

Step 1: Divide the building into "Separate Occupancies" per 508.1 using existing separations (see attached plans).

Table 508.4 requires a one hour separation between the "A-3" occupancy and the B, M, or S-1 Occupancies.

Table 508.4 does not require a separation between B, M, or S-1 Occupancies and the B, M, or S-1 Occupancies.

Step 2 a: Confirm "Separated Occupancies" shown on the plan conform to requirements of Section 508.4 and using the most restrictive requirements for 309 Marginal Way space, "A" occupancy, that see tables below).

Step 2 b: Confirm using the most restrictive requirements for 309 Marginal Way space, "A" occupancy, that the 309 Marginal Space can be considered a Non Separated Occupancy per Section 508.3 see tables below).

Data:

Section 508.3.3 does not require a separation between Occupancies if the requirements of 508.3.1 and 508.3.2 are met.
 All other building uses are either "B", "M", or "S-1" uses.
 Entire building is fully sprinklered.
 309 Marginal Way is separated from adjacent uses by existing one hour separations as required by Table 508.4 (separation between "A" and "M" uses in a fully

Table 508.4 requires a one hour separation between the "A-3" occupancy and the B, M, or S-1 Occupancies.
 Table 508.4 does not require a separation between B, M, or S-1 Occupancies and Bldg is two stories and is allowable for the existing Occupancies.

The tables below show that the building can be considered as a number of "Separated Occupancies". 309 Marginal Way space is a non separated Occupancy (M and A-3 uses) and therefore the entire 309 Marginal Way space is considered the more restrictive A-3 use for the purposes of review of section 508.

First Floor					
Separated bldg area/Address	Most restrictive use	Separated Bldg area	Allowable building area	Actual bldg area divided by allowable bldg area ratio	Max Allowable area ratio
309	A-3	4778	35625	0.13	
315	M	10582	46875	0.23	
317	M	4445	46875	0.09	
319	B	4595	86250	0.05	
321	S-1	1028	65625	0.02	
323	B	4446	86250	0.05	
Sum of Actual Building Areas divided by Allowable Building Areas				0.58	

Second Floor					
Separated bldg area/Address	Most restrictive use	Separated Bldg area	Allowable building area	Actual bldg area divided by allowable bldg area ratio	Max Allowable area ratio
309 - Not applicable					
315 - Not applicable					
317 - Not applicable					
319	B	4595	86250	0.05	
321 - Not applicable					
323 - Not applicable					
Sum of Actual Building Areas divided by Allowable Building Areas				0.05	

Conclusions:

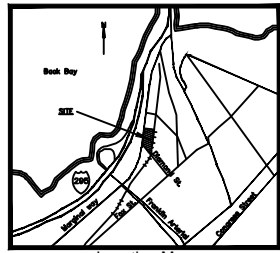
Section 508.4 permits the building to be considered as "Separated Occupancies" as shown on the attached plans. 309 Marginal Way is one of the "Separated Occupancies"(from the other "Separated Occupancies" shown on the plan).

Section 508.3 allows the 309 Marginal Way space as shown in the table above and on the attached plans to be considered internally a Nonseparated Occupancies (M and A-3).

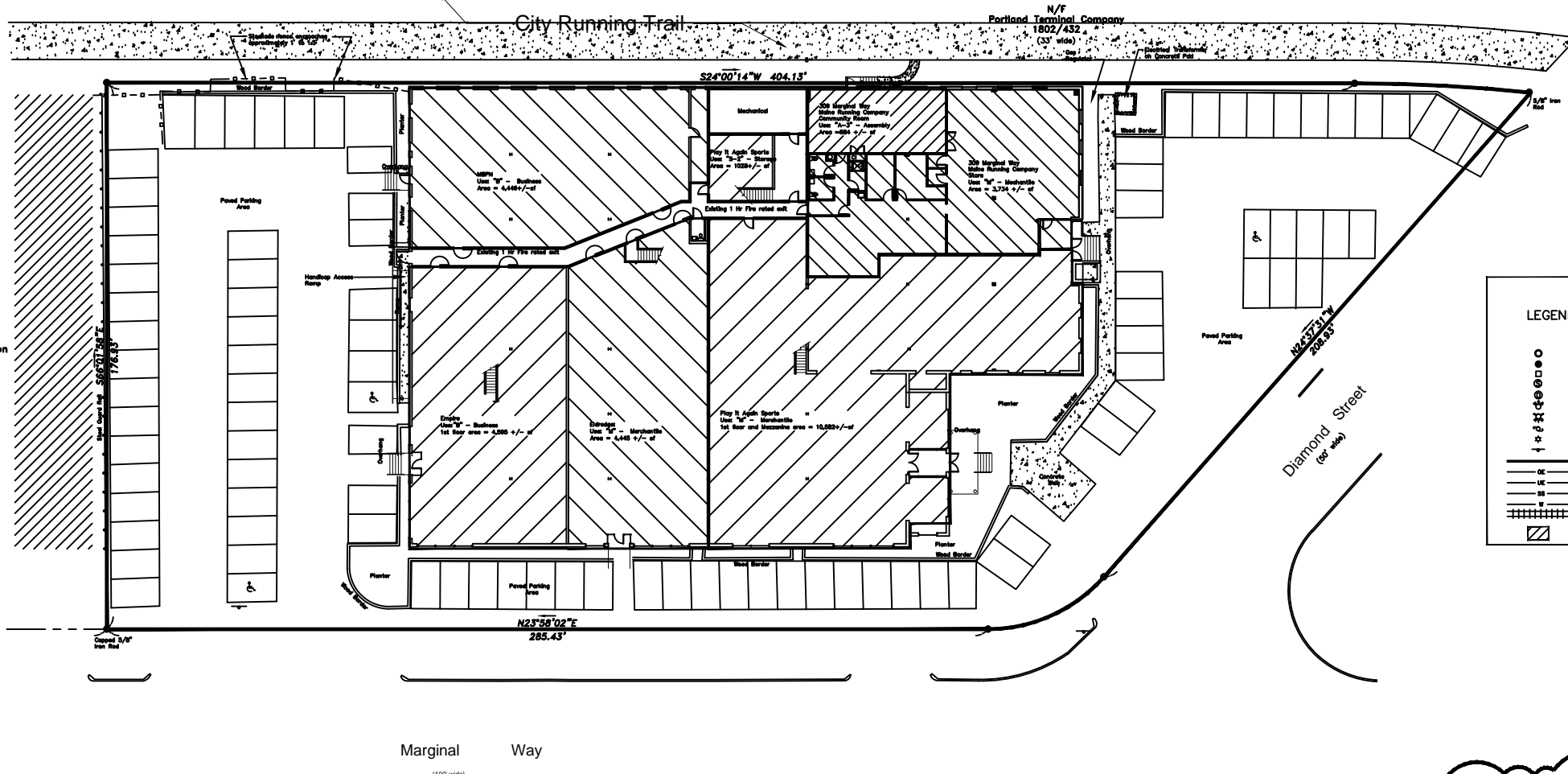
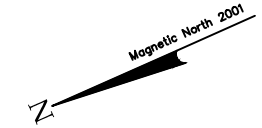
Section 508.3.3 states : "no separation is required between non separated occupancies."

Allowable building areas

group	construction type IIB area from table 5.3	stories	F/P (frontage/perimeter)	W (MIN = 32.5 +/- ft)	I _f (Frontage Increase)	I _s (Sprinkler increase)	A _a
group			1	30.00	0.75	2	
a-3	9500	2					35625
b	23000	3					86250
m	12500	2					46875
s-1	17500	2					65625

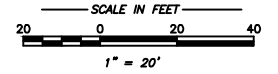


Location Map
Not to Scale



LEGEND	
○	Iron pin found
◻	Coppered iron rod to be set
⊙	Catch basin
⊗	Sewer manhole
⊕	Drain manhole
⊖	Water shutoff
⊗	Fire hydrant
⊕	Utility pole
⊖	Light pole
⊗	Sign
—	Curb (granite, unless noted)
—	Overhead utility line
—	Underground utilities
—	Sanitary sewer line
—	Water line
—	Railroad tracks
▨	Existing building

Overlay bldg 1st floor plan and additional sheet title.
City running trail (approx. location).



- REFERENCES
- 1) Plan of Property made for Southern Maine Properties by R.P. Tiltcomb Associates, Inc. dated May 17, 1987.
 - 2) Plan of Property made for the Portland West Neighborhood Planning Council by R.P. Tiltcomb Associates dated August 26, 1988.
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 - 5) City of Portland Department of Public Works Level Notes: Books 531, 532, 536, 577 and 683.
 - 6) Plan provided by the Portland Terminal R.R. Company showing definition of the abutting Railroad easement.

- EASEMENTS OF RECORD
- 1) The right to construct and maintain a sewer and drain by others as recorded in Book 2246, Page 286, and in Book 2254, Page 171, described as being "approximately parallel and adjacent to Marginal Way".
 - 2) Easement for buried cables granted to Central Maine Power Company by Southern Maine Properties. Recorded in Book 6444, Page 194.

- NOTES
- 1) Bearings are based on Magnetic North 1959.
 - 2) Book and Page references are to the Cumberland County Registry of Deeds.
 - 3) Utility information shown on this plan is approximate, based on field information, locations marked by others and information contained on plans and drawings. Prior to any excavation or construction, the appropriate utilities should be contacted.
 - 4) The subject parcel is located in Zone C (area of minimal flooding) as shown on FEMA Flood Insurance Rate Map: Community-Panel Number: 230051 0013 B, effective date July 17, 1986.

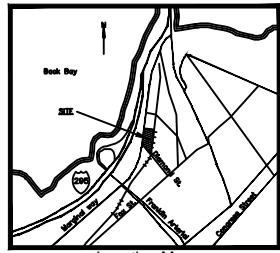
AREA
68,088 s.f. 1.56 acres

OWNER OF RECORD
Southern Maine Properties Company 7568/81

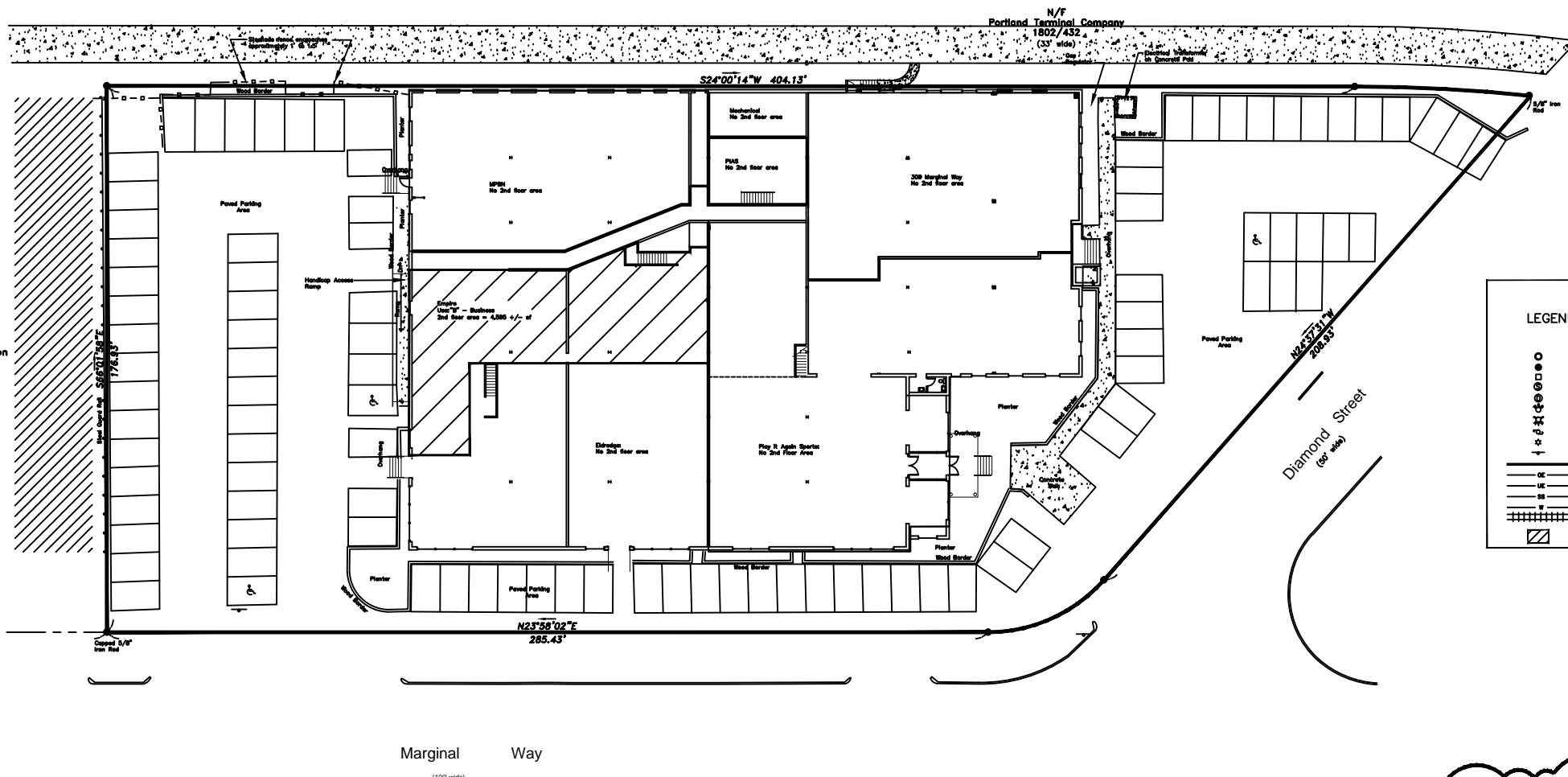
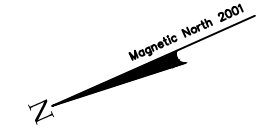
CERTIFICATION

I hereby certify to Southern Maine Properties, Minnesota LHM Insurance Company and Client The Company, and to their heirs, successors and assigns, that I have surveyed, on the ground, the property hereby described hereon, that the plat of survey is a true, correct and accurate drawing and representation of said property and the boundaries hereon, that the plat of survey and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as fully established and adopted by ALTA, ACSM and IPRS in 1990, and include items 1.2.2.A, 1.2.2.A.1, 1.2.2.A.1.1, 1.2.2.A.1.2, 1.2.2.A.1.3, 1.2.2.A.1.4, 1.2.2.A.1.5, 1.2.2.A.1.6, 1.2.2.A.1.7, 1.2.2.A.1.8, 1.2.2.A.1.9, 1.2.2.A.1.10, 1.2.2.A.1.11, 1.2.2.A.1.12, 1.2.2.A.1.13, 1.2.2.A.1.14, 1.2.2.A.1.15, 1.2.2.A.1.16, 1.2.2.A.1.17, 1.2.2.A.1.18, 1.2.2.A.1.19, 1.2.2.A.1.20, 1.2.2.A.1.21, 1.2.2.A.1.22, 1.2.2.A.1.23, 1.2.2.A.1.24, 1.2.2.A.1.25, 1.2.2.A.1.26, 1.2.2.A.1.27, 1.2.2.A.1.28, 1.2.2.A.1.29, 1.2.2.A.1.30, 1.2.2.A.1.31, 1.2.2.A.1.32, 1.2.2.A.1.33, 1.2.2.A.1.34, 1.2.2.A.1.35, 1.2.2.A.1.36, 1.2.2.A.1.37, 1.2.2.A.1.38, 1.2.2.A.1.39, 1.2.2.A.1.40, 1.2.2.A.1.41, 1.2.2.A.1.42, 1.2.2.A.1.43, 1.2.2.A.1.44, 1.2.2.A.1.45, 1.2.2.A.1.46, 1.2.2.A.1.47, 1.2.2.A.1.48, 1.2.2.A.1.49, 1.2.2.A.1.50, 1.2.2.A.1.51, 1.2.2.A.1.52, 1.2.2.A.1.53, 1.2.2.A.1.54, 1.2.2.A.1.55, 1.2.2.A.1.56, 1.2.2.A.1.57, 1.2.2.A.1.58, 1.2.2.A.1.59, 1.2.2.A.1.60, 1.2.2.A.1.61, 1.2.2.A.1.62, 1.2.2.A.1.63, 1.2.2.A.1.64, 1.2.2.A.1.65, 1.2.2.A.1.66, 1.2.2.A.1.67, 1.2.2.A.1.68, 1.2.2.A.1.69, 1.2.2.A.1.70, 1.2.2.A.1.71, 1.2.2.A.1.72, 1.2.2.A.1.73, 1.2.2.A.1.74, 1.2.2.A.1.75, 1.2.2.A.1.76, 1.2.2.A.1.77, 1.2.2.A.1.78, 1.2.2.A.1.79, 1.2.2.A.1.80, 1.2.2.A.1.81, 1.2.2.A.1.82, 1.2.2.A.1.83, 1.2.2.A.1.84, 1.2.2.A.1.85, 1.2.2.A.1.86, 1.2.2.A.1.87, 1.2.2.A.1.88, 1.2.2.A.1.89, 1.2.2.A.1.90, 1.2.2.A.1.91, 1.2.2.A.1.92, 1.2.2.A.1.93, 1.2.2.A.1.94, 1.2.2.A.1.95, 1.2.2.A.1.96, 1.2.2.A.1.97, 1.2.2.A.1.98, 1.2.2.A.1.99, 1.2.2.A.1.100.

ALTA/ACSM Land Title Survey		
315 Marginal Way	Portland, Maine	
MADE FOR		
Southern Maine Properties Company		
5 Milk Street	Portland, Maine	
JOB# 87061.1	DATE: 11/05/02	SCALE: 1" = 20'
BOOK# 334	87061.1.dwg	
FILE# 4173	 135 Gray Road Falmouth, Maine 04105 (207) 797-9199	



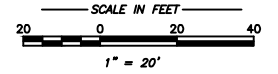
Location Map
Not to Scale



LEGEND

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- ◻ Capped iron rod to be set
- Catch basin
- ⊙ Sewer manhole
- ⊙ Drain manhole
- ⊙ Water shutoff
- ⊙ Fire hydrant
- ⊙ Utility pole
- ⊙ Light pole
- ⊙ Sign
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OWNER OF RECORD
Southern Maine Properties Company 7568/81

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ALTA/ACSM Land Title Survey		
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MADE FOR		
Southern Maine Properties Company		
5 Milk Street		Portland, Maine
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