

Attachments to:

Application for Certificate of Appropriateness

276 Brackett St, Portland Maine 04102

Attached Garage

Application Date: 4/19/17

Workshop Date: 5/3/17

Public Hearing Date: 6/7/17

Document Rev: 04

Existing Front View - from Brackett St.



Existing Street Intersection View - Brackett & Neal



Existing Side View - from Neal St.



Existing Rear/Side View - from Neal St.



Existing Driveway Detail (from Neal St.)



Existing Side Entrance Detail (from Neal St.)



Satellite Plan View with Proposed Garage



Scale:.0744in / 1 ft

Architectural Concept



By: Whipple/Callender

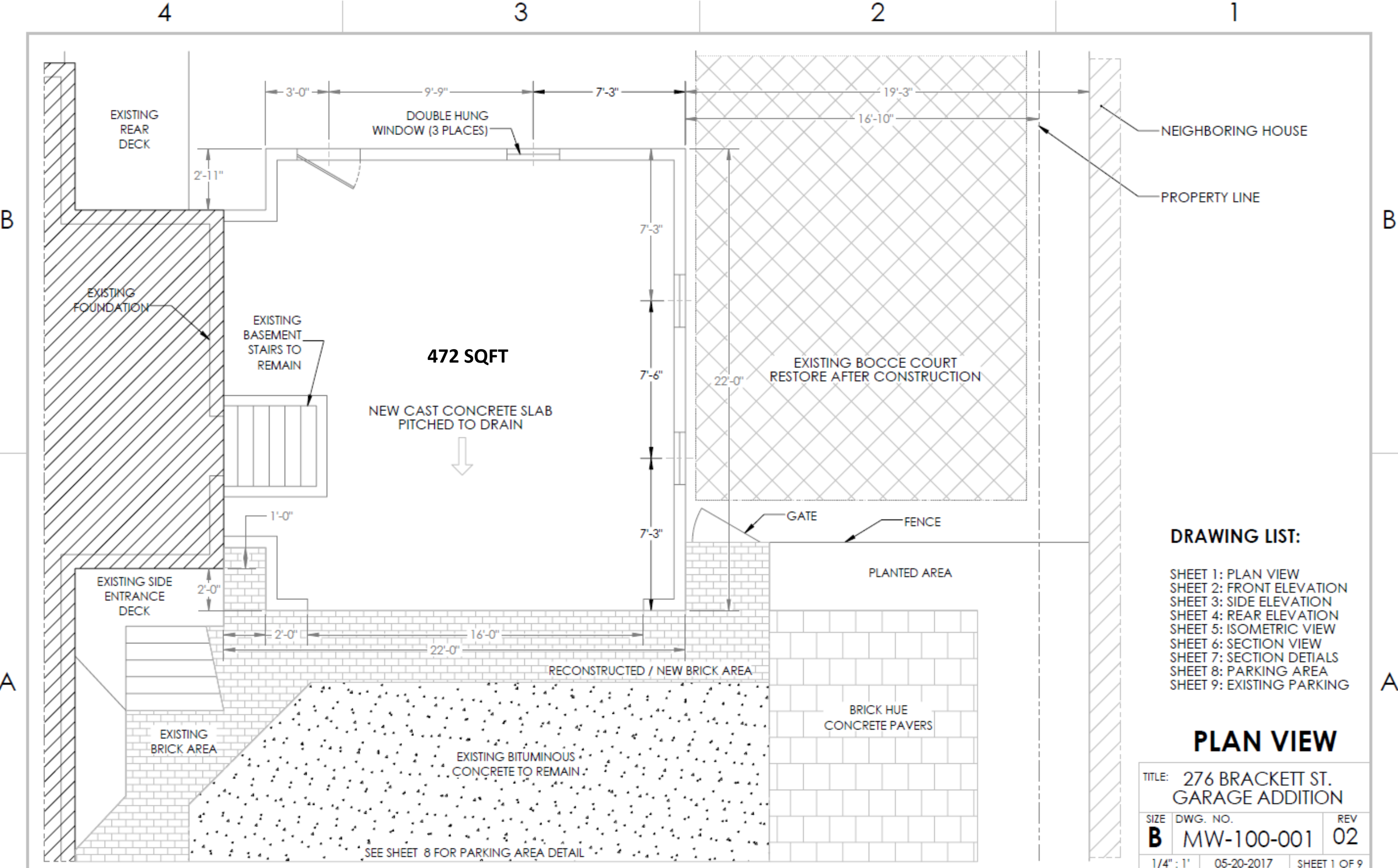
Features:

- Situated on secondary side/rear of house
- Not easily visible from corner view of house
- Clearly subordinate structure
- Basement access from within garage
- Wide enough to fit :
 - ✓ One car with workspace
 - ✓ Two cars during snow bans and Tuesdays
- Deep enough to work comfortably around typical vehicles



Review of Discussion Topics and Concerns from Workshop

Topic / Concern	Proposed at Workshop	Proposed at Hearing
<p>Placement of garage :</p> <ul style="list-style-type: none"> - Connector vs. no Connector - Depth of garage from corner at side entrance 	<p>27' Option: Flush / 3' connector / 3' jog forward</p> <p>25' Option: Flush / 3' connector / 3' jog forward</p> <p>22' Option: no connector / 3' jog forward Preferred Placement</p> 	<p>27' Option:</p> <p>25' Option:</p> <p>22' Option: 1' recess / 2' connector / 2' jog forward</p> 
<p>Garage door material and style</p>	<p>Faux wood</p>	<p>Real wood – painted or stained</p>
<p>Interior door from house to garage</p>	<p>Space for 32" wide door at front left</p>	<p>No door</p>
<p>Parking arrangement</p> <ul style="list-style-type: none"> - Length of existing curb cut - Number of off-street parking spaces 	<ul style="list-style-type: none"> - 33' 7" wide curb cut (keep existing) - 4 active off-street parking spaces (keep existing) - 2 vehicle storage / workshop spaces (new) 	<ul style="list-style-type: none"> - 30' wide curb cut (narrowed) - 4 active off-street parking spaces (keep 3 existing) - 1 existing space to be resurfaced - 2 vehicle storage / workshop spaces (new)
<p>Property line location</p>	<p>Estimated at 14' 1" from side of 22' garage</p>	<p>Confirmed at 16' 10" from side of 22' garage</p>



DRAWING LIST:

- SHEET 1: PLAN VIEW
- SHEET 2: FRONT ELEVATION
- SHEET 3: SIDE ELEVATION
- SHEET 4: REAR ELEVATION
- SHEET 5: ISOMETRIC VIEW
- SHEET 6: SECTION VIEW
- SHEET 7: SECTION DETAILS
- SHEET 8: PARKING AREA
- SHEET 9: EXISTING PARKING

PLAN VIEW

TITLE: 276 BRACKETT ST.
GARAGE ADDITION

SIZE	DWG. NO.	REV
B	MW-100-001	02
1/4" : 1'	05-20-2017	SHEET 1 OF 9

4

3

2

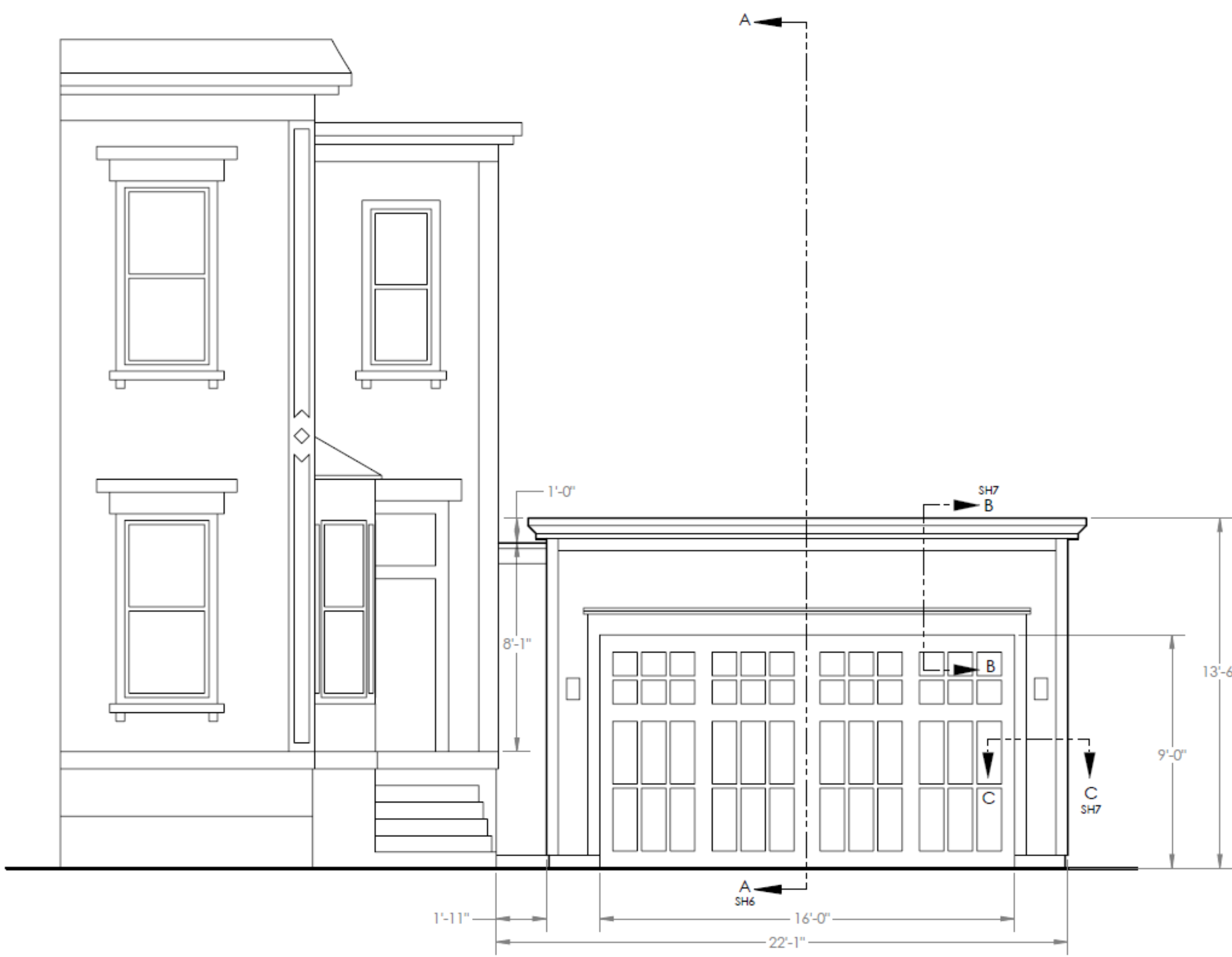
1

B

B

A

A



**FRONT ELEVATION
(NEAL ST.)**

TITLE: 276 BRACKETT ST. GARAGE ADDITION		
SIZE	DWG. NO.	REV
B	MW-100-001	02
1/4" : 1'	05-20-2017	SHEET 2 OF 9

4

3

2

1

4

3

2

1

B

B

A

A



EXISTING BUILDING TO REMAIN

PAINTED CLAPBOARD SIDING

PAINTED WOOD WINDOWS

6 TYP.

EXPOSED CONCRETE BASE

SIDE ELEVATION

TITLE: 276 BRACKETT ST.
GARAGE ADDITION

SIZE	DWG. NO.	REV
B	MW-100-001	02
1/4" : 1'	05-20-2017	SHEET 3 OF 9

4

3

2

1

4

3

2

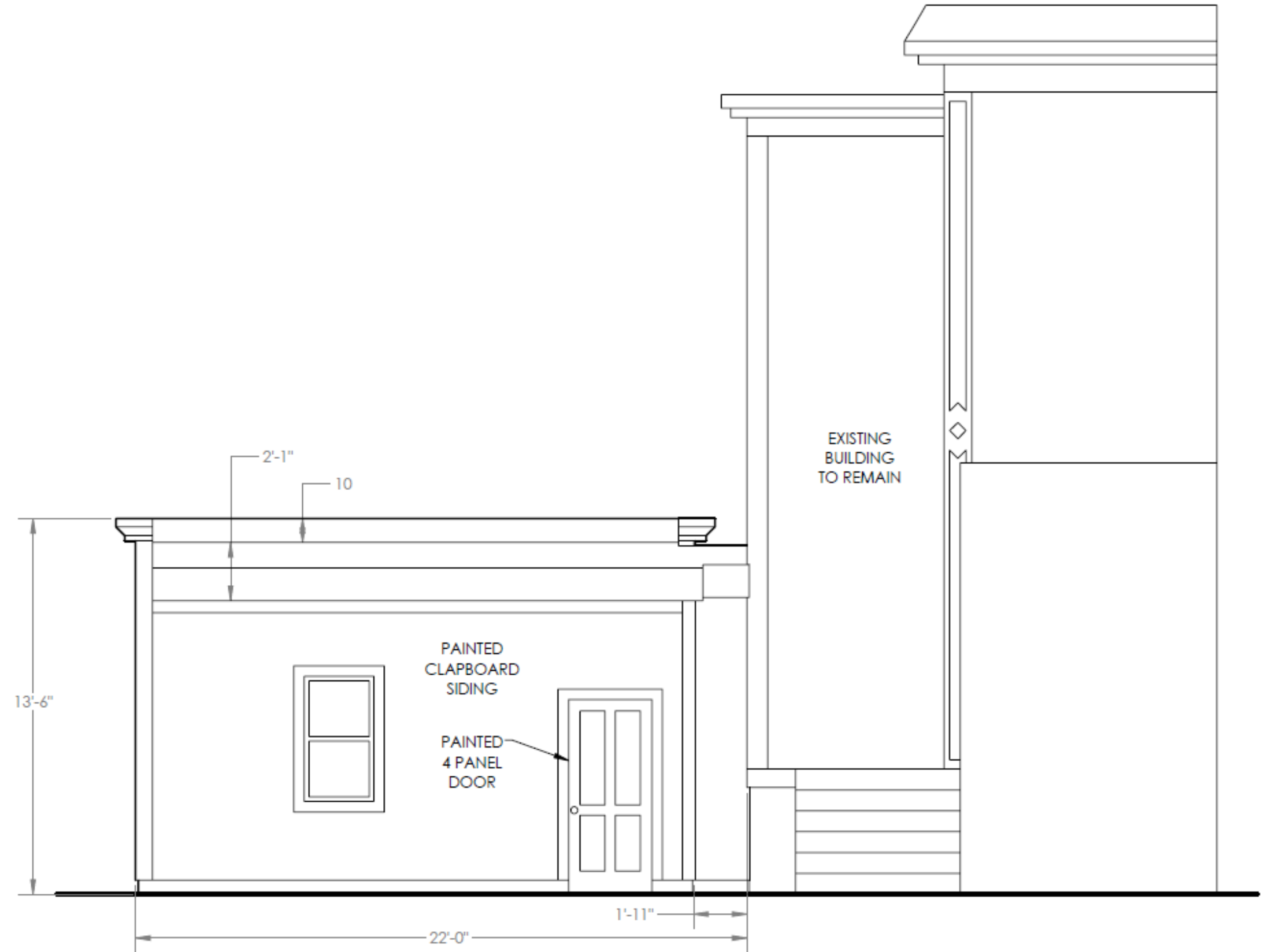
1

B

B

A

A



REAR ELEVATION

TITLE: 276 BRACKETT ST. GARAGE ADDITION		
SIZE	DWG. NO.	REV
B	MW-100-001	02
1/4" : 1'	05-20-2017	SHEET 4 OF 9

4

3

2

1

4

3

2

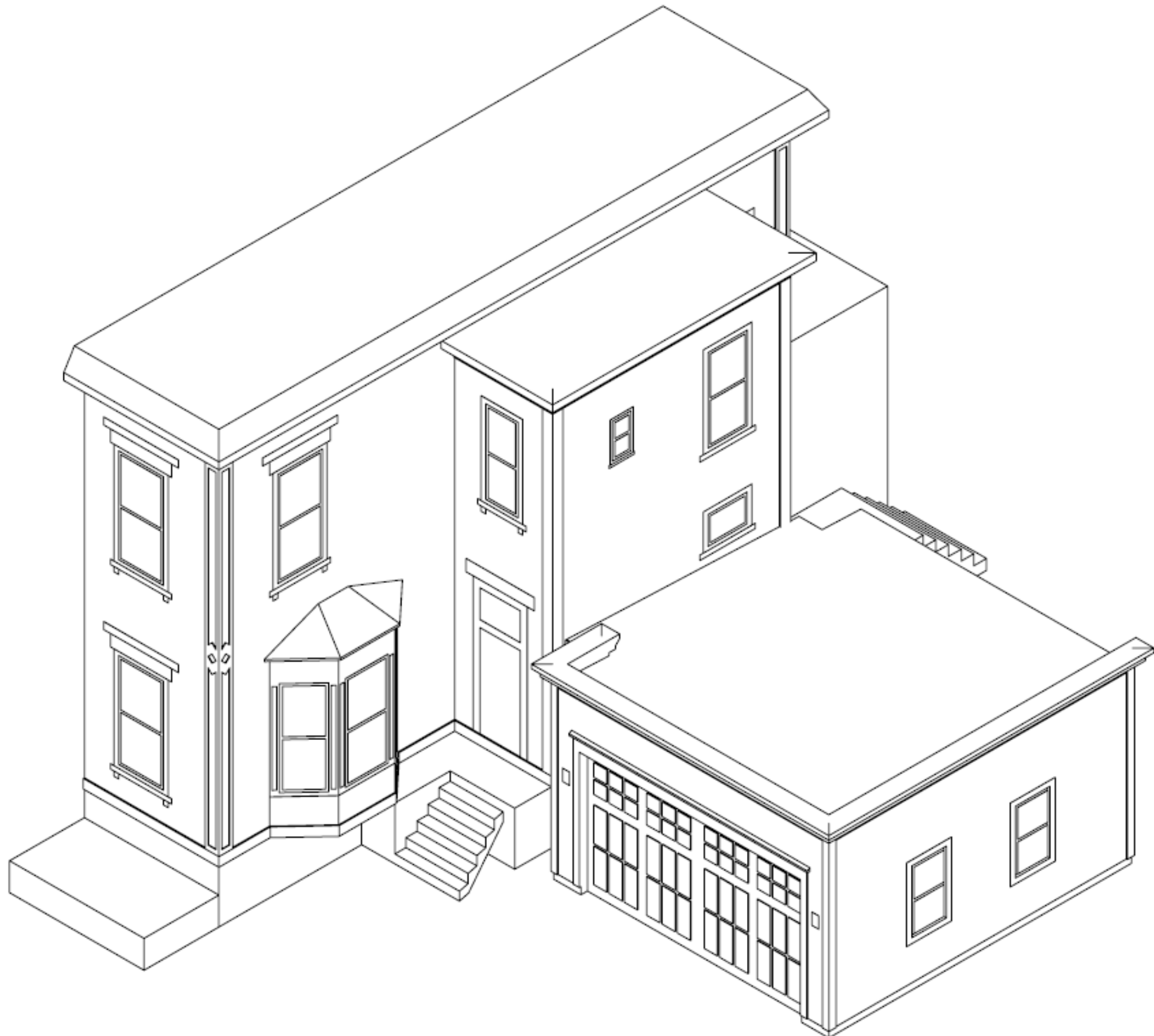
1

B

B

A

A



ISOMETRIC VIEW

TITLE: 276 BRACKETT ST.
GARAGE ADDITION

SIZE	DWG. NO.	REV
B	MW-100-001	02

3/16" : 1" 05-20-2017 SHEET 5 OF 9

4

3

2

1

4

3

2

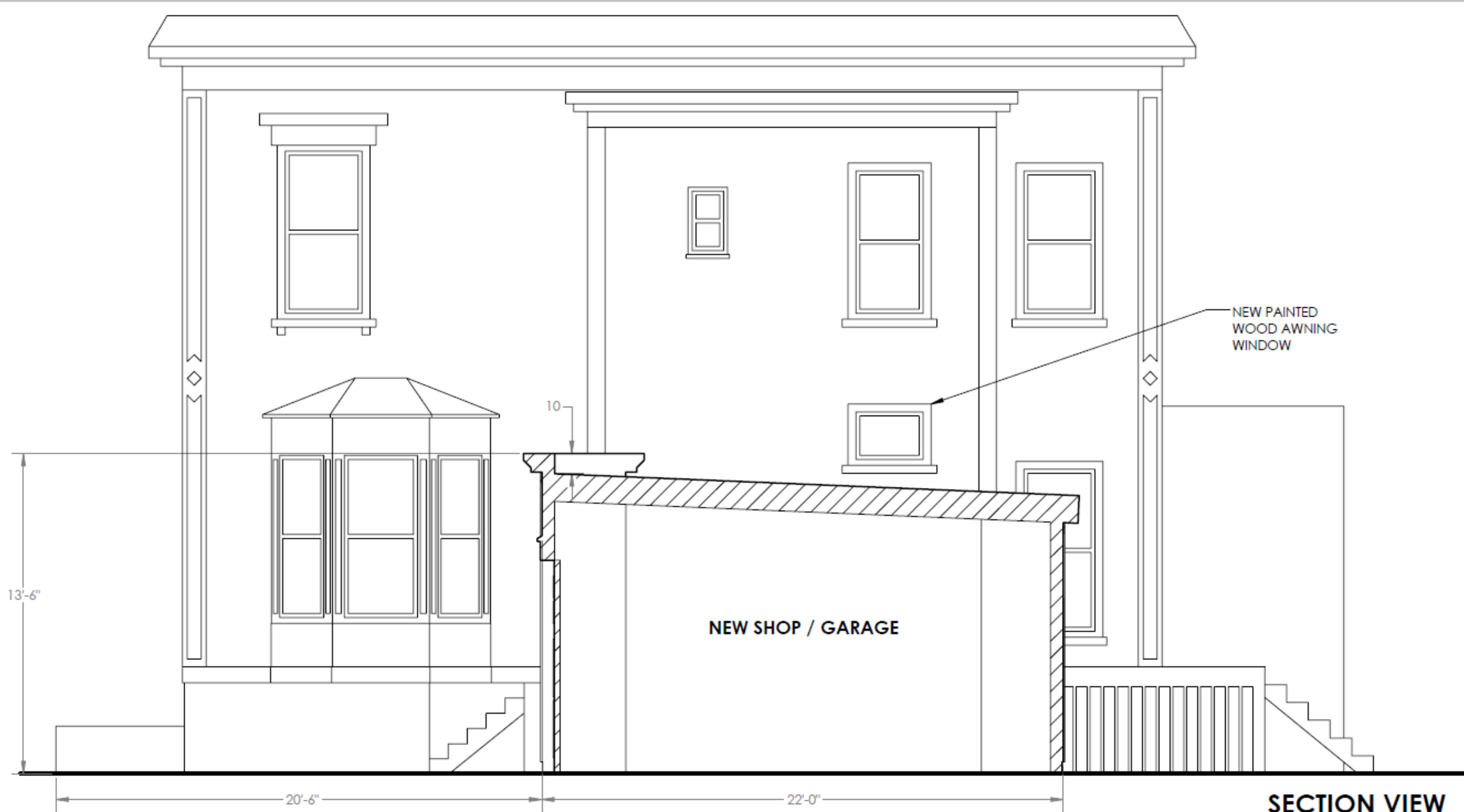
1

B

B

A

A



SECTION A-A

SECTION VIEW

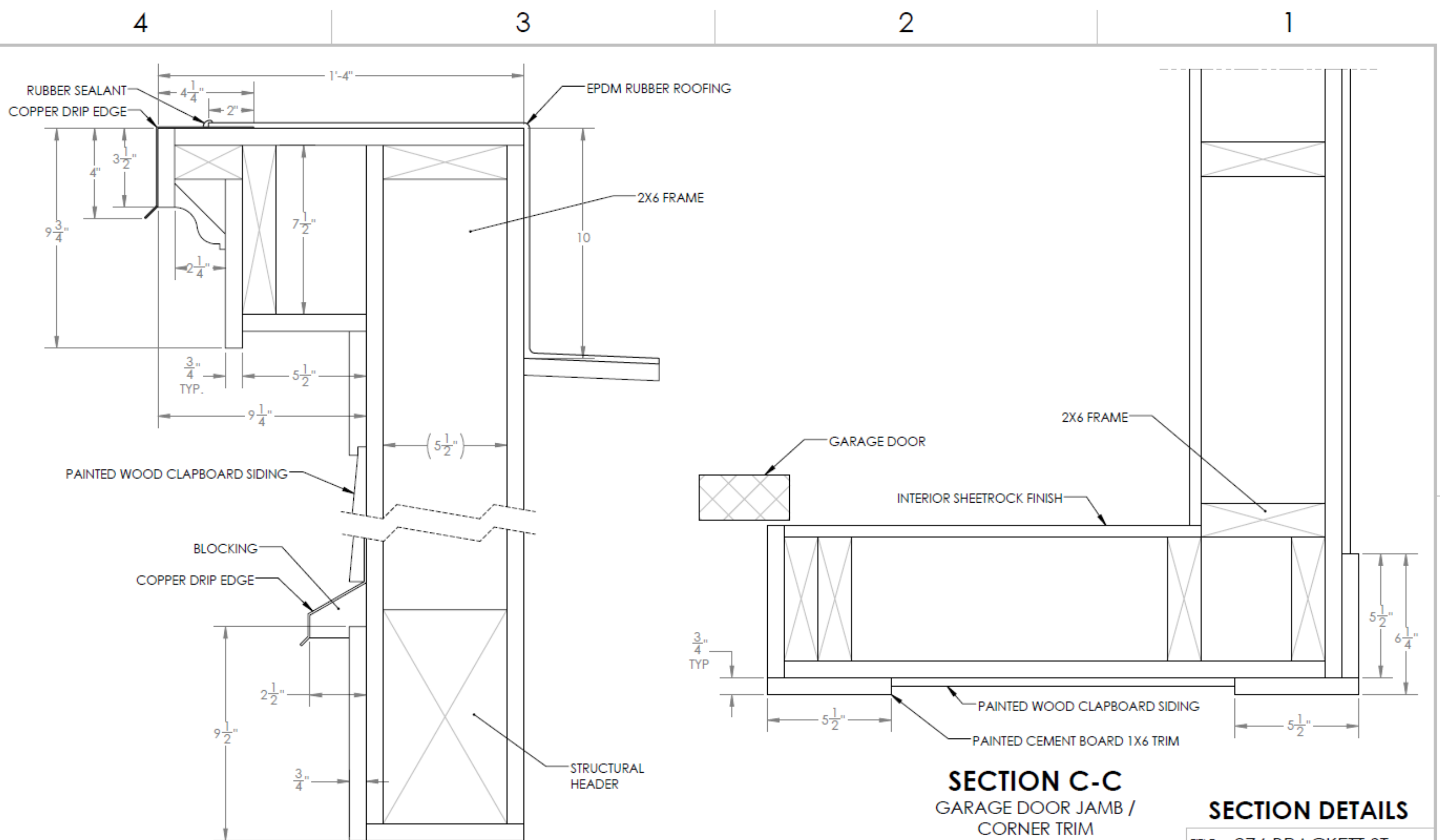
TITLE: 276 BRACKETT ST. GARAGE ADDITION		
SIZE	DWG. NO.	REV
B	MW-100-001	02
1/4" : 1'	05-20-2017	SHEET 6 OF 9

4

3

2

1

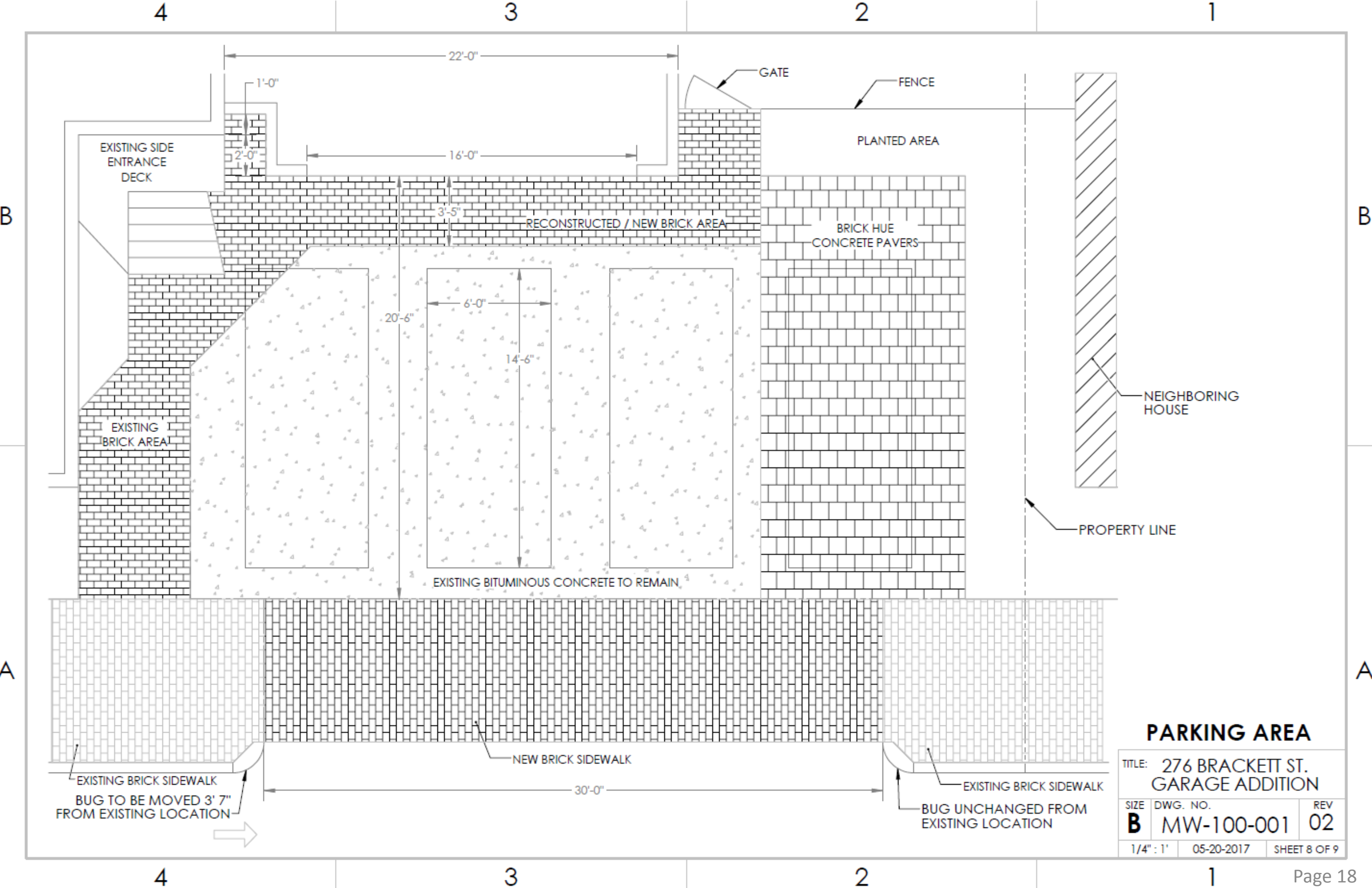


SECTION B-B
 CORNICE /
 GARAGE DOOR HEAD TRIM

SECTION C-C
 GARAGE DOOR JAMB /
 CORNER TRIM

SECTION DETAILS

TITLE: 276 BRACKETT ST. GARAGE ADDITION		
SIZE	DWG. NO.	REV
B	MW-100-001	02
1/4" : 1'	05-20-2017	SHEET 7 OF 9



PARKING AREA

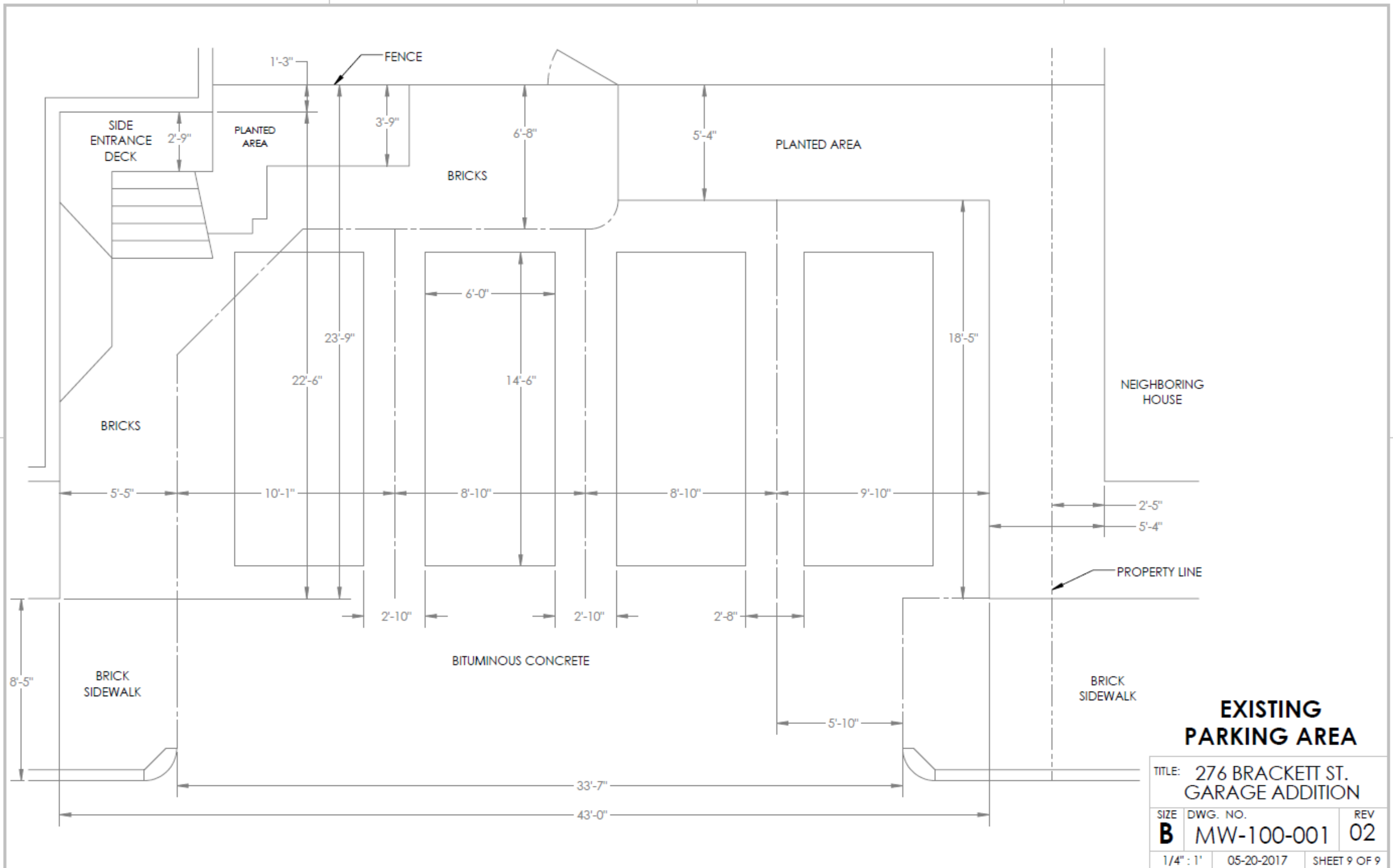
TITLE: 276 BRACKETT ST. GARAGE ADDITION		
SIZE	DWG. NO.	REV
B	MW-100-001	02
1/4" : 1'	05-20-2017	SHEET 8 OF 9

4

3

2

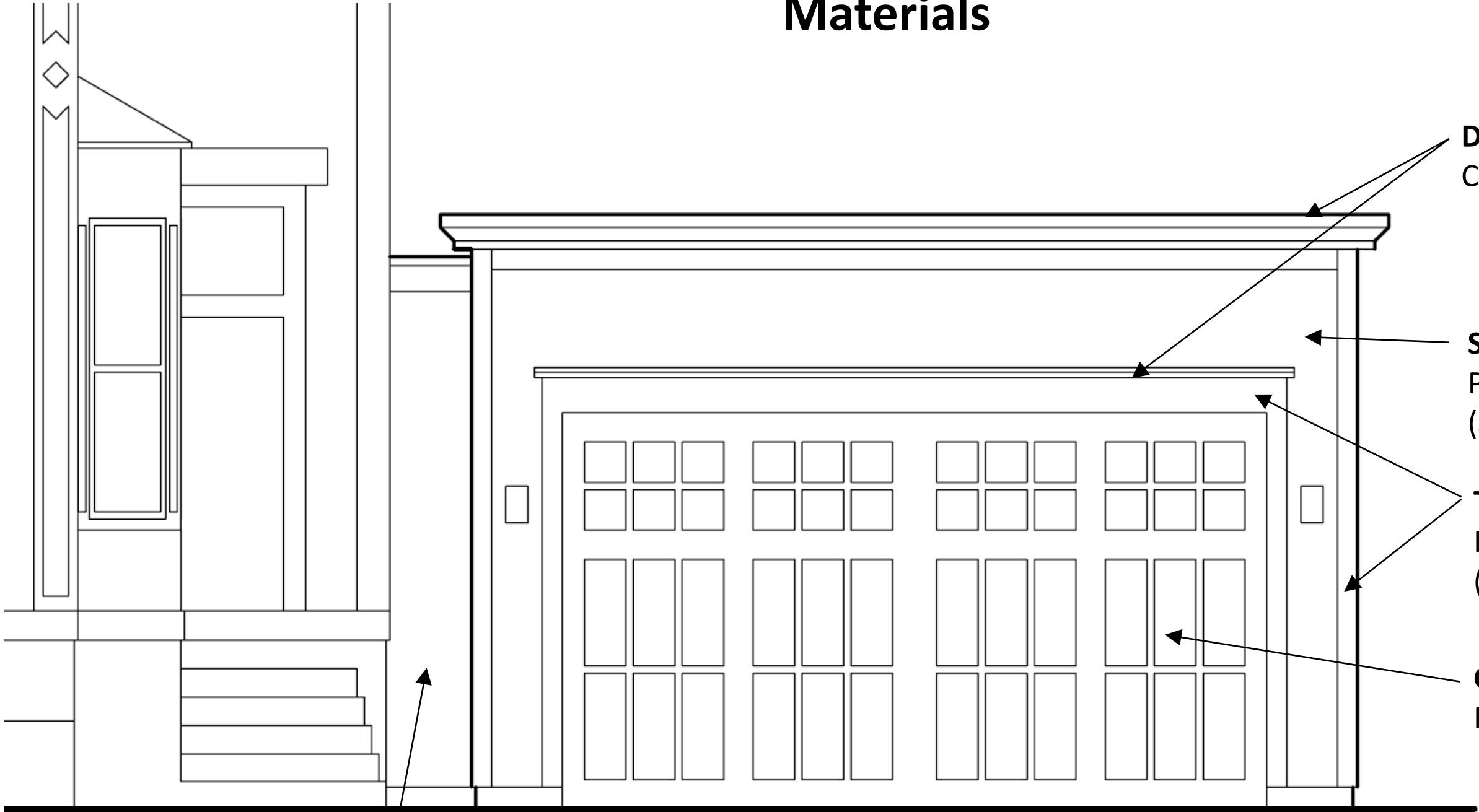
1



**EXISTING
PARKING AREA**

TITLE: 276 BRACKETT ST. GARAGE ADDITION		
SIZE	DWG. NO.	REV
B	MW-100-001	02
1/4" : 1'	05-20-2017	SHEET 9 OF 9

Materials



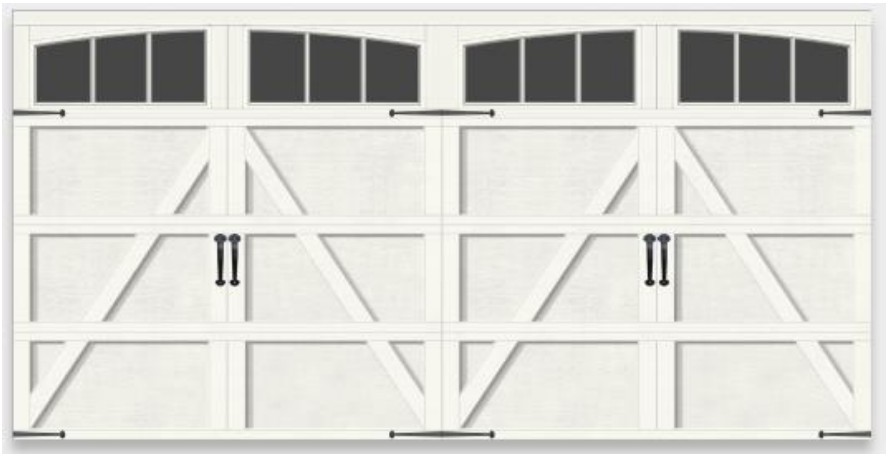
Drip Edges:
Copper to match existing house

Siding:
Painted wood clapboard
(Similar to existing house)

Trim:
Painted cement boards
(Similar to existing house)

Garage Door:
Painted Wood

Connector:
Painted wood clapboard



Similar 2 Car Attached Garages in the local area

Map of Reference Garages



276 Brackett



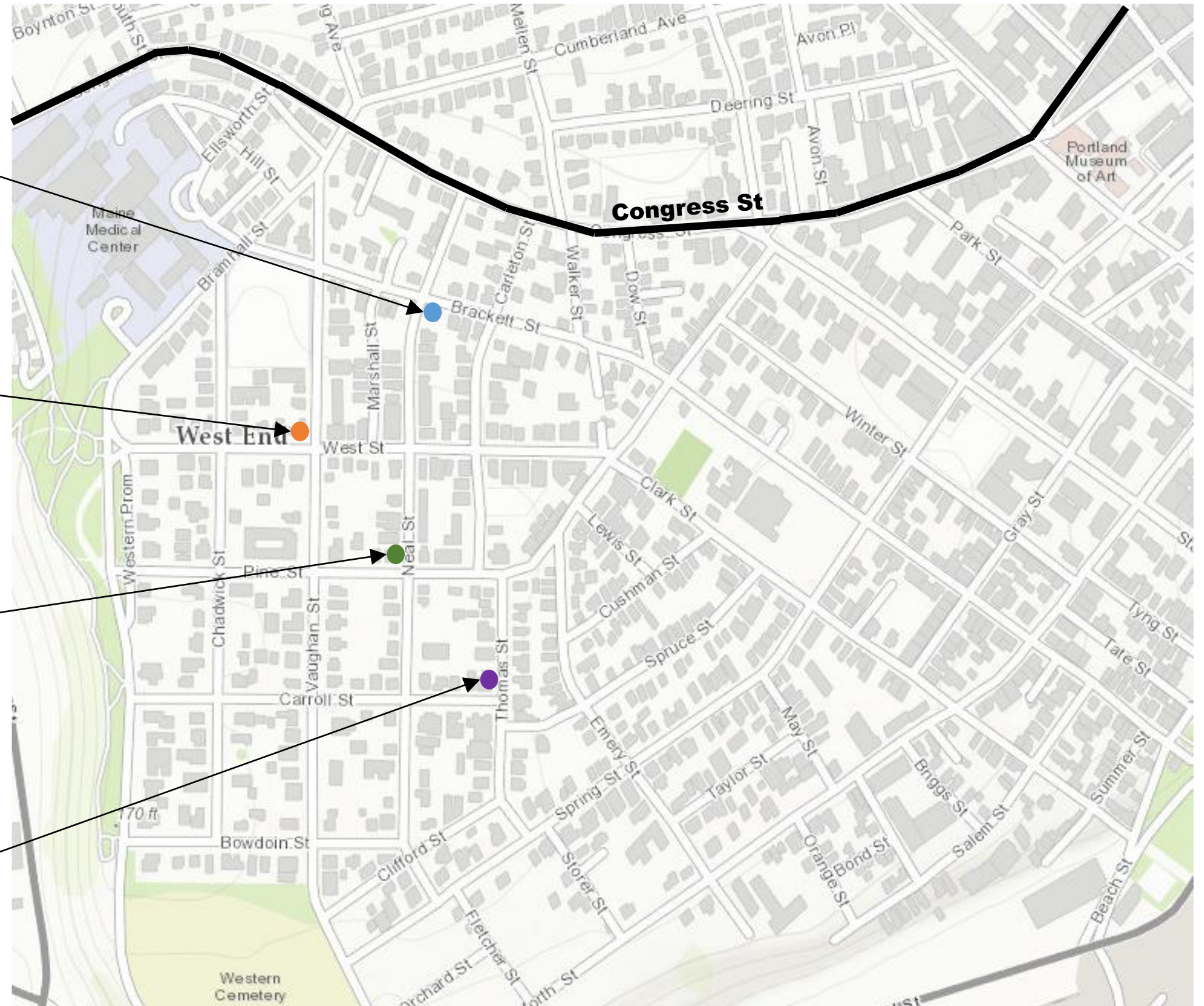
83 West



145 Pine



1 Carrol



Similar 2 Car Attached Garages in the local area 83 West St. (William Marks House) – Side View



**Similar 2 Car Attached Garages in the local area
83 West St. (William Marks House) – Side View**



Similar 2 Car Attached Garages in the local area 145 Pine St. – Side View



Similar 2 Car Attached Garages in the local area 1 Carrol St. – Side View

