

303 9010001

380-380 Warren Ave, Portland, Maine

380 Warren Ave. 6000 Sq Ft

Delta Realty Co

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

2001-0262
Application I. D. Number

Delta Realty Co
Applicant

9/20/01
Application Date

120 Exchange St. Ste 204, Portland, ME 04101
Applicant's Mailing Address

380 Warren Ave. 6000 SqFt
Project Name/Description

Delta Realty
Consultant/Agent

380 - 380 Warren Ave, Portland, Maine
Address of Proposed Site

Agent Ph: (207)874-2080 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

303 G010001
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) _____

6000 Sf
Proposed Building square Feet or # of Units Acreage of Site Zoning 

Check Review Required:

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

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 9/21/01

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 | _____ date _____ | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date _____ |
| <input type="checkbox"/> Final Inspection | _____ date _____ | _____ signature _____ | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ date _____ | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| <input type="checkbox"/> Defect Guarantee Released | _____ date _____ | _____ signature _____ | |

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

2001-0262

Application I. D. Number

09/20/2001

Application Date

380 Warren Ave. 6000 SqFt

Project Name/Description

Delta Realty Co

Applicant

120 Exchange St. Ste 204, Portland, ME 04101

Applicant's Mailing Address

Delta Realty

Consultant/Agent

Agent Ph: (207) 874-2080

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

380 - 380 Warren Ave, Portland, Maine

Address of Proposed Site

303 G010001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 If electrical power is brought to the new building at any time in the future, upgrades to the emergency lighting will be made and any exterior lighting erected will be in compliance with the City of Portland Technical and Design Standard
- 2 The exterior storage located near the east end of the existing building will be removed from the site prior to the issuance of a certificate of occupancy

Approval Conditions of Fire

- 1 the fire department shall have access to two sides of the building

Approval Conditions of Zoning

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for any new signage.

10

FEATURES

- HOUSING** — Vertically-seamed, heavy-duty, die-cast aluminum halves. Ballast and electrical components are heat-sunk and horizontally opposed. Integral splice box mounting flange ensures structural integrity. Finished with electrostatically-applied white polyester powder paint.
- PENDANT SPLICE BOX** — 16-gauge galvanized steel with white polyester powder finish. Removable box slides on integral die-cast aluminum housing mounting flange and mounts to 3/4" pendant conduit prior to ballast housing installation. Matching wire access cover accepts Reloc modular wiring. Complete assembly meets or exceeds UL 50-pound pull test.
- BALLAST** — Copper wound and 100% factory tested. High power factor, constant-wattage autotransformer. 180°C Class H insulation system. Meets ANSI C82 ballast standards for M59/H33 lamps. UL 1029 listed. (For 50 hertz availability, consult factory.)
- OPTICS** — High-efficiency, anodized, spun aluminum reflector features exclusive fluted design. Self-cleaning, ventilated design carries contaminants out of the top of the reflector.
- OPTIC MOUNTING** — Reflector mounting brackets are progressively die-formed of 18-gauge galvanized steel.
- SOCKET** — Glazed porcelain, vertically-oriented, mogul-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600V.
- LISTING** — UL 1572 listed -30°C to 55°C ambient operations and damp locations. Listed and labeled to comply with Canadian Standards and Mexican Standards (see options).

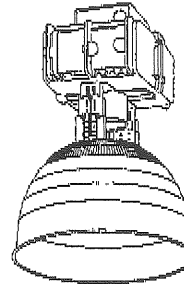
Catalog Number	Type
THD 400M A15 TBLPI	

High Bay Industrial Lighting

THD

Metal Halide

400W
18' to 30' mounting



Installed height: 21-1/4" (53.98cm)*
 Installed width: 14-3/4" (37.47cm)
 Weight: 21 lbs/10 kg
 *Use leg position 11

ORDERING INFORMATION

Example: THD 400M A15 120

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog numbers (shipped separately).

THD	400M	A15		
Series	Wattage /lamp	Reflector	Voltage	Options
THD ¹	400M	A15 Aluminum reflector	120/347 480 ² TB ³	Shipped installed in fixture LPI Lamp included in carton HC3 Hook, 3' cord (Canada only) CSA Listed and labeled to comply with Canadian Standards NOM Listed and labeled to comply with Mexican Standards (Consult factory) DDB Dark bronze housing finish

Accessories

- Order as separate catalog numbers.
- HCF** Fixture hook female
 - LPF** Fixture loop female
 - SCK** 60" safety chain kit
 - TMB** Twin-mounting bar (consult factory)
 - SMB** Single mounting bar (consult factory)
 - HKM** Fixture hook male
 - HKMG** Grommeted fixture hook male
 - LPM** Fixture loop male
 - LPMG** Grommeted fixture loop male
 - DCY** Cylinder shade
 - DSQ** Square shade
 - DHX** Hexagonal shade
 - WGA15** Wireguard

NOTES:

- 1 THD consists of the reflector and ballast housing in one carton.
- 2 For 480V Metal Halide equipment in Canada, a regulated lag ballast (RLB) is required.
- 3 Optional multi-tap ballast (120, 208, 240, 277V; 120, 277, 347V for Canada).



THD M1

2

Catalog Number	Type
HQM SW3R120277	

FEATURES

HOUSING

- Engineering-grade polycarbonate housing is impact-resistant, scratch-resistant and corrosion-proof. UL94V-0 flame rating. UV-stable white resin resists discoloration from natural and man-made light sources.
- Rugged unibody housing snaps together with no additional fasteners. Faceplate and back cover are interchangeable on housing. Positive snap-fit tabs hold faceplate securely, yet pry out easily for lamp compartment access. Universal, directional chevron inserts are easily removed and reinserted.
- Two 5.4W T-5 wedge-base tungsten lamps with molded, metallized reflector and high-impact polycarbonate lenses provide superior optical control. Unique track and swivel arrangement permits full range of direction in lamp head adjustment.
- Uniform graphics illumination without shadows or hot spots. Reinforced, impact-resistant color panels. Letters 6" high with 3/4" stroke.
- 19,000 hours expected lamp life.
- U.S. Patent No. D379,373, 5,526,251, 5,611,163, 5,646,502 and 5,797,673. Canada Patent No. 80,141, 2,180,495 and 2,184,940.

BATTERY

- Sealed, maintenance-free lead-calcium battery delivers 90 minutes capacity to emergency lamps. 24-hour recharge after 90-minute discharge. Test switch and LED provide visual and manual means of monitoring system operation. Slip-on battery terminals and polarized battery connector simplify installation and maintenance. Optional high-output battery (HO) to power a remote head or exit. See chart on back for details.

ELECTRONICS

- Custom microchip charger, developed by Lithonia Emergency Systems, provides increased reliability and maximizes battery life. AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.
- Two-rate regulated charger minimizes energy consumption and provides low-operating costs. Filtered charger output minimizes charge voltage ripple and extends battery life. Thermal protection senses circuitry temperature and adjusts charge current to prevent overheating and charger failure. Current-limiting charger circuitry protects printed circuit boards from shorts.
- Brownout protection.

MOUNTING

- Top or back mounting. Housing snaps to canopy with four positive-locking tabs. Cam locking pin secures housing to canopy.

Polycarbonate Exit/Unit Combo

HQM

Incandescent Lamps



- Easily removed mounting knockouts. J-box pattern on back panel.

CODES

- UL listed. Meets UL 924, UL 1571, NFPA 101 (current Life Safety Code), NEC and OSHA illumination standards and State of North Carolina Dept. of Insurance specifications. Listed and labeled to comply with Mexican Standards (see Options).

WARRANTY

- Three-year total customer satisfaction warranty. See Product Selection Guide for details.

ORDERING INFORMATION

Example: HQM S W 1 R 120/277 FI

HQM					120/277		
Family	Face type	Housing color	Number of faces	Panel color	Input voltage	Options	
HQM Incandescent exit/unit	S Stencil P Panel	(blank) Black W White	1 Single face 3 Single face with extra faceplate and color panel	R Red G Green WR White on red ¹ RW Red on white ¹ GW Green on white ¹ WG White on green ¹ R/G Two color panels (red and green)	120/277 Dual voltage	FI Fire alarm flashing interface ² F Flashing emergency operation (66 flashes/min.) ² FA Flashing emergency operation and intermittent audible alarm (66 times/min.; alarm 75 dB at 100cm) H Two 5W tungsten halogen lamps ^{3,4} N Maintenance-free nickel-cadmium battery ^{3,5} HC High charge indication ⁵ HO High output lead-calcium battery ⁴ RO Less lamp heads NOM Listed and labeled to comply with Mexican Standards.	

Accessories

Order as separate item.

- ELACDS N0606 New compact designer square matches HQM Combo head (6V, 6W incandescent)
- ELACDS H0606 New compact designer square matches HQM Combo head (6V, 6W halogen)
- ELANX H0606 NEMA 4X, sealed-beam remote fixture (6V, 6W halogen)

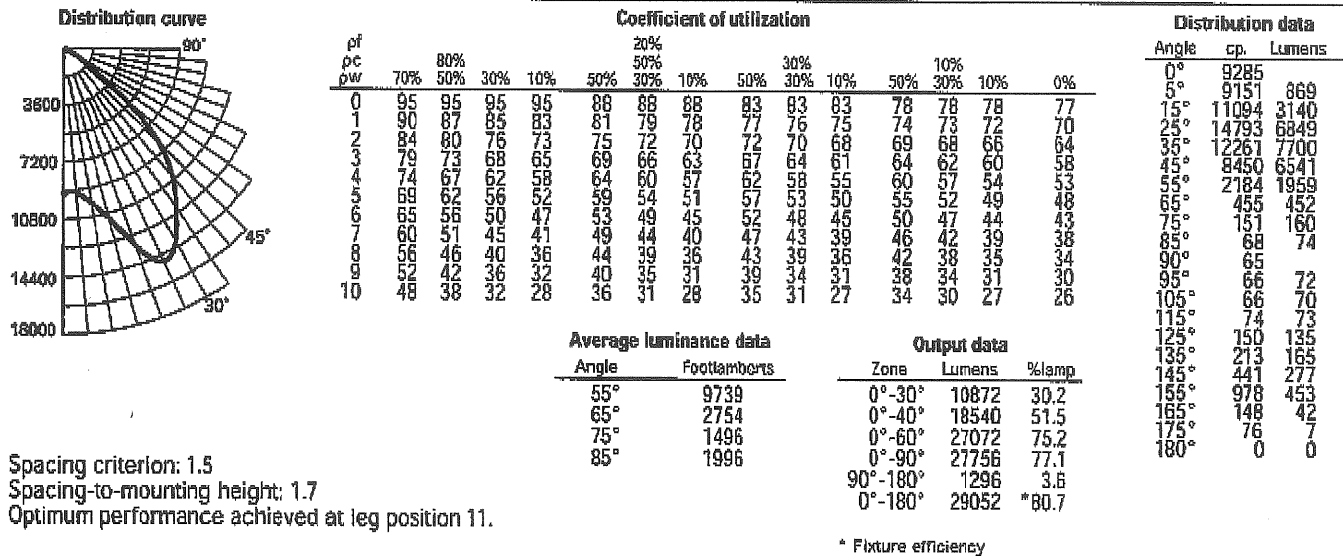
- NOTES: 1 Available with panel face exit only.
2 Choice of F or FI. Not available with both.
3 Choice of H or N. Not available with both.
4 Choice of H or HO. Not available with both.
5 Choice of N or HC. Not available with both.

LITHONIA LIGHTING
EMERGENCY LIGHTING SYSTEMS

EX-676

THD 400M High Bay

THD 400M A15, leg position 11, 400W, clear Metal Halide lamp, 36,000 rated lumens. Test No. 1193112613.



Spacing criterion: 1.5
 Spacing-to-mounting height: 1.7
 Optimum performance achieved at leg position 11.

* Fixture efficiency

Electrical Characteristics

Wattage/ballast	Primary voltage	Line current (Amps) Start/Operating	Primary dropout voltage	Input watts	Power factor (%)	Regulation Line V * Lamp lumens
400 CWA	120	3.50/4.00	60			
Peak-lead	208	2.00/2.30	104	458	90+	±10% = ±10%
Autotransformer	277	1.50/1.75	138			
	347	1.20/1.40	174			
	480	.90/1.00	240			

Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet are based on the most current available data and are subject to change without notice.

THDM1

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 THD-M1.pmi6

LITHONIA LIGHTING
 INDOOR H.I.D. LIGHTING
 ONE LITHONIA WAY, CONYERS, GEORGIA 30012, TELEPHONE 770-822-9000, FAX 770-802-1631
 www.lithonia.com IN CANADA: 1100 50TH AVE., LACHINE, QUEBEC H8T 2V3

HQM Incandescent Exit/Unit Combo, Quantum

SPECIFICATIONS

ELECTRICAL

AC lamp description	Rated life ¹	DC lamp description	Rated life	Supply voltage	Max. amps	Float watts	Max. watts
Two 1516 15W candelabra incandescent	Avg. 19,000 hrs.	Two #909 3.6W wedge-base incandescent	30 hrs.	120	.28	23	23
				277	.26	20	20

BATTERY

	Voltage	Shelf life ²	Expected life ²	Maintenance	Optimum temperature ⁴
Lead calcium	6	6 months	5-8 years	none ³	60°-90°F
Ni-cad (N)	6	3 years	7-9 years	none ³	32°-100°F

Notes:

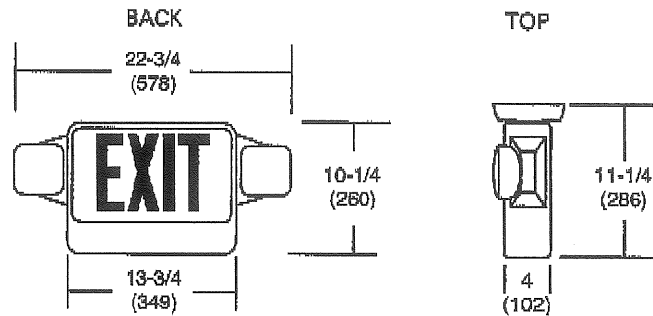
- 1 Based on continuous operation.
- 2 At 77°F.
- 3 Periodic system status test recommended.
- 4 Optimum ambient temperature range where unit will provide capacity for 90 minutes. Higher and lower temperatures affect life and capacity. Consult factory for detailed information.

REMOTE OUTPUT CAPACITY

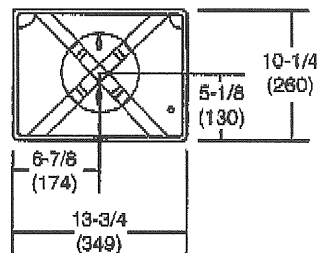
Standard combo	Combo ni-cad battery (N)	Combo halogen lamps (H)	Combo high-output battery (HO)	Combo no heads (RO)	Combo no heads (RO) & high-output battery (HO)
NA	NA	NA	6W	10.8W	16.8W

MOUNTING

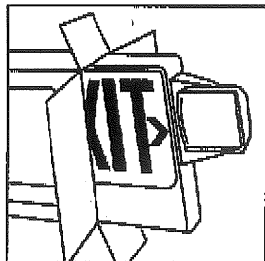
All dimensions are inches (millimeters).
Shipping weight: 6.5 lbs. (3.0 kgs.).



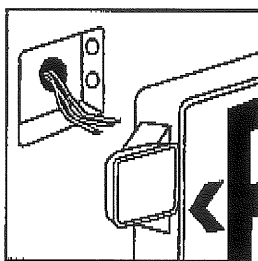
BACK PLATE



KEY FEATURES



Fully assembled at factory.



Install only one fixture instead of two.

EX-676

EX-676.P65

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ONE LITHONIA WAY, DECATUR, GEORGIA 30035, TELEPHONE 770 987-4300, FAX 770 891-8141
 IN CANADA: 1100 50TH AVE., LACHINE, QUEBEC H8T 2V3, A UNIT OF N.S.I. HOLDINGS, INC.

FEATURES

HOUSING — Compact NEMA heavy-duty construction. Soft corner, die-cast aluminum housing and front cover. Front bezel is removable via position-oriented hinge-cam design and is fully sealed with one-piece bonded silicone gasket. Lens is thermal- and shock-resistant clear tempered glass. Standard finish is dark bronze polyester powder paint.

BALLAST — Ballast is high power factor, constant-wattage autotransformer, copper wound and 100% factory tested. UL 1029 listed. Electrical components are mounted to the cast aluminum housing, promoting maximum heat dissipation. (For 50 hertz availability, consult factory).

OPTICS — One-piece hydroformed, anodized aluminum reflector provides twin beam light pattern with 2-position adjustable socket. Optic chamber is sealed to inhibit entrance of outside contaminants.

INSTALLATION — Corrosion-resistant, heavy-duty painted steel mounting yoke. Above horizontal aiming capability standard. All external slotted hex-head screws are stainless steel.

SOCKET — Porcelain, vertically-oriented, mogul-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600V.

LISTING — UL listed suitable for wet locations. IP65 rated in accordance with standard IEC 529. Listed and labeled to comply with Canadian and Mexican Standards (see Options).

Catalog Number	Type
TFL250MRA2TBLPI	

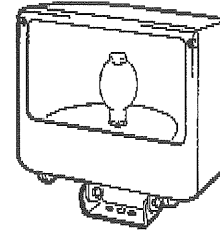
CONTOUR
SERIES

Floodlighting

TFL

METAL HALIDE

150W, 175W, 200W, 250W
15' to 30' Mounting



Height: 13-1/4" (40.3cm)
Width: 15-3/4" (39.4cm)
Depth: 6-1/8" (16.5cm)
Weight: 27lbs./11.8kg
EPA: 1.3

ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog numbers (shipped separately).

Example: TFL 250M TA2 TB

TFL	250M	TA2		
Series	Wattage /lamp	Distribution	Voltage	Options
TFL	150M ¹⁰	TA2 (7 X 6)	120	Shipped installed in fixture
	175M		208 ¹	SF Single fuse (120, 277, 347V) ³
	200M ¹¹		240 ¹	DF Double fuse (208, 240, 480V) ³
	250M ¹⁰		277	EC Emergency circuit ^{4,5}
			347	QRS Quartz restrike system ^{4,5}
			480 ¹	CR Corrosion-resistant finish
			TB ²	CRT Corrosion-resistant finish (Teflon) ⁶
				PER NEMA twist-lock receptacle ⁷
				LS Lamp support (mogul socket only)
				IS Integral slipfitter
				CF Charcoal filter
				C62 2' 16-3 SEO cord prewired ⁸
				C42 2' 14-3 SEO cord prewired ⁸
				C22 2' 12-3 SEO cord prewired ⁸
				CSA Listed and labeled to comply with Canadian Standards
				NOM Listed and labeled to comply with Mexican Standards
				SCWA Super CWA Pulse Start Ballast (TB only)
				LLRPSL Low Loss Reactor Pulse Start Ballast (277V only)
				LPI Lamp (Shipped in carton with fixture)
				BNA Architectural color — natural aluminum
				DBL Architectural color — black
				DSB Architectural color — steel blue
				DMB Architectural color — medium bronze
				D6C Architectural color — charcoal gray
				DTG Architectural color — tennis green
				BBR Architectural color — bright red
				DSS Architectural color — sandstone
				DWH Architectural color — white
				Shipped separately
				WG Wireguard ⁹
				VG Vandal guard
				UV Upper visor ⁹
				FV Full visor ⁹
				TS Tenon slipfitter (2-3/8" to 2-7/8" OD Tenon)
				CRA Cross-arm adaptor (horizontal)
				CRA45 Cross-arm adaptor (45° from horizontal)
				PWB Wood pole/wall-mounting bracket (includes CRA)
				PMB Pipe-mounting bracket (includes CRA)
				WPB Wall pipe bracket
				PE1 NEMA twist-lock photocontrol (120, 208, 240V)
				PE3 NEMA twist-lock photocontrol (347V)
				PE4 NEMA twist-lock photocontrol (480V)
				PE7 NEMA twist-lock photocontrol (277V)
				RAB Right angle bracket
				SAB Steel angle bracket
				TFX2 2 light wood pole cross arm (prime painted)
				TFX3 3 light wood pole cross arm (prime painted)
				TFX4 4 light wood pole cross arm (prime painted)
				TFX2G 2 light wood pole cross arm (galvanized)
				TFX3G 3 light wood pole cross arm (galvanized)
				TFX4G 4 light wood pole cross arm (galvanized)
				SC Shorting cap for PER option

NOTES:

- Consult factory for availability in Canada.
- Multi-tap ballast (120, 208, 240, 277V).
- Not available with multi-tap ballast.
- Lamp not included.
- Quartz lamp wattage not to exceed ballast wattage rating.
- Black finish only.
- Photocontrol not included.
- Yoke mount only.
- Factory modification required.
- May be ordered with SCWA or LLRPSL.
- Must be ordered with SCWA or LLRPSL.

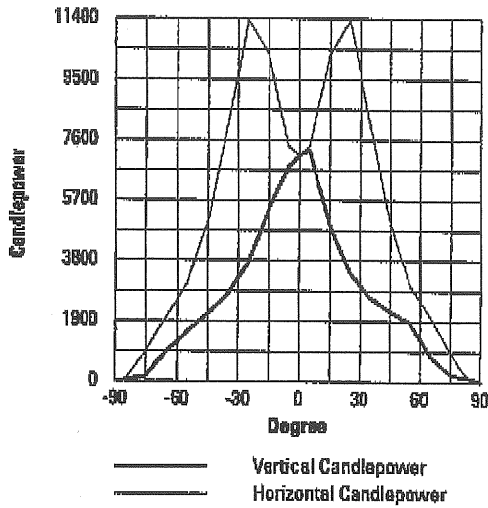
Architectural textured colors available. Consult your Lithonia Lighting Representative.



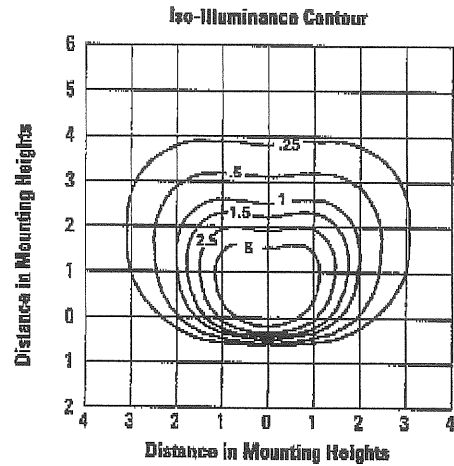
TFLM1

TFL Floodlight

TFL 250M TAZ, 20500 rated lumens, test no. 13757



Nema Type: 7 H x 6 V
 Beam Spread: 148° H x 123° V
 Beam Efficiency 10%: 73.4%
 Beam Flux 10% (lumens): 15039
 Maximum Candela: 11400



Aiming Angle: 50°
 Mounting Height: 15 ft.

Electrical Characteristics

Wattage/ballast	Primary voltage	Line current (amps) start/operating	Primary dropout voltage	Input watts	Power factor (%)	Regulation Line V = Lamp lumens
250CWA	120	2.20/2.60	60			
Peak-lead	208	1.30/1.50	104			
autotransformer	240	1.10/1.30	120	295	90+	±10% ± 10%
	277	1.00/1.12	138			
	480	.60/.65	240			

Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet are based on the most current available data and are subject to change without notice.

Note:

1. Photometric data for other distributions can be accessed from the Lithonia Lighting website. (www.Lithonia.com)

TFLM1

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 TFLM1.P99



General Purpose Outdoor Lighting - P.O. Box A, Conyers, GA 30012, 770-922-9000, Fax 770-489-2635
www.lithonia.com • In Canada: 1100 80th Ave., Leclerc, Québec H8T 2V3

Catalog Number	Type
TWP150STBLP1	

FEATURES

HOUSING — Rear housing is rugged, corrosion-resistant, die-cast aluminum. Corrosion-resistant external hardware includes slotted hex-head and tamper-proof fasteners. Finish is dark bronze thermoset polyester powder, electrostatically applied.

BALLAST — High-reactance, high power factor. Encased-and-potted solid-state ignitors. Ballast is copper wound and 100% factory tested. Meets ANSI standards and is UL listed. Electrical components are mounted on back housing. (For 50 hertz availability, consult factory).

OPTICS — Reflector is finished in white thermoset polyester powder, electrostatically applied. Front housing and refractor are one-piece, injection-molded, UV-stabilized polycarbonate. Standard finish on opaque portion of front cover and back housing is dark bronze polyester enamel. Refractor is sealed and gasketed to inhibit the entrance of outside contaminants.

INSTALLATION — Top 3/4" threaded wiring access. Back access through removable 3/4" knockout. Feed-thru wiring can be achieved by using a conduit tee. Mount on any flat vertical surface.

SOCKET — Porcelain, horizontally-oriented, medium-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 660W, 600V and 4KV pulse rated.

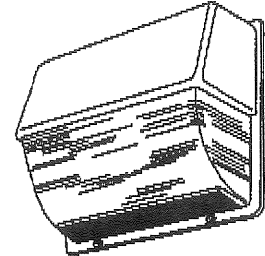
LISTING — UL listed suitable for wet locations. Listed and labeled to comply with Canadian and Mexican Standards (see Options). IP64 rated in accordance with IEC Standard 529.

NOTE: Not recommended for use in car wash interior applications.

Wall-Paks

TWP

HIGH PRESSURE SODIUM
35W, 50W, 70W, 100W, 150W
8' to 25' Mounting



Height: 15-7/16" (39.2cm)
Width: 16-1/8" (41cm)
Depth: 7-3/4" (19.7cm)
Weight: 14 to 15 lbs. (6 to 7 kg)

ORDERING INFORMATION

Example: TWP 70S 120

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog numbers (shipped separately).

TWP			Options	
Series	Wattage /lamp	Voltage		
TWP			Shipped installed in fixture	
	35S	120	SF	Single fuse (120, 277, 347V) ⁵
	50S	208 ³	DF	Double fuse (208, 240, 480V) ⁵
	70S	240 ³	EC	Emergency circuit ^{6,7}
	100S	277	QRS	Quartz restrike system ^{6,7}
	150S ^{1,2}	347	CR	Corrosion-resistant finish (housing only)
		480 ³	CRT	Corrosion-resistant finish (Teflon) ⁸
		76 ⁴	PE	Photoelectric cell, button type ²
			LPI	Lamp (shipped in carton with fixture)
			IS	Integral slipfitter
			FS	Full shield
			WG	Wireguard
			RHP	Reactor high power factor ballast
			RNP	Reactor normal power factor ballast
			XHP	Reactance high power factor ballast
				Architectural Colors (optional)
				DBL Black
				DMB Medium bronze
				DWH White
				CSA Listed and labeled to comply with Canadian Standards
				NQM Listed and labeled to comply with Mexican Standards (Consult factory)

Accessories

Order as separate catalog number.

- RK1 PEB1 Photoelectric control kit (120V)
- RK1 PEB2 Photoelectric control kit (277V)
- RK1 PEB3 CSA Photoelectric control kit (347V)
- PE3 NEMA twist-lock photocontrol (347V)
- PE4 NEMA twist-lock photocontrol (480V)

NOTES:

- 1 Operates 55V lamp.
- 2 Not available 480V.
- 3 Not available in Canada.
- 4 Optional multi-tap ballast - 120, 208, 240, 277V (120, 277, 347V in Canada).
- 5 Not available with multi-tap ballast.
- 6 Lamp not included.
- 7 Quartz lamp wattage not to exceed ballast wattage rating.
- 8 Black finish on housing only.



TWP S1

TWP High Pressure Sodium Wall-Paks

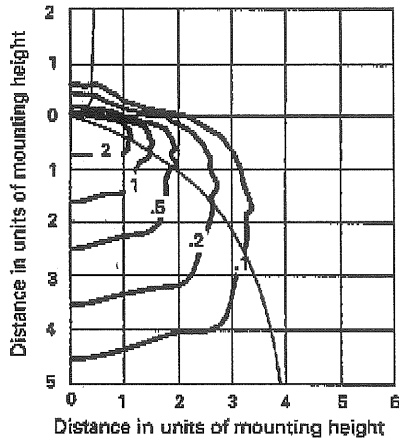
Coefficient of Utilization _____
 Initial Footcandles _____

TWP 70S Test Report no. 94121702

TWP 100S Test Report no. 94121502

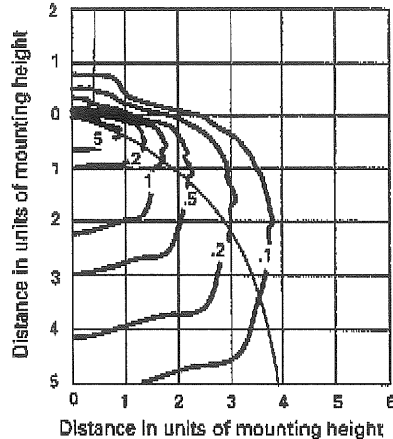
TWP 150S Test Report no. 94121503

Coefficients of utilization



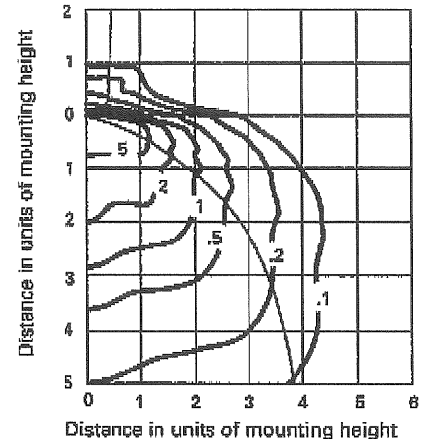
70W, high pressure sodium lamp, horizontal lamp orientation, 12' mounting height, 6,300 rated lumens. Total fixture efficiency: 55%

Coefficients of utilization



100W, high pressure sodium lamp, horizontal lamp orientation, 12' mounting height, 9,500 rated lumens. Total fixture efficiency: 55%

Coefficients of utilization



150W, high pressure sodium lamp, horizontal lamp orientation, 12' mounting height, 16,000 rated lumens. Total fixture efficiency: 53.4%

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

- 10 ft. = 1.44
- 15 ft. = .64
- 20 ft. = .36
- 25 ft. = .23

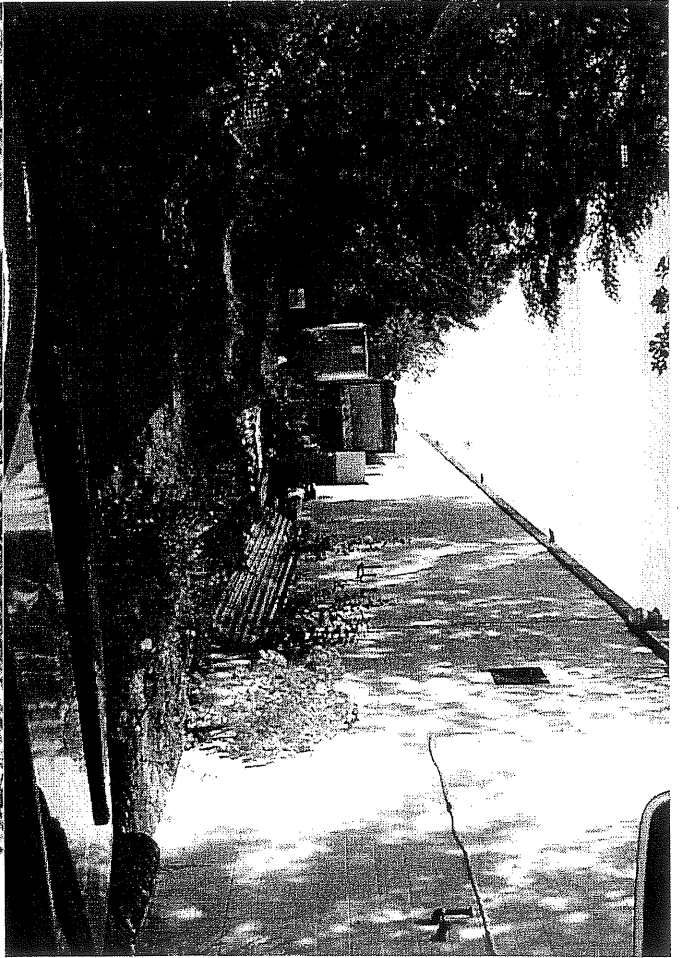
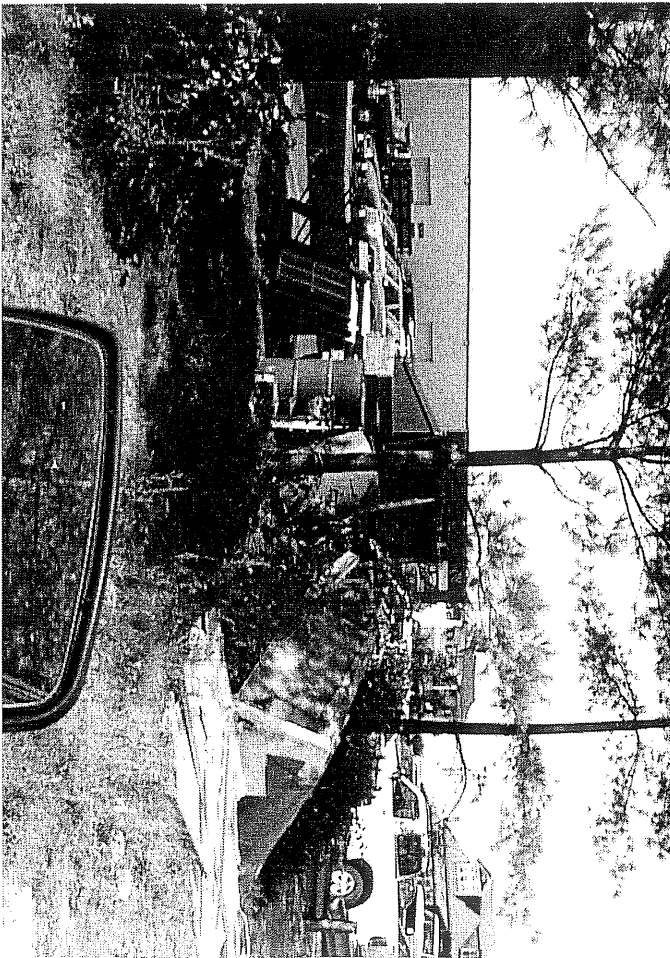
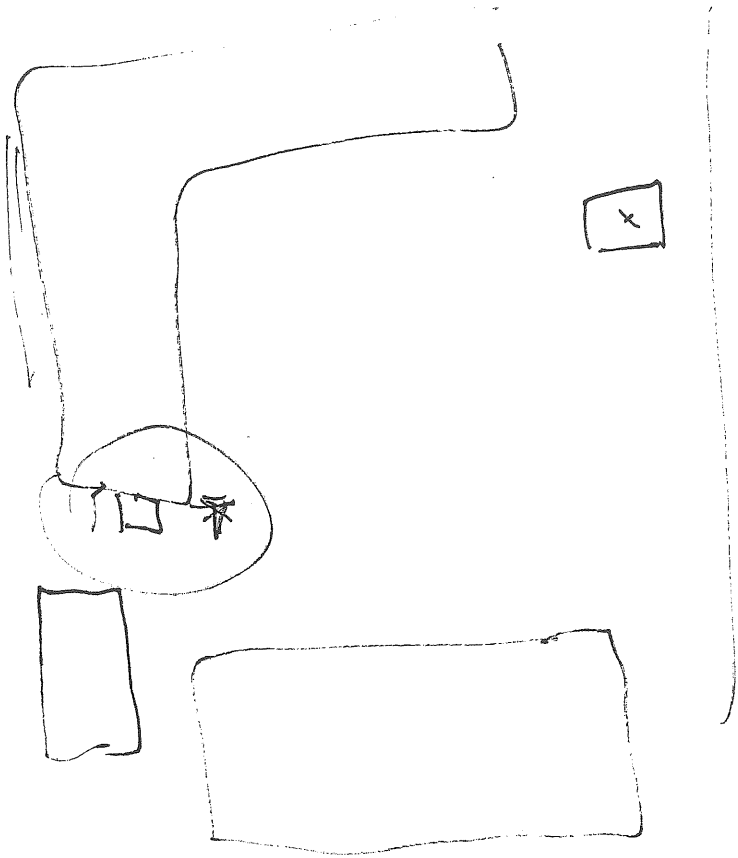
TWP S1

©1999 Lithonia Lighting, Rev. 9/99
 TWPS1.P65



General Purpose Outdoor Lighting • P.O. Box A, Conyers, GA 30012, 770-922-9000, Fax 770-483-2535
 www.lithonia.com • In Canada: 1100 60th Ave., Lachine, Quebec H8T 2V3





Finance Department

Duane G. Kline
Director



CITY OF PORTLAND

August 26, 2002

Delta Realty
380 Warren Avenue
Portland, ME 04101

Re: Letter of Credit: 4000046480 - \$23,255.00
ID 2001-0262

This is to inform you that I am authorizing the release and return of the above-named letter of credit. If you require any further information, please let me know.

Sincerely,

Duane G. Kline
Finance Director

pc: Jay Reynolds, Development Review Coordinator

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

TO: Duane Kline, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: August 15, 2002
SUBJECT: Request for Release of Performance Guarantee
Storage Building 380 Warren Avenue
ID# 2001-0262 Lead CBL# 303-G-010

Please release the letter of credit Account # 4000046480 in the amount of \$23,255.00 for the storage building located at #380 Warren Avenue.

Approved:


Alexander Jaegerman
Planning Division Director

cc: Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Code Enforcement
file

O:\PLAN\CORRESP\DRC\PERFORM\380WARREN1.DOC



CITY OF PORTLAND

October 12, 2001

Mr. Stephen J. Bradstreet, P.E.
Environmental Engineering and Remediation
222 St. John Street
Suite 314
Portland, ME 04102

RE: 380 Warren Avenue
(ID# 2001-0262, CBL#303-G-1)

Dear Mr. Bradstreet:

On October 12, 2001 the Portland Planning Authority granted minor site plan approval with the following conditions for the construction of a 6,000 square foot storage building with associated site and landscaping improvements at 380 Warren Avenue.

Condition:

1. If electrical power is brought to the new building at any time in the future, upgrades to the emergency lighting will be made and any exterior lighting erected will be in compliance with the City of Portland Technical and Design Standard.
2. The exterior storage located near the east end of the existing building will be removed from the site prior to the issuance of a certificate of occupancy.

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

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

1. 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

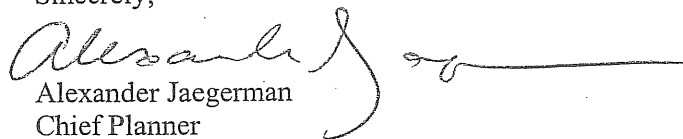
performance guarantee will be released.

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.)


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 essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,


Alexander Jaegerman
Chief Planner

cc: — Jonathan Spence, Planner
Sarah Hopkins, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Jay Reynolds, Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Nancy Knauber, Associate Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspections Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator 
DATE: April 2, 2002
RE: C. of O. for # 380 Warren Avenue/ Delta Storage Facility
Lead CBL (303-G-010) ID# (2001-0262)

Applicant is not in compliance with the Planning Department's conditions of approval.

Submissions must be made to the Planning Department regarding these conditions (see attached).

After visiting # 380 Warren Ave., I have the following comments:

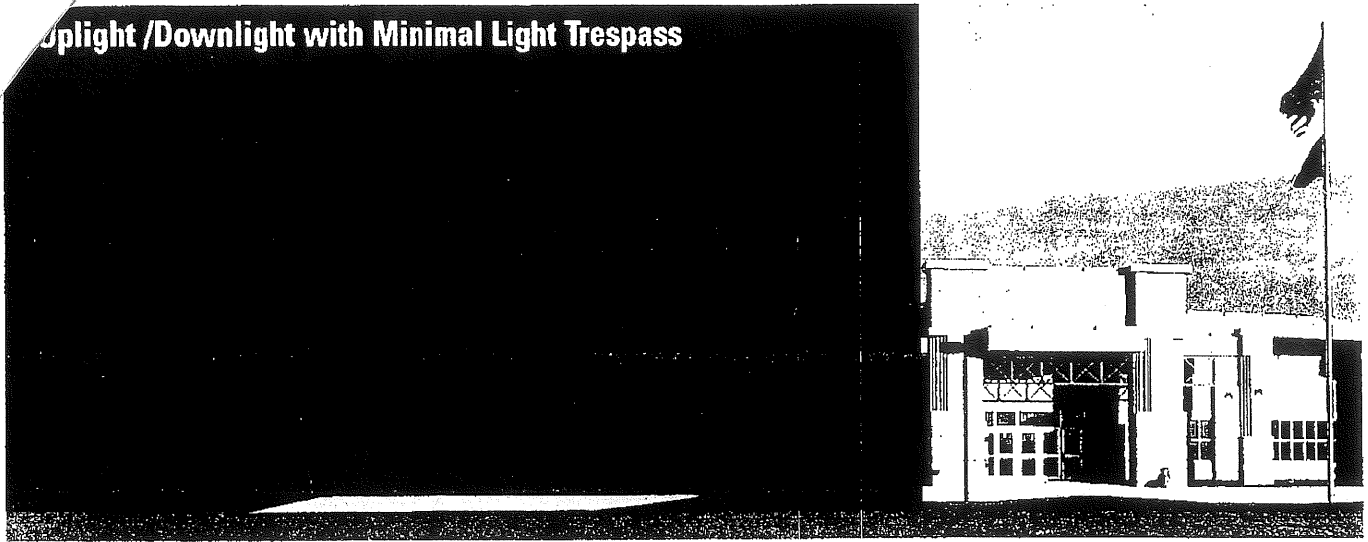
1. Loam and Seed Incomplete.
2. Landscaping incomplete.
3. Driveway needs to be graveled/paved.
4. The exterior storage located near the east end of the existing building needs to be removed.
5. No building Number affixed to building.

Once the applicant has met the conditions of approval, then a temporary certificate can be issued.

At this time, I recommend No Certificate of Occupancy.

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Jonathan Spence, Planner
Mike Nugent, Inspection Services Manager
File: O:\drc\380warren1.doc

DOWNER™ 12**Uplight /Downlight with Minimal Light Trespass****FEATURES**

- Up to 175 watt HID
- HPS or MH lamps
- Specular optical reflector
- Aluminum housing
- Hinged canopy
- Stainless steel hardware
- Custom colors

BENEFITS

- Sharp 85° cut-off
- 2.7 MH spacing
- UL wet location listed
- Easy access maintenance
- Architectural design
- Suitable for harsh environments

APPLICATIONS

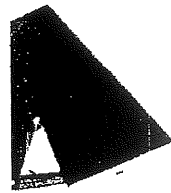
- Building facades

Specifications/Features**GENERAL**

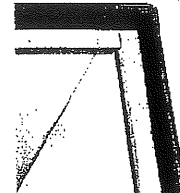
- Sharp cutoff, wall mounted HID luminaire suitable for low glare applications and light trespass code compliance.
- Utilizes Metal Halide and High Pressure Sodium HID lamps up to 175W for best design options available.
- Wet location applications.
- Uplight mounting, damp location.

CONSTRUCTION

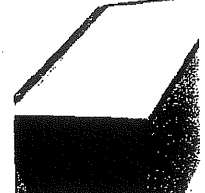
- Corrosion resistant aluminum canopy and backplate finished in baked bronze polyester powder coat.
- Easy one man installation with cast aluminum backplate. Backplate mounts to electrical box with box strap and nipple supplied. Canopy hinged and easily removable from backplate; enhances ease of installation and maintenance.
- Specular aluminum reflectors produce front cutoff at 85 degree and S/MH 2.7:1.
- Canopy sealed to backplate with extruded, high temperature, silicone gasket.
- Corrosion resistant stainless steel external hardware.
- 5/32" tempered diffused glass lens silicone sealed to prevent entrance of water, and minimize insect infiltration.
- Canopy secured by two captive stainless steel screws; optional tamper resistant screws.



Canopy hinges for lamp or electrical maintenance and easily removes from backplate.



Fixture canopy seals to backplate with quality silicone gasketing.



Diffusing glass lens is silicone sealed in canopy to resist moisture and insect infiltration.

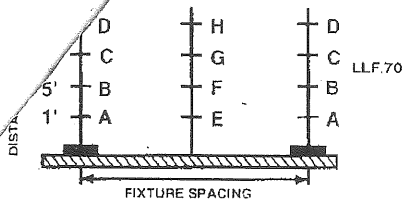
LISTINGS

- Listed 1572 wet location for downlight and damp location for uplight versions.
- Listed U.S.A. and Canada.

ELECTRICAL

- Standard ballasts are 120V, HPF, maximum 175W medium base HID lamp in vertical position.
- Ground wire attached to backplate for positive grounding and quick installation.
- Optional button type photo-cell mounts in top of canopy.
- All fixtures carry the IBEW Union label to ensure quality.

GUTH
LIGHTING



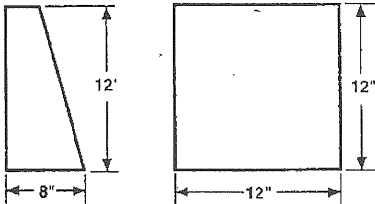
SND 12-100HP-1
Fixture Spacing 15'

	A	B	C	D	E	F	G	H
8'	7.4	10.3	4.5	1.1	13.0	12.4	4.9	1.4
MTG. 10'	6.4	7.9	5.6	2.0	10.7	11.3	6.6	2.3
HEIGHT 12'	5.8	6.4	5.9	2.7	8.4	9.5	7.3	3.2
14'	5.2	5.4	5.7	3.3	6.6	7.7	7.3	3.9

Fixture Spacing 35'

	A	B	C	D	E	F	G	H
8'	4.9	8.5	3.1	0.5	1.5	1.4	0.9	0.4
MTG. 10'	3.3	4.9	3.7	1.0	2.0	2.0	1.2	0.8
HEIGHT 12'	2.5	3.1	3.4	1.4	2.4	2.4	1.8	1.1
14'	2.0	2.1	2.9	1.7	2.6	2.5	2.2	1.3

Dimensions



NOTE: 4" minimum clearance from hinge side of fixture for canopy removal.

Sundowner™ 12 Catalog Numbers

SND - 12 - 100 - MH - 1

FIXTURE TYPE
D - Downlight
U - Uplight

FIXTURE HEIGHT
12 - 12"

VOLTAGE
1 - 120V
2 - 277V

LAMP TYPE
MH - Metal Halide
HP - High Pressure Sodium

LAMP WATTAGE
50, 70, 100, 150 HP
50, 70, 100, 150, 175 MH (150W MH unit for use with M107 Venture Lamp only)

Options

- "/TP" - Tamper Resistant Screws
- "/PEC" - Button Photo-electric cell
- "/CAB" - Cast Aluminum Outlet Box
- "/L" - For lamps included
- "/FF" - Fixture Fuse
- "/OBC" - Surface wiring collar
- "/ISL" - For Quartz Restrike 100W Maximum

Guth utilized the services of U.L. and ETL for listing products. Specifications and data are subject to change without notice.



01
11/00

April 5, 2002

Mr. Jonathan Spence, Planner
City of Portland
City Hall
389 Congress Street
Portland, ME 04101

**Subject: Plan Revisions for Door Services, Inc. Storage Facility
380 Warren Avenue**

Dear Jonathan:

Enclosed is a revised set of plans. The tenant requested that electricity and propane heat be installed. We have revised the plans to show the electrical coming into the northeast corner of the building, wall mounted lights on the east and west ends and four propane tanks on the south side. The propane tanks are shown on a 4'x15' concrete pad that has not been placed yet.

I am submitting these plans for your review and determination whether a formal plan amendment is necessary.

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

Very truly,

ENVIRONMENTAL ENGINEERING
& REMEDIATION, INC.



Stephen J. Bradstreet, P.E.

Cc: Art Girard

April 9, 2002

Mr. Jonathan Spence, Planner
City of Portland
City Hall
389 Congress Street
Portland, ME 04101

**Subject: Door Services, Inc. Storage Facility
380 Warren Avenue**

Dear Jonathan:

Enclosed are four additional sets of plans as requested. The catalog cuts for the exterior and interior lighting and emergency lighting had been requested by Code Enforcement (Mike Nugent) and have been delivered to that department by the applicant.

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

Very truly,

ENVIRONMENTAL ENGINEERING
& REMEDIATION, INC.



Stephen J. Bradstreet, P.E.

Cc: Art Girard

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

2001-0262
Application I. D. Number

09/20/2001
Application Date

380 Warren Ave. 6000 SqFt
Project Name/Description

Delta Realty Co
Applicant
120 Exchange St. Ste 204, Portland, ME 04101
Applicant's Mailing Address
Delta Realty
Consultant/Agent
Agent Ph: (207)874-2080 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

380 - 380 Warren Ave, Portland, Maine
Address of Proposed Site
303 G010001
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) _____

6000 Sf
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date **09/21/2001**

Planning Approval Status:

Reviewer **Jonathan Spence**

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

Approval Date **10/15/2001** Approval Expiration **10/15/2002** Extension to _____ Additional Sheets Attached

OK to Issue Building Permit **Jonathan Spence** **11/07/2001**
signature date

Performance Guarantee **Required*** Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	11/07/2001 date	\$23,255.00 amount	06/01/2002 expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

2001-0262

Application I. D. Number

09/20/2001

Application Date

380 Warren Ave. 6000 SqFt

Project Name/Description

Delta Realty Co

Applicant

120 Exchange St. Ste 204, Portland, ME 04101

Applicant's Mailing Address

Delta Realty

Consultant/Agent

Agent Ph: (207) 874-2080

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

380 - 380 Warren Ave, Portland, Maine

Address of Proposed Site

303 G010001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 If electrical power is brought to the new building at any time in the future, upgrades to the emergency lighting will be made and any exterior lighting erected will be in compliance with the City of Portland Technical and Design Standard
- 2 The exterior storage located near the east end of the existing building will be removed from the site prior to the issuance of a certificate of occupancy

Approval Conditions of Fire

- 1 the fire department shall have access to two sides of the building

Approval Conditions of Zoning

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for any new signage.



Incorporated 1866 • Member FDIC
www.norwaysavingsbank.com

SITE PLANS/SUBDIVISIONS
PERFORMANCE GUARANTEE:
LETTER OF CREDIT
Account #4000046480

November 6, 2001

Alexander Jaegerman
Director of Planning and Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

RE: Application of Delta Realty Co., Inc. for 380 Warren Avenue, Portland, Maine

Dear Mr. Jaegerman:

Norway Savings Bank hereby issues its Irrevocable Letter of Credit for the account of Delta Realty Co., Inc., as developer, hereinafter referred to as "the Developer", in the name of the City of Portland in the aggregate amount of Twenty Three Thousand Two Hundred Fifty Five dollars and 00/100 (\$23,255.00). *This letter replaces my letter dated October 23, 2001. This replaced letter needs to be returned to Norway Savings Bank, 120 Exchange Street, Portland, ME.*

The City, through its Director of Planning and Urban Development, may draw on this Letter of Credit by presentation of a sight draft and the original Letter of Credit and all amendments thereto, at Norway Savings Bank's offices located at 120 Exchange Street, Portland, Maine stating that:

- (1) the Developer has failed to complete by June 1, 2002, at the Developer's expense, the work on the roads and other public improvements as set forth in a certain Schedule of Costs of Public Improvements dated October 17, 2001 (attached); or
- (2) the Developer has failed to post the ten percent (10%) Defect Bond or Guarantee required by the Portland City Code sections §14-501 and §14-525; or
- (3) the Developer has failed to notify the City for inspections.

In the event of Norway Savings Bank's dishonor of the City of Portland's sight draft Norway Savings Bank shall inform the City of Portland in writing of the reason or reasons therefor within three (3) working days of the dishonor.

After all underground work in the public right of way has been completed and inspected to the satisfaction of the Department of Public Works, 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 Urban Development or the City of Portland Director of Finance as provided in section §14-501 of the Portland City Code may authorize Norway Savings Bank, by written certification, to reduce the available amount of this 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, Norway Savings Bank notifies the City by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Portland, ME 04101) that Norway Savings Bank elects not to consider this Letter of Credit renewed for any such additional period.

In the event the Norway Savings Bank Letter of Credit is to expire, the City 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 Urban Development reading as follows:

1. this drawing results from notification that Norway Savings Bank has elected not to renew its Letter of Credit No. 4000046480; or
2. this drawing results from the Developer's failure to timely complete to the satisfaction of the City the public improvements set forth in a certain Schedule of Costs of Public Improvements dated October 17, 2001; or
3. this drawing results from the Developer's failure to post a ten percent (10%) Defect Guarantee or Bond as provided in §14-501 of the Portland City Code; or
4. the Developer has failed to notify the City for inspections.

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

1. Norway Savings Bank's receipt of a written notification from the City of Portland that said work as outlined in a certain Schedule of Costs of Public Improvements dated October 17, 2001 between the Developer and the City of Portland has been completed in accordance with the City of Portland specifications and Coastal Bank's Letter of Credit No. 4000046480 may be canceled; or

2. The expiration date of June 1, 2002 or any automatically extended date.

Partial drawings are permitted.

We engage with you that drafts drawn under and in compliance with the terms of this credit will be duly honored if presented at our offices at 120 Exchange Street, Portland, Maine on or before the close of business on June 1, 2002.

Very truly yours,

Norway Savings Bank

By: 

Robert S. Blackwood, Jr.
Its Duly Authorized SVP

The City of Portland has accepted the providing of alternative security for the Developer's obligations to be performed pursuant to Section §14-501 and/or Section §14-525 of the Portland City Code.

Dated: 11/07/01

By: Alexander Jaeger
Name: Alexander Jaegerman
Its Duly Authorized Director of
Planning and Urban Development

Seen and Agreed to:

By: _____

Date: _____

Reviewed pursuant to Section §14-501 and/or Section §14-525, Portland City Code

By: Penny Hittell 11-7-01

Department of Planning and Urban Development
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: October 17, 2001

Name of Project: Door Services, Inc. Storage Facility

Address/Location: 380 Warren Avenue, Portland, Maine

Developer: Delta Realty Co., Inc.

Form of Performance Guarantee: Letter of Credit

Type of Development: Subdivision _____ Site Plan (Major/Minor) X

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road	_____	_____	_____	5900 SF	\$1.80/SF	\$10,620
Granite Curbing	_____	_____	_____	_____	_____	_____
Sidewalks	_____	_____	_____	_____	_____	_____
Esplanades	_____	_____	_____	_____	_____	_____
Monuments	_____	_____	_____	_____	_____	_____
Street Lighting	_____	_____	_____	_____	_____	_____
Street Opening Repairs	_____	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____	_____
2. EARTH WORK						
Cut	_____	_____	_____	260 CY	\$4.75/CY	\$1,235
Fill	_____	_____	_____	600 CY	\$10.00/CY	\$6,000
3. SANITARY SEWER NA						
Manholes	_____	_____	_____	_____	_____	_____
Piping	_____	_____	_____	_____	_____	_____
Connections	_____	_____	_____	_____	_____	_____
Main Line Piping	_____	_____	_____	_____	_____	_____
House Sewer Service Piping	_____	_____	_____	_____	_____	_____
Pump Stations	_____	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____	_____
4. WATER MAINS NA						
_____	_____	_____	_____	_____	_____	_____
5. STORM DRAINAGE NA						
Manholes	_____	_____	_____	_____	_____	_____
Catchbasins	_____	_____	_____	_____	_____	_____
Piping	_____	_____	_____	_____	_____	_____
Detention Basin	_____	_____	_____	_____	_____	_____
Stormwater Quality Units	_____	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____	_____

6. SITE LIGHTING NA	_____	_____	_____	_____	_____
7. EROSION CONTROL	_____	_____	_____	_____	_____
Silt Fence	_____	_____	_____	325 lf	\$1.54/lf \$500
Check Dams	_____	_____	_____	_____	_____
Ripe Inlet/Outlet Protection	_____	_____	_____	_____	_____
Level Lip Spreader	_____	_____	_____	_____	_____
Slope Stabilization	_____	_____	_____	_____	_____
Geotextile	_____	_____	_____	_____	_____
Hay Bale Barriers	_____	_____	_____	_____	_____
Catch Basin Inlet Protection	_____	_____	_____	_____	_____
8. RECREATION AND NA OPEN SPACE AMENITIES	_____	_____	_____	_____	_____
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_____	_____	_____	17 ea.	\$100/ea. \$1,700
10. MISCELLANEOUS	_____	_____	_____	1000 SF	\$.32/SF \$3,200
	<u>Loam & Seed</u>	_____	_____	_____	_____
TOTAL:	_____	_____	_____	\$23,225	_____
GRAND TOTAL:	_____	_____	_____	\$23,225	_____

INSPECTION FEE (to be filled out by the City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	_____	_____	_____
or			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	_____	_____	_____
	(name)	(name)	

Post-It® Fax Note	7671	Date 10/22/01	# of pages 2
To Bob Blackwood		From Steve Bradstreet	
Co./Dept.		Co.	
Phone #		Phone #	
Fax # 761-9692		Fax #	

October 24, 2001

Mr. Jonathan Spence, Planner
City of Portland
City Hall
389 Congress Street
Portland, ME 04101

**Subject: Performance Guarantee for Door Services, Inc. Storage Facility
380 Warren Avenue**

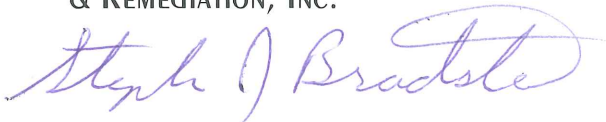
Dear Jonathan:

I understand that Art Girard dropped off his letter of credit to the planning department on Tuesday of this week. He did not realize that the enclosed cost estimate had to accompany it. I trust that his letter of credit was acceptable and that the enclosed cost estimate meets the additional requirements for issuing a Performance Guarantee.

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

Very truly,

ENVIRONMENTAL ENGINEERING
& REMEDIATION, INC.



Stephen J. Bradstreet, P.E.

Cc: Art Girard
Jim Biskup

Department of Planning and Urban Development
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: October 17, 200

Name of Project: Door Services, Inc. Storage Facility

Address/Location: 380 Warren Avenue, Portland, Maine

Developer: Delta Realty Co., Inc.

Form of Performance Guarantee: Letter of Credit

Type of Development: Subdivision _____ Site Plan (Major/Minor) X

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road						
Granite Curbing				<u>5900 SF</u>	<u>\$1.80/SF</u>	<u>\$10,620</u>
Sidewalks						
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs						
Other						
2. EARTH WORK						
Cut						
Fill				<u>260 CY</u>	<u>\$4.75/CY</u>	<u>\$1,235</u>
				<u>600 CY</u>	<u>\$10.00/CY</u>	<u>\$6,000</u>
3. SANITARY SEWER NA						
Manholes						
Piping						
Connections						
Main Line Piping						
House Sewer Service Piping						
Pump Stations						
Other						
4. WATER MAINS NA						
5. STORM DRAINAGE NA						
Manholes						
Catchbasins						
Piping						
Detention Basin						
Stormwater Quality Units						
Other						

6. SITE LIGHTING NA	_____	_____	_____	_____	_____	_____
7. EROSION CONTROL	_____	_____	_____	_____	_____	_____
Silt Fence	_____	_____	_____	_____	_____	_____
Check Dams	_____	_____	_____	_____	_____	_____
Ripe Inlet/Outlet Protection	_____	_____	_____	_____	_____	_____
Level Lip Spreader	_____	_____	_____	_____	_____	_____
Slope Stabilization	_____	_____	_____	_____	_____	_____
Geotextile	_____	_____	_____	_____	_____	_____
Hay Bale Barriers	_____	_____	_____	_____	_____	_____
Catch Basin Inlet Protection	_____	_____	_____	_____	_____	_____
8. RECREATION AND NA OPEN SPACE AMENITIES	_____	_____	_____	_____	_____	_____
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_____	_____	_____	_____	_____	_____
10. MISCELLANEOUS	_____	_____	_____	_____	_____	_____
	<u>Loam & Seed</u>	_____	_____	_____	_____	_____
				<u>1000 SF</u>	<u>\$.32/SF</u>	<u>\$3,200</u>
TOTAL:	_____	_____	_____	_____	_____	<u>\$23,225</u>
GRAND TOTAL:	_____	_____	_____	_____	_____	<u>\$23,225</u>

INSPECTION FEE (to be filled out by the City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	_____	_____	_____
<u>or</u>			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	_____	_____	_____
	(name)	(name)	

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: October 17, 2001

Name of Project: Door Services, Inc. Storage Facility

Address/Location: 380 Warren Avenue, Portland, Maine

Developer: Delta Realty Co., Inc.

Form of Performance Guarantee: Letter of Credit

Type of Development: Subdivision _____ Site Plan (Major/Minor) X

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road						
Granite Curbing						
Sidewalks						
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs						
Other						
2. EARTH WORK						
Cut						
Fill						
				260 CY	\$4.75/CY	\$1,235
				600 CY	\$10.00/CY	\$6,000
3. SANITARY SEWER NA						
Manholes						
Piping						
Connections						
Main Line Piping						
House Sewer Service Piping						
Pump Stations						
Other						
4. WATER MAINS NA						
5. STORM DRAINAGE NA						
Manholes						
Catchbasins						
Piping						
Detention Basin						
Stormwater Quality Units						
Other						

6. SITE LIGHTING NA	_____	_____	_____	_____
7. EROSION CONTROL	_____	_____	_____	_____
Silt Fence	_____	_____	_____	_____
Check Dams	_____	_____	_____	_____
Ripe Inlet/Outlet Protection	_____	_____	_____	_____
Level Lip Spreader	_____	_____	_____	_____
Slope Stabilization	_____	_____	_____	_____
Geotextile	_____	_____	_____	_____
Hay Bale Barriers	_____	_____	_____	_____
Catch Basin Inlet Protection	_____	_____	_____	_____
8. RECREATION AND NA OPEN SPACE AMENITIES	_____	_____	_____	_____
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_____	_____	_____	_____
10. MISCELLANEOUS	_____	_____	_____	_____
	<u>Loam & Seed</u>	_____	_____	_____
TOTAL:	_____	_____	_____	_____
GRAND TOTAL:	_____	_____	_____	_____

325 LF \$1.54/LF \$500

17 ea. \$100/ea. \$1,700

1000 SF \$.32/SF \$3,200

\$23,225

\$23,225

Approved 10-22-01
J.R.

INSPECTION FEE (to be filled out by the City)

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:	<u>0</u>	<u>464.50</u>	<u>464.50</u>
or			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	<u>J.R.</u> (name)	<u>J.R.</u> (name)	<u>J.R.</u>

Post-it® Fax Note	7671	Date	10/22/01	# of pages	2
To	Bob Blackwood		From	Steve Bradstreet	
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	761-9692		Fax #		

October 8, 2001

Mr. Jonathan Spence, Planner
City of Portland
City Hall
389 Congress Street
Portland, ME 04101

**Subject: Plan Revisions for Door Services, Inc. Storage Facility
380 Warren Avenue**

Dear Jonathan:

As requested in our phone conversation on October 3, we have revised the plans to show a 5'x5' concrete pad outside the second entry at the rear of the building. We have also noted the proposed grading for the entrance drive. The existing drive has a flat profile and slopes toward the abutting property. The driveway will be reconstructed with a flat profile grade but crowned with 0.0208 ' / ' cross slopes on each side. All areas outside of the paved surface will be loamed and seeded. These features of the design will reduce runoff and sediment deposition on the abutters property.

Enclosed is one full set of the four drawings and 6 copies of the revised site plans. Please feel free to call me if you have any questions.

Very truly,

ENVIRONMENTAL ENGINEERING
& REMEDIATION, INC.



Stephen J. Bradstreet, P.E.

Cc: Art Girard

October 8, 2001

Mr. Troy MacDonald
Right of Way Division
Verizon
5 Davis Farm Road
Portland, ME 04103

Subject: Paving of Gravel Drive/Saville Street

Dear Troy:

In your letter of April 9, 2001 regarding the vacation of Saville and Newcomb Streets, you noted that Verizon would need to retain an easement for their utility within Saville Street from Warren Avenue to the railroad if the street was vacated. We found out that both streets had already been vacated by the City in 1997. Our client has received approval for the construction of a storage facility at the end of Saville Street which will be located outside of the old right of way.

This letter is to inform you that the existing gravel drive will be paved as part of the project. If you have any concerns regarding the paving of the access drive, please give me a call.

Very truly,

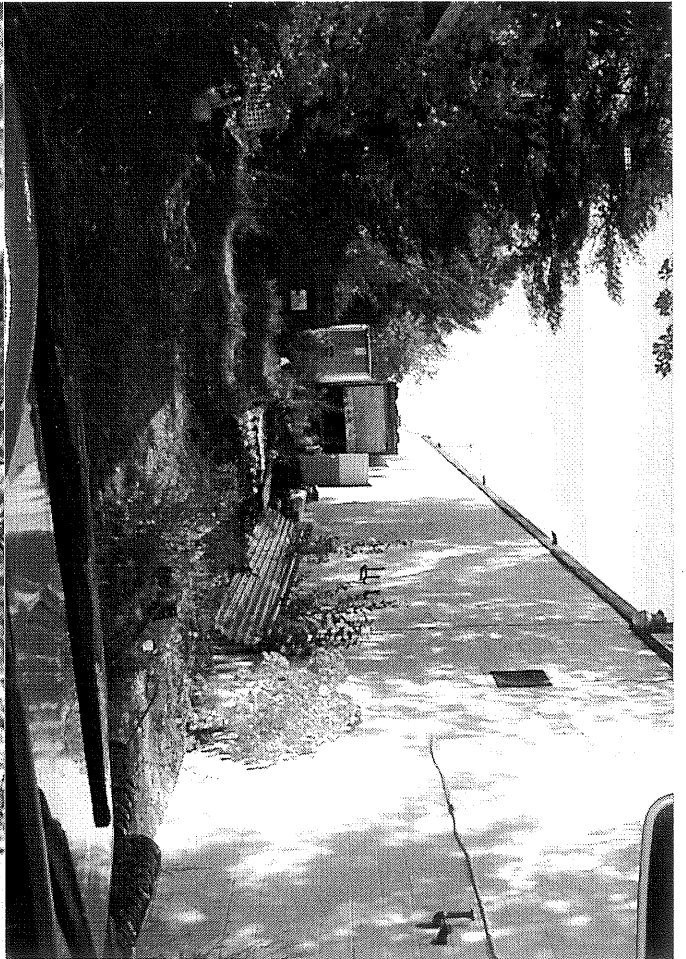
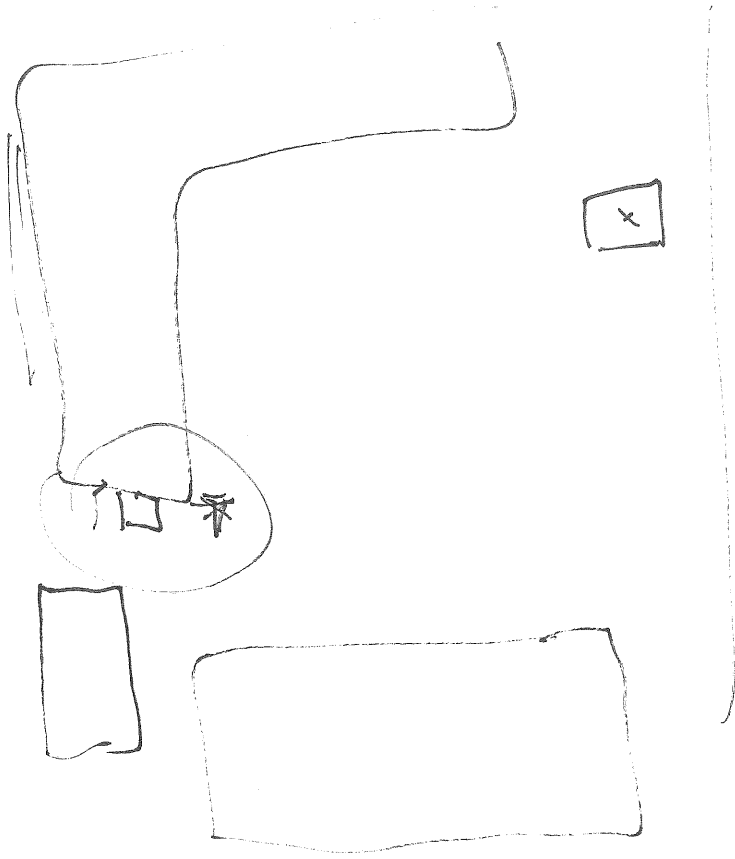
ENVIRONMENTAL ENGINEERING
& REMEDIATION, INC.



Stephen J. Bradstreet, P.E.

Cc: Art Girard
Jonathan Spence





September 19, 2001

Mr. Jonathan Spence, Planner
City of Portland
City Hall
389 Congress Street
Portland, ME 04101

**Subject: Minor Site Plan Submittal for Door Services, Inc. Storage Facility
380 Warren Avenue**

Dear Jonathan:

On behalf of our client, Delta Realty Co., Inc., Environmental Engineering & Remediation, Inc. (EER) is pleased to submit the enclosed application, fee, deed, nine sets of plans and supporting data.

Based on my discussion with you and Marge Schmuckal on September 14, we have also evaluated the existing parking facility and have determined that there is more than adequate parking for the proposed storage facility. Those calculations are attached. We also evaluated the impervious area requirement and have determined that the site will have less than the 80 percent maximum impervious area. Those calculations are attached.

As required by the Site Plan Checklist, the following discussion addresses the written statement required for Items 34 through 47.

34. The proposed development will consist of a 40' x 150' metal frame and façade structure constructed in the existing gravel surface area behind the Warren Avenue Trade Center Condominium. The structure will provide cold storage for a current tenant, Door Services, Inc.
35. No residential units are proposed.
36. The total parcel area is +2.83 acres.
37. The total floor area and ground coverage of the structure is 6,000 SF.
38. The site is burdened by Verizon for facilities located within the vacated Saville Street. See attached letter. There are no other easements or burdens.
39. The storage facility will not generate any solid waste, though the existing tenants have waste removal services for their existing businesses.

40. Since this facility is for cold storage, it will not require water or sewer utilities. The existing gravel access drive will be paved to provide access onto Warren Avenue through the existing curb opening.
41. EER does not see any problems related to the collection and direction of stormwater runoff. The site currently has a gravel surface and slopes toward the railroad property to the south. EER understands that this parcel is within the Capisic Brook Watershed and feels that the proposed improvements will enhance water quality. Since all gravel areas will be eliminated, the potential sediment deposition from the site will be eliminated. While some of the gravel area will be paved or have the structure constructed over it, all runoff will filter through new grass areas before outletting to the existing drainage courses. The grass areas will naturally filter impurities from the stormwater runoff.
42. The Owner anticipates starting construction immediately upon approval and would have the structure ready for use within four months.
43. No state or federal regulatory approvals are required for this project.
44. There are no pending applications.
45. Not applicable.
46. Not applicable.
47. Evidence of financial and technical capability for Delta Realty Co., Inc. and Environmental Engineering & Remediation, Inc. is attached.

I trust that the attached plans, supporting data and above discussion adequately addresses the submission requirements. Please feel free to call me if you have any questions.

Very truly,

ENVIRONMENTAL ENGINEERING
& REMEDIATION, INC.



Stephen J. Bradstreet, P.E.

Cc: Art Girard

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

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

Delta Realty Co., Inc.
Applicant

9/21/01
Application Date

120 Exchange St., Ste. 204, Portland, ME 04101
Applicant's Mailing Address

Door Services Inc.
Project Name/Description
Storage Facility

Environmental Engineering & Remediation, Inc. 380 Warren Ave., Portland
Consultant/Agent

Address Of Proposed Site

828-4650 T Delta Realty 874-2080 F
828-1272 T EER 774-6907 F

Lots 6,7,8,9 & 10 (Block H)

Map 303 Lots 10,11,12,18,19 &20 (Block G)

Assessor's Reference, Chart#, Block. Lot#

Applicant/Agent Daytime telephone and FAX

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other(Specify) _____

6000 SF
Proposed Building Square Footage and /or # of Units

2.83 Acres
Acreage of Site

B4
Zoning

Major Site Plan _____

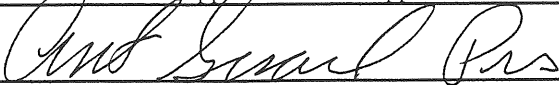
Minor Site Plan _____

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 9 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: 	Date: <u>9-19-01</u>
---	----------------------

Site Review Fee: Major \$500.00 Minor 400.00

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

TO *STEVE BRADSTREET* *>*

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, **JOHN B. VANCE** and **JOAN A. VANCE**, both being residents of Portland, Maine, for consideration paid, GRANT TO **DELTA REALTY CO., INC.**, a Maine corporation with a mailing address of 120 Exchange Street, Portland, ME 04101, with WARRANTY COVENANTS, the premises situated in the City of Portland, Maine, described as follows:

Certain lots or parcels of land situated in Portland in the County of Cumberland on Newcomb Street, being lots numbered sixty-four (64), sixty-five (65), sixty-six (66), sixty-seven (67) and sixty-eight (68) as shown on plan of lots at Warren Avenue Terrace belonging to J. W. Wilbur, said plan being made by Ernest W. Branch, Surveyor, dated April, 1911 and recorded in Cumberland County Registry of Deeds, Plan Book 12, Page 2. Reference is made to Deed dated November 8, 1926 and recorded in the Cumberland County Registry of Deeds at Book 1250, Page 234.

Also certain lots or parcels of land situated in Portland in the County of Cumberland on Newcomb and Saville Streets, being lots numbered sixty-nine (69), seventy (70), seventy-one (71), eighty-six (86), eighty-seven (87) and eighty-eight (88) as shown on plan of lots at Warren Avenue Terrace belonging to J.W. Wilbur said plan being made by Ernest W. Branch, C. E., dated April, 1911 and recorded in Cumberland County Registry of Deeds, Plan Book 12, Page 2. Reference is made to parcel 2 contained in deed dated March 10, 1950 and recorded in said Registry of Deeds at Book 1995, Page 178.

Together with all right, title and interest in and to the streets and ways abutting said lots as shown on said plan of Warren Avenue Terrace. Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors herein by deeds of the City of Portland, one dated May 10, 1967 and recorded at Book 2995, Page 214; one dated June 26, 1967 and recorded at Book 3002, Page 862 and one dated June 21, 1973 and recorded in the Cumberland County Registry of Deeds in Book 3418, Page 136.

WITNESS our hands and seals on October 23, 2000.

[Signature]

Witness

[Signature]

JOHN B. VANCE

[Signature]

Witness

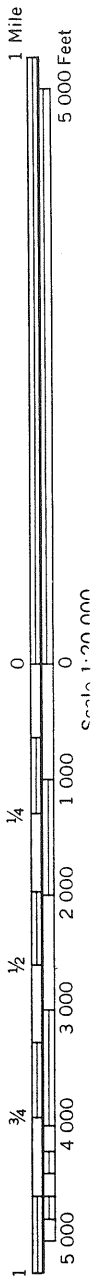
[Signature]

JOAN A. VANCE

WmD

(Joins sheet 75)

SPHEROCYAN



(Joins sheet 82)

465 000 FEET

(Joins sheet 85)

297 000 FEET



PROJECT Warren Ave
LOCATION _____
SUBJECT _____

By SJB
Checked _____
Revised _____

DATE 9/17/01
DATE _____
DATE _____

SHEET _____ Of _____
Job No. _____



Impervious Area

Existing

Parcel \pm 123,471 SF

Impervious 25,200
 43,832
 1,000

70,032 SF

% Impervious $70,032 / 123,471 = 56.7\%$

Proposed

Additional Impervious	6000	Building
	2619	Turnaround
	<u>3220</u>	Driveway

11,839 SF

70,032
11,839
81,871 SF

% Impervious $81,871 / 123,471 = 66.3\%$



Existing Parking Spaces

- 18 @ 9x19
- 18 @ 9x19
- 18 @ 9x19
- 9 @ 9x19
- 22 @ 9x19
- 2 @ 9x19
- 87 spaces

- Adams Glass - 1800 SF
- Auto Lab Garage - 4125 SF
- Door Services Inc - 4000 SF - Shop 800 office/Retail
- Tec Met Garage - 3500 SF
- Daniels Garage - 2500 SF
- Atlantic Molding
 Manufacturing - 2500 SF
 Warehouse - 2500 SF
- Auto Tec Garage - 5000 SF
- 26,725 SF

Based on a conversation with Marge Schmuckel on 9/14/01, car repair facilities do not require parking spaces based on floor area.

With the exception of Door Services Inc and Atlantic Molding, all tenants are car repair facilities.

- Door Services Inc - 4000 SF manufacturing 4 spaces
 800 SF office 2 spaces
- Atlantic Molding - 5000 SF manufacturing 5 spaces
- New DSI storage building 6000 SF 6 spaces

Even if remaining 16,925 were manufacturing 17 spaces
17 spaces



CITIZENS BANK

100 Middle Street
Portland, ME 04101-4100

September 18, 2001

Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

RE: Delta Realty, Inc./380 Warren Avenue

Gentlemen:

We understand that Delta Realty desires to construct an addition to its property located at 380 Warren Avenue, and that the City wishes to ascertain that the landlord has the capacity to make these improvements.

Please be advised that the writer has maintained a lending relationship with Arthur Girard for over ten years over which time he has always satisfactorily performed what he set out to do, including the significant renovation of the "Maine National Building". Further, Delta Realty currently has line availability with Citizens Bank well in excess of the estimated \$125,000 to \$150,000 cost of the proposed addition to the Warren Avenue property.

Please call the undersigned if further information is required.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Lea'.

Thomas N Lea
Vice President
Commercial Real Estate

cc Arthur Girard ✓

Environmental Engineering & Remediation, Inc.

Technical Capacity

1. REFERENCES

Selected references for EER are listed below. Additional references are readily available upon request.

City of Bath

55 Front Street

Bath, Maine 04530

John Bubier, City Manager, (207) 443-8330

Peter Owen, Public Works Director, (207) 443-8357

Scott Wilhelm, Wastewater Superintendent, (207) 443-8348

Jim Upham, Director of Planning and Development, (207) 443-8363

Al Smith, CDBG Coordinator, (207) 443-8372

Town of Yarmouth

200 Main Street

Yarmouth, Maine 04096

William Shane, Town Engineer, (207) 846-4971

Town of Bar Harbor

93 Cottage Street

Bar Harbor, Maine 04609

Chip Reeves, Public Works Director, (207) 288-4681

2. PROJECT EXPERIENCE

Yarmouth Road Projects, Yarmouth, Maine

The Town of Yarmouth contracted with EER through their general engineering service agreement for the multi-disciplined design of five road infrastructure improvement projects. One of the five projects (Sligo Road) included 6,100 feet of low-pressure forcemain to service 41 homes. The innovative use of an abandoned watermain as a sleeve for the forcemain installation saved the Town approximately \$80,000. Two other projects (Portland and Bridge Streets) consisted of full depth reconstruction, with stormdrain and sewer upgrades, granite curb and bituminous sidewalks. The Burnell Drive project was primarily a stormdrain project that rerouted drainage through backyards and eliminated the frequent flooding that was occurring. The Bayview Street project involved sidewalk and bike lane improvements. Steve Bradstreet was the project manager and design engineer and was assisted by Steve Dyer and Robert Patten for the

low-pressure force main design. Steve Bradstreet provided presentations at public informational meetings and is providing construction administration.

Hyde Park Infrastructure Improvements, Bath, Maine

In 1999, EER was contracted by the City of Bath in a joint venture with the Bath Water District to incorporate infrastructure improvements to the Hyde Park neighborhood in Bath. The project was developed from the need to replace an aging galvanized and cast iron water main installed during World War II. The deteriorated water main had lost much of its flow capacity due to encrusted scale build-up reducing water pressure and causing frequent breaks. EER worked with the City to develop a project plan and cost estimates that were used to successfully apply for two successive Community Development Block Grants. This enabled the City to replace the water main, limited sanitary sewer pipe, and reconstruct sidewalk and streets within the neighborhood. In total, the project included the installation of over 5,200 feet of water main ranging from 6-inch to 12-inch pipe with associated hydrants, valves, and other appurtenances and the replacement of over 200 water service connections. In addition, the project included installation of 1,600 feet of new 8-inch sanitary sewer, 5,500 feet of road reconstruction, 1,000 feet of resurfaced sidewalk, and over 6,000 feet of new street curbing.

EER personnel coordinated and generated the plans and specifications, and performed all construction administration. EER worked closely with the contractor to develop temporary water to the neighborhood by utilizing the existing main. To provide consistent communication between all parties involved EER facilitated monthly meetings and attended public meetings and provided continual communication between the City of Bath and the Bath Water District.

This project was funded by two successive CDBG grants. EER facilitated the joint effort between the City of Bath and the Bath Water District to successfully achieve the CDBG grant award, which helped make this project possible. In addition, the City of Bath was presented with the DECD Commissioners Award for outstanding achievement in use of CDBG funds and leverage of City funds for activities in economic development and public infrastructure. Steve Bradstreet served as a project engineer and construction administrator. Ray Gallant provided construction monitoring services.

Hulls Cove Wastewater Treatment Plant, Bar Harbor, Maine

EER prepared the preliminary engineering design and final design plans and specifications for the upgrade of the Hulls Cove Wastewater Treatment Plant. The original plant was constructed and commissioned circa 1974 with a capacity of 65,000 gallons per day. The upgrade provided for expansion of the plant's capacity to 150,000 gallons per day to accommodate current and future residential and commercial development in the Hulls Cove area of Bar Harbor, which includes the Acadia National Park visitor's center. The plant expansion includes new influent headworks, two new oxidation ditch rotor aerators, increasing the hydraulic capacity of the existing oxidation ditch, two new dome covered 16-foot diameter clarifiers, new sludge pumping facilities

(including new pump buildings), new chlorination/dechlorination facilities (including new chemical storage and feed systems), architectural improvements to the existing wastewater treatment control/operations building (remodeling the operator's area and new siding/roofing) and implementation of a new process instrumentation and controls system to automate plant monitoring and operations. EER provided construction administration services. This project was partially funded by U.S. Department of Agriculture - Rural Utility Services (Federal) and Department of Environmental Protection (State) monies. Steve Bradstreet served as a project engineer and construction administrator. Ray Gallant provided construction monitoring services.

Lambert Park Infrastructure Improvement, Bath, Maine

The City of Bath contracted EER to provide design services for a \$1.2 million sewer separation project throughout Lambert Park in Bath, Maine. The project design was based on extensive field and television investigations and on a combined sewer overflow (CSO) facility plan previously completed by EER. EER also solicited input from the Bath Water District, Wastewater Treatment Plant personnel and the Department of Public Works as part of developing the project design. Cost estimates and preliminary design were provided for the Community Development Block Grant (CDBG) funding application.

The primary design objective associated with the Lambert Park Sewer Separation project focused on converting an existing 48-inch diameter combined sewer into a central artery for a new dedicated stormwater drainage system. To facilitate this conversion, the design included the construction of several new sanitary sewers were converted into dedicated stormdrains. Several new stormdrains were also included in the design in order to provide improved surface drainage throughout Lambert Park.

The final design of the Lambert Park Sewer Separation Project included over 12,000 feet of storm and sanitary pipeline. Efforts also focused on rehabilitation of existing manholes and catch basins and re-lining of an existing 18-inch diameter sanitary sewer. Other improvements incorporated into the Lambert Park project included the installation of 3,200 feet of new sidewalk, 2,500 feet of new granite curbing, and 15,000 feet of roadway reclamation and paving. EER also developed full contract documents in association with the sewer separation design, which included construction drawings and specifications. Erosion control, stormwater mitigation, wetland protection and best management practices were all incorporated into the design plans. Construction management services were also provided by EER. The project was funded partially by a RUS grant, state parks recreational grant, CDBG grant, State Revolving Fund (SRF) loan and municipal participation.

Commercial Street Stormdrain Outfall, Bath, Maine

The City of Bath contracted EER to provide design services for a 1,830 mm (72 inch) outfall pipe as part of a major stormwater/sewer separation improvement project. The design included 365 meters (1,200 feet) of stormwater outfall pipe, and the relocation of

12 inch and 16 inch watermains. Drawings and specifications were used by the Maine Department of Transportation (MDOT) as an add-on item to their proposal to design/build contractors for the Bath-Woolwich Bridge. This required providing plans in metric scale and to MDOT standards. EER conducted hydrologic analyses of the tributary watershed to confirm pipe sizes throughout the area and coordinated with the MDOT to use overlapping information gathered for the bridge. Project issues included pipeline construction in a congested area, traffic impacts, erosion control, riprap design for the outfall, and coordination with the Maine Department of Environmental Protection (MDEP), MDOT, City of Bath and local citizens. This project was funded (33 percent) by MDOT. Steve Bradstreet served as a design engineer and as the construction administrator for this \$1.1 million project. Ray Gallant provided construction monitoring services.

Wing Farm Business Development, Bath, Maine

The City of Bath contracted with EER through their task order agreement for the design of a 5 lot, 22-acre business/light industrial subdivision on Centre Street Extension. The project involved CDBG, local and Coastal Economic Development funding. The project consisted of the design of \pm 1,800 feet of industrial standard road with granite curb and sidewalk. A watermain was extended into the development and its design was coordinated with the Bath Water District. Crossing the Whiskeag Stream required the design, permitting, and installation of a 66-inch by 152-foot RCP culvert and seventeen feet of fill. The design included an above ground, self-priming centrifugal wastewater pump station. The dual 7.5 HP pumps were designed for immediate buildout but also to have capacity for a proposed 45 acre business park in West Bath. The pump station incorporated a standby generator, all enclosed within a 14-foot by 22-foot building. A bypass pumping assembly and telemetry system were also provided in the design. Steve Bradstreet served as the project manager and design engineer for this project. Steve Dyer and Robert Patten assisted in the design, operations and start-up of the pump station. Steve Bradstreet prepared the environmental and local permitting and provided presentations in a public information forum. Steve Bradstreet also provided all construction administration services.

3. ESTABLISHING AND MAINTAINING BUDGETS

EER recognizes the importance of establishing a sound management structure that is responsive to the needs and requirements of our Clients. The simple organizational approach utilized by EER as a small business provides a high level of quality assurance and quality control (QA/QC) while maintaining efficient cost controls. Mr. Robert Hunter, P.E., provides over 40 years of engineering experience to EER. Mr. Hunter serves as senior technical reviewer for all design projects.

All projects are reviewed on a four-week period for work accomplished, schedule, and cost control. Accounting status sheets are provided to each program manager. Depending on the project, separate program management software may be used to track schedule and construction

status. Cost control and schedule are reviewed on a project-by-project basis on a four-week interval by the company president, office manager and/or lead engineer.

The EER program for costs/schedule control includes sound project management techniques supported by a computerized cost/schedule tracking system. The system utilizes a microcomputer based software package, which provides an integrated systems capability for critical path monitoring (CPM), resource scheduling, cost loading and performance measurement.

4. QUALITY OF WORK

The foundation of our design quality control program is our corporate Quality Management Program Manual. This manual defines the quality control organization, program responsibilities and policies, as well as specific procedures relating to: project management; field investigations and studies; basis of design reports; computations; design; construction engineering; construction; measurement equipment maintenance; computer software control; goods and services procurement; and records control. We also have standard operating procedures (SOPs) for project activities related to design, construction monitoring activities, environmental monitoring activities, and project reporting.

EER employs a multi-leveled approach to quality control for our projects. The quality control approach for the project is established based on the site conditions, objectives of the project, and the knowledge of available measurement systems. The subsequent use of these measurements in calculations and evaluations is also subject to modify the level of the quality control for the project.

During the initial stages of a project, our quality control program includes the use of in-house proprietary design manuals, commercially available standard design manuals, and state-of-the-art engineering software. After the basis of design component of a project is completed a more formal senior level review process is initiated. This stage has two primary tasks associated with it. The first task is an in-house senior level review and review meeting with the design engineer. Depending on the exact nature of the project, this may involve multiple senior level engineers and senior consultants. Conceptual models, design calculations, and preliminary reports and plans are reviewed during this task. After the recommendations from the first task have been incorporated into the project documents and plans, the second task is typically a review meeting with the client/owner. As the process moves through the design process, senior level personnel of EER are continuously available and involved in the project to ensure the level of quality with the project. After the preliminary design of the project, the in-house review and client review meeting process is conducted again for both the preliminary design phase of the project and the final design phase of the project.

EER is a focused civil and environmental engineering firm. As a 13-person organization, our managerial structure is simple and direct. We assign the most qualified personnel as part of the project technical team. One of our senior engineers serves as the task program manager for all assignments. In general, our technical advisory teams have experience in the following

disciplines: stormwater and drainage management; general civil engineering; roadway design; utilities; environmental; and water and sanitary engineering.

EER is often requested to complete multiple tasks on design related projects. Based on this experience, we have identified and successfully addressed potential recurring schedule-related challenges by: having sufficient numbers of experienced staff; integrating project phases; maintaining composite personnel schedules; maintaining a master list of deliverables and milestone dates; emphasizing strong internal and client communications; interfacing frequently with the client and, where necessary, regulatory authorities; and following standard protocols and guidance documents. EER's approach to scheduling by work elements with frequent reviews will provide the Client with the confidence that schedules are realistic and properly monitored and that all deadlines are met. EER team has performed project scheduling using PRIMAVERA, Harvard Total Project Manager, SureTrack Timeline.

In preparing specific plans or assignments, EER uses a structured approach which incorporates a work breakdown schedule (WBS) subtasks which taken together constitutes the entire scope of effort for a project. Each element of the WBS is treated as a separate component (cost account) for the development of work schedules and budgets. Tiered cost accounts are then summarized upward to yield total project budgets. Task schedules are combined through critical path analysis into a project master schedule. This master schedule and the corresponding budget baseline are then used as a performance measurement baseline. As work progresses, actual costs and schedules are provided to the EER Program Manager.

Through our project staff's experience, EER has developed an extensive database of cost requirements for drainage designs, environmental investigations, highway overlay and rehabilitation, utility design and relocation, pre-design investigations, design services, construction management and value engineering design services. This database will allow us to rapidly and accurately develop cost estimates for activities under this procurement. Our experience has also shown that program cost control can be achieved by: assigning experienced program and task managers and providing them with sufficient authority to effectively manage projects; providing proper planning, scheduling, budget, and project review; maintaining direct and active communications with the client and the project team; and providing the program and task managers with timely, accurate, and up-to-date financial information.

5. PROJECTS REFLECTIVE OF BUDGET CONTROL AND QUALITY OF WORK

Yarmouth Road Projects

The Yarmouth Road projects were designed in 2000 and bid last fall. EER designed the projects to the contracted budget with the exception of additional work requested by the Town. This additional work was performed on a time and materials basis with no contract amendment. Since these projects are currently in construction, design related change orders have not surfaced. However, one project, Sligo Road, came in \$80,000 under budget and the Town was able to make additional sidewalk and granite curb upgrades.

Hyde Park Infrastructure Improvements

This project came in under the design budget, allowing the additional monies to be applied to future design projects. The construction contract had two non-design related change orders. One as a deduct and the other was for additional work to re-plumb all 200 services internally within the resident's homes.

Hulls Cove Treatment Plant Upgrade

By instituting the above procedures, we have established sound designs that require few or no change orders during construction. The Hulls Cove Treatment Plant Upgrade is a \$1 million project. Through close adherence to our internal policies, the project is being closed out this month with less than 0.5 percent in design related change orders. Other projects have experienced the same results and our repeat clients attest to our expertise and performance in maintaining project budgets.

6. LITIGATION

Environmental Engineering & Remediation, Inc. (EER) was incorporated in May 1989 in the State of Maine. Since that time, EER has been contracted on an array of operation and maintenance and civil and environmental engineering projects for industries in the New England region, the United States Environmental Protection Agency, the United States Department of Energy, the Maine Department of Environmental Protection, the Maine Department of Transportation and various municipalities. During this period, EER has established strong fiscal stability without a bank default. In addition, EER and its corporate executives have never filed for bankruptcy in a court of law. Finally, EER is not a party to any litigation pending, current or in the last three years which could in any way adversely affect its financial stability.

7. INSURANCE COVERAGE

EER currently maintains the following insurances that are covered under our normal labor rates:

1. Workers' Compensation - \$100,000 per accident/\$500,000 policy limit.
2. Comprehensive General Liability - \$1,000,000 per occurrence/\$2,000,000 aggregate (this covers all of the items outlined in paragraph 1 under Insurance Coverages with the exception of X, C, U hazards).
3. Automobile Liability - \$1,000,000 per single limit (EER does not own any vehicles, therefore our policy is for non-owned vehicles).
4. Professional Liability (Errors & Omissions) - \$1,000,000 per claim/\$1,000,000 aggregate.
5. X, C, U Coverage – this is currently excluded from our policy.

Troy F. McDonald
Right-of-Way Specialist



Verizon Maine
5 Davis Farm Road
Portland, ME 04103

Phone 207.797.1785
Fax 207.797.1098
troy.f.mcdonald@verizon.com

April 9, 2001

Stephen J. Bradstreet, PE
Environmental Engineering & Remediation, Inc.
222 St. John Street – Suite 314
Portland, Maine 04102

RE: Facility Locations – Saville Street & Newcomb Street, Portland, Maine

Dear Mr. Bradstreet:

As requested our engineering department has reviewed the location of our existing facilities within the right-of-way limits of Saville Street and Newcomb Street in Portland between Warren Avenue and land now or formerly of Portland Terminal Company.

Please be aware that we do have existing facilities within Saville Street in the area between Warren Avenue and land now or formerly of Portland Terminal Company. It is my understanding that you will be petitioning the City of Portland for a vacation of a portion of Saville Street. We would expect the city to provide for a utility easement for our existing location in Saville Street and would ask that the location within the limits of Saville Street be kept free from development.

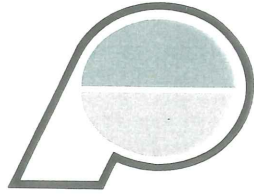
With respect to Newcomb Street, based on information provided by our engineering department, it appears that we do not have any facilities in this area of Newcomb Street and have no opposition to the proposed vacation. It is my recommendation that a public utility easement be retained over the limits of Newcomb Street so that the ability to serve undeveloped lots on Newcomb Street remains.

If you have any questions, do not hesitate to call. You can reach me at (207) 797-1785.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy F. McDonald".

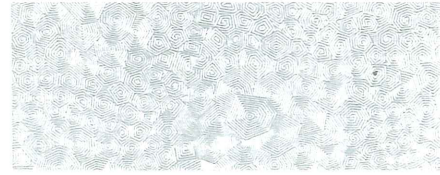
Troy F. McDonald, PLS
Right-of-Way Manager



Package Steel Building Systems

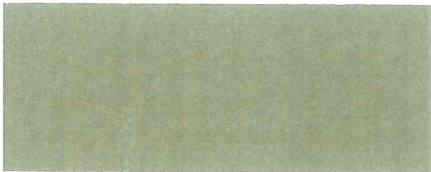


Polar White*



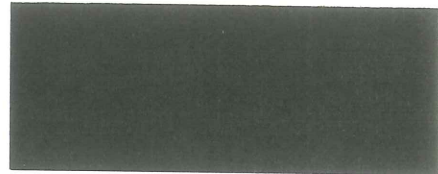
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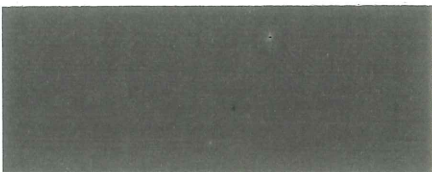
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