



MEMO
Planning and Urban Development
Planning Division

To: Councilor Donoghue

From: Barbara Barhydt, Development Review Services Manager

Date: March 29, 2011

Re: 58 Alder Street, Bowl Portland
77 McAuley, Little Diamond Island
124 West Shore Drive, Great Diamond Island
190 W. Shore Drive, Great Diamond Island

There are several new applications in your district.

Bowl Portland LLC has submitted an application for a seasonal outdoor patio at 58 Alder Street. The proposal includes paving an area of 2,757 square feet for a total patio area of 4,140 square feet enclosed with a temporary fence. There will be an outside bar, grill and games, such as horseshoes and cornhole toss. Senator Justin Alford is the applicant. A copy of the site plan is attached.

Sebastian and Margaret Montgomery are proposing to replace the existing dock and floating pier with a new permanent pier at 77 McAuley Road on Little Diamond Island. The dock is roughly 130 feet in length. This is being reviewed under site plan and shoreland zone provision. A copy of the plans are attached.

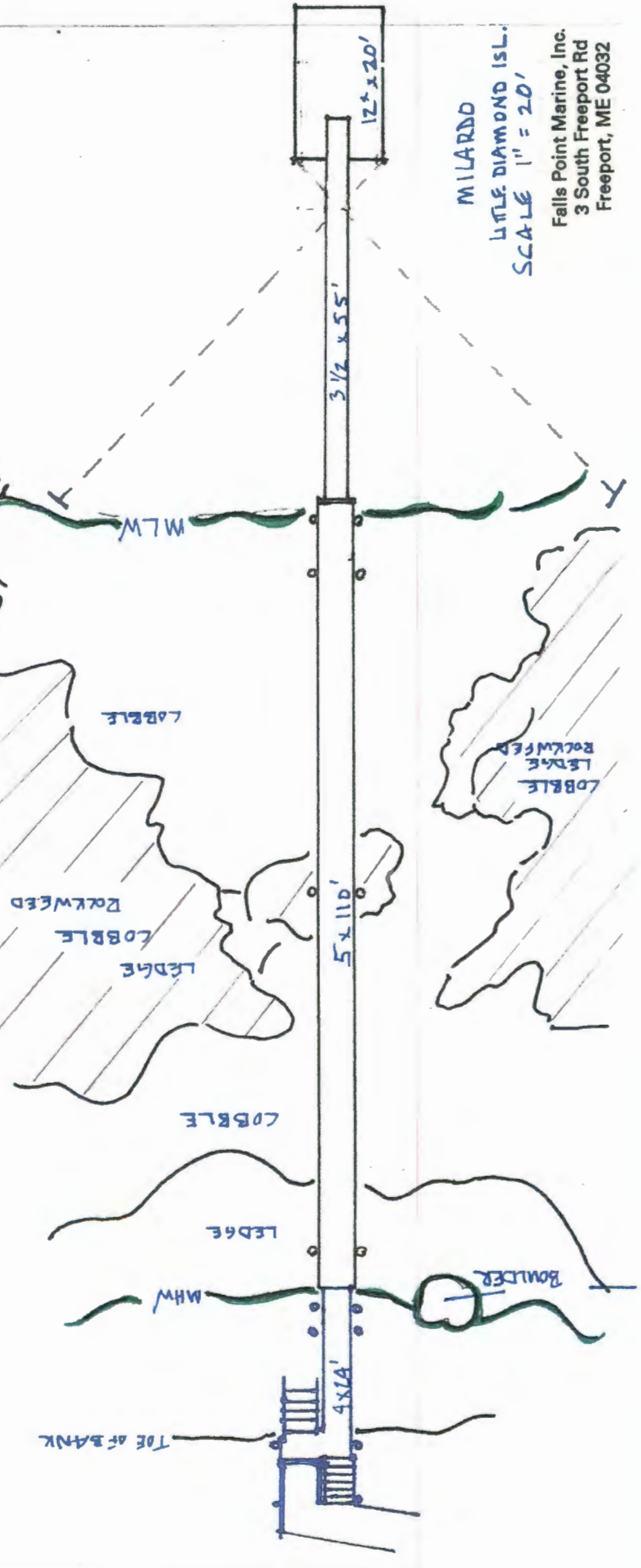
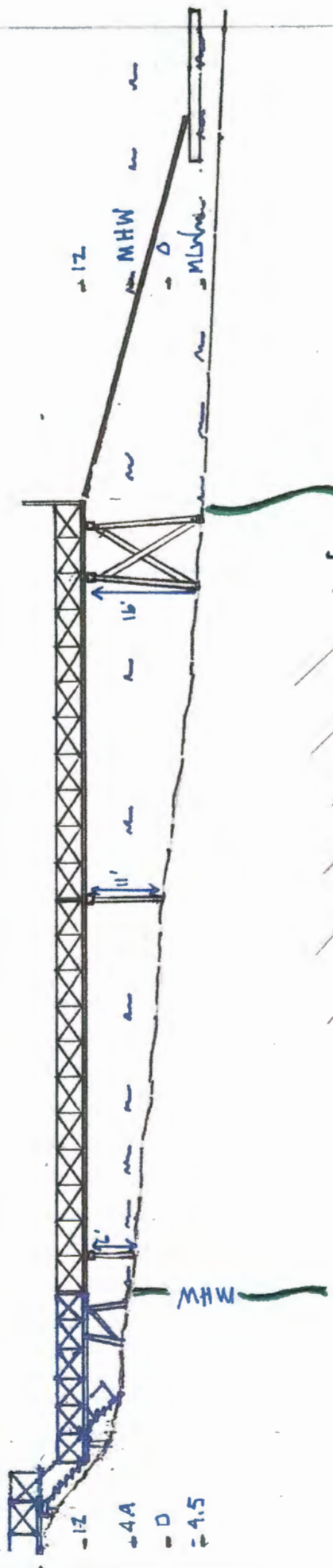
Shore stabilization applications were submitted for two lots on Great Diamond Island. The first one is at 124 West Shore Drive and owned by Howard Finkel. The second one is 190 West Shore Drive, owned by Richard McGoldrick. This is being reviewed under site plan and shoreland zone provisions. Again, the plans are attached.

Thank you.

The Plans for both GDI projects are full size so a copy of each will be in your mailbox in the City Manager's office.

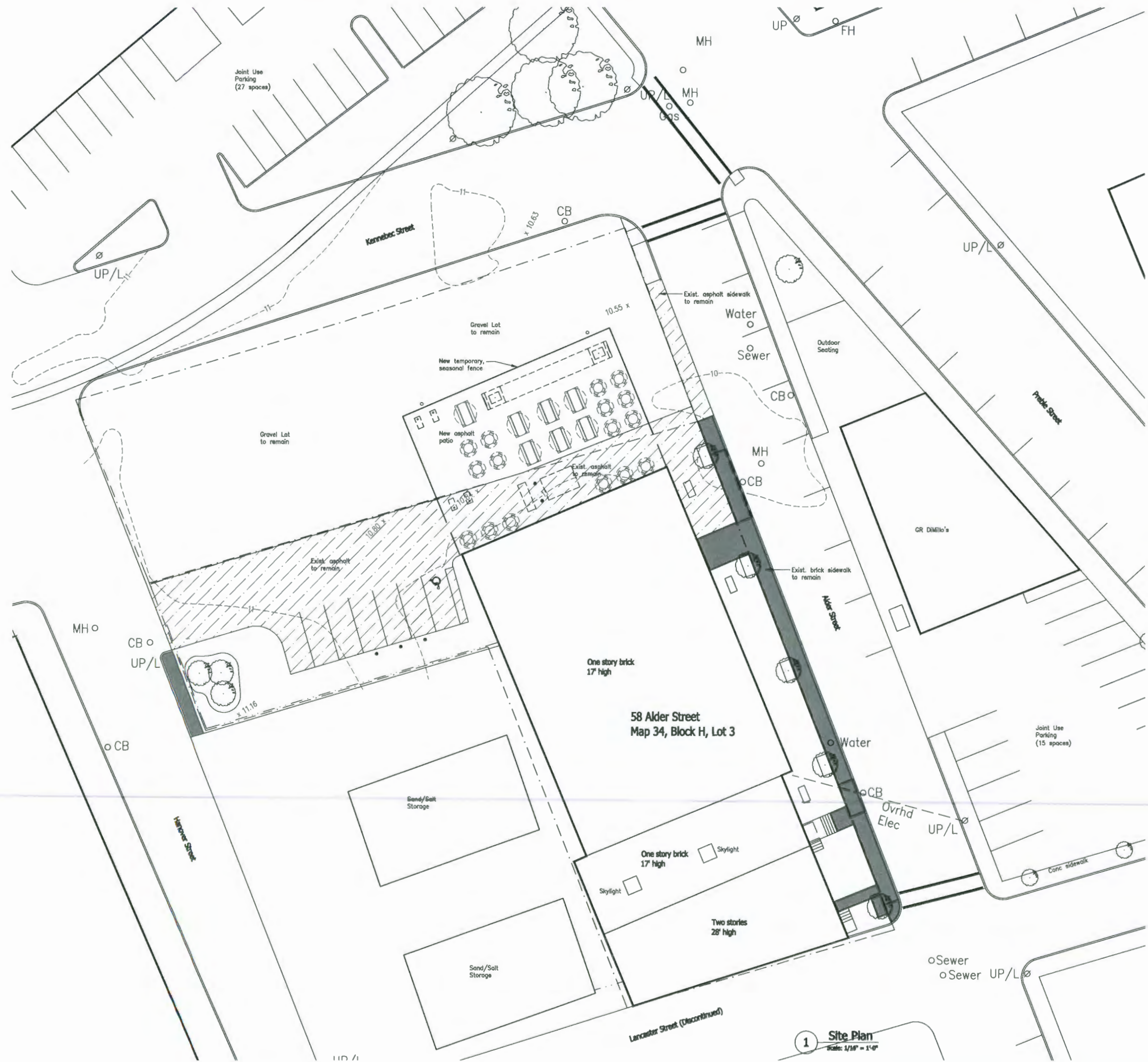
35 30 24 11 1 178 170 158 150 110

EXISTING ←



MILARDD
 LITTLE DIAMOND ISL.
 SCALE 1" = 20'

Falls Point Marine, Inc.
 3 South Freeport Rd
 Freeport, ME 04032



Outdoor Patio Load

First Floor	Life Safety 2006 (Table 7.3.1.2)	
Outdoor Assembly	4,140 sf @ 15 sf net	276 Occupants
Total Occupant Load Outdoor Patio		276 Occupants

Existing Building (Bayside Bowl)

Building Type	Type III (200)	
Exterior bearing walls		2 hr rating
Interior bearing walls		0 hr rating
Columns		0 hr rating
Beams, girders, trusses		0 hr rating
Floor-ceiling assembly		0 hr rating
Roof-ceiling assembly		0 hr rating
Non-bearing walls		0 hr rating
Use Group	Assembly (300 to 1000)	
Building Height	2 Stories (Existing)	
Building Area	First floor	13,720 sf
	Second floor	2,525
	Total Area	16,245 sf
Occupant Load Factor	Total First Floor Occupant Load	446 Occupants

Applicant:

Justin Jaffond
Bayside Bowl
58 Alder Street
Portland, ME 04101
jaffond@gmail.com

Architect:

David S. Matero, AIA, LEED AP
DayMatero studio
100 Front Street
Top Floor
Bath, ME 04530
207.671.6620
david@daymatero.com

Existing Building:

1 Story brick warehouse with timber frame roof construction connected to a 2 story brick and steel retail building. Building houses a 12 Lane bowling alley, kitchen and restaurant and is fully sprinklered.

Fire department access to building is on three sides

Nearest fire hydrant (FH) is located at the corner of Kennebec and Praline Streets, approximately 180' from the new ADA entrance / front door.

Proposed Addition:

New outdoor, seasonal patio for up to 276 occupants.



Bayside Bowl



Job Number: 09.017

Date: 03.17.11

Scale: 1/16" = 1'-0"

Drawing Title:

Fire Department Plan

FD.1
Level 1 Site
Plan Alteration

1 Site Plan
Scale: 1/16" = 1'-0"

