



Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: _____

PROJECT ADDRESS: 865 Forest Ave

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)

Add new creosote & 6 new domes to existing Bldg - restaurant - "Mexico Lindo"

CHART/BLOCK/LOT: 137-C-11

B-2 Zone

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Steve Mandigan
Address: 460 Baxter Blvd
04103
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
E-mail: _____

CONSULTANT/AGENT

Name: Albin Construction / Tim Albin
Address: 10 Alexander Dr.
CAPE E. 04107
Zip Code: _____
Work #: _____
Cell #: 031-9338
Fax #: _____
Home #: _____
E-mail: _____

Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?

Applicant's Assessment
Y(yes), N(no), N/A

Planning Division
Use Only

Y	Y
N	N
N	Y
N	N
Y	Y
Y	Y
N	N
N	N
N	N
Y	n/a
Y	n/a

Planning Division Use Only

Exemption Granted Partial Exemption Exemption Denied

w/condition

Planner's Signature

Jean Fraser
~~Sharon Wilson~~

Date

8/26/09

Planning Jean Fraser

8/26/09

Exemption for 865 Forest Avenue

1. Subject to there being no 2nd floor added in at the dormer level.

**** THIS EXEMPTION IS NOT A BUILDING PERMIT – PLEASE CHECK WITH
BUILDING INSPECTIONS PRIOR TO ANY WORK BEING DONE ****



General Building Permit Application

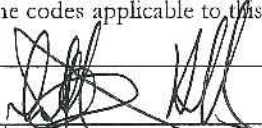
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>865 Forest Ave.</u>		
Total Square Footage of Proposed Structure/Area <u>3750 #</u>	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>137</u> Block# <u>C</u> Lot# <u>011</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Steve Mardigan</u> Address <u>460 Baxter Blvd.</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone:
Lessee/DBA (If Applicable) <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;">AUG 21 2009</div>	Owner (if different from Applicant) Name <u>Steve Mardigan</u> Address <u>460 Forest Ave. Baxter Blvd.</u> City, State & Zip <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>45,000.-</u> C of O Fee: \$ _____ Total Fee: \$ <u>470.00</u>
Current legal use (i.e. single family) <u>Commercial</u> <u>Multi Use</u> Number of Residential Units _____ If vacant, what was the previous use? <u>Restaurant</u> Proposed Specific use: <u>same</u> <u>"Mexico Lmdo"</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Reframing section of roof on existing building</u> <u>New chere stay? 6 New dormers</u>		
Contractor's name: <u>Albair Construction / Timothy Albair</u>		
Address: <u>10 Alexander Dr.</u>		
City, State & Zip: <u>Cape Elizabeth, ME 04107</u>		Telephone: _____
Who should we contact when the permit is ready: <u>Tim</u>		Telephone: <u>251-9338</u>
Mailing address: <u>Same</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.

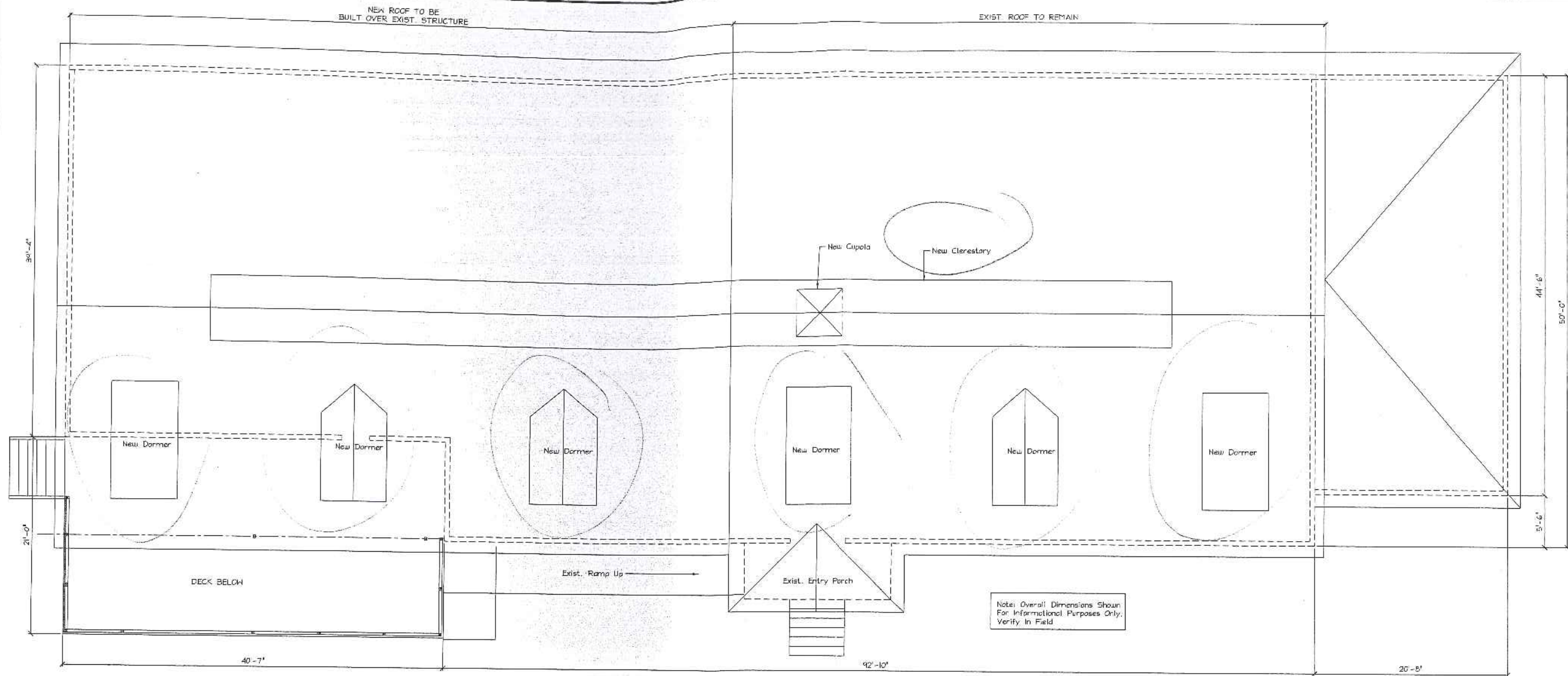
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, 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: 

Date: 8/19/09

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



ROOF PLAN
SCALE: 3/16" = 1'-0"

WOOD FRAMING NOTES:

- STRUCTURAL LUMBER: SOUTHERN YELLOW PINE NO1/NO2 OR BETTER
PRESSURE TREATED
Fb = 975 PSI Fy = 175 PSI
Fc = 1450 PSI E = 1400000 PSI
- MANUFACTURED LUMBER: BOISE CASCADE VERSA-LAM 2.0 3100
Fb = 3100 PSI Fv = 285 PSI
Fc = 3000 PSI E = 2000000 PSI
- DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE BOCA BUILDING CODE, 1996 EDITION, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- NAILING REQUIREMENTS FOR PLYWOOD ROOF DECK:
PROVIDE 8d NAILS AS FOLLOWS UNLESS SHOWN OTHERWISE,
8d NAILS @ 6" o.c. ALONG PANEL EDGES
8d NAILS @ 8" o.c. ALONG INTERMEDIATE MEMBERS
- SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING MULTIPLE 2x LUMBER.
- PROVIDE GALVANIZED METAL TIES EQUAL TO SIMPSON H2.5 HURRICANE TIES BETWEEN ROOF TRUSSES AND SUPPORTING WALL MEMBERS, UNLESS SHOWN OTHERWISE.
- PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE, OR EXPOSED TO WEATHER.

STRUCTURAL DESIGN CRITERIA:

- BUILDING CODE: 2006 EDITION OF THE INTERNATIONAL BUILDING CODE
- DESIGN WIND LOADS - MAIN WIND FORCE RESISTING SYSTEM:
DESIGN WIND SPEED = 90 MPH
BUILDING EXPOSURE CATEGORY = B
- DESIGN WIND LOADS - COMPONENTS AND CLADDING:
EXPOSURE CATEGORY = C
- SNOW:
GROUND SNOW LOAD = 60 PSF
IMPORTANCE FACTOR, I = 1.0
EXPOSURE FACTOR, Ce = 1.0
FLAT ROOF SNOW LOAD = 42 PSF
- ROOF DEAD LOAD = 15 PSF
- FLOOR LOAD
LIVE LOAD - RESTAURANT = 100 PSF
DEAD LOAD = 10 PSF
- DESIGN SEISMIC CRITERIA:
SEISMIC DESIGN CATEGORY = B

#	DATE	DESCRIPTION
1	7/28/09	Clearance Roof Rework
2	8/7/09	Clearance Rework

865 FOREST AVE.
NEW ROOF

MacLeod
Structural Engineers, PA

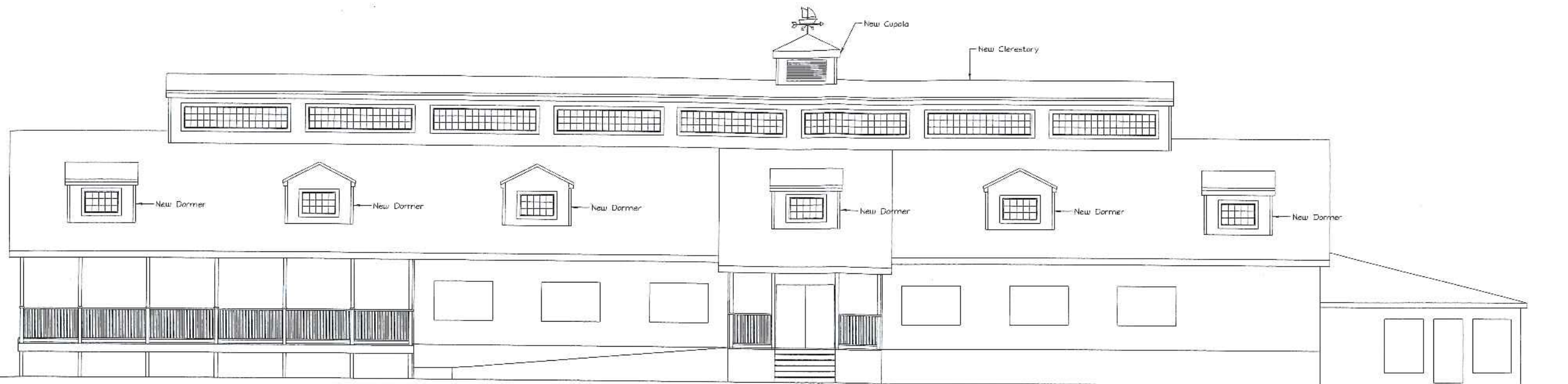


THIS DRAWING IS ISSUED
 Submitted For Permit
 Date: 8/7/09

This Drawing Shall Be Considered A Contract Document ONLY When It Possesses The Engineer's Seal & Signature. Otherwise It Shall Be Considered A Progress Print - Not For Construction.

DRN BY:	EWM
CHKD BY:	EWM
DATE:	6/18/09
SCALE:	As Noted
PROJ. NO.:	2009-167

SHEET TITLE:
ROOF PLAN & NOTES
S1 OF



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

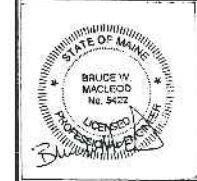
CURRENT REVISION		DESCRIPTION
#	DATE	
1	7/28/09	Diverted Roof Features
2	8/20/09	General Revisions

MAINE

865 FOREST AVE.
NEW ROOF

PORTLAND

MacLeod
Structural Engineers, PA



ME License 0542; MA License 4330
 RI License 10591; VT License 0824
 CT License 20021; NH License 0748
 NY License 8100; NJ License 43076

THIS DRAWING IS ISSUED
 Showroom Floor Plan
 Date: 8/7/09

This Drawing Shall Be Considered A
 "Contract Document" ONLY When It
 Possesses The Engineer's Seal & Signature
 Otherwise It Shall Be Considered A
 "Preliminary Print - Not For Construction"

DRN BY: EWM
 CHKD BY: EWM
 DATE: 5/18/09
 SCALE: As Noted
 PROJ. NO: 2009-167

SHEET TITLE:
 ELEVATIONS
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