

LETTER OF TRANSMITTAL

DESTEFANO & ASSOCIATES, INC.
 2456 Lafayette Road, Suite E
 PORTSMOUTH, NH 03801

(603) 430-0339
 Fax (603) 430-0346

TO: City of Portsmouth

DATE	12/20
JOB NO.	
ATTENTION	MIKE MUGERT
RE:	FROZEN ROPE SPINS 550 WANSSE AVE (BEHIND JORDS)
	dir: HANU DEVERET

WE ARE SENDING YOU Attached Under separate cover via the following items:

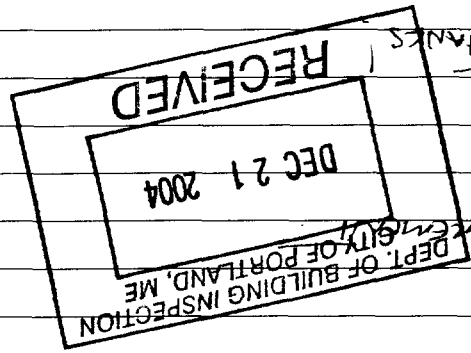
- Shop drawings
- Prints
- Plans
- Samples
- Specifications
- Copy of letter
- Change order

COPIES	DATE	NO.	DESCRIPTION
2	12-20		MECHANICAL PROJECT MANUAL / SPEC
2	12-20		HVAC PLAN (SHT 1/1)
2	12-6		MUROX - LIST OF SHOP DRAWINGS "APPENDIX B"

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE
- Approved as submitted
- Approved as noted
- Returned for corrections
- Return corrected prints
- Resubmit copies for approval
- Submit copies for distribution
- PRINTS RETURNED AFTER LOAN TO US

REMARKS



AWT VANASSE
 251-0820

SIGNED: *[Signature]*

If enclosures are not as noted, kindly notify us at once.

COPY TO



270 .chemin Du Tremblay
 Boucherville (Québec), Canada
 J48 5X9
 Telephone: (450) 641-4003
 Toll Free: 1-866-506-4000
 Fax: (450) 641-9585
 E-mail: sophie.merette@canammanac.com

facsimile transmittal

To:	John DeStefano	Company:	DeStefano & Associates	
From:	Sophie Mérette	Fax:	603-430-0346	
Re:	Frozen Ropes project	Date:	December 6 , 2004	
cc:	Michel Guerin (905-671-3364)	Page(s):	4	Incluant cette page
<input type="checkbox"/> Urgent <input type="checkbox"/> For Review <input type="checkbox"/> Please Comment <input type="checkbox"/> Please Reply <input checked="" type="checkbox"/> For Your Information				

Notes:

Good day Mr DeStefano,
 please find attached, the Appendix B - List of **shop** drawings which **was missing** from the special inspection schedule **sent** to you on **last November 26th**.

Also a complete set of **those** shop **drawings** where sent to **your** office **last week**.

If there is anything else **please** contact **Michel** Guerin at 905-609-0581.

Regards,


 Sophie Mérette

Appendix B

List of shop drawings

Design Joist - Shop Drawings

Drawing No.	Rev	Drawing No.	Rev	Drawing No.	Rev
SK-FA1		SK-FA2		SK-FA3	
CT1		CT2		CT3	
CT4		M1		M2	
M3		M4		M5	
M6		M7		M8	
M9		M10		M11	
M12		M13		M14	
M15		M16		M17	
M18		M19		M20	
M21		M22		M23	
M24		M25			
2 OF 4	2				

Drawing No.	Rev	Drawing No.	Rev	Drawing No.	Rev
FB1	0	B01	0	B02	0
B03	0	B04	0	B05	0
B06	0	B07	0	C01	0
C02	0	C03	0	C04	0
C05	0	C06	0	C07	0
C08	0	C09	0	C10	0
D01	0	D02	0	D03	0
HG01	0	HG02	0	ML1	0
ML2	0	ML3	0	ML4	0
SP01	0	SP02	0	SP03	0
SP04	0	SP05	0	SP06	0
SP07	0	SP08	0	SR01	0
SR02	0				

Murox Panels Details - Shop Drawings

Drawing No.	Rev	Drawing No.	Rev	Drawing No.	Rev
1		2		3	
4		5		6	
7		8		9	
10		11		12	
13		14		15	
16		17		18	
19		20		21	
22		23		24	
25		26		27	
28		29		30	
31		32		33	
34		35		36	
37		38		39	
PA-3		PA-27		PB-21	
BA-29A		PA-21		PA-24	
CRETAGE&POIDS		BM-1		BM-2	
BM-3		BM-5		BM-6	
BM-7		BM-8		BM-9	
BM-10		BM-11		BM-12	
BM-13		BM-14		BM-15	
BM-16		BM-17		BM-18	
BM-19		BM-20		BM-21	
BM-22		BM-23		BM-24	
BM-25		CB-25		CC-25	
BM-26		CA-26		CB-26	
BM-27		BA-29		BM-29	
BM-30		BM-33		BM-34	
BA-35		BM-35		BA-36	
BM-36					

CODE COMPLIANCE REVIEW

FROZEN ROPES at Portland Sports Center / Joker's An Indoor Field Sports Addition to the Existing: Portland Sports Center

LOCATION: 510 Warren Avenue, Portland, ME
Project number: 03.423 FRC

Principal Codes, Standards and Review Authorities Applicable to Project:

Program:

- A. Mike Coutts, Frozen Ropes
Phone: 878-2600
- B. John DeStefano, DeStefano & Associates
Phone: 603-430-0339 Fax: 603-430-1638

Land Use:

- A. Portland Zoning Ordinance
Portland Planning Department
Phone: 874-8300

Fire:

- A. NFPA including 101 Life Safety Code, 2000 edition
State Fire Marshall's Office, Steven Dodge
Phone: 624-8744 Fax: 624-8767

Portland Fire Department, Lt. McDougal
Phone: 874-8300

Accessibility:

- A. **ADA**, Acceptability Guidelines for Buildings and Facilities
- B. Maine Human Rights Act, ANSI A1 17.1 – 1986
State Fire Marshals Office
Phone: 624-8744 Fax: 624-8767

Code Enforcement

Portland Zoning Administrator, Marge Schmuckle
Portland Code Enforcement Officer, Mike Nugent
Phone: 874-8300

Life Safety and Building Code Criteria:

Description of Building's Function and Program:

This project consists of an addition to the existing Joker's Family Fun N Games / Portland Sports Center in Portland. The entire building will be classified as an assembly (A-4) use **and** be designed as **an unlimited area unprotected noncombustible / combustible** Type III-B per IBC2003 and Type II (000) per Life Safety.

Building Use History of the Site (based on records from the City of Portland)

Grossman’s Lumber – Constructed in early 1965 +/-

1997 The addition of 13,000 SF and use change from retail to A-2, type 2C construction. (I’m not sure why it was classified as A-2, it seems A-3 is most appropriate for the actual use by BOCA at the time)

2001 The Laser Tag area was permit (Sam approved it) as an A-3 type 3A construction?

2003 The owners of Joker’s converted a space below the Laser Tag Mezzanine (type 3A) into a Day Care Occupancy (E – Education Use) and added the Portland Sports Center indoor athletic fields.

2003 The “Portland Sports Center” indoor athletic fields were added as an A-4 use type, III-B construction.

Occupant Use Classification(s):

NFPA 101:

Chapter 12, “New Assembly Occupancies”

Chapter 13, “Existing Assembly Occupancies”

Chapter 16, “New Daycare Occupancies” (Application and Approval by others)

IBC:

A-4, Assembly (Recreation Center); **E - Educational**

The total **existing** building occupancy, including the existing Joker’s facility, is approximately 2,750 people. With the exception of the Day Care Facility, the entire facility is an A-4 Assembly.

The new addition will add a ‘maximum’ occupant load of 1,214 persons, more commonly a maximum of 576 persons given the tenant’s planned usage. (Total maximum building occupancy would thus be 2750+1214 = 3964 persons.)

(A pre-existing 1-Hour fire separation assembly as approved by the authorities having jurisdiction is provided between the A-4 Assembly and E - Educational use in accordance with 1996 BOCA 313.1.2 Separated Use Groups with the automatic sprinkler system exception. }

Specific Occupancy Areas:

Boiler Rooms	1 hour or automatic fire suppression system w/ smoke partitions
Storage Rooms (50 sf - 100 sf)	1 hour or automatic fire suppression system w/ smoke partitions
Storage Rooms (more than 100 sf)	Automatic fire suppression system w/ smoke partitions

Type of Construction:

- Existing RUBB Building Systems PVC Membrane on galvanized steel structure.
- Existing /New Structural Steel Framing with non-load bearing light gauge steel stud infill walls: W-Section columns, Steel truss system with internal bracing and girders. Light Gauge Steel Joists.
- Concrete: Concrete footings, piers, and grade beams.
- Exterior Shell: Metal Panel
- Interior partitions: Metal studs with Gypsum Wallboard surfacing. (non-load bearing CMU in some existing areas)
- NFPA 220 (1985): Type 11,000 (note: two existing mezzanine’s in Jokers are Type III (111)).
- IBC: Non-combustible/ combustible Type III-B

The building’s construction type will be primarily Type III-B (unprotected non-combustible/ combustible). The RUBB building that encloses the indoor athletic fields of the Portland Sports Center is classified as Type II-B (unprotected non-combustible) as per Section 3102.3 MEMBRANE STRUCTURES and is acceptable for use in Type III-B as per section 3102.6

Fire Resistance Ratings of Structural Elements: (IBC, Table 602)

<u>Element</u>	<u>111-B</u>	<u>w/sprinkler</u>
1 Structural frame	0 Hours	
2 Bearing Walls – Exterior	2 Hours (does not apply)	
Bearing Walls – Interior	0 Hours	
3 Other Nonbearing Walls and Partitions	0 Hours	
4 Floor Construction	0 Hours	
5 Roof Construction	0 Hours	

Building Height:

IBC – Chapter 5, Table 503

Allowable:

A-4 Assembly (3 stories – 50'-0" w/ an automatic sprinkler system)

Provided: Steel Frame Type III-B = 1 stories - 20'-0"

Building Area:

As an A-4 occupancy of one-story and less than 85 feet in height, the building is proposed to have unlimited area as per SECTION 507.0 UNLIMITED AREAS. To qualify, the structure as proposed meets Section 507.2 Exterior Walls with a Fire Resistance Rating of 0 hours based on a **fire** separation distance of 60 feet or greater. The Day Care use (Use Group E) is permitted in accordance with 507.1.1 School Buildings, as a direct exit is being provided for this **use**.

Means of Egress:

IBC – Chapter 10

NFPA 101 – Chapters 5, 8, 9, 30

(See Floor Plans: A1.1 and A1.2)

Capacity:

Minimum Allowable/Per Occupant

Exit Access Corridors:

Width 44 inches clear

Doors:

Width 32 inches clear, .22 inches per occupant

stairs:

Width 44 inches clear

Arrangement:

Dead-end corridor 20 ft (101-Chapter 8),

Travel Distance 200 ft (w/ an automatic fire suppression system)(101-Chapter 8)

Common Path of Travel 75 ft

Emergency Lighting:

Shall be provided and shall conform to NFPA 101, section 5-9

Protection from Hazard:

Automatic Fire Suppression System is only required due to building size and unlimited area

NFPA 101 - Chapters 7 (Section 7-7), 26, 27, & 28

NFPA 13 - Water based – Quick response sprinklers required throughout.

Interior Finish System:

IBC - Chapter 8

NFPA 101 – Chapters 5, 8, 9, and 30

Wall and Ceiling Finishes:

Exit Enclosures Class A or B (Class II w/ Automatic Suppression System)

Exit Stairways Class A or B (Class II w/ Automatic Suppression System)

Lobbies and Corridors Class A or B (Class II w/ Automatic Suppression System)

All other spaces Class A, B or C (Class III w/ Automatic Suppression System)

Floor finishes:

Corridors and Exits Class I or II (Class II w/ Automatic Suppression System)(A-4)

Detection, Alarm, and Communications:

IBC – Chapter 9

NFPA 101 – Chapters 5, 8, 9, and 30

A fire alarm system will be required and provided.

Extinguishing Requirements:

IBC - Chapter 9

NFPA 101 – Chapters 5, 8, 9, and 30

Due to building size and unlimited area an Automatic **Fire** Suppression System will be required and provided in both existing and new portions **of** the building.

FROM DESIGNER: BEN WALTER

DATE: OCTOBER 25, 2004

Job Name: FROZEN ROPES

Address of Construction: PORTLAND, MAINE

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) A-4 / E

Type of Construction III-B

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? YES if yes, separated or non separated (see Section 302.3) NON SEPARATED

Supervisory alarm system? YES Geotechnical/Soils report required? (See Section 1802.2) YES

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members (106.1, 106.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (1603.1.1, 7607)

Floor Area Use	Loads Shown

Wind loads (1603.1.4, 1609)

Design option utilized (1609.1.1, 1609.6)

Basic wind speed (1609.3)

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 (1609.1.1, 1609.6.2.1)

Earthquake design data (1603.1.5, 1614 - 1623)

Design option utilized (1614.1)

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

Spectral response coefficients, S_{DS} & S_{D1} (1615.1)

Site class (1615.1.5)

Lie load reduction (1603.1.1, 1607.9, 1607.10)

Roof live loads (1603.1.2, 1607.11)

Roof snow loads (1603.1.3, 1608)

Ground snow load, P_g (1608.2)

If $P_g > 10$ psf, flat-roof snow load; P_f (1608.3)

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 1604.5)

Roof thermal factor, C_t (Table 1608.3.2)

Sloped roof snowload, P_s (1608.4)

Seismic design category (1676.3)

Basic seismic-force-resisting system (Table 1617.6.2)

Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)

Analysis procedure (1616.6, 1617.5)

Design base shear (1617.4, 1617.5.1)

Flood loads (1603.1.6, 1612)

Floodhazard area (1612.3)

Elevation of structure

Other loads

Concentrated loads (1607.4)

Partition loads (1607.5)

Impact loads (1607.8)

Misc. loads (Table 1607.6, 1607.9.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

CODE COMPLIANCE REVIEW

PORTLAND SPORTS CENTER at JOKER'S An Indoor Field Sports Addition to the Existing: JOKER'S Family Fun N Games

LOCATION: 510 Warren Avenue, Portland, ME
Project number: 03.406 PSC

Principal Codes, Standards and Review Authorities Applicable to Project:

Program:

- A. Kevin Barrett, Portland Sports Center c/o York Sports Center
Phone: 363-0490 Fax: 363-0084
- B. Jim Gratello, Joker's Family Fun N Games
Bill Latvis, Joker's Family Fun N Games
Phone: 878-5800 Fax: 878-0335
- C. John DeStefano, DeStefano & Associates
Phone: 603-430-0339 Fax: 603-430-1638

Land Use:

- A. Portland Zoning Ordinance
Portland Planning Department
Phone: 874-8300

Fire:

- A. NFPA including 101 Life Safety Code, 2000 edition
State Fire Marshall's Office, Steven Dodge
Phone: 624-8744 Fax: 624-8767

- Portland Fire Department, Lt. McDougal
Phone: 874-8300

Accessibility:

- A. ADA, Acceptability Guidelines for Buildings and Facilities

- B. Maine Human Rights Act, ANSI A117.1 - 1986
State Fire Marshals Office
Phone: 624-8744 Fax: 624-8767

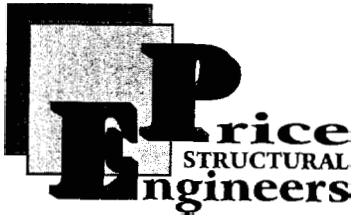
Code Enforcement

Portland Zoning Administrator, Marge Schmuckle
Portland Code Enforcement Officer, Mike Nugent
Phone: 874-8300

Life Safety and Building Code Criteria:

Description of Building's Function and Program:

This project consists of minor renovations to the existing Joker's Family Fun N Games in Portland, an extensive addition consisting. a new in door athletics fields building (Portland Sports Center) with support spaces such as office and bathrooms, and an infill addition (between Joker's and the Portland Sports Center)



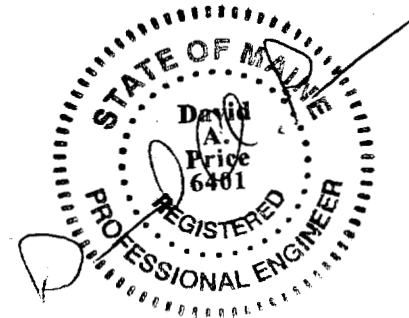
75 Farms Edge Road
 North Yarmouth, ME 04097
 Tel: 207-846-0099
 Fax: 207-846-1633
 E-Mail: PriceEngrs@aol.com

Schedule of Foundation Special Inspections
Frozen Ropes Sports Center
 Warren Ave. - Portland, Maine

- I. Special Inspector for Foundations: Price Structural Engineers, Inc.
- II. Structural Fill Testing Laboratow: R. W. Gillespie and Associates, Inc.
- III. Concrete Testing Laboratory: R. W. Gillespie and Associates, Inc.

7

<u>Item</u>	<u>Inspector Number</u>	<u>Scope</u>
Structural Fill: Controlled Structural Fill	II	a. Observe compacted fill operations to document that fill material, lift thickness, and level of compaction are in conformance with the requirements of the construction documents and the recommendations of the geotechnical engineer.
	II	b. Perform in-place density (compaction) tests at interval of one test per 2500 square feet per lift within slab areas and one test per 50 lineal feet of foundation backfill per lift. At least one laboratory grain size analysis and modified Proctor test will be performed on each fill type used.
Shallow Foundations	II	Observe that subbase below slab, spread footings and wall strip footings is acceptable and consistent with recommendations of the geotechnical engineer.



Cast in Place Concrete:

Concrete Mix Design	I	Review for compliance with construction documents.
Material certification	I	Review for compliance with construction documents.
Reinforcement Shop Drawings	I	Review for compliance with construction documents.
Reinforcement installation	III	a. Review the installation of the reinforcing steel for compliance with construction documents and the approved shop drawings. Field measure bar diameters and bar spacing at 100% of piers and spread footings. Field measure bar diameter and bar spacing at 15 % of concrete at other areas at random locations.
	III	b. Random review of construction procedures.
Formwork geometry	III	Provide comment of formwork dimensions when reviewing steel reinforcement installation.
Concrete Placement	HI	Random review of construction procedures.
Evaluation of concrete strength	III	Obtain one set of four standard cylinders for each compressive strength test. See project specifications for additional requirements.
Curing and protection	III	Provide comment on curing and protection methods being used at the job site, particularly during hot and cold weather conditions.



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: Chander P. Nangia

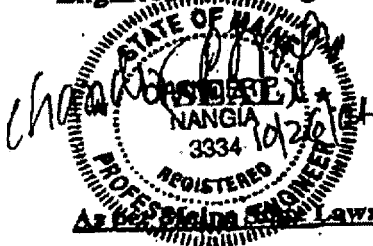
RE: Certificate of Design

DATE: Oct. 25th, 2004

These plans and / or specifications covering construction work on:

FROZEN ROPES, PORTLAND, MAINE

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer, according to the 2003 International Building Code and local amendments.



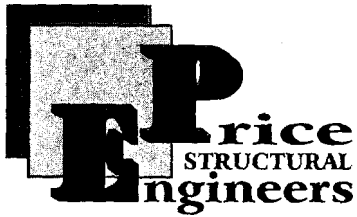
Signature: Chander P. Nangia

Title: Chief Engineer

Firm: Chander P. Nangia

Address: 7423 Hollow Ridge Dr.
HOUSTON, TX 77095

\$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.



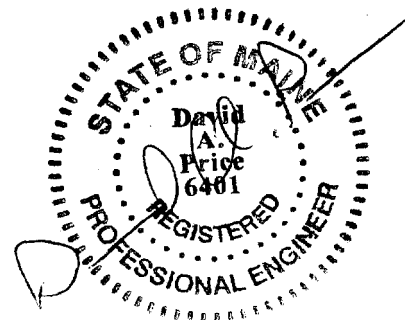
75 Farms Edge Road
North Yarmouth, ME 04097
Tel: 207-846-0099
Fax: 207-846-1633
E-Mail: PriceEngrs@aol.com

Schedule of Foundation Special Inspections
Frozen Ropes Sports Center

Warren Ave. - Portland. Maine

- I. Special Inspector for Foundations: Price Structural Engineers, Inc.
- II. Structural Fill Testing Laboratory: R. W. Gillespie and Associates, Inc.
- III. Concrete Testing Laboratory: R. W. Gillespie and Associates, Inc.

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Curing and protection	III	Provide comment on curing and protection methods being used at the job site, particularly during hot and cold weather conditions.

SMG

Kandi Talbot
Department of Planning and Development
389 Congress St
Portland, ME 04101

Re: General Impact Statement - Portland Sports Center

Kandi.

In reference to your request for a general impact statement relative to the operation of the Portland Sports center, I have listed a general description of the facility with potential areas of impact below.

- The primary facility, located at 512 Warren Ave, will include:
 - A 177' x 250' RUBB building covering an indoor synthetic turf sports field utilizing state of the art Field Turf
 - Concession/Vending area
 - Frozen Ropes Batting cage area
- Primary operating season will be from November - May with limited usage during the off-season, June - October to include indoor day camps and training clinics.
- Primary activities will include Soccer, Lacrosse, Field Hockey, Rugby, Ultimate Frisbee, Baseball and Softball leagues as well as hourly rentals by local recreation departments, schools, and sports organizations.
- Expected traffic flow at maximum capacity would be approximately 48 cars/hour on average for an 8 hour operating day. Typical operations would be primarily 4:00pm - 11:00pm during the week and 7:00am - 11:00pm on the weekends.
- Parking/traffic flow estimates are based on maximum average programming capacity of 4 teams on the field per hour with 12 players on each team. Assuming each player arrives in their own vehicle, the maximum traffic count would be 48 vehicles. There would be some overlap during field changes, which would create the potential for a maximum of 96 vehicles on the hour.
- Current site plan design allows for 274 total parking spaces including handicap parking with off site (E.J. Prescott) available.

from
original
Approval

SMG
SOLUTIONS
FOR INDOOR
ATHLETICS

6/2/03

www.sportsplexmanagement.com

The project will be a significant benefit to the residents of Greater Portland and the surrounding communities. It will provide a service to the community offering programs for youth and adult participants as well as generate significant tax revenue. The overall impact to the community will be minimal as noted above. The surrounding properties will also recognize limited impact, as the primary hours of operation will be during essentially off times of the day and season.

If you have any questions or need additional information, please feel free to contact me.

Regards,

A handwritten signature in black ink, appearing to read "Kevin Barrett", with a long horizontal flourish extending to the right.

Kevin Barrett
Managing Director
Portland Sports Center, LLC

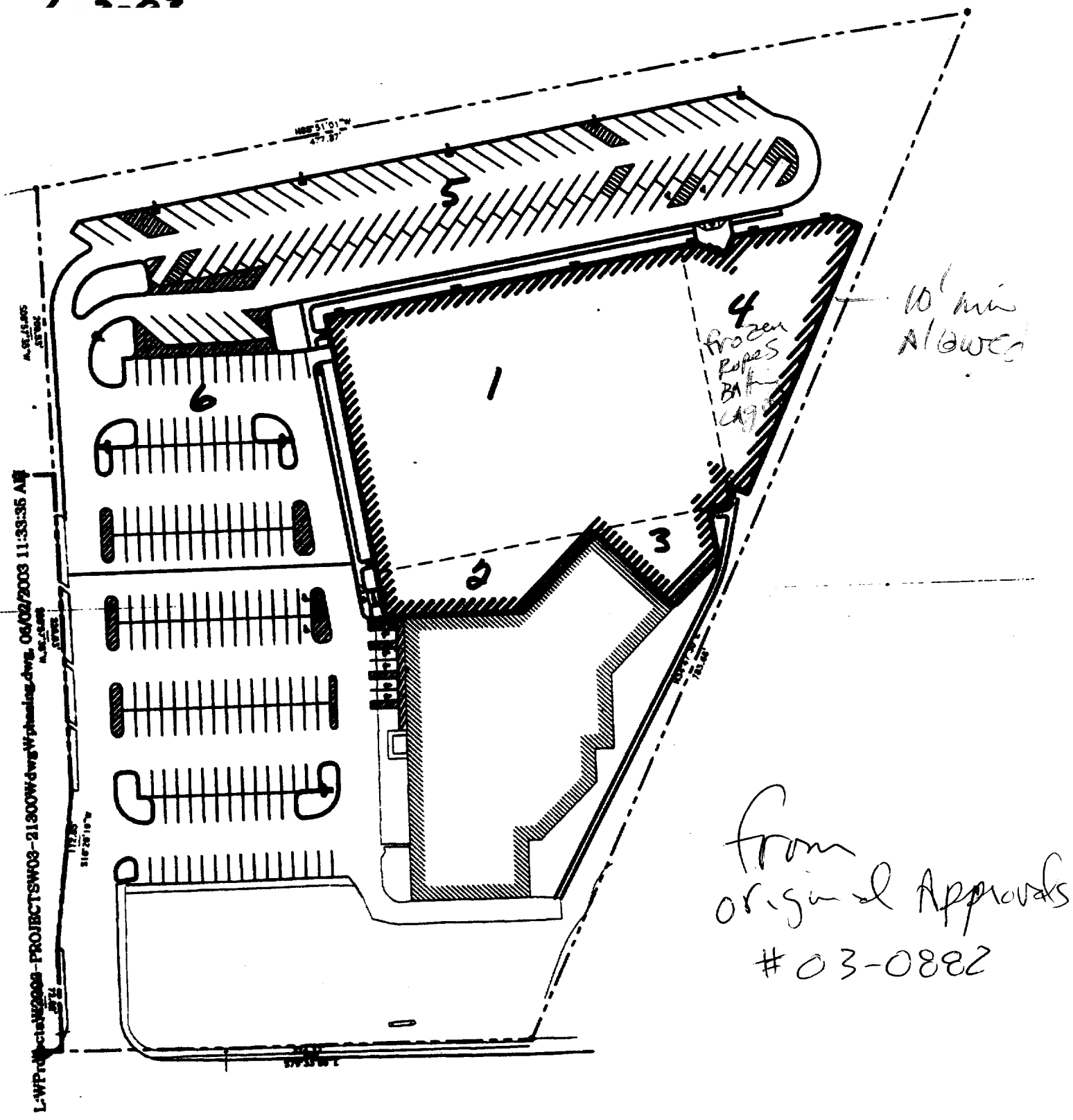
6/2/03

CLARIFICATION OF PARKING ANALYSIS CHART

THE PARKING ANALYSIS DETAILS THE PARKING REQUIREMENTS FOR ALL TIMES AND TYPES OF EVENTS AT THE HIGHEST TRAFFIC LEVELS IN ORDER TO PROVIDE A THOROUGH ANALYSIS.

COLUMN	EXPLANATION
I.&2.	The following businesses will be occupying the site at 5 12 Warren Ave.: <div style="margin-left: 40px;"> <p>Joker's- An indoor family entertainment center with games, food, jungle gym, rides, lazer tag, slide, bounce, etc. It also includes an outdoor championship level miniature golf. Joker's has been in existence since 1996.</p> <p>Sports Center- A full size indoor artificial turf field that will be used for all types of team-oriented field sports such as soccer, lacrosse, etc.</p> <p>Batting Cages- Six batting cages will be installed for baseball training and practice.</p> <p>Additional space for storage, food court, and offices will also be provided..</p> </div>
3.	Parking ratio formula requirements for each of the occupants
4.	The square foot space that each occupant represents: <div style="margin-left: 40px;"> <p>Joker's = 37,295 sf (including golf)</p> <p>Sports Center = 59,850 sf (including fields, office, viewing, storage, etc.)</p> <p>Batting Cages =9,700 sf</p> </div>
5.	The parking spaces required for each occupant
6.	The number of participants: <div style="margin-left: 40px;"> <p>a. Sports Center- There will be two fields of play. Each field would allow two team per field. This assumes eight teams because four teams will be arriving when four teams are leaving. This also assumes one person per car even though most cars carry several players. This also includes spectators.</p> </div>
7.	This represents the total spaces for field play and events.
8.	This represents spaces required during the day which is the slowest time during the week.

PORTLAND SPORTS CENTER CONSTRUCTION SEQUENCE



from original Approvals
#03-0882

Applicant: Portland Sports Center Date: 7/31/03 from original approval
Address: 550 Warren Ave C-B-L: 271-A-002

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Addition to Jokers Foundation permit # 03-0800
Regular construction permit # 03-0882

Zone Location - B-4

Interior or corner lot -

Proposed Use/Work - construct Indoor Sports Facility 69,000^{sq} as of 7/30/03
connected to existing Jokers Bldg (28,864^{sq})

Sevage Disposal - City

Lot Street Frontage - 60' min - 320' + shown

Front Yard - 20' min 105' scaled

Rear Yard - 20' min - 125' given

Side Yard - 10' min - 13' & 195' shown
1 or 2 stories

Projections -

Width of Lot - 60' min 200' + shown

Height - 65' MAX - 22' scaled

Lot Area - 10,000^{sq} min - 311,963^{sq} shown

Lot Coverage / Impervious Surface - 80% MAX - 76% shown $\frac{235,463}{311,963} = 76\%$

Area per Family - N/A

Off-street Parking - over 50,000^{sq} - parking was determined & approved by the Planning
274 + 9 handicap shown 7/22/03 BD

Loading Bays - N/A

Site Plan - Major # 2003-0066

Shoreland Zoning / Stream Protection - N/A

Flood Plains - Panel 6 - Zone X

Floor Area Ratio = 65% MAX - 31% shown $\frac{98,235}{311,963} = 31\%$

Separate permits required for new Sign & 8

of a sports restaurant and lounge. The entire building will be classified as an assembly (A-3) use and be designed as an **unlimited area unprotected noncombustible** Type 2C per BOCA and Type II (000) per Life Safety.

Building Use History of the Site (based on records from the City of Portland)

Grossman’s Lumber – Constructed in early 1965 +/-

1997 The addition of 13,000 SF and use change from retail to A-2, type 2C construction. (I’m not sure why it was classified as A-2, it seems A-3 is most appropriate for the actual use)

2001 The Laser Tag area was permit (Sam approved it) as an A-3 type 3A construction?

2003 The owners of Joker’s is currently pursuing (under separate application) the conversion of a space below the Laser ‘rag Mezzanine (type 3A) into a Day Care Occupancy (E – Education Use)

Occupant Use Classification(s):

NFPA 101:

- Chapter 12, “New Assembly Occupancies”
- Chapter 13, “Existing Assembly Occupancies”
- Chapter 16, “New Daycare Occupancies” (Application and Approval by others)

BOCA:

A-3, Assembly (Recreation Center); E - Educational

The total building occupancy, including the existing Joker’s facility, will be approximately 2,750 people. With the exception of the Day Care Facility, the entire facility will be re-classified as an A-3 Assembly.

A 1-Hour fire separation assembly as approved by the authorities having jurisdiction will be provided between the A-3 Assembly and E - Educational uses in accordance with 3 13.1.2 Separated Use Groups with the automatic sprinkler system exception.

Specific Occupancy Areas:

Boiler Rooms	1 hour or automatic fire suppression system w/ smoke partitions
Storage Rooms (50sf - 100 sf)	1 hour or automatic fire suppression system w/ smoke partitions
Storage Rooms (more than 100 sf)	Automatic fire suppression system w/ smoke partitions

Type of Construction:

- RUBB Building Systems PVC Membrane on galvanized steel structure.
- Existing /New Structural Steel Framing with non-load bearing light gauge steel stud infill walls: W-Section columns, Steel truss system with internal bracing and girders. Light Gauge Steel Joists.
- Concrete: Concrete footings, piers, and grade beams.
- Exterior Shell: Metal Panel
- Interior partitions: Metal studs with Gypsum Wallboard surfacing, non-load bearing CMU
- NFPA 220: Type II, 000 (note: two existing mezzanine’s in Jokers are Type III (1 11)).
- BOCA: Non-combustible Type 2, Unprotected 2C (Section 603.0) (note: two existing mezzanine’s in Jokers are Type 3A)

The building’s construction type will be primarily Type 2C (unprotected non-combustible), the exception being two (2) small mezzanines (738 and 3,554 SF respectively) that are built of Type 3A (noncombustible/combustible protected) construction. The RUBB building that will enclose the indoor athletic fields of the Portland Sports Center is classified as Type 2C (unprotected non-combustible) as per Section 3 103.0 MEMBRANE STRUCTRES.

Fire Resistance Ratings of Structural Elements: (BOCA, Table 602)

<u>Element</u>	<u>2 c</u>	<u>w/sprinkler</u>
1 Exterior Load Bearing Walls	0 Hours	
2 Fire Walls and Party Walls	2 Hours	
3 Fire Separation Assemblies		

	Exit Stair Enclosures	2 Hours	1 hour
	Shafts and Elevator Hoistways	2 Hours	1 hour
4	Fire Partitions:		
	Exit Access Corridors (Table 101.1.4) Shall resist the passage of smoke		
5	Dwelling unit and guestroom separations	N/A	
6	Smoke Barriers	1 Hour	
7	Other Nonloadbearing Partitions	0 Hours	
8	Interior Load Bearing Walls and Columns	0 Hours	
10	Floor Construction	0 Hours	
11	Roof/Ceiling (all cases)	0 Hours	

Building Height:

BOCA – Chapter 5, Table 503

Allowable:

A-3 Assembly (3 stories – 50'-0" w/ an automatic sprinkler system)

Provided: Steel Frame Type 2C = 1 stories - 30'-0"

Provided: RUBB Type 2C = 1 stories - 56'-0" to Peak of Ridge, 37' - Average Mean Roof Height

The RUBB buildings average roof height of 36'-11" is well within the 50' allowed for Type 2C (noncombustible/unprotected) modified as per 504.2 Automatic Sprinkler Systems.

Buildine Area:

As an A-3 occupancy of one-story and less than 85 feet in height, the building is proposed to have unlimited area as per SECTION 507.0 UNLIMITED AREAS. To qualify, the structure as proposed meets Section 507.2 Exterior Walls with a Fire Resistance Rating of 0 hours based on a fire separation distance of 50 feet or greater. The Day Care use (Use Group E) is permitted in accordance with 507.1.1 School Buildings, as a direct exit is being provided for this use.

Means of Egress:

BOCA – Chapter 10

NFPA 101 – Chapters 5, 8, 9, 30

(See Floor Plans: A1.1 and A1.2)

Capacity:

Exit Access Corridors:

Width 44 inches clear

Doors:

Width 32 inches clear, .22 inches per occupant

Stairs:

Width 44 inches clear

Minimum Allowable/Per Occupant

Arrangement:

Dead-end corridor 20 ft (101-Chapter 8),

Travel Distance 200 ft (w/ an automatic fire suppression system)(101-Chapter 8)

Common Path of Travel 100 ft (w/ an automatic fire suppression system)(A-3)

Emergency Lighting:

Shall be provided and shall conform to NFPA 101, section 5-9

Protection from Hazard:

Automatic Fire Suppression System is only required due to building size and unlimited area

NFPA 101 - Chapters 7 (Section 7-7), 26, 27, & 28

NFPA 13 - Water based – Quick response sprinklers required throughout.

Interior Finish System:

BOCA - Chapter 8

NFPA 101 – Chapters 5, 8, 9, and 30

Wall and Ceiling Finishes:

Exit Enclosures

Class A or B (Class II w/ Automatic Suppression System)

Exit Stairways	Class A or B (Class II w/ Automatic Suppression System)
Lobbies and Corridors	Class A or B (Class II w/ Automatic Suppression System)
All other spaces	Class A, B or C (Class III w/ Automatic Suppression System)
<u>Floor finishes:</u>	
Corridors and Exits	Class I or II (Class II w/ Automatic Suppression System)(A-3)

Detection, Alarm, and Communications:

BOCA – Chapter 9

NFPA 101 – Chapters 5, 8, 9, and 30

A fire alarm system will be required.

Extinguishing Requirements:

BOCA - Chapter 9

NFPA 101 – Chapters 5, 8, 9, and 30

Due to building size and unlimited area an Automatic Fire Suppression System will be required in both existing and new portions of the building.