

14-I-13

7-11 Turner Street

Residential Units

Turner Eastern Prom.

#2007-0102

EX2.0

Drawing No:

Issued For: EXIST. CONDITION

Revisions:

Date: 31 MAY 2005

Project No: 200508

Title:

BUILDING
ELEVATIONS
7 AND 11
TURNER STREET

TOOTHAKER (TURNER ST)
PORTLAND, ME

NOT FOR
CONSTRUCTION

500 CONGRESS STREET
PORTLAND, MAINE 04101
FAX 207.772.9667
TEL 207.772.2722

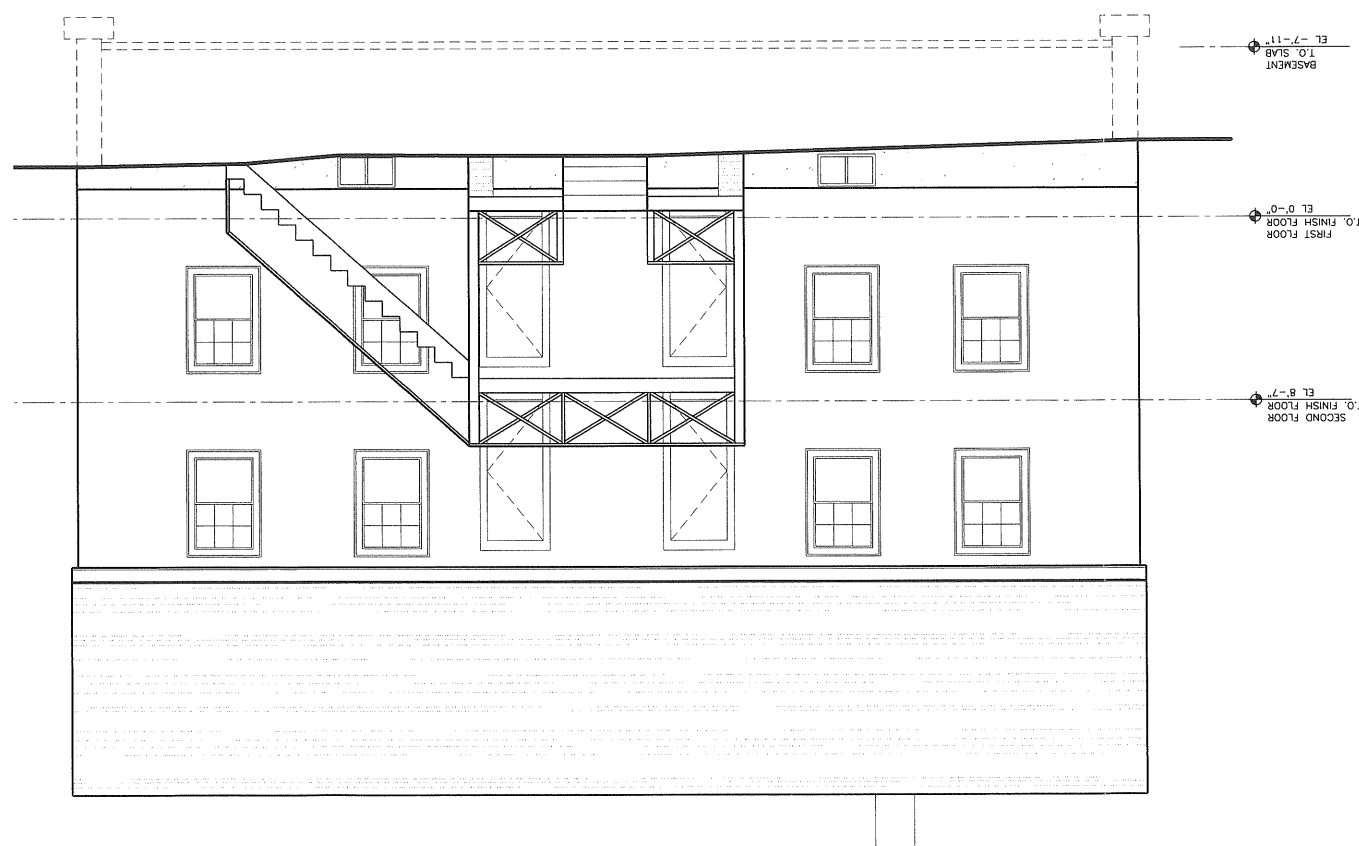
ARCHITECTURE
PRESERVATION
DESIGN

BARBA+WHELLOCK

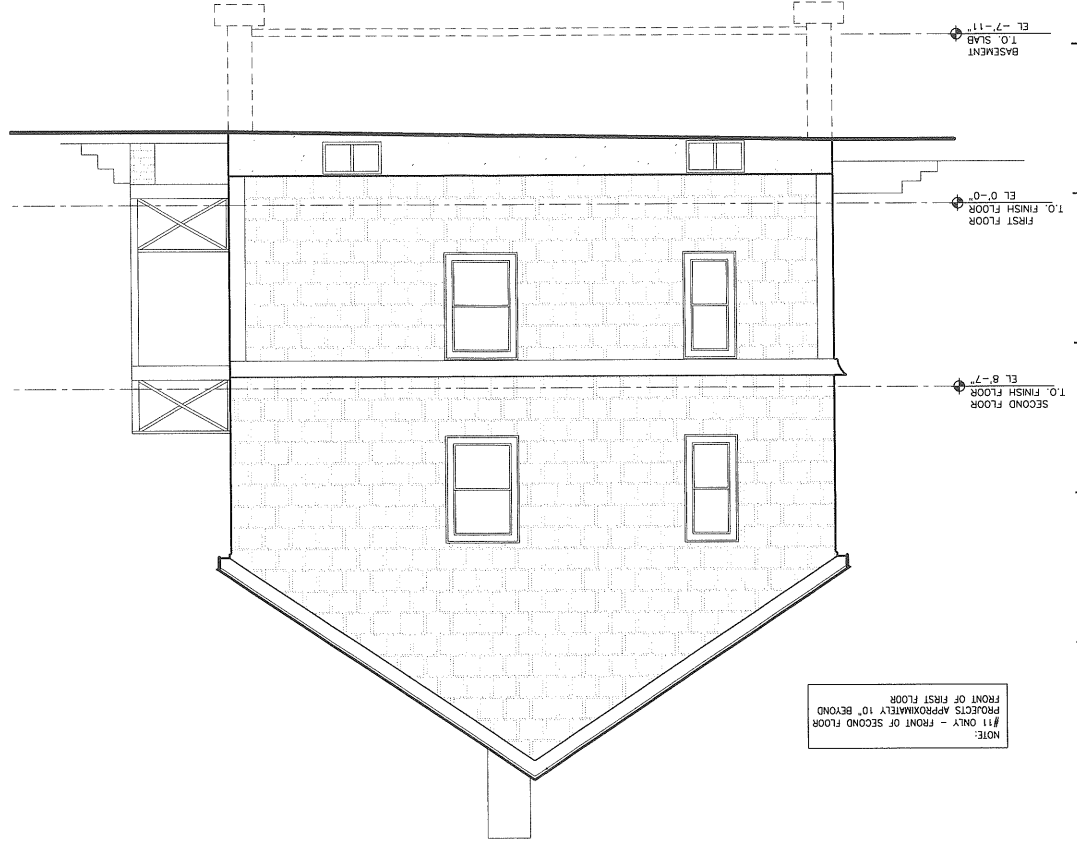
1
FRONT ELEVATION
1/4"=1'-0"



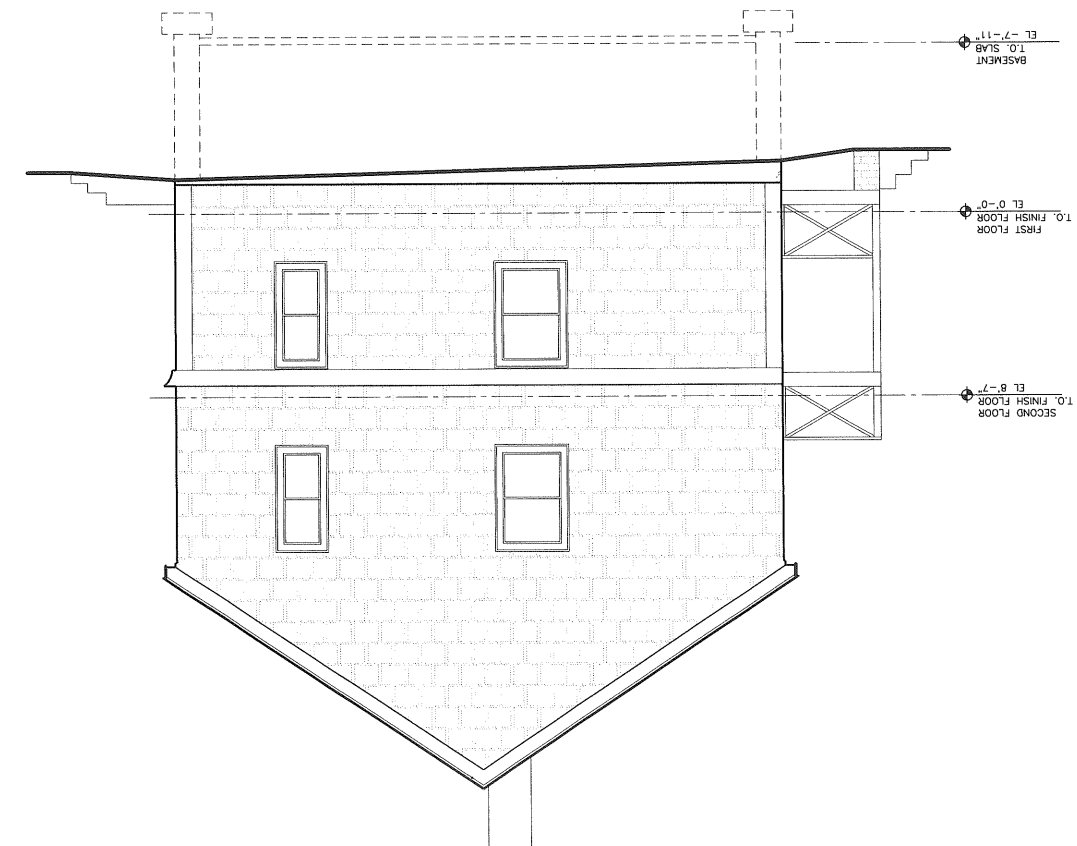
3
BACK ELEVATION
1/4"=1'-0"



2
RIGHT ELEVATION
1/4"=1'-0"



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



NOTE:
#11 ONLY - FRONT OF SECOND FLOOR
PROJECTS APPROXIMATELY 10' BEYOND
FRONT OF FIRST FLOOR

EX.3.0

Drawing No.

Issued For: EXIST. CONDITION

Revisions:

Date: 31 MAY 2005

Project No: 200508

Title:

BUILDING SECTIONS
7 AND 11
TURNER STREET

TOOTHAKER (TURNER ST.)
PORTLAND, ME

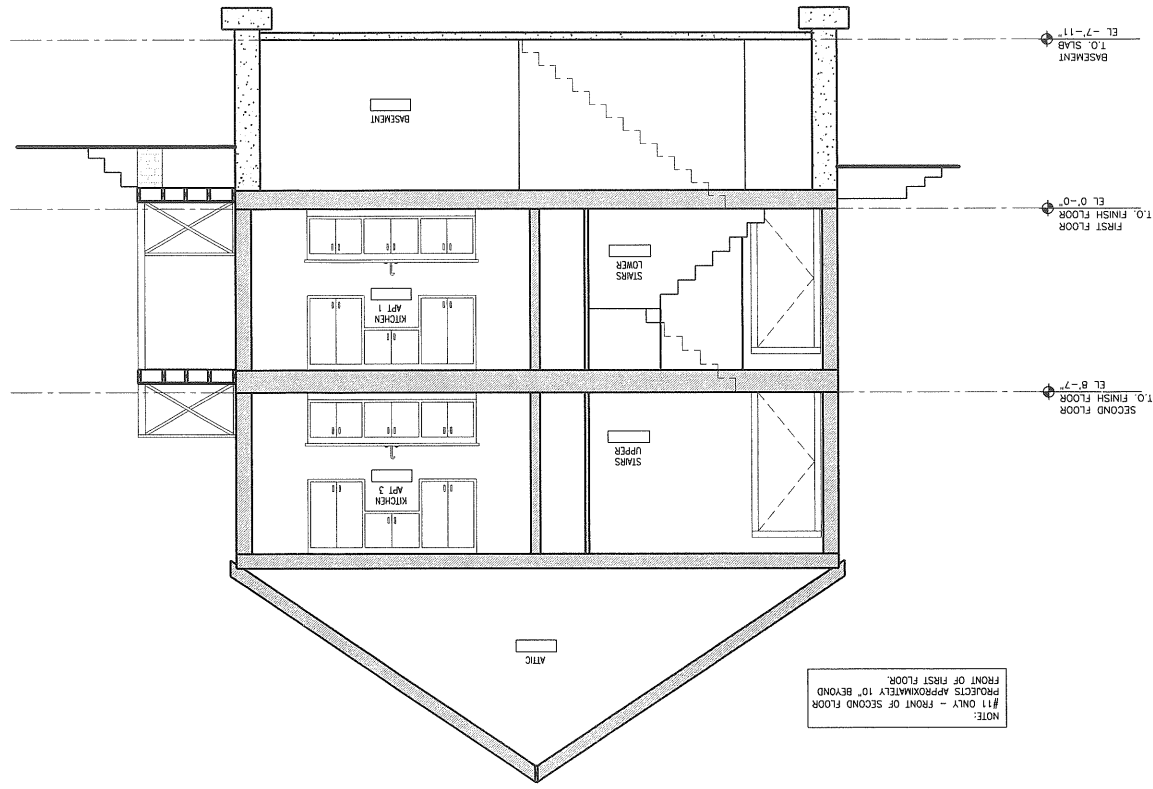
NOT FOR
CONSTRUCTION

500 CONGRESS STREET
PORTLAND, MAINE 04101
FAX 207.772.3667
TEL 207.772.2722

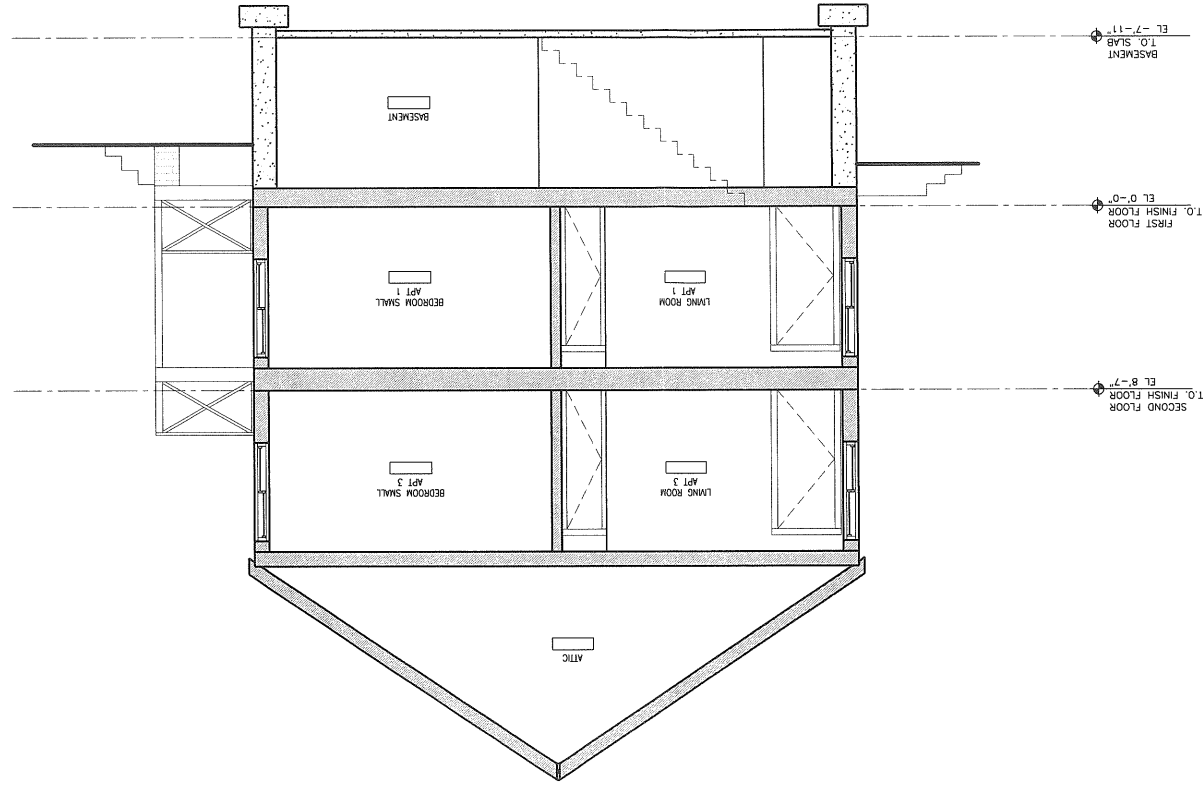
ARCHITECTURE
PRESERVATION
DESIGN

BARBA+WHEELock

1 SECTION THRU STAIRS



2 SECTION BUILDING



A2.0

Drawing No.:

Issued For: CONSTRUCTION

Revisions:

Date: 29 DECEMBER 2005

Project No: 200508

7 TURNER
BUILDING
ELEVATIONS

Title:

TOOTHAKER (TURNER ST)
PORTLAND, ME

NOT FOR
CONSTRUCTION

500 CONGRESS STREET
PORTLAND, MAINE 04101
FAX 207.772.3667
TEL 207.772.2722

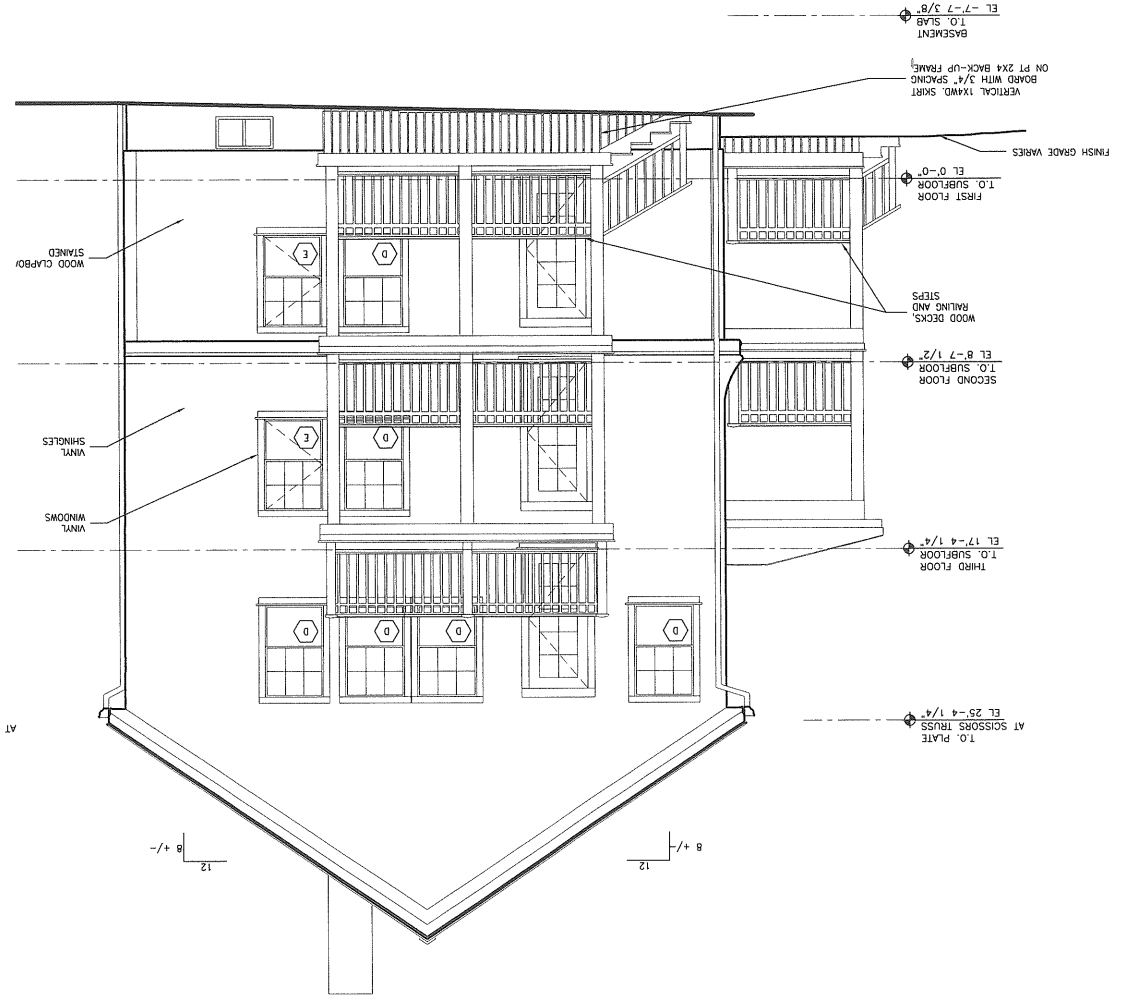
ARCHITECTURE
PRESERVATION
DESIGN

BARBA+WHEELock

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



2
1/4"-1'-0"
RIGHT ELEVATION



A2.1

Drawing No.

Issued For: CONSTRUCTION

Revisions:

Date: 29 DECEMBER 2005

Project No: 200508

7 TURNER
BUILDING
ELEVATIONS

Title:

TOOTHAKER (TURNER ST)
PORTLAND, ME

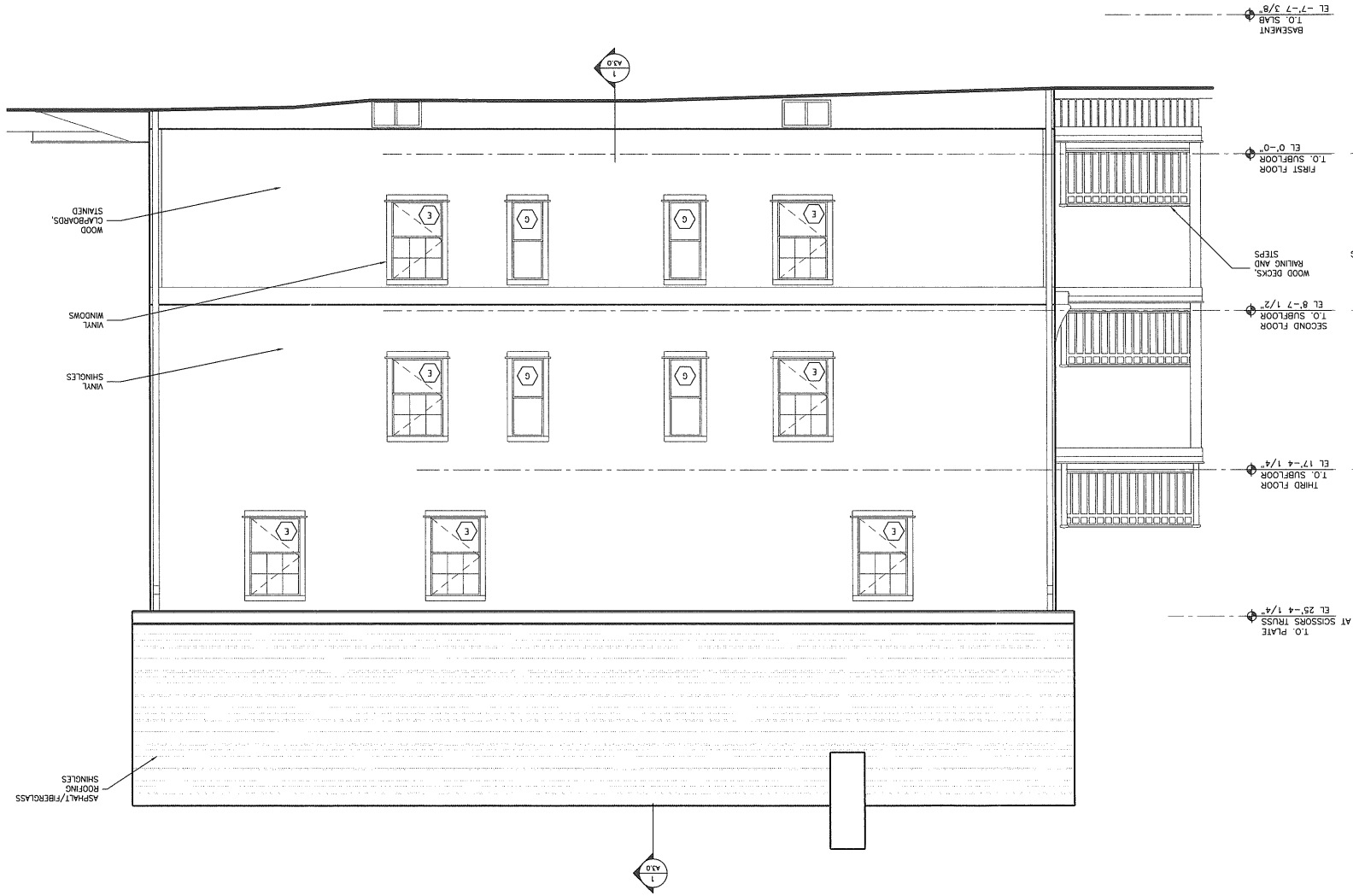
NOT FOR
CONSTRUCTION

500 CONGRESS STREET
PORTLAND, MAINE 04101
FAX 207.772.3667
TEL 207.772.2722

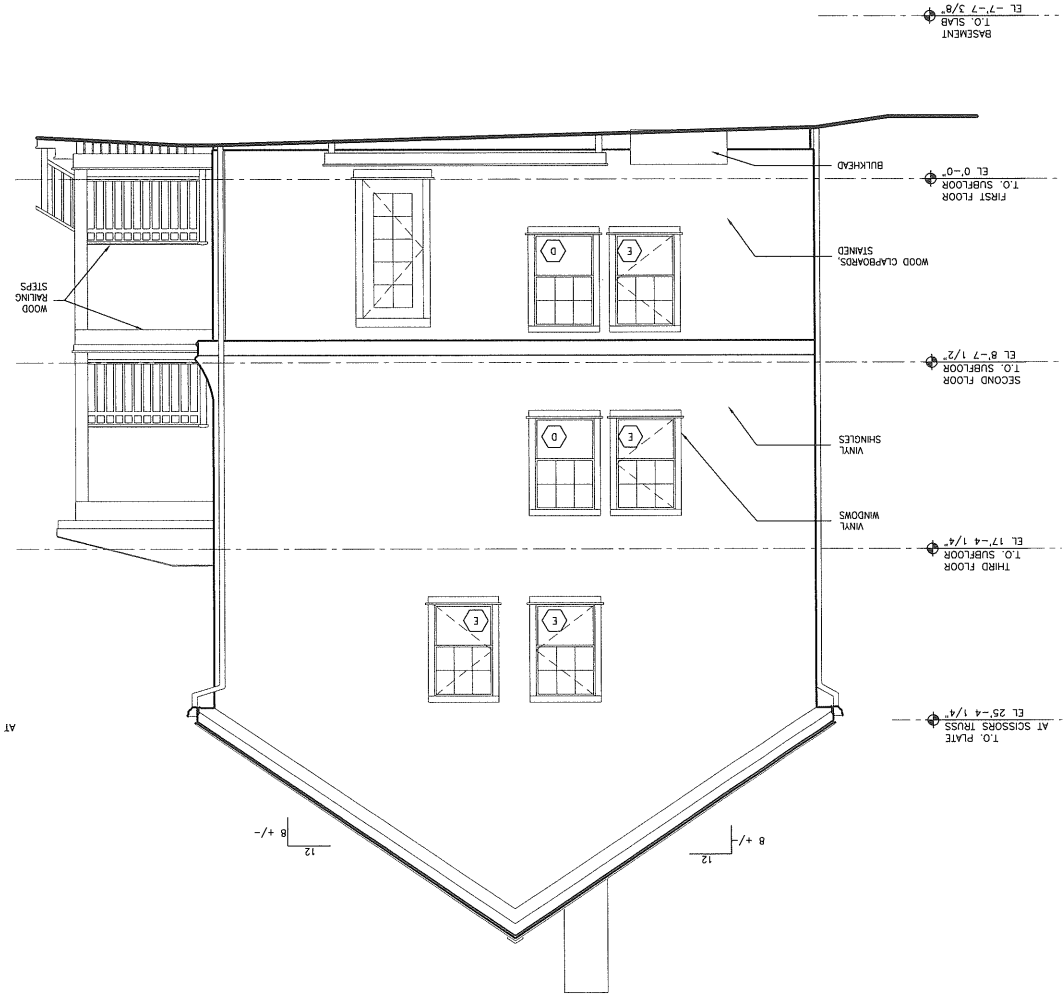
ARCHITECTURE
PRESERVATION
DESIGN

BARBA+WHEELock

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



2
1/4"=1'-0"
LEFT ELEVATION



A2.2

Drawing No.

Issued For: CONSTRUCTION

Revisions:

Date: 29 DECEMBER 2005

Project No: 200508

11 TURNER BUILDING ELEVATIONS

Title:

TOOTHAKER (TURNER ST)
PORTLAND, ME

NOT FOR CONSTRUCTION

500 CONGRESS STREET
PORTLAND, MAINE 04101
FAX 207.772.3667
TEL 207.772.2722

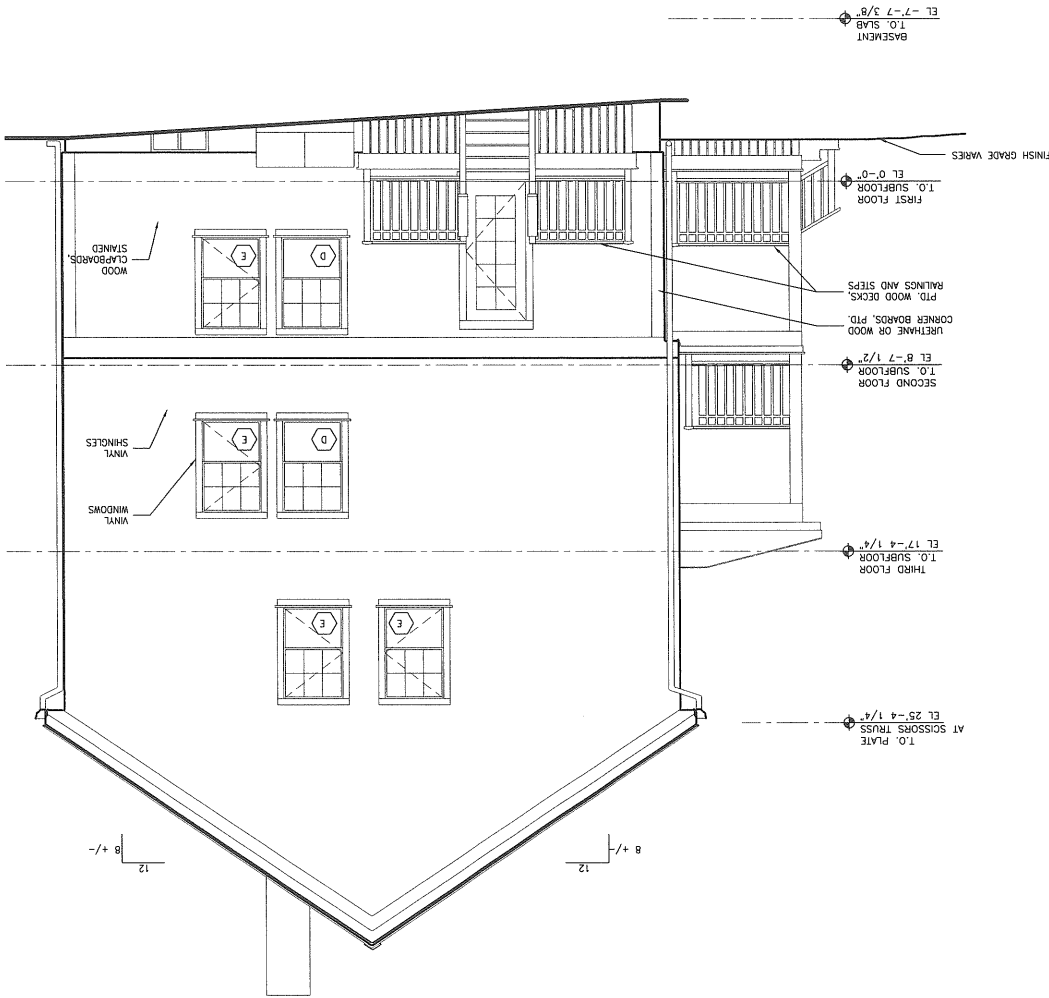
ARCHITECTURE
PRESERVATION
DESIGN

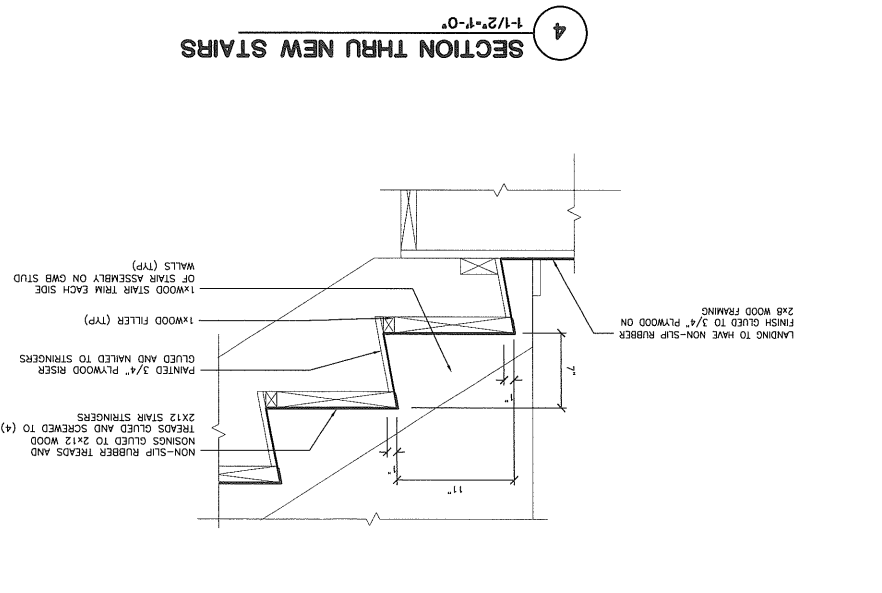
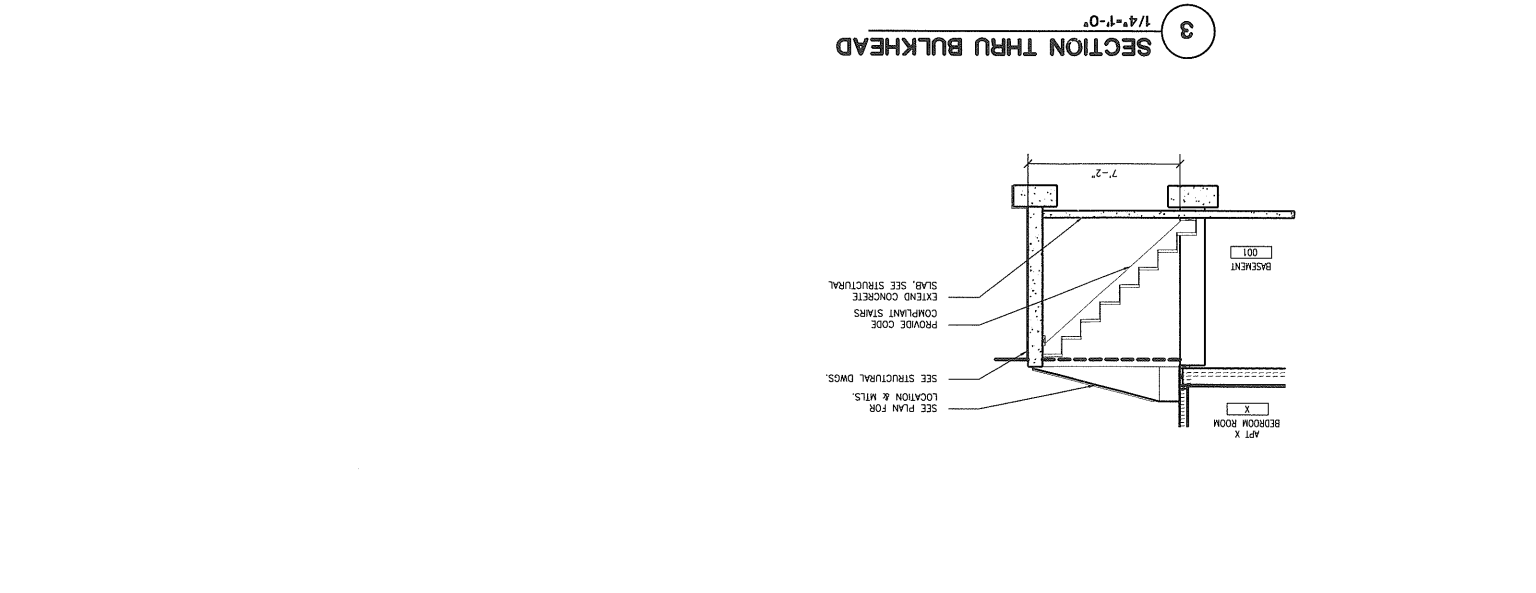
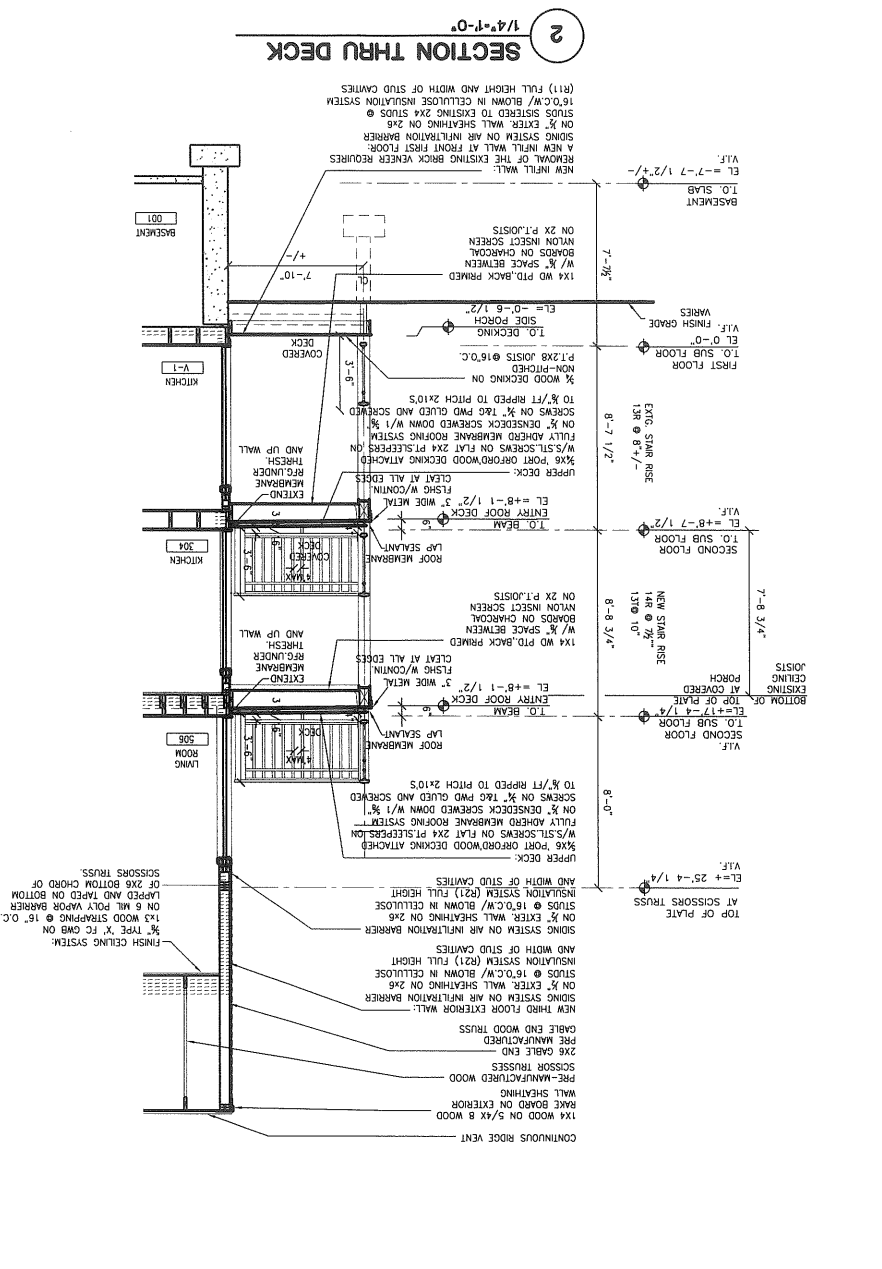
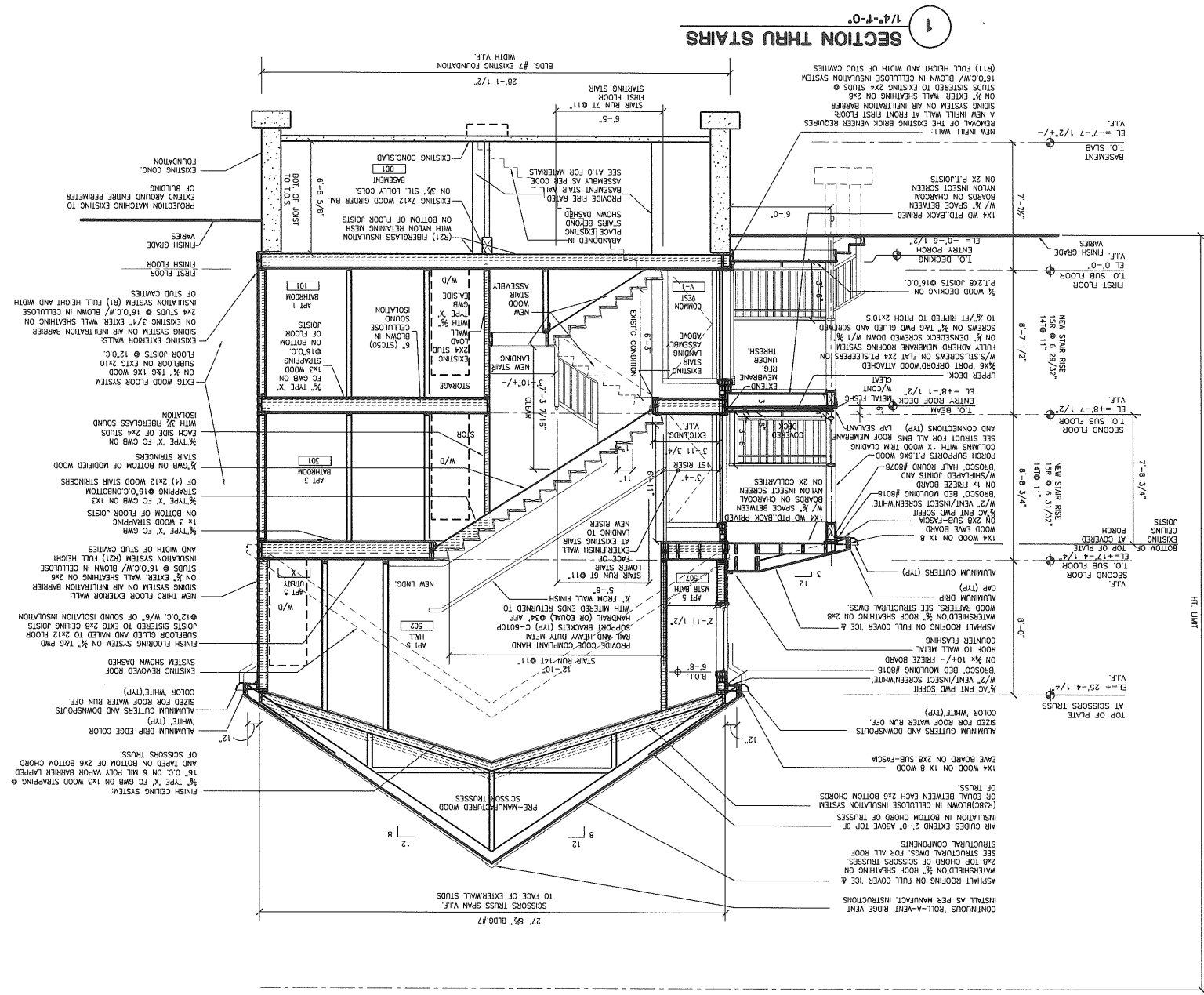
BARBA+WHEELock

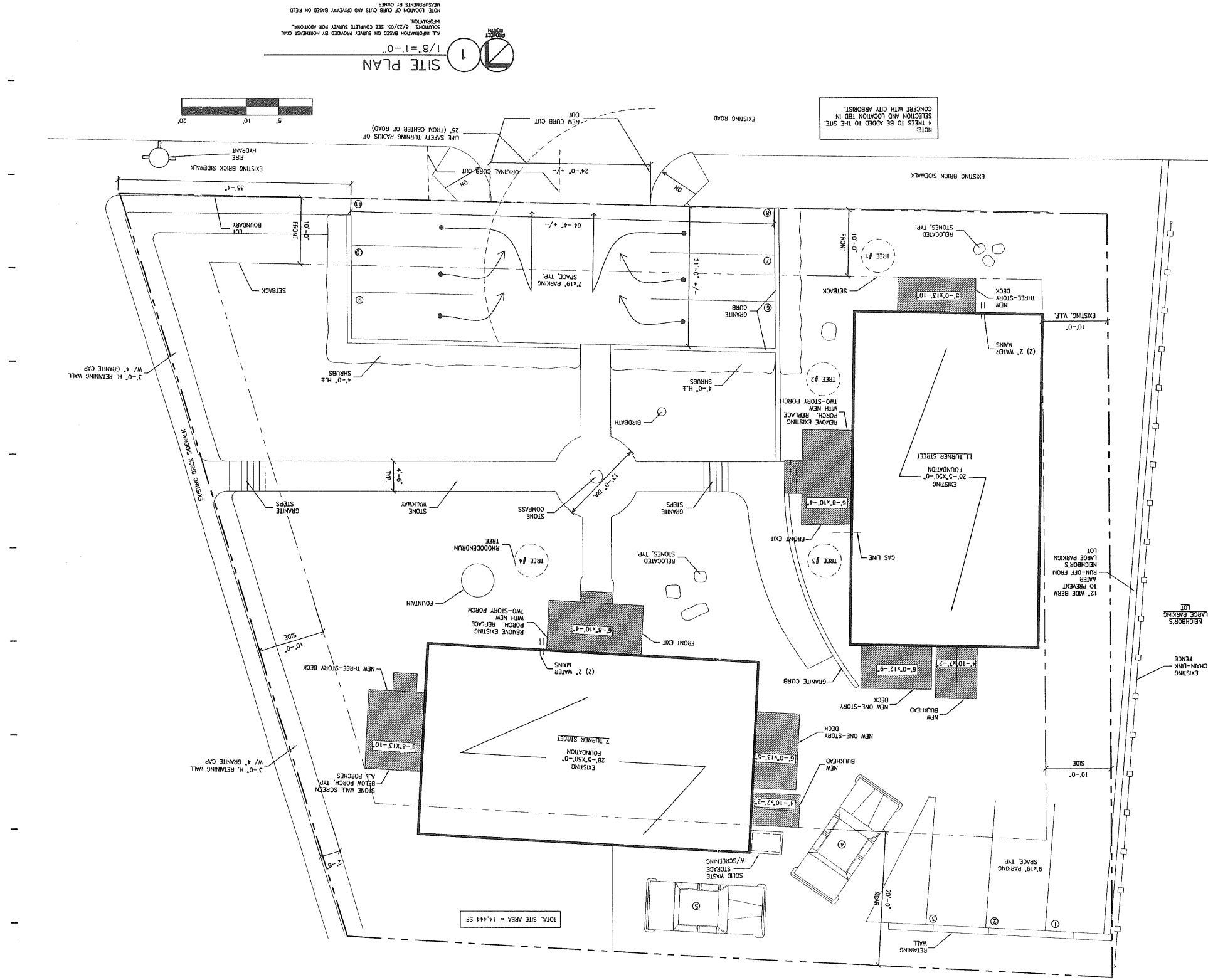
1 FRONT ELEVATION
1/4"=1'-0"



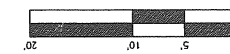
2 RIGHT ELEVATION
1/4"=1'-0"







ALL DIMENSIONS SHOWN ON SHEETS PROVIDED BY HOMEDECK C&L SOLUTIONS, 8/22/05. SEE COMPLETE SHEETS FOR APPROVAL. APPROXIMATE. REVISIONS BY OWNER. NOTE: LOCATION OF CURB CUTS AND DRIVEWAY BASED ON FIELD MEASUREMENTS.



1
1/8" = 1'-0"
SITE PLAN

NOTE:
TREES TO BE ADDED TO THE SITE.
SECTION AND LOCATION TBD IN
CONCRETE WITH CITY ARBORIST.

TOTAL SITE AREA = 14,444 SF

Drawing No.

Issued For: CONSTRUCTION

Revisions:

Date: 12 JUNE 2007

Project No: 200508

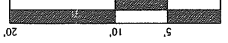
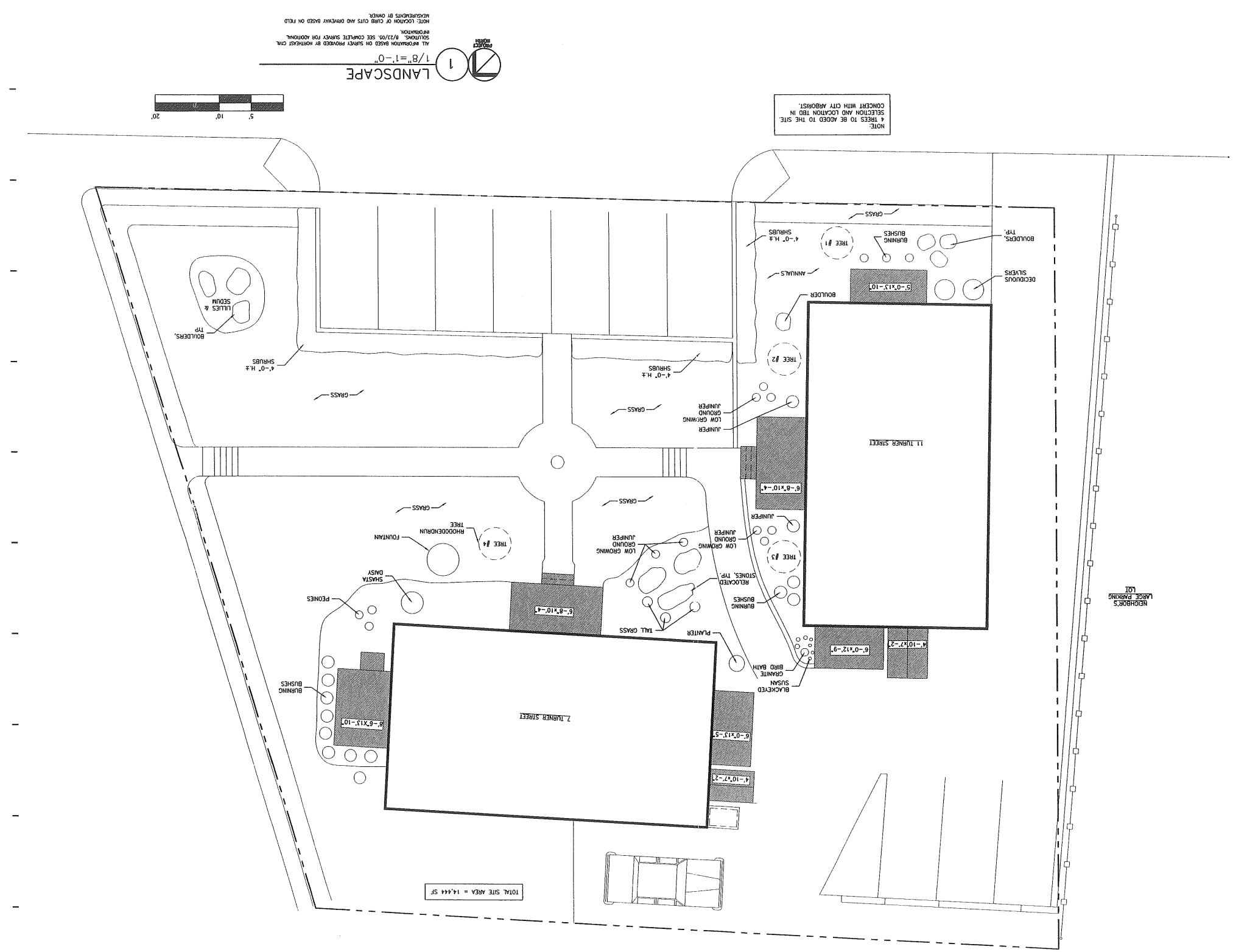
LANDSCAPE PLAN

Title:

234 EASTERN PROMENADE
PORTLAND, ME

500 CONGRESS STREET
PORTLAND, MAINE 04101
FAX 207.772.3667
TEL 207.772.2722

ARCHITECTURE
PRESERVATION
DESIGN



LANDSCAPE
1/8" = 1'-0"

ALL REVISIONS BASED ON CHECKS PROVIDED BY ARCHITECT OR REVISIONS.
NOTE: LOCATION OF CURB CUTS AND DRIVEWAY BASED ON FIELD MEASUREMENTS BY OWNER.



NOTE:
TREES TO BE ADDED TO THE SITE.
SELECTION AND LOCATION TBD IN
CONCERT WITH CITY ARBORIST.

TOTAL SITE AREA = 14,444 SF

NEIGHBOR'S
LARGE FURNING
LOT

PROJECT: 27991
DRAWING NAME: 27991.DWG
SCALE: 1" = 30'
DATE: DECEMBER 22, 2005
REVISED DATE: N/A
COMMENTS: N/A

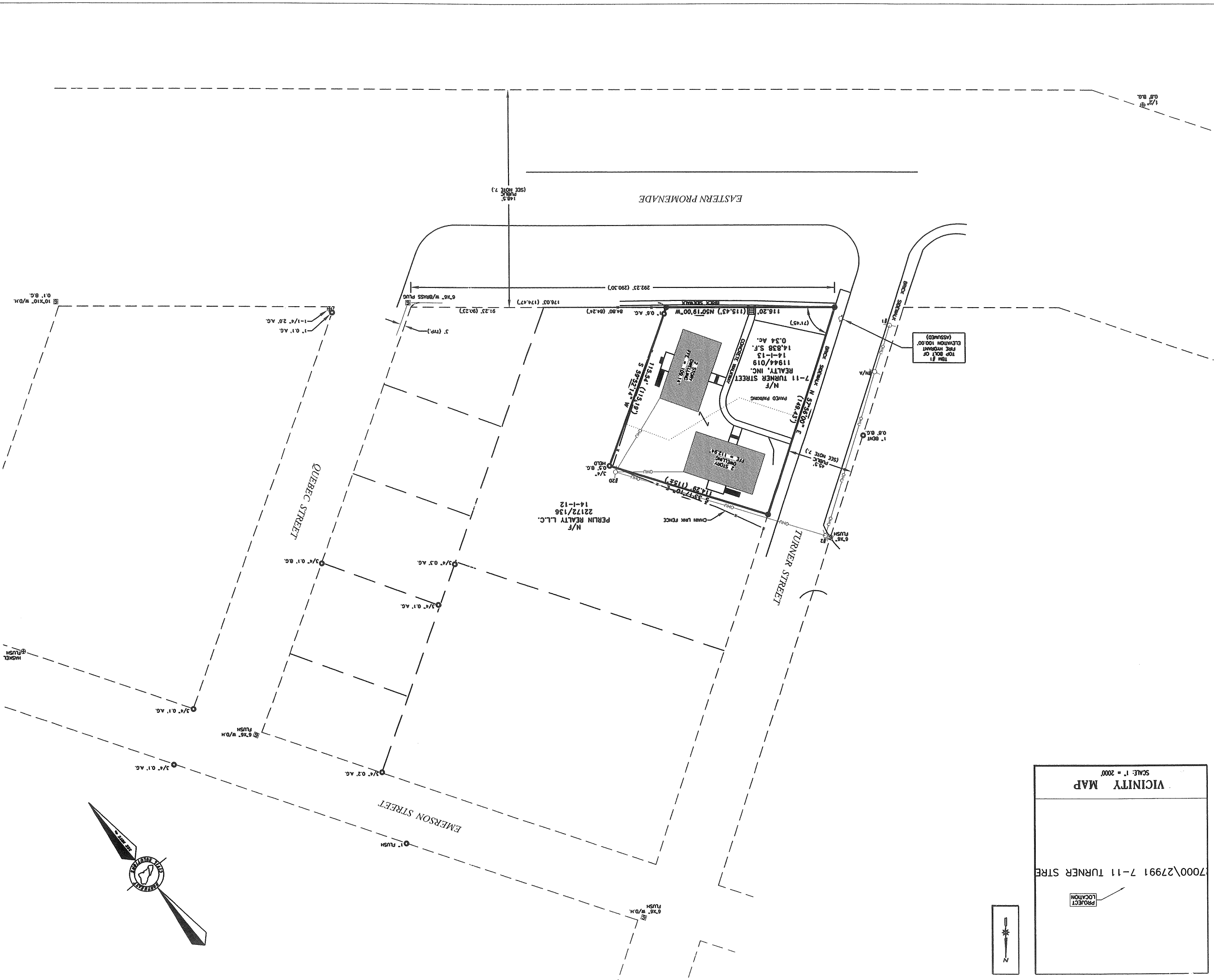
Client: TURNER EASTERN PROMENADE, L.L.C.
Address: 7-11 TURNER STREET, PORTLAND, MAINE
Architect: CRANDALL K. TOOTHAKER
Address: P.O. BOX 4271 STATION A, PORTLAND, MAINE 04101

153 US ROUTE 1, SCARBOROUGH, MAINE 04074
Northeast Civil Solutions
SURVEYING ENGINEERING LAND PLANNING
INCORPORATED

600.882.2227
207.882.1000
101.882.1000
n@ncsolutions.com
ncsolutions.com

STAMP AND SIGNATURE

DATE: _____
PLANT: _____
P.L.S. No. 2334



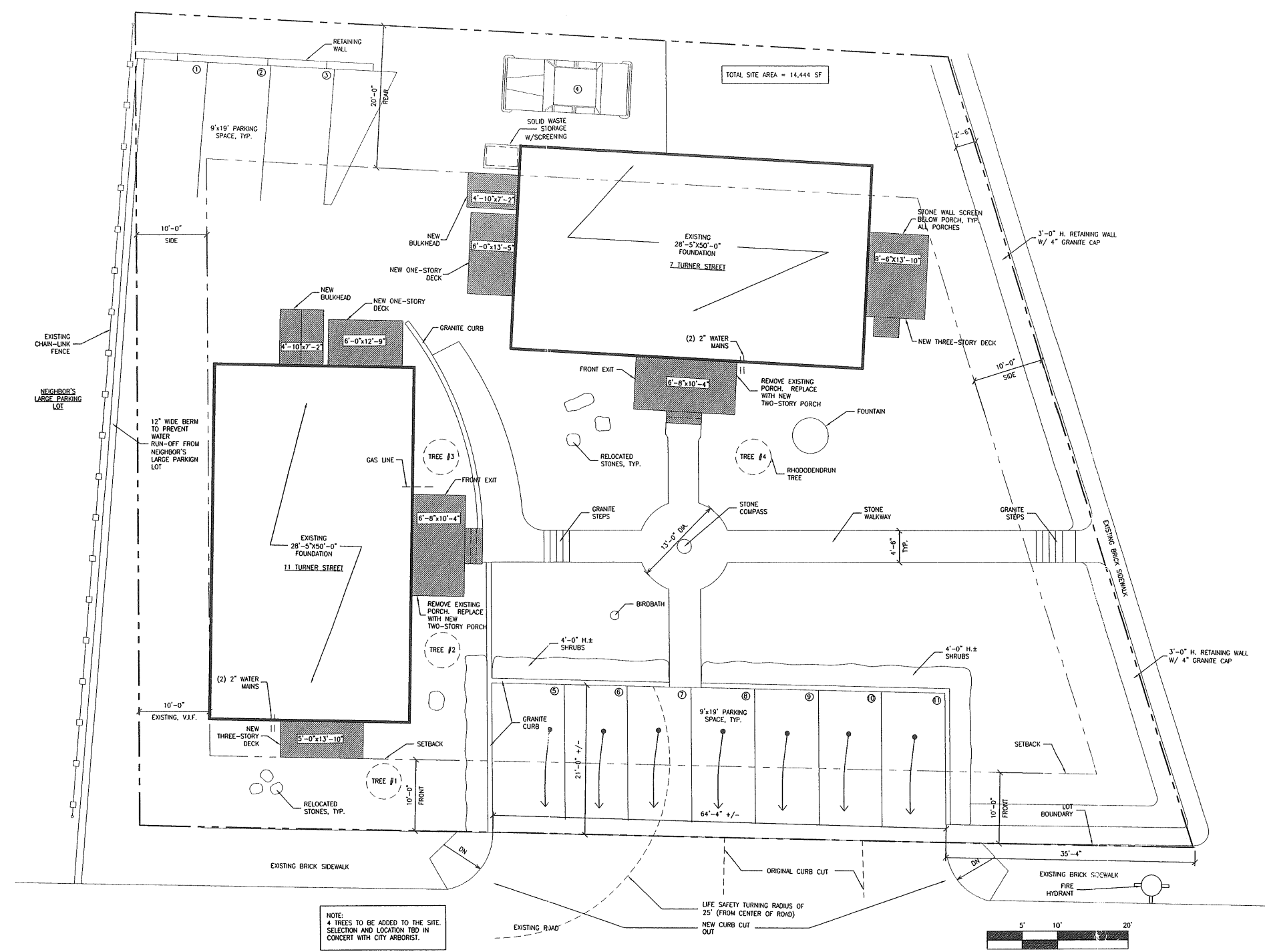
- THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4a. BELOW.
- DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS. (C.C.R.D.)
- RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM JULIE B. KNIGHT TO 7-11 TURNER STREET REALTY, INC. DATED MAY 26, 1995 AND RECORDED IN BOOK 11944, PAGE 20. (C.C.R.D.)
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
a. PROPOSED PLOT PLAN EASTERN PROMENADE AND TURNER ST. RECORDED IN PLAN BOOK 28, PAGE 28. (C.C.R.D.)
b. PLAN ACCOMPANYING THE DIVISION OF LAND ON MAPLOY HILL IN PORTLAND DATED MARCH 8, 1858 AND RECORDED IN PLAN BOOK 2, PAGE 13.
c. CITY OF PORTLAND STREET LINE SHEETS FOR EASTERN PROMENADE, TURNER STREET, QUEBEC STREET AND EMERSON STREET.
- THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSORS MAP 14, BLOCK 1, LOT 13.
- THE PARCEL SURVEYED IS LOCATED IN THE R-6 ZONE. PORTIONS OF BULK AND MINIMUM LOT SIZE = 4500 S.F.
SPACE REQUIREMENTS ARE AS FOLLOWS:
MINIMUM FRONTAGE = 40 FEET.
REAR = 20 FEET
SIDE = 10 FEET
FRONT = 10 FEET
- THE WIDTH AND LAYOUT OF THE EASTERN PROMENADE AND TURNER STREET WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4c. ABOVE. SAID WIDTH OF TURNER STREET IS 45.5 FEET. SAID WIDTH OF EASTERN PROMENADE IS 148.5 FEET.
- ELEVATIONS ARE ASSUMED. SEE PLAN FOR TBM DESCRIPTION.

LEGEND

●	SET #5 REBAR WITH PLASTIC CAP STAMPED	●	TKCS, INC. PLS 1314
○	FOUND IRON PIN (SIZE & TYPE AS NOTED)	○	REBAR FOUND (SIZE AND TYPE AS NOTED)
⊗	FOUND MONUMENT (SIZE & TYPE AS NOTED)	⊗	FOUND MONUMENT (SIZE & TYPE AS NOTED)
○	UTILITY POLE (NUMBER AS NOTED)	○	UTILITY POLE (NUMBER AS NOTED)
---	BOUNDARY LINE	---	BOUNDARY LINE
---	INTERIOR LOT LINE	---	INTERIOR LOT LINE
---	EDGE OF PAVEMENT	---	EDGE OF PAVEMENT
---	RIGHT-OF-WAY LINE	---	RIGHT-OF-WAY LINE
---	ADJUTER LINE	---	ADJUTER LINE
---	OVERHEAD UTILITY	---	OVERHEAD UTILITY
---	NOW OR FORMERLY OWNED BY	---	NOW OR FORMERLY OWNED BY
---	DEED BOOK AND PAGE (C.C.R.D.)	---	DEED BOOK AND PAGE (C.C.R.D.)
---	TAX MAP-BLOCK-LOT	---	TAX MAP-BLOCK-LOT
---	(123.45)	---	(123.45)

NOTES

234 EASTERN PROMENADE
PORTLAND, ME



NOTE:
4 TREES TO BE ADDED TO THE SITE.
SELECTION AND LOCATION TBD IN
CONCERT WITH CITY ARBORIST.



1 SITE PLAN
1/8" = 1'-0"

ALL INFORMATION BASED ON SURVEY PROVIDED BY NORTHEAST CIVIL SOLUTIONS, 8/23/05. SEE COMPLETE SURVEY FOR ADDITIONAL INFORMATION.
NOTE: LOCATION OF CURB CUTS AND DRIVEWAY BASED ON FIELD MEASUREMENTS BY OWNER.

Title:
PROPOSED SITE PLAN
OPTION #1

Project No: 200508
Date: 12 JUNE 2007
Revisions:

Issued For: CONSTRUCTION

Drawing No:

G1.1

234 EASTERN PROMENADE
PORTLAND, ME

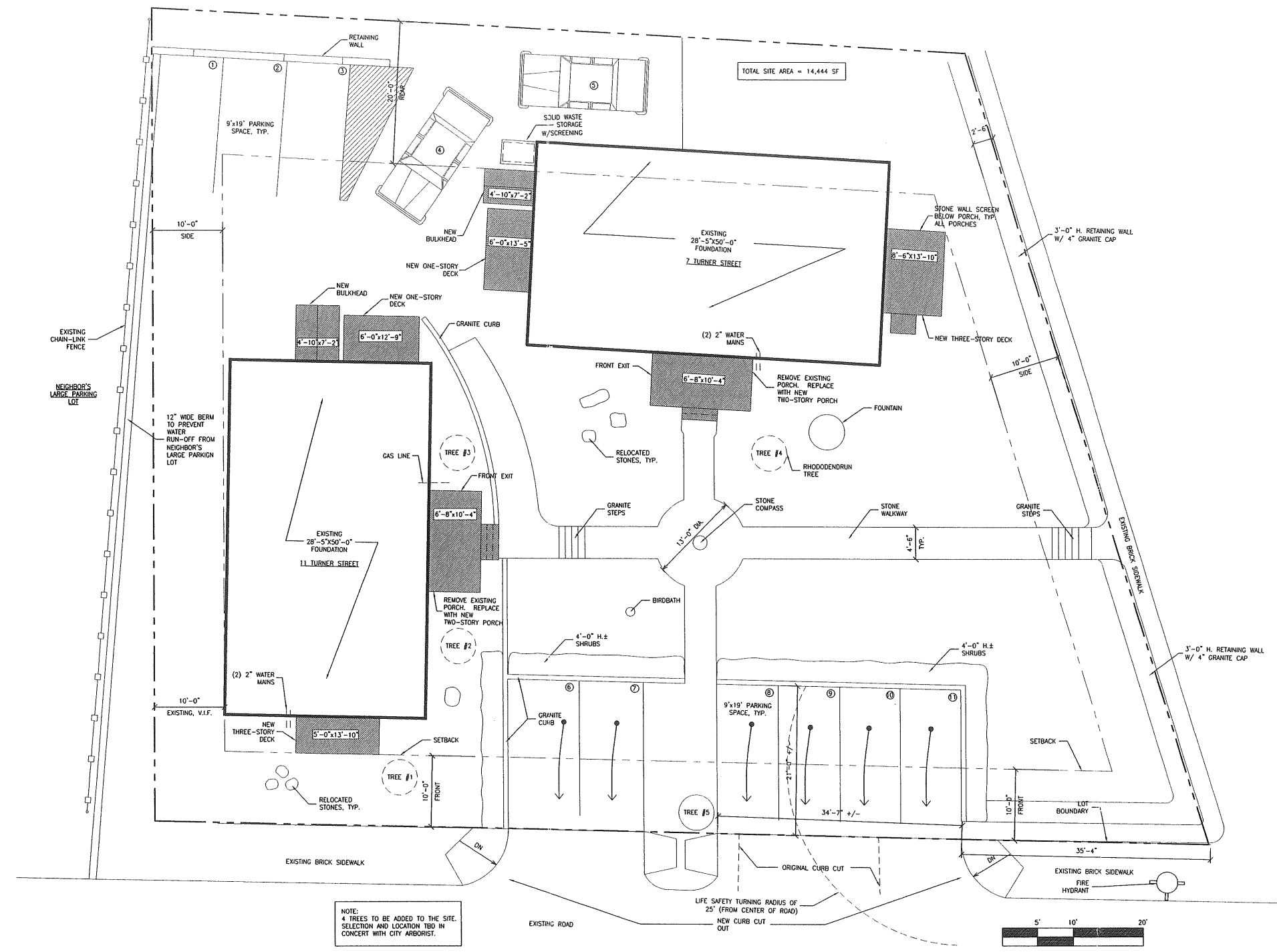
Title:
PROPOSED SITE PLAN
OPTION #2

Project No: 200508
Date: 12 JUNE 2007
Revisions:

Issued For: CONSTRUCTION

Drawing No:

G1.1



NOTE:
4 TREES TO BE ADDED TO THE SITE.
SELECTION AND LOCATION TBD IN
CONCERT WITH CITY ARBORIST.

1 SITE PLAN
1/8" = 1'-0"

ALL INFORMATION BASED ON SURVEY PROVIDED BY NORTHEAST CIVIL
SOLUTIONS, 8/23/06. SEE COMPLETE SURVEY FOR ADDITIONAL
INFORMATION.
NOTE: LOCATION OF CURB CUTS AND DRIVEWAY BASED ON FIELD
MEASUREMENTS BY OWNER.

234 EASTERN PROMENADE
PORTLAND, ME

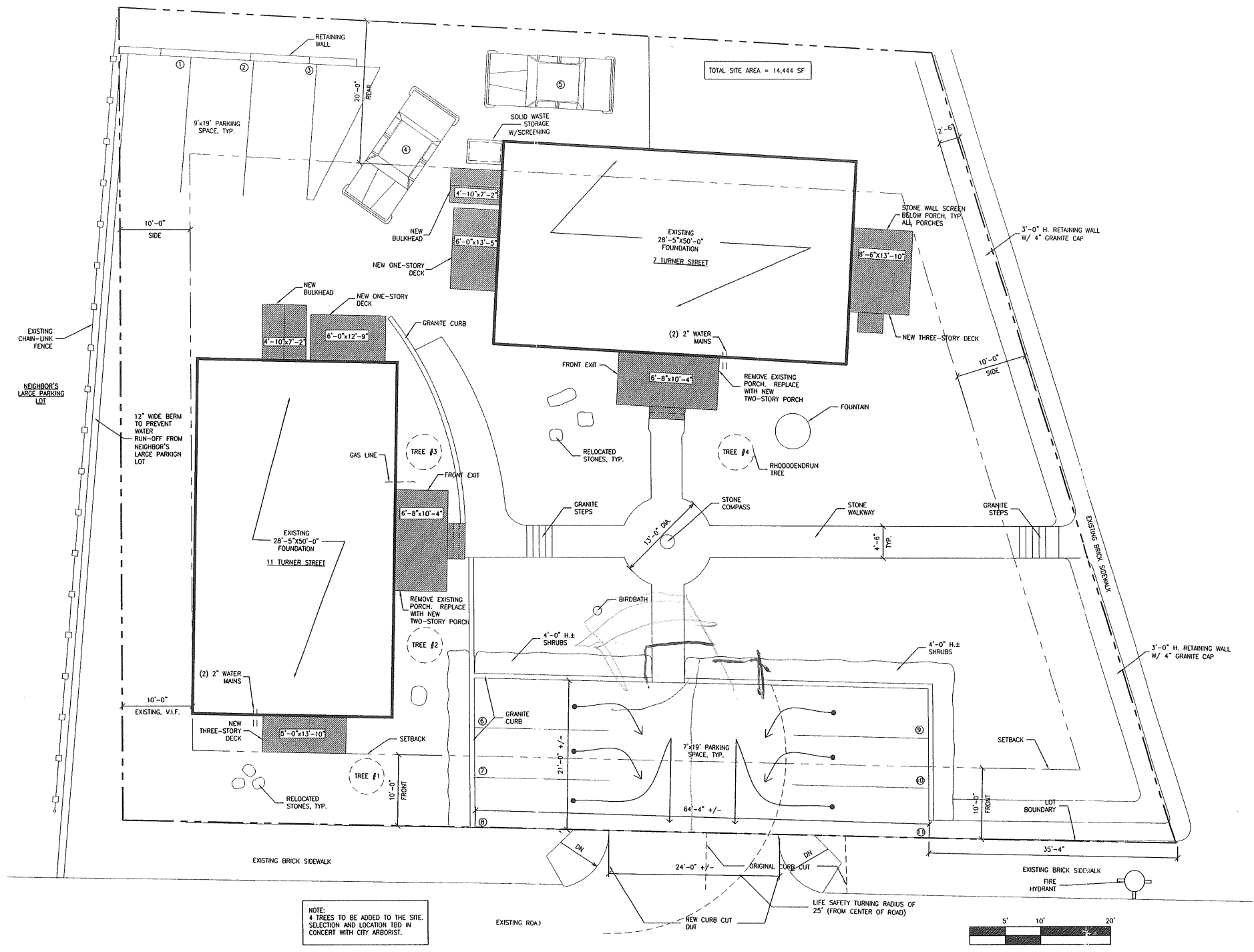
Title:
PROPOSED SITE PLAN
OPTION #3

Project No: 200508
Date: 12 JUNE 2007
Revisions:

Issued For: CONSTRUCTION

Drawing No:

G1.1



NOTE:
4 TREES TO BE ADDED TO THE SITE.
SELECTION AND LOCATION TBD IN
CONCERT WITH CITY ARBORIST.



1 SITE PLAN
1/8" = 1'-0"

ALL INFORMATION BASED ON SURVEY PROVIDED BY NORTHEAST CIVIL
SOLUTIONS, 8/23/05. SEE COMPLETE SURVEY FOR ADDITIONAL
INFORMATION.
NOTE: LOCATION OF CURB CUTS AND DRIVEWAY BASED ON FIELD
MEASUREMENTS BY OWNER.

G1.2

Drawing No.

Issued For: CONSTRUCTION

Revisions:

Date: 12 JUNE 2007

Project No: 200508

LANDSCAPE PLAN

Title:

234 EASTERN PROMENADE
PORTLAND, ME

500 CONGRESS STREET
PORTLAND, MAINE 04101
FAX 207.772.9667
TEL 207.772.2722

ARCHITECTURE
PRESERVATION
DESIGN

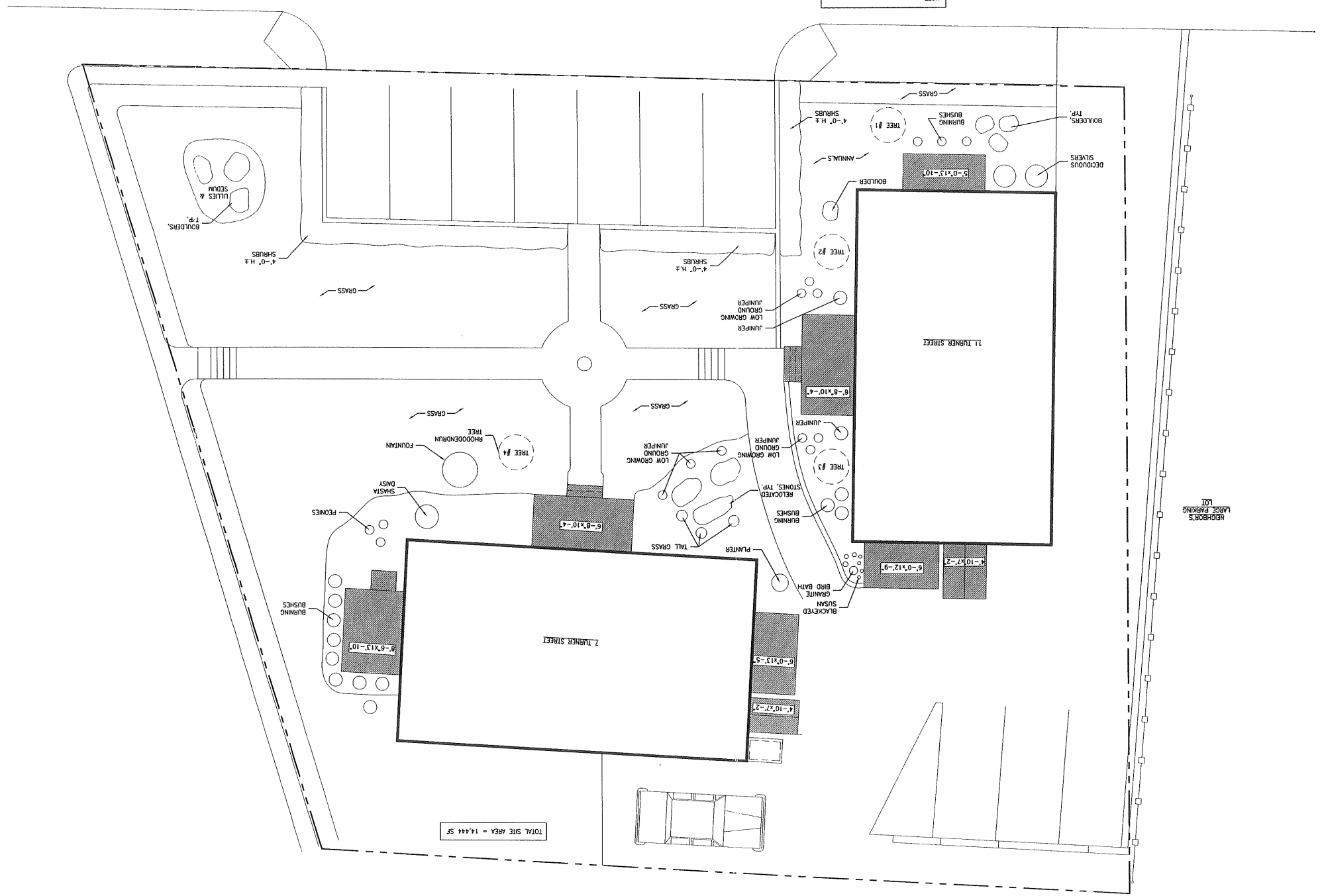
BARBA+WHELOCK

ALL INFORMATION BASED ON SURVEY PROVIDED BY MORTENSON CIVIL ENGINEERS. 8/27/06. SEE COMPLETE SURVEY FOR APPROVAL. PROVISIONS: VERIFY LOCATION OF CURB CUTS AND DRIVEWAY BASED ON FIELD MEASUREMENTS BY OWNER.

LANDSCAPE
1/8" = 1'-0"



NOTE:
4 TREES TO BE ADDED TO THE SITE.
CONCERN WITH CITY ARBORIST.



TOTAL SITE AREA = 14,444 SF

NEIGHBORS
LARGE PARKING
LOT

GL3

Drawing No.

Issued For: CONSTRUCTION

Revisions:

Date: 12 JUNE 2007

Project No: 200508

ORIGINAL SITE PLAN

Title:

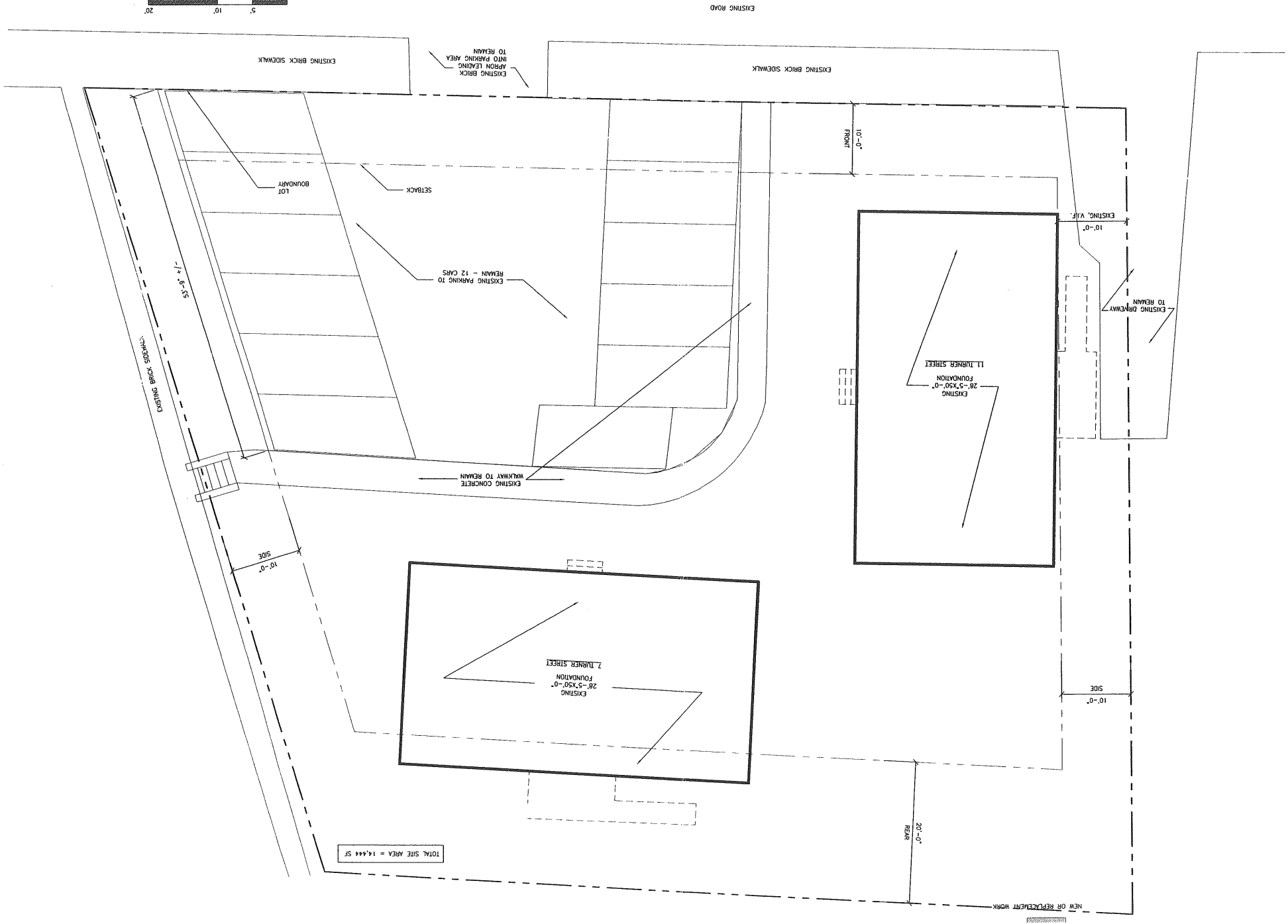
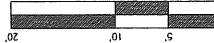
234 EASTERN PROMENADE
PORTLAND, ME

ARCHITECTURE
PRESERVATION
DESIGN
500 CONGRESS STREET
PORTLAND, MAINE 04101
FAX 207.7723667
TEL 207.7722722

BARBA+WHELOCK

1/8"=1'-0"
SITE PLAN

ALL INFORMATION BASED ON SURVEY PROVIDED BY REGISTERED CIVIL ENGINEER. SEE COMPLETE SURVEY FOR ADDITIONAL INFORMATION.
NOTES: LOCATION OF CURB CUTS AND DRIVEWAY BASED ON FIELD MEASUREMENTS BY OWNER.



TOTAL SITE AREA = 14,444 SF

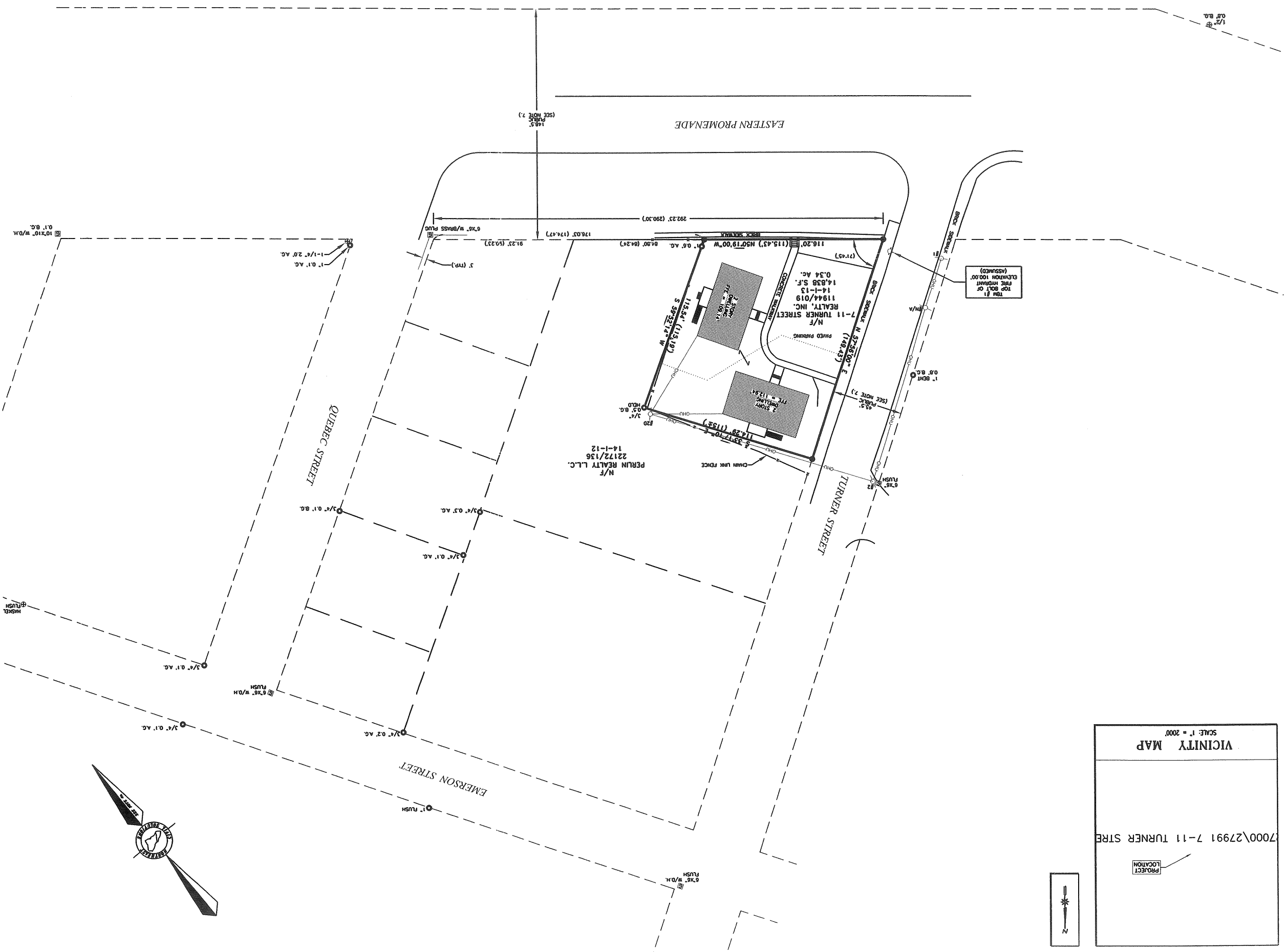
PROJECT: 27991
DRAWING NAME: 27991.DWG
SCALE: 1" = 30'
DATE: DECEMBER 22, 2005
REVISED DATE: N/A
COMMENTS: N/A

Client:
TURNER EASTERN PROMENADE, L.L.C.
P.O. BOX 4271 STATION A, PORTLAND, MAINE 04101

Prepared by:
CRANDALL K. TOOTHAKER
P.O. BOX 4271 STATION A, PORTLAND, MAINE 04101

Northeast Civil Solutions
INCORPORATED
SURVEYING ENGINEERING LAND PLANNING
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
Tel: 207.882.2227 Fax: 207.882.1000
E-mail: info@northeastcivilsolutions.com

Stamp and Signature area



- NOTES**
1. THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM THE PLAN REFERENCED IN NOTE #4, BELOW.
 2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS. (C.C.R.D.)
 3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM JEL B. KNOWN TO 7-11 TURNER STREET REALTY, INC. DATED MAY 26, 1995 AND RECORDED IN BOOK 11944, PAGE 20 (C.C.R.D.)
 4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a. PROPOSED LOT PLAN EASTERN PROMENADE AND TURNER ST. RECORDED IN PLAN BOOK 28, PAGE 28. (C.C.R.D.)
b. PLAN ACCORDING THE DIVISION OF LAND ON HUNLOY HILL IN PORTLAND DATED MARCH 8, 1958 AND RECORDED IN PLAN BOOK 2, PAGE 13.
c. CITY OF PORTLAND STREET LINE SHEETS FOR EASTERN PROMENADE, TURNER STREET, QUEBEC STREET AND EMERSON STREET.
 5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSORS MAP 14, BLOCK 1, LOT 13.
 6. THE PARCEL SURVEYED IS LOCATED IN THE R-6 ZONE. PORTIONS OF BULK AND MINIMUM LOT SIZE = 4500 S.F.
STREETS: MINIMUM FRONTAGE = 40 FEET.
SIDE = 10 FEET
REAR = 20 FEET
 7. THE WIDTH AND LAYOUT OF THE EASTERN PROMENADE AND TURNER STREET WAS TAKEN FROM THE PLAN REFERENCED IN NOTE #4, ABOVE. SAID WIDTH OF TURNER STREET IS 42.5 FEET. SAID WIDTH OF EASTERN PROMENADE IS 148.5 FEET.
 8. ELEVATIONS ARE ASSUMED. SEE PLAN FOR TRM DESCRIPTION.

LEGEND

- SET #5 REBAR WITH PLASTIC CAP STAMPED
- FOUND FROM PIN (SIZE & TYPE AS NOTED)
- REBAR FOUND (SIZE AND TYPE AS NOTED)
- ⊗ FOUND MONUMENT (SIZE & TYPE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- BOUNDARY LINE
- INTERIOR LOT LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OPENED UTILITY
- N/F NOW OR FORMERLY OWNED BY
- 1234/567 DEED BOOK AND PAGE (C.C.R.D.)
- 12-3-45 TAX MAP-BLOCK-LOT
- (123.45) PARCELS DENOTE RECORD DATA

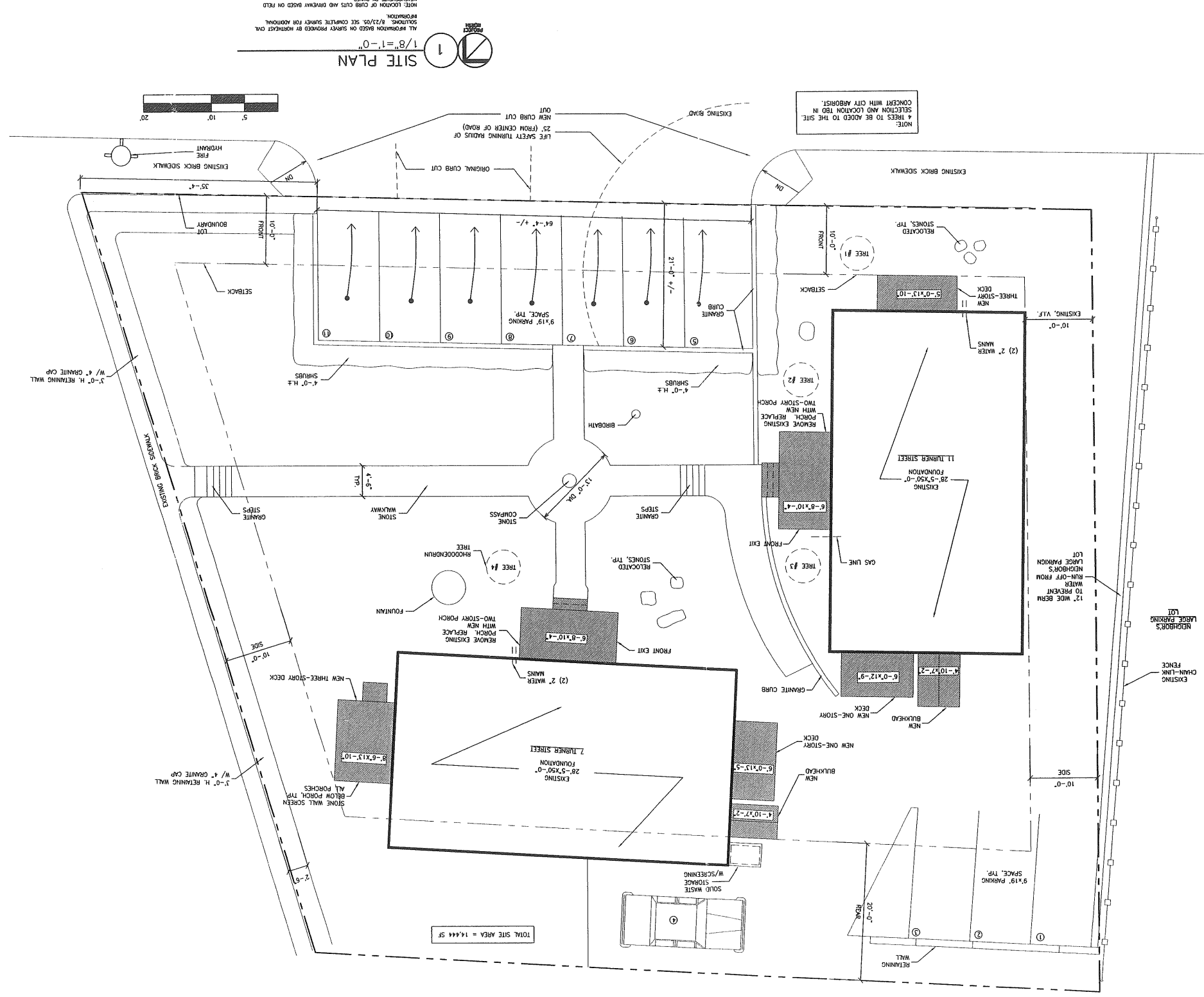
VICINITY MAP
SCALE: 1" = 2000'

7000\27991 7-11 TURNER STRE

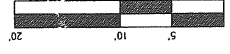
PROJECT LOCATION

The vicinity map shows the project location at the intersection of 7000\27991 and 7-11 Turner Street. It includes a north arrow and a scale of 1 inch = 2000 feet.

234 EASTERN PROMENADE
PORTLAND, ME

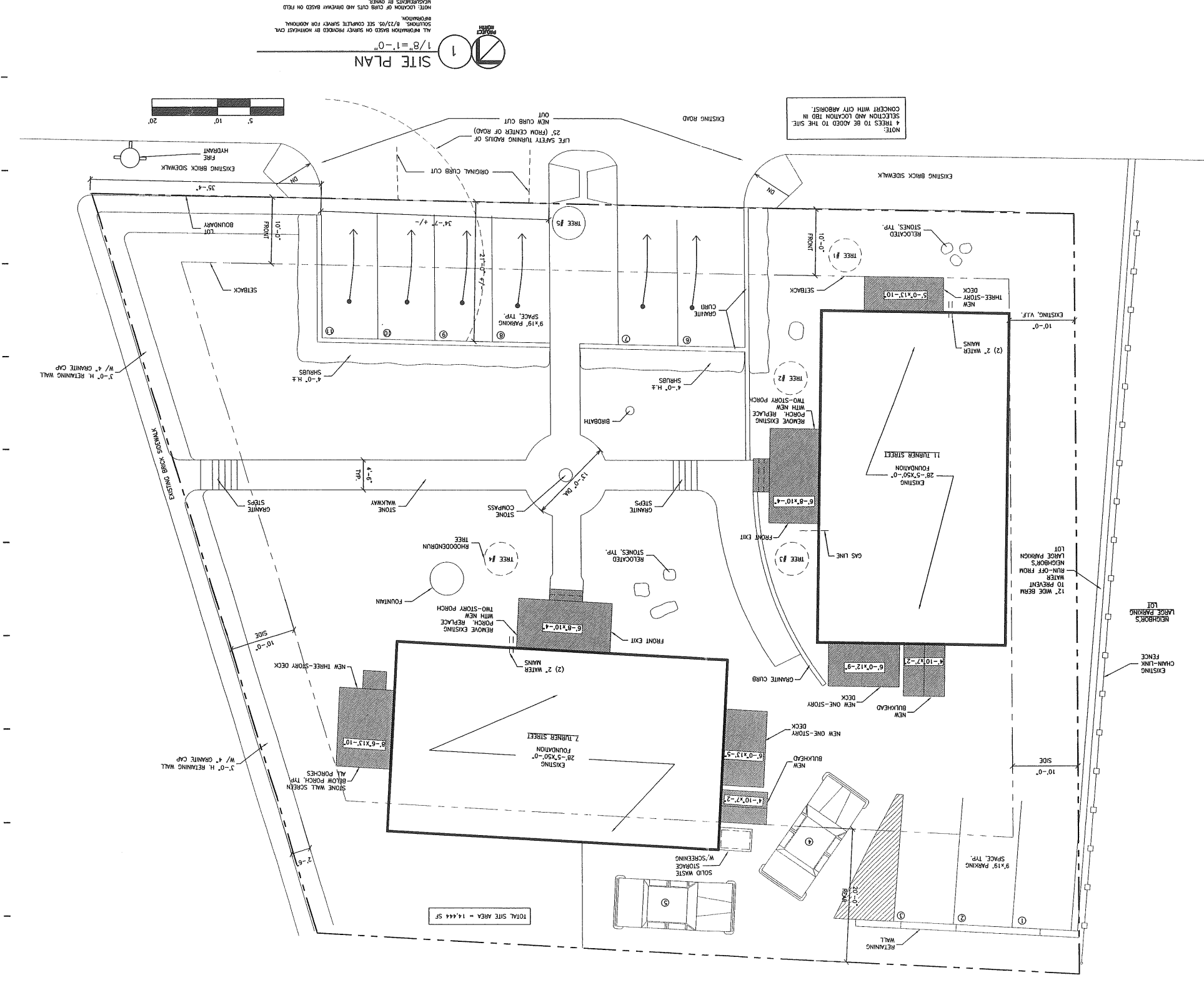


1/8" = 1'-0"
SITE PLAN

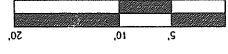


NOTE: TREES TO BE ADDED TO THE SITE SELECTION AND LOCATION TBD IN CONCERT WITH CITY ARBORIST.

TOTAL SITE AREA = 14,444 SF



ALL INFORMATION BASED ON SURVEY PROVIDED BY HORTON/CITY ARBORIST. 8/13/05. SEE COMPLETE SURVEY FOR ADDITIONAL INFORMATION.
NOTE: LOCATION OF CURB CUTS AND DRIVEWAY BASED ON FIELD MEASUREMENTS BY OWNER.



1
SITE PLAN
1/8" = 1'-0"