

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1727	Issue Date: NOV 22 2004	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: Foundation Only/Commercial	Zone:

Past Use: Commercial	Proposed Use: Commercial / Foundation only for permit #041622 8000 sq ft addition of batting Cages	Permit Fee:	Cost of Work: \$0.00	CEO District: 5
Proposed Project Description: Foundation only for permit #041622		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>N/A</i> Type: <i>N/A</i> <i>FOUNDATION ONLY</i> Signature: <i>[Signature]</i> Date: <i>11/19/04</i>	
		Signature:	Signature:	
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: ldobson	Date Applied For: 11/19/2004	Zoning Approval		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	Special Zone or Reviews <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"/> Date: _____	Zoning Appeal <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: _____	Historic Preservation <input 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: _____
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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 _____

12/2/04 - Setbacks & footings OK to pour -
see letter from Titcomb assoc. - AM.

12/8/04 - Footings near trailer - OK to pour - AM

12/10/04 - Wall pour - long wall ~~is~~ parallel to prop. line.
OK to pour AM

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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 (603) 765-1638
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Commercial	

Proposed Use: Commercial / Foundation only for permut #041622 8000 sq ft addition of batting Cages	Proposed Project Description: Foundation only for permit #041622
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Dept: Zoning Status: Pending Reviewer: Approval Date: Note: Ok to Issue:

Dept: Building Status: Approved Reviewer: Mike Nugent Approval Date: 11/19/2004 Note: Ok to Issue:

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 Capistic 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:

- 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.

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- 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. I 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. 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.