



Application for Exemption from Site Plan Review Portland, Maine

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

PROJECT NAME: Roof Replacement

PROJECT ADDRESS: 865 Forest Ave

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)
Reframe Roof w/new rafters & sheathing

CHART/BLOCK/LOT: 137-C-011

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Steve Mardigan
Address: 460 Baxter Bldg
Portland, ME
Zip Code: 04103
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
E-mail: _____

CONSULTANT/AGENT

Name: Allair Construction
Address: 10 Alexander Dr.
Cape Elizabeth, ME
Zip Code: 04107
Work #: 831 9338
Cell #: _____
Fax #: _____
Home #: _____
E-mail: _____

RECEIVED

AUG 21 2009

City of Portland
Planning Division

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

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

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

Y
N
N
N
Y
Y
N
N
N
Y
Y

Planning Division Use Only

yes - no footprint
no expansion
yes - OK
no
yes BPS OK
yes " "
no
lg pkg lot exists
no
not applicable
not applicable

Planning Division Use Only

Exemption Granted Partial Exemption Exemption Denied

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

Planner's Signature Jan Maser

Date 8-26-09

Planning Barbara Barhydt

8/26/09

Exemption for 865 Forest Avenue

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



PORTLAND MAINE

Planning Division
Jean Fraser, Planner

8-26-09.

Re: Appl. for Exemption
865 Forest Ave
(Roof replacement)

Discussed at Dev Rev 8-26-09
Marge Schmuckel confirmed OK
re zoning; no other issues
identified as with in existing
foot print. *

Env + Inspections have been
dealing with construction
issues.

JF.

* Marge S. confirmed that plans etc
they have / her discussions w/ applicant
showed no introduction of another
floor. She + I agreed to condition the
exemption to cover this.



8-26-09.

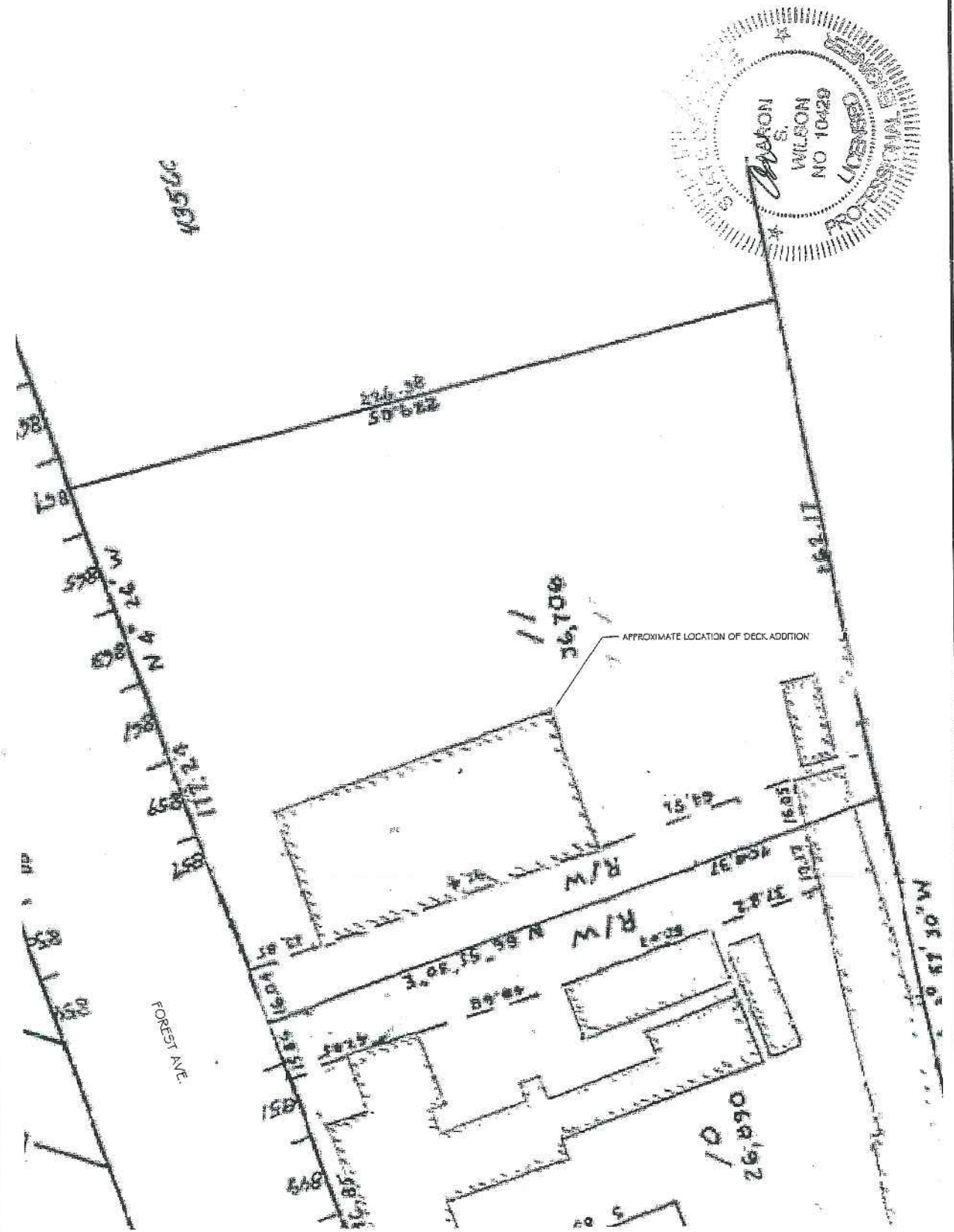
Spoke to Marge re whether the dormers + clear-storey were going to facilitate / accompany a new 2nd floor (which would inc. capacity → more traffic → not be an exemption).

Marge confirmed that submissions she had received / discussions (same plans as in exemption appl) did not include another floor + were just to make lower level more attractive. Condition included just to make this clear. JA.



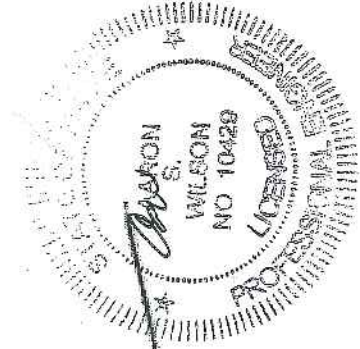
AERIAL PHOTO

rear 10' req. - 59.9' ok
 side - none or 10' - 85.0' ok.
 impervious surface ok - going over
 existing pavement.



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.



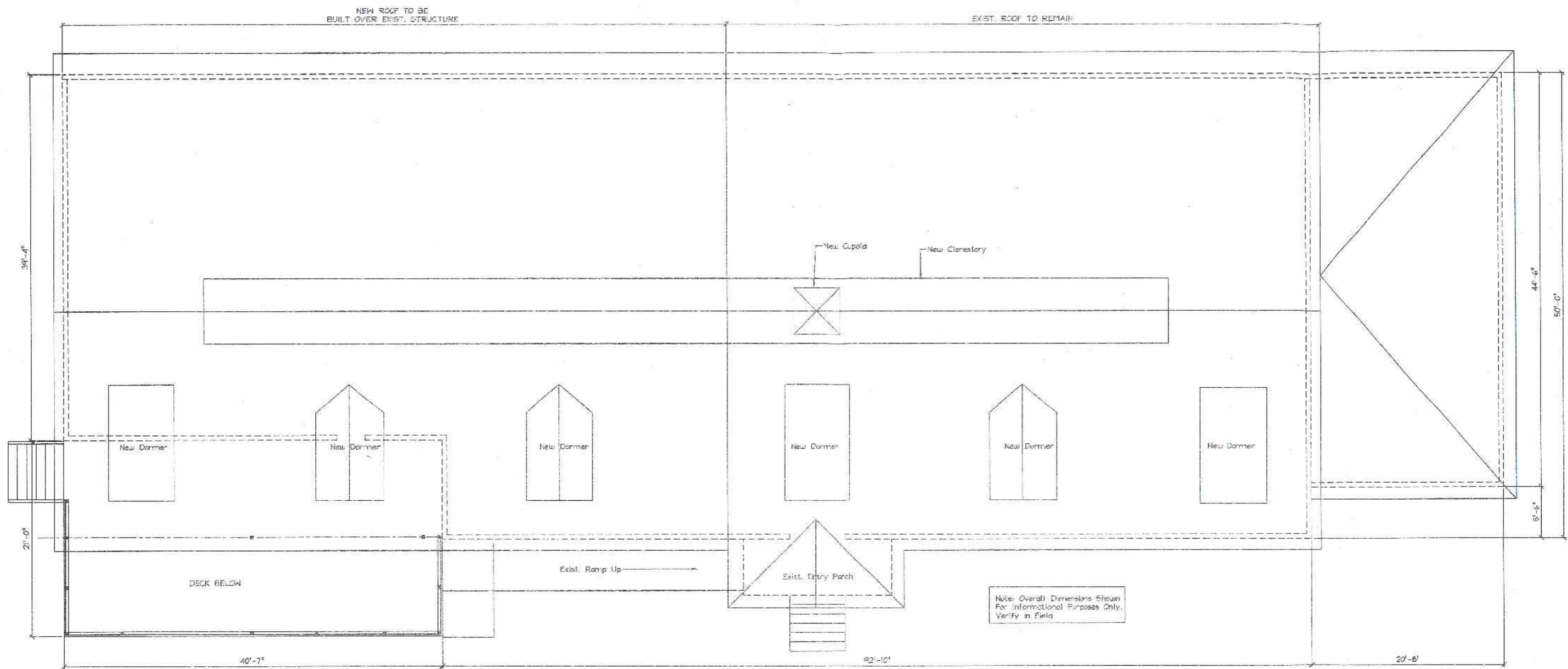
ASSOCIATED DESIGN PARTNERS INC.
 80 Leighton Road
 Falmouth, Maine 04105
 Office: (207) 878-1751
 Fax: (207) 878-1788
 E-Mail: adp@adpengineering.com

THIS DRAWING, DESIGN AND ELECTRONIC FILE ARE THE PROPERTY OF ASSOCIATED DESIGN PARTNERS, INC. THE REPRODUCTION, COPYING OR ANY OTHER USE OF THIS DOCUMENT WITHOUT WRITTEN CONSENT IS PROHIBITED.

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

No.	BY	DESCRIPTION	DATE

DATE : 04-09-06
 SCALE : 1:200
 DESIGN BY: ASW
 DRAWN BY: RSC
 FILE #: 07067-A101.DWG
 PROJECT NUMBER:
07067
 SHEET NO:
C101



ROOF PLAN

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

WOOD FRAMING NOTES:

- STRUCTURAL LUMBER: SOUTHERN YELLOW PINE NO.1/NO.2 OR BETTER
PRESSURE TREATED
Fb = 975 PSI Fv = 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

Note: Overall Dimensions Shown For Informational Purposes Only. Verify in Field.

CURRENT REVISION	
DATE	DESCRIPTION
7/28/09	CHANGED ROOF PURPOSE
8/7/09	CHANGED REVISIONS

865 FOREST AVE.
NEWTON, MA 02459

MacLeod



THIS DRAWING IS
 SUBMITTED FOR DATE: 8/7/09
 This Drawing Shall Be Considered "As Noted" Unless Otherwise Indicated. The Engineer's Responsibility Shall Be Limited to the Work Shown on This Drawing.
 DRN BY: BWM
 CHKD BY: BWM
 DATE: 8/18/09
 SCALE: AS NOTED
 PROJ. NO: 2009

SHEET TITLE: ROOF PLAN & NOTES
 S1 OF 1