

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 041727

PERMIT ISSUED

NOV 22 2004

CITY OF PORTLAND

This is to certify that Joker's Realty Two Llc /Design and Associates
 has permission to Foundation only for permit # 041622
 AT 550 Warren Ave 71 A002001

provided that the person or persons firm or corporation accepting 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 procedure before this building or part thereof is started or otherwise closed-in. 4 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
 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

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

Permit No: 04-1727	Date Applied For: 11/19/2004	CBL: 271 A002001
------------------------------	--	----------------------------

Location of Construction: 550 Warren Ave	Owner Name: Joker's Realty Two Llc	Owner Address: 5 10 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: Foundation Only/Commercial
----------------------------	---------------	---

Proposed Use: Commercial / Foundation only for permit #041622 8000 sq ft addition of batting Cages	Proposed Project Description: Foundation only for permit #041622
--	--

Dept: Zoning	Status: Pending	Reviewer:	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				
Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 11/19/2004	Ok to Issue: <input type="checkbox"/>
Note:				

Dept: Engineering	Status:	Reviewer: Tony	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note: Reviewed on April 11, 2003				
<p>- 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".</p> <p>- 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.</p>				

Dept: DRC	Status: Approved with Conditions	Reviewer: Sebago Technic	Approval Date: 07/22/2003	Ok to Issue: <input checked="" type="checkbox"/>
Note:				

1) see Planning conditions

Dept: Planning	Status: Approved with Conditions	Reviewer: Kandi Talbot	Approval Date: 07/22/2003	Ok to Issue: <input type="checkbox"/>
Note:				

- 1) vii. Ithat 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. that Fixture "E", as shown on the lighting photometric plan, shall not exceed 250 watts.

Location of Construction: 550 Warren Ave	Owner Name: Joker's Realty Two Llc	Owner Address: 5 10 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: Foundation Only/Commercial	

DESTEFANO & ASSOCIATES, INC.

2456 Lafayette Road, Suite 10
PORTSMOUTH, NH 03801

LETTER OF TRANSMITTAL

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

TO City of Portland
Building Dept.

DATE	<u>11/5/04</u>	JOB NO.	
ATTENTION	<u>Mike Nugent</u>		
RE:	<u>Frozen Pipes</u>		
	<u>512 Warren Ave</u>		
	<u>Portland</u>		

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

- Shop drawings Prints 3 Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
<u>1</u>	<u>8/29/04</u>		<u>Geotechnical Report - RWG, Hesperus Assoc.</u>

THESE ARE TRANSMITTED as checked below:

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

REMARKS _____

COPY TO _____

SIGNED: John Destefano

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

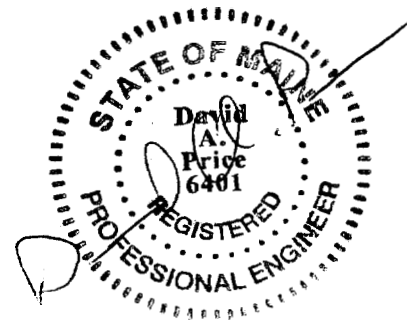


75 Farms Edge Road
North Yarmouth, ME 04097
Tel: 207-846-0099
Fax: 207-846-1633
E-Mail: PriceEngrs@aol.com

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.

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