

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080269

This is to certify that NELSON ROBERT C /CBRN Inc.
 has permission to add 2 new 36' x 48' attached single family homes w/ garage and front porches to lot that already has a single famil
 AT 38 MORSE ST CBL 163A A016001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CAPS. R. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspections

3.25 2008

Received from CERVO, INC.

Location of Work 38 MOUNTAIN ST.

Cost of Construction \$ _____

Permit Fee \$ 11395

1090 Bldg.
7500
3005

Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other S.F.H.

CBL: 163-AA 016

Check #: 2303

Total Collected \$ 1395

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

March 11

20 10

Received from CBRN Inc (Robert Nelson)

Location of Work 38 Morse St.

Cost of Construction \$ _____ Building Fee: 1,700.00

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: ~~1,700.00~~

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 163-A-A 016

Check #: 3214 Total Collected \$ 1,900.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0269	Issue Date:	CBL: <i>15</i> 163A A016001
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Location of Construction: 38 MORSE ST	Owner Name: NELSON ROBERT C	Owner Address: 32 MORSE ST	Phone:
Business Name:	Contractor Name: CBRN Inc.	Contractor Address: 47 Alice Court Portland	Phone: 2078388256
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: <i>R-5</i>

Past Use: Single family home (permit amended 3/11/10)	Proposed Use: Three family - add 2 new 36' x 48' attached single family homes w/ garage and front porches to lot that already has a single family home	Permit Fee: \$1,095.00	Cost of Work: \$280,000.00	CEO District: 4
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: Type	

Proposed Project Description:
add 2 new 36' x 48' attached single family homes w/ garage and front porches to lot that already has a single family home

Signature	WITHDRAW	Signature
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Signature:	Date	

Permit Taken By: Idobson	Date Applied For: 03/25/2008	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 17 Zone X</i> <input type="checkbox"/> Subdivision <i>N/A per CGA</i> <input checked="" type="checkbox"/> Site Plan <i>2008-0064</i> Maj Minor <input checked="" type="checkbox"/> MM <i>OK with Conditions</i> Date: <i>10/5/09</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark Does Not Require Review Requires Review Approved Approved w/Conditions Denied
	Date: <i>10/5/09</i>		Date: <i>[Signature]</i>

Revised site plan OK with conditions vs 3/11/10

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

CEO- Use ~~the~~ set that is stamped City of Portland
approved plans. T

Schedule Inspection Add Find Print Permit Print C of O Pmnt Insp Invoicing Taxes Due Close

Prmt Text93 23020 Constr Type New Num1 80269

Permit Nbr 08-0269 Location of Construction 38 MORSE ST Appl. Date 03/25/2008
 Status ~~Permit~~ **HOLD** Permit Type Multi Family Issue Date
 CBL 103A A016001 District Nbr 4 Estimated Cost \$280,000.00 Date Closed

Comment Date	Comment	Add	Delete	Save	Print
04/16/2010	did building review - put on Hold until planning signs off - in HOLD basket.				
	Name tmm		Follow Up Date		Completed <input type="checkbox"/>
03/18/2010	received approval letter from planning - still wait for ok to issue permit				
	Name mes		Follow Up Date		Completed <input type="checkbox"/>
03/11/2010	received revise site plan which changes the size of the new units. - the permit must be revised to reflect such. Gayle did not revise the permit. Gave back to fire for review.				
	Name mes		Follow Up Date		Completed <input type="checkbox"/>
03/11/2010	Received additional revised plans. Forward plans and original permit to Marge Schmuckai on 03/11/10., also recieved additional fee of 1,800.00. /gg				
	Name gg		Follow Up Date		Completed <input type="checkbox"/>
01/13/2010	PER CAPT G Prop owner will be resubmitting new plans. In hold basket				
	Name Ldobson		Follow Up Date		Completed <input type="checkbox"/>

Prmt

Text93

23020

Constr Type

New

Num1

80269

10/05/2009	Last Friday 10/2/09 we received revised house plans - WAIT FOR PLANNING TO SIGN OFF PRIOR TO ISSUING PERMIT	Name mes	Follow Up Date		Completed	-
06/03/2008	On 6/2/08 I received a set of plans showing and enclosed floor area between the two buildings. Zoning is ok - I spoke with Barbara - planning needs to let him know what kind of review (minor) and what needs to be submitted.	Name mes	Follow Up Date		Completed	-
05/23/2008	I left a message with Bob Nelson concerning the floor area connection - that "floor area" is defined in the ordinance and that if the deck were turned into two enclosed mudrooms, then the ordinance would be met.	Name mes	Follow Up Date		Completed	-
05/05/2008	Received revised siteplan showing the two buildings being attached and revised building plans. The new siteplan meets the zoning requirements. Permit is on hold because it is also a minor siteplan, and I'm not going to move the permit forward until we have gotten the preliminary OK from planning.	Name amachado	Follow Up Date		Completed	-
04/14/2008	Met with Barbara and Penny about having two single family homes on one lot. The definition of a two family dwelling allows for one building or a pair of attached buildings. The two buildings need to be attached. I left a message for Robert about this, and also told him that he needs to take lot 2 off the plan until he is ready to split it and do the duplex. He also will have to own the five foot strip of land.	Name amachado	Follow Up Date		Completed	-
04/10/2008	Spoke to Robert Nelson. He had brought in a revised site plan, deed description for each lot and full size building plans on April 7. The revised site plan had the existing frontage of lot 2 at 40' not 45' and the lot size for lot 2 did not include the square footage of the 5' strip of landing that is being added to the property. He also needs a demo permit for the garage. He needs to get us a copy of the contract for the 5' strip of land that he is purchasing.	Name amachado	Follow Up Date		Completed	-
04/01/2008	Called Robel Nelson. Lot width scales at 59' at the rear of the building, needs to be 60'. The elevation plans show front steps. They need to be shown on the site plan.	Name amachado	Follow Up Date		Completed	-

Prmt Text93 23020 Constr Type New Num1 80269

04/01/2008	Checking with Penny to see if the creation of the second lot and the new single family home on lot 1 constitutes subdivision.				
Name	amachado	Follow Up Date		Completed	--
04/01/2008	Spoke to Robert Nelson. Asked him exactly what this permit was. At this point he is splitting his existing lot into two lots. Lot one has the existing single family home. This application is to build a new single family home on lot one where the existing single family home already exists. So the use will become a duplex on that lot. The duplex shown on lot 2 is not part of this application. I told him that we needed a siteplan that does not have the duplex on				
Name	amachado	Follow Up Date		Completed	--

CreatedBy Idobson CreateDate 03/26/2008 ModBy mes ModDate 03/12/2010
Time 11:27 AM Time 9:32 AM



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

398

Location/Address of Construction: 398 MORSE STREET; PORTLAND, ME		
Total Square Footage of Proposed Structure/Area 136 SF NEW + 240 SF (PORCH)	Square Footage of Lot 10,919 SF	
Tax Assessor's Chart, Block & Lot Chart# 163A Block# A Lot# 013 15416	Applicant *must be owner, Lessee or Buyer* Name ROBERT G. NEWSON Address 47 ALICE COURT City, State & Zip PORTLAND, ME 04103	Telephone: (207) 838-8256
Lessee/DBA (If Applicable) N/A	Owner: (if different from Applicant) Name SAME Address City, State & Zip	Cost Of Work: 180,000. 15000 additional cost C of O Fee: \$ Total Fee: \$ 1,800.00
Current legal use (i.e. single family) If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? Project description:	SINGLE FAMILY N/A MULTIPLEX RESIDENCE NO If yes, please name N/A 2 NEW (3) BEDROOM (1) GARAGE TWO STORY RESIDENCES AND A NEW BARRINGTON AT THE EXISTING RESIDENTIAL UNIT. NEW PARKING & LANDSCAPING	
Contractor's name: Address: City, State & Zip: Who should we contact when the permit is ready: Mailing address:	ROBERT G. NEWSON 47 ALICE COURT PORTLAND, ME 04103 Telephone: 207 838.8256 ROBERT G. NEWSON Telephone: 207 838.8256 47 ALICE COURT, PORTLAND, ME 04103	

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.



scope of the project, the Planning and Development Department
of a permit. For further information or to download copies of
Division on-line at www.portlandmaine.gov, or stop by the Inspections

and property, or that the owner of record authorizes the proposed work and
as his/her authorized agent. I agree to conform to all applicable
described in this application is issued, I certify that the Code Official's
all areas covered by this permit at any reasonable hour to enforce the

Date: **3/10/10**

RECEIVED

commence ANY work until the permit is issued

MAR 11 2010

Dept. of Building Inspections
City of Portland Maine



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.



WATERBURY General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>38 Morse St.</u>			
Total Square Footage of Proposed Structure/Area <u>1328</u>		Square Footage of Lot <u>6738</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>163</u> Block# <u>AA</u> Lot# <u>16</u>		Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Robert Nelson</u> Address <u>42 Alice Court</u> City, State & Zip <u>Portland, Me 04103</u>	Telephone: <u>207-838-8256</u> <u>207-878-5975</u>
Lessee/DBA (if Applicable) <i>See Revised Data 3/11/10</i>		Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>100,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>vacant single family</u>			
If vacant, what was the previous use? _____			
Proposed Specific use: <u>single family home on open lot (2 family)</u>			
Is property part of a subdivision? _____ If yes, please name _____			
Project description: <u>Build Single Family on lot 31x34' w/underneath garage - -</u>			
Contractor's name: <u>CIBRA INC.</u>			
Address: <u>42 Alice Court</u>			
City, State & Zip <u>Portland Maine 04103</u>		Telephone: <u>207 838 8256</u>	
Who should we contact when the permit is ready: <u>Robert Nelson</u>		Telephone: <u>207 878 5975</u>	
Mailing address: <u>42 Alice Court Portland, Me 04103</u>			

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Handwritten Signature] Date: 2/21/08

This is not a permit; you may not commence ANY work until the permit is issue

Applicant: Robert Nelson

Latest review
Date: 10/5/09

Address: 38 Mase

C-B-L: 163A-A-15' 1/2

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

08-0269

Zone Location -

R-5 8/

Interior or corner lot -

Proposed Use/Work - to Add 2 more units to an existing single family dwelling for a total of 3 res. d.u.

Sewage Disposal -

City

Lot Street Frontage - 50' min - 95' shown

Front Yard - 20' req min - 68.75' scaled to closest new bldg

Rear Yard - 20' min req - 54' scaled to closest bldg

Side Yard - 12' for 2 stories - 12' & 12.5' shown & scaled

Projections - entry ways & steps

Width of Lot - 90' min - 95' shown

Height - 35' MAX allowed - 22.5' scaled

Lot Area - min lot size based on area per DU (6000^{sq ft} per D.U.) = 18,000^{sq ft}

Lot Coverage/Impervious Surface - 40% MAX x 18,919 = 7567.6^{sq ft} MAX COV. 18,919^{sq ft} shown on Survey

Area per Family - 6,000^{sq ft} per D.U. - a 18,000^{sq ft} min - 18,919 given

Off-street Parking - 2 req per D.U. a 6 req - 6 shown

Loading Bays - N/A

Site Plan - # 2008-0064

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 Zone X

22 x 34 =	OK	1632 ^{sq ft}
20 x 32 =		896
10 x 16 =		160
8 x 12 =		96
		<u>2784^{sq ft}</u>

entry way & steps



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life. www.portlandmaine.org

Planning & Urban Development Department
Penny St. Louis Littell, Director

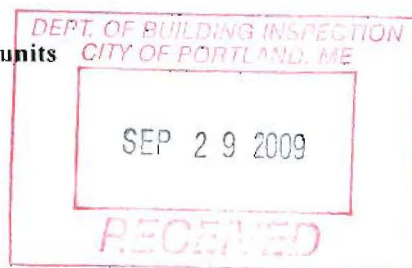
Planning Division
Alexander Jaegerman, Director

September 28, 2009

Robert C. Nelson
47 Alice Court
Portland ME. 04103

Re: **38 Morse Street (32-38 Morse Street); Addition of 2-units**
Application ID: # 2008-0064

CBL: 163 A015 001 and 163A A016 001



Dear Mr. Nelson

On September 28, 2009, the Portland Planning Authority approved a minor site plan for the proposal to add 2 units (to create a multiplex) at 32-38 Morse Street, as shown in the approved plans prepared by Owen Haskell, Inc and dated 09-18-09 (Rev 6), with the following conditions:

- i. That if the construction of the project is phased, the first unit shall meet all site plan requirements (landscaping, fencing, and drainage/infrastructure) prior to the issuance of a Certificate of Occupancy (CO); and
- ii. The second unit shall be constructed and occupied (Certificate of Occupancy) within 12 months of the issuance of the CO for the first unit, otherwise the parking will need to be reduced to 2 spaces with lawn and landscaping replacing any parking area in excess of 2 spaces prior to the release of the defect guarantee; and
- iii. That in the event that one or more of these units are intended to be sold off as condominiums, please note that any conversion shall meet the City's Ordinance (currently 14-565 to 14-571), and that condominium documents (clarifying responsibilities for maintenance of common areas) shall be submitted for review and approval by the Planning Authority prior to the sale of the first unit.

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 shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation

and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.

2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division through the Building Permit application process.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. 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. Requests to extend approvals must be received before the expiration date.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service'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 pre-construction meeting.
8. 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.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at 874- 8728.

Sincerely,


Alexander Jaegerman
Planning Division Director

Attachment: Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division Director
Gayle Guertin, Inspections Division
Lannie Dobson, Inspections Division
Michael Bobinsky, Public Services Director
Kathi Earley, Public Services
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Todd Merkle, Public Services
Greg Vining, Public Services
John Low, Public Services
Jane Ward, Public Services
Keith Gautreau, Fire
Jeff Tarling, City Arborist
Tom Errico, Wilbur Smith Consulting Engineers
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File

Hard Copy: Project File

From: Jean Fraser
To: Schmuckal, Marge
Date: 10/2/2009 4:58.02 PM
Subject: 38 Morse Street

Marge,

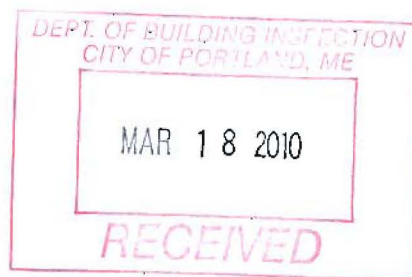
This has been approved (see attached) and he has submitted the 7 sets of approved plans. I will bring down a stamped set when he pays the PG

Marge, I think you have the latest plans (Rev 6) so can progress the Building Permit (though the wording of his original BP applicaiton is out of date and I am not sure which permit # applies).

Let me know if any questions etc

Jean

CC: DiPierro, Philip



Planning & Urban Development Department
Percy St. Louis Bell, Director

Planning Division
Alexander J. Jaramila, Director

March 18, 2010

Robert C. Nelson
17 Alice Court
Portland ME, 04103

Robert C. Nelson
38 Morse Street
Portland ME, 04103

Michael F Hays
Project Architect, Grant Hays Associates
PO Box 6179
Falmouth, ME 04105

Re: **38 Morse Street (32-38 Morse Street); Addition of 2-units
AMENDMENT**

Re: **Application ID: # 2008-0064
Original Site Plan Approval dated September 28, 2009
CBL: 163 A015 001 and 163A A016 001**

Dear Mr. Nelson:

On March 18, 2010, the Portland Planning Authority approved the amended site plan for the proposal to add 2 units (to create a multiplex) at 32-38 Morse Street, as shown in the approved plans prepared by Owen Haskell, Inc (Site Plan 02.16.2010 and Site Details Rev 6/09.18/09) and by Michael F. Hays Architect (Building Plans A1-A7 all dated 02.15.2010) with the following conditions:

- i. That the applicant shall use the details provided in the Public Services Memorandum dated March 3, 2010 (attached) for utility bedding and street repair when excavating within the Morse Street right of way; and
- ii. The applicant shall install a three foot sump in the proposed catchbasin; and
- iii. That if the construction of the project is phased, the first new unit shall meet all site plan requirements (landscaping, fencing, and drainage/infrastructure) prior to the issuance of a Certificate of Occupancy (CO); and
- iv. The second new unit shall be constructed and occupied (Certificate of Occupancy) within 12 months of the issuance of the CO for the first new unit, otherwise the parking will need to be reduced to 3 spaces with lawn and landscaping replacing any parking area in excess of 3 spaces prior to the release of the defect guarantee, and
- v. That in the event that one or more of these three units are intended to be sold off as condominiums, please note that any conversion shall meet the City's Ordinance (currently 14-565 to 14-571), and that condominium documents (clarifying responsibilities for maintenance of common areas) shall be submitted for review and approval by the Planning Authority prior to the sale of the first unit.

Please note the following provisions and requirements for all site plan approvals:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the Planning Authority pursuant to the terms of Chapter 14 of the Portland City Code.
2. This approval does not constitute approval for building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Where submission drawings are available in electronic form, final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
5. 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. Requests to extend approvals must be received before the expiration date.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service'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 pre-construction meeting.
8. 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.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at 874-8728.

Sincerely,


Alexander Jaegerman
Planning Division Director

Attachments

- 1 Public Services Memo March 3, 2010
- 2 Performance Guarantee Packet

Electronic Distribution

Gregory St. Louis - Cattel - Director of Planning and Urban Development
Nancy Under - K - Senior Planner - Division Director
Dariusz Kurbid - Development Review Services Manager
Jean Crozier - Planner
Philip Duharsy - Development Review Coordinator
Mica Schumackal - Zoning Administrator
Inspections Division Director
C-2 - Construction Inspection Division
C-3 - Public Utility Inspections Division
C-4 - Public Works Inspections Division
Marta - Boback - Public Services Director
Kathleen - Public Services
Bill Cook - Public Services
David Marsolis - Pines - Deputy City Engineer
C-5 - Planning Public Services
C-6 - Law Public Services
C-7 - Word Public Services
Keith - Construction Eng.
C-8 - Land Use Case Analyst
C-9 - Planning - Public Engineering Review
Darcie - City - Woodard & Curran
V - City - Office
Approval Letter file

Hard Copy - Project File

March 3, 2010

To: Barbara Barhydt
Jean Fraser
From: David Margolis-Pineo
Public Services Review Comments
Re: 38 Morse Street

The Department of Public Services has the following comments.

1. The applicant's site plan currently shows granular bedding under the sewer pipe to be installed in the street. This detail is incorrect. Please use the following details for utility bedding and street repair when excavation with the Morse Street right of way. Thank you

DATE: AUGUST 2008
 REVISED:

CITY OF PORTLAND, MAINE
 TECHNICAL STANDARDS MANUAL

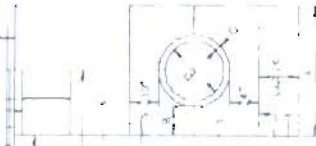
SECTION 28.00 - ELECTRICAL - WIRING AND COMMUNICATIONS - CONDUIT SHALL BE SCHEDULE 40 STEEL GALVANNEAL.

CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PORTLAND PORTLAND DEPARTMENTS OF PUBLIC SERVICES.

SECTION 28.00 - ELECTRICAL - WIRING AND COMMUNICATIONS

CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PORTLAND PORTLAND DEPARTMENTS OF PUBLIC SERVICES.

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SECTION 28.00

CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PORTLAND PORTLAND DEPARTMENTS OF PUBLIC SERVICES.

CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PORTLAND PORTLAND DEPARTMENTS OF PUBLIC SERVICES.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	PRICE	TOTAL
1	CONDUIT	100'	1	100.00	100.00
2	WIRING	100'	1	100.00	100.00
3	GROUNDING	100'	1	100.00	100.00
4	LABOR	100'	1	100.00	100.00
5	MATERIAL	100'	1	100.00	100.00
6	INSTALLATION	100'	1	100.00	100.00
7	TESTING	100'	1	100.00	100.00
8	INSPECTION	100'	1	100.00	100.00
9	PERMITS	100'	1	100.00	100.00
10	TOTAL				1000.00

PORTLAND, MAINE
 AUGUST 2008



DATE
AUGUST 2009
REVISED:

CITY OF PORTLAND, MAINE
TECHNICAL STANDARDS MANUAL

TRANSPORTATION SYSTEMS FIGURE
AND STREET DESIGN
SECTION 1

LOCAL STREET CROSS SECTION

I-1

- Portland City standards require all catchbasins connected to the City's sewer system to have three foot sumps. The applicant is asked to install a three foot sump in the proposed catchbasin.

This department has no further comments.

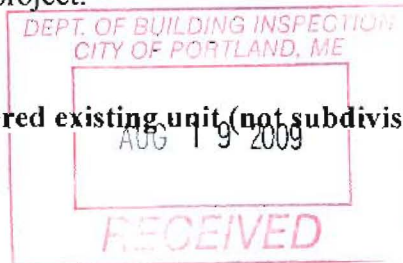
Comments Submitted



To: Marge Schmuckal; Dan Goyette; David Margolis-Pineo; Tom Errico; Keith Gautreau; Jeff Tarling
From: Jean Fraser
Date: August 19, 2009

Additional information submitted for the following project:

Application ID #: 2008-0064
Project Name: 2 units added to grandfathered existing unit (not subdivision)
Project Address: 38 Morse Street
COMMENTS PLEASE: Aug 26, 2009



8/19/09

The applicant has submitted the attached Site Plan and Details Plan in response to our comments (sent in review letter) below; please review with these in mind:

- Parking:** The zoning requirement for this proposal is 6 spaces and your plan shows 7 spaces, which is excessive in this residential area. Please omit the parking space nearest to the street.
- Drainage:** The storm water lines should be tied together on the property and connect to the proposed catch basin. An 8" pvc line should be installed from the catch basin into the street. The outlet pipe should be fitted with a 4" orifice plate inside of the catch basin. The 8" outlet pipe should be laid at a slope of .01.

The sanitary sewer lines from the two new units should be tied together at the property line with one connection into the street sewer line. Please have the Engineer stamp the plans and cross-reference the engineering details to the Site Plan; it would also be helpful if the plans were dated so they can be referenced in correspondence.

- Landscaping:** The locations, sizes and species of all planting should be shown on the Site Plan or in a separate Landscape Plan. Two street trees along the street frontage and two foundation plantings are required FOR EACH UNIT along with trees/shrubs/fencing to meet the City's Site Plan Ordinance (14-526 (15) which includes the following requirements:

"3. Open space on the site for all two-family, special needs independent living unit, bed and breakfast and multiple-family development shall be integrated into the development site. Such open space in a special needs independent living unit or a multiple-family development shall be designed to complement and enhance the building form and development proposed on the site. Open space functions may include but are not limited to buffers and screening from streets and neighboring properties, yard space for residents, play areas, and planting strips along the perimeter of proposed buildings;

5. The scale and surface area of parking, driveways and paved areas are arranged and landscaped to properly screen vehicles from adjacent properties and streets;"

As discussed, please contact Jeff Tarling (City Arborist) if you would like further detailed guidance in developing the landscaping proposals.

- Driveway:** The driveway access width, parking aisle and parking space dimensions do not meet City standards. The Traffic Engineering Reviewer supports waivers for the aisle width and the parking space dimensions, but requires the driveway width to be increased to 16 feet (currently 9 feet).
- Capacity letters** have not yet been received; these need to be obtained and submitted from the Portland Water District and the City's Wastewater Division to assure available capacity for water and sewer services to the two new units.
- Future condominiums:** We understand from you that all three units (one existing and the two subject of this application) will remain in the same ownership and management. In the event that these units are sold off as condominiums, please note that the conversion would need to meet the City's Ordinance (copy attached) and condominium documents would also need to be submitted.
- We have not yet received a letter from a bank or other financial institution which confirms – with reference to the specific development shown on the submitted plans - that you have the financial capability to undertake and complete the development (see 14-525 (c) (9)). If the project is intended to be phased, please note the proposed phasing and demonstrate that the first unit will meet site plan requirements independently and allow for the second unit to be added in. If the phasing meets review standards, the financial capability letter may relate to the first phase of the project.

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0064

Date: 8/19/2009

I received a revised submittal today in Site Plan Review. All the R-5 Zone requirements are being met. Separate building permits are required and can be issued after an approved site plan is released by Planning.

Marge Schmuckal
Zoning Administrator



9/24/09

To: Marge Schmuckal; Jeff Tarling; Barbara Barhydt
From: Jean Fraser
Date: September 24, 2009

Additional information submitted for the following project:

Application ID #: 2008-0064
Project Name: 2 units added to grandfathered existing unit (not subdivision)
Project Address: 38 Morse Street

FINAL COMMENTS: September 30th, 2009 (very minor items to review) so approval letter can be issued; draft approval letter attached (first page only) so please see whether you are OK with the suggested conditions and whether any others needed.

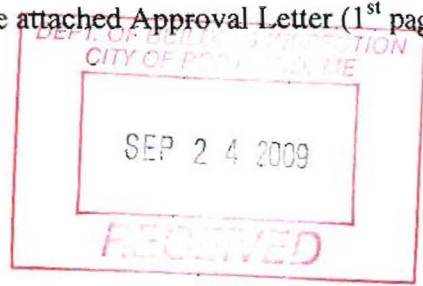
This is an administrative review.

Applicant has submitted:

1. Revised site plan with landscaping revised to address Jeff Tarling's comments at meeting on Sept 17, 2009;
2. Capacity letters;
3. Letter of financial capability;
4. Letter explaining phasing and maintenance.

Subject to these being OK I have drafted the attached Approval Letter (1st page) and need comments on that too please.

Thanks
Jean



DRAFT FOR DISCUSSION AT Dev Rev

September X, 2009

Robert C. Nelson
47 Alice Court
Portland ME. 04103

**Re: 38 Morse Street (32-38 Morse Street); Addition of 2-units
Application ID: # 2008-0064**

CBL: 163 A015 001 and 163A A016 001

Dear Mr. Nelson:

On XXX, 2009, the Portland Planning Authority approved a minor site plan for the proposal to add 2 units (to create a multiplex) at 32-38 Morse Street, as shown in the approved plans prepared by Owen Haskell, Inc and dated (X), with the following conditions:

- i. That if the construction of the project is phased, the first unit shall meet all site plan requirements (landscaping, fencing, and drainage/infrastructure) prior to the issuance of a Certificate of Occupancy; and
- ii. The second unit shall be constructed and occupied (Certificate of Occupancy) within x months of the issuance of the CO for the first unit, otherwise the parking will need to be reduced to 2 spaces with lawn and landscaping replacing any parking area in excess of 2 spaces; and
- iii. That in the event that one or more of these units are intended to be sold off as condominiums, please note that any conversion shall meet the City's Ordinance (currently 14-565 to 14-571), and that condominium documents (clarifying responsibilities for maintenance of common areas) shall be submitted for review and approval by the Planning Authority prior to the sale of the first unit.

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 shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further

Donata R. Nelson

September 22, 2009

Robert C. Nelson

47 Alice Court

RECEIVED

Portland, Maine 04103

838-8256

SEP 22 2009

878-5975

City of Portland
Planning Division

Re: 38 Morse St

Additional units

Dear Jean Frazier,

Enclosed is the information requested by the planning dept, to finalize approval for a permit, for the 38 Morse St project.

Letter from Portland Water District

Letter from City of Portland Sewer Dept

Letter from financial institution

Per our meeting with Jeff Tarling, I have had the plans revised, to reflect his recommendations. These are also enclosed.

The plan is to do the project in phases. We have the funds to build one unit. All site work and foundation work will be done in the first phase. When the building is complete, we will finance the first building and use the proceeds to fund the second building. We will be caring for the property maintenance; snowplowing, landscaping ourselves, etc. ourselves.

We look forward to hearing from you

Bob Nelson





Strengthening a Remarkable City. Building a Community for Life www.portlandmaine.org

Public Services Department
Michael J. Bobinsky, Director

RECEIVED

August 20, 2009

SEP 22 2009

Mr. Robert C. Nelson
47 Alice Court
Portland Maine 04103

City of Portland
Planning Division

**RE: The Capacity to Handle the Anticipated Wastewater and Stormwater Flows,
from the Two Condominium Homes, at 38 Morse Street.**

Dear Mr. Nelson:

SANITARY INFORMATION

The existing ten-inch diameter vitrified clay sanitary sewer pipe, located in Morse Street has adequate capacity to transport, while The Portland Water District sewage treatment facilities, located off Marginal Way, has adequate capacity to treat the anticipated wastewater flows of the 360 GPD.

Anticipated Wastewater Flows from the Proposed Two Condominium Homes:

Two, (Two-Bedroom) Condominium Homes, @ 180 G.P.D./Home = 360 GPD

Anticipated Stormwater Flows from the Proposed Four Single-Family Homes

The Average Stormwater for a Two Year Design Storm

The Developed Property with 2 Single Family Homes/Driveways = .7419 CFS

All Intensity data references The Rain Atlas in the U.S. Department of Commerce Weather Bureau

STORMWATER INFORMATION

The City combined sewer overflow (C.S.O.) abatement consent agreement, with the U.S.E.P.A. and with the Maine D.E.P., requires C.S.O. abatement, as well as storm water mitigation, from all projects, in order to offset any increase in sanitary flows. The City of Portland is aware that a possible C.S.O. event may occurring at CSO 20, located off East Marginal Way, from the anticipated increase of storm water flows from the proposed Condominium project.

If The City can be of further assistance, please call 874-8829.

Sincerely,
CITY OF PORTLAND

Harold L. Downs

Harold L. Downs
Senior Engineering Technician

HLD

cc: Penny Littlell, Director, Department of Planning, and Urban Development, City of Portland
Barbara Barhydt, Development Review Services Manager, Department of Planning, and Urban Development, City of Portland
Jean Fraser, Planning & Development
David Margolis-Pineo, P.E., Deputy City Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Michael Farmer, P.E., Project Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
John Emerson, Wastewater Coordinator, City of Portland
Jane Ward, Administrative Assistant, City of Portland



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

August 18, 2009

Robert Nelson
47 Alice Court
Portland, ME 04103

RECEIVED

SEP 22 2009

Re: 38 Morse Street, Portland
Ability to serve with PWD water

City of Portland
Planning Division

Dear Mr. Nelson:

This letter is to confirm that there should be an adequate supply of clean and healthful water to serve the needs of the 2-unit residential building located at 38 Morse Street in Portland. According to District records, there is an 8-inch ductile iron water main on the west side of the street as well as a hydrant located adjacent to the site.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the domestic water needs of your proposed project, as stated in your letter.

Hydrant Location: Morse Street at Sherwood Street
Hydrant Number: POD-HYD11841
Static Pressure: 85 PSI
Residual Pressure: Not measured
Flow: Not measured
Last Tested: 5/23/2007

With regard to your fire protection needs, please notify your plumber of these results so that they can design your system to best fit the noted conditions. Also, please contact your local fire department to determine if the fire service capacity is sufficient for their needs. Based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing codes.

In order for the proposed building to be served as shown on the site plan, dated April 1, 2008, a meter pit would be required on the site between 10 and 20 ft. from the street line. In order to serve the building without installing a meter pit, the meter would have to be located in an area of the building with shared access between the occupants. All water to the site would have to pass through that meter before the lines could split to serve both units. Since there will be one service in the name of one customer, there will be only one meter, and the customer will receive a single bill. If desired, a memo meter in the second unit could be installed by the property owner as a way to measure water use in that unit.



38 Morse Street
Portland, Maine

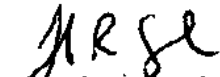
Ability to Serve
August 18, 2009

Another possible option would involve the installation of two individual services from the main, one serving each unit. Each unit could then have its own PWD account and meter.

We can discuss the service options in more detail at the service application stage. We will also work with you to properly size the water service and meter to meet the needs of this property. If a residential sprinkler system is required, it is your responsibility to size the service and meter to meet the demands of your system.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District



Rocco Spugnardi, P.E.
Business Development Engineer

RECEIVED

SEP 2 10 09 2009

City of Portland
E:

MERIDIAN MORTGAGE GROUP

September 17, 2009

Mr. Robert Nelson
47 Alice Court
Portland, Maine 04103

Re: 38 Morse Street
Portland, Maine 04103

Dear Rob,

I am pleased to confirm that you have been pre-approved for construction financing at the above referenced address.

Please do not hesitate to call me at 329-1051 with any questions.

Sincerely,


Peter Mitschele 

RECEIVED

SEP 22 2009

City of Portland
Planning Division

Comments Submitted

WITHDRAWN



To: Marge Schmuckal; Dan Goyette; David Margolis-Pineo; Tom Errico;
Keith Gautreau; Jeff Tarling cc Barbara Barhydt

From: Jean Fraser

2/24/10

Date: February 24, 2010

AMENDMENT APPLICATION (fee paid; using same UI code):

Application ID #: 2008-0064

Project Name: 2 units added to grandfathered existing unit (not subdivision)

Project Address: 38 Morse Street

File HAS The permit

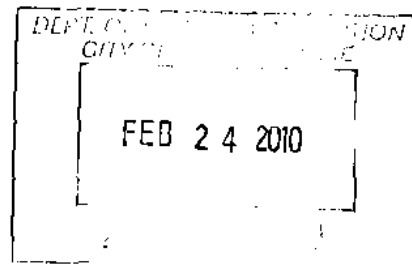
PRELIMINARY COMMENTS: March 3, 2010

163A-A-16

FINAL COMMENTS: March 10, 2010

The applicant is amending the building forms only as they would like larger units with an improved external design (see letter summarizing changes).

The review is of these changes only, and any implications. This amendment was shown and discussed in principle at a previous Dev Rev; no major issues are anticipated.



GRANT HAYS ASSOCIATES

ARCHITECTURE ♦ INTERIOR DESIGN

February 19, 2010

Jean Fraser
Portland Planning Department
389 Congress Street
Portland, Maine 04101-3509

Re: 38 Morse Street Multiplex

Dear Jean,

We hereby submit an amended site plan approval request on behalf of Owner, Robert C. Nelson, for the above referenced property. Attached are seven (7) full-size sets of prints; one (1) set of 11 x 17 reductions; and one (1) CD with PDF files of the drawings for your review and comment.

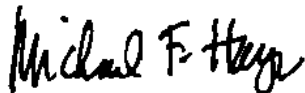
The original approved site plan design was dated April 1, 2008 and prepared by Owen Haskell Inc and Stephen Tibbetts, P.E. The revised site plan has been modified by the same professionals, as enclosed. Grant Hays Associates has prepared the revised Architectural drawings for the multiplex buildings as attached.

The changes from the original project design parameters to the amended version are as follows:

1. Unit 3 is positioned further back on the site to minimize visual impact from Morse Street and the adjacent property.
2. The driveway has been modified at Unit 3 for better maneuverability at the garage.
3. Plantings have been added to the new covered porch entrances to the new units.
4. The existing vegetative buffering elements at the southern property line are noted to be retained.
5. The new units' footprints have increased in area.
6. The new units are now connected by a covered porch.
7. The breezeway connecting the existing unit to the new units has decreased in area.
8. The architectural design of the new units has been changed to more closely match the existing unit's style, and that of the surrounding neighborhood.

We have also attached a separate document itemizing in detail the technical changes to the project from the prior submission to the amended submission, for your convenience. Please do not hesitate to contact me directly with any question or comments. We appreciate your assistance.

Sincerely,



Michael F. Hays, Project Architect

FEB 24 2010

GRANT HAYS ASSOCIATES

ARCHITECTURE ♦ INTERIOR DESIGN

February 19, 2010

Jean Fraser
Portland Planning Department
389 Congress Street
Portland, Maine 04101-3509

Re: 38 Morse Street Multiplex

Dear Jean,

On behalf of the Owner, Robert C. Nelson, and per request of the City of Portland Planning Department, we offer the following comparison chart of the prior and amended versions of the site and architectural design elements of the project.

<u>Item</u>	<u>Prior</u>	<u>Amended</u>
Impervious surface area	29%	38%
Unit 2 distance to Front Property Line	68'	65'
Unit 3 distance to Front Property Line	83'	103'
Building footprint area (new & existing)	2,784 sf	4,072 sf
Building height (new units)	28'-3"	31'-6"
Bedrooms/new unit	4	3

We trust this information will be useful in your review of the project's merits for amended site plan approval. Please do not hesitate to contact me directly with any questions or comments. We appreciate your assistance and look forward to the successful completion of this work.

Sincerely,



Michael F. Hays, Project Architect

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0064

Date: 3/5/2010

I am in receipt of revised plans for the additional 2 units attached to the single family dwelling. All the R-5 Zone requirements are being met. Inspection Services shall require an amended building permit including the revised plans.

Marge Schmuckal
Zoning Administrator

Applicant: Robert Nelson

Date: 3/5/10

Address: 130 Mase St

C-B-L: 163A-A-15-16

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing single family

Amended
Site Plan

Zone Location - R-5

#080269

Interior of corner lot -

Proposed Use/Work - revised site plan for 2 extra dwelling units
Attached

Sewage Disposal - City

Lot Street Frontage - 50' min - 95' shown

Front Yard - 20' min - 20' to closest stairs

Rear Yard - 20' min - 36' setq

Side Yard - 12' min - 12' & 15' given
2 story

Projections -

Width of Lot - 90' (multiplex) min - 95' shown

Height - 35' max - 31'6" given

Lot Area - 18,000 ϕ min for multiplex - 18,919 ϕ given

Lot Coverage/Impervious Surface - 40% max - 38% given

Area per Family - 6000 ϕ /DU or 18,000 ϕ min - 18,919 ϕ given
multiplex

Off-street Parking - 6 PKG SPACES - 6 shown

Loading Bays - N/A

Site Plan - # 2008-0064

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

WITHDRAWN



To: Marge Schmuckal; Dan Goyette; Todd Merkel (on behalf David M-P who is on vacation)

From: Jean Fraser

10/29/08

Date: October 22, 2008

Additional information submitted for the following project:

Application ID #: 2008-0064

Project Name: 2 units added to grandfathered existing unit (not subdivision)

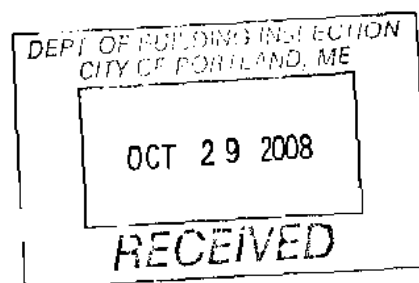
Project Address: 38 Morse Street

This review is being done in 2 stages because the applicant does not want to spend the money producing a comprehensive plan set until he knows the fundamentals are OK.

So we are still at the "fundamentals" stage, where we need to confirm:

- 1. Zoning confirmation that this basic layout is OK re R5 Zone (Unit #2 has been relocated in this revision);**
- 2. The storm water can be conveyed via sheet flow over the paved drive to the street and into the city's combined sewer as other developments have done and in accordance with 24-44(c). If PS determine this is OK, please clarify what engineering info (if any) is needed from the applicant in addition to revised contours (we have not required PE plans for similar duplexes nearby);**
- 3. Please note that the applicant will be requesting a waiver from sidewalks and curbing and a waiver is supported by staff.**

Thanks



MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0064

Date: 10/29/2008

On October 29, 2008 I received revised plans that show the building shifted on the North side. The required side setback for a two story structure is being met with this revision. The front and rear setbacks along with the number of parking spaces are being met.

I am awaiting a full submittal to review further requirements.

Marge Schmuckal
Zoning Administrator

Comments Submitted



To: Marge Schmuckal; Dan Goyette

From: Jean Fraser

Date: October 22, 2008

10/22/08

Additional information submitted for the following project:

Application ID #: 2008-0064

Project Name: 2 units added to grandfathered existing unit (not subdivision)

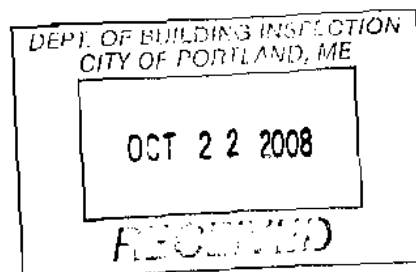
Project Address: 38 Morse Street

This review is being done in 2 stages because the applicant does not want to spend the money producing a comprehensive ~~plan set~~ ^{site plan} until he knows the fundamentals are OK.

So at this stage I would like (see scaled drawing of proposals with proposed contours):

1. Zoning confirmation that this basic layout is OK re R5 Zone;
2. Clarification of what minimum additional info needed re stormwater and drainage - bearing in mind what we have required for other duplexes (which has been Surveyors drawings- usually Bob Greenlaw with no PE stamp).

Thanks



MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0064

Date: 10/23/2008

This project has not been released to all reviewers yet.

I have reviewed the scaleable site plan that was given to me yesterday (10/22/08) at site plan review.

The property is located in the R-5 Zone. A two story building requires a 12' side yard setback. The north side yard is shown to be only 8' for a two story building and is in violation. The number of parking spaces meets the requirements and are not located in the required front yard (20") which is a good thing.

Marge Schmuckal
Zoning Administrator

From: Marge Schmuckal
To: Barbara Barhydt ; Jean Fraser
Date: 10/23/2008 11:01:35 AM
Subject: 38 Morse St

I have reviewed the scaleable plan that you gave me yesterday (10/22/08) at site plan.

The property is located in the R-5 Zone. A two story building requires a 12' side yard setback. The north side yard is only 8' for a two story building and in violation. the number of parking spaces meets the requirements and are not located in the required front yard (20').

Marge Schmuckal
Zoning Administrator

From: Marge Schmuckal
To: Jean Fraser
Date: 10/16/2008 3:20:51 PM
Subject: 38 Morse Street

Jean,

I looked at what you gave Ann at the previous site plan review meeting concerning this property.

I can not be real specific on much. The site plan is not to scale. The concept of the enclosed breezeways would meet zoning as attached floor area. I can not scala scale any setbacks. I am concerned that the parking would not work for the new garages, but I can't scale anything.

It would be more helpful in the future if applicant's submitted scaled versions for zoning purposes. Zoning is so prescriptive.

I hope this helps you in some manner.

Marge

From: Ann Machado
To: Penny Littell
Date: 4/10/2008 9:58:08 AM
Subject: 38 Morse Street

Penny -

Have you had a chance to look at 38 Morse Street? It is where the owner is proposing to split his lot into two separate lots. Lot 1 has the existing single family home. His application at this time is to build a second single family home on lot 1, so the use would become two single family dwellings for Lot 1. Does the splitting of the existing lot into two lots and the building of a second single family home constitute subdivision at this point? His plan in the future is to build a duplex on lot 2. He knows that this would constitute subdivision at that point.

Thanks, Ann

Bob Nelson

Job	Truss	Truss Type	Qty	Py	Wood Structures, Inc. - Norm - Stock	111 59182
04REVSTOCK	R28880	FINK	100	1		

Wood Structures, Inc., Biddeford, ME 04008 Job Reference (optional)
 6.300 e Jul 11 2008 MitTek Industries, Inc. Thu Oct 26 09:14:32 2008 Page 1

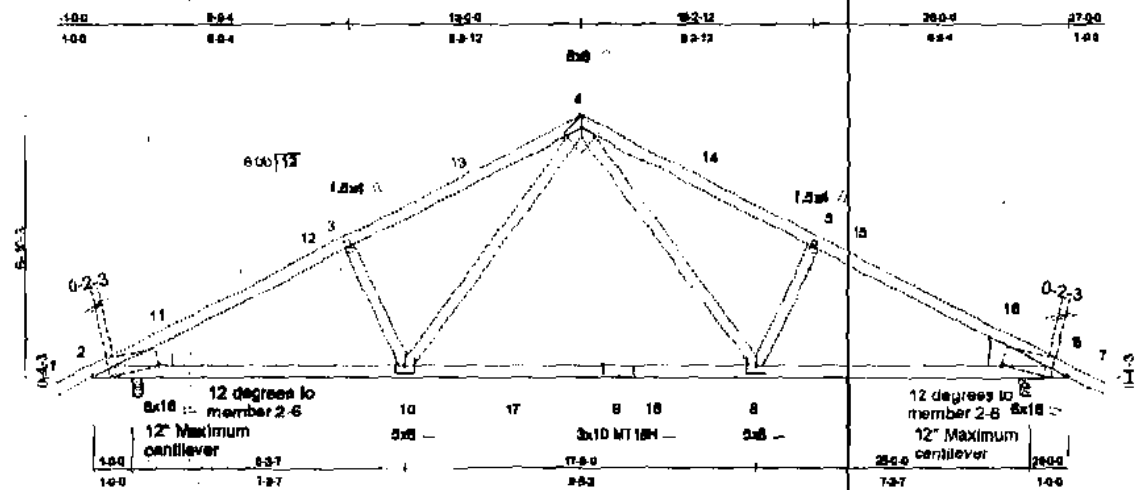


Plate Offsets (X,Y): [2-0-3-4,1-6-13], [2-1-0-0,Edge], [4-0-2-12,Edge], [6-0-3-4,1-6-13], [6-1-0-0,Edge], [0-0-6-0,Edge]

SPACING: 2-0-0	SPACING: 1-7-3	SPACING: 1-4-0	SPACING: 2-0-0	CBM	DEFL	In (100)	Vdef	L/d	PLATES	GRIP
LOADING (psf)	LOADING (psf)	LOADING (psf)	Plates Increase	TC 0.89	Vert(L)	0.33	8-10	>834	MT20	177/144
TCLL 60.0	TCLL 75.0	TCLL 90.0	Lumber Increase	BC 0.89	Vert(TL)	0.62	8-10	>596	MT18H	177/144
(Roof Snow=60.0)	(Roof Snow=75.0)	(Roof Snow=90.0)	Rep Stress Incr	WB 0.48	Horz(TL)	0.09	6	n/a	Weight 104 lb	
(Ground Sn=78.0)	(Ground Sn=97.0)	(Ground Sn=117.0)	Code IRC2003/TP12002	(Matrix)						
TCDL 10.0	TCDL 12.5	TCDL 15.0								
BCLL 0.0	BCLL 0.0	BCLL 0.0								
BCDL 10.0	BCDL 12.5	BCDL 15.0								

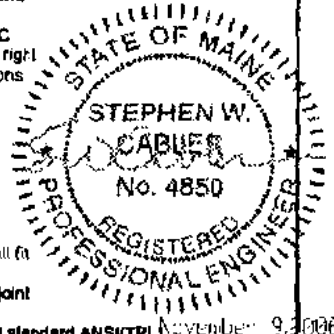
LUMBER
 TOP CHORD 2 X 4 SPF 2400F 2.0E
 BOT CHORD 2 X 4 SPF 2400F 2.0E
 WEBS 2 X 4 SPF No. 2
 WEDGE
 Left: 2 X 8 SYP M 23, Right: 2 X 8 SYP M 23

BRACING
 TOP CHORD Structural wood sheathing directly applied or 2-2-0 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 8-8-2 oc bracing.

REACTIONS (lb/ft) 2=2292/0-3-6, 6=2292/0-3-6
 Max Horiz=168(load case 6)
 Max Uplift=747(load case 8), 6=747(load case 9)
 Max Grav=2559(load case 2), 6=2559(load case 3)

FORCES (lb) - Maximum Compression/Maximum Tension
 TOP CHORD 1-2=0/65, 2-11=4023/1188, 11-12=3752/1190, 3-12=3461/1203, 3-13=3463/1230, 4-13=3267/1240, 4-14=3257/1240, 5-14=3463/1230, 5-16=3461/1203, 10-16=3752/1190, 6-16=4023/1188, 6-7=0/85
 BOT CHORD 2-10=670/3332, 10-17=465/2178, 9-17=465/2178, 9-18=465/2178, 8-18=465/2178, 6-8=670/3332
 WEBS 3-10=1222/433, 4-10=417/1764, 4-8=417/1764, 5-8=1222/433

- NOTES** (14)
- 1) Wind: ASCE 7-02; 120mph @24in o.c.; h=35ft; TCDL=4.0psf; BCDL=4.0psf; Category II; Exp C; enclosed; MWFRS gable end zone and C-C Exterior(2) -1-0-0 to 2-0-0, Interior(1) 2-0-0 to 10-0-0, Exterior(2) 10-0-0 to 13-0-0, Interior(1) 16-0-0 to 24-0-0 zone; cantilever left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60. This truss is designed for C-C for members and forces, and for MWFRS for reactions specified.
 - 2) Wind: ASCE 7-02; 134mph @19.16in o.c.; h=35ft; TCDL=5.0psf; BCDL=5.0psf; Category II; Exp C; enclosed; MWFRS gable end and C-C Exterior(2) -1-0-0 to 2-0-0, Interior(1) 2-0-0 to 10-0-0, Exterior(2) 10-0-0 to 13-0-0, Interior(1) 16-0-0 to 24-0-0 zone; cantilever left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60. This truss is designed for C-C for members and forces, and for MWFRS for reactions specified.
 - 3) Wind: ASCE 7-02; 146mph @16in o.c.; h=35ft; TCDL=6.0psf; BCDL=6.0psf; Category II; Exp C; enclosed; MWFRS gable end and C-C Exterior(2) -1-0-0 to 2-0-0, Interior(1) 2-0-0 to 10-0-0, Exterior(2) 10-0-0 to 13-0-0, Interior(1) 16-0-0 to 24-0-0 zone; cantilever left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60. This truss is designed for C-C for members and forces, and for MWFRS for reactions specified.
 - 4) TCLL: ASCE 7-02; Pf=60.0 psf (flat roof snow); Category II; Exp C; Partially Exp.; Cf=1.1
 - 5) Unbalanced snow loads have been considered for this design.
 - 6) This truss has been designed for greater of min roof live load of 16.0 psf or 1.00 times flat roof load of 60.0 psf on overhangs non-concurrent with other live loads.
 - 7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 8) All plates are MT20 plates unless otherwise indicated.
 - 9) This truss requires plate inspection per the Tooth Count Method when this truss is chosen for quality assurance inspection.
 - 10) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 1-1-0 wide will fit between the bottom chord and any other members.
 - 11) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 747 lb uplift at joint 2 and 747 lb uplift at joint 6.
 - 12) This truss is designed in accordance with the 2006 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI November 9, 2006
 - 13) Drawing prepared exclusively for manufacturing by Wood Structures, Inc.



WARNING - Verify design parameters and READ NOTES OF THIS AND ENCLOSED REFERENCED PLANS BEFORE REPAIRS BEG.
 Design valid for use only with MitTek connectors. This design is based only upon parameters shown, and is for an individual building component. Applicability of design parameters and proper installation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing is 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 topographic, quality control, storage, delivery, erection and bracing, consult ANSI/TPI Quality Control, 9th-87 and BCMA Building Component Institute, Inc. Building Component Institute, 1100 North 17th Street, Suite 200, Phoenix, AZ 85016

MitTek
 14818 N. Custer Ferry, Suite 2000



EROSION CONTROL MEASURES

In order to minimize erosion control problems resulting from the construction activities associated with this project, erosion control measures will be installed and/or followed prior to, during and after construction. Temporary and permanent measures for this project will consist of the following:

CONTRACTOR RESPONSIBILITIES:

Prior to the start of construction, the General Contractor for the project will meet with the Project Engineer to ensure compliance and understanding of the proposed measures. The Contractor will be made aware of the need to minimize all disturbances of the site and the need to install the recommended erosion control measures.

SILT FENCE

At the start of construction, silt fencing will be installed where indicated on this Site Plan. Silt Fencing will also be required around any stockpile areas created during construction of the driveway and parking.

STONE CHECK DAMS:

Contractor to install stone check dams where indicated on this Site Plan after preliminary grading. See Sheet 2 for construction details.

CATCH BASIN SEDIMENT FILTER

After catch basin has been set, Contractor to install Dandy Bag sediment filter, or equivalent. Refer to Sheet 2 for installation details.

STONE CHECK DAM

After preliminary grading, Contractor to install stone check dams to the locations shown on this Site Plan. See Sheet 2 for details.

FINAL GRADING AND SEEDING

During final grading, 4 inches of topsoil will be placed over all disturbed areas. After final grading is complete, the site will be limed, fertilized and seeded to stabilize fill and disturbed areas. After seeding, all areas will be mulched with hay. The Contractor will be responsible for monitoring the seeded areas after all rainfall events and at least once a week, to insure an adequate take of the seeds. Areas that have not started grass will be reseeded and mulched.

SITE MONITORING

The Developer and Contractor will be responsible for monitoring all erosion control measures. If there is a build up of sediment, it will be removed. Any breaks in the silt fence will be immediately repaired. After the site has become stabilized, measures will be removed along with any built-up sediment.

PLAN REFERENCE/GENERAL NOTES:

1. "STANDARD BOUNDARY SURVEY, PROPERTY & SITE PLAN, 38 MORSE STREET - PORTLAND, MAINE, MADE FOR RECORD OWNER: ROBERT C. NELSON, 47 ALICE CT. - PORTLAND, ME. 04103" DATED OCTOBER 03, 2006 BY JOHN D. PALMITER
2. CITY OF PORTLAND ASSESSOR'S PLANS
3. PARKING SPACES ARE 9' x 18'.
4. LOT AREA = 18,919 S.F.

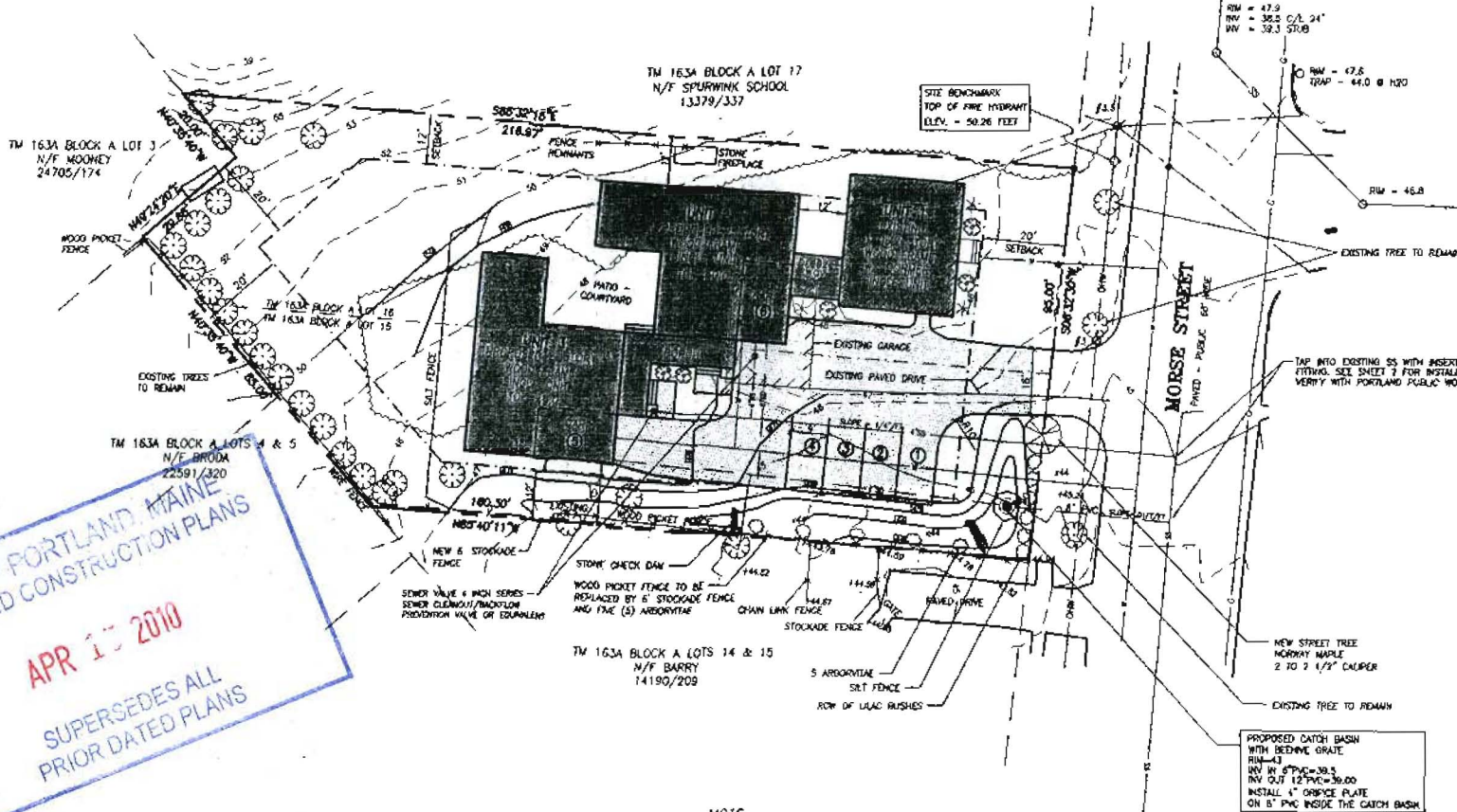
NOTES:

1. OWNER OF RECORD IS ROBERT C. NELSON, 24297/023, CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS AND BOUNDARY INFORMATION ARE TAKEN FROM PLAN REFERENCE 1
3. SUBJECT PROPERTY IS SHOWN AS LOTS 15 & 16, BLOCK A, ON MAP 163A OF THE CITY OF PORTLAND'S ASSESSOR'S PLAN
4. ELEVATIONS ARE ON CITY OF PORTLAND DATUM. SITE BENCHMARK IS THE TOP OF A FIRE HYDRANT SHOWN ON PLAN. ELEVATION = 50.26 FEET
5. THE SUBJECT PROPERTY LIES IN ZONE R-5, RESIDENTIAL AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 MINIMUM LOT SIZE: 6,000 SQUARE FEET
 MINIMUM LOT AREA PER DWELLING UNIT: 3,000 SQUARE FEET
 MINIMUM STREET FRONTAGE: 50 FEET
 MINIMUM YARD DIMENSIONS:
 FRONT YARD: 20 FEET
 REAR YARD: PRINCIPAL OR ATTACHED ACCESSORY STRUCTURES: 20 FEET
 ACCESSORY DETACHED STRUCTURES LESS THAN 100 SQUARE FEET: 5 FEET
 SIDE YARD: 1 STORY: 8 FEET
 1-1/2 STORIES: 8 FEET
 2 STORIES: 12 FEET
 2-1/2 STORIES: 14 FEET
 MAXIMUM LOT COVERAGE: 40%
 MINIMUM LOT WIDTH: MULTIFLEX: 90 FEET OTHER USES: 60 FEET
 MAXIMUM STRUCTURE HEIGHT: PRINCIPAL OR ATTACHED ACCESSORY STRUCTURES: 35 FEET
 ACCESSORY DETACHED STRUCTURES LESS THAN 100 SQUARE FEET: 18 FEET
6. THE 6" STORM DRAIN IS FOR FOUNDATION DRAINS AND ROOF GUTTER CONNECTIONS.
7. CONTRACTOR TO REFER TO DRAWING 2 FOR ALL CONSTRUCTION DETAILS ASSOCIATED WITH THIS SITE PLAN.
8. BOUNDARY AND TOPOGRAPHY TAKEN FROM PLAN BY OWEN HASKELL, INC.
9. FENCE AND EXISTING TREES ALONG SOUTHERLY AND WESTERLY LINE TO REMAIN

LEGEND:

- ◆ IRON PIPE OR ROD FOUND
- ⊕ GAS VALVE
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ UTILITY POLE
- ⊙ MANHOLE
- FENCE
- CURB
- OHW OVERHEAD WIRES
- WATER LINE
- GAS LINE
- SS SANITARY SEWER
- 48" 1' EXISTING CONTOUR
- +44.82 EXISTING SPOT GRADE
- PROPOSED CONTOUR
- ⊙ DECIDUOUS TREE
- ⊙ MUGO PINE
- ⊙ MOUNTAIN LAUREL
- ⊙ ARBORVITAE OR ULAC
- ⊙ PARKING SPACE NUMBER
- SILT FENCE
- STONE CHECK DAM

GRAPHIC SCALE



NOTE: BOLD CONTOURS AND NUMBERED PARKING SPACES ARE PROPOSED

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
APR 13 2010
SUPERSEDES ALL PRIOR DATED PLANS

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
APR 13 2010
SUPERSEDES ALL PRIOR DATED PLANS

RECEIVED

MAR 11 2010

Dept. of Building Inspections
City of Portland Maine

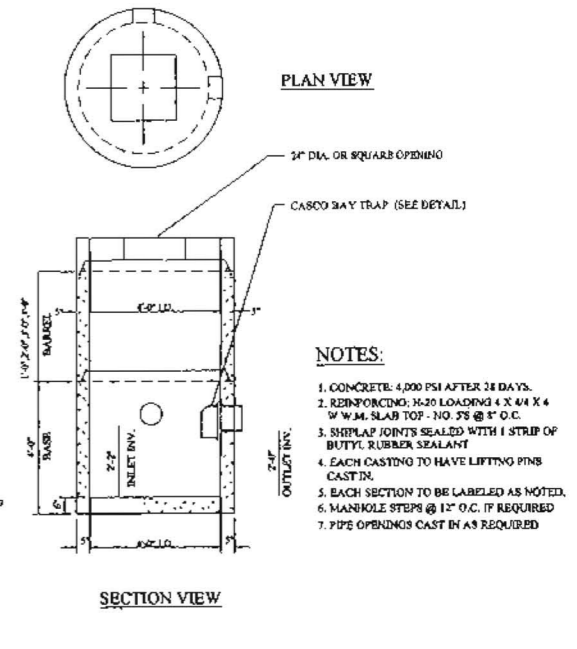
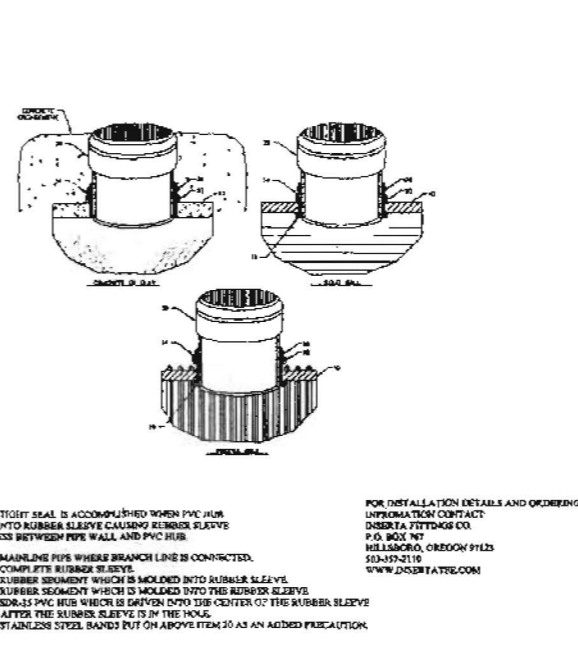
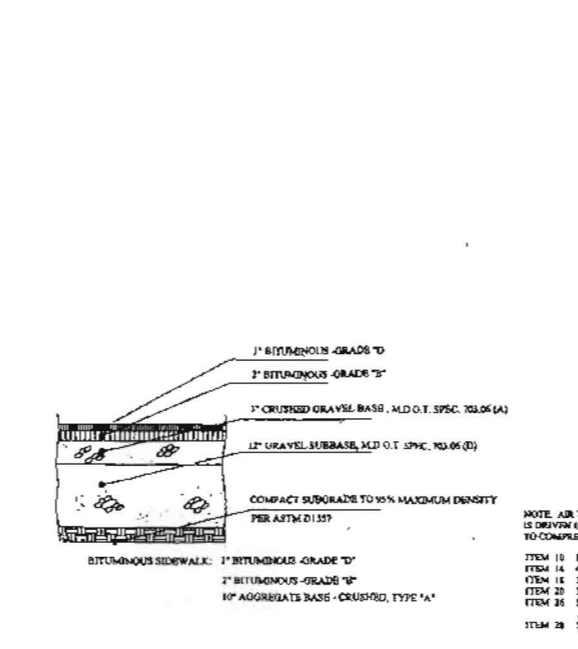
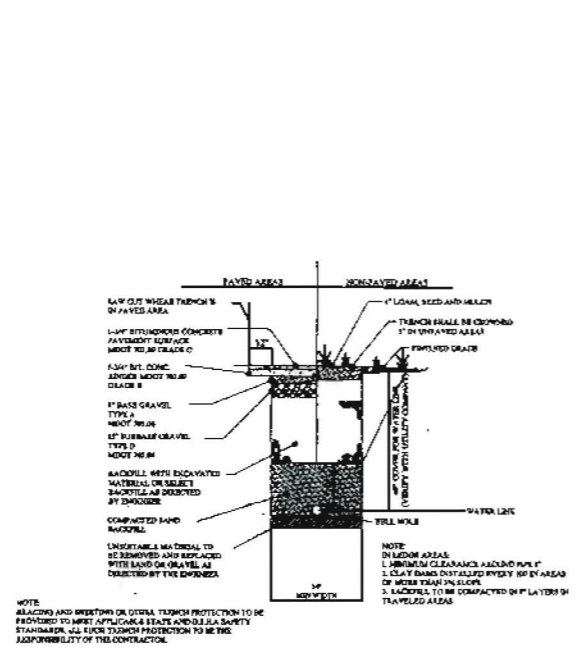
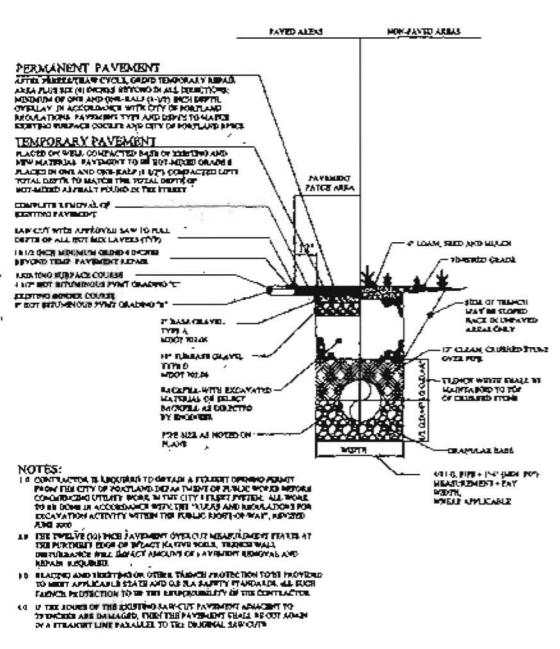
Professional Engineer
STEPHEN W. TIBBETTS, P.E.
 15 Oak Ridge Road
 Brunswick, Maine 04011
 Phone (207) 723-2667
 Fax (207) 723-4168



AMENDED SITE PLAN
 AT
 38 MORSE STREET, PORTLAND, MAINE
 MADE FOR
 ROBERT C. NELSON
 47 ALICE COURT, PORTLAND, MAINE

OWEN HASKELL, INC.
 390 U.S. ROUTE ONE, FALMOUTH, ME 04103 (207) 774-0424
 PROFESSIONAL LAND SURVEYORS

Drawn By: JMW	Date: FEB 16, 2010	Job No.: 2007-113 P
Trace By: RWC	Scale: 1" = 20'	Dwg. No.: 1A
Check By: JMW	Book No.: 1060	



1 TYPICAL UTILITY PIPE TRENCH SECTION
NOT TO SCALE

2 WATER LINE TRENCH
NOT TO SCALE

3 PARKING AREA PAVEMENT SECTION
NOT TO SCALE

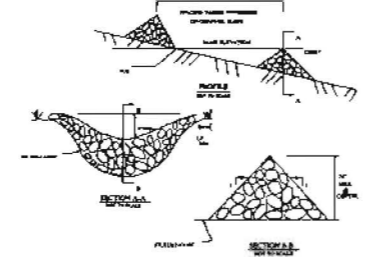
4 INSERTA TEE DETAIL
NOT TO SCALE

5 CONCRETE CATCH BASIN DETAIL
NOT TO SCALE

Installation and Maintenance Guidelines

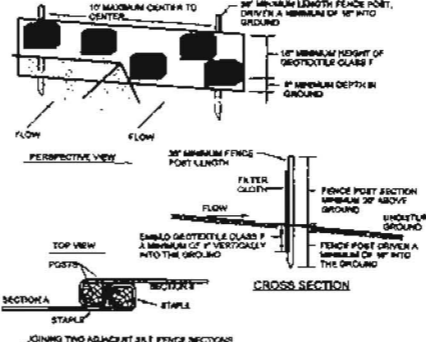
Installation: Remove the grate from catch basin. If using optional oil absorbent, place absorbent pillow in unit. Stand the grate on end. Move the top lifting straps out of the way and place the grate into the Dandy Bag. If so that the grate is below the top straps and above the lower straps. Holding the lifting device, insert the grate into the inlet.

Maintenance: Remove all accumulated sediment and debris from vicinity of unit after each storm event. After each storm event and at regular intervals, look into the Dandy Bag. If the containment area is more than 1/3 full of sediment, the unit must be emptied. To empty unit, lift the unit out of the inlet using the lifting straps and remove the grate. If using optional oil absorbent, replace absorbent when near saturation.



CONSTRUCTION SPECIFICATIONS

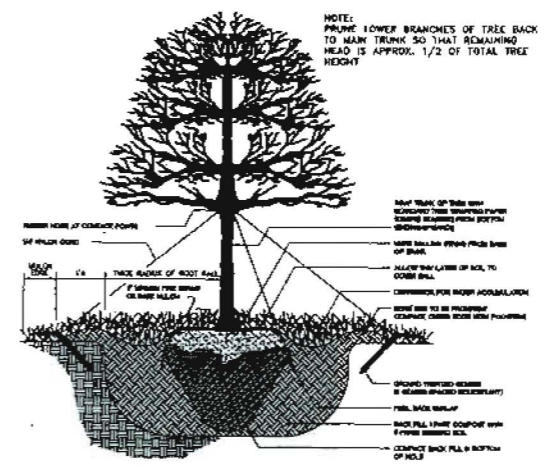
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LIVES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
- SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAMS IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
- EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- ENSURE THAT CHANNEL AFFURDENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.



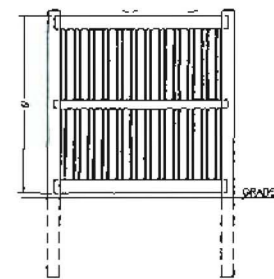
Construction Specifications

- Fence posts shall be a minimum of 36" long driven 18" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) oak, or 1 3/4" square (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pound per linear foot.
- Geotextile shall be fastened securely to each fence post with the top or bottom of top and bottom sections and shall meet the following requirements for Geotextile Class F:

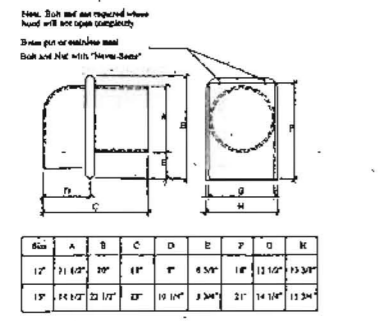
Tensile Strength	50 lb/ft (min.)	Test: MSMT 508
Tensile Modulus	20 lb/ft (min.)	Test: MSMT 509
Flow Rate	0.2 gal/ft (max.)	Test: MSMT 322
Filtration Efficiency	70% (min.)	Test: MSMT 322
- Where ends of geotextile sheets come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
- Silt Fence shall be backfilled after each rainfall event and maintained when bulge occur or when sediment accumulation reached 50% of the fabric height.



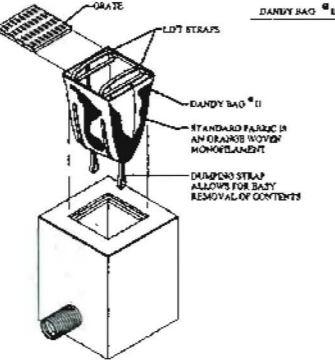
10 STAKING AND PLANTING TREE DETAIL
NOT TO SCALE



11 6' HIGH WOOD STOCK FENCE DETAIL
NOT TO SCALE



6 CASCO BAY TRAP DETAIL
NOT TO SCALE



7 DANDY BAG II CATCH BASIN SEDIMENT FILTER
NOT TO SCALE

8 STONE CHECK DAM DETAIL
NOT TO SCALE

9 SILT FENCE DETAIL
NOT TO SCALE

NOTE:
THESE CONSTRUCTION DETAILS REFERENCE THE SITE PLAN FOR 35 MORSE STREET, PORTLAND, MAINE, DATED APRIL 4, 2008, AND REVISED ON AUGUST 5, 2009

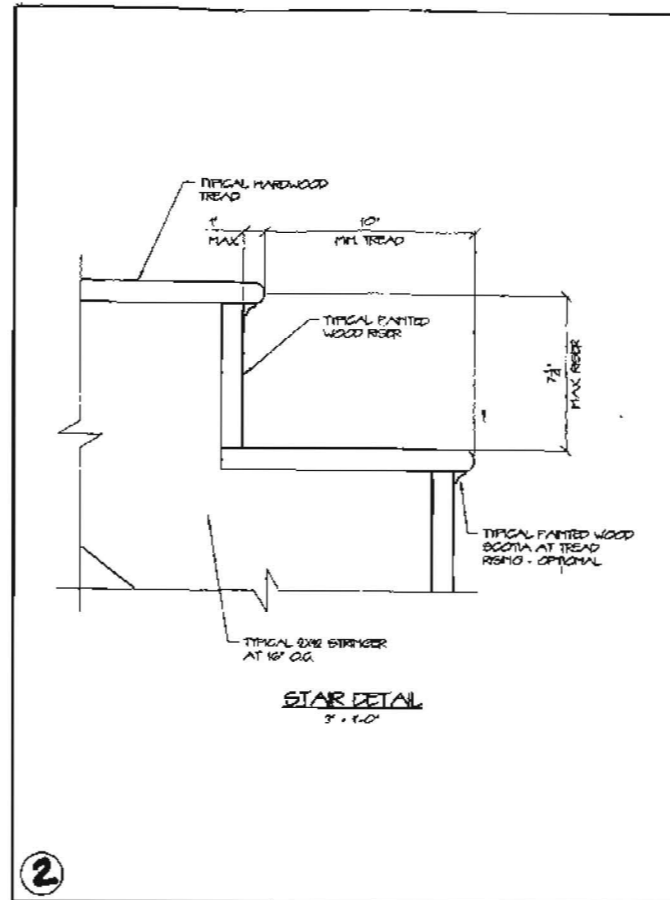
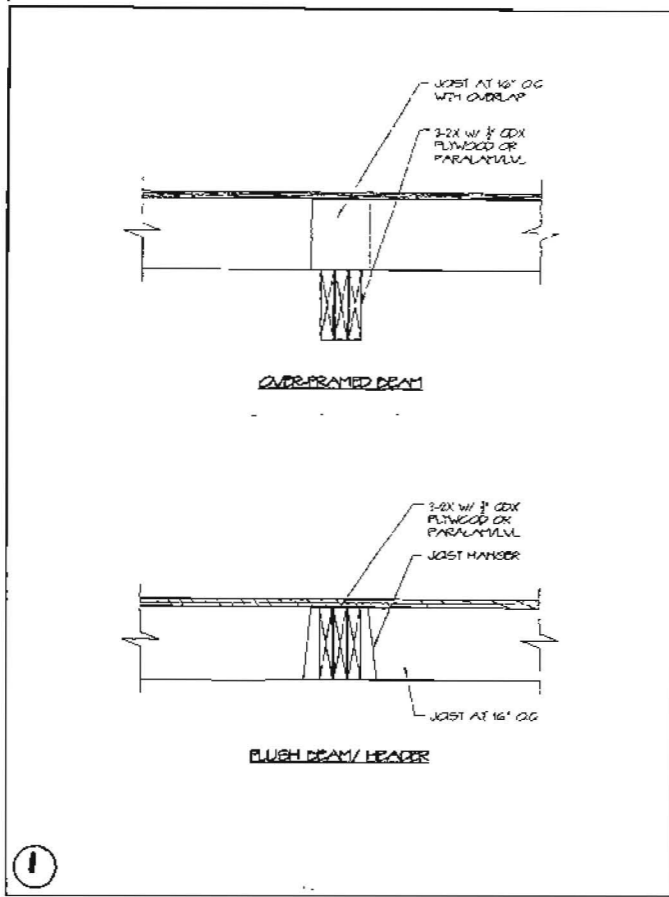
Engineering:
STEPHEN W. TIBBETTS, P.E.
15 Oak Ridge Road
Brunswick, Maine (4011)
Phone: (207) 725-1667
Fax: (207) 725-6168

REV. 6 09-18-09 ADDED STOCKADE FENCE DETAIL
REV. 5 08-05-09 ADDED NOTE AND STAMP

SITE DETAILS
AT
38 MORSE STREET, PORTLAND, MAINE
MADE FOR
ROBERT C. NELSON
47 ALICE COURT, PORTLAND, MAINE

OWEN HASKELL, INC.
18 CASCO ST., PORTLAND, ME 04101 (207) 774-0484
PROFESSIONAL LAND SURVEYORS

Drawn By	SWT	Date	NOVEMBER 20, 2008	Job No.	2007-113 P
Trace By					
Check By		Scale	AS NOTED	Draw. No.	2
Book No.					



GENERAL NOTE:

- ALL WORK SHALL COMPLY TO LOCAL AND STATE LAWS, ORDINANCES, AND PREVAILING EDITIONS OF ADOPTED BUILDING CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS.
- COORDINATE WITH PERMITS FOR THE PLACE, CHANGES, AND HEALTH EXTENSION. COORDINATE HOURS AND WORKING DAYS FOR STRUCTURAL BEARING CONSTRUCTION WORK TO CONFINING THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND IMPROVEMENTS PRIOR TO COMMENCING THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER THE ARCHITECT HAS REVIEWED THE DISCREPANCY. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING THE WORK IN ANY GIVEN AREA.
- WORK WITH GREAT CARE AND ATTENTION TO DETAIL. DO NOT SCALE THE DRAWINGS AS THE REPRODUCTION OF THE ORIGINAL DRAWINGS IS NOT GUARANTEED FOR ACCURACY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING A PERMITS CLEARANCE AFTER FINISHING.

FOUNDATION NOTE:

- ALL CONCRETE SHALL BE 3000 PSI AT VERTICAL WALLS AND INTERIOR SLABS. EXTERIOR SLABS EXPOSED TO WEATHER SHALL BE 3500 PSI.
- DO NOT PLACE CONCRETE IN HOT CONDITIONS OR ON FROSTED SUBSTRATE.
- JOIST BEARING CAPACITY IS ASSUMED TO BE 3000 P.S.F. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF UNSUITABLE JOIST CONDITIONS PRIOR TO POURING FOUNDATION.
- FOOTING WALLS AND FOOTINGS SHALL HAVE CONTINUOUS STEEL REBAR IDENTIFIED AS INDICATED BY THE DRAWINGS.
- FOUNDATION WALLS SHALL BE NOTED INTO CONTINUOUS FOOTINGS WITH BEHELD 2 X 8 PROFILE OR WITH 8" IN DIAMETER 4" O.C.
- FULL FOUNDATION WALLS SHALL HAVE CONTINUOUS AIR/MOISTURE EXHAUST INSULATION PROOF COMPOUND APPLIED TO ALL SURFACES BELOW FINISH GRADE.
- FULL FOUNDATIONS SHALL HAVE CONTINUOUS DRAINAGE PIPE AT EACH SIDE OF FOOTING AND SHALL DRAIN TO DRAINAGE AT A LOWER ELEVATION THAN THE BOTTOM OF FOOTING. MINIMUM DRAINAGE PIPE SHALL BE 1/2" DIA. PER 1/2" DIA. FOOTING.

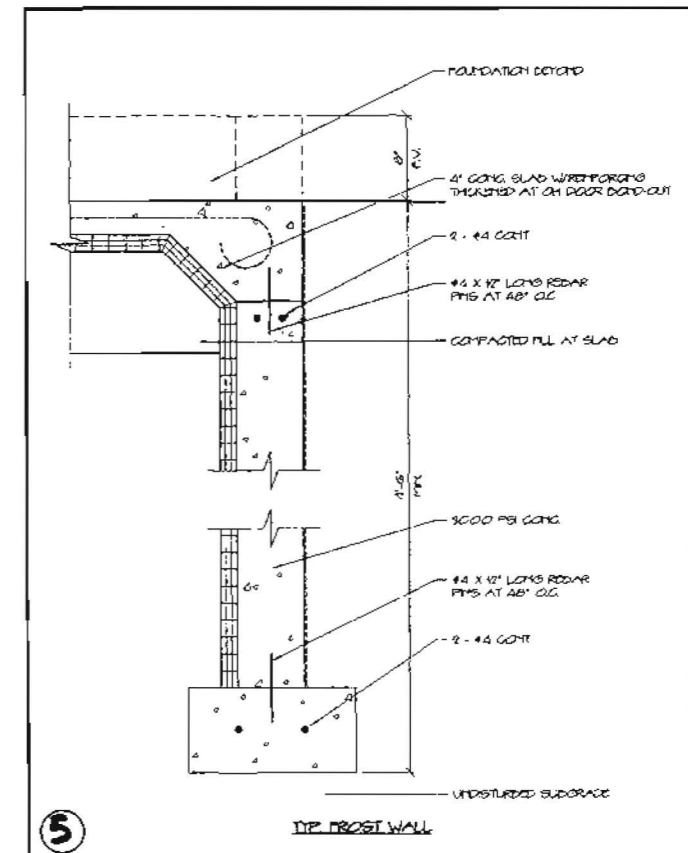
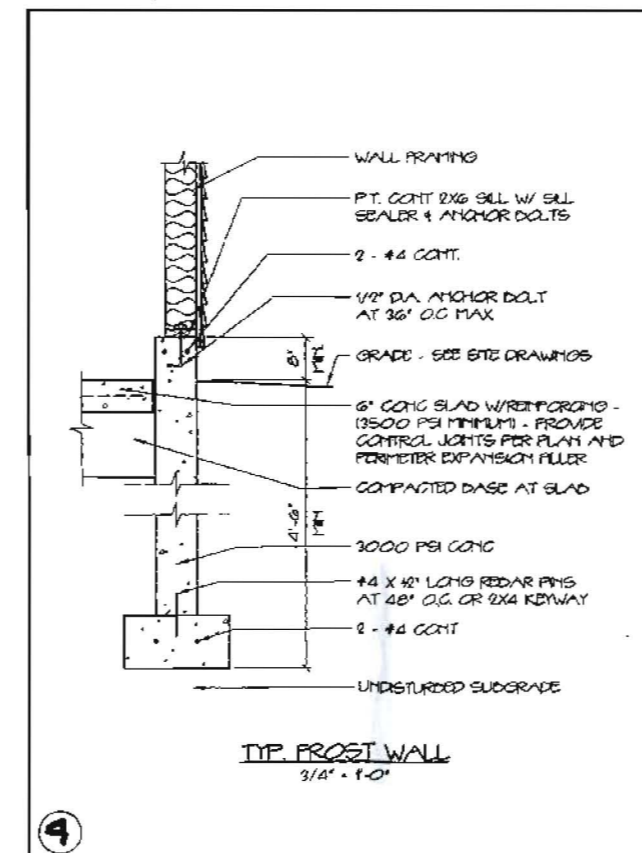
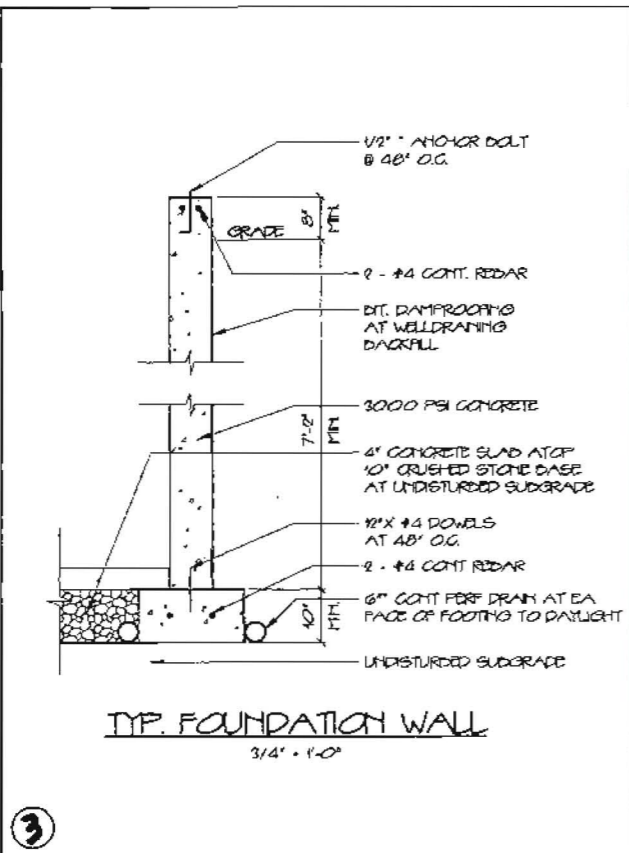
FRAMING NOTE:

THE LOCATION OF ALL FLOOR FRAMES NOT EXPLICITLY NOTED SHALL BE 6" FROM THE VERTICAL WALL.

- ALL FRAMING JOISTS SHALL BE ALUMINUM NUMBER 1 GRADE 1/2" OR BETTER. JOIST CONTENT SHALL NOT EXCEED 18". ALL EXTERIOR WOOD TRIM SHALL BE 1/2" CLEARANCE, NO KNOTS. ALL TRIM SHALL BE FINISHED PRIOR TO THE FRAMING.
- ALL INTERIOR CONTACT WITH HALOGEN OR COPPER SHALL BE PREVIOUSLY PROTECTIVE TREATED. HEADERS AND BEAMS SHALL BE COMPOSED OF ALTERNATE 2X AND 1/2" CDX PLYWOOD IN THE SPACES INDICATED ON THE DRAWINGS. STRUCTURAL HEADERS AND BEAMS SHALL HAVE A MINIMUM BEARING OF 2" AT EACH END UNLESS NOTED OTHERWISE.

SPACING UP TO 8'-0"	3-2X6
SPACING 8'-0" TO 10'-0"	3-2X8
SPACING 10'-0" TO 12'-0"	3-2X10
SPACING OVER 12'-0"	AS NOTED

- CANTILEVERED FRAMING SHALL NOT EXTEND BEYOND THE OUTSIDE BEARING LINE BY MORE THAN ONE-THIRD THE TOTAL FRAMING DEPTH.
- ALL TRIMMER AND LAMINATED VENEER BEAMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- ALL EXTERIOR WALLS SHALL BE TRIMMED WITH 2 X 6 TRIM AT 16" O.C. ALL EXTERIOR BEARING INTERIOR WALLS SHALL BE TRIMMED WITH 2 X 4 TRIM AT 16" O.C. EXCEPT AT PLUMBING/TACK WALLS WHICH MAY BE 2 X 6 TRIMMING AS REQUIRED.
- ALL GAMBRIEL WOOD COLUMNS SHALL BE IDENTIFIED AS INDICATED ON THE DRAWINGS.
- STEEL BEAMS SHALL HAVE A MINIMUM BEARING OF 2" AT EACH SUPPORT POINT, UNLESS OTHERWISE INDICATED ON THE DRAWING.
- WOODSHAKE FISHING AND STRUCTURAL BEARING AT FINISHED FLOOR AND HEALTH AREA WITH MATCH PRIOR TO COMMENCING THE WORK.



10-0000

NEW MULTIFLEX RESIDENCES
50 MORSE STREET • PORTLAND, MAINE

PROJECT NAME

HOWELL F. HAYES, P.A.
25 OAK RIDGE WAY
FALMOUTH, MAINE
04103
207.871.5900
207.316.2972

LICENSED ARCHITECT
HOWELL F. HAYES
NO. 1721
STATE OF MAINE
Howell F. Hayes

DETAIL

DATE: 2/15/10
DRAWN: M.F.H.
SCALE: NOTED
PROJECT: 100201

A1
DRAWING NUMBER





WITHDRAWN

PROJECT NAME: NEW MULTIPLEX RESIDENCES
38 MORSE STREET • PORTLAND, MAINE

PROJECT NUMBER: A2

DATE: 2/15/10

DESIGNER: MPT

NOTED

PROJECT: 1002.01

SCALE: AS SHOWN

PROJECT & ARCHITECT: 35 CONCORD WAY FALMOUTH MAINE 04101-2900 203.537.7272



FOUNDATION PLAN

DATE: 2/15/10

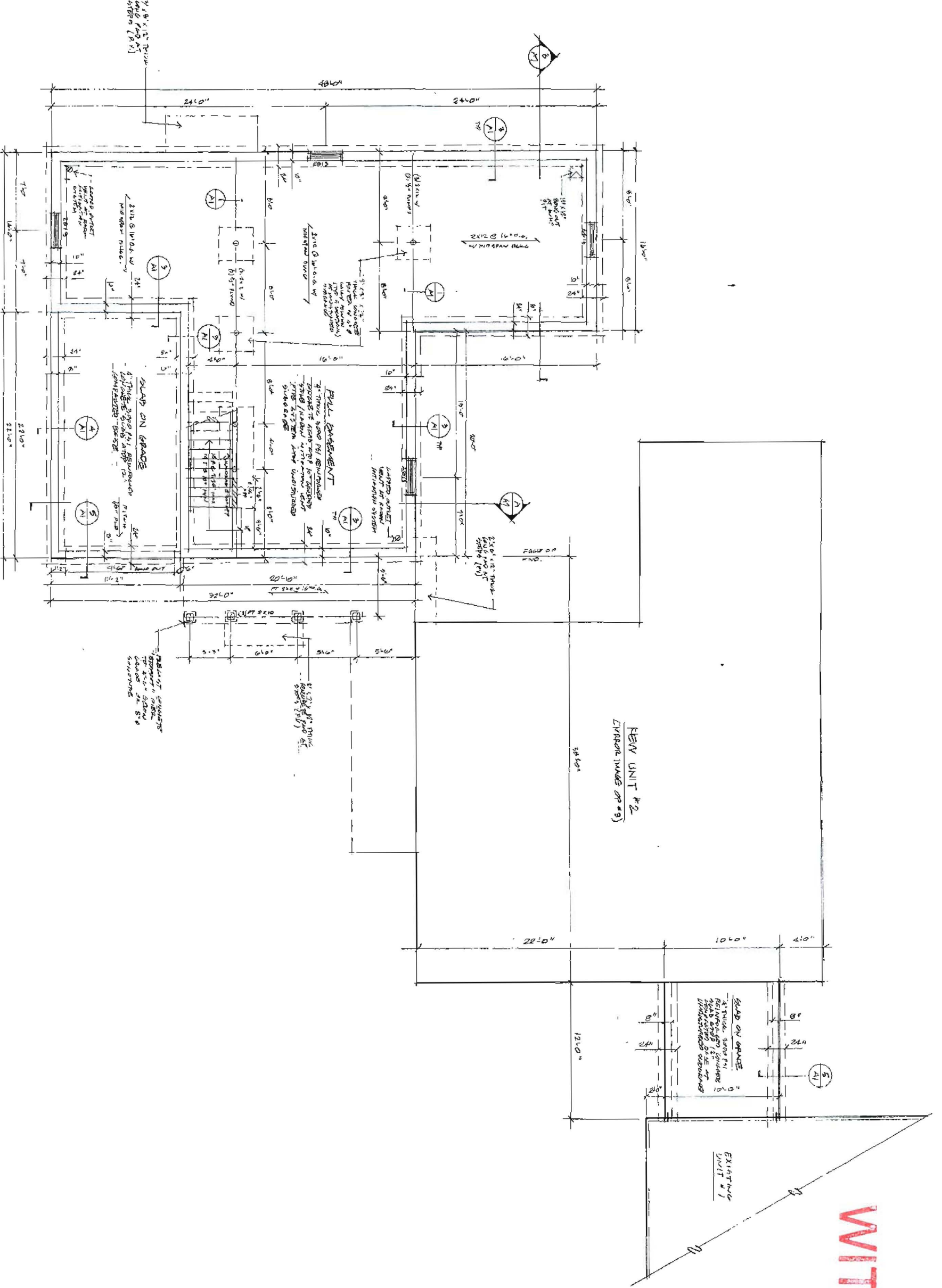
DESIGNER: MPT

NOTED

PROJECT: 1002.01

SCALE: AS SHOWN

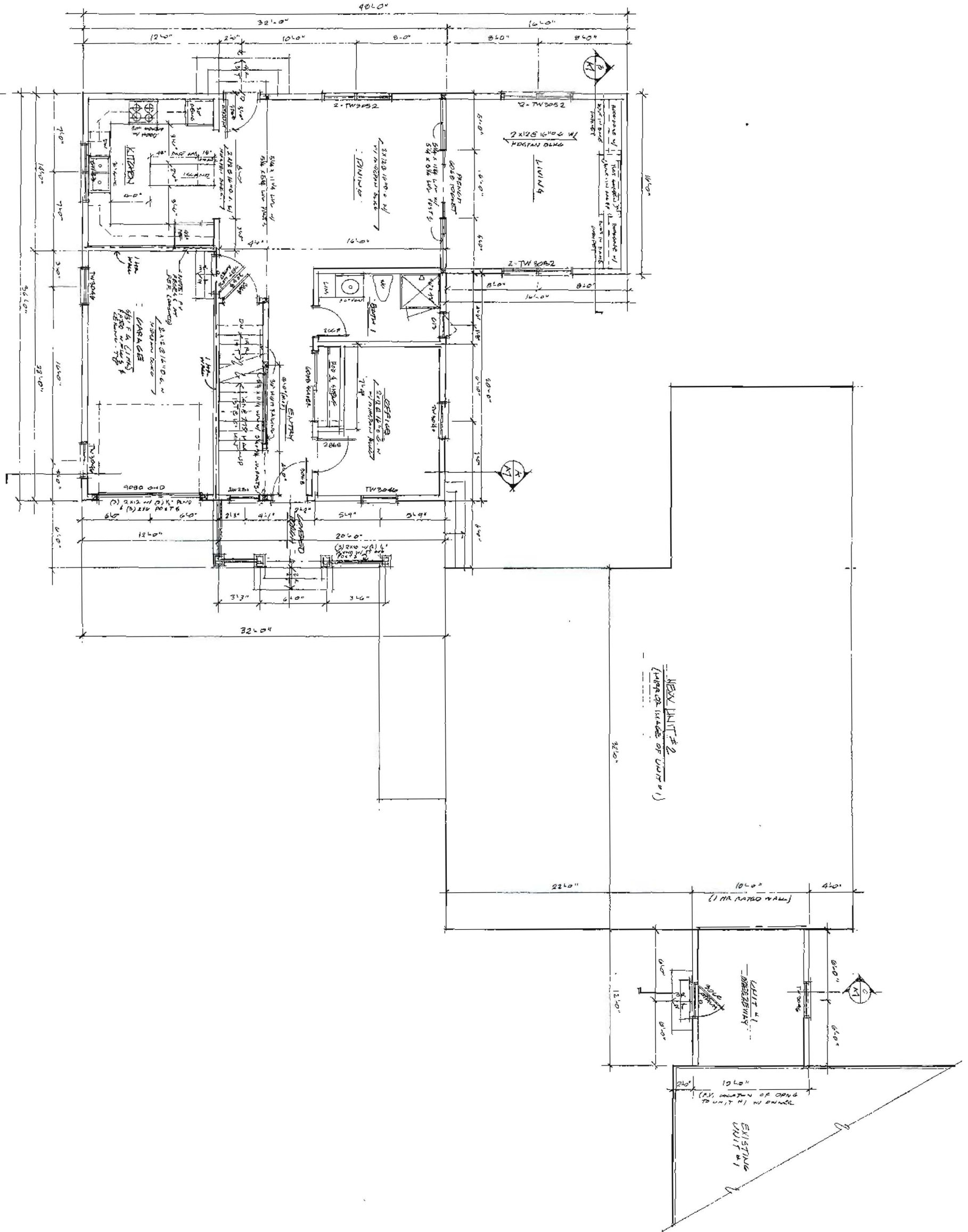
PROJECT & ARCHITECT: 35 CONCORD WAY FALMOUTH MAINE 04101-2900 203.537.7272



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



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



DATE 6/15/10	DRAWING TITLE FIRST FLOOR PLAN
DESIGNER M.P.H.	PROJECT 100201
DATE NOTED 10/20/01	
A3	



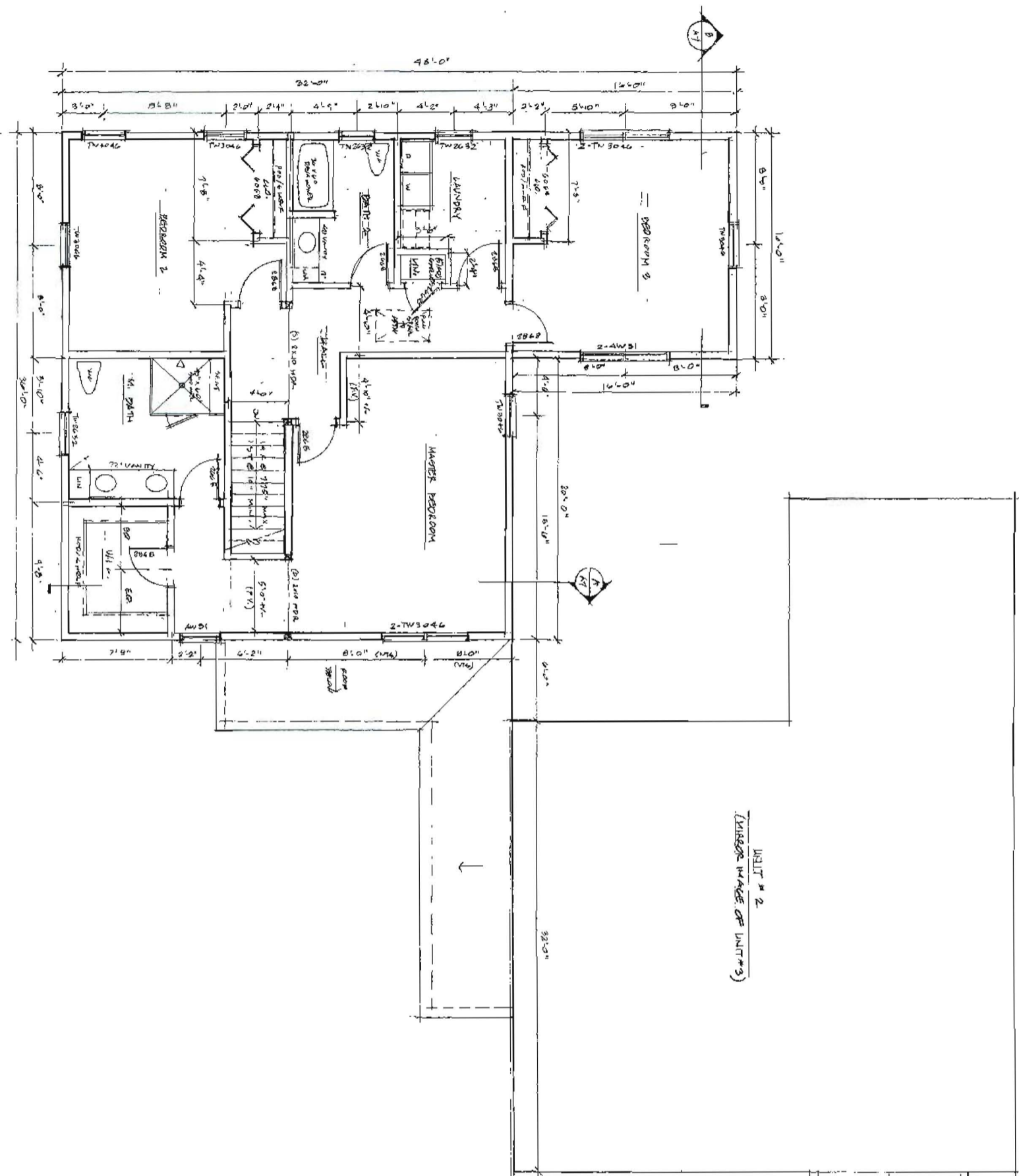
MICHAEL T. HOYT, P.E.
28 OAKBROOK WAY
PORTLAND, MAINE
04106
2002010002

PROJECT NAME
NEW MULTIPLEX RESIDENCES
58 MORSE STREET • PORTLAND, MAINE

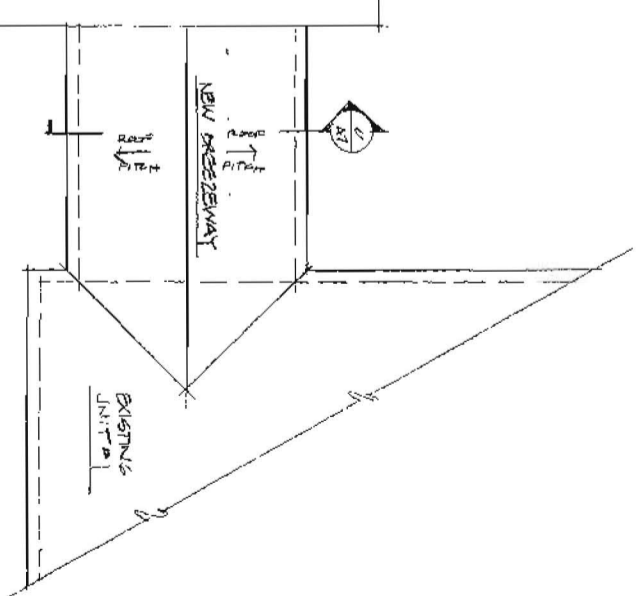
6/15/10



SECOND FLOOR PLAN
1/8"=1'-0"



UNIT # 2
LABOR RANGE OF UNIT # 3



	DATE	2/15/10
	DESIGNER	MPH
	PROJECT	NOTED
	PROJECT NO.	102201
	SCALE	A4

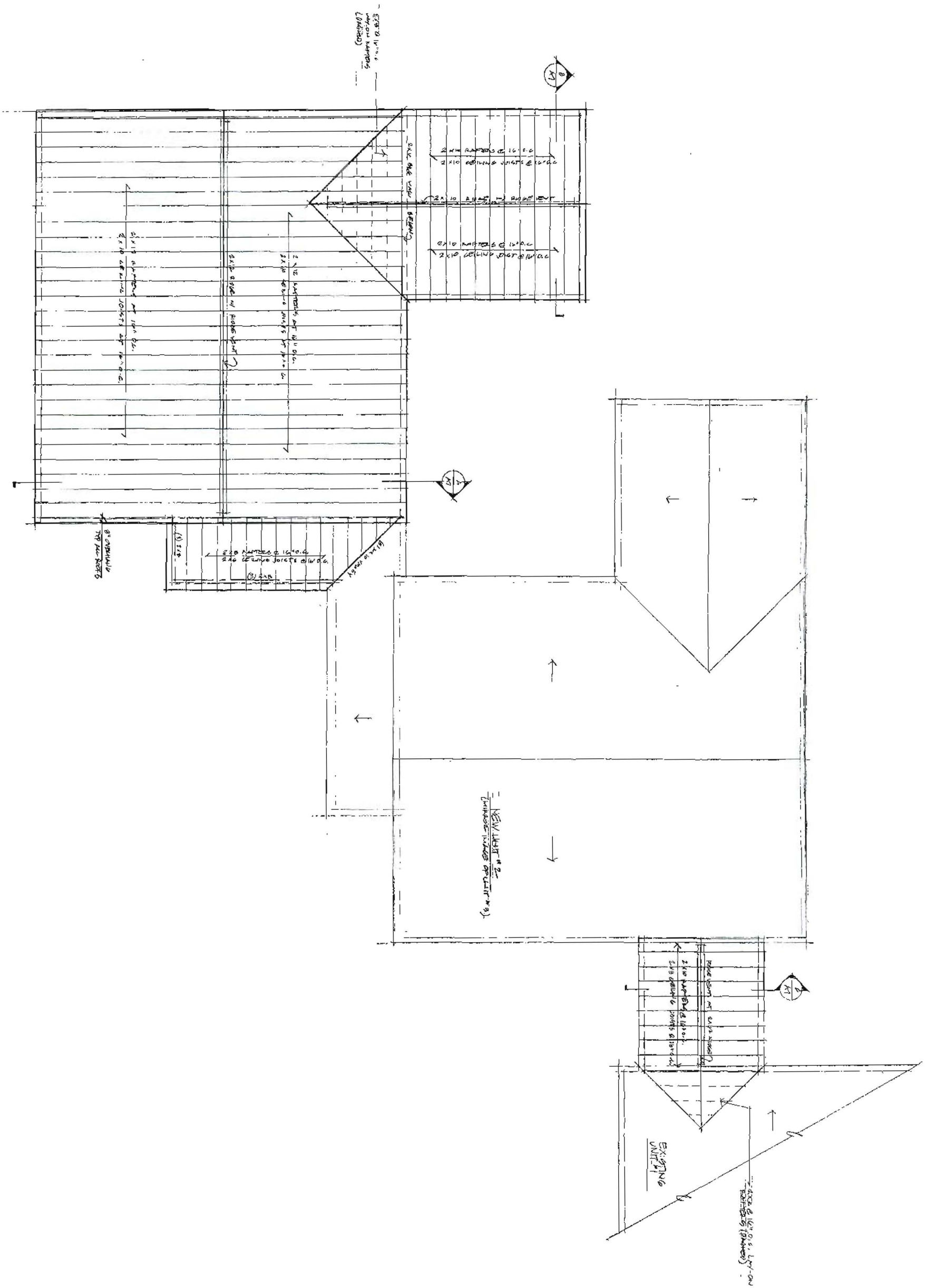


RONALD L. HAY / BA
25 OAK RIDGE WAY
PORTLAND, MAINE
202.884.9890
202.884.9772

PROJECT NAME
NEW MULTIPLEX RESIDENCES
38 MORSE STREET • PORTLAND, MAINE

BLIND

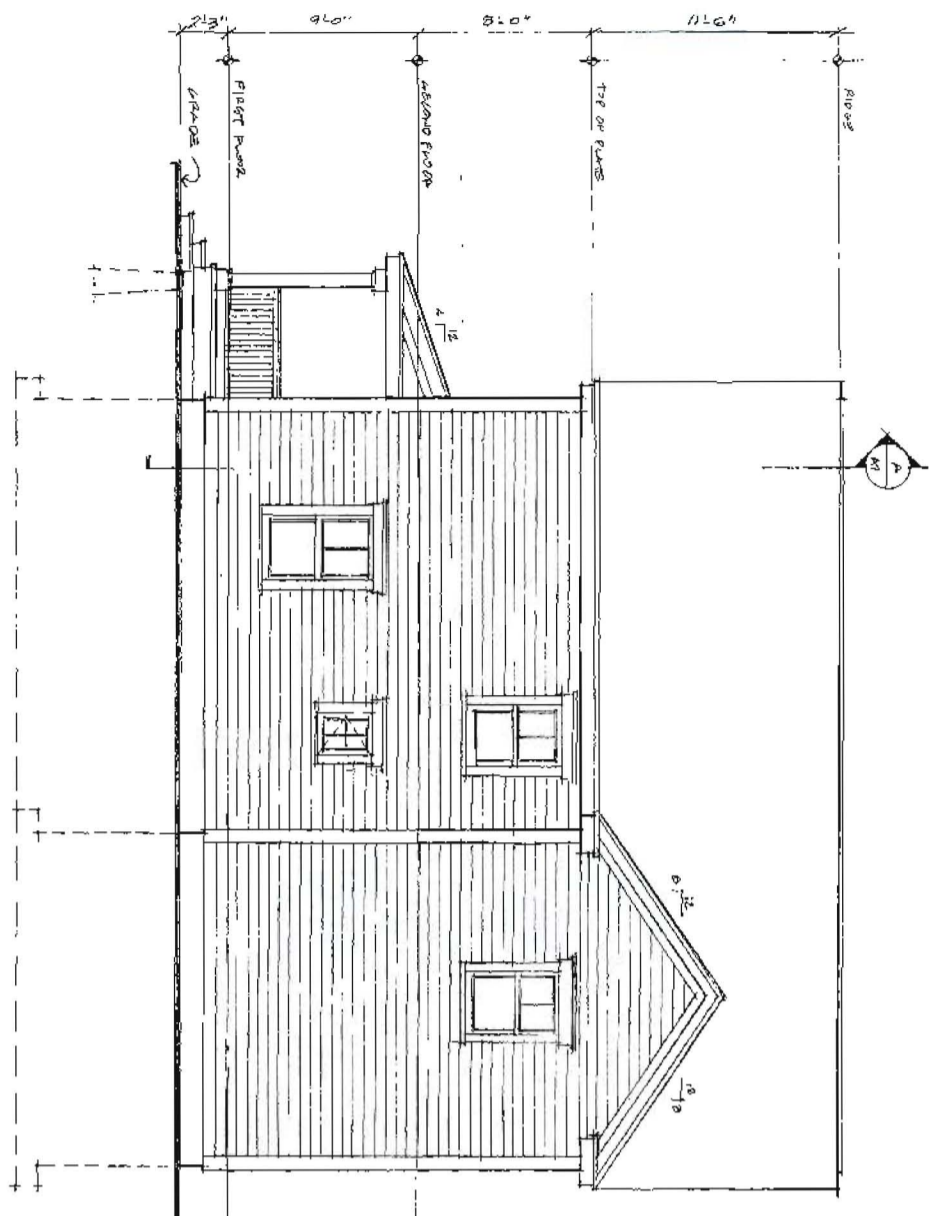




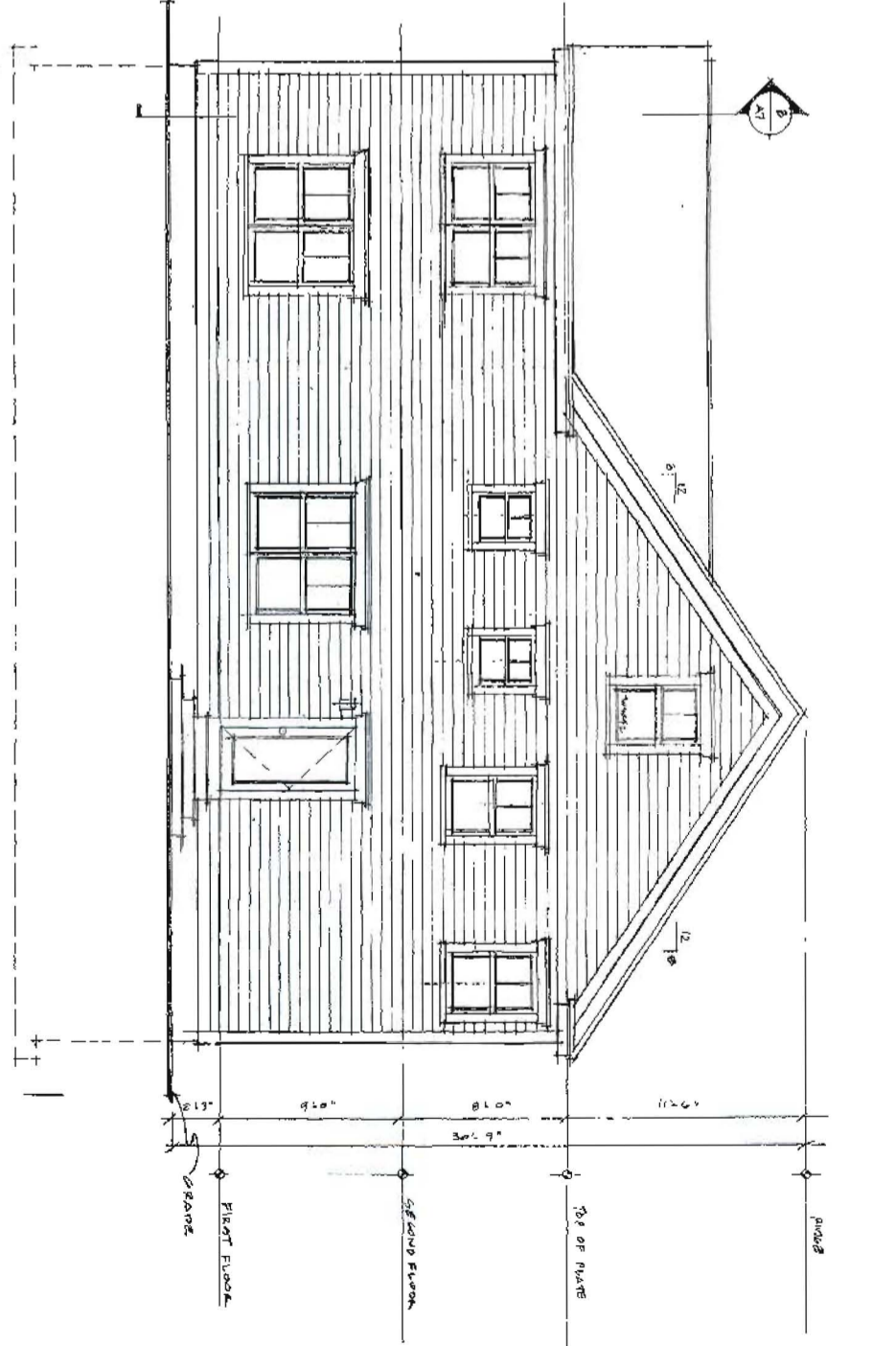
ROOF FRAMING PLAN
1/4" = 1'-0"

 A5 <small>TRUCK NOTES</small>	ROOF FRAMING PLAN <small>DRAWING TITLE</small>	 <small>Michael F. Hays</small>	<small>PROJECT NAME</small> NEW MULTIPLEX RESIDENCES 38 MORSE STREET • PORTLAND, MAINE	<small>REVISION</small>	
	<small>DATE</small> 2/15/10	<small>SCALE</small> NOTED	<small>PROJECT</small> 00201	<small>PROJECT NAME</small>	
	<small>DESIGNER</small> MTH				

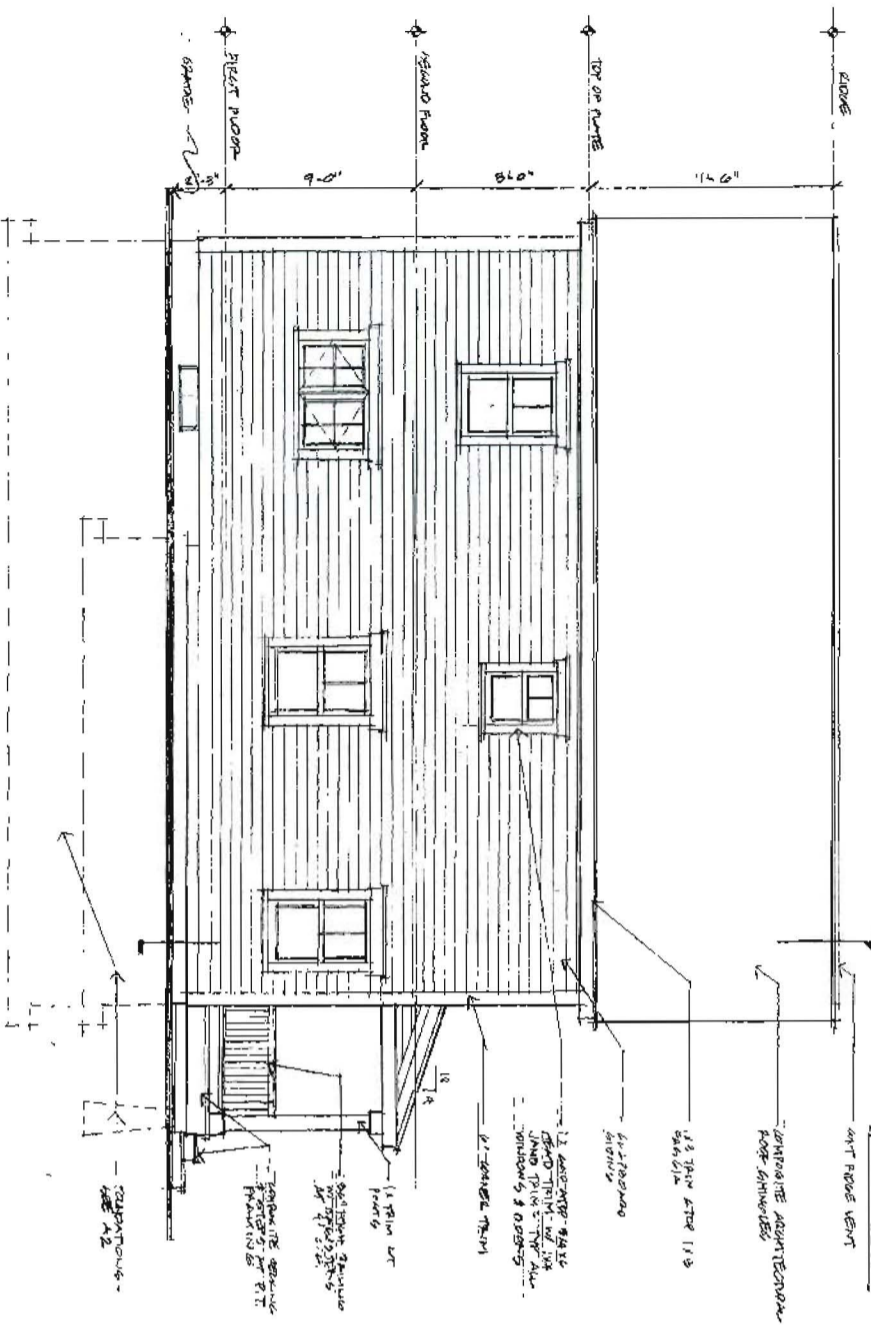




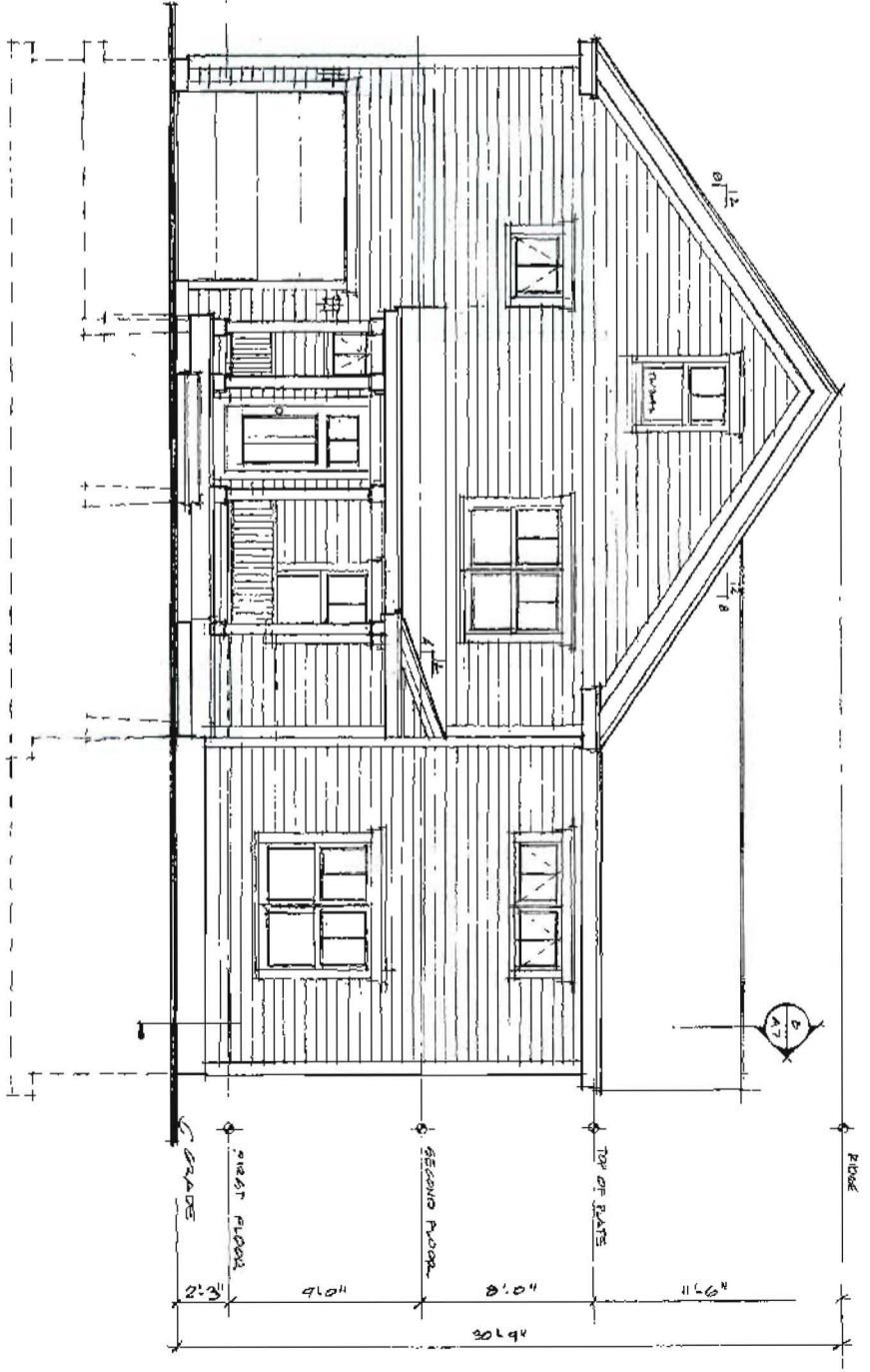
RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

TYPICAL NOTES
1/4" = 1'-0"

1.5" MINIMUM CLEARANCE
FOR ALL WINDOWS & DOORS

1.5" MINIMUM CLEARANCE
FOR ALL WINDOWS & DOORS

1.5" MINIMUM CLEARANCE
FOR ALL WINDOWS & DOORS

1.5" MINIMUM CLEARANCE
FOR ALL WINDOWS & DOORS

1.5" MINIMUM CLEARANCE
FOR ALL WINDOWS & DOORS

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FOR ALL WINDOWS & DOORS

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FOR ALL WINDOWS & DOORS

1.5" MINIMUM CLEARANCE
FOR ALL WINDOWS & DOORS

1.5" MINIMUM CLEARANCE
FOR ALL WINDOWS & DOORS



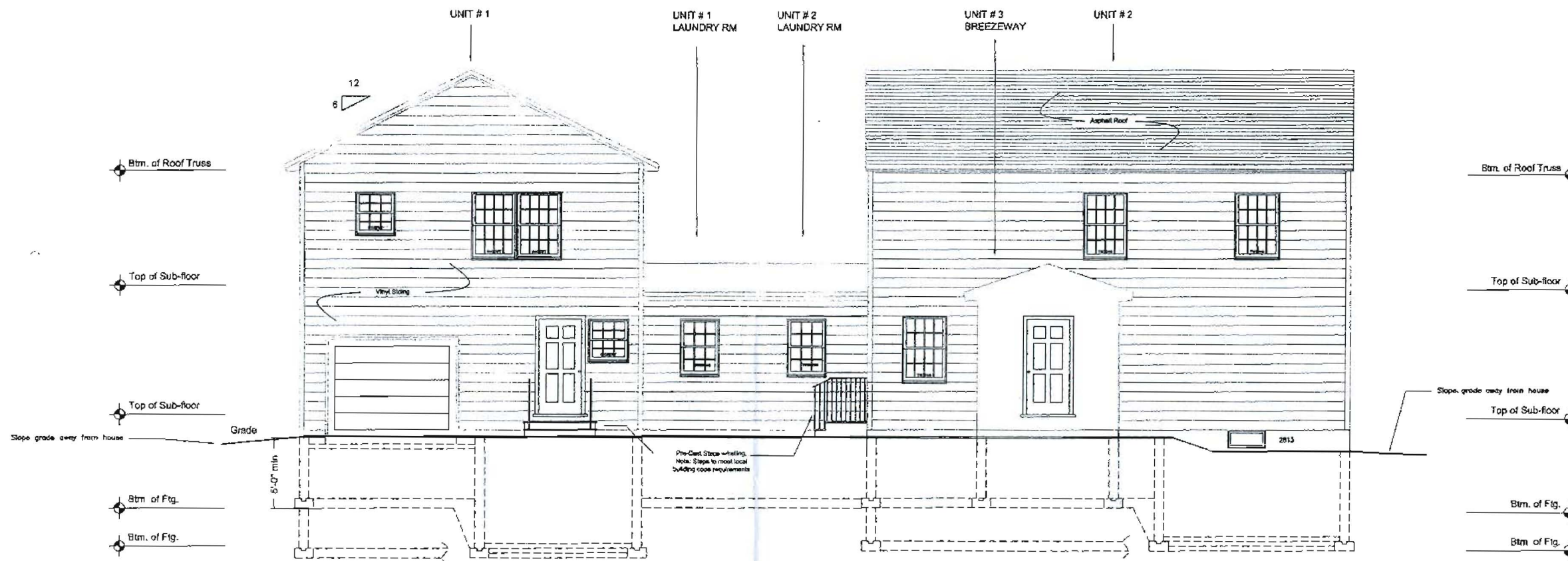
PROJECT NO. 2018-001
DATE 01/18/18
DRAWN BY J. WHITE
CHECKED BY W. WHITE

NEW MULTIPLEX RESIDENCES
28 MORSE STREET • PORTLAND, MAINE

ELEVATION
DATE 2/18/10
DRAWN MPH
SCALE NOTED
PROJECT 100201



General Conditions:
 Owner assumes all design and application responsibility for this design. This design is in general form only and not specifically for any one building. The owner in applying these specifications assumes complete responsibility for their use, changes or omissions, except where a registered engineer has stamped plans attached.



Unit #1 Front Elevation ①
 Scale: 1/4" = 1'-0"

Unit #2 Right Side Elevation ②
 Scale: 1/4" = 1'-0"

RECEIVED

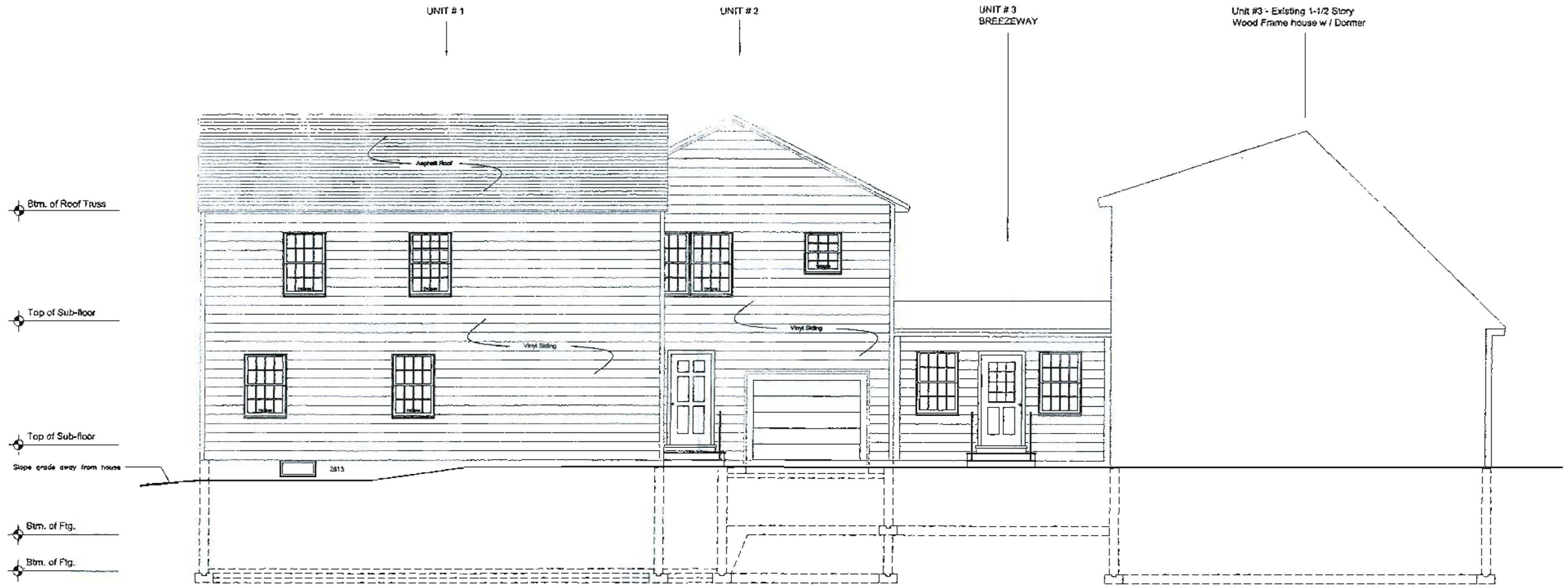
OCT - 2 2009

Dept. of Building Inspections
 City of Portland Maine

FRONT PLAN ELEVATION		
SCALE: 1/4" = 1'-0"	OWNER APPROVAL	DATE: 10/2/09
NELSON 38 MORSE STREET		SHEET 1 OF 10
GENERAL CONTRACTOR APPROVAL:	DATE: 10/2/09	01/REV E

General Conditions:

Owner assumes all design and application responsibility for this design. This design is in general form only and not specifically for any one building. The owner in applying these specifications assumes complete responsibility for their use, changes or omissions, except where a registered engineer has stamped plans attached.



3 Unit #1 Left Side Elevation
Scale: 1/4" = 1'-0"

1 Unit #2 Front Elevation
Scale: 1/4" = 1'-0"

1 Unit #3 Left Elevation
Scale: 1/4" = 1'-0"

RECEIVED

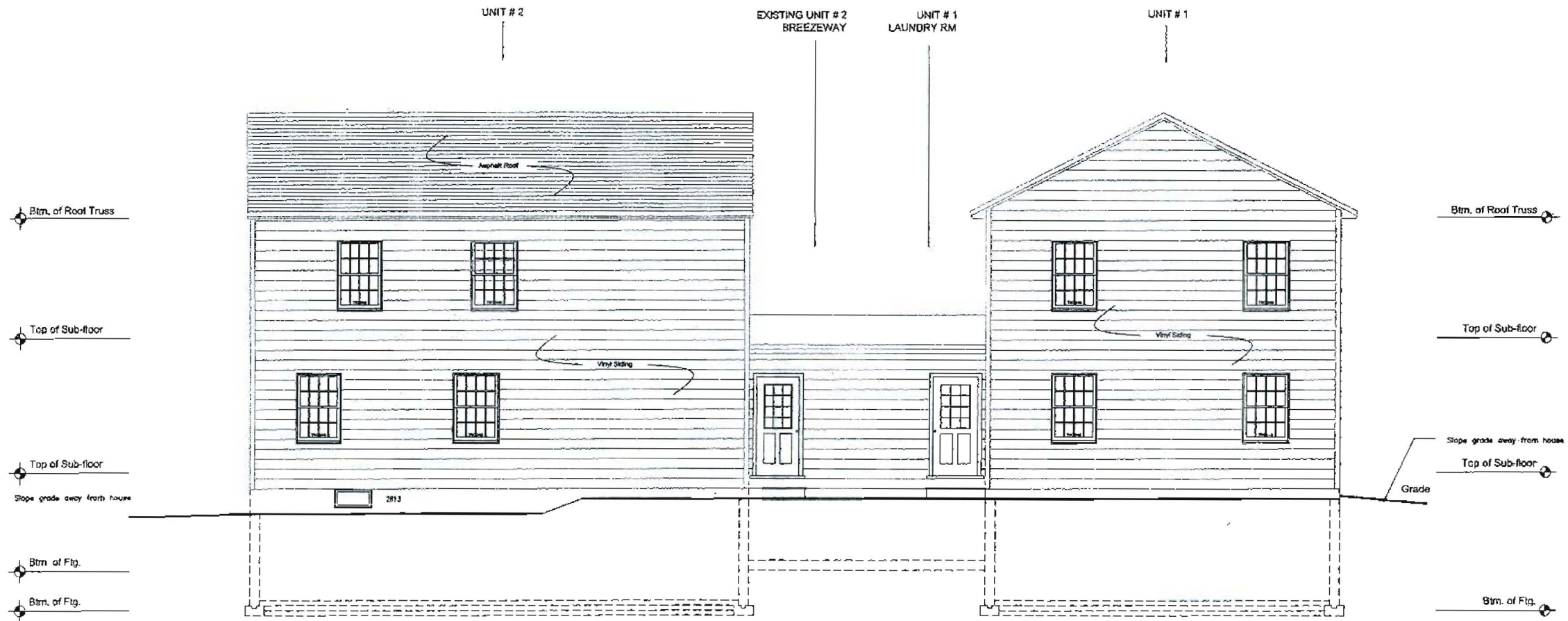
OCT - 2 2009

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City of Portland Maine

LEFT PLAN ELEVATION		
SCALE: 1/4" = 1'-0"	DATE: _____	DESIGN NO: _____
DATE: _____	SHEET 2 OF 10	
NELSON 38 MORSE STREET		
GENERAL CONTRACTOR APPROVAL: _____	DRAWING NUMBER: 01/REV E	

General Conditions:

Owner assumes all design and application responsibility for this design. The design is in general form only and not specifically for any one building. The owner in applying these specifications assumes complete responsibility for their use, changes or omissions, except where a registered engineer has stamped plans attached.



3 Left Side Elevation
Scale: 1/4" = 1'-0"

4 Rear Elevation
Scale: 1/4" = 1'-0"

RECEIVED

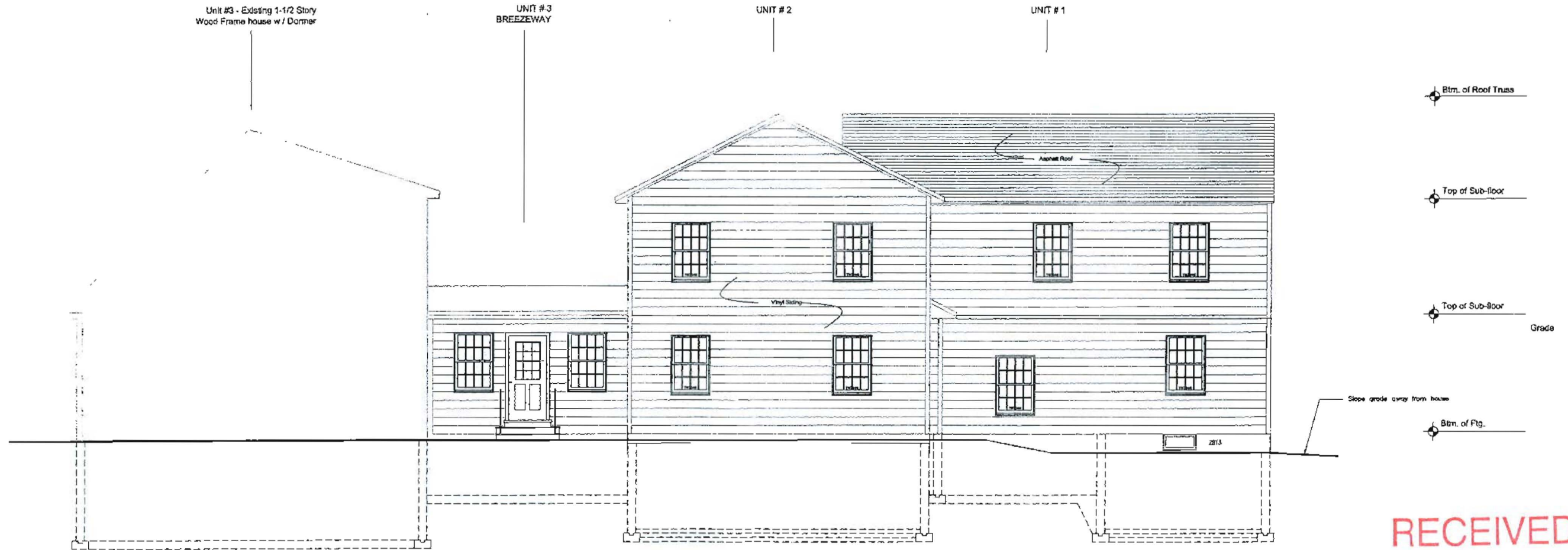
OCT - 2 2009

Dept. of Building Inspections
City of Portland Maine

REAR PLAN ELEVATION		
Scale: 1/4" = 1'-0"	OWNER APPROVAL:	DRAWN BY:
Date:		SHEET 3 OF 10
NELSON 38 MORSE STREET		
CONTRACTOR APPROVAL:		DRAWN NUMBER: 01/REV E

General Conditions:

Owner assumes all design and application responsibility for this design. This design is in general form only and not specifically for any one building. The owner in applying these specifications assumes complete responsibility for their use, changes or omissions, except where a registered engineer has stamped plans attached.



1 Existing Unit #3 Left Elevation
Scale: 1/4" = 1'-0"

4 Unit #2 Rear Elevation
Scale: 1/4" = 1'-0"

2 Unit #1 Right Side Elevation
Scale: 1/4" = 1'-0"

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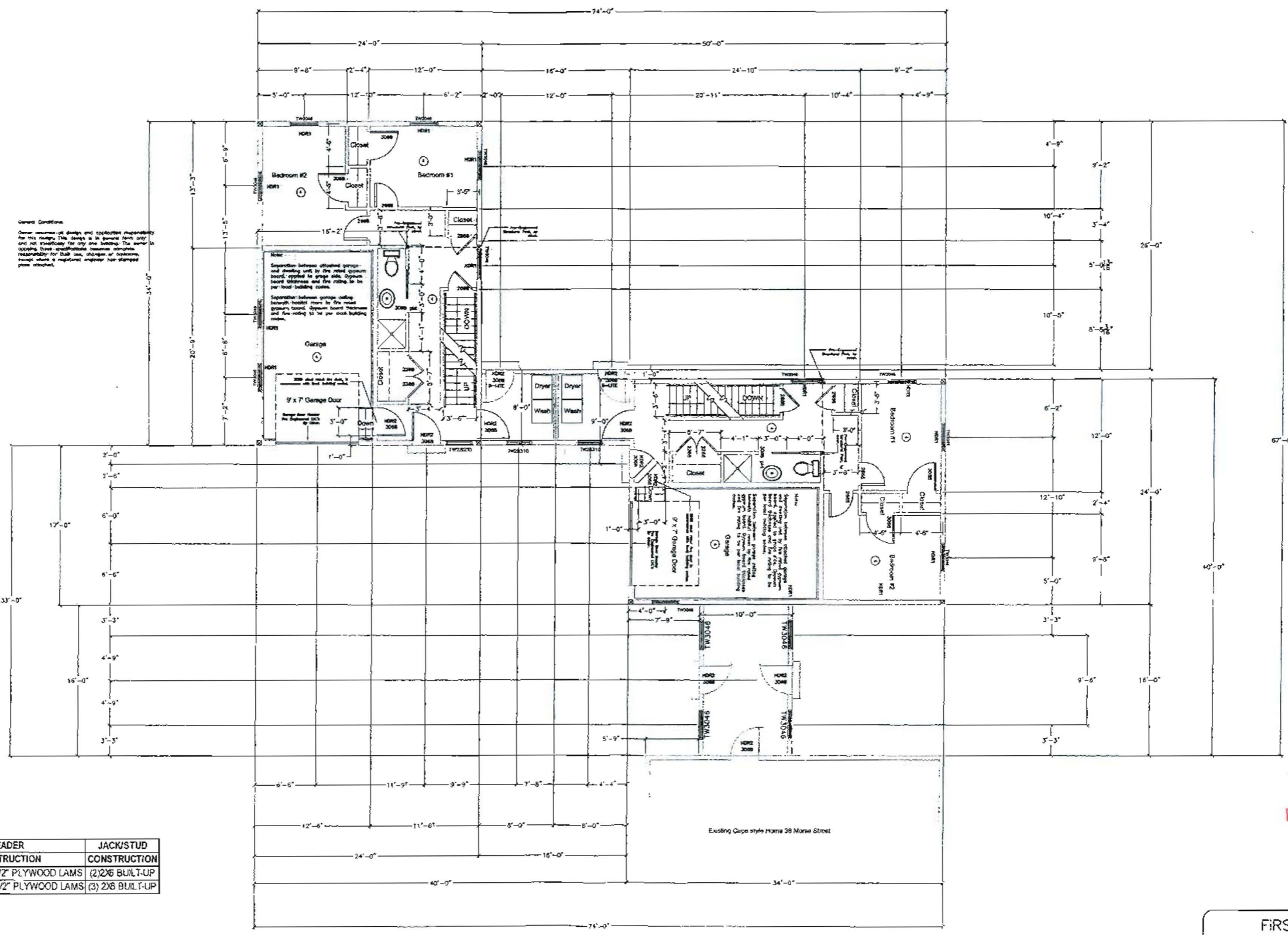
Dept. of Building Inspections
City of Portland Maine

RIGHT PLAN ELEVATION		
SCALE 1/4" = 1'-0"	OWNER APPROVAL:	DATE: _____
DATE: _____	SHEET 4 OF 10	
NELSON 38 MORSE STREET		
GENERAL CONTRACTOR APPROVAL:	PROJECT NUMBER:	01/REV E

General Conditions:
 Owner assumes all design and application responsibility for this design. This design is in general form only and not specifically for any one building. The owner is responsible for their own changes or omissions, except where a registered engineer has stamped their approval.

- Notes:**
- 1) 2x6's as built-up columns (typ) 24' maximum.
 - 2) All modified header posts have "Jack Studs" and should extend to the underside of header.
 - 3) All structural posts/pieces shall continue down to the next floor level.
 - 4) Small areas/fin. conditions as shown and as required by code.
 - 5) General Contractor shall comply with all applicable sections of the International Residential Code 2002 or local building codes as applicable.

General Conditions:
 Owner assumes all design and application responsibility for this design. This design is in general form only and not specifically for any one building. The owner is responsible for their own changes or omissions, except where a registered engineer has stamped their approval.



HEADER DESIGNATION	HEADER CONSTRUCTION	JACK/STUD CONSTRUCTION
HDR1	(3) 2X10's W/(2) 1/2" PLYWOOD LAMS	(2) 2X6 BUILT-UP
HDR2	(3) 2X10's W/(2) 1/2" PLYWOOD LAMS	(3) 2X6 BUILT-UP

2 First Floor Plan
 SCALE: 3/16" = 1'-0"

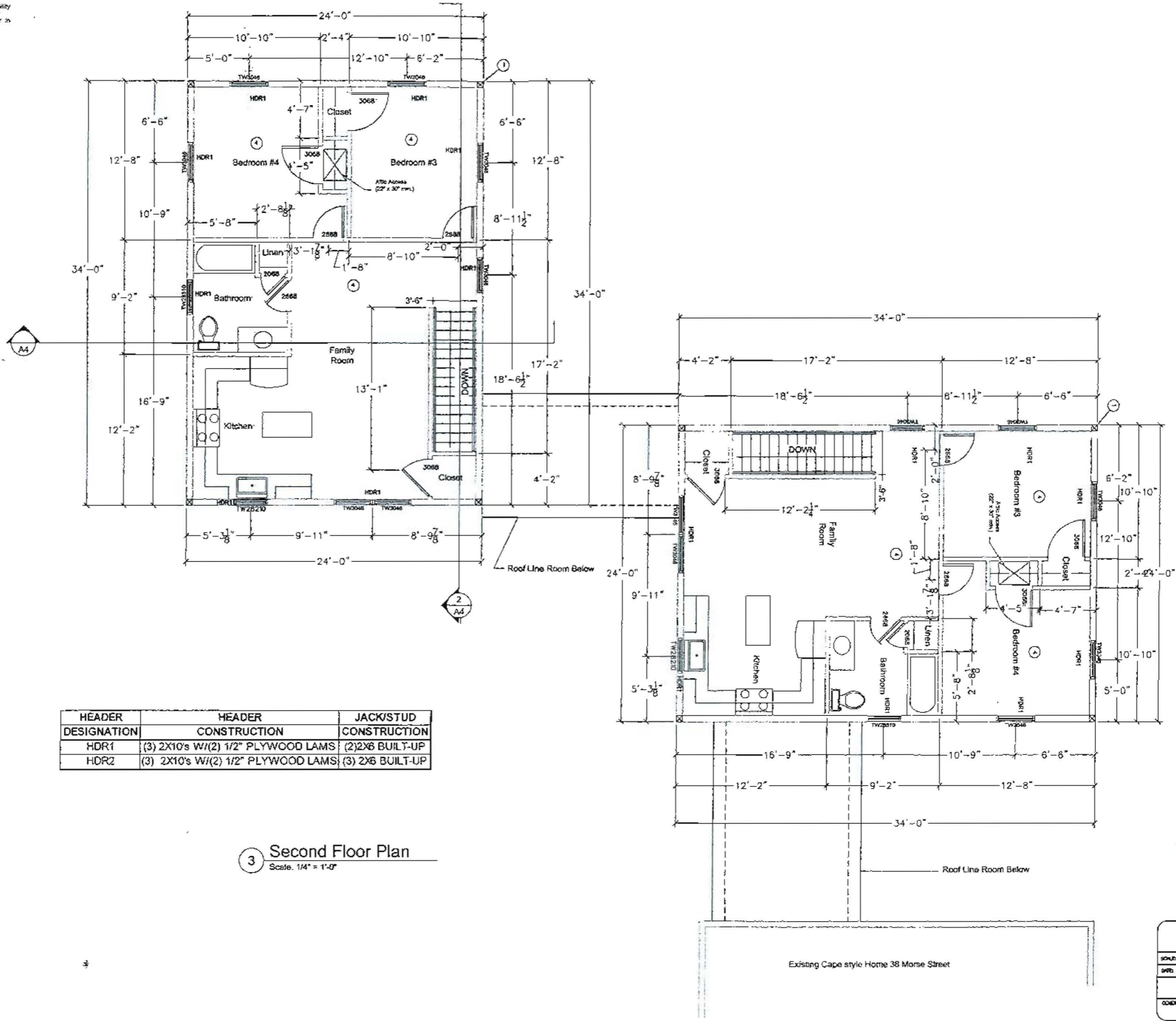
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FIRST FLOOR PLAN	
SCALE: 3/16" = 1'-0"	DESIGNER APPROVAL:
DATE:	DRAWN BY:
NELSON 38 MORSE STREET	
GENERAL CONTRACTOR APPROVAL:	DATE: 01/REV E

General Conditions:

Owner assumes all design and application responsibility for this design. This design is in general form only and not specifically for any one building. The owner in applying these specifications assumes complete responsibility for their use, changes or omissions, except where a registered engineer has stamped plans attached.



HEADER DESIGNATION	HEADER CONSTRUCTION	JACK/STUD CONSTRUCTION
HDR1	(3) 2X10's w/(2) 1/2" PLYWOOD LAMS	(2) 2X6 BUILT-UP
HDR2	(3) 2X10's w/(2) 1/2" PLYWOOD LAMS	(3) 2X6 BUILT-UP

3 Second Floor Plan
Scale: 1/4" = 1'-0"

RECEIVED

OCT 2 2009

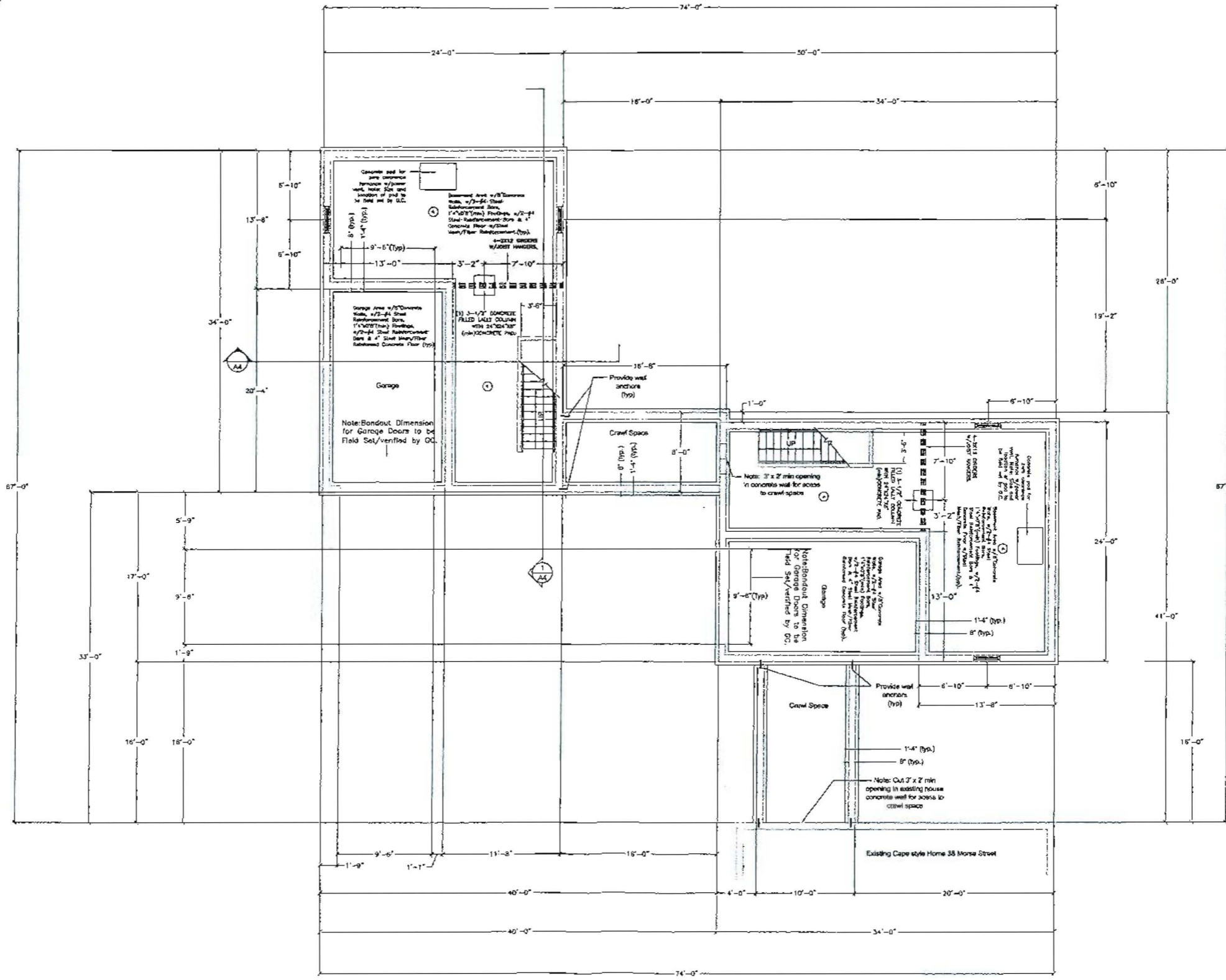
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City of Portland Maine

SECOND FLOOR PLAN	
SCALE: 1/4" = 1'-0"	CUSTOMER APPROVAL: _____
DRAWN BY: _____	SHEET 5 OF 10
NELSON 38 MORSE STREET	
GENERAL CONTRACTOR APPROVAL: _____	DRAWING NUMBER: 01/REV E

General Conditions:
 Owner assumes all design and construction responsibility for this design. This design is in general form only and not specifically for the use of building. The owner is accepting these specifications and assumes responsibility for their use, whether or not the design is reviewed and approved by the engineer. No warranty is made.

Notes:

- 1) 4'-0" x 4'-0" or built-up concrete (typ) FE w/insulation.
- 2) All structural member joints have "lap splice" and anchor unless to the contrary of member.
- 3) All structural joints/bonds and supports shall be in the first floor slab.
- 4) Detail showings/sections on sheets and as indicated by code.
- 5) General Contractor shall comply with all applicable sections of the International Residential Code 2003.



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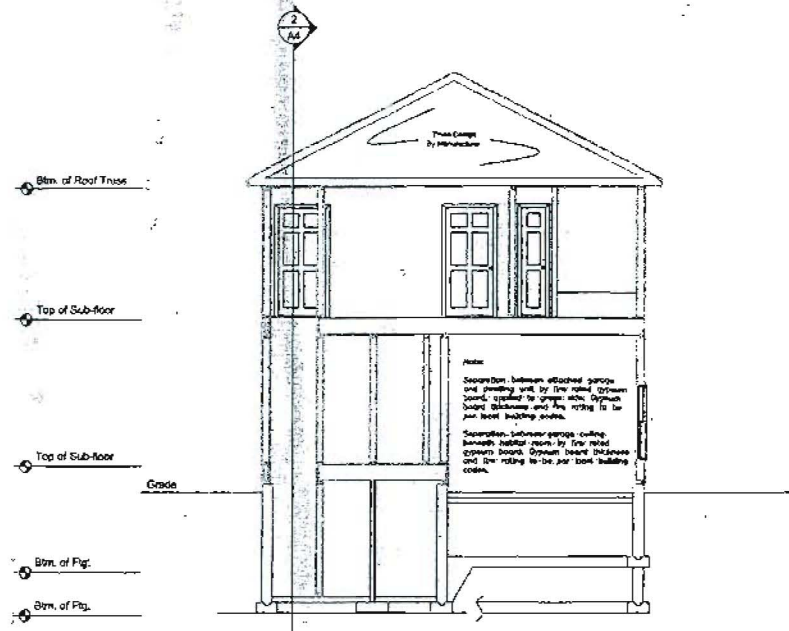
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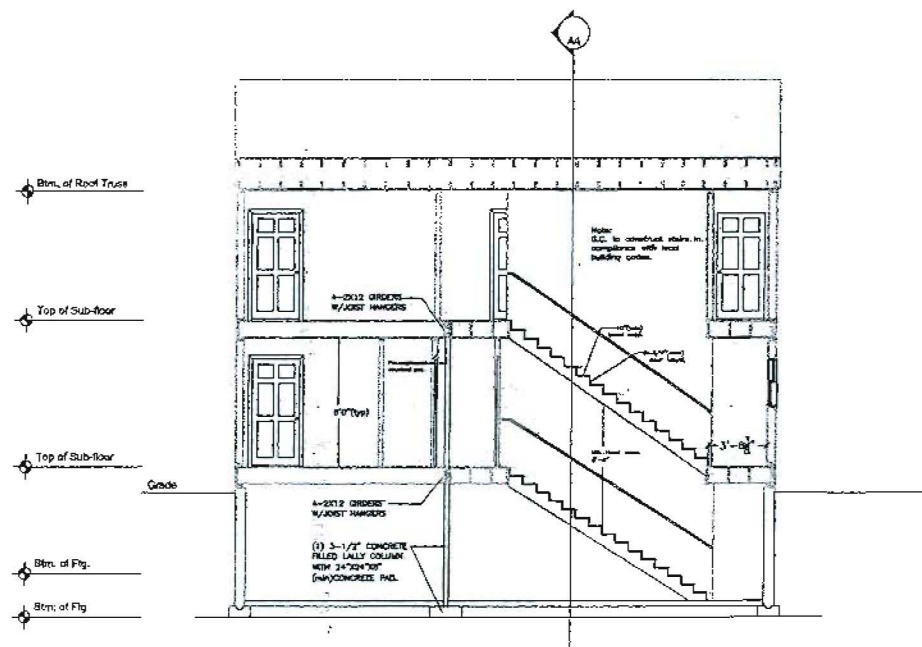
3 Foundation Plan
 Scale: 3/16" = 1'-0"

FOUNDATION PLAN	
SCALE: 3/16" = 1'-0"	CUSTOMER APPROVAL: _____
DATE: _____	DRAWN BY: _____
NELSON 38 MORSE STREET	
GENERAL CONTRACTOR APPROVAL: _____	DRAWING NUMBER: 01/REV E

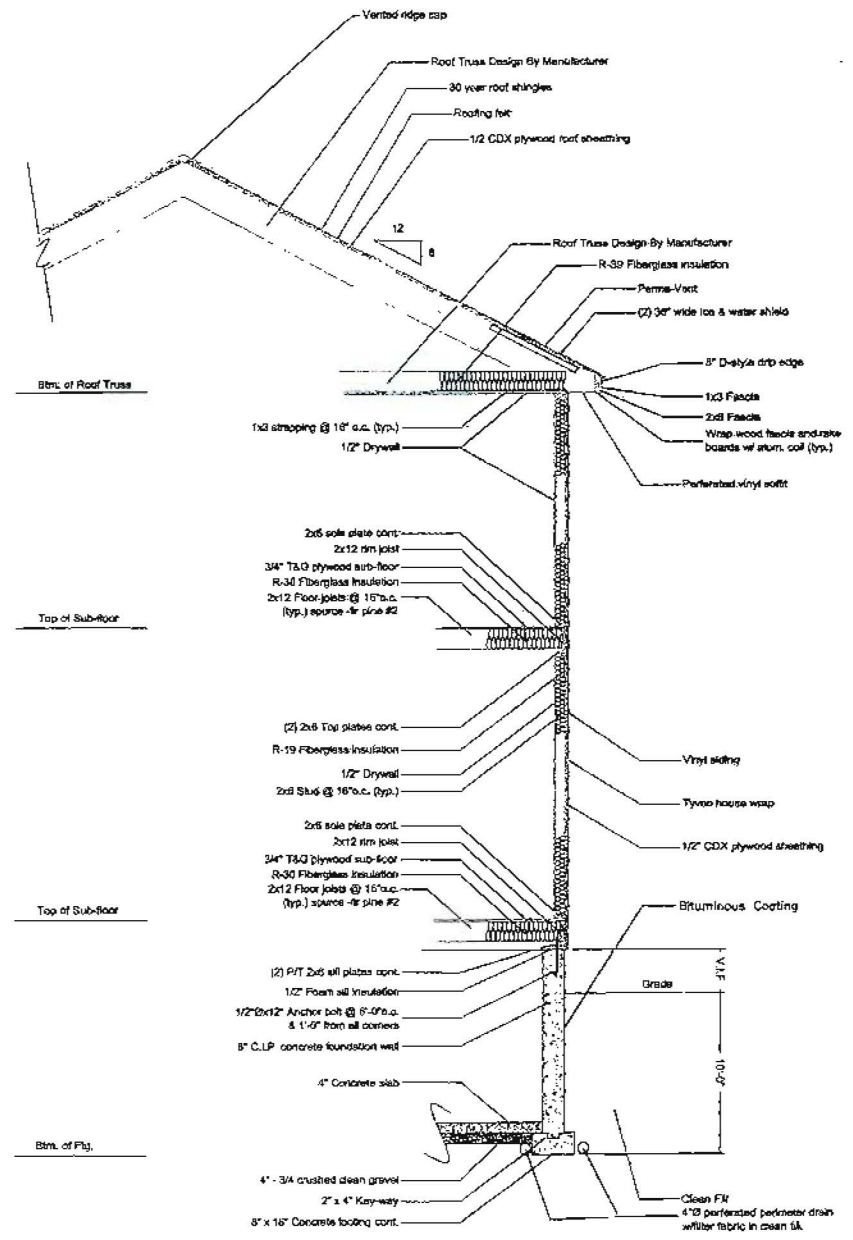
General Conditions
 Owner assumes all design and construction responsibility for this design. This design is in general form only and not specifically for any one building. The owner is accepting these specifications as complete. Responsibility for their use, changes or omissions, especially in regulated regions, is not assumed. Plans attached.



1 Building Section
 Scale: 1/4" = 1'-0"



2 Building Section
 Scale: 3/16" = 1'-0"



3 Typical Wall Section
 Scale: 3/16" = 1'-0"

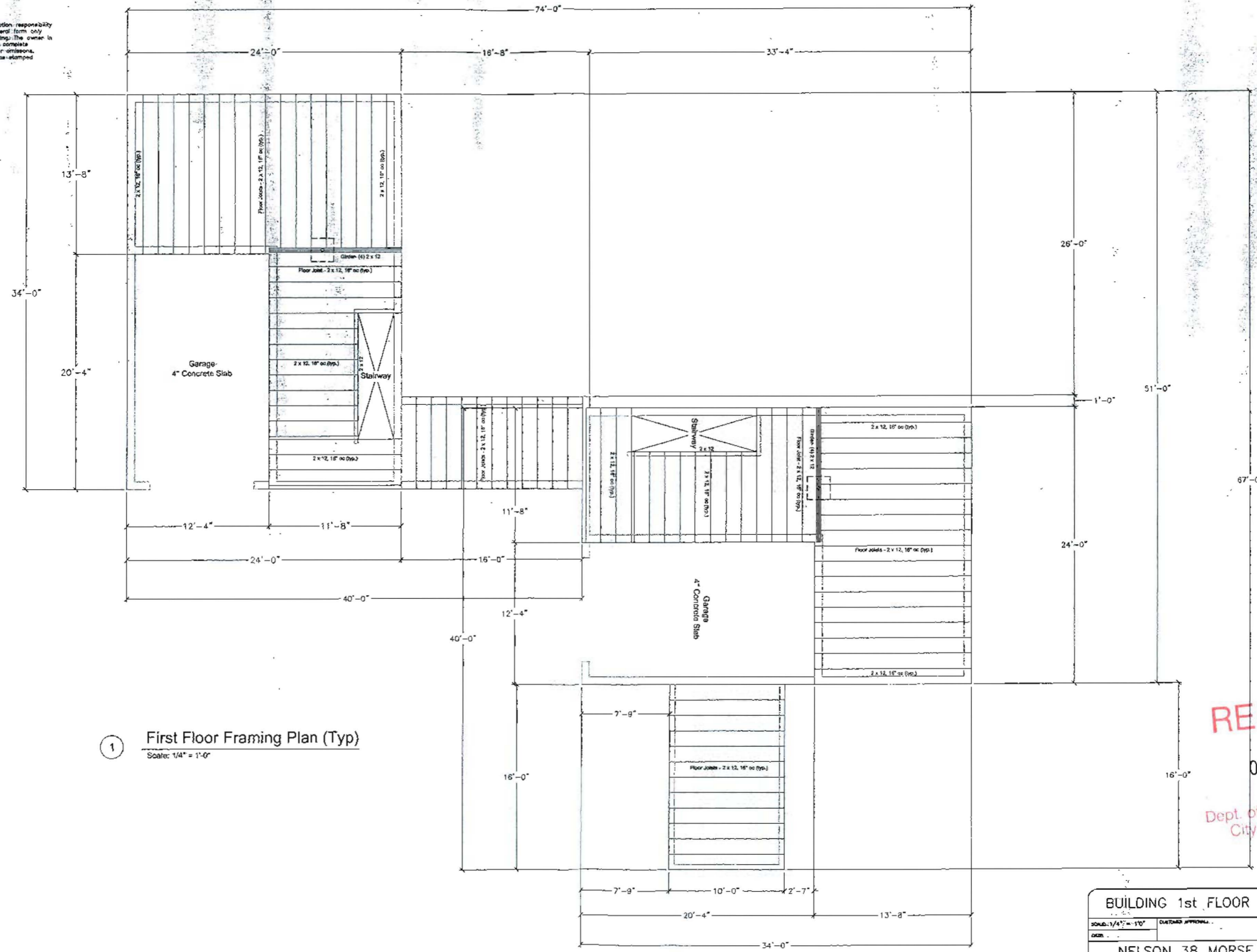
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Dept. of Building Inspections
 City of Portland Maine

BUILDING SECTIONS		
SCALE: 3/16" = 1'-0"	CUSTOMER APPROVAL:	DATE: 10/2/09
PROJECT: NELSON 38 MORSE STREET		SHEET 5 OF 10
GENERAL CONTRACTOR APPROVAL:		DATE: 01/REV. E

General Conditions:
 Owner assumes all design and application responsibility for this design. This design is in general form only and not specifically for any one building. The owner in applying these specifications assumes complete responsibility for their use, changes or omissions, except where a registered engineer has stamped plans attached.



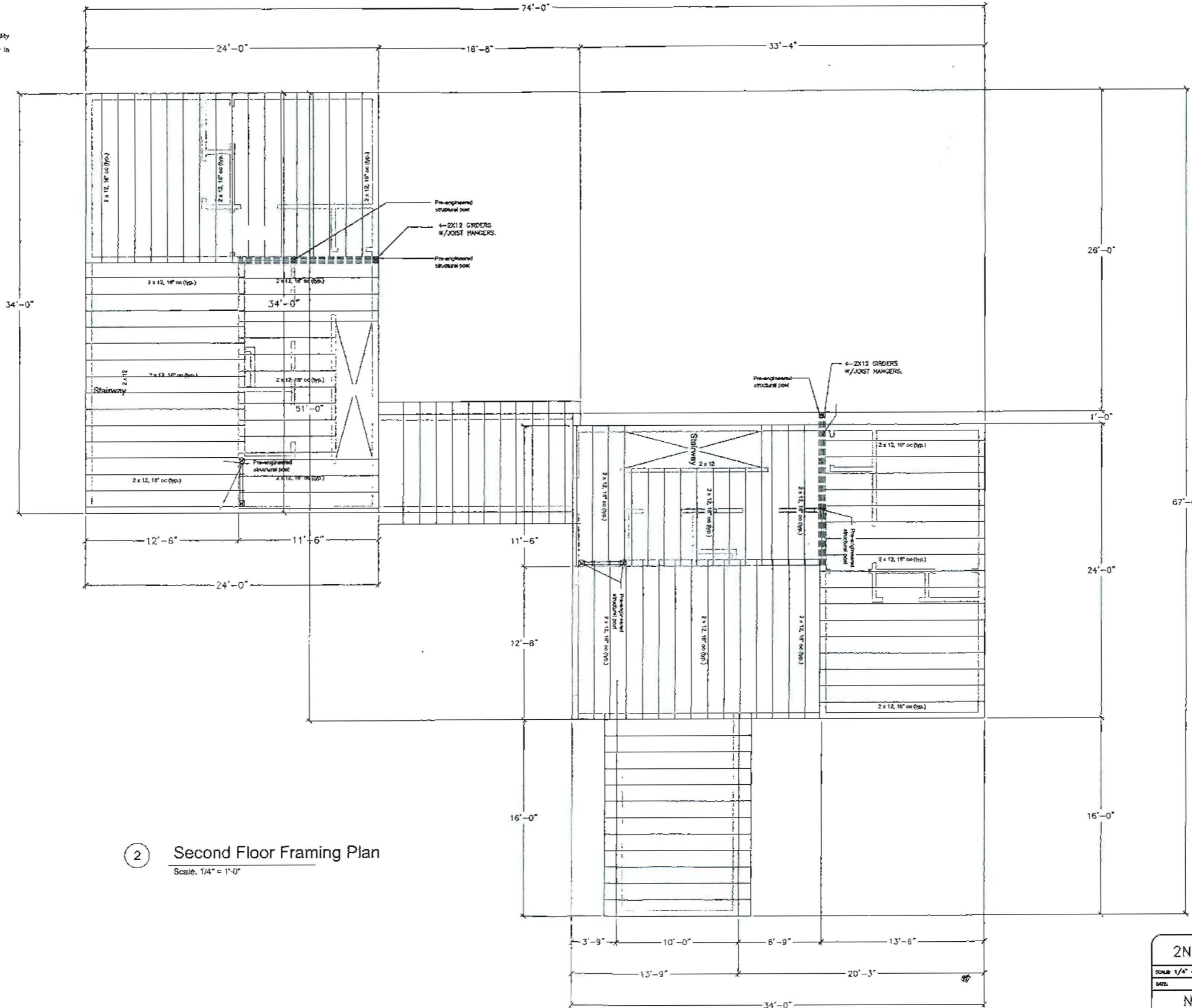
1 First Floor Framing Plan (Typ)
 Scale: 1/4" = 1'-0"

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 Dept. of Building Inspections
 City of Portland Maine

BUILDING 1st FLOOR FRAMING	
SCALE: 1/4" = 1'-0"	DATE: 10/2/09
SHEET 9 OF 10	
NELSON 38 MORSE STREET	
01/REV E	

General Conditions:

Owner assumes all design and application responsibility for this design. This design is in general form only and not specifically for any one building. The owner in applying these specifications assumes complete responsibility for their use, changes or omissions, except where a registered engineer has stamped plans attached.



② Second Floor Framing Plan
Scale: 1/4" = 1'-0"

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City of Portland Maine

2ND FLOOR ROOF & FRAMING	
SCALE: 1/4" = 1'-0"	OWNER APPROVAL:
DATE:	DESIGNER:
SHEET 10 OF 10	
NELSON 38 MORSE STREET	
GENERAL CONTRACTOR APPROVAL:	DATE: 01/REV E