



# Application for Exemption from Site Plan Review

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

PROJECT NAME: Milliken/Pierce Remodel  
PROJECT ADDRESS: 106 North St. Portland, ME 04101

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

Please see attached plans for details (2 family) *on deck - 10'x14.5' is new footprint.*  
Remodel of second floor & third floor & addition of 2 decks (one on roof of 2nd story bump-out)  
CHART/BLOCK/LOT: ? 13-Q-16 *on tax map - our lot is identified by plot 0016*

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Ryan Pierce  
Address: 106 North St. Portland, ME 04101  
Zip Code: 04101  
Work #: 970-331-1350  
Home #: - same -  
Fax #: 207-231-5415  
E-mail: Ryan.pierce@gmail.com

CONSULTANT/AGENT

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
E-mail: \_\_\_\_\_

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Planning Division

*All contact: Diane Milliken 207-650-8124 ext. 207-650-8124 ext. 207-650-8124 ext. 207-650-8124 ext. milliken.diane@gmail.com*

Criteria for Exemptions: (See Section 14-523 (4) on page 2 of this application)

Criteria	Applicant's Assessment Y(Yes), N(no), N/A	Planning Division Use Only
a) Is the proposal within existing structures?	Y	Y
b) Are there any new buildings, additions, or demolitions?	Y	Y
c) Is the footprint increase less than 500 sq. ft.?	N	N
d) Are there any new curb cuts, driveways or parking areas?	Y	Y
e) Are the curbs and sidewalks in sound condition?	Y	Y
f) Do the curbs and sidewalks comply with ADA?	N	N
g) Is there any additional parking?	N	N
h) Is there an increase in traffic?	N	N
i) Are there any known stormwater problems?	N/A - Y (?)	Y
j) Does sufficient property screening exist?	Y	Y
k) Are there adequate utilities?	Y	Y

Planning Division Use Only

Exemption Granted  Partial Exemption \_\_\_\_\_ Exemption Denied \_\_\_\_\_

*Conditions*  
1. All disturbed areas post-construction shall not increase the pre-existing volume or rate of surface water runoff.

Planner's Signature: [Signature] Date: 4/2/10

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Engineering  
Department

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Dept. of Building Inspections  
City of Portland Maine

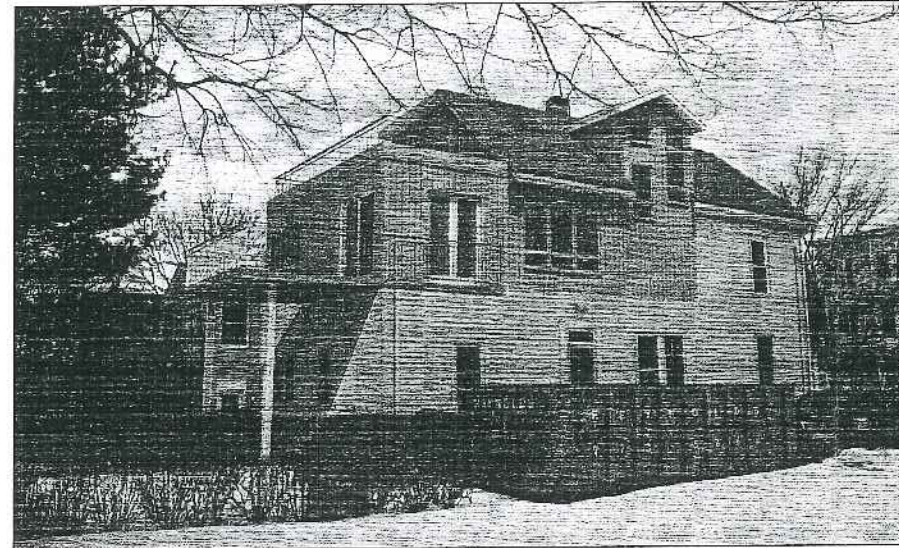
**Planning Erick Giles AICP, LEED AP**

April 2, 2010 – This Exemption request has been approved subject to the following condition:

1. All disturbed areas post-construction shall not increase the pre-existing volume or rate of surface water runoff.



# MILLIKEN/PIERCE REMODEL



RENDERING OF PROPOSED CHANGES

## PROJECT INFORMATION

**Client:** Diane Milliken & Ryan Pierce  
**Architect:** Kaplan Thompson Architects  
**Contractor:**  
**Map / Lot:** Map 012, Block Q, Lot 016  
**Project Address:** 106 North Street  
**Zoning:** R-6 district  
**Building Codes:** IRC 2003  
NFPA / 1999

**Site Area:** 2,954 SF / 0.068 ACRE

**Building SF:** 2,663 SF

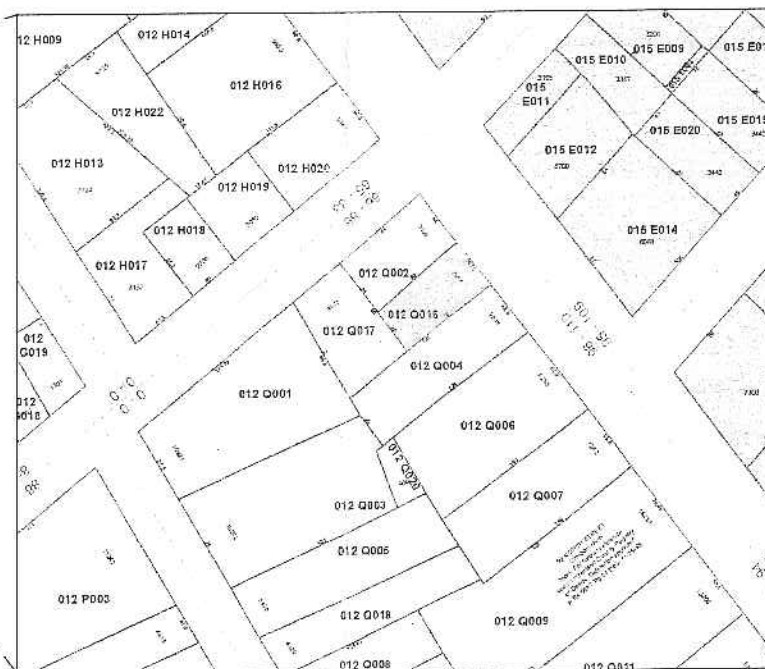
**Occupancy:** R-6 Two-Family

**Maximum Building Height:** 45'-0"

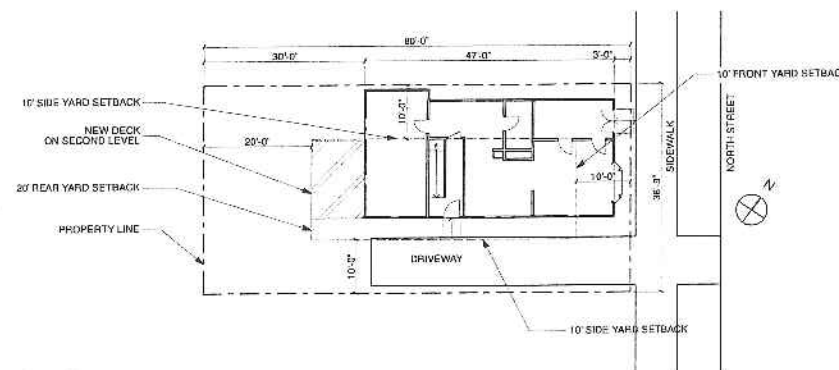
**Setbacks:** Front: 10'  
Side: 10'  
Rear: 20'



EAST END, PORTLAND, ME



SITE LOCATION (from Tax Map)



1 Plot Plan  
SCALE: 1/16" = 1'-0"

## DRAWING INDEX

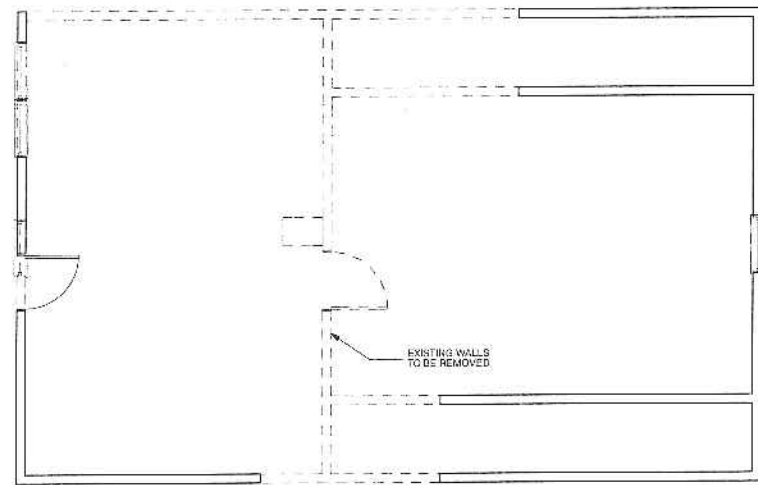
- Cover Sheet
- A-1.1 Main & Second Floors
- A-1.2 Third Floor
- A-1.3 Roof Plan
- A-2.1 New Elevations
- A-2.2 Existing Elevations
- A-3.1 Building Sections
- A-5.1 Details
- S-1.1 Structural Plans

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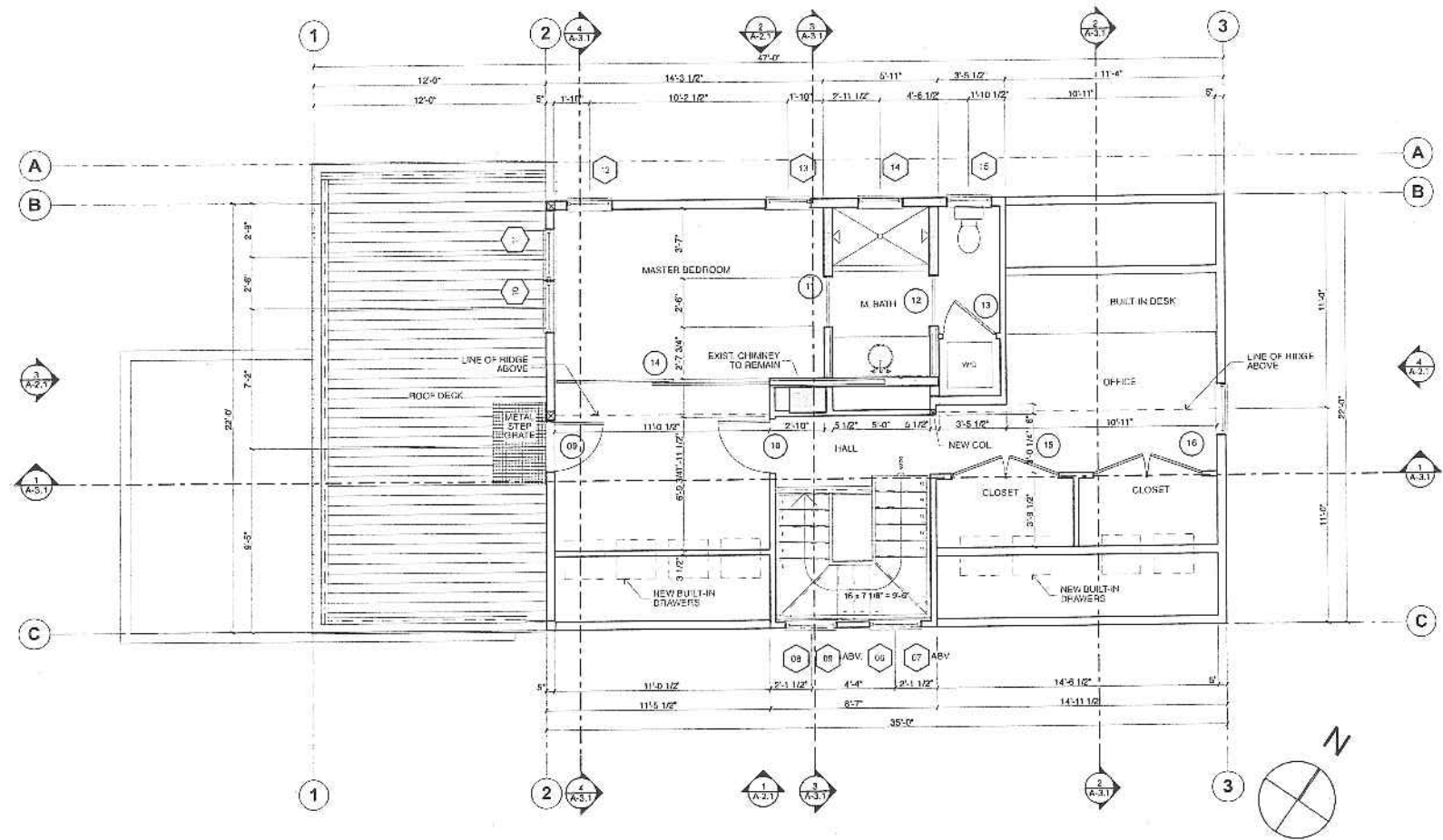
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City of Portland Maine

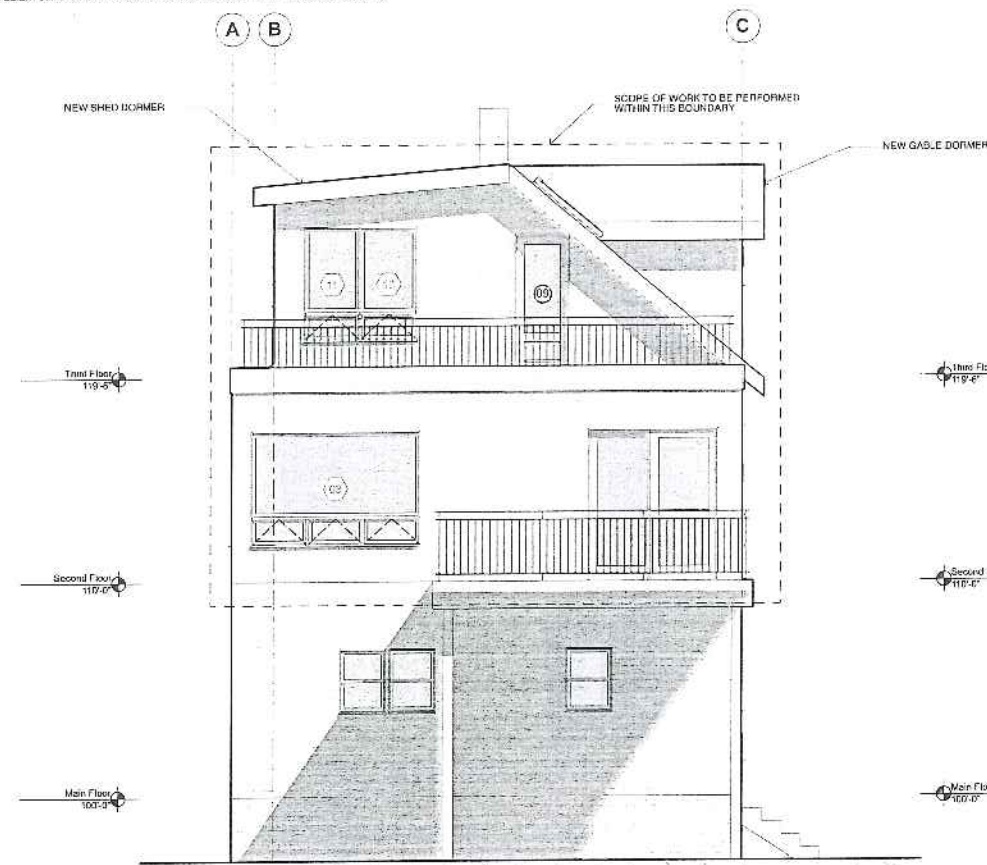




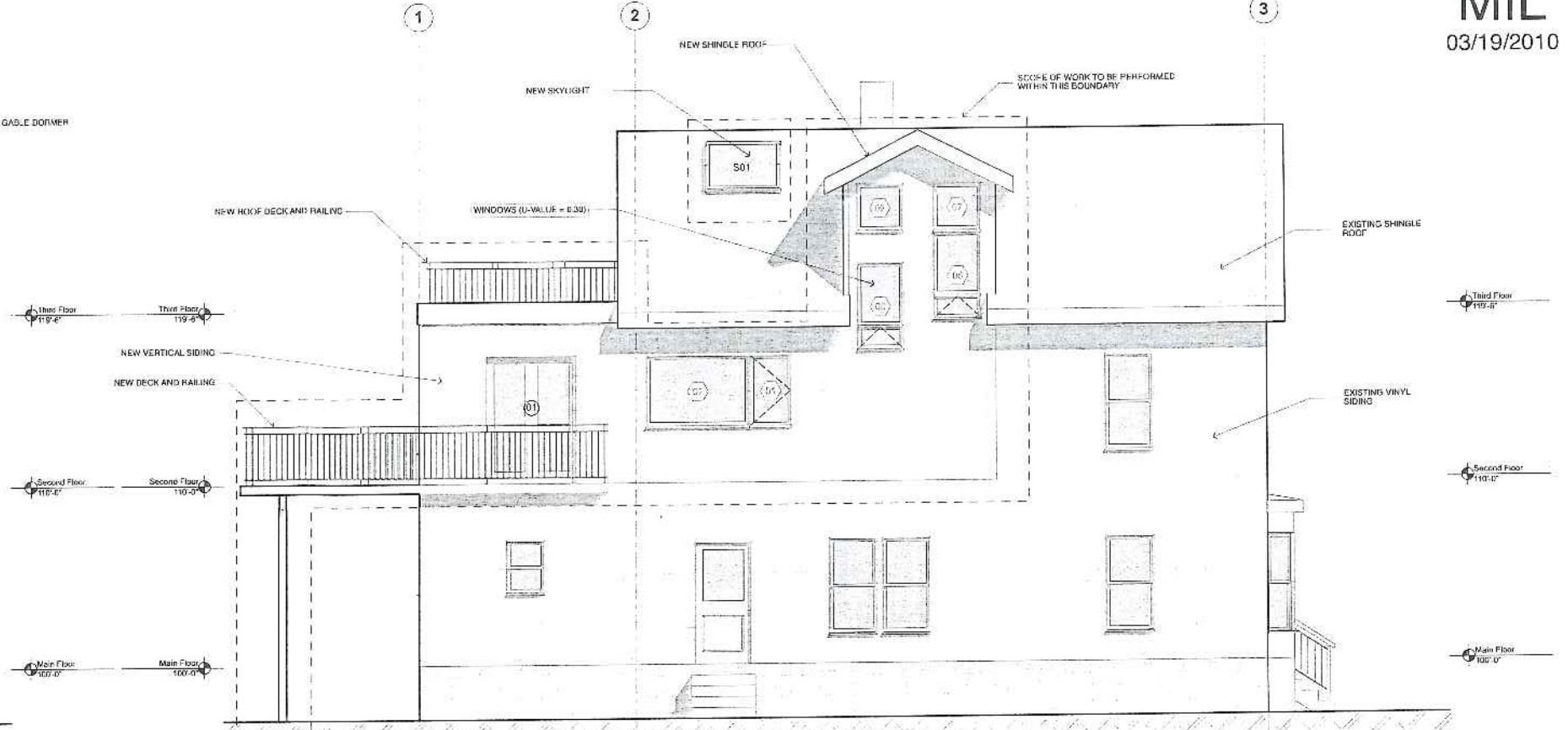
2 Third Floor Existing & Demolition Plan  
SCALE: 1/4" = 1'-0"



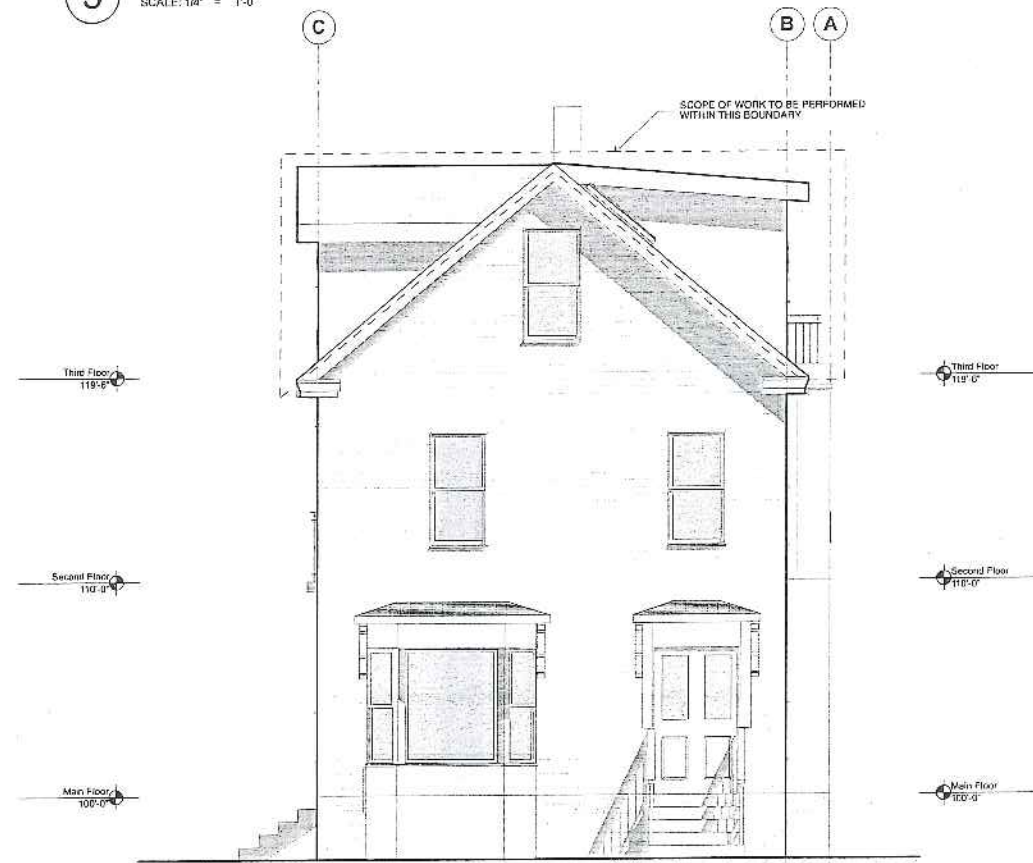
1 Third Floor  
SCALE: 1/4" = 1'-0"



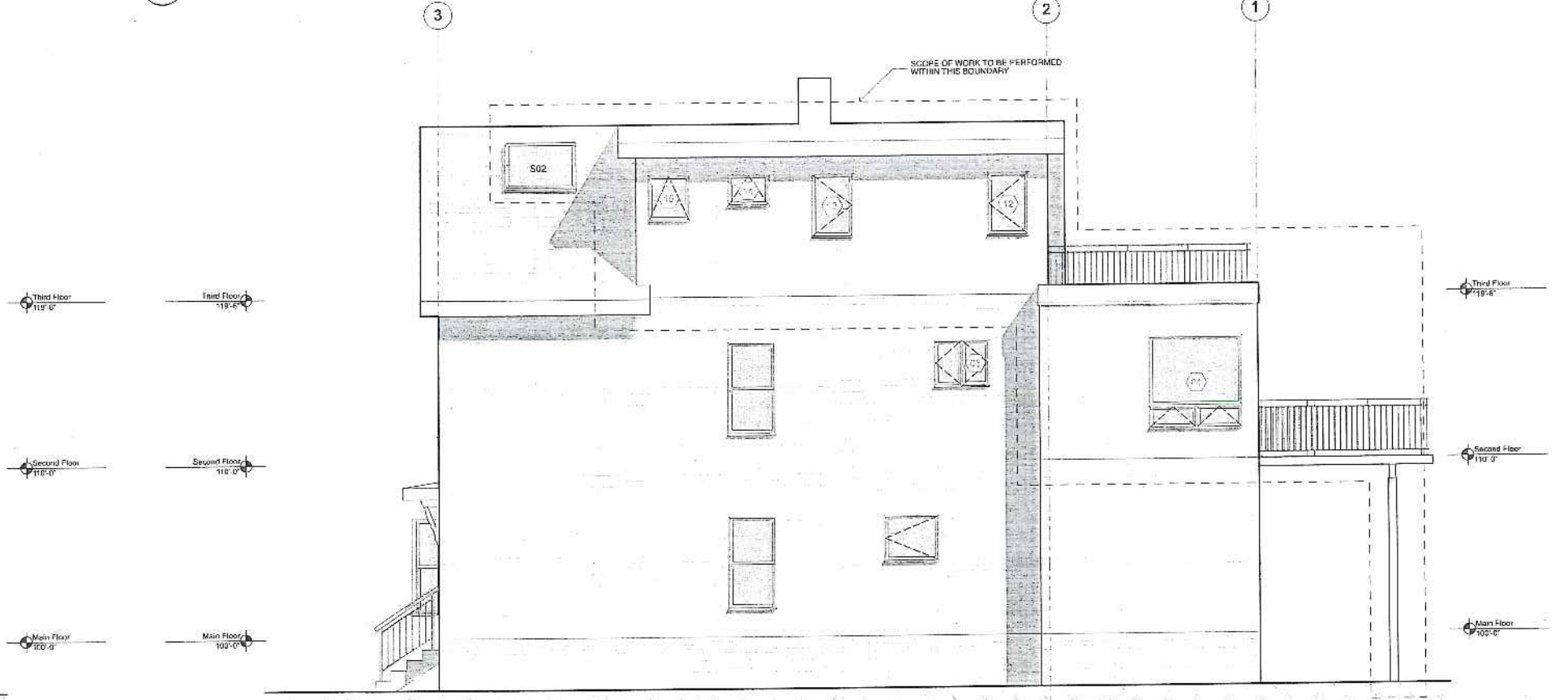
3 West Elevation  
SCALE: 1/4" = 1'-0"



1 South Elevation  
SCALE: 1/4" = 1'-0"



4 East Elevation  
SCALE: 1/4" = 1'-0"



2 North Elevation  
SCALE: 1/4" = 1'-0"