



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 899 Brighton Ave CBL 284 C001001
Date of Issue 01/12/2010

Issued to Samba Llc

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 09-1380, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

899 Brighton Ave, 1st Floor

APPROVED OCCUPANCY

"Maine Tigers Martial Arts LLC"
Use Group: B
IBC, 2003

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

01/12/10

(Date)

Inspector

Inspector of Buildings

CAPT. R. Sautreau
1.13.10

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 091380
PERMIT ISSUED

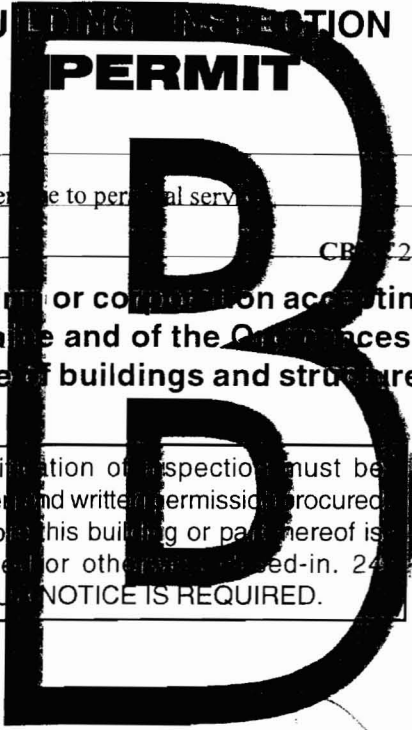
Please Read Application And Notes, If Any, Attached

This is to certify that Samba Llc

has permission to Change of use from business service to personal service JAN - 7 2010

AT 899 Brighton Ave CB# 284 C001001

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 written permission procured before this building or part thereof is lathed or otherwise enclosed-in. 24 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. CAPT. R. Lathrop

Health Dept. _____

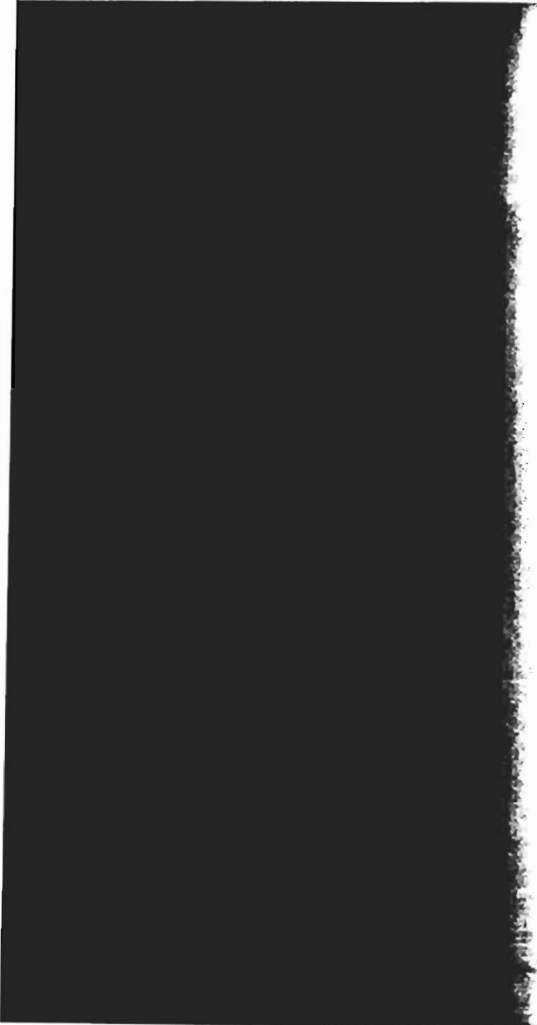
Appeal Board _____

Other _____

Department Name

Annemarie Burke 1/7/09
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: 09-1380	Issue Date:	CBL: 284 C001001
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Location of Construction: 899 Brighton Ave	Owner Name: Samba Llc	Owner Address: P.o.box 10110	Phone:
Business Name: Maine Tigers Martial Arts LLC	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-1 Zone

Past Use: Commercial / Business Service	Proposed Use: Change of Use; From business service to personal service. <i>1st floor Karate Studio</i>	Permit Fee: \$105.00	Cost of Work: \$30.00	CEO District: 3	Primary R-3 Second
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions		INSPECTION: Use Group: <i>B L500L</i> Type: <i>IBC-2003</i>			

Proposed Project Description: Change of use from business service to personal service. <i>1st floor Karate Studio</i>	Signature: <i>(Signature)</i>	Signature: <i>GMB 1/7/09</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: gg	Date Applied For: 12/03/2009	Zoning Approval
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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.. PERMIT ISSUED JAN - 7 2010 City of Portland	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>12/7/09</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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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

01/12/10

Final: No Construction
OKAY

Martial Arts Studio > 12 persons estimated. JAK
E

Capt. Gutierrez

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1380	Date Applied For: 12/03/2009	CBL: 284 C001001
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Location of Construction: 899 Brighton Ave	Owner Name: Samba Llc	Owner Address: P.o.box 10110	Phone:
Business Name: Maine Tigers Martial Arts LLC	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Change of Use; From business service to personal service.	Proposed Project Description: Change of use from business service to personal service.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 12/07/2009	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
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	Reviewer: Jeanine Bourke	Approval Date: 01/07/2009	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.				
2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.				
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 12/15/2009	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) This permit is for change of use only, any construction shall require additional permits. The occupancy shall meet NFPA 101 code requirements upon inspection.				

Inspection Scheduled 1/11/10

Comments: 1/7/2010-jmb: Spoke To Greg T. He confirmed no work and usually only 10-15 occupants
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091380



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: <u>899 BRIGHTON AVE.</u>		
Total Square Footage of Proposed Structure/Area <u>941.5 Sqft.</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>284 C001001</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>MAINE TIGERS MARTIAL ARTS LLC</u> Address <u>12 BLACK POINT MDWS</u> City, State & Zip <u>SCARB., ME. 04074</u>	Telephone: <u>207-415-3327</u>
Lessee/DBA (If Applicable) <u>MAINE TIGERS MARTIAL ARTS LLC DBA VILLARI'S SELF DEFENSE CENTERS</u>	Owner (if different from Applicant) Name <u>SAMBA LLC</u> Address <u>891 BRIGHTON AVE SUITE 8 P.O. BOX 10110</u> City, State & Zip <u>PORTLAND, ME. 04104</u>	Cost Of Work: \$ <u>30.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>105.00</u>
Current legal use (i.e. single family) <u>MULTI UNITS</u> If vacant, what was the previous use? <u>PRINT MAIL COPY CENTER 1ST floor</u> Proposed Specific use: <u>KARATE STUDIO / SELF DEFENSE CENTER</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>NEW BUSINESS MOVING IN TO EXISTING SPACE.</u> <u>NO BUILDING MODIFICATIONS BEING DONE</u> <u>Change of use</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>GREGORY TAIT</u> Telephone: <u>207-415-3327</u> Mailing address: <u>12 BLACK POINT MDWS SCARBOROUGH ME. 207-883-0521</u> <u>04074</u>		

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: [Signature] Date: Dec 3, 2009

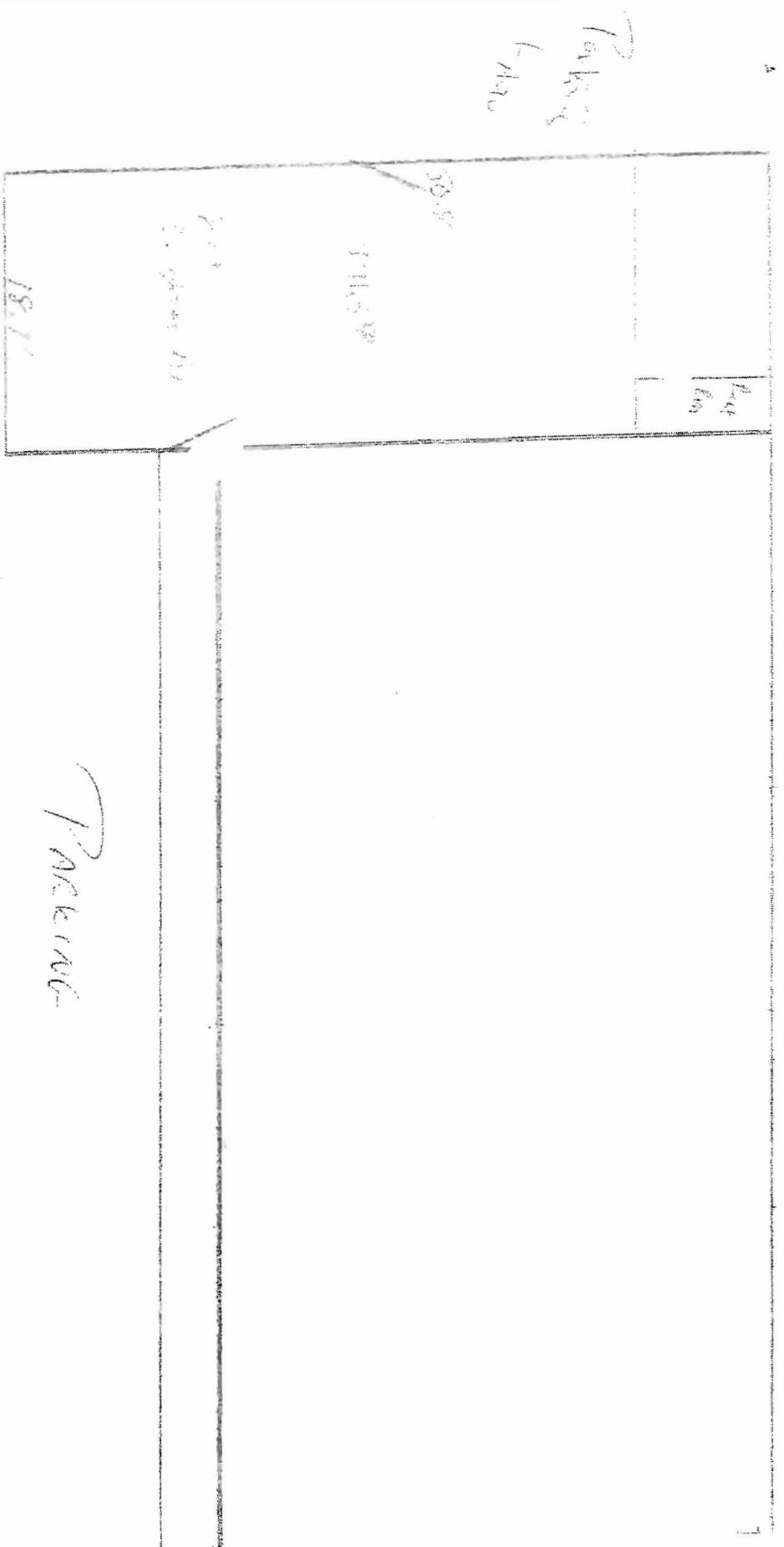
RECEIVED

This is not a permit; you may not commence ANY work until the permit is issued. DEC - 3 2009

**Dept. of Building Inspections
City of Portland Maine**

BEFORE

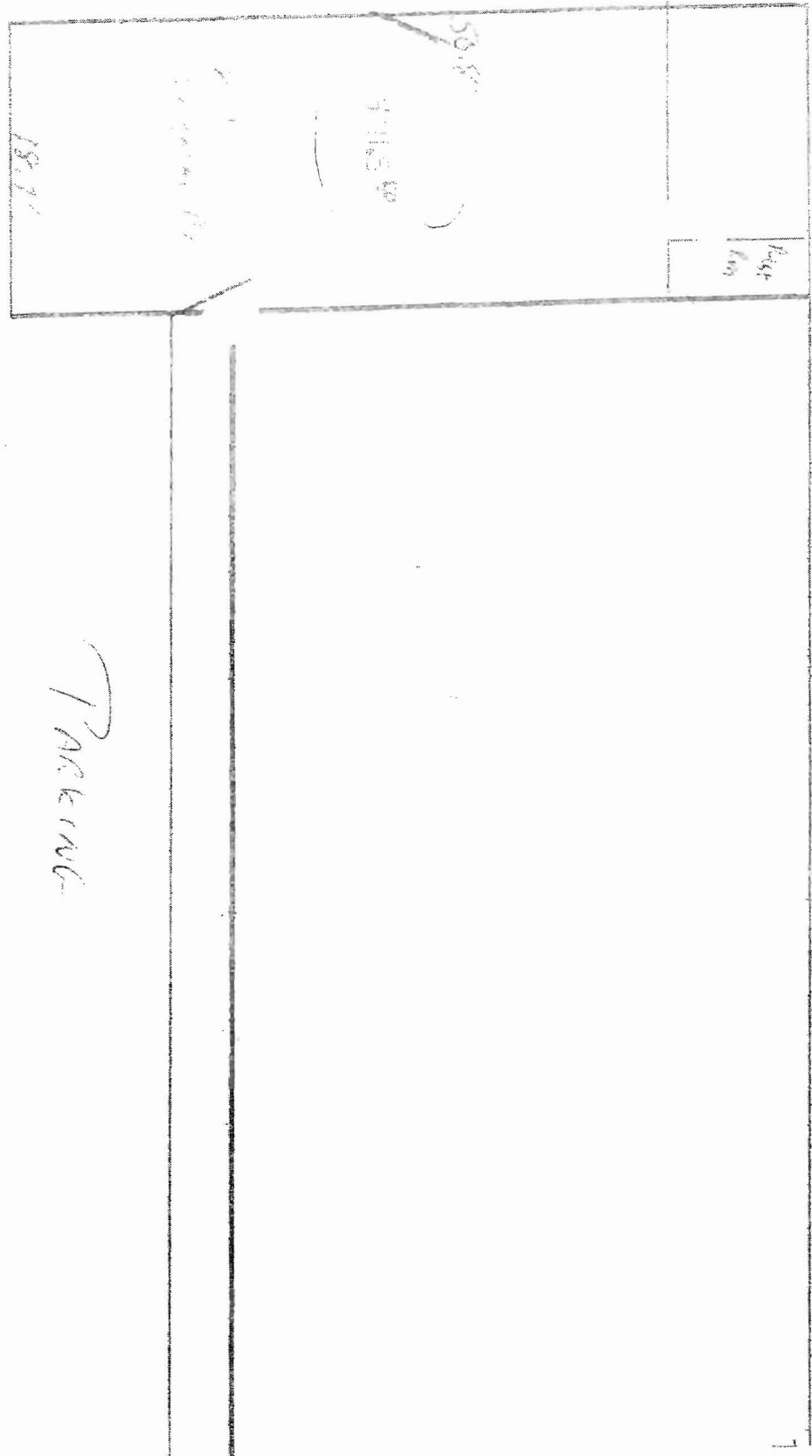
Parking



Parking

AFTER -
 START THE SAME
 N. CAR MODIFICATIONS

Parking



$$9415 \div 400 = 2 \text{ PKG SPACES } \approx 2 \text{ PKG ON S.F.}$$

Google maps



PRESENT PARKING LAYOUT

