

Please read  
Application And  
Notes, If Any,  
Attached

**CITY OF PORTLAND**  
**BUILDING INSPECTION**  
**PERMIT**

Permit Number: 071410

This is to certify that MARDIGAN STEPHEN / J. Messer  
has permission to New 2,587 sq ft Auto-mart existing footprint addition  
AT 745 FOREST AVE L 130 K001001

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 procured before this building or part thereof is started or closed-in. 24 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. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

**DENIED**

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



*Strengthening a Remarkable City. Building a Community for Life* [www.portlandmaine.gov](http://www.portlandmaine.gov)

Marge

**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

November 26, 2007

Stephen Mardigan, Owner, and James Messer, Consultant  
460 Baxter Boulevard  
Portland, ME 04103

RE: 745 Forest Avenue, CBL: 130-K-001, Exemption Request for Auto Mart

Dear Mr. Mardigan and Mr. Messer:

We received your request for a site plan exemption to replace the demolished Auto Mart building at 745 Forest Avenue with a new structure plus a 400 square foot addition. According to Marge Schmuckal's correspondence to the Zoning Board of Appeals on June 15, 2007 (included as an Attachment), a demolition permit for the building and foundation was granted on December 14, 2006.

As I discussed with you on November 21, 2007, I cannot approve this request for a site plan exemption. The site is located within the B-2 zone. Automobile dealerships are listed as a conditional use in the zone, thus the expansion of this use requires review by the Planning Board.

Mr. Messer asked if the structure was to be rebuilt on the same footprint, would it still require conditional use and site plan review. As a result of the complete demolition of the building and foundation of the former structure, this proposal is considered new construction and would be reviewed by the Planning Board under the City's conditional use and the site plan standards. In addition, there are design standards for the B-2 zone, which encourage new buildings to be built close to the curb line and oriented to the street. The design standards are contained within the Site Plan Ordinance and the City's Technical and Design Standards.

Enclosed is an application for site plan and conditional use review. The City's Land Use Code is found on Portland Planning and Development web page (<http://www.portlandmaine.gov/planning/default.asp>) under the button for Codes, Regulations and Ordinances. Thank you for your consideration of this matter.

Sincerely,

Barbara Barhydt  
Development Review Services Manager

**DENIED**

cc: Lee Urban, Director, Planning and Development Department  
Alexander Jaegerman, Planning Division Director  
Jeanne Bourke, Inspection Division Manager  
Marge Schmuckal, Zoning Administrator  
Penny Littell, Associate Corporation Counsel

Attachment: Memorandum, from Marge Schmuckal, Zoning Administrator, to the Zoning Board of Appeals,  
dated June 15, 2007



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Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator

TO: ZONING CHAIR AND BOARD OF APPEALS  
FROM: MARGE SCHMUCKAL, ZONING ADMINISTRATOR  
SUBJECT: 745 FOREST AVENUE – 130-K-001 – B-2 Zone  
DATE: JUNE 15, 2007

VARIANCE Appeal  
2nd Appeal

I am writing a brief outline of the history of events concerning this current appeal.

On December 14, 2006, Inspection Services issued a demolition permit for an existing building and foundation. This office was told that the building was not intended to be rebuilt within the same footprint. Section 14-385 of the Zoning Ordinance allows a structure to be rebuilt in the same footprint, same use, and same height within one (1) year of the actual demolition. You are not allowed to increase any nonconformity. It was represented to this department that was not going to be the case in this situation.

On April 19, 2007 the Zoning Board of Appeals rejected the same applicant's interpretation appeal that asserted the front yard should not be interpreted as abutting the street line in order to allow a one foot "side yard setback" along the railway line.

The applicant is now requesting a practical difficulty variance for the rear yard setback for as close as one and a half (1.5) foot instead of the required ten (10) foot. This same plan is showing a 13.28 foot front yard where the building could be moved up to the street line as preferred under site plan review standards and allowed under the zoning ordinance. If the proposed building were moved up to the street line there would be a 14.78 foot rear setback to the rear property line and less of a likelihood of an attractive nuisance.

Section 14-473(c)4d "Specific Variances Prohibited", states that no variance shall be granted which would be greater than the minimum variance necessary to relieve the undue hardship or the hardship of the applicant.

It is also suggested that if the Board approves this practical difficulty variance, that it be approved for at least one year. The applicant has not applied for any site plan application yet and the process may take longer than the normal six month approval time.



# APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Stephen MARRICIAN  
Applicant

11/16/07  
Application Date

460 Baxter Blvd 04103  
Applicant's Mailing Address

AutoMART  
Project Name/Description

Jim Messer 632 1124  
Consultant/Agent/Phone Number

745 Forest Ave  
Address of Proposed Site

CBL: 130 K 1

Description of Proposed Development:

Building is Demolished putting BACK in old footprint  
+ adding 400' new 1st floor space

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:  
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
No	Conditional use New Bldg + addition
Yes	
No	
Yes	
YES NO ADDED	
No	
Yes	
Yes	

**Planning Division Use Only**

Exemption Granted    
 Partial Exemption    
 Exemption Denied

(Sales) is a conditional use in the B-2 zone, which requires  
 Planning Board Review.

Planner's Signature: Barbara Parlydt    
 Date: 11/26/07



# APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

# 2007 0202  
Permit # 071410

STEPHEN MAROIGIAN  
Applicant

11/16/07  
Application Date

460 BAXTER BLOCK 04103  
Applicant's Mailing Address

AUTO MART  
Project Name/Description

JIM MESSER 632 1124  
Consultant/Agent/Phone Number

745 FOREST AVE  
Address of Proposed Site

CBL: 130 K 1

### Description of Proposed Development:

Building is Demolished putting BACK in old footprint  
& adding 400<sup>sq</sup> new 1st floor space

### Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:  
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

NOV 27 2007

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
No	Conditional use New Blight addition
Yes	
No	
Yes	
YES NO ADDED	
No	
YES	
YES	

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 07-1410	Issue Date:	CBL: 130 K001001
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Location of Construction: 745 FOREST AVE	Owner Name: MARDIGAN STEPHEN	Owner Address: 460 BAXTER BLVD	Phone:
Business Name:	Contractor Name: Jim Messer	Contractor Address: 25 Alice Street Portland	Phone 2076321124
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-2

Past Use: vacant Lot Connected w/ permit# 061726	Proposed Use: Auto-Mart - New 2,587 sq ft Auto- mart on <del>existing</del> footprint w/ addition <i>EXPANDED footprint</i>	Permit Fee: \$1,575.00	Cost of Work: \$147,800.00	CEO District: 4
Proposed Project Description: <i>EXAND</i> New 2,587 sq ft Auto-mart on <del>existing</del> footprint w/ addition		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		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: 11/16/2007	<b>Zoning Approval</b>		
<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>		<b>Special Zone or Reviews</b> <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"/>	<b>Zoning Appeal</b> <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	<b>Historic Preservation</b> <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
		Date:	Date:	Date:

DENIED

**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



# General Building Permit Application

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

Location/Address of Construction: <u>745 FOREST AVE</u>		
Total Square Footage of Proposed Structure/Area <u>2587 sq ft</u>		Square Footage of Lot <u>10,133.9</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>130      K      1</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>STEPHEN E. MARDEGAN</u> Address <u>460 BAXTER BLVD</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>772-5555</u>
Lessee/DBA (If Applicable)  <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>147,800</u> C of O Fee: \$ <u>1500.-</u> <u>75</u> Total Fee: \$ <u>1575.00</u>
Current legal use (i.e. single family) <u>CAR LOT</u> If vacant, what was the previous use? <u>CAR LOT</u> Proposed Specific use: <u>CAR LOT</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REBUILD ON EXISTING FOOTPRINT W/ ADDITION ON RIGHT ELEV. TO MEET CURRENT ZONING.</u>		
Contractor's name: <u>JIM MESSER</u> Address: <u>25 ALICE ST</u> City, State & Zip <u>PORTLAND ME 04103</u> Telephone: <u>632 1124</u> Who should we contact when the permit is ready: <u>JIM MESSER</u> Telephone: <u>632 1124</u> Mailing address: <u>S/A/A</u>		

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: [Signature]

Date: 11/14/07

This is not a permit; you may not commence ANY work until the permit is issued



Applicant: Jim Messer for Stephen Mandigara

Date:

11/19/07

Address: 745 Forest Ave

C-B-L: 130-K-001

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - B-2

Interior or corner lot -

→ Proposed Use/Work - Expansion of Existing Use - Automobile Dealership  
Conditional use to  
The Planning Bd

Sewage Disposal - City

Lot Street Frontage - 50' min - 50' + shown

14-185 (c)  
Front Yard - None - except shall not exceed the average depth of the front yard  
yards of the closest developed lots on either side

→ Rear Yard - 10' min req - show less than 1'

Side Yard - None req - 5' & 5' + shown ok  
2 stay shown 0

Projections -

Width of Lot - None -

Height - 45' min

Lot Area - 10,000<sup>sq</sup> min

Lot Coverage/ Impervious Surface - 80% MAX

Area per Family -

Off-street Parking -

Loading Bays -

→ Site Plan - req

Shoreland Zoning/ Stream Protection - N/A

Flood Plains -

add memo on 06-1726



Prime 500 Building



# Certificate of Design Application

From Designer:

MacLeod Structural Eng. PA

Date:

11/13/07

Job Name:

Auto Mart

Address of Construction:

745 Forest Ave

## 2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2003 IBC Use Group Classification (s) B

Type of Construction V - Combustible

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NO

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_

Supervisory alarm System? NO Geotechnical/Soils report required? (See Section 1802.2) yes

### Structural Design Calculations

NO Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>OFFICE</u>	<u>50 psf LL</u>
_____	_____
_____	_____
_____	_____

### Wind loads (1603.1.4, 1609)

1609.6 Design option utilized (1609.1.1, 1609.6)

100 Basic wind speed (1809.3)

1.00 Building category and wind importance Factor,  $I_w$  table 1604.5, 1609.5)

B Wind exposure category (1609.4)

± 0.18 Internal pressure coefficient (ASCE 7)

\_\_\_\_\_ Component and cladding pressures (1609.1.1, 1609.6.2.2)

\_\_\_\_\_ Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

Simplified (1616.1) Design option utilized (1614.1)

I Seismic use group ("Category")

SD Spectral response coefficients,  $S_D$  &  $S_M$  (1615.1)

D Site class (1615.1.5)

0.328/0.124

NO Live load reduction

20 Roof live loads (1603.1.2, 1607.11)

42 Roof snow loads (1603.7.3, 1608)

60 Ground snow load,  $P_g$  (1608.2)

42 If  $P_g > 10$  psf, flat-roof snow load  $P_f$

1.0 If  $P_g > 10$  psf, snow exposure factor,  $C_e$

1.0 If  $P_g > 10$  psf, snow load importance factor,  $I_s$

1.0 Roof thermal factor,  $C_t$  (1608.4)

N/A Sloped roof snowload,  $P_s$  (1608.4)

C Seismic design category (1616.3)

Lt Framed Shear Walls Basic seismic force resisting system (1617.6.2)

2.0 Response modification coefficient,  $R$ , and

deflection amplification factor,  $C_d$  (1617.6.2)

Equivalent Force Analysis procedure (1616.6, 1617.5)

0.047 Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

\_\_\_\_\_ Flood Hazard area (1612.3)

\_\_\_\_\_ Elevation of structure

### Other loads

\_\_\_\_\_ Concentrated loads (1607.4)

\_\_\_\_\_ Partition loads (1607.5)

\_\_\_\_\_ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



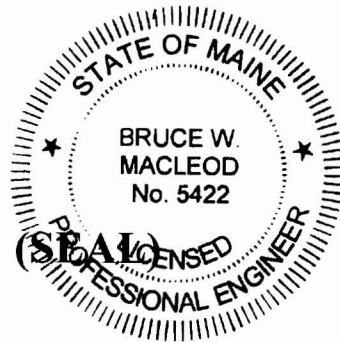
## Accessibility Building Code Certificate

Designer: MACLEOD STRUCTURAL ENG.

Address of Project: 745 FOREST AVE

Nature of Project: REPLACING OLD STRUCTURES  
WITH NEW BUILDING

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: Bruce MacLeod

Title: Resident

Firm: MACLEOD STRUCTURAL ENG.

Address: 404 MAIN STREET  
GORHAM, ME 04038

Phone: 839-0980

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



## Certificate of Design

Date:

11/13/07

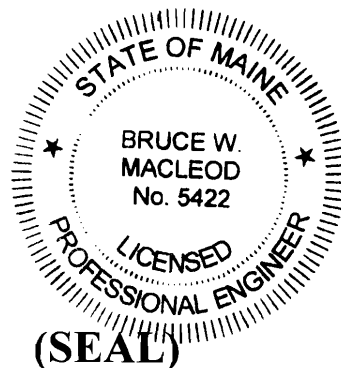
From:

MacLeod Structural Eng.

These plans and / or specifications covering construction work on:

745 FOREST AVE PORTLAND

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



Signature:

Bruce W. MacLeod

Title:

President

Firm:

MacLeod Structural Eng.

Address:

404 MAW STREET

GORHAM ME 04038

Phone:

839-0980

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

# Statement of Special Inspections

Project:

Location:

Owner:

Design Professional in Responsible Charge: Bruce W. Macleod, PE

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This *Statement of Special Inspections* encompass the following disciplines:

Structural       Mechanical/Electrical/Plumbing  
 Architectural       Other: \_\_\_\_\_

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Registered Design Professional in Responsible Charge.

A *Final Report of Special Inspections* documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

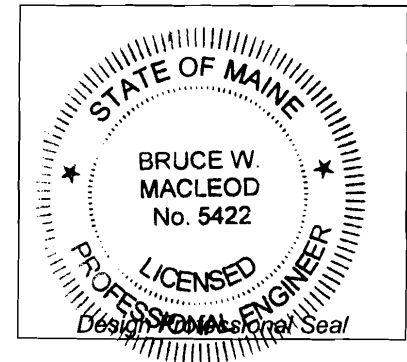
Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: Bi-Monthly

or  per attached schedule.

Prepared by:

Bruce W. Macleod  
(type or print name)



Bruce W. Macleod      11/13/07  
Signature      Date

Owner's Authorization:

Building Official's Acceptance:

[Signature]      11/14/07  
Signature      Date

\_\_\_\_\_  
Signature      Date

## Schedule of Inspection and Testing Agencies

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Soils and Foundations  | <input type="checkbox"/> Spray Fire Resistant Material         |
| <input checked="" type="checkbox"/> Cast-in-Place Concrete | <input checked="" type="checkbox"/> Wood Construction          |
| <input type="checkbox"/> Precast Concrete                  | <input type="checkbox"/> Exterior Insulation and Finish System |
| <input type="checkbox"/> Masonry                           | <input type="checkbox"/> Mechanical & Electrical Systems       |
| <input type="checkbox"/> Structural Steel                  | <input checked="" type="checkbox"/> Architectural Systems      |
| <input type="checkbox"/> Cold-Formed Steel Framing         | <input type="checkbox"/> Special Cases                         |

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator Bruce W MacLeod		
2. Inspector Bruce W MacLeod		
3. Inspector SW Cole	SW Cole	Gray, Me
4. Testing Agency SW Cole	SW Cole	Gray, Me
5. Testing Agency		
6. Other		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

## Quality Assurance Plan

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### Quality Assurance for Seismic Resistance

Seismic Design Category C

Quality Assurance Plan Required (Y/N) N

Description of seismic force resisting system and designated seismic systems:

### Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) 100

Wind Exposure Category B

Quality Assurance Plan Required (Y/N) N

Description of wind force resisting system and designated wind resisting components:

Statement of Responsibility N/A

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility.




Item	Agency # (Qualif.)	Scope
1. Shallow Foundations <i>Bruce W. MacLeod</i> of, <i>S.W. Cole</i>	PE/GE	<i>Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report.</i>  <i>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill</i>
2. Controlled Structural Fill  <i>S.W. Cole</i>	PE/GE	<i>Perform sieve tests (ASTM D422 &amp; D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.</i>  <i>Inspect placement, lift thickness and compaction of controlled fill.</i>  <i>Test density of each lift of fill by nuclear methods (ASTM D2922)</i>  <i>Verify extent and slope of fill placement.</i>
3. Deep Foundations  N/A	PE/GE	<i>Inspect and log pile driving operations. Record pile driving resistance and verify compliance with driving criteria.</i>  <i>Inspect piles for damage from driving and plumbness.</i>  <i>Verify pile size, length and accessories.</i>  <i>Inspect installation of drilled pier foundations. Verify pier diameter, bell diameter, lengths, embedment into bedrock and suitability of end bearing strata.</i>
4. Load Testing  N/A		
4. Other:		

# Cast-in-Place Concrete

Item	Agency # (Qualif.)	Scope
1. Mix Design  NA	ACI-CCI ICC-RCSI	Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.
2. Material Certification		
3. Reinforcement Installation	ACI-CCI ICC-RCSI	Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters
4. Post-Tensioning Operations	ICC-PCSI	Inspect placement, stressing, grouting and protection of post-tensioning tendons. Verify that tendons are correctly positioned, supported, tied and wrapped. Record tendon elongations.
5. Welding of Reinforcing	AWS-CWI	Visually inspect all reinforcing steel welds. Verify weldability of reinforcing steel. Inspect preheating of steel when required.
6. Anchor Rods		Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.
7. Concrete Placement	ACI-CCI ICC-RCSI	Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.
8. Sampling and Testing of Concrete	ACI-CFTT ACI-STT	Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).
9. Curing and Protection	ACI-CCI ICC-RCSI	Inspect curing, cold weather protection and hot weather protection procedures.
10. Other:  A		

# Wood Construction

Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures <input type="checkbox"/> Fabricator Exempt  N/A		<i>Inspect shop fabrication and quality control procedures for wood truss plant.</i>
2. Material Grading		
3. Connections		
4. Framing and Details		
5. Diaphragms and Shearwalls		<i>Inspect size, configuration, blocking and fastening of shearwalls and diaphragms. Verify panel grade and thickness.</i>
6. Prefabricated Wood Trusses		<i>Inspect the fabrication of wood trusses.</i>
7. Permanent Truss Bracing		
8. Other:		

# Architectural Systems

Item	Agency # (Qualif.)	Scope
1. Wall Panels & Veneers  N/A		
2. Suspended Ceilings		
3. Access Floors		
4. Other:  ↓		

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 06-1726	<b>Date Applied For:</b> 11/29/2006	<b>CBL:</b> 130 K001001
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<b>Location of Construction:</b> 745 FOREST AVE	<b>Owner Name:</b> MARDIGAN STEPHEN	<b>Owner Address:</b> 460 BAXTER BLVD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Granite Construction Inc.	<b>Contractor Address:</b> P.O. Box 8790 Portland	<b>Phone:</b> (207) 632-1124
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Demolitions - Building	

<b>Proposed Use:</b> Vacant Land - Demolish existing building & Foundation for future construction	<b>Proposed Project Description:</b> Demolish existing building & Foundation for future construction
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 12/01/2006
<b>Note:</b>	<b>Ok to Issue:</b> ✓		
1) This permit is for demolition only. Any new construction must first be reviewed and approved under site plan review and separate building permits. This land shall remain vacant until a submitted permit requests an approved use under zoning.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 12/14/2006
<b>Note:</b>	<b>Ok to Issue:</b> ✓		
1) All demolition debris must be removed from the site. The site must be maintained and secured to a safe condition.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
3) This is a demolition permit only. No other construction and site activities are permitted. Any change in the site and/or structures require separate permits/approvals from the City of Portland.			
<b>Dept:</b> Fire	<b>Status:</b> Approved	<b>Reviewer:</b> Cptn Greg Cass	<b>Approval Date:</b> 12/05/2006
<b>Note:</b>	<b>Ok to Issue:</b> ✓		

<b>Comments:</b>
12/12/2006-tmm: commercial building - need to know if it is part of a larger site plan/planning project - left message w/Barb B
12/14/2006-tmm: ok to issue - notified planning - no pending future applications.

4/19/07 Interpretation Appeal Denied  
8/2/07 - practical difficulty Appeal Denied

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 06-726	Issue Date: DEC 14 2006	CBI: DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME 30 K001001
Location of Construction: 745 FOREST AVE	Owner Name: MARDIGAN STEPHEN	Owner Address: 460 BAXTER BLVD
Business Name:	Contractor Name: Granite Construction Inc.	Contractor Address: P.O. Box 8790 Portland
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions

Past Use: Commercial	Proposed Use: Vacant Land - Demolish existing building & Foundation for future construction	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 4
Proposed Project Description: Demolish existing building & Foundation for future construction		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: U Type: SB TRC 2003 - Demo Signature: <i>[Signature]</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: ldobson	Date Applied For: 11/29/2006	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>		<b>Special Zone or Reviews</b> <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"/> Denied Date: <i>9/22/06</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved Date: _____	<b>Historic Preservation</b> <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 Date: <i>[Signature]</i>

**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



# Demolition of A Structure Permit Application

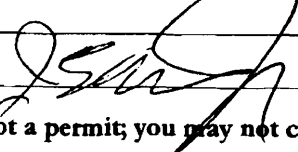
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>745 FOREST AVE</u>		
Total Square Footage of Proposed Structure <u>NOPE AVAIL. YES</u>		Square Footage of Lot <u>5293 SF</u>
Tax Assessor's Chart, Block & Lot Chart# <u>130</u> Block# <u>16</u> Lot# <u>1</u>	Owner: <u>MARDIGAN, Stephen</u>	Telephone: <u>722 5555</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>GRANITE CONSTRUCTION INC</u> <u>PO BOX 8790</u> <u>PORTLAND, ME 04104</u>	Cost Of Work: \$ <u>10,000.-</u> Fee: \$ <u>120<sup>00</sup></u>
Current Specific use: <u>CAR LOT</u>		
If vacant, what was the previous use? <u>CAR LOT</u>		
How long has it been vacant?: <u>1 month</u>		
Project description: <u>DEMO EXISTING BUILDING COMPLETELY (FOUNDATION INCLUDED)</u>		
Contractor's name, address & telephone: <u>JIM MESSER / GRANITE CONST. INC.</u> <u>PO BOX 8790 PORTLAND ME 04104</u>		
Who should we contact when the permit is ready: <u>JIM MESSER</u>		
Mailing address: <u>GRANITE CONST.</u> <u>PO BOX 8790</u> <u>PORTLAND, ME 04104</u>		Phone: <u>632 1124</u>

Please submit all of the information outlined in the Demolition call list. Failure to do so will result in the automatic denial of your permit.

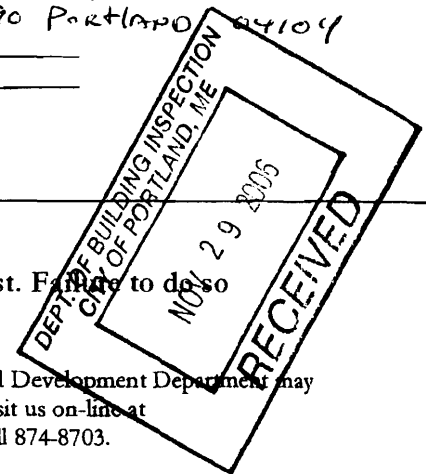
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: 

Date: 11/25/06

This is not a permit; you may not commence ANY work until the permit is issued.



**City of Portland, Maine - Building or Use Permit**

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

Permit No: 06-1726	Date Applied For: 11/29/2006	CBL: 130 K001001
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Location of Construction: 745 FOREST AVE	Owner Name: MARDIGAN STEPHEN	Owner Address: 460 BAXTER BLVD	Phone:
Business Name:	Contractor Name: Granite Construction Inc.	Contractor Address: P.O. Box 8790 Portland	Phone (207) 632-1124
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	

Proposed Use: Vacant Land - Demolish existing building & Foundation for future construction	Proposed Project Description: Demolish existing building & Foundation for future construction
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuckal      Approval Date: 12/01/2006

Note: Ok to Issue:

- 1) This permit is for demolition only. Any new construction must first be reviewed and approved under site plan review and separate building permits. This land shall remain vacant until a submitted permit requests an approved use under zoning.

Dept: Building      Status: Approved with Conditions      Reviewer: Tammy Munson      Approval Date: 12/14/2006

Note: Ok to Issue:

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) All demolition debris must be removed from the site. The site must be maintained and secured to a safe condition.
- 3) This is a demolition permit only. No other construction and site activities are permitted. Any change in the site and/or structures require separate permits/approvals from the City of Portland.

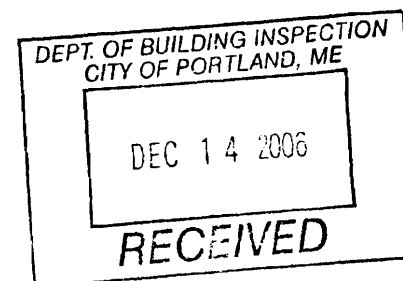
Dept: Fire      Status: Approved      Reviewer: Cptn Greg Cass      Approval Date: 12/05/2006

Note: Ok to Issue:

**Comments:**

12/12/2006-tmm: commercial building - need to know if it is part of a larger site plan/planning project - left message w/Barb B

12/14/2006-tmm: ok to issue - notified planning - no pending future applications.



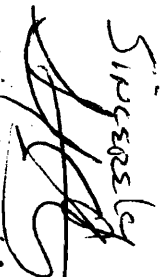


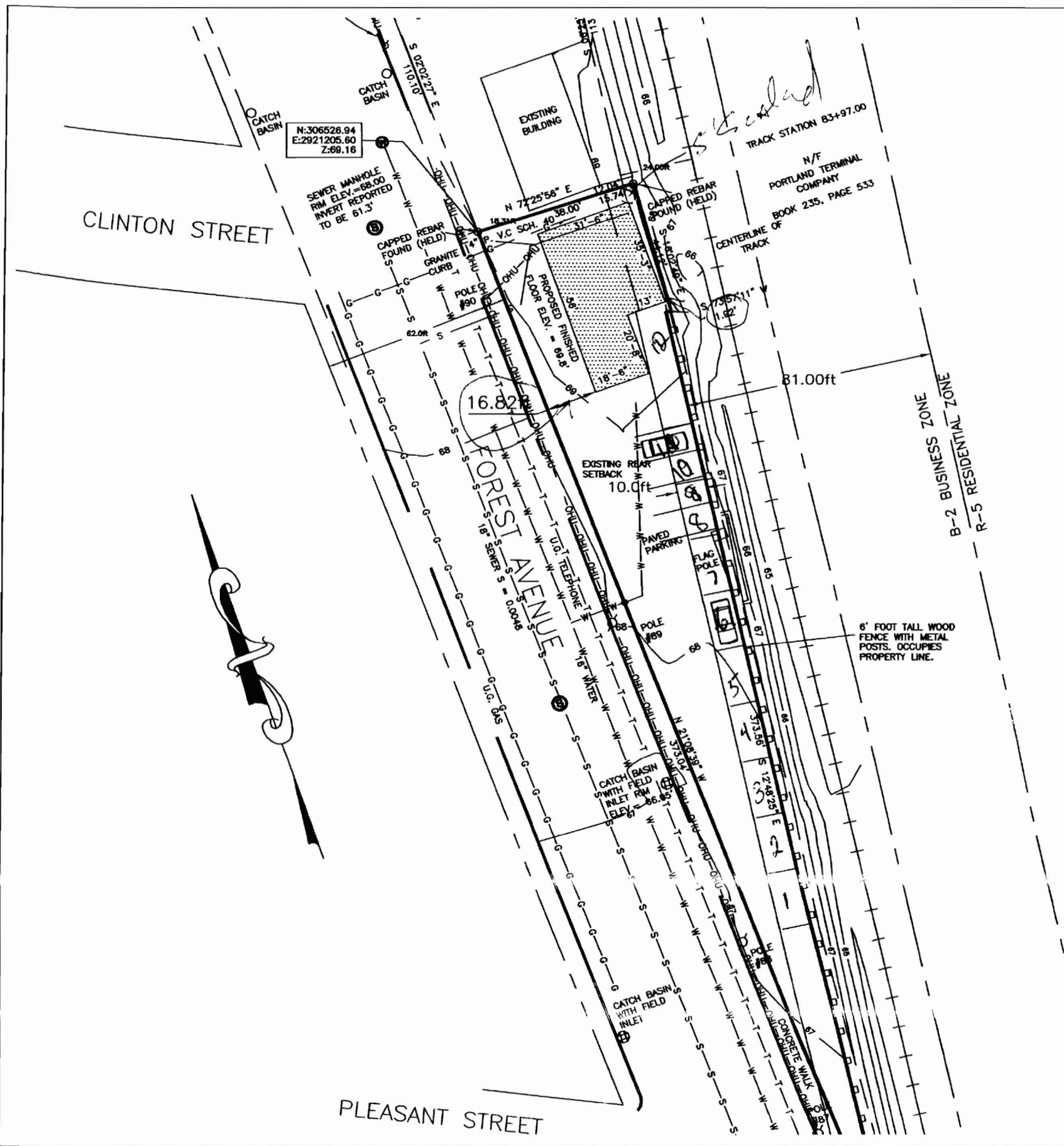
To Whom it Concerns:

11/10/06

As the owner of 745 Forest Ave,  
I'm requesting a permit to cap my  
sewer line for demolition purposes.  
We do intend to reuse that same  
line during new construction.

Sincerely

  
Stephen Mardugin



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: S CUMBERLAND COUNTY REGISTRY C
- 2.(a) BEARINGS ARE BASED UPON 1983. SAID BEARINGS DERIVED FR DEPARTMENT. TWO MONUMENTS W CORNER OF FOREST AVENUE AND FOUND AT THE SOUTHWEST CORN 2919911.62 US SURVEY FEET.
- (b) ELEVATIONS ARE BASED UPON ELEVATION OF THE BOLT FOUND I ANGLE SOUTHERLY OF HOLLY STR
- (c) EQUIPMENT UTILIZED: LIETZ SI
3. AREA OF SUBJECT PARCEL: 1
4. REFERENCE IS MADE TO THE F a.) CITY OF PORTLAND STREET LI
- b.) CITY OF PORTLAND TAX ASSE
- c.) RIGHT OF WAY AND TRACK M
5. THERE WERE NO APPARENT EA THE TIME OF THIS SURVEY.
6. ZONING: B-2, BUSINESS ZONE
7. CURRENT IMPERVIOUS RATIO =
8. BEFORE CONTEMPLATING OR B MARK ALL KNOWN UNDERGROUND HAS BEEN MADE BY BACK BAY B THE ACCURACY OF THEIR UNDER
9. THE AUTO DEALERSHIP BUILDING IT WAS DEEMED UNSAFE AND UNL DEMOLISHED.
10. THE PROPOSED 2-STORY BUI ADDITIONAL PORTION OF THE BUI PROPOSED STRUCTURE WILL BE A NUMBER OF 8 PARKING SPACES I

LEGEND

- Capped 5/8"
- Iron Pipe or
- △ Survey Instr
- Abutter Line
- Property Lin
- Street Line
- (50.00') Distance frc
- N/F Now Or For
- u — Overhead U
- σ Utility Pole
- Edge of tra
- Set Back L
- ▨ Proposed Tv

0'

GRAPHIC SCALE

SURVEYORS STATEME

I HEREBY CERTIFY THAT THI FOR PROFESSIONAL LAND SI 2001 WITH THE FOLLOWING

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

*Robert T. Greenlaw*

ROBERT T. GREENLAW P.L.S  
PRESIDENT BACK BAY BOUN

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: STEPHEN MARDIGAN BOOK 10512 PAGE 242 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

2.(a) BEARINGS ARE BASED UPON MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM 1983. SAID BEARINGS DERIVED FROM COORDINATES SUPPLIED BY THE CITY OF PORTLAND'S ENGINEERING DEPARTMENT. TWO MONUMENTS WERE UTILIZED. A GRANITE MONUMENT FOUND AT THE NORTHEAST STREETLINE CORNER OF FOREST AVENUE AND READ STREET NORTH:310434.23, EAST: 2919690.54 AND A GRANITE MONUMENT FOUND AT THE SOUTHWEST CORNER OF WAVERLY STREET AND FOREST AVENUE NORTH:309707.05, EAST: 2919911.62 US SURVEY FEET.

(b) ELEVATIONS ARE BASED UPON CITY OF PORTLAND VERTICAL DATUM N.G.V.D. 1929 DERIVED FROM THE ELEVATION OF THE BOLT FOUND IN 3-FEET OFFSET MONUMENT ON THE EAST SIDE OF FOREST AVE. AT THE FIRST ANGLE SOUTHERLY OF HOLLY STREET. ELEVATION REPORTED AS 83.16 FEET.

(c) EQUIPMENT UTILIZED: LIETZ SOKKISHA SET 3 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR.

3. AREA OF SUBJECT PARCEL: 10,133.9 SQ. FT., 0.23 ACRES

4. REFERENCE IS MADE TO THE FOLLOWING PLANS:

a.) CITY OF PORTLAND STREET LINE SHEET FOR FOREST AVE. ON FILE WITH THE DEPARTMENT OF PUBLIC WORKS.

b.) CITY OF PORTLAND TAX ASSESSOR SHEET 130, BLOCK K, LOT 1.

c.) RIGHT OF WAY AND TRACK MAP PORTLAND TERMINAL COMPANY.

5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF OF THIS SURVEY.

6. ZONING: B-2, BUSINESS ZONE. SETBACKS: FRONT-NONE, SIDE-NONE AND REAR-10 FEET.

7. CURRENT IMPERVIOUS RATIO = 100%

8. BEFORE CONTEMPLATING OR BEGINNING ANY EXCAVATION OR CONSTRUCTION DIG-SAFE MUST BE NOTIFIED TO MARK ALL KNOWN UNDERGROUND UTILITIES. THEY CAN BE CONTACTED AT 1-800-DIG-SAFE. WHILE AN ATTEMPT HAS BEEN MADE BY BACK BAY BOUNDARY INC. TO SHOW ALL THE KNOWN UTILITIES WE MAKE NO GUARANTY TO THE ACCURACY OF THEIR UNDERGROUND LOCATIONS.

9. THE AUTO DEALERSHIP BUILDING DEPICTED HEREON AS "FORMER" WAS DEMOLISHED DURING JANUARY OF 2007. IT WAS DEEMED UNSAFE AND UNUSABLE AS THE RESULT OF TRAFFIC ACCIDENT AND THEREFORE HAD TO BE DEMOLISHED.

LEGEND

- Capped 5/8" Rebar Found
- Iron Pipe or Solid Pin Found
- ◁ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- u — Overhead Utility
- ⊘ Utility Pole
- — — Edge of traveled way
- — — Set Back Line



GRAPHIC SCALE

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

*Robert T. Greenlaw*

DATE: FEBRUARY 09, 2007

ROBERT T. GREENLAW P.L.S. #2303  
PRESIDENT BACK BAY BOUNDARY, INC.

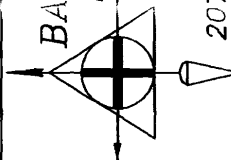
EXISTING CONDITIONS PLAN  
745 FOREST AVENUE PORTLAND, MAINE

FOR: STEPHEN MARDIGAN

FOR:

DRAWN BY: RTG	PRINT DATE: 02/09/2007
CHECKED BY: PJM	JOB NUMBER: 2006089
SCALE: 1"=40'	SHEET: 1 OF 3
DATE OF SURVEY: 10/10/2006	

PREPARED BY:  
BACK BAY BOUNDARY, INC.  
PROFESSIONAL LAND SURVEYING  
65 NEWBURY STREET  
PORTLAND, MAINE  
207-774-2855 FAX 207-761-2010



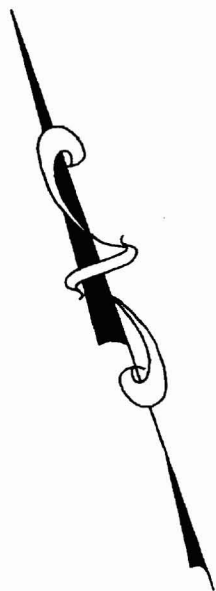
DRAWER: 2004 NO: 013

Z:\2006089.dwg, 2/12/2007 1:19:07 PM

CLINTON STREET

FOREST AVENUE

PLEASANT STREET



CATCH BASIN  
N:308526.94  
E:2921205.60  
Z:69.18

SEWER MANHOLE  
RIM ELEV. = 68.00  
INVERT REPORTED  
TO BE 61.3'

CAPPED REBAR  
FOUND (HELD)  
GRANITE CURB

POLE  
#90

62.00'

EXISTING BUILDING

14°N 72°25'50" E

15.74'

38.00'

24.00'

12.04'

15.74'

S 15°02'49" E

1.92'

S 73°57'11" W

81.00ft

N 21°00'38" W

17.33'

3.62'

85.51'

12.87'

POLE  
#89

POLE  
#87

CONCRETE WALK

ALARM CALL BOX

POLE  
#88

POLE  
#86

POLE  
#85

POLE  
#84

POLE  
#83

POLE  
#82

POLE  
#81

POLE  
#80

TRACK STATION 83+97.00

N/F  
PORTLAND TERMINAL  
COMPANY  
BOOK 235, PAGE 533

CENTERLINE OF TRACK

FORMER

FRONT DOOR  
F.F.E. = 68.79'

PAVED PARKING

FLAG POLE

POLE  
#89

6' FOOT TALL WOOD  
FENCE WITH METAL  
POSTS. OCCUPIES  
PROPERTY LINE.

POLE  
#88

POLE  
#87

POLE  
#86

POLE  
#85

POLE  
#84

POLE  
#83

POLE  
#82

POLE  
#81

POLE  
#80

POLE  
#79

POLE  
#78

POLE  
#77

POLE  
#76

POLE  
#75

POLE  
#74

POLE  
#73

POLE  
#72

POLE  
#71

POLE  
#70

POLE  
#69

B-2 BUSINESS ZONE  
R-5 RESIDENTIAL ZONE

GENERAL NOTES:

- RECORD OWNER OF PAR COUNTY REGISTRY OF DEED
- (a) BEARINGS ARE BASED 1983. SAID BEARINGS DERIVED FROM DEPARTMENT OF LAND AND SURVEY. TWO MONUMENT CORNER OF FOREST AVENUE FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST 2919911.62 US SURVEY FE
- (b) ELEVATIONS ARE BASED ON THE ELEVATION OF THE BOLT FOUND AT AN ANGLE SOUTHERLY OF HOLLIS
- (c) EQUIPMENT UTILIZED: LISTED
- AREA OF SUBJECT PARCEL
- REFERENCE IS MADE TO:
  - CITY OF PORTLAND STREET
  - CITY OF PORTLAND TAX MAP
  - RIGHT OF WAY AND TRAIL
- THERE WERE NO APPARENT CHANGES SINCE THE TIME OF THIS SURVEY
- ZONING: B-2, BUSINESS ZONE
- CURRENT IMPERVIOUS SURFACE
- BEFORE CONTEMPLATING ANY CONSTRUCTION, MARK ALL KNOWN UNDERGROUND UTILITIES. THE ACCURACY OF THEIR LOCATION IS NOT GUARANTEED.
- THE AUTO DEALERSHIP BUILDING WAS DEEMED UNSAFE AND DEMOLISHED.

LEGEND

- Capped
- Iron Pipe
- △ Survey
- Abutter
- Property
- Street
- (50.00') Distance
- N/F Now Or Never
- u — Overhead
- ⊗ Utility
- Edge of
- Set Back



GRAPHIC

SURVEYORS STATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE FOR PROFESSIONAL LAND SURVEYING IN 2001 WITH THE FOLLOWING:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION

ROBERT T. GREENLAW P.  
PRESIDENT BACK BAY BROS.