

42-A-1

1997-0074

383 Commercial St.
Pde Bld. Addition
Rufus Deering

on Spreadsheet

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19970074

I. D. Number

Rufus Deering Company

Applicant

383 Commercial St, Portland, ME 04101

Applicant's Mailing Address

Dan Labrie/General Manager

Consultant/Agent

772-6505 **772-6981**

Applicant or Agent Daytime Telephone, Fax

9/23/97

Application Date

Rufus Deering

Project Name/Description

383 Commercial St

Address of Proposed Site

042-A-001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Pole Building/Addition**

108,893 Sq Ft

Proposed Building square Feet or # of Units 108,893 Sq Ft Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$300.00 Subdivision Engineer Review Date: 9/23/97

DRC Approval Status:

Reviewer Jim Wendel

Approved Approved w/Conditions see attache Denied

Approval Date 9/25/97 Approval Expiration Extension to Additional Sheets Attached

Condition Compliance Jim Wendel 9/25/97
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	<u> </u> date	<u> </u> amount	<u> </u> expiration date
<input type="checkbox"/> Inspection Fee Paid	<u> </u> date	<u> </u> amount	
<input type="checkbox"/> Building Permit	<u> </u> date		
<input type="checkbox"/> Performance Guarantee Reduced	<u> </u> date	<u> </u> remaining balance	<u> </u> signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	<u> </u> date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	<u> </u> date	<u> </u> signature	
<input type="checkbox"/> Certificate Of Occupancy	<u> </u> date		
<input type="checkbox"/> Performance Guarantee Released	<u> </u> date	<u> </u> signature	
<input type="checkbox"/> Defect Guarantee Submitted	<u> </u> submitted date	<u> </u> amount	<u> </u> expiration date
<input type="checkbox"/> Defect Guarantee Released			

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

2008-0082
I. D. Number

Rufus Deering Company
Applicant
383 Commercial St, Portland, ME 04101
Applicant's Mailing Address
Dan Labrie/General Manager
Consultant/Agent
772-6505 **772-6981**
Applicant or Agent Daytime Telephone, Fax

9/23/97
Application Date
Rufus Deering
Project Name/Description
383 Commercial St
Address of Proposed Site
042-A-001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) Pole Building/Addition
108,893 Sq Ft
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____
Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review _____ Date: 9/23/97

Planning Approval Status:

Approved Approved w/Conditions See Attached Denied
Approval Date 9/25/97 Approval Expiration _____ Extension to _____
 OK to Issue Building Permit Kandi Talbot 9/25/97 Additional Sheets Attached
signature date

Performance Guarantee Required* Not Required

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	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

RUFUS DEERING COMPANY

383 Commercial Street
Portland, ME 04101

Phone 207-772-6505
Fax 207-772-6981
Email lumber@rufusdeering.com

September 22, 1997

Marge Schmuckal
Zoning Administrator
Portland City Hall
Portland, Maine 04111

Dear Marge:

The Rufus Deering Company is requesting permission to construct two new pole sheds to cover lumber that is now exposed to sun and rain. One of the proposed sheds would be a 75' continuation of an already existing pole shed. This shed would measure 28' wide by 75' long, the other shed will be free standing and measure 54' wide by 186' long. Both of these sheds will be centrally located on the approximate 2.5 acres of land known as the Rufus Deering Lumber yard property. This property is bounded by Commercial Street, Maple Street, York Street, and High Street.

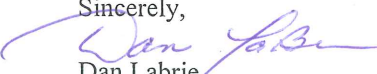
The first proposed structure has a ground floor coverage of approximate 2100 sq ft. and is 18' at it's highest point. The second structure has a ground floor coverage of approximate 10,044 and is 24' at it's highest point. Both sheds are constructed merely of posts for the uprights with a girder to support the trusses that will be covered by metal roofing to match the existing pole sheds. The land houses seven buildings, a store/office building, a quonset hut, a shanty, two pole barns, a shed and a metal building. The now existing shanty will be under cover of the new 186' pole shed. There is a large amount of open storage consisting mainly of lumber piles which will be covered by the new pole sheds.

The new structures will take appx 4-6 weeks to build and will cost as follows:

Structure one: 54'x186' will cost: \$30,000
Structure two: 28'x75' will cost: \$12,000

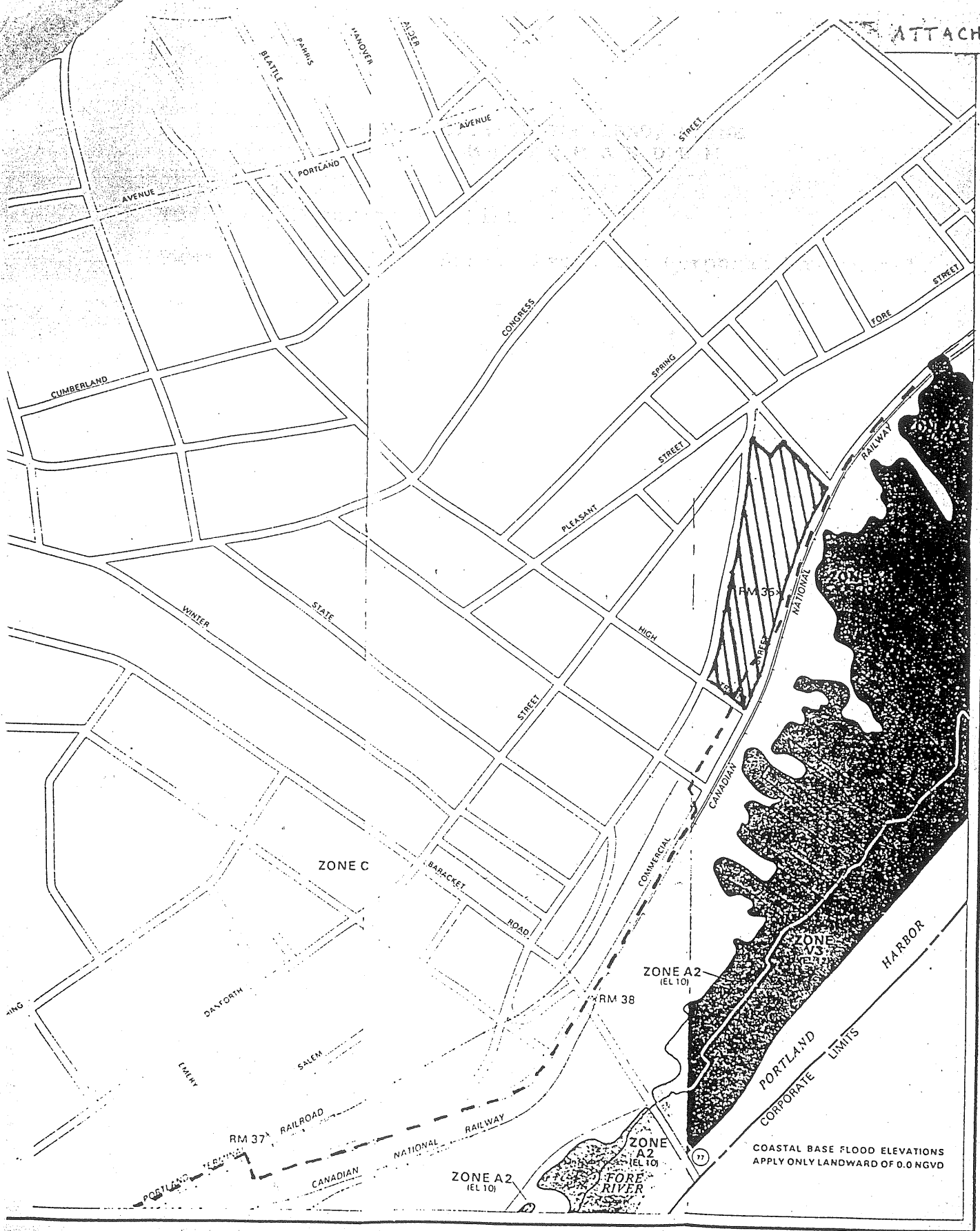
The Southern corner of the site where Commercial and High streets meet is included in the shoreland zone W-1 (see attached.) No new parking is required and or proposed. There are no proposed easements, nor are there any burdens on the property. Enclosed is a plot plan with all the existing structures and proposed structures, blue prints of the two new structures, engineered stamped truss design layouts, vicinity map and the flood insurance rate map.

Sincerely,


Dan Labrie
General Manager

DL:cp





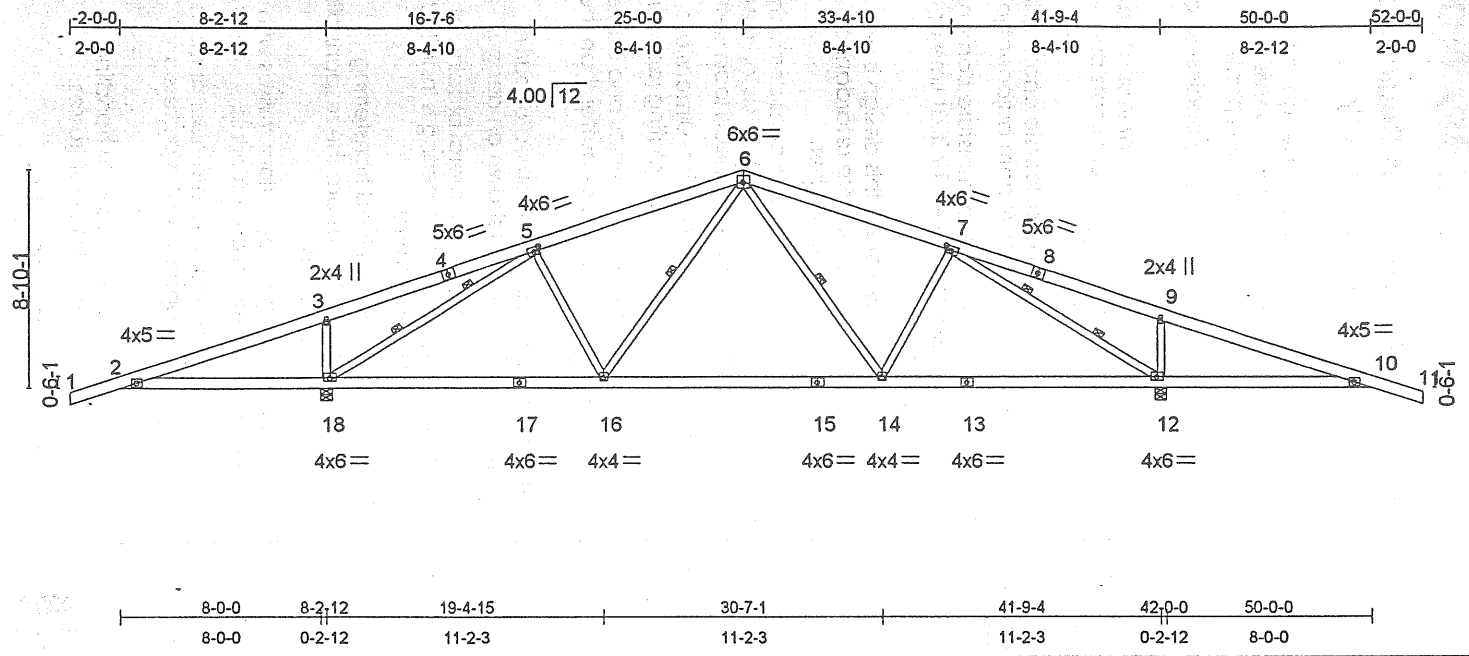
COASTAL BASE FLOOD ELEVATIONS APPLY ONLY LANDWARD OF 0.0 NGVD

--- shoreland zone
 // site of proposed structure

Pole Barn 180'

Job A911868	Truss 001	Truss Type MOD. QUEEN	Qty 94	Ply 1	RUFUS DEERING KCE	S773271
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WOOD STRUCTURES, 4.0-32 s Aug 29 1997 MiTek Industries, Inc. Thu Sep 11 10:07:48 1997 Page 1



LOADING (psf)	SPACING	2-0-0	CSI	DEFL	(in)	(loc)	l/defl	PLATES	GRIP
TCLL 42.0	Plates Increase	1.15	TC 0.57	Vert(LL)	-0.17	2	> 577	M20	169/163
TCDL 10.0	Lumber Increase	1.15	BC 0.19	Vert(TL)	-0.22	2	> 447		
BCLL 0.0	Rep Stress Incr	YES	WB 0.92	Horz(TL)	0.04	12	n/a		
BCDL 5.0	Code	BOCA/ANSI95		Min Length / LL defl	=	240			Weight: 314 lb

LUMBER
 TOP CHORD 2 X 6 SYP M 19
 BOT CHORD 2 X 6 SYP M 19
 WEBS 2 X 4 SPF-S Stud *Except*
 5-18 2 X 4 SYP M 19, 7-12 2 X 4 SYP M 19

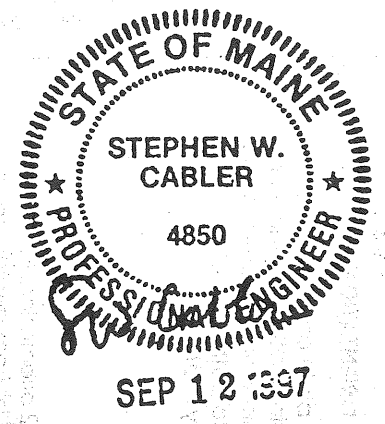
BRACING
 TOP CHORD Sheathed or 6-0-0 on center purlin spacing.
 BOT CHORD Rigid ceiling directly applied or 6-0-0 on center bracing.
 WEBS 1 Row at midpt 6-16, 6-14
 2 Rows at 1/3 pts 5-18, 7-12

REACTIONS (lb/size) 18=3057/0-5-8, 12=3057/0-5-8

FORCES (lb)
 TOP CHORD 1-2=32, 2-3=2105, 3-4=2099, 4-5=2099, 5-6=-1282, 6-7=-1282, 7-8=2099, 8-9=2099, 9-10=2105, 10-11=32
 BOT CHORD 2-18=-1991, 17-18=1145, 16-17=1145, 15-16=1237, 14-15=1237, 13-14=1145, 12-13=1145, 10-12=-1991
 WEBS 3-18=-877, 5-18=-3765, 5-16=159, 6-16=-37, 6-14=-37, 7-14=159, 7-12=-3765, 9-12=-877

NOTES
 1) This truss has been checked for unbalanced loading conditions.
 2) All plates are M20 plates unless otherwise indicated.
 3) This truss has been designed with ANSI/TPI 1-1995 criteria.

LOAD CASE(S) Standard



Pole Barn 751

Job A911868	Truss 002	Truss Type FINK	Qty 39	Ply 1	RUFUS DEERING KCE	S773272
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WOOD STRUCTURES, 4.0-32 s Aug 29 1997 MiTek Industries, Inc. Thu Sep 11 10:07:51 1997 Page 1

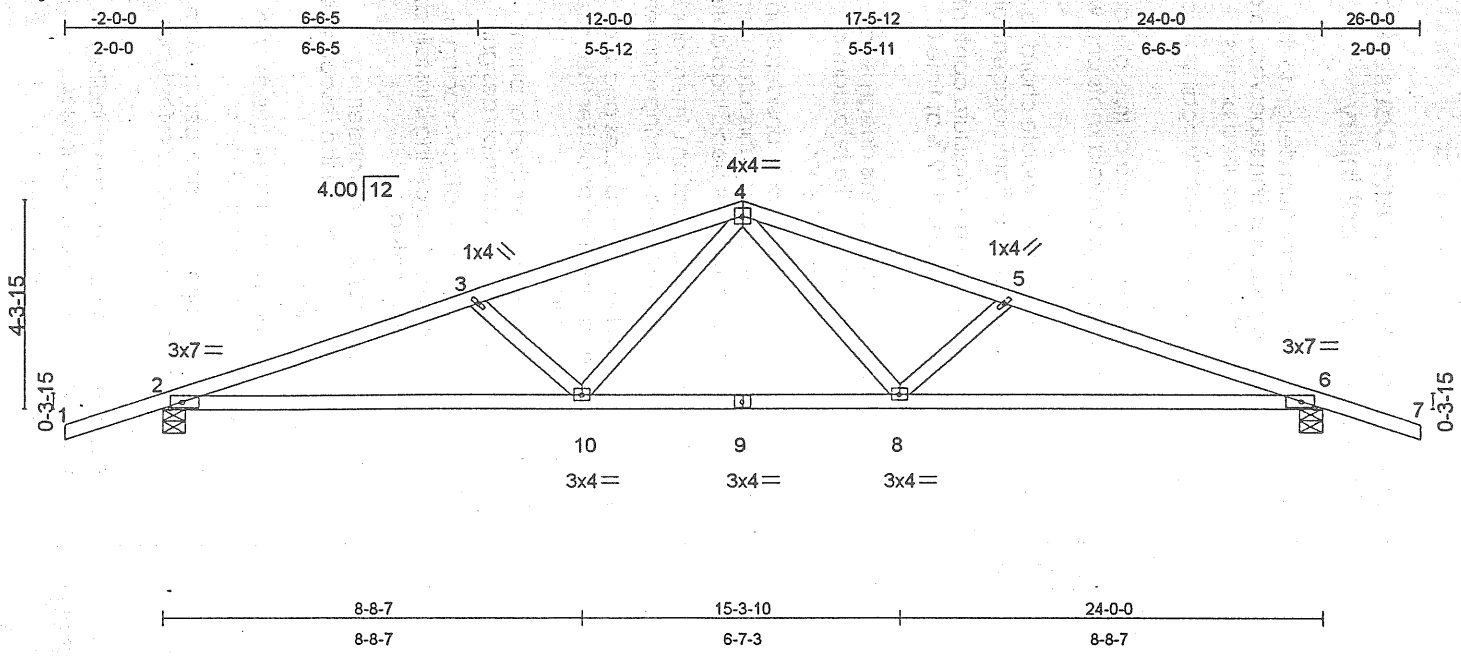


Plate Offsets (X,Y): [2:0-3-0,0-1-8], [6:0-3-0,0-1-8]

LOADING (psf)	SPACING 2-0-0	CSI	DEFL (in) (loc) l/defl	PLATES GRIP
TCLL 42.0	Plates Increase 1.15	TC 0.80	Vert(LL) -0.22 10 >999	M20 169/163
TCDL 10.0	Lumber Increase 1.15	BC 0.90	Vert(TL) -0.33 8-10 >867	
BCLL 0.0	Rep Stress Incr YES	WB 0.40	Horz(TL) 0.10 6 n/a	Weight: 87 lb
BCDL 5.0	Code BOCA/ANSI95		Min Length / LL defl = 240	

LUMBER
 TOP CHORD 2 X 4 SYP No.2
 BOT CHORD 2 X 4 SPF No.2
 WEBS 2 X 4 SPF-S Stud

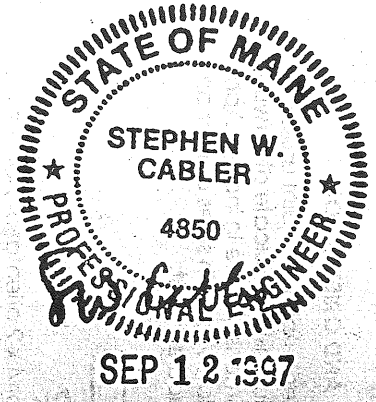
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 TOP CHORD 1-2=32, 2-3=-3010, 3-4=-2517, 4-5=-2517, 5-6=-3010, 6-7=32
 BOT CHORD 2-10=2845, 9-10=1975, 8-9=1975, 6-8=2845
 WEBS 3-10=-627, 4-10=652, 4-8=652, 5-8=-627

NOTES
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LOAD CASE(S) Standard





TEMPLE

UNION

CROSS

COTTON

CENTER

SOUTH

SPRING

FREE

OAK

PLEASANT

HIGH

PARK

MAPLE

DANFORTH

COMMERCIAL

YORK

DANA

WHARF

FORE

FOUNDRY LANE

ATTACHMENT 1

CENTRAL JAR AT

UNION JAR AT

UNION JAR AT

UNION JAR AT

UNION JAR AT

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CITY OF PORTLAND

September 26, 1997

Dan Labrie
Rufus Deering Company
383 Commercial Street
Portland, ME 04101

Re: 383 Commercial Street

Dear Mr. Labrie:

On September 25, 1997 the Portland Planning Authority granted minor site plan approval for two pole sheds to cover lumber at 383 Commercial Street.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
3. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
4. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site

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CITY OF PORTLAND, MAINE
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19970074

I. D. Number

Rufus Deering Company

Applicant

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Dan Labrie/General Manager

Consultant/Agent

772-6505 772-6981

Applicant or Agent Daytime Telephone, Fax

9/23/97

Application Date

Rufus Deering

Project Name/Description

383 Commercial St

Address of Proposed Site

042-A-001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
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108,893 Sq Ft

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

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Fees Paid: Site Plan \$300.00 Subdivision Engineer Review Date 9/23/97

Planning Approval Status:

Reviewer Kandi Talbot

Approved Approved w/Conditions See Attached Denied

Approval Date 9/25/97

Approval Expiration

Extension to

OK to Issue Building Permit

Kandi Talbot

9/25/97

Additional Sheets Attached

signature

date

Performance Guarantee

Required*

Not Required

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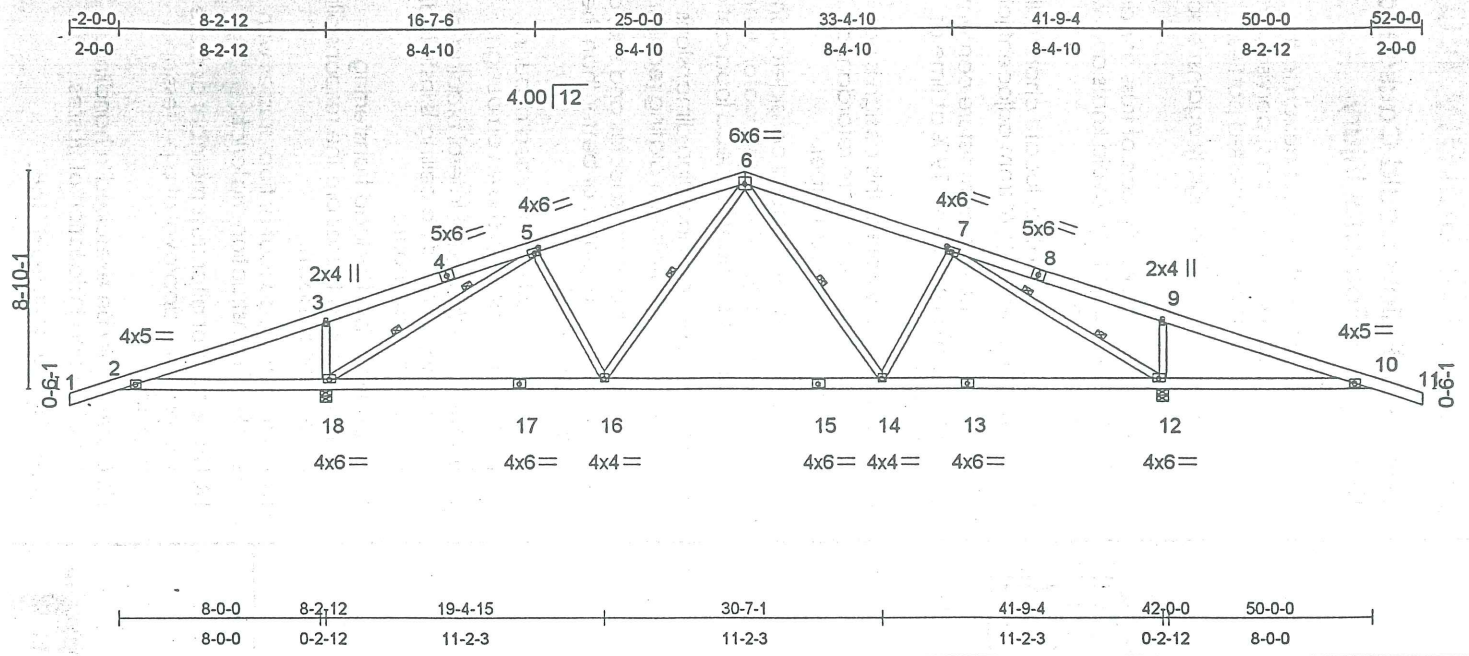


Plate Offsets (X, Y): [5:0-2-12, 0-2-0], [7:0-2-12, 0-2-0]

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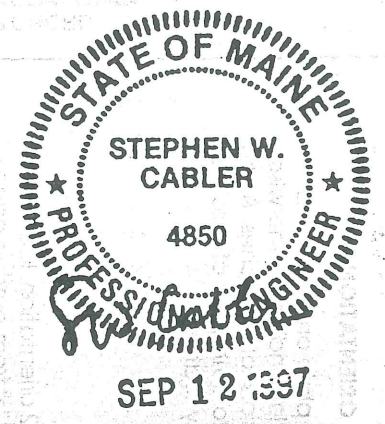
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LOAD CASE(S) Standard



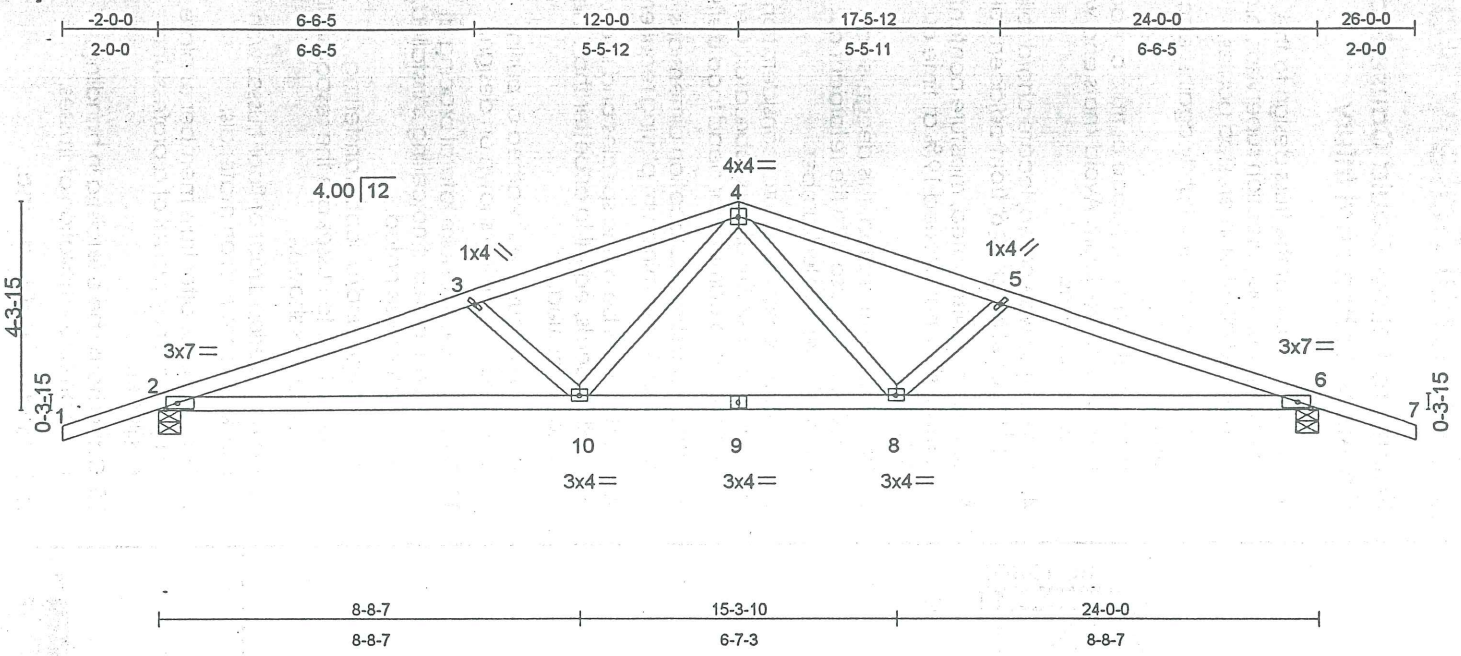


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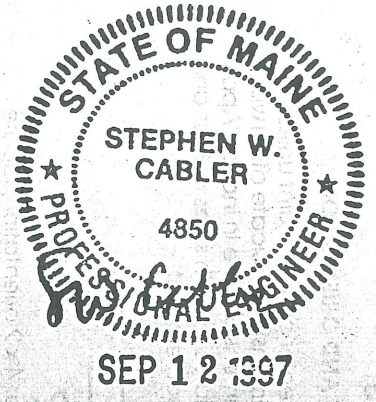
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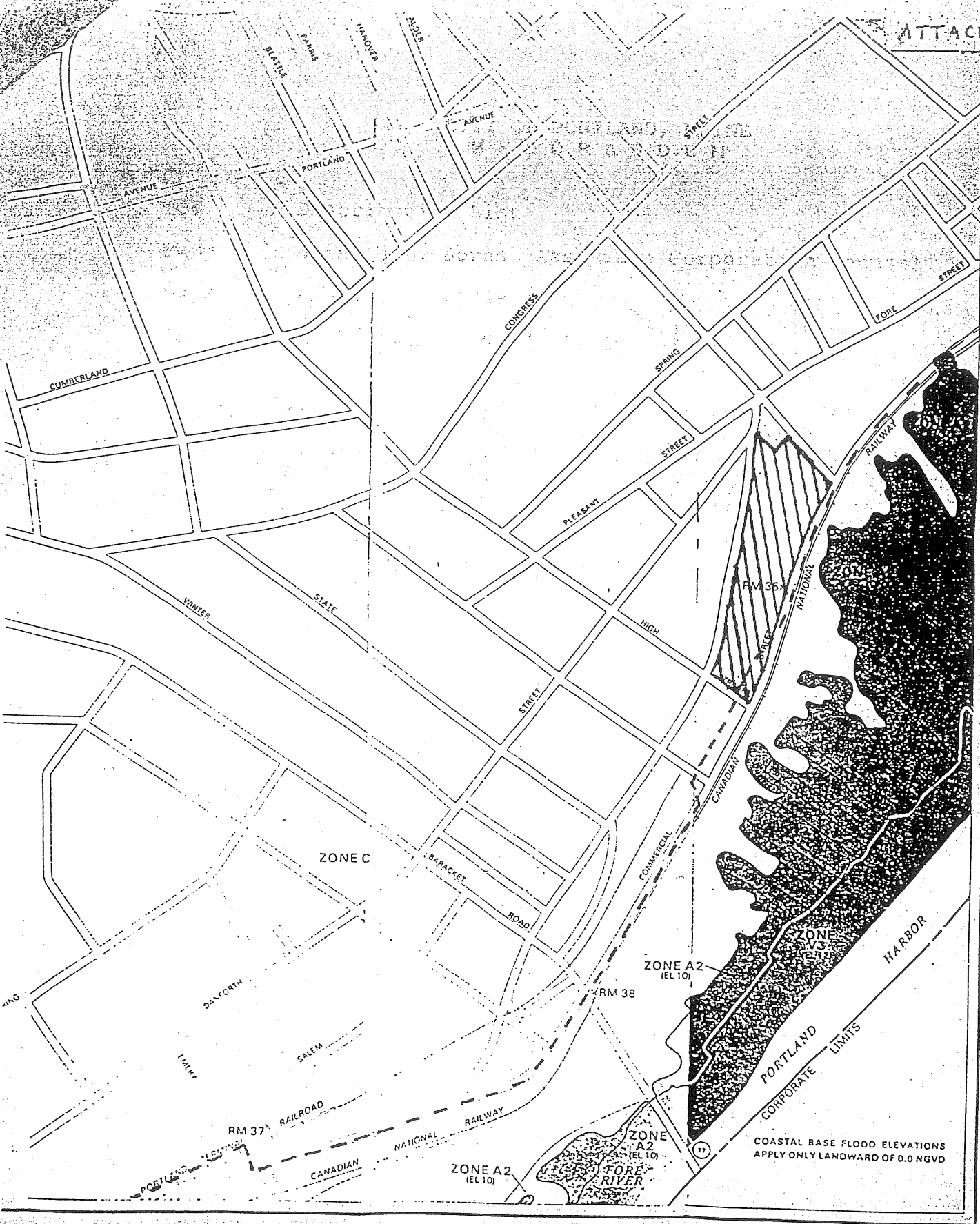
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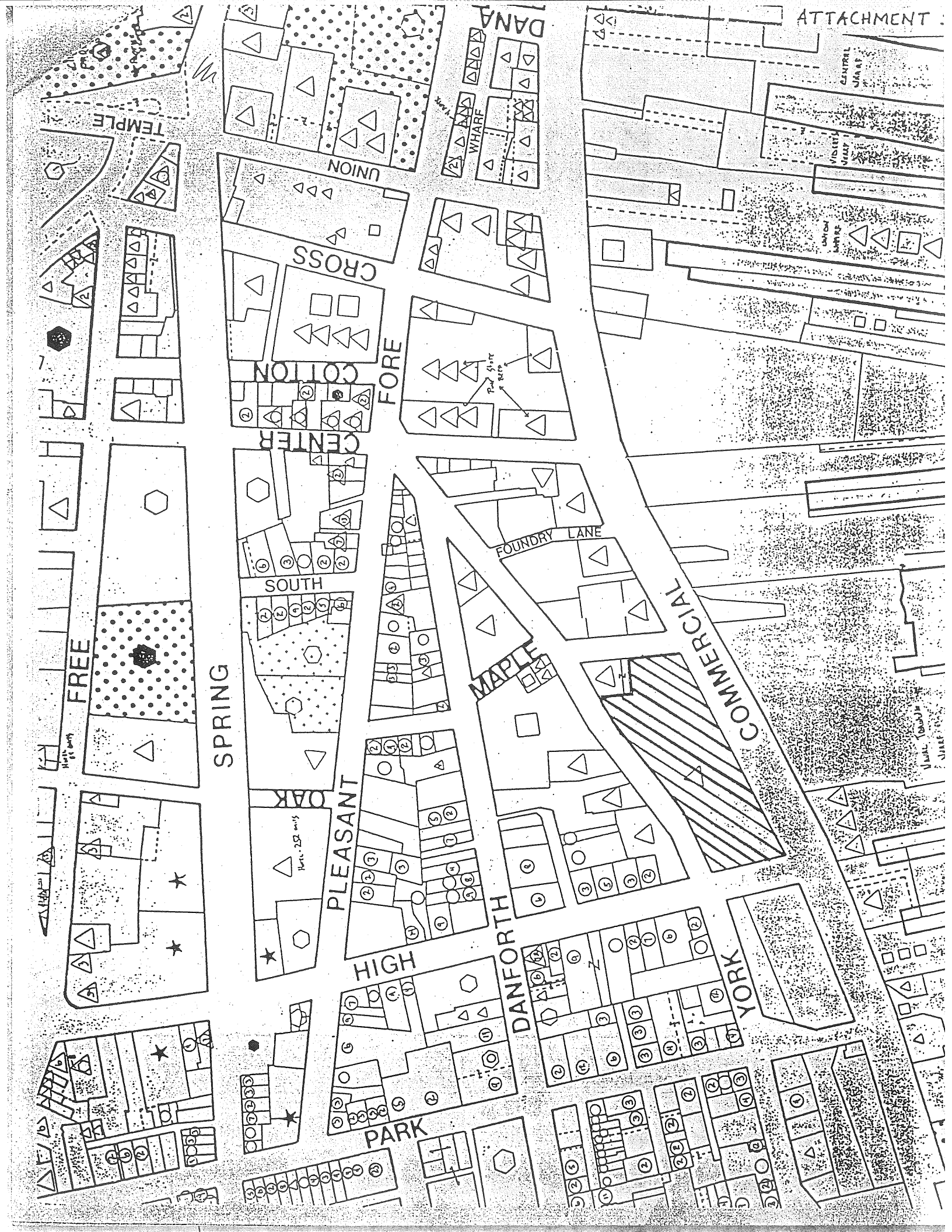
LOAD CASE(S) Standard





--- Shoreland zone
 [Hatched Box] site of proposed structure

COASTAL BASE FLOOD ELEVATIONS
 APPLY ONLY LANDWARD OF 0.0 NGVD



ATTACHMENT

CENTRAL JAR

VISIT

LAY

DANA

WHARF

UNION

CROSS

COTTON

CENTER

SOUTH

SPRING

FREE

OAK

PLEASANT

HIGH

PARK

DANFORTH

YORK

COMMERCIAL

FORE

FOUNDRY LANE

MAPLE

Play Space

Visit (cont'd)

Unit

RUFUS DEERING COMPANY

383 Commercial Street
Portland, ME 04101

Phone 207-772-6505
Fax 207-772-6981
Email lumber@rufusdeering.com

September 22, 1997

Marge Schmuckal
Zoning Administrator
Portland City Hall
Portland, Maine 04111

Dear Marge:

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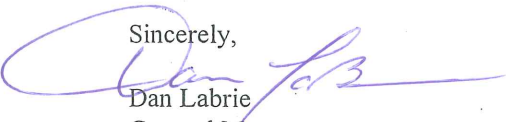
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Sincerely,


Dan Labrie
General Manager

DL:cp

