DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND
BUILDING PERMIT

This is to certify that

BOUNTY DEVELOPMENT LLC (CBRE Boulos)/CBRE Boulos

Located at

190 RIVERSIDE ST - Unit 5A

PERMIT ID: 2012-50542

CBL: 267 A005001

has permission to **tenant fit-up - enlarge existing bathroom to install shower**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise clsoed-in. 48 HOUR NOTICE IS REQUIRED.	A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

Final - Commercial
Final - Electric
Final - Fire

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
201250542	11/27/2012	267 A005001

Location of Construction:	Owner Name:	Owner Address:	Phone:
190 RIVERSIDE ST - Unit 5A	BOUNTY DEVELOPMENT LLC (	ONE CANAL PLAZA 5TH FLOOR	(207) 871-1290
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
Body By John	CBRE Boulos	1 Canal Plaza Portland	(207) 871-1290
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Change of Use	

Proposed Use:	Proposed Project Description:
Fitness Studio "Body By John"	tenant fit-up - enlarge existing bathroom to install shower

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 11/30/2012

Note: **Ok to Issue:** ☑

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

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 12/17/2012

Note: **Ok to Issue:** ☑

1) A water fountain or drinking station shall be installed for use in this occupancy as required by the Maine plumbing code.
2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Ben Wallace Jr **Approval Date:** 12/24/2012

Note: **Ok to Issue:** ☑

1) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
2) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
3) Any Fire alarm or Sprinkler systems shall be reviewed by licensed contractors for code compliance. Compliance letters are required.
4) Fire protection systems shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
5) Fire extinguishers are required per NFPA 1.
6) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
7) The building shall comply with City Code Chapter 10 when inspected.

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	CBL:
(2012-11-5412) 201250542		267 A005001

Location of Construction:	Owner Name:	Owner Address:	Phone:
190 RIVERSIDE ST - Unit 5A	BOUNTY DEVELOPMENT LLC (	ONE CANAL PLAZA 5TH FLOOR	2078711290
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
Body By John	CBRE Boulos	1 Canal Plaza Portland	2078711290
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Change of Use	B-4

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Triumph Auto Glass	Fitness Studio "Body By John"		$5,000.00	

FIRE DEPT: ☑ Approved ☐ Denied ☐ N/A (58)

12/24/12

Signature: [signature]

INSPECTION: Use Group: B Type: 3B

MUBEC '09

Signature: [signature] 12/17/12

Proposed Project Description:

tenant fit-up - enlarge existing bathroom to install shower

Change of Use

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
Service_User	11/27/2012

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..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☐ Site Plan	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☐ MM ☐	☐ Denied	☐ Denied
Date: 11/30/12 ok w/conditions ABU	Date:	Date: ABU

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

B4

2012 11 5462 66

Urban Insight - 202-5052

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 St. Unit 5A		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot N/A	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 267 A005001	Applicant *must be owner, Lessee or Buyer* Name Bounty Development c/o CBRE Boulos Address 1 Canal Plaza City, State & Zip Portland, Me 04101	Telephone: 871.1290 (o) 233.1172 (c)
Lessee/DBA (If Applicable) "Body by John"	Owner (if different from Applicant) Name same Address owners are City, State & Zip the applicant	Cost Of Work: $ 5000.00 C of O Fee: $ 75.00 Total Fee: $ 145.00

$30 - $40 - $70

RECEIVED
NOV 27 2012
Dept. of Building Inspections
City of Portland Maine

Current legal use (i.e. single family): Vacant
If vacant, what was the previous use? Triumph Auto Glass
Proposed Specific use: Fitness Studio
Is property part of a subdivision? No If yes, please name no
Project description: Enlarge existing bathroom to allow for the installation of a shower unit.

Contractor's name: CBRE Boulos
Address: 1 Canal Plaza
City, State & Zip Portland Me 04101 Telephone: 871.1290 (o)
Who should we contact when the permit is ready: Paul Vreneck Telephone: 233.1172 (c)
Mailing address: same

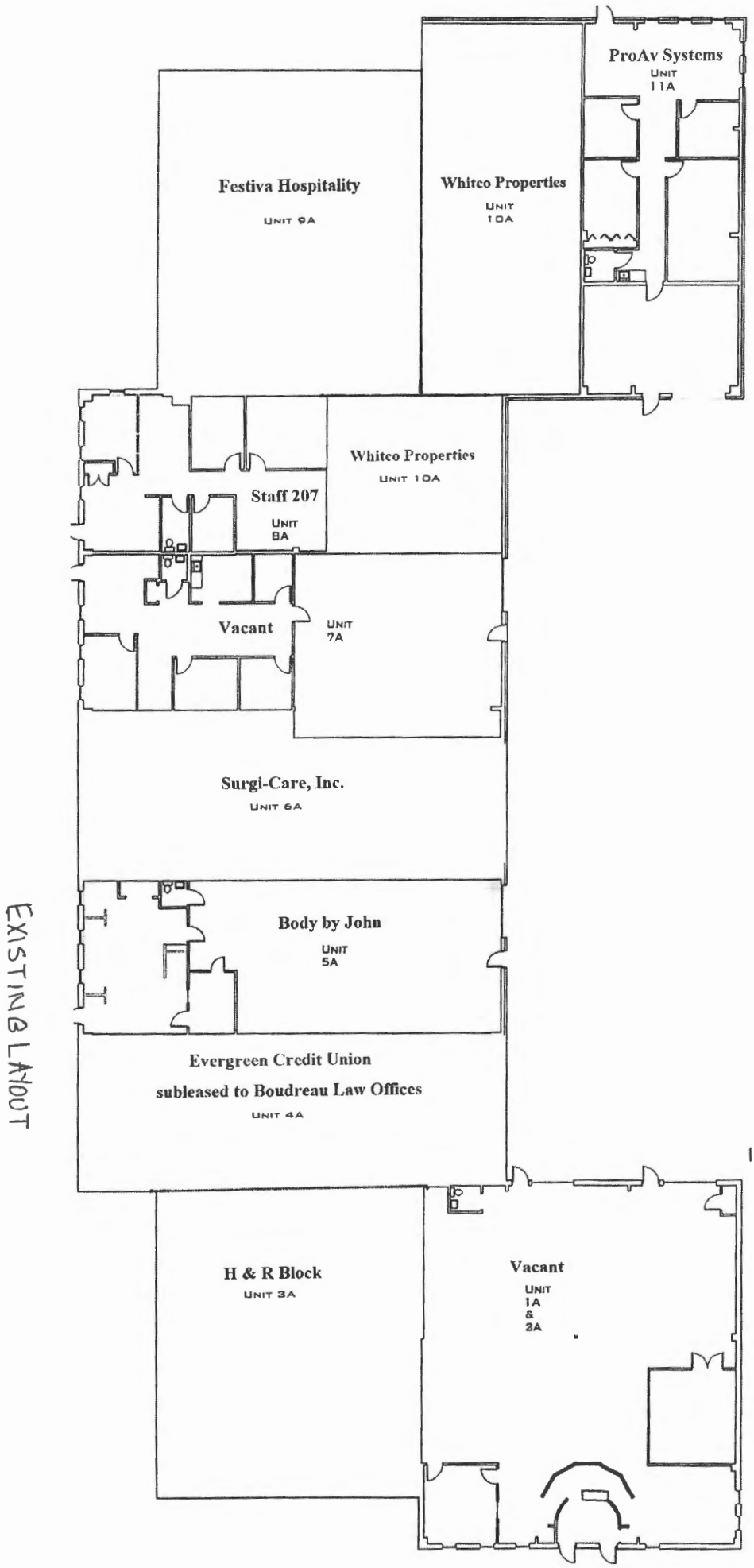
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: Paul Vreneck Date: 11/26/12

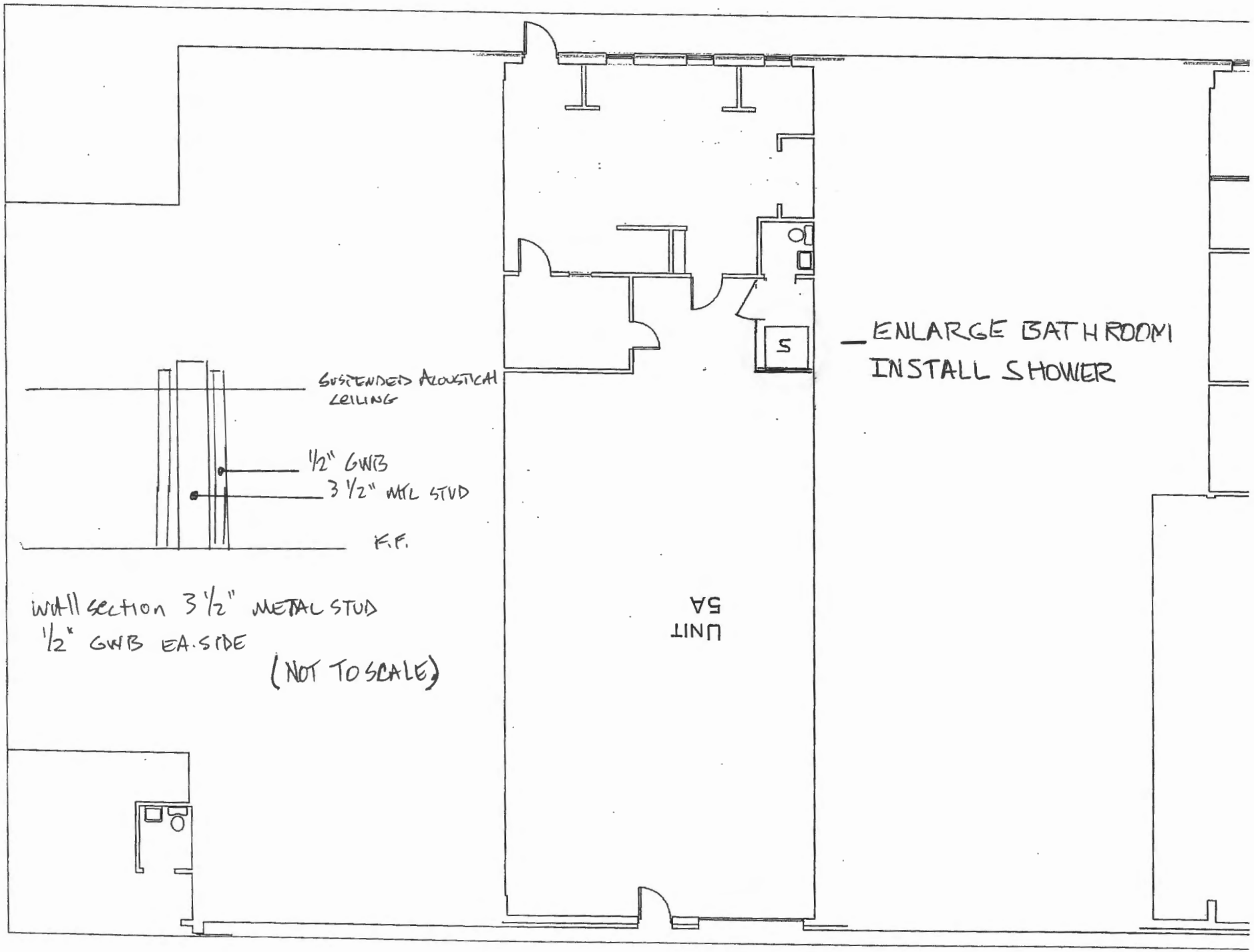
This is not a permit; you may not commence ANY work until the permit is issue

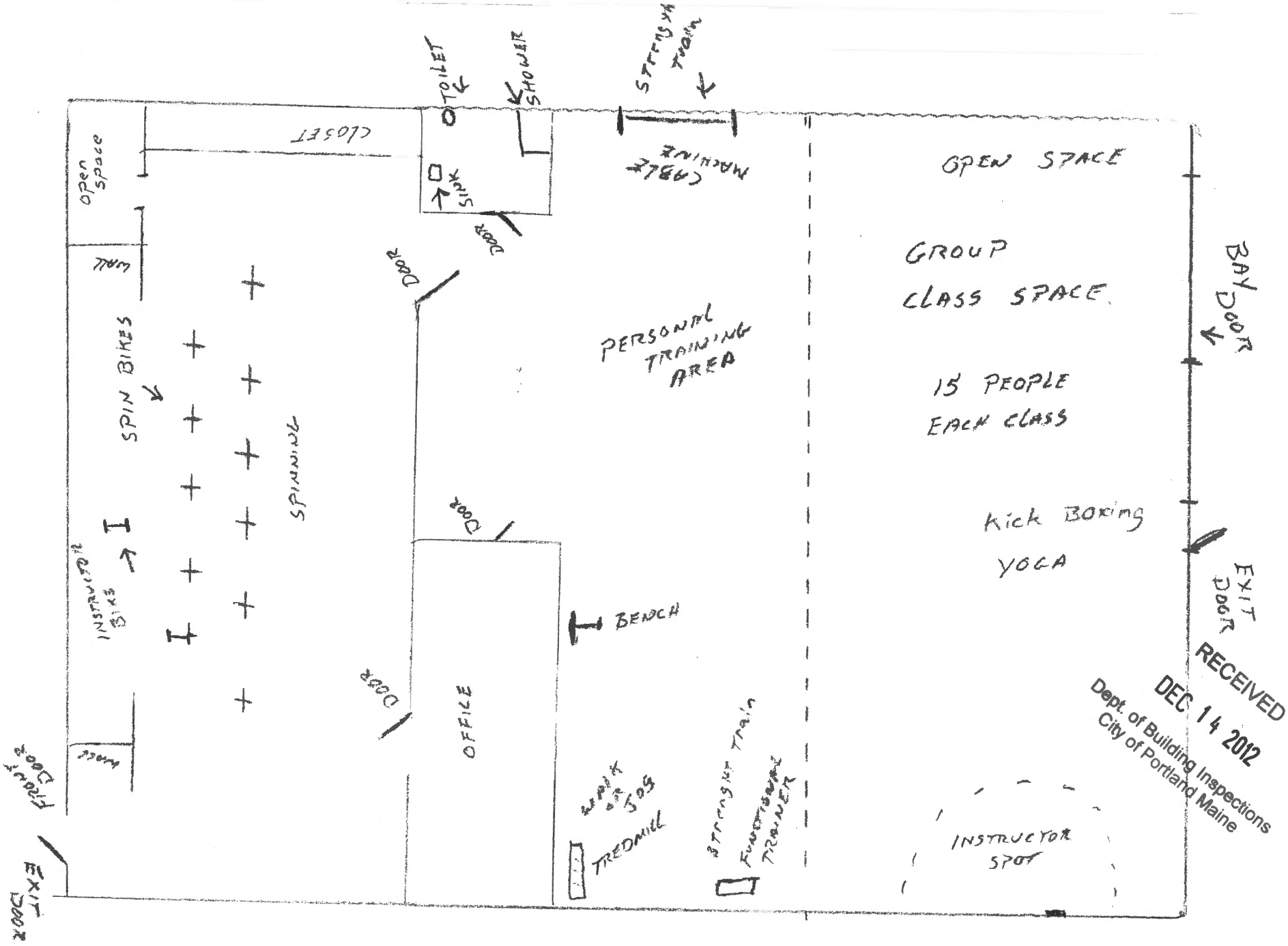


EXISTING LAYOUT

190 Riverside Street
Portland, Maine
not to scale

Exhibit B-1


SUSTENDED ACOUSTICAL CEILING
1/2" GWB
3 1/2" MTL STUD
F.F.
WALL SECTION 3 1/2" METAL STUD
1/2" GWB EA. SIDE
(NOT TO SCALE)
UNIT 5A
S
ENLARGE BATHROOM
INSTALL SHOWER



2,400 S.F. Total ÷ 50 for Exercise Rooms = 48 occ. max

RECEIVED
DEC 14 2012
Dept. of Building Inspections
City of Portland Maine

This is a personal training studio only. There will be at no time unattended people in this space. There will be no memberships only by appointment. There is very little equipment because this is functional type training. We use body weight and some cable resistant type moves. In this space we have the following items not on drawing:

1) Bands
2) Balls
3) Ropes
4) Mats

These are to small to draw on paper.

RECEIVED
DEC 14 2012
Dept. of Building Inspections
City of Portland Maine

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , BusinessName: Bounty Development, LLC, Check Number: 2112$145.00
Tender Amount: 145.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 11/27/2012
Receipt Number: 50543

Receipt Details:

Referance ID:	8858	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-11-5462-CH OF USE - Change of Use Triump Auto glass to Fitness Studio			
Additional Comments: 190 Rivrside St.			

Referance ID:	8860	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	70.00	Charge Amount:	70.00
Job ID: Job ID: 2012-11-5462-CH OF USE - Change of Use Triump Auto glass to Fitness Studio			
Additional Comments:			

Thank You for your Payment!

Jeanie Bourke - RE: 190 Riverside permit #201250542

From: "Booth, Amy" <ABooth@Boulos.com>
To: "Ureneck, Paul" <PUreneck@Boulos.com>, Jeanie Bourke <JMB@portlandmaine....
Date: 12/14/2012 11:24 AM
Subject: RE: 190 Riverside permit #201250542
CC: "Donovan, Michelle" <Mdonovan@Boulos.com>, "Nelson, Kim" <knelson@Boulos...
Attachments: Scan_Doc0023JE.PDF

Hi Jeannie,

To expedite things, Paul asked me to follow up with you while he is away.

1. The square footage is 2, 400+/- sf
2. I have attached the tenants plan
3. There will be one bathroom and one shower
4. This is not a full service gym but a personal training business. The Tenant will have 4-10 clients at once.
5. The building is sprinkled
6. The tenancy is mixed use. The site houses a warehouse, an office/warehouse, a call center, a lab, and straight offices

Please let me know if you need anything else. Paul will return on Monday.

Have a good weekend.

Amy

Amy R. Booth | Partner
CBRE | The Boulos Company | Boulos Property Management
One Canal Plaza | Portland, ME 04101
Direct T +1 207 553 1773 | C +1 207 233 1195 | T +1 207 871 1290 | F +1 207 772 2647
abooth@boulos.com | www.boulos.com | Personal Profile

Connect with me on LinkedIn.

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From: Ureneck, Paul
Sent: Thursday, December 13, 2012 4:43 PM
To: Jeanie Bourke
Cc: Booth, Amy; Donovan, Michelle; Nelson, Kim
Subject: Re: 190 Riverside permit #201250542

RECEIVED
DEC 14 2012
Dept. of Building Inspections
City of Portland Maine

Will do. Ill get others working on this while I'm away. Thank you.

Paul Ureneck
Senior Vice President
Project Management

CBRE | The Boulos Company
207.871.1290

Sent from my mobile device.

On Dec 13, 2012, at 5:27 PM, "Jeanie Bourke" <JMB@portlandmaine.gov> wrote:

> Hi Paul,
> I know you are out of the office this week, but just have these comments from the building code review for this project:
>
> 1. Provide total area in SF & each room area and label the activity in each, ie. Office, storage. Also, is this the only bathroom?
> 2. Provide exercise room layout, machines, equipment
> 3. Provide use/occupancy group and occupant load based on area and use for egress and bathroom count
> 4. Is the building sprinkled?
> 5. What are the other occupancies in the building, looks like mostly business offices?
>
> Thank you,
> Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
Direct: (207) 874-8715
Office: (207) 874-8703

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

REVISION	BY	DATE	STATUS
6	DLB	6/4/88	AMENDED PLAN TO REFLECT NEW EASEMENT NOTES, ABUTTERS AMP, MISC. UTILITY DATA
5	SMP	10-14-87	REVISED ADD PATIO, CANOPY, BOTTLE STORAGE, BUILDING AND DUMPSTER TO LOT A.
4	SMP	9-24-87	REVISED, SITE PLAN, ABUTTERS, MAP/LOT #'S
3	SMP	8-13-87	ADD PATIO, CANOPY, BOTTLE STORAGE, BUILDING AND DUMPSTER TO LOT A.
2	SMP	8-12-87	REVISED PER CITY COMMENTS
1	SMP	7-6-87	ADDED LOT LINE, TREE, SWEEPEN, HANG-UP PARKS, ADJUST 24 UNIT
0	SMP	4-24-87	ADDED SEE CONSTRUCTION, CURB, SIDEWALK, ADDITIONAL CURB, SPOT GRADES, CONCEPT FOR REVIEW

UNIT 5A

N/F PORTLAND TERMINAL CO.

N/F CENTRAL MAINE POWER COMPANY

MAINE TURNPIKE AUTHORITY - TRUE

N/F J PROPERTIES

AREA SUBJECT TO DRAINAGE RIGHTS SEE NOTE 7-F

RIPRAP INLET

AREA = 17,500 S.F.
F.F.E. = 73.5

AREA = 26,500 S.F.
F.F.E. = 72.0

40' UTILITY EASEMENT

LOT B

LOT A

AREA = 8,000 S.F.
F.F.E. = 72.0

LOT A 2.22 ACRES
N/F
B.T. AT RIVERSIDE CORP.
500K 8015, PAGE 312

N/F
J.PROPERTIES
8K 6572 PG.257
8K 7619 PG.120

STREET

RIVERSIDE

DELTA = 20°-56'-26"
RADIUS = 142.00'
ARC LENGTH = 54.46'

SEE SHEET NO. 3 FOR IMPROVEMENTS WITHIN RIVERSIDE ST. RIGHT-OF-WAY

EXISTING POLE #14

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	CONTOUR	10
	PROPERTY LINE	
	UTILITY POLE	
	CATCH BASIN	
	SEWER MANHOLE	
	GUARD RAIL	
	TREE LINE	
	CULVERT PIPE / DRAIN LINE	
S	SEWER LINE	S
W	WATER LINE	W
	CLEAN - OUT	CO
	PAVEMENT	
	DUMPSTER W/CONC. PAD	

PADMOUNT TRANSFORMER
UNDERGROUND ELECTRIC CABLE — UE
EASEMENT LINES

LOCATION PLAN
Scale: 1" = 800'±

PROJECT SITE

GENERAL NOTES

1. Lot A:
   Lot B:
2. Property is located in the City of Portland's Tax Map 24 ...
3. The property is located within the ... Zone.
   Open Space Requirements:
   Front Setback: 25 feet
   Side Setback: 15 feet
   Rear Setback: 15 feet
4. Total area of parcels is 7.3 acres.
5. Record Information:
   a. Plan entitled: "Proposed Building Complex, Riverside Street, Portland, Maine, Developer: Boulos Company, 2 City Center, Portland, Maine, Scale: 1" = 30', Dated: August 5, 1987, revised: January 18, 1988" and recorded at said Registry in Plan Book 181, Page 40.
   b. Utility and road information found in the City of Portland Department of Public Works for Riverside Street.
6. Site Information:
   Plan entitled, "Proposed Building Complex Riverside Street, Portland, Maine, Developer: Boulos Company, Proposal by Sebago Technics, Inc., Dated: August 5, 1987, revised: January 18, 1988" and recorded at said Registry in Plan Book 181, Page 40.
7. Exhibit 'B':
   a. Underground Cable Easement granted by Bassett Realty to Central Maine Power Co. and New England Telephone and Telegraph Co. as described in an unrecorded dated October 6, 1982 and recorded in said Registry in Book 5122, Page 326.
   b. Pipeline Easement granted by Donald G. and Ada F. Dodenhoff to Portland Pipe Line Co. as described in an instrument dated February 12, 1941 and recorded in said Registry in Book 1574, Page 408. Said easement to be over a 10 foot wide strip of land.
   c. Utility Easement granted by Bassett Realty to Cumberland Electric Light Company as described in an instrument dated March 14, 1947 and recorded in said Registry in Book 1974, Page 318. Said easement to be over a 10 foot wide strip of land.
   d. Rights in common with others as described in a Declaration of Easement granted by Bassett Realty to Riverside Associates, Inc., as trustee, dated March 20, 1986 and recorded in said Registry, Book 6810, Page 322.
   e. Reciprocal Access/Egress, General Easements and Maintenance Agreement between Bassett Realty and B. T. at Riverside ("Parcel") as described in an instrument dated March 20, 1986 and recorded in said Registry in Book 6810, Page 315.
   f. Drainage, rights and conditions in common with Bassett Realty as granted to J. Properties by Bassett Realty and described in a deed of conveyance with Warranty to, 1986 and recorded in said Registry in Book 6572, Page 257. Said rights and conditions are also granted to J. Properties, Inc. (Maine) by deed of conveyance dated January 30, 1987 and recorded in said Registry in Book 7619, Page 120.
   g. Everything that land within 50' of the center line of an existing 24 inch steam line owned by Portland Pipe Line Corp., as described in a release deed to J. Properties, Inc. from Portland Pipe Line Corporation, to be dated and recorded in said Registry in Book 6810, Page 31.
8. All disturbed areas to be loamed and seeded.
9. Contractor shall field verify all utility information prior to construction.
10. Perimeter information is based on a plan for Annie M. Dodenhoff by W. H. & H. M. Jordan Co., dated August 15, 1941, Internal division lines and topographic information provided by Sebago Technics, Inc.
11. Amount of proposed parking = 210 spaces.
12. Riverside Street Right-of-Way north of parcel boundary to be cleared of woodland as facilities take occurred.

AREA SUMMARY

TOTAL AREA	=	7.18 Ac. (312,969 S.F.)
AREA LOT A	=	1.88 Ac. (82,031 S.F.)
AREA LOT B	=	5.30 Ac. (230,888 S.F.)

CENTERLINE CURVE DATA

CURVE	RADIUS	DELTA	TANGENT	LENGTH	P.C. STATION	P.T. STATION
Δ1	150.00'	20°34'15"	27.72'	54.85'	0+49.11	1+03.93
Δ2	150.00'	30°12'00"	16.86'	30.72'	8+28.57	8+59.29
Δ3	40.00'	90°00'00"	40.00'	62.83'	7+11.63	7+74.46
Δ4	50.00'	94°48'00"	38.98'	41.82'	8+59.39	8+98.21

AMENDED SITE PLAN
FOR
PROPOSED BUILDING COMPLEX
RIVERSIDE STREET
PORTLAND, MAINE

DEVELOPED BY:
BOULOS COMPANY
2 CITY CENTER
PORTLAND, MAINE

Sebago Technics, Inc.
CIVIL ENGINEERS AND SURVEYORS

12 Westbrook Common
Westbrook, Maine 04092
854-0471

DRAWN BY	JDM, DLB
DESIGN BY	SMP
CHECKED BY	SMP
DATE	4-24-87
SCALE	1" = 30'
FIELD BOOK	115
PROJECT NO.	8604
SHEET	1 OF 4