

Form # P 04

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING DEPARTMENT PERMIT

Permit Number: 100583

This is to certify that MARDIGAN STEPHEN E / Architect-Constructor  
has permission to Make wood ramp on top of existing asphalt ramp w/ leading to main existing deck and ramp  
AT 865 FOREST AVE CE 137 C011001

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 written permission procured before this building or part thereof is lathed or otherwise finished-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. CAPT. R. Southard  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

Director - Building & Inspection Services

JUN 18 2010

City of Portland



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

5.27 2010

Received from

Albair

Location of Work

865 Forest

Cost of Construction \$ \_\_\_\_\_

Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_

Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 30

Building (R) \_\_\_\_\_

Plumbing (15) \_\_\_\_\_

Electrical (12) \_\_\_\_\_

Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 137-C-11

Check #: 5789

Total Collected \$ 30

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

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

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

Permit No: 10-0583	Issue Date:	CBL: 137 C011001
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Location of Construction: 865 FOREST AVE	Owner Name: MARDIGAN STEPHEN E	Owner Address: 460 BAXTER BLVD	Phone:
Business Name:	Contractor Name: Albair Construction /Tim	Contractor Address: 10 Alexander Drive Cape Elizabeth	Phone 20783 19338
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2

Past Use: Commercial -	Proposed Use: Commercial - Make wood ramp on top of existing asphalt ramp w/ railing to match existing deck and ramp	Permit Fee: \$30.00	Cost of Work: \$600.00	CEO District: 4
Proposed Project Description: Make wood ramp on top of existing asphalt ramp w/ railing to match existing deck and ramp		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>A-2</i> Type: <i>SB</i> <i>IBL-2003</i> Signature: <i>[Signature]</i> Date: <i>6/18/10</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: 05/27/2010	<b>Zoning Approval</b>		
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<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 style="font-size: 2em; font-weight: bold; text-align: center;">PERMIT ISSUED</p> <p style="text-align: center;">JUN 18 2010</p> <p style="text-align: center;">City of Portland</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>Ok w/ conditions</i> Date: <i>5/27/10</i> <i>[Signature]</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 style="text-align: right;"><i>ASU</i></p> <p>Date: _____</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: 10-0583	Date Applied For: 05/27/2010	CBL: 137 C011001
-----------------------	---------------------------------	---------------------

Location of Construction: 865 FOREST AVE	Owner Name: MARDIGAN STEPHEN E	Owner Address: 460 BAXTER BLVD	Phone:
Business Name:	Contractor Name: Albair Construction /Tim	Contractor Address: 10 Alexander Drive Cape Elizabeth	Phone (207) 831-9338
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Restaurant- Make wood ramp on top of existing asphalt ramp w/ railing to match existing deck and ramp	Proposed Project Description: Make wood ramp on top of existing asphalt ramp w/ railing to match existing deck and ramp
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 05/28/2010
Note: Rear was Mexico Lindo - now Venue Music Bar & Grille	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> <li>1) This permit is being issued with the condition that all the work will take place within the existing footprint.</li> <li>2) Separate permits shall be required for any new signage.</li> <li>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 06/18/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> <li>1) Handrails and edge protection to be provided per Sec. 1010.8 and 1010.9</li> <li>2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</li> </ol>			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 06/02/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> <li>1) No nosing on commercial stairs.</li> <li>2) Handrails, stairs and guards must comply with all local fire and building codes.</li> <li>3) All construction shall comply with NFPA I and 101.</li> </ol>			

**PERMIT ISSUED**

JUN 18 2010

City of Portland

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

  **X**   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

**PERMIT ISSUED**

**JUN 18 2010**

**City of Portland**



# General Building Permit Application

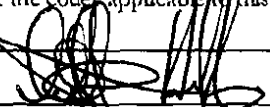
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>865 Forest</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>137</u> Block# <u>C</u> Lot# <u>11</u>	Applicant <sup>1</sup> <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</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>600.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>restaurant - was Mexico Lando / Matcha Thai</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>restaurant</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>make wood ramp on top of existing asphalt ramp with railing to match existing deck and ramp.</u>		
Contractor's name: <u>Albair Construction</u>		
Address: <u>10 Alexander Dr.</u>		
City, State & Zip <u>Cape Elizabeth, ME 09107</u>		Telephone: <u>831 9338</u>
Who should we contact when the permit is ready: <u>Tom</u>		Telephone: _____
Mailing address: _____		

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

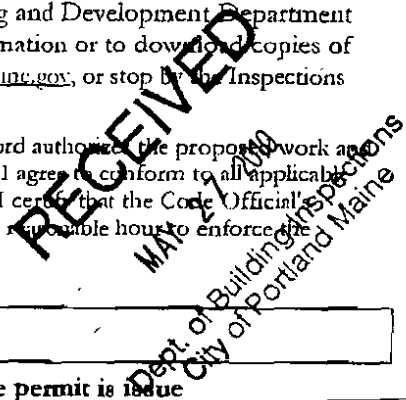
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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 authorized 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: 5/27/10

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



2 REFRIDGE

OVE EXG STAIRS  
AND RELOCATE

HANDRAILS

EXG WINDOW

NE

EXG DECK F.F. ABOVE  
GROUND TO REMAIN

EXG DOOR  
TO REMAIN

EXG WOOD POSTS +  
ROOF TO REMAIN

EXG TABLE SEATING

EXG EDG. 2x4

6'-0"

REMOVE EXG.  
HANDRAILS

REMOVE EXG GUARDRAIL

REMOVE EXG STAIRS

BEAM (BELOW)

17'-7 1/2" ±

21'-0" ±

LANDING

4'

EXG RAMP UP

1" in 12" slope

20'

PROPOSED DECK ADDITION  
F.F. OF DECK TO MATCH  
F.F. OF EXISTING DECK

42' P.T. RAILING  
WITH BALLUSTERS  
SEE B3/A701

4x4 P.T. WOOD POSTS TYP.

6 EQUAL SPACES BETWEEN POSTS

42' P.T. RAILING  
WITH BALLUSTERS  
SEE B3/A701

construct wood ramp on top of existing  
asphalt ramp w/railing to match  
existing.

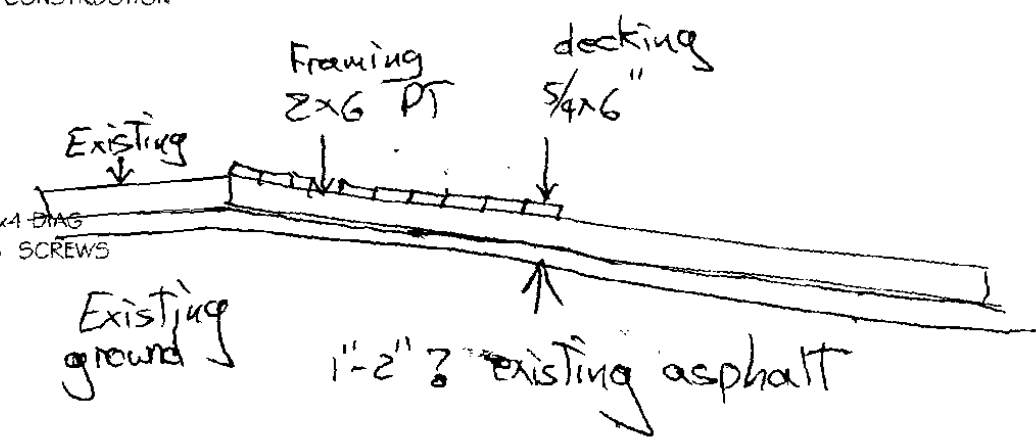
EXG. STAIRS AND  
ENTRY DECK

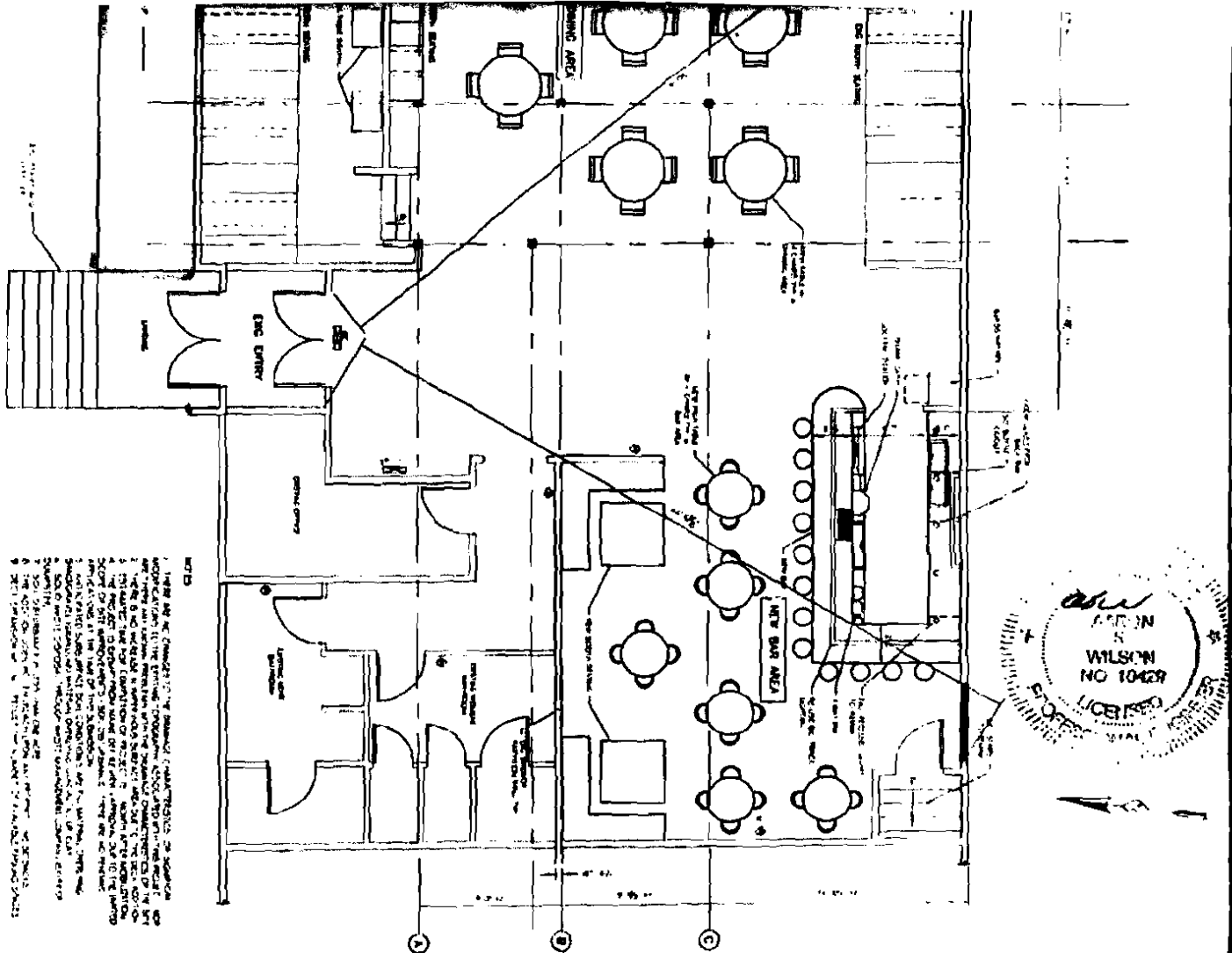
40'-7" ±

PROPOSED AREA OF CONSTRUCTION  
OF SEASONAL DECK



DOTTED LINE INDICATES LOCATIONS OF 4x4 DIAG  
BRACES. ATTACH TO POST w/ (2) 1/2" LAG SCREWS  
ATTACH TO BEAM w/ (2) 1/2" THRU BOLTS





1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.  
 3. ALL FLOORS ARE 4" THICK UNLESS OTHERWISE NOTED.  
 4. ALL CEILING ARE 8" THICK UNLESS OTHERWISE NOTED.  
 5. ALL ROOFS ARE 12" THICK UNLESS OTHERWISE NOTED.  
 6. ALL STAIRS ARE 10" THICK UNLESS OTHERWISE NOTED.  
 7. ALL DOORS ARE 1 3/4" THICK UNLESS OTHERWISE NOTED.  
 8. ALL WINDOWS ARE 2" THICK UNLESS OTHERWISE NOTED.  
 9. ALL LIGHTING IS TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).  
 10. ALL MECHANICAL AND PLUMBING IS TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE (NPC) AND THE NATIONAL MECHANICAL CODE (NMC).  
 11. ALL FINISHES ARE TO BE IN ACCORDANCE WITH THE ARCHITECT'S SCHEDULE OF FINISHES.  
 12. ALL MATERIALS ARE TO BE OF QUALITY AND DURABLE.  
 13. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 14. ALL COSTS ARE TO BE ESTIMATED AND SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.  
 15. ALL CHANGES TO THE PLAN ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.  
 16. ALL PERMITS ARE TO BE OBTAINED PRIOR TO THE START OF WORK.  
 17. ALL UTILITIES ARE TO BE LOCATED PRIOR TO THE START OF WORK.  
 18. ALL EXISTING CONDITIONS ARE TO BE PRESERVED AND PROTECTED.  
 19. ALL NEW WORK IS TO BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S PLAN.  
 20. ALL WORK IS TO BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT.

DATE: 10-18-03  
 SCALE: 1/4" = 1'-0"  
 DESIGN: JLD  
 DRAWN BY: JLD  
 FILE / PROJECT: 865 FOREST AVE  
 PROJECT NUMBER:  
**07067**  
 SHEET NUMBER:  
**A101**

REVISED		
NO.	BY	DATE
▲		
▲		
▲		

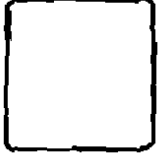
PROJECT: **865 FOREST AVE.**  
**PORTLAND, MAINE**  
 FOR: **LARRY ALLEN**

SHEET TITLE:  
**PROPOSED SEASONAL DECK ADDITION**  
**ISSUED FOR PERMITTING**

NOT TO SCALE  
 SEE PLAN FOR DETAILS  
 SEE SPECIFICATIONS FOR MATERIALS  
 SEE NOTES FOR CONDITIONS

**ASSOCIATED DESIGN PARTNERS INC.**

80 Leighton Road    Office    (207) 876-1751  
 Falmouth, Maine 04105    Fax    (207) 876-1788  
 E-Mail    adp@adpengineering.com





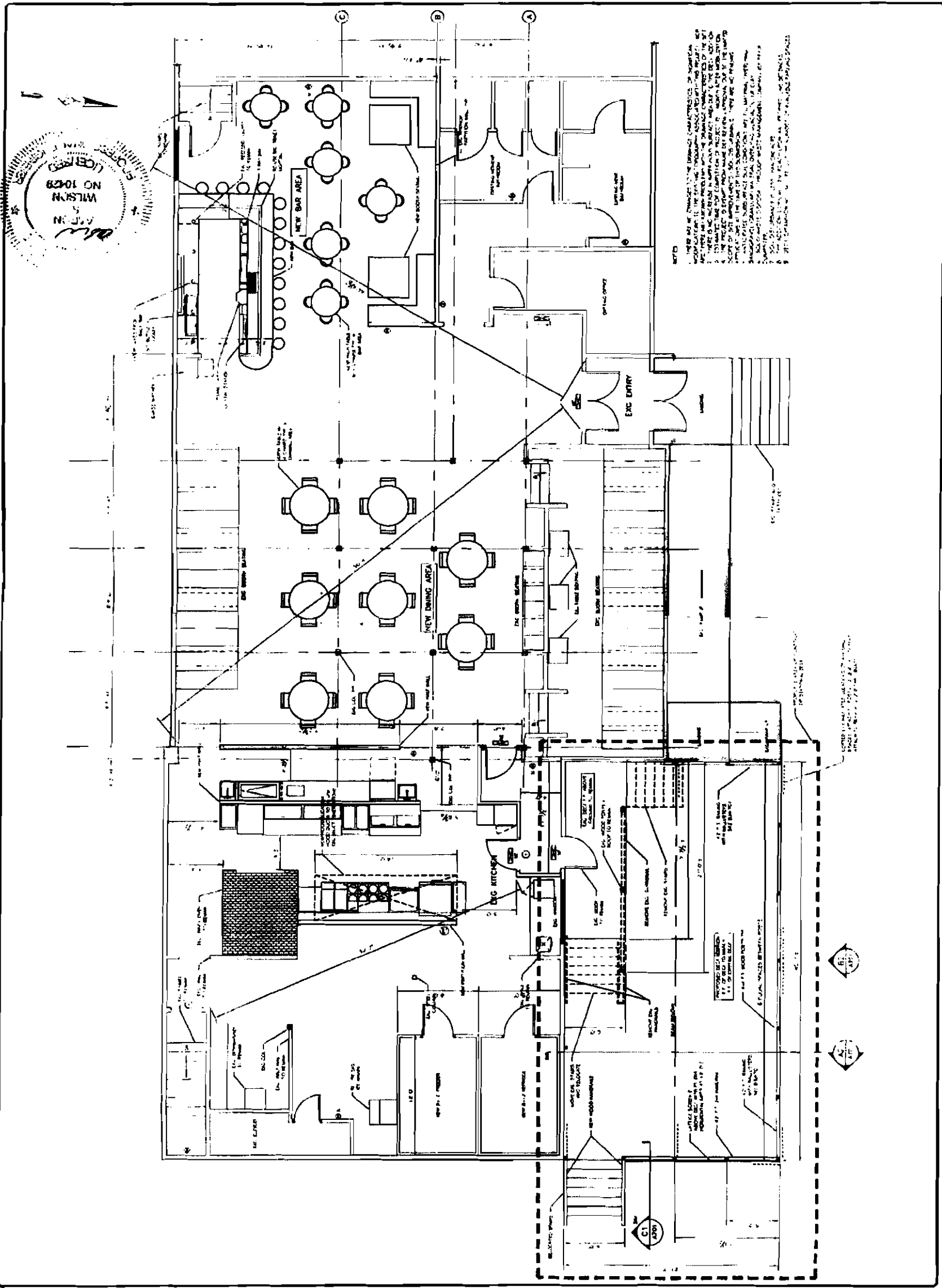
**ASSOCIATED DESIGN PARTNERS INC.**  
 80 Longden Road  
 Portland, Maine 04103  
 Office (207) 878-1781  
 Fax (207) 878-1788  
 E-Mail: info@adpartners.com

**PROJECT:** 885 FOREST AVE  
**FOR:** LARRY ALLEN  
**PORTLAND, MAINE**

**SHEET TITLE:** PROPOSED SEASONAL DECK ADDITION  
**ISSUED FOR PERMITTING**

NO.	DATE	DESCRIPTION	BY

**DATE:** 04-18-08  
**SCALE:** 1/2" = 1'-0"  
**DESIGN BY:** JAC  
**PROJECT NUMBER:** 07067  
**SHEET NUMBER:** A101



**NOTES:**  
 1. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AS AMENDED BY THE 2009 MAINE RESIDENTIAL CODE BOOK (MRCB).  
 2. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED AND RECONSTRUCTED TO MEET THE 2006 IRC AS AMENDED BY THE 2009 MRCB.  
 3. THE PROJECT SHALL BE SUBJECT TO THE 2009 MRCB, WHICH IS THE APPLICABLE CODE FOR THIS PROJECT.  
 4. THE PROJECT SHALL BE SUBJECT TO THE 2009 MRCB, WHICH IS THE APPLICABLE CODE FOR THIS PROJECT.  
 5. THE PROJECT SHALL BE SUBJECT TO THE 2009 MRCB, WHICH IS THE APPLICABLE CODE FOR THIS PROJECT.  
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 7. THE PROJECT SHALL BE SUBJECT TO THE 2009 MRCB, WHICH IS THE APPLICABLE CODE FOR THIS PROJECT.  
 8. THE PROJECT SHALL BE SUBJECT TO THE 2009 MRCB, WHICH IS THE APPLICABLE CODE FOR THIS PROJECT.  
 9. THE PROJECT SHALL BE SUBJECT TO THE 2009 MRCB, WHICH IS THE APPLICABLE CODE FOR THIS PROJECT.  
 10. THE PROJECT SHALL BE SUBJECT TO THE 2009 MRCB, WHICH IS THE APPLICABLE CODE FOR THIS PROJECT.

NOTED: THE NEW DECK SHALL BE CONSTRUCTED TO MEET THE 2006 IRC AS AMENDED BY THE 2009 MRCB.



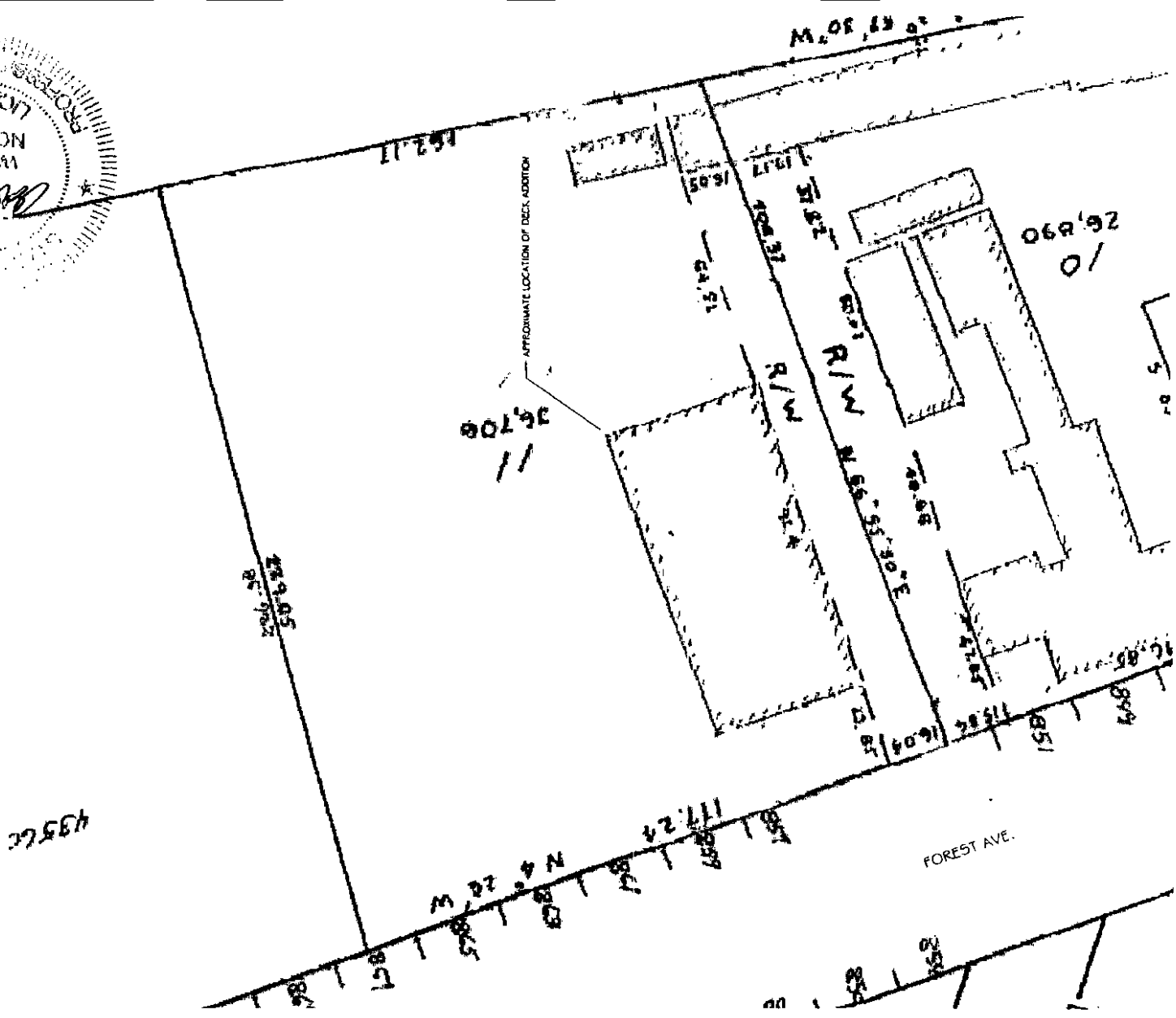
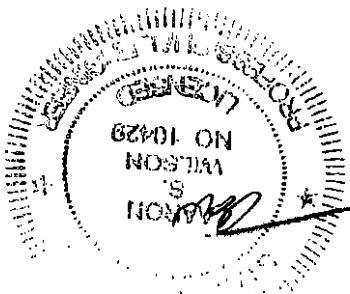
**ASSOCIATED DESIGN PARTNERS INC.**  
 80 Leighton Road  
 Portland, Maine 04105  
 Office: (207) 878-1751  
 Fax: (207) 878-1788  
 E-Mail: adp@adpengineering.com

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**PROJECT: 865 FOREST AVE.**  
**PORTLAND, MAINE**  
**FOR: GRANT WILSON**  
**SHEET TITLE: SITE AERIAL PHOTO + TAX MAP**  
**ISSUED FOR PERMITTING**

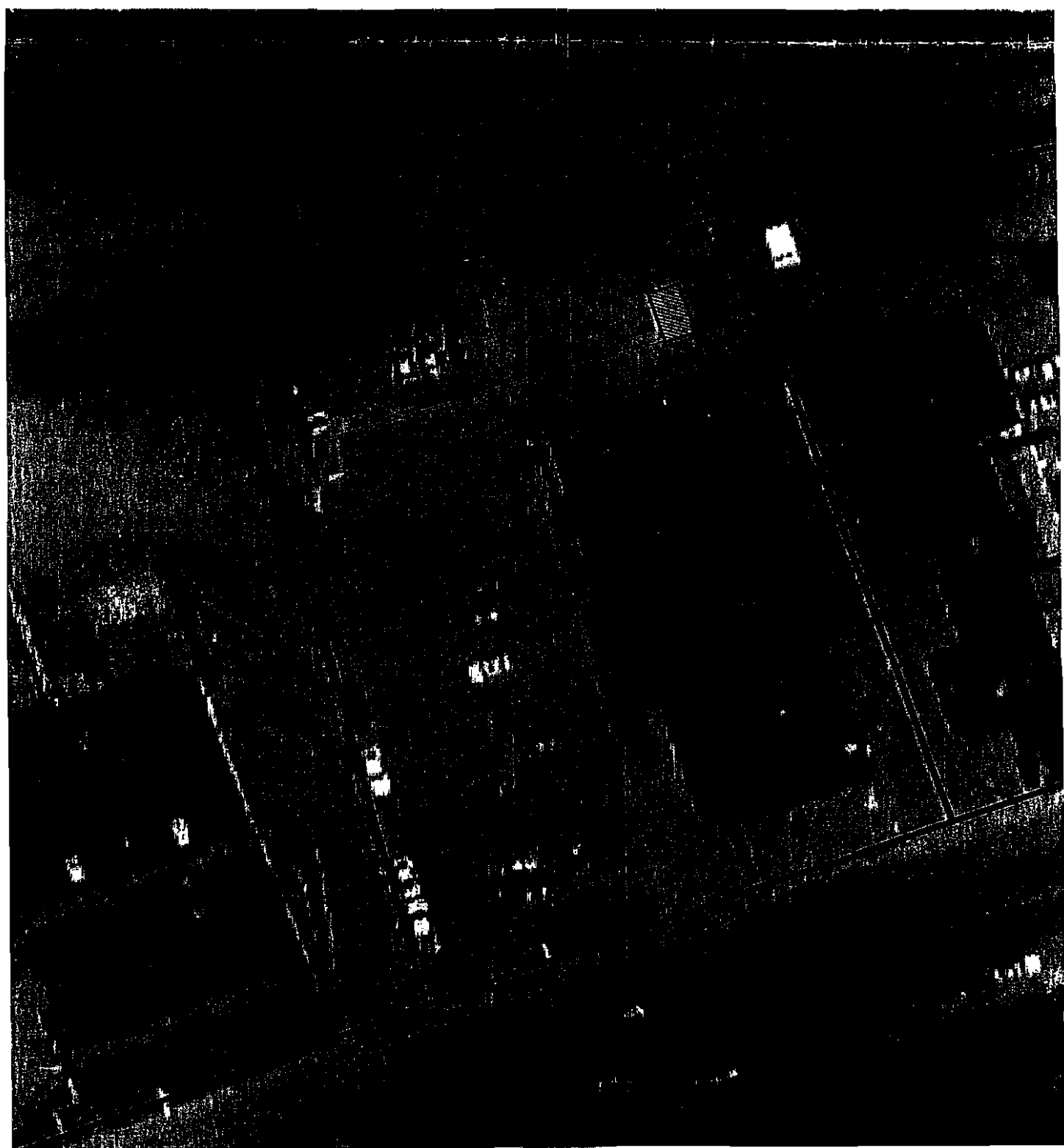
NO.	BY	DESCRIPTION	DATE

DATE: 04-08-06  
 SCALE: 1:200  
 DESIGN BY: ASW  
 DRAWN BY: BSC  
 FILE # 07067-A101.DWG  
 PROJECT NUMBER: 07067  
 SHEET NO.: C101



**TAX MAP PLOT PLAN**

NOTE: INFORMATION DEPICTED ON THIS PLAN IS DERIVED FROM THE CITY OF PORTLAND TAX MAP AND ASSOCIATED DESIGN PARTNERS, INC. DOES NOT WARRANT OR GUARANTEE IN ANY WAY THE ACCURACY OR COMPLETENESS OF INFORMATION DEPICTED. THIS IS A SCHEMATIC REPRESENTATION OF THE BUILDING AND LOT CONFIGURATION AND IS NOT A BOUNDARY SURVEY.



**AERIAL PHOTO**

*near to 104 - 59.9 etc  
 side more 101 - 85.0 etc.  
 important surface ok - being used  
 and in permit*