

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

INSPECTION PERMIT

PERMIT ISSUED  
Permit Number: 051746  
DEC 15 2005  
CITY OF PORTLAND

This is to certify that B & L PARTNERS LLC

has permission to Tenant Fit-up for offices, storage, & show

AT 585 RIVERSIDE ST

306 B006001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the City 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 when permission is procured before this building or part thereof is occupied or closed-in. 4 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. CASA CASH 12-17-05

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*[Signature]*  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



03/14/06

STAIRS ARE  $7\frac{3}{4} \times 12$  (NOT INSTALLED)  
PER PERMIT (14 STEPS)  
MUST BE REBUILT TO  $(6\frac{7}{8} \times 11)$   
(15 STEPS) PER PERMIT

~~AND~~

~~AND~~ Always to close - in windows only

5/4/06 - Final for CofD BLDG #2, Unit #2 with Mike Callus. Stairs rebuilt and within code - as other Bldg issues seen - OK for Electrical per Mike Callus. Fire Dept not present. OK for CofD when F.D. Approves.

Jan-M

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 05-1746	<b>Date Applied For:</b> 12/01/2005	<b>CBL:</b> 306 B006001
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<b>Location of Construction:</b> 585 RIVERSIDE ST	<b>Owner Name:</b> B & L PARTNERS LLC	<b>Owner Address:</b> 277 MILTON RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Commercial/ Tenant Fit-up for offices, storage, & shop -Building #1 (80'x80')	<b>Proposed Project Description:</b> Tenant Fit-up for offices, storage, & shop - part of Building #1 (80'x80')
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 12/08/2005  
**Note:** 12/07/05 Left message with Harvey Sawyer. Need to know specifics of business going in there & a site plan. **Ok to Issue:**   
 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.  
 2) Separate permits shall be required for any new signage.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 12/14/2005  
**Note:** **Ok to Issue:**   
 1) Floor loads must be submitted and approved prior to construction.  
 2) Mezzanine Guard Detail must be submitted and approved prior to construction.  
 3) HVAC plans and permit must be submitted and approved prior to installation

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 12/12/2005  
**Note:** **Ok to Issue:**   
 1) Storage to be limited to ordinary hazard

**Comments:**  
 12/7/2005-amachado: left message with Harvey Sawyer. Need to know more specifics on the use - exactly what is the business going to be? Need a scalable site plan.



# 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>585 RIVERDALE STREET</b>		
Total Square Footage of Proposed Structure <b>EXIST'G 10400 SF</b>	Square Footage of Lot <b>200,000 +</b>	
Tax Assessor's Chart, Block & Lot Chart# <b>306</b> Block# <b>B006</b> Lot#	Owner: <b>WILLIAM BOYLE</b>	Telephone: <b>831-1030</b>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <b>HARVEY E SAWYER JR 14 DEER RUN DRIVE GORHAM, ME 04038 839-2420</b>	Cost Of Work: \$ <b>25,000.-</b> Fee: \$ <b>246.-</b>
Current Specific use: <b>VACANT SPACE (NEW) EXIST'G BUILD'G 80'x80'</b>		
Proposed Specific use: <b>BUSINESS OFFICES</b>		
Project description: <b>TENANT FIT UP FOR OFFICES, STORAGE, SHOP APPROX 3880 SF</b>		
Contractor's name, address & telephone: <b>B&amp;L PARTNERS - 277 MILTON RD ROCHESTER NH</b>		
Who should we contact when the permit is ready: <b>HARVEY E SAWYER JR. WILLIAM BOYLE. 831 1030</b>		
Mailing address: <b>14 DEER RUN DRIVE GORHAM ME 04038 839-2420</b>		Phone:

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.

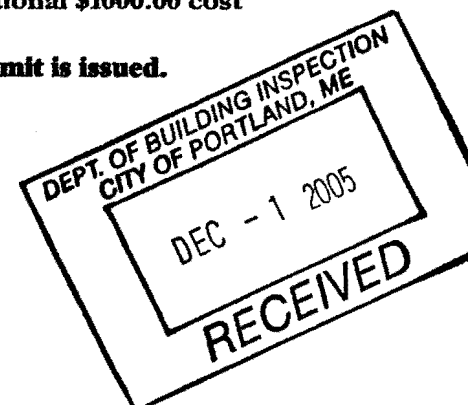
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: <b>11/29/05</b>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

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



**Armstrong**

Made in United States of America by: Fabricado en Estados Unidos por: Fabriqué aux Etis - Unis par:  
Armstrong World Ind. Inc., Lancaster, PA 17604

SH R4177 - Type P

**CLASSIFIED ACOUSTICAL MATERIAL CLASSIFIED**

Contents Not Over 48 Sq. Ft.  
(Form B) Issue No. BP-6046

**SURFACE BURNING CHARACTERISTICS**  
FLAME SPREAD .....25  
SMOKE DEVELOPED .....10

**FIRE RESISTANCE CLASSIFICATION**  
DESIGN NUMBER A202  
SEE U.L. FIRE RESISTANCE DIRECTORY  
AND U.L. DIRECTORY OF PRODUCTS  
CERTIFIED FOR CANADA.

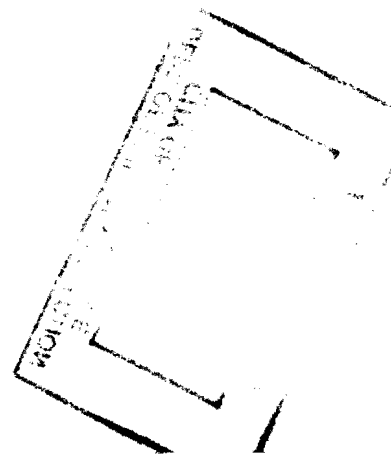
**ACOUSTICAL PROPERTIES**  
NRC 0.50 in accordance with ASTM C423-00.  
CAC min. 35 in accordance with ASTM E1414-00.

L225623 IL N1161

BP **1853** 20

**Dune™ Fire Guard Angled Tegula  
HumiGuard™ Plus**

<b>WHITE</b>	24 in x 24 in x 5/8 in (nominal) 610 mm x 610 mm x 16 mm (nominal)
<b>BLANCO</b>	
<b>BLANC</b>	48 sq ft (4.46 m <sup>2</sup> )
	12 pieces
	12 piezas
	12 pièces



**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 initialzing 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**

Peter Sawyer Perphone  
Signature of Applicant/Designee

12/16/05  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

CBL: 306 3006

Building Permit #: 051740



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

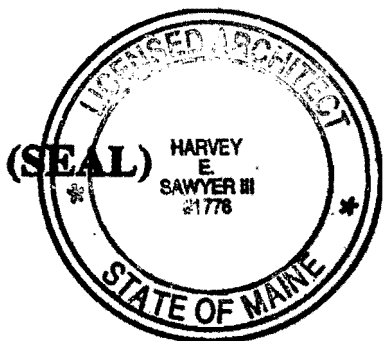
ACCESSIBILITY CERTIFICATE

Designer: HARVEY E SAWYER III

Address of Project: 505 RIVERSIDE STREET

Nature of Project: TENANT FIT UP FOR RAINMAKER IRRIGATION OFFICES  
B&L BUSINESS PARK BLDG "B"

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 III

Title: ARCHITECT

Firm: SEM ASSOCIATES INC

Address: A DEER RUN DRIVE  
GORHAM, ME 04038

Phone: 207 839-2420



# CUNNINGHAM

## Security Systems

313 Read Street, Portland, ME 04103  
207-878-5858

May 4, 2006

Attn: Mike Collins  
City of Portland  
Electrical Inspector  
Fax#: 207-874-8716

Dear Mike,

This letter is to inform you that the Fire Alarm System at, B & L Partners, 36 Rainmaker Drive, Suite 2 in Building 2 has been tested and signals have been sent to our Central Monitoring Station on April 28, 2006.

The devices that were tested were the panel smoke detector and the front & rear pull stations.

Should you have any questions or comments regarding this matter, please feel free to contact me at 207-878-5858.

Sincerely,

Brian Ewings  
Installation Manager

/sap

PLANNING • INSTALLATION • MONITORING • SERVICE  
Visit our web site at: [WWW.CUNNINGHAMSECURITY.COM](http://WWW.CUNNINGHAMSECURITY.COM)



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: HARVEY E. LAUNYER III SBMA ASSOCIATES

RE: Certificate of Design

DATE: 11/29/05

These plans and / or specifications covering construction work on:

TEENANT FIT UP FOR RAUMAKER IRRIGATION OFFICE

BAL BUSINESS PARK BUILDING "B" 585 DIVERSIDE STREET, PORTLAND ME

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. Launyer III

Title: ARCHITECT

Firm: SBMA ASSOCIATES INC

Address: 14 DEER RUN DRIVE  
GORHAM ME 04038



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 585 RIVERSIDE ST

CBL 306 B006001

Issued to B & L PARTNERS LLC

Date of Issue 05/04/2006

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. 05-1746, 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

Right Side

APPROVED OCCUPANCY

Use Group B/S1, Type 3b, Commercial Business/  
Storage, IBC 2003

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

5/4/06  
(Date)

*Thomas H. Moulley*  
Inspector

*[Signature]*  
Inspector of Buildings

5-9-06

05/04/06

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.



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

12-16 20 05

Received from Reinhold

Location of Work 23 Riverside

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ 1713.00

Building (IL) \_\_\_\_\_ Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 306 1/4

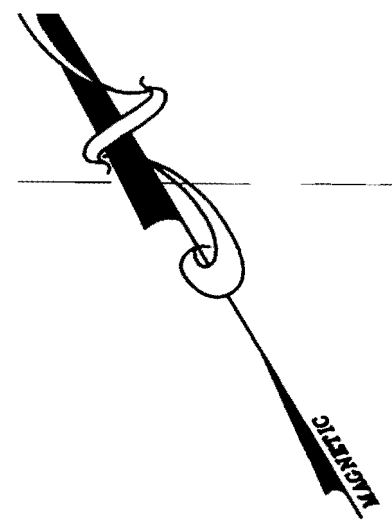
Check #: \_\_\_\_\_

Total Collected \$ 1713.00

**THIS IS NOT A PERMIT**

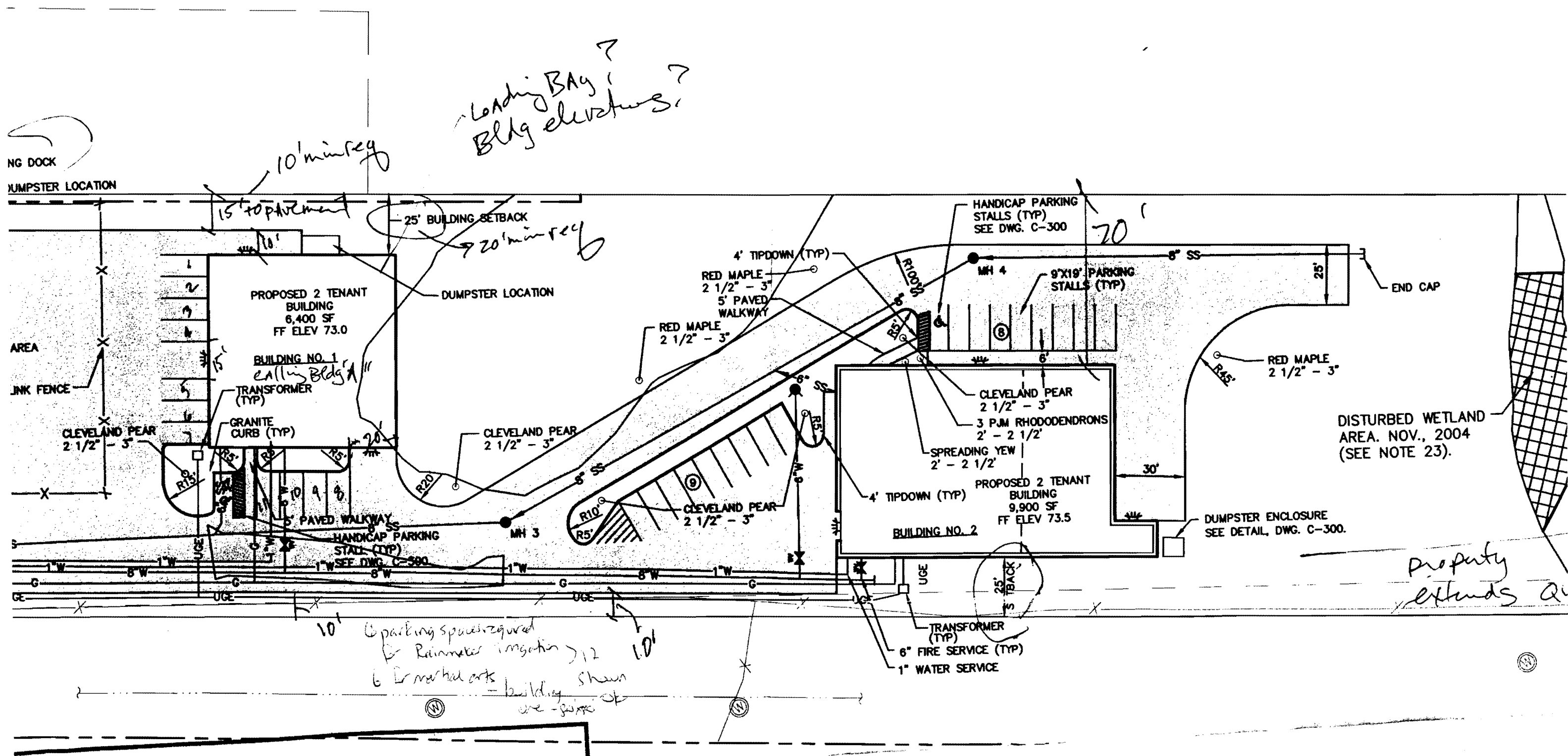
No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



1"=40'

loading Bay? Bldg elevations?



NG DOCK  
DUMPSTER LOCATION

AREA

LINK FENCE

S

GE

10' parking spaces required  
 6 Rainwater infiltration  
 6 marked arts - building shown  
 use - parking

10' min req

25' BUILDING SETBACK

20' min req

70'

Property extends to

DISTURBED WETLAND  
AREA. NOV., 2004  
(SEE NOTE 23).

DUMPSTER ENCLOSURE  
SEE DETAIL, DWG. C-300.

HANDICAP PARKING  
STALLS (TYP)  
SEE DWG. C-300

9'X19' PARKING  
STALLS (TYP)

END CAP

RED MAPLE  
2 1/2" - 3"

CLEVELAND PEAR  
2 1/2" - 3"

3 PJM RHODODENDRONS  
2' - 2 1/2'

SPREADING YEW  
2' - 2 1/2'

PROPOSED 2 TENANT  
BUILDING  
9,900 SF  
FF ELEV 73.5

BUILDING NO. 2

TRANSFORMER  
(TYP)

6" FIRE SERVICE (TYP)

1" WATER SERVICE

RED MAPLE  
2 1/2" - 3"

RED MAPLE  
2 1/2" - 3"

CLEVELAND PEAR  
2 1/2" - 3"

CLEVELAND PEAR  
2 1/2" - 3"

PROPOSED 2 TENANT  
BUILDING  
6,400 SF  
FF ELEV 73.0

BUILDING NO. 1  
calling Bldg 1

TRANSFORMER  
(TYP)

GRANITE CURB (TYP)

CLEVELAND PEAR  
2 1/2" - 3"

HANDICAP PARKING  
STALL (TYP)  
SEE DWG. C-300

5' PAVED WALKWAY

4' TIPDOWN (TYP)

RED MAPLE  
2 1/2" - 3"

5' PAVED  
WALKWAY

MH 4

8

MH 3

R10

R5

R1000

R30

R30

R30

R30

R30

R30

R30

R30

R30

R30

R30

R30

R30

R30

R30

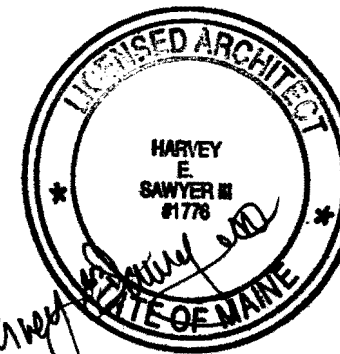
# TENANT FIT UP FOR RAINMAKER IRRIGATION OFFICES

B & L BUSINESS PARK BUILDING "B"

585 RIVERSIDE STREET

PORTLAND, MAINE

ARCHITECT  
SBM Associates, Inc.  
14 Deer Run Drive  
Gorham, Maine 04038  
Tel.. 207-839-2420



## INDEX OF DRAWINGS

### ARCHITECTURAL

- A-1 FLOOR PLAN AND DETAILS
- A-2 ELEVATIONS, FRAMING PLAN AND DETAILS
- A-3 WALL SECTIONS AND DETAILS

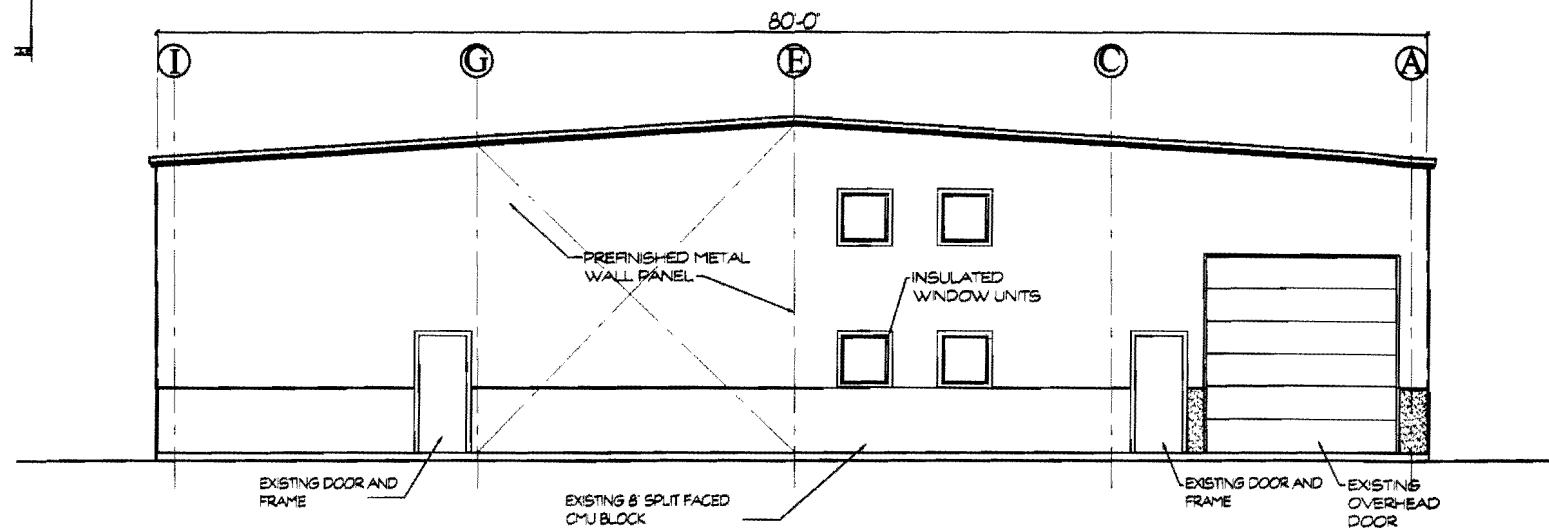
NOTE:  
MECHANICAL AND ELECTRICAL LAYOUTS AND PERMITTING  
SHALL BE BY OTHERS

BUILDING WILL BE FULLY SPRINKLED WITH SUPERVISED  
SYSTEM

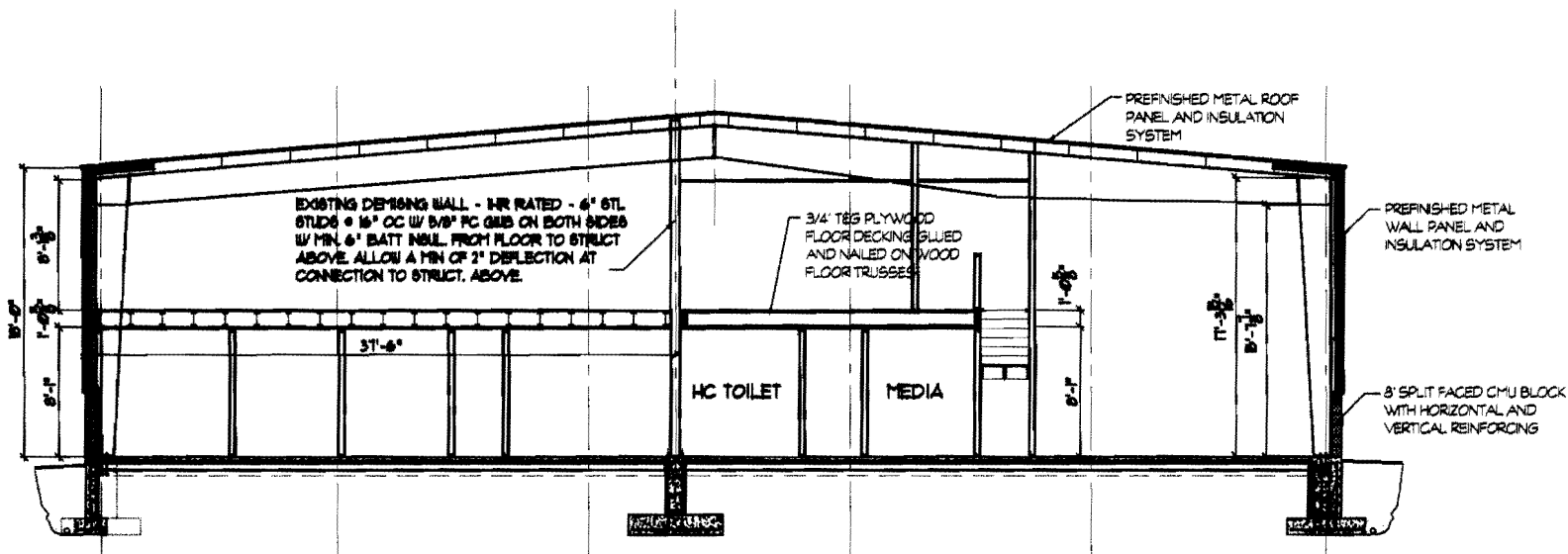
TOTAL BUILDING GROSS FLOOR AREA	6,400 sf
TENANT GROUND FLOOR AREA	3,380 sf
TENANT GROUND OFFICE FLOOR AREA	736 sf
TENANT SHOP & STORAGE AREA	2,644 sf
ALLOWABLE TENANT MEZZANINE FLOOR AREA	882 sf
TENANT MEZZANINE STORAGE AREA	176 sf
TENANT MEZZANINE OFFICE AREA	706 sf

HEADING	CODE REVIEW	2003 IBC	2003 LIFE SAFETY
USE GROUP TYPE OF CONSTRUCTION GENERAL BUILDING		B BUSINESS 30 UNPROTECTED 4 STORY. 15000 S.F. FLOOR 585.2 AREA LIMITATION: NOT TO EXCEED 1/3 OF THE AREA.	B BUSINESS
MEZZANINE			
FIRE RESISTANT MATERIALS & L CONSTRUCTION			
EXIT ENCLOSURES		1016.1 EXCEPTION 1. 10 OR LESS OCCUPANT LOAD	
TENANT SEPARATION OCCUPANT LOAD ELEVATOR AREAS STORAGE MEANS OF EGRESS		TABLE 601.01P 100 SF / PERSON 200 SF / PERSON	
NUMBER OF EXITS		602.2 EXCEPTION 1. IN ACCESSANCE WITH SECTION 1014.1	
CORRIDOR PATH OF TRAVEL		1012.2 EXCEPTION 1. 100' WITH SPRINKLER	
STAIRWAYS			
WIDTH		1009.1 36" EXCEPTION 1. 50 OR LESS OCCUPANT LOAD	7.2.2.2.1(a) 36"
HANDBAILS GUARDS RISERS TREADS		1009.1.1 EACH 600 E. 36" 900 E. 42" 7" 11"	7.2.2.4.1 26" 7.2.2.4.2 42" 7.2.2.2.1(a) 7" 7.2.2.2.1(a) 11"
MEZZANINES			
ESCAPES		501.3 ESCAPES, EXCEPTION 1. SINGLE MEANS OF ESCAPES SHALL BE PERMITTED IN ACCESSANCE WITH SECTION 1014.1. ONE MEANS OF ESCAPES 90 OR LESS OCCUPANT LOAD	
OPENINGS		505.4 EXCEPTION 1. NOT REQUIRED TO BE OPEN 10 OR LESS OCCUPANT LOAD	

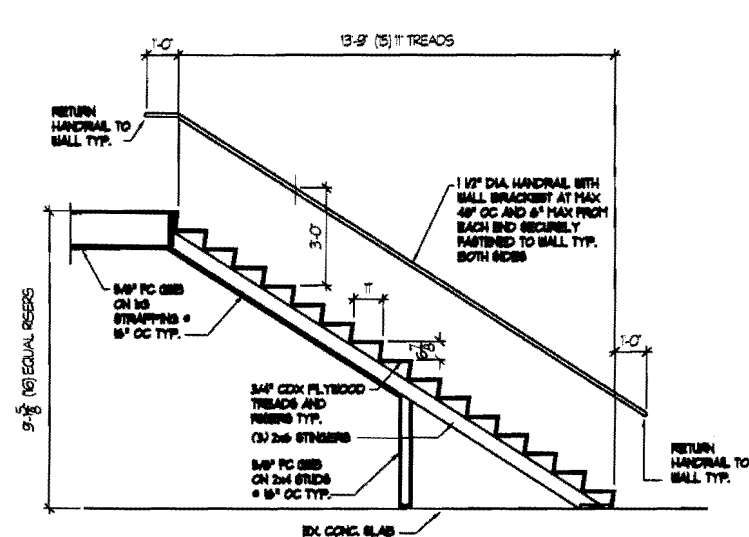




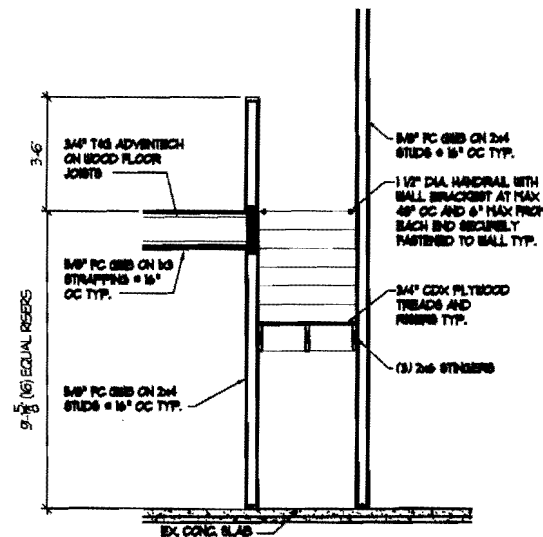
**FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"



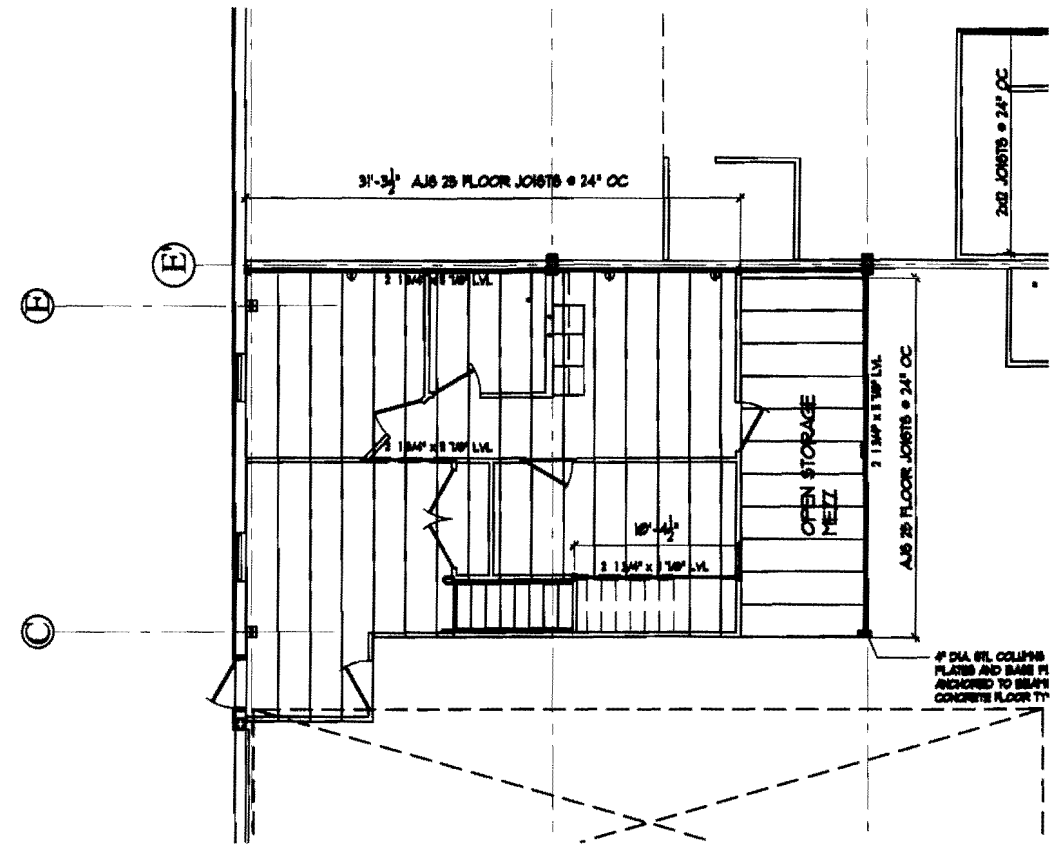
**BUILDING SECTION**  
SCALE: 3/8" = 1'-0"



**SECTION THRU STAIR**  
SCALE: 3/8" = 1'-0"



**SECTION THRU STAIR**  
SCALE: 3/8" = 1'-0"



**FLOOR FRAMING PLAN**  
SCALE: 3/16" = 1'-0"

NOTE: PROVIDE ALL BRIDGING AND BRACING AS RECOMMENDED BY TJI SERIES FLOOR TRUSSES

**SBM**  
associates inc.  
ARCHITECT

14 Deer Run Drive • Grafton, Maine 04036  
TELE: 207-839-2400 • FAX: 207-839-5083

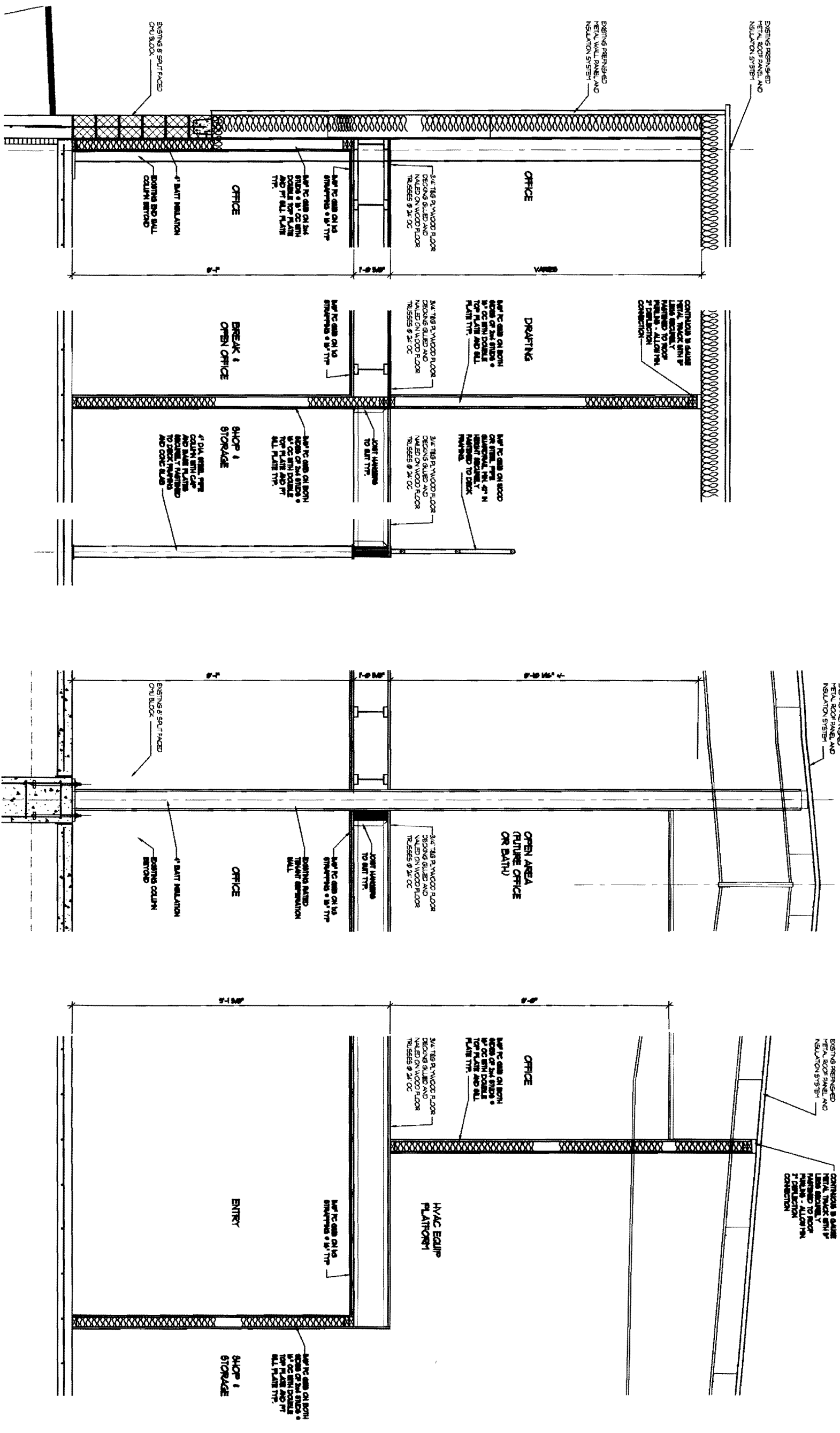
REVISIONS

PROJECT  
TERRIT FIT-UP FOR INHABITANT INNOVATION OFFICES  
8 A.L. BUSINESS PARK BUILDING "B"  
34 BUSINESS DRIVE, PORTLAND, MAINE

ELEVATIONS AND DETAILS

SCALE: AS NOTED BY: NESH DATE: 11/29/06





TENANT FIT-UP FOR RUMBAUER URBAN OFFICES  
 8 & L BUSINESS PARK BUILDING "B"  
 34 RUMBAUER DRIVE PORTLAND, MAINE  
**WALL SECTIONS AND DETAILS**  
 SCALE AS NOTED BY NEMM DATE 11/20/06

NO.	REVISIONS

**SBM**  
 associates inc.  
 ARCHITECT  
 14 Deer Run Drive • Gorham, Maine 04036  
 TELE 207-639-2420 • FAX 207-639-5883

**A-3**