42-A-1
383 Commercial St.
Pole Bld. Addition
Rufus Deering

on Spreadsheet

1997-0074

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

9970074						
		Number				

Rufus Deering Company		!	23/97	
Applicant			Application Date	
383 Commercial St, Portland, ME 04101			Rufus Deering	
Applicant's Mailing Address		Ī	Project Name/Description	
Dan Labrie/General Manager		383 Commercial St  Address of Proposed Site  042-A-001  Assessor's Reference: Chart-Block-Lot		
Consultant/Agent				
772-6505 772-698	31			
Applicant or Agent Daytime Telephone, Fax				
Proposed Development (check all that apply):  Office Retail Manufacturing	ng Warehouse/Distri	☑ Building Addition   ☐ Change Of Use bution   ☐ Parking Lot   ☐ Other (3 Sq Ft	Residential (specify) Pole Building/Addition	
Proposed Building square Feet or # of Units	Acreag	ge of Site	Zoning	
Check Review Required:				
Site Plan (major/minor)	Subdivision # of lots	PAD Review	14-403 Streets Review	
Flood Hazard	Shoreland	HistoricPreservation	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 w/Conditions see attache	Denied		
Approval Date 9/25/97	Approval Expiration	Extension to	Additional Sheets	
☐ Condition Compliance Jim	Wendel	9/25/97	Attached	
	gnature	date		
Performance Guarantee	Required*	Not Required     ■ Material Required     ■ Ma		
* No building permit may be issued until a per	formance guarantee has bee	n submitted as indicated below		
Performance Guarantee Accepted	date	amount	expiration date	
	date	ariodit	expiration date	
☐ Inspection Fee Paid				
	date	amount		
Building Permit				
	date	<del></del>		
Performance Guarantee Reduced	data	remaining balance	signature	
	date	remaining balance	signature	
☐ Temporary Certificate Of Occupancy		Conditions (See Attached)		
	date			
Final Inspection				
	date	signature		
Certificate Of Occupancy		, and the second		
	date	<del></del>		
Performance Guarantee Released				
_	date	signature		
☐ Defect Guarantee Submitted				
	submitted date	amount	expiration date	
☐ Defect Guarantee Released				

2006 - 008a

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

Rufus Deering Company				9/23/97
Applicant	y		-	Application Date
383 Commercial St, Portland, ME	04101		_	Rufus Deering
Applicant's Mailing Address			_	Project Name/Description
Dan Labrie/General Manager			383 Commercial St	
Consultant/Agent			Address of Proposed Site	
772-6505	772-6981		042-A-001	
Applicant or Agent Daytime Telepho	one, Fax		Assessor's Reference: Chart-Blo	ck-Lot
Proposed Development (check all th	nat apply): [	New Building Warehouse/Dist 108,8	Building Addition Change Of Us ribution Parking Lot Other 93 Sq Ft	Residential (specify) Pole Building/Addition
Proposed Building square Feet or #	of Units	Acrea	age of Site	Zoning
Check Review Required:				
Site Plan (major/minor)	Subc	ivision lots	PAD Review	14-403 Streets Review
Flood Hazard	☐ Shor	eland	☐ HistoricPreservation	□ DEP Local Certification
Zoning Conditional Use (ZBA/PB)	Zonii	ng Variance		Other
Fees Paid: Site Plan	<b>\$300.00</b> Su	bdivision	Engineer Review	Date:9/23/97
Planning Approval Status:			Reviewer Kandi Talbot	
		roved w/Conditions Attached	☐ Denied	
Approval Date 9/25/97	Appro	oval Expiration	Extension to	
OK to Issue Building Permit	ŀ	(andi Talbot	9/25/97	Additional Sheets
		signature	date	Attached
Performance Guarantee	Req	uired*	Not Required	
* No building permit may be issued	until a performa	ince guarantee has be	een submitted as indicated below	
Performance Guarantee Accep	ted			
		date	amount	expiration date
Inspection Fee Paid		date	amount	
		uale	amount	
Building Permit Issued				
		date		
Performance Guarantee Reduc	ced			
Parametal .		date	remaining balance	signature
			[] O	-
☐ Temporary Certificate of Occup	oancy		Conditions (See Attached)	
		date		
☐ Final Inspection				
		date	signature	
Certificate Of Occupancy				
4004		date		
Performance Guarantee Relea	sed			
		date	signature	
☐ Defect Guarantee Submitted	-			
Defeat Committee D. I.		submitted date	amount	expiration date
Defect Guarantee Released		daba	oianaturo	
		date	signature	

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

		Number	-
١.	U.	Number	

Applicant 383 Commercial St, Portland, ME 04101 Applicant's Mailing Address		9/23/97 Application Date Rufus Deering Project Name/Description		
Dan Labrie/General Manager		383 Commercial St	Project Name/Description	
Consultant/Agent		Address of Proposed Site		
772-6505 772-698	1	042-A-001		
Applicant or Agent Daytime Telephone, Fax		Assessor's Reference: Chart-Blo	eck-Lat	
Proposed Development (check all that apply):  Office Retail Manufacturin			Residential (specify) Pole Building/Addition	
Proposed Building square Feet or # of Units	Acreage of S		Zoning	
Check Review Required:				
	Subdivision # of lots	PAD Review	14-403 Streets Review	
Flood Hazard	Shoreland	☐ HistoricPreservation	☐ 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 w/Conditions see attached	☐ Denied		
Approval Date 9/25/97	Approval Expiration	Extension to	Additional Sheets	
	Wendel	9/25/97	Attached	
•				
sig	nature	date		
	nature Required*	date  Not Required		
	Required*	Not Required     ■ Not Required		
Performance Guarantee	Required*	Not Required     ■ Not Required		
Performance Guarantee  * No building permit may be issued until a perf	Required*	Not Required     ■ Not Required	expiration date	
Performance Guarantee  * No building permit may be issued until a perf  Performance Guarantee Accepted	Required* ormance guarantee has been sub	Not Required mitted as indicated below	expiration date	
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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, 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 merly 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.

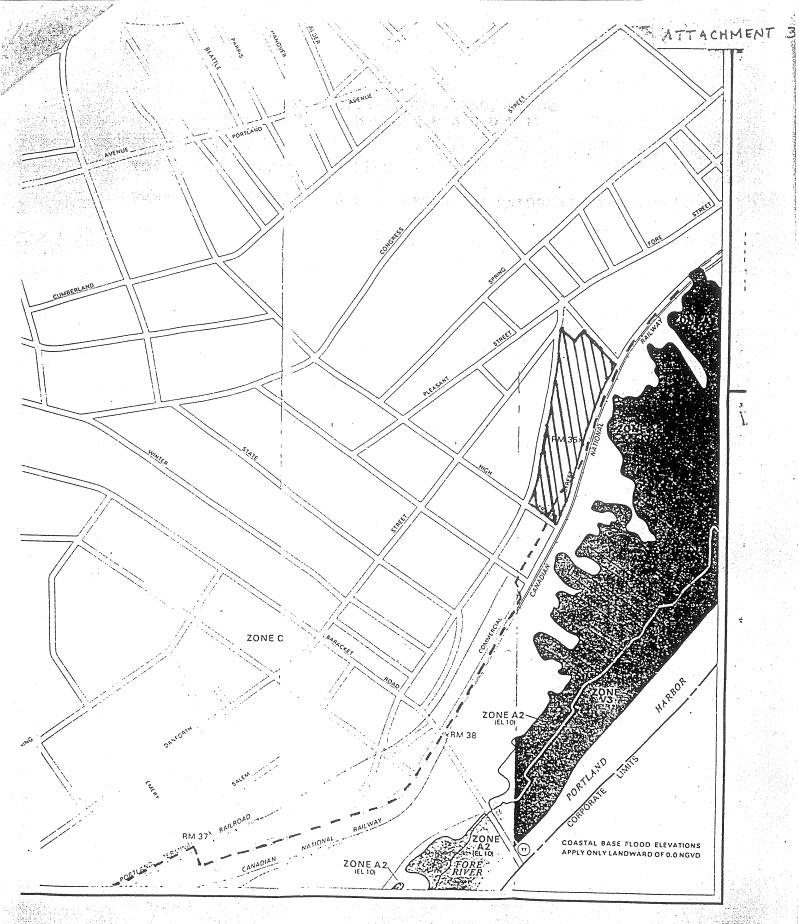
Sincerely,

Dan Labrie

General Manager

DL:cp

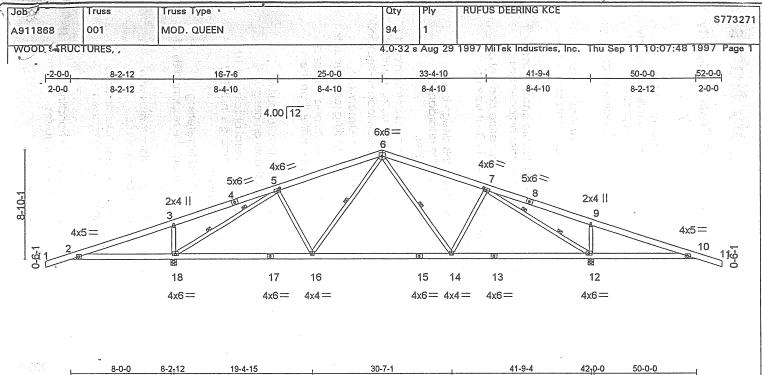




--- shoreland zone

TITTA site of proposed structure

Pole BARN 186



1	8-0-0 0-2-12 11-2	-3	11-2-3	0-2-12 8-0-0
Plate Offsets (X,Y):	[5:0-2-12,0-2-0], [7:0-2-12,0-2	2-0]		
LOADING (psf)	SPACING 2-0-0	CSI	DEFL (in) (loc) I/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 BOT CHORD 2 X 6 SYP M 19 2 X 6 SYP M 19 2 X 4 SPF-S Stud \*Except\*

WEBS

5-18 2 X 4 SYP M 19, 7-12 2 X 4 SYP M 19

BRACING

TOP CHORD BOT CHORD Sheathed or 6-0-0 on center purlin spacing.

Rigid ceiling directly applied or 6-0-0 on center bracing.

1 Row at midpt 6-16, 6-14

00

0 0 0

WEBS

2 Rows at 1/3 pts 5-18, 7-12

44 2 2

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

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

WEBS

1) This truss has been checked for unbalanced loading conditions.

All plates are M20 plates unless otherwise indicated.
 This truss has been designed with ANSI/TPI 1-1995 criteria.

LOAD CASE(S) Standard



SEP 1 2 1397

MARNING - Verify design parameters and READ NOTES ON THIS AND REVERSE SIDE BEFORE USE.

Design valid for use only with MiTek connectors. This design is based only upon parameters shown, and is for an individual building component to be bisdled and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult QST-88 Quality Standard, DSB-89 Bracing Specification, and HIB-91 Handling Installing and Bracing Recommendation available from Truss Plate Institute, 583 D'Onofrio Drive, Madison, WI 53719.



751 Truss Type -Qty RUFUS DEERING KCE Truss Job \$773272 002 FINK 39 A911868 WOOD STRUCTURES, , 4.0-32 s Aug 29 1997 MiTek Industries, Inc. Thu Sep 11 10:07:51 1997 Page 12-0-0 24-0-0 2-0-0 6-6-5 5-5-12 5-5-11 2-0-0 6-6-5 4x4= 4.00 12 1x4 \ 1x4// 4-3-15 3x7 =3x7 =9 8 10 3x4 =3x4 =3x4 =15-3-10 8-8-7 8-8-7 Plate Offsets (X,Y): [2:0-3-0,0-1-8], [6:0-3-0,0-1-8] LOADING (psf) SPACING DEFL **PLATES** GRIP (loc) 1/defl TC BC WB 169/163 TCLL TCDL Plates Increase 1.15 0.80 Vert(LL) 0.22 >999 M20 10.0 1.15 YES -0.33 0.10 8-10 Lumber Increase 0.90 Vert(TL) >867 BCLL 0.0 0.40 Horz(TL) Rep Stress Incr n/a BCDL BOCA/ANSI95 Min Length / LL defl = 240 Code Weight: 87 lb BRACING LUMBER TOP CHORD 2 X 4 SYP No. 2 BOT CHORD 2 X 4 SPF No. 2 WEBS 2 X 4 SPF-S Stud Sheathed or 2-5-11 on center purlin spacing. Rigid ceiling directly applied or 10-0-0 on center bracing. TOP CHORD REACTIONS (lb/size) 2=1575/0-5-8, 6=1575/0-5-8 FORCES (Ib) TOP CHORD BOT CHORD 1-2=32, 2-3=-3010, 3-4=-2517, 4-5=-2517, 5-6=-3010, 6-7=32 2-10=2845, 9-10=1975, 8-9=1975, 6-8=2845 3-10=-627, 4-10=652, 4-8=652, 5-8=-627 **WEBS** 

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.

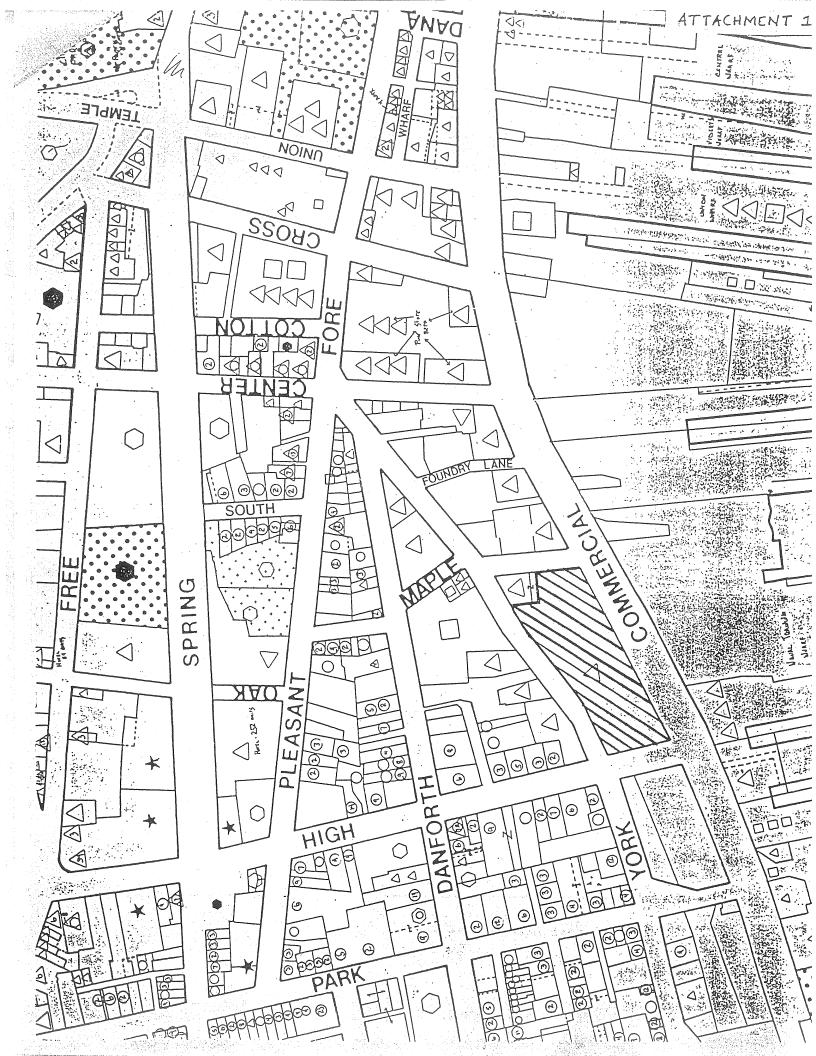
LOAD CASE(S) Standard



MARNING - Verify design parameters and READ NOTES ON THIS AND REVERSE SIDE BEFORE USE.

Design valid for use only with MITek connectors. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not trust designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult QST-88 Quality Standard, DSB-89 Bracing Specification, and HIB-91 Handling Installing and Bracing Recommendation available from Truss Plate Institute, 583 D'Onofilo Drive, Madison, WI 53719.







### 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.
- 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. <u>Please</u> make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site

O:\PLAN\CORRESP\KANDI\LETTERS\383CMRCL.WPD

#### 19970074

I. D. Number

expiration date

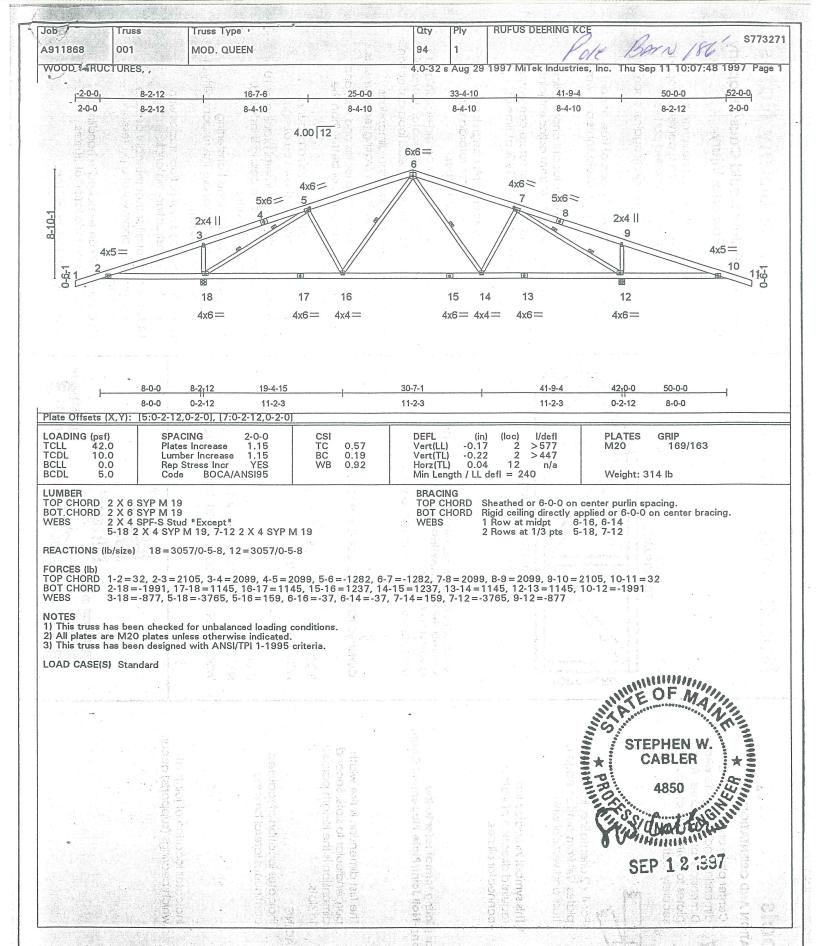
amount

# CITY OF PORTLAND, MAINE DEVELOPMENT REVIEW APPLICATION PLANNING DEPARTMENT PROCESSING FORN

	PLANNING	DEPARTMENT PROCESSING FORM			
Rufus Deering Company			9/23/97		
Applicant Company			Application Date		
383 Commercial St, Portland, ME 04	101		Rufus Deering		
Applicant's Mailing Address			Project Name/Description		
Dan Labrie/General Manager		383 Commercial St			
Consultant/Agent		Address of Proposed Site	042-A-001		
	772-6981				
Applicant or Agent Daytime Telephone	, Fax	Assessor's Reference: Chart-	Block-Lot		
Learned Common C	ufacturing	use/Distribution Parking Lot Otl	Use Residential her (specify) Pole Building/Addition Zoning		
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	☐ HistoricPreservation	□ DEP Local Certification		
Zoning Conditional Use (ZBA/PB)	Zoning Variance		Other		
Fees Paid: Site Plan \$3	00.00 Subdivision	Engineer Review	Date 9/23/97		
Planning Approval Status:		Reviewer Kandi Talbot			
☐ Approved	Approved w/Cond	ditions Denied			
Approval Date 9/25/97	Approval Expiration	Extension to			
			Additional Sheets		
OK to Issue Building Permit	Kandi Talbot	9/25/97	Attached		
	signature	date			
Performance Guarantee	Required*	Not Required     ■			
* No building permit may be issued ur	ntil a performance guarantee	e has been submitted as indicated below			
Performance Guarantee Accepted	ł				
	date	amount	expiration date		
Inspection Fee Paid					
Inspection ree raid	date	amount			
Building Permit Issued	مثمام				
	date				
Performance Guarantee Reduce	d				
	date	remaining balance	signature		
Temporary Certificate of Occupa	ncy	Conditions (See Attache	d)		
	date	•			
☐ Final Increasion					
Final Inspection	date	signature			
Certificate Of Occupancy	dato				
Columbia Cr Coodpandy	date	2			
Performance Guarantee Release	ed .				
_	date	signature			
Defect Guarantee Submitted					

submitted date

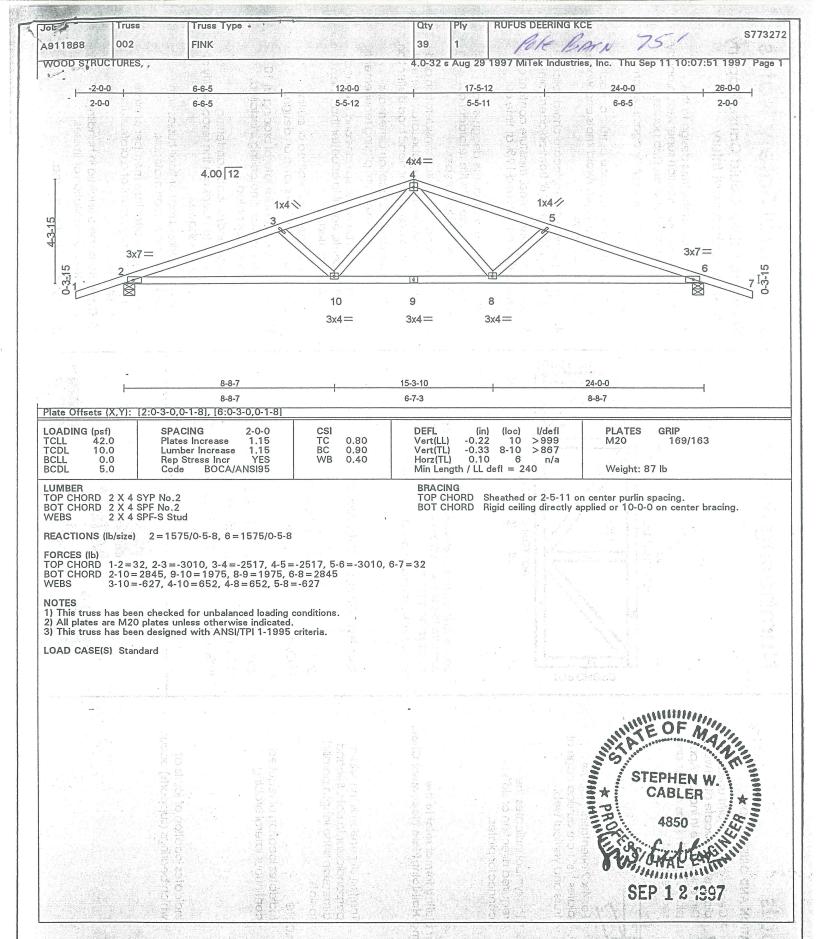
Defect Guarantee Released



### WARNING - Verify design parameters and READ NOTES ON THIS AND REVERSE SIDE BEFORE USE.

Design valid for use only with MiTek connectors. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consuit @ST-88 Quality Standard, DS8-89 Bracing Specification, and HIB-91 Handling installing and Bracing Recommendation available from Truss Plate Institute, 583 D'Onofilo Drive, Madison, WI 53719.

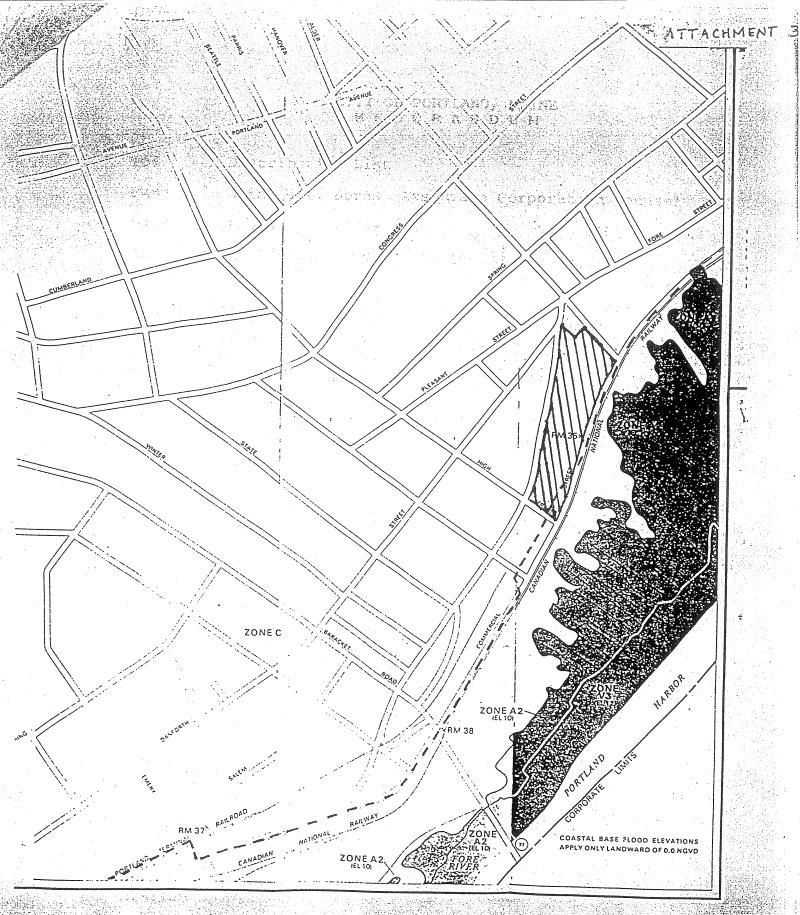




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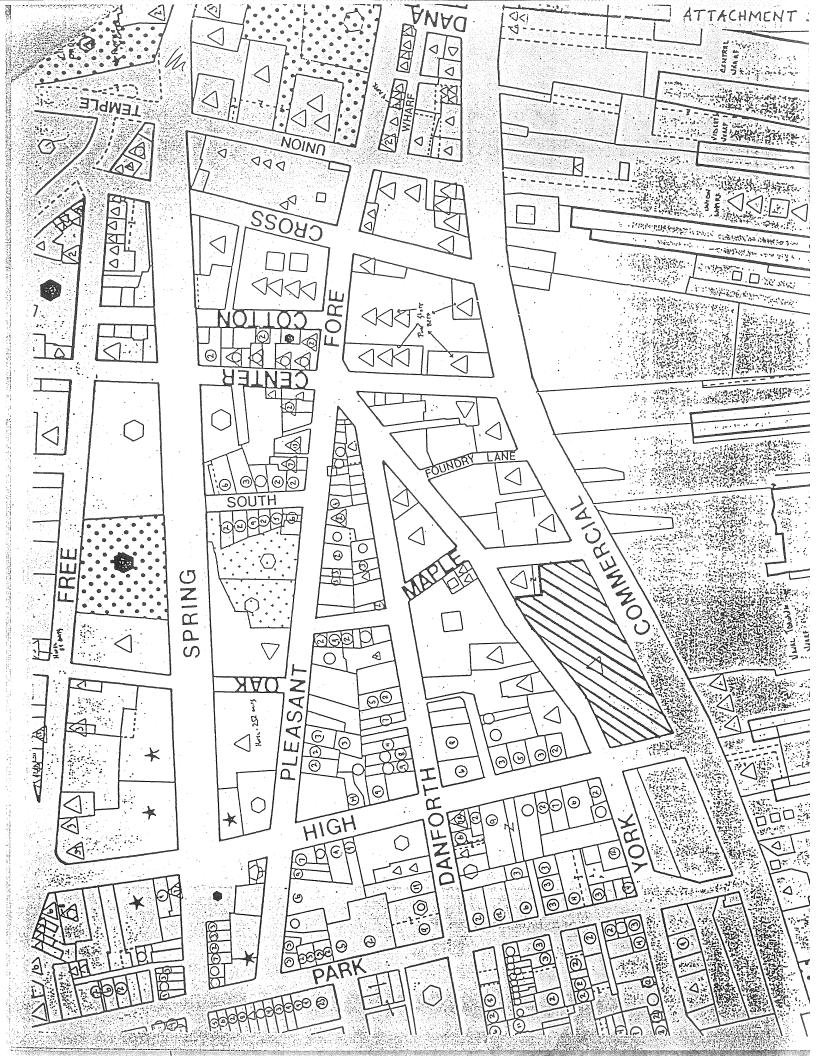
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--- shoreland zone

| Site of proposed structure



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 merly 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

