

44-A-12

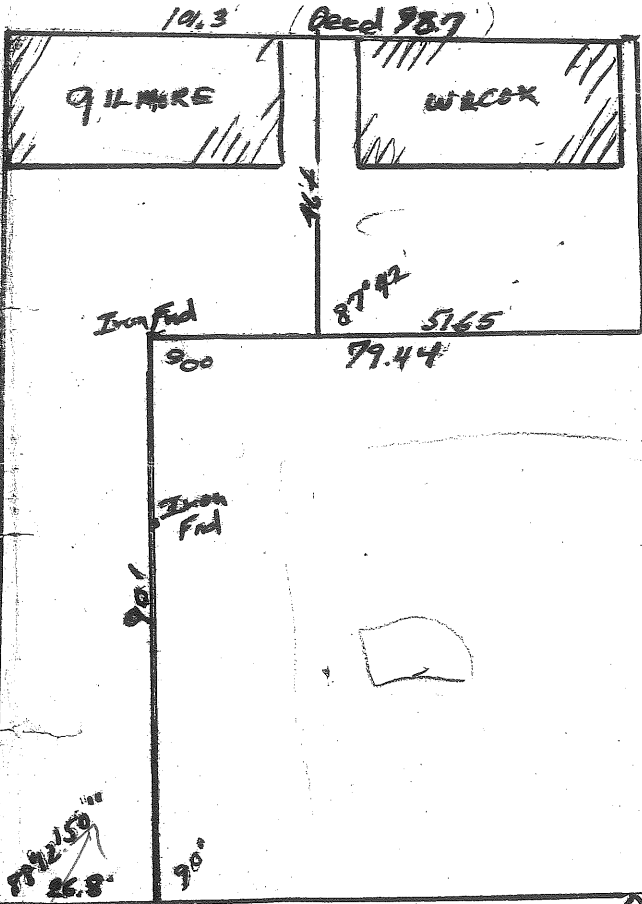
2003-0154

2 McCormick Place
5 unit Reconstruction
David Swan

on Spreadsheet

2
Mcconnick
Pl

Mcconnick Place



D
NOW

YORK STREET

S. Benn
York St + Mcconnick Pl

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

2003-0154
Application I. D. Number

07/28/2003
Application Date

33 Park Street
Project Name/Description

Swan David C
Applicant
16 Hillcrest Dr, Cumberland, ME 04021
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 829-5605 Applicant Fax: (207) 829-5605
Applicant or Agent Daytime Telephone, Fax

2 - 2 McCormick Pl, Portland, Maine
Address of Proposed Site
044 A012001
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) _____

5,900 s.f. 5,900 s.f. R6
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 07/28/2003

DRC Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

Condition Compliance _____
signature date

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <input 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 type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: <u>33 Park St. / J McCormick</u> Zone: <u>R6</u>		
Total Square Footage of Proposed Structure: <u>5900</u>	Square Footage of Lot: <u>10,000</u> <u>Dace</u>	
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# <u>044 A 012</u>	Property owner's mailing address: <u>16 Hillcrest Dr</u> <u>Cumberland Ctr 04021</u>	Telephone #: <u>756 9609 cell</u> <u>829 5605</u>
Consultant/Agent, mailing address, phone # & contact person: <u>Stephen Blatt Architect</u> <u>761-5911</u>	Applicant's name, mailing address, telephone #/Fax#/Pager#: <u>David C Swan</u> <u>829 5605</u> <u>829 5605(FAX)</u>	Project name: <u>33 Park St</u>
<p>Proposed Development (check all that apply)</p> <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____		
<p>Major Development (more than 10,000 sq. ft.)</p> <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
<p>Minor Site Plan Review</p> <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
<p>Plan Amendments</p> <input type="checkbox"/> Planning Staff Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$500.00)		

- Please see next page -

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DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2003-0154
Application I. D. Number

07/28/2003
Application Date

33 Park Street
Project Name/Description

Swan David C
Applicant
16 Hillcrest Dr, Cumberland, ME 04021
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 829-5605 Applicant Fax: (207) 829-5605
Applicant or Agent Daytime Telephone, Fax

2 - 2 McCormick Pl, Portland, Maine
Address of Proposed Site
044 A012001
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) _____

5,900 s.f. 5,900 s.f. R6
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 07/28/2003

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

OK to Issue Building Permit _____
signature date

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
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| | 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 | _____ | _____ | |
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| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
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City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: <u>33 Park St. / 2 McCormick</u> Zone: <u>R6</u>		
Total Square Footage of Proposed Structure: <u>5900</u>	Square Footage of Lot: <u>10,000</u> <u>Dace</u>	
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# <u>044 A 012</u>	Property owner's mailing address: <u>16 Hillcrest Dr</u> <u>Cumberland Ctr 04021</u>	Telephone #: <u>756 9609 cell</u> <u>829 5605</u>
Consultant/Agent, mailing address, phone # & contact person: <u>Stephen Blatt Architect</u> <u>761-5911</u>	Applicant's name, mailing address, telephone #/Fax#/Pager#: <u>David C Swan</u> <u>829 5605</u> <u>829 5605(FAX)</u>	Project name: <u>33 Park St</u>
Proposed Development (check all that apply) <input checked="" type="checkbox"/> New Building ___ Building Addition ___ Change of Use ___ Residential ___ Office ___ Retail ___ Manufacturing ___ Warehouse/Distribution ___ Parking lot ___ Subdivision (\$500.00) + amount of lots ___ (\$25.00 per lot) \$ _____ ___ Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) ___ Traffic Movement (\$1,000.00) ___ Stormwater Quality (\$250.00) ___ Section 14-403 Review (\$400.00 + \$25.00 per lot) ___ Other _____		
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Minor Site Plan Review <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) ___ After-the-fact Review (\$1,000.00 + applicable application fee)		
Plan Amendments ___ Planning Staff Review (\$250.00) ___ Planning Board Review (\$500.00)		

- Please see next page -

Dear City Planning,

My plan is as follows:

- ① Tear down and rebuild main portion of building (see height lighted in orange)
- ② Reuse the existing foundation, sewer line, water line, gas supply and electric supply
- ③ Roof height remains the same.
- ④ build three new dormers (two on 1985 addition)
one with new construction (see plans)
- ⑤ Build new entrance tower to meet 2nd egress compliance

David C. Swan

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DEVELOPMENT REVIEW APPLICATION
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2003-0154
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07/28/2003
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33 Park Street
Project Name/Description

Dwan David C
Applicant
6 Hillcrest Dr, Cumberland, ME 04021
Applicant's Mailing Address

2 - 2 McCormick Pl, Portland, Maine
Address of Proposed Site
044 A012001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: (207) 829-5605 Applicant Fax: (207) 829-5605

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) _____

_____,900 s.f.
Proposed Building square Feet or # of Units _____, Acreage of Site R6
Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
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| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 07/28/2003

Planning Approval Status:

Reviewer Sarah Hopkins

- Approved Approved w/Conditions
See Attached Denied

Approval Date 08/13/2003 Approval Expiration 08/13/2004 Extension to _____ Additional Sheets
Attached

OK to Issue Building Permit Sarah Hopkins 08/14/2003
signature date

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
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_____,900 s.f.
Proposed Building square Feet or # of Units Acreage of Site R6
Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 07/28/2003

Planning Approval Status:

Reviewer Sarah Hopkins

- Approved Approved w/Conditions See Attached Denied

Approval Date 08/13/2003 Approval Expiration 08/13/2004 Extension to _____ Additional Sheets Attached
 OK to Issue Building Permit Sarah Hopkins 08/14/2003
signature date

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| <input type="checkbox"/> Building Permit Issue | _____ date | | |
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Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

March 16, 2004

David Swan
16 Hillcrest Dr.
Cumberland, ME 04021

RE: 2 McCormick Street
CBL: 044A0112001

Dear Mr. Swan:

This letter is to confirm the revision to the approved plan of the project located at 2 McCormick Street. The approved revision consists of a parking lot reconfiguration. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact Sarah Hopkins at 874-8720.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Karen Dunfey, Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File

O:\PLAN\DEVREV\MCCORMICK2\REVISIONLETTER.DOC

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

August 14, 2003

David Swan
16 Hillcrest Dr.
Cumberland, ME 04021

RE: 2 McCormick Street
CBL: 044A0112001

Dear Mr. Swan:

On August 13, 2003, the Portland Planning Authority granted minor site plan approval for the demolition and reconstruction of the 5-unit building at 2 McCormick Street, as shown on the approved plan.

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 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. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. Since no site work is proposed, a performance guarantee will not be required.
3. The submission of an inspection fee of \$300 will be required prior to issuance of a building permit.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work'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.
5. 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. 8822. (Only excavators licensed by the City of Portland are eligible.)

6. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven sets of final plans.

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 note that no Certificates of Occupancy will be issued until all site improvements have been completed and inspected in the field by the Development Review Coordinator.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Program Manager
Jay Reynolds, Development Review Coordinator
Deb Andrews, Historic Preservation Program Manager
Marge Schmuckal, Zoning Administrator
Michael Bobinsky, Public Works Director
Karen Dunfey, Inspections
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File
Correspondence File

July 30, 03

Dear Sirr.

This note is to address a concern of mine on the changes at 2 McCormick St (Place) Portland (Dave Swan - Condo conversion)

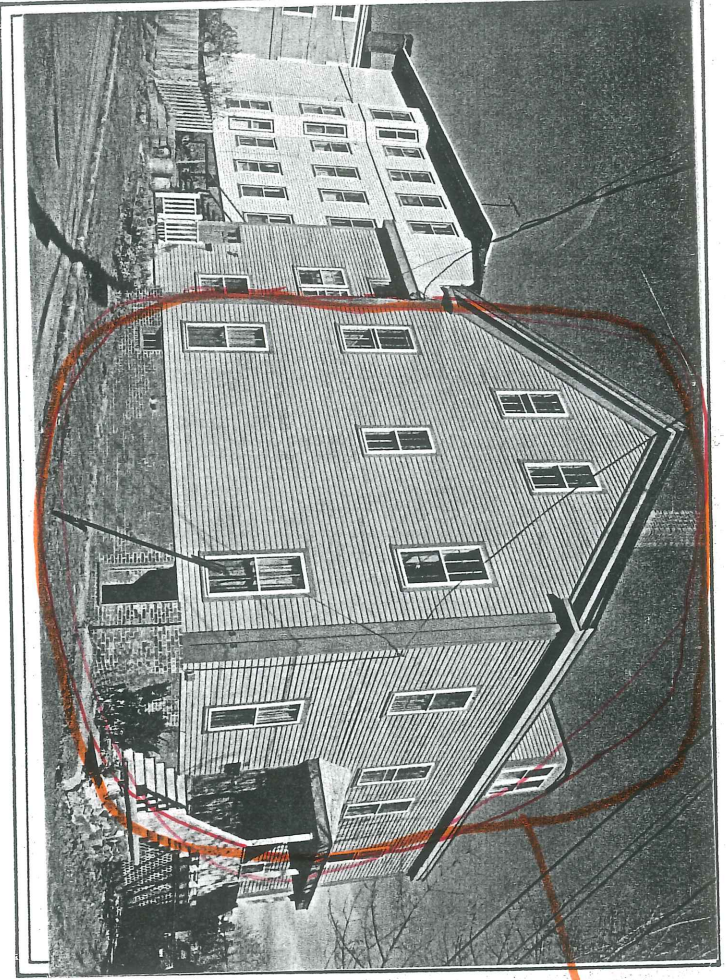
I own the abutting property 133- (127-129) York St and McCormick St. and need affirmation of access and set back (the back of my house is McCormick St.).

Is it the city's position that McCormick St is a discontinued town road. Do I have joint rights with the abutments Swan - etc. across² the road. Also any change in grade or surface would intensify ~~and~~ existing drainage problem.

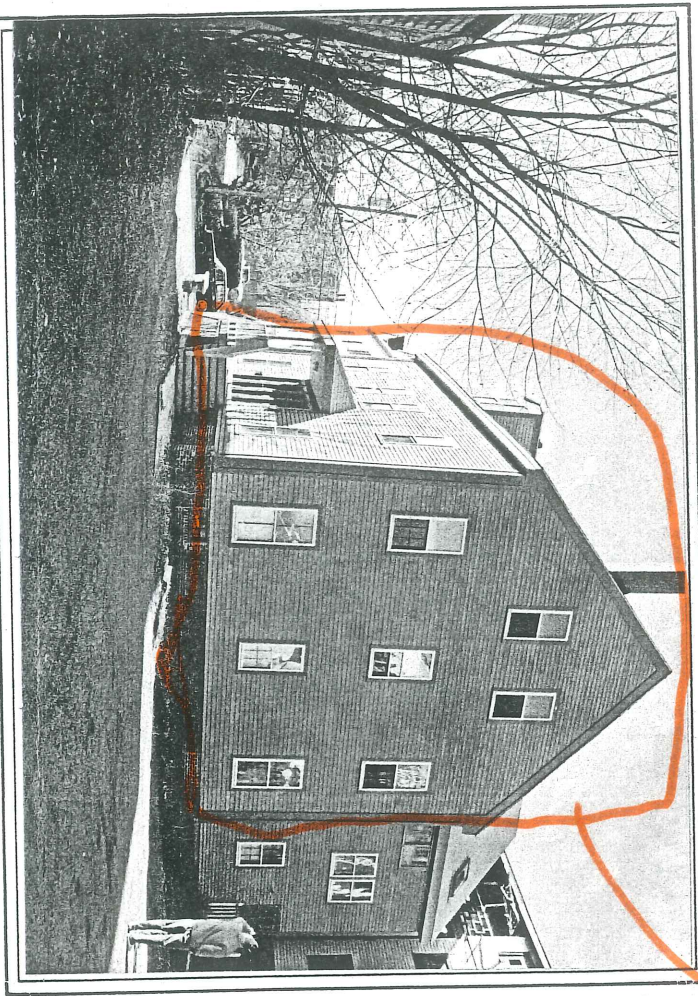
Sandy Benne
Box 99
Whitefield, Me
04353

PHOTOGRAPH ADDENDUM

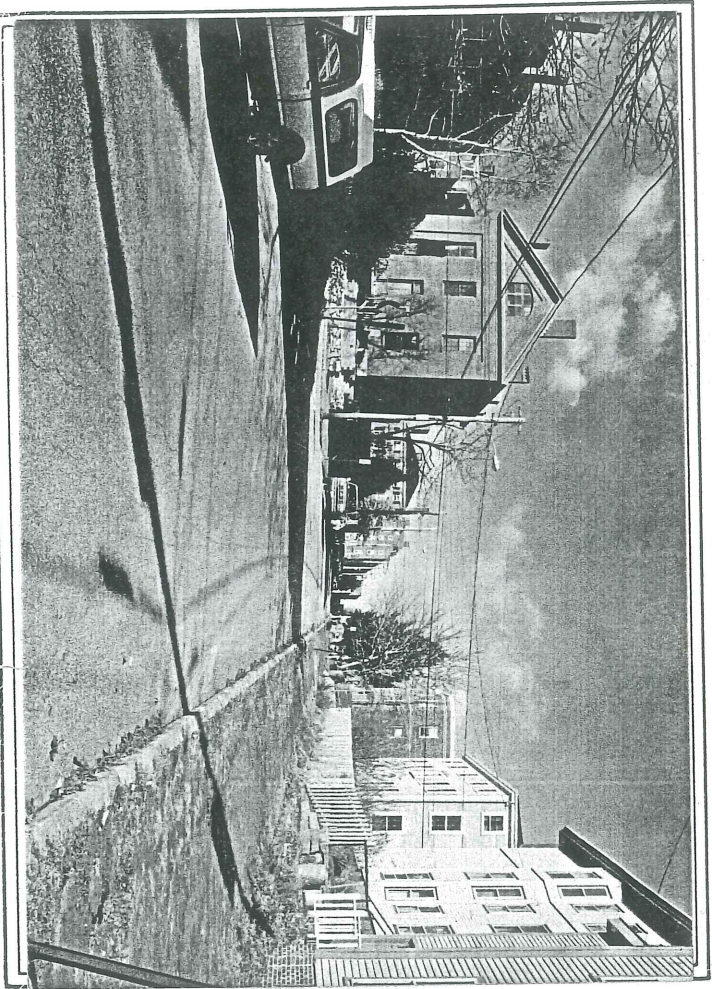
Client Mr. David Swan
Address 31-33 Park Street
City Portland County Cumberland State Maine Zip Code 04101
Order Citibank (Maine) N.A.



**FRONT OF
SUBJECT PROPERTY**



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

ADDITIONAL PHOTOGRAPHS ON REVERSE SIDE

133 YORK ST.

WOODEN BOARD FENCE

EDGE OF EXISTING GRAVEL DRIVE
CHAIN-LINK FENCE

52
54
51.1
53.7

N 36°09'30" W 73'+/- (DEED)
49'+/-

52.1
53.2
53.1
53.6
N 53°33' E
53.7

165.1' (DEED)
53.9'
53.4'
14'
52.4'

10' SETBACK

22' (TYP)

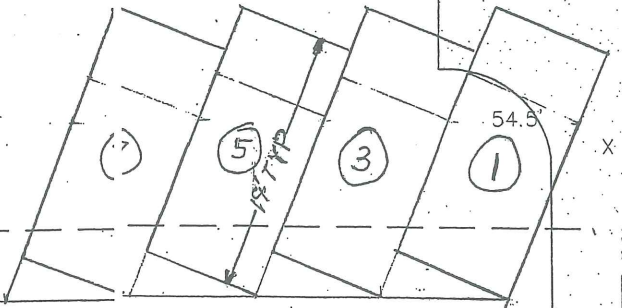
51.6'
50.8'

54.3'
53.9
54

GRAVEL PARKING AREA

11'

SIDEWALK



4' WALKWAY

OUTDOOR TERRACE
PROPOSED PLANTINGS

33 PARK STREET

10' SETBACK

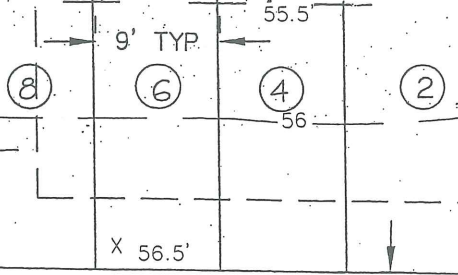
54.5'
54.3'

PROPOSED LANDSCAPE AREA

OUTDOOR TERRACE

WATER MAIN
24" SEWER
6" CAST IRON GAS MAIN

24'
N/F BOLDUC



10' SETBACK

1 1/4" PLASTIC PIPE
1" COPPER
W.G.

PARK

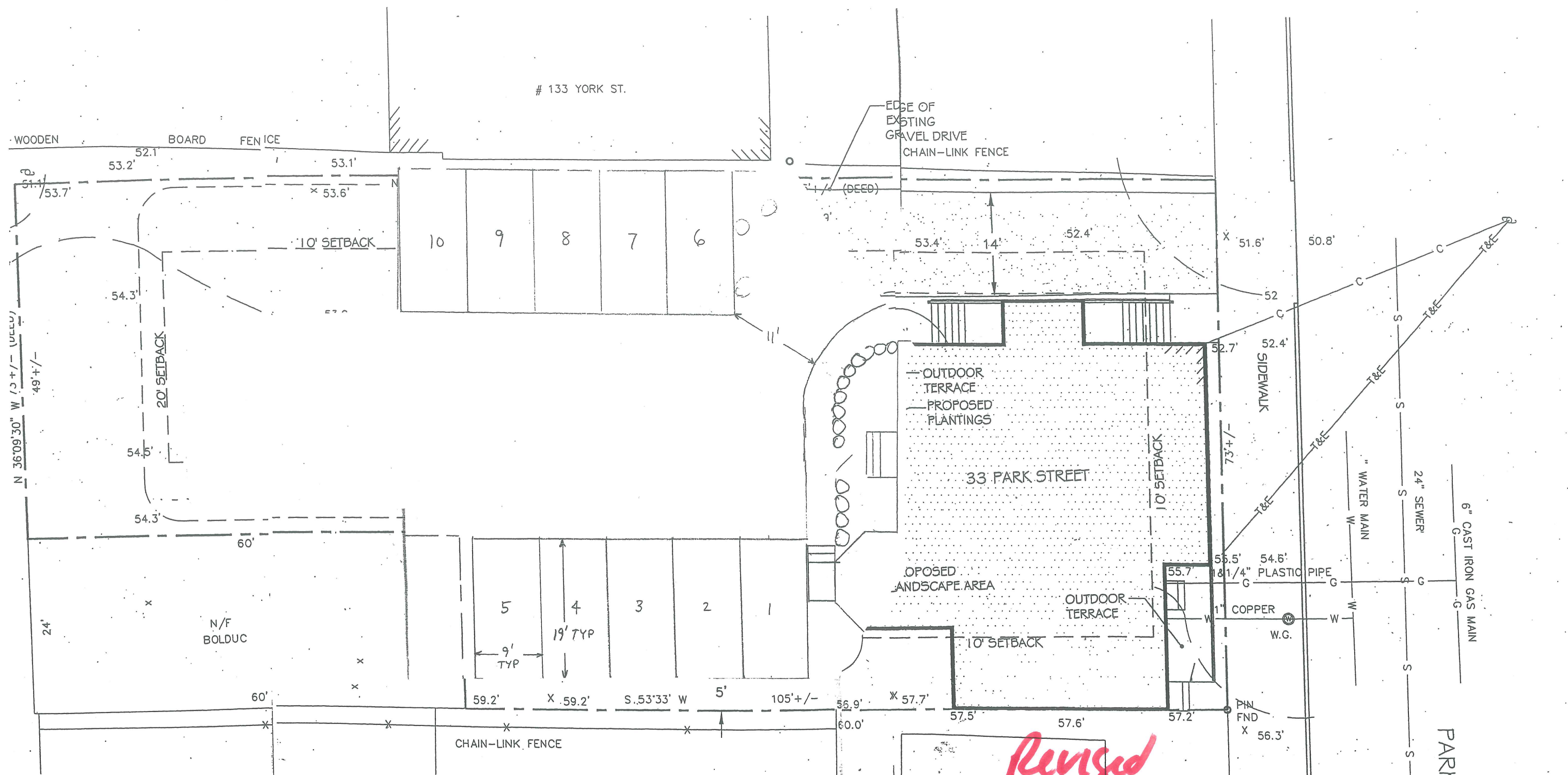
CHAIN-LINK FENCE

60'
59.2' X 59.2' S. 53°33' W
5' 105'+/-

56.9' X 57.7'
60.0'
57.5'
57.6'
57.2'

FND
X 56.3'

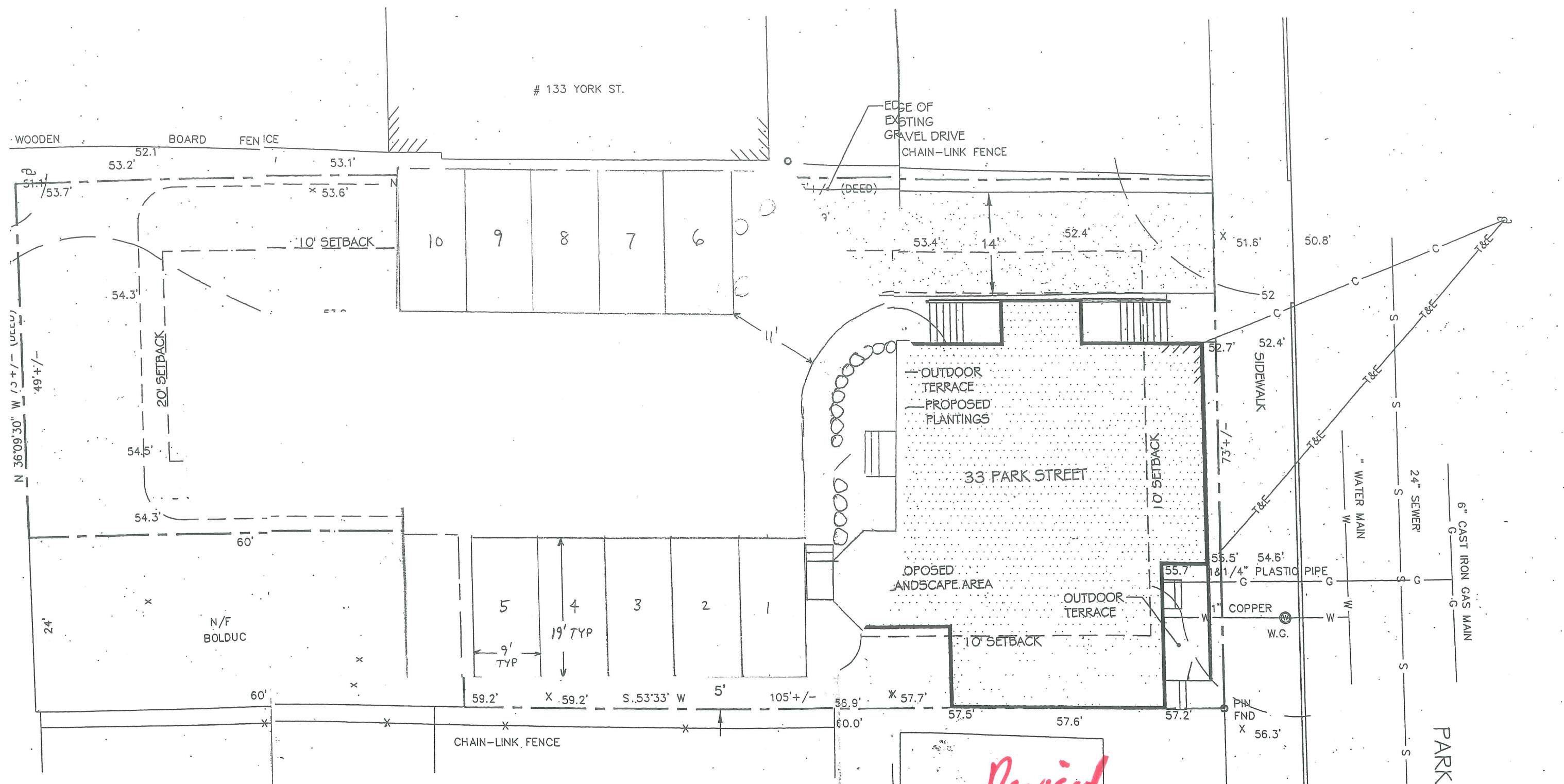
**CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: ~~8/14/03~~**



Revised

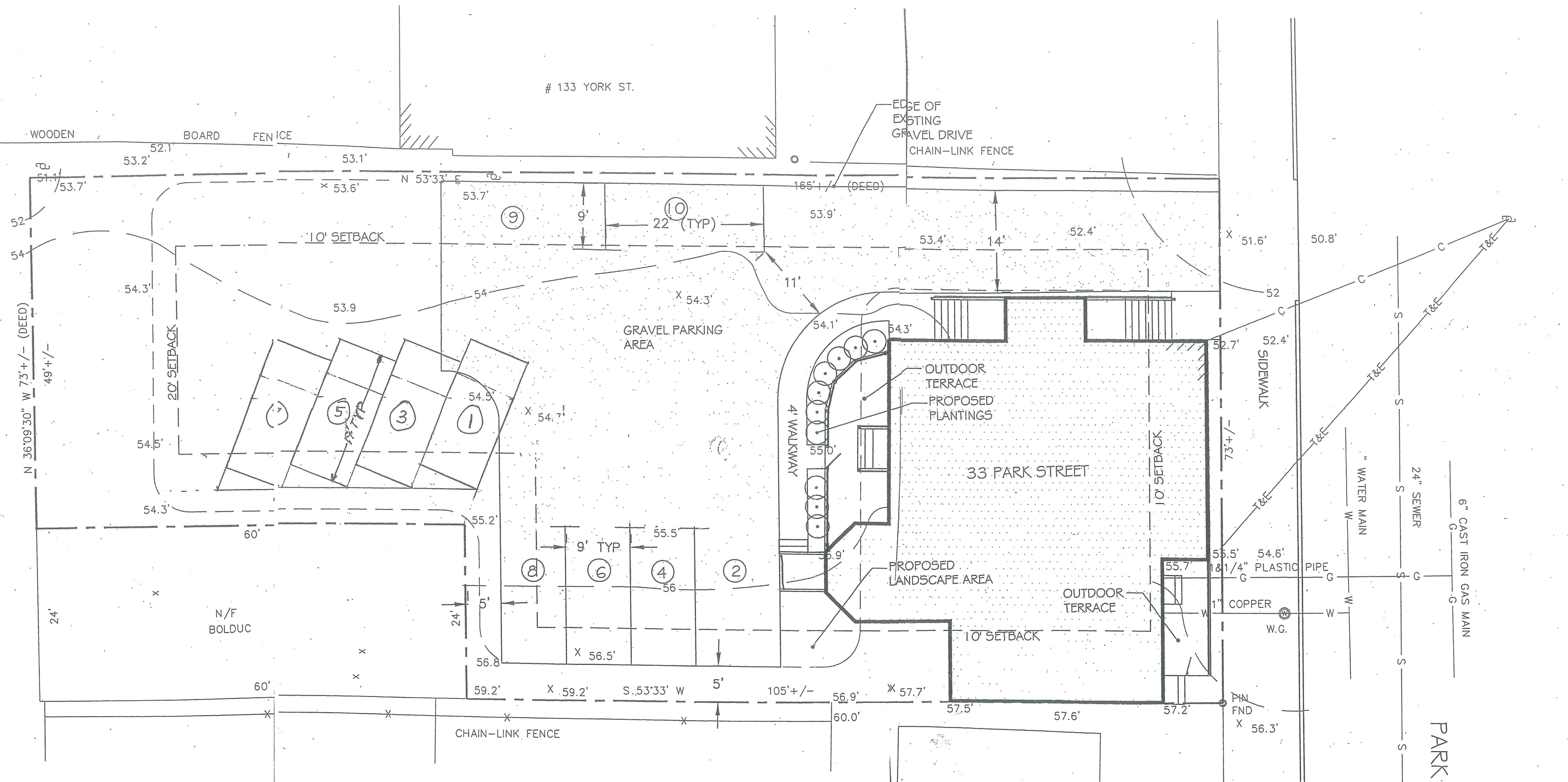
CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: *3/16/04*

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: *8/14/03*



Revised
 CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: *3/16/04*

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: *8/14/03*



CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: **8/14/03**

RENOVATIONS TO
31-33 PARK STREET

Revisions

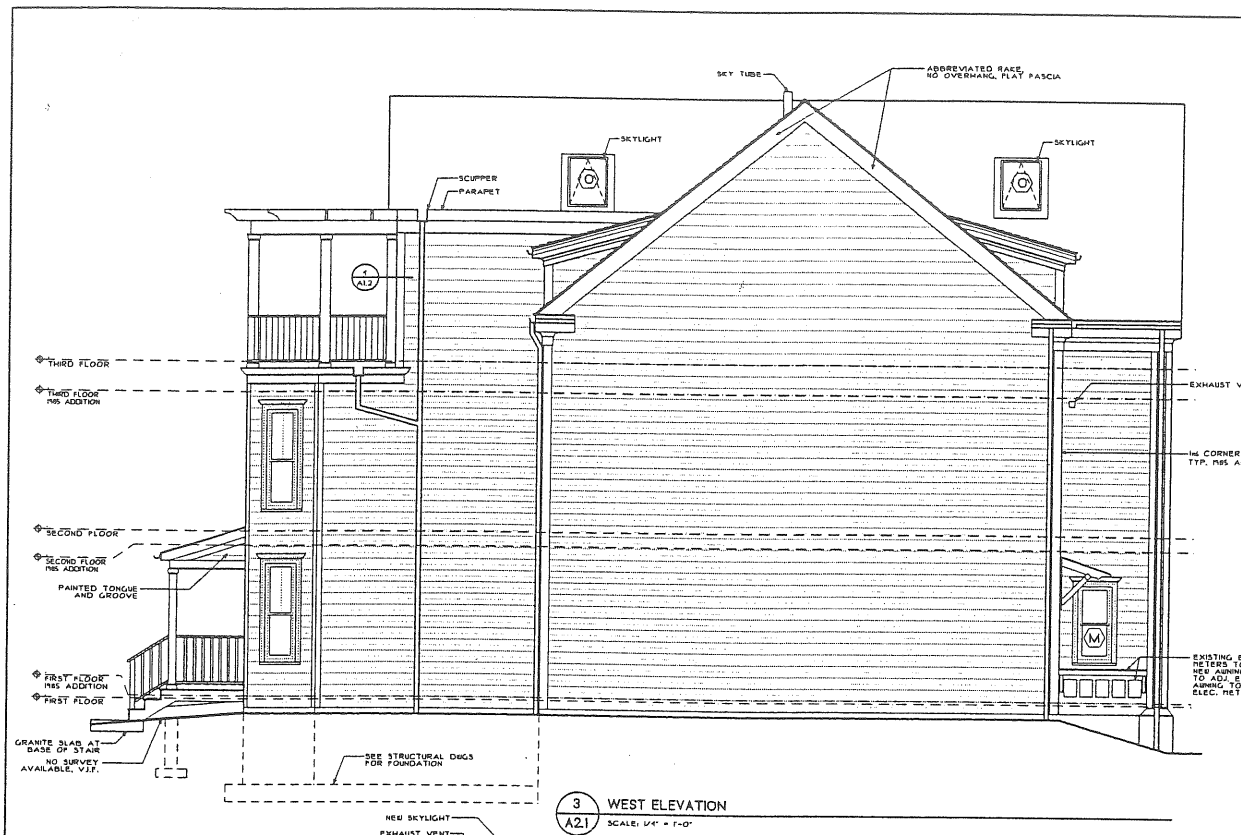
18 Danforth Street
Post Office Box
181 078
Portland, Maine
04112-0483
Voice:
207.781.8111
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207.781.2146
Email:
rhd@carrollassociates.com

Consultants
Landscape Architect
Carroll Associates
Structural Engineer
SRG ENGINEERING

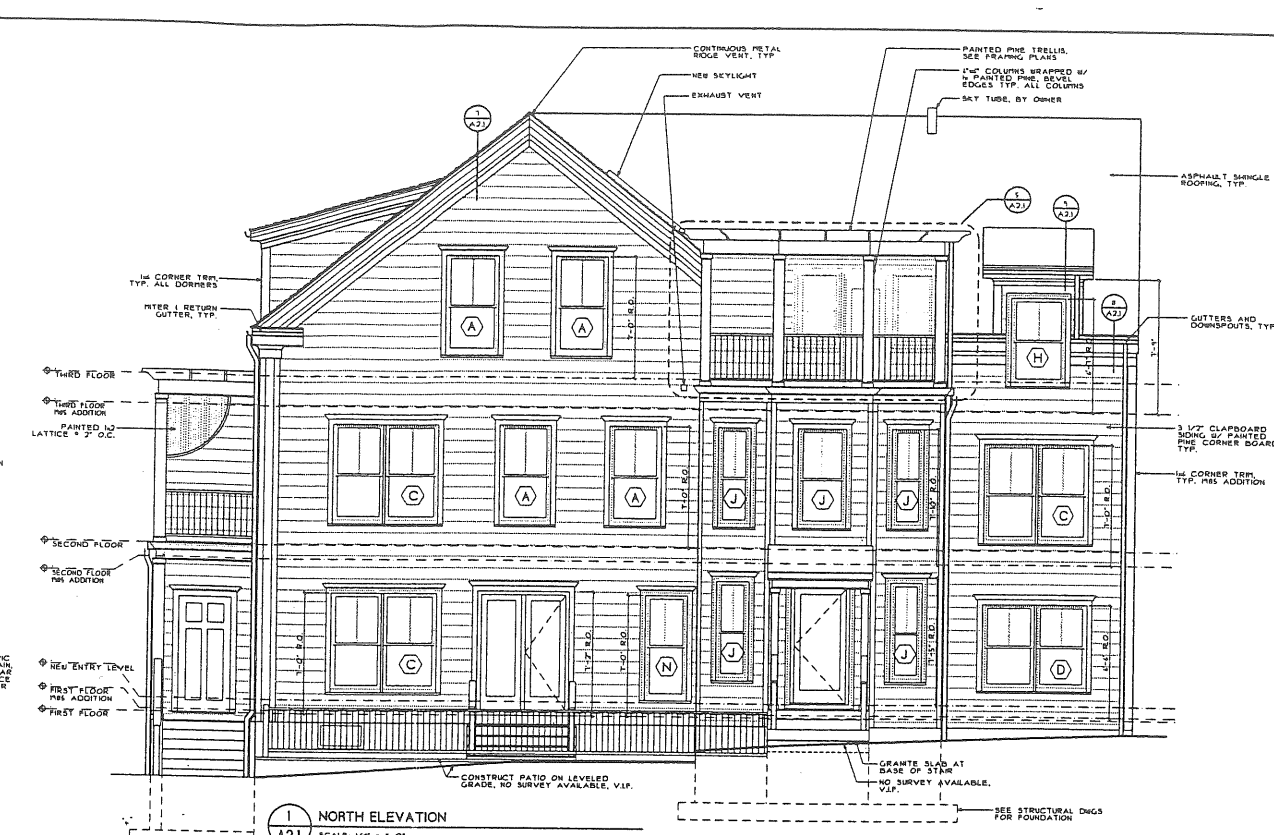
Job No.:
Date: JUNE 13, 2003
Scale: 1/4" = 1'-0"
Drawn by: C.A.
Checked by: S.R.L. DB

Drawing Title:
EXTERIOR ELEVATIONS

A2.1



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



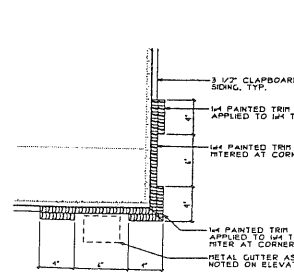
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



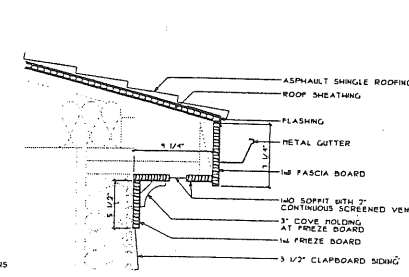
4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



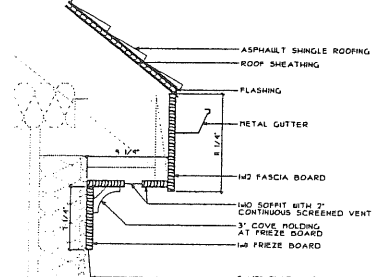
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



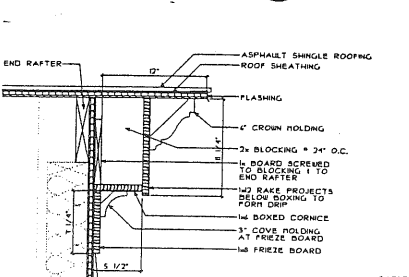
10 CORNER PILASTER DETAIL
SCALE: 1 1/2" = 1'-0"



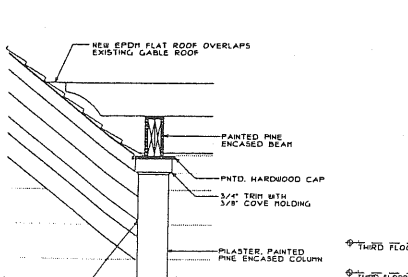
9 EAVE DETAIL @ DORMER
SCALE: 1 1/2" = 1'-0"



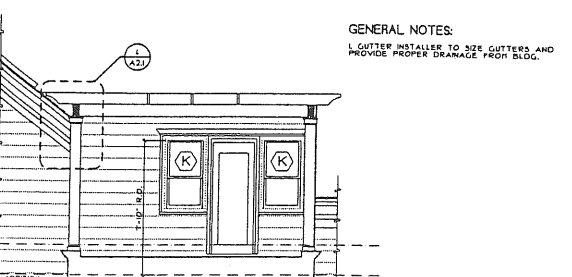
8 TYPICAL EAVE DETAIL
SCALE: 1 1/2" = 1'-0"



7 TYPICAL RAKE DETAIL
SCALE: 1 1/2" = 1'-0"



6 DETAIL
SCALE: 3/4" = 1'-0"



5 NORTH ELEVATION - AT DECK
SCALE: 1/4" = 1'-0"

GENERAL NOTES:
1. GUTTER INSTALLER TO SIZE GUTTERS AND PROVIDE PROPER DRAINAGE FROM BLDG.

Stephen Ditt
ARCHITECTS

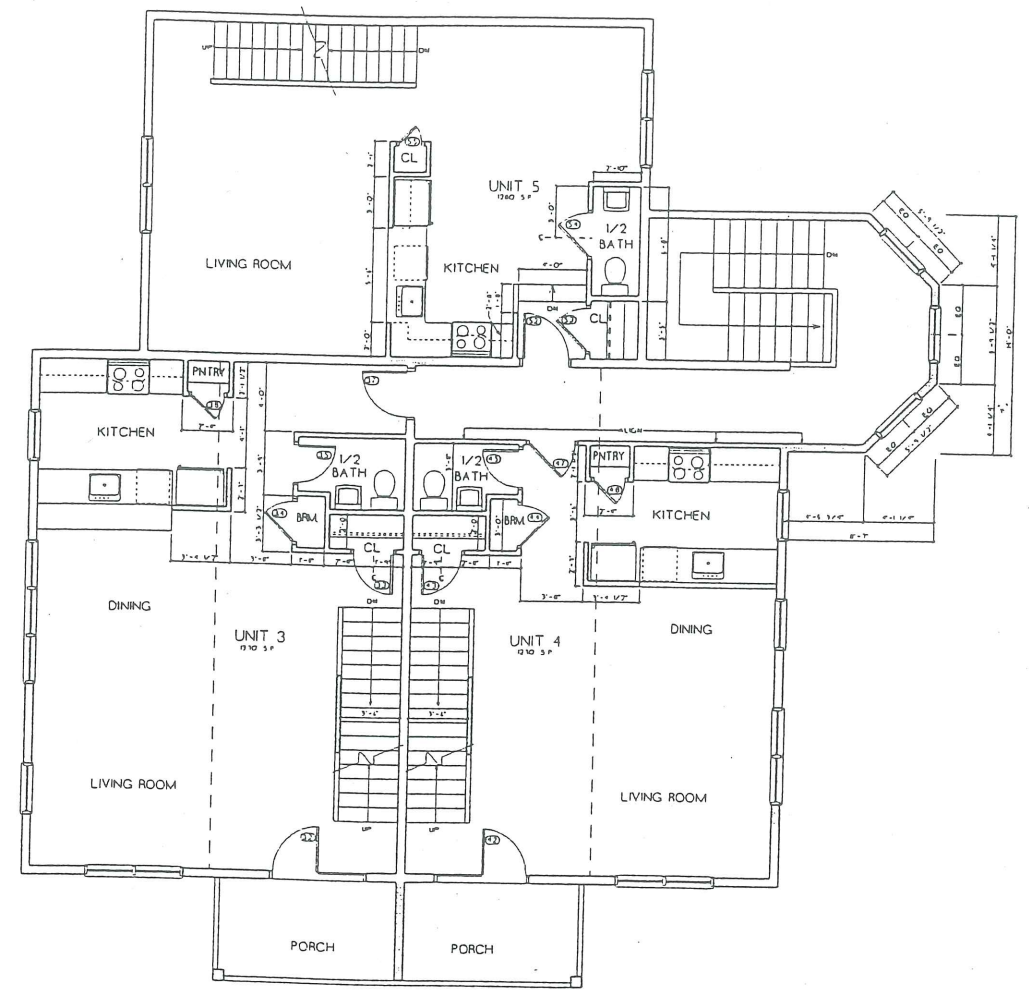
28 Southwold Street
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04112-0383
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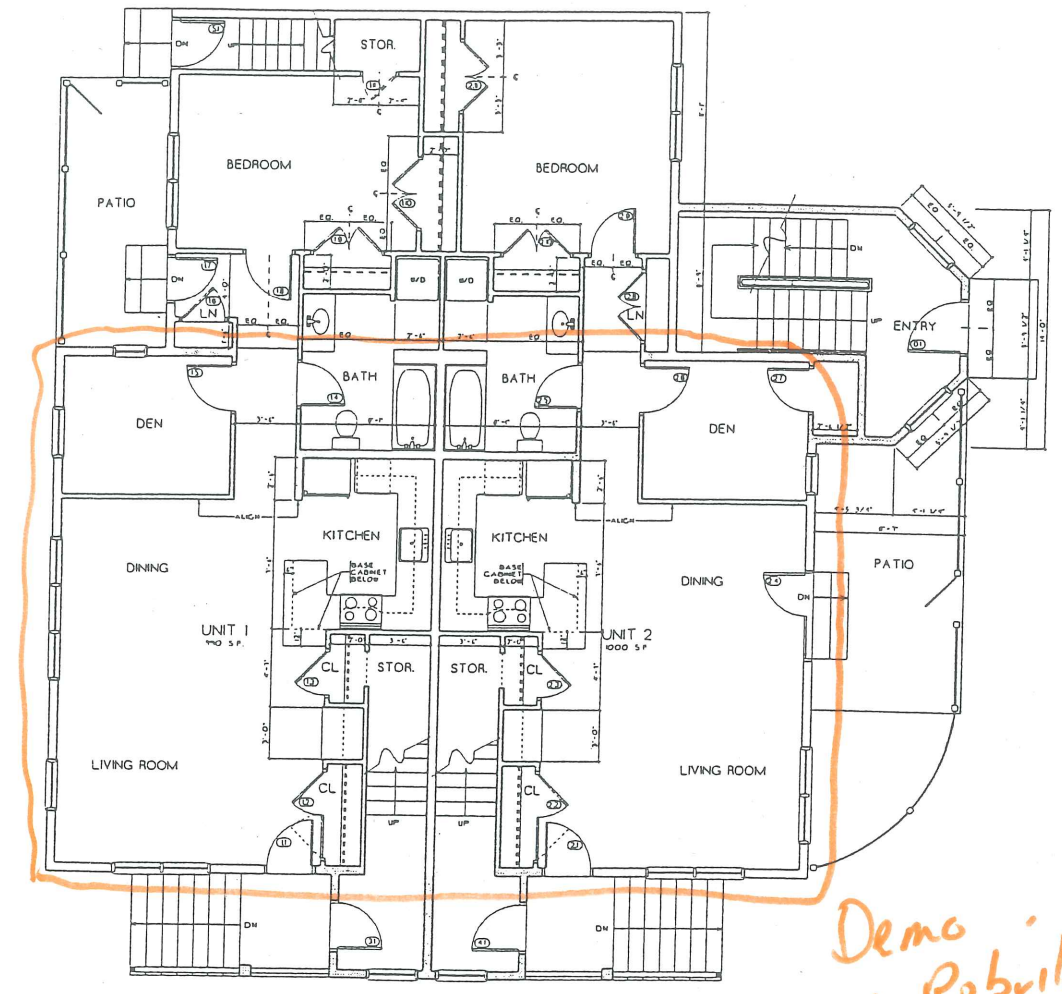
Structural Engineer:
SRG ENGINEERING
Landscape Architect:
Carroll Associates
Structure Engineer:

Proj. No.:
Date: JAN 12, 2003
Scale: 1/4" = 1'-0"
Drawn by: C.J.
Checked by:

Showing From:
FLOOR PLANS

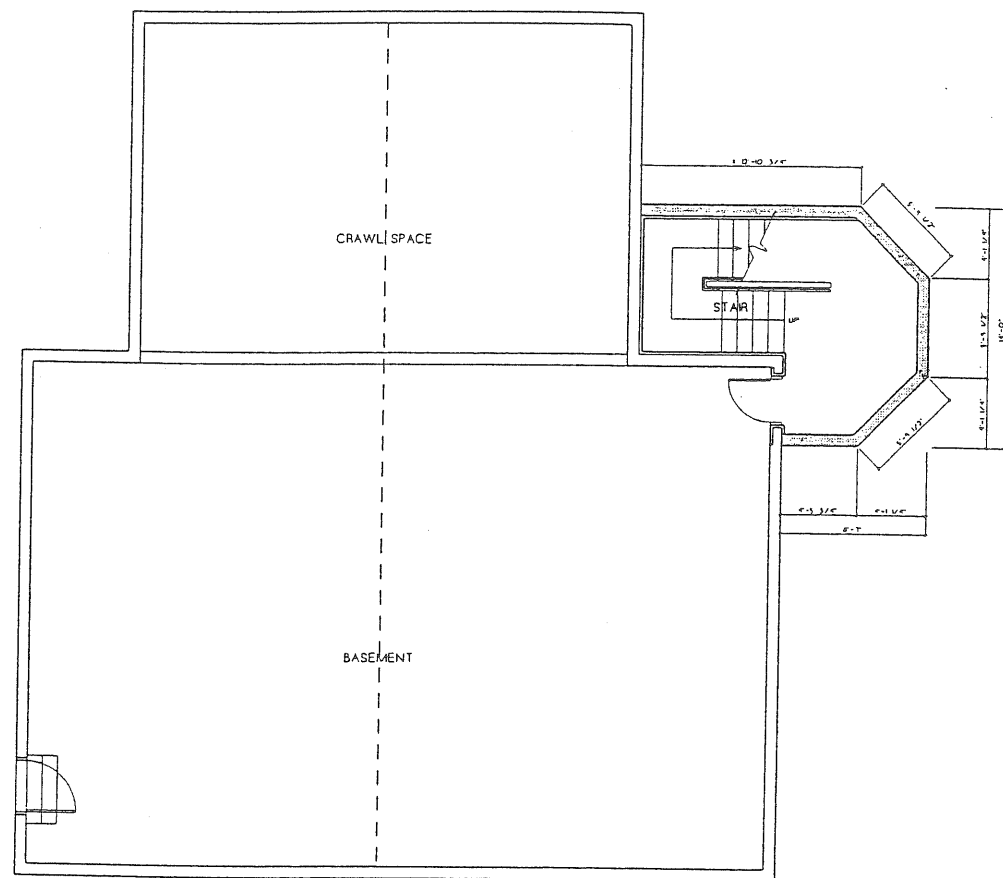


2 SECOND FLOOR PLAN
ALL SCALE: 1/4" = 1'-0" 2500 S.F.

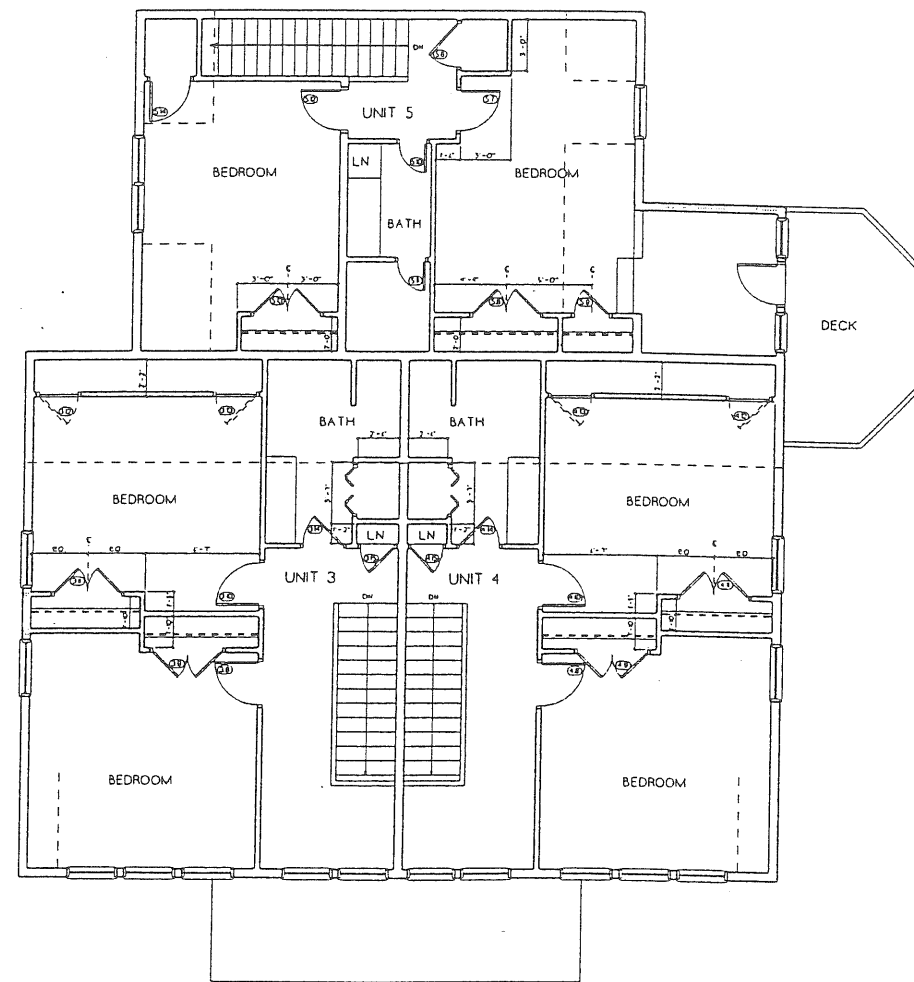


1 FIRST FLOOR PLAN
ALL SCALE: 1/4" = 1'-0" 2300 S.F.

DRAWING LEGEND



2 BASEMENT FLOOR PLAN
A1.2 SCALE: 1/4" = 1'-0" 2200 57



1 THIRD FLOOR PLAN
A1.2 SCALE: 1/4" = 1'-0" 2240 57

SYDNEY BENT
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Consultants

Landscape Architect
Carraro Associates
Structural Engineer

Job No: 044 13 2003
Date: 04/13/2003
Scale: 1/4" = 1'-0"
Drawn by: C.J.
Checked by: [blank]

Showing the
FLOOR PLANS