

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: 226 ANDERSON ST

Total Square Footage of Proposed Structure	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Chart# <u>9</u> Block# <u>A</u> Lot# <u>17</u>	Owner: <u>SHOBU AIKIDO of MAINE LLC</u> <u>SAME</u>	Telephone: <u>879 9207</u>
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Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>25,000</u> Fee: \$ <u>174.00</u>
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Current use: _____

If the location is currently vacant, what was prior use: TAXI AND GAS, RETAIL SALES + SERVICE

Approximately how long has it been vacant: 1 MONTH

Proposed use: 4163 SF. INDOOR RECREATION AND AMUSEMENT

Project description: RENOVATION of PORTION of a ONE STORY MASONRY BUILDING
INTERIOR WALLS AND INSULATION - INSTALL INTERIOR DOORS - FLOORING
BRICK Fill MASONRY OPENING + ENLARGE MASONRY OPENINGS
Change of Use

Contractor's name, address & telephone: GARY SMALL
LEAVITT ISLAND LANE
HARDWARE ME.

Who should we contact when the permit is ready: GARY SMALL 879-9207

Mailing address: _____

Phone: 879-9207

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>Gary Small</u>	Date: <u>AUGUST 16 2001</u>
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This is not a permit, you may not commence ANY work until the permit is issued

Department of Building Inspection Services.

The following is an explanation of the work to be done at 226 Anderson St. Portland, we plan to renovate a portion of the one story masonry building located in a IIB zone. This project is to accommodate the needs of Shobu Aikido of Maine which can be characterized as an indoor recreational activity.

No alterations to the exterior are contemplated other than expanding two existing masonry openings and blocking up a portion of a third.


There will be no changes to any structural elements of the building. The new work will include a practice room and two dressing rooms. so building of interior walls will take place. Entry and exits spaces will be updated and renovated.

The building is fully sprinkled and will remain so. The practice room qualifies as public assembly space and all elements of the new work have been reviewed and approved

By the State Fire Marshal

Thank you for your consideration

Guy Sull

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BUILDING PERMIT REPORT

DATE: 16 August 2001 ADDRESS: 226 Anderson St. CBL: 009-A-017
 REASON FOR PERMIT: Change of use B To A-3 indoor recreation
 BUILDING OWNER: Esn Enterprises
 PERMIT APPLICANT: _____ (CONTRACTOR Gary Small)
 USE GROUP: A-3 CONSTRUCTION TYPE: 313 CONSTRUCTION COST: \$25,000 PERMIT FEES: \$124.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *11, *13
21 *23, *24 *28, *30, *31 #32

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "**ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.**"
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

8/16

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)

22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

* 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

* 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)

25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.

27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

* 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

29. All requirements must be met before a final Certificate of Occupancy is issued.

* 30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

* 31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

32. Please read and implement the attached Land Use Zoning report requirements. *Any NEW Signage requires A separate permit for APPROVALS*

33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

34. Bridging shall comply with Section 2305.16.

35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

36. All flashing shall comply with Section 1406.3.10.

37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

[Signature]
 E. Santoro, Building Inspector
 Cc: Lt. McDougall, PFD
 Margie Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager
[Signature]

PSH 10/1/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

QUITCLAIM DEED
Maine Statutory Short Form

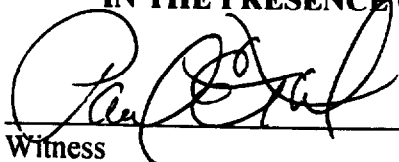
KNOW ALL MEN BY THESE PRESENTS, that it, **E.S.N. ENTERPRISES**, a Maine Corporation with a place of business located in Portland, County of Cumberland and State of Maine for consideration paid, do hereby **RELEASE** to **SHOBU AIKIDO OF MAINE, LLC**, a Limited Liability Company with a mailing address of P.O. Box 586, Portland, Maine 04112-0586 the following described premises:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.


WITNESS its hand and seal this 6th day of June, 2001.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF**

E.S.N. ENTERPRISES



Witness



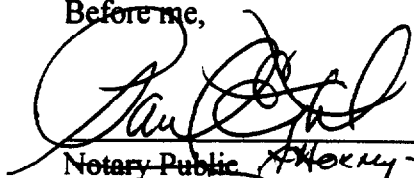
By: Elliott S. Nathanson
Its: President

STATE OF MAINE
COUNTY OF CUMBERLAND

June 6, 2001

Then personally appeared the above-named Elliott S. Nathanson, President of E.S.N. Enterprises, and acknowledged the foregoing instrument to be his free act and deed and that same is the free act and deed of said Corporation.

Before me,



Notary Public Atorney-at-law
Print name: Paul E. Thelin

EXHIBIT A

Two certain lots or parcels of land together with the building thereon, situated in Portland, County of Cumberland and State of Maine, on the westerly sideline of Anderson Street and being bounded and described as follows:

Parcel #1:

Beginning at the southeasterly corner of premises owned by Maine Printing Co.;

Thence S 82° 53' W by said Maine Printing Co. land two hundred fifty-five and sixty-eight hundredths (255.68) feet to an iron and land now or formerly of Portland Terminal Company;

Thence S 24° 22' W by said land of Portland Terminal Company forty-six and fifty-six hundredths (46.56) feet to an iron and land now or formerly of Industries, Inc.;

Thence S 24° 15' E by said Industries, Inc. land fifty-nine (59) feet to an iron;

Thence by land formerly of the Pio Trust Estate and now or formerly of John Nappi, Jr. and Rose Nappi;

Thence N 69° 9 ½' E 144.21 feet to an iron;

Thence N 79° 41' E 18.56 feet to a stake;

Thence N 71° 17' E 100.63 feet to an iron in the westerly side of Anderson Street;

Thence N 0° 30' E by Anderson Street forty and ninety-one hundredths (40.91) feet to the point of beginning.

Parcel #2:

Beginning at the point where the northerly sideline of Parcel #1 hereinabove described meets the easterly wall of the building which is principally on said Parcel 1 and partially on these premises;

Thence northerly by said easterly wall of said building 3.79 feet, more or less, to the southerly wall of the building on the said premises of Maine Printing & Business Forms Co.;

Thence approximately S 82° 53' W by said southerly wall of said building to the westerly terminus of said southerly wall;

Thence southerly by the westerly wall of the first mentioned building 3.79 feet more or less to the said dividing line.

Thence N 82° 53' E by said dividing line to the point of beginning.

Being the same premises as described in the deed from Apex, Inc. to E.S.N. Enterprises, dated September 28, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10314, Page 181.

DUPLICATE

GENERAL RECEIPT

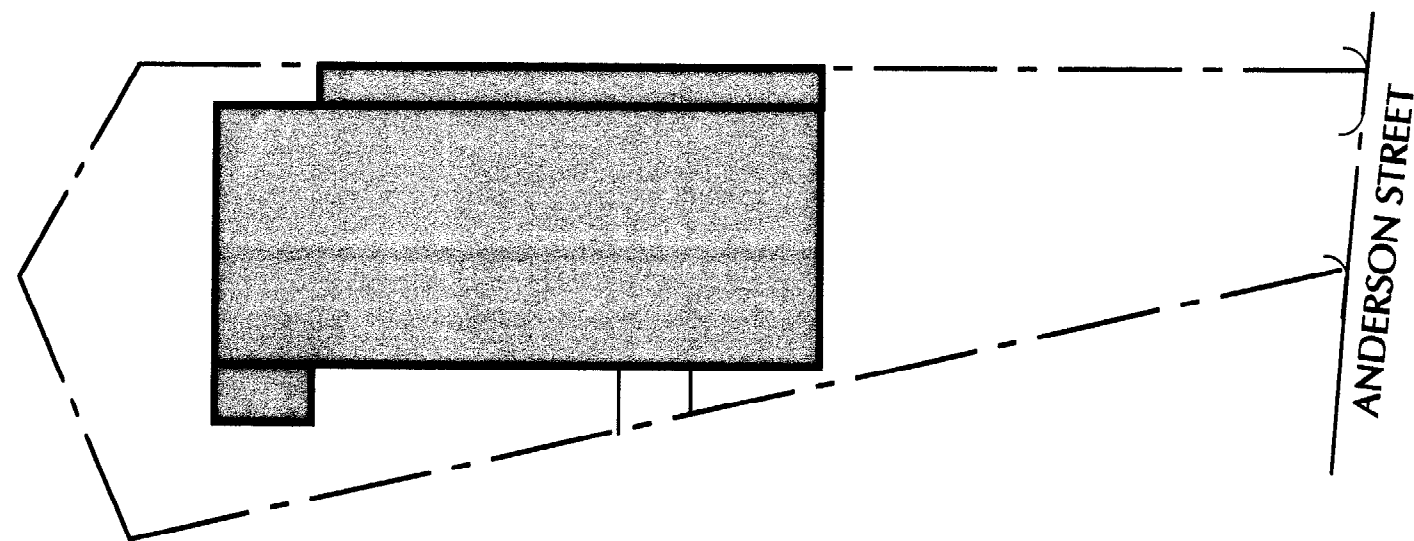
CITY OF PORTLAND, MAINE

DEPARTMENT Inspections DATE 8/16/01
RECEIVED FROM Gary Small
ADDRESS 226 Anderson

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Permits		174.00
	interorders		
	Check # 463		
	3L 009 A 017		

CASH CHECK OTHER TOTAL 174.00

RECEIVED BY [Signature]



PLOT PLAN SCALE: 1" = 40'-0"



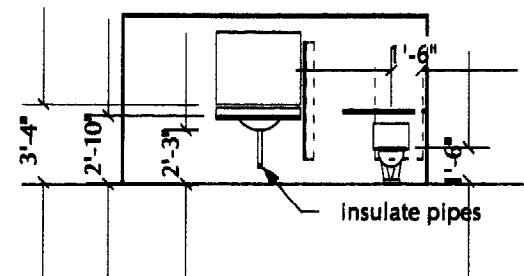
ZONING: PAGE 9-A; LOT 17; ZONE: ILb
 PLOT SIZE: 18,455 SQ.FT.

CURRENT USE: 7927 SQ. FT.: TAXI AND GAS SALES (RETAIL SERVICE AND SALES)
 PROPOSED CHANGE OF USE: 3133 SQ.FT. TAXI AND GAS SALES
 4163 SQ. FT. - INDOOR RECREATION & AMUSEMENT

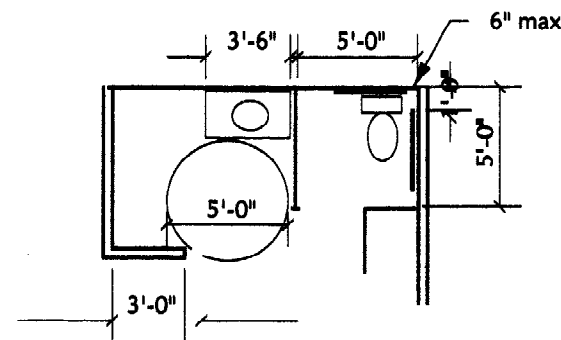
CONSTRUCTION TYPE: BOCA:2C
 NFPA: II 000
 ONE STORY; FULLY SPRINKLERED

SPRINKLER SYSTEM TO BE MODIFIED TO SERVE PROPOSED FLOOR PLAN MODIFICATIONS

ANDERSON STREET

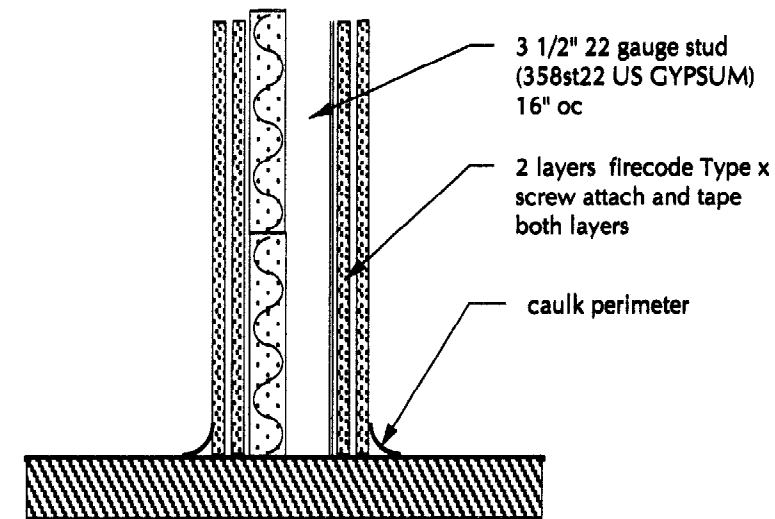


ELEVATION: 1/8" = 1'-0"



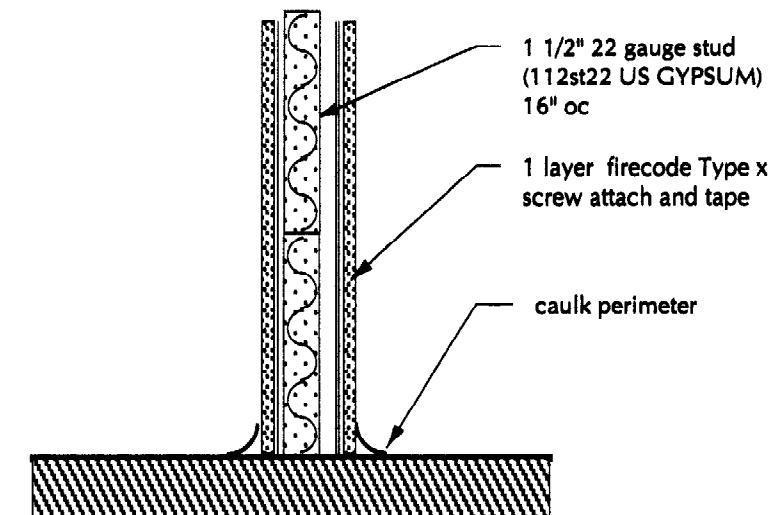
PLAN: 1/8" = 1'-0"

ACCESSIBLE TOILET/LAV.



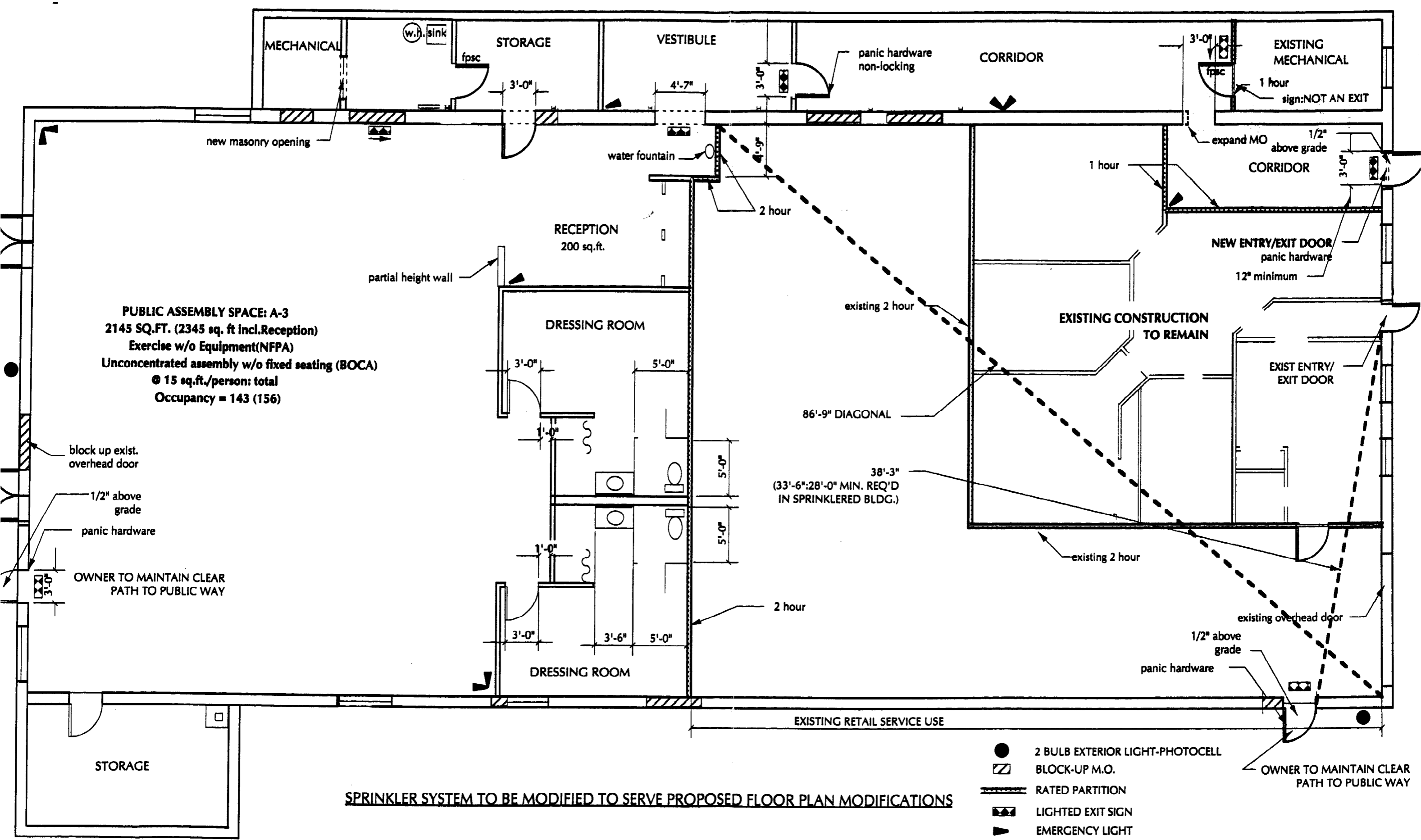
TWO HOUR RATED PARTITION
 UL U412

2 layers gypsum panel firecode Type X sheetrock each side of 3 5/8" studs 16" oc'; base layer applied vertically and taped; face layer applied horizontally with joints staggered; both layers screw attached; perimeter caulked. 1 1/2" THERMAFIBRE SAFB MAY BE ADDED WITHOUT INTERFERING WITH FIRE RATING



ONE HOUR RATED PARTITION
 UL U448

1 layer gypsum panel firecode Type X sheetrock each side of 2 1/2" studs 16" oc'; screw attached; perimeter caulked. 1 1/2" THERMAFIBRE SAFB.



PUBLIC ASSEMBLY SPACE: A-3
2145 SQ.FT. (2345 sq. ft incl.Reception)
 Exercise w/o Equipment(NFPA)
 Unconcentrated assembly w/o fixed seating (BOCA)
 @ 15 sq.ft./person: total
 Occupancy = 143 (156)

SPRINKLER SYSTEM TO BE MODIFIED TO SERVE PROPOSED FLOOR PLAN MODIFICATIONS

- 2 BULB EXTERIOR LIGHT-PHOTOCELL
- ▨ BLOCK-UP M.O.
- ▬ RATED PARTITION
- ⬢ LIGHTED EXIT SIGN
- ▶ EMERGENCY LIGHT

SHOBU AIKIDO OF MAINE
 226 ANDERSON STREET
 PORTLAND, MAINE

OWNER: GARY AND ANIA SMALL
 HARBOR RIDGE ROAD
 SOUTH FREEPORT, ME.

FLOOR PLAN

1/8" = 1'-0"
 7/23/01



CONSTANCE BLOOMFIELD ARCHITECT
 55 THOMAS STREET
 PORTLAND, MAINE 04102
 207-773-7769

2 C