



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

MS. LISA FOLEY (OPEN SPACE ☺)
Applicant

DEC. 6, 2004
Application Date

P.O. BOX 7665 PORTLAND, ME. 0
Applicant's Mailing Address

FOLEY PROPERTY - 157 F
Project Name/Description

ANTHONY MUGNICH. 207-761-002
Consultant/Agent Phone Number

157 BIRCH ST.
Address of Proposed Site

CBL: 063-6-010

Description of Proposed Development:

A PREVIOUS MEDICAL OFFICE BLDG. IS TO BE CONVERTED TO TRMO(2) RESIDENTIAL
(COMMERCIAL USE) THE BLDG. BUILDING WAS A 19TH CENTURY CARriage
HOUSE. THE PROJECT HAS BEEN APPROVED BY THE HISTORIC PRESERVATION REVIEW PROCESS.

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

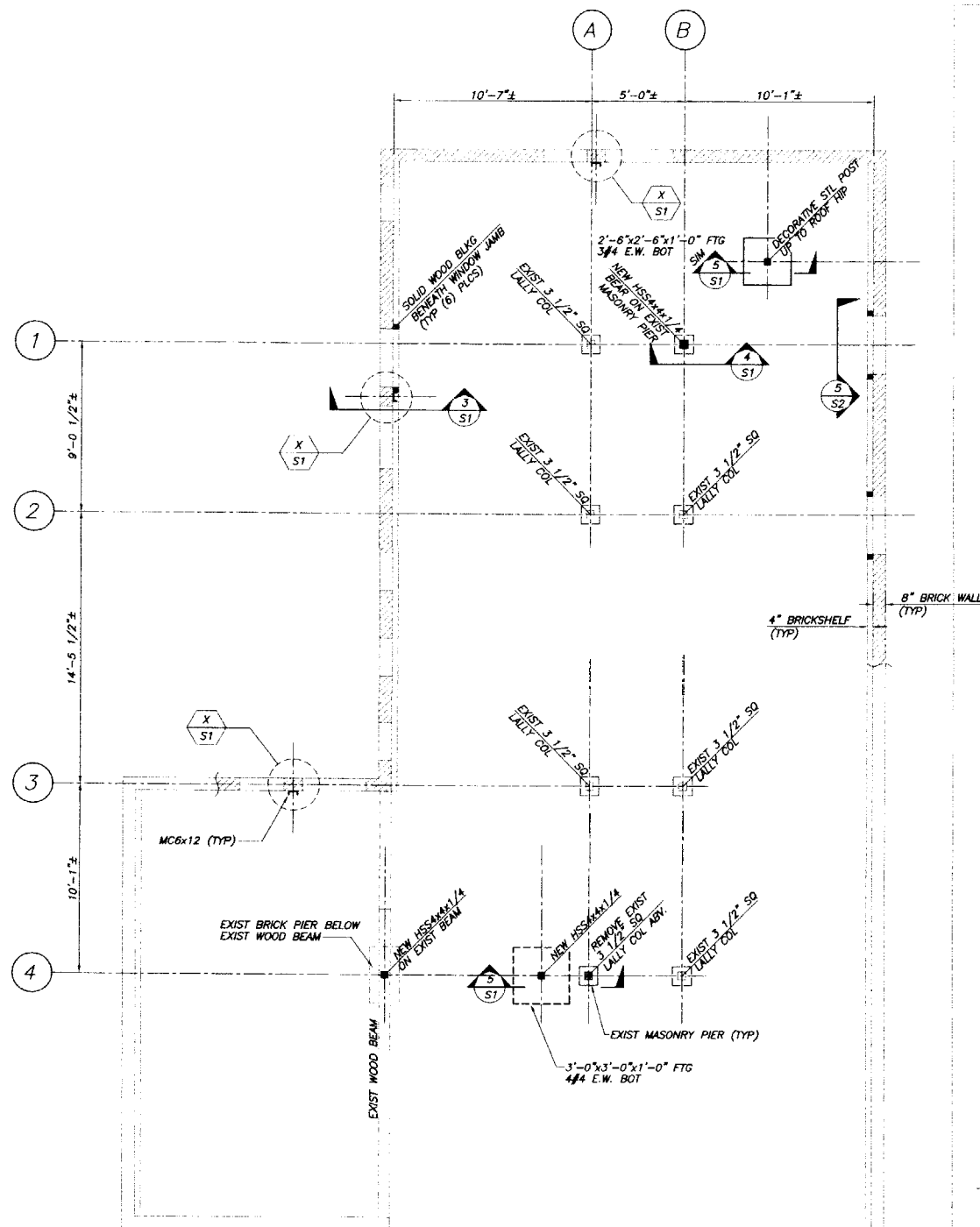
Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
Yes	✓
Yes	✓
Yes	✓
Yes	✓
Yes	✓
Yes	✓
Yes	✓
Yes	✓
Yes	✓
Yes	✓
Yes	✓

Planning Division Use Only

Exemption Granted Partial Exemption Exemption Denied

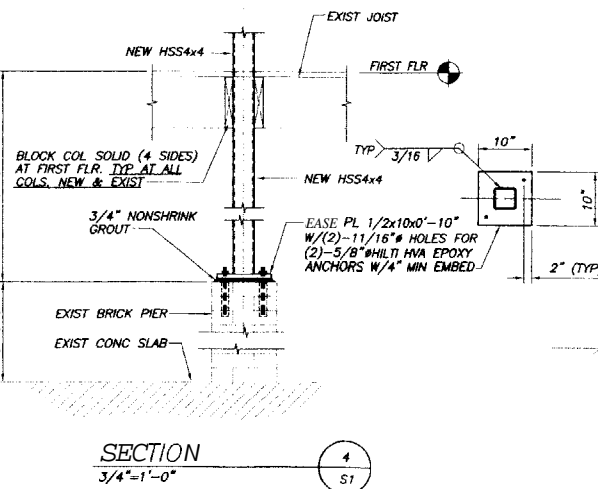
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
DEC 23 2004
RECEIVED

Planner's Signature [Signature] Date 12/23/04

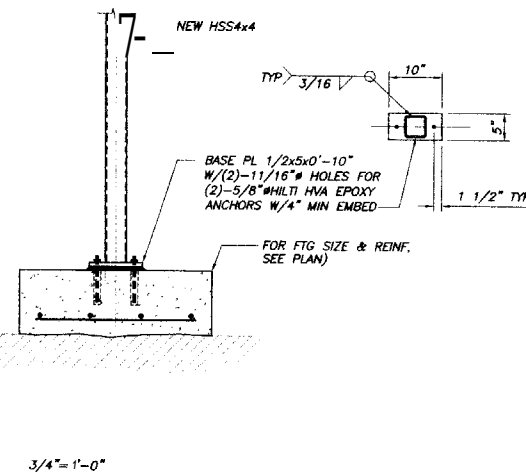


FOUNDATION/FIRST FLOOR PLAN
1/4"=1'-0"

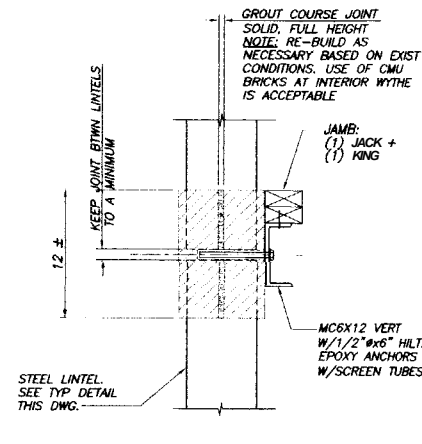
- FOUNDATION NOTES:**
1. NOT ALL EXISTING FRAMING SHOWN FOR CLARITY
 2. DIMENSIONS SHOWN FOR REFERENCE ONLY. VERIFY ALL DIMENSIONS AND FRAMING PRIOR TO START OF WORK. CONTACT ENGINEER IF ACTUAL CONDITIONS VARY FROM THAT SHOWN.
 3. CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.



SECTION 4
3/4"=1'-0"

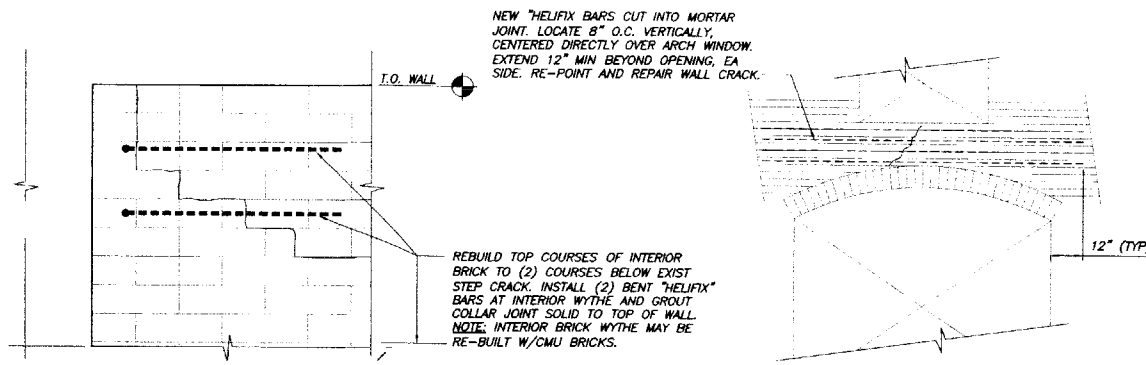


SECTION 3
3/4"=1'-0"

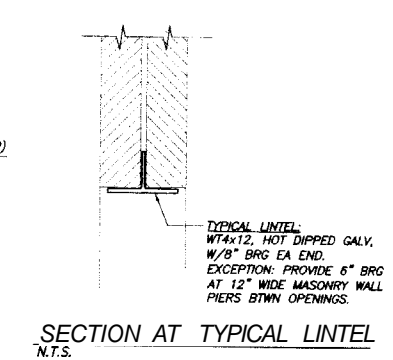


SECTION 1
N.T.S.

PLAN DETAIL X
1 1/2"=1'-0"



SECTION 2
N.T.S.



SECTION AT TYPICAL LINTEL
N.T.S.

- GENERAL NOTES**
1. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
 2. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, CUTS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
 3. SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS AS DETERMINED BY THE STRUCTURAL ENGINEER.
 4. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

DESIGN LOADS

1. BUILDING CODE:	IBC INTERNATIONAL BUILDING CODE (2003)
	ASCE 7-02 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
2. DESIGN LIVE LOADS:	FLOORS 100 PSF
3. DESIGN LIVE LOADS:	ROOF 60 PSF
	GROUND SNOW LOAD (Ps): 60 PSF
	SNOW EXPOSURE FACTOR (Ce): 0.7
	SNOW LOAD THERMAL FACTOR (Ct): 1.1
	SNOW LOAD IMPORTANCE FACTOR (I): 1.0
	FLAT ROOF SNOW LOAD (Ps): 46 PSF

- MATERIAL NOTES**
1. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3000 PSI.
 2. REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 DEFORMED BARS. PROVIDE 3" COVER TO GROUND.
 3. ANCHOR BOLTS SHALL BE HEADED BOLTS CONFORMING TO ASTM A307 UNLESS NOTED OTHERWISE ON DRAWINGS.
 4. ALL GROUT BENEATH BASE PLATES & BEARING PLATES SHALL BE "S-STAR" 5000-PSI NON-SHRINK GROUT.
 5. STRUCTURAL STEEL: WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992 GRADE 50. PLATES, ANGLES AND CHANNELS SHALL CONFORM TO ASTM A572, GRADE 50.
 6. STRUCTURAL TUBING: CONFORM TO ASTM A500 GRADE 484 KSI.
 7. FIELD BOLTED CONNECTIONS SHALL USE 3/4" DIAMETER ASTM A325H HIGH STRENGTH BOLTS. WELDING SHALL CONFORM TO AWS D1.1 LATEST EDITION. ELECTRODES SHALL CONFORM TO AWS A5.1 E70XX SERIES WITH PROPER ROD TO PRODUCE OPTIMUM WELD (LOW HYDROGEN).
 8. LINTELS FOR EXTERIOR MASONRY AND STRUCTURAL STEEL EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANNEED ACCORDING TO ASTM A123, UNLESS OTHERWISE NOTED TO BE PAINTED.
 9. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE AITC TIMBER CONSTRUCTION MANUAL, LATEST EDITION, AND THE AFPA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) 1997 EDITION.
 10. INDIVIDUAL TIMBER FRAMING MEMBERS SHALL BE VISUALLY GRADED, MINIMUM GRADE NO.1 (NO.2) SPRUCE-PINE-FIR KILN DRIED TO 19% MAXIMUM MOISTURE CONTENT UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
 11. LAMINATED VENEER LUMBER (LVL) AND PARALLEL STRAND LUMBER (PSL) SHALL BE AS SPECIFIED ON THE DRAWINGS AND MANUFACTURED BY TRUS-JOIST MACMILLAN. REFER TO MANUFACTURER'S LITERATURE FOR PROPER HANDLING AND INSTALLATION GUIDELINES.
 12. PRESSURE TREATED LUMBER SHALL BE USED FOR SILL MEMBERS, EXTERIOR EXPOSURE, OR WHERE SHOWN ON THE DRAWINGS. TIMBER SHALL BE SOUTHERN YELLOW PINE TREATED WITH ACQ TO 0.4 #/CF RETENSION. USE HOT-DIPPED GALV OR STAINLESS STEEL CONNECTORS AND HARDWARE WITH ACQ TREATED LUMBER.
 13. FASTENINGS NOT SPECIFIED SHALL CONFORM WITH BOCA TABLE 2305.9
 14. JOIST HANGERS, BEAM HANGERS, POST BASES AND CAP PLATES SHALL BE AS INDICATED ON THE DRAWINGS AND MANUFACTURED BY SIMPSON COMPANY. REFER TO MANUFACTURER'S LITERATURE FOR PROPER HANDLING AND INSTALLATION GUIDELINES.



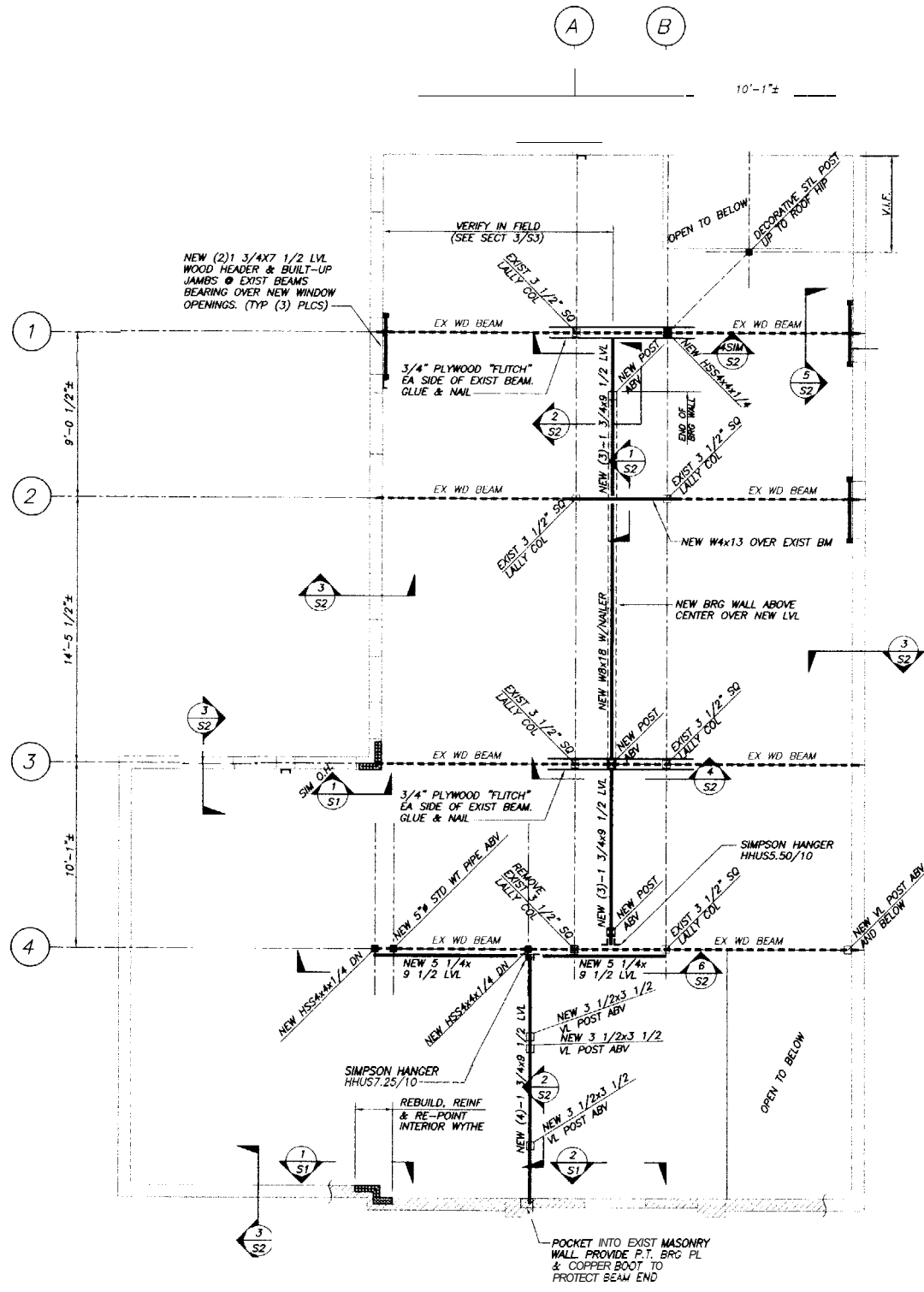
ISSUED FOR CONSTRUCTION

157 PINE STREET
PORTLAND, MAINE
FOUNDATION/FIRST FLOOR FRAMING
PLAN, SECTIONS AND DETAILS

DATE	NOTED
12/10/04	SMB
1283	PBB

S1

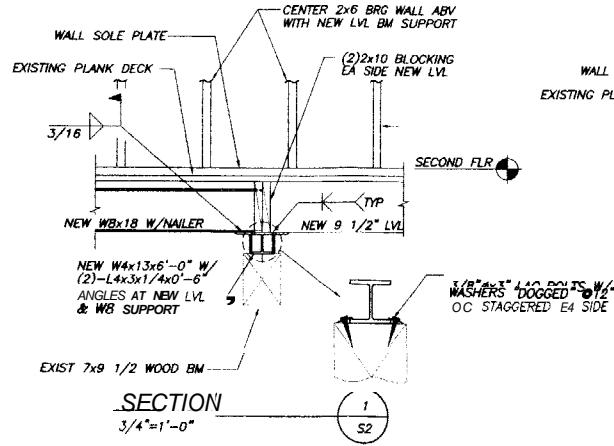
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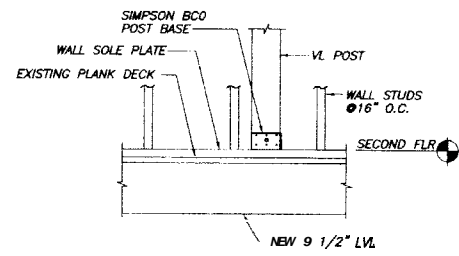
SECOND FLOOR FRAMING PLAN
1/4"=1'-0"

SECOND FLOOR FRAMING NOTES:

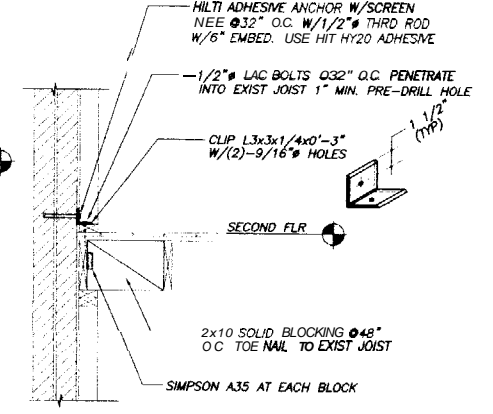
1. NOT ALL EXISTING FRAMING SHOWN FOR CLARITY
2. REFER TO ARCHITECTURAL PLAN BY OTHERS FOR INTERIOR PARTITIONS
3. DIMENSIONS SHOW FOR REFERENCE M.Y. VERIFY ALL DIMENSIONS AND FRAMING PRIOR TO START OF WORK. CONTACT ENGINEER IF ACTUAL CONDITIONS VARY IN A MANNER THAT SHOWN.



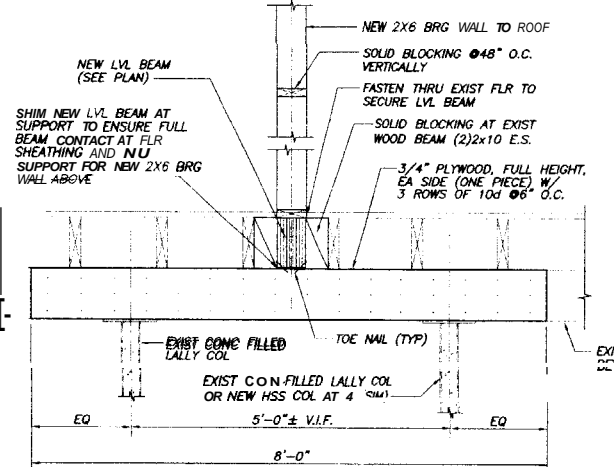
SECTION
3/4"=1'-0"



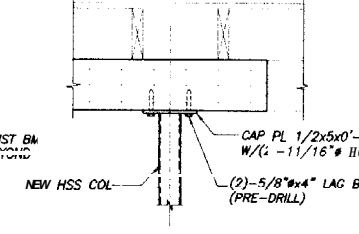
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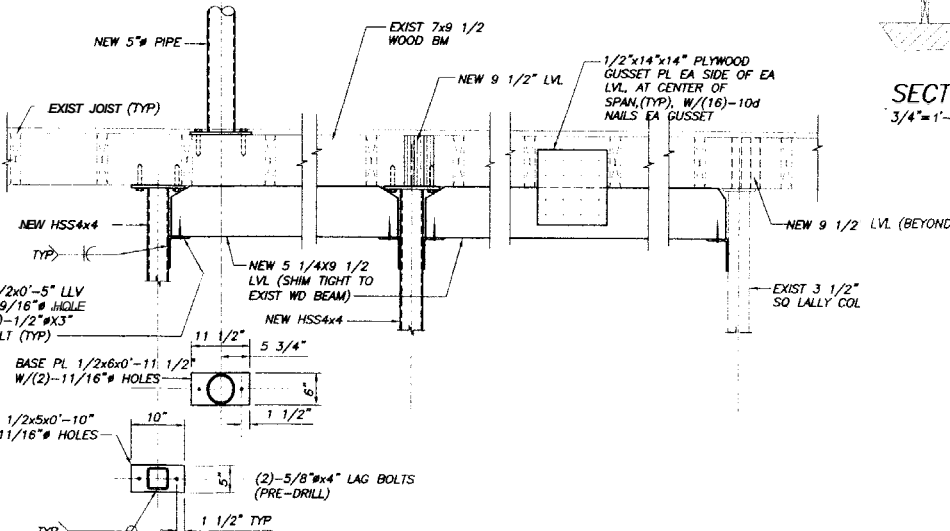
TYP SECTION AT WALL ANCHORAGE
NOTE: REQUIRED AT WALLS WITHOUT FRAMING BEARING ON THEM. APPROX 120 LINEAR FEET OR 45 ANCHORS



SECTION
3/4"=1'-0"

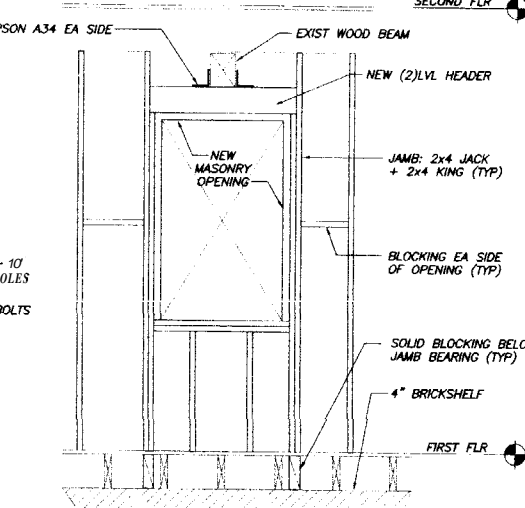


SECTION
3/4"=1'-0"



SECTION
3/4"=1'-0"

SECTION
3/4"=1'-0"



SECTION
3/4"=1'-0"



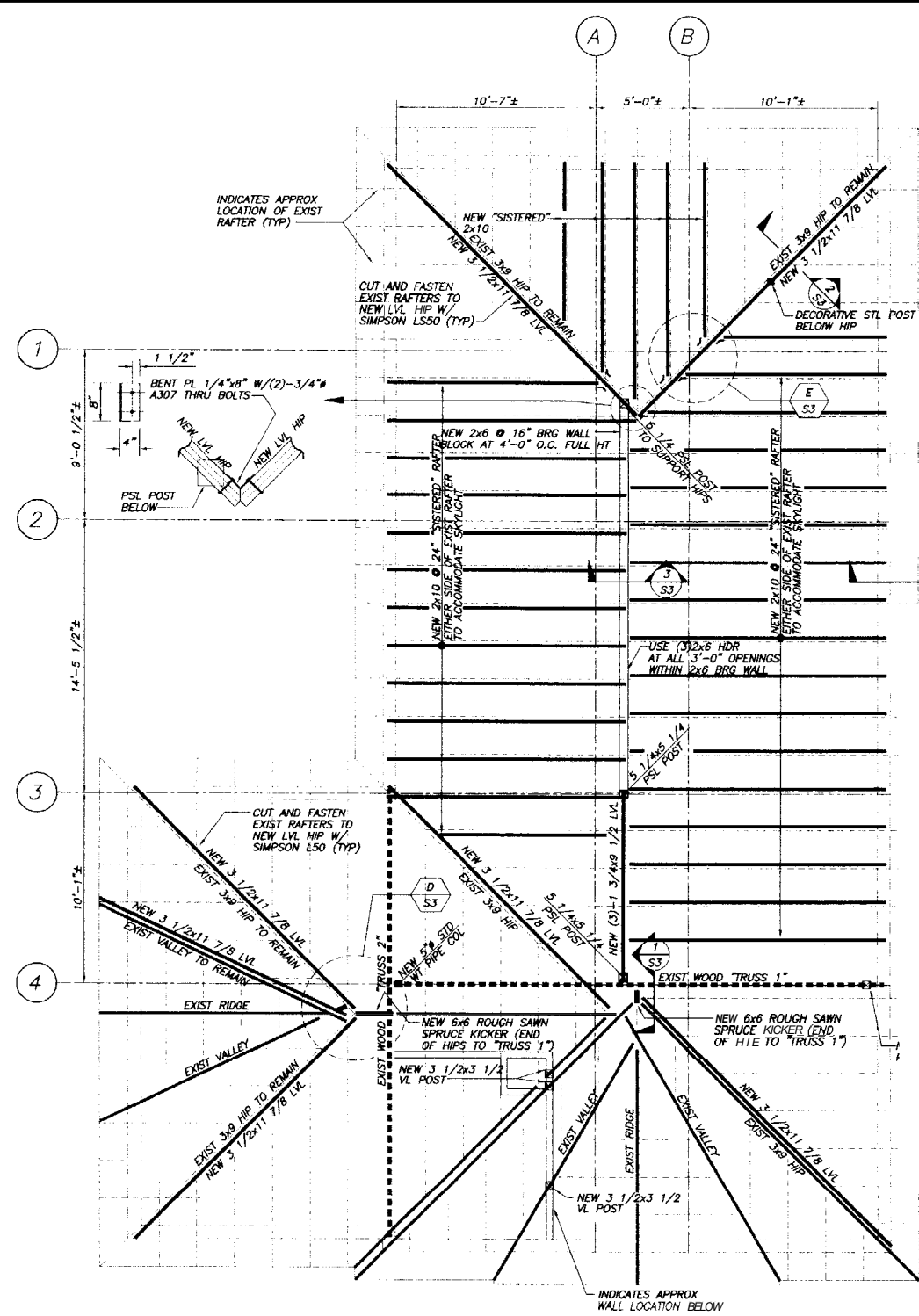
12/10/04 ISSUED FOR CONSTRUCTION

157 PINE STREET
PORTLAND, MAINE
SECOND FLOOR FRAMING PLAN
AND SECTIONS

WB/PBB	NOTED
SMB	12/10/04
PBB	12B3

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- ROOF FRAMING NOTES:**
- 1 NOT ALL EXISTING FRAMING SHOWN FOR CLARITY
 - 2 REFER TO ARCHITECTURAL PLAN BY OTHERS FOR INTERIOR PARTITIONS
 - 3 DIMENSIONS SHOWN FOR REFERENCE ONLY. VERIFY ALL DIMENSIONS AND FRAMING PRIOR TO START OF WORK. CONTACT ENGINEER IF ACTUAL CONDITIONS VARY FROM THAT SHOWN.
 - 4 WOOD SPECIES FOR EXPOSED COMPONENTS TO BE ONE OF THE FOLLOWING SPECIES: No. 1 GRADE SPRUCE-PINE-FIR, HEM-FIR, DOUG-FIR. OTHER SPECIES MAY BE USED WITH WRITTEN APPROVAL FROM ENGINEER.



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www.beckerinc.com

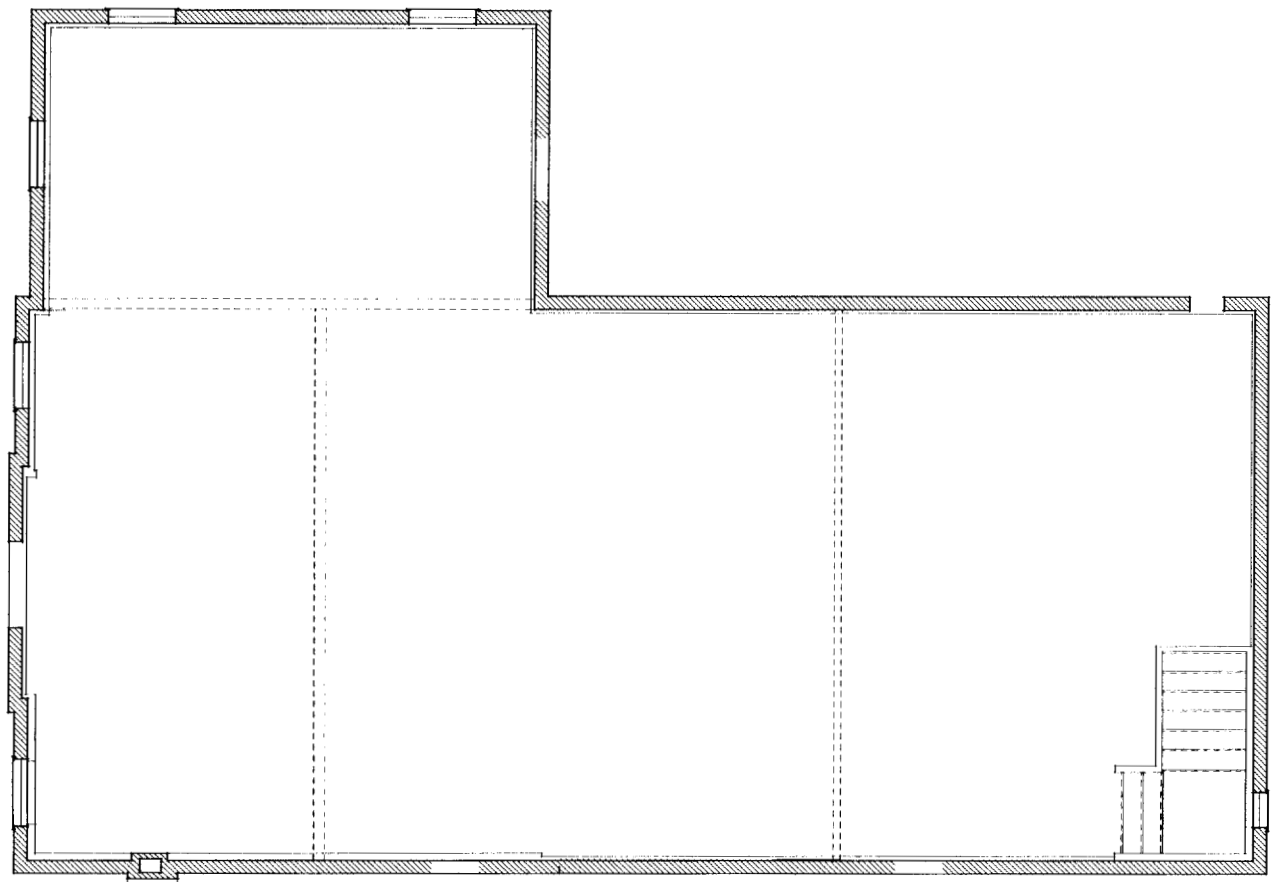
12/10/04 ISSUED FOR CONSTRUCTION

157 PINE STREET
PORTLAND, MAINE

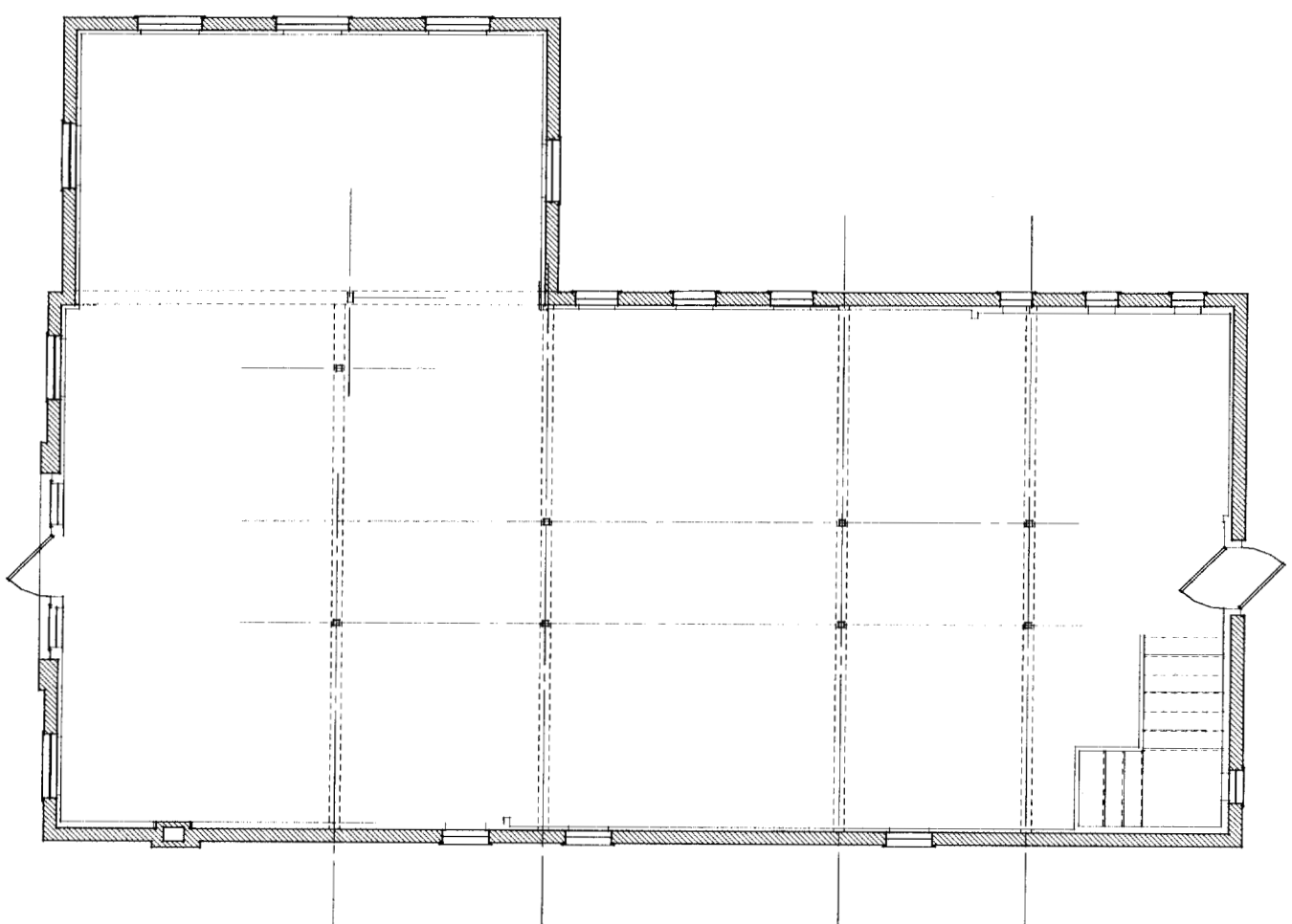
ROOF FRAMING PLAN AND SECTIONS

/PBB NOTED
MB 12/10/04
BB 1283

SB



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING
CONDITIONS

NOVEMBER, 2004

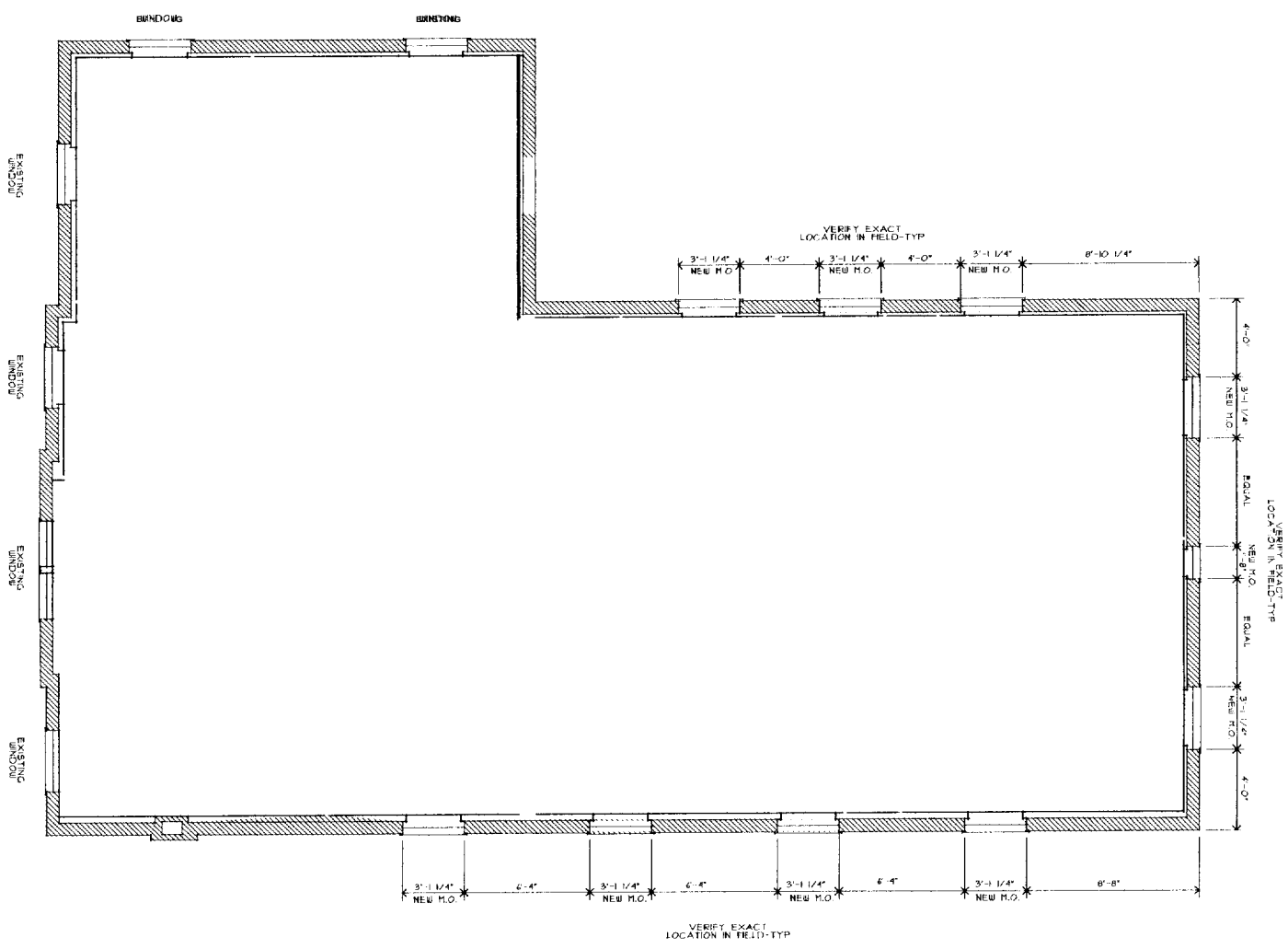
AS NOTED

SMT

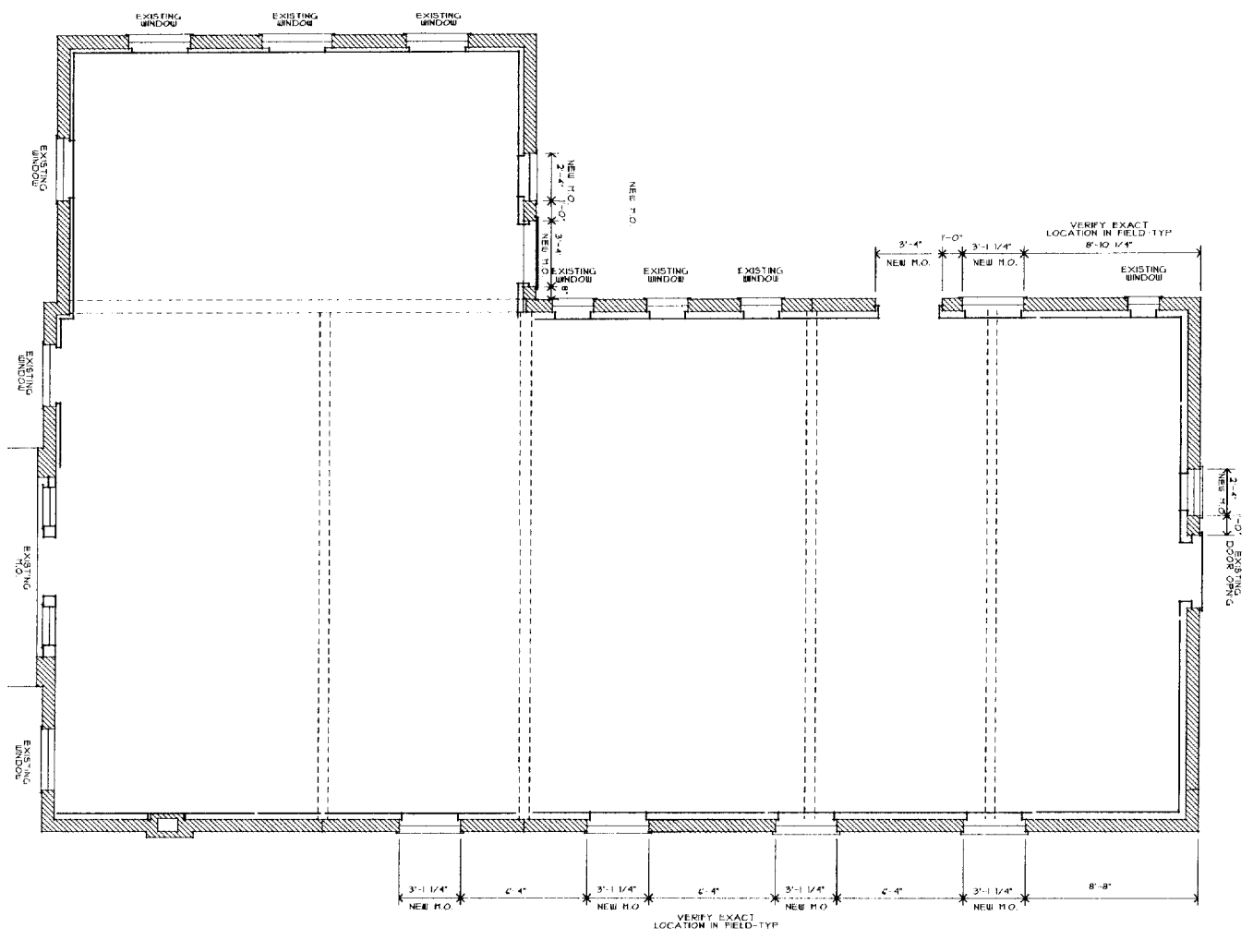
0418

CONSTRUCTION SERVICES, INC.

EX. 1



SECOND FLOOR PLAN
 SCALE: 1/4\"/>



FIRST FLOOR PLAN

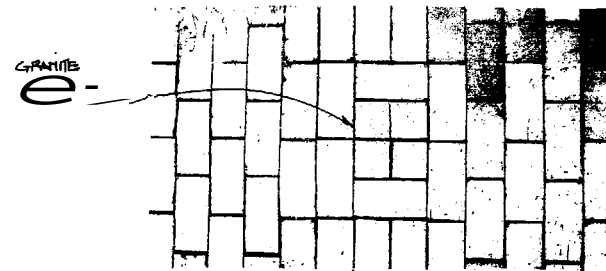
OTV 2 ARCHITECTS
 44 Oak Street
 Portland, Maine 04101
 201-771-5461 fax 774-0845

PROJECTS
 DATE
 NOVEMBER 2004
 SHEET TITLE

DATE
 AS NOTED
 DRAWN BY
 SMT
 PROJECT NUMBER
 0428
 CLIENT/OWNER
 157 PINE STREET CONDOMINIUMS, LLC
 SHEET NUMBER
A.1



COBBLESTONE PATTERN



BRICK PATTERN - WALKS

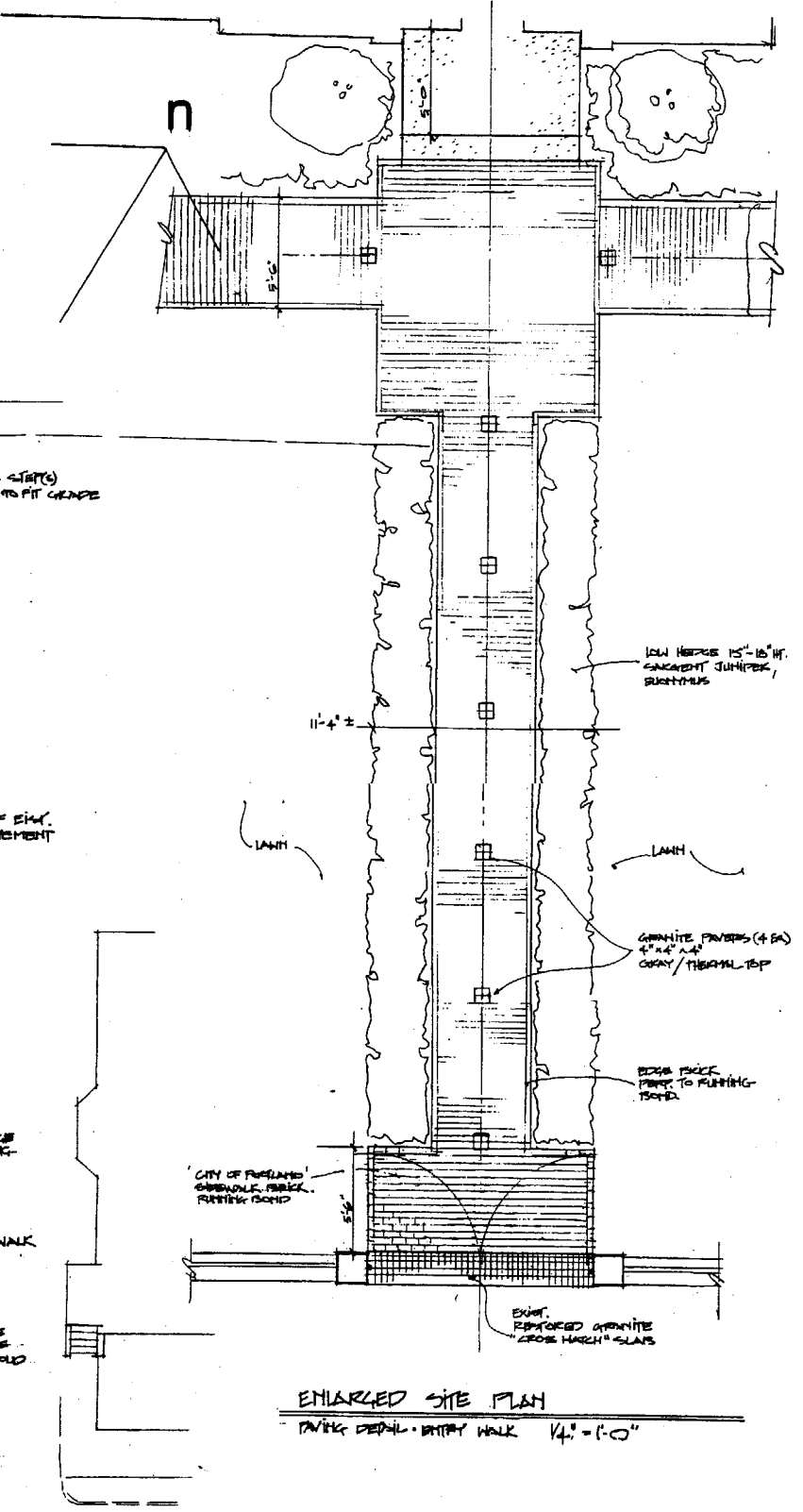
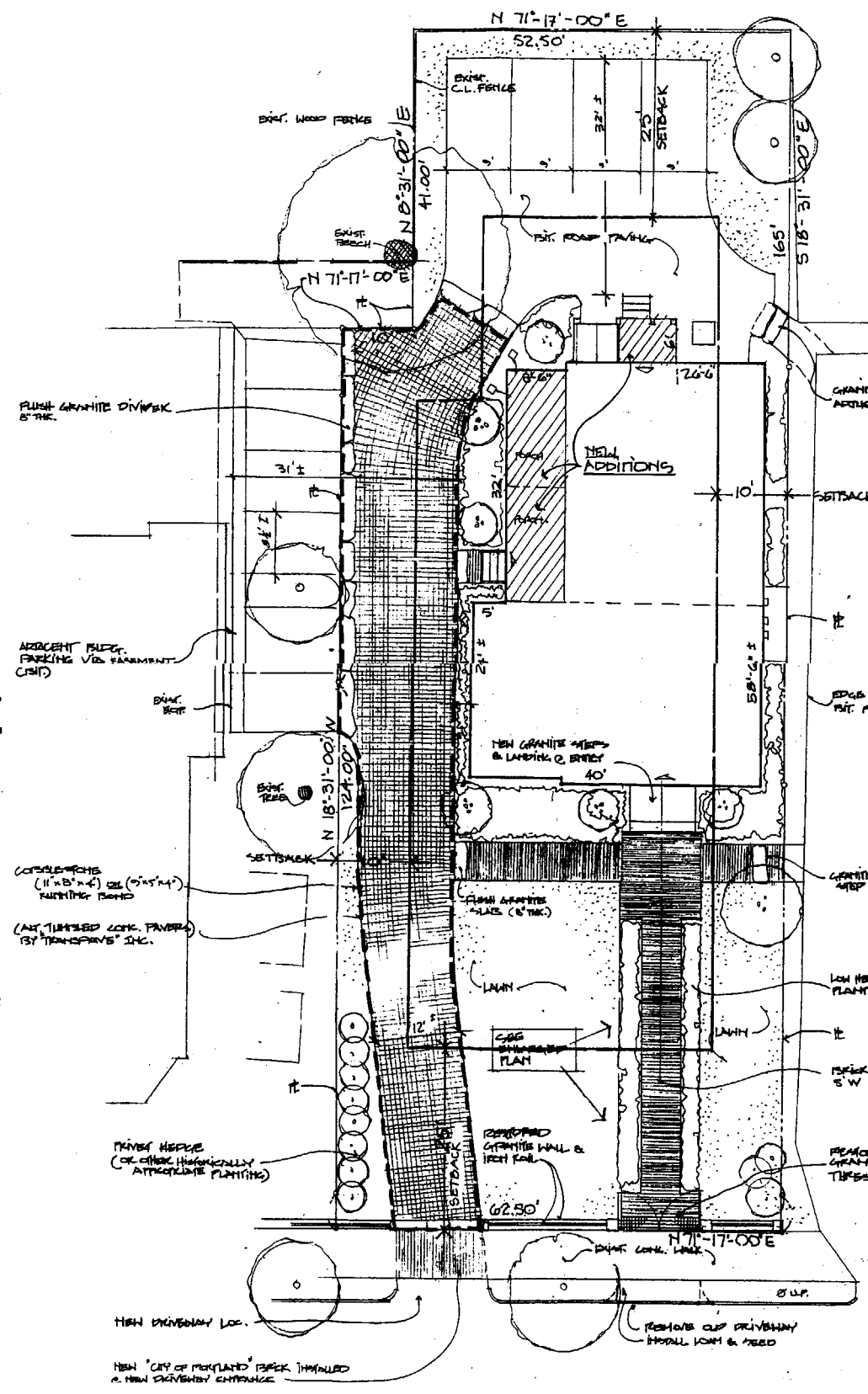
VEHICULAR, PEDESTRIAN EASEMENT

An easement in common with the Grantor herein, his heirs and assigns, over certain premises owned by the Grantor herein located at 157 Pine Street, Portland, in the County of Cumberland and State of Maine, to premises owned by the Grantee herein; said easement will be limited to an area presently encompassing the driveway on the most westerly portion of land of the Grantor, and in particular lying westerly of any buildings on land of the Grantor, leading from Pine Street to the adjacent land of the Grantee. The purpose of said easement is limited to pedestrian and vehicular traffic only, and only to provide ingress and egress to the parking area to be constructed on the most easterly portion of said land of the Grantee.

Grantee by acceptance of this easement does for his part agree to construct and maintain six (6) parking places on his property as it abuts the aforesaid driveway and in return for access to said parking, he for himself, his heirs, successors and assigns agrees as follows:

- 1) To share equally in the expense of maintaining said driveway;
- 2) To contribute equally to the cost of snow removal thereon;
- 3) To provide on said adjacent property of the Grantee for the use of the Grantor, his heirs and assigns, and for the use of their respective employees, agents, associates, invitees and licensees, a minimum of four (4) parking places between the hours of 8:30 a.m. and 5:30 p.m.
- 4) By the acceptance of this deed the Grantee hereby conveys to the Grantor, his heirs, successors and assigns the right and easement to so use as aforesaid any and all of the parking space so constructed but in any event no less than four (4) such parking spaces during the hours of 8:30 a.m. and 5:30 p.m. during weekdays.

EASEMENT DRIVEWAY BOUNDARY - - - - -



Pine Street

Site Plan
1" = 10' 0"

Landscaping/Maintenance

94 Commercial Street
Portland, Maine 04101

DATE: 11.8.04

Foley Property

57 Pine Street
Portland, Maine

Site Plan

L-1