

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read Application And Notes, If Any, Attached

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 051807  
**PERMIT ISSUED**  
DEC 29 2005  
CITY OF PORTLAND

This is to certify that B & I PARTNERS LLC / Harry Sawyer  
has permission to Second phase of Karate ctr / Building interior walls for bath & office  
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 State 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 proceeds before this building or part thereof is occupied or services resumed - 4 HOURS NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**  
Fire Dept. Craig Cass 12-19-05  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

*100 SF/person*  
*HARRIS Bldg*  
*Pete Sawyer - Arch*  
*8391-2420*

# 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
- WB  Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- WB  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

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

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

[Signature]  
Signature of Applicant/Designee

12/28/05  
Date

[Signature]  
Signature of Inspections Official

12/28/05  
Date

CBLA 306-B-006

Building Permit #: 05-1807

PERMIT ISSUED

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

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

Permit No: *05-1807	Issue Date: DEC 29 2005	CBI: 306 BC06001
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Location of Construction: 585 RIVERSIDE ST	Owner Name: B & L PARTNERS LLC	Owner Address: 277 MILTON RD CITY OF PORTLAND	Phone:
Business Name:	Contractor Name: Harvey Sawyer	Contractor Address: 14 Deer Run Drive Gorham	Phone: 2078311030
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: IM

Past Use: Second Floor Space	Proposed Use: Karate Ctr. / Second phase of Karate ctr / Building interior walls for bath & Office	Permit Fee: \$141.00	Cost of Work: \$5,000.00	CEO District: 5
Proposed Project Description: Second phase of Karate ctr / Building interior walls for bath & Office		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 3B 12/22/05	

Signature: *Greg [unclear]* Signature: *[unclear]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Idobson	Date Applied For: 12/16/2005	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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 w/conditions</i> Date: 12/16/05 <i>ABM</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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  <i>ABM</i> 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

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

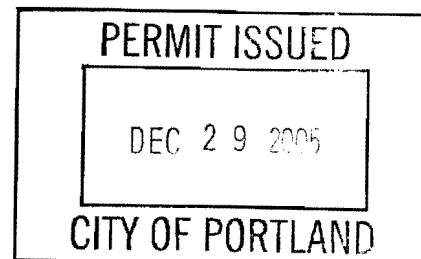
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 05-1807	<b>Date Applied For:</b> 12/16/2005	<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> Harvey Sawyer	<b>Contractor Address:</b> 14 Deer Run Drive Gorham	<b>Phone:</b> (207) 831-1030
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Karate Ctr. / Second phase of Karate ctr / Building interior walls for bath & Office	<b>Proposed Project Description:</b> Second phase of Karate ctr / Building interior walls for bath & Office
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 12/16/2005
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Mike Nugent	<b>Approval Date:</b> 12/22/2005
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) Separate permits are required for Plumbing, Heating and HVAC.			
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Cptn Greg Cass	<b>Approval Date:</b> 12/19/2005
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) Mechanical room to be seperated.			





# Commercial Building Permit Application

W.B.

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>585 RIVERSIDE STREET (34 RAINWALKER DRIVE)</u>		
Total Square Footage of Proposed Structure <u>TEENANT FIT UP 888 SF - EXIST'G BLDG</u>	Square Footage of Lot <u>200,000 +/-</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>306</u> Block# <u>B006</u> Lot#	Owner: <u>JOAN POLIQUIN - QUEST CENTER MARTIAL ARTS</u>	Telephone: <u>730-2835</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>HARVEY E SAWYER III</u> <u>14 DEER RUN DRIVE</u> <u>GORHAM, ME 04038</u> <u>207-839-2420</u>	Cost Of Work: <u>\$12,000.-</u> Fee: <u>\$66.00</u> <u>+ 75.00 COPC</u>
Current Specific use: <u>VACANT SECOND FLOOR SPACE - NEWLY CONSTRUCTED.</u>		
Proposed Specific use: <u>PERSONAL OFFICE AND BATH</u>		
Project description: <u>BUILD'G INTERIOR WALLS FOR BATH ROOM &amp; OFFICE</u> <u>2nd Flr piece of karate ctr</u>		
Contractor's name, address & telephone: <u>B&amp;L PARTNERS - 277 MILTON ROAD</u> <u>ROCHESTER, NH</u>		
Who should we contact when the permit is ready: <u>HARVEY SAWYER</u> <u>WILLIAM BOYLE</u>		
Mailing address: <u>14 DEER RUN DRIVE</u> <u>831-1030</u> <u>GORHAM, MAINE</u>		
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.

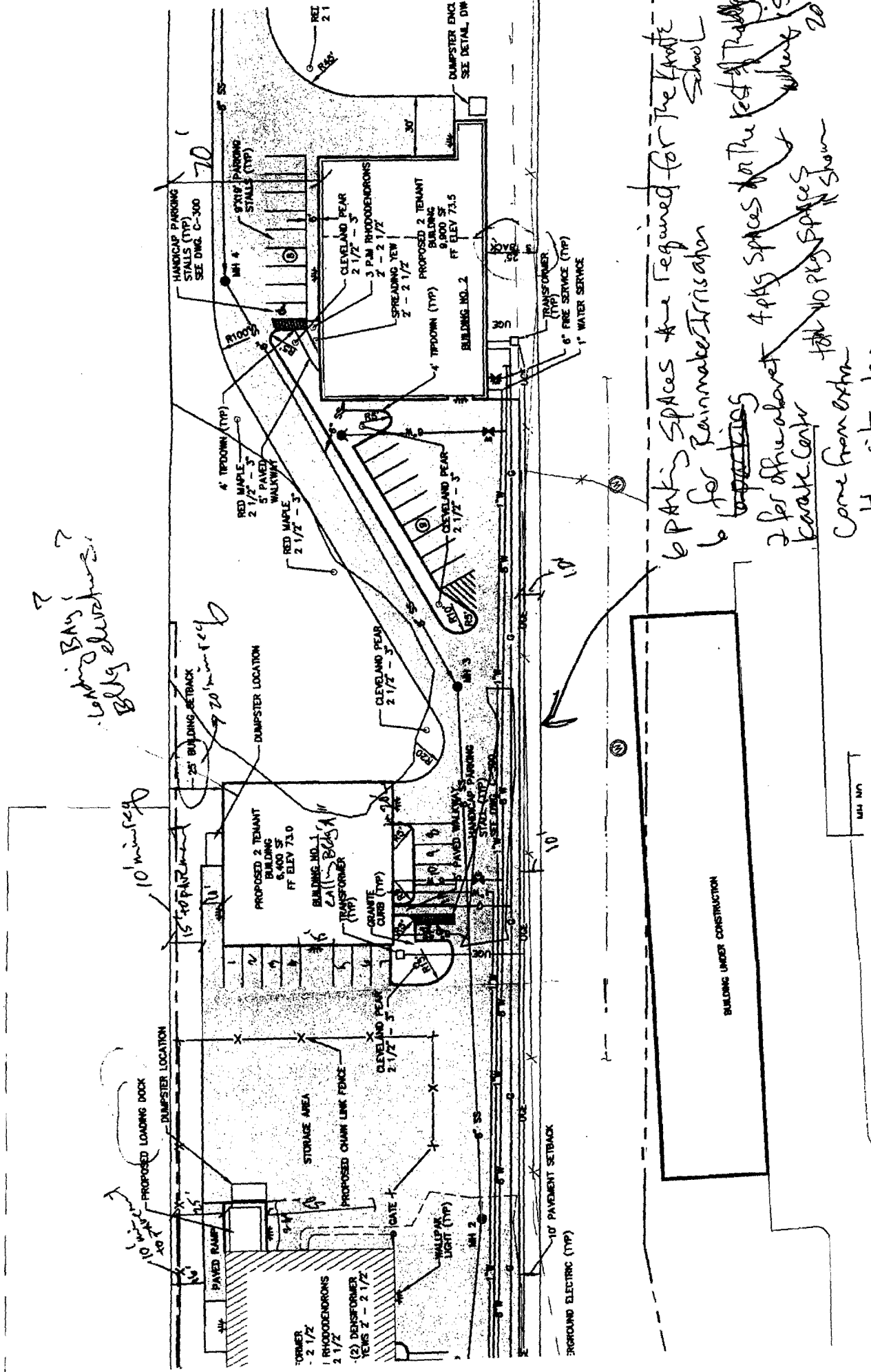
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: <u>Harvey Sawyer III</u>	Date: <u>12/5/09</u>
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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.**

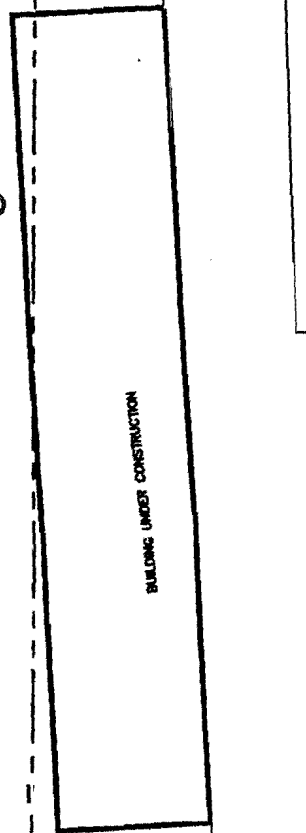


Looking BAY structure?  
Bldg structure?

10 min set

15 min set

6 Parking Spaces are required for the Private School  
 6 for Rainwater Harvestation  
 4 for office above  
 2 for office above  
 Karate Center  
 4 for 10 Pkg Spaces  
 Come from extra  
 4 on site plan.



MH 10

1/10/06 Close in w/ MC & Jay K. - had some concerns about fire separation and The furnace room and the use of the space - confirmed it was for an office tenant with owner, John P. or use by him in between classes.

Mike N. & Greg verified no fire separation from the Karate Studio/office. Furnace room needs Fire door, 5/8 on walls, and sprinkler head "T'd" over the room - No ceiling required.

The Door at the bottom of stairs is not a required egress for Karate Studio.

1/11/06 Spoke w/ Will Boyle about Furnace Room requirements, Vent in bathroom & use of space. OK to close in. Left VM w/ John P. to discuss the same







1/18/06 John returned call - understands the use of space requirements & to call for C.O. insp. Also to get sign permit for the small sign on the Pylon at the Road.

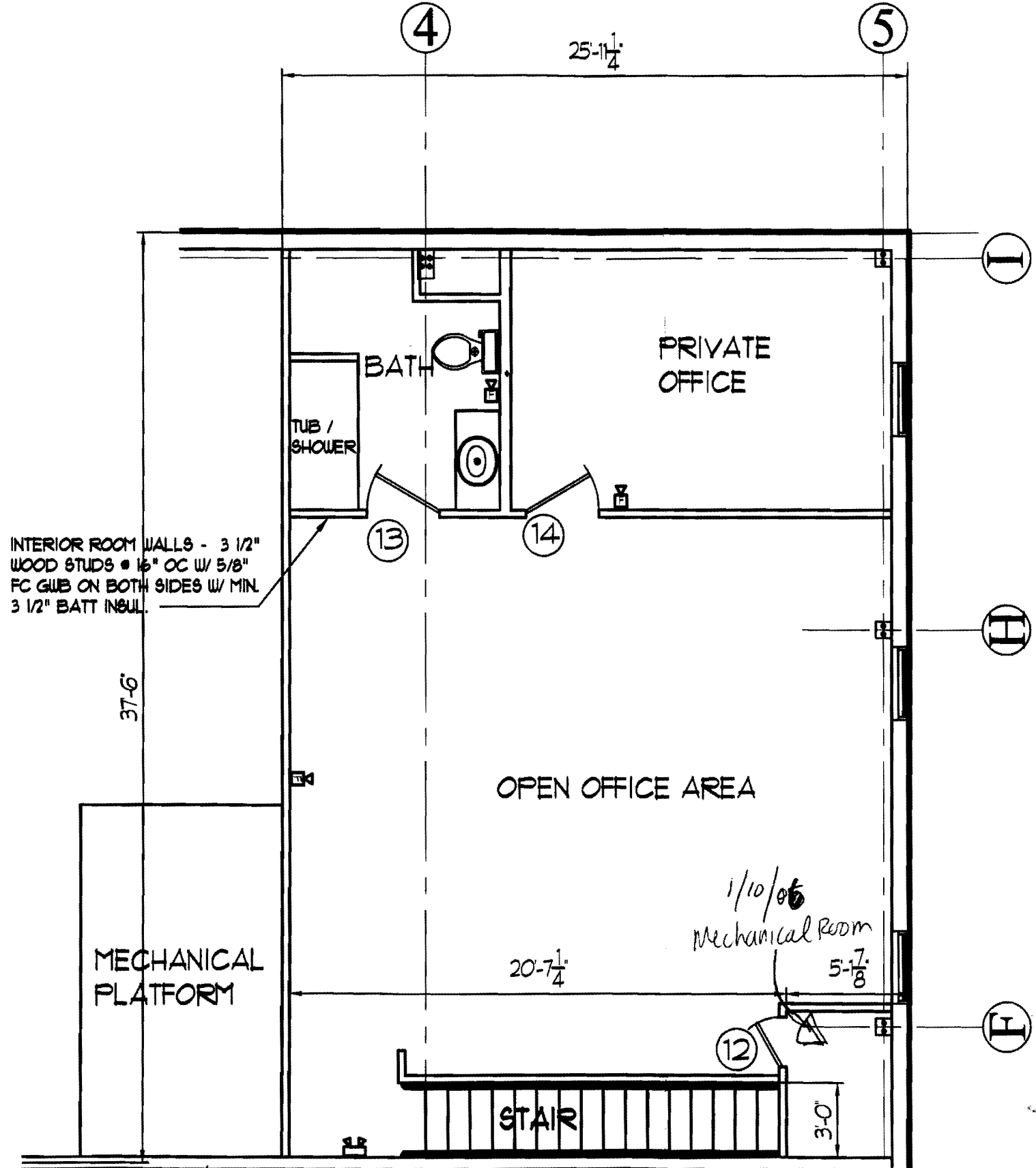
2/15/06 - Final For Coy 0 w/ Mike Collins & Jay Kelly of FID. Upstairs space above Karate School has washing stove refrigerator, Washer, Dryer all signs of use as a living unit. told owner that per conversation w/ Mike Kelly Before inspection NO Coy 0 will be issued until stove taken out. There is also 2 Bay sink. Jay Kelly of FID had issues w/ dryer being in this space & not in an enclosed fire safe place. No Coy 0 until kitchen removed & dryer removed. Jan M

**GENERAL NOTES**

1. GENERAL CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK.
2. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCY OF ANY DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH WORK.
3. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND COORDINATE NEW WORK WITH EXISTING BEFORE PROCEEDING WITH WORK.
4. ALL WORK DONE BY SUBCONTRACTORS SHALL BE DONE IN AN ORDERLY AND PROFESSIONAL MANNER. THE GENERAL CONTRACTOR SHALL COORDINATE THEIR WORK.
5. CONTRACTORS SHALL CONFORM TO ALL STATE AND LOCAL CODES.
6. ALL DRYWALL SHALL BE MIN. 5/8" FIRE CODE UNLESS OTHERWISE NOTED.
7. CONTRACTORS SHALL BE RESPONSIBLE FOR FOLLOWING AND PROVIDING FOR ALL ADA STANDARDS AND CODES THAT APPLY TO THE BUILDING.

**LEGEND**

-  EMERGENCY LIGHTS
-  PH ADA APPROVED PANIC HARDWARE
-  ONE HOUR FIREWALL
-  EXIT SIGN TO BE SELF ILLUMINATED
-  ADA EXIT SIGN TO BE LOCATED ON THE WALL ON THE LATCH SIDE 5' TO THE CENTER FROM THE FLOOR
-  FIRE ALARM SYSTEM- VISUAL ALARM SIGNALING DEVICE, WALL MOUNTED AT 90" AFF TO CENTERLINE.



**SECOND FLOOR PLAN**

SCALE: 3/16" = 1'-0"



**SBM**  
associates inc.  
ARCHITECT  
14 Deer Run Drive • Gorham, Maine 04038  
TEL: 207-639-2400 • FAX: 207-639-5883

**REVISIONS**  
12/3/05 REVISED SECOND FLOOR LEVEL LAYOUT FOR PERMITTING RE SHAPED BATH OFFICE PROVIDED ENCLOSURE AT MECH UNIT WITH DOOR

JOHN POLUNIN GUEST CENTER MARTIAL ARTS - SECOND FLOOR  
8 & L BUSINESS PARK  
34 BANNINGER DRIVE PORTLAND, MAINE  
SECOND FLOOR PLAN AND DETAILS  
DATE 12/3/05  
SCALE 3/16" = 1'-0" BY HESH

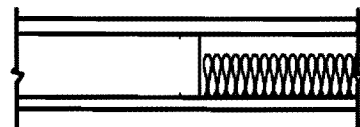


# DOOR SCHEDULE

DR NO	DOORS						FRAMES					REMARKS
	DOOR SIZE	THK	TYPE	MAT.	GA.	GLAZING	TYPE	MAT.	GA.	GLAZING	HARD-WARE	
12	2-0' x 7-0'	13/4'	B	WD				WD			TYPE A	
13	2-8' x 7-0'	13/4'	B	WD				WD			TYPE E	
14	2-8' x 7-0'	13/4'	B	WD				WD			TYPE D	

1

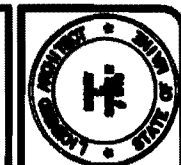
1hr.



- FM WP 45 5/8" (15.9mm) Fire-Shield Gypsum Wallboard or 5/8" (15.9mm) Fire-Shield MR Board screw attached horizontally to both sides 3 5/8" (92.1mm) steel studs, 24" o.c. (610mm). All wallboard joints staggered. 42 NGC 2385
- GA WP 1200
- OSU T-1770 5/8" (15.9mm) Fire-Shield Gypsum Wallboard screw attached vertically to both sides 3 5/8" (92.1mm) steel studs, 24" o.c. (610mm). Wallboard joints staggered. 2 1/2" (63.5mm) mineral wool or glass fiber in cavity. 47 NGC 2386
- UL U465 5/8" Gold Bond Fire-Shield C Wallboard screw attached vertically with fasteners 8" o.c. at edges and 12" o.c. in the field of the board to 3-5/8" steel studs spaced maximum 24" o.c. with joints staggered on opposite sides of the wall. "Insert" UL" as Ref. # "U 465" as Design No.
- UL V438

## DOOR HARDWARE TYPES

- TYPE A** PROVIDE 1 1/2 PAIR HINGES, SARGENT T-LINE LEVER LATCHSET
- TYPE B** PROVIDE 1 1/2 PAIR NRP HINGES, CLOSER, KICK PLATE, DOOR BOTTOM SILL SWEEP, ALUM. THRESHOLD, WEATHER STRIPPING, SARGENT MORTISE LEVER LOCKSET
- TYPE C** PROVIDE 1 1/2 PAIR HINGES, KICK PLATE, SARGENT LEVER LATCHSET
- TYPE D** PROVIDE 1 1/2 PAIR HINGES, CLOSER, KICK PLATE, SARGENT T-LINE CLASSROOM LEVER LOCK SET
- TYPE E** PROVIDE 1 1/2 PAIR HINGES, CLOSER, KICK PLATE, SARGENT T-LINE BATH ROOM PRIVACY LEVER LOCK SET
- TYPE F** PROVIDE 1 1/2 PAIR HINGES, CLOSER, KICK PLATE, DOOR BOTTOM, ALUM. THRESHOLD, SARGENT MORTISE LEVER LOCKSET



**SBM**  
associates inc.  
ARCHITECT  
14 Deer Run Drive • Corvallis, Maine 04736  
TELE 207-639-2400 • FAX 207-639-5683

**REVISIONS**  
 12/13/05 REVISED SECOND FLOOR LEVEL LAYOUT FOR PERMITTING. RE SHAFED BATH OFFICE. PROVIDED ENCLOSURE AT MECH UNIT WITH DOOR.

JOHN POLQUIN, QWEST CENTER MARTIN ARTS - SECOND FLOOR  
 B & L BUSINESS PARK  
 34 RAMMAGER DRIVE PORTLAND, MAINE  
 SCHEDULES & DETAILS  
 DATE 12/13/05  
 BY HESM  
 CHECKED AS NOTED