

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 030146

This is to certify that Derice Robert A/Tritown Development
has permission to Adding 1175 sq. Ft. Story over right side of building and adding covered entry way.
AT 9 Sanborn St City of Portland 375 B008001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 permit is procured before this building or part thereof is occupied or closed-in. **48 HOUR NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

Fire Dept. U.S.M.
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Michael Curran 5/30/03
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: 03-0146	Issue Date:	CBL: 375 B008001
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Location of Construction: 9 Sanborn St	Owner Name: Derice Robert A	Owner Address: 9 Sanborn St	Phone: 207-878-3100
Business Name: n/a	Contractor Name: Tritown Development	Contractor Address: 29 Winston way New Glouster	Phone: 2079263448
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Commercial	Zone: RP

Past Use: Commercial / Professional Offices and Apartment.	Proposed Use: Professional Offices and Apartment; Adding additional 1175 sq. Ft. Story over existing right side of building and a covered entry way to be added on for front stairs.	Permit Fee: \$541.00	Cost of Work: \$73,600.00	CEO District: 2
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Proposed Project Description: Adding 1175 sq. Ft. Story over right side of building and adding covered entry way.	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 5B 5/30/03
	Signature: <i>[Handwritten Signature]</i>	Signature: <i>[Handwritten Signature]</i>

Permit Taken By: gg	Date Applied For: 02/28/2003	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>AA</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 2 Zone 1</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>2003-0062</i></p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>4/22/03</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Handwritten Signature]</i></p>
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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

Date: April 18, 2003

To: Portland Planning Department

From: Dr. Robert DeRice

RE: Parking Lot layout request



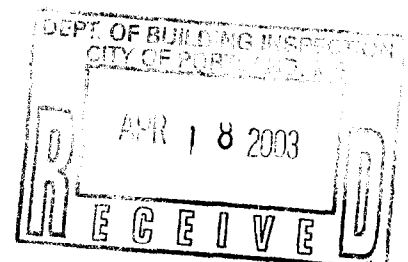
In discussion with Marge in the permitting office it was determined that R-P requirements for off-street parking are one space per 400 feet of floor space of which I have 4,224 square feet. Additionally, there is a requirement of 1.5 spaces per residential unit of which I have one unit.

$4224/400 = 10.5$

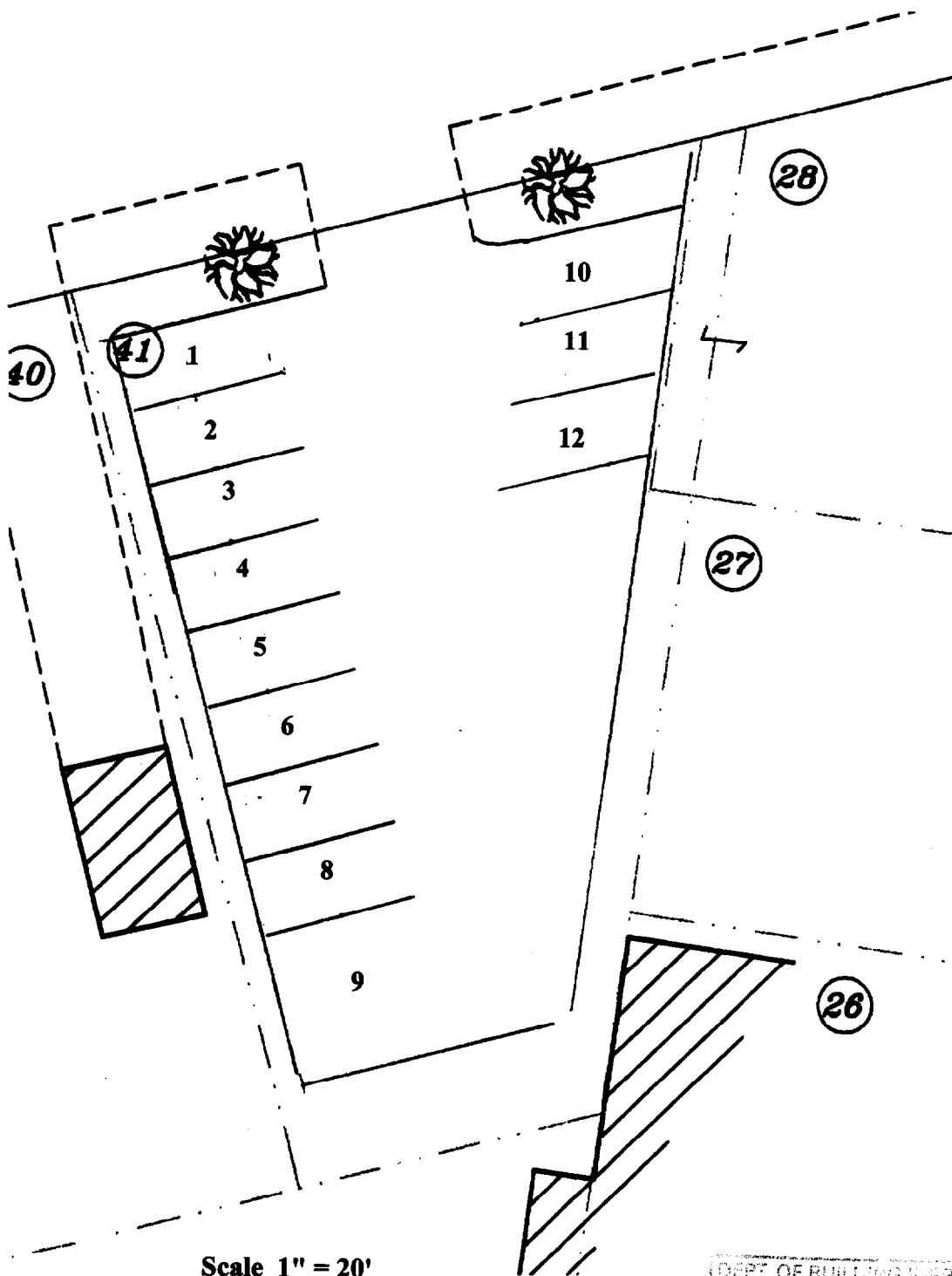
1 apartment = 1.5

Total required spaces = 12

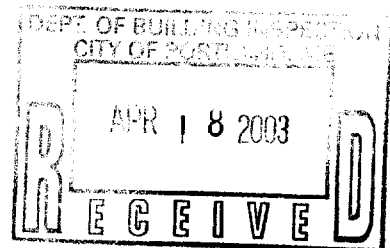
Attached is a drawing to scale showing how I propose to stripe the parking lot I own. I planned on resurfacing my lot this year anyway and will stripe the lot after it is redone and before the addition on my second floor is occupied for use.



**Parking Lot Layout
Sanborn Street
Dr Robert DeRice**



Scale 1" = 20'



Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

March 7, 2003

Mr. Robert A. DeRice, DMD
9 Sanborn Street
Portland, ME 04103

Dear Mr. DeRice:

RE: Application for exemption from site plan review
(CBL#375B008) (ID#2003-0041)

Thank you for your application for exemption from site review. Upon review, your expansion raises a number of site related issues that would require site plan review. These items include, but are not limited, to the following:

1. Potential increase in parking.
2. Potential increase in traffic.
3. Setbacks/zoning requirements.

For these reasons, the City is unable to approve your application for an exemption.

Sincerely,

Jay Reynolds
Development Review Coordinator

Applicant: Dr. DeFice

Date:

Address: 9 Sanborn St

C-B-L: 375-B-8:9

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing

Zone Location - R-P

Interior or corner lot -

Proposed Use/Work -

Add 2nd floor for professional office on RT side of Bldg (EXISTING 1st floor professional bldg)

Sevage Disposal - City

Lot Street Frontage - 2R

Front Yard -

Lot is less than 100' in depth when this bldg is located - 14-149
Allows no less than a 10% front setback → 73.5' scaled
minimum front setback is 7.35ft - 14ft scaled -

Rear Yard -

20ft req - 20' exactly is shown

Side Yard - 12' min -

58' scaled

Projections -

front porch 8' x 18.5'

Width of Lot - 60' -

141' shown

Height - 45' max -

32' to ridge

Lot Area - 6,000 sq ft in

15,788 sq ft

Lot Coverage/Impervious Surface

closest lot is R-3 70% max or 11,051.6 sq ft max

Area per Family -

Off-street Parking - 1 apt =

office 4224 ÷ 406 = 10.56
= 1.50
12.06

12 spaces
12 spaces
shown

26 x 48 = 1248
36 x 48 = 1728
7 x 16 = 112
8 x 18 = 144
3292 sq ft

Loading Bays - N/A

Site Plan - #2003-0062

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 zone

Floor Area Ratio = .55% max

$$\frac{3232 \text{ sq ft}}{15,788 \text{ sq ft}} = .21$$

.21

revised plans

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0146	Date Applied For: 02/28/2003	CBL: 375 B008001
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Location of Construction: 9 Sanborn St	Owner Name: Derice Robert A	Owner Address: 9 Sanborn St	Phone: 207-878-3100
Business Name: n/a	Contractor Name: Tritown Development	Contractor Address: 29 Winston way New Glouster	Phone: (207) 926-3448
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Commercial	

Proposed Use: Professional Offices and Apartment; Adding additional 1175 sq. Ft. Story over existing right side of building and a covered entry way to be added on for front stairs.	Proposed Project Description: Adding 1175 sq. Ft. Story over right side of building and adding covered entry way.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/22/2003

Note: Ok to Issue:

- 1) This permit is being approved on the basis of plans submitted that were revised to show the 20 foot required rear setback.. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.

Dept: Building **Status:** Pending **Reviewer:** Mike Nugent **Approval Date:**

Note: Ok to Issue:

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. McDougall **Approval Date:** 04/28/2003

Note: Ok to Issue:

- 1) handrails shall be installed in accordance with NFPA 101 standards

Comments:

04/30/2003-mjn: Notified Owner and Designer for the need for additional plans/info/stair issue

05/19/2003-mjn: Received stairs modification, floor trusses underdesigned by 10 psf, Owner will email new truss plan.

Arq. Sergio Arteaga Gaddar, AIA

May 6, 2003

Mike Newton, Inspector of Buildings
City of Portland Maine - Planning
389 Congress Street, Room 315
Portland, ME 04101

RE: Professional Office Building Addition – Dr. DeRice
Project -SAG0303

Dear Mike:

As requested, attached please find the revised building section through the stair (re: 8/A.1) and the typical detail @ window header (wall-bearing wall) for your use and record in connection with the building permit.

In addition, I have contacted Dr. DeRice (the owner) and copies of the engineered floor and roof trusses drawings have been requested. These drawings will carry certification by a professional engineer with an active State of Maine license. They will be submitted to you shortly. We will follow this submission after the drawings of the trusses were also included.

Should you have any questions, please do not hesitate to contact me at sgaddar@jsainc.com, or call me at (207) 831-6044.

Thank you.

Sincerely,



Sergio Gaddar AIA
Architect

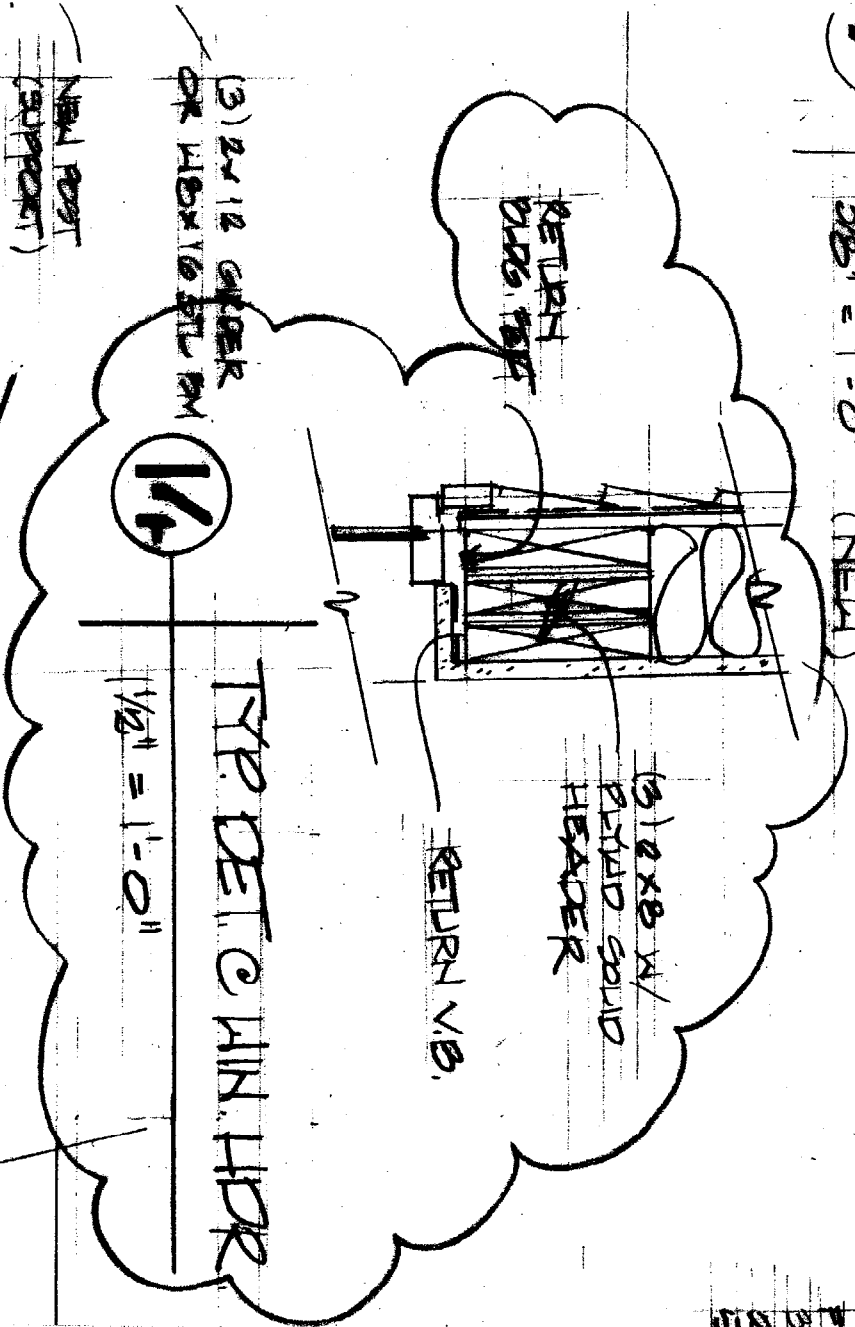
SAG/

Cc: Robert DeRice, DMD

C:\Documents and Settings\Sergio\My Documents\DeRice\BP.doc

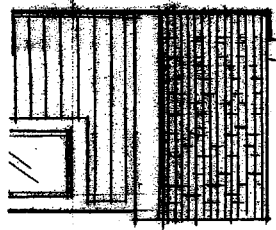
1

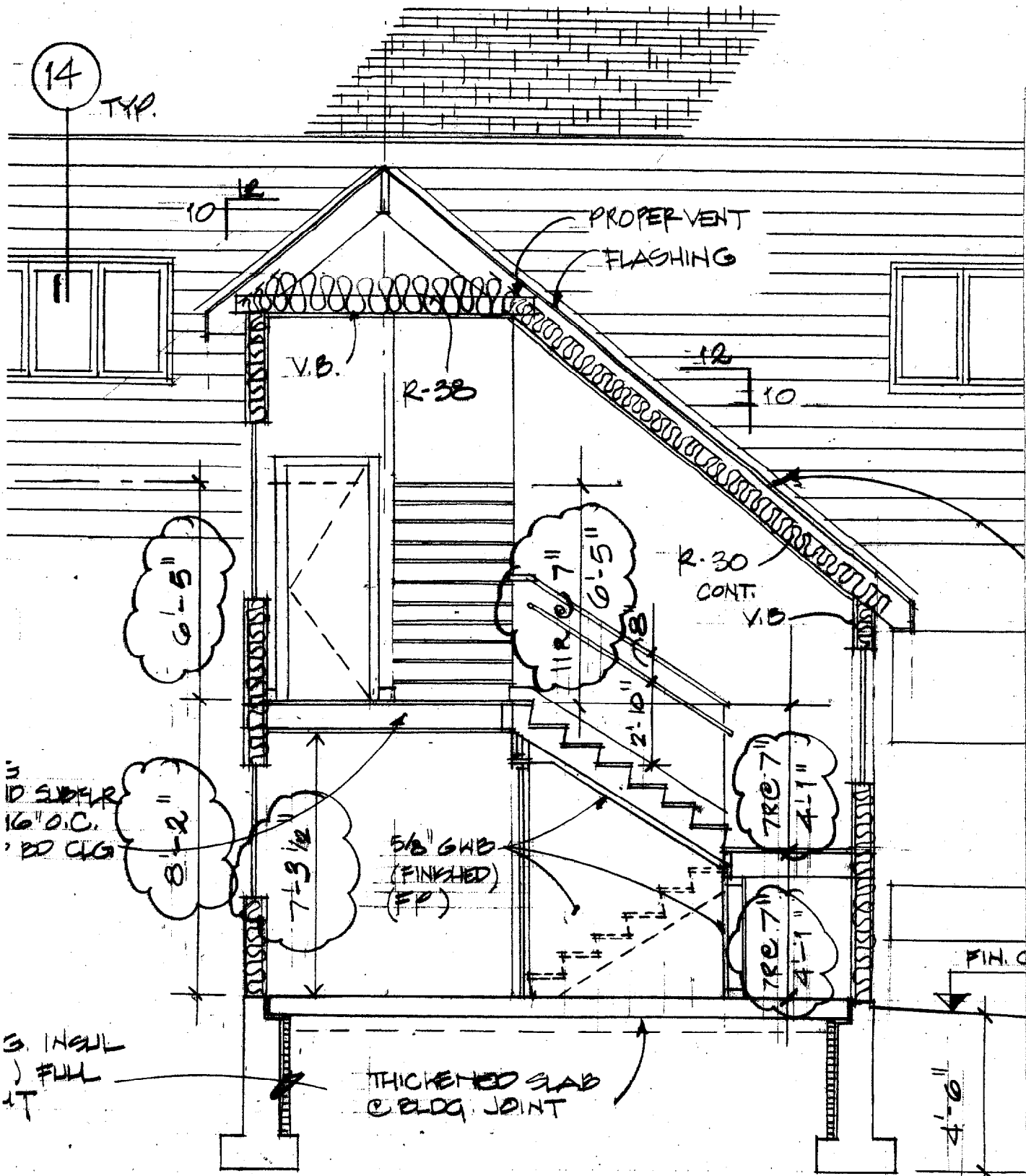
FIELD 117 (NEW)
3/8" = 1'-0"



ENGINEERED AND
TYPED BY
1/2" = 1'-0"

1/2" = 1'-0"



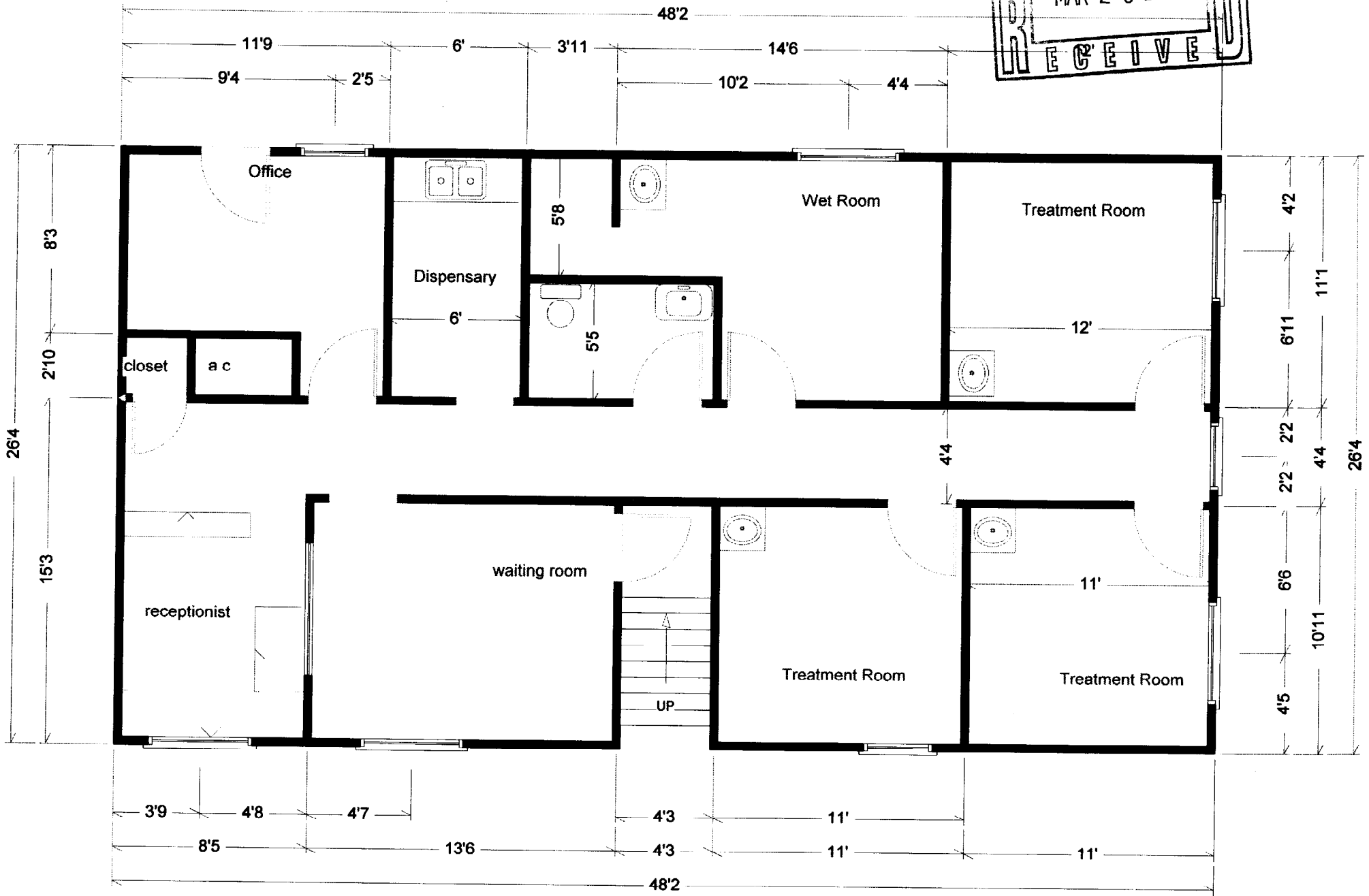
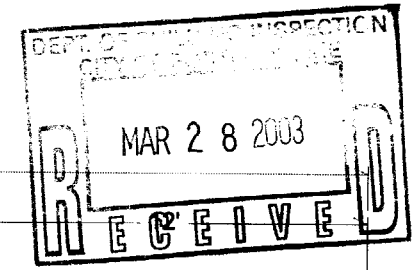


14 TYP.

8

SECTION THRU STAIR
1/4" = 1'-0"

Robert A. DeRice
2nd Floor
Addition



Area 1268 sq ft

1/8 inch = 1 foot

All Doors 3 ft. with latch Handles
Emergency Lighting as required Exit
Signs as required Fire estinguishers
as required

030146

All Purpose 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.

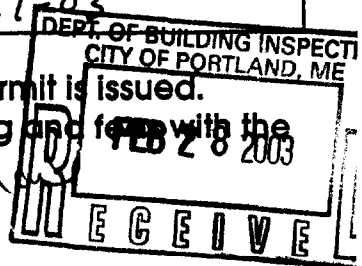
Location/Address of Construction: <u>9 Sanborn St. Portland</u>		
Total Square Footage of Proposed Structure <u>1175 sq. ft 2nd story plus 150' sq covered stair</u>	Square Footage of Lot <u>15,788 + 6270 parking lot</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>375</u> Block# <u>B</u> Lot# <u>009</u> <u>008-001</u>	Owner: <u>Robert A. DeRice</u>	Telephone: <u>878-3100</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Robert DeRice</u> <u>9 Sanborn St</u> <u>Portland, ME 04103</u> <u>878-3100</u>	Cost Of Work: \$ <u>73,600</u> Fee: \$ <u>541-</u>
Current use: <u>Professional offices / apartment</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Same, adding 1 professional office - Estheticians</u>		
Project description: <u>Adding an additional 1175' story over existing right side of building and a covered entry way to be added on front for stairs.</u>		
Contractor's name, address & telephone: <u>Tritown Development</u> <u>29 Winston way</u> <u>New Gloucester, ME</u>		
Who should we contact when the permit is ready: <u>Robert DeRice</u> <u>04260</u>		
Mailing address: <u>9 Sanborn St</u> <u>04260-3448</u> <u>Portland, ME 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>878-3100</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>Robert A. DeRice</u>	Date: <u>2-27-03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



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.

Current Owner Information

Card Number 1 of 1
 Parcel ID 375 B008001
 Location 7 SANBORN ST
 Land Use RETAIL & PERSONAL SERVICE

Owner Address DERICE ROBERT A
 7 SANBORN ST
 PORTLAND ME 04103

Book/Page 12419/280
 Legal 375-8-8-9
 SANBORN ST 1-11
 AUBURN ST 120-124
 15788 SF

Valuation Information

Land	Building	Total
\$112,770	\$158,550	\$271,320

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1940	1	5963	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.362	5963		MIXED RES/COMM	DOCTORS OFFICE

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1848	CONVERTED OFFICE
1	01/01	2819	CONVERTED OFFICE
1	02/02	648	APARTMENT
1	A1/A1	648	APARTMENT

Height	Walls	Heating	A/C
7		ELECTRIC	CENTRAL
7	FRAME	ELECTRIC	CENTRAL
7	FRAME	ELECTRIC	CENTRAL
6	FRAME	ELECTRIC	CENTRAL

Building Other Features

Line	Structure Type	Identical Units
2	PORCH - COVERED	1
2	PORCH - COVERED	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
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**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy**

2003-0062
Application I. D. Number

03/28/2003
Application Date

Addition
Project Name/Description

Derice Robert A
Applicant
9 Sanborn St, Portland, ME 04103
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 878-3100 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

9 - 9 Sanborn St, Portland, Maine
Address of Proposed Site
375 B008001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1,400 s.f. RP
Proposed Building square Feet or # of Units Zoning
Acreage of Site

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 04/02/2003

Zoning Approval Status:

Reviewer Marge Schmuckal
 Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached
 Condition Compliance _____
signature date

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |



ROBERT A. DERICE DMD

9 Sanborn Street
Portland, Maine 04103
Phone (207) 878-3100
doctord@maine.rr.com

March 28, 2003

Planning Department
City of Portland

Dear Sirs:

Enclosed is my application for minor site plan approval containing the following:

Boundary Survey
Building Addition Details
Floorplan of Proposed Office.

I am a dentist and owner of my office located at 9 Sanborn Street. Additionally I rent space to a hair dresser, an orthodontist, and rent out a one bedroom apartment. The total square footage of my current building is 4200 sq. ft. I propose to add approximately 1200 sq. feet to the easterly portion of my building above my dental office. I will be leasing this space to Skin Therapeutics, a new business owned and operated by two estheticians, licensed by the state of Maine.

The land area of the lot equals 15,480 sq. feet.

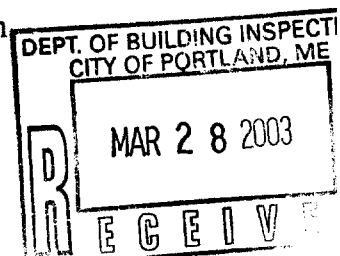
The building ground coverage, after adding 144 sq. feet for a new enclosed stairway, totals 2768 sq. feet. The total floor area of the building will equal 5400 sq. feet.

There are no existing easements or burdens.

Solid waste is handled by private contractor weekly. Said waste is not stored outside, rather kept by individual tenants in their space until collection. There is no outside storage.

Water, sewer, streets and any other off-site public utility that already exist and are already serving the existing building are more than sufficient to handle the additional tenant's needs.

There exist no problems of drainage or topography. Besides the addition of an enclosed and a covered stairway there will be no change to the site itself.



The anticipated time period to complete construction is 90 days.

There has been application concurrently made to the State Fire Marshall's office for the review of Life Safety and for compliance with the applicable Access for the Disabled Laws. We anticipate final approval within the next 7 days.

Note, the parking for this property (for 15 cars) is across Sanborn Street and is referred to on the Survey Plan. Additionally, one vehicle can park in the driveway directly in front of the building. Enclosed is a copy of the deed to this lot and it has no easements, encumbrances, etc. and no part is leased or used by any other party other than tenants of 9-11 Sanborn Street.

There are many items on the checklist that Planning Department officials crossed off when I met with them due to their irrelevance with this project..

Thank you very much.

Robert A. DeRice DMD

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

Address of Construction: <u>9 Sanborn St. Portland</u>		Zone: <u>RP</u>
Total Square Footage of Proposed Structure <u>1400</u>		Square Footage of Lot <u>15,800</u>
Tax Assessor's Chart, Block & Lot Chart# <u>375</u> Block# <u>B</u> Lot# <u>8, 9</u>	Property owner, mailing address: <u>Robert A. DeRice</u> <u>9 Sanborn St.</u> <u>Portland, ME 04103</u>	Telephone: <u>878-3100</u>
Consultant/Agent, mailing address, phone & contact person <u>Sergio A. Gaddar</u> <u>767-0540</u> <u>16 Haven Rd. S. Portland, Me.</u>	Applicant name, mailing address, telephone #/Fax#/Pager#: <u>Robert DeRice</u> <u>878-3160</u> <u>9 Sanborn St.</u> <u>Portland, ME 04103</u>	Project name: <u>Robert DeRice</u> <u>addition</u>
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input checked="" 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 <u> </u> \$25.00 per lot \$ <u> </u> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot <u> </u> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other <u> </u> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00		
Major Development <input type="checkbox"/> \$500.00 Minor Development <input type="checkbox"/> \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input checked="" type="checkbox"/> Staff review \$100.00		
Who billing will be sent to: <u>Robert DeRice</u> Mailing address: <u>9 Sanborn St. Portland</u> State and Zip: <u>Maine 04103</u> Contact person: <u>Dr. DeRice</u> Phone: <u>878-3100</u>		

Submittals shall include (9) separate folded packets of 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

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

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 .50 per page (8.5 x11) you may also visit the web site: ci.portland.me.us/chapter14

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: <u>Robert DeRice</u>	Date: <u>3-28-03</u>
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This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

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

Robert Dekica addition
Project Name, Address of Project 9 Sanborn St.

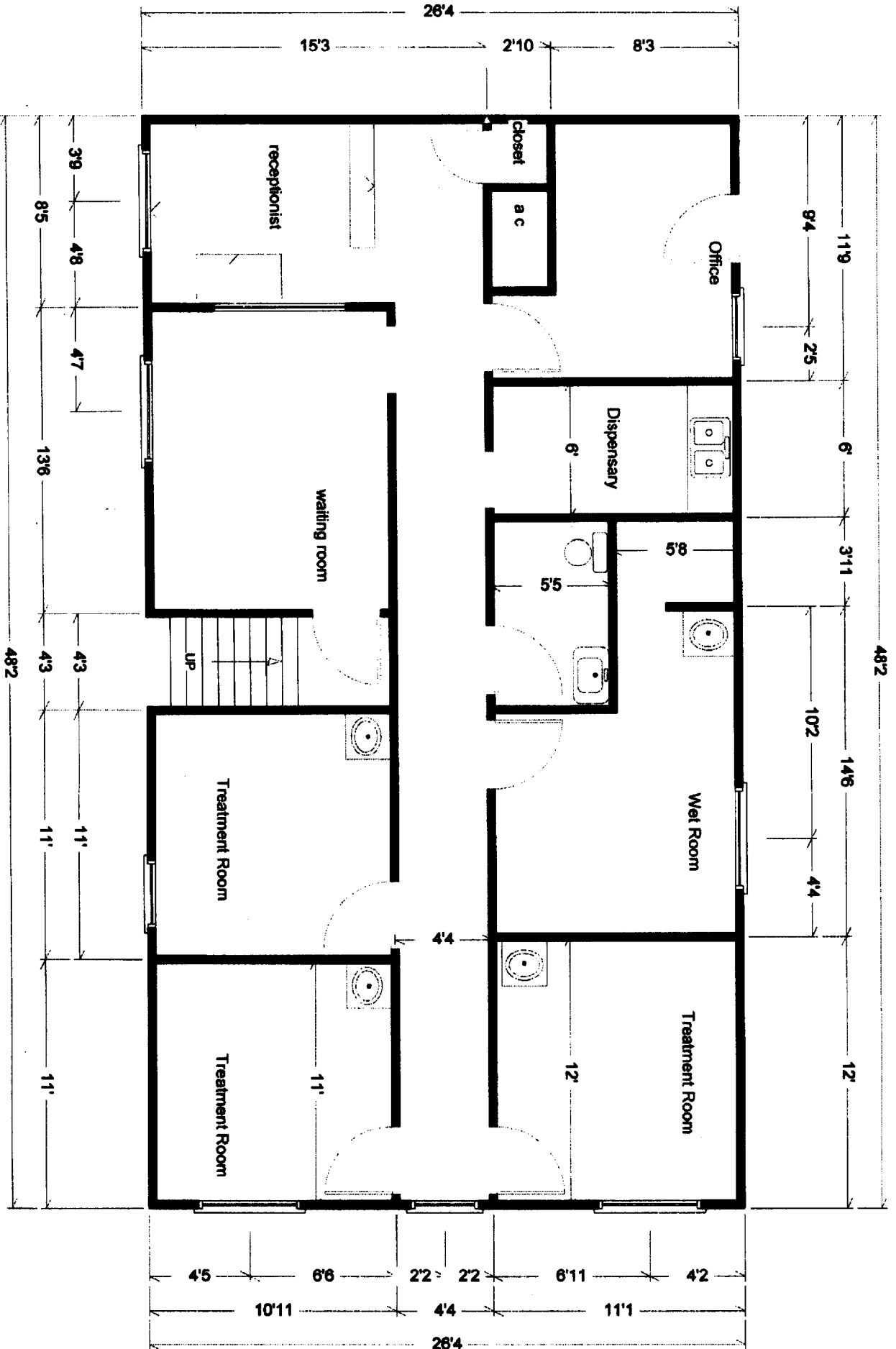
Application Number _____

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
<u>4-28-03</u>	(1)	✓ Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
	(2)	Name and address of applicant and name of proposed development ✓	a
	(3)	Scale and north points ✓	b
	(4)	Boundaries of the site ✓	c
	(5)	Total land area of site ✓	d
	(6)	Topography - existing and proposed (2 feet intervals or less)	e
	(7)	Plans based on the boundary survey including:	2
	(8)	Existing soil conditions	a
	(9)	✓ Location of water courses, marshes, rock outcroppings and wooded areas	b
	(10)	✓ Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
	(11)	✓ Approx location of buildings or other structures on parcels abutting the site	d
	(12)	✓ Location of on-site waste receptacles ✓	e
	(13)	Public utilities	e
	(14)	Water and sewer mains	e
	(15)	✓ Culverts, drains, existing and proposed, showing size and directions of flows	e
	(16)	✓ Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
	(17)	✓ Location and dimensions of on-site pedestrian and vehicular access ways	g
	(18)	✓ Parking areas	g
	(19)	✓ Loading facilities	g
	(20)	✓ Design of ingress and egress of vehicles to and from the site onto public streets	g
	(21)	✓ Curb and sidewalks	g
	(22)	Landscape plan showing:	h
	(23)	Location of existing proposed vegetation	h
	(24)	Type of vegetation	h
	(25)	Quantity of plantings	h
	(26)	Size of proposed landscaping	h
	(27)	Existing areas to be preserved	h
	(28)	Preservation measures to be employed	h
	(29)	Details of planting and preservation specifications	h
	(30)	✓ Location and dimensions of all fencing and screening	i
	(31)	✓ Location and intensity of outdoor lighting system	j
	(32)	✓ Location of fire hydrants, existing and proposed	k
	(33)	✓ Written statement	c
	(34)	Description of proposed uses to be located on site	1
	(35)	Quantity and type of residential, if any	1
	(36)	Total land area of the site	b2
	(37)	Total floor area and ground coverage of each proposed building and structure	b2
	(38)	General summary of existing and proposed easements or other burdens	c3
	(39)	Method of handling solid waste disposal	4
	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
	(42)	An estimate of the time period required for completion of the development	7
	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8
	(44)	The status of any pending applications	8
	(45)	Anticipated timeframe for obtaining such permits	h8

Items 46 and 47 Not Required (per staff)

Robert A. DeRice
2nd Floor
Addition

FLOORPLAN - SKIN THERAPEUTICS



Area 1268 sq ft

1/8 inch = 1 foot

All Doors 3 ft. with latch Handles
Emergency Lighting as required Exit
Signs as required Fire extinguishers
as required

Job 017878	Truss F01	Truss Type FLOOR	Qty 26	Ply 1	Job Reference (optional) 14917750
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Mainely Trusses, Inc., Fairfield, ME, Rick Dube 5.000 s Feb 19 2003 MiTek Industries, Inc. Tue May 20 09:12:30 2003 Page 1

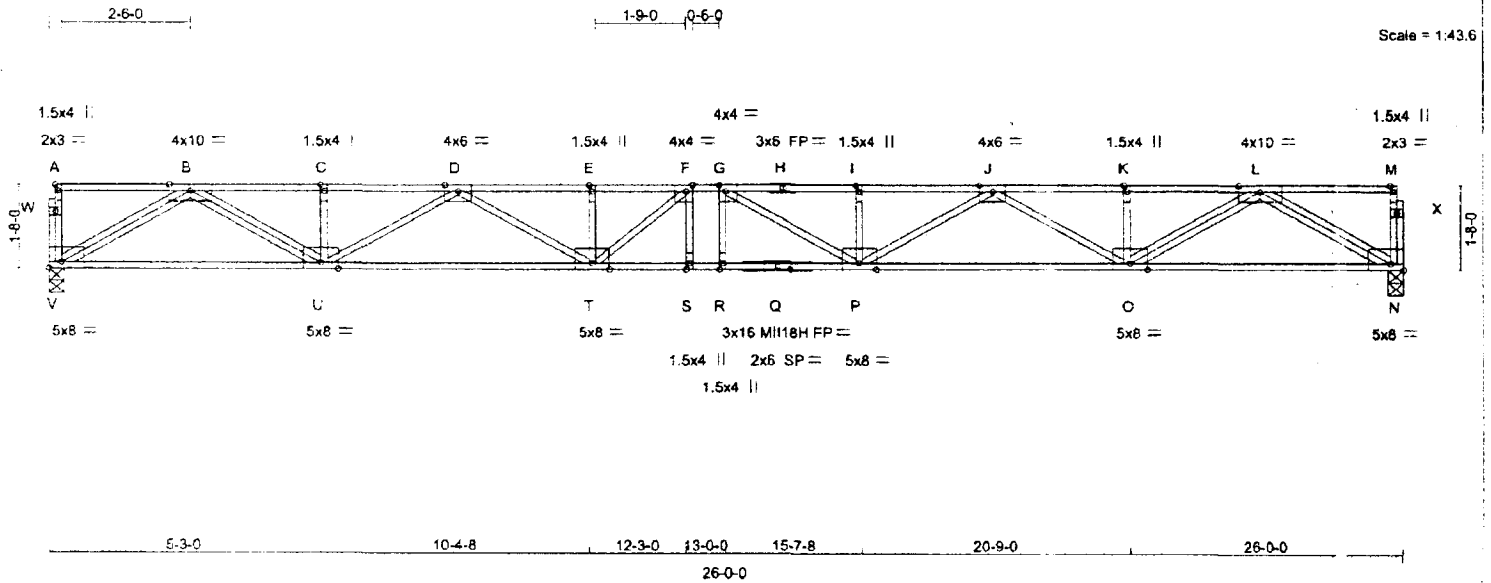


Plate Offsets (X,Y): [A:Edge,0-0-12], [F:0-1-8,Edge], [G:0-1-8,Edge], [N:Edge,0-1-8], [V:Edge,0-1-8]

LOADING (psf) TCLL 50.0 TCDL 10.0 BCLL 0.0 BCDL 5.0	SPACING 2-0-0 Plates Increase 1.00 Lumber Increase 1.00 Rep Stress Incr YES Code BOCA/ANSI95	CSI TC 0.58 BC 0.87 WB 0.37 (Matrix)	DEFL in (loc) l/defl Vert(LL) -0.73 P-R >424 Vert(TL) -0.95 P-R >326 Horz(TL) 0.17 N n/a 1st LC LL Min l/defl = 360	PLATES MII20 MII18H Weight: 138 lb	GRIP 197/144 195/188
--	---	---	--	--	-----------------------------------

LUMBER TOP CHORD 4 X 2 SYP DSS BOT CHORD 4 X 2 SYP DSS WEBS 4 X 2 SPF No.2	BRACING TOP CHORD Sheathed or 5-3-8 oc purlins, except end verticals. BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
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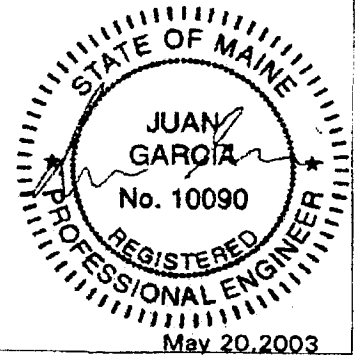
REACTIONS (lb/size) V = 1666/0-3-8, N = 1666/0-3-8

FORCES (lb) - First Load Case Only
 TOP CHORD V-W = -124, A-W = -124, N-X = -124, M-X = -124, A-B = -5, B-C = -4500, C-D = -4512, D-E = -6736, E-F = -6736, F-G = -6987, G-H = -6756, H-I = -6756, I-J = -6756, J-K = -4512, K-L = -4500, L-M = -5
 BOT CHORD U-V = 2596, T-U = 5905, S-T = 6987, R-S = 6987, Q-R = 6987, P-Q = 6987, O-P = 5902, N-O = 2595
 WEBS L-N = -3003, B-V = -3004, L-O = 2238, B-U = 2237, K-O = -301, C-U = -297, J-O = -1612, D-U = -1615, J-P = 996, D-T = 970, I-P = -329, E-T = -266, G-P = -269, F-T = -325, F-S = 68, G-R = -48

NOTES
 1) All plates are MII20 plates unless otherwise indicated.
 2) Recommend 2x6 strongbacks, on edge, spaced at 10-0-0 oc and fastened to each truss with 3-16d nails. Strongbacks to be attached to walls at their outer ends or restrained by other means.

LOAD CASE(S) Standard

CUSTOMER COPY



Warning - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MN-7473 BEFORE USE
 Design valid for use only with MiTek connectors. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult QST-88 Quality Standard, DSB-88 Bracing Specification, and MIB-91 Handling, Installing and Bracing Recommendation available from Truss Plate Institute, 583 D'Onofrio Drive, Madison, WI 53719





CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

Designer: SERGIO A. GADDAR, AIA

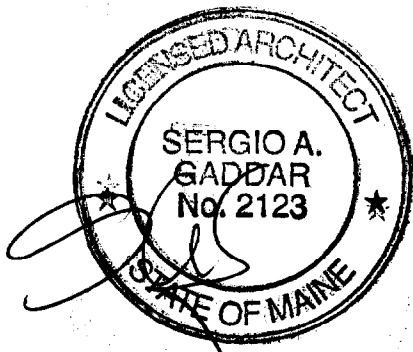
Address of Project 9 Samborn St.

Nature of Project RENOVATION

Date FEBRUARY 26, 2003

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.

(SEAL)



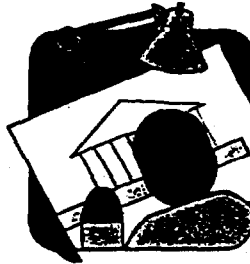
Signature S. A. Gaddar

Title ARCHITECT

Firm _____

Address 16 HAVEN RD
30. PORTLAND, ME

Telephone 831.6044



CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

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

FROM DESIGNER: SERGO A. GADDAR, AIA
ARCHITECT

DATE: FEBRUARY 26, 2003

Job Name: PROFESSIONAL BUILDING ADDITION

Address of Construction: 9 SANBORN ST.

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year BOCA 99 / 1990 Use Group Classification(s) B

Type of Construction 5B Bldg. Height 32 FT Bldg. Sq. Footage 3,900 GROSS

Seismic Zone 2 Group Class 1

Roof Snow Load Per Sq. Ft. 25# Dead Load Per Sq. Ft. 10#

Basic Wind Speed (mph) 75 Effective Velocity Pressure Per Sq. Ft. 35#

Floor Live Load Per Sq. Ft. 40#

Structure has full sprinkler system? Yes No Alarm System? Yes No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes No

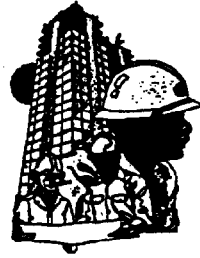
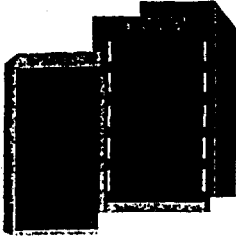
If mixed use, what subsection of 313 is being considered NA

List Occupant loading for each room or space, designed into this Project.

1,300 (APPROX.) SF./FLR =

13 PERSONS/FLR

(Designers Stamp & Signature)



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101**

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

FROM: SERGIO A. GADDAR, AIA

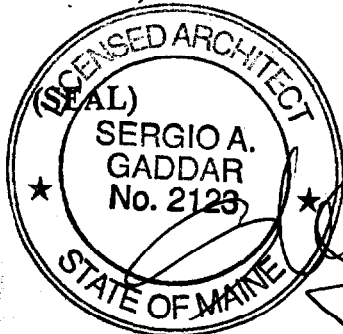
RE: Certificate of Design

DATE: FEBRUARY 26, 2003

These plans and/or specifications covering construction work on:

Professional Office Building Addition
(Architectural Barrier Removal)

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature S. A. Gaddar

Title Architect

Firm _____

Address 16 HAVEN RD. S.P.

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.

Robert DeRice DMD
9 Sanborn Street
Portland, Maine 04103
878-3100

February 25, 2003

City of Portland
Building Inspection and Permitting Department
3rd Floor City Hall
Portland, Maine

Dear Sirs:

This letter introduces you to my proposed project to take place at my existing office building located at 9-13 Sanborn Street in Portland. The building is an original two story structure with basement combined with an added one story structure with a daylight basement on the east side. There is also an added one-story structure with no basement on the north and west of the original structure.

I propose to simply add one additional story to the east side one story structure. To gain access to the new second floor I propose adding an enclosed stairway to be added to the front of the existing structure. I plan on adding a single person enclosed lift to service the existing 1st and new 2nd floor of the structure. My designer is architect, Sergio A. Gaddar, AIA.

We have applied for and anticipate receiving an exemption from site plan review with the planning department because we will not be affecting the site plan of the property (except for the allowed under 500 sq. ft. covered stair entrance addition to the footprint) and have already an abundance of parking when including the new space's requirements.

The proposed use of the new space is to provide the services of medical estheticians (skincare) under the direction of myself Dr. Robert DeRice owner of the building with dental offices on the first floor of the existing east side one story structure. The construction contractor will be TriTown Development from New Gloucester.

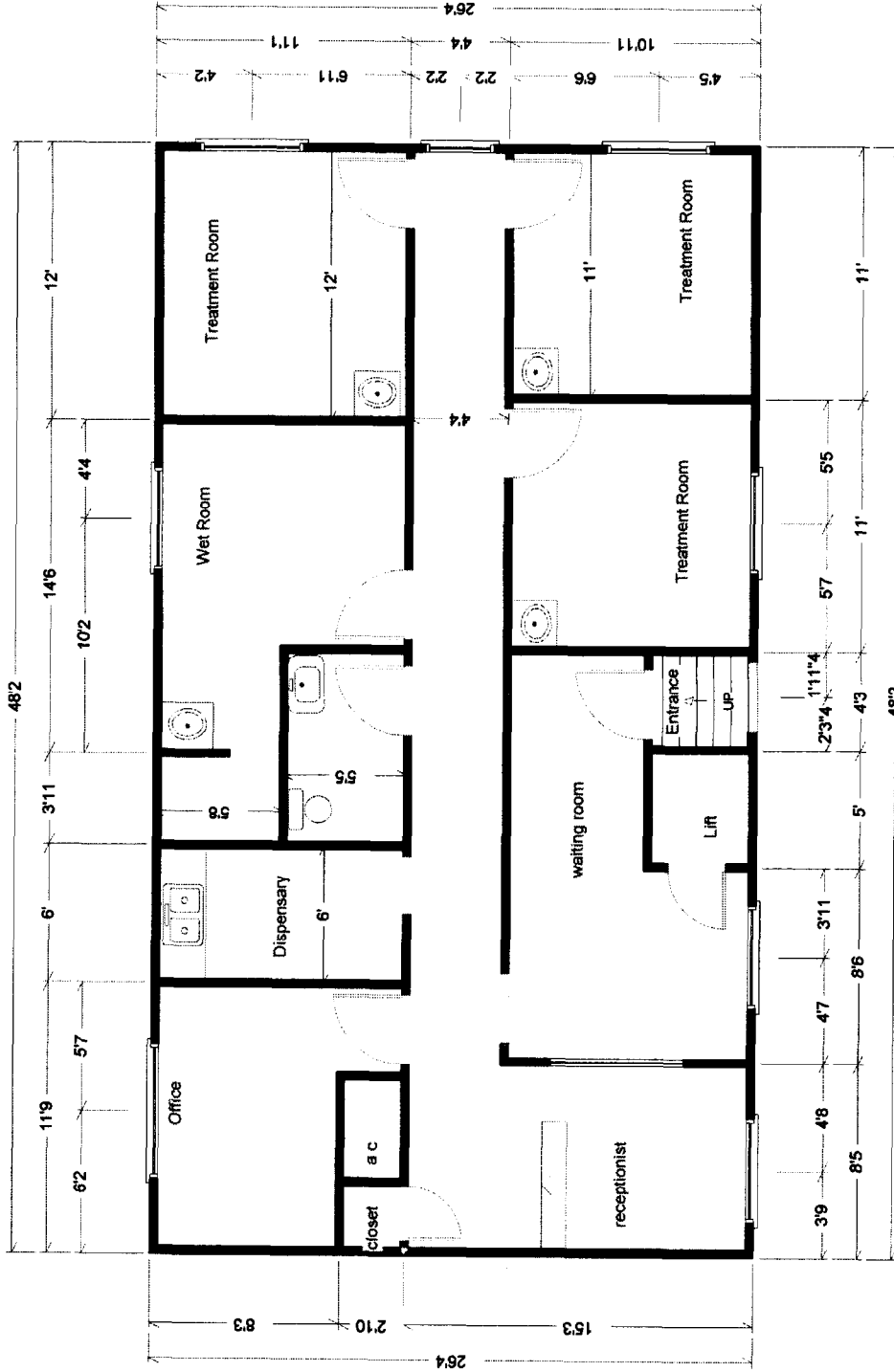
We will not need to access any outside utilities, as there is ample water, sewer, and power available within the existing building. The existing heating and hot water will come from the existing boiler. We will be adding an A/C system to service the new space. I believe all other questions are taken care of within the materials contained in this submission, but if not please do not hesitate to contact me.

Yours truly,



Robert A. DeRice DMD

Robert A. DeRice
2nd Floor
Addition

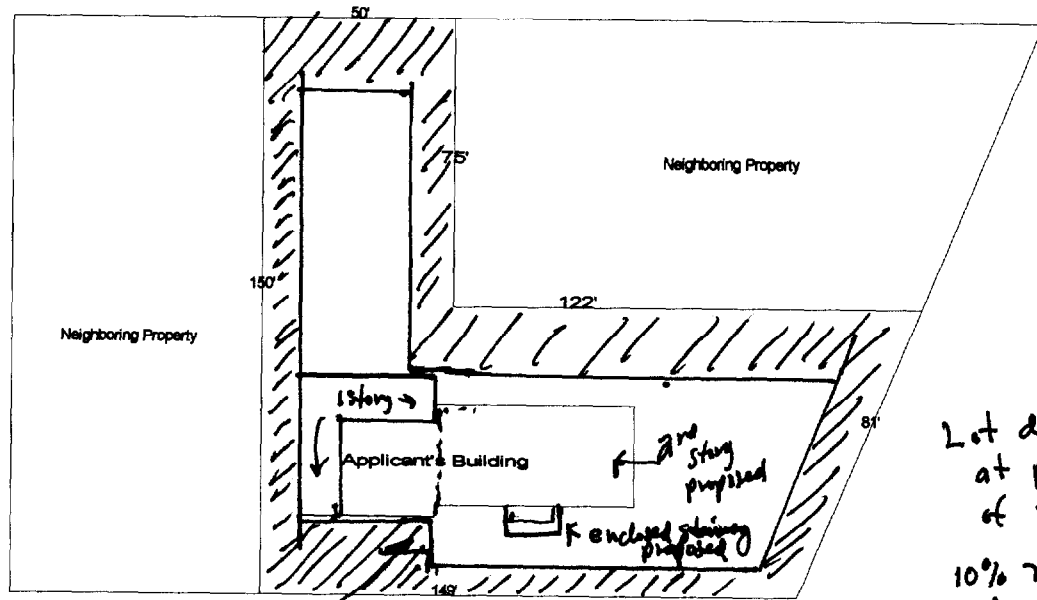


All Doors 3 ft. with latch Handles
Emergency Lighting as required Exit
Signs as required Fire extinguishers
as required

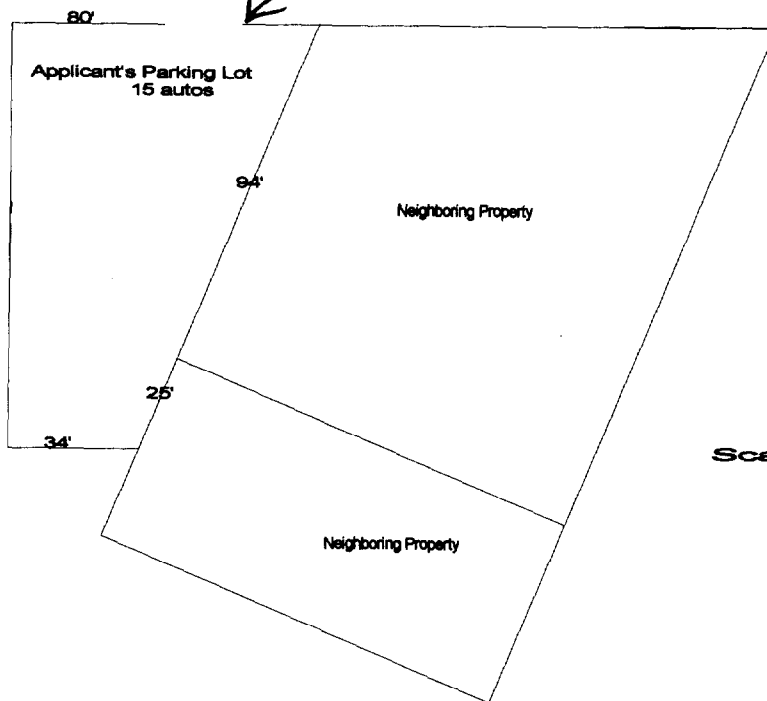
Area 1268 sq ft

78' = 1'

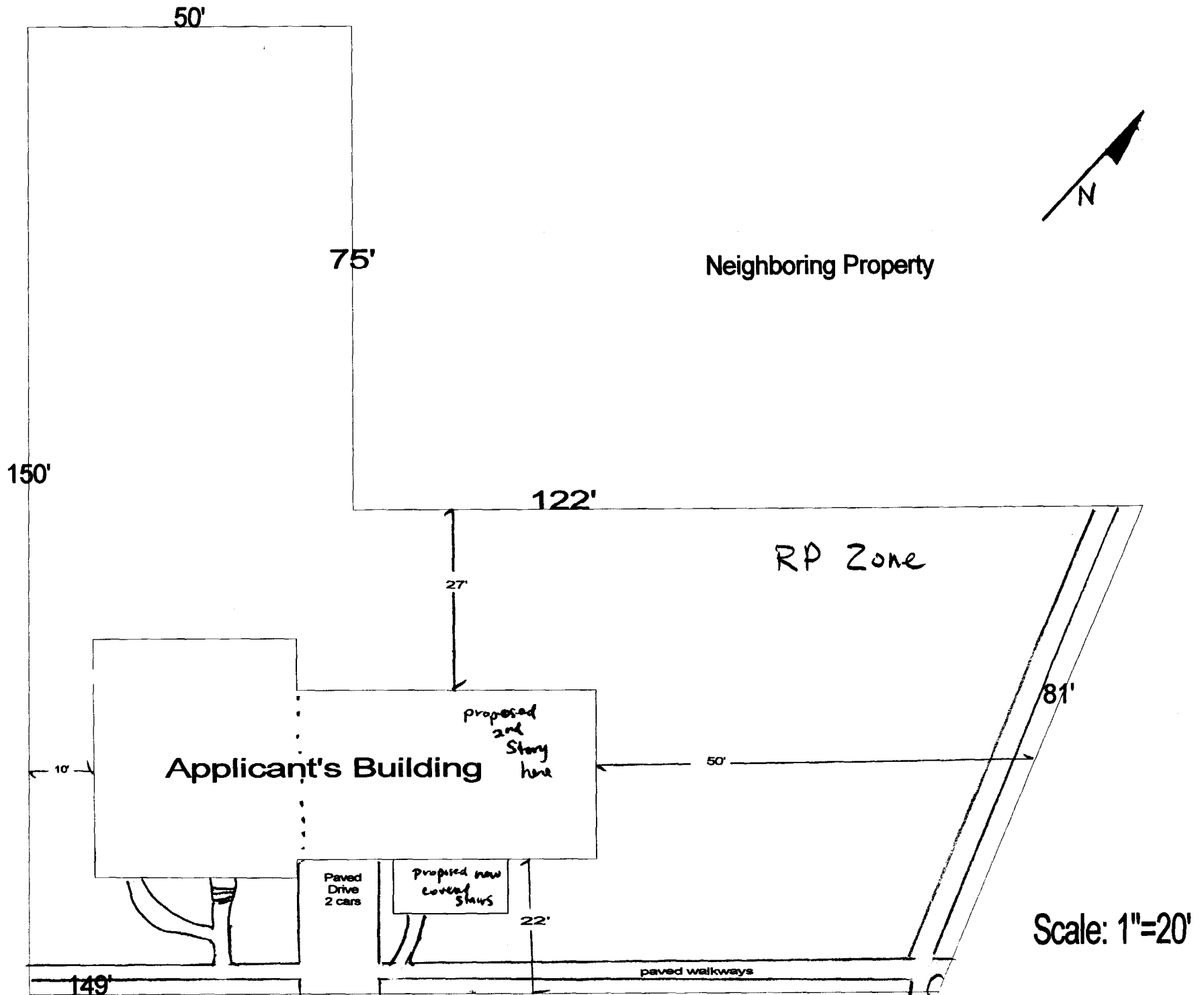
Robert A. DeRice
9 Sanborn Street
Portland 878-3100

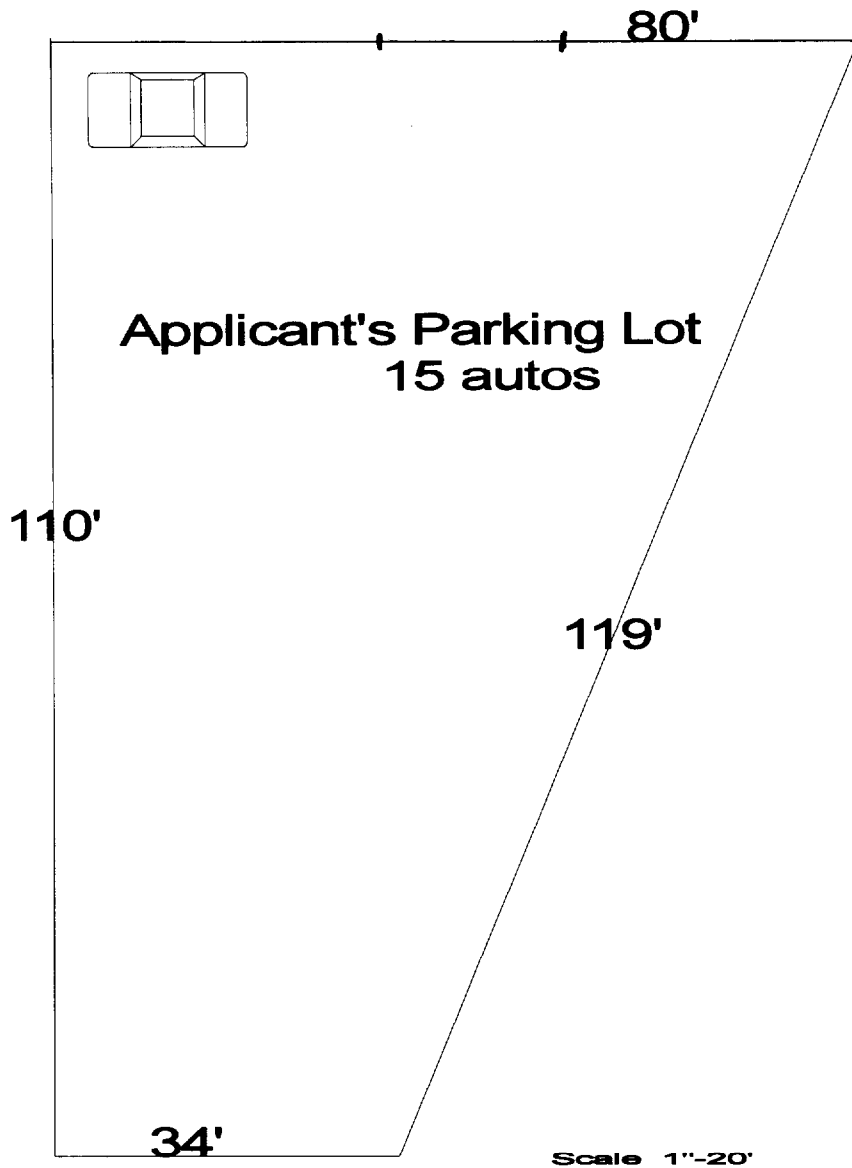


Lot depth = 75'
at proposed area
of 2nd story addition
10% 75' = 7.5 ft.
front setback

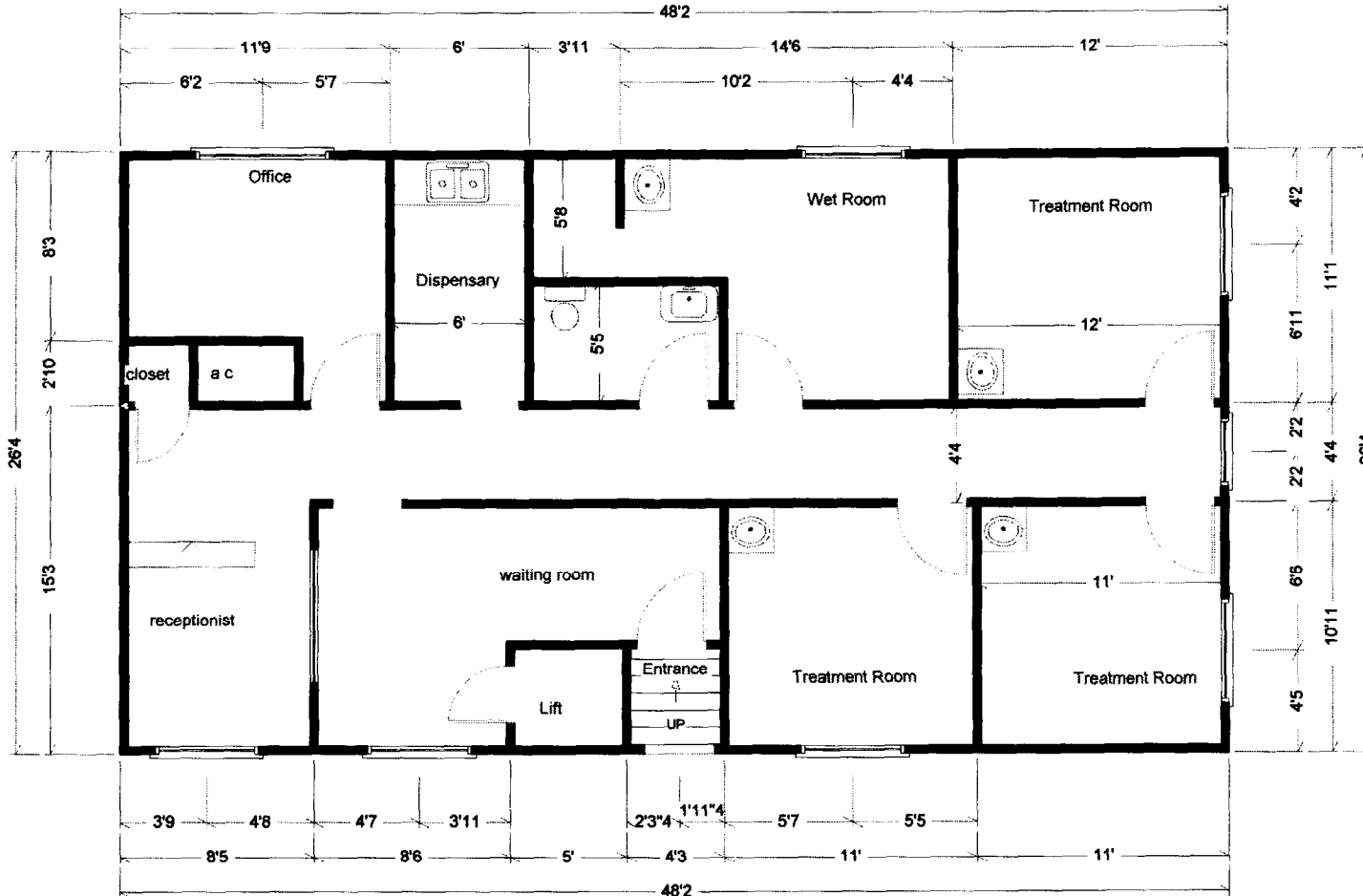


Scale 1"=50'





Robert A. DeRice
2nd Floor
Addition

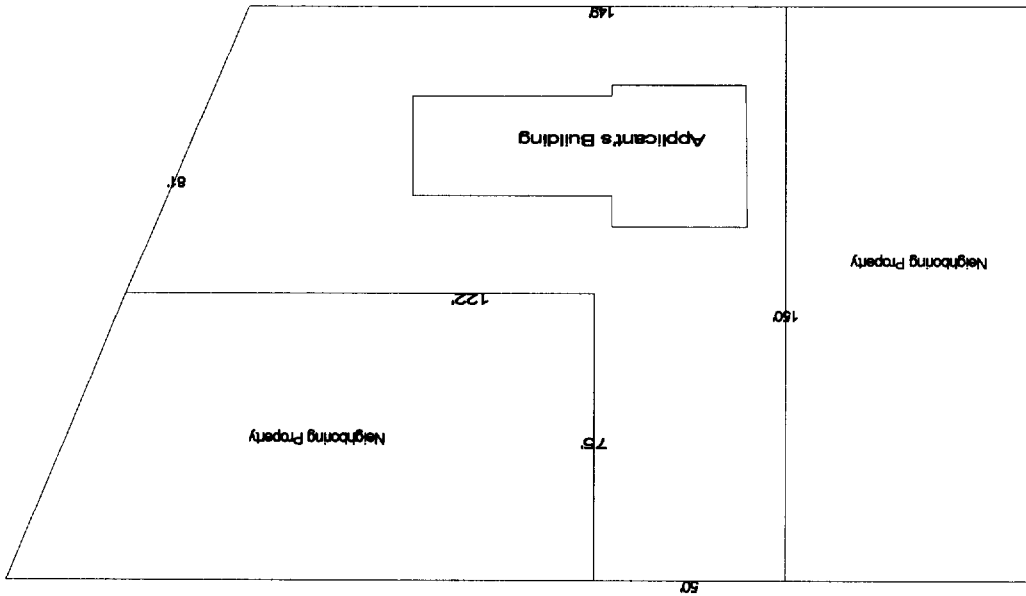


Area 1268 sq ft

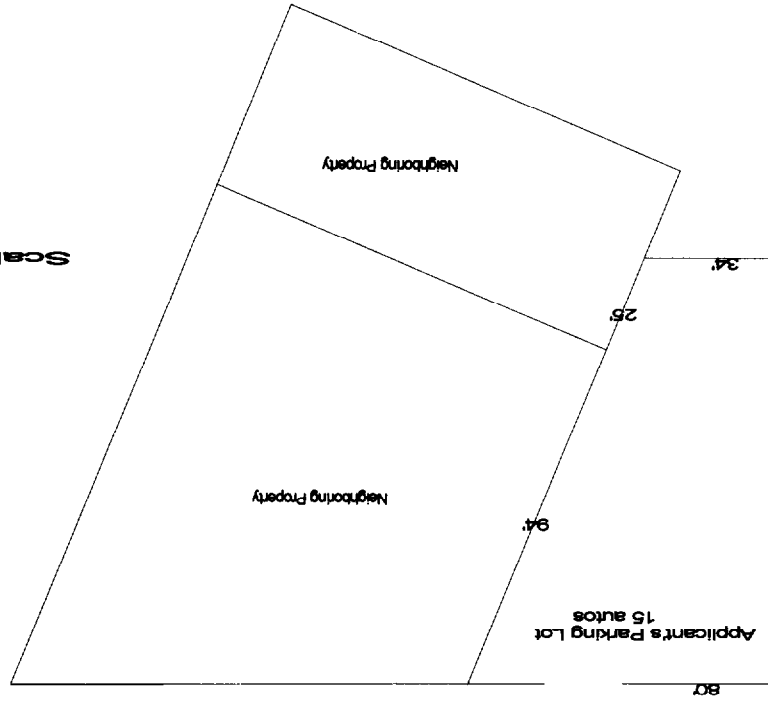
$\frac{1}{8}'' = 1'$

All Doors 3 ft. with latch Handles
Emergency Lighting as required Exit
Signs as required Fire extinguishers
as required

Robert A. Darice
9 Sandborn Street
Portland 878-3100



Scale 1"=50'



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

2003-0062

Application I. D. Number

03/28/2003

Application Date

Addtion

Project Name/Description

Derice Robert A

Applicant

9 Sanborn St, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 878-3100 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Address of Proposed Site

375 B008001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1,400 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

RP

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 \$400.00 Subdivision _____ Engineer Review _____ Date 04/02/2003

Approval Status

Reviewer Jay Reynolds

Denied

Approval Date 04/23/2003 Approval Expiration 04/23/2004 Extension to _____ Additional Sheets Attached

OK to Issue Building Permit Jay Reynolds signature 04/23/2003 date

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

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

2003-0062

Application I. D. Number

03/28/2003

Application Date

Addition

Project Name/Description

Derice Robert A

Applicant

9 Sanborn St, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 878-3100 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

9 - 9 Sanborn St, Portland, Maine

Address of Proposed Site

375 B008001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning



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

2003-0062

Application I. D. Number

03/28/2003

Application Date

Addition

Project Name/Description

Derice Robert A

Applicant

9 Sanborn St, Portland, ME 04103

Applicant's Mailing Address

9 - 9 Sanborn St, Portland, Maine

Address of Proposed Site

375 B008001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 878-3100 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1,400 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

RP

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 04/02/2003

Reviewer Jay Reynolds

Approval Status:

- Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration 04/23/2004 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds 04/23/2003
signature date

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

Date: April 18, 2003

To: Portland Planning Department

From: Dr. Robert DeRice

RE: Parking Lot layout request

In discussion with Marge in the permitting office it was determined that R-P requirements for off-street parking are one space per 400 feet of floor space of which I have 4,224 square feet. Additionally, there is a requirement of 1.5 spaces per residential unit of which I have one unit.

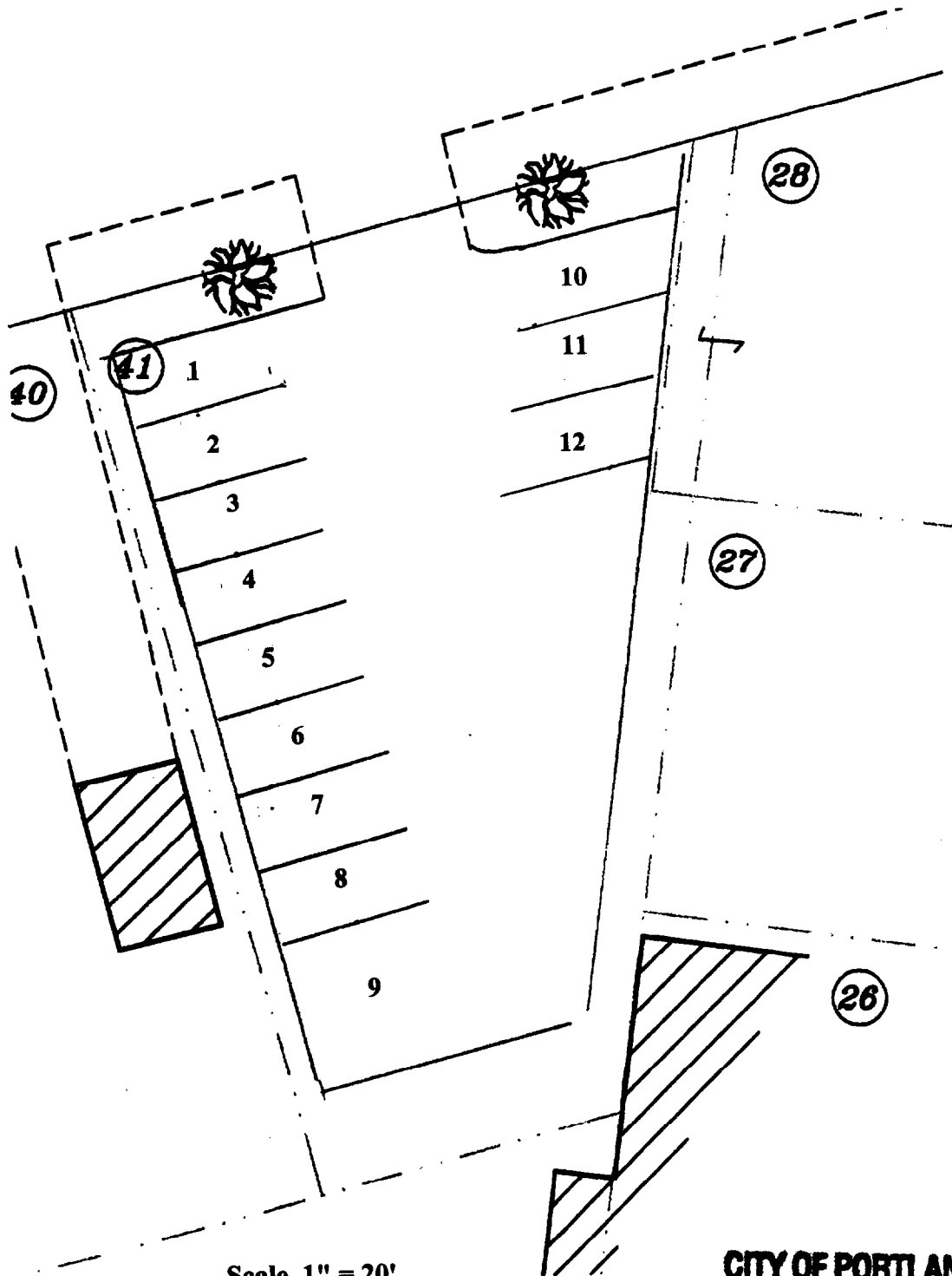
$4224/400 = 10.5$

1 apartment = 1.5

Total required spaces = 12

Attached is a drawing to scale showing how I propose to stripe the parking lot I own. I planned on resurfacing my lot this year anyway and will stripe the lot after it is redone and before the addition on my second floor is occupied for use.

**Parking Lot Layout
Sanborn Street
Dr Robert DeRice**



Scale 1" = 20'

**CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 4-23-03**

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

March 7, 2003

Mr. Robert A. DeRice, DMD
9 Sanborn Street
Portland, ME 04103

Dear Mr. DeRice:

RE: Application for exemption from site plan review
(CBL#375B008) (ID#2003-0041)

Thank you for your application for exemption from site review. Upon review, your expansion raises a number of site related issues that would require site plan review. These items include, but are not limited, to the following:

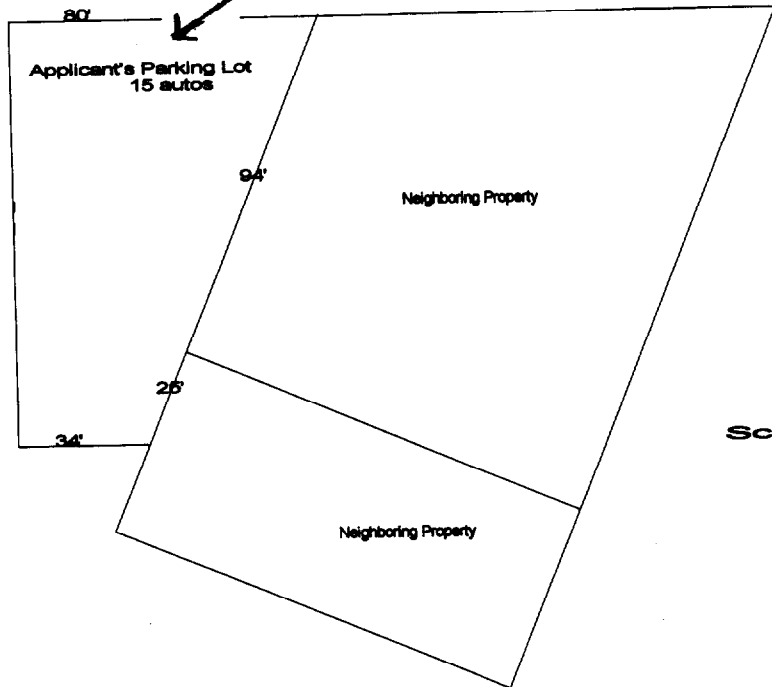
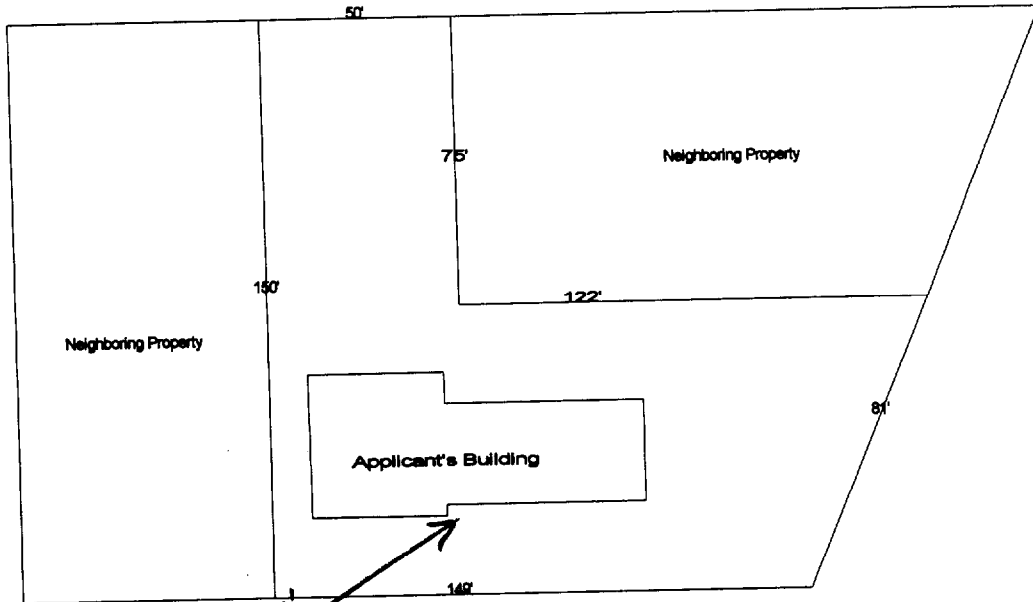
1. Potential increase in parking.
2. Potential increase in traffic.
3. Setbacks/zoning requirements.

For these reasons, the City is unable to approve your application for an exemption.

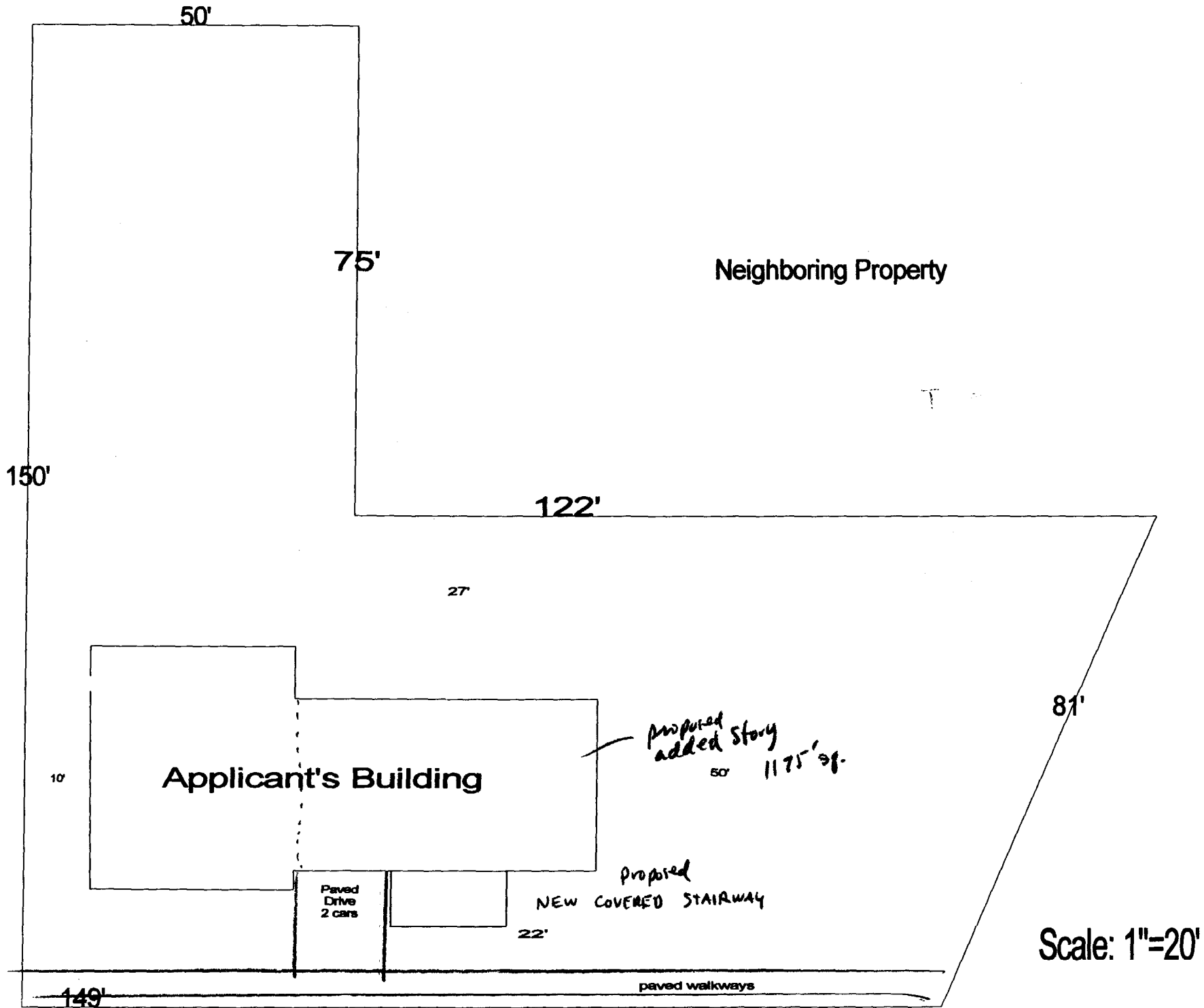
Sincerely,

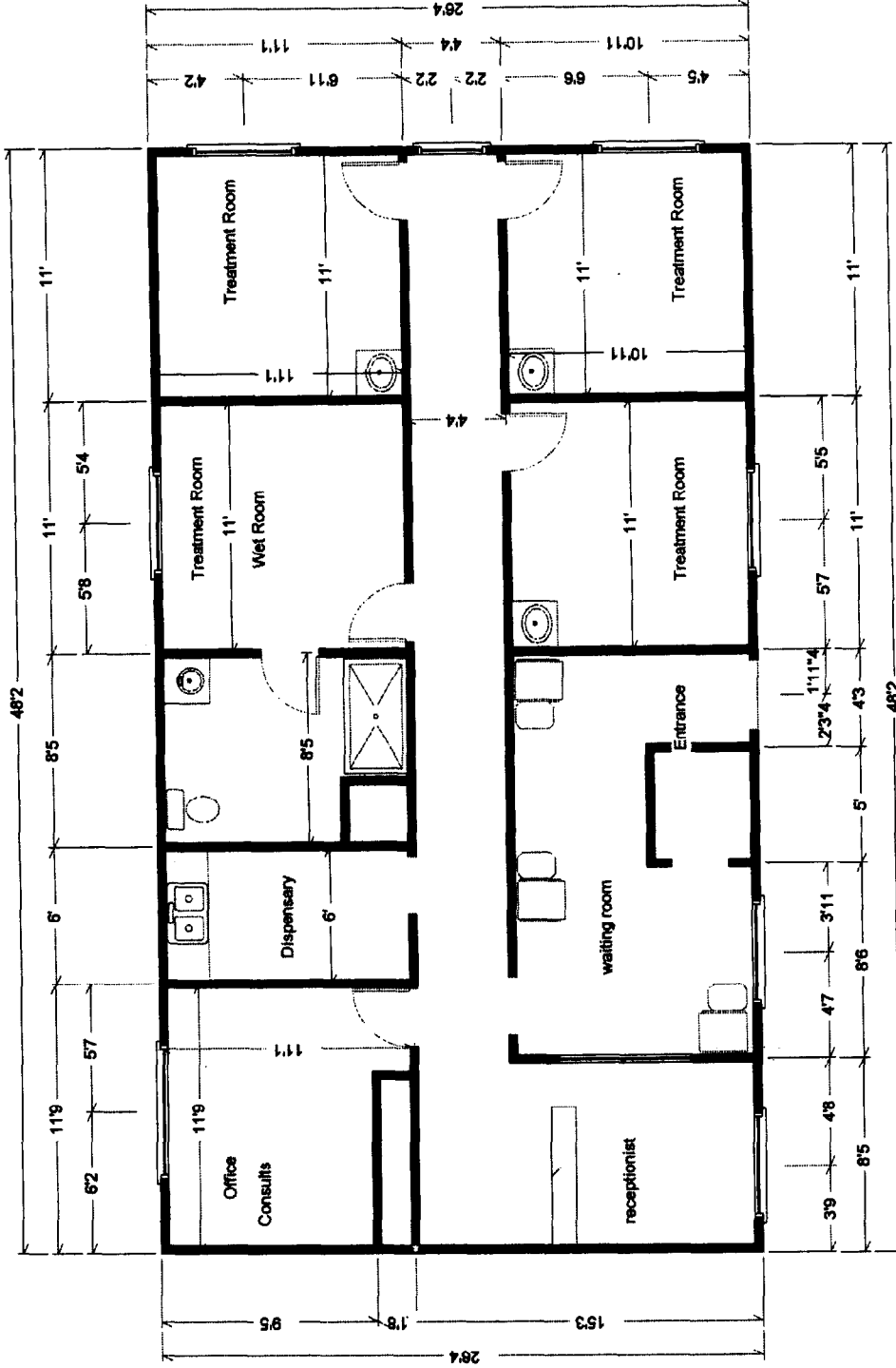
Jay Reynolds
Development Review Coordinator

Robert A. DeRice
9 Sanborn Street
Portland 878-3100



Scale 1"=50'





1/8" = 1'

Skin Therapeutics
 AREA
 1268 sq ft





MEMO

To:
Portland Planning Department
Portland, Maine

From:
Sergio A. Gaddar, AIA

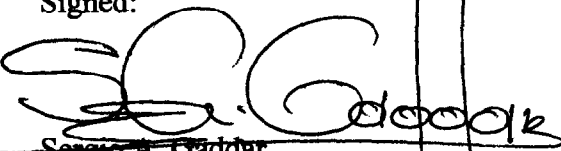
RE:
Application for Exemption from Site Plan Review
2nd floor addition, esthetic office
9 Sanborn Street
Dr. Robert DeRice, owner

I have reviewed the requirements under Sec. 14-523 and conclude that the proposed 2nd floor addition and accompanying enclosed stairway to a portion of Dr. DeRice's building qualifies for exemption.

Specifically:

- a. There will be no new buildings, demolitions, or additions other than those permitted in "b" below.
- b. The enclosed stairway/entrance will be significantly less than the 500 foot maximum
- c. There will be no new curb cuts, driveways, parking areas, There is only 1 curb cut existing, no disruption in circulation flows or on site parking, and no drive-through services.
- d. Curbs and sidewalks are in sound condition and meet all the criteria of the ADA.
- e. No new parking required or reduced. There exists parking on adjacent lot that surpasses the building requirement including the additional space proposed.
- f. No existing stormwater conditions exist and there are no known impact from the proposed use.
- g. No known deficiencies in exiting screening
- h. All utilities are sufficient from inside the existing structure and there will be no disturbance to or improvements within the public right-of-way.

Signed:



Sergio A. Gaddar



ROBERT A. DERICE DMD

9 Sanborn Street
Portland, Maine 04103
Phone (207) 878-3100
doctord@maine.rr.com

February 24, 2003

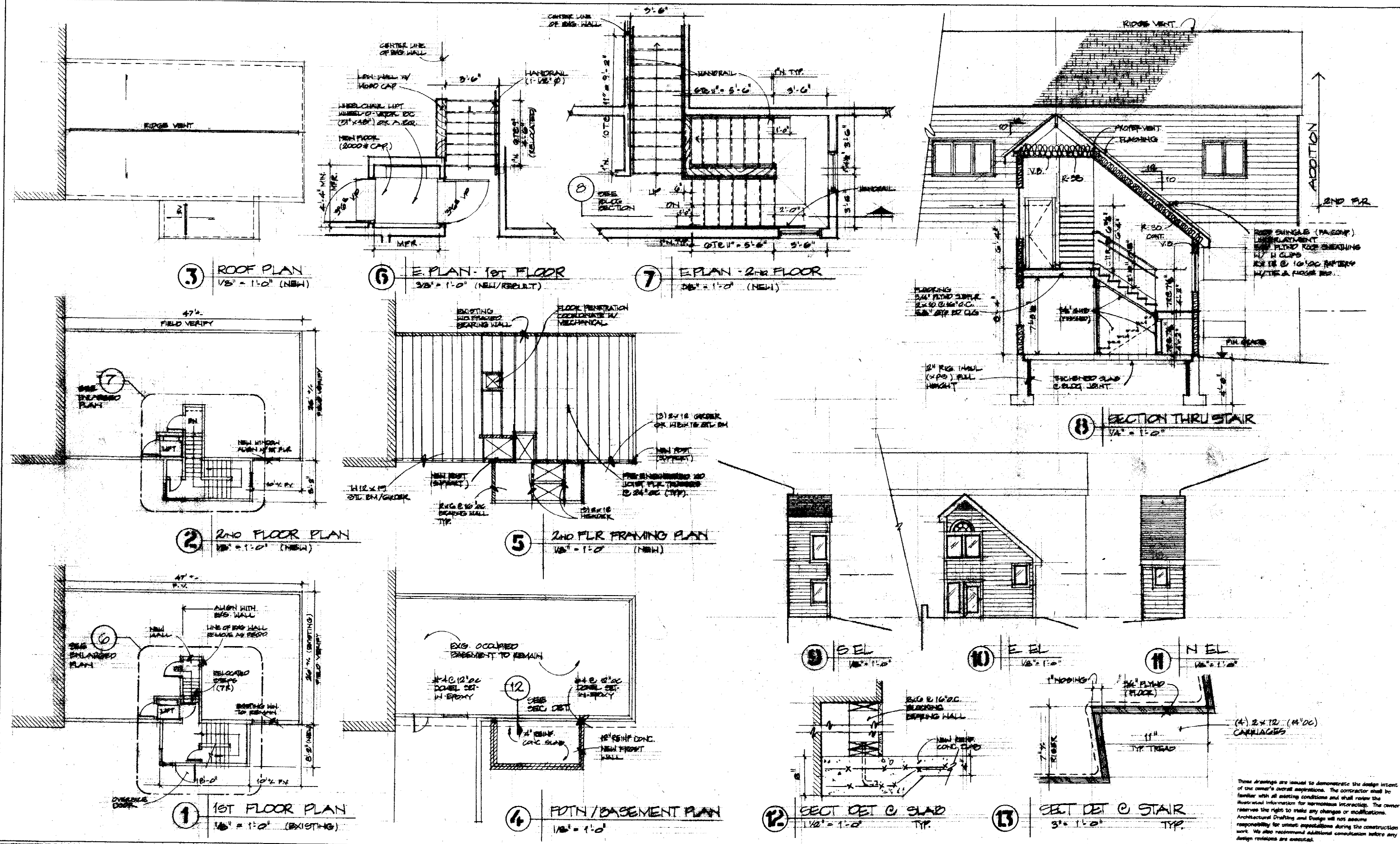
Portland Planning Department
4th Floor City Hall
Portland, Maine

Dear Planners:

As a follow up to conversation with your staff please accept this application for exemption from site plan review.

Thank you.

Robert DeRice



3 ROOF PLAN
1/2" = 1'-0" (NEW)

6 E. PLAN - 1ST FLOOR
3/8" = 1'-0" (NEW/REBLT)

7 E. PLAN - 2ND FLOOR
3/8" = 1'-0" (NEW)

8 SECTION THRU STAIR
1/4" = 1'-0"

2 2ND FLOOR PLAN
1/8" = 1'-0" (NEW)

5 2ND FLR FRAMING PLAN
1/8" = 1'-0" (NEW)

1 1ST FLOOR PLAN
1/8" = 1'-0" (EXISTING)

4 FTDN/BASEMENT PLAN
1/8" = 1'-0"

9 S. EL
1/8" = 1'-0"

10 E. EL
1/8" = 1'-0"

11 N. EL
1/8" = 1'-0"

12 SECT DET C SLAB
1/8" = 1'-0" TYP.

13 SECT DET C STAIR
3/8" = 1'-0" TYP.

These drawings are issued to demonstrate the design intent of the owner's overall aspirations. The contractor shall be familiar with all existing conditions and shall review the illustrated information for permission and interaction. The owner reserves the right to make any changes or modifications. Architectural Drafting and Design will not assume responsibility for unmet expectations during the construction work. We also recommend additional consultation before any design revisions are executed.

ARCHITECTURAL DRAFTING & DESIGN

PROJECT:	PROFESSIONAL OFFICE BUILDING ADDITION 9 SANDORFF STREET PORTLAND, MAINE
OWNER:	MR. ROBERT DEWICE

	FLOOR PLANS, ELEVATIONS, BUILDING SECTIONS, DETAILS, & NOTES		DRAWING NUMBER A-1
	SCALE: AS SHOWN	DATE: FEB, 2003	



N/F
First Lutheran Church
of Portland 2493/137,139
(Ref. deed 2111/29)

25' Portland Water District Right of Way
(See 2161/152)

N/F
CFN Associates
8131/336

N/F
William V. Roy, Jr.
Eugene B. Parker
13211/198

N/F
Stephen G. &
Kaye-Don Daniels
7248/252

Sanborn Street
(Formerly Highland Ave.)

Auburn Street

References

- 1) Plan of Highland Park, recorded in Plan Book 8, Page 130 (1898)
- 2) Portland Water District right of way plans.
- 3) City of Portland Right of Way information.

Notes

- 1) Bearings are based on magnetic north 2003.
- Deed and Plan references are to the Cumberland County Registry of Deeds.

Legend

- Iron Pipe Found
- Iron Pin Set (5/8" capped rebar)
- N/F Now or Formerly of
- ▨ Existing Building
- Utility Pole
- - - Edge of Pavement
- - - Fence Line
- △ Survey Control Point
- Existing Tree
- ⊙ Original Lot

Area

Total = 15,480 square feet

Owner of Record

Robert A. DeRice 12419/280 (1996)

This survey conforms to the current standards of the Board of Licensure for Professional Land Surveyors, except as noted:

Exemptions:
 1) No deed description prepared.
 2) No written report to date.
 3) Iron pins not set at all angle points.

Stephen J. Martin, PLS 1282

Stephen J. Martin

"Standard Boundary Survey"
Plan of Property
Sanborn & Auburn Street, Portland, Maine
made for

Robert A. DeRice

March 25, 2003
Book 37 Scale: 1"=20' File: 153

Stephen J. Martin, PLS
Professional Land Surveyor
Gorham, Maine 04036

