

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1449	Issue Date:	CBL: 292 D006001
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Location of Construction:	Owner Name: Bentley Holdings Inc	Owner Address: Po Box 679	Phone:
Business Name:	Contractor Name: Robert Ray	Contractor Address: 30 Cuba Road Manchester	Phone: 786-9790 2077243489
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: R-3-B

Past Use: Commercial / Fitness Center	Proposed Use: Fitness Center/ 3900 Sq Ft Addition	Permit Fee: \$3,621.00	Cost of Work: \$400,000.00	CEO District: 5	Zone: B-4 Primarily P-3 in front
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A3 Type: 2c 10/22/04 CML
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Zoning Approval

<p>Permit Taken By: Idobson</p> <p>Date Applied For: 09/28/2004</p> <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>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 7 zone 1</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>10/4/04</i></p>	<p>Zoning Appeal</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>Historic Preservation</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>Q</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

City of Portland, Maine - Building or Use Permit
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1449	Date Applied For: 09/28/2004	CBL: 292 D006001
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Location of Construction: 55 Warren Ave	Owner Name: Bentley Holdings Inc	Owner Address: Po Box 679	Phone:
Business Name:	Contractor Name: Robert Ray	Contractor Address: 30 Cuba Road Manchester	Phone (207) 724-3489
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	
Proposed Use: Fitness Center1 3900 Sq Ft Addition		Proposed Project Description: 3900 Sq Ft Addition	

Note: **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 10/22/2004

Note: **Ok to Issue:**

- 1) The entire Building must be protected with a Fire Suppression system in conformity with NFPA 13

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 10/10/2004

Note: **Ok to Issue:**

- 1) the fire alarm system & sprinkler system shall be tested to the appropriate standard and the results submitted to the Portland Fire Department
- 2) the fire alarm system shall be maintained to **NFPA 72** standards
- 3) the sprinkler system shall be maintained to NFPA 13 standards
- 4) Application requires State Fire Marshal approval.

- 1) 3. The trash dumpsters shall not be emptied between the hours of 10:00 p m and 8:00 a.m.
- 2) 2. The eight (8) white pines and four (4) Allegheny viburnum and four (4) minuet compact weigela proposed north of the entrance drive and parking area, shall be relocated to the northerly edge of the detention basin. When construction of the detention basin has been completed, the City Arborist shall determine if additional buffering shall be required between the detention basin and the property line.
- 3) 1. The painted crosswalk, shown between the new parking lot and the proposed parking lot, shall be extended to the sidewalk on

Location of Construction: 55 Warren Ave	Owner Name: Bentley Holdings Inc	Owner Address: Po Box 679	Phone:
Business Name:	Contractor Name: Robert Ray	Contractor Address: 30 Cuba Road Manchester	Phone (207) 724-3489
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

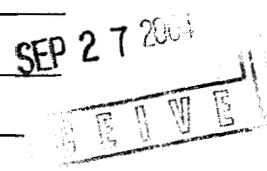
10/6/2004-mjn

Geotechnical Confirmation

AISC Certification from Steel provider

0007-19919
1449

All Purpose Building Permit Application

Total Square Footage of Proposed Structure <i>3900 sq ft addition</i>		Square Footage of Lot <i>4.35 ACRES</i>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <i>292 D 4, 11 + 14</i>		Owner: <i>BENTLEY HOLDINGS INC</i>	Telephone: <i>307-724-3489</i>
Lessee/Buyer's Name (If Applicable) <i>N/A</i>	Applicant name, address & telephone: <i>ROBERT RAY 30 CUBA ROAD (724-3489) MANCHESTER ME 04351</i>		cost Of Work: <i>\$ 400,000</i> Fee: \$
			
<i>ROBERT</i>			

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.

may not co



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: PHILIP M. LOCASHIO - ARCHITECT

Address of Project: 55 WARREN AVE, PORTLAND, ME

Nature of Project: LIFESTYLE FITNESS CENTER ADDITION
292 D 6, 11+14

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

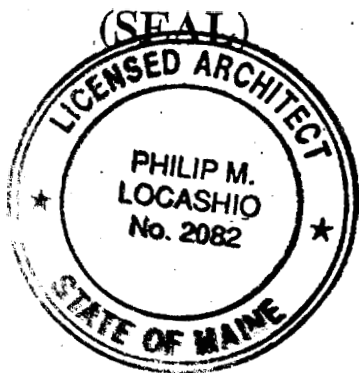
Signature: *Philip M. Locashio*

Title: PRINCIPAL

Firm: PHILIP M. LOCASHIO - ARCH

Address: 727 WINTHROP CIR. RD.
WINTHROP, ME 04364

Phone: 207-395-2260





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 Services

FROM: CHANDER P NANGIA

RE: Certificate of Design

DATE: 9-16-1947

These plans and / or specifications covering construction work on:

Lifestyle Fitness Center (Addition), Portland

(Maine) JOB number: E01641

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the BOCA National Building Code / 1999 (Fourteenth Edition) 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.

FROM CHANDER P. NANGIA

9-16-2004 2:45PM

9-17-04 11:14 AM

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	292 D006001
Location	55 WARREN AVE
Land Use	MULTI-USE COMMERCIAL
Owner Address	BENTLEY HOLDINGS INC PO BOX 679 PORTLAND ME 04104
Book/Page	11723/244
Legal	292-D-6-11 WARREN AVE 37-63 106370 SF

106,370^{sq}
83,289

189,659

Valuation Information

Land	Building	Total
\$99,860	\$638,080	\$737,940

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
	1995	1	15000	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
2.442	15000		HEALTH SPA	LIFE STYLE FITNESS CENTER

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	15000	TENNIS CLUB

Height	Walls	Heating	A/C
16	METAL-LIGHT	NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
1	SPRINKLER - WET	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1995	ASPHALT PARKING	20000	1

This page contains a detailed description of the Parcel ID **you** selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner information

Card Number	1 of 1
Parcel ID	292 D014001
Location	65 WARREN AVE
Land Use	VACANT LAND
Owner Address	BENTLEY HOLDINGS INC 30 CUBA RD MANCHESTER ME 04351
Book/Page	21713/296
Legal	292-D-14 WARREN AVE 65-91 83289 SF

Valuation Information

Land	Building	Total
\$146,690	\$ 0.00	\$146,690

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
		0	0	0

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
1.912	0			

Exterior/Interior Information

Section	Levels	Size	Use

Height	Walls	Heating	A/C

Building Other Features

Line	Structure Type	Identical Units

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units

Applicant: Robert Ray
Address: 55 Warren Ave

Date: 10/4/04
C-B-L: 292-D-006,011,014

CHECK-LIST AGAINST ZONING ORDINANCE
permit # 041449

Date - Additions

Zone Location - B-4 principally - R-3 & R-5 in rear

Interior or corner lot -

Proposed Use/Work - to construct addition to Life Style Fitness Center
Sewage Disposal - City
Lot Street Frontage - 60' \approx 570' ^{30' x 130'}
And add 56 space parking lot
& 7 space pkg lot for employees

Front Yard - 20' min / N/A - located in rear of existing Bldg

Rear Yard - 20' min - 41' scaled

Side Yard - 10' min - 35' scaled

Projections -

Width of Lot - 60' min \approx 500'

Height - 65' min - 15' given

Lot Area - 10,000 sq ft - 18,965 sq ft per assessor's

Lot Coverage/ Impervious Surface - 80% max - 15,172.2 sq ft max
well under the 80% - 40.5% given

Area per Family - N/A

Off-street Parking - ^{new} parking in B-4 zone on lot in same ownership

Loading Bays - N/A

Site Plan - # 2004-0102

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 zone X

Floor Area Ratio: (R-5 zone) - .65% max $\frac{18,900}{18,965} = .10$ given

15000
3900
18900 \div 150 = 126
parking spaces
req'd

OK

From: Marge Schmuckal
To: Kandi Talbot
Date: Tue, Aug 3, 2004 2:53 PM
Subject: Re: 55 Warren Avenue - Lifestyles

Parking is required for any expansion based on the size of the expansion. Parking in this case would be considered an accessory use to the business use.

Marge

>>> Kandi Talbot 08/03 2:03 PM >>>
Marge,

Are parking lots a permitted use in the B-4 zone? It is not listed as a permitted use and I was just taking another look at 55 Warren Avenue, because legible plans were submitted. The proposal applied for is a 3,900 sq. ft. expansion with an expanded parking lot. I would assume that parking **would** be allowed under the accessory use for the Lifestyles Fitness Center.

However, my concern is that there are ~~two~~ separate parcels. One owned by Bentley Holdings, where the Lifestyle Fitness Center and existing parking is located. The second parcel is owned by Robert & Linda Ray, where the proposed parking lot is located. Bentley Holdings and Robert & Linda Ray are one in the same, but technically and legally they aren't the same owner.

Does an accessory use have to be located on the same parcel with same ownership or can it be located on a separate parcel, different ownership?

Thanks so much.
Kandi

CC: Sarah Hopkins



Strengthening a Remarkable City. Building a Community for Life www.portlandmaine.gov

Marge

Planning & Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

September 28, 2004

Mr. Robert Ray
Lifestyles Fitness Center
P.O. **Box** 679
Portland, ME 04104

RE: Lifestyles Fitness Center, 55 Warren Avenue
ID #2004-0102. CBL # 292-D-006

Dear Mr. Ray:

On September 24, 2004, the Portland Planning Authority approved the expansion and additional parking area proposed at 55 Warren Avenue, as shown on the approved plan with the following conditions:

1. The painted crosswalk, shown between the new parking lot and the proposed parking lot, shall be extended to the sidewalk on the edge of the building. A handicapped tip down shall be installed where the painted crosswalk connects to the building sidewalk.
2. The eight (8) white pines and four (4) Allegheny viburnum and four (4) minuet compact weigela proposed north of the entrance drive and parking area, shall be relocated to the northerly edge of the detention basin. When construction of the detention basin has been completed, the City Arborist shall determine if additional buffering shall be required between the detention basin and the property line.
3. The trash dumpsters shall not be emptied between the hours of 10:00 p.m. and 8:00 a.m.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven (7) sets of the final plans.

2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Kandice Talbot at 874-8901.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Gayle Guertin, Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Assessor's Office
Approval Letter File

From: Kandi Talbot
To: Marge Schmuckal; Mike Nugent
Date: Fri, Oct 1, 2004 11:00 AM
Subject: Re: 55 warren

Mike,

I signed off on this on Wednesday and brought it down and left it with Gayle. They did transfer the property to Bentley Holdings, which is one of the things we were waiting for. Thanks.

Kandi

>>> Mike Nugent 10/01/2004 10:53:50 AM >>>

Kandi, can you indicate the status?

>>> Marge Schmuckal 10/01/2004 10:17:23 AM >>>

Mike,

I don't think that this is going anywhere. The last I heard last week, planning (Kandi Talbot) has not signed off on it. She was still waiting for information that showed documentation of transfer of property that was in a different name. I also assume that no guaranteed fees have been paid. They are really jumping the gun.

Marge

>>> Mike Nugent 10/01 9:52 AM >>>

They are looking for a foundation onlyit just came in on the 27th.....I know

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2004-0102
Application I. D. Number

Robert Ray
Applicant
30 Cuba Road, Manchester, ME 04351

05/25/2004
Application Date
Lifestyles Fitness Center
Project Name/Description

Applicant's Mailing Address
JAMM Civil & Structural Engineering
Consultant/Agent

55 - 55 Warren Ave, Portland, Maine
Address of Proposed Site

Applicant Ph: **(207) 7864790** Applicant Fax: **(207) 732-8761**
Applicant or Agent Daytime Telephone, Fax

292 D006001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify)

3,900 sq ft Proposed Building square Feet or # of Units **B4** Zoning
 Acreage of Site

Check Review Required:

Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan **\$400.00** Subdivision Engineer Review **\$1,295.70** Date **09/16/2004**

DRC Approval Status:

Reviewer **Sebago Technic**

Approved Approved w/Conditions See Attached Denied

Approval Date **09/24/2004** Approval Expiration **09/24/2005** Extension to Additional Sheets Attached

Condition Compliance Kandi Talbot signature **09/28/2004** date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted **09/27/2004** date **\$67,825.00** amount **09/22/2005** expiration date

Inspection Fee Paid **09/27/2004** date **\$1,356.50** amount

Building Permit Issue date

Performance Guarantee Reduced date remaining balance signature

Temporary Certificate of Occupancy date Conditions (See Attached) expiration date

Final Inspection date signature

Certificate Of Occupancy date

Performance Guarantee Released date signature

Defect Guarantee Submitted submitted date amount expiration date

Defect Guarantee Released date signature

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2004-0102
Application I. D. Number

Robert Ray
Applicant

05/25/2004
Application Date

30 Cuba Road, Manchester, ME 04351
Applicant's Mailing Address

Lifestyles Fitness Center
Project Name/Description

JAMM Civil & Structural Engineering
Consultant/Agent

55 - 55 Warren Ave, Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 7864790 Applicant Fax: 2077328761
Applicant or Agent Daytime Telephone, Fax

292 D006001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 1. The painted crosswalk, shown between the new parking lot and the proposed parking lot, shall be extended to the sidewalk on the edge of the building. A handicapped tip down shall be installed where the painted crosswalk connects to the building sidewalk.
- 2 2. The eight (**8**) white pines and four (**4**) Allegheny viburnum and four (4) minuet compact weigela proposed north of the entrance drive and parking area, shall be relocated to the northerly edge of the detention basin. When construction of the detention basin has been completed, the City Arborist shall determine if additional buffering shall be required between the detention basin and the property line.
- 3 3. The trash dumpsters shall not be emptied between the hours of 10:00 p.m. and 8:00 a.m

Approval Conditions of DRC

- 1 see Planning conditions

*292 D 6
Lifestyle Fitness -*



Saint-Georges (Québec) Canada,
October 5, 2004

Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service
389 Congress St., Room 315
Portland, Maine 04101

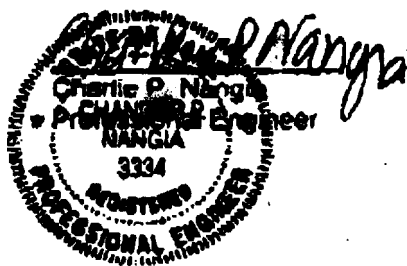
Attention: Michael Nugent, Manager

RE: Project : Lifestyle Fitness Center (Addition)
Letter of Certification
Murox contract: E01641

Dear Sir,

The following is to certify that the existing building have been verify regarding the additional loads that come from the new addition .

Best Regards



PHONE (418) 228-8081 FAX (418) 229-4489

SUMMIT GEOENGINEERING SERVICES
 P.O. Box 4698 Augusta, Maine 04330-4698
 Phone: (207) 621-8334 Fax: 626-9094

DAILY FIELD REPORT

Date: 7-Oct-04
Project: Ernest Ray & Assoc. Lifestyles Fitness Portland Special Inspections
Project #: 7803.1
Site Contacts: Ernie Ray
Purpose of Visit: Observe the footing subgrae conditions for compatibility with the assumptions made in our foudation design.

Work Activities: Excavation for the footing was completed. The subgrade soil consisted of stiff olive-brown silty clay and bedrock. Bedrock was above the baotom of the footing at several locations. We recommended that the low spots be backfill with crushed stone (non-frost susceptible) and the footing elevation raised accordingly. This treatment and the existing stiff clay soils will provide a subgrade which exceeds the allowable bearing capacity assumed in our foundation design.

Test Results:

Remarks:

Portal to Portal

Leave:	<u>1:30</u>	Expenses		Signed:	<u>B. Peterlein, P.E.</u>
Return:	<u>3:30</u>	Mileage:	<u>70</u>	cc:	
TOTAL:	<u>2.0</u>	Density Gauge:	<u> </u>		
		Other:	<u> </u>		

Post-it® Fax Note 7671		Date	10/12/04	# of pages	1 of 1
To	Kevin Carroll	From	Craig Coolidge		
Co./Dept.	City of Portland	Co.	Summit		
Phone #		Phone #	795-6009		
Fax #	874-8716	Fax #	795-6128		



1445, rue du Grandtronc
Quebec, (Québec) Canada
G1N-4G1
Tel: (418) 683-2561
Fax : (418) 687-3364

To: **Michael Nugent**
Company: **City Of Portland, Maine**
Fax: **207 874-8716**

c/c : **Ernie Ray**
Sébastien Forget
Yves Poulin

on octobre 12, 2004 02 page(\$\$) have been sent, this Page included

Reference: **Lifestyle Fitness Center (addition), letter of certification,**

Subject ; certification

Dear Sir,

As required from Mr. Ernie Ray, find attached our certifaication, for the above mentioned project.

We hope this to your entire satisfaction.

Yours thruly.

From: **Dany Baillargeon, dany_baillargeon@canammanac.com**



Saint-Georges (Québec) Canada,
October 5, 2004

Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service
389 Congress St., Room 315
Portland, Maine 04101

Attention: Michael Nugent, Manager

RE: Project : Lifestyle Fitness Center (Addition)
Letter of Certification
Murox contract: E01641

Dear Sir,

The following is to certify that the existing building have been verify regarding the additional loads that come from the new addition .

Best Regards



PHONE (418) 228-8031 FAX (418) 226-4489

City of Portland
Mr Mike Nugent

Mike,

Enclosed is the "Statement of
Special Interest" required to
secure a permit. Please let me
know at 786-4790 if we can pick
up a permit or if you need something
further.

Thank You

Robert Ray Bentley Holdings / Lifestyle Fitness.

S E A M

Structural Engineering Association of Maine

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: ADDITION TO LIFESTYLE FITNESS

LOCATION: 55 WARREN AVE., PORTLAND, ME

PERMIT APPLICANT: ROBERT RAY DENTLEY HOLDINGS, INC.

P. 01
AB

MANCHESTER III E 04351 CANAM STEEL CORP

STRUCTURAL ENGINEER OF RECORD: CHARNEE NANGIA Firm

ARCHITECT OF RECORD: PHILIP LOCASHIO PHILIP LOCASHIO ARCHITECT CT Firm

Name

Firm

This statement of Special Inspections is submitted in accordance with Section 1705.0 of the 1993 BOCA National Building Code. It includes a listing of special inspections applicable to this Project as well as the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

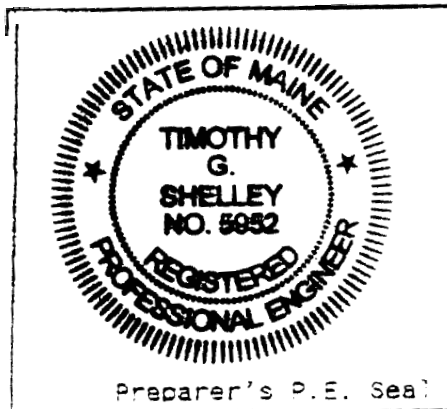
The Special Inspector shall keep records of all inspections listed herein, and shall furnish inspection reports to the Code Official and to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Code Official and to the Registered Design Professional of Record. Interim reports shall be submitted to the Code Official and to the Registered Design Professional of Record monthly, unless more frequent submissions are requested by the Code Official.

Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared By:

TIMOTHY G. SHELLEY
NAME

Timothy G. Shelley 10-19-04
SIGNATURE DATE



Applicant's Authorization:

Robert Ray 10/19/04
SIGNATURE DATE

Building Code Official:

SIGNATURE DATE

S E A M

Structural Engineering Association of Maine

LIST OF AGENTS

PROJECT: LIFESTYLE FITNESS CENTER ADDITION

STRUCTURAL ENGINEER OF RECORD: CHANDER NANGIA CANAM STEEL CORP
Name Firm

ST. GEORGE, QUEBEC
Address

ARCHITECT OF RECORD: PHILIP LOCASHIO PHILIP LOCASHIO - ARCHITECT
Name Firm

WINTROP ME
Address

Following is the List of Agents selected for performance of special inspections for this project,

- | | Name | Firm |
|-----------------------|------------------------|----------------------------|
| 1. Special inspector | <u>TIMOTHY SHELLEY</u> | <u>SHELLEY ENGINEERING</u> |
| 2. Testing Laboratory | _____ | _____ |
| 3. Testing Laboratory | _____ | _____ |
| 4. | _____ | _____ |
| 5. | _____ | _____ |
| 6. | _____ | _____ |
| 7. | _____ | _____ |
| 8. | _____ | _____ |
| 9. | _____ | _____ |
| 10. | _____ | _____ |



October 19, 2004
Summit 7603.1

Robert Ray
c/o Ernest Ray & Assoc.
16 Cardinal Land
Poland Springs, Maine 04274

Reference: Lifestyles Fitness Center Addition Special Inspections
Portland, Maine


Dear Robert;

Summit has reviewed the 1999 BOCA Code, currently adopted by the City of Portland. The following special inspections were performed for the above referenced building addition.

MATERIAL	INSEPTION	DATE COMP.	RESULTS
Sail Bearing	Footing Subgrade	10-7-04	Subgrade Conditions sufficient to support foundation loads.
Concrete	Reinforcing Steel	10-9-04	Correct location, spacing, and sizes.

The above inspections are summarized on the attached field reports. These inspections satisfy the BOCA and City of Portland requirements for special inspections.

Sincerely,
Summit Geoengineering Services


William M. Peterlein, P.E.
Principal Geotechnical Engineer



SUMMIT GEOENGINEERING SERVICES
P.O. Box 4698 Augusta, Maine 04330-4698
Phone: (207) 621-8334 Fax: 626-9094

DAILY FIELD REPORT

Date: 7-Oct-04
Project: Ernest Ray & Assoc. Lifestyles Fitness Portland Special Inspections
Project #: 7803.1
Site Contacts: Ernie Ray
Purpose of Visit: Observe the footing subgrade conditions for compatibility with the assumptions made in our foundation design.

Work Activities: Excavation for the footing was completed. The subgrade soil consisted of stiff olive-brown silty clay and bedrock. Bedrock was above the bottom of the footing at several locations. We recommended that the low spots be backfill with crushed stone (non-frost susceptible) and the footing elevation raised accordingly. This treatment and the existing stiff clay soils will provide a subgrade which exceeds the allowable bearing capacity assumed in our foundation design.

Test Results:

Remarks:

Portal to Portal

Leave:

1:30

Return:

3:30

TOTAL:

2.0

Expenses

Mileage:

70

Density Gauge:

Other:

Signed:

B. Peterlein, P.E.

cc:

SUMMIT GEOENGINEERING SERVICES

P.O. Box 4698 Augusta, Maine 04330-4698
Phone: (207) 621-8334 Fax: 626-9094

DAILY FIELD REPORT

Date: 9-Oct-04

Project: Ernest Ray & Assoc. Lifestyles Fitness Portland Special Inspections

Project #: 7803.I

Site Contacts: Ernie Ray

Purpose of Visit: Observe the placement of the reinforcing steel and formwork for the construction of the foundation walls for compatibility with our design and construction drawings.

Work Activities:

Test Results: Reinforcing steel was sized, spaced, and otherwise located to conform to the intent of our design. Formwork was stable, of proper dimensions, and otherwise acceptable.

Remarks:

Portal to Portal

Leave:	<u>6:00</u>	Expenses	
Return:	<u>7:30</u>	Mileage:	<u>70</u>
TOTAL:	<u>1.5</u>	Density Gauge:	<u> </u>
		Other:	<u> </u>

Signed: B. Peterlein, P.E.
cc:

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	080 A024001
Location	150 BRIGHTON AVE
Land Use	RESIDENTIAL CONDO
 Owner Address	 THOMSON KELLY 150 BRIGHTON AVE # 1 PORTLAND ME 04102
 Book/Page	 18357/139
Legal	80-A-24 BRIGHTON AVE 150-156 DARTMOUTH ST 232-236 OAKDALE COMMON CONDO # 1

Valuation Information

Land	Building	Total
\$8,000	\$71,980	\$79,980

Property Information

Year Built 1988	Style Townhouse End	Story Height 2	Sq. Ft. 540	Total Acres 0		
Bedrooms 2	Full Baths 1	Half Baths	Total Rooms 4	Attic None	Basement Full	

Outbuildings

Type	quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 11/01/2002	Type LAND + BLDING	Price \$137,025	Book/ Page 18357-139
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Picture and Sketch

[Picture](#) [Sketch](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

