



1 LOCATION MAP
S1 SCALE: 1:3.05

THE PROJECT CONSISTS OF DEMOLISHING THE EXISTING GARAGE, WHICH IS CONNECTED TO THE HOUSE WITH AN OUTSIDE STAIRWAY, AND ADDING A NEW GARAGE AND VESTIBULE. THE NEW VESTIBULE WILL PROVIDE ACCESS TO THE BASEMENT.

ZONING

R6 MULTIFAMILY

DIMENSIONAL REQUIREMENTS PROPOSED PROJECT

SIZE OF PROPOSED ADDITION:	410 SF
MIN LOT SIZE:	2,000 SF
MIN DWELLING UNIT :	725 SF
STREET FRONTAGE MIN :	20'
FRONT YARD SETBACK:	10'
REAR YARD SETBACK:	5' *
SIDE YARD SETBACK:	5'
LANDSCAPED OPEN SPACE:	1928 SF (40%)
MAX LOT COVERAGE:	2893 SF (60%)
MAXIMUM HT:	45'

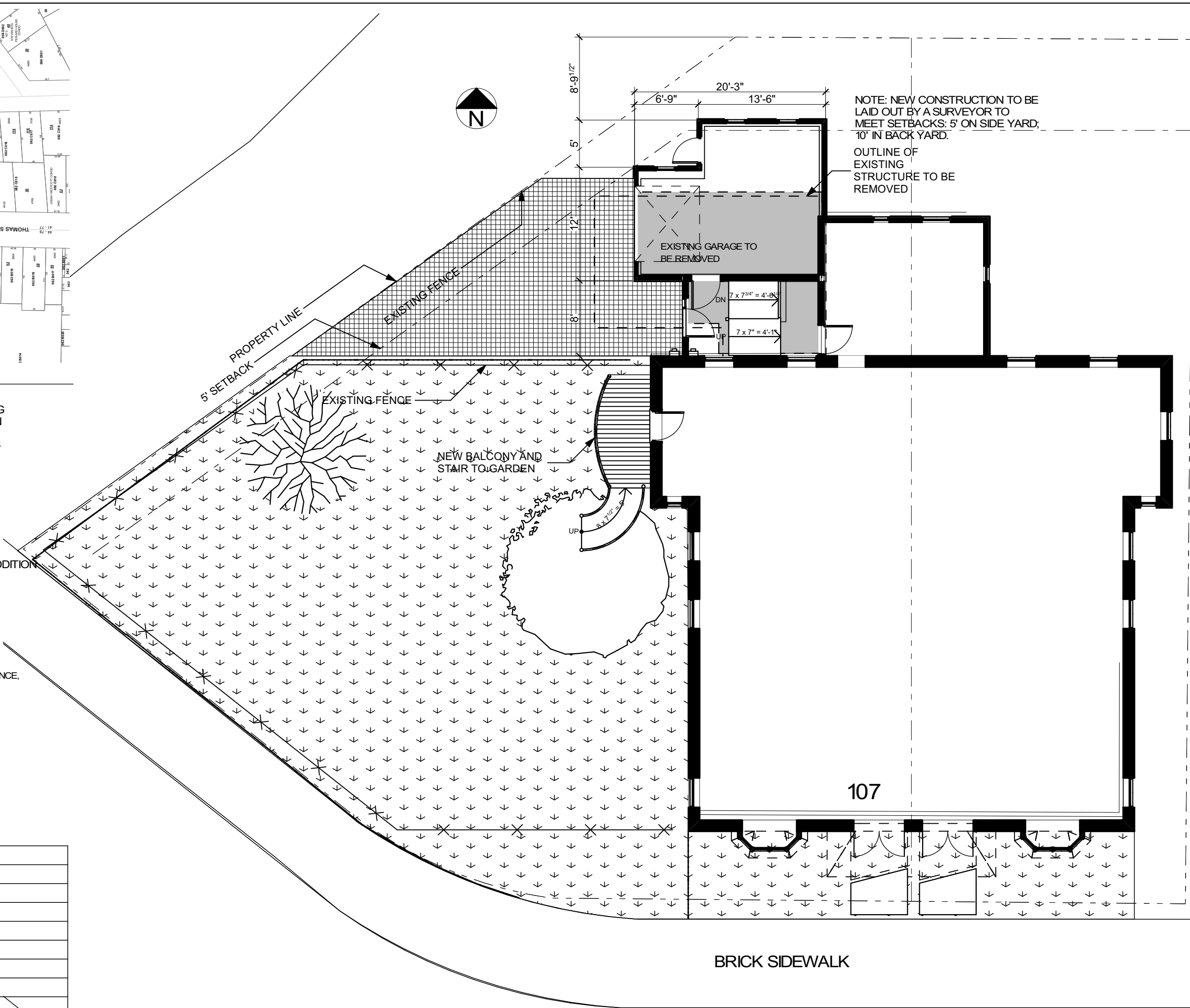
* THIS LOT ABUTS AN ALLEYWAY. DUE TO A UNIQUE CIRCUMSTANCE, THE SETBACK HAS BEEN REDUCED TO 5'. THIS NEEDS TO BE VERIFIED.

CODE CONSIDERATIONS

CONSTRUCTION IS WOOD 2 X 6 FRAMING W/ ZIP SYSTEM SHEATHING, CEMENT BOARD SIDING.
INSULATION VALUES IN HEATED PORTION: R20 WALLS; R40 ROOF
1 HR SEPARATION BETWEEN GARAGE AND VESTIBULE AND HOUSE.

DRAWINGS

S1	SITE PLAN
A1.1	FLOOR PLAN
A1.2	FOUNDATION, FRAMING, ROOF PLANS
A2.1	SOUTH, EAST ELEVATION
A2.2	WEST ELEVATION
A2.3	NORTH ELEVATION
A3.1	SECTIONS, STAIR DETAILS
A3.2	GARAGE, VESTIBULE SECTIONS
A3.3	SECTIONS
A6.1	SCHEDULES
E1	ELECTRICAL PLAN



NOTE: NEW CONSTRUCTION TO BE LAID OUT BY A SURVEYOR TO MEET SETBACKS: 5' ON SIDE YARD; 10' IN BACK YARD.
OUTLINE OF EXISTING STRUCTURE TO BE REMOVED

EXISTING GARAGE TO BE REMOVED

NEW BALCONY AND STAIR TO GARDEN

107

BRICK SIDEWALK

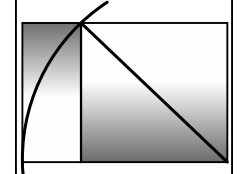
2 SITE PLAN
S1 SCALE: 1" = 10'

107 PINE ST GARAGE

Portland, Maine

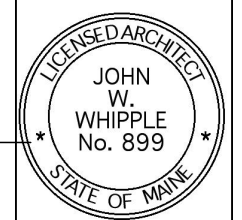
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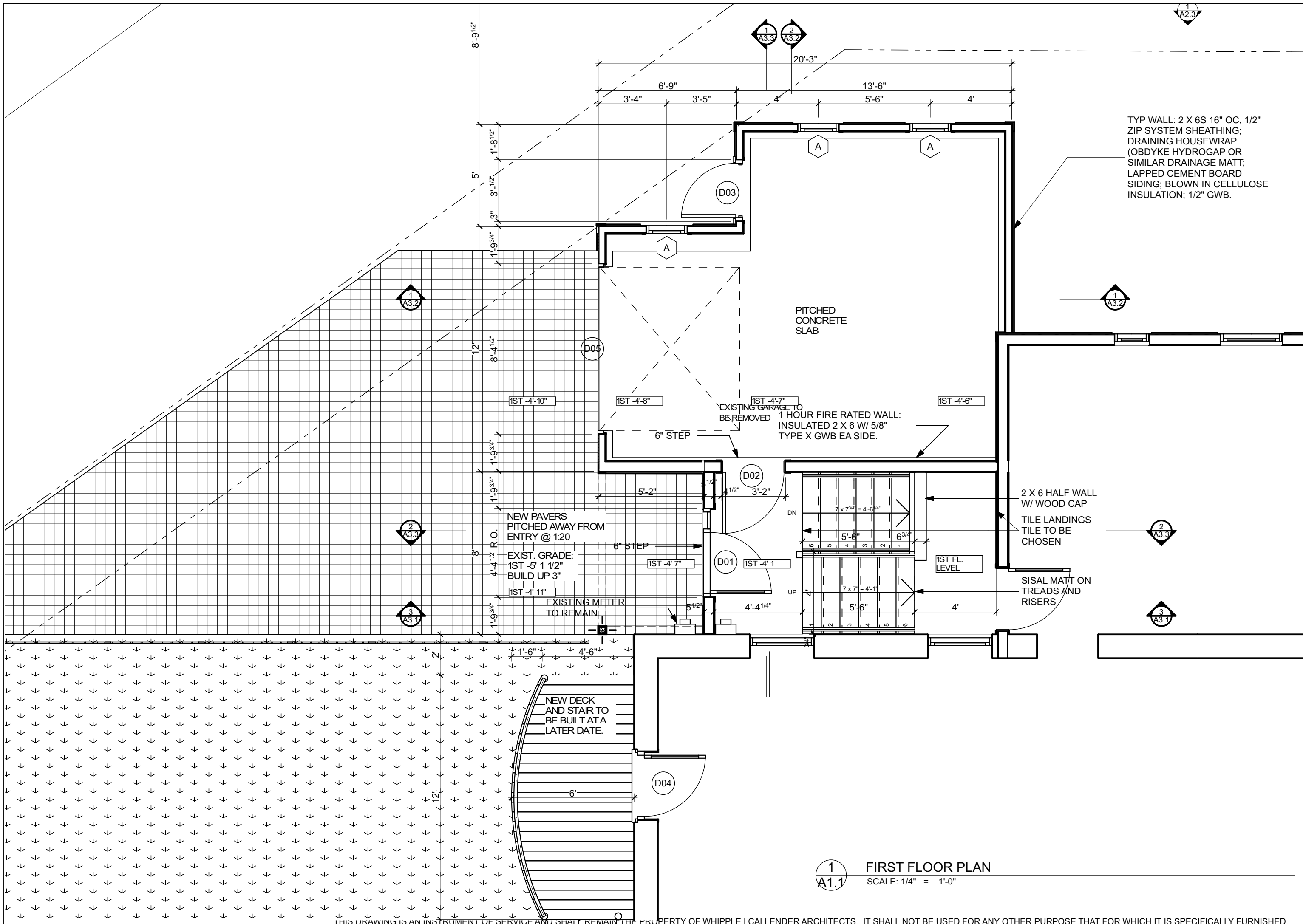


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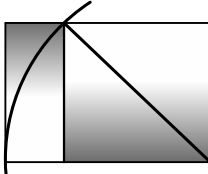


S1



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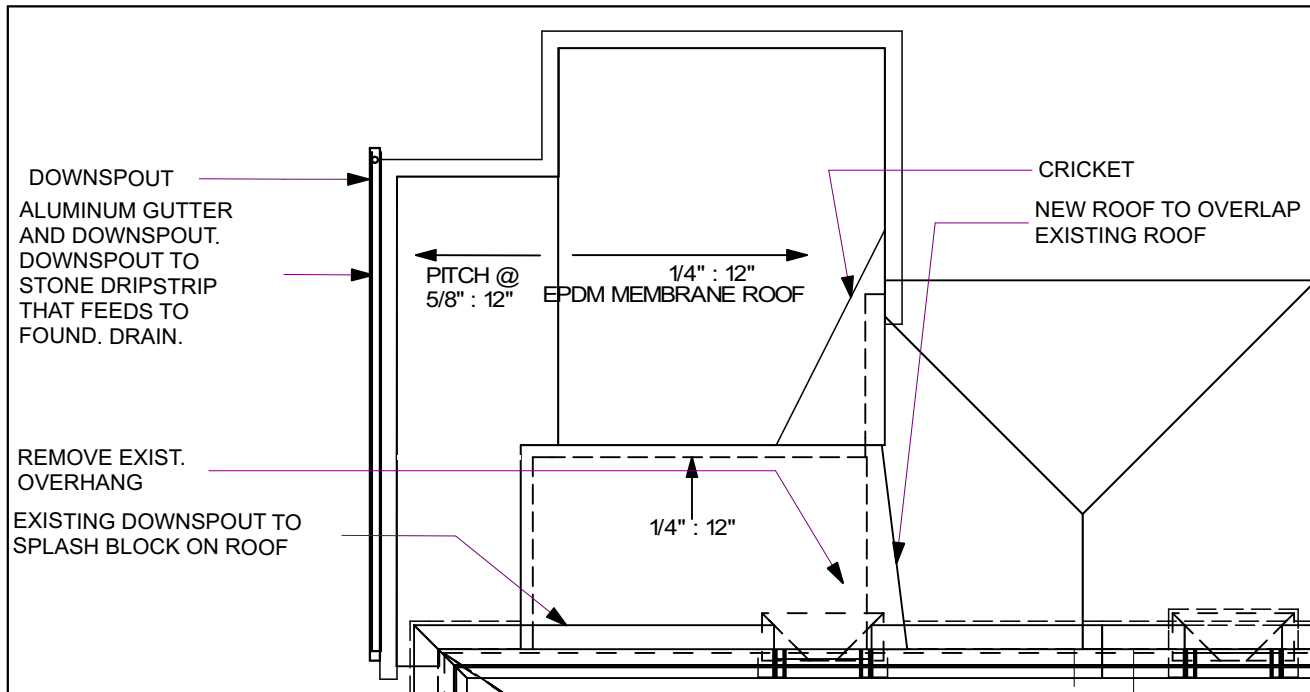
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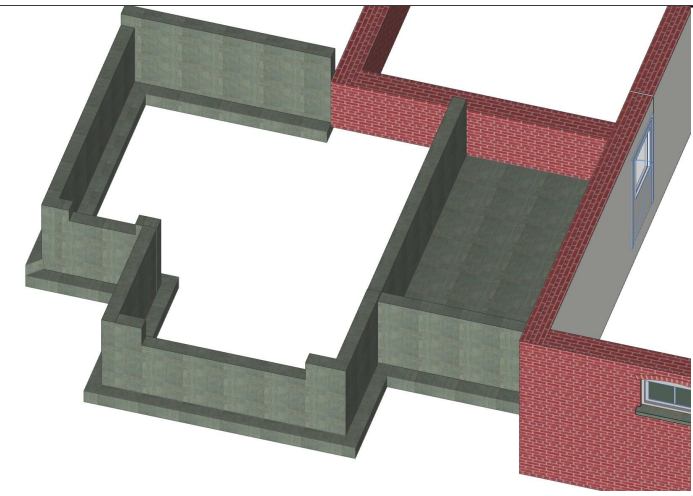
A1.1

1
A1.1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

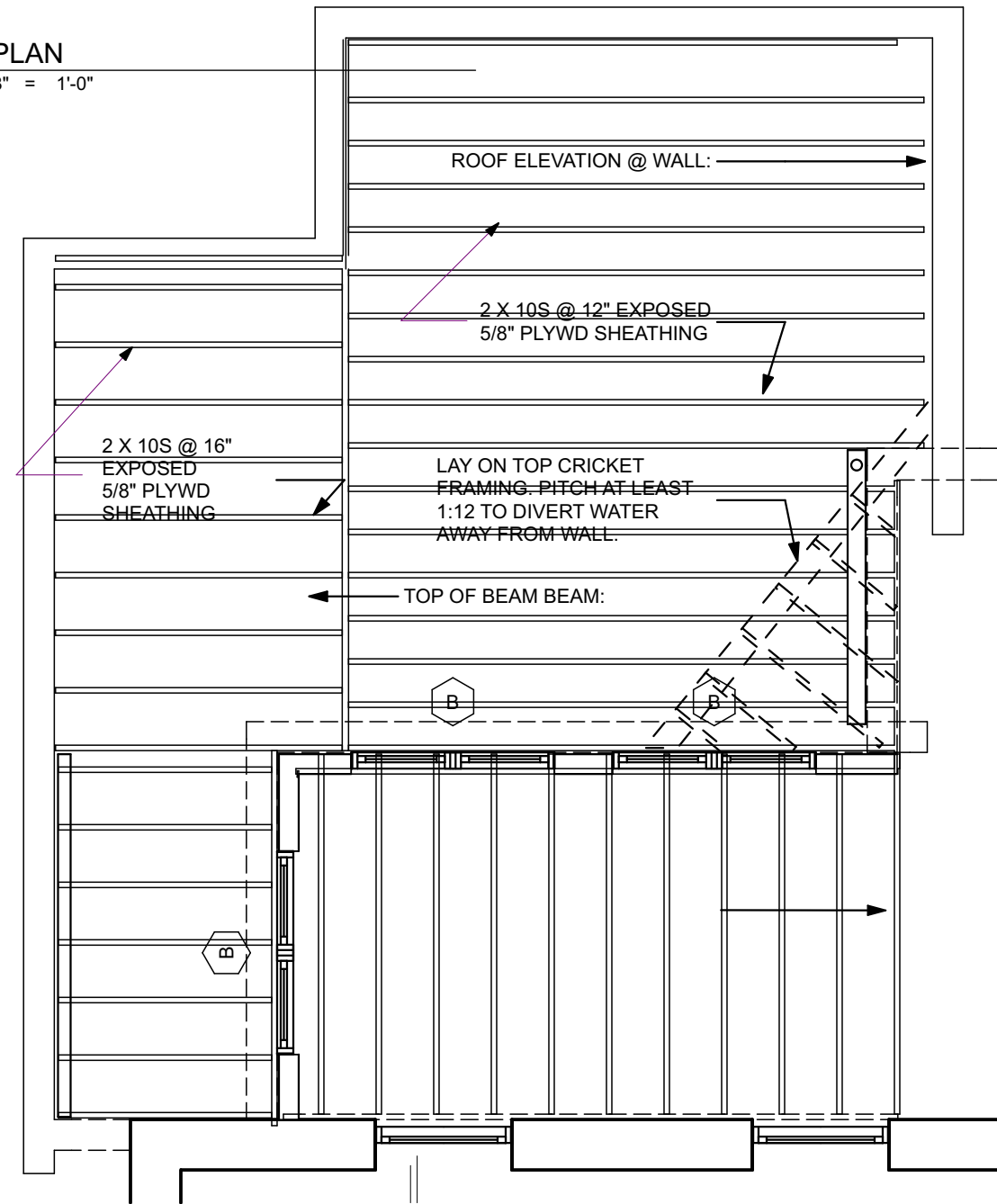
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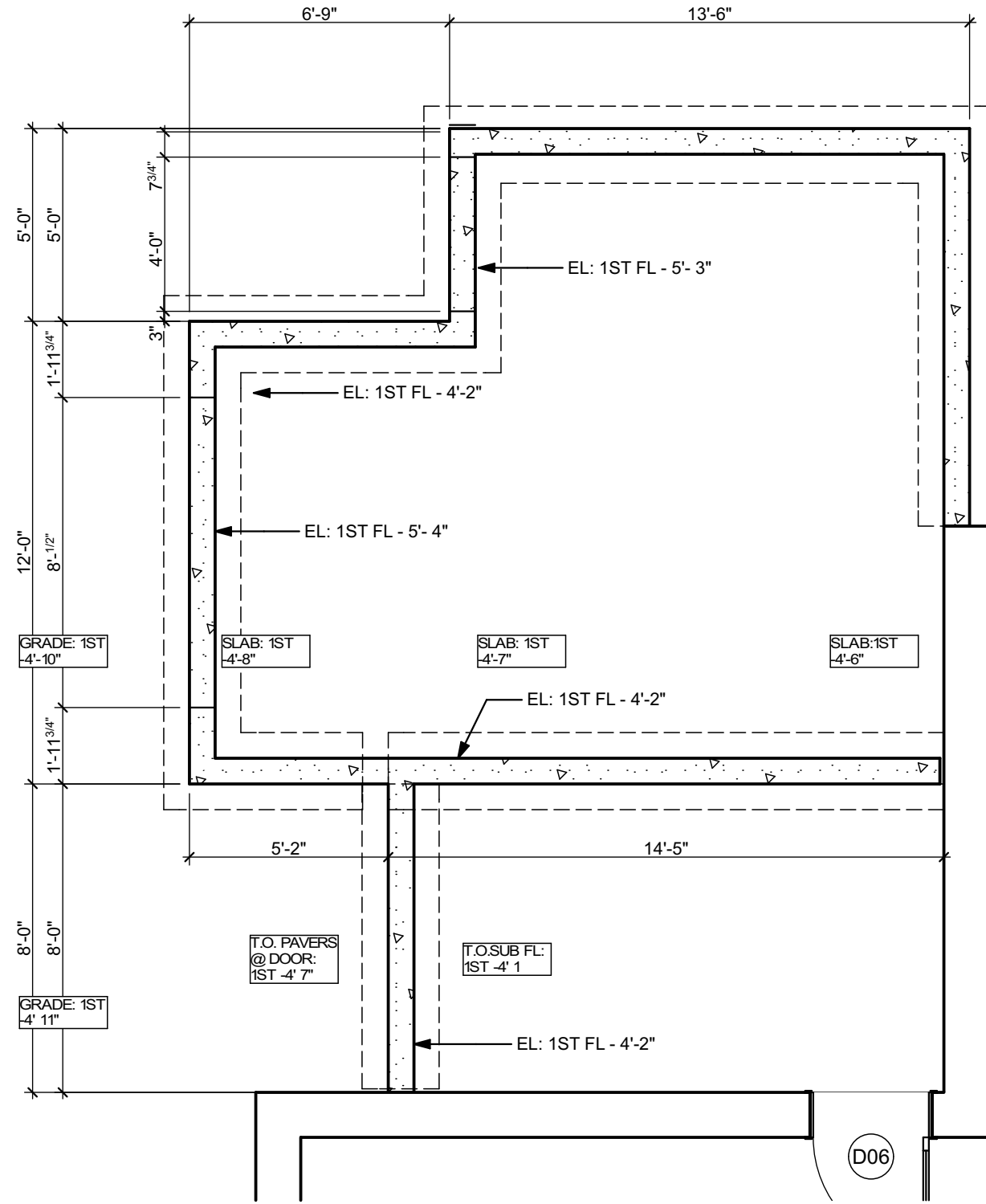
1 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 FOUNDATION AXOMETRIC
SCALE: 1:305.11



3 ROOF FRAMING
SCALE: 1/8" = 1'-0"



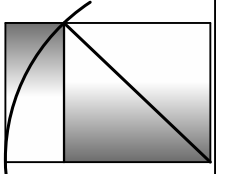
4 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

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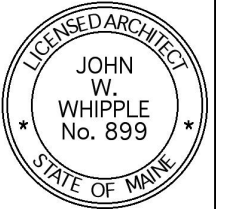
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A1.2



1 SOUTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



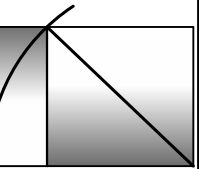
2 EAST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

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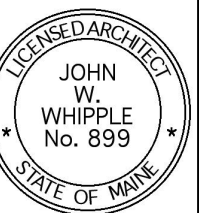
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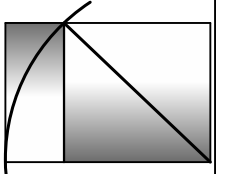


A2.1

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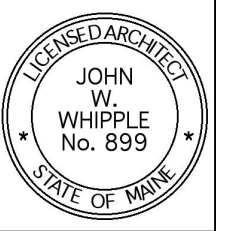
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A2.2

NOTES:
HORIZONTAL LAP SIDING:
PAINTED CEMENT BOARD IN
EXPOSURE AND TEXTURE TO
MATCH EXISTING.
TRIM: AZEK, HARDBOARD TRIM,
OR SIMILAR IN SIZES SHOWN.
FOLLOW MANUFACTURERS
INSTRUCTIONS FOR
INSTALLATION. CONSULT
ARCHITECT WHEN IN QUESTION.
LARGE SCALE DETAILS
SUPERCEED SMALLER.

1/4" : 12" SLOPE

ONE UNIT FIXED;
ONE OPERABLE

CASED BEAM AND POST

SEE EAVE
DETAIL

1X8 PAINTED
TRIM BOARD

ALUM
DOWNSPOUT

PAINTED CLAPBOARDS
EXPOSURE TO MATCH EXIST
PAINTED FIBERGLASS
DOOR: OVERHEAD DOOR 984
OR EQUAL.

2 PANEL FIBERGLASS; FLAT
PANEL BELOW GLASS PANEL.
THERMATRU S6021XJ OR
APPROVED EQUAL.

1 X 4 DOOR AND
WINDOW TRIM

1X6 CORNER BOARDS
OVERLAP CONCRETE TO
ALIGN W/ BOT OF DOOR TRIM



NOTE: NEW DOOR FROM DINING
ROOM AND STEEL BALCONY ARE
NOT PART OF THIS CONTRACT. THEY
WILL BE DONE AT A FUTURE DATE.

FULL GLASS INSULATED
FIBERGLASS DOOR: MARVIN
INTEGRITY IIFD3068XR W/ SIDE
AND TRANSOM LIGHTS,
STAINLESS HARDWARE;
GUNMETAL COLOR.

1
A2.2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



MARVIN INTEGRITY. ONE SIDE OPERABLE, ONE SIDE FIXED

SEE EAVE DETAIL

1 X 8 TRIM

1 X 6 CORNER BOARDS

1 X 4 JAMBS AND HEAD AND SILL

MARVIN INTEGRITY

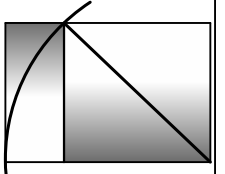
1 NORTH ELEVATION
A2.3 SCALE: 1/4" = 1'-0"

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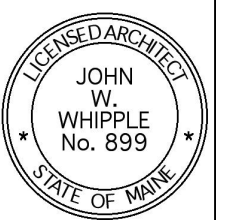
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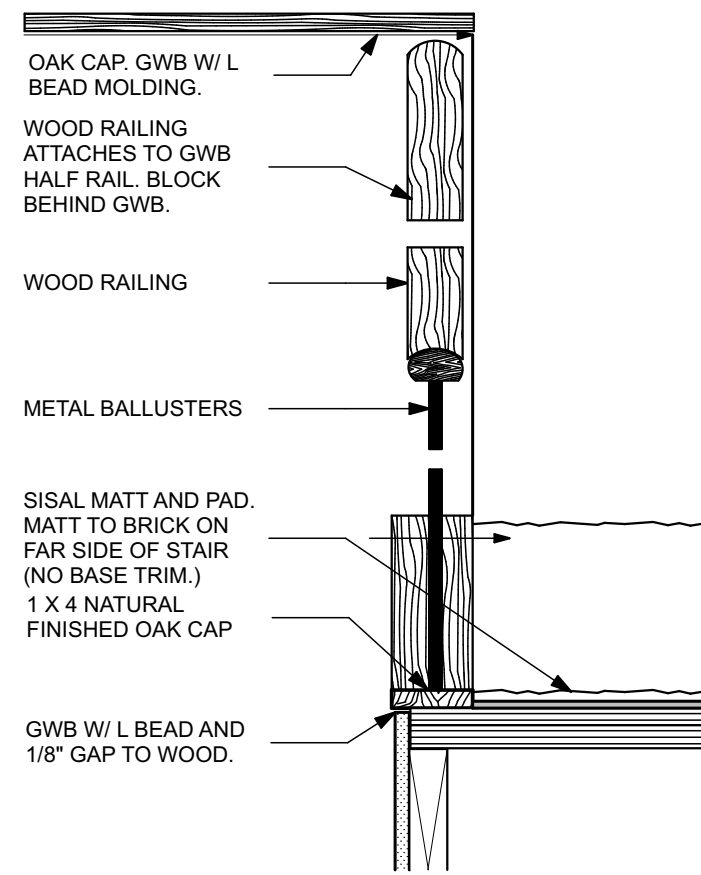


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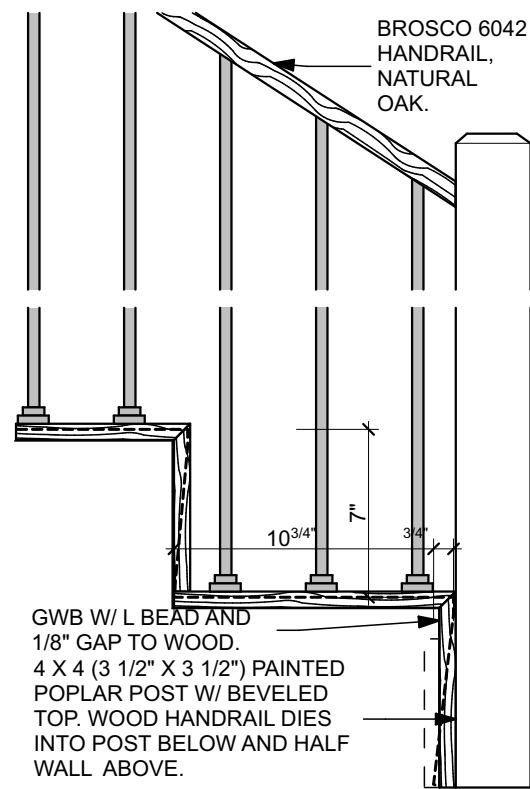
A2.3



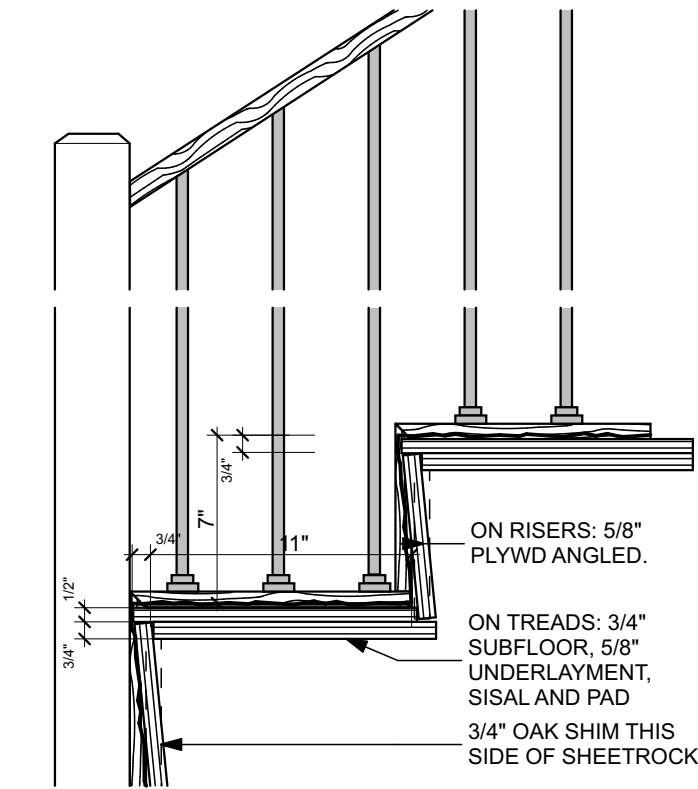
1 STAIR SECTION
A3.1 SCALE: 1 1/2" = 1'-0"



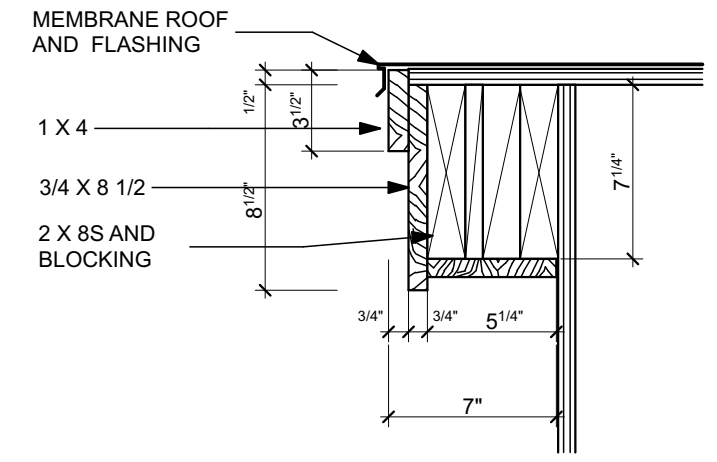
EXISTING RAILING SIMILAR TO NEW



ELEVATION



SECTION

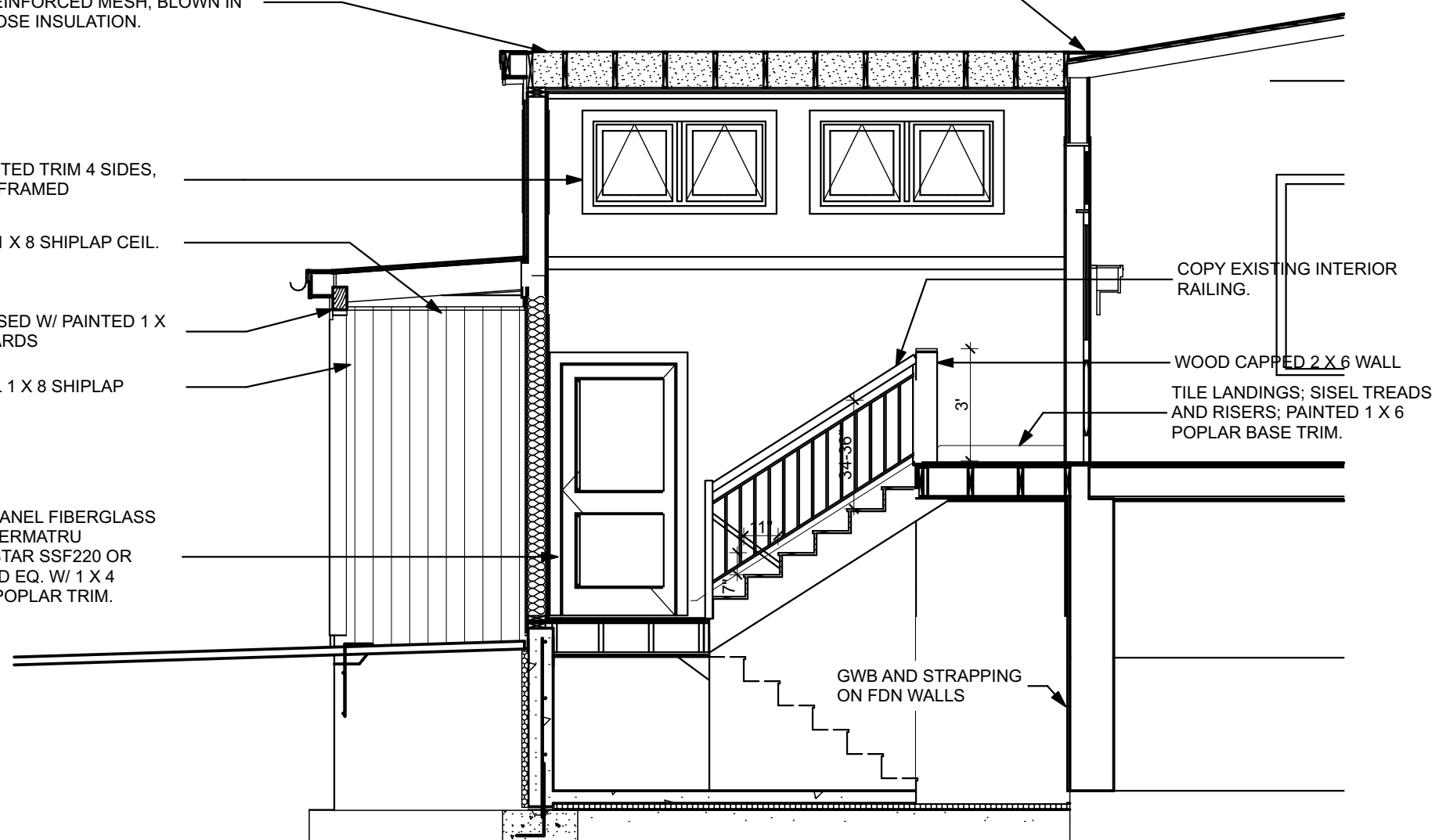


2 TYPICAL EAVE
A3.1 SCALE: 1 1/2" = 1'-0"

OVERFRAME NEW ROOF TO MEET EXISTING ELL ROOF
5/8" PLYWD, 2X12S @ 16", STRAPPING, GWB, REINFORCED MESH, BLOWN IN CELLULOSE INSULATION.

1 X 4 PAINTED TRIM 4 SIDES, PICTURE FRAMED
PAINTED 1 X 8 SHIPLAP CEIL.
BEAM CASED W/ PAINTED 1 X TRIM BOARDS
VERTICAL 1 X 8 SHIPLAP

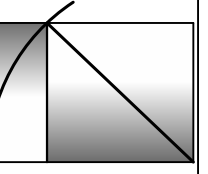
20 MIN 2 PANEL FIBERGLASS DOOR: THERMATRU SMOOTHSTAR SSF220 OR APPROVED EQ. W/ 1 X 4 PAINTED POPLAR TRIM.



3 ENTRY VESTIBULE SECTION (NORTH)
A3.1 SCALE: 1/4" = 1'-0"

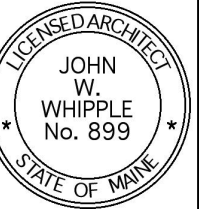
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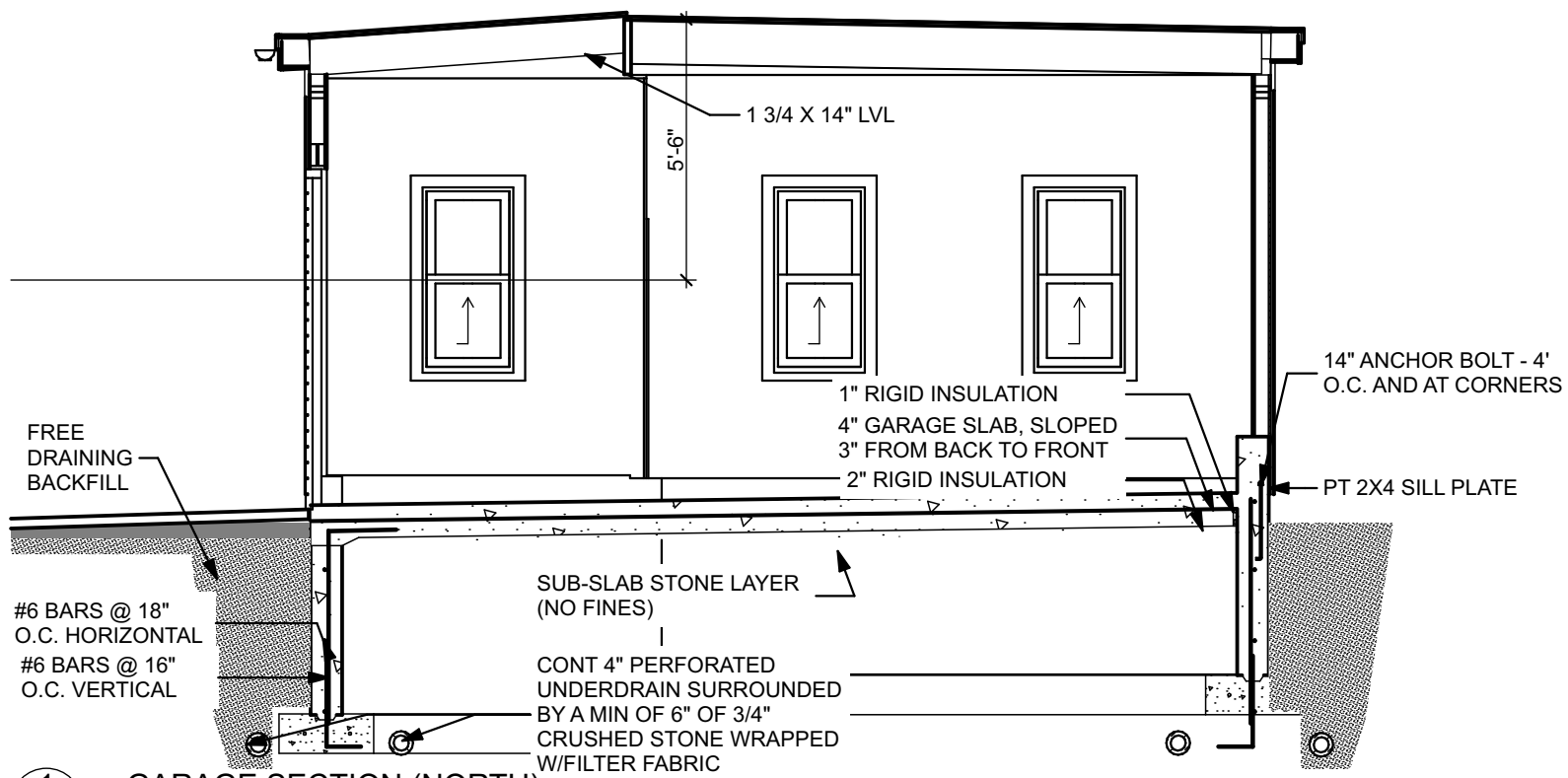


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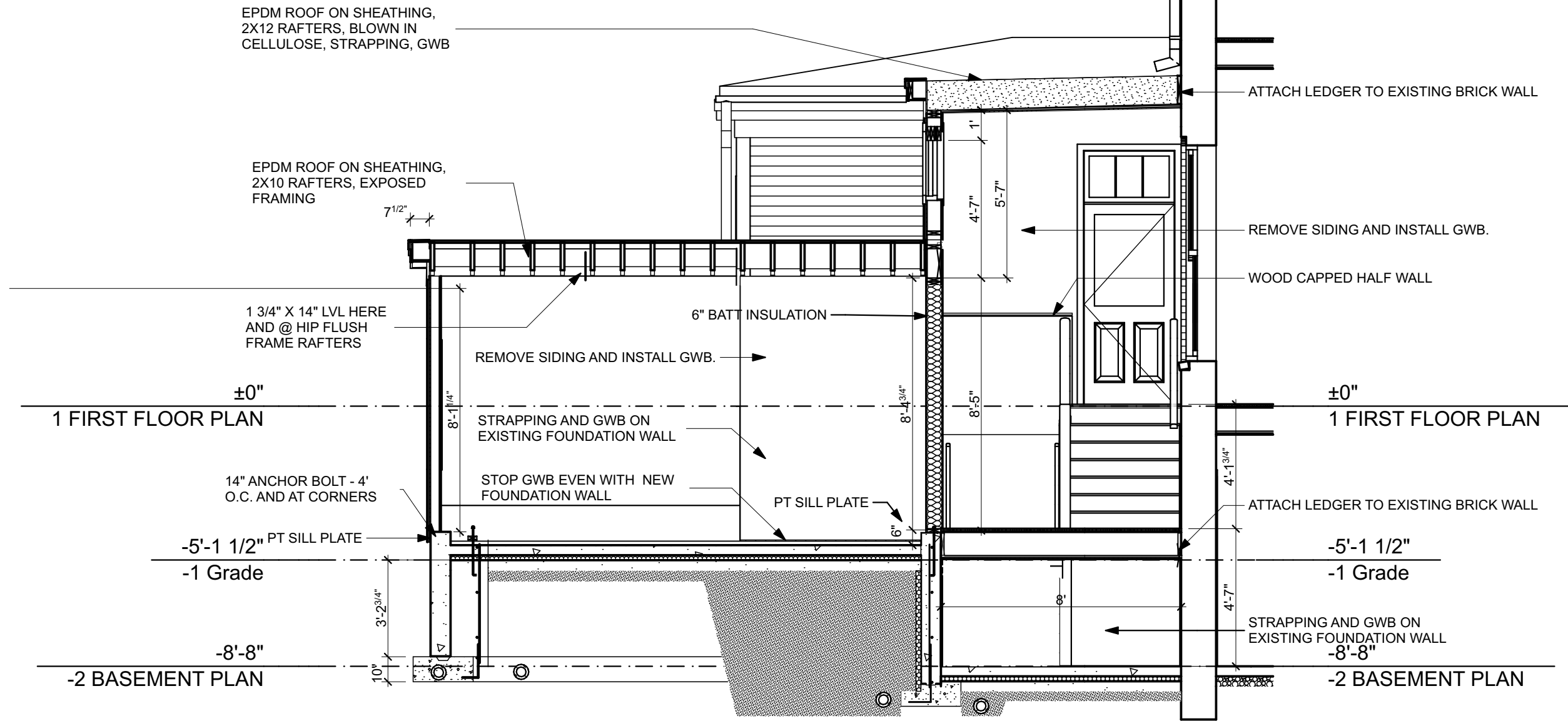
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A3.1



1 GARAGE SECTION (NORTH)
 A3.2 SCALE: 1/4" = 1'-0"

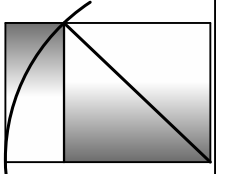


2 GARAGE/ENTRY VESTIBULE SECTION (EAST)
 A3.2 SCALE: 1/4" = 1'-0"

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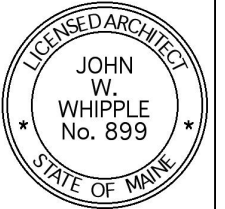
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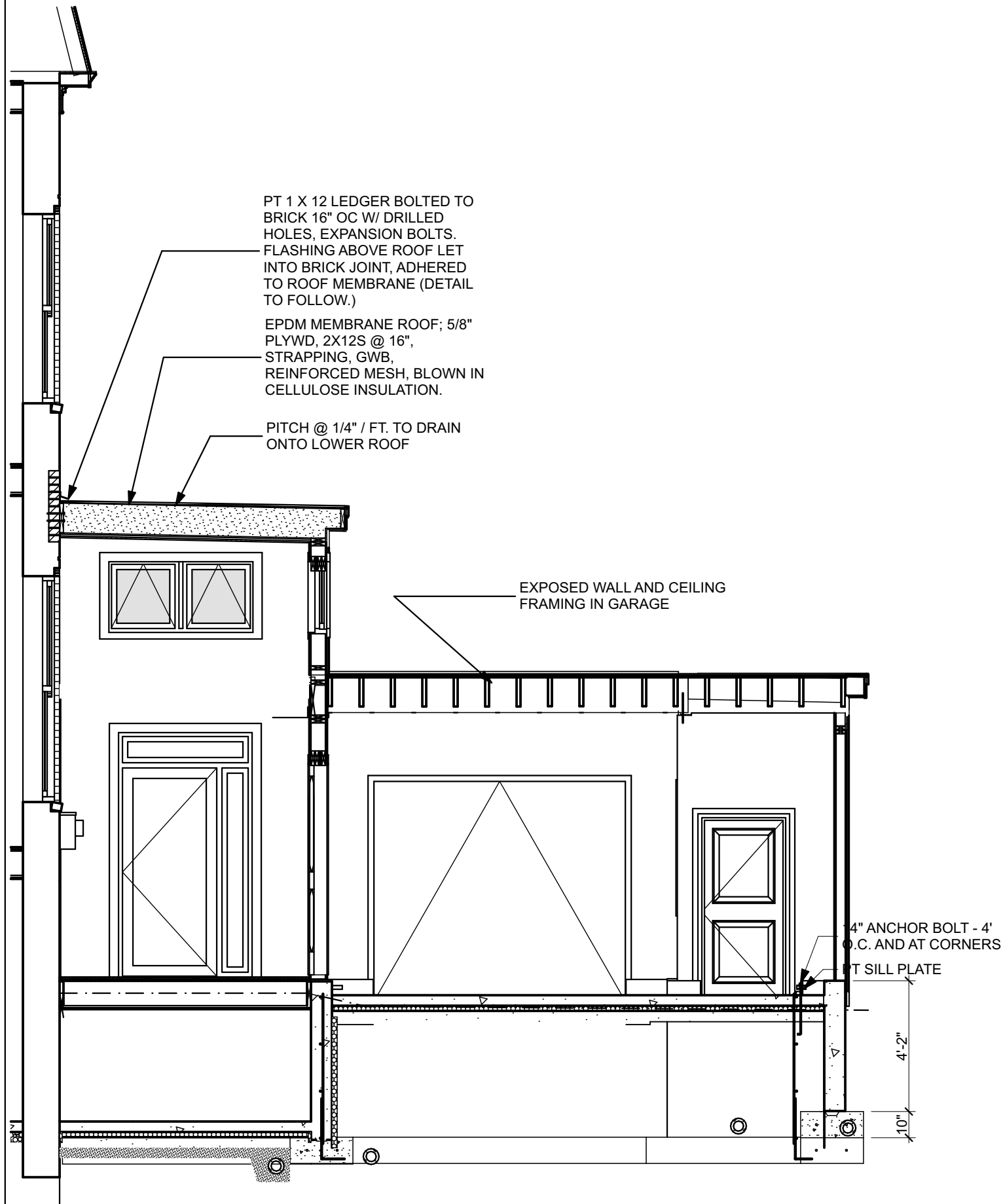


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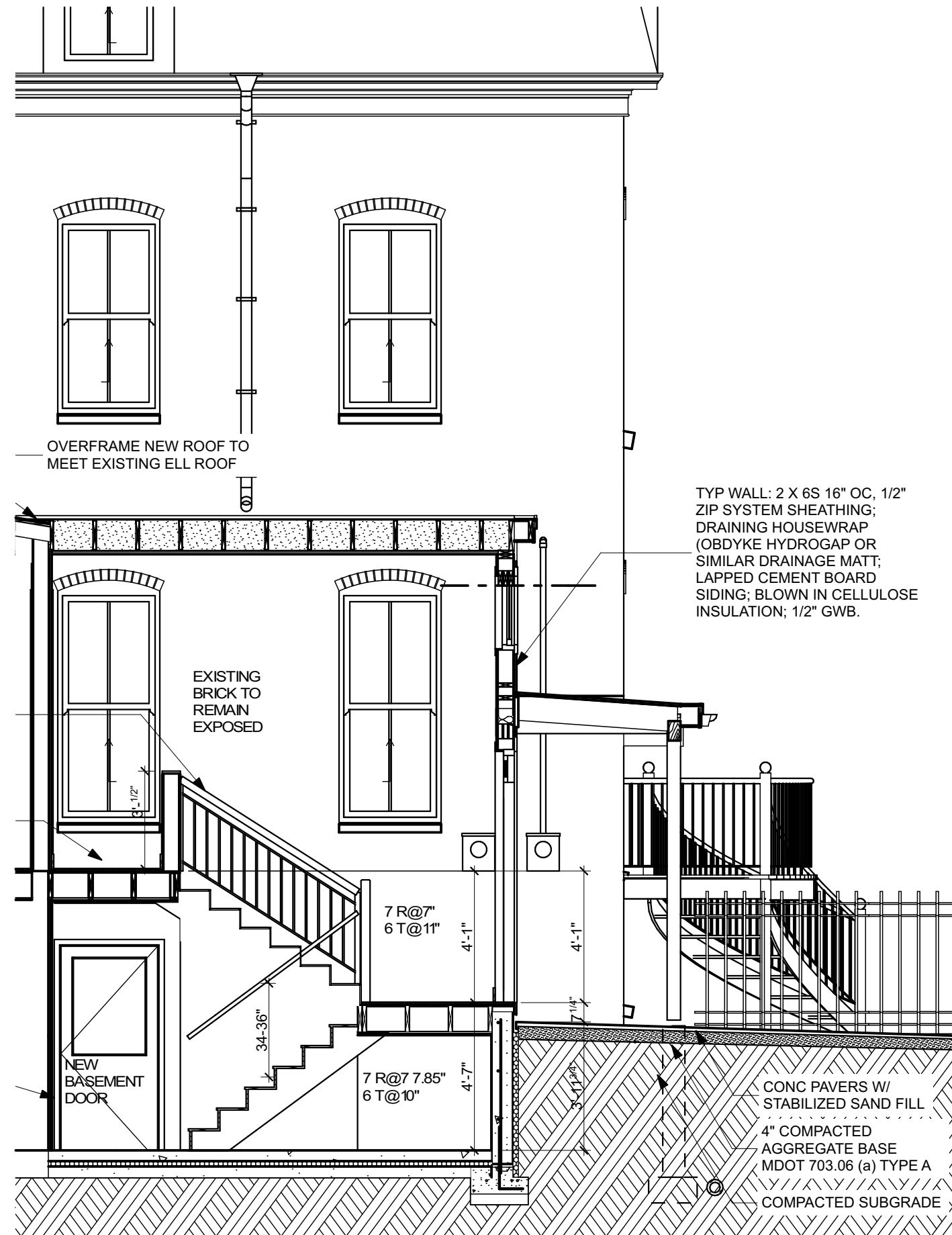
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A3.2



1 GARAGE/ENTRY VESTIBULE SECTION (WEST)
 A3.3 SCALE: 1/4" = 1'-0"

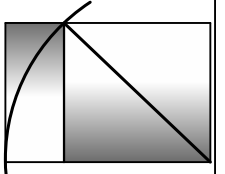


2 ENTRY VESTIBULE SECTION (SOUTH)
 A3.3 SCALE: 1/4" = 1'-0"

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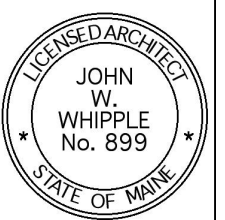
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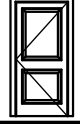
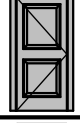
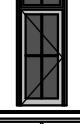
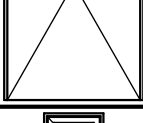





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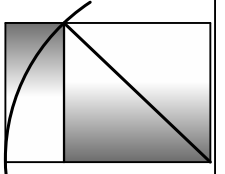
NEW DOOR AND FRAME SCHEDULE									
MARK	ROOM NAME	SIZE			MATL	DOOR/HARDWARE		NOTES	ELEVATION
		W	HT	THK		FUNCTION	MANUFACTURER NO.		
D01		3'	6'-8"	0'-1 ³ / ₄ "	CLAD WOOD	LOCKING	MARVIN CLAD ULTIMATE INSWING W/ SIDE LIGHT AND TRANSOM		
D02		3'	6'-8"	0'-1 ³ / ₄ "	FIBERGLASS		THERMATRU SSF220 2-PANEL SMOOTH-STAR FIBERGLASS 20 MIN RATED.		
D03		2'-8"	6'	0'-1 ³ / ₄ "			THERMATRU 2 FLAT PANEL S6021XJ W/ GLASS TOP PANEL, FULL WEATHERSTRIPPING		
D04		3'-4"	8'-5 ³ / ₄ "	0'-1 ³ / ₄ "			EXISTING DOOR. REMOVE SCREEN DOOR. PATCH FRAME		
D05		8'	7'	0'-1 ³ / ₄ "			OVERHEAD DOOR 984 INSULATED PAINTED FIBERGLASS W/ HORIZONATL PATTERN, AUTOMATIC CLOSER.		
D06		3'	6'-8"	0'-1 ³ / ₄ "			THERMATRU PROFILE 980HDJX OR SIMILAR STEEL UTILITY W/ WINDOW		

NEW WINDOW SCHEDULE												
MARK	ROOM NAME	QTY	UNIT DIMS	Custom text 8	MANUF. NO.	NOTES	COLOR EXT.	COLOR INT.	MULL IONS	SCREE N	HARDWARE COLOR	ELEVATION
A		3	2'x4'	MARVIN INTEGRITY	ITDH2648	INTERIOR TRIM, NO WALL FINISH	EBONY	WHITE	NO	WHITE	WHITE	
B		3	4'-8"x2'-4"	MARVIN INTEGRITY	IAWN2927	EXTENSION JAMBS REQUIRED; ONE HALF TO OPEN, W/ SCREENS	EBONY	WHITE	NO	WHITE	WHITE	

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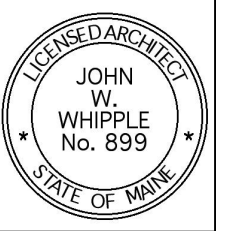
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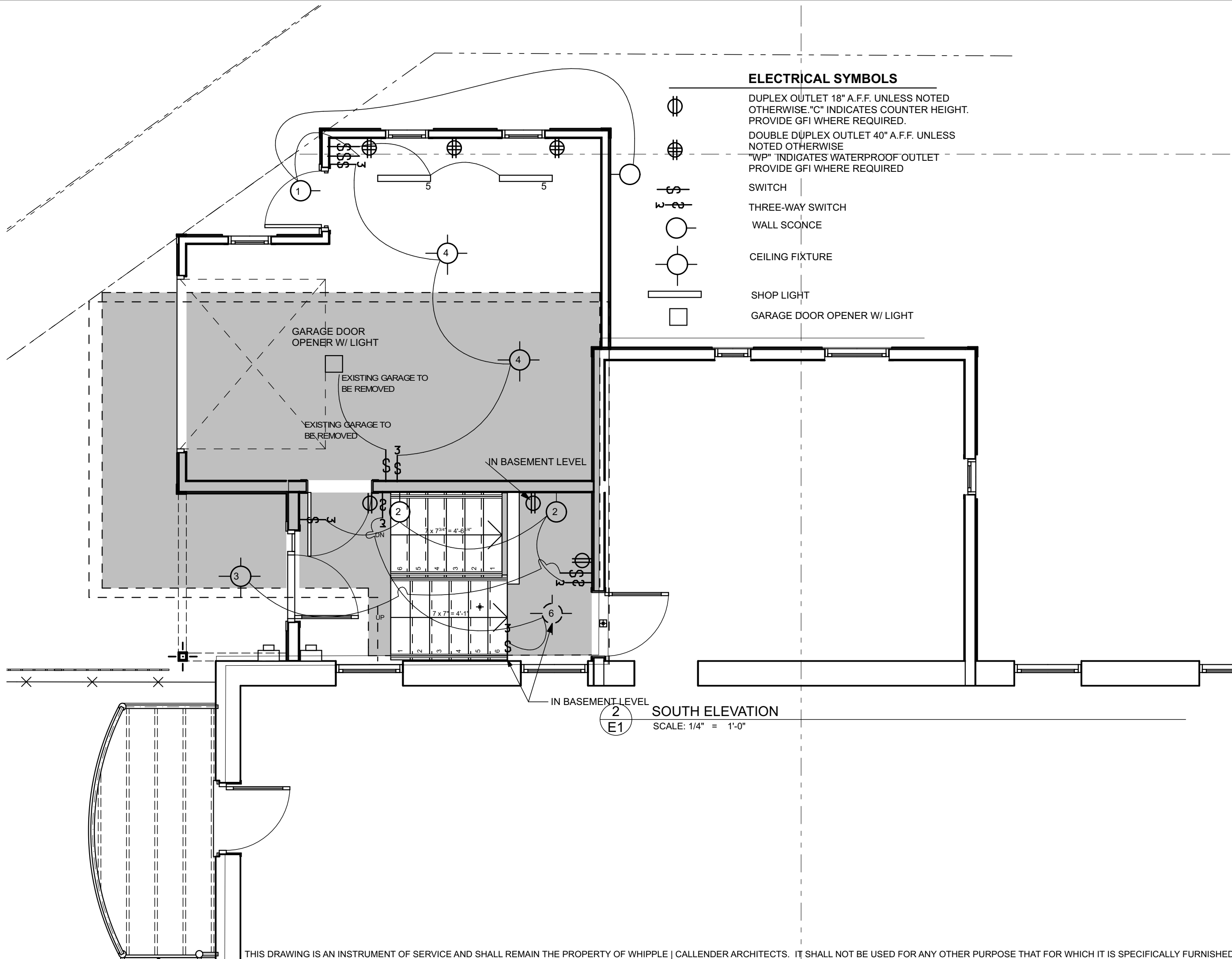


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





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A6.1



ELECTRICAL SYMBOLS

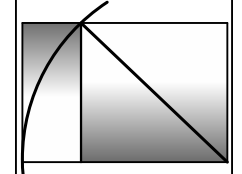
-  DUPLEX OUTLET 18" A.F.F. UNLESS NOTED OTHERWISE. "C" INDICATES COUNTER HEIGHT. PROVIDE GFI WHERE REQUIRED.
-  DOUBLE DUPLEX OUTLET 40" A.F.F. UNLESS NOTED OTHERWISE
-  "WP" INDIGATES WATERPROOF OUTLET PROVIDE GFI WHERE REQUIRED
-  SWITCH
-  THREE-WAY SWITCH
-  WALL SCONCE
-  CEILING FIXTURE
-  SHOP LIGHT
-  GARAGE DOOR OPENER W/ LIGHT

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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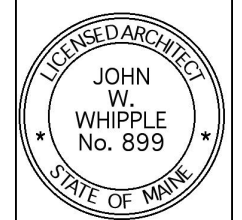
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Permitting and Inspections Department
Michael A. Russell, MS, Director

**FAST TRACK ELIGIBLE PROJECTS
SCHEDULE C**

(Please note: The appropriate Submission Checklist and General Building Permit Application must be submitted with any Fast Track application.)

Type of Work:

- One/two family garage, addition, or dormer with plans stamped by a licensed architect or engineer
- Home occupation other than day care
- Commercial sign or awning
- Commercial exterior propane tank
- Retaining walls higher than 4 feet with stamped plans by a structural engineer
- Site work only (with approved site plan or does not trigger site plan review)

Zone: _____

- Shoreland zone? Yes No
- Stream protection zone? Yes No
- Historic district? Yes No
- Flood zone (if known)? Yes No

This information may be found on the city's
online map portal at
<http://click.portlandmaine.gov/gisportal/>

1. Setbacks to project:	Proposed Project	Ordinance Requirement
a. Front	5'3"	5'
b. Rear	7'5"	7'5"
c. Left side	5'	5'
d. Right side	9'6"	5'
e. Side street	-	-
f. Other structures (for pools only)	-	-
2. Lot coverage or impervious surface coverage (total after project):	2311s.f.	5675x.6=3
3. Landscaped open space (R-6 zone only):	4352s.f.	1135s.f.
4. Height of structure:	18'	45'

I certify that (all of the following must be initialed for this application to be accepted):

- I am the owner or authorized owner's agent of the property listed below.
- I assume responsibility for compliance with all applicable codes, bylaws, rules and regulations.
- I assume responsibility for scheduling inspections of the work as required, and agree that the inspector may require modifications to the work completed if it does not meet applicable codes.

Initials

Project Address: 107 Pine St.

Print Name: John Whipple

Date: May 14, 2018

This is a legal document and your electronic initials are considered a legal signature per Maine state law.

Note: The following activities under this schedule may require Site Plan review by the Planning & Urban Development Department:

- Commercial footprint additions, including concrete or other impervious pads
- Residential or commercial retaining walls
- Site work located in the shoreland zone or site work, such as grading, filling or clearing which requires Site Plan Review.

For more information, please contact planning@portlandmaine.gov or (207)874-8719.