

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 070732
JUL 16 2007
CITY OF PORTLAND

This is to certify that FACTORS FINANCIAL FR INC / TPD Construction Co.

has permission to Interior renovations

AT 1119 RIVERSIDE ST

355 A012001

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 when permission is procured before this building or part thereof is altered or closed-in. 24 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. [Signature]
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: 07-0732	Issue Date:	CBL: 355 A012001
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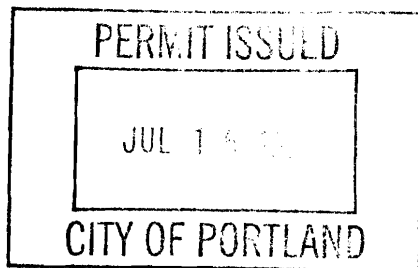
Location of Construction: 1119 RIVERSIDE ST	Owner Name: FACTORS FINANCIAL FRC INC	Owner Address: PO BOX 7002	Phone:
Business Name:	Contractor Name: TPD Construction Co.	Contractor Address: PO Box 697 Sanford	Phone 2074905900
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: I-M

Past Use: Commercial / Batcave	Proposed Use: Commercial / Indoor Karting Interior renovations	Permit Fee: \$520.00	Cost of Work: \$50,000.00	CEO District: 5
Proposed Project Description: Interior renovations <i>Indoor Amusement & Recreation - same as</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: <i>B/A</i> Type: <i>3B</i> <i>IBC-2003</i>	
		Signature: <i>Craig Cross</i>		Signature: <i>JMB 7/16/07</i>
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: dmartin	Date Applied For: 06/20/2007	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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"/>	<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	<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: <i>6/20/07</i>	Date: _____	Date: _____



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 _____

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

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

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

Thomas P. Quinn, Pres.
Signature of Applicant/Designee

7/16-07
Date

Donna Martin Admin
Signature of Inspections Official

7-16-07
Date

CBL: 355 A 012

Building Permit #: 07-0732



- Victory Lanes
- Rick Vance
-
-

PROPOSAL

No.
 Date: 4/25/07
 Limiting Date:

Project: New CO Exhaust System

Engineer: JEE

Proposal: ibcontrols can furnish a turn-key CO exhaust system of 34,000FT2 Riverside business location for the amount of:

Net Price: \$ 16,225.00

In words: Sixteen Thousand Two Hundred Twenty Five and 00/100

Remarks: **ibcontrols is an approved bidder. Addendum's recognized.**

1. Includes engineering, design, programming and graphics as required
2. Includes controllers, sensors, relays enclosures & transformers.
3. Includes network, controls & low voltage power wiring & terminations
4. Includes (1) year material warranty, (1) year Labor, Startup & commissioning
5. **Installation Scope:**
 - (2) industrial wall mounted cage exhaust fans
 - (2) 2HP SED Variable Speed Drives
 - (4) Carbon Monoxide Sensors
 - (1) Delta Controls DAC-822 System Controller, Enclosure & Power Supply

Proposal Accepted:
 ibcontrols is authorized to
 proceed with the work as proposed.

Proposal Submitted:
 ibcontrols

Purchaser	<u>VICTORY LANE WOOD KARTING</u>	Seller	<u>James E. Evers</u>
By	<u>Richard Vance</u>	By	_____
Title	<u>Owner</u>	Title	<u>President</u>
Date	<u>6/27/07</u>	Date	_____

Richard Vance (signature)
 This proposal is valid till: 30 days
 Page 1 of 1

Attention: Captain Greg Cass

Dear Greg,

As per our phone conversation on July 9th, I have put together an emergency evacuation procedure and plan and addressed the issues that you mentioned such as re-fueling the karts and working on the karts. I hope the following page answers all your questions and provides you with the information that you needed. I have asked Dean Bingham, our architect, to also provide you with your requested information within the drawings for the building and he should have that for you soon.

If you have any questions please contact me as soon as possible and I will address any concerns that you may have. Thank you for your prompt attention to this matter as Tom Dumont and TPD Construction Co. are waiting for the permits to begin addressing the issues and begin updating and improving the building.

Sincerely;

A handwritten signature in black ink that reads "Richard Vance". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Richard Vance
Owner Victory Lane Indoor Karting

7/9/07

Victory Lane Indoor Karting

1173 Riverside Street
Portland Maine 04103
(207)797-9399

Contact person-

Richard or Martha Vance
5 Moores Drive
Windham Maine 04062
(207)892-3920
Cell Phone 899-6839

Emergency evacuation plan:

All staff will instruct people to use the exit doors. Exit signs will be posted and in working condition above each exit. Exits are located at the front middle of the building which will serve as the main entrance and main exit; and exits are on the sides in each of the corners of the building front and back. There will also be a direct exit to the outside located within the downstairs birthday party room. The large overhead doors may be used in an emergency and are located in the back of the building, one along the left side and one in the center in the back wall.

There will be two stairways used for exiting people from the second floor viewing and lounge area. Lighted exit signs will be used to guide people to the exits as well as posted exit maps. One stairway is located along the far right wall of the building and the other is located just to the left of the center of the building.

In the event that someone should need medical attention; one of our staff will meet the medical people at the front of the building and direct them to the proper location to assist who ever is in need of help. If we need to get an ambulance onto the track, they will enter along the rear left side of the building through the overhead door.

Re-Fueling procedure:

Fuel will be stored in 6 gallon fuel cans and kept inside a fire proof cabinet in the rear loading dock area, outside the main track and outside of the main building or inside my truck outside of the building. The karts will be refueled at night after the last customer has left and the engines have cooled down, or in the morning before the customers have entered the building. Typically once the karts are filled the fuel lasts for the entire day or for several days time in some cases.

Working on the karts:

We plan on using the rear loading dock area for kart repairs. That section is separated from the main building by concrete walls and an overhead door.

R. Dean Bingham, AIA
 Architect
 55 Roberts Street
 Portland, Maine 04102
 (207) 774-7779



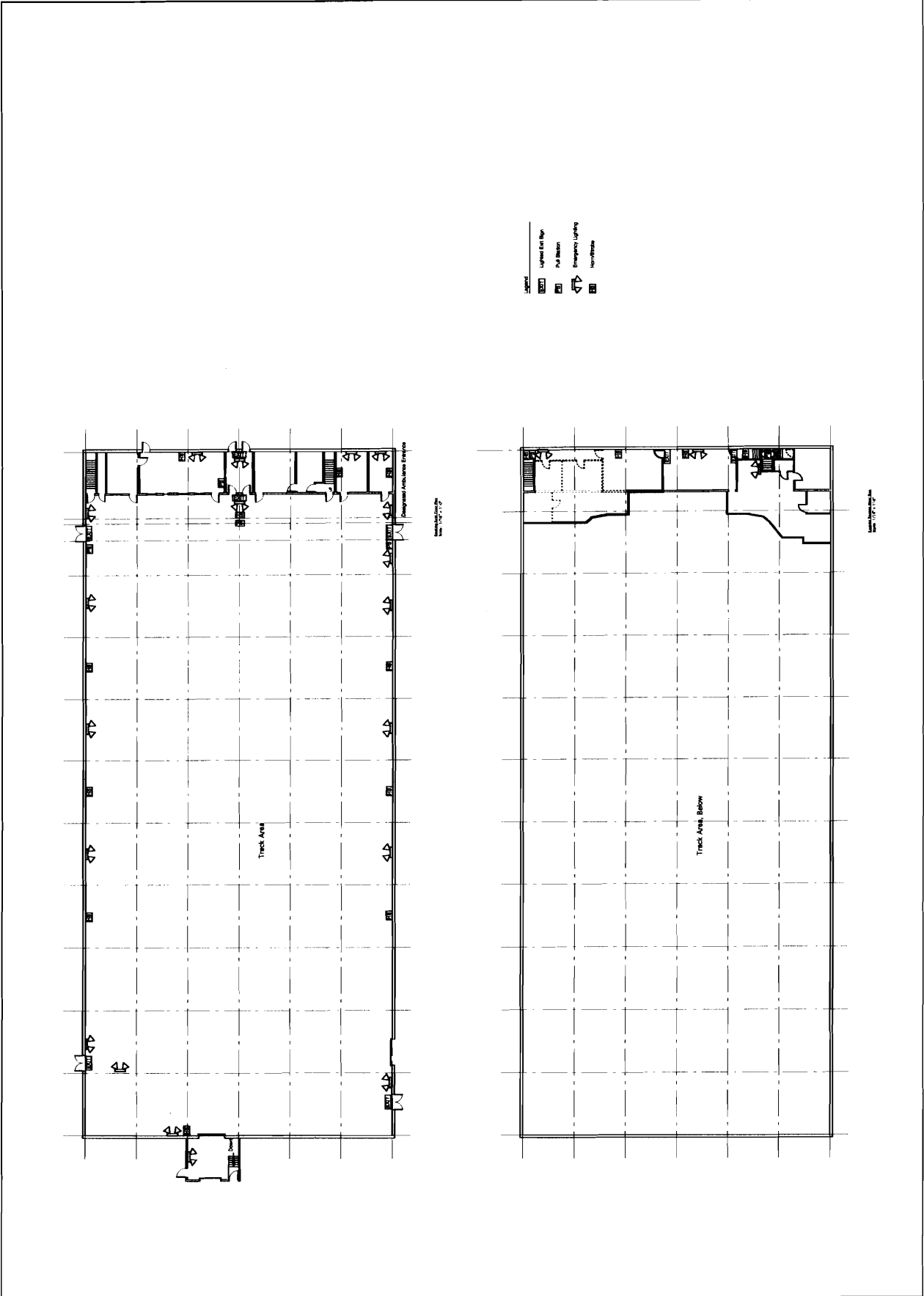
1173 Riverside Street
 Portland, ME
 Victory Lane Indoor Kating

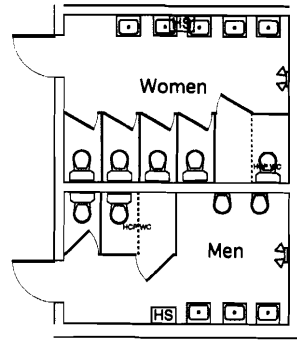
Title
 Floor Plans

Scale: 1/16" = 1'-0"
 Date: 8/18/07

Revisions

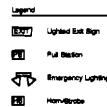
Sheet
A1



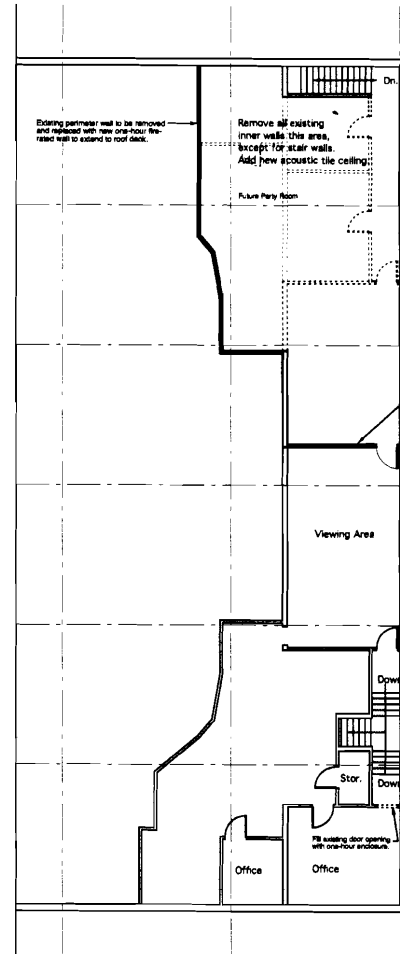


Restrooms Layout
Scale: 1/8" = 1'-0"

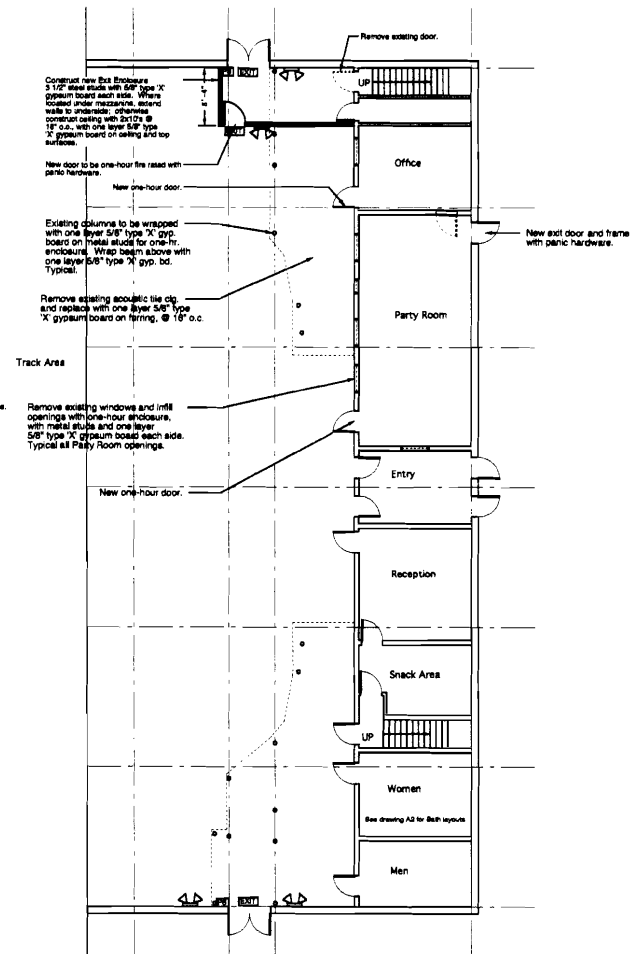
- Note:
1. In each bathroom create one (1) CP wall from top ceiling by removing center section. Locate MC 1" from centerline to ceiling. Add grab bars one (1) 36" long on one wall, 4" from corner, and one (1) 48" long on other wall, 4" from corner. Grab bars to be mounted at 34" AFF.
 2. One supply for each bathroom to be mounted with rim at 34" high with automatic eye faucet.
 3. Install at exposed inventory supply and waste piping.



Note: For overall existing building and track area see drawing A1 for site safety features.



Second Floor Partial Plan
Scale: 1/8" = 1'-0"



First Floor Partial Plan
Scale: 1/8" = 1'-0"

R. Dean Bingham, AIA
Architect

55 Roberts Street
Portland, Maine 04102
(207) 774-1178

Victory Lane Indoor Karting

1173 Riverside Street
Portland, ME

Title
Floor Plans

Scale: 1/8" = 1'-0"
or as noted

Date: 6/1/07

Revisions

Sheet

A2

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0732	Date Applied For: 06/20/2007	CBL: 355 A012001
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Location of Construction: 1119 RIVERSIDE ST	Owner Name: FACTORS FINANCIAL FRC INC	Owner Address: PO BOX 7002	Phone:
Business Name:	Contractor Name: TPD Construction Co.	Contractor Address: PO Box 697 Sanford	Phone (207) 490-5900
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial / Indoor Karting Interior renovations	Proposed Project Description: Interior renovations
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/20/2007**Note:** same use: Indoor Amusement & Recreation use**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:** Jeanine Bourke **Approval Date:** 07/16/2007**Note:****Ok to Issue:**

- 1) An electronic pdf or reduced plan shall be submitted for the revisions on plan A-1 dated 7/11/07
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 07/11/2007**Note:****Ok to Issue:**

- 1) An approved emergency plan is required.
- 2) Application requires State Fire Marshal approval.
- 3) An approved C-O monitoring system is required.
- 4) Fire alarm and sprinkler test reports are required



General 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: <u>1173 Riverside Street Portland Maine</u>		
Total Square Footage of Proposed Structure <u>Existing 32,000 +/-</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>355 A 012</u>	Owner: <u>William Black</u>	Telephone: <u>781-5739</u>
Lessee/Buyer's Name (If Applicable) <u>Richard Vance</u>	Applicant name, address & telephone: <u>Richard Vance</u> <u>5 Moores Drive</u> <u>Windham, ME 04062</u> <u>(852-3920)</u>	Cost Of Work: \$ <u>50,000</u> Fee: \$ _____ C of O Fee: \$ <u>500.00</u>
Current legal use (i.e. single family) <u>THE BAT CAVE - INDOOR BASEBALL & SPORTS</u> If vacant, what was the previous use? Proposed Specific use: <u>Family Entertainment and Go Kart Racing / Birthday Parties Etc.</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Painting, Flooring - Ceiling tiles - Fire doors - Exit signs</u> <u>and Fire horns, Emergency Lights</u> <u>VICTORY LANE Indoor Karting</u>		
Contractor's name, address & telephone: <u>Thomas Dumont 490-3735 TPD Construction Co.</u>		
Who should we contact when the permit is ready: Richard Vance <u>Thomas P. Dumont</u> Mailing address: <u>5 Moores Drive</u> <u>Windham, ME 04062</u> Phone: 877-6839 <u>490-3735</u> <u>X + call</u> <u>P.O. Box V</u> <u>SARFORD, ME. 04073</u>		

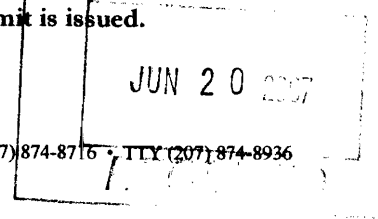
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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>Thomas P. Dumont, Pres.</u>	Date: <u>6/19/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



15561



Certificate of Design Application *Existing Facility*

From Designer:

R. DEAN BINGHAM / ARCHITECT

Date:

6.18.07

Job Name:

VICTORY LANE INDOOR MARTING

Address of Construction:

1173 RIVERSIDE STREET, PORTLAND, ME

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2003 Use Group Classification (s) BUSINESS ; ASSEMBLY ≤ 300

Type of Construction UNPROTECTED ORDINARY III

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

Is the Structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) SEPARATED

Supervisory alarm System? _____ Geotechnical/Soils report required? (See Section 1802.2) EXISTING BUILDING

Structural Design Calculations

EXISTING STRUCTURE

Live load reduction

_____ Submitted for all structural members (106.1 - 106.11)

_____ Roof live loads (1603.1.2, 1607.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

_____ Roof snow loads (1603.7.3, 1608)

_____ Ground snow load, P_g (1608.2)

_____ If $P_g > 10$ psf, flat-roof snow load S_f

_____ If $P_g > 10$ psf, snow exposure factor, C_e

_____ If $P_g > 10$ psf, snow load importance factor, I_s

_____ Roof thermal factor, C_t (1608.4)

_____ Sloped roof snowload, P_s (1608.4)

_____ Seismic design category (1616.3)

_____ Basic seismic force resisting system (1617.6.2)

_____ Response modification coefficient, R_f and

deflection amplification factor, C_d (1617.6.2)

_____ Analysis procedure (1616.6, 1617.5)

_____ Design base shear (1617.4, 1617.5.1)

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)

_____ Basic wind speed (1809.3)

_____ Building category and wind importance Factor, I_w
table 1604.5, 1609.5)

_____ Wind exposure category (1609.4)

_____ Internal pressure coefficient (ASCE 7)

_____ Component and cladding pressures (1609.1.1, 1609.6.2.2)

_____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

_____ Design option utilized (1614.1)

_____ Seismic use group ("Category")

_____ Spectral response coefficients, S_D & S_1 (1615.1)

_____ Site class (1615.1.5)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)

_____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)

_____ Partition loads (1607.5)

_____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7,
1607.12, 1607.13, 1610, 1611, 2404)



Certificate of Design

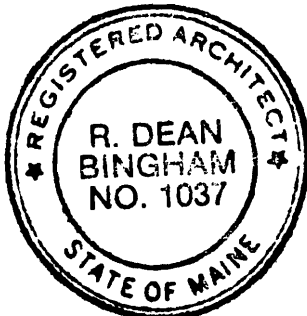
Date: 6.18.07

From: R. DEAN BINGHAM

These plans and / or specifications covering construction work on:

VICTORY LANE INDOOR KARTING
1173 RIVERSIDE 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.



(SEAL)

Signature: R. Dean Bingham

Title: PRINCIPAL

Firm: R. DEAN BINGHAM / ARCHITECT

Address: 55 ROBERTS STREET
PORTLAND, ME 04102

Phone: 207-774-7779

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



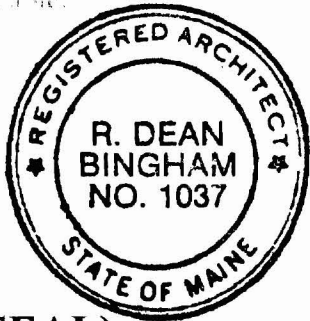
Accessibility Building Code Certificate

Designer: R. DEAN BINGHAM

Address of Project: 1173 RIVERSIDE STREET, PORTLAND, ME

Nature of Project: COSMETIC + LIFE SAFETY UPGRADES

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. Residential buildings with Units of more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



(SEAL)

Signature: R. Dean Bingham

Title: PRINCIPAL

Firm: R. DEAN BINGHAM / ARCHITECT

Address: 55 ROBERTS STREET
PORTLAND, ME 04102

Phone: 207-774-7779

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