

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 0511278

PERMIT ISSUED

SEP 20 2005

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that B & L PARTNERS LLC /S/ Association Survey Sawy

has permission to Change of Use to Karate Center 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. HEAVY 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. Carey Case PFD 9-15-05

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Handwritten 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	CEL:	305 B006001	
Owner Name:	B & L PARTNERS LLC	Owner Address:	277 MILTON RD	Phone:		
Contractor Name:	SBM Associate, Ins/ Harvey Sawyer	Contractor Address:	14 Deer Run Drive	Phone:	297564	
Permit Type:	Change of Use - Commercial				Zone:	IM

Location of Construction:	585 RIVERSIDE ST
Business Name:	
Lessee/Buyer's Name:	

Past Use:	Commercial/ Vacant Space
Proposed Use:	Commercial/ Change of Use to Karate Center/ Tenant fit-up

Permit Fee:	Cost of Work:	CEO District:
FIRE DEPT:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 3B 9/20/05
Signature:	Greg Cass	Signature:

Proposed Project Description:

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By:	Date Applied For:
Idobson	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>	<p>Special Zone or Reviews.</p> <p><input type="checkbox"/> Shoreland <i>Sept 20th permits are required for any new signage</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>9/13/05</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>S</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
Applicant/Owner/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: 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.

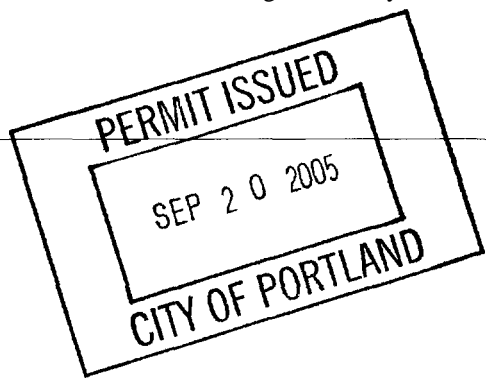
The second level cannot be used for storage as the floor load limits the use of this space.

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: received granted site plan exemption. /gg



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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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: <input checked="" type="checkbox"/>
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: Pending	Reviewer: Mike Nugent	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

Dept: Fire	Status: Approved	Reviewer: Cptn Greg Cass	Approval Date: 09/14/2005
Note:			Ok to Issue: <input type="checkbox"/>

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.



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 BOLIQUIN QUEST CENTER MARTIAL ARTS	Applicant name, address & telephone: HARVEY E SAWYER III 14 DEER RUN DRIVE GORHAM, ME 04038 207 839-2470	Cost Of Work: including misc. \$22,000 Fee: \$600.00 561 + 75 = 636 @
Current Specific use: VACANT (TENANT SPACE)		
Proposed Specific use: TENANT FIT UP FOR KARATE CENTER		
Project description: 3000 SF[±] FIRST FLOOR WITH TRAINING AREA AND OFFICES / TOILETS / CHANGING RMS / CONFERENCE AND OTHER SUPPORT AREAS WITH SMALL LEASABLE OFFICE AREA AND A 930 SF[±] SECOND FLOOR AREA FOR FUTURE OFFICE / TOILET / TRAINING AREA.		
Contractor's name, address & telephone: 207 878-7890 207-831-1030 WILL FOYLE		
Who should we contact when the permit is ready: HARVEY SAWYER / SBM ASSOCIATE, INC		
Mailing address: 14 DEER RUN DRIVE GORHAM, MAINE 04038 CELL 329-7564 Phone: 839-2470		

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.

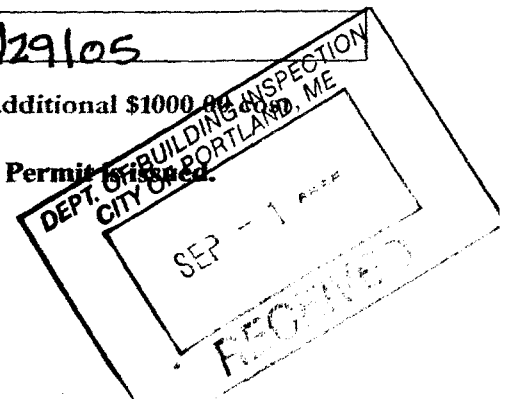
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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:	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

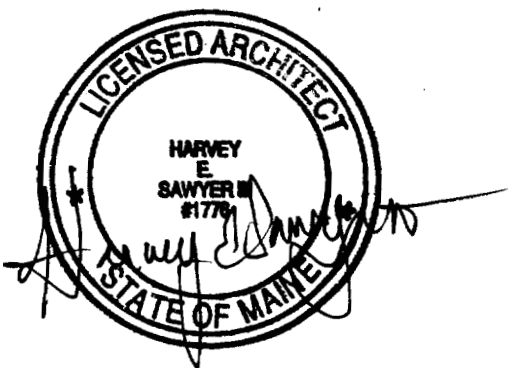
ACCESSIBILITY CERTIFICATE

Designer: SBM ASSOCIATES INC / HARVEY E SAWYER
Address of Project: B&L BUSINESS PARK 34 RAINMAKER DRIVE
Nature of Project: JOHN POLIGNO - QUEST CENTER MARTIAL ARTS
KARATE CENTER / PRO SHOP / OFFICE
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
GORHAM 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 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 AIA

RE: Certificate of Design

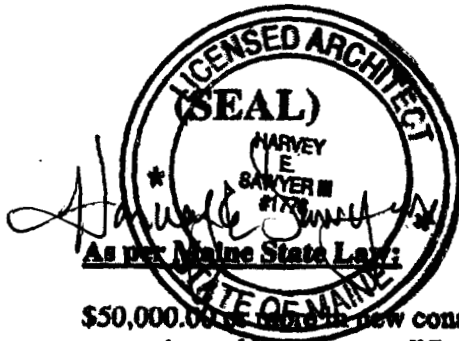
DATE: 8/24/08

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

JOHN FOLQUIN - QUEST CENTER MARTIAL ARTS

3A RAINMAKER DRIVE PORTLAND (B&L 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.



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.

Signature: Harvey E Sawyer AIA

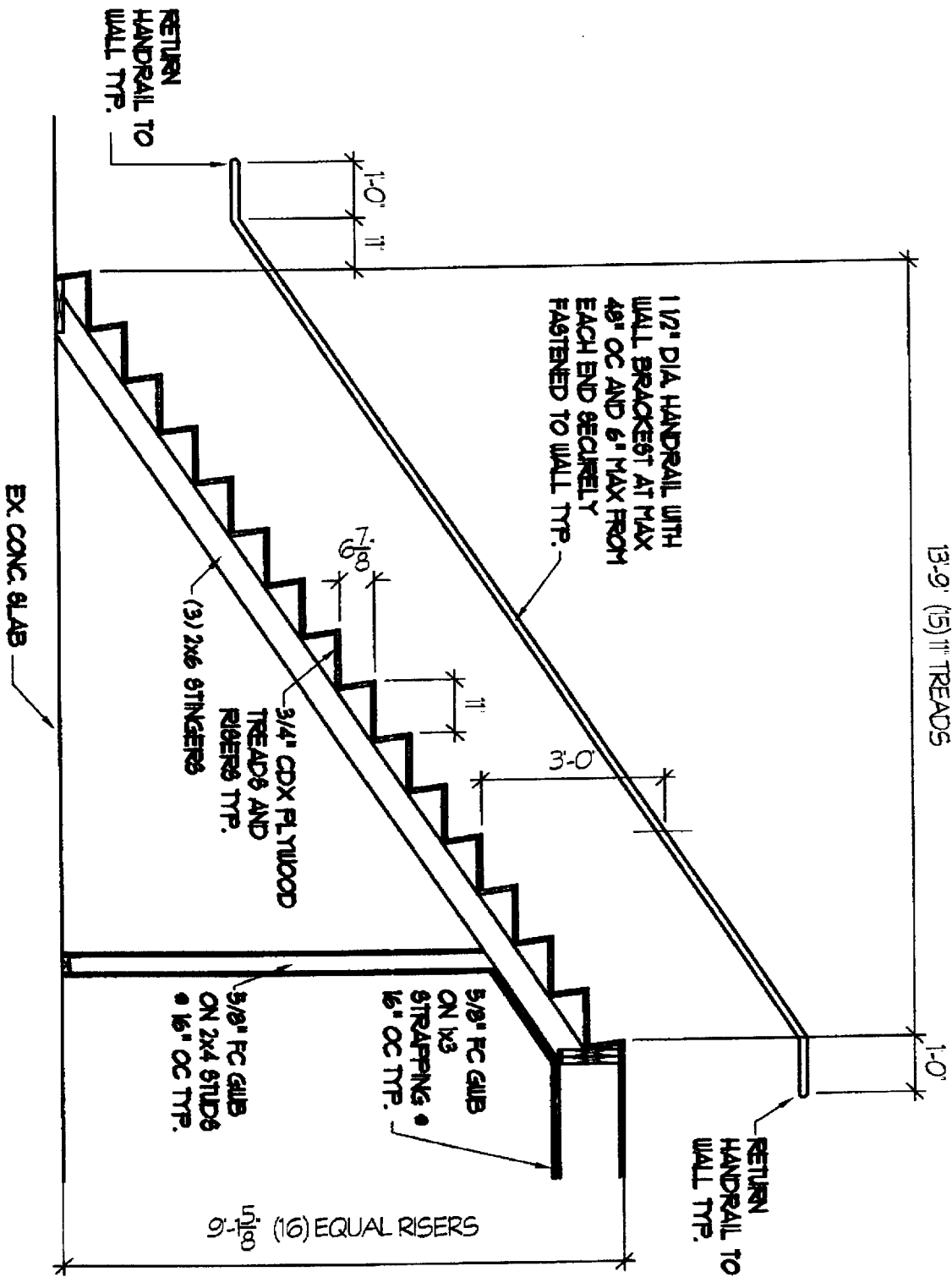
Title: Architect

Firm: SBM ASSOCIATES, INC.

Address: 14 DEER RUN DRIVE
GORHAM, ME 04038

SECTION THRU STAIR

SCALE: 3/8" = 1'-0"



DATE: SEPT. 16, 2005

SK-1

2 of 2

JOHN POLIQUIN GUEST CENTER KARATE
B & L BUSINESS PARK
34 RAINMAKER DRIVE PORTLAND, MAINE

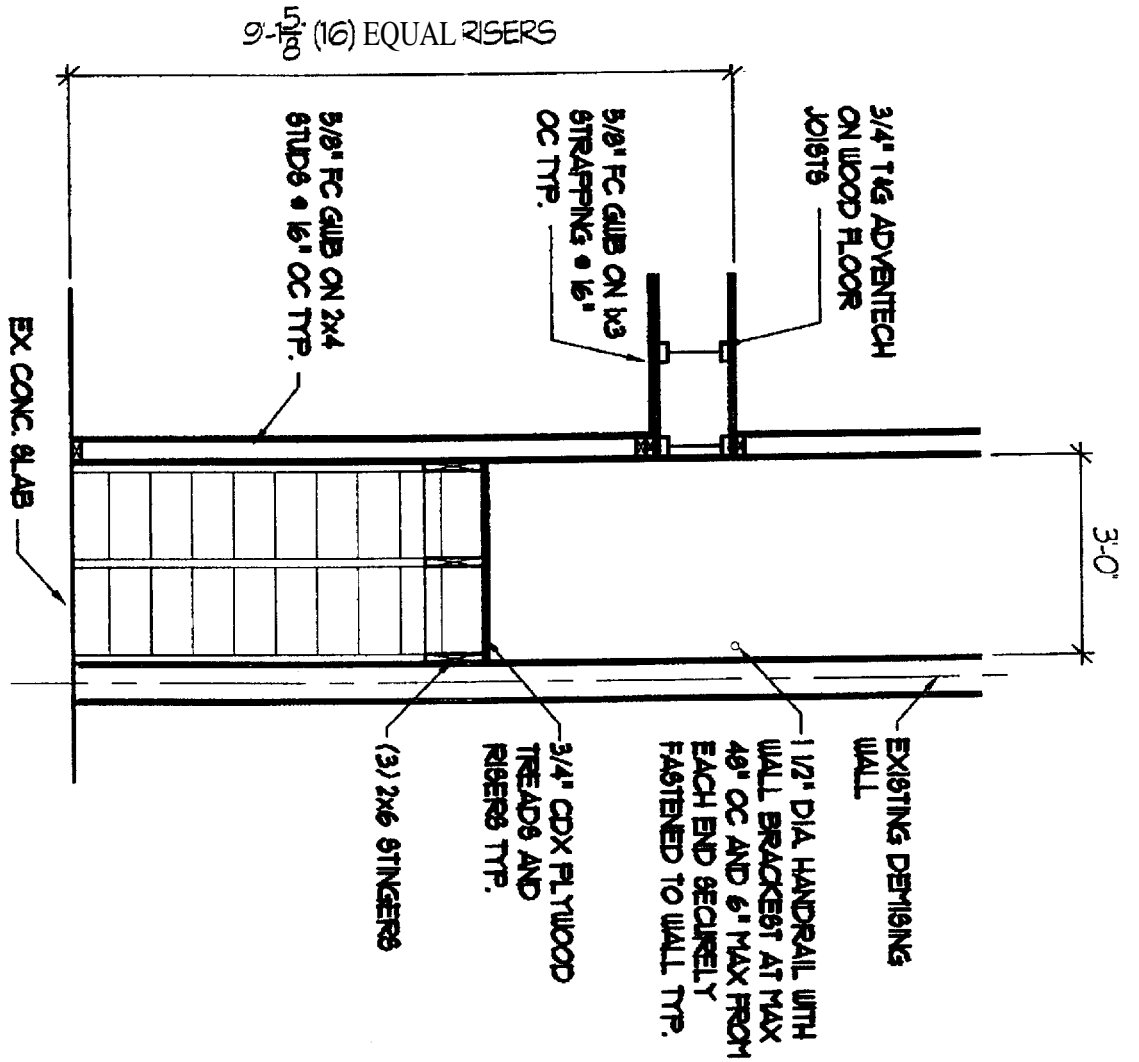
STAIR SECTION DETAILS

SBM
associates inc.
ARCHITECT

11 Clear Run Drive • Gorham, Maine 04038
TELE 207-639-2420 • FAX 207-839-5863

SECTION THRU STAIR

SCALE: 3/8" = 1'-0"



DATE: SEPT. 16, 2005

SK-1

2 of 2

JOHN FOLIGUIN GUEST CENTER KARATE
B + L BUSINESS PARK
34 RAINMAKER DRIVE PORTLAND, MAINE

STAIR SECTION DETAILS

SBM
associates inc.
ARCHITECT

14 Deer Run Drive • Gorham, Maine 04038
TELE 207-839-2420 • FAX 207-839-5883

SBM Associates, Inc.

ARCHITECT

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

Fax # 074-8716

Date: 9-16-05

Number of pages including cover: 3

Project #: _____

Fax to: MIKE NUGENT

From: PETE SAWYER

Re: STAIR DETAILS

B&L BUSINESS PARK

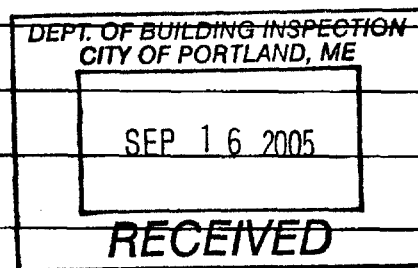
SBS RIVERSIDE

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Message:

AS PER YOUR REQUEST - STAIR DETAILS

THANKS
PEYE



FROM DESIGNER: SBM ASSOCIATES, INC.
 DATE: AUG 29, 2005
 Job Name: JULI POLIQUIN - QUEST CENTER MARTIAL ARTS
 Address of Construction: 34 PAULMAKER DRIVE PORTLAND ME
(D&L BUSINESS PARK)

2003 International Building Code
 Construction project was designed according to the building code criteria listed below:

Building Code and Year 2003 Use Group Classification(s) (S2) BUSINESS

Type of Construction TYPE III

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES

Is the Structure mixed use? NO if yes, separated or non separated (see Section 302.3)

Supervisory alarm system? _____ Geotechnical/Soils report required? (See Section 1802.2) NO

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members (1003.1, 1003.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use	Loads Shown
<u>SLAB ON GRADE</u>	
<u>2ND FLOOR OFFICE</u>	<u>50 psf</u>
_____	_____
_____	_____

Wind loads (1603.1.4, 1609) N/A

Design option utilized (1609.1.1, 1609.5)

Basic wind speed (1609.3)

Building category and wind importance factor, I_w (Table 1604.6, 1609.5)

Wind exposure category (1609.4)

Internal pressure coefficient (ASCE 7)

Component and cladding pressures (1609.7.1, 1609.8.2.2)

Main force wind pressures (1609.1.1, 1609.8.2.1) N/A

Earthquake design data (1603.1.8, 1614 - 1623)

Design option utilized (1614.1)

Seismic use group ("Category") (Table 1604.5, 1616.2)

Special response coefficients, R_{SD} & R_{SI} (1616.1)

Live load reduction (1603.1.1, 1607.2, 1607.10)

Roof live loads (1603.1.2, 1607.11)

Roof snow loads (1603.1.3, 1608) N/A

Ground snow load, P_g (1608.2)

If $P_g > 10$ psf, flat-roof snow load, P_f (1608.4)

If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)

If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.6)

Roof thermal factor, C_t (Table 1608.8.2)

Stepped roof snowload, P_s (1608.4)

Seismic design category (1616.3)

Build seismic-force-resisting system (Table 1617.6.2)

Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.3)

Analysis procedure (1616.6, 1617.5)

Design base shear (1617.4, 1617.5.1)

Flood loads (1603.1.8, 1612) N/A

Flood hazard area (1612.3)

Elevation of structure

Other loads NA

Concentrated loads (1607.4)

Partition loads (1607.5)

Impact loads (1607.6)

Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

BUILDING PERMIT INSPECTION PROCEDURES

Please call **874-8703** or **874-8693** to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection; Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature] 9/20/05
Signature of Applicant/Designee Date

[Signature] 9.20.05
Signature of Inspections Official Date

CBL: 306 B 6 Building Permit #: 051278