day of June, 1977, before me personally came MARGARET R. HARVEY to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

*Edna Stainton*  
\_\_\_\_\_  
Notary Public

EDNA STANTON  
Notary Public, State of New York  
No. 30-4805100  
Qualified in Nassau County  
Commission Expires March 30, 1979



JUL 28 1977

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE  
Received at 8:30 AM, and recorded in  
BOOK 4066 PAGE 154. *Margaret L. Fisher* Register



238

4

3496  
WARRANTY DEED

MARTHA ASSOCIATES, a limited partnership, having its principal office at 100 East Mineola Avenue, Valley Stream, New York, for consideration paid, grants to HARVEY ASSOCIATES, a limited partnership, having its principal office at 605 Locust Street, Garden City, New York, with WARRANTY COVENANTS, certain lots or parcels of land situated in the City of Portland, County of Cumberland, State of Maine, more fully described as follows:

PARCEL 1

A certain lot or parcel of land with the buildings thereon situated on the westerly side of St. John Street in said Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at a stake in the westerly side line of St. John Street distant southerly on said line three hundred (300) feet from the southerly line of D Street and running thence southerly on said line of St. John Street fifty (50) feet to a stake; thence westerly at right angles with St. John Street one hundred eight and three tenths (108.3) feet to the easterly side line of the Maine Central Railroad location; thence northerly on said location line fifty (50) feet; thence easterly on a line at right angles with said St. John Street one hundred eight and three tenths (108.3) feet to the point of beginning.

Containing fifty-four hundred and fifteen (5,415) square feet and being Lot Number 74 on a plan of city land recorded in Cumberland County Registry of Deeds in Plan Book 4, Page 21.

Said premises being subject to a pole line easement from the Grantor to Central Maine Power Company, dated October 7, 1955, and recorded in said Registry of Deeds in Book 2276, Page 291.

PARCEL 2

A certain lot or parcel of land situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning on the westerly side line of St. John Street, at a point two hundred ten (210) feet southerly of the intersection of said westerly side line of D Street; as measured along the westerly side line of St. John Street;

Thence S. 7° 44' E. along the westerly side line of St. John Street ninety (90) feet, more or less, to the northeasterly corner of the eleventh parcel of land conveyed to The California Oil Company by Community Oil Company, Inc. by deed dated June 30, 1960 and recorded in Cumberland County Registry of Deeds, Book 2549, Page 169, now of the grantor, successor by merger to The California Oil Company;

2070/23

239

Thence S. 82° 16' W. one hundred eight and three tenths (108.3) feet, more or less, by land of the grantor to land now or formerly of Portland Terminal Company;

Thence N. 7° 44' W. ninety (90) feet by land now or formerly of Portland Terminal Company;

Thence N. 82° 16' E. one hundred eight and three tenths (108.3) feet, more or less, to the westerly side line of St. John Street and the point of beginning.

The above courses are based on true meridian.

The above described parcel of land is a portion of the first parcel of land conveyed in the deed of the City of Portland to Maine Central Railroad Company dated February 14, 1888, recorded in Cumberland County Registry of Deeds, Book 545, Page 186, and for further title to said land, reference may be had to the deed of Maine Central Railroad Company to Portland Terminal Company dated July 1, 1911, recorded in said Registry of Deeds, Book 881, Page 318.

Grantee, by acceptance of this Deed, agrees to be bound by the terms and provisions of a certain fence construction and maintenance agreement, binding upon itself, its successors and assigns, the terms of which are referred to in a Deed recorded in the Registry of Deeds in Cumberland County, Book 2636, Page 88.

Said parcels being the same premises conveyed to the party of the first part by deed dated March 3, 1967, and recorded on March 15, 1967, in the Registry of Deeds, Cumberland County, in Book 2988, Page 741.


Subject to a mortgage in the reduced principal amount of \$867.00 and interest thereon, made by Martha Associates to Lawrence Harvey and Margaret R. Harvey, as trustees under the Last Will and Testament of Sidney R. Harvey, dated June 1, 1967, recorded on July 5, 1967 in the Cumberland County Register's Office in Book 3001, Page 720.

The foregoing Parcels are:

- (1) SUBJECT TO statutory and municipal requirements relating to land and buildings, their use and construction; and
- (2) SUBJECT TO such state of facts as a current and accurate survey of the premises might show.

IN WITNESS WHEREOF, the said Martha Associates has caused these presents to be executed on this 31st day of October, in the year of Our Lord One Thousand Nine Hundred and Seventy-six.

MARTHA ASSOCIATES

By:   
Stephen R. Harvey,  
General Partner

  
David A. Myers, General  
Partner



June 25, 2005

To: Planning and Development Dept.  
Planning Division

Attn: Sarah Hopkins

Re: Site Plan for 425 Forest Ave.  
submitted by Wendall Fletcher, June 14, 2005

This letter is to request that the dumpster indicated on the Site Plan, be moved from the South side (Deerfield Rd) to the North side, near the existing Burger King dumpster.

This request was made to me on 6/25/2005 by Martin Burtic of 103 Deerfield Rd, an abutting property. Mr. Burtic is concerned because the dumpster would be located too near his property, which would adversely impact the best use of his own property.

Sincerely,

Wendall Fletcher 6-25-05  
Wendall M. Fletcher date

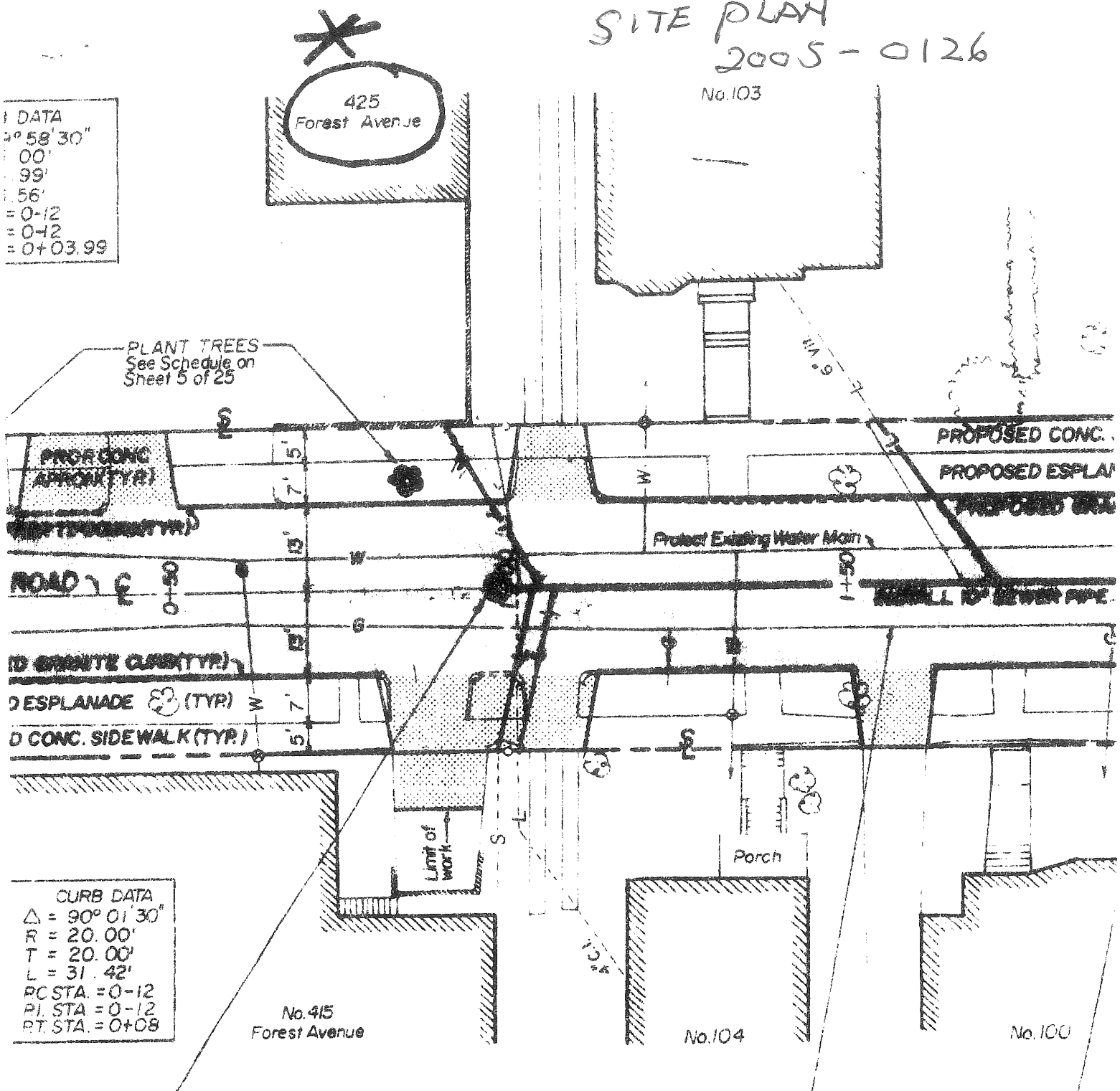
CC: Martin Burtic

DELIVERED JUN 27 2005

# SITE PLAN 2005-0126

DATA

Δ = 90° 58' 30"
R = 100'
T = 99'
L = 56'
PC STA = 0+12
PI STA = 0+12
PT STA = 0+03.99



CURB DATA

Δ = 90° 01' 30"
R = 20.00'
T = 20.00'
L = 31.42'
PC STA = 0-12
PI STA = 0-12
PT STA = 0+08

STA. 0+00, 0.3' R1  
 REMOVE EXISTING BRICK SMH and  
 INSTALL NEW SMH TYPE 'A'  
 INVELEV. IN = 20.10 (Stub)  
 INVELEV. OUT = 20.00  
 RIM ELEV. = 27.36

EXISTING GAS MAIN  
 TO BE REPLACED  
 BY OTHERS

PLANT TREE  
 See Schedule on Sheet 5 of 25  
  
 REMOVE BOTH EXISTING -  
 C.B. and PIPES  
 Incidental to cost of Common Ex

No separated storm Drain in Forest Ave. in that vicinity of Deerfield Rd.

Jessica Hanscom  
 Engineering Architect 874-8849

Jessica Hanscom  
 28-JUN-05

INSTALL VORTEX FLOW CONTROL DEVICE WITH THE OUTFLOW CHARACTERISTICS:  
 -Q at 1' of Head = 1 cfs  
 -Q at 3' of Head = 2 cfs

RICK KNOWLAND

# City of Portland Site Plan Application

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

Address of Proposed Development: 425 FOREST AVE - PTLD ME Zone: B-2		
Total Square Footage of Proposed Structure: Existing 1590 SF	Square Footage of Lot: 9839 SF	
Tax Assessor's Chart, Block & Lot: Chart# 111 Block# A Lot# 010	Property owner's mailing address: 48 REVERE ST PTLD ME 04103	Telephone #: 207-7744674 CELL 4325027
Consultant/Agent, mailing address, phone # & contact person: Stephen J Bradstreet Aquarion Engineering Services 222 St John Street Suite 314 Portland, ME 04102	Applicant's name, mailing address, telephone #/Fax#/Pager#: WENDALL FLETCHER 48 REVERE ST PTLD ME 04103	Project name: 425 FOR. AVE
<p><b>Proposed Development (check all that apply)</b></p> <p><input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail</p> <p><input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input checked="" type="checkbox"/> Parking lot</p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____</p> <p><input type="checkbox"/> Site Location, of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p> <p><b>Major Development (more than 10,000 sq. ft.)</b></p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p><b>Minor Site Plan Review</b></p> <p><input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p><b>Plan Amendments</b></p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p>		

- Please see next page -

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

WENDALL FLETCHER  
48 REVERE ST  
PORTLAND, ME, 04103

207-774-4674  
432-5027 CELL

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, & 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:

*Wendall Fletcher*

Date:

6-10-05

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

This CHECKLIST BY RICK KNOWLAND

Project Name, Address of Project

Application Number

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





Development Review Fee Schedule (effective July 1, 2003)

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

**Engineering Fees**

• Engineer Review Fee	Assessed by Engineer
• Inspection Fee	2% of Performance Guarantee or as assessed by Planning or Public Works Engineer with \$300.00 being the minimum

**Zone Change**

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

**Historic Preservation**

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

**Noticing/Advertisements for Historic Preservation and Planning Board Review**

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



**AQUARION**  
*Engineering Services*

*Local Experts.Global Expertise.™*

May 9, 2005

Sarah Hopkins  
City of Portland  
389 Congress Street  
Portland, ME 04104

**Subject: 425 Forest Avenue  
Wendell M. Fletcher**

Dear Sarah:

On behalf of Wendell Fletcher, Aquarion Engineering Services is submitting the enclosed and supporting data for staff review. The existing property was being operated as a sandwich shop until this past March. Mr. Fletcher has a tenant that will be using the building as a sandwich shop again.

The site has three concrete driveway entrances, two off Forest Avenue and one off Deerfield Road. We are proposing to close one off Forest Avenue. The conceptual site plan shows 14 parking spaces including one handicap space at the front door. An enclosed dumpster is shown and grading that mimics the existing conditions is also shown. Landscaping has been shown that provides screening of the parking lot to the extent possible.

We would appreciate your review of the plan and any comments you may have.

If you have any questions, please feel free to call me at 828-1272 ext. 12.

Very truly,

Aquarion Engineering Services

Stephen J. Bradstreet, P.E.

**Wendall M. Fletcher, Owner**

48 Revere Street  
Portland, Maine 04103

Ph: 1-207-772-2128  
Cell: 1-207-432-5027

**COVER LETTER FOR SITE PLAN  
for 425 Forest Ave., Portland, ME 04061**

June 10, 2005

Planning & Development Department  
Planning Division  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Planning & Development Department:

My goal as owner of 425 Forest Ave. (formerly Punky's) is to revitalize the existing property, so as to make it pleasing to the eye, functional and of value to local residents and area customers.

The property's previous use was a sandwich shop and takeout food service business. This use would continue by the prospective tenant, Lisbon House of Pizza. The new tenant has 15 years' experience, and is ready, willing and able to open their business as soon as possible. His food service business would serve the area with a varied menu, such as pizza, salads and a wide selection of sandwiches.

Regarding the attached Site Plan, on the outside I intend to replace the existing windows, the main entrance, paint and add lighting to the building.

On the inside, I plan to replace the existing tile floors, insulate, paint and panel the bathroom walls.

Thank you for your review, and I hope my Site Plan meets with your approval, since my prospective tenant is prepared to establish his business in the area as soon as possible.

Sincerely,

Wendall Fletcher



**Wendall M. Fletcher, Owner**  
48 Revere Street  
Portland, Maine 04103

Ph: 1-207-772-2128  
Cell: 1-207-432-5027

**INDEX**  
**To Site Plan**

**For Property at: 425 Forest Ave., Portland, ME 04061**

- 1. Cover Letter**
- 2. Application for Site Plan**
- 3. Site Plan**
  - . Construction Detail**
  - . Survey**
- 4. Proposal for Building**
- 5. Existing Building**
- 6. Lighting Specifications**
- 7. Pictures**

# Arm-Mounted Drop or Flat Lens Cutoff

Area Lighting

# KAD

Contour®

### Intended Use

For parking areas, street lighting, walkways and car lots.

### Features

**Housing** – Rugged, die-cast, soft-corner aluminum housing with 0.12" nominal wall thickness. Extruded 4" soft corner arm for pole or wall mounting is standard.

**Door Frame** – KAD die-cast door frame has impact-resistant, tempered glass lens which is fully gasketed with one-piece bonded tubular silicone. KAC die-cast aluminum door frame has prismatic, impact-resistant, tempered glass, drop dish acrylic lens or drop dish polycarbonate lens. Door frame is fully gasketed with one-piece tubular silicone.

**Optics** – KAD reflectors are anodized hydroformed and segmented aluminum. Four cutoff distributions available: R2 (Roadway), R3 (Asymmetric), R4 (Forward Throw) and R5 (Symmetric). Segmented reflectors are rotatable and field-interchangeable.

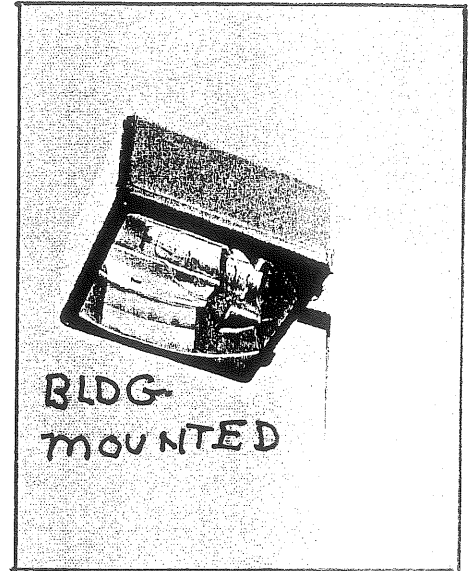
KAC reflector is optical-quality aluminum that works in tandem with a light-diffusing prismatic lens.

**Electrical** – Ballast is high-reactance, high power factor (70-150W HPS, 100M & 150M) or high power factor constant-wattage autotransformer (175-400W MH & HPS). Ballast is copper wound and 100% factory tested.

**Finish** – Dark bronze (DDB) corrosion-resistant polyester powder finish (DDB), with other architectural colors available.

**Socket** – Porcelain, horizontally (position) oriented mogul-base socket (100M & 150M are medium-base) with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W-600V. 4KV pulse rated.

**Listings** – UL Listed (standard). CSA Certified or NOM Certified (see Options). UL listed for wet locations. IP65 certified.



### Ordering Information

*KAD 175M R4*

*TB*

*WB09*

Example: **KAD 400M R3 120 SPD09**

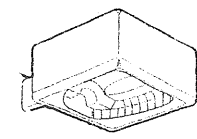
*LPI*

Designation	Distribution	Voltage	Mounting	Options/Accessories
<u>High Pressure Sodium</u>	<u>KAD-Hydroformed Reflectors</u>	<b>120</b>	<u>Included</u>	<u>Installed</u>
KAD 70S	R2 Type II roadway	208 <sup>2</sup>	SPD04 4" square pole arm <sup>4</sup> (std.)	LPI Lamp included
KAD 100S	R3 Type III asymmetric	240 <sup>2</sup>	SPD09 9" square pole arm	SF Single fuse, 120V, 277V, 347V (n/a TB)
KAD 150S	R4 Type IV forward throw, sharp cutoff	277	RPD04 4" round pole arm <sup>4</sup>	DF Double fuse, 208V, 240V, 480V (n/a TB)
KAD 250S	R5S Type V square	347	RPD09 9" round pole arm	PER NEMA twist-lock receptacle only (no photocontrol)
KAD 400S		480 <sup>2</sup>	WWD04 4" wood pole or wall <sup>4</sup>	QRS Quartz restrike system (250W max., 120V lamp not included) <sup>5</sup>
<u>Metal Halide</u>	<u>Segmented Reflectors</u>	<b>TB<sup>3</sup></b>	WWD09 9" wood pole or wall	PD Power tray <sup>6</sup>
KAD 100M	SR2 Type II asymmetric		WBD04 4" wall bracket	WTB Terminal block <sup>6</sup>
KAD 150M	SR3 Type III asymmetric		WBD09 9" wall bracket	EC Emergency circuit
KAD 175M	SR4SC Type IV forward throw, sharp cutoff		<u>Shipped separately</u>	SCWA Super CWA pulse start ballast (n/a with any HPS, 100M or 175M)
KAD 200M <sup>1</sup>			KMA Mast arm adapter	CSA CSA Certified
KAD 250M			KTMB Twin mounting bar	NOM NOM Certified (consult factory)
KAD 320M <sup>1</sup>			DAD12P Degree arm (pole)	For optional architectural colors, see page 485.
KAD 350M <sup>1</sup>			DAD12WB Degree arm (wall)	<u>Shipped separately</u> <sup>7</sup>
KAD 400M				PE1 NEMA twist-lock PE (120V-240V)
				PE3 NEMA twist-lock PE (347V)
				PE4 NEMA twist-lock PE (480V)
				PE7 NEMA twist-lock PE (277V)
				SC Shorting cap for PER option
				HS House-side shield (R2, R3, R4) (SR2, SR3)
				KADVG Vandal guard
				KADWG Wireguard

NOTES:  
 1 Must be ordered with SCWA.  
 2 Consult factory for availability in Canada.  
 3 Optional multi-tap ballast (120V, 208V, 240V, 277V). In Canada 120V, 277V, 347V; ships as 120V/347V.  
 4 SPD09, RPD09 or WWD09 must be used when luminaires are oriented on DM29, DM39 or DM49 drilling pattern.  
 5 QRSTD available in select wattages. Consult factory.  
 6 Only available with SR2, SR3, SR4CS optics.  
 7 May be ordered as an accessory.  
 8 Includes mounting arm.

Dimensions are shown in inches (centimeters) unless otherwise noted.

EPA <sup>8</sup>	KAD
Square	1.2 ft <sup>2</sup> (1.1 m <sup>2</sup> )
Height	17 1/2 (44.5)
Max. weight	7 1/8 (18.1)
	42 lbs (19.1 kg)



**BLDG-MOUNTED**

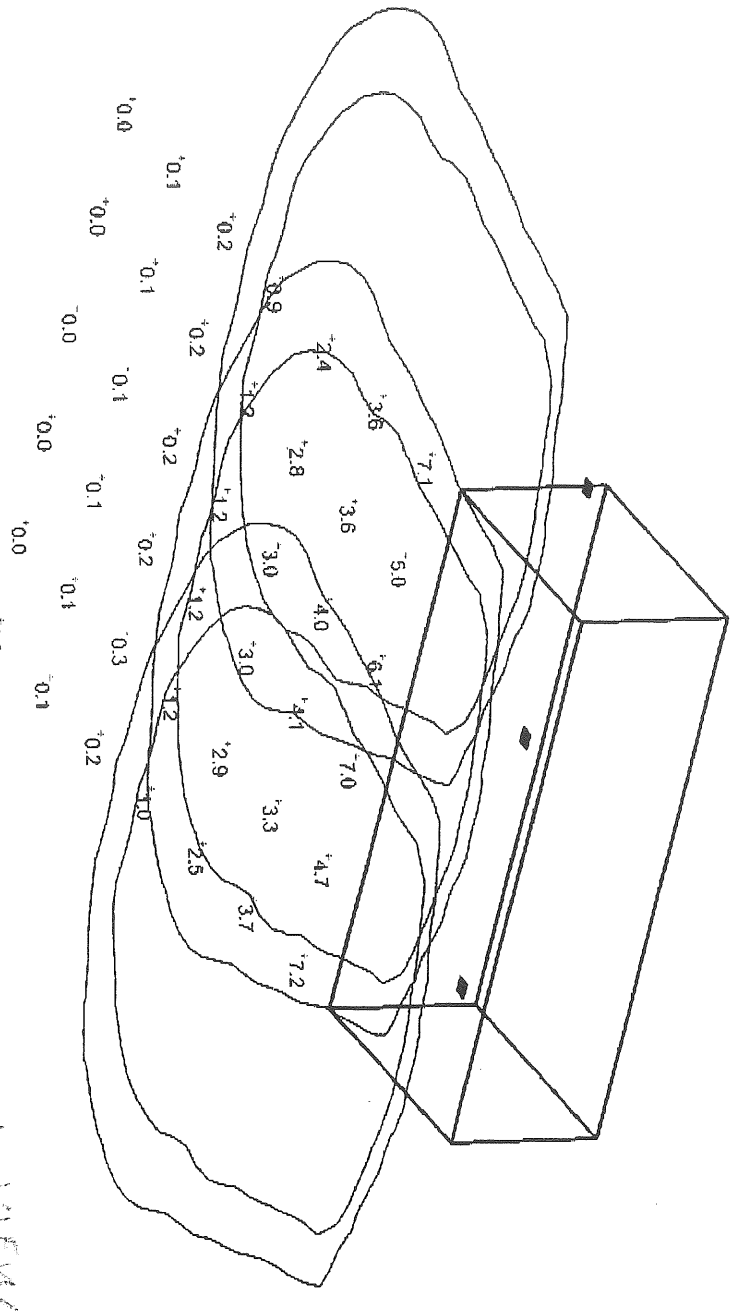


# LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
■	A	3	R4	Lithonia KAD 175M DIECAST TYPE IV, SHORT, CUTOFF LUMINAIRE	175 WATT METAL HALIDE - HORIZONTAL BURN	91120402.lis	12000	0.75	215

## STATISTICS

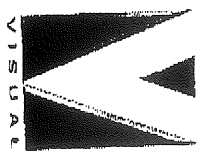
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.0 fc	7.2 fc	0.0 fc	N/A	N/A



Southeast View

FRONTAL VIEW

Not to Scale



Lisbon House of Pizza  
Forest Ave.

Designer  
S. Taylor  
Date  
Jun 6 2005  
Scale  
Drawing No.

2 of 2





04.20.2005 01:21



Subj: end  
Date: 6/7/2005 8:44:54 AM Eastern Standard Time  
From: [ryoung@maine.edu](mailto:ryoung@maine.edu)  
To: [abmosher@aol.com](mailto:abmosher@aol.com)



DSCN0977.JPG

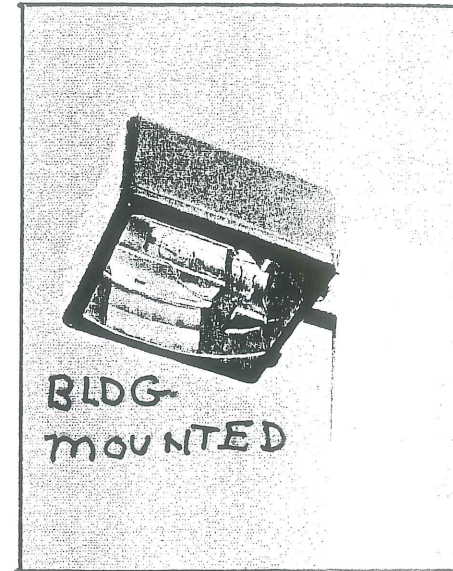


Area Lighting

# KAD

Contour®

ff  
—  
m  
ng  
  
gh  
M)  
u-  
al-  
ry  
  
is-  
th  
  
n)  
M  
k-  
ct.  
  
ti-  
it-



Example: KAD 400M R3 120 SPD09

LPI

Options/Accessories

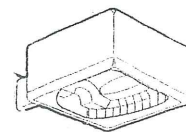
Installed

- std.) **LPI** Lamp included
- SF** Single fuse, 120V, 277V, 347V (n/a TB)
- DF** Double fuse, 208V, 240V, 480V (n/a TB)
- PER** NEMA twist-lock receptacle only (no photocontrol)
- QRS** Quartz restrike system (250W max., 120V lamp not included)<sup>5</sup>
- PD** Power tray<sup>6</sup>
- WTB** Terminal block<sup>6</sup>
- EC** Emergency circuit
- SCWA** Super CWA pulse start ballast (n/a with any HPS, 100M or 175M)
- CSA** CSA Certified
- NOM** NOM Certified (consult factory)

For optional architectural colors, see page 485.

Shipped separately<sup>7</sup>

- PE1** NEMA twist-lock PE (120V-240V)
- PE3** NEMA twist-lock PE (347V)
- PE4** NEMA twist-lock PE (480V)
- PE7** NEMA twist-lock PE (277V)
- SC** Shorting cap for PER option
- HS** House-side shield (R2, R3, R4) (SR2, SR3)
- KADVG** Vandal guard
- KADWG** Wireguard



BLDG-MOUNTED

04.20.2005 01:21





# Arm-Mounted Drop or Flat Lens Cutoff

Area Lighting

# KAD

Contour®

### Intended Use

For parking areas, street lighting, walkways and car lots.

### Features

**Housing** – Rugged, die-cast, soft-corner aluminum housing with 0.12" nominal wall thickness. Extruded 4" soft corner arm for pole or wall mounting is standard.

**Door Frame** – KAD die-cast door frame has impact-resistant, tempered glass lens which is fully gasketed with one-piece bonded tubular silicone. KAC die-cast aluminum door frame has prismatic, impact-resistant, tempered glass, drop dish acrylic lens or drop dish polycarbonate lens. Door frame is fully gasketed with one-piece tubular silicone.

**Optics** – KAD reflectors are anodized hydroformed and segmented aluminum. Four cutoff distributions available: R2 (Roadway), R3 (Asymmetric), R4 (Forward Throw) and R5 (Symmetric). Segmented reflectors are rotatable and field-interchangeable.

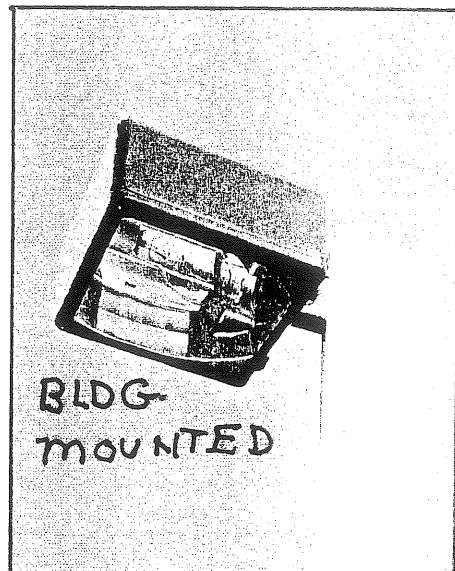
KAC reflector is optical-quality aluminum that works in tandem with a light-diffusing prismatic lens.

**Electrical** – Ballast is high-reactance, high power factor (70-150W HPS, 100M & 150M) or high power factor constant-wattage autotransformer (175-400W MH & HPS). Ballast is copper wound and 100% factory tested.

**Finish** – Dark bronze (DDB) corrosion-resistant polyester powder finish (DDB), with other architectural colors available.

**Socket** – Porcelain, horizontally (position) oriented mogul-base socket (100M & 150M are medium-base) with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W-600V. 4KV pulse rated.

**Listings** – UL Listed (standard). CSA Certified or NOM Certified (see Options). UL listed for wet locations. IP65 certified.



### Ordering Information

*KAD 175M R4*

*TB WBD09*

Example: **KAD 400M R3 120 SPD09 LPI**

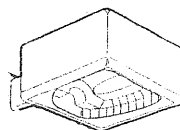
Designation	Distribution	Voltage	Mounting	Options/Accessories
<u>High Pressure Sodium</u>	<u>KAD-Hydroformed Reflectors</u>	<b>120</b>	<u>Included</u>	<u>Installed</u>
KAD 70S	R2 Type II roadway	208 <sup>2</sup>	SPD04 4" square pole arm <sup>4</sup> (std.)	LPI Lamp included
KAD 100S	R3 Type III asymmetric	240 <sup>2</sup>	SPD09 9" square pole arm	SF Single fuse, 120V, 277V, 347V (n/a TB)
KAD 150S	R4 Type IV forward	277	RPD04 4" round pole arm <sup>4</sup>	DF Double fuse, 208V, 240V, 480V (n/a TB)
KAD 250S	throw, sharp cutoff	347	RPD09 9" round pole arm	PER NEMA twist-lock receptacle only (no photocontrol)
KAD 400S	R5S Type V square	480 <sup>2</sup>	WWD04 4" wood pole or wall <sup>4</sup>	QRS Quartz restrike system (250W max., 120V lamp not included) <sup>5</sup>
<u>Metal Halide</u>	<u>Segmented Reflectors</u>	<b>TB<sup>3</sup></b>	WWD09 9" wood pole or wall	PD Power tray <sup>6</sup>
KAD 100M	SR2 Type II asymmetric		WBD04 4" wall bracket	WTB Terminal block <sup>6</sup>
KAD 150M	SR3 Type III asymmetric		WBD09 9" wall bracket	EC Emergency circuit
KAD 175M	SR4SC Type IV forward		<u>Shipped separately</u>	SCWA Super CWA pulse start ballast (n/a with any HPS, 100M or 175M)
KAD 200M <sup>1</sup>	throw, sharp cutoff		KMA Mast arm adapter	CSA CSA Certified
KAD 250M			KTMB Twin mounting bar	NOM NOM Certified (consult factory)
KAD 320M <sup>1</sup>			DAD12P Degree arm (pole)	For optional architectural colors, see page 485.
KAD 350M <sup>1</sup>			DAD12WB Degree arm (wall)	<u>Shipped separately</u> <sup>7</sup>
KAD 400M				PE1 NEMA twist-lock PE (120V-240V)

### NOTES:

- Must be ordered with SCWA.
- Consult factory for availability in Canada.
- Optional multi-tap ballast (120V, 208V, 240V, 277V). In Canada 120V, 277V, 347V; ships as 120V/347V.
- SPD09, RPD09 or WWD09 must be used when luminaires are oriented on DM29, DM39 or DM49 drilling pattern.
- QRSTD available in select wattages. Consult factory.
- Only available with SR2, SR3, SR4CS optics.
- May be ordered as an accessory.
- Includes mounting arm.

Dimensions are shown in inches (centimeters) unless otherwise noted.

	KAD
EPA <sup>8</sup>	1.2 ft <sup>2</sup> (1.1 m <sup>2</sup> )
Square	17 1/2 (44.5)
Height	7 1/8 (18.1)
Max. weight	42 lbs (19.1 kg)



**BLDG-MOUNTED**



04.20.2005 01:21



DSCN0977.JPG



Subj: end  
Date: 6/7/2005 8:44:54 AM Eastern Standard Time  
From: [ryoung@maine.edu](mailto:ryoung@maine.edu)  
To: [abmosher@aol.com](mailto:abmosher@aol.com)

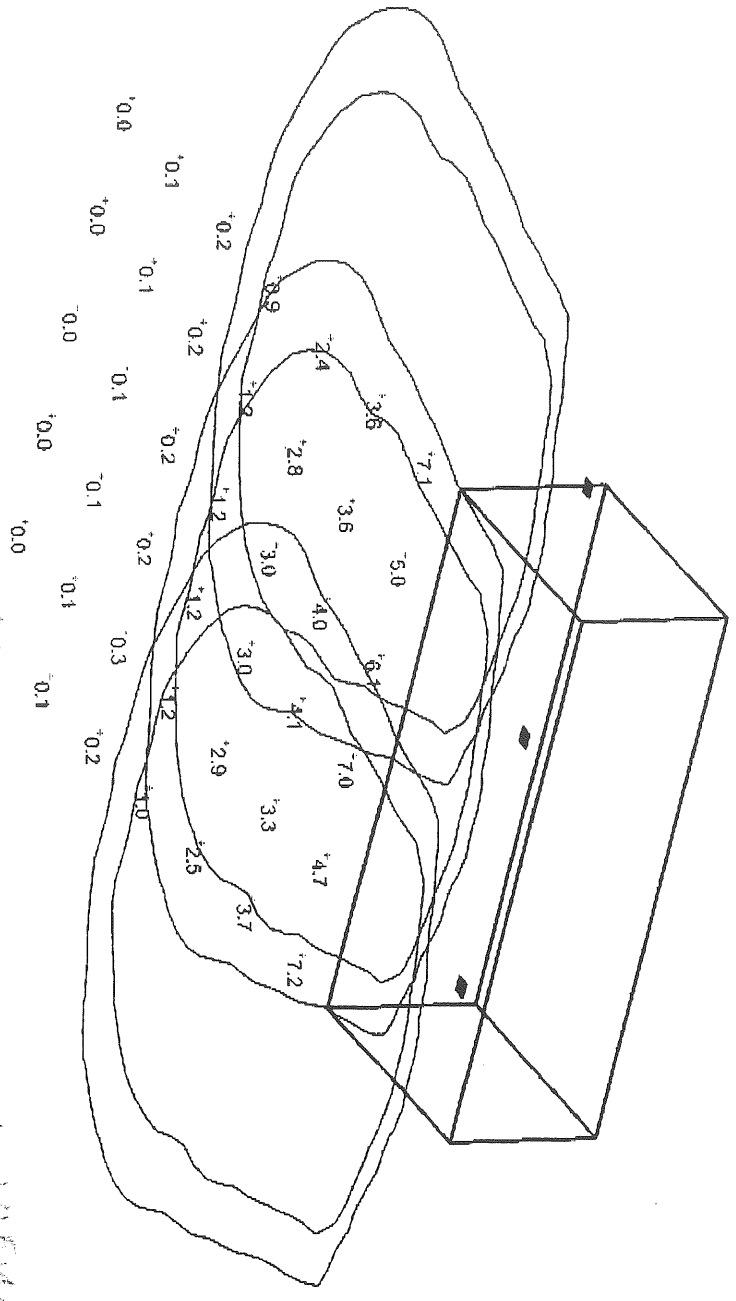


# LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
■	A	3	Lithonia KAD 175M R4	DIECAST TYPE IV, SHORT, CUTOFF LUMINAIRE	175 WATT METAL HALIDE - HORIZONTAL BURN	91120402.lis	12000	0.75	215

## STATISTICS

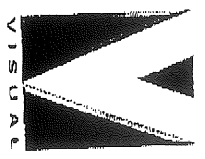
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.0 fc	7.2 fc	0.0 fc	N/A	N/A



Southeast View

Not to Scale

FRONTAL VIEW



Lisbon House of Pizza  
Forest Ave.

Designer  
S. Taylor  
Date  
Jun 6 2005  
Scale  
Drawing No.

2 of 2

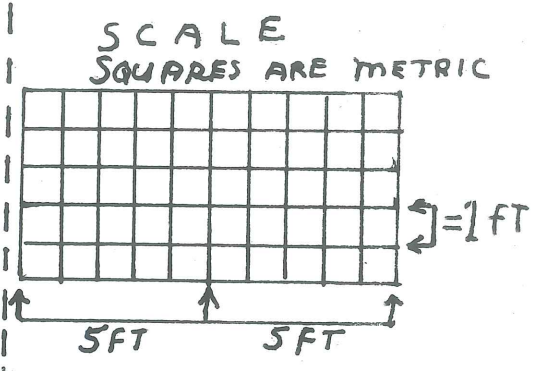
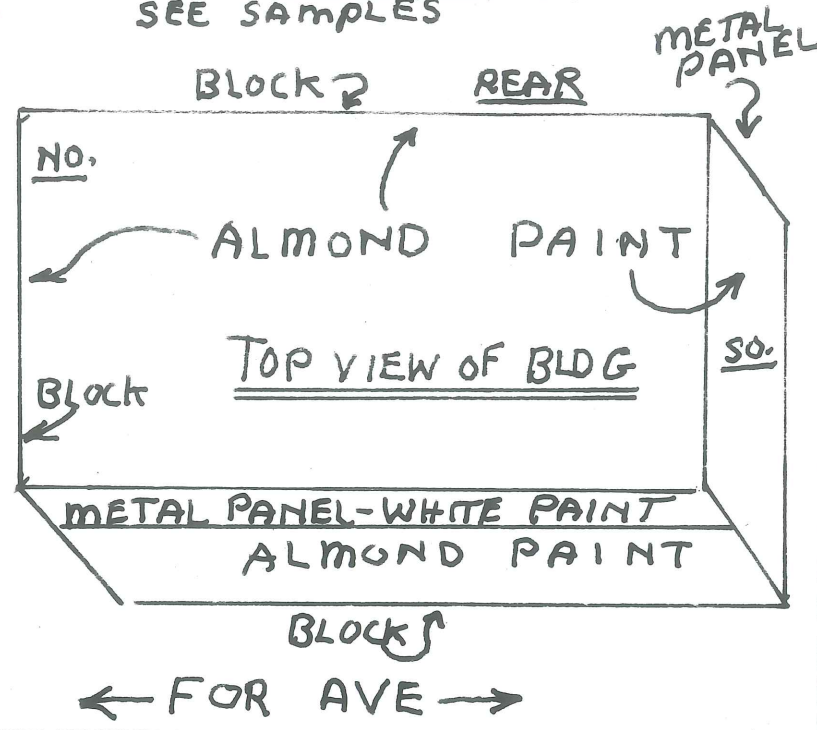


PAINT SCHEDULE  
SEE SAMPLES

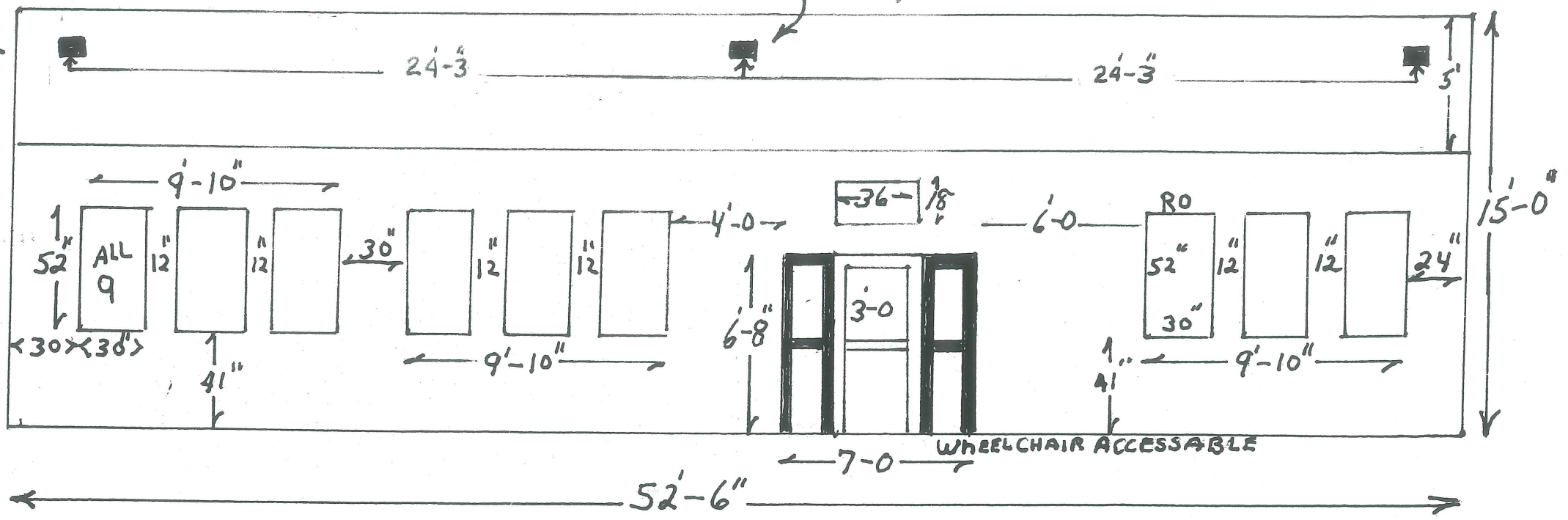
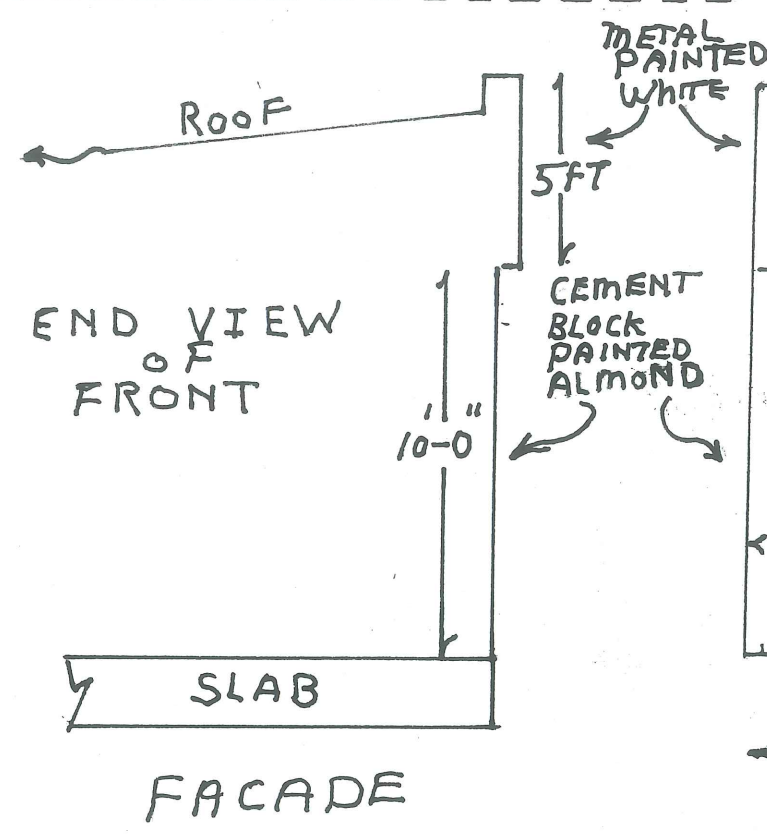
JUNE 07, 2005

# PROPOSED

LOCATION  
425 FOREST AVE  
PTLD, ME.  
WENDALL FLETCHER  
OWNER  
7744674



- ENTRANCE DOOR 3-0/6-8
- (9) WINDOWS RO 30X52
  - (1) AWNING RO 36X18
  - (3) LTS. 14' HIGH / 9" BRACKET / METAL HALIDE



PROPERTY LOCATION JUNE, 19, 05  
425 FOREST AVE  
PTLD, ME.

PROPOSED BUILDING FRONT  
WINDOWS: REPLACE EXISTING WITH -  
9 FIXED LIGHT WITH GRIDS  
VINAL REPLACEMENT CASEMENT  
LOW E, TEMPERED GLASS  
R.O. 30X52

1 AWNING STYLE RO 36X18  
LIGHTING: 3 BLDG. MOUNTED FIXTURES  
17 1/2 SQUARE, 7/8 HIGH  
9" WALL BRACKET, 14' HIGH  
DARK BRONZE  
METAL HALIDE

ENTRANCE: REPLACE EXISTING WITH -  
3-0/6-8 DOOR  
2 SIDE LITES 2-0/6-8  
WHEELCHAIR ACCESSIBLE

### PAINT-BUILDING SIDES & REAR

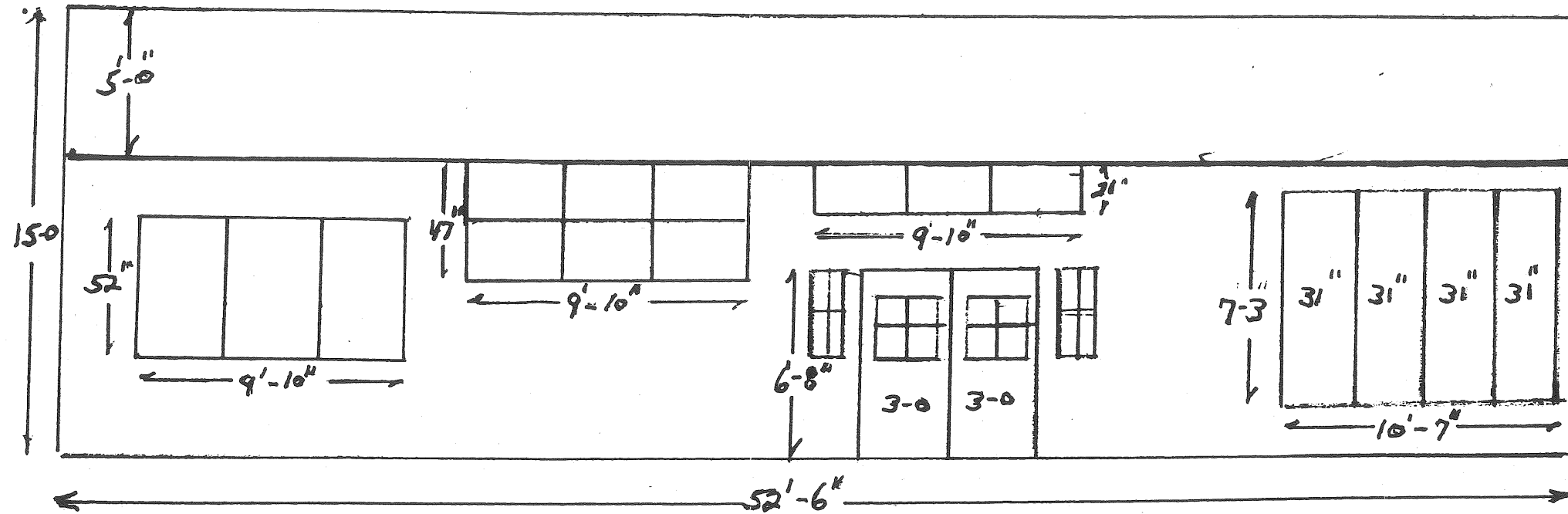
1. SO. SIDE (DEERFIELD RD)-EXISTING-  
METAL PANELS PAINTED ALMOND.
2. NO. SIDE (B-KING)-EXISTING CONCRETE  
BLOCK PAINTED ALMOND.
- 3 REAR-EXISTING CONCRETE BLOCK  
PAINTED ALMOND.

\*SEE DIAGRAM ON PROPOSED PLAN  
FOR DETAIL

\*SEE SAMPLES OF ALMOND + WHITE

PROPERTY LOCATION  
425 FOR AVE  
PTLD, ME.

# EXISTING

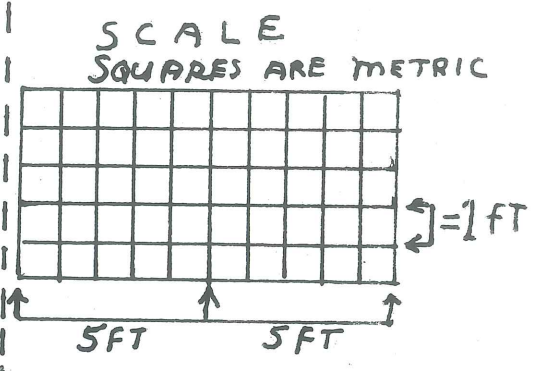
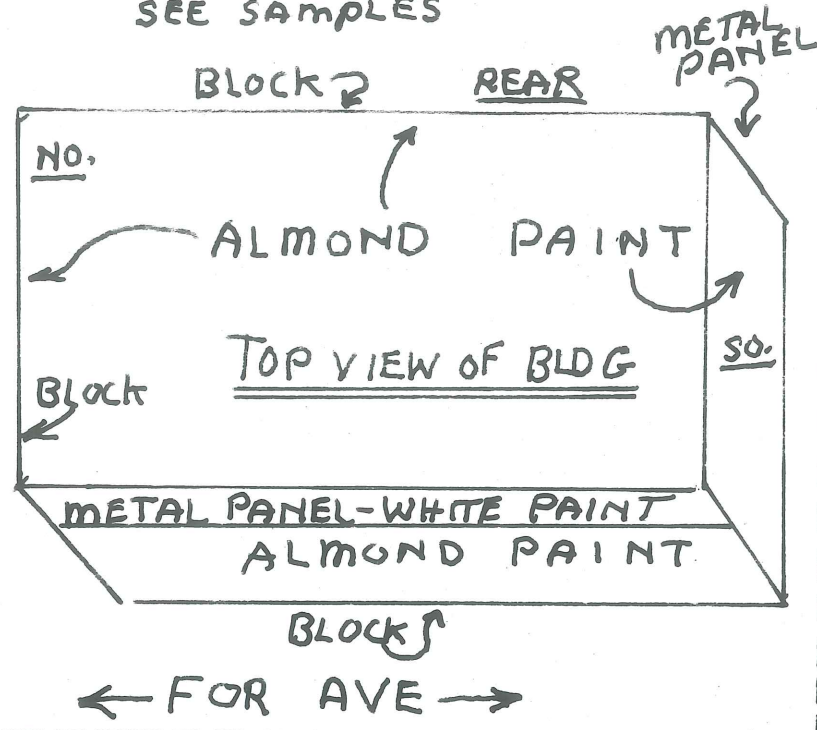


PAINT SCHEDULE  
SEE SAMPLES

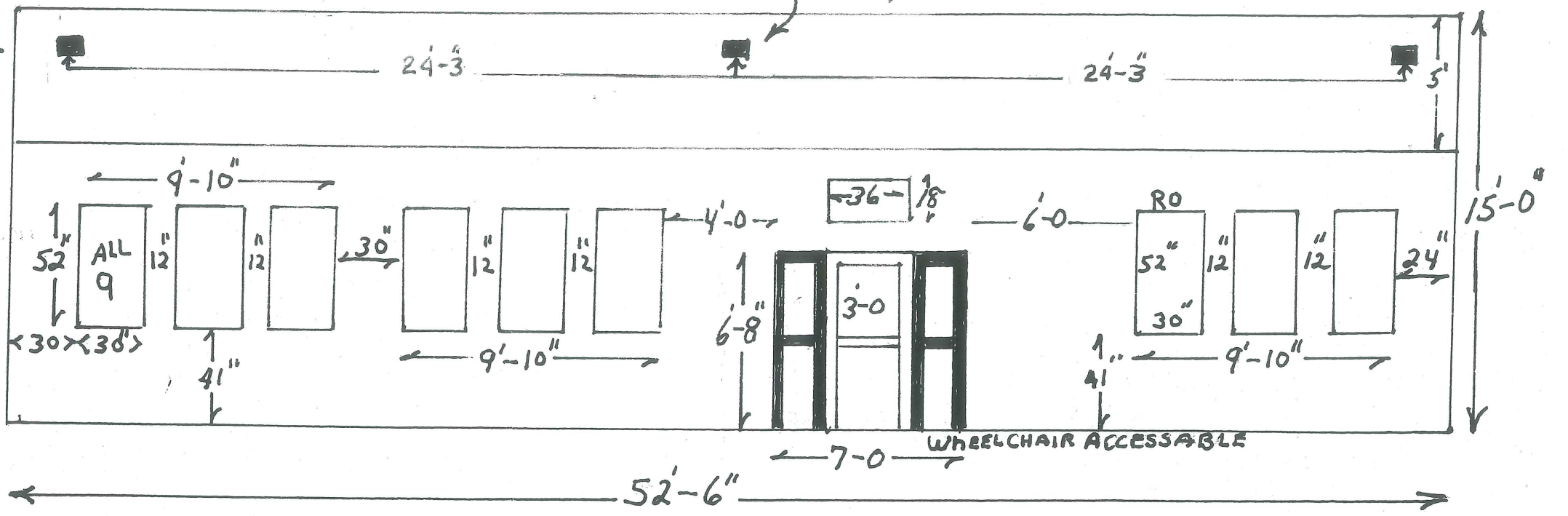
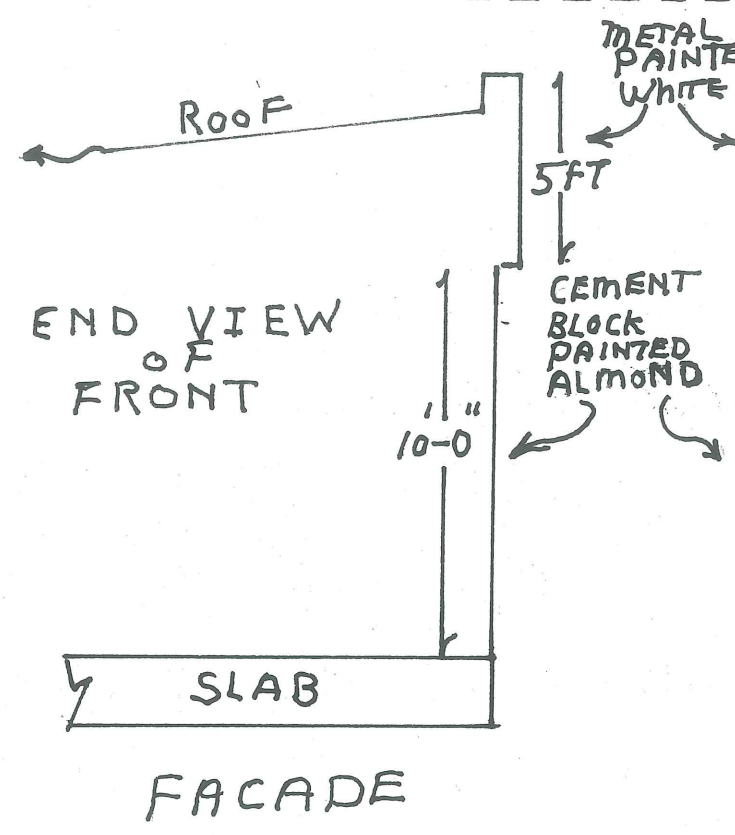
JUNE 07, 2005

# PROPOSED

LOCATION  
425 FOREST AVE  
PTLD, ME.  
WENDALL FLETCHER  
OWNER  
7744674



- ENTRANCE DOOR 3-0/6-8
- (9) WINDOWS RO 30X52
  - (1) AWNING RO 36X18
  - (3) LTS. 14' HIGH / 9" BRACKET / METAL HALIDE





PROPERTY LOCATION JUNE, 19, 05  
425 FOREST AVE  
PTLD, ME.

PROPOSED BUILDING FRONT  
WINDOWS: REPLACE EXISTING WITH -  
9 FIXED LIGHT WITH GRIDS  
VINYL REPLACEMENT CASEMENT  
LOW E, TEMPERED GLASS  
R.O. 30X52

1 AWNING STYLE RO 36X/8  
LIGHTING: 3 BLDG. MOUNTED FIXTURES  
17 1/2 SQUARE, 7/8 HIGH  
9" WALL BRACKET, 14' HIGH  
DARK BRONZE  
METAL HALIDE

ENTRANCE: REPLACE EXISTING WITH -  
3-0/6-8 DOOR  
2 SIDE LITES 2-0/6-8  
WHEELCHAIR ACCESSIBLE

### PAINT-BUILDING SIDES & REAR

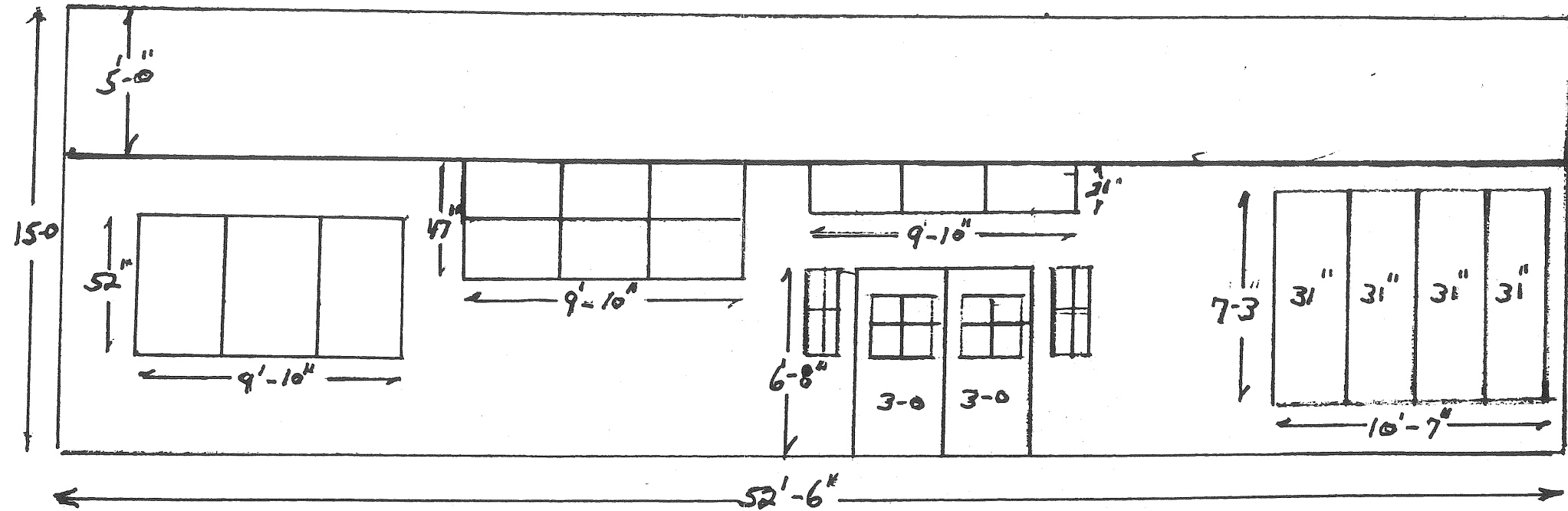
1. SO. SIDE (DEERFIELD RD)-EXISTING-  
METAL PANELS PAINTED ALMOND.
2. NO. SIDE (B-KING)-EXISTING CONCRETE  
BLOCK PAINTED ALMOND.
- 3 REAR-EXISTING CONCRETE BLOCK  
PAINTED ALMOND.

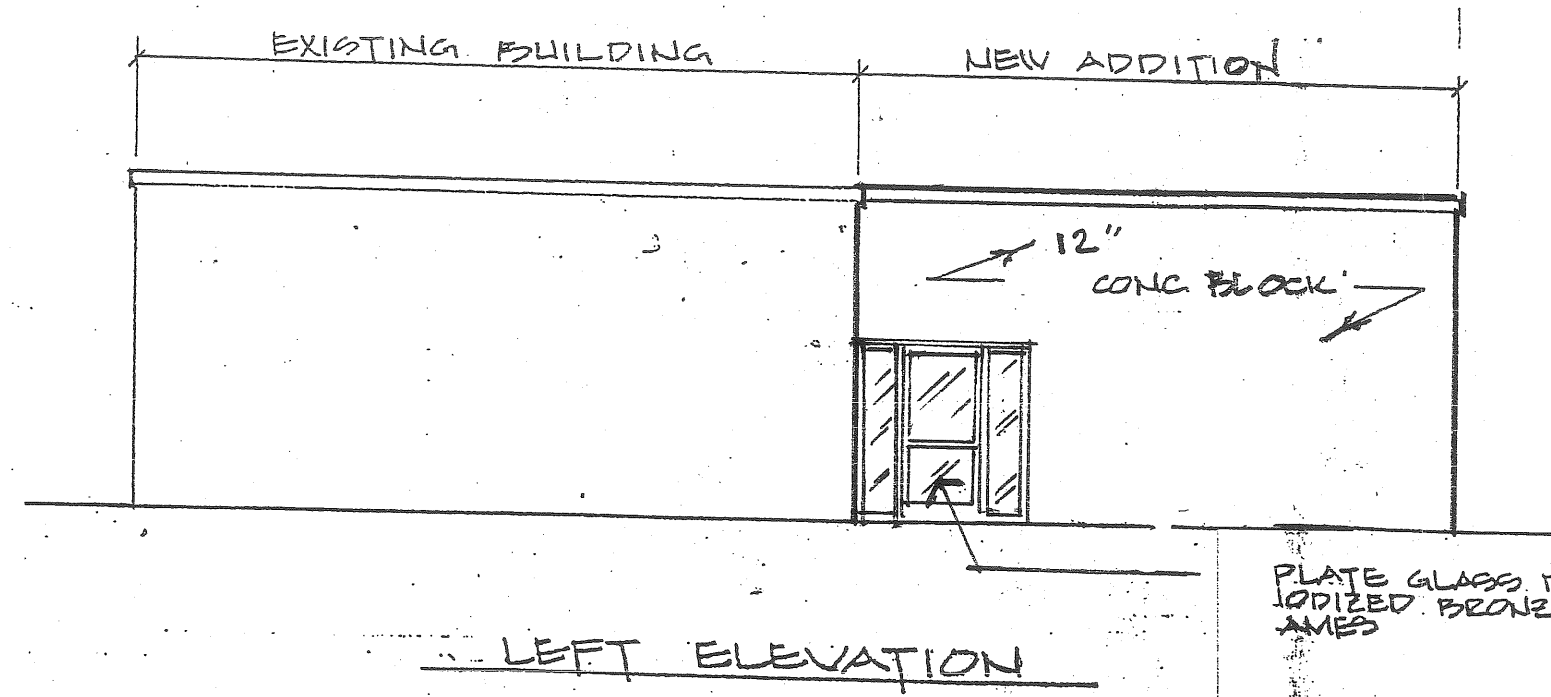
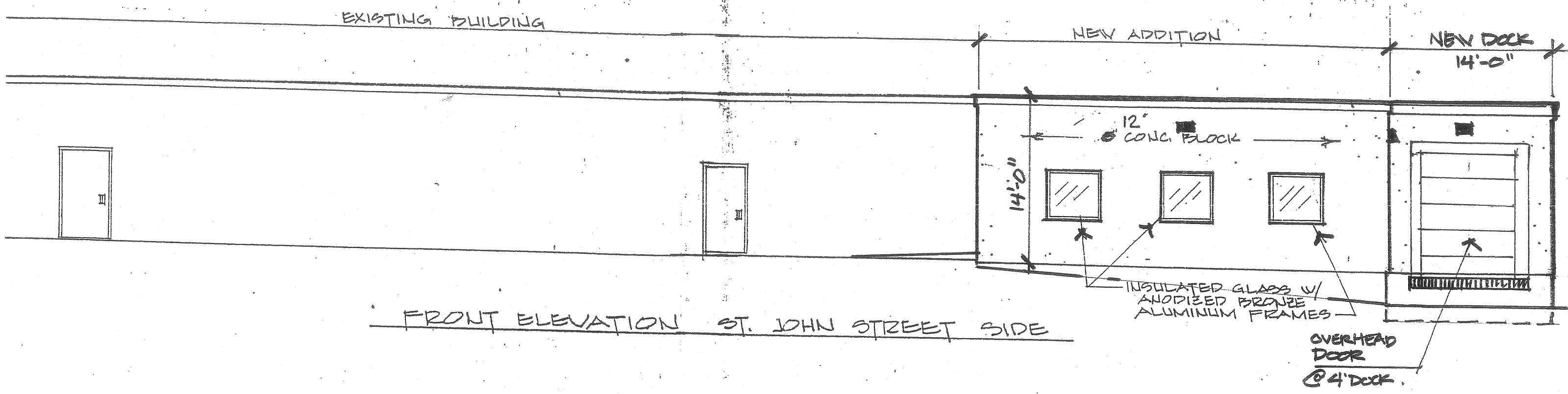
\*SEE DIAGRAM ON PROPOSED PLAN  
FOR DETAIL

\*SEE SAMPLES OF ALMOND + WHITE

PROPERTY LOCATION  
425 FOR AVE  
PTLD, ME.

# EXISTING





SID HARVEY'S  
 160 ST. JOHN'S STREET  
 PORTLAND, MAINE  
 SCALE: 1/8" = 1'-0"  
 MAY 3, 1989

THE POCHEBIT CO., INC.  
 844 Stevens Avenue  
 PORTLAND, MAINE 04103

