

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 061080

AUG - 8 2006

CITY OF PORTLAND

This is to certify that BOUNTY DEVELOPMENT LLC / Payton Construction

has permission to Change of Use office/ dental manufacture w/ fit

AT 190 RIVERSIDE ST

267 A005001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or services are provided. 24 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature]
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1080 Issue Date: PERMIT ISSUED AUG - 8 2006		CBL: 267 A005001	
Location of Construction: 190 RIVERSIDE ST	Owner Name: BOUNTY DEVELOPMENT LLC	Owner Address: ONE CANAL PLAZA 5TH FLOOR	Phone:
Business Name:	Contractor Name: Payton Construction	Contractor Address: 56 Industrial Park Rd CITY OF PORTLAND	Phone: 207 2868500
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-4
Past Use: Commercial	Proposed Use: Commercial Change of Use office / dental manufacturing w/ fitup	Permit Fee: \$2,585.00	Cost of Work: \$248,106.00
Proposed Project Description: Change of Use office/ dental manufacturing w/ fitup		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied See Conditions	INSPECTION: Use Group: B Type: 3B 8/2/06 [Signature]
		Signature: Corey Case Signature: [Signature]	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	
Permit Taken By: dmartin	Date Applied For: 07/21/2006	Zoning Approval	
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Site plan exemption applied for Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: 7/24/06		Date:

CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK. TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1080	Date Applied For: 07/21/2006	CBL: 267 A005001
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Location of Construction: 190 RIVERSIDE ST	Owner Name: BOUNTY DEVELOPMENT LLC	Owner Address: ONE CANAL PLAZA 5TH FLOOR	Phone:
Business Name:	Contractor Name: Payton Construction	Contractor Address: 56 Industrial Park Road Saco	Phone: (207) 286-8500
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial Change of Use office / dental manufacturing w/ fitup	Proposed Project Description: Change of Use office/ dental manufacturing w/ fitup
---	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/26/2006

Note: B-4 allows light manufacturing up to 25,000 sq ft - this is 6532 sq ft - ok

Ok to Issue:

1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

2) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 08/02/2006

Note:

Ok to Issue:

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 07/27/2007

Note:

Ok to Issue:

1) The detection and suppression systems will require a certification letter

2) All construction shall comply with NFPA 101

Comments:

8/2/2006-mjn: Waiting for Site review Exemption. Sarah advised OK today!!!!

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

30 people

Current Owner Information

B-A Allows

*Light mfg
8,300*

Card Number 2 of 2
 Parcel ID 267 A005001
 Location 190 RIVERSIDE ST
 Land Use OFFICE & BUSINESS SERVICE
 Owner Address BOUNTY DEVELOPMENT LLC
 ONE CANAL PLAZA 5TH FLOOR
 PORTLAND ME 04101
 Book/Page 15178/254
 Legal 267-A-5
 RIVERSIDE ST 188-214
 190418 SF

*Dent 2
walls
Dampness
B-A
Zone*

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$857,540	\$2,037,830	\$2,895,370

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$1,052,200	\$2,514,100	\$3,566,300

- show parkj -

Site plan or

* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

*Site plan
e/emptan*

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
2	1988	1	0	1

Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name
4.371	27488	RETAIL - MULTI OCCUPANCY	

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	13449	OFFICE BUILDING
1	01/01	4484	WAREHOUSE

Height	Walls	Heating	A/C
18	BRICK/STONE	HOT AIR	CENTRAL
18	METAL-LIGHT	HOT AIR	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

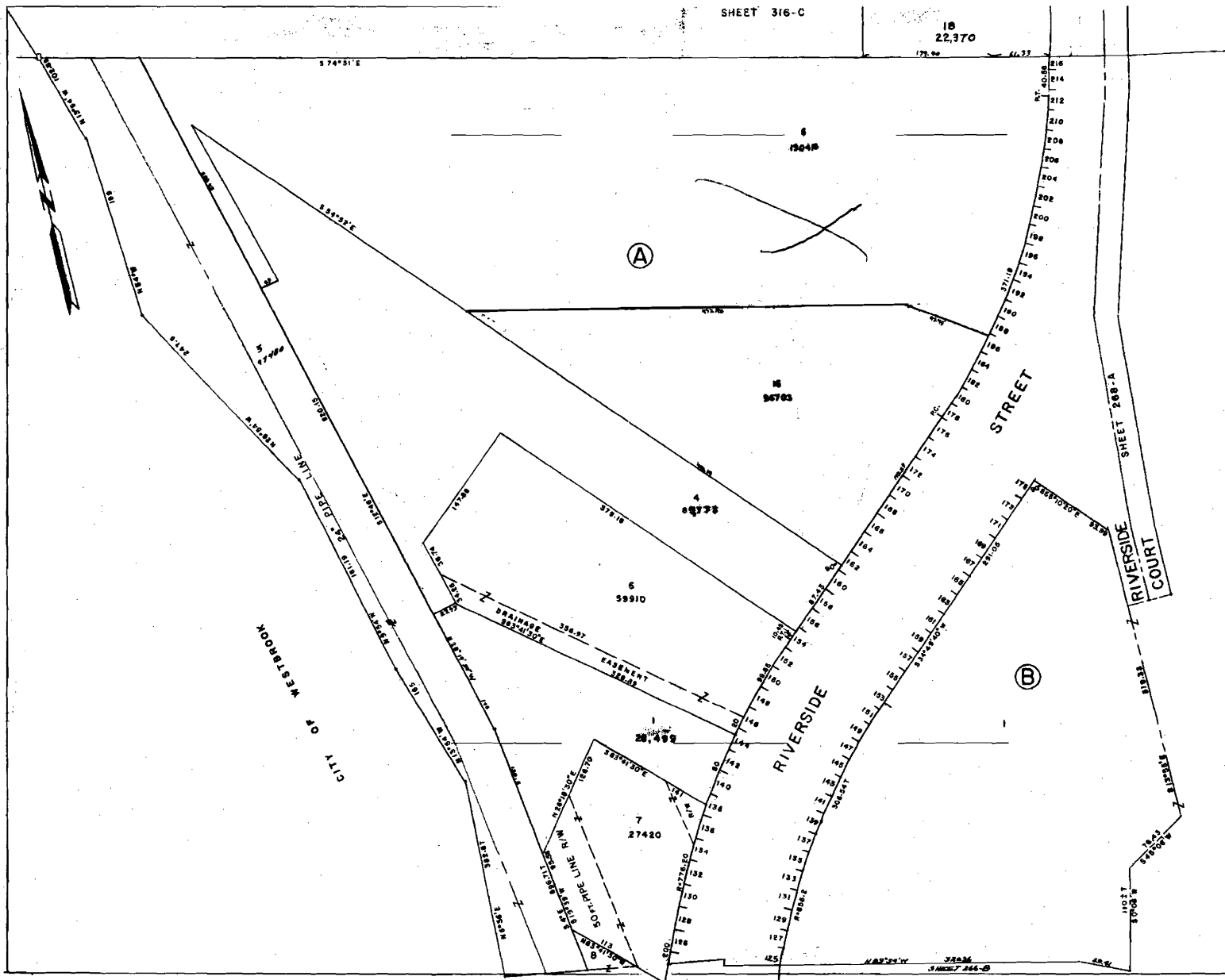
Line	Structure Type	Identical Units
1	OVERHEAD DOOR - WD/MT	7
1	SPRINKLER - WET	1
1	CANOPY - ROOF/SLAB	1



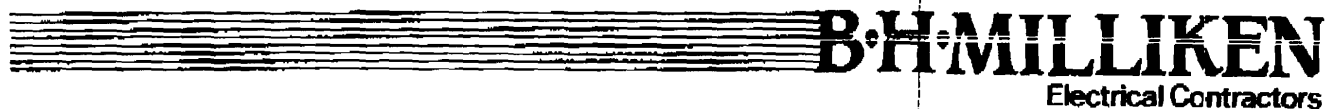
SHEET 316-C

18
22,370

No 267



CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1"=50' 2



December 11, 2006

City of Portland

Attn: Mike Collins

Re: H&O Eliason – 190 Riverside St. – Permit #2006-4753

We have installed the Fire Alarm per NFPA 72 and Boulos tested the installation.

If you have any questions, please call.

Thank you,

A handwritten signature in black ink, appearing to read 'Brian Milliken', is written over the typed name.

Brian Milliken

Means of transmission of signals from the protected premises to the central station:

McCulloh Multiplex One-way radio
 Digital alarm communicator Two-way radio Others

Means of transmission of alarms to the public fire service communications center:

(a) _____

(b) _____

System location: _____

NFPA 72, Chapter 9 — Auxillary

Indicate type of connection: Local energy Shunt Parallel telephone

Location of telephone number for receipt of signals: _____

2. Record of System Installation

(Fill out after installation is complete and wiring is checked for opens, shorts, ground faults, and improper branching, but prior to conducting operational acceptance tests.)

This system has been installed in accordance with the NFPA standards as shown below, was inspected by _____ on _____, includes the devices shown in 5 and 6, and has been in service since _____.

NFPA 72, Chapters 1 2 3 4 5 6 7 8 9 10 11 (circle all that apply)

NFPA 70, *National Electrical Code*, Article 760

Manufacturer's instructions

Other (specify): _____

Signed: _____ Date: _____

Organization: _____

3. Record of System Operation

Documentation in accordance with Inspection Testing Form, Figure 10.6.2.3, is attached _____.

All operational features and functions of this system were tested by _____ date _____ and found to be operating properly in accordance with the requirements of:

NFPA 72, Chapters 1 2 3 4 5 6 7 8 9 10 11 (circle all that apply)

NFPA 70, *National Electrical Code*, Article 760

Manufacturer's instructions

Other (specify): _____

Signed: _____ Date: _____

Organization: _____

4. Signaling Line Circuits

Quantity and class of signaling line circuits connected to system (see NFPA 72, Table 6.6.1):

Quantity: 2 Style: 6a Class: .4

7. Annunciator(s)Number: 1 Type: 930FC Location: Integrated FACP in Utility Room**8. Alarm Notification Appliances and Circuits**

NFPA 72, Chapter 6 — Emergency Voice/Alarm Service

Quantity of voice/alarm channels: _____ Single: _____ Multiple: _____

Quantity of speakers installed: _____ Quantity of speaker zones: _____

Quantity of telephones or telephone jacks included in system: _____

Quantity and the class of notification appliance circuits connected to system (see NFPA 72, Table 6.7):

Quantity: _____ Style: _____ Class: _____

Types and quantities of notification appliances installed:

(a) Bells _____ With Visible _____

(b) Speakers _____ With Visible _____

(c) Horns 3 With Visible 3

(d) Chimes _____ With Visible _____

(e) Other: _____ With Visible _____

(f) Visible appliances without audible: 3**9. System Power Supplies**(a) Fire Alarm Control Panel: Nominal voltage: 17.8VDC Current rating: 2.25AmpsOvercurrent protection: Type: Integrated Fused Current rating: 5.0 AmpsLocation: Built in FACP

(b) Secondary (standby):

Storage battery: 2x12VDC Amp-hour rating: 12.0 AhCalculated capacity to drive system, in hours: 24Engine-driven generator dedicated to fire alarm system: N/A

Location of fuel storage: _____

(c) Emergency system used as backup to primary power supply: Ded. storage batteries to NFPA72 4-4.1.5.1Emergency system described in NFPA 70, Article 700: PLFA Class 2**10. Comments**

Frequency of routine tests and inspections, if other than in accordance with the referenced NFPA standard(s):

System deviations from the referenced NFPA standard(s) are: _____

Bruce H. Miller

(signed) for installation contractor/supplier

President

(title)

12/05/06

(date)

(signed) for alarm service company

(title)

(date)

(signed) for central station

(title)

(date)

Upon completion of the system(s) satisfactory test(s) witnessed (if required by the authority having jurisdiction):

(signed) representative of the authority having jurisdiction

(title)

(date)

5. Alarm-Initiating Devices and Circuits

Quantity and class of initiating device circuits (see NFPA 72, Table 6.5):

Quantity: 6 Style: D Class: B

MANUAL

(a) Manual stations Noncoded 8 Transmitters _____ Coded _____ Addressable _____

(b) Combination manual fire alarm and guard's tour coded stations none

AUTOMATIC

Coverage: Complete _____ Partial _____
Selective _____ Nonrequired

(a) Smoke detectors 1 Ion _____ Photo Addressable

(b) Duct detectors 0 Ion _____ Photo Addressable

(c) Heat detectors 0 FT RR _____ FT/RR _____ RC _____ Addressable

(d) Sprinkler waterflow indicators: Transmitters 1 Noncoded Coded _____ Addressable

(e) The alarm verification feature is disabled or enabled _____, changed from _____ seconds to _____ seconds.

(f) Other (list): _____

6. Supervisory Signal-Initiating Devices and Circuits (use blanks to indicate quantity of devices)

GUARD'S TOUR

(a) _____ Coded stations

(b) _____ Noncoded stations

(c) _____ Compulsory guard's tour system comprised of _____ transmitter stations and intermediate stations

Note: Combination devices are recorded under 5(b), Manual, and 6(a), Guard's Tour.

SPRINKLER SYSTEM

Check if provided

(a) Valve supervisory switches

(b) _____ Building temperature points

(c) _____ Site water temperature points

(d) _____ Site water supply level points

Electric fire pump:

(e) _____ Fire pump power

(f) _____ Fire pump running

(g) _____ Phase reversal

Engine-driven fire pump:

(h) _____ Selector in auto position

(i) _____ Engine or control panel trouble

(j) _____ Fire pump running

ENGINE-DRIVEN GENERATOR:

(a) _____ Selector in auto position

(b) _____ Control panel trouble

(c) _____ Transfer switches

(d) _____ Engine running

Other supervisory function(s) (specify): _____

Sprinkler Systems, Inc.

184 Read Street
Portland, ME 04103
Ph. (207) 775-1521 Fax (207) 879-1387
Fire Protection Professionals Since 1973

November 29, 2006

Portland Fire Department
380 Congress Street
Portland, ME 04101

Attn: Capt. Greg Cass.

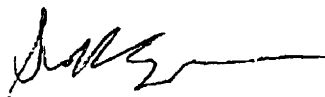
Re: H&O Eliason-National Dentex
190 Riverside Street
Portland, ME

Dear Capt. Cass,

This letter is to certify that the sprinkler system in the renovation area of the aforementioned location is active and is designed and installed in accordance with NFPA #13 and all other state and local codes.

If there are any questions or concerns please do not hesitate to call.

Very truly yours,
Sprinkler Systems, Inc.


Scott E. Garland, SET,RMS
Project Manager

Sprinkler Systems, Inc.

P.O. Box 1285

Lewiston, Maine 04243-1285

Ph. (207) 782-0104 Fax (207) 783-4865

Fire Protection Professionals Since 1973

★ Portland Office ★

Phone (207) 775-1521 Fax (207) 879-1387

Fax Transmission

Number of pages, including cover sheet: 2

To:	DAVE PRINDALL	CAPT GREG CASS
Company:	PAYTON LONST.	PORTLAND FIRE DEPT.
Fax #:	206-2395	874-3410

From: SLOTT E. GARLAND

Date: 11/29/06

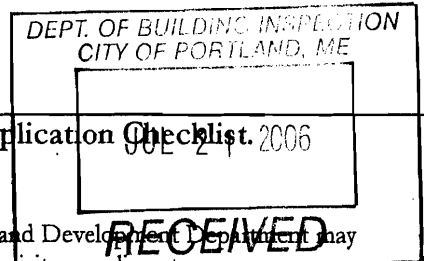
Subject: H & O ELIASON - NATIONAL DENVER
190 RIVERSIDE STREET
SPRINKLER CERTIFICATION LETTER
FOR YOUR FILES, THANKS



General Building Permit 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: 190 Riverside Street		
Total Square Footage of Proposed Structure 8,235 sf		Square Footage of Lot 221,740 sf
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 267 A 5	Owner: Bounty Development LLC ONE CANAL PLAZA 5TH FLOOR PORTLAND, ME 04101	Telephone: 207-772-1333
Lessee/Buyer's Name (If Applicable) ELIASON DENTAL LAB	Applicant name, address & telephone: PAYTON MAINE CORP 56 INDUSTRIAL PARK ROAD SACO, ME 04072	Cost Of Work: \$ 248,106 Fee: \$ 2555 C of O Fee: \$ 75
Current Specific use: <u>Office Space</u> Proposed Specific use: <u>denture manufacturing facility</u>		
Project description: <u>Renovate existing office space into denture manufacturing facility including new partitions, new ceiling, new flooring, new painting, new work benches & equipment, update electrical, mechanical & sprinklers</u>		
Contractor's name, address & telephone: PAYTON MAINE CORP		
Who should we contact when the permit is ready: <u>DAVID PRINDALL</u> Mailing address: 56 INDUSTRIAL PARK ROAD SACO, ME 04072 Phone: <u>207-286-8500</u>		

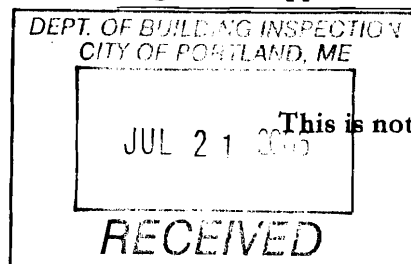


Please submit all of the information outlined in the Commercial Application Checklist, 2006. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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

Signature of applicant: Brent A. Paulin Date: 7/21/06



This is not a permit; you may not commence ANY work until the permit is issued.

#11028



PORTLAND FIRE DEPARTMENT BUILDING PERMIT CHECKLIST

The following information shall be provided to the Portland Fire Department for plan review.

1. Name, address, and telephone number of applicant
2. Name, address, and telephone number of architect
3. Proposed use of structure [NFPA and IBC classification]
4. Square footage of proposed structure [Total and per story]
5. Existing and proposed fire protection of structure
6. Separate plans shall be submitted for
 - a. Suppression system
 - b. Detection system [A separate permit is required]
7. A separate Life Safety Plan shall be submitted to include the following.
 - a. Fire resistance ratings of all means of egress
 - b. Travel distance from most remote point to exit discharge
 - c. Location of any required fire extinguishers
 - d. Location of emergency lighting
 - e. Location of exit signs
 - f. NFPA 101 code summary

Contact: Capt. Greg Cass

Fire Prevention Officer 1-207-874-8405



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: _____

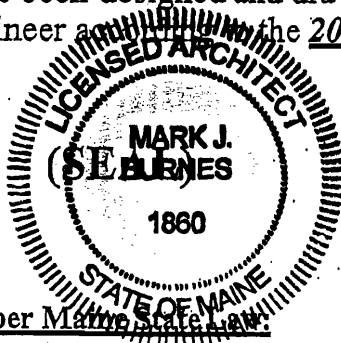
RE: Certificate of Design

DATE: 7/20/06

These plans and/ or specifications covering construction work on:

H & O ELIASON DENTAL LABORATORY
- DENTEX LABS

Have been designed and drawn up by the undersigned, a Maine registered Architect /
Engineer according to the 2003 International Building Code and local amendments.



As per Maine State Law

\$50,000.00 or more in new construction, repair
expansion, addition, or modification for
Building or Structures, shall be prepared by a
registered design Professional.

Signature: [Handwritten Signature]

Title: PRESIDENT, ARCHITECT

Firm: FORESIDE ARCHITECTS, LLC

Address: SUITE 3
251 US ROUTE 1
FALMOUTH, ME 04105

FROM DESIGNER: MARK J. BURNES, AIA - FORESIDE ARCHITECTS, LLC
 DATE: 7/20/06
 Job Name: H&O ELIASON DENTAL LABORATORY - DENTEX LABS
 Address of Construction: RIVERSIDE ST. PORTLAND, ME

2003 International Building Code

Construction project was designed according to the building code criteria listed below:

Building Code and Year 2003 IBC Use Group Classification(s) BUSINESS
 Type of Construction 3B INTERIOR RENOVATIONS
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES
 Is the Structure mixed use? NO if yes, separated or non separated (see Section 302.3) SEPARATED
 Supervisory alarm system? YES Geotechnical/Soils report required? (See Section 1802.2) N/A

EXISTING
 STRUCTURE
 TO REMAIN
 NO SIGNIF-
 ICANT BLDG
 STRUCTURE
 MODIF-
 ICATIONS.

STRUCTURAL DESIGN CALCULATIONS			Live load reduction (1603.1.1, 1607.9, 1607.10)
_____	Submitted for all structural members (109.1, 109.1.1)	_____	Roof live loads (1603.1.2, 1607.11)
DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)		_____	Roof snow loads (7603.7.3, 1608)
Uniformly distributed floor live loads (7603.11, 1607)		_____	Ground snow load, P_g (1608.2)
Floor Area Use	Loads Shown	_____	If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
_____	_____	_____	If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
_____	_____	_____	If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
_____	_____	_____	Roof thermal factor, C_t (Table 1608.3.2)
_____	_____	_____	Sloped roof snowload, P_s (1608.4)
Wind loads (1603.1.4, 1609)		_____	Seismic design category (1616.9)
_____	Design option utilized (1609.1.1, 1609.6)	_____	Basic seismic-force-resisting system (Table 1617.6.2)
_____	Basic wind speed (1609.3)	_____	Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)
_____	Building category and wind importance factor, I_w (Table 1604.5, 1609.5)	_____	Analysis procedure (1616.8, 1617.5)
_____	Wind exposure category (1609.4)	_____	Design base shear (1617.4, 1617.5.1)
_____	Internal pressure coefficient (ASCE 7)	_____	Flood loads (1603.1.6, 1612)
_____	Component and cladding pressures (1609.1.1, 1609.6.2.2)	_____	Flood hazard area (1612.3)
_____	Main force wind pressures (7603.1.1, 1609.6.2.1)	_____	Elevation of structure
Earthquake design data (1603.1.5, 1614-1623)		_____	Other loads
_____	Design option utilized (1614.1)	_____	Concentrated loads (1607.4)
_____	Seismic use group ("Category") (Table 1604.5, 1616.2)	_____	Partition loads (1607.5)
_____	Spectral response coefficients, S_D & S_1 (1615.1)	_____	Impact loads (1607.8)
_____	Site class (1615.1.5)	_____	Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

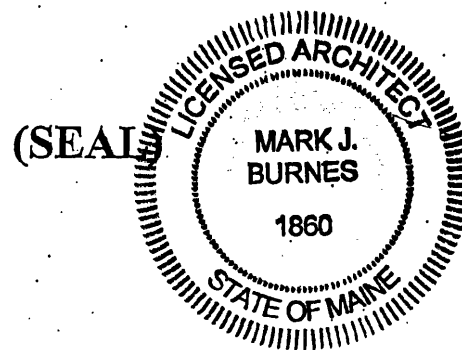
ACCESSIBILITY CERTIFICATE

Designer: MARK J. BURNES - FORESIDE ARCHITECTS, LLC

Address of Project: RIVERSIDE ST., PORTLAND, ME

Nature of Project: INTERIOR RENOVATIONS TO
EXISTING BUILDING SHELL.
REVISE ENTRY, BATHROOMS,
FINISHES, ELECTRICAL & PLUMBING

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.



Signature: 

Title: PRES. - ARCHITECT

Firm: FORESIDE ARCHITECTS, LLC

Address: US ROUTE # 251 - SUITE 3
FALMOUTH, ME 04105

Phone: (207) 781-3344

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.



PORTLAND FIRE DEPARTMENT BUILDING PERMIT CHECKLIST

The following information shall be provided to the Portland Fire Department for plan review.

1. Name, address, and telephone number of applicant
2. Name, address, and telephone number of architect
3. Proposed use of structure [NFPA and IBC classification]
4. Square footage of proposed structure [Total and per story]
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 - b. Detection system [A separate permit is required]
7. A separate Life Safety Plan shall be submitted to include the following.
 - a. Fire resistance ratings of all means of egress
 - b. Travel distance from most remote point to exit discharge
 - c. Location of any required fire extinguishers
 - d. Location of emergency lighting
 - e. Location of exit signs
 - f. NFPA 101 code summary

Contact: Capt. Greg Cass

Fire Prevention Officer 1-207-874-8405



105 AMH
APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

PLANNING DIVISION
Applicant

JULY 21 2011
Application Date

55 1/2 THURM ST PORTLAND OR 97202
Applicant's Mailing Address

WALKWAY DECK
Project Name/Description

207-540-5500
Consultant/Agent/Phone Number

170 WALKWAY STREET
Address of Proposed Site

CBL: 217-4-5 B-4

Description of Proposed Development:

170 WALKWAY STREET, PORTLAND, OR 97202
WALKWAY DECK
170 WALKWAY STREET, PORTLAND, OR 97202

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment
(Yes, No, N/A)

Planning Office
Use Only

<u>Yes</u>	<input checked="" type="checkbox"/>
<u>Yes</u>	<input checked="" type="checkbox"/>
<u>Yes</u>	<input checked="" type="checkbox"/>
<u>Yes</u>	<input checked="" type="checkbox"/>
<u>Yes</u>	<input checked="" type="checkbox"/>
<u>Yes</u>	<input checked="" type="checkbox"/>
<u>Yes</u>	<input checked="" type="checkbox"/>
<u>Yes</u>	<input checked="" type="checkbox"/>
<u>Yes</u>	<input checked="" type="checkbox"/>

Planning Division Use Only

CI/LI

- UGE --- UNDERGROUND
- ⊗ ELEC. & TEL.
- ⊗ GATE VALVE
- UTILITY POLE
- ⊞ CATCH BASIN
- ⊙ MANHOLE
- CHAIN LINK FENCE

November 4, 1955, Drawing No. 481/11;

DEPT OF PUBLIC WORKS

Thence S 01°-49' E, by and along Riverside Street, a distance of 44.42 feet capped iron rebar set at a point of curvature where formerly a monument set

Thence southeasterly and turning southwesterly along a curve of 576.62 feet, a central angle of 26°-28'-41", by and along Riverside Street, a distance of 266.47 feet to a 5/8 inch capped iron rebar set at the northeasterly corner of said Registry in E Page 230;

Thence N 69°-47'-47" W, by and along said land of Mahaney Holdings, a distance of 100 feet to a 5/8 inch capped iron rebar set at an angle point;

Thence S 89°-56'-00" W, by and along said land of Mahaney Holdings, a distance of 939.51 feet to a 5/8 inch capped iron rebar set on the northeasterly sideline of land owned by J Properties by deeds recorded at said Registry in Book 6572, Page 7619, Page 120;

Thence N 54°-48'-44" W, by and along said land of J Properties, a distance of 34.31 feet more or less, to a 5/8 inch capped iron rebar;

N/F
PORTLAND TERMINAL CO.
228/387
228/390
235/537

20' UTILITY EASEMENT
SEE NOTE 6D&E
BASED ON THE LOCATION
OF UNDERGROUND UTILITIES
HOLDING 10 FEET FROM LINE
LOCATION WILL CAUSE EASEMENT
TO ENCROACH BY 5'± ONTO
ADJACENT LOT

UNDERGROUND
TELEPHONE BOX

BASE OF
#5 REBAR W/ CAP
DES. LAURIERS PLS 131
0.13' OFFLINE

N89°56'00"E
939.51' (DEED 939.91')

TRANSFORMER
PAD
6532#

GAS METERS
ELECTRICAL
METERS

H.V.A.C.
PAD

BUILDING AREA
17,964 sq.ft.
BUILDING HEIGHT
19.75'

NORTH

SPRI
CON
GAS

NATIONAL
Dentex

1 2 3 4
PARKING

40' UTILITY
EASEMENT
SEE NOTE 6C

SEE NOTES
6A, 6C, 6E

353.00'
136.27'

S89°56'00"W

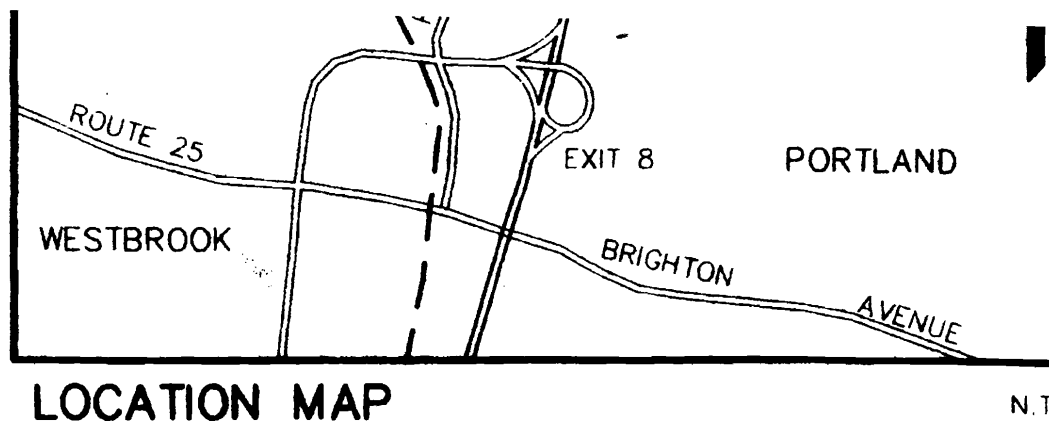
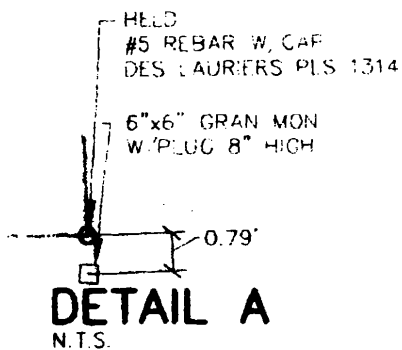
SOUTHER

d of Portland Terminal Company, land now or
ed recorded in Book 9255, Page 231 and by
939.51 feet to a 5/8 inch capped iron rebar set

g a curve to the left with a radius of 5,776.33
ng said land of H & B Realty, a distance of

or parcel of land containing 5.09 acres, more
d on True North as determined by the Maine
iverside Street Relocation.

and benefited by those easements, restrictions



GENERAL NOTES

1. THE RECORD OWNER OF LOT A IS BOUNTY REALTY BY DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 7056 PAGE 115.
2. THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND'S TAX MAP 267 BEING SHOWN AS LOT A-5.
3. TOTAL AREA OF THE PARCEL IS 5.09 A.C.
4. THE PROPERTY IS LOCATED WITHIN THE B-4 (COMMERCIAL BUSINESS) ZONE

MINIMUM LOT SIZE	10,000 S.F.	
MINIMUM LOT WIDTH	60 FEET	
MINIMUM FRONT YARD	20 FEET	
MINIMUM REAR YARD	20 FEET	
MINIMUM SIDE YARD	10 FEET	
MAXIMUM BUILDING HEIGHT	65 FEET *	* (LOTS GREATER THAN 5 ACRES, 90 FEET IN HEIGHT IS PERMITTED IF SETBACKS ARE INCREASED BY 1 FOOT IN DISTANCE FOR EACH FOOT OF HEIGHT ABOVE 65 FEET.)
5. PLAN REFERENCES:
 - A) PLAN OF LAND TITLED "BRIGHTON AVENUE INTERCHANGE, MAINE TURNPIKE AUTHORITY, MAIN TURNPIKE, SECTION 2 - PORTLAND TO AUGUSTA, PROPERTY PLAN DATED JULY 1954" RECORDED AT SAID REGISTRY IN PLAN BOOK 41 PAGE 70.
 - B) PLAN OF LAND TITLED "PROPOSED BUILDING COMPLEX RIVERSIDESIDE STREET, PORTLAND, M. DEVELOPED BY BOULOS COMPANY" DATED THROUGH JANUARY 12, 1987 BY SEBAGO TECHNICAL INC. AND RECORDED IN PLAN BOOK 161 PAGE 45.
 - C) LAND TITLE SURVEY FOR EXISTING BUILDING COMPLEX DEVELOPED BY BOULOS COMPANY DA JULY 5, 1988 BY SEBAGO TECHNICALS, INC.
 - D) STANDARD BOUNDARY SURVEY ON RIVERSIDE STREETS IN PORTLAND MAINE FOR LEE HARVEY 222 RIVERSIDE STREET, PORTLAND, MAINE 04103 DATED THROUGH NOVEMBER 25, 1996 BY DES LAURIERS & ASSOCIATES OF NEW ENGLAND, INC.
6. SUBJECT TO THE FOLLOWING EASEMENTS, RESTRICTIONS AND CONDITIONS REFERENCED IN A TITLE COMMITMENT ISSUED FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY BY MONUMENT TITLE COMMITMENT NO. 102699-011 FILE 99010258 DATED OCTOBER 25, 1999:
 - A) TITLE COMMITMENT ITEM 4 - DRAINAGE EASEMENTS FOR IMPOUNDMENT OF WATER WITHIN A COMMON DETENTION BASIN WERE CONVEYED BY DEED OF BOUNTY REALTY TO J. PROPERTIES C/O LOCKE OFFICE PRODUCTS, INC. DATED DECEMBER 11, 1986 AND RECORDED IN BOOK 7 PAGE 120. THE DETENTION BASIN IS LOCATED WITHIN PROPERTY OWNED BY J. PROPERTIES TO BOUNTY REALTY BY DEED DATED JANUARY 30, 1987 AND RECORDED IN BOOK 7619 PAGE 116. ALSO GRANTED ARE RIGHTS TO DRAIN THROUGH UNDERGROUND DRAIN LINES AND STRUCTURES WITHIN PROPERTY OF BOUNTY REALTY TO RIVERSIDE STREET.
 - B) TITLE COMMITMENT ITEM 5 - THE PORTLAND PIPELINE COMPANY WAS CONVEYED A "BLANKET EASEMENT OVER PROPERTY FORMERLY OWNED BY DENNIS D. DECORMIER et al. BY DEED DATED OCTOBER 10, 1941 AND RECORDED IN BOOK 1646 PAGE 289 THIS EASEMENT WAS RELEASED WHERE IT WAS LOCATED WITHIN THE PROPERTY BY THE FOLLOWING DEEDS: 1) TO J. PROPERTIES BY DEED DATED NOVEMBER 23, 1984 AND RECORDED IN BOOK 6636 PAGE 3 EXCEPTING LAND EASTERLY OF AND WITHIN 50 FEET FROM THE CENTER LINE OF A 12" PIPE 2) TO BOUNTY REALTY BY DEED DATED SEPTEMBER 8, 1988 AND RECORDED IN BOOK 846: EXCEPTING LAND EASTERLY OF AND WITHIN 50 FEET FROM THE CENTERLINE OF

