

Form# P04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT

PERMIT ISSUED
Permit Number: 051478
OCT 25 2005
CITY OF PORTLAND

This is to certify that JOKER'S REALTY TWO L /Applicant
has permission to Create retail space withing existing building
AT 550 WARREN AVE

271 A002001

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.
48 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. Carry Case FED 10-29-05
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is 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 initializing 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.

- N/A Footing/Building Location Inspection: Prior to pouring concrete
- N/A Re-Bar Schedule Inspection: Prior to pouring concrete
- N/A 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

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

XI **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

<u>[Signature]</u>	<u>10-25-05</u>
Signature of Applicant/Designee	Date
<u>[Signature]</u>	<u>10/25/05</u>
Signature of Inspections Official	Date

CBL: 071 A002 Building Permit #: 05147E

07) 874-8703, Fax: (207) 874-8716		Permit No: 05-1478	Issue Date: OCT 25 2005	PERMIT ISSUED: 271 A002001
Location of Construction: 550 WARREN AVE	Owner Name: JOKER'S REALTY TWO LLC	Owner Address: 510 WARREN AVE	Phone:	
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:	CITY OF PORTLAND
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B4	
Past Use: Commercial/ Joker's	Proposed Use: Joker's/ Create retail space withing existing building	Permit Fee: \$150.00	Cost of Work: \$5,400.00	CEO District: 5
Proposed Project Description: Create retail space withing existing building		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied with conditions	INSPECTION: Use Group M Type 38 10/24/05 Signature: <i>[Signature]</i>	
		Signature: <i>Greg Coors</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: 10/12/2005	Zoning Approval		
		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: <i>10/14/05</i>	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 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 <i>ABN</i> 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

All Purpose Building Permit Application

Property owner owes real estate or personal property taxes or user charges on any property with the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 512 Warren Ave Portland, Maine 04103

Total Square Footage of Proposed Structure <u>2720 sf</u>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>27 A 002002</u>	Owner: <u>Joker's Realty Two LLC</u>		Telephone: <u>878-5800</u> <u>x 25</u>
Lessee/Buyer's Name (If Applicable) <u>Unknown</u>	Applicant name, address & telephone: <u>JOKER'S FAMILY FUN</u> <u>WARREN AVE</u> <u>PORTLAND MAINE</u>	Cost Of Work: \$ <u>5,400</u>	Fee: \$ 4,950
Current use: <u>Family entertainment</u>		<u>Buildig 75</u> <u>75090</u>	
If the location is currently vacant, what was prior use: _____			
Approximately how long has it been vacant: _____			
Proposed use: <u>Retail /</u>			
Project description: <u>2 walls 3 doors 2 windows Create -</u>			
Contractor's name, address & telephone: <u>JOKER'S 512 Warren Ave Portland, Me.</u>			
Who should we contact when the permit is ready: <u>BILL LATVIS</u> → <u>878-5800 x25</u>			
Mailing address: <u>512 Warren Ave</u> <u>Portland, Maine 04103</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: <u>878-5800</u>			

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: William Latvis

Date: 10/7/05

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

All Exits clear - Frozen Pipes
Occupancy?

City of Portland, Maine - Building or Use Permit

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

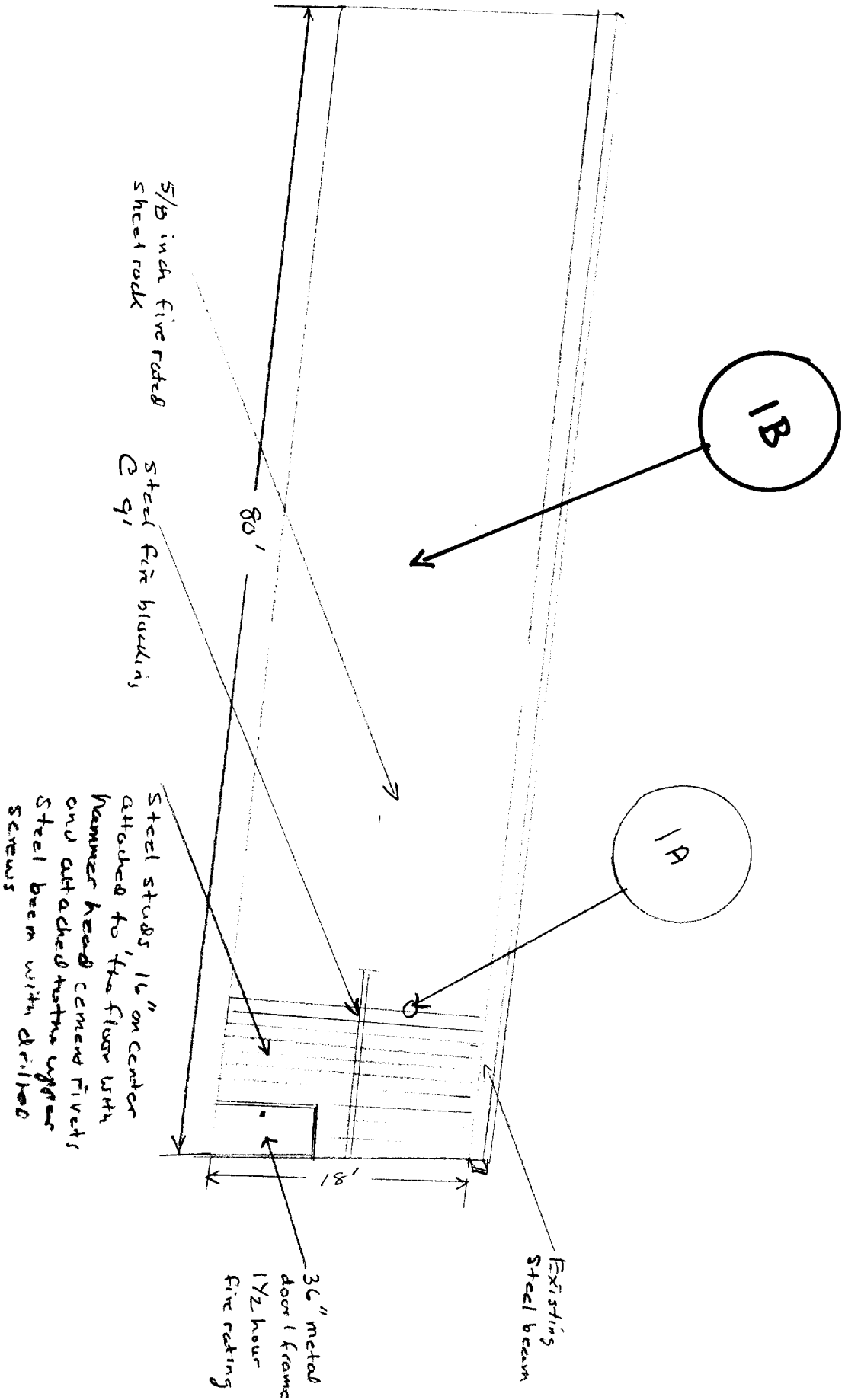
Permit No: 05-1478	Date Applied For: 10/12/2005	CBL: 271 A002001
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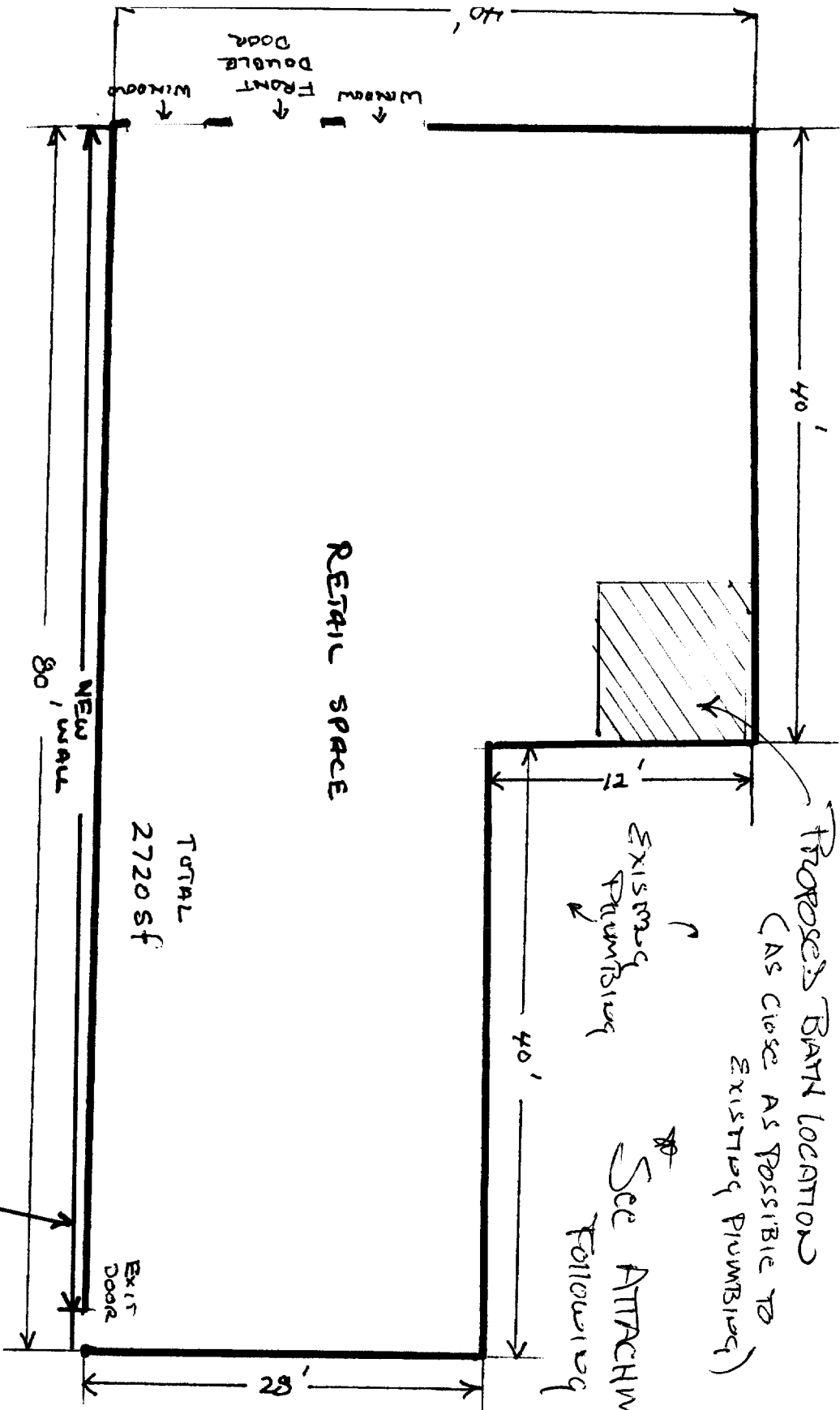
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Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Joker's/ Create retail space withing existing building	Proposed Project Description: Create retail space withing existing building
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 10/14/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 10/25/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire	Status: Approved with Conditions	Reviewer: Cptn Greg Cass	Approval Date: 10/25/2005
Note: Need sprinkler and fire alarm plans. 10-20-05 left message.			Ok to Issue: <input type="checkbox"/>
1) Need to update sprinkler system.			
2) Need to update fire alalm system.			

Scale 1" = 10'





NEW WALL = 80' LONG, STEEL STUDS AND SHEATHING (5/8" fire rated) both sides

TOTAL
2720 sf

RETAIL SPACE

PROPOSED BATH LOCATION
(AS CLOSE AS POSSIBLE TO EXISTING PLUMBING)

EXISTING PLUMBING

SEE ATTACHMENT FOLLOWING PAGE

SEE 1B

Scale 1" = 10 feet

File
Jokers



STATE OF MAINE
Department of Public Safety
Office of State Fire Marshal
45 Commerce Drive, Suite 1
Augusta, ME 04330

JOHN ELIAS BALDACCI
GOVERNOR

MICHAEL P. CANTARA
COMMISSIONER

Thursday, September 29, 2005
JOHN C. DEAN
STATE FIRE MARSHAL

Dear Jim.

Yesterday I met with you at Jokers, at your request, to review your situation. Your request is to be able to shut the fire sprinkler system off for only the soccer stadium during the colder period between November 1st and May 1st for all sports events that have a total occupant load of less than 200 people, activating it only during this period when special large events are scheduled.

From our meeting and walk-through, I summarize the situation as follows:

1. You are the new owner of the soccer stadium, the last owner having "gone under" due to heating bills of over \$130,000 for the stadium for one heating season. Anticipated heating costs for this winter would be approximately double.
2. Your request only involves the soccer stadium, and does not change anything with the other attached buildings & business, (Jokers, Turfs Sports Pub, & the baseball range, all of which have full fire-sprinkler protection all-year round).
3. The attached buildings & businesses do not exit through the stadium.
4. The stadium is separated from the other buildings/businesses by non-combustible & limited combustible construction, with no opening windows between them, and with all penetrations/voids sealed.
5. The two doorways between the stadium and the other buildings/businesses, are self-closing and positive latching.
6. The flooring material, (artificial turf) on the stadium is fire retardant, the specs of which we have on file.
7. The fire sprinkler system of the stadium would remain active from May 1st to November 1st every year.
8. The use of the stadium between November 1st and May 1st can be grouped into two different uses; the first and most common is soccer, which is limited to a maximum of 48 on the field, and spectator groups that typically are less than two parents per player, or less than 96 additional people. The total combined occupant load for these events has never exceeded 200. The other use is large events, such as trade shows, weddings, group events, which usually do not exceed 3 per year, but could conceivably be as high as 12 events per year. They are almost never in the winter months, but regardless of when they are, or how many there may be, they last 1 to 4 days per event, and the local fire department always does an on-site inspection before the event may begin. They verify such things as exiting and the operational condition of the fire sprinkler system.
9. The ceiling material is a fabric that disintegrates readily under heat, creating a hole that releases any heat to the outside. The fabric is too thin to sustain combustion. This scenario is a natural heat/smoke vent, which is a very good thing in terms of life-safety. It also however makes it difficult for a fire sprinkler head to collect enough heat to fuse, making a fire sprinkler system marginal in its effectiveness. The extreme height of the stadium also minimizes the systems' effectiveness.
10. Dean & Allyn, a licensed fire sprinkler contractor would be contracted to shut off/drain the system, to reactivate the system, and also to adjust piping for zoning as it might affect the adjacent fire sprinkler systems.
11. The owner would take liability for not following these procedures.
12. Greg Cass, the Portland Fire Official would want to do an inspection to see if the Portland Fire Department would stipulate anything in addition to the above.
13. Our office has examined the possibility of conversion of the fire sprinkler system to a dry system or to an antifreeze system, and found that it is impractical given the limitations of the hydraulics and layout involved.

Based on the above summary, our office grants permission for temporary shutdown of the fire sprinkler system of the stadium between November 1st and May 1st when the occupant load is less than 300. Please do not hesitate to contact me if you have any further questions.

Sincerely,

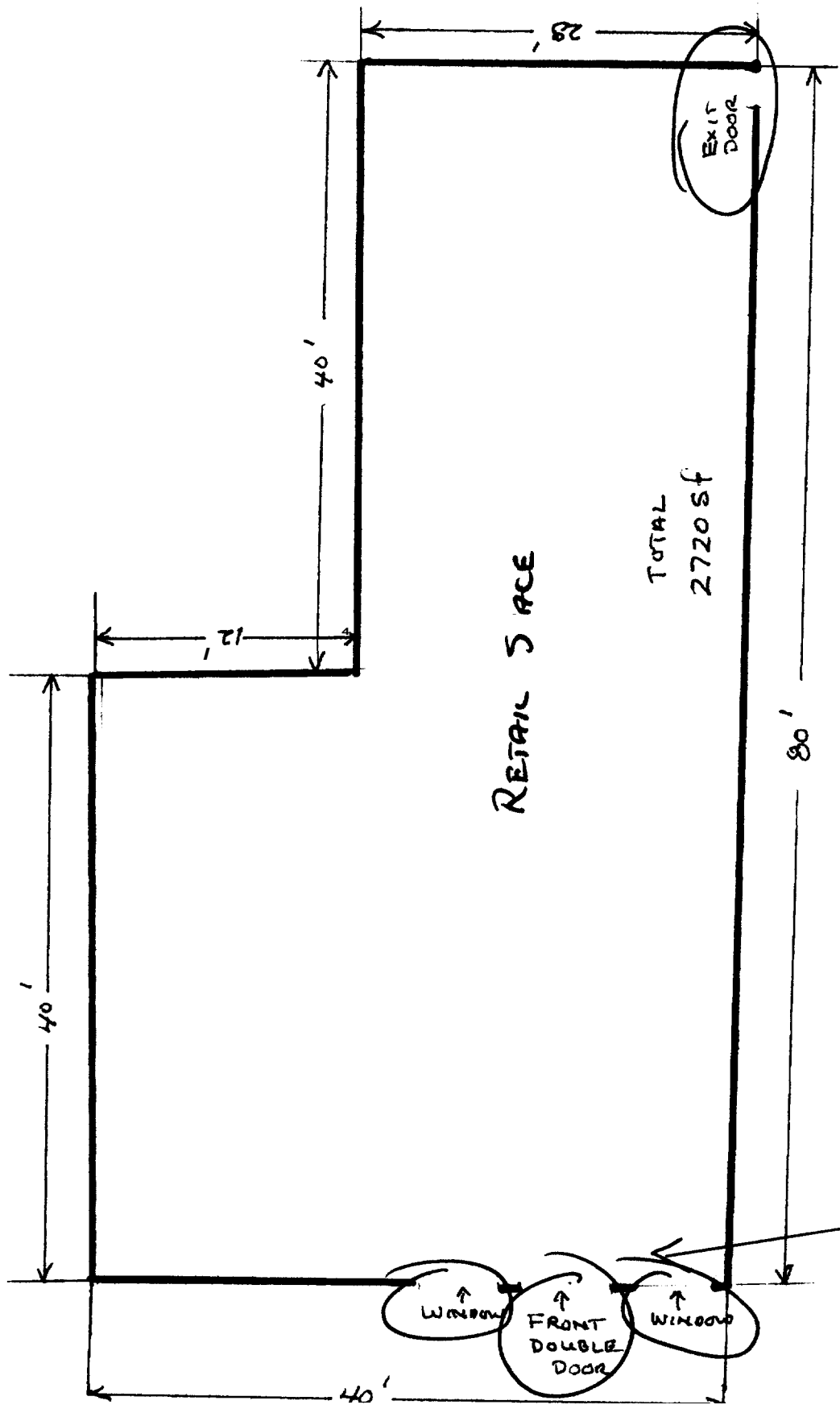
PREVENTION * MITIGATION/ SUPPRESSION * LAW ENFORCEMENT

OFFICES LOCATED AT: 45 COMMERCE DRIVE, SUITE 1, AUGUSTA, MAINE 04330

(207) 626-3870 ADMINISTRATION/ INVESTIGATIONS
(207) 626-3880 INSPECTIONS/ PLANS REVIEW

(207) 287-3659 TDD

(207) 287-6251 FAX

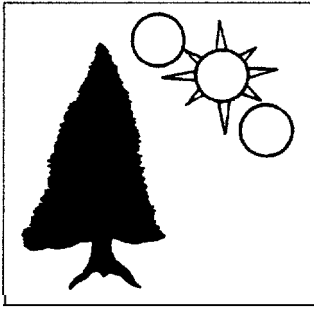


RETAIL SPACE

TOTAL
2720sf

SEE
ID

Scale 1" = 10feet

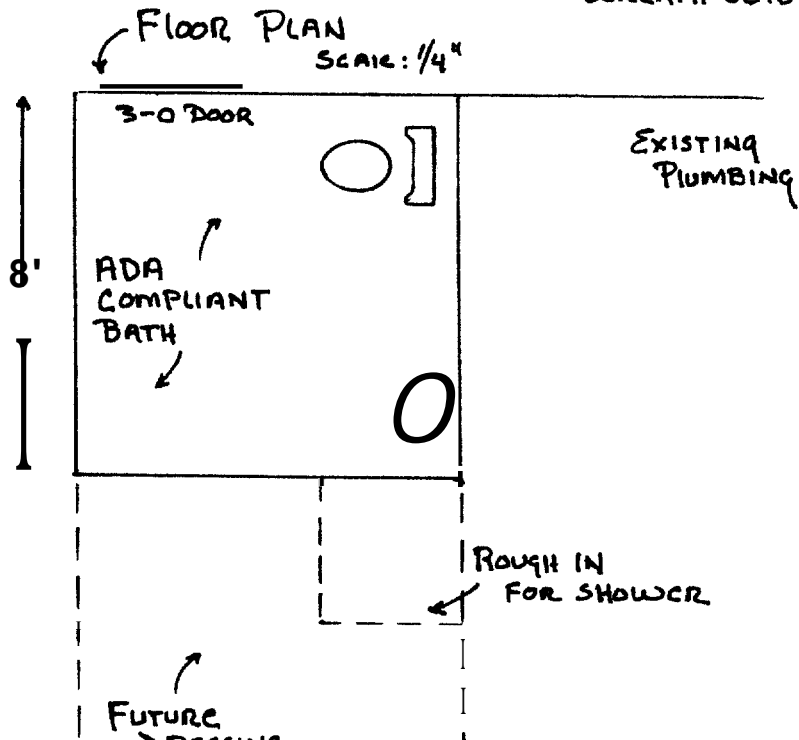
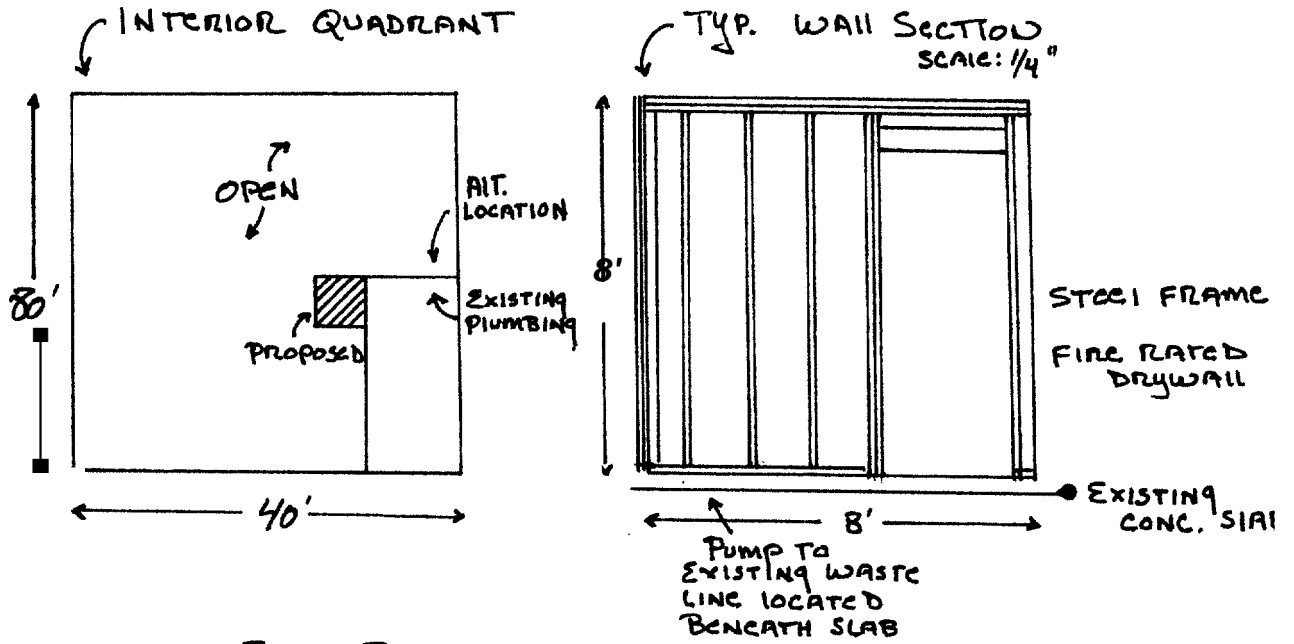


EQUINOX BUILDERS, INC.

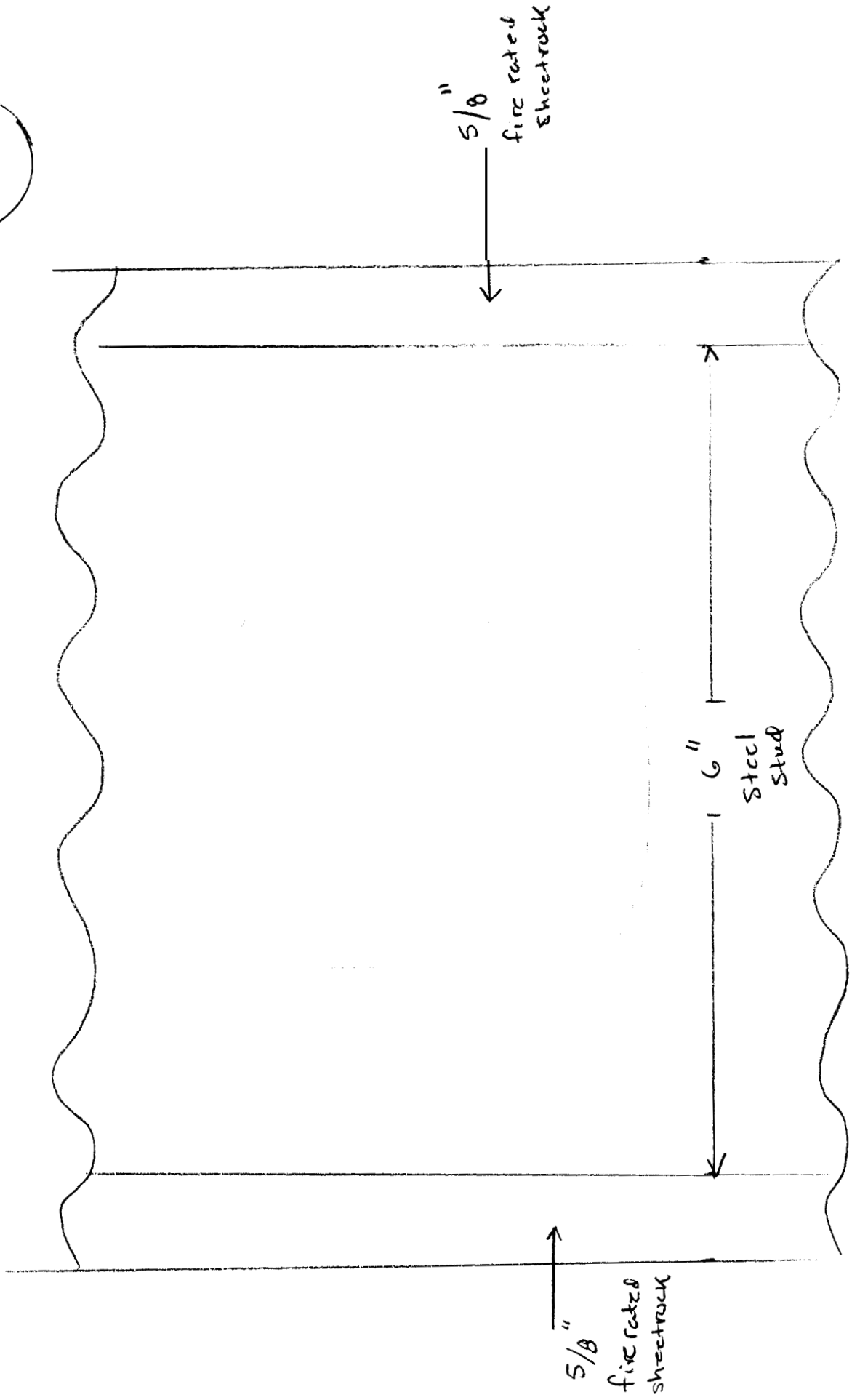
JOKER'S
ATTACHMENT

37 HAWTHORNE ROAD
NORTH YARMOUTH, MAINE 04097
(207) 846-3744

MMA / JOKERS
SEP/OCT. '05



1A

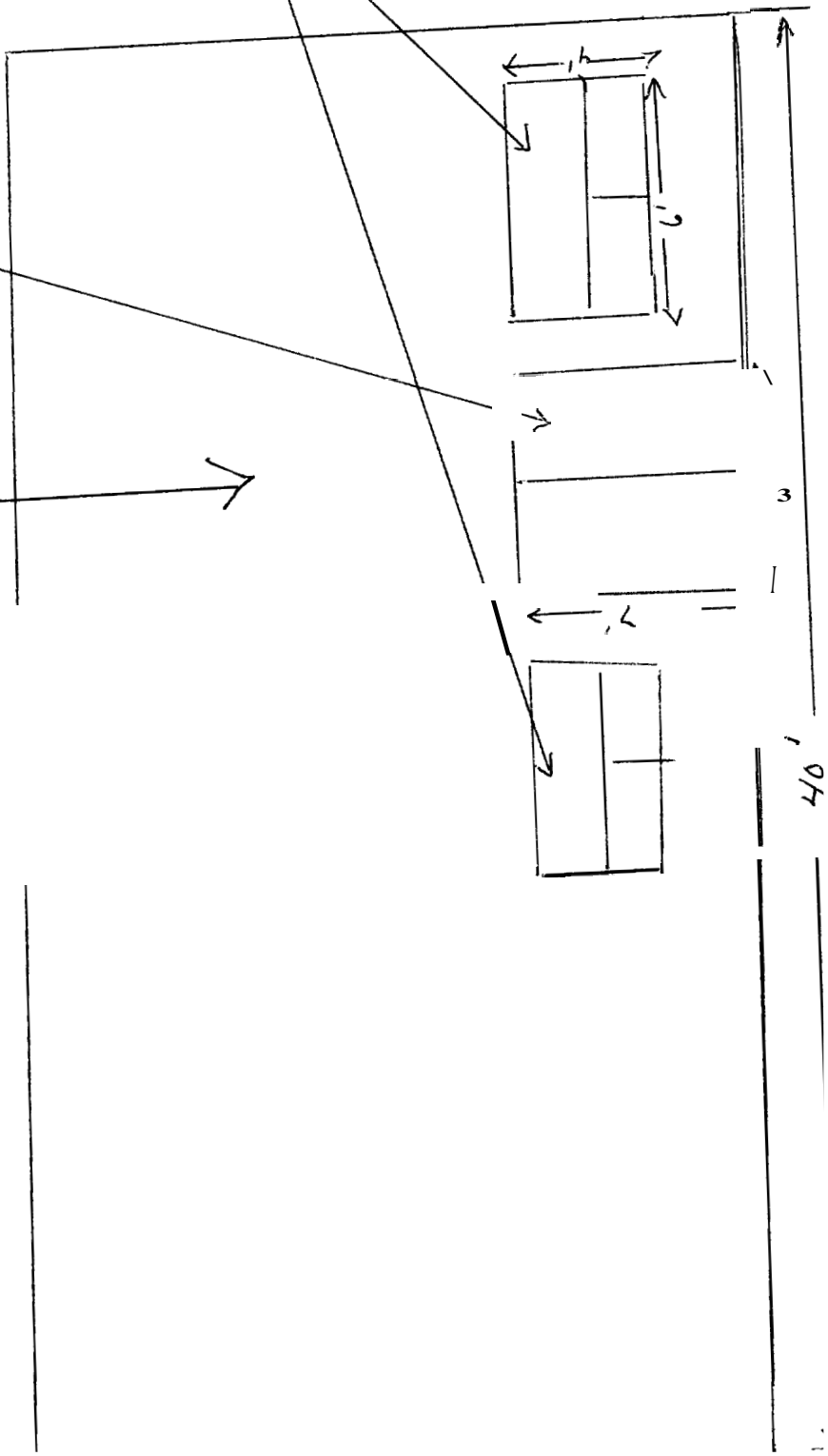


1D

FRONT

Double glass,
crashbar, insulated
doors.

Two metal
framed
insulated
glass windows
6' x 4'



Scale
2" = 10'
1" = 5'

