

Label Zone Allow Rear R
2 St. Trees
Curb Cut Location
Reverse Attach

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

2005-0236
Application I. D. Number
10/12/2005
Application Date
Ruby Lane #14
Project Name/Description

D.A. Brackett
Applicant
84 Country Lane, Portland, ME 04103
Applicant's Mailing Address

Jay Reynolds
RECEIVED OCT 18 2005

Not letter
11-9

65 - 65 Ruby Ln, Portland, Maine
Address of Proposed Site
342 B032001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: (207) 772-8629 Agent Fax:
Applicant or Agent Daytime Telephone, Fax
Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____
1536 11730
Proposed Building square Feet or # of Units Acreage of Site 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 \$50.00 Subdivision _____ Engineer Review \$250.00 Date 10/12/2005

DRC Approval Status:

Approved Approved w/Conditions See Attached Denied
Approval Date 11-16-05 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance signature 11-16-05 date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below
 Performance Guarantee Accepted _____ date _____ amount _____ expiration date
 Inspection Fee Paid _____ date _____ amount _____
 Building Permit Issue _____ date _____
 Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
 Temporary Certificate of Occupancy _____ date Conditions (See Attached) _____ expiration date
 Final Inspection _____ date _____ signature _____
 Certificate Of Occupancy _____ date _____
 Performance Guarantee Released _____ date _____ signature _____
 Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date
 Defect Guarantee Released _____ date _____ signature _____



Fax # 772-8629

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life® www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Mr. Dwight Brackett
84 Country Lane
Portland, ME 04103

November 9, 2005

Dear Mr. Brackett:

RE: Application for Single Family Residences, Ruby Lane lots #13 and lot #14

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

Lot # 13:

1. Street tree shown over the utilities needs to be moved.
2. The topography and spot grades indicate that the rear yard will be pitched towards the building. Please correct.
3. Please label the no-cut/undisturb zone along the rear property line.
4. The curb cut on your plan does not match the curb cut location on the approved subdivision plans. Please clarify.

Lot #14:

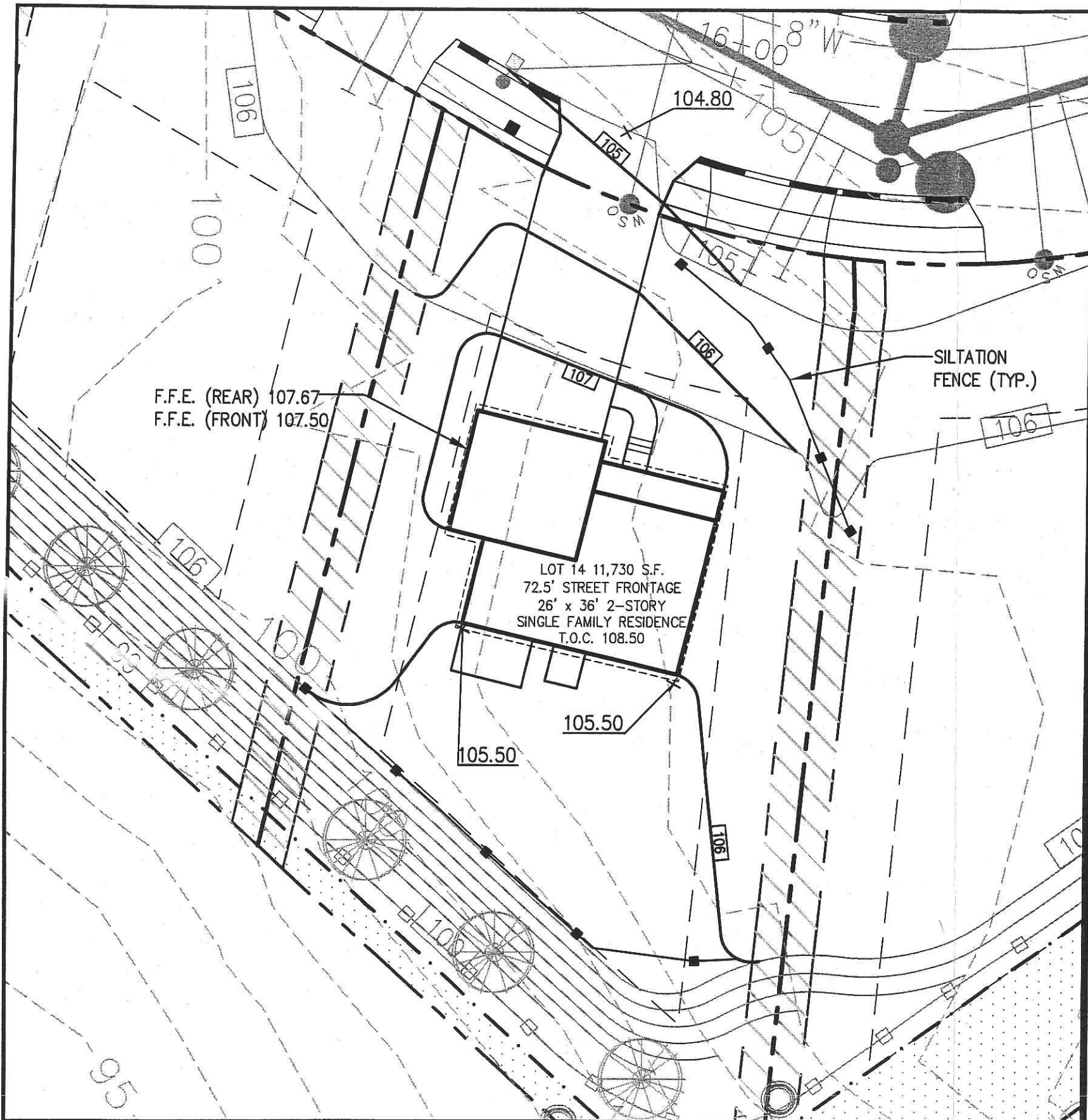
1. Please add two street trees to your plan.
2. Same items listed above (2., 3., and 4.).

Please resubmit 4 copies of the site plan to my attention.

Sincerely,

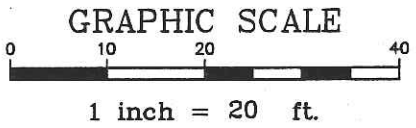
Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager



ZONING REGULATIONS

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Rec'd 10-18

PREPARED 10.06.05

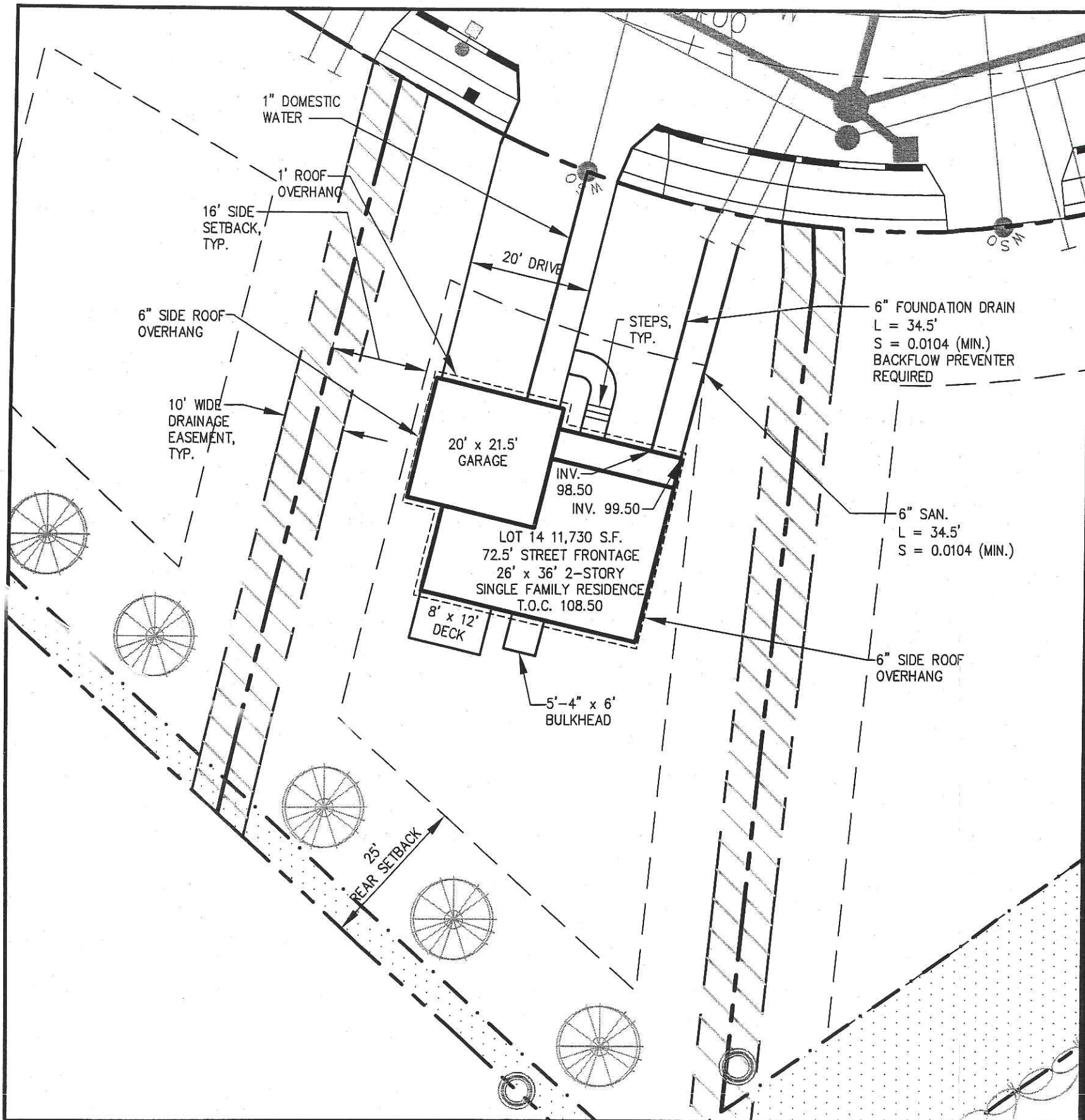
DH
DeLuca-Hoffman Associates, Inc.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN:	CDD	DATE:	MAR. 2005
DESIGNED:	DDA	SCALE:	1" = 20'
CHECKED:	DDA	JOB NO.:	2568
FILE NAME:	2568-SP		

RUBY LANE
PORTLAND, MAINE

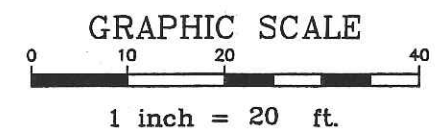
LOT 14 GRADING & EROSION
CONTROL PLAN

FIGURE
14-B



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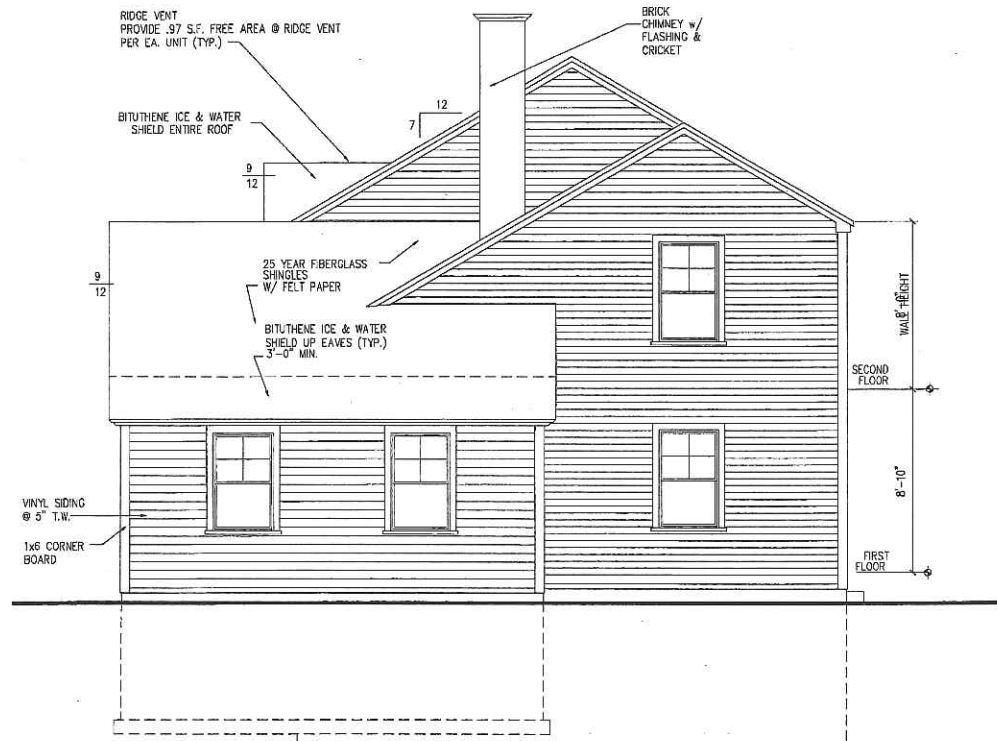
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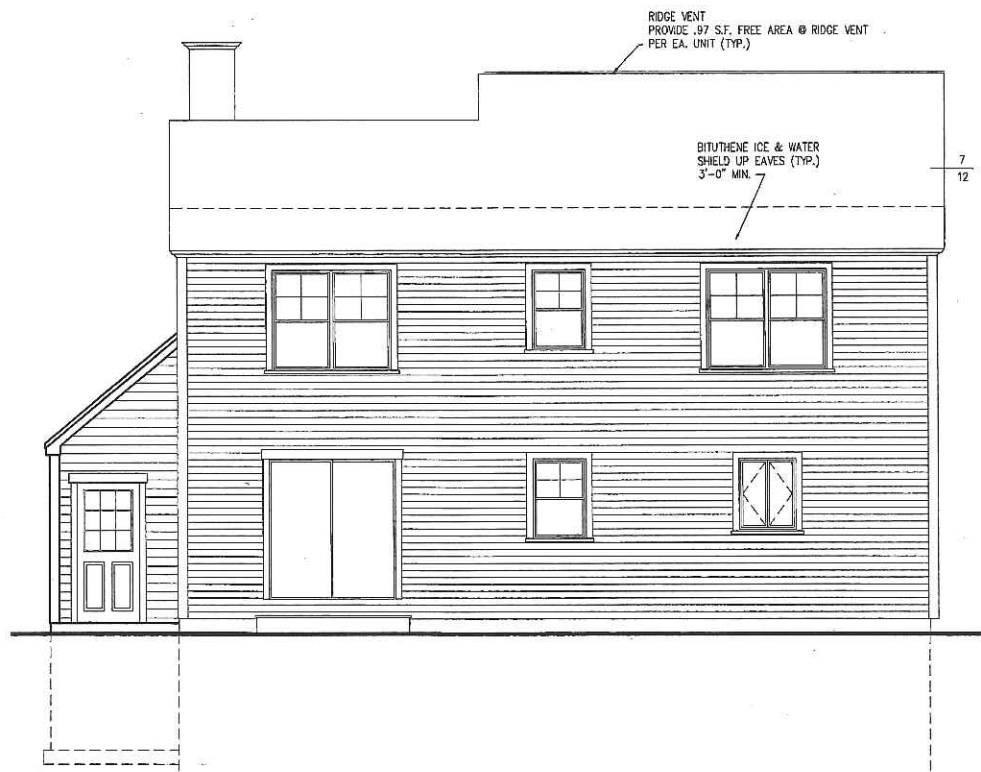
**RUBY LANE
 PORTLAND, MAINE**

LOT 14 LAYOUT & UTILITIES PLAN

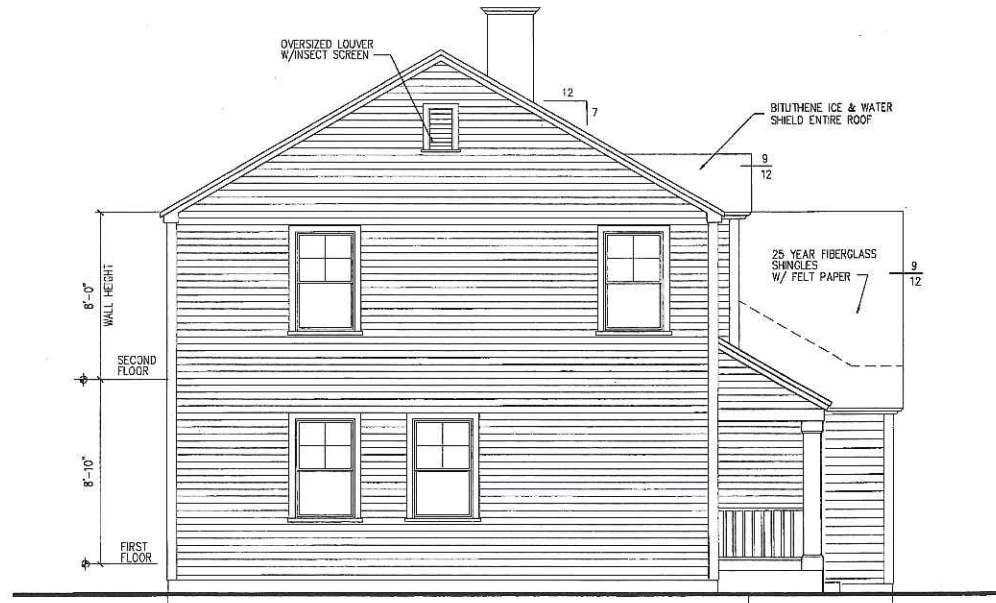
FIGURE
14-A



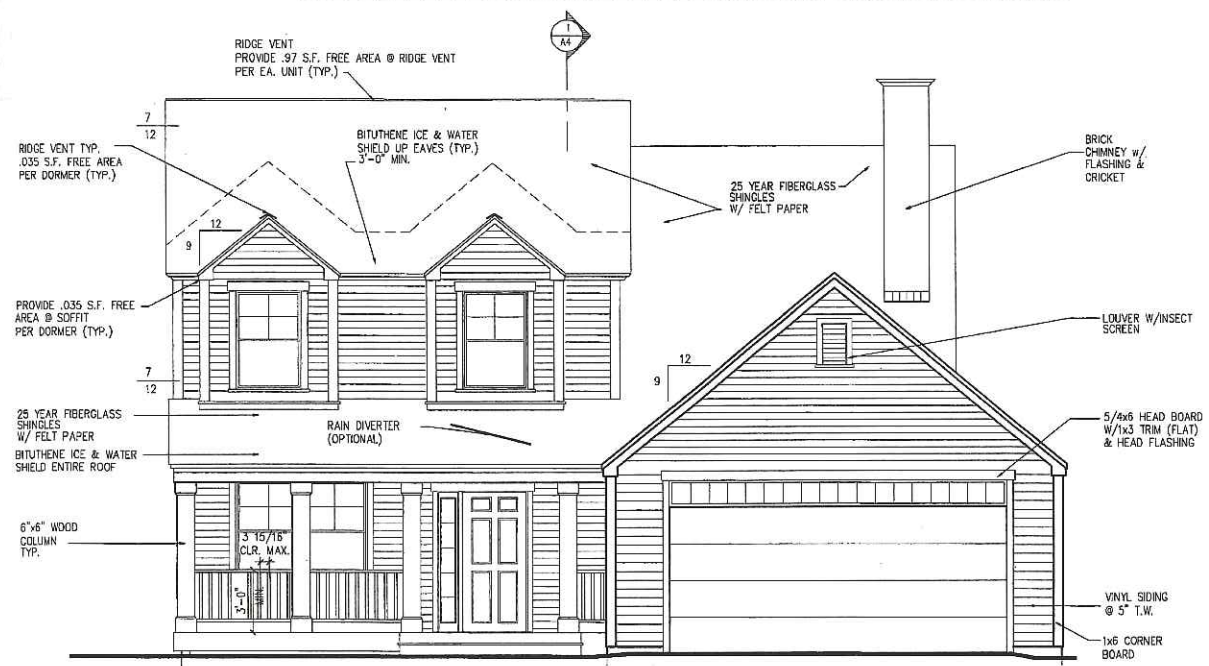
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"



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



LEFT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"



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

LOT # 14

DRAWINGS THIS SHEET

ELEVATIONS

DATE
10/04/05

GENERAL NOTES:

- All work shall be in accordance with BOCA Basic Building Code, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes, Americans with Disabilities Act 1990 (ADA) and all local, State and Federal requirements.
- All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health act.
- All required City and State permits must be obtained before any construction begins.
- It is the contractor's sole responsibility to determine erection procedures and sequence to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting, temporary bracing, guys or tie-downs. Such material shall remain the property of the contractor after completion of the project.
- Structural, Mechanical, Electrical and Plumbing design and installation by others shall be performed in accordance with local, State and Federal standards.
- All fire ratings indicated shall be continuous to underside of fire rated ceiling or underside of roof deck. Seal all openings & mechanical penetrations with approved fire rating material.
- Building shall be sprinkled in accordance with NFPA-13. Contractor shall submit plans for State Fire Marshal approval prior to construction in accordance to state law.
- Building shall have approved smoke detectors in accordance with NFPA-101 Life Safety Code. Smoke detectors shall initiate alarm that is audible in the sleeping rooms of each unit.
- Portable fire extinguishers shall be provided in all hazardous areas in accordance to NFPA-101. Local authority having jurisdiction needs to provide written requirements.
- Balconies must maintain a 42" guardrail height and shall be kept free and clear of ice and snow at all times to ensure the second means of egress.
- HVAC installation to be in accordance with ASHRAE, NFPA-90A, OR NFPA-90B and all federal, local and State codes. Ventilation or heat equipment shall be in accordance with NFPA-91, NFPA-211, NFPA-31, NFPA-54 and NFPA-70 as applicable.

FOUNDATION NOTES:

- PROVIDE SILL SEALER ON TOP OF ALL FOUNDATION WALLS.
- FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
- ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING.
- ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM OF 2" CLEAR FROM FACE OF WALL.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESURE PRESERVATIVE TREATED W/CCA TO 0.4#/CF RETENTION PER ANPA.
- ALL CONCRETE SURFACES SHALL HAVE A STEEL FIBER & LIGHT BROOM FINISH.
- SET BOTTOM OF FOOTINGS MIN. 4"-0" BELOW GRADE.
- SET ALL FOOTINGS ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
- RADIANT HEAT IN SLAB.
- FIRST FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB ON GRADE W/ FIBER MESH REINFORCEMENT. PROVIDE CONTROL JOINTS @ 15'x15' SPACING (225SF).
- ALL CONCRETE SHALL BE 3000 PSI (f') STRENGTH AT 28 DAYS.
- ALL CONCRETE SHALL BE AIR ENTRAINED 4-6%/s.
- ALL OTHER ADMIXTURES SHALL BE PRE-APPROVED.
- WATERPROOFING / DAMP PROOFING ASPHALT TAR.
- PROVIDE FILTER FABRIC OVER STONE.

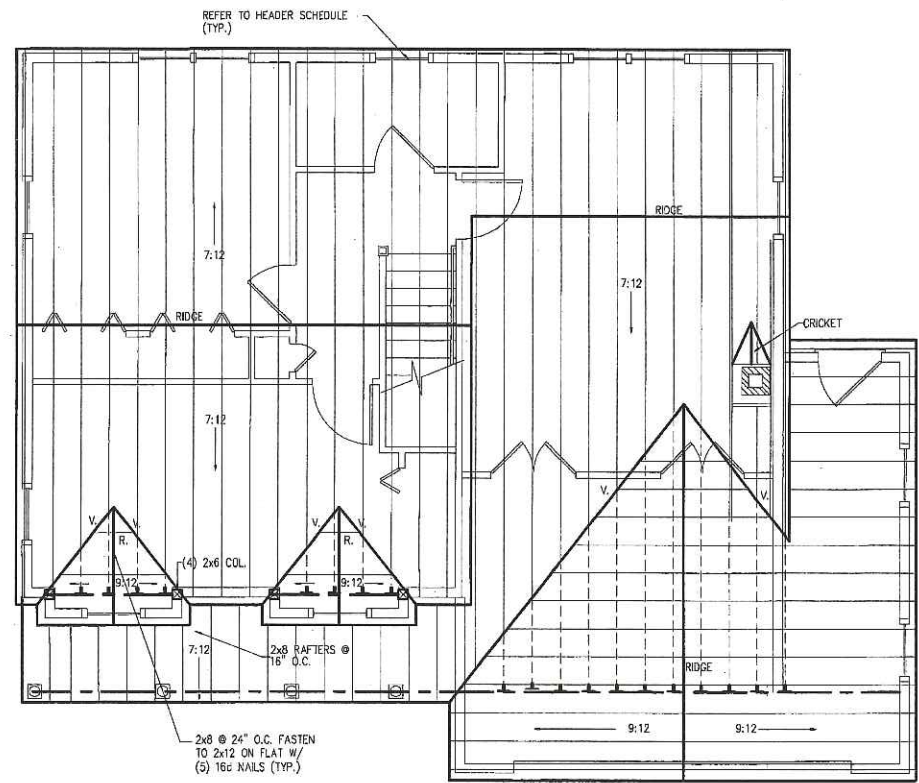
FRAMING NOTES:

- ALL EXTERIOR WALLS TO BE 2x6 WOOD STUD WALLS @ 24" O.C. W/ 1/2" G.W.B. AND VAPOR BARRIER @ INSIDE FACE OF WALL, 8" BATT INSULATION (R-15), AND 7/16" APA RATED SHEATHING @ EXTERIOR FACE OF WALL.
- ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE LAYER 1/2" G.W.B. EACH SIDE.
- INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, AND SHELVES WHEN MOUNTED ON WALLS.
- THE LOCATION OF ALL DOOR FRAMES SHALL BE 4 1/2" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.

HEADER SCHEDULE

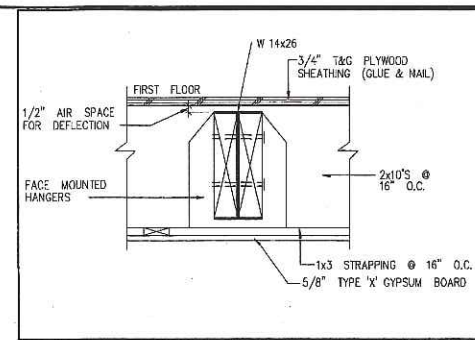
ROUGH OPENING	HEADER SIZE
0 - 3'-0"	(3) - 2x6
3'-1" - 4'-6"	(3) - 2x8
4'-7" - 5'-8"	(3) - 2x10
5'-9" - 7'-0"	(3) - 2x12

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

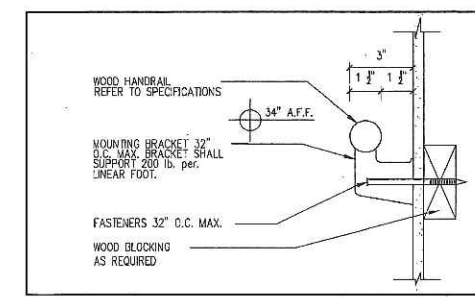


ROOF FRAMING PLAN

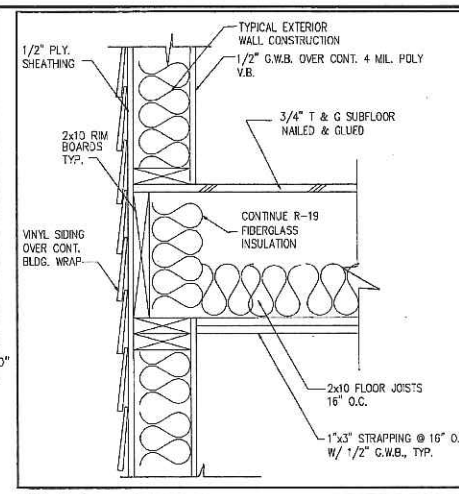
SCALE: 1/4" = 1' - 0"



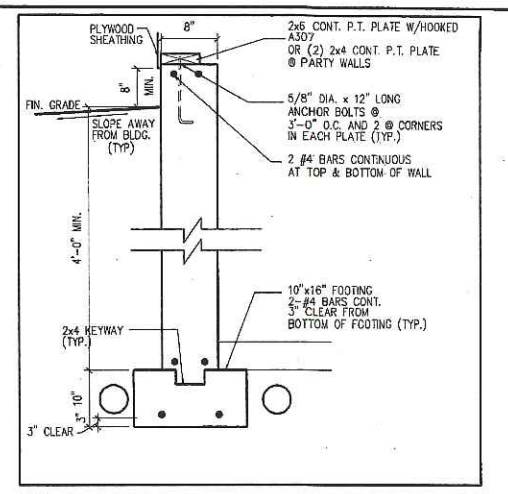
BEAM / JOIST CONNECTION 1 1/2" = 1'-0"



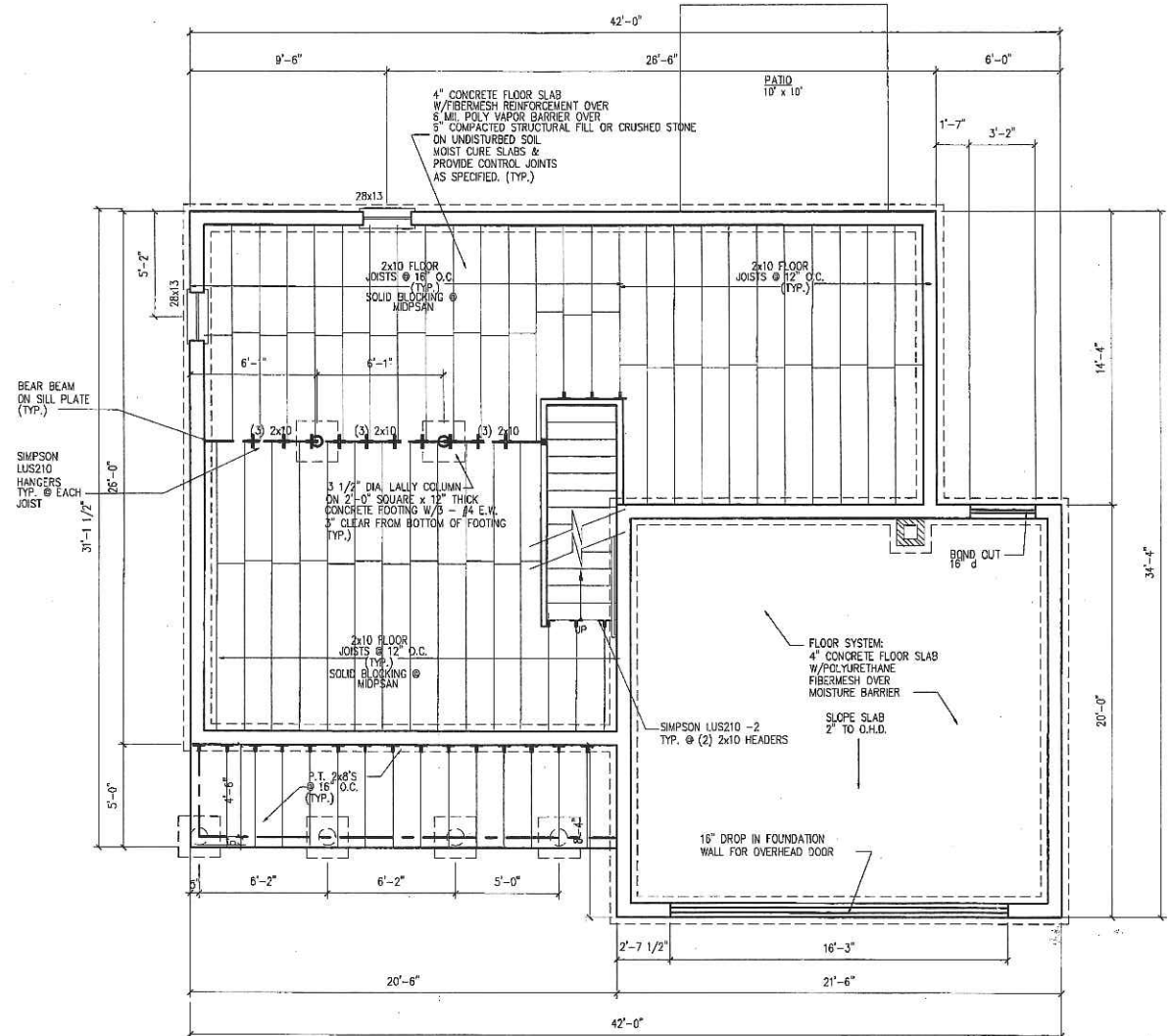
HANDRAIL DETAIL NTS



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



TYPICAL FOUNDATION WALL SCALE: 1" = 1'-0"



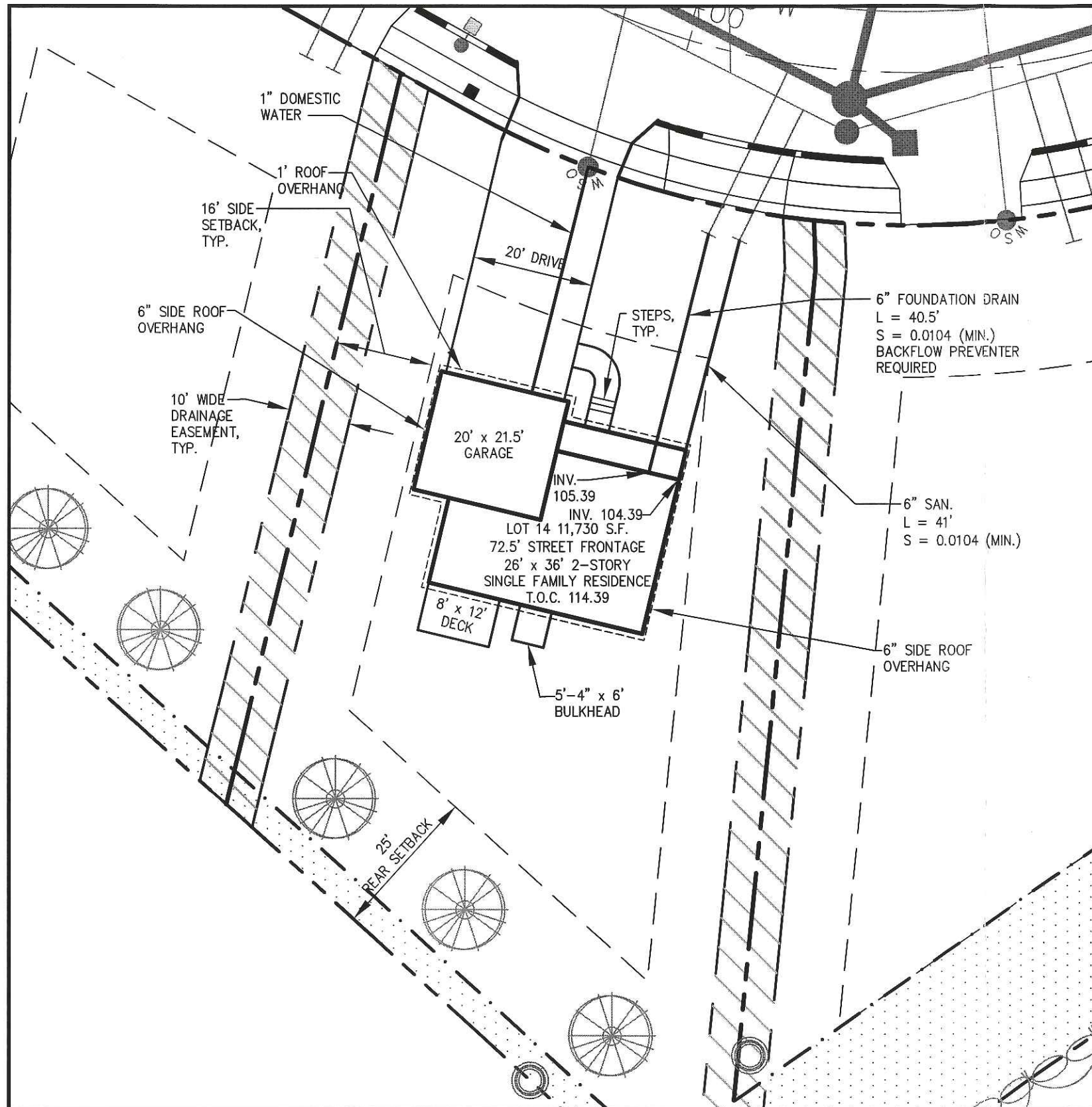
FOUNDATION PLAN

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

DRAWINGS THIS SHEET
 FOUNDATION PLAN
 ROOF PLAN
 NOTES

DATE
 10/04/05

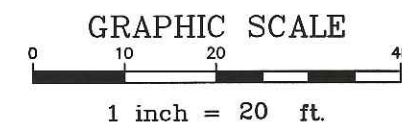
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REVISED 11.02.05

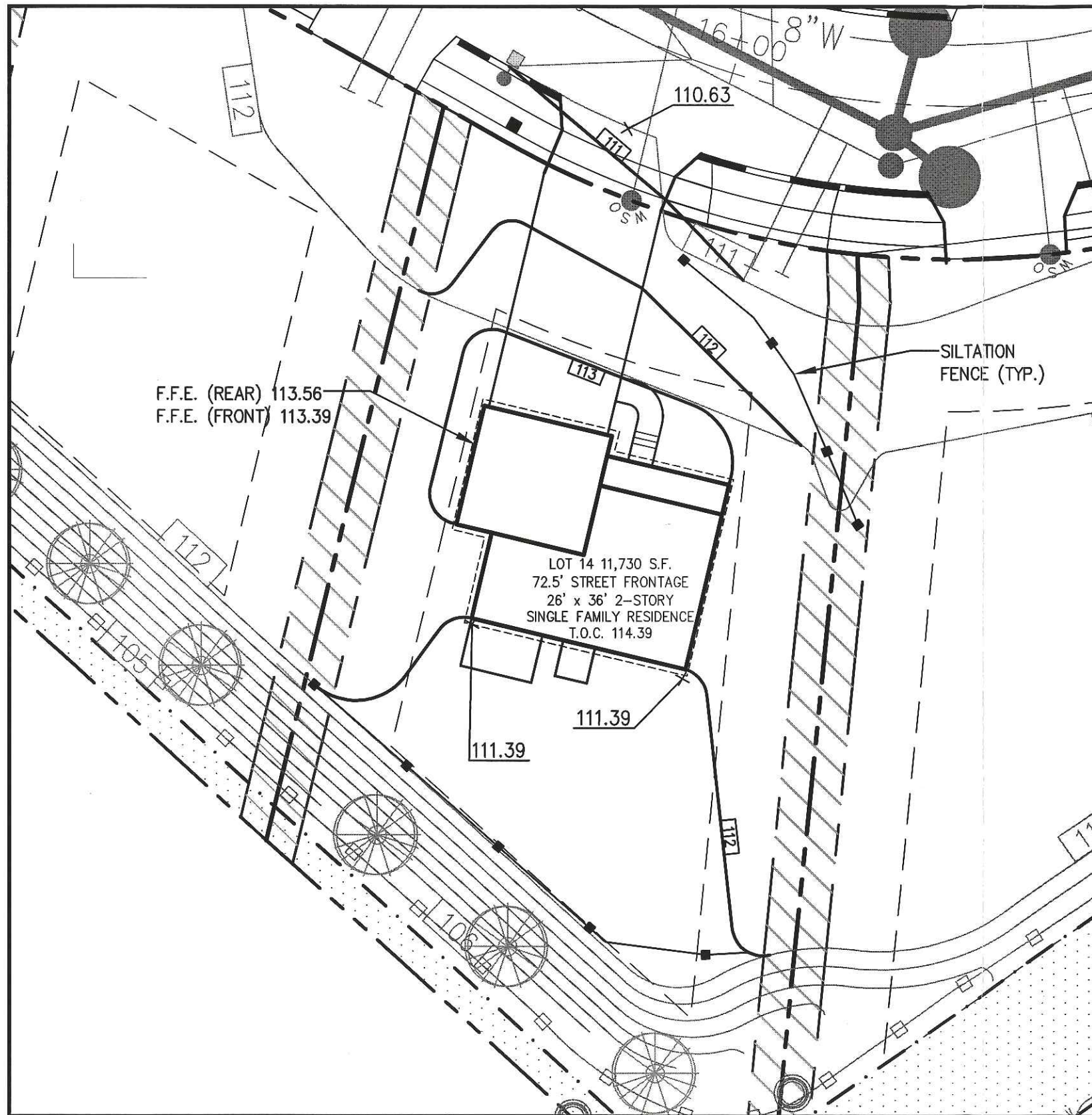
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778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN:	SMW	DATE:	MAR. 2005
DESIGNED:	DDA	SCALE:	1" = 20'
CHECKED:	DDA	JOB NO.:	2459.02
FILE NAME:	245902-LOTS		

RUBY LANE
PORTLAND, MAINE

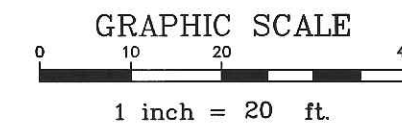
LOT 14 LAYOUT & UTILITIES PLAN

FIGURE
14-A



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REVISED 11.02.05



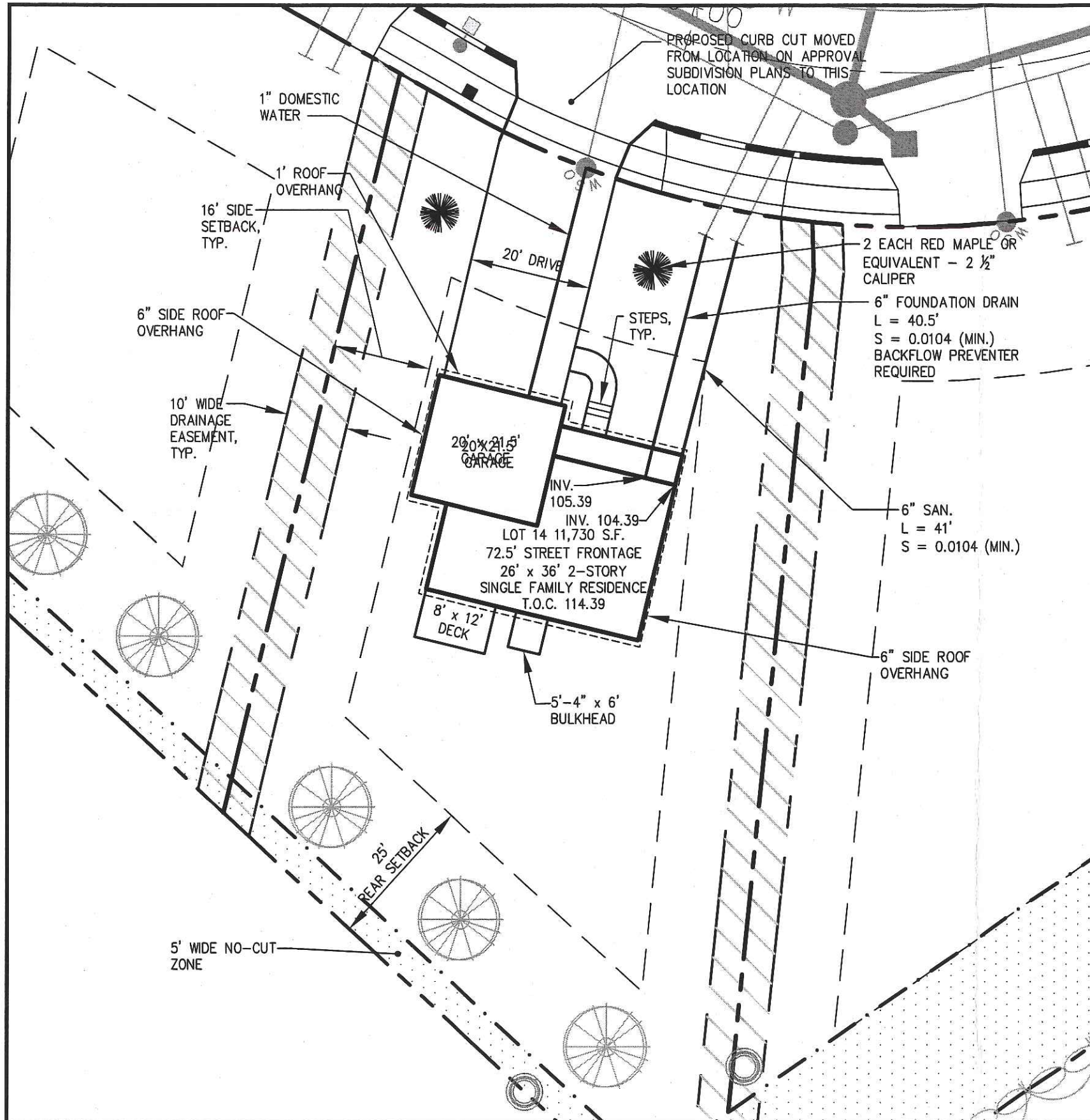
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RUBY LANE
PORTLAND, MAINE

LOT 14 GRADING & EROSION
CONTROL PLAN

FIGURE
14-B

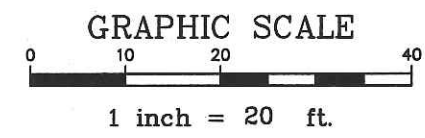


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CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 11-16-05

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REVISED 11.10.05

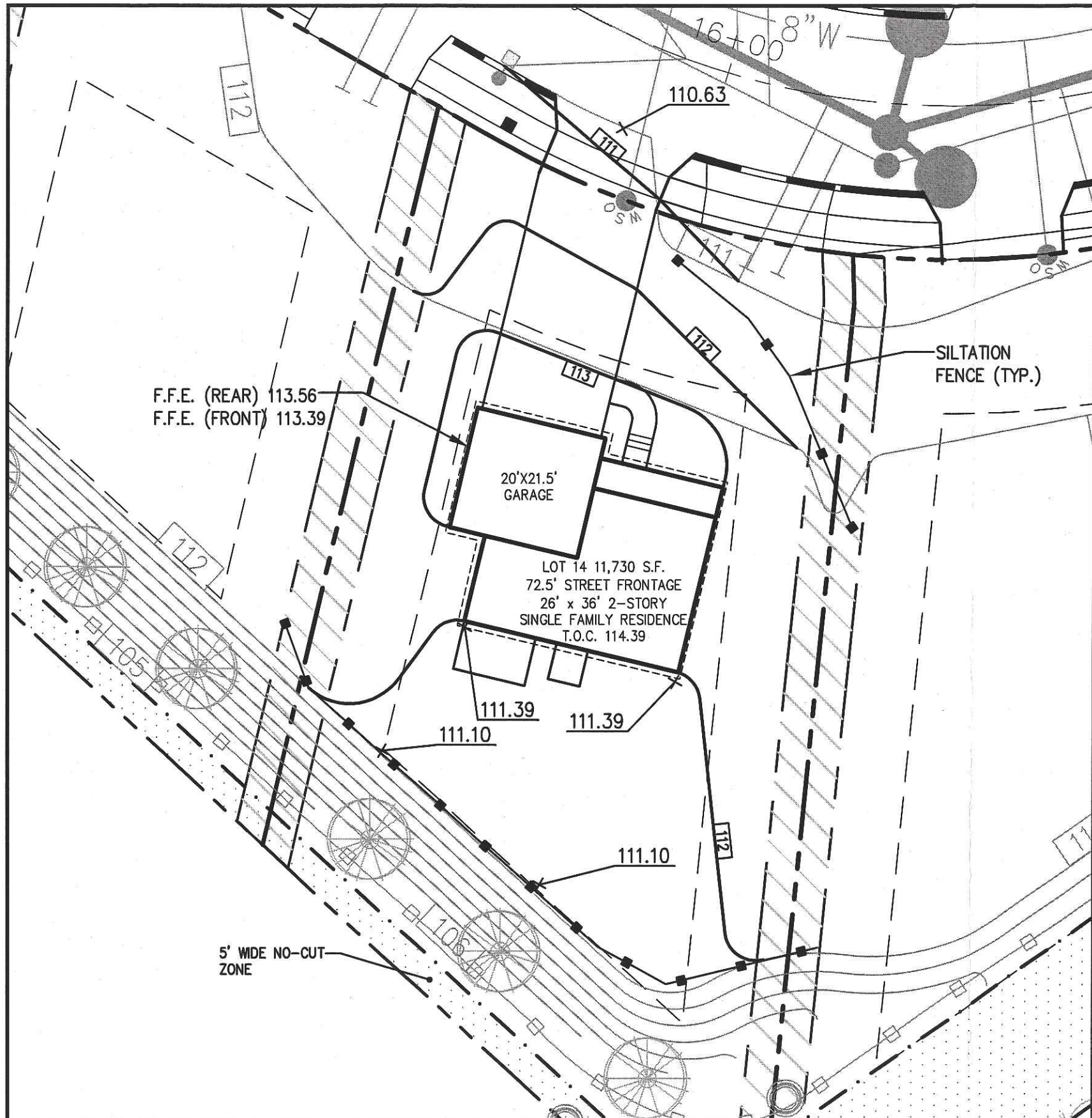
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RUBY LANE
PORTLAND, MAINE

LOT 14 LAYOUT & UTILITIES PLAN

FIGURE
14-A

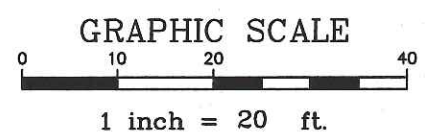


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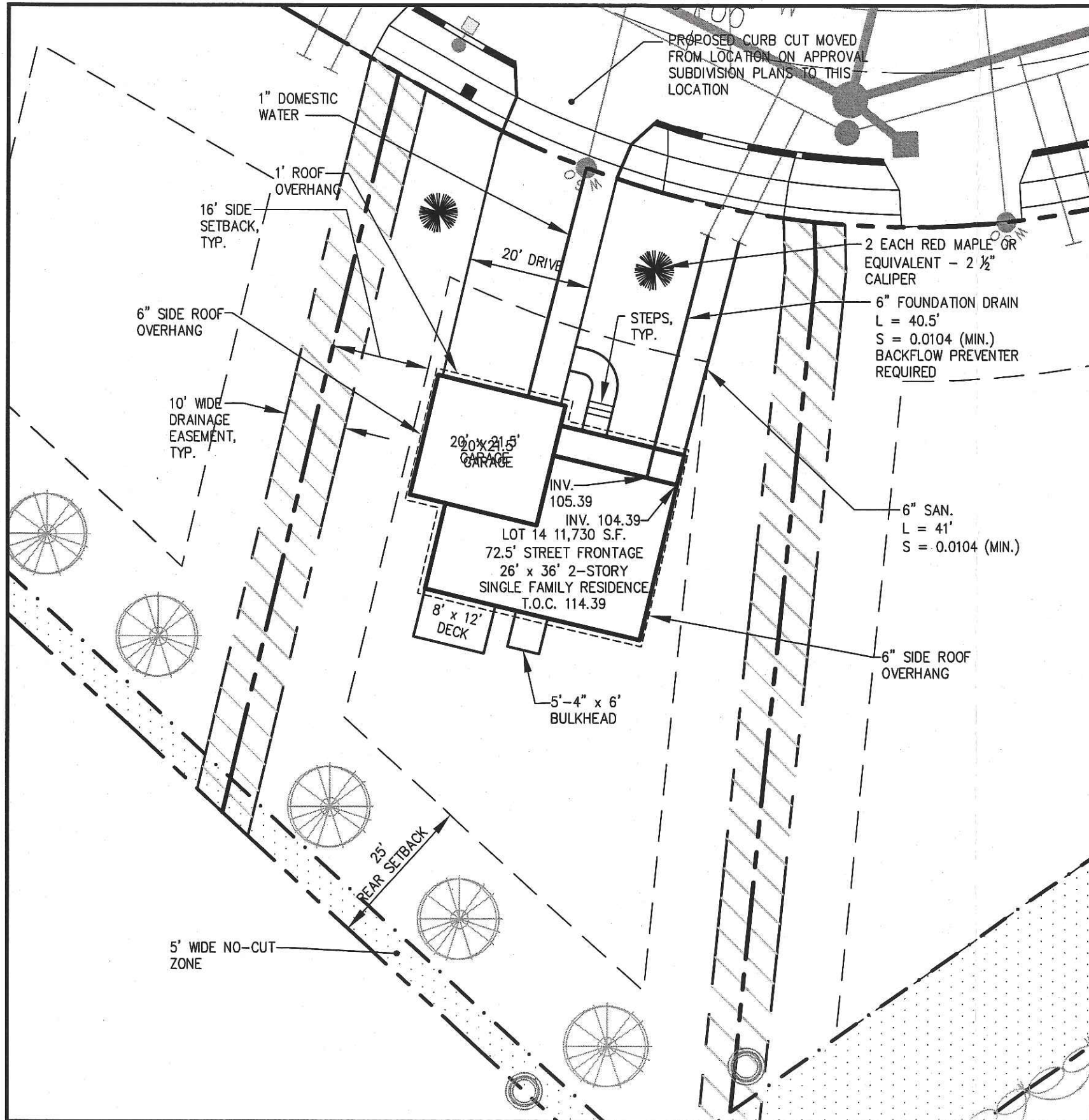
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REVISED 11.10.05

	DeLuca-Hoffman Associates, Inc.		RUBY LANE		LOT 14 GRADING & EROSION		FIGURE 14-B
	778 MAIN STREET, SUITE 8		PORTLAND, MAINE		CONTROL PLAN		
	SOUTH PORTLAND, ME 04106		DRAWN: CDD	DATE: MAR. 2005			
	207.775.1121		DESIGNED: DDA	SCALE: 1" = 20'			
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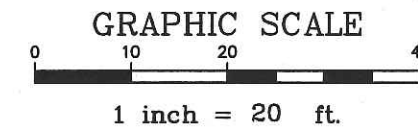


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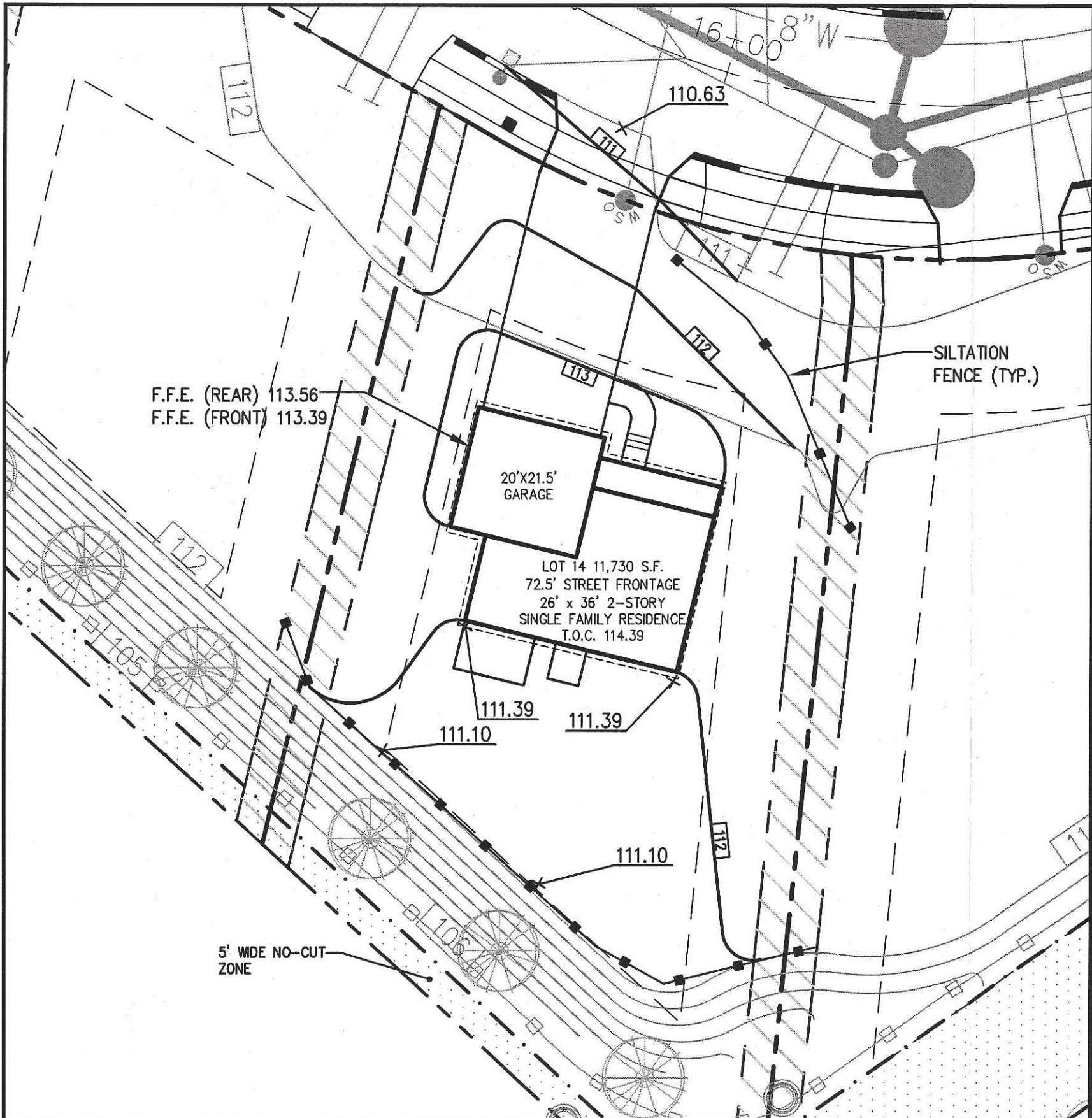
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RUBY LANE
 PORTLAND, MAINE

LOT 14 LAYOUT & UTILITIES PLAN

FIGURE
 14-A

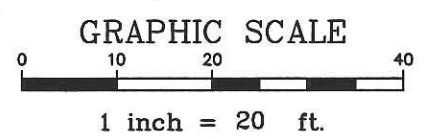


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	DeLuca-Hoffman Associates, Inc.		DRAWN: CDD	DATE: MAR. 2005	RUBY LANE PORTLAND, MAINE	LOT 14 GRADING & EROSION CONTROL PLAN	FIGURE 14-B
	778 MAIN STREET, SUITE 8		DESIGNED: DDA	SCALE: 1" = 20'			
	SOUTH PORTLAND, ME 04106		CHECKED: DDA	JOB NO. 2459.02			
	207.775.1121		FILE NAME: 245902-LOTS				
	WWW.DELUCAHOFFMAN.COM						