



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 550 Warren Ave

CBL 271 A002002

Issued to Portland Sports Center Llc/Destefano and Associates

Date of Issue 02/25/2005

**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. 04-1622, 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 Rear Addition

APPROVED OCCUPANCY

Batting Cages  
2003 IBC  
Use Group A4 Type 3B

**Limiting Conditions:**

TEMPORARY: Expires June 30, 2005. Electrical service needs to be connected to a permanent service. Site issues and landscaping incomplete.

This certificate supersedes  
certificate issued

Approved:

2/23/05  
\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Inspector

\_\_\_\_\_  
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 lessee for one dollar.



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

10-26 20 07

Received from DeStefano & Assoc.

Location of Work 512 Union Ave

Cost of Construction \$ 400,000

Permit Fee \$ 3696<sup>00</sup>/100

Building (IL)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 271 A2

Check #: 1632

Total Collected \$ 3696

**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

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

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

Permit No: 04-1622	Issue Date: <b>PERMIT ISSUED JAN - 3 2005</b>	CBL: 271 A002001
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Location of Construction: 550 Warren Ave	Owner Name: Joker's Realty Two Llc	Owner Address: 510 Warren Ave	Phone: 
Business Name:	Contractor Name: Destefano and Associates	Contractor Address: 2456 Lafayette Rd Portsmouth	Phone: 6037651638
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B4

Past Use: Commercial/Portland Sports Ctr	Proposed Use: Portland Sports Ctr. 8,000 sq ft addition for Batting Cages <i>"Frozen Ropes"</i>	Permit Fee: \$3,696.00	Cost of Work: \$400,000.00	CEO District: 5
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>AS</i> Type: <i>3B</i>	

Proposed Project Description: Portland Sports Ctr. 8,000 sq ft addition for Batting Cages  <i>original approval under permit 03-0882</i>	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: Idobson	Date Applied For: 10/27/2004	<b>Zoning Approval</b>		
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<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><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland <i>NA</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>panels 6 zone X</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan <i>original #2003-0066</i></p> <p>Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>11/15/04</i></p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></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>[Signature]</i></p>
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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

2/24/05 - Final Inspection -

Need ~~final~~ final special inspection reports - Need fire alarm & security alarm permits, - Need fire alarm acceptance reports -

2/25/05 - Above all addressed - OK  
to issue temp until June 30 -

Limiting conditions -

- ① Site work
- ② Electrical service - Temp to perm once pole is changed @ street. SM

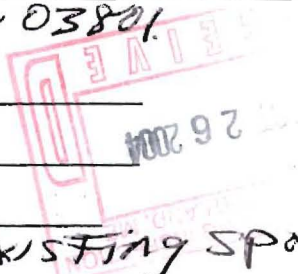
see Permit # 04 1727 for foundation notes.

# All Purpose 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.

550 Warren Ave

Location/Address of Construction: <u>512 Warren Ave</u>		
Total Square Footage of Proposed Structure <u>8000 Expansion</u>	Square Footage of Lot <u>311,963</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>278</u> Block# <u>A</u> Lot# <u>2</u>	Owner: <u>Double Play LLC</u> <u>Mike Coutts</u>	Telephone: <u>207 878-2600</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>DeStefano &amp; Associates</u> <u>2456 Lafayette Rd.</u> <u>Portsmouth, NH 03801</u>	Cost Of Work: \$ <u>400,000</u> Fee: \$ <u>3696</u>
Current use: <u>Sports</u>	If the location is currently vacant, what was prior use: _____	
Approximately how long has it been vacant: _____	Proposed use: <u>Sports</u>	
Project description: <u>Addition of 8000 sq ft to existing sports facility for batting cages.</u>	Contractor's name, address & telephone: <u>same as Applicant.</u>	
Who should we contact when the permit is ready: <u>John DeStefano 603 765 1638</u>	Mailing address: <u>cell 251-0820 Andy</u> <u>JDeStefano@DeStefano-Assoc.com</u>	
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>John DeStefano</u>	Date: <u>10/12/04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

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

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

Permit No: 04-1622	Date Applied For: 10/27/2004	CBL: 271 A002002
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Location of Construction: 550 Warren Ave	Owner Name: Portland Sports Center Llc	Owner Address: 512 Warren Ave	Phone:
Business Name:	Contractor Name: Destefano and Associates	Contractor Address: 2456 Lafayette Rd Portsmouth	Phone: (603) 765-1638
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Portland Sports Ctr. 8,000 sq ft addition for Batting Cages	Proposed Project Description: Portland Sports Ctr. 8,000 sq ft addition for Batting Cages
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Dept: Zoning      Status: Approved      Reviewer: Marge Schmuckal      Approval Date: 11/15/2004  
 Note: was part of the original approval in 2003 - #03-0882      Ok to Issue:

Dept: Building      Status: Approved      Reviewer: Mike Nugent      Approval Date: 12/30/2004  
 Note:      Ok to Issue:

Dept: Fire      Status: Approved with Conditions      Reviewer: Lt. MacDougal      Approval Date: 11/15/2004  
 Note:      Ok to Issue:   
 1) the fire alarm system shall be maintained to NFPA 72 standards  
 2) the sprinkler system shall be maintained to NFPA 13 standards  
 3) Application requires State Fire Marshal approval.

Dept: Engineering      Status:      Reviewer: Tony      Approval Date:  
 Note: Reviewed on April 11, 2003      Ok to Issue:

- The stormwater "hydrocad" calculations diagram does not agree with the post-development conditions map. Specifically, the report diagram specifies "pond 2P" flowing in "pond 1P". The plan specifies "pond 1P" flowing into the analysis point, "pond 2P".

- Although the stormwater report reflects a reduction in the post-development peak rates of runoff outletting the site, Public Works is more concerned with the increased volume of runoff leaving the site. The stormwater narrative does not discuss the downstream flooding issues for properties on Holm Avenue, that are currently impacted by the volume of runoff generated on properties along Warren Avenue. This development will result in a peak volume runoff increase of 90%. This will certainly have an impact on the properties along Holm Avenue. As such, Public Works is requesting the applicant either develop a plan to retain additional runoff volume or make an infrastructure financial contribution towards stormwater improvements planned through the Capisic Watershed Master Plan.

Dept: DRC      Status: Approved with Conditions      Reviewer: Sebago Technic      Approval Date: 07/22/2003  
 Note:      Ok to Issue:   
 1) see Planning conditions

Dept: Planning      Status: Approved with Conditions      Reviewer: Kandi Talbot      Approval Date: 07/22/2003  
 Note:      Ok to Issue:

<b>Location of Construction:</b> 550 Warren Ave	<b>Owner Name:</b> Portland Sports Center Llc	<b>Owner Address:</b> 512 Warren Ave	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Destefano and Associates	<b>Contractor Address:</b> 2456 Lafayette Rd Portsmouth	<b>Phone</b> (603) 765-1638
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	

- 1) vii. that the plans be revised to address the Development Review Coordinator's technical concerns in the memo dated July 18, 2003 regarding stormwater, utilities, grading, erosion control, details and layout, to be reviewed and approved by the Development Review Coordinator.
- 2) vi. that all doors shall be closed to the extent feasible, during sports events at the Portland Sports Center.
- 3) v. that the applicant submit an executed Declaration of Portland Sports Center Condominium to staff prior to issuance of a building permit.
- 4) iv. Fixture "E", as shown on the lighting photometric plan, shall not exceed 250 watts.
- 5) iii. that the applicant contribute \$25,000 towards stormwater improvements planned through the Capisic Brook Watershed Master Plan prior to issuance of a building permit.
- 6) ii. that the plans be revised to include a landscaped island with trees on the easterly side of the rear parking area, that groups of buffering be installed to screen the property from the rear, that the Crimson Barberry specie be changed to a Bayberry specie or a plant which is more natural and less invasive, and that the plan be reviewed and approved by the City Arborist.
- 7) i. that the applicant contribute \$5,000 for construction of sidewalk and granite curb along Warren Avenue, to connect the existing sidewalks between the Joker's property and Home Depot's property prior to issuance of a building permit.

**Comments:**

11/16/2004-mjn:

1) The Statement of Special Inspection needs to be more inclusive, please look at Section 1704 of the 2003 IBC. The submission just includes geotechnical elements and foundation work.

2) The "MUROX" plans are not stamped.

3) Changer Nangia's page 3 certification form is incomplete. Use Group groups need to be properly identified and the type of construction. (and more)

4) Need stamped HVAC Plans

5) Is the Modular Building staying????????????????? If that's the intent.....Type 2 construction??????????????

6) Interested in Fire separation assemblies between the offices and the "A" use groups.

7) Looking for some recognition of the potential for Snow Drifting conditions and the design work necessary to accommodate this.

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