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Phil Bilodeau  
207-333-9175

"Ride Safe"



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APPLICATIONS

Re: 314 Warren Ave

Darrell Clark

Jonathan Rioux

Hi Jon:

I want to be sure that if AND when the Change of Use permit is issued, that it's in the name of Cumberland County Scooters & Cycles.

To answer your questions, the ceiling height is 7'10" to an accoustical ceiling. Previously and currently, the proposed "classroom" is a retail showroom, selling motorcycle and scooter apparel.

There's a fire door that separates the shop from the showroom. This door is rated for 1 1/2 hours.

The building does not contain a sprinkler system.

We do not have any specific details regarding the class size or age of students. This is a motorcycle safety class open to anyone with a valid dri'ver's license, so they must be 16 years of age in the state of Maine.

The building is constructed out of cement blocks.

The exterior door opens out into the parking lot, at ground level without any steps and a lighted E-Gress sign above.

I hope this answers your questions. If not, please call me at 207-210-6701. Thanks, Carrie Clark

From: Jonathan Rioux <JRIOUX@portlandmaine.gov>  
To: cumberlandcountyscooters@yahoo.com  
Cc: Benjamin Wallace <WALLACEB@portlandmaine.gov>  
Sent: Tuesday, March 19, 2013 1:07 PM  
Subject: 314 Warren Ave

Job No.: 2013-00293

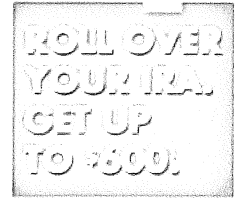
Please see the attached pdf file.

Our office needs more information for building permit issuance, even through there is little, if any construction the "change in use" of the space may warrant more code requirements to the existing space, see below:

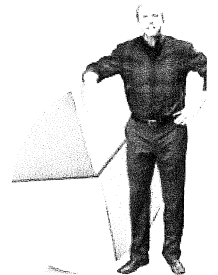
- Please provide a cross section (drawings) with existing headroom.
- What was the proposed "classroom" used as in the past?
- Fire Separations (hr. ratings, fire doors & corridors), if any between the proposed classroom hallway and shop?
- Is the building sprinkled?
- Scaled plans with a description of the classroom classification, i.e. educational occupancies for students above the 12<sup>th</sup> grade, and how many?
- The building construction type, i.e. exterior walls noncombustible materials (brick) and interior building elects are of any materials (wood frame studs etc)?
- Is there a landing for the exterior door?

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16 STUDENT  
MAXIMUM -  
AGES 16-70



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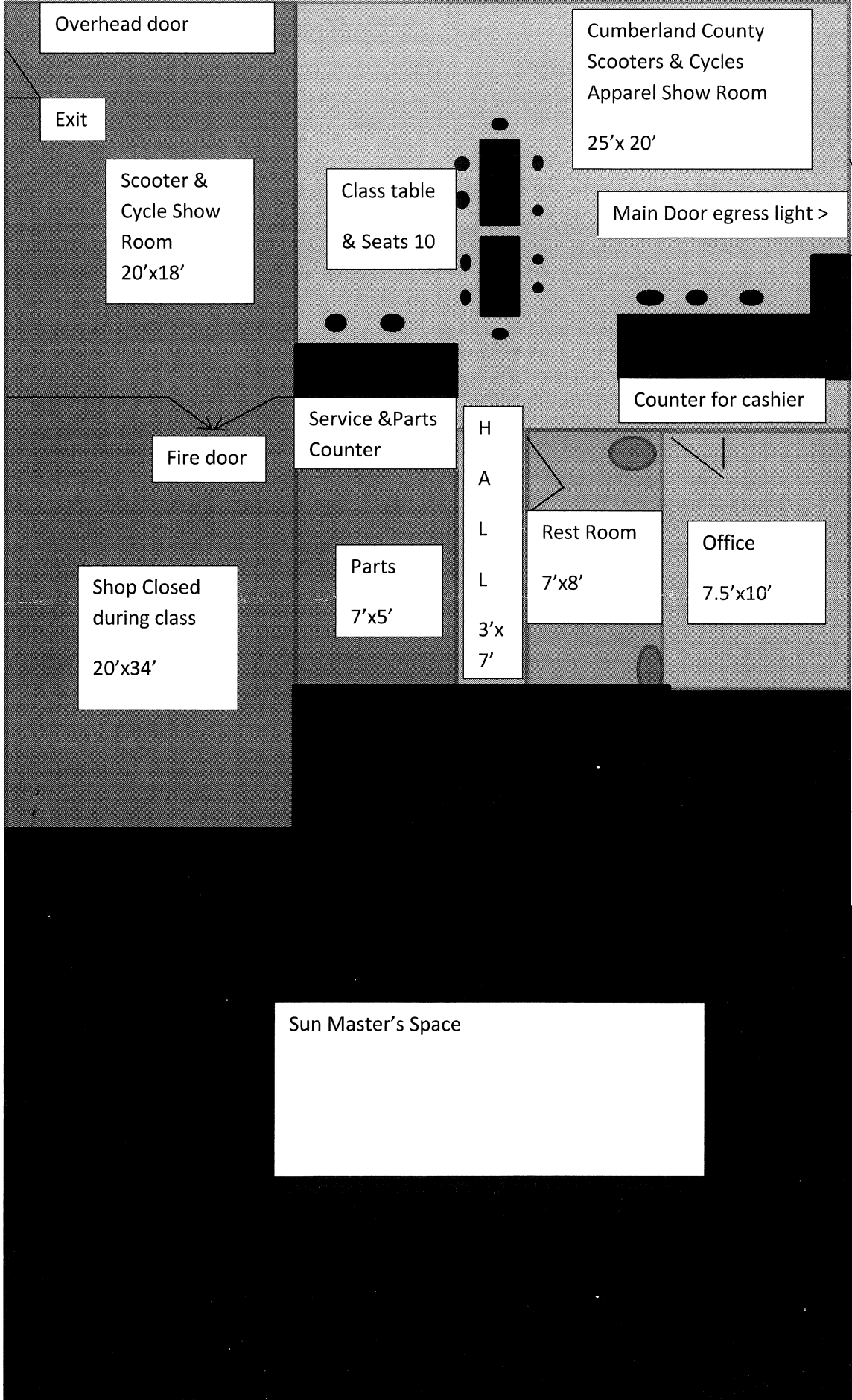


ROLL OVER YOUR TRUCK  
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Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 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.



Overhead door

Exit

Scooter & Cycle Show Room  
20'x18'

Class table & Seats 10

Cumberland County Scooters & Cycles Apparel Show Room  
25'x 20'

Main Door egress light >

Fire door

Service & Parts Counter

Counter for cashier

Shop Closed during class  
20'x34'

Parts  
7'x5'

H  
A  
L  
L  
3'x  
7'

Rest Room  
7'x8'

Office  
7.5'x10'

Sun Master's Space

314 Warren Ave Portland Maine 04103

ROAD

Cumberland County Scooters & Cycles Outside 83'x33' 2740 sqft

Total outside square footage 5480 feet

Overhead door

Showroom

25'x20'

500 sqft

Garage 15'x54'

570 sqft

Outside 15'x38'

570 sqft

Outside

15'x38'

570 sqft

P R

7'x5'

Rest room

7'x8'

Office

7.5'x

10'

Sunmasters part of building

Outside 40'x40'

1600 sqft