

No Park, Care, etc?

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

2005-0265

Application I. D. Number

DRC Copy

Jay Reynolds

Rec'd.
12-8

12/6/2005

Application Date

Carriage Lane Duplex

Lot #2

Project Name/Description

D.A. Brackett

Applicant

84 Country Lane, Portland, ME 04103

Applicant's Mailing Address

Dwight Brackett

Consultant/Agent

Applicant Ph: (207) 772-8629 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

6 - 6 Carriage Ln, Portland, Maine

Address of Proposed Site

341 G022001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking Lot

Other (specify)

1152

8001

Proposed Building square Feet or # of Units

Acreage of Site

H3
New Plans, App'd

Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other

Fees Paid: Site Pla _____ Subdivision _____ Engineer Review _____ Date _____

DRC Approval Status:

Reviewer Jay Reynolds

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date 1-3-06

Approval Expiration _____

Extension to _____

Additional Sheets Attached

Condition Compliance Jay Reynolds signature 1-3-06 date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input checked="" type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input checked="" type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	



PORTLAND MAINE

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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Dwight Brackett
84 Country Lane
Portland, ME 04103

December 27, 2005

Dear Mr. Brackett:

RE: Applications for Carriage Lane Duplexes, Lots 1 and 2

Upon review of the site plans, the City's Planning Division has the following comments:

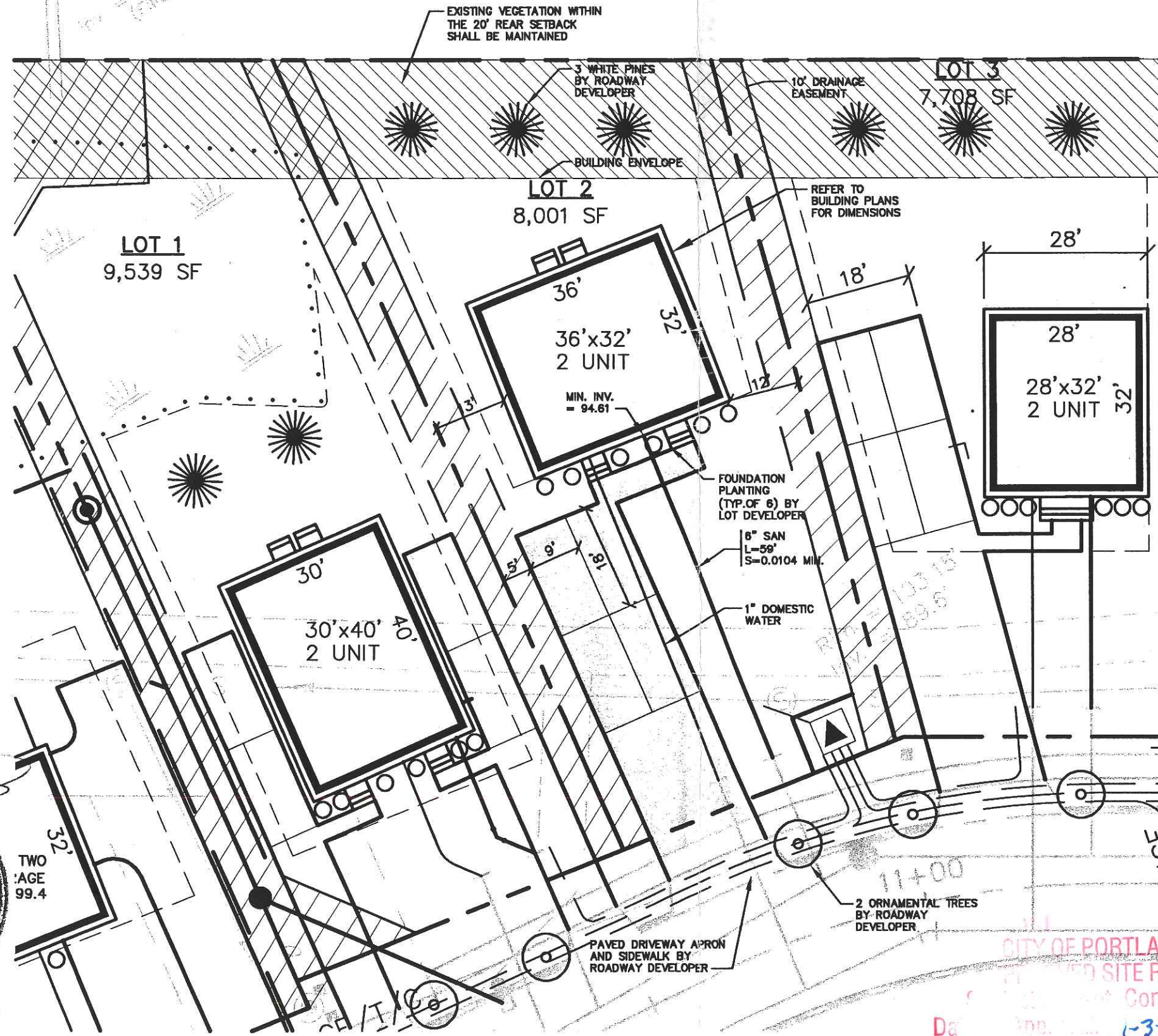
1. Lot #1:
 - a. The proposed easement shown in the front/left portion of the lot has not been finalized by the developer. An amended subdivision plat is needed for the Planning Director's signature, then it needs to be recorded at the registry of deeds. Also, a mylar and 7 paper copies of the recorded version then must be delivered to the City.
 - b. The porch/stairs and the site plan do not match.
 - c. The scaling appears to be off.
2. Lot #2:
 - a. There are a number of lines on sheet #1 that have no meaning. Please label or remove them.
 - b. The porch/stairs and the site plan do not match.
 - c. The scaling appears to be off.

Please submit 4 copies of (each lot) revised plans to my attention.

Sincerely,

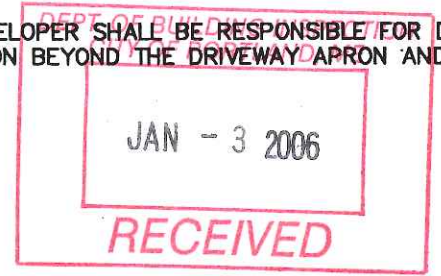
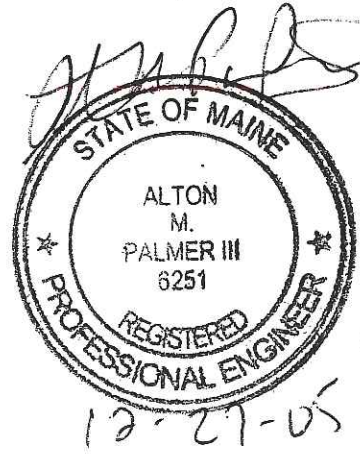
Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager



NOTES:

1. LOT LAYOUT AND GRADING CONFIGURATIONS SHOWN ON THIS PLAN REPRESENT THE INTENDED FINAL DEVELOPMENT OF THE LOT FOR BUILDING PERMIT PURPOSES AS APPROVED BY THE CITY OF PORTLAND PLANNING BOARD ON FEBRUARY 24, 2004. ANY DEVIATION FROM THESE PLANS, BE IT EITHER BUILDING SIZE, PARKING CONFIGURATION, GRADING CHANGES, ETC. SHALL REQUIRE REVIEW AND APPROVAL FROM THE CITY OF PORTLAND PLANNING BOARD, AS WELL AS REVIEW BY THE SUBDIVISION DEVELOPER.
2. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2002.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH BEST MANAGEMENT PRACTICES EROSION CONTROL MEASURES. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE SUBDIVISION DEVELOPER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
5. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
6. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
7. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
8. LOT DEVELOPER SHALL BE RESPONSIBLE FOR DRIVEWAY CONSTRUCTION BEYOND THE DRIVEWAY APRON AND SIDEWALK.



CITY OF PORTLAND
 RECEIVED SITE PLAN
 Conditions
 1-3-06

Rev.	Date	Revision

Design:	DER	Date:	4/04
Draft:	CAH	Job No.:	632
Checked:	DER	Scale:	1"=20'
File Name:		632-LOTS	

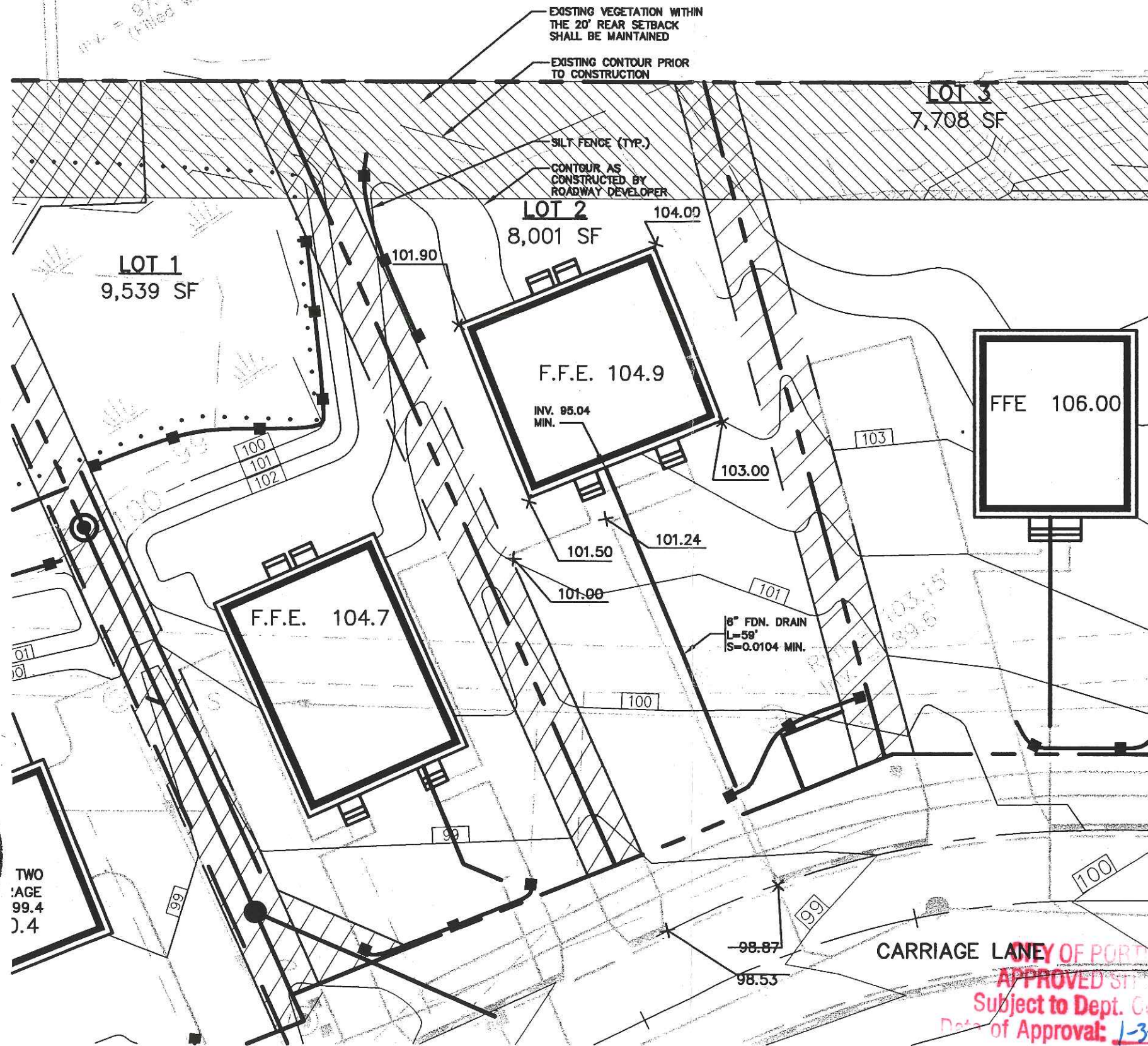
GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services

PO Box 1237
 15 Shaker Road
 Gray, ME 04039

207-657-6910
 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

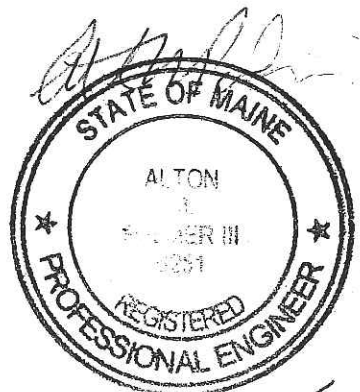
Drawing Name:	Lot 2 Lot Layout and Utility Plan
Project:	CARRIAGE LANE

Figure No.
1



NOTES:

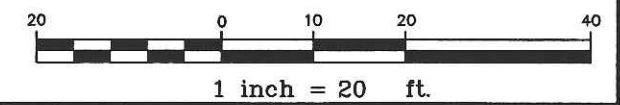
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4. LOT DEVELOPER SHALL BE RESPONSIBLE FOR RESTORING FINAL GRADES TO ELEVATIONS PROVIDED BY ROADWAY DEVELOPER. GRADES ADJACENT TO BUILDING SHALL BE ADJUSTED TO DIRECT FLOW AWAY FROM STRUCTURES.



TWO
PAGE
99.4
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CARRIAGE LANE OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. of
Date of Approval: 1-3-06



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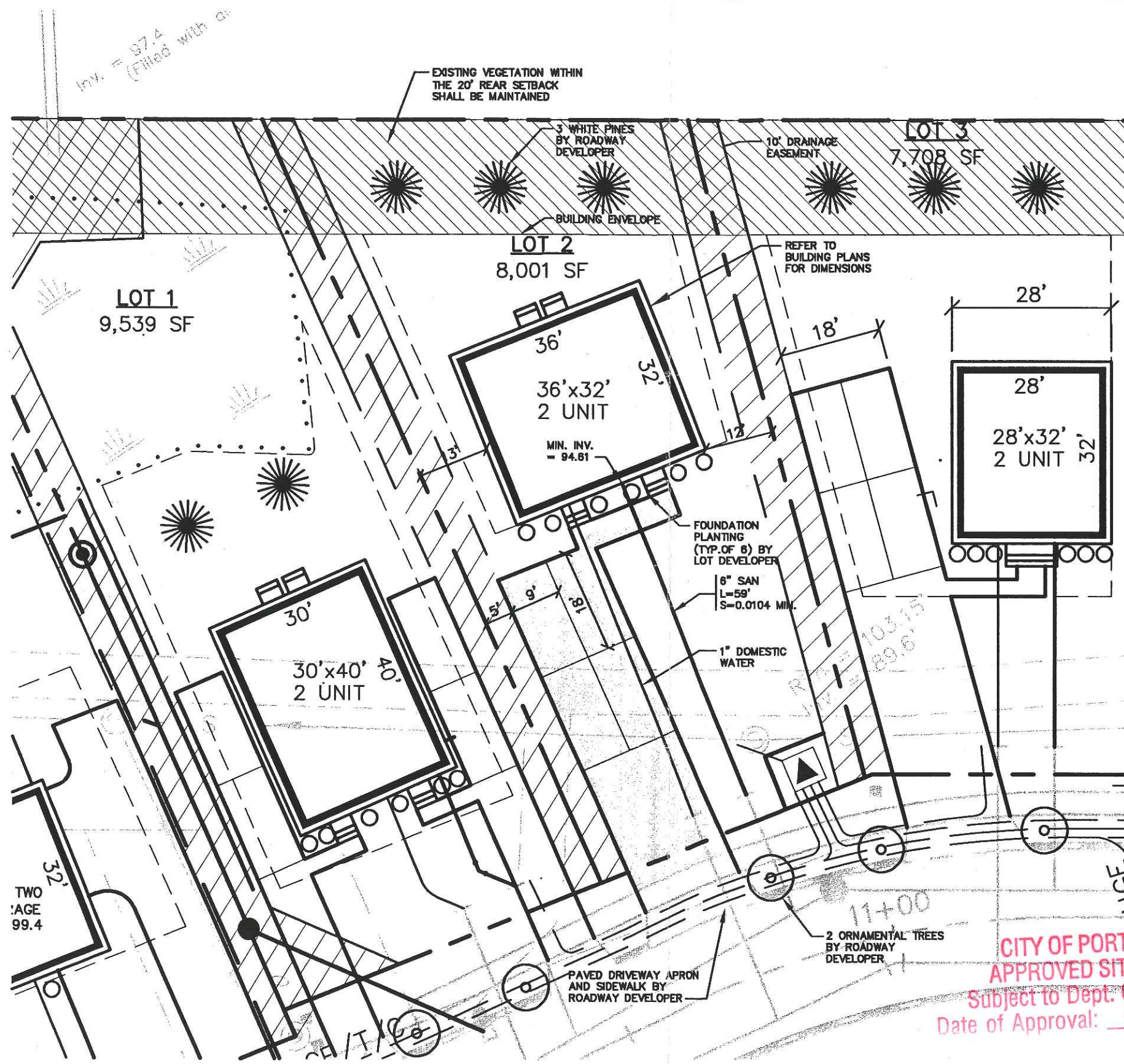
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Draft: CAH	Job No.: 632
Checked: DER	Scale: 1"=20'
File Name: 632-LOTS	

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Drawing Name:	Lot 2 Grading Plan
Project:	CARRIAGE LANE

Figure No.
2



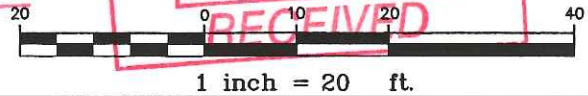
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Douglas E. Reynolds
 DOUGLAS E. REYNOLDS
 NO. 9930
 REGISTERED PROFESSIONAL ENGINEER
 12-19-05

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 1-3-06

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 JAN - 3 2006
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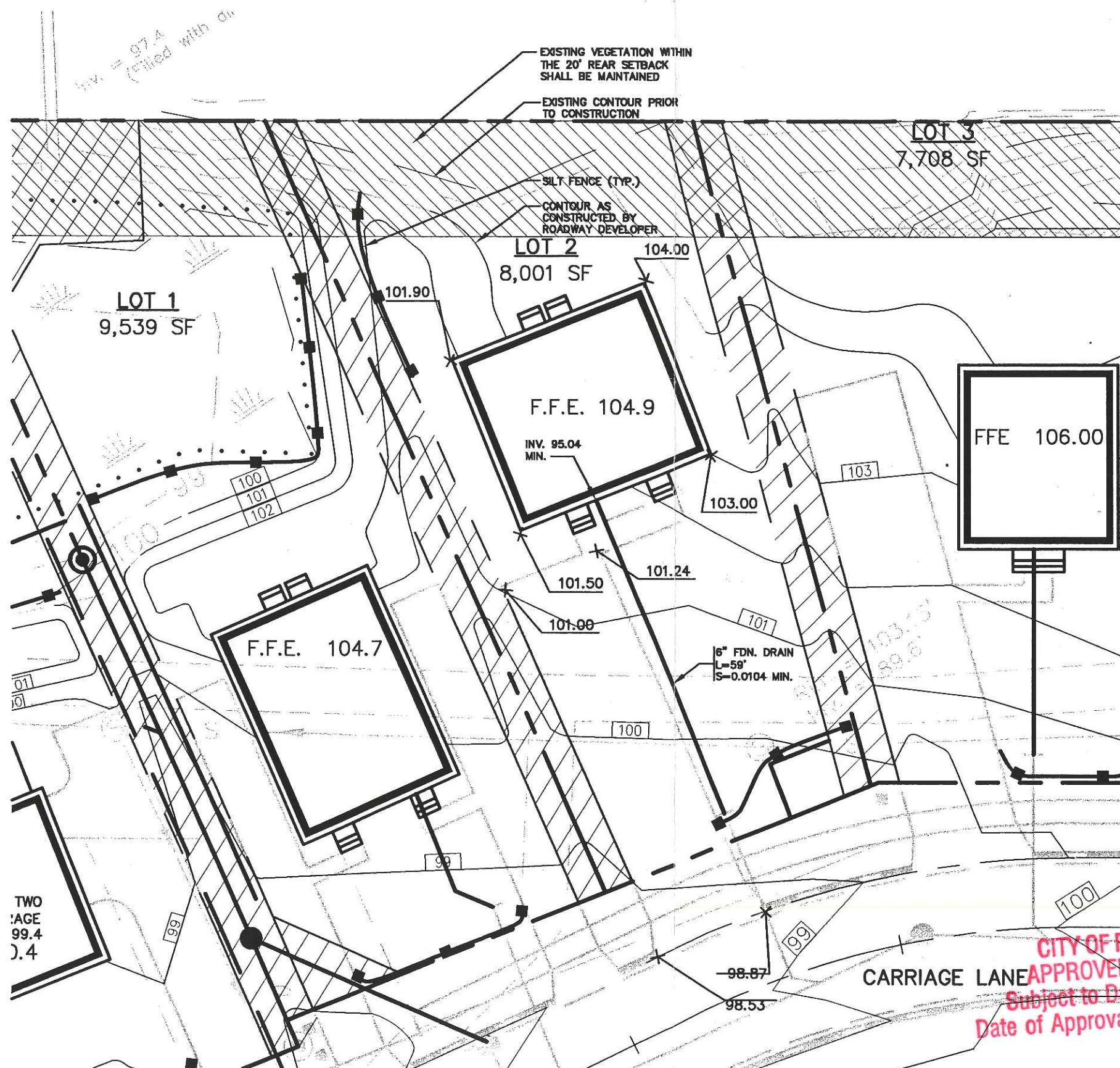
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Draft: CAH	Job No.: 632
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File Name: 632-LOTS	

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Project:	CARRIAGE LANE

Figure No.
1



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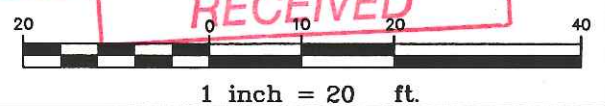
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Douglas E. Reynolds
 DOUGLAS E. REYNOLDS
 NO. 9883
 REGISTERED PROFESSIONAL ENGINEER
 12-19-05

TWO
 AGE
 99.4
 99.4

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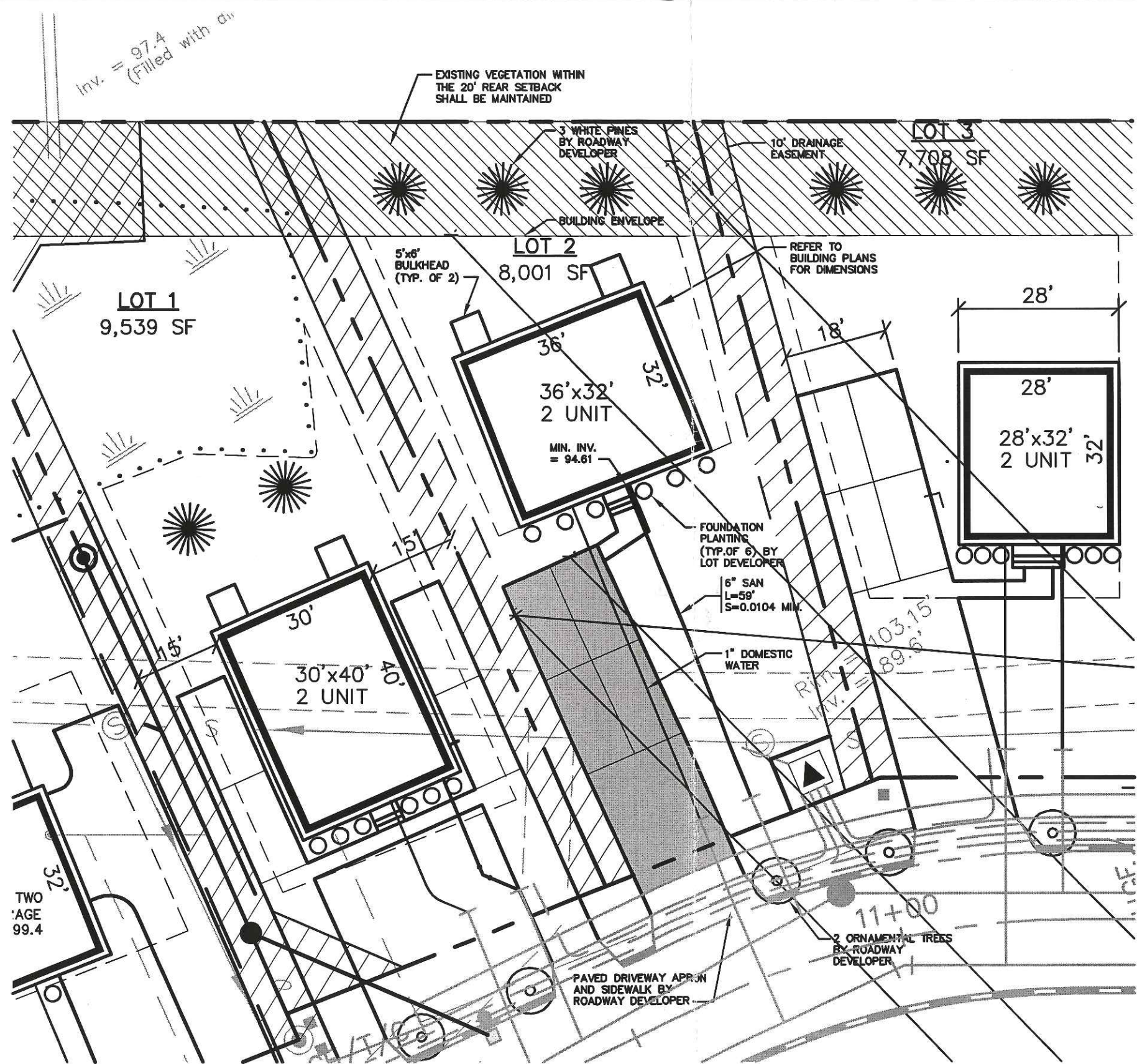
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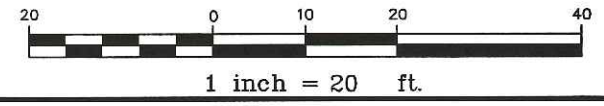
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Figure No.
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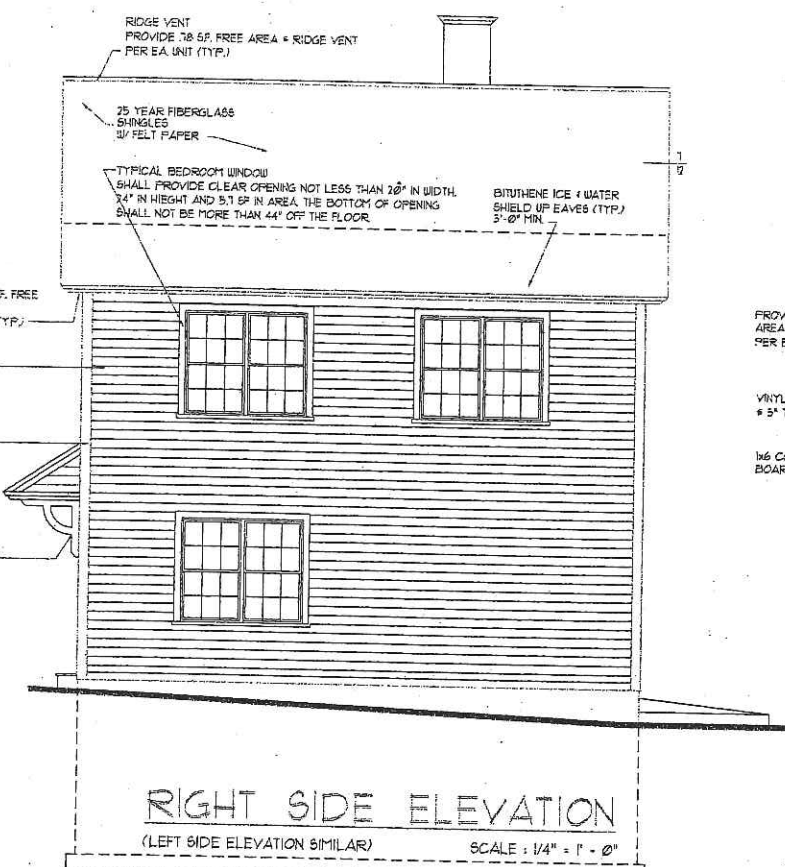
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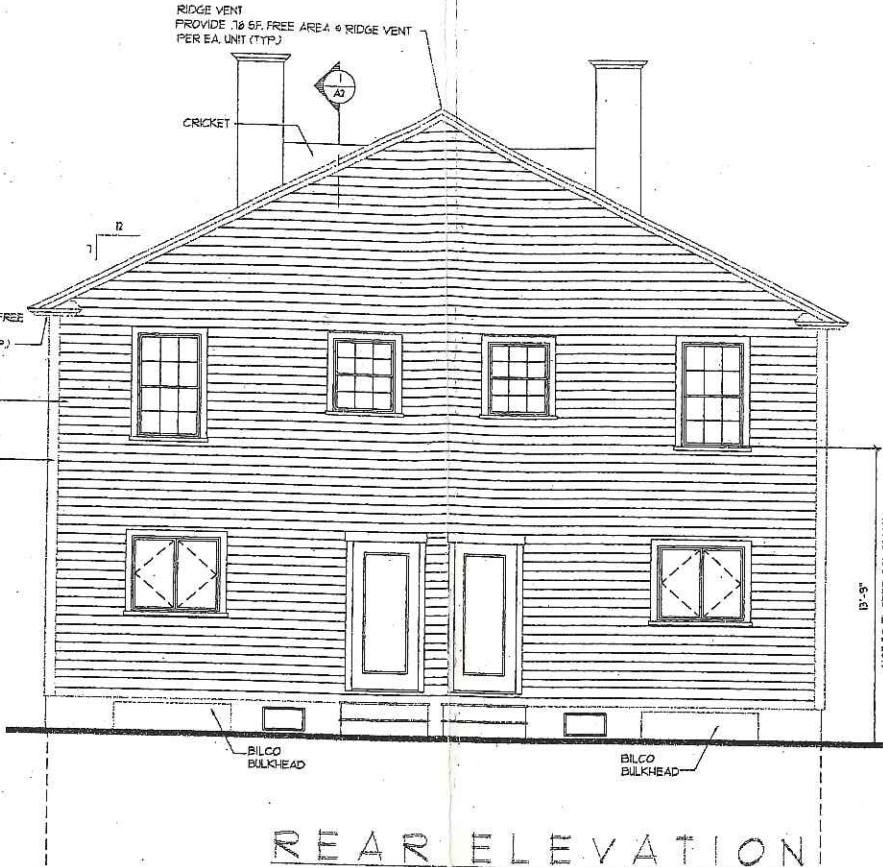
Drawing Name: **Lot 2 Lot Layout and Utility Plan**

Project: **CARRIAGE LANE**

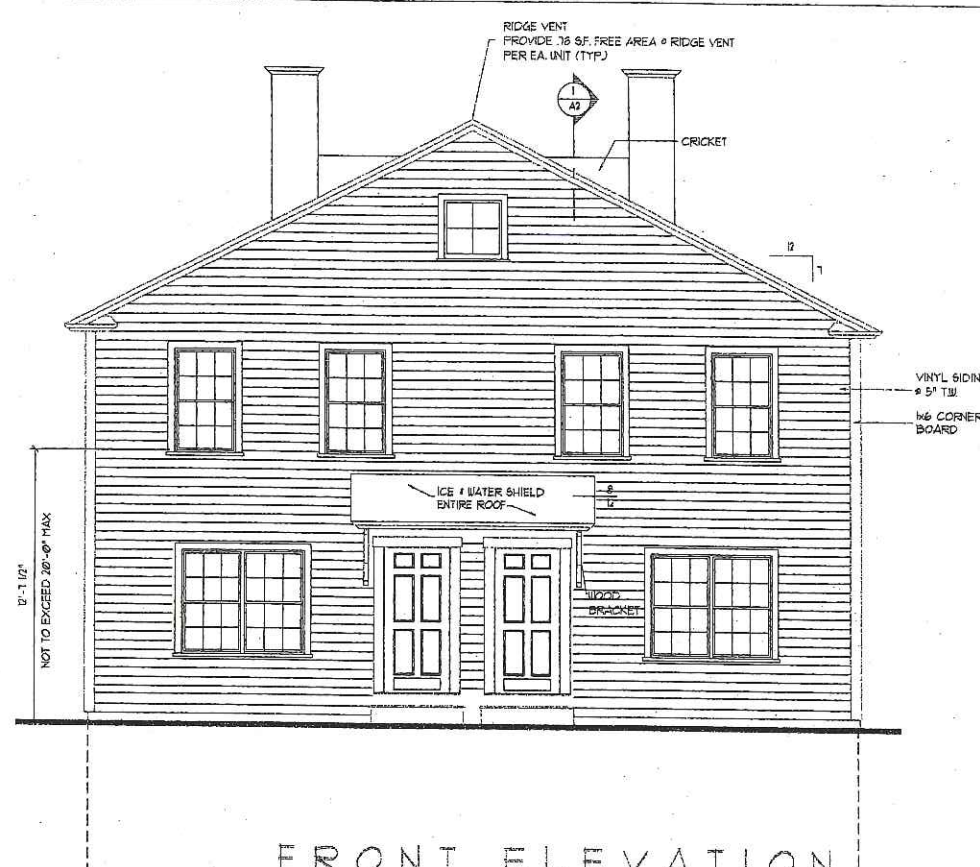
Figure No. **1**



RIGHT SIDE ELEVATION
(LEFT SIDE ELEVATION SIMILAR) SCALE: 1/4" = 1' - 0"



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



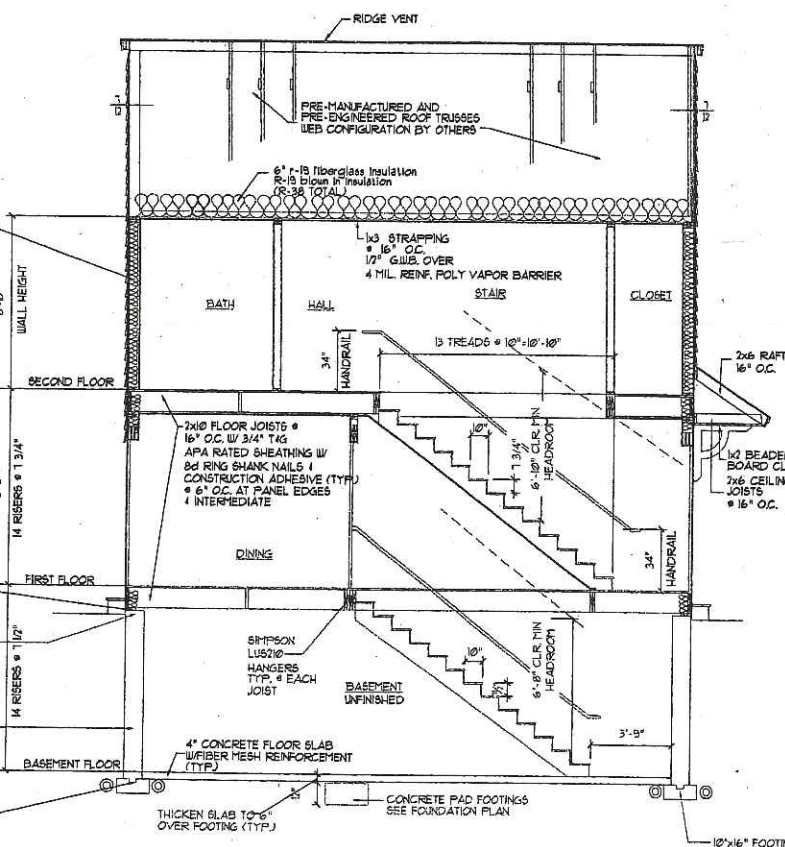
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"

HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0 - 3'-0"	(3) - 2x6
3'-0" - 4'-6"	(3) - 2x8
4'-6" - 5'-8"	(3) - 2x10
5'-8" - 7'-0"	(3) - 2x12

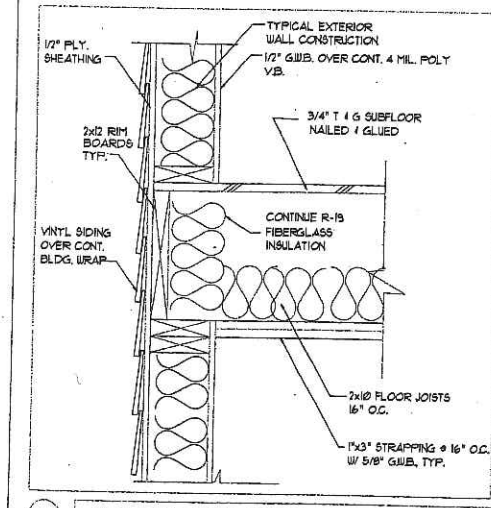
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:
 2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING

TYPICAL ROOF CONSTRUCTION

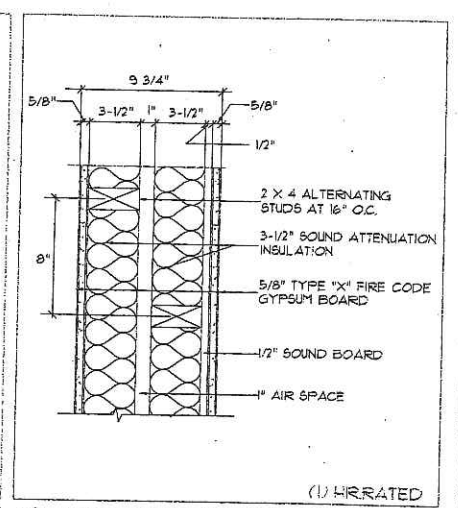
RIDGE VENT
 FIRE-MANUFACTURED ROOF TRUSSES @ 24" O.C.
 ROOF SHINGLES
 5/8" APA RATED SHEATHING W/ 8d NAILS, RING SHANK @ 6" O.C. PANEL EDGES AND 6" O.C. INTERMEDIATE
 15 FELT PAPER
 (2) ROLLS 36" WIDE WATERPROOF MEMBRANE @ EAVES
 TYP. EXTERIOR WALL:
 1/2" G.I.B. OVER
 4 MIL. REIN. POLY VAPOR BARRIER
 2x6 STUDS @ 24" O.C.
 W/SOLID 2x BLOCKING AT ALL SHEATHING PANEL EDGES
 1/16" APA RATED SHEATHING 8d NAILS - RING SHANK @ 4" O.C. PANEL EDGES AND 6" O.C. INTERMEDIATE (TYP.) OVER CONT. BLDG. WRAP UNDER VINYL SIDING



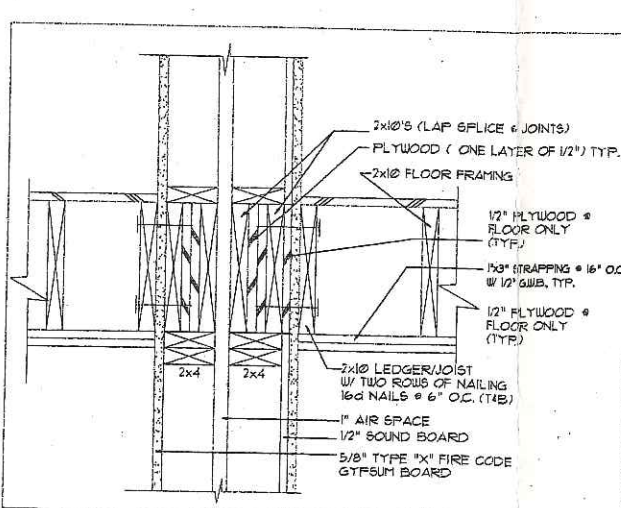
SECTION THRU HOUSE
SCALE: 1/4" = 1' - 0"



FLOOR FRAMING DETAIL
SCALE: 1/2" = 1' - 0"



PARTY WALL DETAIL
SCALE: 1/2" = 1' - 0"



SECTION - PARTY WALL DETAIL
SCALE: 1/2" = 1' - 0"

GENERAL NOTE FOR PARTY / SHEAR WALL:
 1. PROVIDE 2x4 BLOCKING @ ALL PANEL EDGES @ INTERMEDIATE. PROVIDE SCREWS @ 6" O.C. @ PANEL EDGES @ INTERMEDIATE.
 2. RUN 2x4 WALL TO UNDERSIDE OF ROOF DECK (IN ATTIC SPACE) ALIGNED W/ ONE OF THE 2x4 WALLS IN THE PARTY WALL BELOW. PROVIDE (1) LAYER 7/16" APA RATED SHEATHING ONE SIDE ONLY. PROVIDE 2x4 BLOCKING @ ALL PANEL EDGES. PROVIDE 8d NAILS @ 6" O.C. @ PANEL EDGES @ INTERMEDIATE.
 3. OBTAIN WRITTEN APPROVAL FROM AUTHORITY HAVING JURISDICTION FOR FIRE WALL RATING SHOW.

DRAWINGS THIS SHEET
 ELEVATIONS SECTION / DETAILS
 36x26 UNIT
 LOT 2
 DATE
 05/11/24
 A2