

City of Portland, Maine - Building or Use Permit

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

Permit No:	04-1360	Date Applied For:	09/10/2004	CBL:	344 E006001
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Location of Construction:	300 Allen Ave	Owner Name:	Adam Robert L	Owner Address:	662 East Bridge St	Phone:	207-797-5935
Business Name:	n/a	Contractor Name:	n/a	Contractor Address:	n/a Portland	Phone	
Lessee/Buyer's Name	n/a	Phone:	n/a	Permit Type:	Change of Use - Dwellings		

Proposed Use:	Office / Change of Use from single family to office; including repair of foundation & supports.	Proposed Project Description:	Change of Use from single family to office; including repair of foundation and supports.
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Dept:	Zoning	Status:	Approved with Conditions	Reviewer:	Marge Schmuckal	Approval Date:	10/12/2004	Ok to Issue:	<input checked="" type="checkbox"/>
Note:	<p>1) This permit ONLY covers the existing front building and does not cover any new construction of any new buildings.</p> <p>2) Separate permits shall be required for any new signage.</p> <p>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>								

Dept:	Building	Status:	Approved with Conditions	Reviewer:	Mike Nugent	Approval Date:	11/22/2004	Ok to Issue:	<input checked="" type="checkbox"/>
Note:	<p>1) A change of use cannot be approved until floor loads for the Offices and storage areas are known, also accessibility is required</p> <p>2) Permit scope limited to the 11/18/2004 submissions</p>								

Dept:	Fire	Status:	Approved with Conditions	Reviewer:	Lt. MacDougal	Approval Date:	10/12/2004	Ok to Issue:	<input checked="" type="checkbox"/>
Note:	<p>1) fire extinguishers shall be provided in accordance with NFPA 10 standards</p>								

Comments:

10/18/2004-njin: Advise applicant for the need for better plans. He stated he would come in to pick them up. Received limited plans, permit approved..limited to the plans submitted

11/22/2004-njin: A change of use cannot be approved until floor loads for the Offices and storage areas are known, also accessibility is required

City of Portland, Maine - Building or Use Permit

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

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Lessee/Buyer's Name	n/a	Phone:	n/a	Permit Type:	Change of Use - Dwellings		

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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmauckal **Approval Date:** 10/12/2004
Note: **OK to Issue:**

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Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 11/22/2004
Note: **OK to Issue:**

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 2) Permit scope limited to the 11/18/2004 submissions

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 10/12/2004
Note: **OK to Issue:**

1) fire extinguishers shall be provided in accordance with NFPA 10 standards

Comments:

10/18/2004-mjn: Advise applicant for the need for better plans. He stated he would come in to pick them up. Received limited plans, permit approved..limited to the plans submitted

11/22/2004-mjn: A change of use cannot be approved until floor loads for the Offices and storage areas are known, also accessibility is required

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

2003-0124
Application I. D. Number

Northgate Plaza Associates Lic
Applicant

6/24/03
Application Date

400 Allen Ave , Portland , ME 04103

Applicant's Mailing Address

Building Addition
Project Name/Description

Consultant/Agent

300 - 300 Allen Ave, Portland, Maine

Agent Ph:

Agent Fax:

Address of Proposed Site
344 E006001

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 1. That the applicant submit a sewer capacity letter from the Portland Sewer Division prior to issuance of a building permit.
- 2 2. That the applicant submit sewer easement language to staff to be reviewed and approved by Corporation Counsel.
- 3 3. That the applicant revise the plans to address the Development Review Coordinator's comments dated October 17, 2003.
- 4 4. That the City Arborist review and approve the landscaping plan as to the restoration of the area of the water line after the utility line is in place.
- 5 5. That the applicant reduce the pole heights of the parking lot poles to 14 - 16 ft. High and submit a photometric plan that shows the foot candles to the property line to determine that there is no spillover onto abutting properties.
- 6 6. That the applicant shall submit a stockade fence detail regarding materials and style of fencing for review and approval by staff.

Approval Conditions of DRC

- 1 see Planning conditions

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

2001-0309

Application I. D. Number

11/26/01

Application Date

Cyrus B. Abbott Professional Building

Project Name/Description

Arthur Dyer
Applicant

300 Allen Ave, Portland, ME 04103

Applicant's Mailing Address

EER, Inc./Steve Bradstreet

Consultant/Agent

Applicant Ph: (207) 797-7777 Agent Fax: (207) 774-6907

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

300 - 300 Allen Ave, Portland, Maine
Address of Proposed Site
344 E006001

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking Lot Other (specify) 4 unit building

3000 sq. ft. 36,000 sq. ft.

Proposed Building square Feet or # of Units 36,000 sq. ft. Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date 11/26/01

Building Approval Status:

- Approved Approved w/Conditions See Attached Denied

Reviewer _____

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Performance Guarantee

- Required* Not Required

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

Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____

Inspection Fee Paid _____ date _____ amount _____

Building Permit Issue _____ date _____ amount _____

Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____

Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date _____

Final Inspection _____ date _____ signature _____

Certificate Of Occupancy _____ date _____ signature _____

Performance Guarantee Released _____ date _____ signature _____

Defect Guarantee Submitted _____ date _____ amount _____ expiration date _____

Defect Guarantee Released _____ date _____ signature _____

From: Marge Schmuckal
To: Kandi Talbot
Subject: Cyrus B. Abbot Professional Bldg & Residential Units

300 Allen Avenue:

This lot is divided by a zone line midway thru the lot, with R-P adjacent to Allen Avenue and the R-5 zone abutting in the rear. I have not been given any scaled paperwork to determine if the placement of this new zone line has been place in the correct location.

The setbacks for both zones and uses have been met. However, it will be emphasized that the patios shown on the rear of the 4 apartment units shall be just that. They may not be constructed decks. Such a structure would illegally extend into the required rear setback.

The heights of both structures are compliant with their respective zones.

Lot area requirements for the dwelling units are being met. The multiplex requires 6,000 sq. ft. of land area per unit. 35,779 sq. ft. is shown.

Lot coverage and impervious surface requirements are being met.

The Floor Area Ratio (F.A.R.) is being met.

Parking for the professional building is 11 spaces and 11 spaces are shown. Parking for the residential units is 8 and 9 spaces are shown. The plans show that there are professional parking spaces within the adjacent R-5 zone. This will require the Planning Board to allow an exception under 14-333. I am also not seeing complete fencing and buffering requirements as required under 14-339. However, I am sure that the applicant could easily meet these requirements.

This project would also be considered a subdivision by ordinance and State Law and would need to be approved as such.

Marge Schmuckal,
Zoning Administrator

CC: Sarah Hopkins

CITY OF PORTLAND
MEMORANDUM

TO: Distribution List (see below)
FROM: Norma Cote, Executive Secretary *Norma*
Ext. 8480
DATE: July 27, 2001
RE: Order 6, Passed 7/16/01

RE: 300 Allen Ave

The City Council passed Order 6 "Amendment to Zoning Map Re: R-5 to R-P (Residential-Professional) and B-2 Rezoning of Area of Allen Avenue on July 16, 2001, effective 30 days from July 16th (August 15). Attached is a copy of the as-passed version of Order 6, along with the Attachment 4 referenced in the Order.

CORRECTION

The map included in this package as "Attachment 4" was wrong. Attached hereto is the correct map.

Distribution List:
Mayor Leeman & City Councilors
Chairman Caron and Members of the Planning Board
Chairman Neleski and Members of the Board of Appeals
Joseph E. Gray, Jr., City Manager
Larry Mead, Assistant City Manager
Anita LaChance, Assistant City Manager
Duane Kline, Director of Finance
Gloria Thomas, Director of Human Resources
Jeffrey Monroe, Director of Waterfront and Transportation
Jerry Cayer, Director of Health and Human Services
Linda Cohen, City Clerk
Lee Urban, Director of Economic Development
Martin Jordan, Fire Chief
Mike Chitwood, Police Chief
Rick Blackburn, Assessor
Denise Albert, Director of Parks and Recreation
William Bray, Director of Public Works
Gary C. Wood, Corporation Counsel
Elizabeth L. Boynton, Associate Corporation Counsel
Charles A. Lane, Associate Corporation Counsel
Donna M. Katsifacas, Associate Corporation Counsel
Penny Littlell, Associate Corporation Counsel
Sarah Hopkins, Developmental Review Services Manager
Alexander Jaegerman, Chief Planner
Richard Knowland, Senior Planner
Barbara Barthyd, Senior Planner
Deborah Andrews, Historic Preservation Program Manager
Kandi Talbot, Planner
William Needelman, Planner
Jonathan Spence, Planner
Jeffrey Harris, Preservation Compliance Coordinator

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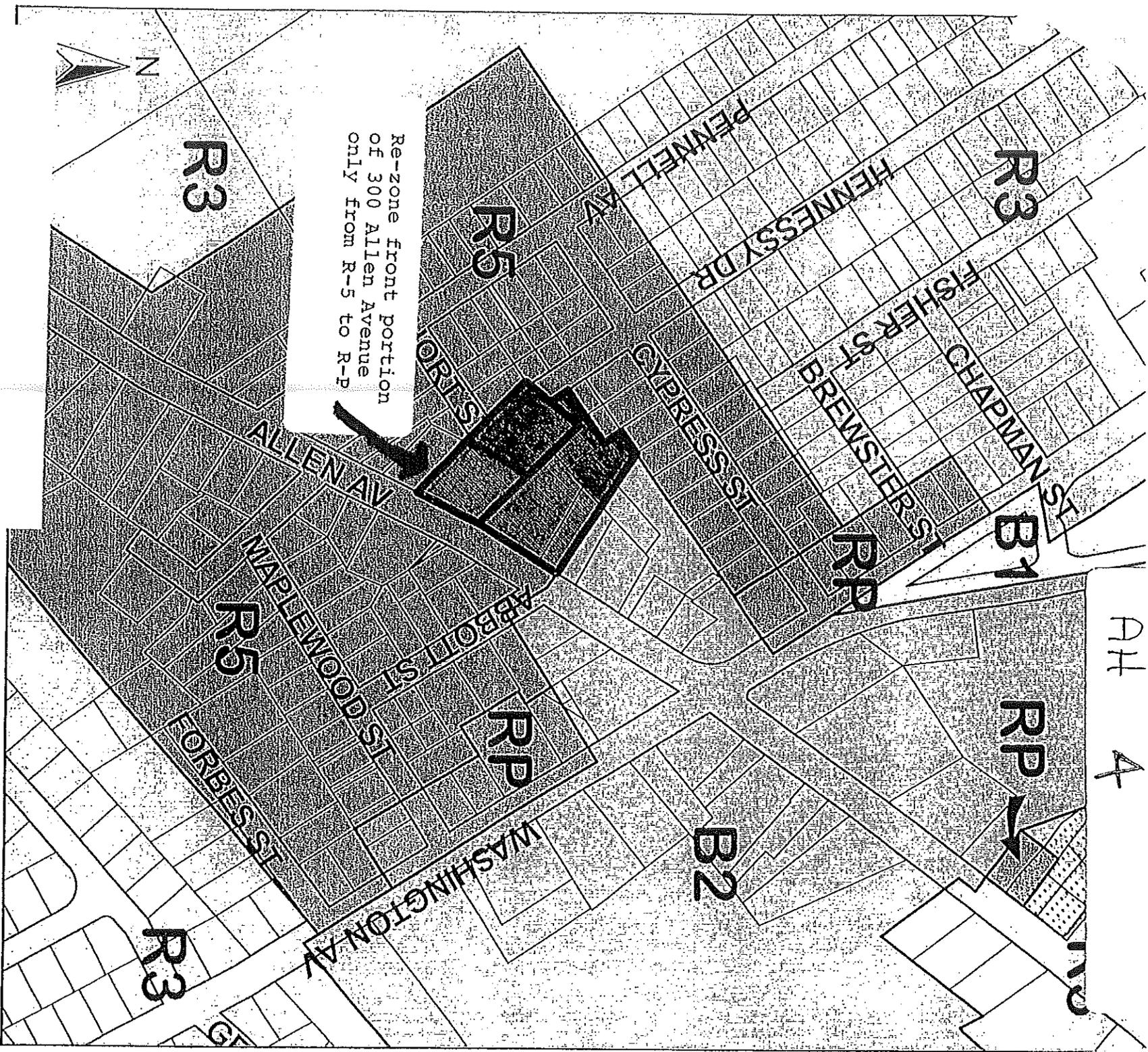
City of Portland, Maine

IN THE CITY COUNCIL

AMENDMENT TO ZONING MAP
RE: R-5 TO R-P (Residential-Professional)
and B-2
REZONING AREA OF ALLEN AVENUE

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:**

That the Zoning Map of the City of Portland, dated December 2000, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the Portland City Code, be and hereby is amended for 300 Allen Avenue only by adopting the map change amendment shown on attachment 4 hereto.



Re-zone front portion
of 300 Allen Avenue
only from R-5 to R-P

-  Proposed B-2 Zone
-  Proposed R-P Zone
-  R-5 Zone to Remain

Not to Scale



20010309

City of Portland Site Plan Application

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

Location/Address of Construction: 300 Allen Avenue		Square Footage of Lot	
Total Square Footage of Proposed Structure 3000SF Addition + 4 Unit Building		36,000 SF	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Property owner, mailing address:	Telephone:	
Map 344 E #6	OPM, Inc. 400 Allen Avenue, Portland, ME 04103	797-7777	
Consultant/Agent, mailing address, phone & contact person	Applicant name, mailing address & telephone:	Project name:	
EER, Inc./Steve Bradstreet 222 St. John Street, Ste. 314 828-1272/774-6907 FAX	Arthur Dyer same as above	Cyrus B. Abbott Professional Bldg.	
Proposed Development (check all that applies) <input checked="" type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input checked="" type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot Subdivision, amount of lots _____ Other: _____			
Major Development <input checked="" type="checkbox"/> \$500.00	Minor Development _____	\$400.00	
Who billing will be sent to:	Arthur Dyer		
Mailing address:	same as above	Contact person:	Arthur Dyer
State and Zip:		Phone:	797-7777

- Nine (9) separate packets must include the following:
- a. copy of application
 - b. cover letter stating the nature of the project
 - c. site plan containing the information found in the attached sample plans check list

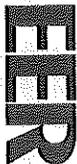
All plans must be folded neatly and in packet form

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at 25 per page, you may also visit the web site: ci.portland.me.us chapter 14

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

Signature of applicant: <i>Arthur Dyer</i>	Date: 11/21/01
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This application is for site review ONLY, a building Permit application and associated fees will be required prior to construct



ENVIRONMENTAL
ENGINEERING &
REMEDIATION, INC.

222 St. John Street, Suite 714, Portland, Maine 04102

Tel 207/828-1272 Fax 207/774-6907

www.eerinc.com

November 20, 2001

Ms. Kandi Talbot, Planner
City of Portland
City Hall
389 Congress Street
Portland, ME 04101

**Subject: Major Site Plan Review Submittal
300 Allen Avenue**

Dear Kandi:

Enclosed is the OPM, Inc. submittal for the subject project. The submittal includes the application and fee; seven sets of site plans; three copies of the stormwater management report; seven sets of building elevations; lighting cuts; financial capacity and photographs of the existing building.

I trust this meets the submission requirements. If there is any additional information you need, please feel free to give me a call. Thank you again for getting this project on the December 11 workshop agenda.

Very truly,

ENVIRONMENTAL ENGINEERING
& REMEDIATION, INC.

A handwritten signature in black ink, appearing to read 'Stephen J. Bradstreet', written in a cursive style.

Stephen J. Bradstreet, P.E.

Cc: Willie Audet

STORMWATER MANAGEMENT REPORT

FOR

**300 ALLEN AVENUE
PORTLAND, MAINE**

Prepared for:

OPM, Inc.

***52 Bang's Shore Road
Orrs Island, ME 04066***

Submitted by:

**Environmental Engineering & Remediation, Inc.
222 St. John Street
Suite 314
Portland, Maine 04102**

November 20, 2001

Stormwater Management Report
for
300 Allen Avenue
Portland, Maine

PROJECT'S HYDROLOGICAL LOCATION

The Allen Avenue site development is located on the northwest side of Allen Avenue just west of Washington Street and east of Pennell Street. Figure 1 presents the approximate location of the property. The site is bowl shaped as a result of abutting development over the years. Allen Avenue has a combined sewer system which is part of the City's Fall Brook watershed area. Pennell Street was recently separated north of Short Street. This system is part of the City's Presumpscot River watershed area.

PRE-DEVELOPMENT CONDITIONS

The existing site is currently a residential home on .83 acres of land. The backyard of the home is an overgrown field with a perimeter of shrubs, shade trees and fruit trees. The lot slopes to a low point on the northeast property line where it percolates into the soil. Runoff from an abutter's property on the south side of Short Street flows into a culvert that is believed to be tied into the 24" vitrified clay combined sewer that traverses the site out to Allen Avenue. Additional stormwater flow enter the site from the direction of Cypress Street. Once the runoff enters the site, it has nowhere to go but to percolate into the soil. The site has very little impervious area, with only the house, garage and driveway.

POST-DEVELOPMENT CONDITIONS

The site will be redeveloped with a residential/professional business located in the existing structure. A 1,540 square foot structure will be added for additional floor space. Four residential units will be constructed at the rear of the site in the R5 zone. Twelve parking spaces will be provided in the RP zone and an additional nine spaces in the R5 zone, along with an entrance drive.

The site will be graded to collect and direct on-site and off-site runoff into the 24" vitrified clay storm drainage that traverses the site. A stormdrain system will collect runoff within the site while a swale system will direct flow coming from off-site, to a field inlet that is located on the west side of the site.

Within the new stormdrain system, a stormdrain manhole will be installed so that if the combined sewer is ever separated, there is a convenient location for separation. Casco traps are also being installed in the structures to prevent passing floatables.

STORMWATER RUNOFF CALCULATIONS

Stormwater runoff calculations for this project were made using the Hydro CAD computer program, which is based on the Soil Conservation Service's TR-20 methodology. Runoff hydrographs are generated based on a standard type III storm. Three storm frequencies were modeled; the two-year storm (3.0 inches in 24 hours); the ten-year storm (4.7 inches in 24 hours); and the 25-year storm (5.5 inches in 24 hours).

Recognizing that the site consists of Belgrade, Buxton and Seantic soils (silty loam) and that the site has been the recipient of off-site runoff, the soils have been modeled as a hydrologic soil group D. Areas other than the gravel and grass (paved or buildings) have an assigned curve number that is independent of the hydrologic soil group.

Runoff Curve numbers were determined based on land coverage and soil type. Soil type obtained from the *Soil Survey of Cumberland County, Maine*, issued August 1974 by the United States Department of Agriculture's Soil Conservation Service. Times of concentration were developed based on runoff flow paths for each watershed. Drainage areas were based on visually delineation during site reconnaissance. Actual areas based on survey may change the results.

Based on the calculations presented in Appendix A, the stormwater results are tabulated below.

Drainage Area	Post-Development (CFS)		Post-Development (CFS)	
	2 Year	10 Year	2 Year	10 Year
1	3.31	6.18	3.77	6.92
2	1.36	2.55	1.34	2.50

The increase is fairly minimal for the new development. However, watershed #1 now contributes all of its flow to the 24" combined sewer as indicated below.

Reach	Post-Development (CFS)		Post-Development (CFS)	
	2 Year	10 Year	2 Year	10 Year
24" Vit. Clay	1.34	2.51	5.01	9.25

MAINTENANCE OF STORMWATER COLLECTION FACILITIES

The Owner shall maintain the facilities in a clean, operating condition by removing debris and sediment from ditches, catch basins, and storm drain piping as necessary to maintain flow and water quality.

SUMMARY AND CONCLUSIONS

The construction of the stormdrain and swale system will collect stormwater runoff and direct it to the combined sewer system that traverses the site. Provisions have been made within the design to allow for ease of separation in the future.

APPENDIX A

Data for Allen Avenue Pre-Development

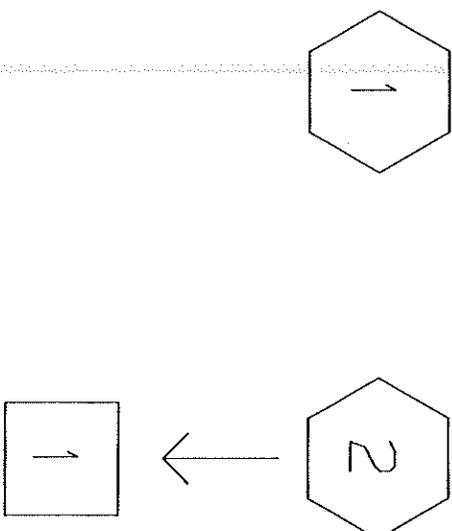
TYPE III 24-HOUR RAINFALL= 3.00 IN

Prepared by Environmental Engineering & Remediation, Inc.

20 Nov 01

HydroCAD 5.01 000749 (c) 1986-1998 Applied Microcomputer Systems

WATERSHED ROUTING



SUBCATCHMENT



REACH



POND



LINK

SUBCATCHMENT 1 = Watershed Area from Cypress Street

->

SUBCATCHMENT 2 = Watershed Area from Short Street

-> REACH 1

REACH 1 = Existing 24" Vit. Clay

->

RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 3.00 IN, SCS U.H.

RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--	WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	3.00	32.7	100%87	87	-	3.31	12.41	.40
2	1.00	20.0	100%87	87	-	1.36	12.23	.13

Data for Allen Avenue Pre-Development

TYPE III 24-HOUR RAINFALL= 3.00 IN

Prepared by Environmental Engineering & Remediation, Inc.

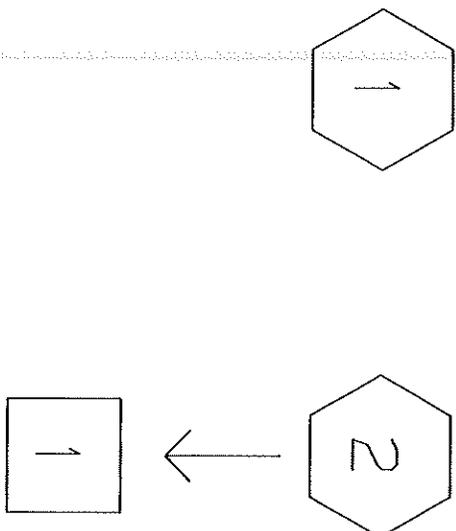
20 Nov 01

HydroCAD 5.01 000749 (C) 1986-1998 Applied Microcomputer Systems

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)	n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VELOCITY (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	24.0	-	-	-	.015	100	.0046	2.7	.6	1.34

WATERSHED ROUTING =====



SUBCATCHMENT



REACH



POND



LINK

- SUBCATCHMENT 1 = Watershed Area from Cypress Street ->
- SUBCATCHMENT 2 = Watershed Area from Short Street -> REACH 1
- REACH 1 = Existing 24" Vit. Clay ->

Data for Allen Avenue Pre-Development

TYPE III 24-HOUR RAINFALL= 4.70 IN

Prepared by Environmental Engineering & Remediation, Inc.

20 Nov 01

HydroCAD 5.01 000749 (c) 1986-1998 Applied Microcomputer Systems

RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 4.70 IN, SCS U.H.

RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--	WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	3.00	32.7	100%87	87	-	6.18	12.40	.74
2	1.00	20.0	100%87	87	-	2.55	12.23	.25

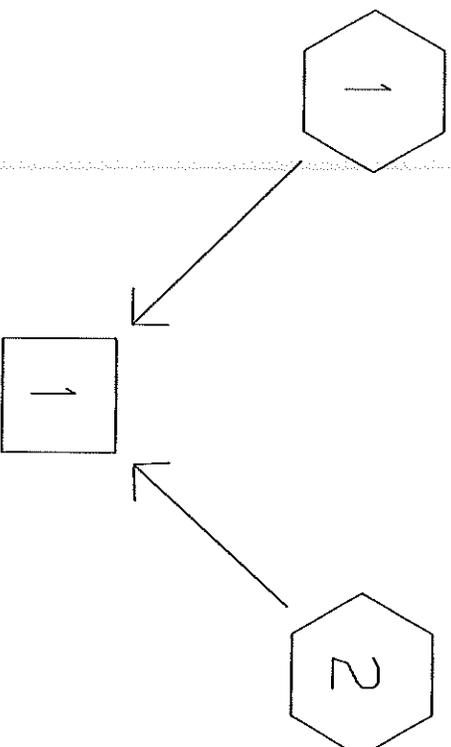
Data for Allen Avenue Pre-Development
 TYPE III 24-HOUR RAINFALL= 4.70 IN
 Prepared by Environmental Engineering & Remediation, Inc.
 HydroCAD 5.01 000749 (c) 1986-1998 Applied Microcomputer Systems

20 Nov 01

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)	n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	24.0	-	-	-	.015	100	.0046	3.3	.5	2.51

WATERSHED ROUTING



- SUBCATCHMENT 1 = Watershed Area from Cypress Street -> REACH 1
- SUBCATCHMENT 2 = Watershed Area from Short Street -> REACH 1
- REACH 1 = Existing 24" Vit. Clay ->

Prepared by Environmental Engineering & Remediation, Inc.

HydroCAD 5.01 000749 (c) 1986-1998 Applied Microcomputer Systems

RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 3.00 IN, SCS U.H.

RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--	WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	3.00	26.9	73%87 13%98 13%80	88	-	3.77	12.33	.41
2	1.00	21.0	100%87	87	-	1.34	12.24	.13

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)	n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	24.0	-	-	-	.015	100	.0046	4.1	.4	5.01

Data for Allen Avenue Post-Development

TYPE III 24-HOUR RAINFALL= 3.00 IN

Prepared by Environmental Engineering & Remediation, Inc.

20 Nov 01

HydroCAD 5.01 000749 (c) 1986-1998 Applied Microcomputer Systems

SUBCATCHMENT 1 Watershed Area from Cypress Street

PEAK= 3.77 CFS @ 12.33 HRS, VOLUME= .41 AF

ACRES	CN		SCS TR-20 METHOD
2.20	87	Residential 1/4 acre	TYPE III 24-HOUR
.40	98	Impervious	RAINFALL= 3.00 IN
.40	80	Grass/landscaped	SPAN= 10-20 HRS, dt=.1 HRS
3.00	88		

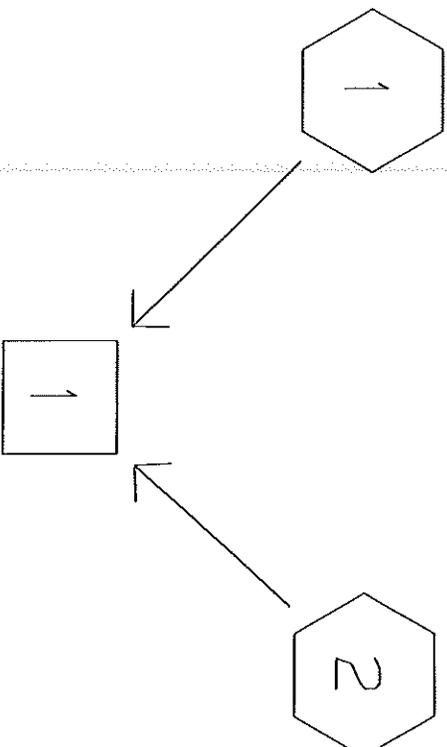
Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID:AB	19.4
Grass: Dense n=.24 L=100' P2=3 in s=.01 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID:BC	6.7
Woodland Kv=5 L=200' s=.01 '/'	V=.5 fps	
RECT/VEE/TRAP CHANNEL	Segment ID:CD	.5
W=4' D=1' SS=.2 '/'	a=9 sq-ft Pw=14.2' r=.634'	
s=.01 '/'	n=.035 V=3.13 fps L=100' Capacity=28.2 cfs	
CIRCULAR CHANNEL	Segment ID:DE	.3
15" Diameter a=1.23 sq-ft Pw=3.9' r=.313'		
s=.005 '/'	n=.009 V=5.38 fps L=100' Capacity=6.6 cfs	

Total Length= 500 ft Total Tc= 26.9

SUBCATCHMENT 1 RUNOFF PEAK= 3.77 CFS @ 12.33 HOURS

HOUR	0.00	.10	.20	.30	.40	.50	.60	.70	.80	.90
10.00	.11	.12	.13	.14	.15	.16	.18	.19	.21	.22
11.00	.24	.25	.27	.30	.34	.38	.43	.53	.72	1.02
12.00	1.50	2.32	3.28	3.75	3.60	3.09	2.51	1.97	1.53	1.21
13.00	1.00	.85	.74	.66	.60	.56	.53	.50	.48	.46
14.00	.44	.43	.41	.39	.38	.37	.36	.35	.34	.33
15.00	.32	.32	.31	.30	.29	.28	.27	.26	.25	.25
16.00	.24	.23	.22	.21	.21	.20	.20	.19	.19	.18
17.00	.18	.18	.17	.17	.16	.16	.16	.15	.15	.15
18.00	.14	.14	.13	.13	.13	.13	.13	.12	.12	.12
19.00	.12	.12	.12	.12	.12	.13	.13	.12	.12	.12
20.00	.11	.11	.12	.12	.12	.11	.11	.11	.11	.11

WATERSHED ROUTING =====



SUBCATCHMENT



REACH



POND



LINK

SUBCATCHMENT 1	= Watershed Area from Cypress Street	->	REACH 1
SUBCATCHMENT 2	= Watershed Area from Short Street	->	REACH 1
REACH 1	= Existing 24" Vit. Clay	->	

Data for Allen Avenue Post-Development

TYPE III 24-HOUR RAINFALL= 4.70 IN

Prepared by Environmental Engineering & Remediation, Inc.

20 Nov 01

HydroCAD 5.01 000749 (c) 1985-1998 Applied Microcomputer Systems

RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 4.70 IN, SCS U.H.

RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--	WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	3.00	26.9	73%87 13%98 13%80	88	-	6.92	12.32	.76
2	1.00	21.0	100%87	87	-	2.50	12.24	.25

Data for Allen Avenue Post-Development
 TYPE III 24-HOUR RAINFALL= 4.70 IN
 Prepared by Environmental Engineering & Remediation, Inc.
 HydroCAD 5.01 000749 (c) 1986-1998 Applied Microcomputer Systems

20 Nov 01

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)	n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	24.0	-	-	-	.015	100	.0046	4.6	.4	9.25

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL BY THESE PRESENTS, that I, HERMAN G. COWAN of Westbrook, County of Cumberland, and State of Maine, for consideration paid, GRANT to OPM, INC., a corporation organized and existing under the laws of the State of Maine, the mailing address of which is 52 Bangs Shore Road, Orrs Island, ME 04066, with WARRANTY COVENANTS, certain real estate located in Portland, County of Cumberland and State of Maine, which is more particularly described as follows:

A certain lot or parcel of land, with the buildings thereon, located in that part of Portland, formerly Deering, situated on the northwesterly side of the road leading from Allen's Corner to Morrill's Corner, now called Allen Avenue, and bounded and described as follows:

Commencing on the northwesterly side of said Allen Avenue at the corner of land now or formerly of one Lovejoy, but earlier of Hart & Company at the southerly corner of said lot at a stone post set in the ground; thence running northwesterly by said Lovejoy land sixteen (16) rods to a pipe set in the ground near the former location of a hackmatack tree; thence northeasterly eight (8) rods by said Lovejoy land to a pipe set in the ground near the former location of a Baln of Gilead tree to land formerly of G. L. Marston, later of one Cobb; thence southeasterly by said Cobb land and land formerly of Arnasa Fobes sixteen (16) rods to said Avenue to a stone set in the ground; thence southwesterly by said Avenue eight (8) rods to the point of beginning.

Containing one hundred twenty-eight (128) square rods of land.

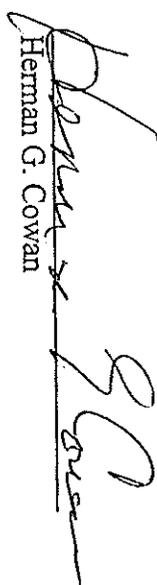
Said premises are subject to an easement for a sewer given by Mary J. Wilson to the Portland Home Building Association by deed recorded in the Cumberland County Registry of Deeds in Book 1111, Page 300.

Being the same premises conveyed to the grantor herein by deed of Herman G. Cowan, Personal Representative of the Estate of Sara Johnnett Cowan by deed of even date herewith, to be recorded in said Registry of Deeds.

WITNESS my hand and seal this 13th day of February, 2001.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


Witness


Herman G. Cowan

STATE OF MAINE
County of Cumberland, SS.

February 13, 2001

Then personally appeared the above-named Herman G. Cowan and acknowledged the foregoing instrument to be his free act and deed.

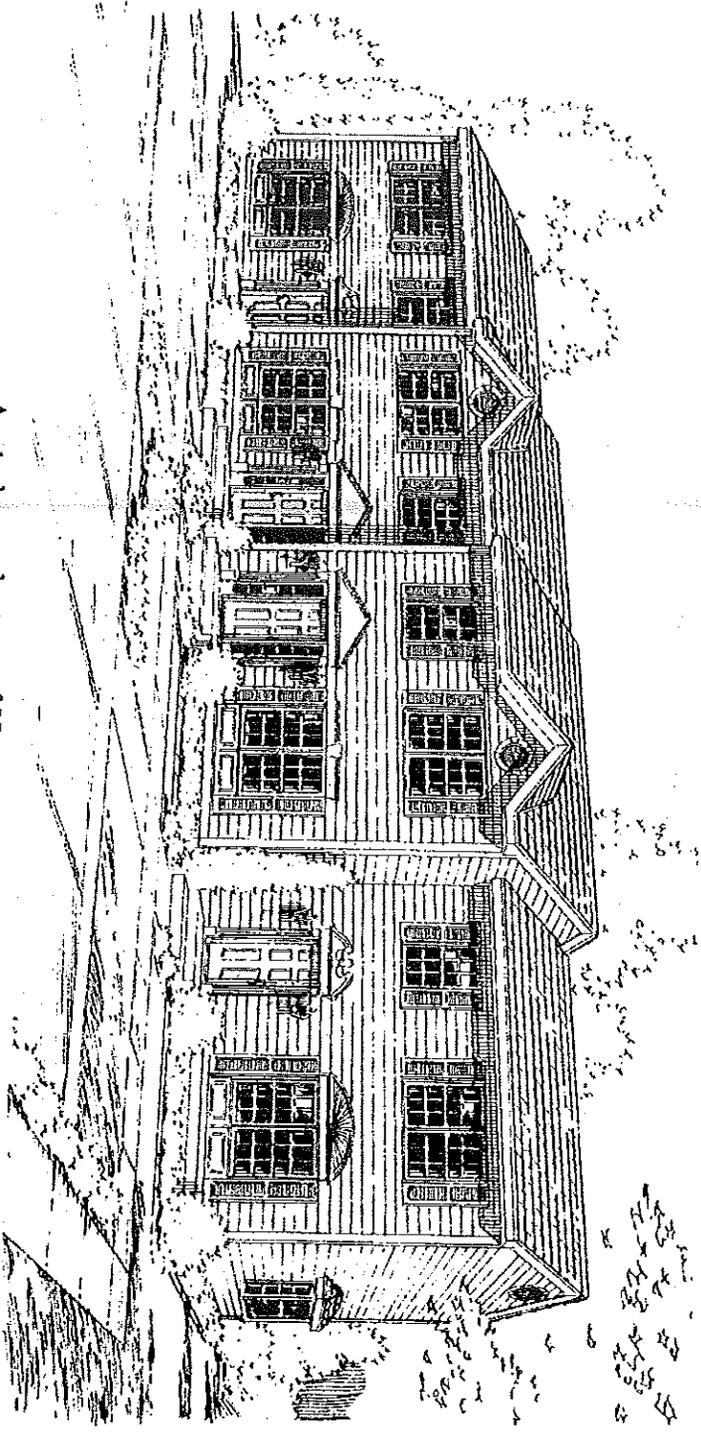
Before me,


Notary Public

ELIZABETH F. FONG
Notary Public, Maine
Printed Name: My Commission Expires October 10, 2005

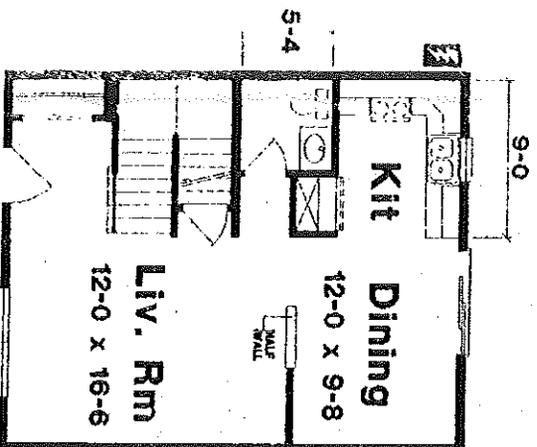
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300 Allen Avenue, Portland, Maine 04103

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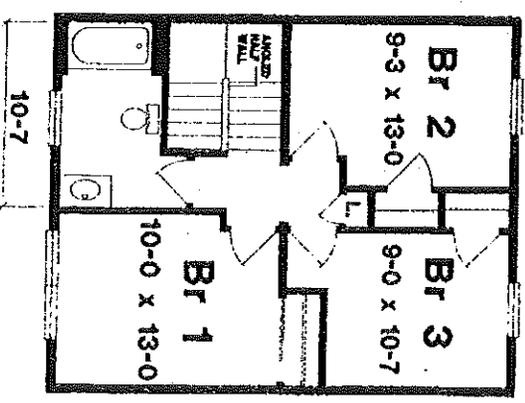


Artist's rendering of Keystone Townhouses

**Keystone II
Townhouse**
22-0 x 27-6
3 BR - 1 1/2 BATH
1210 Sq. Feet
designed for full
basement foundation



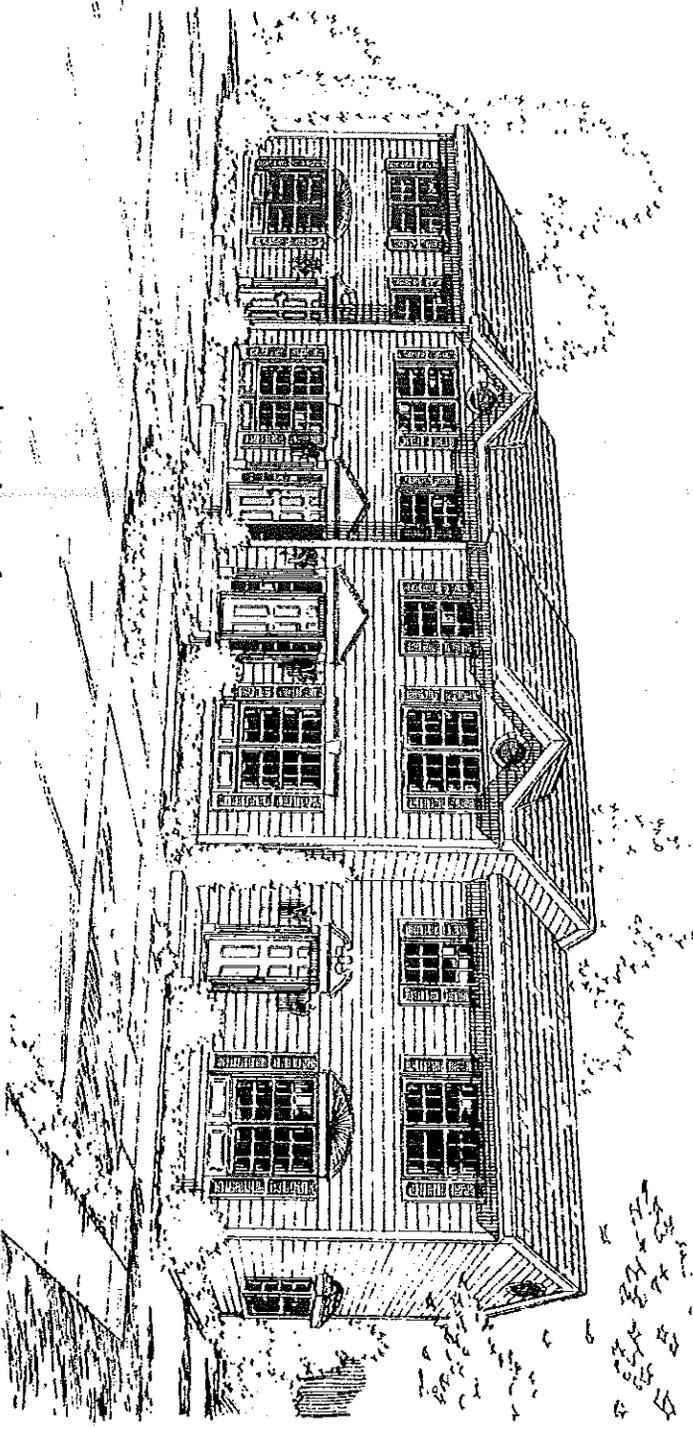
First Floor



Second Floor

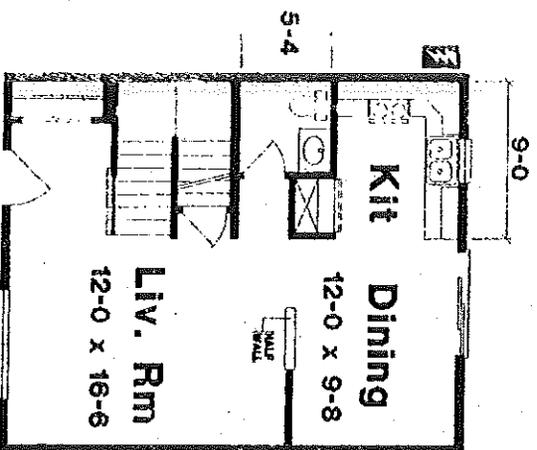
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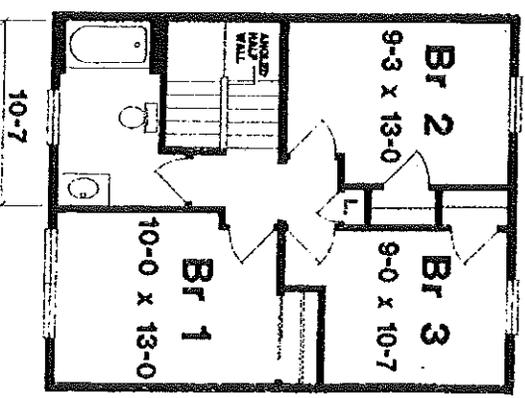


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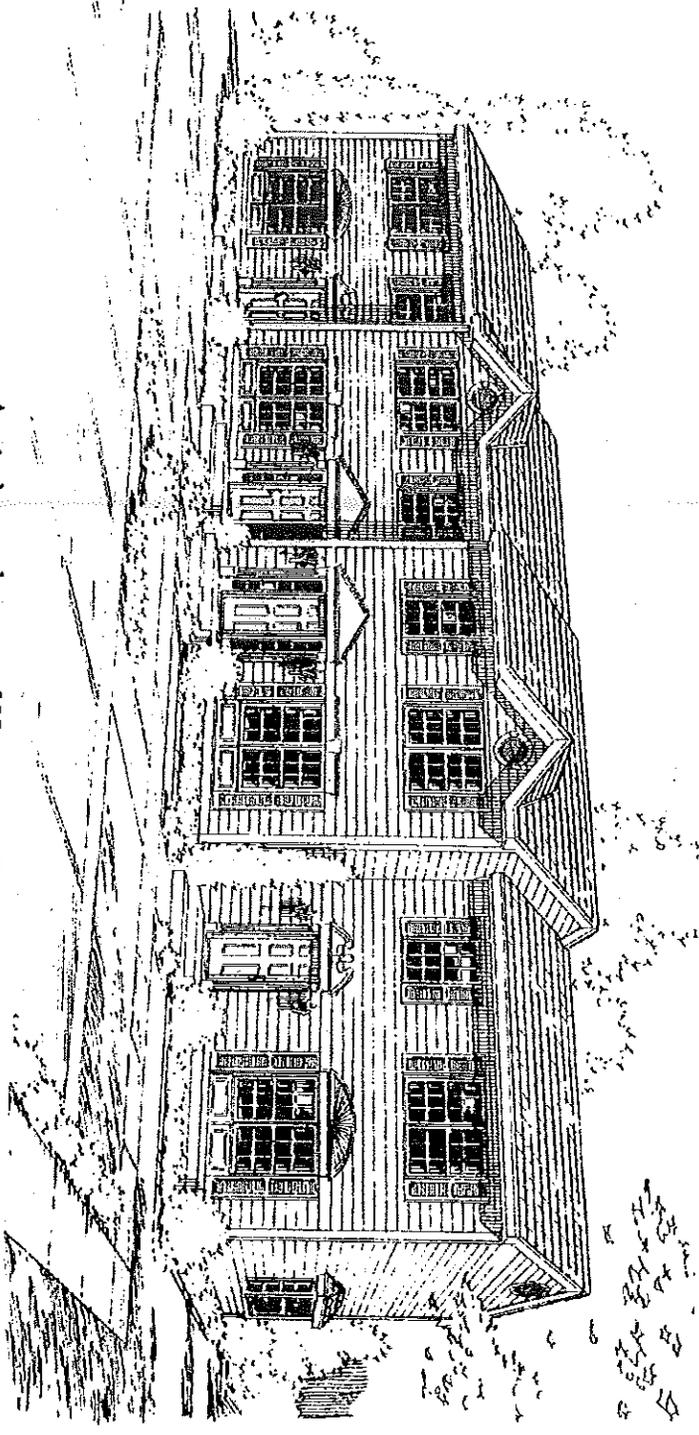
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Second Floor

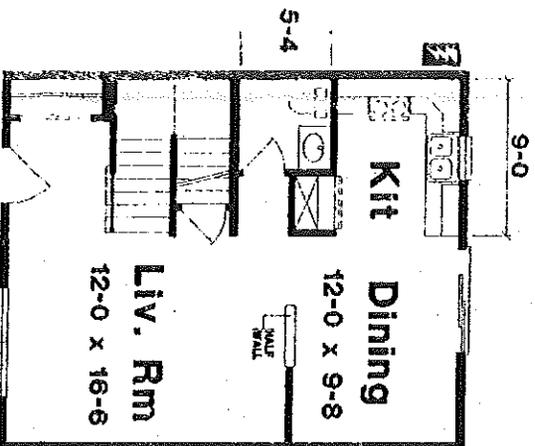
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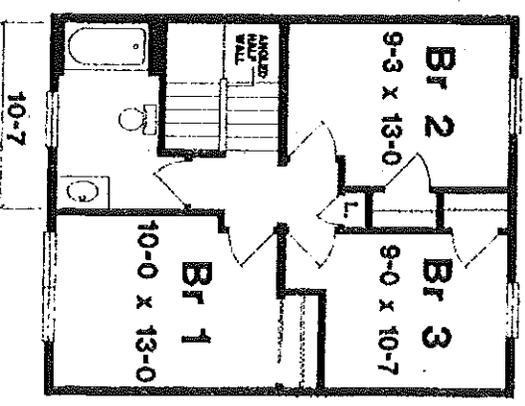


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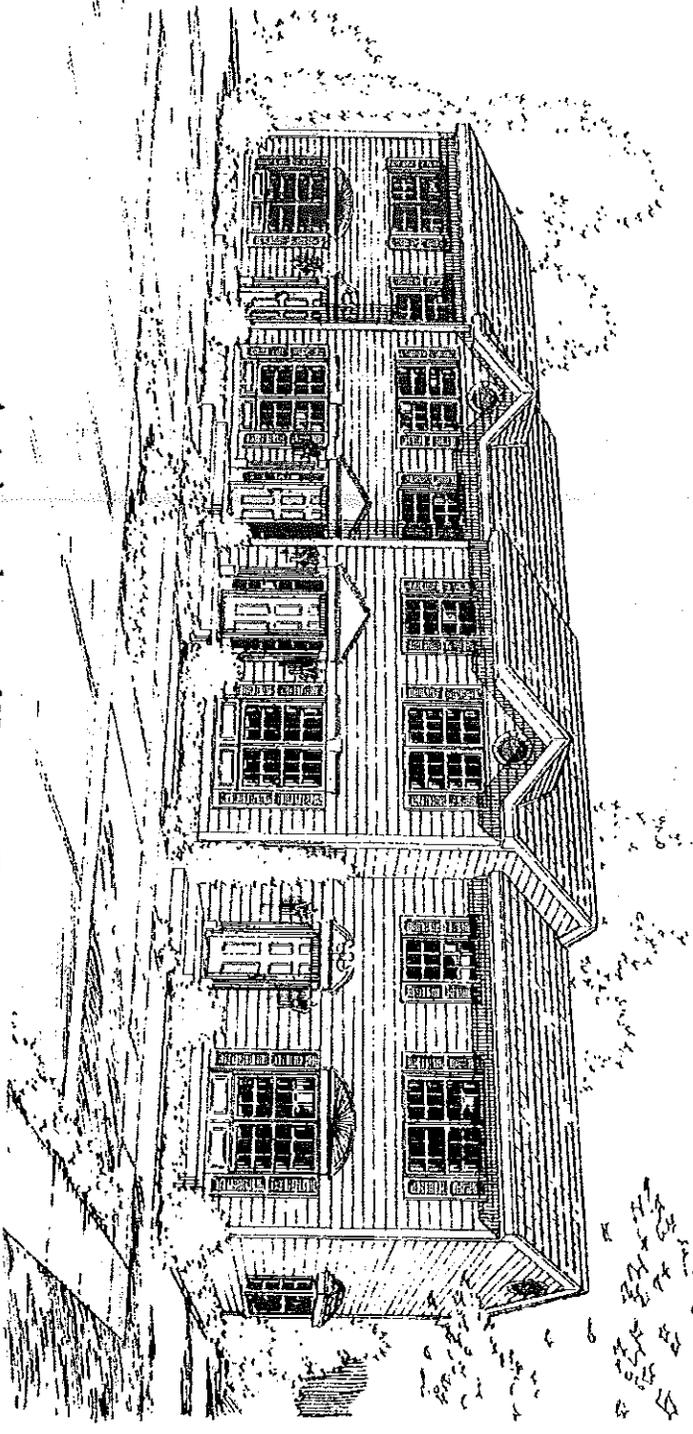
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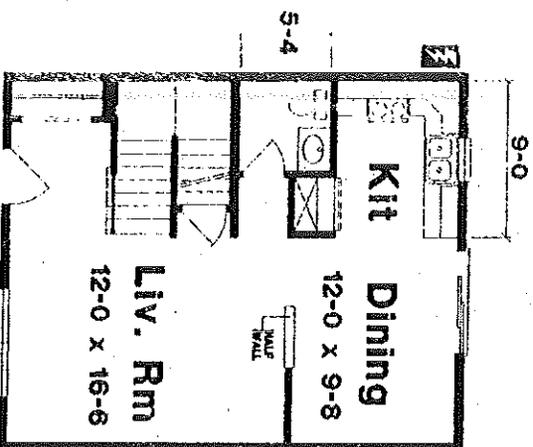
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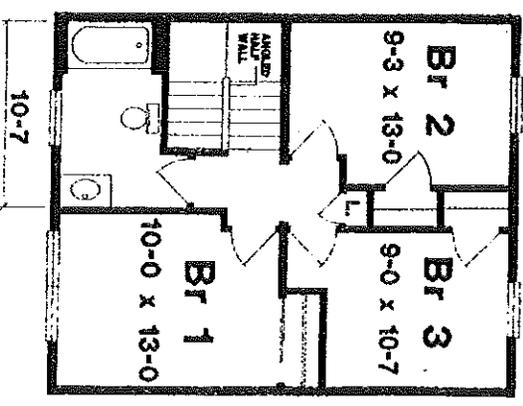


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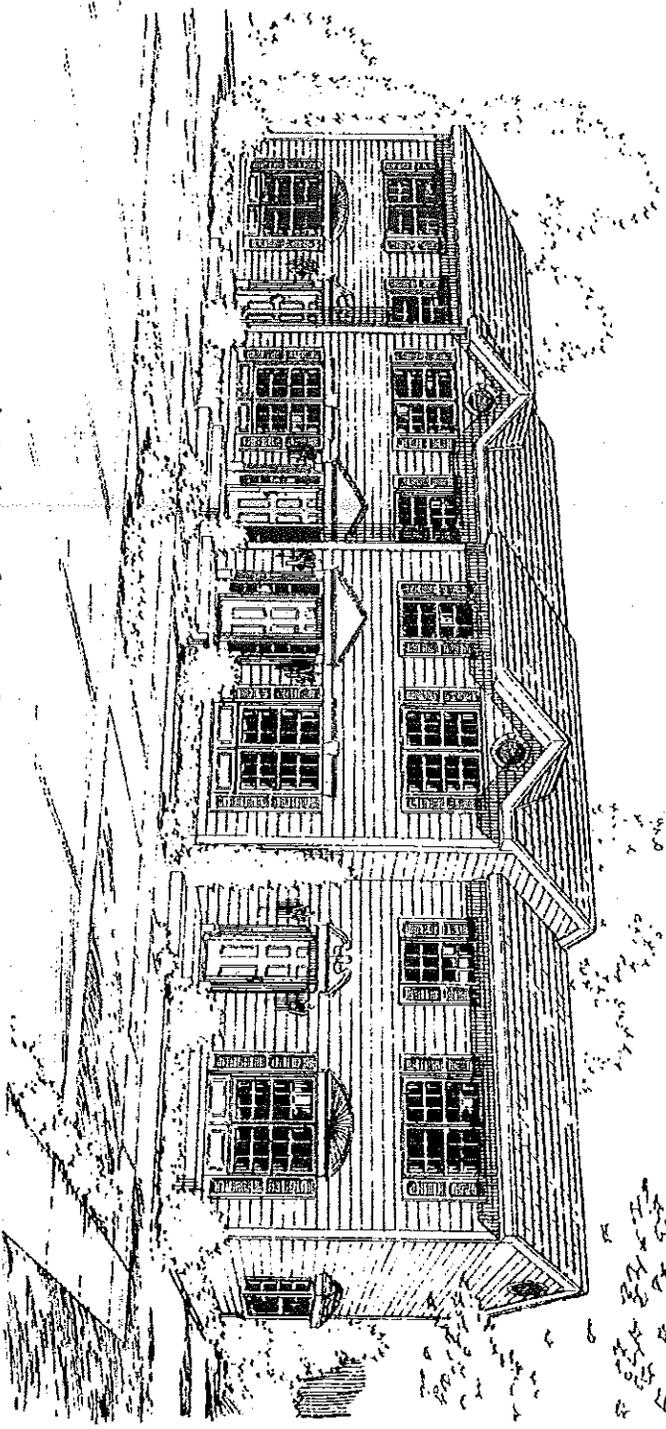
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Second Floor

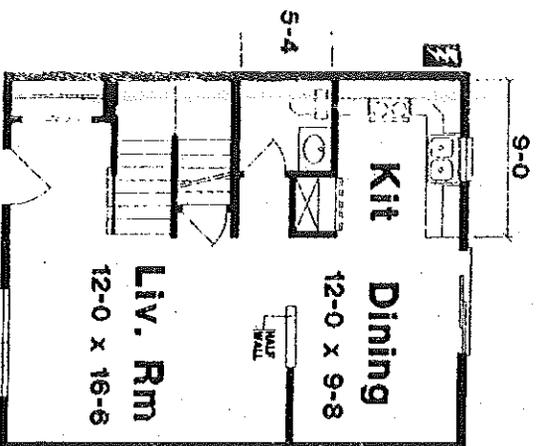
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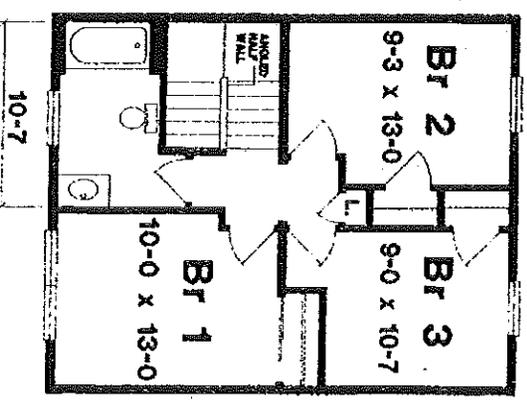


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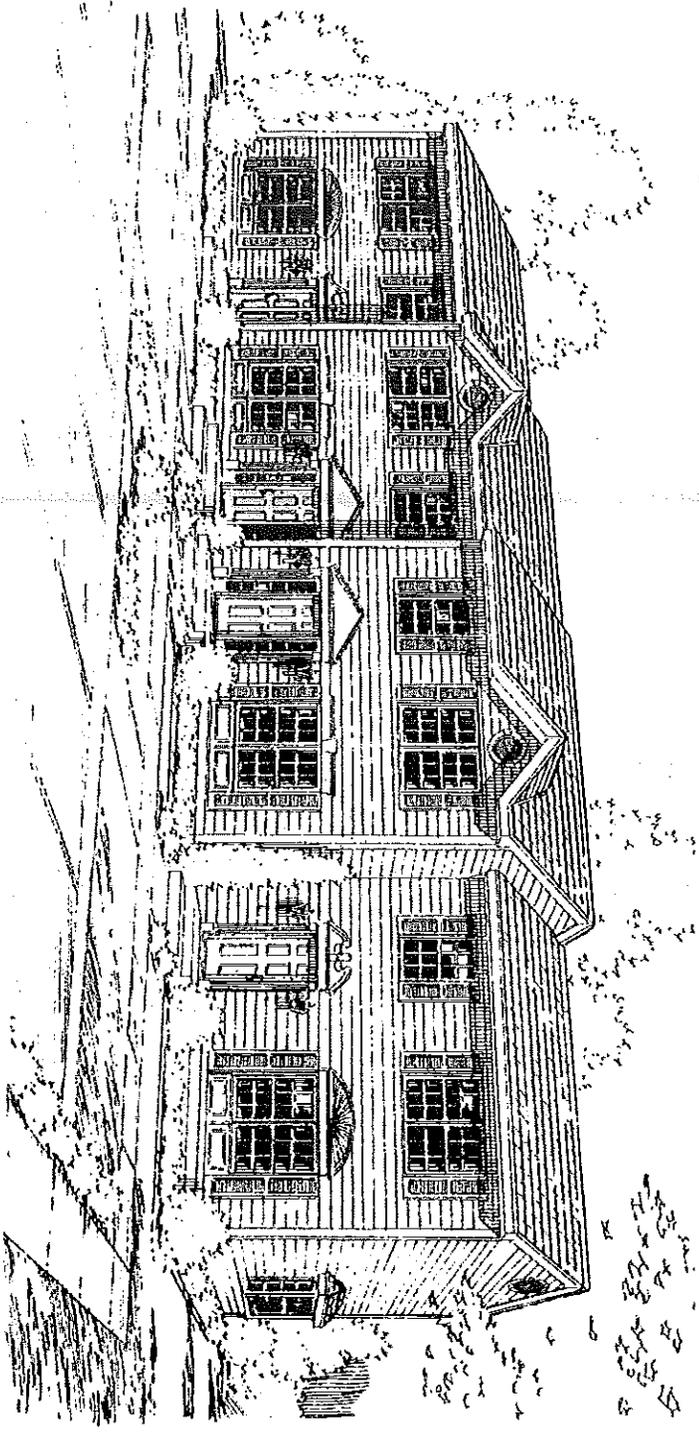
First Floor



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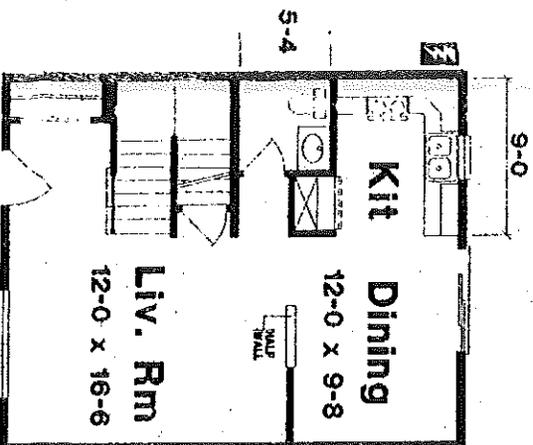
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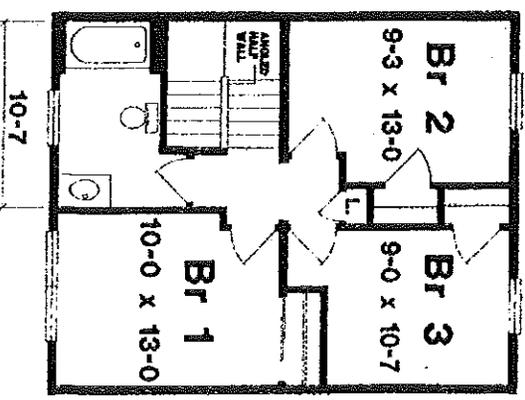


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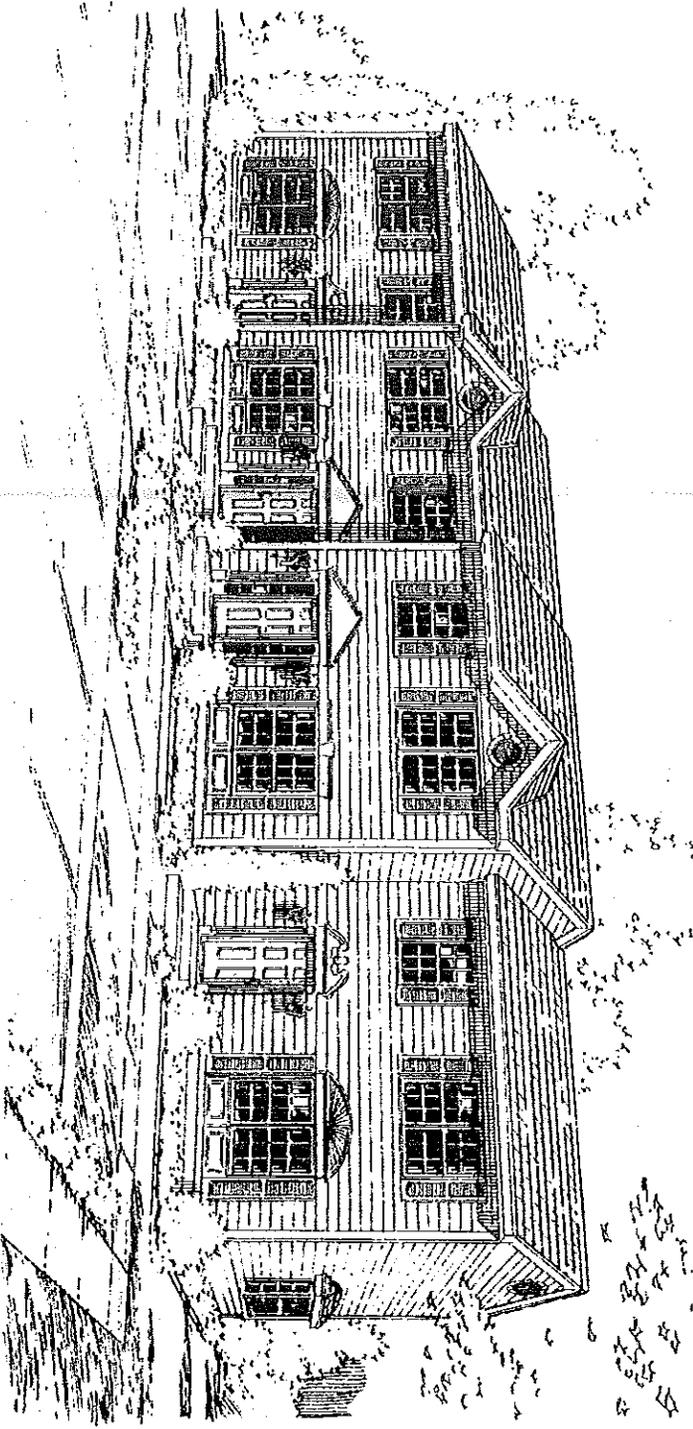
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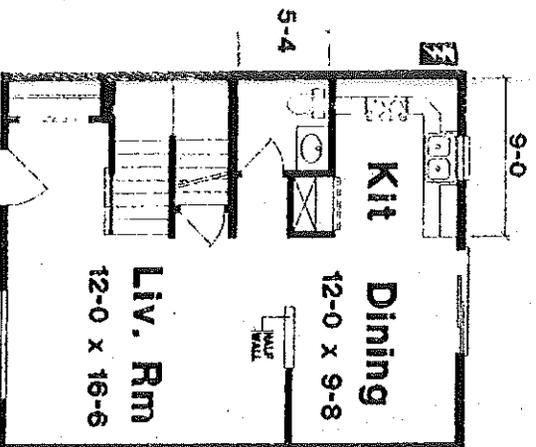
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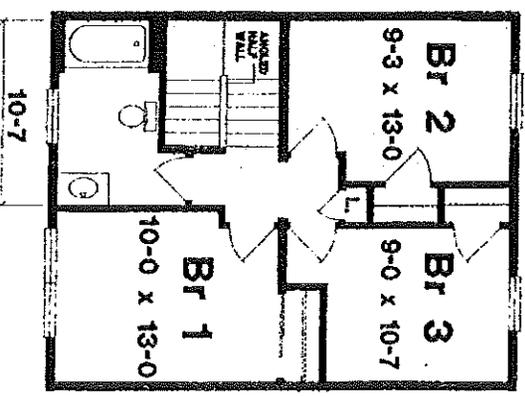
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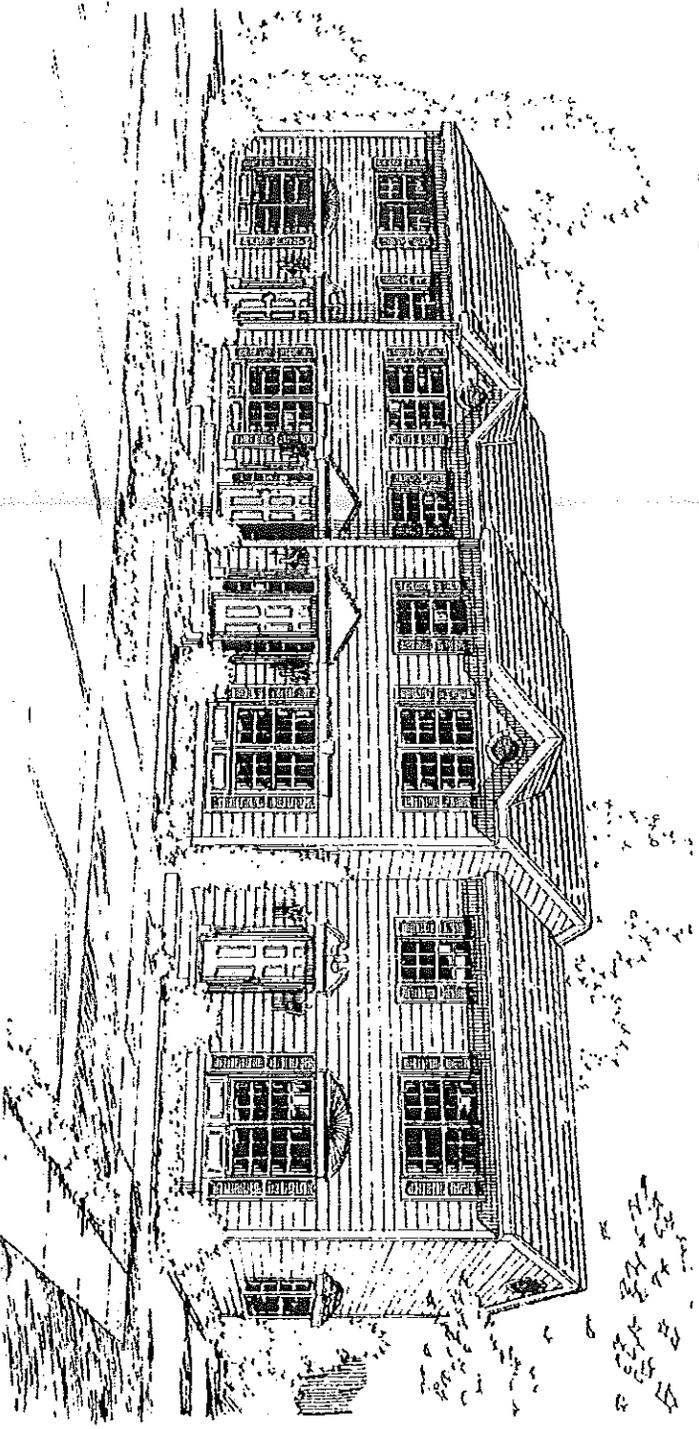
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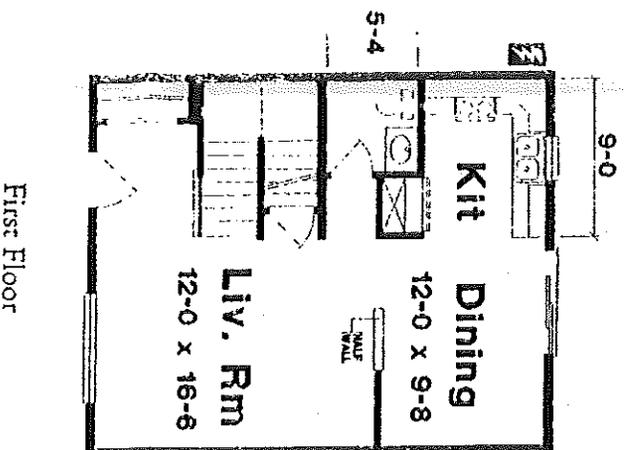
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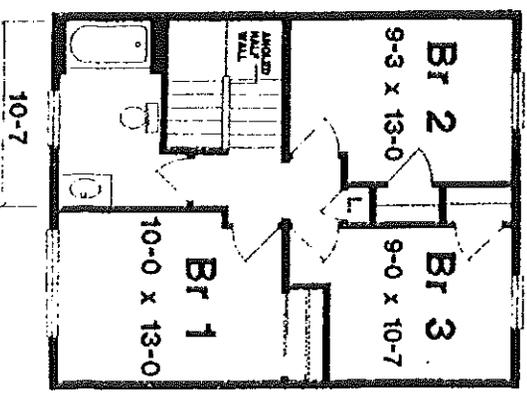


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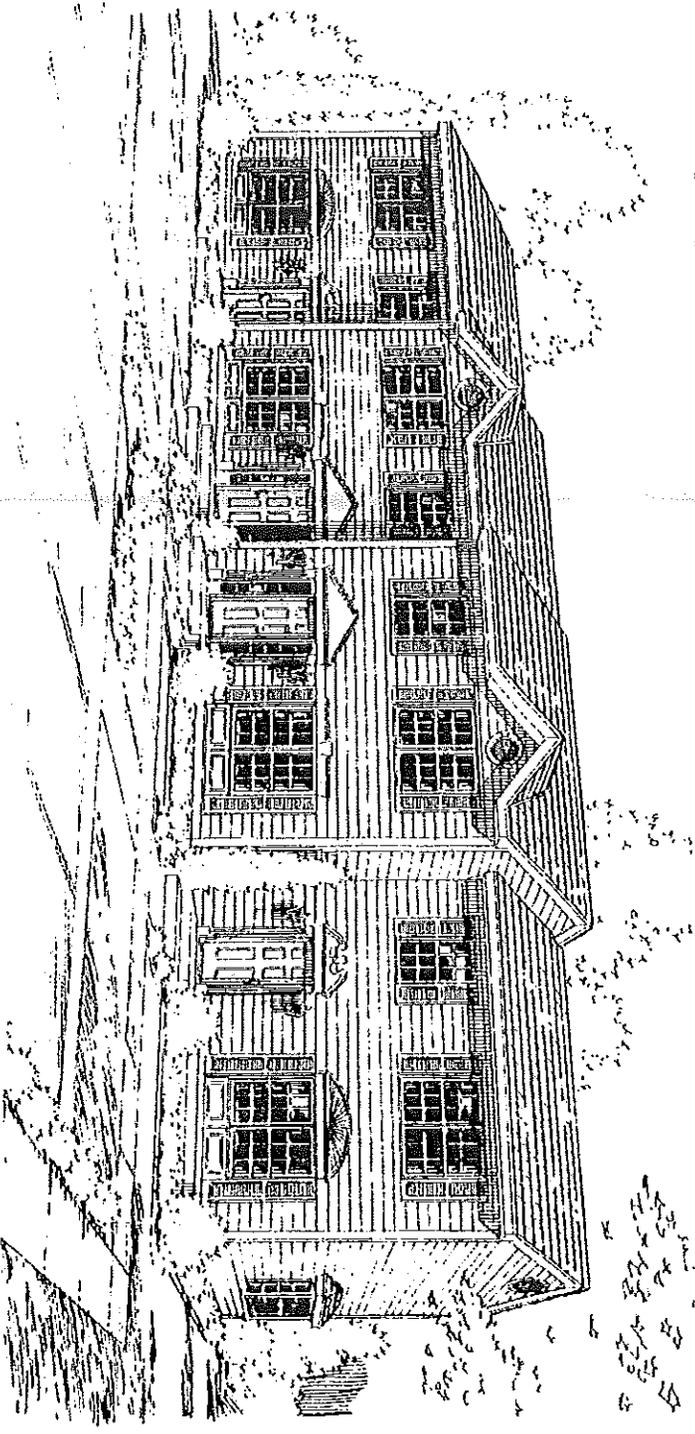
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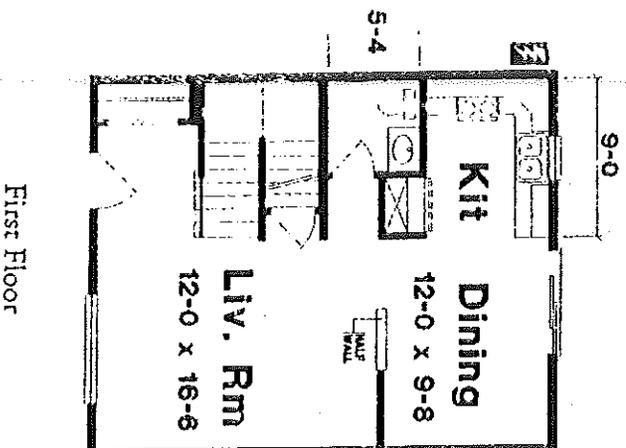
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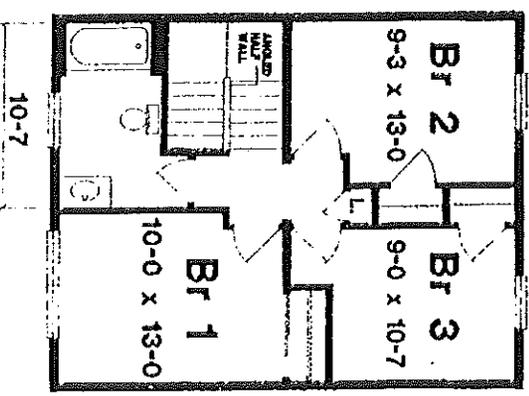


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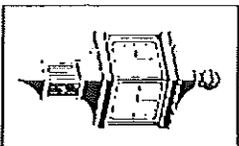


First Floor



Second Floor

U N I O N T R U S T



November 13, 2001

Portland Planning Board
Portland, ME

RE: OPM, Inc.

To Whom It May Concern:

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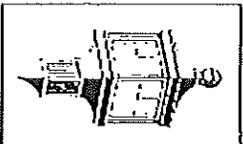
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Sincerely,

~~Christina~~ L. Tokres-York
Assistant Vice President
Relationship Manager

CC: Arthur and Elizabeth Dyer

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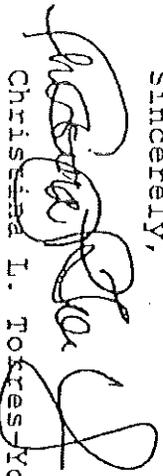
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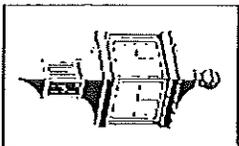
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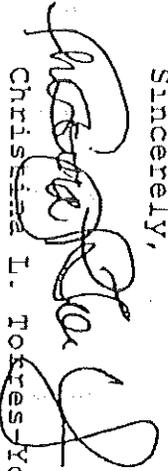
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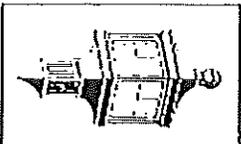
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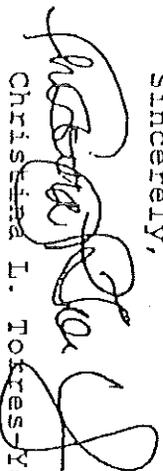
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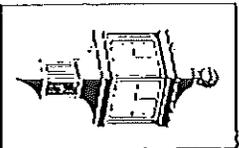
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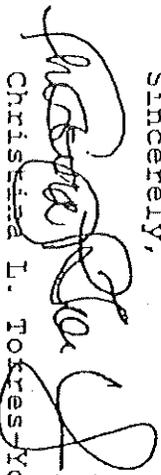
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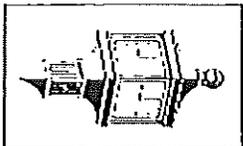
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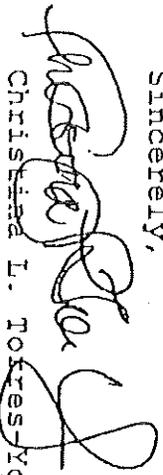
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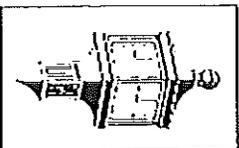
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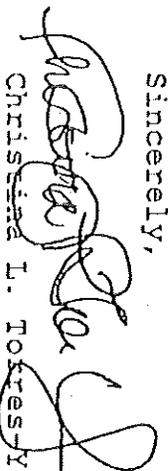
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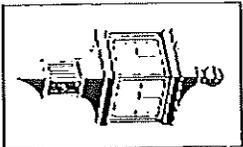
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UNION TRUST



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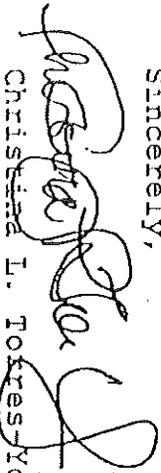
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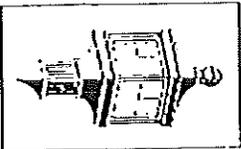
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RE: OPM, Inc.

To Whom It May Concern:

At the request of our customers, OPM, Inc I am writing this letter to confirm that OPM, Inc. has the financial capacity to complete the proposed construction located at 300 Allen Avenue in Portland.

The Dyer's/OPM, Inc. have been customers of Union Trust Company for several years and we have financed several commercial projects for them, all of which have been handled within the terms outlined for each project and all have been handled professionally.

If you require any additional information, please do not hesitate to contact me.

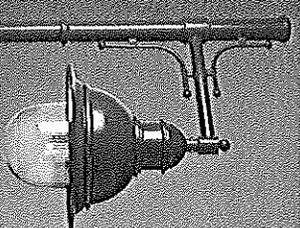
Sincerely,

Christina L. Tokres-York
Assistant Vice President
Relationship Manager

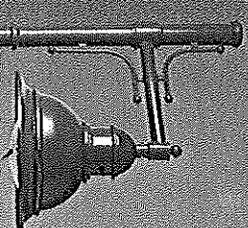
CC: Arthur and Elizabeth Dyer

Domus Series

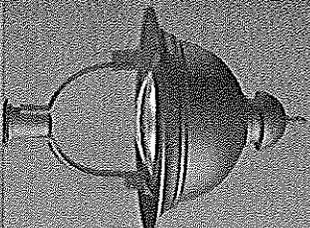
DMSS0/60



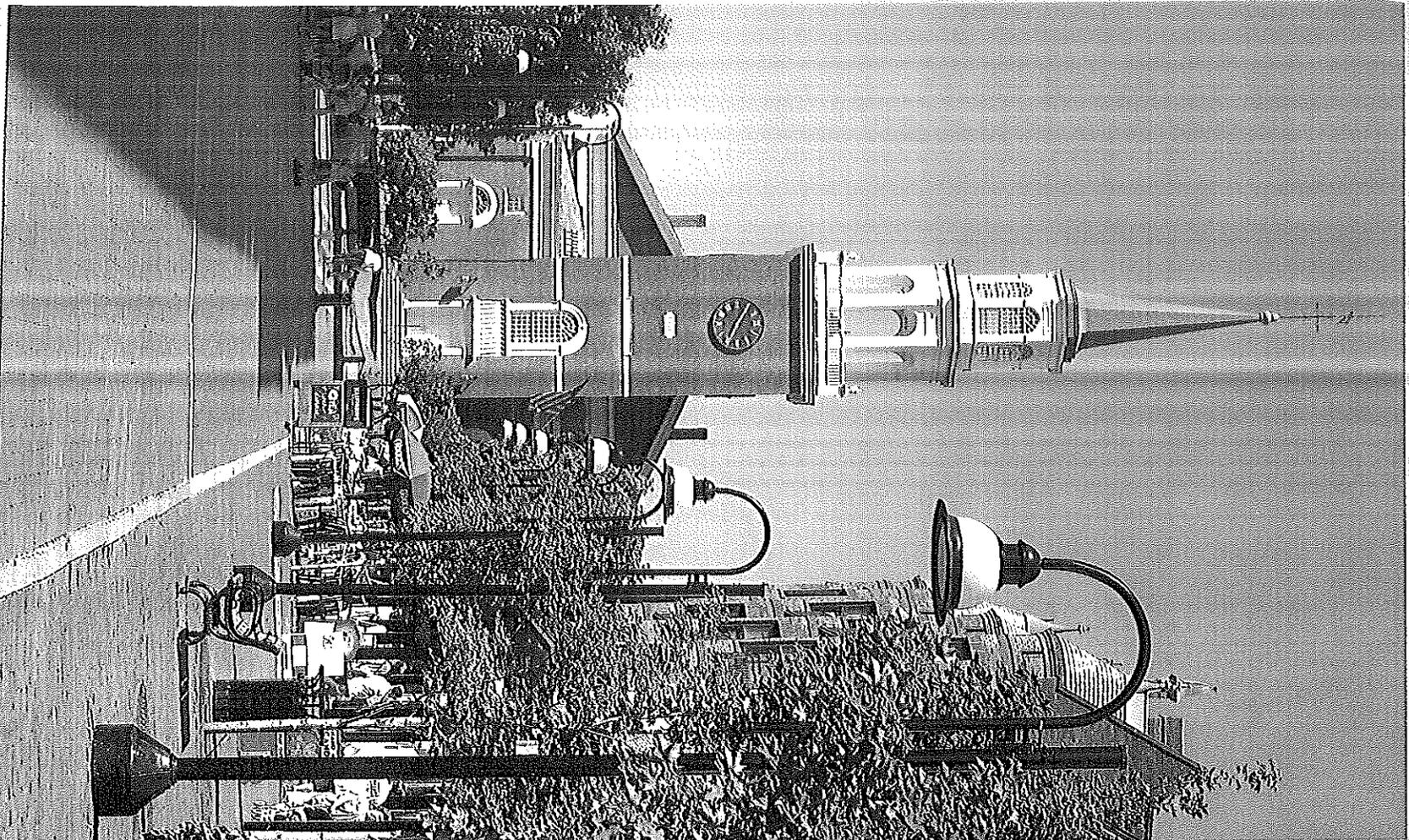
DMSS0™ - SHA



DMSS0™ - SHB



DMSS0™ - SCB



Church Street, Burlington, Vermont, DMSS0™ - SG - LD

LUMEE

www.lumee.com

DMS50/60

Domus Series DMS50™ and DMS60™ luminaires incorporate a DMS50™ sealed optical chamber.

Seals are sealed optical elements.

Seals are sealed optical elements.

Seals are sealed optical elements. DMS hermetically sealed chamber protecting optical system and provides protection against contaminants. DMS hermetically sealed optical systems require maintaining the luminaires in a clean environment.

Maintained throughout performance.

The overall design is gas-tight for environmental protection. The overall design is gas-tight for environmental protection.

The overall design is gas-tight for environmental protection.

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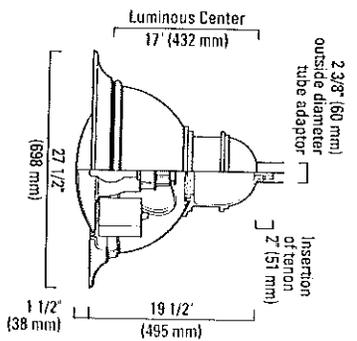
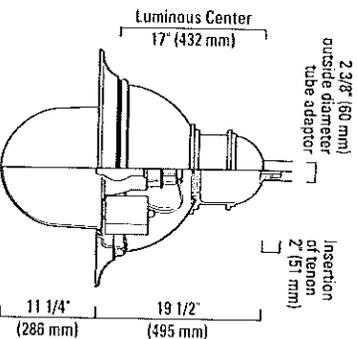
DMS50 Luminaire

The DMS50 luminaire consists of a sealed optical chamber made of a hydroformed reflector permanently sealed on an injected refractor, with internal prisms only (SHA/SSA optics, SCB/SHB optics use a tempered-glass lens).

A toolfree lamp access shutter and sleeve, with self-adjusting injection-molded silicone gasket, keep the optical chamber hermetically sealed. The optical system is placed in a cast-aluminum technical ring, which is assembled in a spun and cast-aluminum housing suspended under a cast-aluminum fitter.

A large, bell-shaped spun-aluminum skirt is mechanically assembled to the technical ring.

The DMS50 luminaire is UL and CSA approved.



DMS50 - SHA/SSA

EPA: 1.35 sq.ft.
Weight: 42 lbs (19.1 kg)

EPA: 1.00 sq.ft.
Weight: 42 lbs (19.1 kg)

Lamp Guide

Wattage	SHA/SSA	SCB	SHB
70 MH, medium	—	—	—
100 MH, medium	—	—	—
175 MH, mogul	—	—	—
250 MH, mogul	—	—	—
400 MH, mogul	N/A	• 1	• 2
70 HPS, mogul	—	—	—
100 HPS, mogul	—	—	—
150 HPS, mogul	—	—	—
250 HPS, mogul	—	—	N/A
400 HPS, mogul	N/A	•	N/A

- Remove ballast in mounting or pole base
- Requires a polycarbonate refractor.
- Requires a reduced jacket lamp.

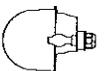
DMS50™ and DMS60™ Domus Series luminaires accommodate H.I.D. or incandescent lamps as shown in the above table.

HPS ballasts feature a -40F (-40C°) lamp starting capacity with a high power factor of 90% and operate within ANSI trapezoidal limits. MH ballasts feature a -20F (-30C°) lamp starting capacity with a high power factor of 90%. All ballasts are UL recognized and CSA certified.

The ballast is integrated in the hood of the luminaire while the unitized ballast tray slides into a ballast box that is mechanically assembled onto the optical support plate.

Optical Systems

SHA & SSA optics
Sealed optical chamber consisting of a reflector permanently assembled on top of a prismatic refractor.



SHA3M: Asymmetrical hyperextensive (III)

SHA4L: Asymmetrical hyperextensive (IV)

SSA3M: Asymmetrical semi cut-off (III)

In the above optics, the sleeve and shutter permit exact positioning of the lamp. SHA & SSA refractors available in:

ACDR: Acrylic (175 W max)

PC: Polycarbonate

Add suffix to optical system code.



SCB & SHB optics

Sealed optical chamber consisting of a reflector permanently assembled on top of a tempered-glass lens.

SCB3M: Asymmetrical cut-off (III)

SHB3M: Asymmetrical hyperextensive (III) (not available with 250W HPS)

In the above optics, the sleeve and shutter permit exact positioning of the lamp. (Lamps not included)

For further information, refer to the Outdoor Lighting Application Guide.

Mountings (DMS50)

IF
A 180° bent section of extruded aluminum 2 3/8" (60 mm) O.D., mechanically assembled to the side of a pole.



LM
A 180° bent section of extruded aluminum 2 3/8" (60 mm) O.D., welded to a cast-aluminum pole adaptor and a flat rolled aluminum spiral.



MM
A 2 3/8" (60 mm) round aluminum arm welded to a 4 1/2" (114 mm) O.D. pole adaptor. The mounting is complete with two bent decorative rods, spheres and a cast-aluminum luminaire adaptor.



NM
A 180° bent section of extruded aluminum 2 3/8" (60 mm) O.D., with cast-aluminum decorative spirals, and a pole adaptor. The mounting slip fits into a 4" (102 mm) pole.



OM
Two straight 1 5/8" (41 mm) O.D. aluminum side arms welded to a 4" (102 mm) round aluminum pole adaptor and to a cast-aluminum luminaire adaptor.



RM
A 2 3/8" (60 mm) O.D. aluminum arm welded to a 4" (102 mm) round pole adaptor and a cast-aluminum luminaire adaptor, with decorative half-sphere. A structural 1/2" (13 mm) rod is welded to the arm and pole adaptor.

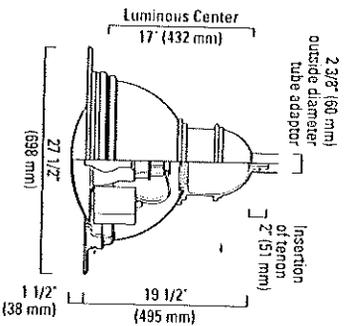


Ordering Sample

Lamp	Luminaire	Optical System	Voltage	Mounting & Configuration	Pole	Finish	Options
100 HPS	DMS50	SHA4L - ACDR	120	IF-1A	R80-15	GNTX	FS-LR

Lumec reserves the right to substitute materials or change the manufacturing process of its products without prior notification.

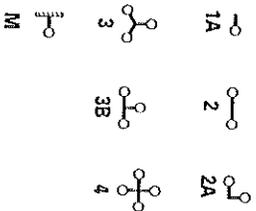
DMS60 Luminaire



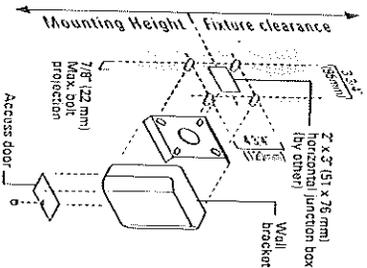
EPA: 1.00 sq.ft.
Weight: 42 lbs (19.1 kg)

DMS60 - SCB/SHB - FB
DMS60 with SHA/SSA optics and a flat base spinning (FB)

Configurations



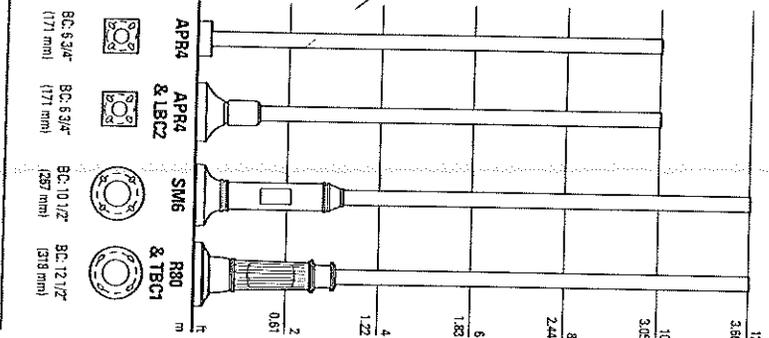
Typical wall mounting detail for Domus luminaire mountings



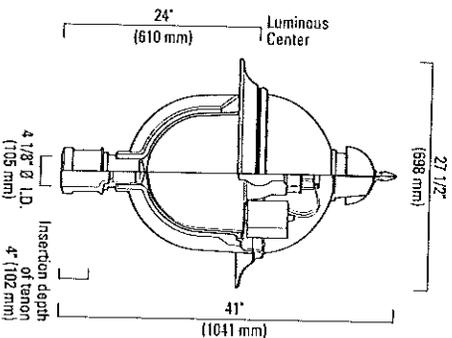
Consult the Pole Guide for details and the complete line of mountings.

The DMS60 luminaire consists of a sealed optical chamber made of a hydroformed reflector permanently sealed on an injected refractor, with internal prisms only (SHA/SSA optics), SCB/SHB optics use a tempered-glass lens. A toolfree lamp access shutter and sleeve, with self-adjusting injection-molded silicone gasket, keep the optical chamber hermetically sealed. The optical system is surrounded by a one-piece, two-arm, cast-aluminum cradle welded to the bottom piece of a cast-aluminum technical ring. A large aluminum hood and a deflector are mechanically assembled on the top part of the technical ring. A large, bell-shaped spun-aluminum skirt is mechanically assembled to the bottom section of the technical ring. *The DMS60 luminaire is UL and CSA approved.*

Poles



Consult the Pole Guide for details and the complete line of poles.



EPA: 1.82 sq.ft.
Weight: 40 lbs (18.1 kg)

DMS60 - SHA

Finishes

16 Standard Colors Available

The specially-formulated textured (TX) Luminal powder coat is available in a range of 16 standard colors. This unique coating of thermosetting polyester resins provides a highly-durable UV-resistant exterior finish as per ASTM G7.

Luminal coatings are specially formulated for outstanding salt-spray resistance according to ASTM B117 standards. All surfaces are chemically treated using a four-step (aluminum) or six-step (steel) process prior to painting. Consult Lumec for complete specifications.

SC Special Color

Provide a 4" (102 mm) square color chip.

It is possible to order smaller minimal quantities of powder paint at a premium. Your representative will be able to tell you if a powder coating can be developed for your project.

Lumiseal, a biofriendly reactive organic conversion coating, is applied on all aluminum parts that are subject to salt-spray corrosion. Consult Lumec for complete specifications.

Please note that where quantities do not warrant it, Lumec reserves the right to use an oven-cured liquid polyurethane finish.

Luminaire Options

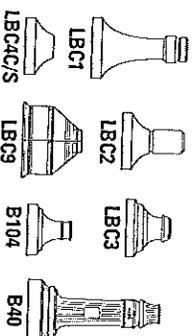
- FS Fusing (consult Lumec)
- HS House shield
- FB Flat base spinning

Pole Options

- HB Hinged base (APR4 & APR4 poles only)
- DR* Duplex receptacle (120 volts only)
- GF* Duplex receptacle with ground fault interrupter (120 volts only)
- PH Photoelectric cell
- LS* Provision for loudspeaker outlet
- BA* Banner arm
- IP Interior paint (pole only, consult factory for applicable poles)
- LBC Optional base cover

* Consult factory for feasibility with cast-aluminum shafts.

Base cover for APR4 & SPR4 poles only (replace standard base cover).



DMS50/60

The Luminous Dome (LD) and Luminous Ring (LR) options are only available with the SE and SE optical systems.

Domus Series, DMS50™ and DMS60™ luminaires can accommodate SG and SE optical systems.

Segmented optical system

The range SG cut-off optical system enables you to fine-tune light patterns with maximum flexibility while the standard SE cut-off optical system provides effective standard options.

Easy-to-maintain

Easy-to-free access to the interior of the housing via a latch, equidistant to the center of the luminaire, enables ergonomic cleaning of the luminaire.

Luminous surface treatment

All luminaire's components and poles are protected by the Luminaire's surface treatment, which involves the chemical application of all surfaces, from the application of a coating of a polyester-based required powder to superior resistance.

LUMEC

To achieve a high level of customer satisfaction, Lumec designs and manufactures products according to the **DMS50/60** standards.

ISO 9002

The quality management system of Lumec's registration is **ISO 9002:2004**.

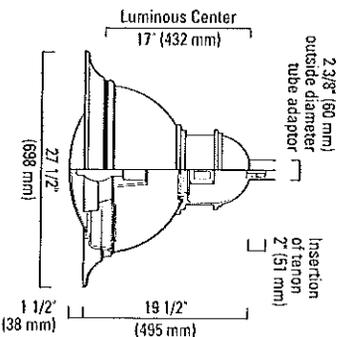
For more information, contact us at:
 Lumec S.p.A. - Via
 S. Giovanni, 2 - 37060
 Montebelluna (TV) - Italy
 Tel. +39 0423 650111
 Fax. +39 0423 650145
 Email: info@lumec.com

Genova/76 - Informa S.p.A. - Italy

DMS50 Luminaire with Segmented Cut-off Optics

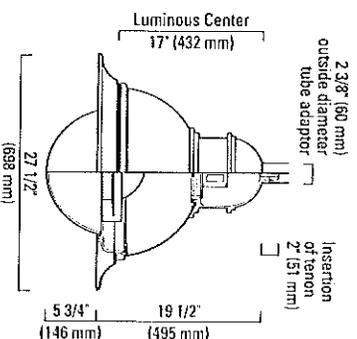
The DMS50 luminaire can accommodate SG and SE segmented optical systems. To free access to the interior of the luminaire permits easy access to the lamp.

The optical system is placed in a cast-aluminum technical ring, which is assembled in housing housing. A SLG sag lens or DL drop lens is required with SE optical systems.



EPA: 1.00 sq.ft.
 Weight: 42 lbs (19.1 kg)

DMS50 - SE - SLG
 DMS50 with SE optics and a sag lens (SLG)



EPA: 1.20 sq.ft.
 Weight: 42 lbs (19.1 kg)

DMS50 - SG - DL
 DMS50 with SG optics and a drop lens (DL)

Lamp Guide

Wattage	DMS50/60 SG	SE
70 MH, medium	—	—
100 MH, medium	—	—
175 MH, mogul	—	—
250 MH, mogul	—	—
400 MH, mogul	●	●
70 HPS, mogul	—	—
100 HPS, mogul	—	—
150 HPS, mogul	—	—
250 HPS, mogul	—	N/A
400 HPS, mogul	—	N/A

● Remote ballast in mounting or pole base
 Requires a reduced jacket lamp.

DMS50™ and DMS60™ Domus Series luminaires accommodate H.L.D. or incandescent lamps as shown in the above table.

HPS ballasts feature a -40F (-40C*) lamp starting capacity with a high power factor of 90% and operate within ANSI trapezoidal limits. MH ballasts feature a -20F (-30C*) lamp starting capacity with a high power factor of 90%. All ballasts are UL recognized and CSA certified.

The ballast is integrated in the hood of the luminaire.

Optical Systems

SG optics
 Segmented cut-off reflector system set in faceted arc-image duplicating patterns.

- SG1:** Asymmetrical (I)
- SG2:** Asymmetrical (II)
- SG3:** Asymmetrical (III)
- SG4:** Symmetrical (V)
- SGFM:** Forward-throw
 Not available in 200, 250 and 400W.

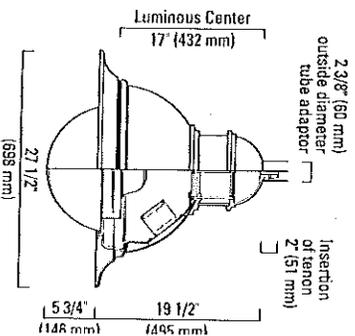
SE optics
 Small hydroformed cut-off reflector system set in faceted arc-image duplicating patterns.

- SE3:** Asymmetrical (I)
 Not available in 200, 250 and 400W.
- SE4:** Symmetrical (V)

SEE: Please consult factory for details.
 (Clear lamps not included)

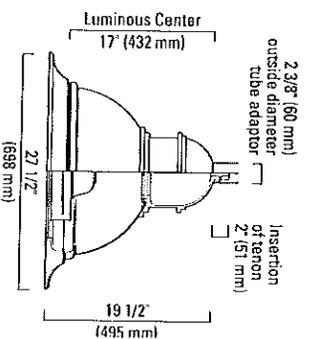
For further information, refer to the *Outdoor Lighting Application Guide*.

DMS50 Luminaire with luminous options



EPA: 1.20 sq.ft.
 Weight: 42 lbs (19.1 kg)

DMS50 - SG - LR - DL
 DMS50 with SG optics, a luminous ring (LR) and a drop lens (DL)



EPA: 1.20 sq.ft.
 Weight: 42 lbs (19.1 kg)

DMS50 - SG - LD
 DMS50 with SG optics, and a luminous dome (LD)

Applicant: Cyrus B. Abbott Professional Bldg Date: 12/10/1

Address: 300 Allen Avenue C.B.L. ~~344~~ 344 - E-006

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing Bldg front of lot -
 Zone Location - R-S ; R-P (front part) *considered A*
interior or corner lot - *if works*
interior or corner lot - *attached in the back*

Proposed Use/Work - Addition to existing Bldg ; New dwellings in rear
 Sewage Disposal - *Remove existing 2 stories* *2 stories*
 Loi Street Frontage - *60' req* - 132' shown

Front Yard - 20' min *EXISTING N/A* R-5 req - 20' min 20' + shown
 Rear Yard - 20' min *100' + shown* R-P req 35' ; 50' + skin

Side Yard - 12' min *12' min* 20' exactly skin
 Projections - *→ patios ? for R-S* 12' max
 Width of Lot - 60' req *← 90' 132' shown* R-S 35' MAX

Height - 2 story *→ 45' max Professional Bldg 2.5' school / residential*
 Lot Area - *6000 sq ft* - 35,779 sq ft shown

Max Coveragel Imperious Surface - *80 is MAX imperious next to R-S on 28,623.2 sq ft*
 Area per Family - 6000 sq ft per family on 4 x 6,000 = 24,000
 Showing 18,355 sq ft (573)

Offstreet Parking - *8 spaces req for residential per 9 shown*
 Loading Bays - *N/A* *→ 4308 sq ft of open space ÷ 400 = 10.77 on 11 spaces for 11 shown*

Site Plan - # 2001-0309
 Shoreland Zoning/Stream Protection - *N/A*

Flood Plains - *Panel 7 Zone X*
 This is Subdivision *950 (4 units)* 9148 *all*
 FAR (Floor Area Ratio) = *65 MAX* = 255
 35779

344-E-6

City Of Portland
Inspection Services
RETURN OF SERVICE

On the 22 day of March, 2014, I made service of the Stop Work Order upon the Thomas Lee Noel Adams, at 377 Allen Ave. 3:00 PM

By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____

By delivering a copy to an agent authorized to receive service of process, and whose name is Thomas Adams at 377 Allen Ave.

By (describe other manner of service) _____

DATED: 3/22/14 11:15 AM

Steven W. Bennett
Signature of Person Making Service

Luella Catherine Taylor
Title Hollers

Rec'd by: [Signature]

DEPARTMENT DIRECTOR

Lee D. Urban



DIVISION DIRECTORS

Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman
Planning

John N. Luikin
Economic Development

DEPARTMENT OF PLANNING AND DEVELOPMENT

March 22, 2004

ADAM ROBERT L
662 EAST BRIDGE ST
WESTBROOK, ME 04092

CBL: 344 E006001
Located at 300 ALLEN AVE

Hand Delivery

Dear Mr. Adam,

STOP WORK ORDER

An evaluation of the above-referenced property on 03/17/2004 revealed that the property fails to comply with Section 107.1 of the 1999 BOC Building Code of the City of Portland. Section 107.1 states that: "An application shall be submitted to the code official for the following activities, and these activities shall not commence without a permit being issued in accordance with Section 108.0."

Appropriate permitting has not been issued for the property listed above, therefore all construction activity at that property must STOP immediately. This is a STOP WORK ORDER pursuant to Section 117.1 of the 1999 BOCA Building Code.

You may resume construction activity only after issuance of the appropriate building permit and the subsequent lifting of this order. Building Permit Applications are available in this office, Room 315 at Portland City Hall, from 8:00 a.m. to 4:00 p.m. weekdays except holidays.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A of M.R.S.A. Section 4452. This constitutes an appealable decision pursuant to Section 121.5 of the City of Portland Building Code.

If you wish to discuss this matter, or you have any questions, please feel free to contact me.

Sincerely,

Kevin Carroll @ (207) 874-8708
Code Enforcement Officer

DEPARTMENT DIRECTOR
Lee D. Urban

DIVISION DIRECTORS
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman
Planning

John N. Lufkin
Economic Development



DEPARTMENT OF PLANNING AND DEVELOPMENT

March 22, 2004

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662 EAST BRIDGE ST
WESTBROOK, ME 04092

CBL: 344 E006001
Located at 300 ALLEN AVE

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Sincerely,

Kevin Carroll @ (207) 874-8708
Code Enforcement Officer

DEPARTMENT DIRECTOR
Lee D. Urban

CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

DIVISION DIRECTORS

Mark B. Adelson
Housing & Neighborhood Services
Alexander Q. Jaegerman
Planning

John N. Lurkin
Economic Development

DEPAI

March 22, 2004

ADAM ROBERT L
662 EAST BRIDGE ST
WESTBROOK, ME 04

CBI: 344 E006001
Located at 300 ALLEN AVE

Certified Mail 7003 3110 0002 6062 0065

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An evaluation of the above-referenced property on 03/17/2004 revealed that the property fails to comply with Section 107.1 of the 1999 BOC Building Code of the City of Portland. Section 107.1 states that: "An application shall be submitted to the code official for the following activities, and these activities shall not commence without a permit being issued in accordance with Section 108.0."

Appropriate permitting has not been issued for the property listed above, therefore all construction activity at that property must STOP immediately. This is a STOP WORK ORDER pursuant to Section 117.1 of the 1999 BOCA Building Code.

You may resume construction activity only after issuance of the appropriate building permit and the subsequent lifting of this order. Building Permit Applications are available in this office, Room 315 at Portland City Hall, from 8:00 a.m. to 4:00 p.m. weekdays except holidays.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A of M.R.S.A. Section 4452. This constitutes an appealable decision pursuant to Section 121.5 of the City of Portland Building Code.

If you wish to discuss this matter, or you have any questions, please feel free to contact me.

Sincerely,

Kevin Carroll @ (207) 874-8708
Code Enforcement Officer

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here
344 E006

MENT

Sent To	Robert L. Adam
Street, Apt. No. or PO Box No.	662 E. Bridge St
City, State, ZIP+4	Westbrook ME 04092
PS Form 3800, June 2002	See Reverse for Instructions

CITY OF PORTLAND, MAINE PLANNING BOARD

Jairney Caron, Chair
Mark Malone, Vice Chair
Orlando E. DeLogu
Kevin Beal
Lee Lowry III
Michael Patterson
Janice E. Tevastian

November 5, 2003

Mr. Robert Adam
662 East Bridge Street
Westbrook, ME 04092

RE: 300 Allen Avenue, Professional Offices/Residential
ID #2003-0124, CBL #344-E-006

Dear Mr. Adam:

On October 28, 2003, the Portland Planning Board voted unanimously (7-0) to approve your application for an addition for professional offices and a 6-unit residential building located at 300 Allen Avenue and that the application met the standards of the Subdivision and Site Plan ordinance of the Land Use Code.

The Board also found (6-1, Caron opposed) that the standards contained in the City of Portland Technical Standards and Design Guidelines, Lighting Section regarding cut-off fixtures are waived as the Board find that this site requires specific decorative lighting fixtures as means to achieve compatibility within an existing architectural context providing that photometrics fall within IESNA guidelines.

The approval was granted for the project with the following conditions:

Subdivision

- i. That the applicant submit a sewer capacity letter from the Portland Sewer Division prior to issuance of a building permit.
- ii. That the applicant submit sewer easement language to staff to be reviewed and approved by Corporation Counsel.
- iii. That the applicant revise the plans to address the Development Review Coordinator's comments dated October 17, 2003.

Site Plan

- i. That the City Arborist review and approve the landscaping plan as to the restoration of the area of the water line after the utility line is in place.
- ii. That the applicant reduce the poles heights of the parking lot poles to 14 -- 16 ft. high and submit a photometric plan that shows the foot candles to the property line to determine that there is no spillover onto abutting properties.
- iii. That applicant shall submit a stockade fence detail regarding materials and style of fencing for review and approval by staff.

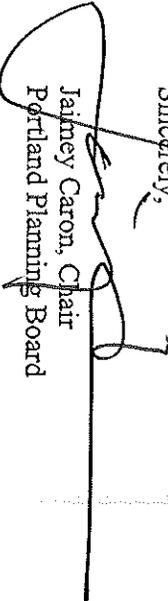
The approval is based on the submitted site plan and the findings related to subdivision and site plan review standards as contained in Planning Report #18-02 and Public Works memo dated March 6, 2002, which is attached.

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 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
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.
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 preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Works representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction 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. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

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

Sincerely,


Jaimey Caron, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
— Karen Dunfey, Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File
Mr. Doug Reynolds, Gortill-Palmer Consulting Engineers, Inc., P.O. Box 1237,
15 Shaker Road, Gray, ME 04039



STATE OF MAINE
17 State House Station
Augusta, ME 04333

344 E 006 T

IN THE MATTER OF

BOB ADAM
Portland, Cumberland County
WETLAND FILL
Tier # L-21567-TC-A-N

) NATURAL RESOURCE PROTECTION ACT
) FRESHWATER WETLAND ALTERATION
) WATER QUALITY CERTIFICATION
) FINDINGS OF FACT AND ORDER

Project Description: The applicant proposes to fill 10,393 square feet of freshwater wetland to support construction of a six-unit multiplex residential building with parking areas and an access drive. The project also includes an expansion of an existing building that will create 4,100 square feet of office space. The project is shown on a plan entitled, "Wetland Permitting Plan - 300 Allen Avenue", drawn by Gorrill-Palmer Consulting Engineers and dated October 2003. The applicant submitted a letter dated November 21, 2003 stating that, based on current market conditions in the City of Portland, the project need includes twenty nine parking spaces, seventeen for the office at the front of the lot and twelve spaces for the residential units.

Permit for:	<input checked="" type="checkbox"/> Tier 1	<input type="checkbox"/> Tier 2
DEP Decision:	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied (see attached letter)
CORPS Action:	<input checked="" type="checkbox"/> The Corps has been notified of your application. The following are subject to Federal screening: (1) projects with previously authorized or unauthorized work, in combination with a Tier 1 permit for a single and complete project, which total more than 15,000 square feet of altered area; (2) projects with multiple state permits and/or state exemptions which apply to a single and complete project that total more than 15,000 square feet of altered area; and (3) projects that may impact a vernal pool, as determined by the State of Maine or the Corps. If your activity is listed above, <i>Corps approval is required for your project.</i> For information regarding the status of your application contact the Corps' Maine Project Office at 623-8367.	

Standard Conditions:

- 1) If construction or operation of the activity is not begun within two (2) years from the date signed, this permit shall lapse and the applicant shall reapply to the Department for a new permit. This permit is transferable only with prior approval from the Department. If the activity is associated with a larger project, starting any aspect of that project constitutes start of construction.
- 2) The project shall be completed according to the plans in the application. Any change in the project plans must be reviewed and approved by the Department.
- 3) Properly installed erosion control measures shall be installed prior to beginning the project, and all disturbed soil should be stabilized immediately upon project completion.
- 4) A copy of this approval will be sent to the City of Portland. Department approval of your activity does not supersede or substitute the need for any necessary local approvals.

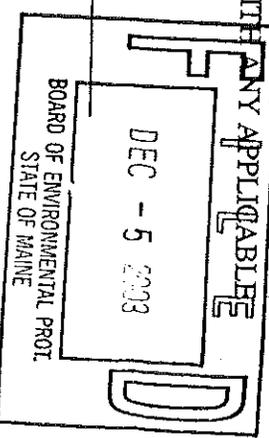
Please note the attached sheet for guidance on appeal procedures.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DAWN R. GALLAGHER, COMMISSIONER

WB/T#L21567AN

12/5/03
DATE



NATURAL RESOURCE PROTECTION ACT (NRPA)
STANDARD CONDITIONS

THE FOLLOWING STANDARD CONDITIONS SHALL APPLY TO ALL PERMITS GRANTED UNDER THE NATURAL RESOURCE PROTECTION ACT, TITLE 38, M.R.S.A. SECTION 480-A ET SEQ. UNLESS OTHERWISE SPECIFICALLY STATED IN THE PERMIT.

- A. Approval of Variations From Plans. The granting of this permit is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation.
- B. Compliance With All Applicable Laws. The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
- C. Erosion Control. The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site during the construction and operation of the project covered by this Approval.
- D. Compliance With Conditions. Should the project be found, at any time, not to be in compliance with any of the Conditions of this Approval, or should the applicant construct or operate this development in any way other than specified in the Application or Supporting Documents, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to have been violated.
- E. Initiation of Activity Within Two Years. If construction or operation of the activity is not begun within two years, this permit shall lapse and the applicant shall reapply to the Board for a new permit. The applicant may not begin construction or operation of the activity until a new permit is granted. Reapplications for permits shall state the reasons why the applicant will be able to begin the activity within two years from the granting of a new permit, if so granted. Reapplications for permits may include information submitted in the initial application by reference.
- F. Reexamination After Five Years. If the approved activity is not completed within five years from the date of the granting of a permit, the Board may reexamine its permit approval and impose additional terms or conditions to respond to significant changes in circumstances which may have occurred during the five-year period.
- G. No Construction Equipment Below High Water. No construction equipment used in the undertaking of an approved activity is allowed below the mean high water line unless otherwise specified by this permit.
- H. Permit Included In Contract Bids. A copy of this permit must be included in or attached to all contract bid specifications for the approved activity.
- I. Permit Shown To Contractor. Work done by a contractor pursuant to this permit shall not begin before the contractor has been shown by the applicant a copy of this permit.

Revised (4/92)

DEP LW0428

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 3-16-04

Permit # 344 E 006

LOCATION: 300 Allen ave METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER BB Adams
 TENANT _____ PHONE # _____

					TOTAL EACH FEE			
OUTLETS	30	Receptacles	10	Switches	7	Smoke Detector	20	940
FIXTURES	10	Incandescent		Fluorescent		Strips	.20	300
SERVICES	1	Overhead		Underground		TTL AMPS	<800	15.00
		Overhead		Underground			>800	25.00
Temporary Service		Overhead		Underground		TTL AMPS		25.00
METERS	1	(number of)						25.00
MOTORS		(number of)						1.00
RESID/COM		Electric units						2.00
HEATING		oil/gas units		Interior		Exterior		1.00
APPLIANCES		Ranges		Cook Tops		Wall Ovens		5.00
		Insta-Hot		Water heaters		Fans		2.00
		Dryers		Disposals		Dishwasher		2.00
		Compactors		Spa		Washing Machine		2.00
MISC. (number of)		Others (denote)						2.00
		Air Cond/win				Pools		3.00
		Air Cond/cent				Thermostat		10.00
		HVAC		EMS				5.00
		Signs						
		Alarms/res						
		Alarms/com						
		Heavy Duty(CRKT)						
		Circus/Carnv						
		Alterations						
		Fire Repairs						
		E Lights						
		E Generators						
PANELS	1	Service		Remote				
TRANSFORMER		0-25 Kva						
		25-200 Kva						
		Over 200 Kva						
		MINIMUM FEE/COMMERCIAL						45.00

Need to stop work - permit shouldnt have been issued - need to do step bar & pay guarantees

CONTRACTORS NAME Kevin Grant
 ADDRESS 34 Harts way Gorham
 TELEPHONE 835-8026

MASTER LIC. # _____
 LIMITED LIC. # 50016180

SIGNATURE OF CONTRACTOR [Signature]
 White Copy - Office • Yellow Copy - Applicant

Department of Planning & Development
Lee D. Urban, Director



Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning
John N. Lufkin
Economic Development

CITY OF PORTLAND

February 10, 2003

David M. Kingsley
Northgate Plaza Associates, LLC
400 Allen Avenue
Portland, ME 04103

RE: 300 Allen Avenue, Professional Offices/Residential
ID #2001-0309, CBL #344-E-006

Dear Mr. Kingsley:

Thank you for your recent letter requesting an extension to your site plan approval for the Professional Offices/Residential project located in the vicinity of 300 Allen Avenue. I understand that your request is based on the fact that you lost your "build-to-suit" tenant for the professional building.

In my capacity as Planning Division Director for the City of Portland, I am granting your request to extend your approval to March 12, 2004.

If you have any questions, please contact Kandice Talbot at 874-8901, who worked on your project.

Sincerely,


Alexander Jaegerman
Planning Division Director

O:\PLAN\DEVREV\W\ALLEN\300\EXTENSIONLETTER.DOC

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jaimy Caron, Chair
Deborah Kitchels, Vice Chair
Kenneth M. Cole III
Cyrus Y. Haggie
Erin Rodriguez
Mark Malone
Orlando E. DeLogu

March 14, 2002

Mr. Willy Audet
400 Allen Avenue
Portland, ME 04103

RE: 300 Allen Avenue, Professional Offices/Residential
ID #2001-0309, CBL #344-E-006

Dear Mr. Audet:

On March 12, 2002, the Portland Planning Board voted 5-0 (DeLogu absent) to approve your application for an addition for professional offices and a 4-unit residential building located at 300 Allen Avenue.

The Board waived the standards contained in the City of Portland Technical Standards and Design Guidelines, Stormwater Management Section regarding pre/post drainage conditions provided that the developer shall develop the property in accordance with the requirements of Public Works' memo dated March 6, 2002. The Board also found that the application met the standards of the Subdivision and Site Plan ordinance of the Land Use Code.

The approval was granted for the project with the following conditions:

Subdivision

- i. That prior to issuance of a building permit, the applicant video the sewer and specify all connections within the development site and provide Public Works with a copy of the video or arrange with the City to video the sewer and the applicant shall reimburse the City the cost to video the sewer.
- ii. That the draft easement language be reviewed and approved by Corporation Counsel.
- iii. That the applicant revise the plans in accordance with Public Works' memo dated March 6, 2002 regarding the stormwater storage, and be reviewed and approved by Public Works.

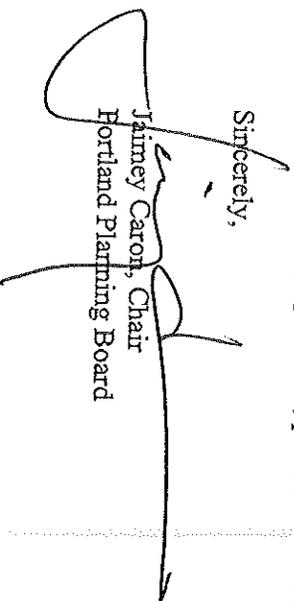
The approval is based on the submitted site plan and the findings related to subdivision and site plan review standards as contained in Planning Report #18-02 and Public Works memo dated March 6, 2002, which is attached.

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 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
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.
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 preconstruction 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 preconstruction 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. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

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

Sincerely,


Jaimey Caron, Chair
Portland Planning Board

cc:

Alexander Jaegerman, Chief Planner
Sarah Hopkins, Development Review Program Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jodine Adams, Inspections
William Bray, Director of Public Works
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lee Urban, Director of Economic Development
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File
Correspondence File

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 1/2/05
 Permit # 2005-4003
 CBL# 344E006

LOCATION: 300 Allen Ave METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER The Tea Company - Neil Adams
 TENANT 04/360 PHONE # 409-0507

	25	Receptacles	12	Switches	8	Smoke Detector	TOTAL EACH FEE
OUTLETS							.20
FIXTURES	10	Incandescent		Fluorescent		Strips	.20
SERVICES	1	Overhead		Underground		TTL AMPS <800	15.00
		Overhead		Underground		>800	25.00
Temporary Service		Overhead		Underground		TTL AMPS	25.00
METERS	1	(number of)					25.00
MOTORS		(number of)					1.00
RESID/COM		Electric units					2.00
HEATING	1	oil/gas units		Interior		Exterior	1.00
APPLIANCES		Ranges		Cook Tops		Wall Ovens	5.00
		Insta-Hot		Water heaters		Fans	2.00
		Dryers		Disposals		Dishwasher	2.00
		Compactors		Spa		Washing Machine	2.00
		Others (denote)					2.00
MISC. (number of)		Air Cond/win					3.00
		Air Cond/cent				Pools	10.00
		HVAC		EMS		Thermostats	5.00
		Signs					10.00
		Alarms/res					5.00
		Alarms/com					15.00
		Heavy Duty(CRKT)					2.00
		Circus/Carry					25.00
		Alterations					5.00
		Fire Repairs					15.00
	2	E Lights					1.00
		E Generators					20.00
PANELS		Service		Remote	1	Main	4.00
TRANSFORMER		0-25 Kva					5.00
		25-200 Kva					8.00
		Over 200 Kva					10.00
		MINIMUM FEE/COMMERCIAL	45.00			TOTAL AMOUNT DUE	45.00
						MINIMUM FEE	35.00

RECEIVED
 JAN 3 2005
 DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME.

CONTRACTORS NAME John Manning MASTER LIC. # MS60002906
 ADDRESS 312 St. John St. Ste. #9 LIMITED LIC. # _____
 TELEPHONE 807-1792

SIGNATURE OF CONTRACTOR John Manning
 White Copy - Office • Yellow Copy - Applicant