

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 1000 Congress St.		Owner: Douglas Trust of Robert Mitchell Co Inc		Phone: 797-5141	Permit No: 940974
Owner Address: Box 2100 Portland, ME 04104		License/Buyer's Name:		Phone:	Business Name:
Contractor Name: L.A. O'Connell & Son, Inc.		Address: Box 682 Portland, ME 04104		Phone: 797-5141	
Past Use: Manufacturing Facility		Proposed Use: Manufacturing Facility		COST OF WORK: \$ 116,000.	PERMIT FEE: \$ 350.00 + 630.00
				FIRE DET. ☐ Approved ☐ Denied	INSPECTION: Use Group: ☒ Type: ☒
Proposed Project Description: Construct two additions to structure 110' x 30' - 110' x 30' - 110' x 30'		Signature:		Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.):		Zoning Approval:	
		Action: ☐ Approved ☐ Approved with Conditions ☐ Denied		☐ Special Zone or Reviews: ☐ Shoreland ☐ Wetland ☐ Flood Zone ☐ Subdivision ☐ Site Plan ☐ Major ☐ Minor ☐ MM ☐	

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Major Site Plan Review ☒ 1100

Permit for 1st Phase Only - 03 Sept '94

Const addition 110' x 30'

WATKINS
NO WORK

**PERMIT ISSUED
WITH LETTER**

CERTIFICATION

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

03 Sept: 1994 Bldg Permit for 1st addition

SIGNATURE OF APPLICANT: ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

M. J. O'Connell

COMMENTS

11-1-94 (no work yet)

11-21-94 (up work)

12-6-94 (no work)

12-22-94 no work

2-13-95 (no work)

JOED NO WORK
1 YR

Inspection Record		Date
Type		
Foundation:		
Framing:		
Plumbing		
Final:		
Other:		

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 12, 1994

Langford & Low Inc.
Box 662
Portland, ME 04104

RE: 1039 Riverside Street

Dear Sir:

Your application to construct two additions to main structure, 36' x 110' in the Fall and 50' x 220' in the Spring of 1995, has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

Site Plan Review Requirements

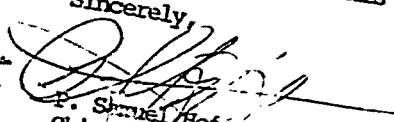
Inspection Services - Approved - Bill Giroux
Fire Department - Applicant must show hydrant within 500' path of travel - Lt. McDougall
Planning Division - Approved w/condition per Planning Board - Owens McCullough
Public Works - Approved - Owens McCullough

Use Group-F1 Building & Fire Code Requirements Type

1. The sprinkler system shall be extended to the new construction.
2. The fire alarm system shall be extended to the new construction.
3. A fire alarm acceptance report shall be submitted to the Portland Fire Department.

4. A sprinkler certification test shall be submitted to the Portland Fire Department.
 5. A hydrant shall be provided within 500' path of travel.
 6. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code (The BOCA National Building Code/1993).
 7. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection).
- If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


E. Samuel Boff
Chief of Inspection Services

cc: William Giroux, Zoning Administrator
Lt. McDougal, Fire Prevention
Owens McCullough

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Douglas Bros Div of Robert Mitchell Co Inc
 Applicant Box 2008 - Portland, ME 04104 Date 6/24/94
 Mailing Address 1039 Riverside St.
 Address of Proposed Site 331-A-001
 Proposed Use of Site manufacturing facility w two additions
 Site Identifier(s) from Assessors Maps
 Acreage of Site 16.684 acres / 36'x110' 50'x220'
 Ground Floor Coverage (Fall, 1994) (Spring, 1995)
 Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No
 Other Comments: contact person: Beth Della Valle 795-2226
 or Evan Richert
 Date Dept. Review Due:

Major Site Plan

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- ☐ Use does NOT comply with Zoning Ordinance
☐ Requires Board of Appeals Action
☐ Requires Planning Board/City Council Action

Explanation

☒ Use complies with Zoning Ordinance — Staff Review Below

Zoning:
SPACE & BULK,
as applicable

COMPLIES

COMPLIES
CONDITIONALLY

DOES NOT
COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40' FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS
SPECIFIED
BELOW

REASONS
SPECIFIED
BELOW

REASONS:

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

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

Processing Form

Douglas Bros. Inc. of Robert. Higdon Co. Inc. 6/23/84
 Applicant Box 2001 - Portland, ME 04101 1019 Riverside St. Date
 Mailing Address Address of Proposed Site
 Manufacturing facilities & two additions
 Proposed Use of Site Site Identifier(s) from Assessors Maps
 2.000 acres 31' x 117' 3" x 10' x 29' 11"
 Acreage of Site / Ground Floor Coverage Zoning of Proposed Site
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors
 Board of Appeals Action Required: () Yes () No Total Floor Area
 Planning Board Action Required: () Yes () No
 Other Comments: Contingent upon: 54th Police Station 195-2236
 Date Dept. Review Due:

FIRE DEPARTMENT REVIEW

6/27/84
(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMOSE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									
APPROVED CONDITIONALLY					X				CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: Applicant must show hydrant within 500' path of travel

(Attach Separate Sheet if Necessary)

W. H. M. O.

SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant _____ Date 23
 Mailing Address _____ Address of Proposed Site _____
 Proposed Use of Site _____ Site Identifier(s) from Assessors Maps _____
 Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
 Board of Appeals Action Required: () Yes () No Total Floor Area _____
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	APPROVED w/ CONDITIONS															CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY	PEA - Planning Board															
DISAPPROVED																REASONS SPECIFIED BELOW

(Attach Separate Sheet if Necessary)

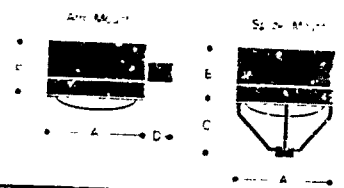
PUBLIC WORKS DEPARTMENT COPY

SIGNATURE OF REVIEWING STAFF/DATE

*Galleria luminaires by McGraw-Edison represent a discriminating and artistic design choice for any large-area lighting application—new installation or retrofit.

Constructed exclusively of top-quality materials each Galleria unit is factory-tested to ensure trouble-free operation. And because these attractive fixtures are available in two sizes, ten colors and seven optical packages, Galleria sets unprecedented new standards in application flexibility.

Vertical and horizontal lamp configurations deliver the appropriate beam pattern for virtually any application.



Dimensions—Inches

	A	B	C	D
Large	27"	14"	12"	6" or 14"
Small	21"	10 1/2"	12"	6" or 14"



TYPE A.

Design Features

Ballast tray hard-mounted to housing interior for easy access and cooler operation.

Formed aluminum housing with stamped reveal. Interior-welded seams for structural integrity. Finished in polyester powder coat.

Captive retaining screws.

Spun and stamped anodized aluminum reflector (vertical lamp units).

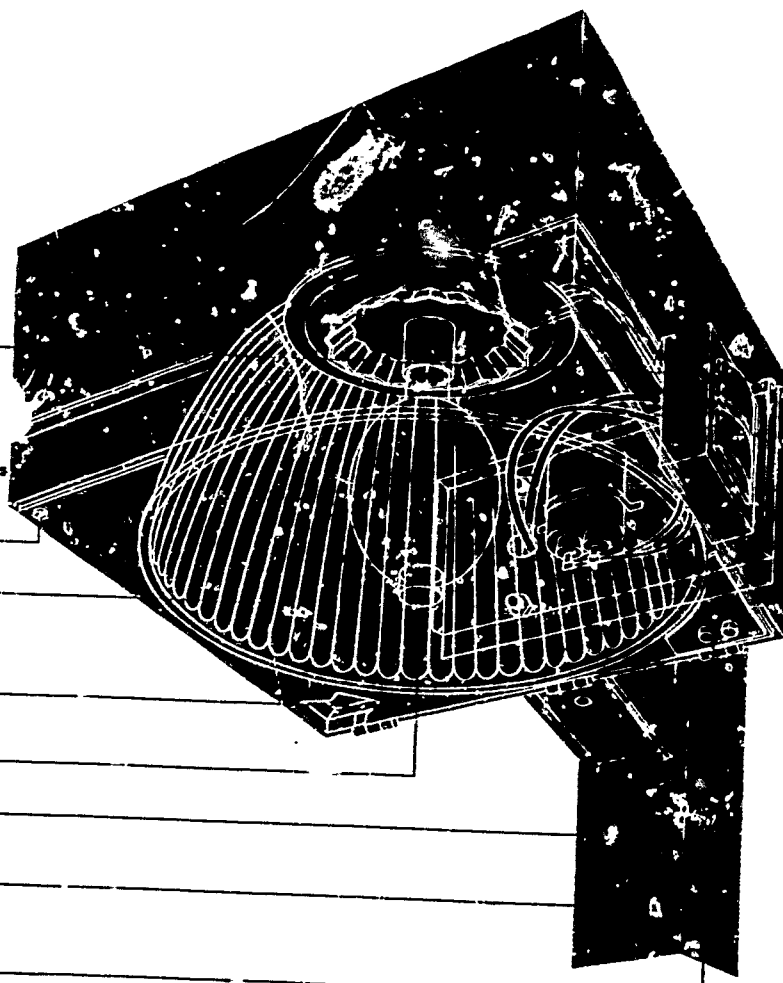
Formed door with heavy-duty hinges, finished in polyester powder coat.

Convex tempered glass lens.

6" or 14" formed steel mounting arms for multiple configurations.

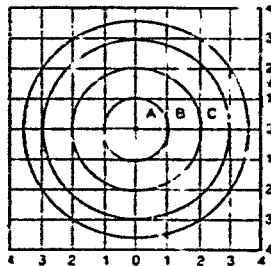
Choice of round or square straight steel or aluminum poles. Finished in polyester powder coat enamel.

Easy-access fusing.

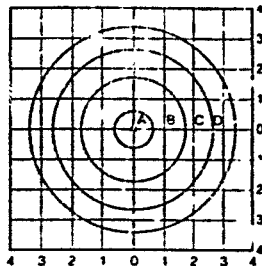


GM/CL

Catalog Number GMX40229AR
400-Watt HPS
50,000-Lumen Clear Lamp
Area Round Distribution

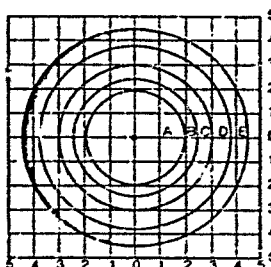


Catalog Number GMX40121AR
400-Watt Metal Halide
40,000-Lumen Clear Lamp
Area Round Distribution

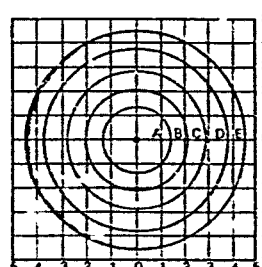


Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	4.50	2.25	1.13	0.56	0.23
25'	2.83	1.44	0.72	0.36	0.14
30'	2.00	1.00	0.50	0.25	0.10
35'	1.47	0.74	0.37	0.18	0.07
40'	1.12	0.56	0.28	0.14	0.06

Catalog Number GLX91229AR
1000-Watt HPS
140,000-Lumen Clear Lamp
Area Round Distribution

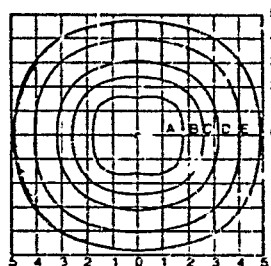


Catalog Number GLX91129AR
1000-Watt Metal Halide
110,000-Lumen Clear Lamp
Area Round Distribution

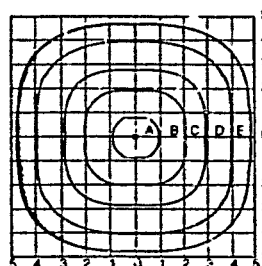


Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
30'	3.54	2.66	1.77	0.88	0.44
35'	2.60	1.95	1.30	0.65	0.32
40'	2.00	1.50	1.00	0.50	0.25
45'	1.58	1.18	0.79	0.39	0.19
50'	1.28	0.96	0.64	0.32	0.16

Catalog Number GLX91229AS
1000-Watt HPS
140,000-Lumen Clear Lamp
Area Square Distribution

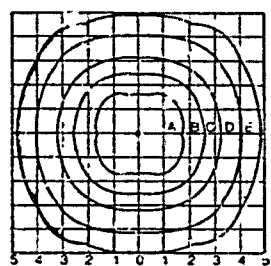


Catalog Number GLX91129AS
1000-Watt Metal Halide
110,000-Lumen Clear Lamp
Area Square Distribution

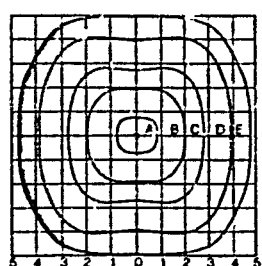


Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
30'	3.54	2.66	1.77	0.88	0.44
35'	2.60	1.95	1.30	0.65	0.32
40'	2.00	1.50	1.00	0.50	0.25
45'	1.58	1.18	0.79	0.39	0.19
50'	1.28	0.96	0.64	0.32	0.16

Catalog Number GLX91229RW
1000-Watt HPS
140,000-Lumen Clear Lamp
Rectangular Wide Distribution



Catalog Number GLX91129RW
1000-Watt Metal Halide
110,000-Lumen Clear Lamp
Rectangular Wide Distribution



Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
30'	3.54	2.66	1.77	0.88	0.44
35'	2.60	1.95	1.30	0.65	0.32
40'	2.00	1.50	1.00	0.50	0.25
45'	1.58	1.18	0.79	0.39	0.19
50'	1.28	0.96	0.64	0.32	0.16

Ordering Information

Catalog Number Logic

1st Digit= Product	2nd Digit= Size	3rd Digit= Mounting	4th & 5th Digits= Voltage	6th Digit= Lamp Type	7th Digit= Ballast Type	8th Digit= Voltage	9th & 10th Digits= Distribution
G=Galena	L=Large M=Medium	A=Arm B=Spoke C=Spoke (for 2" tenon) (for 3" tenon)	15=150 17=175 25=250 40=400 91=1000	1=MH 2=HPS	1=Hi-Reactance HFF 2=CWA	1=120 2=208 3=240 4=277 5=480 9=Multi-Tap	1D=Type I MCO 2D=Type II MCO 3D=Type III MCO FT=Forward Throw AR=Area Round AS=Area Square RW=Rectangular Wide

Arm not included. See accessories.
Note: Multi-Tap ballasts (120/208/240/277V) are listed as 277V.

Catalog Number	Lamp Voltage	Lamp Type	Ballast Type	Voltage*	EPA (sq. ft.)	Net Wt. (lbs.)	Volume (cu. ft.)
Arm Mount (order arm separately)							
Medium Units							
GMA25129XX	250	MH	CWA	MT	2.4	64	5.0
GMA25229XX	250	HPS	CWA	MT		69	
GMA40129XX	400	MH	CWA	MT		64	
GMA40229XX	400	HPS	CWA	MT		69	
Large Units							
GLA40129XX	400	MH	CWA	MT	3.9	71	13.7
GLA40229XX	400	HPS	CWA	MT		78	
GLA91129XX	1000	MH	CWA	MT		86	
GLA91229XX	1000	HPS	CWA	MT		88	
Spoke Mount (for 2" tenon)							
Medium Units							
GMB25129XX	250	MH	CWA	MT	2.4	57	5.0
GMB25229XX	250	HPS	CWA	MT		62	
GMB40129XX	400	MH	CWA	MT		57	
GMB40229XX	400	HPS	CWA	MT		62	
Large Units							
GLB40129XX	400	MH	CWA	MT	3.9	66	13.7
GLB40229XX	400	HPS	CWA	MT		73	
GLB91129XX	1000	MH	CWA	MT		81	
GLB91229XX	1000	HPS	CWA	MT		83	
Spoke Mount (for 3" tenon)							
Medium Units							
GMC25129XX	250	MH	CWA	MT	2.4	59	5.0
GMC25229XX	250	HPS	CWA	MT		64	
GMC40129XX	400	MH	CWA	MT		59	
GMC40229XX	400	HPS	CWA	MT		64	
Large Units							
GLC40129XX	400	MH	CWA	MT	3.9	68	13.7
GLC40229XX	400	HPS	CWA	MT		75	
GLC91129XX	1000	MH	CWA	MT		83	
GLC91229XX	1000	HPS	CWA	MT		85	

*Other voltages available. Change 8th digit.
Designate distribution—change 9th and 10th digits.

Options (add as suffix)

F Single fuse. Fuse included.
FF Double fuse. Fuses included.
R Photocontrol receptacle.
Q Quartz restrike—Lamp not included.

Color Selection (add as suffix)

BZ Bronze (standard)
AP Grey
BG Beige
BK Black
BL Blue
GR Green
RD Red
SY Silver
WH White
YL Yellow

Accessories (order separately)

MA1004 14" arm for sq. pole, 1.0 EPA
MA1005 6" arm for sq. pole, 0.5 EPA
MA1006 Direct mount kit for square pole
MA1007 14" arm for round pole, 1.0 EPA
MA1008 6" arm for round pole, 0.5 EPA
MA1009 Direct mount kit for round pole
OA1018 Photocontrol—multi-tap
OA1021 Photocontrol—480V

McGraw-Hill

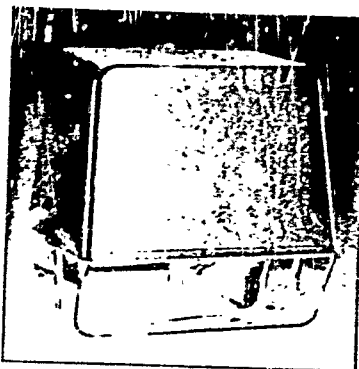
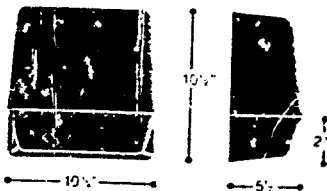
38-100 Watt

W2 Wall Light

The McGraw-Hill Mon-2 Wall Light offers superior economy and performance with exceptional construction.

Energy-saving, long life, high-pressure sodium lamps within a sealed and gasketed optics compartment reduce Mon-2 maintenance to a bare minimum. A polished aluminum specular reflector system promotes maximum luminaire performance.

The unique mounting plate included with every Mon-2 provides for a variety of applications — over round or square 4" junction boxes or with surface conduit. Mon-2 fits in virtually any environment and dramatically improves seeing ability in areas where lighting would otherwise be too expensive.



TYPE B.

Design Features

3/4" NPT threaded hub.

One-piece, durable, die-cast aluminum housing in a pleasing soft corner design.

Dark bronze polyester powder coat (standard) enamel finish is both weather and abrasion resistant.

Compact ballast, core and coil assembly.

Pulse-rated, medium-base, porcelain lamp socket.

Specular polished aluminum reflectors provide sharp cutoff and minimum glare with maximum spacing between luminaires.

Standard and tamper-proof lens screws included with each fixture.

Closed-cell, gas-filled, high-temperature silicone gasketing. UL listed for wet locations.

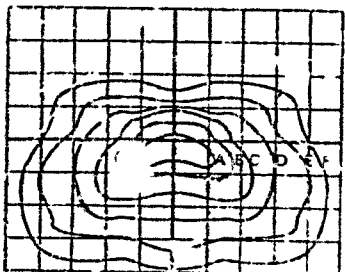
Injection-molded, clear polycarbonate lens.



W2

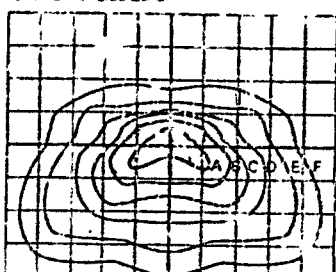
Photometrics **Mounting and Luminaire Spacing Data** **Photometric Data**

W2-A
Catalog Number W2031
70-Watt HPS
5500-Lumen Clear Lens



Mounting Heights
5 4 3 2 1 0 1 2 3 4 5

W2-B
Catalog Number W2101
100-Watt HPS
16,000-Lumen Clear Lens



Mounting Heights
5 4 3 2 1 0 1 2 3 4 5

W2-A (70-Watt HPS)

Mounting Height	A	B	C	D	E	F
5'	20.20	9.07	4.00	2.30	0.83	0.40
7'	10.20	4.03	2.04	1.02	0.41	0.20
10'	5.60	2.00	1.00	0.50	0.20	0.10
15'	2.20	0.88	0.44	0.22	0.09	0.04

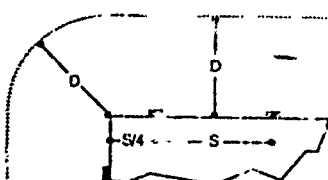
W2-B (100-Watt HPS)

Mounting Height	A	B	C	D	E	F
10'	17.25	4.50	2.25	1.13	0.45	0.23
12'	7.50	3.12	1.56	0.78	0.31	0.16
15'	5.00	2.00	1.00	0.50	0.20	0.13
20'	2.50	1.12	0.56	0.28	0.11	0.06

Spacing Table

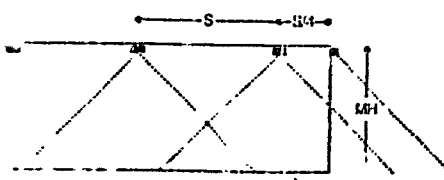
Lamp				Illumination Data—Foot Candles						
High-Pressure Sodium (Medium Base)										
Watts	Designation	Lumen	Color	Mounting Height—Ft.	Luminaire Spacing—Ft.	Minimum Level	Maximum Level	Max./Min. Uniformity	Average Level	Effective Projected Distance—Ft.
35	LU35/MED	2700	W2031	12	32	524	266	5.07	1.40	21
				14	34	525	212	4.05	1.14	21
				16	34	532	171	3.22	1.02	21
50	LU50/MED	4000	W2101	12	36	738	447	6.00	2.06	28
				14	43	507	307	6.00	1.44	20
				16	50	525	234	4.47	1.30	21
70	LU70/MED	5600	W2071	14	43	735	445	5.00	2.09	30
				16	62	558	323	5.78	1.53	21
				18	66	518	256	4.94	1.34	21
100	LU100/MED	8000	W2101	20	68	505	215	4.24	1.22	22
				16	60	870	530	6.00	2.39	33
				18	68	735	429	5.84	1.98	30
150	LU150/MED	16000	W2151	20	76	585	347	5.93	1.67	33
				22	82	513	235	5.56	1.47	26
				18	68	124	723	5.84	3.34	44
				20	76	986	584	5.93	2.81	42
				22	84	802	478	5.93	2.39	40
				24	92	667	399	5.99	2.06	35
				26	100	563	343	6.00	1.78	34

Spacing Pattern



PLAN VIEW

LIGHTING REQUIREMENTS
D should be distance of effective illumination = 20' minimum. No point within this area should be illuminated to a level below 0.5 footcandles including a 3' distance L, the building face.
UNIFORMITY—Maximum to minimum within the 20' or less



SIDE VIEW

S = Spacing of Luminaire
MH = Mounting Height

Catalog Number Logic

1st Digit = Product Family	2nd Digit = Lamp Type	3rd & 4th Digits = Lamp Wattage	5th Digit = Ballast Type
W = Mon-2	2 = HPS	03 = 35 05 = 50 07 = 70 10 = 100 15 = 150	1 = NPF 2 = HPF

NOTE: Lamps are not included. Use medium-base high-pressure sodium.

*NOW AVAILABLE
50 & 70 M.H.*

Catalog Number	Lamp Wattage	Lamp Type	Ballast Type	Voltage	NEHA Beam	Net Wt. (Lbs.)	Shipping Volume (Cu. Ft.)
W2031	35	HPS	NPF	120	III	9.0	0.49
W2051	50	HPS	NPF	120	III	9.0	0.49
W2071	70	HPS	NPF	120	III	9.0	0.49
W2101	100	HPS	NPF	120	III	9.0	0.49
W2151	150	HPS	NPF	120	III	9.0	0.49

To specify 120V High Power Factor ballast, change last digit from 1 to 2 when ordering, e.g., W2032.

Options (add as suffix)

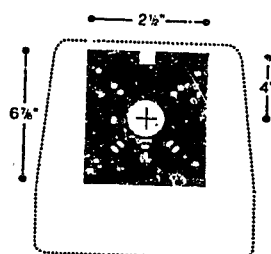
- L** Lamp included.
- PC** Photocontrol for automatic dusk-to-dawn operation.

Accessories (order separately)

- WA1** Back Pak™ adapter for 277V operation (adds 2½" depth to unit).
- WA2** Forward throw reflector.
- WA3** Pole mount adapter.
- WA4** Glare shield.
- SD2925** Screwdriver for tamper-resistant lens retaining screws.*

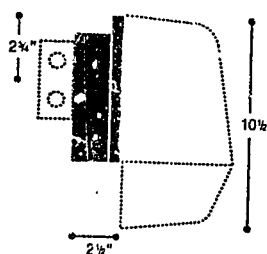
*Both standard and tamper-resistant lens retaining screws provided with luminaires.

Mounting



Unique mounting plate design allows a variety of mounting methods providing a wide latitude of applications.

WA1 - Back Pak™



Adapts standard 120-volt Mon-2 to 277-volt operation. Back Pak is self-contained with auto-transformer, housing, gasketing and hardware. UL listed for wet locations. Mounts on vertical flat surfaces or directly over junction boxes.

Electrical Data

Input	277V
Output	120V
Output Rating	400VA

Specifications and dimensions subject to change without notice.



Junction Box Mounting

Removable mounting plate has fastener provisions for mounting directly to vertical surface or to a 4" round or 4" square outlet box.



Surface Conduit Mounting

Removable ¾" NPT plug provides conduit entrance.

August 26, 1994

DRAFT

Douglas Brothers
1039 Riverside Street
Portland, ME 04103

RE: 1039 Riverside Street, Douglas Brothers

Dear Sir:

On August 9, 1994, the Portland Planning Board voted 4-0 (Williams, Hagge, Cole absent) to approve the site plan for construction of two building additions and a parking lot in the vicinity of 1039 Riverside Street. The following motions were approved by the Board:

1. Waiver of Curbs and Sidewalks - The Planning Board finds that undue hardship will result to the applicant if it is required to install granite curb and sidewalk along the frontage of its property, due to the length of such frontage, the fact that no other properties in the subdivision currently have granite curb or sidewalk along their frontage, and the scheduled reconstruction of Riverside Street by the City. The applicant has further offered to donate a section of land along its frontage to facilitate the reconstruction of Riverside Street. As a result, the Board hereby waives the requirements of sec. 25-96 of the Portland City Code as they apply to this application.
2. That the plan is in conformance with the Site Plan Ordinance of the Land Use Code and the Site Location of Development Act, Title 38 MRSA 480-489.
 - i. That the applicant obtain an NRPA permit prior to beginning any work within the jurisdictional area of that permit.
 - ii. That the applicant transfer a 5 foot strip along Riverside Street by warranty deed to the City for future street improvements.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Memo dated July 26, 1994, which is attached.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

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

Sincerely,

Jadine Raynes O'Brien, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
George Maherty, Director of Environmental/Intergovernmental Services
Kathy Scaples, Project Engineer, Parks and Public Works
Owens McCullough, Acting Development Review Coordinator
William Bray, Deputy Director of Parks and Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Approval Letter File