

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

PERMIT

Permit Number: 051278

PERMIT ISSUED

SEP 20 2005

This is to certify that B & L PARTNERS LLC /S Associa Vervey Sawy

has permission to Change of Use to Karate Cer Tenant up

AT 585 RIVERSIDE ST

306 B006001

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 altered or closed-in. HOURS 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. Corey Case PFD 9-15-05

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature]
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:	05-1278	Issue Date:	SEP 20 2005	City of Portland
Permit No.:	305 B006001	Issue Date:		

Location of Construction: 585 RIVERSIDE ST	Owner Name: B & L PARTNERS LLC	Owner Address: 277 MILTON RD	Phone:
Business Name:	Contractor Name: SBM Associate, Ins/ Harvey Sawyer	Contractor Address: 14 Deer Run Drive	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: IM
Past Use: Commercial/ Vacant Space	Proposed Use: Commercial/ Change of Use to Karate Center/ Tenant fit-up	Permit Fee: \$636.00	Cost of Work: \$60,000.00
Proposed Project Description: Change of Use to Karate Center/ Tenant fit-up		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 30 9/20/05
		Signature: Greg Cass	Signature: [Signature]
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: Idobson	Date Applied For: 09/01/2005	Zoning Approval		
<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>	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"/> Date: 9/13/05	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:	
	<p><i>Special Zone or Reviews</i> Sep 22 permits are required for any new signage</p>			
	<p><i>ok with conditions</i></p>			

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1278	Date Applied For: 09/01/2005	CBL: 306 B006001
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Location of Construction: 585 RIVERSIDE ST	Owner Name: B & L PARTNERS LLC	Owner Address: 277 MILTON RD	Phone:
Business Name:	Contractor Name: SBM Associate, Ins/ Harvey Sawyer	Contractor Address: 14 Deer Run Drive Gorham	Phone: (207) 329-7564
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial/ Change of Use to Karate Center/ Tenant fit-up	Proposed Project Description: Change of Use to Karate Center/ Tenant fit-up
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/13/2005
Note: no required site plan was submitted with the application - Marge had to track down **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 with Conditions **Reviewer:** Mike Nugent **Approval Date:** 09/20/2005
Note: **Ok to Issue:**
 1) Separate HVAC plans must be submitted and approved, prior to any installation work.
 The Construction type of this building has been changed from 2b to 3b, to allow the use of wood framing . Due to the size and height and use this complies with table 503 of the 2003 IBC.
 2) Handrails must be installed on both sides of the stairs.
 The second level cannot be used for storage as the floor load limits the use of this space.
 This permit does not include the use or occupancy of the second level, an additional permit is required to finish and use that space.

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 09/14/2005
Note: **Ok to Issue:**

Comments:
 9/16/2005-mjn: need stair design, Building is being reclassified to a 3B as they intend on combustible interior framing. Pete Sawyer is submitting additional info. GOT STAIRS STUFF
 9/16/2005-mjn: Had a couple of questions..left a message for Pete Sawyer.
 9/20/2005-gg: recieved granted site plan exemption. /gg





Commercial 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: B&L BUSINESS PARK 34 RAINMAKER DRIVE PORTLAND		
Total Square Footage of Proposed Structure EXIST'G 6400 SF		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# 306 Block# B Lot# 6	Owner: B&L PARTNERS LLC	Telephone: 878-7890
Lessee/Buyer's Name (If Applicable) JOHN POLIQUIN QUEST CENTER MARTIAL ARTS	Applicant name, address & telephone: HARVEY E SAUVER III 14 DEER RUN DRIVE GORHAM, ME 04038 207 839-2420	Cost Of Work: \$ 600,000 Fee: \$ 6000 INCLUDING MISC. 561 + 75 = 636
Current Specific use: VACANT (TENANT SPACE)		
Proposed Specific use: TENANT FIT UP FOR KARATE CENTER		
Project description: 7000 SF² FIRST FLOOR WITH TRAINING AREA AND OFFICES / TOILETS / CHANGING RMS / CONFERENCE AND OTHER SUPPORT AREAS WITH SMALL LEASABLE OFFICE AREA AND A 930 SF² +/- SECOND FLOOR AREA FOR FUTURE OFFICE / TOILET / TRAINING AREA.		
Contractor's name, address & telephone: 207 878-7890 207-831-1030 WILL BOYLE		
Who should we contact when the permit is ready: HARVEY SAUVER / SBM ASSOCIATE, INC.		
Mailing address: 14 DEER RUN DRIVE GORHAM, MAINE 04038 CELL 329-75604 Phone: 839-2420		

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

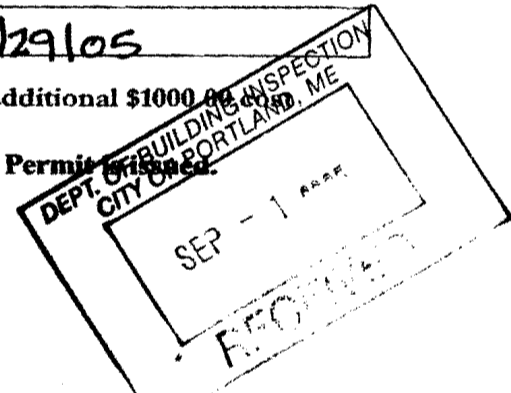
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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 of applicant: Harvey Sauver III	Date: 8/29/05
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00

This is not a Permit; you may not commence any work until the Permit is issued.





CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

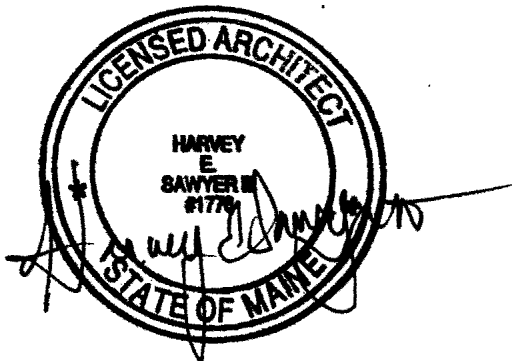
ACCESSIBILITY CERTIFICATE

Designer: SBM ASSOCIATES INC / HARVEY E SAWYER
Address of Project: B&L BUSINESS PARK 34 RAINMAKER DRIVE
Nature of Project: JOHN POLIGNO - QUEST CUISINE MARTIAL ARTS
KARATE CENTER / PRO SHOP / OFFICES
TRAINING MAT AREA

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.

Signature: Harvey E Sawyer
Title: ARCHITECT
Firm: SBM ASSOCIATES INC
Address: 14 DEER RUN DRIVE
GORTON ME 04038
Phone: 839-2420

(SEAL)



From: Peter Dalfonso <pjd@smemaine.com>
To: <ebm@portlandmaine.gov>
Date: 8/30/2005 2:01:16 PM
Subject: Rainmaker Business Park

Ethan;

On behalf of B&L Partners LLC we request an exemption for change of use for the Rainmaker Business Park at 585 Riverside St.. The site plan (ID 2004-0229, CBL #312B004) was originally approved on August 18, 2004 and amended in December of 2004. The assessor reference is chart 306 block 006 lot 001. The lot is located in the IM zone.

On the original site plan parking was allotted for industrial use at 1 space per 1000 square feet. The original tenant backed out. The new tenant for unit 1 building 1 is a Karate Center. This use requires parking at 1 space per 400 square feet. The unit is 3200 square feet and would require 8 spaces. There are 8 spaces available for this unit.

Water usage and sewage generation are within the original parameters.

The Karate Center's normal hours are 4:00PM to 9:00PM Monday through Friday and Saturday AM.

Peter Dalfonso

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CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

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

FROM: SBM ASSOCIATES INC / HARVEY E SAWYER JR

RE: Certificate of Design

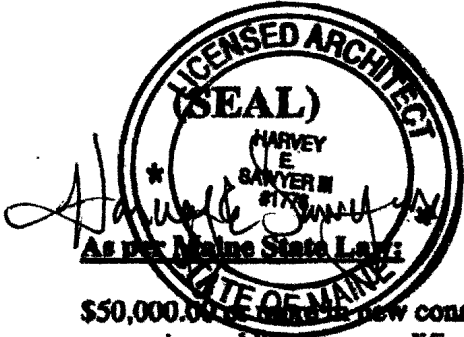
DATE: 8/29/05

These plans and / or specifications covering construction work on: TENANT FIT UP

JOHN BOLLQUIN - QUEST CENTER MARTIAL ARTS

3A RAINMAKER DRIVE PORTLAND (ECL BUSINESS PARK)

Have been designed and drawn up by the undersigned, a Maine registered Architect /
Engineer according to the 2003 International Building Code and local amendments.



\$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.

Signature: Harvey E Sawyer Jr

Title: Architect

Firm: SBM ASSOCIATES, INC.

Address: 4 DEER RUN DRIVE
GORHAM, ME 04038

TO: Inspections Department
FROM: Jay Reynolds, Development Review Coordinator
DATE: December 1, 2005
RE: C. of O. for #585 Riverside Street (potentially #? Rainmaker Drive)
(CBL312B004) (ID 2004-0082)

After visiting the site, I have the following comments:

Miscellaneous Site work incomplete:

I anticipate this work can be completed by **June 1, 2006**.
At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
File: Urban Insight

File: O:\plan\drc\riverside585b.doc



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 585 RIVERSIDE ST CBL 306 B006001

Issued to B & L PARTNERS LLC /SBM Associate, Ins/ Harvey Sawye Date of Issue 01/11/2006

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. 05-1278, 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

Building "A"
First Floor Front

APPROVED OCCUPANCY

Martial Arts Studio
Use Group B
Type 3B
IBC 2003

Limiting Conditions:

This does not include occupancy of the 2nd floor front, a separate permit & CO is required for this space.

This certificate supersedes
certificate issued

Approved:

01/13/06 [Signature]
(Date) Inspector

[Signature] 1/13/06
Inspector of Buildings

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 leasee for one dollar.

MAE FOR KC
OK PFD 1/13/06