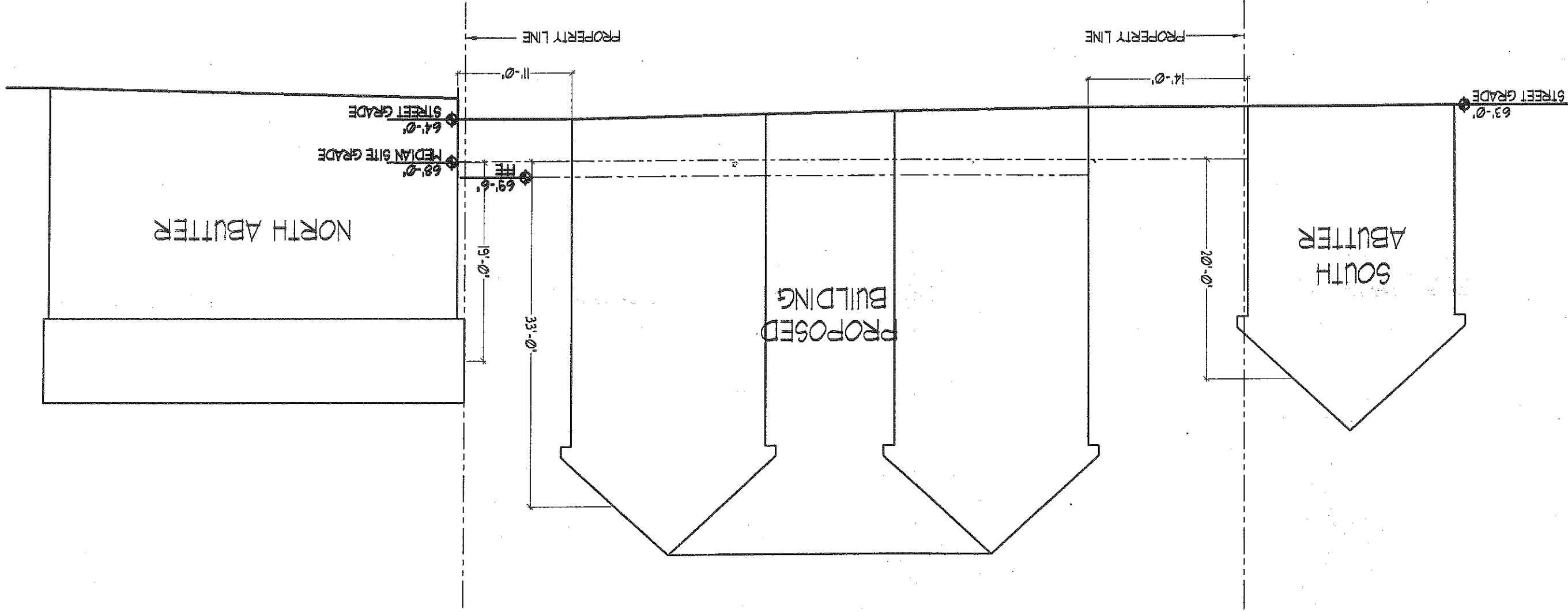


40-C-26
75 York St.

Renovation 5

~~75 York St.~~
~~etc.~~

157 YORK STREET



HEGHT ANALYSIS
 SCALE: NTS
 NTS
 1/4" = 1'-0"

EXTERIOR
 ELEVATION

ISSUE DATE	PRELIM	-
DD	BID	-
CD's	REVISION	-
PRINT	11/21/03	
DRAWN BY	DEM	
CHECK BY	ACH	

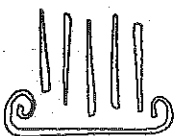
Job: 02020

GUILFORD COURT
 157 York Street
 Portland, Maine

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65 NEWBURY STREET
 PORTLAND, ME 04101
 207.761.9000
 fax: 207.761.2010
 info@portcityarch.com

PORT CITY
 ARCHITECTURE

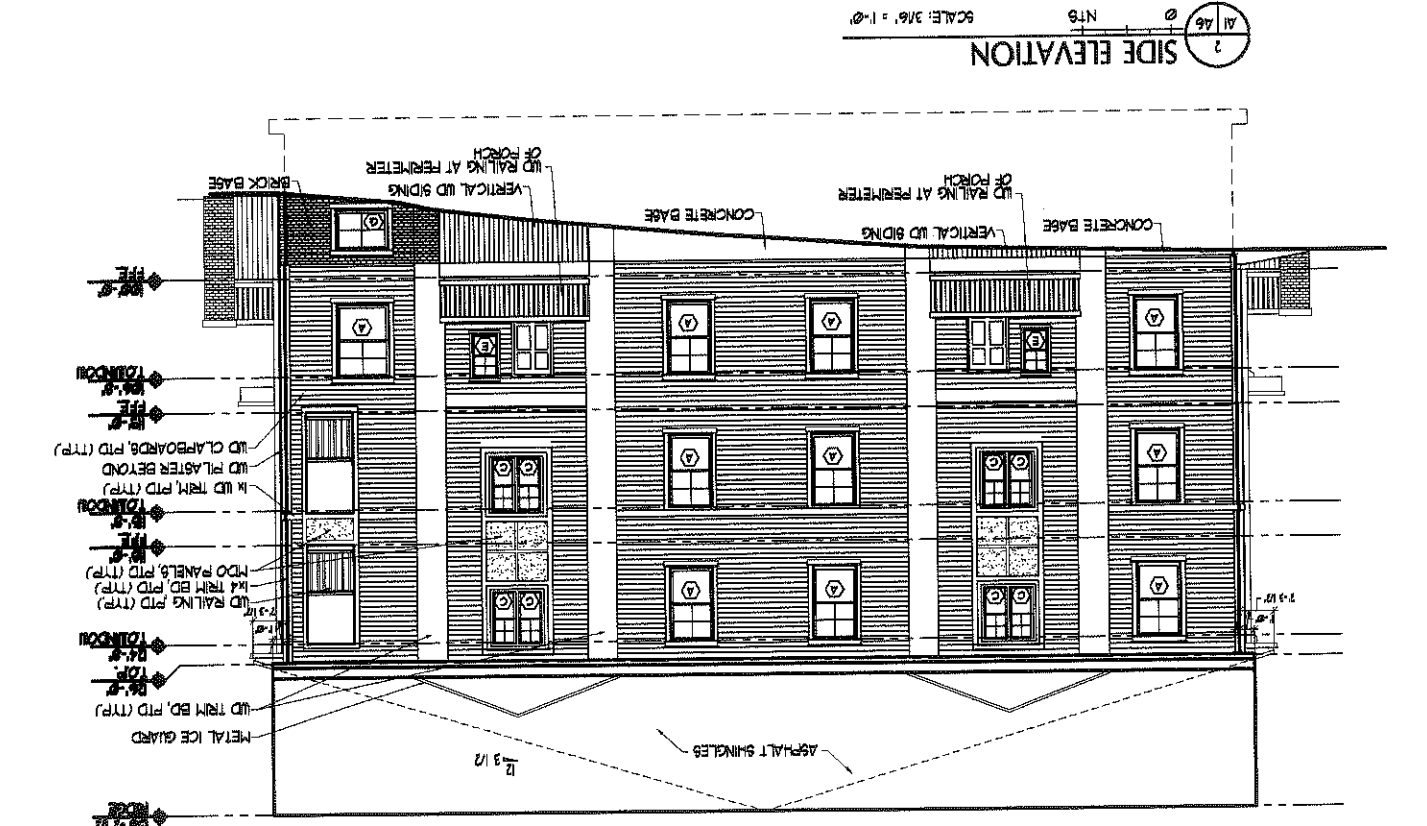
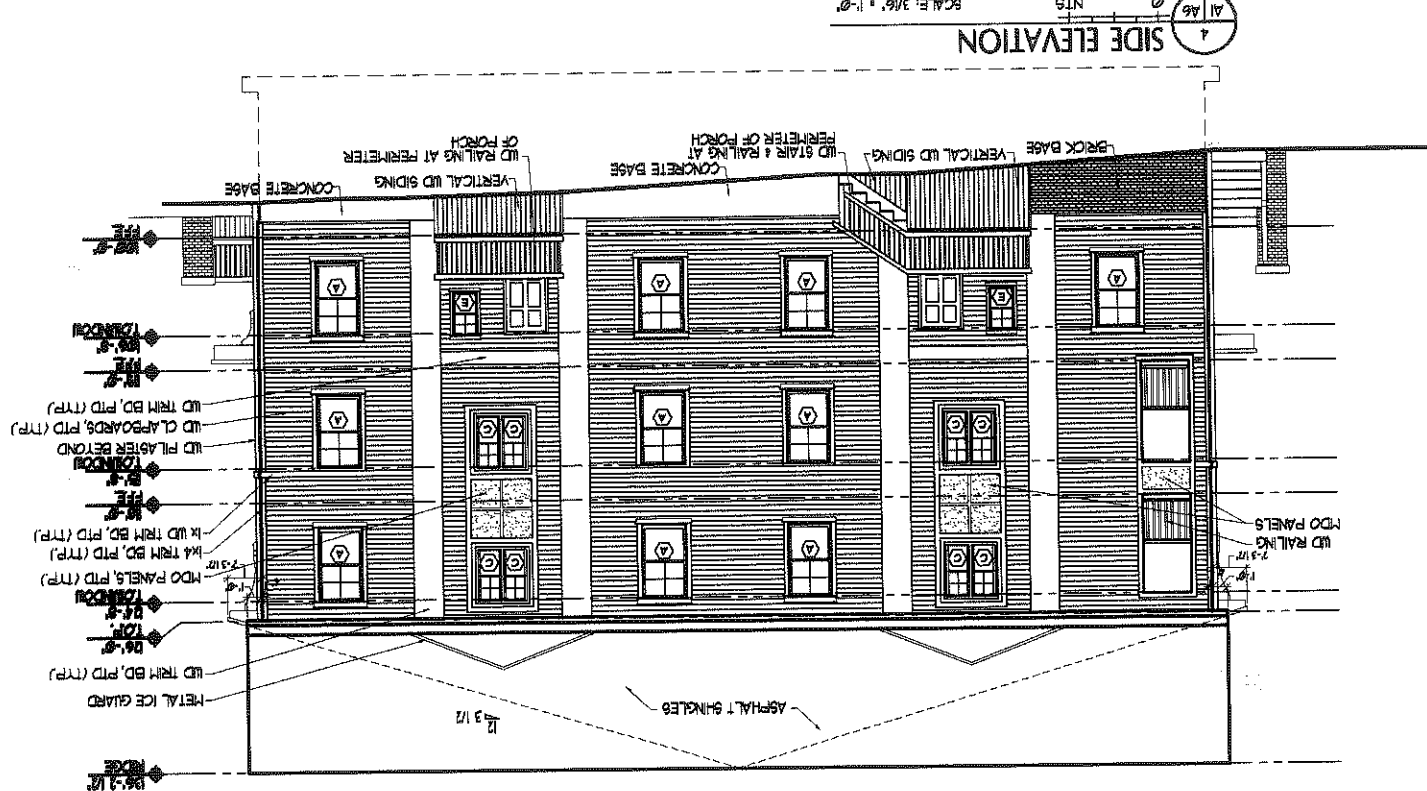
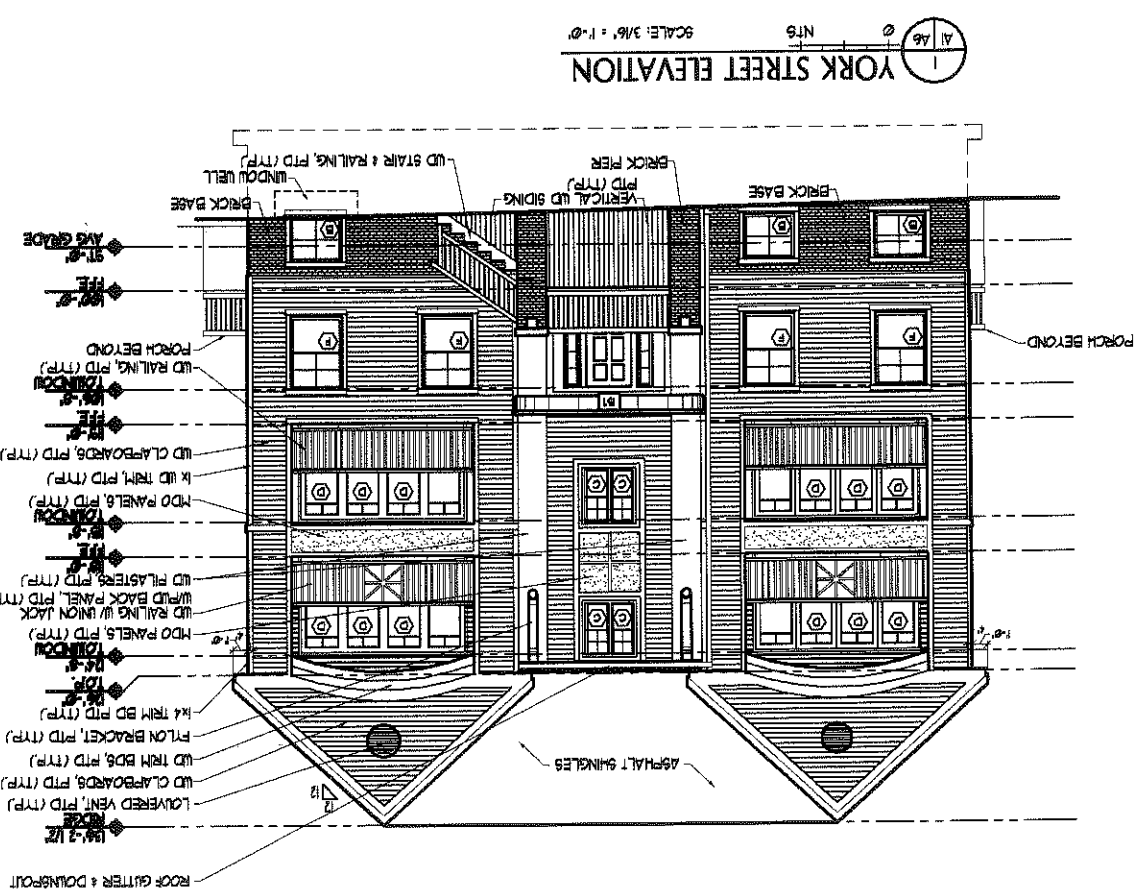
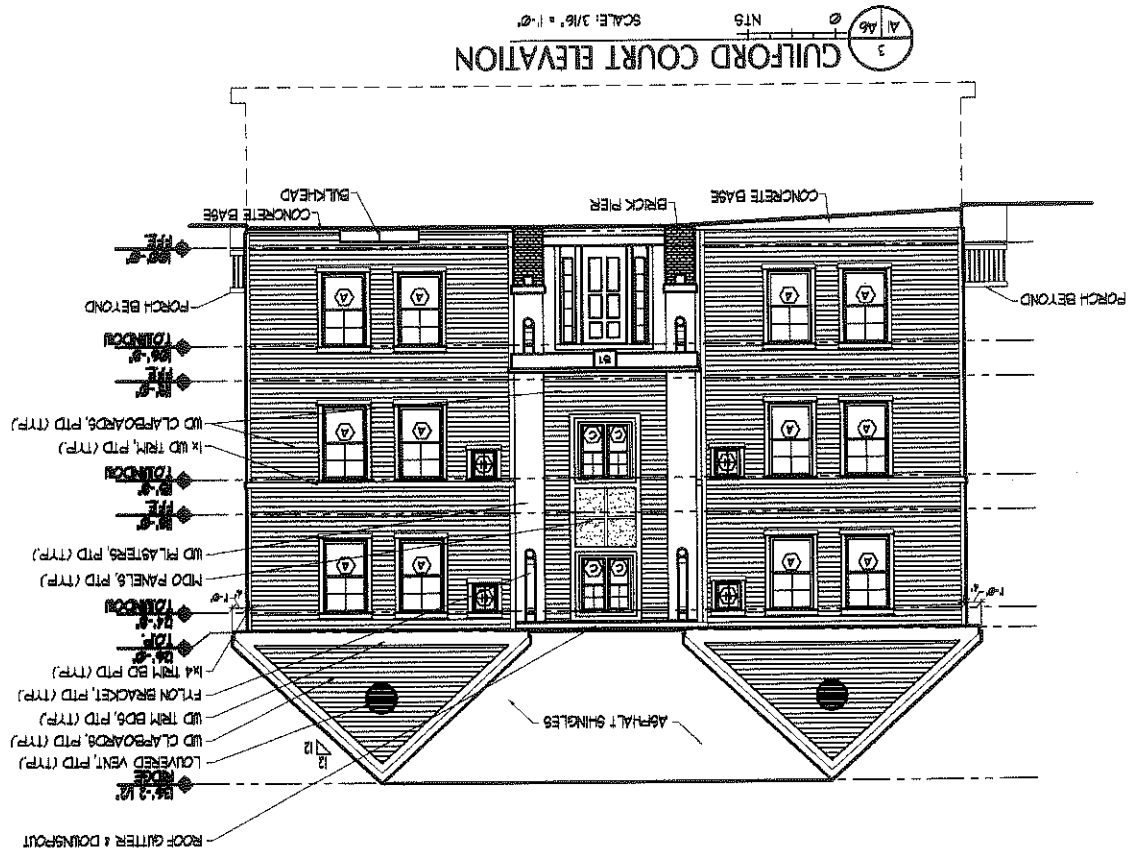
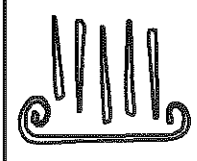


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C.D.'s 010504
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DD
PRELIM
ISSUE DATE

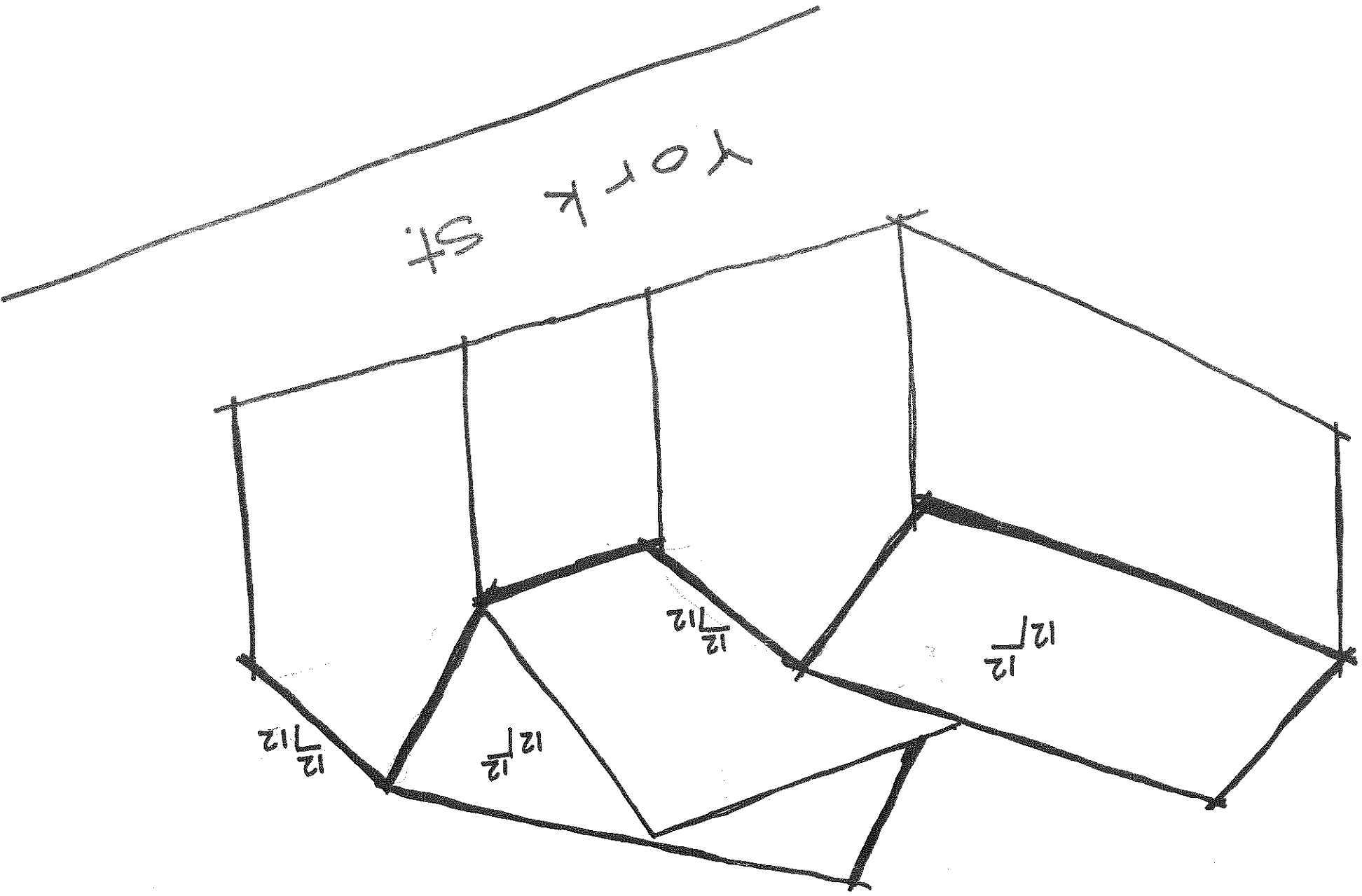
JOB: 03126

GUILFORD COURT
157 YORK STREET
PORTLAND, ME

PORT & GIVY ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
fax: 207.761.2010
info@portandgivy.com



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ISSUE DATE	-
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C.D.'s	01/03/04
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PRINT	01/03/04
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CHECK BY	ACH

Job: 03126

GUILFORD COURT
 157 YORK STREET
 PORTLAND, ME

PORT & GUY ARCHITECTURE
 65 NEWBURY STREET
 PORTLAND, ME 04101
 fax: 207.761.2010
 info@porttuyarch.com



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GULFORD COURT
157 YORK STREET
PORTLAND, ME

JOB: 03126

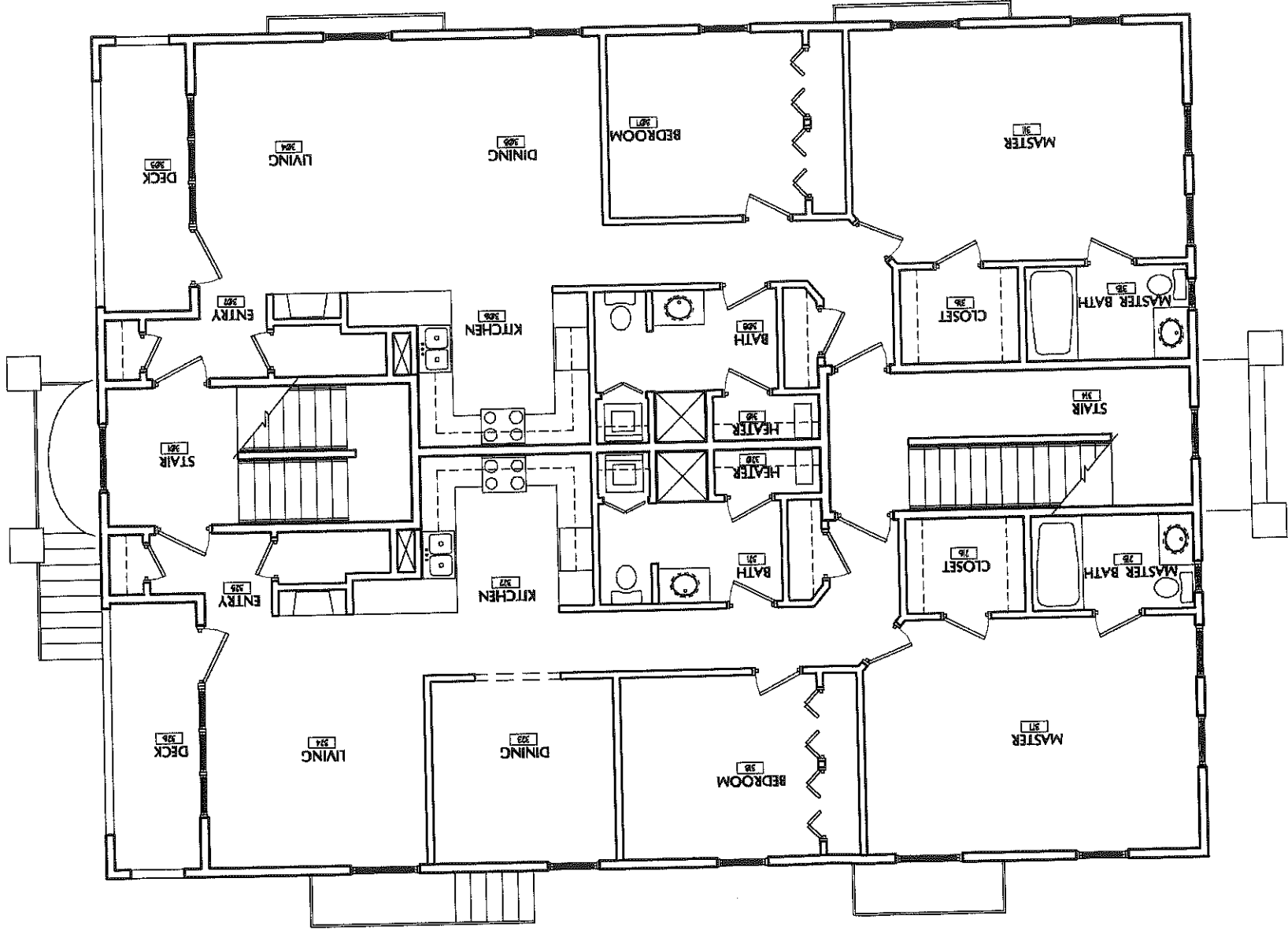
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PRELIM	-
DD	-
BID	09.17.03
CD:	01.05.04
REVISION	-
PRINT	01.05.04

DRAWN BY DEM

CHECK BY ACH

A-4

THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"





PORT & GITY ARCHITECTURE

65 NEWBURY STREET
 PORTLAND, ME 04101
 207.761.9000
 fax: 207.761.2010
 info@portcityyorch.com

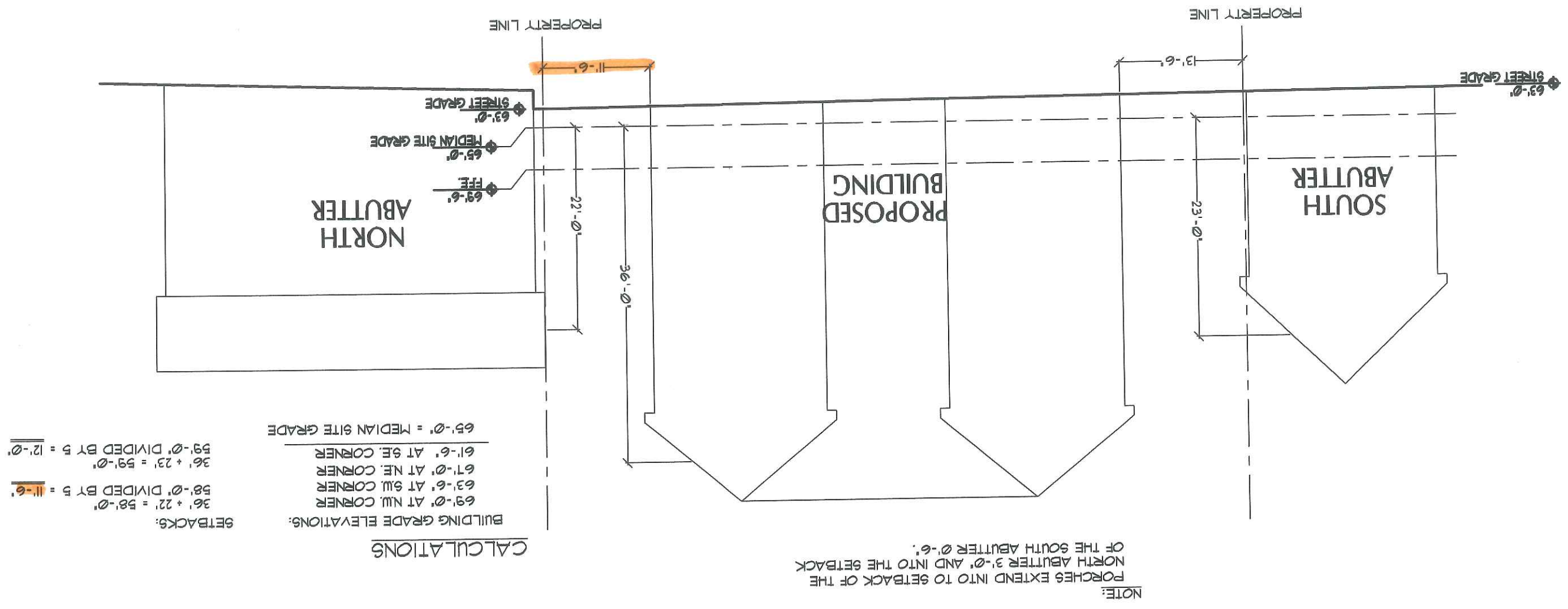
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GUILFORD COURT
 157 York Street
 PORTLAND, ME

Job: 03126

ISSUE DATE	PRELIM	-
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BID	09.17.03	-
C.D.'s	01.05.04	-
REVISION I	-	01.05.04
PRINT	01.05.04	-

DRAWN BY DEM
 CHECK BY ACH



CALCULATIONS

BUILDING GRADE ELEVATIONS:
 69'-0" AT NW CORNER
 63'-6" AT SW CORNER
 61'-0" AT NE CORNER
 61'-6" AT SE CORNER

SETBACKS:
 36' + 22' = 58'-0"
 58'-0" DIVIDED BY 5 = 11'-6"

65'-0" = MEDIAN SITE GRADE
 36' + 23' = 59'-0"
 59'-0" DIVIDED BY 5 = 12'-0"



157 YORK STREET

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: WAYNE BARKER AS SHOWN IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 12271, PAGE 193.
2. THIS SURVEY IS THE RESULT OF A FIELD SURVEY PERFORMED ON 02-18-2001 UTILIZING THE FOLLOWING EQUIPMENT:
LEITZ SOCKISHA SET 4 TOTAL STATION, LEITZ SOR 24 DATA COLLECTOR.
3. SURVEYED PARCEL MAY BE FOUND ON ASSESSORS PLAN 44, BLOCK B, LOT 5, AS ON FILE IN THE ASSESSING DEPARTMENT PORTLAND, MAINE AT THE TIME OF THIS SURVEY.
4. AREA OF SURVEYED PARCEL = APPROXIMATELY 9814.5 SQUARE FEET OR 0.23 ACRES.
5. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN IN THE FIELD DURING NOVEMBER 2002.
6. ALL DOCUMENTS REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE OF PUBLIC RECORD. THERE MAY EXIST OTHER DOCUMENTS THAT ARE NOT PART OF RECORD WHICH COULD AFFECT THE RESULTS OF THIS SURVEY.
7. THE LOT LINES SHOWN ON THIS PLAN ARE BASED UPON SURVEYING MONUMENTS FOUND AND ASSESSORS NOTES TAKEN IN 1852, OBTAINED FROM THE CITY OF PORTLAND. OCCUPATION OF FOUNDATIONS AND BUILDINGS WERE ALSO CONSIDERED.
8. DOCUMENTS REFERENCED AS BOOK AND PAGE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PORTLAND, MAINE.
9. THE EASEMENT SHOWN AS 12' X 57' AND MENTIONED IN THE SUBJECT PARCELS DEEDS IS INTENDED AS AN ACCESS EASEMENT ONLY, FOR THE ADJUTING LOT.
10. ALL UTILITIES SHOWN ON THIS PLAN WERE TAKEN FROM PLAN REF. #1. FIELD VERIFICATION OF THEIR LOCATION SHOULD BE PERFORMED PRIOR TO EXCAVATION.
11. ELEVATIONS ARE BASED UPON ASSUMED ELEVATION OF 100 FEET.
12. STATUS OF GUILFORD COURT: A PRIVATE WAY.
13. UNITS PLANNED: 4 ~ 1 BEDROOM RENTALS, 4 ~ 2 BEDROOM CONDOMINIUMS.
14. THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR THE FOLLOWING:
a. THE REMOVAL OF ALL TRASH GENERATED.
b. MAINTENANCE OF GUILFORD COURT TO INCLUDE REPAIR, SNOW REMOVAL AND UP KEEP.
c. THE CITY OF PORTLAND WILL ASSUME NO RESPONSIBILITY OF GUILFORD COURT.
15. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY 147, SP.18, DATED NOVEMBER 1992, SUPPLIED BY THE STATE OF MAINE.
16. CITY OF PORTLAND'S ASSESSORS PLAN NO. 44.
17. WORKING DRAWINGS OF STREETS FOR PARK, YORK, STATE AND DANFORTH STREETS ON FILE WITH THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
18. PORTLAND WATER DISTRICT "PORTLAND SHEET" 2, REVISED 02-12-90 ON FILE WITH THE PORTLAND WATER DISTRICT PORTLAND, MAINE.

PLAN REFERENCES:

SETBACKS AS NOTED.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PARCEL APPEARS TO BE IN ZONE C, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

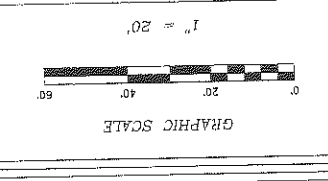
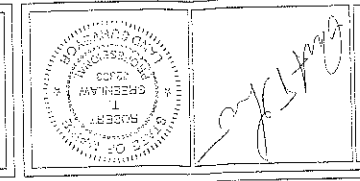
- ⑧ Capped 5/8" Rods to 36 Sht. With Registration Number 2303.
- Iron Pipe or Solid Pin Found
- ▲ Survey Instrument Point
- A.O. Above Grade
- B.O. Below Grade
- Property Line
- Abutment Line
- Property Line
- Overhead Utility
- Utility Pole
- Street Line
- Direction of Bearing
- Edge of Traveled Way

SUBDIVISION RECORDING PLAT of GUILFORD COURT
AN 8-DRAWING UNIT BUILDING AT 157 YORK STREET PORTLAND, MAINE
FOR: WAYNE BARKER/TASHA VOSBURGH

PREPARED BY: BACK BAY BOUNDARY, INC.
65 NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-761-2010
DRAWN BY: RTG - RJA
CHECKED BY: RTG
SCALE: 1" = 20'
DATE OF SURVEY: 11-07-02
JOB NUMBER: 2002B-P
SHEET: 1 of 1
DRAWN: 2002 NO: 88

CERTIFICATE:

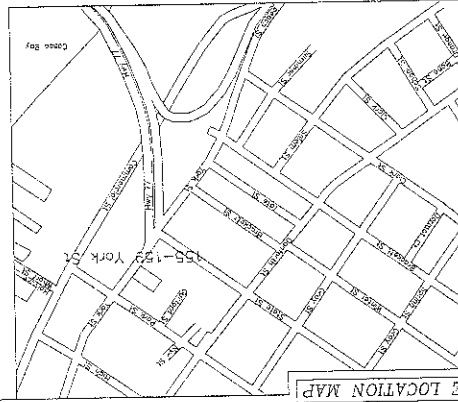
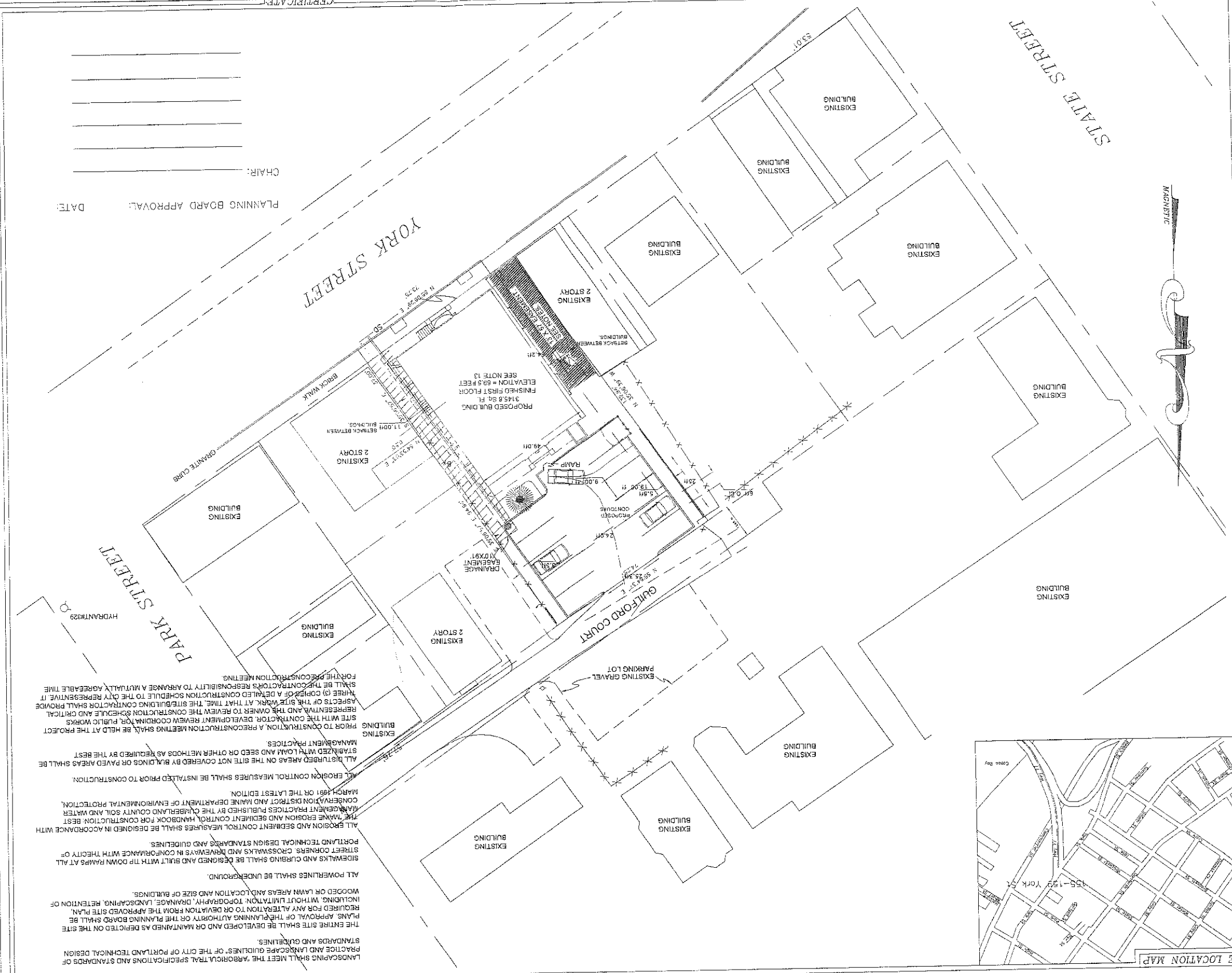
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:
a) NO WRITTEN REPORT
b) NO NEW DESCRIPTION
ROBERT T. GREENLAW P.L.S.
PRESIDENT BACK BAY BOUNDARY, INC.
DATE: APRIL 09, 2004



STATE OF MAINE, CUMBERLAND SS
REGISTRY OF DEEDS
2004
PAGE
PLAN BOOK
RECEIVED
AT: H. M. AND RECORDED IN

REVISIONS:

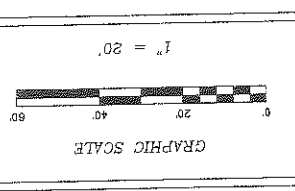
REVISIONS:	LOCATION: 155-159 YORK STREET PORTLAND, MAINE
RECEIVED: 04/05/2004 - ADDED NOTES, TREE SIZES, DETAILS PER CITY COMMENTS	
REVISION: 2/4/2004 - CHANGED CONTOURS AND ZONING NOTE	



REVISIONS:

REVISIONS:	4/8/2004 - PRINT TO CITY OF PORTLAND
REVISIONS:	2/4/2004 - CHANGED CONTOURS AND ZONING NOTE
REVISIONS:	LOCATION: 155-159 YORK STREET PORTLAND, MAINE

STATE OF MAINE, CUMBERLAND SS
 REGISTRY OF DEEDS
 RECEIVED
 2004
 PLAN BOOK H M AND RECORDED IN PAGE 2004



ROBERT T. GREENLAW P.L.S.
 GREENLAW SURVEYING
 12203
 ROBERT T. GREENLAW
 12203

DATE: APRIL 06, 2004
 PRESIDENT BACK BAY BOUNDARY, INC.
 ROBERT T. GREENLAW P.L.S.
 1 HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:
 (P) NO NEW DESCRIPTION
 (Q) NO WRITTEN REPORT

PREPARED BY:
 BACK BAY BOUNDARY, INC.
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010
 DRAWN BY: RTG - PJM
 CHECKED BY: RTS
 SCALE: 1" = 20'
 DATE OF SURVEY: 11-07-2002
 JOB NUMBER: 200288-B
 SHEET: 1 OF 3
 DRAWER: 2002 NO. 88

FOR:
 WAYNE BARKER/TASHA VOSBURGH
 AN 8-DWELLING UNIT BUILDING AT 157 YORK STREET PORTLAND, MAINE
 GUILFORD COURT
 BOUNDARY SURVEY/EXISTING CONDITIONS

LEGEND:

① Copied S/B/Refer To Be Set	— Direction of Bearing
② With Registration Number 2303	— Street Line
N/F New Or Formerly	— Property Line
— Distance from reference	— Abutment Line
— Iron Pipe or Solid Pin Found	— Survey Instrument Point
A.C. Above Grade	B.G. Below Grade
F. Property Line	— Overhead Utility
— Utility Pole	— Edge of traveled way

FLOOD NOTE:
 BY GRAPHIC PLACING ONLY, THIS PARCEL APPEARS TO BE IN ZONE C, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1988, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

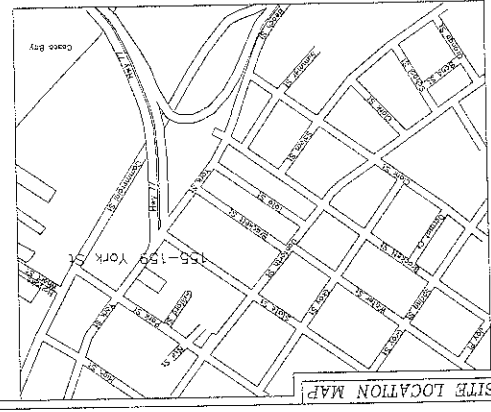
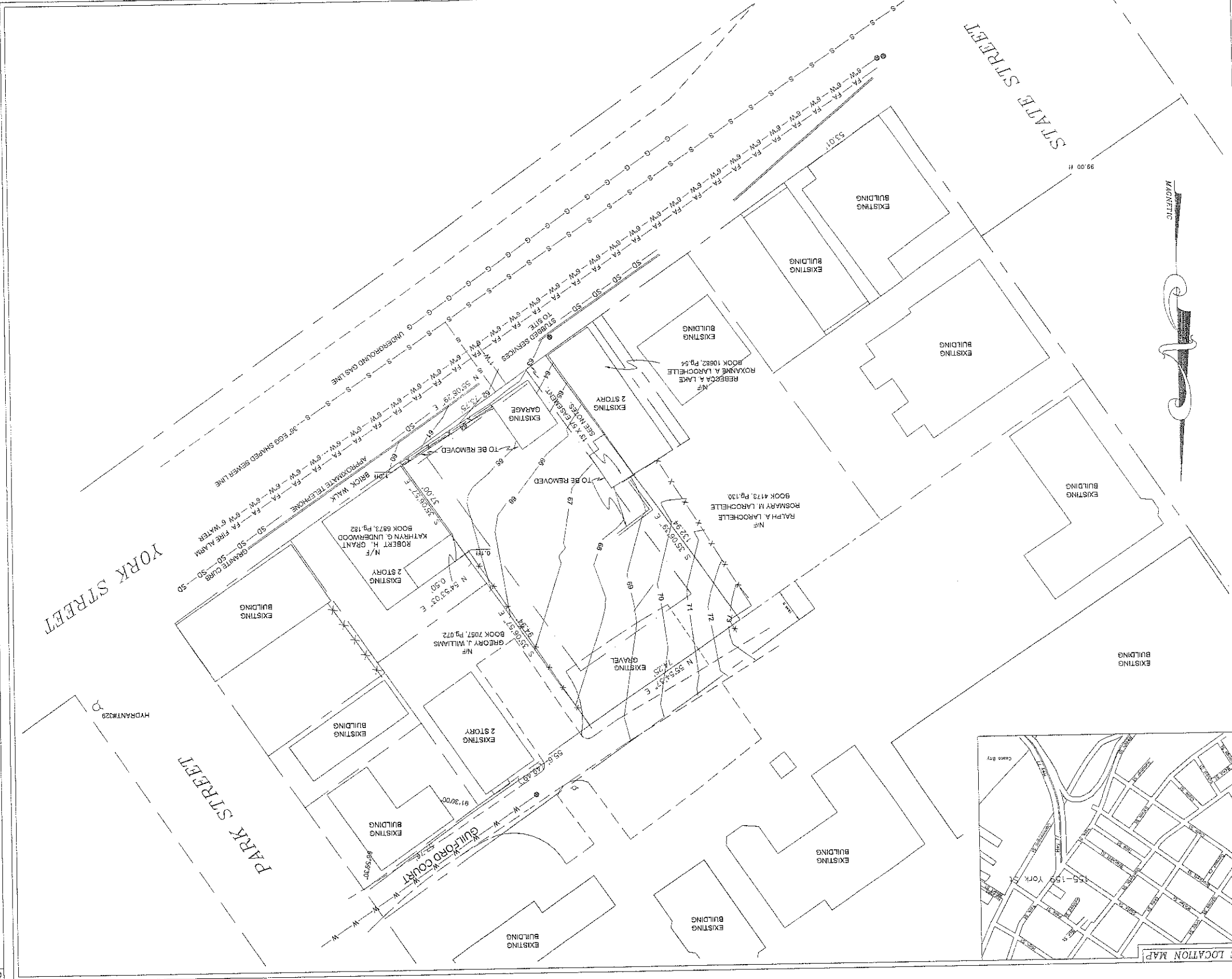
ZONING:
 CURRENT R-6, AND SMALL RESIDENTIAL LOT DEVELOPMENT

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: WAYNE BARKER AS SHOWN IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 13221, PAGE 193.
2. THIS SURVEY IS THE RESULT OF A FIELD SURVEY PERFORMED ON 02-16-2001 UTILIZING LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ SDR 24 DATA COLLECTOR.
3. SURVEYED PARCEL MAY BE FOUND ON ASSESSORS PLAN 44, BLOCK B, LOT 5, AS ON FILE IN THE ASSESSING DEPARTMENT PORTLAND, MAINE AT THE TIME OF THIS SURVEY.
4. AREA OF SURVEYED PARCEL = APPROXIMATELY 9814.5 SQUARE FEET OR 0.23 ACRES.
5. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN IN THE FIELD DURING NOVEMBER 2002.
6. ALL DOCUMENTS REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE OF PUBLIC RECORD, THERE MAY EXIST OTHER DOCUMENTS THAT ARE NOT PART OF PUBLIC RECORD WHICH COULD AFFECT THE RESULTS OF THIS SURVEY.
7. THE LOT LINES SHOWN ON THIS PLAN ARE BASED UPON STREITUNG MONUMENTS FOUND AND ASSESSORS NOTES TAKEN IN 1852, OBTAINED FROM THE CITY OF PORTLAND. OCCUPATION OF FOUNDATIONS AND BUILDINGS WERE ALSO CONSIDERED.
8. DOCUMENTS REFERENCED AS BOOK AND PAGE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PORTLAND, MAINE.
9. THE EASEMENT SHOWN AS 12' X 57' AND MENTIONED IN THE SUBJECT PARCELS DEEDS IS INTENDED AS AN ACCESS EASEMENT ONLY, THE ADDITION TO THE ADJUTING BUILDING APPEARS TO BE AN ENCROACHMENT.
10. ALL UTILITIES SHOWN ON THIS PLAN WERE TAKEN FROM PLAN REF. #1, FIELD VERIFICATION OF THEIR LOCATION SHOULD BE PERFORMED PRIOR TO EXCAVATION.
11. ELEVATIONS ARE BASED UPON ASSUMED ELEVATION OF 100 FEET.
12. STATUS OF GUILFORD COURT, A PRIVATE WAY

PLAN REFERENCES:

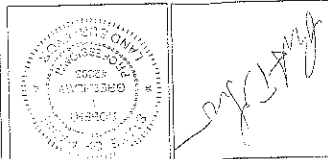
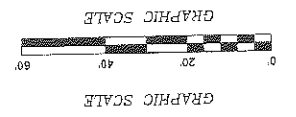
1. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY 14, "SPUR DATED NOVEMBER 1992, SUPPLIED BY THE STATE OF MAINE.
2. CITY OF PORTLANDS ASSESSORS PLAN NO. 44.
3. WORKING DRAWINGS OF STREETS FOR PARK, YORK, STATE AND DANFORTH STREETS ON FILE WITH THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
4. PORTLAND WATER DISTRICT "PORTLAND SHEET 12" REVISION 02-12-98 ON FILE WITH THE PORTLAND WATER DISTRICT PORTLAND, MAINE.



REVISIONS:

REVISION:	04-08-2004	ADDED LIGHTS, PORCHES, VARIOUS REVISIONS TO NOTES.
LOCATION:	155-159 YORK STREET PORTLAND, MAINE	

STATE OF MAINE, CUMBERLAND SS
 REGISTRY OF DEEDS
 RECEIVED
 AT : H. M. AND RECORDED IN
 PLAN BOOK PAGE
 2004



I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:
 b) NO WRITTEN REPORT
 c) NO NEW DESCRIPTION
 ROBERT T. GREENLAW P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.
 DATE: APRIL 8, 2004

PREPARED BY:
BACK BAY BOUNDARY, INC.
 LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-751-2010
 DRAWN BY: RTG
 CHECKED BY: PJM
 SCALE: 1" = 20'
 DATE: 11-19-2003
 JOB NUMBER: 200288-B
 SHEET: 2 OF 3
 DRAWER: 2002, NO. 88

FOR:
WAYNE BARKER/TASHA VOSHURGH
 PROPOSED SITE UTILITIES AND DRAINS
 GUILFORD COURT
 AN 8-DWELLING UNIT BUILDING AT 157 YORK STREET PORTLAND, MAINE

LEGEND:

- SLT—SUI: Fence, Erosion Control Mix or SPT Soils. (50.00') Distance from reference
- N/T: Now Or Formerly
- A.G: Above Grade
- B.G: Below Grade
- Property Line
- Abutter Line
- Street Line
- Direction of Bearing
- Edge of traveled way
- Iron Pipe or Solid Pin Found
- Survey Instrument Point
- Plan or dead
- Now Or Formerly
- Above Grade
- Below Grade
- Property Line
- Abutter Line
- Overhead Utility
- Utility Pole
- Street Line
- Direction of Bearing
- Edge of traveled way

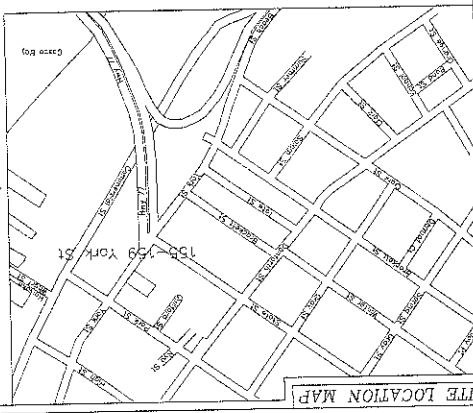
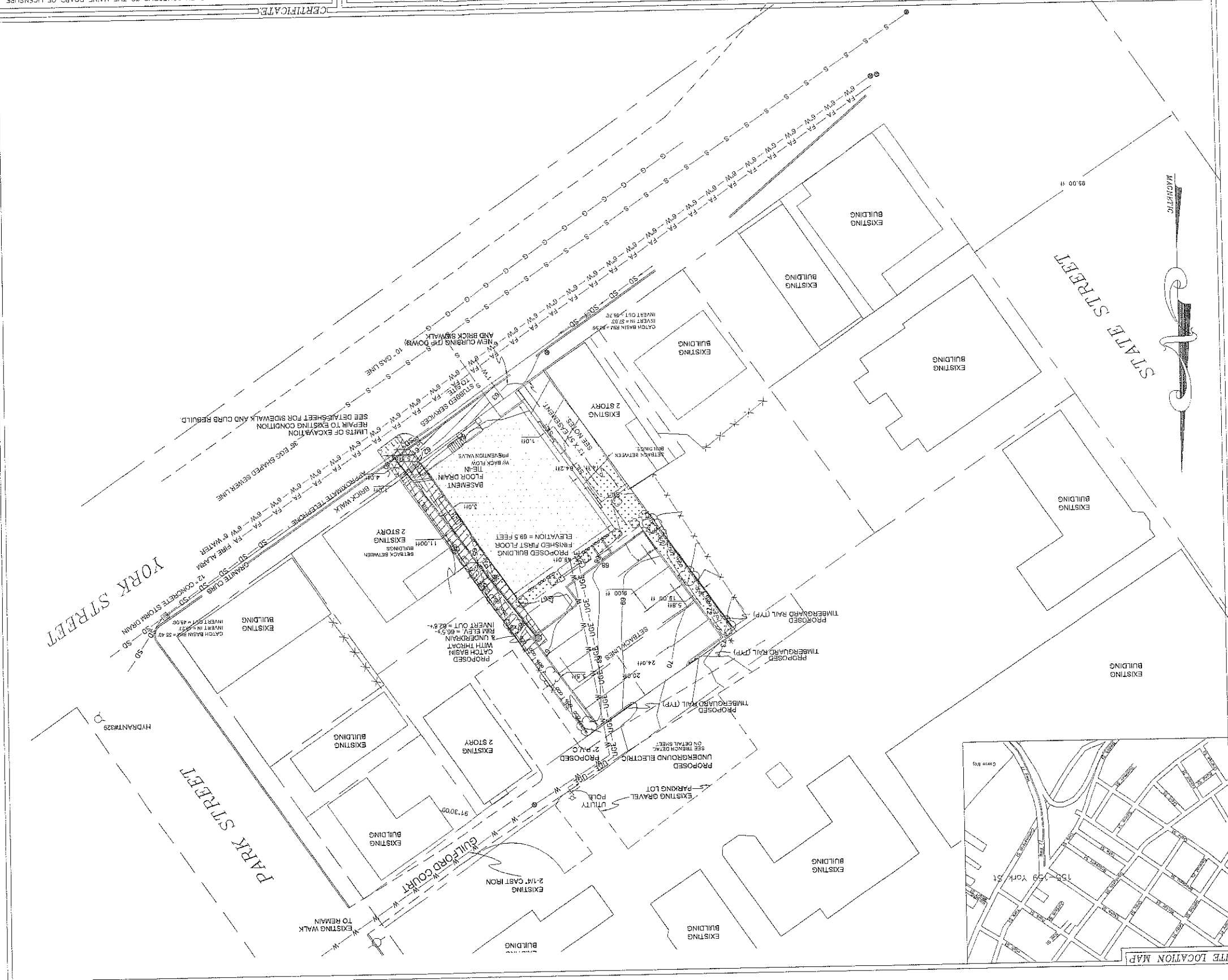
FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PARCEL APPEARS TO BE IN ZONE C, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

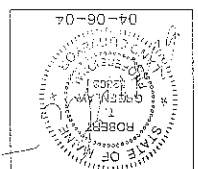
ZONING:
 CURBSET: R-6 & RESIDENTIAL SMALL LOT DEVELOPMENT.

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: WAYNE BARKER A. REGISTRY OF DEEDS IN BOOK 1322, PAGE 193.
2. THIS SURVEY IS THE RESULT OF A FIELD SURVEY PERFORMED BY THE SURVEYOR ON JULY 24, 2003. THE FOLLOWING EQUIPMENT WAS USED: LEICA DISTANCE MEASUREMENT SYSTEM (DMS) SET 4 TOTAL STATION, LEITZ SDR 24 D.
3. SURVEYED PARCEL MAY BE FOUND ON ASSESSORS PLAN 44, AS ON FILE IN THE ASSESSING DEPARTMENT PORTLAND, MAINE.
4. AREA OF SURVEYED PARCEL = APPROXIMATELY 9814.5 SQUARE FEET.
5. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN IN THE COURSE OF THIS SURVEY.
6. ALL DOCUMENTS REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE LISTED IN THE ATTACHED LIST OF DOCUMENTS. PUBLIC RECORDS THAT ARE NOT PART OF THIS SURVEY ARE LISTED IN THE ATTACHED LIST OF DOCUMENTS.
7. THE LOT LINES SHOWN ON THIS PLAN ARE BASED UPON STREETLINE MONUMENTS AND ASSASSORS NOTES TAKEN IN 1852, OBTAINED FROM THE CITY OF PORTLAND, MAINE. THE LOTS SHOWN ON THIS PLAN ARE BASED UPON STREETLINE MONUMENTS AND ASSASSORS NOTES TAKEN IN 1852, OBTAINED FROM THE CITY OF PORTLAND, MAINE.
8. DOCUMENTS REFERENCED AS BOOK AND PAGE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PORTLAND, MAINE.
9. THE EASEMENT SHOWN AS 17' X 57' AND MENTIONED IN THE SUBJECT PARCELS DEEDS IS INTENDED AS AN ACCESS EASEMENT ONLY. THE ADDITION TO THE ADJUTING BUILDING APPEARS TO BE AN ENCROACHMENT.
10. ALL UTILITIES SHOWN IN THIS PLAN WERE TAKEN FROM PLAN REF. #1, (SHEET 1) OF THE SUBJECT PARCELS DEEDS.
11. PROPOSED UTILITIES WILL BE INSTALLED UNDERGROUND IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANIES.

THE PORTLAND WATER DISTRICT HAS GIVEN APPROVAL FOR THE EXTENSION OF THE EXISTING WATER MAIN IN GUILFORD COURT. THE PORTLAND PUBLIC WORKS HAS GIVEN APPROVAL TO TIE INTO THE EXISTING SEWER INSTALLED IN YORK STREET.





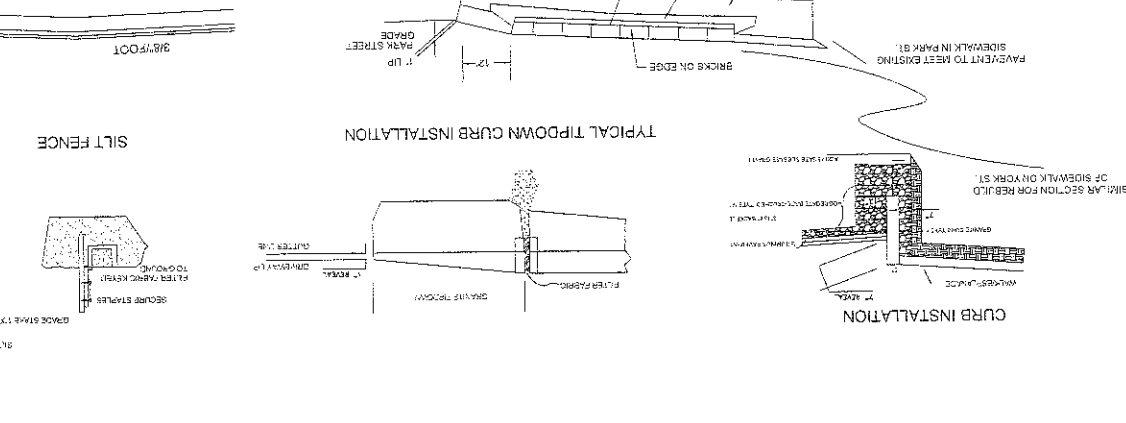
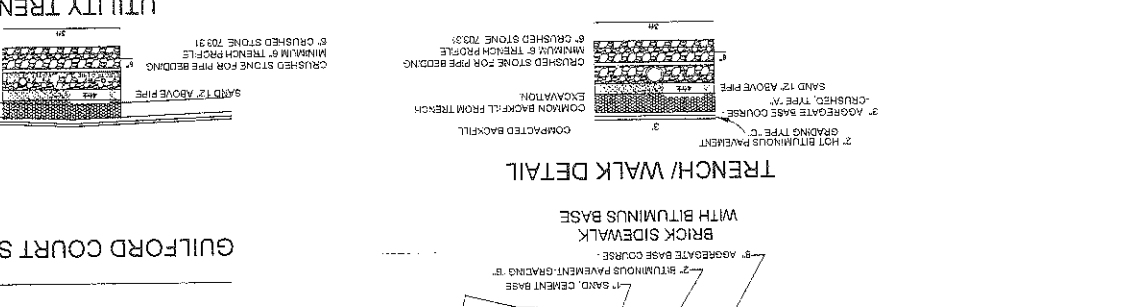
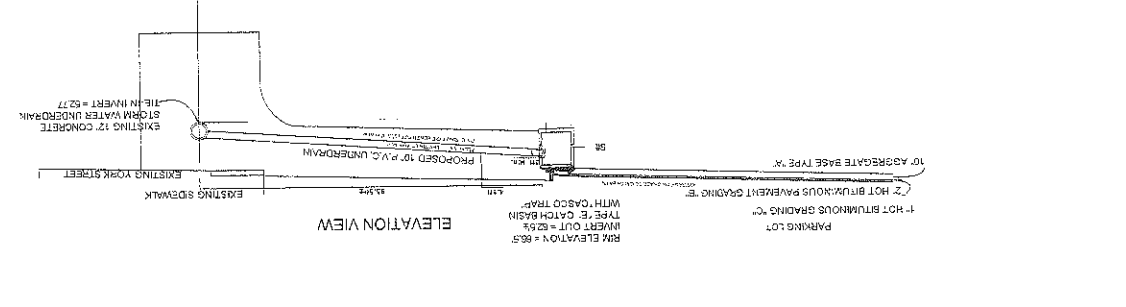
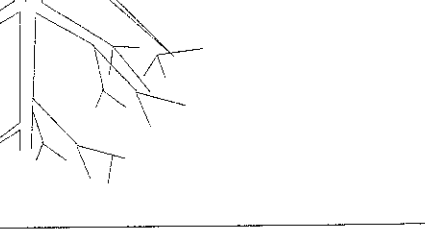
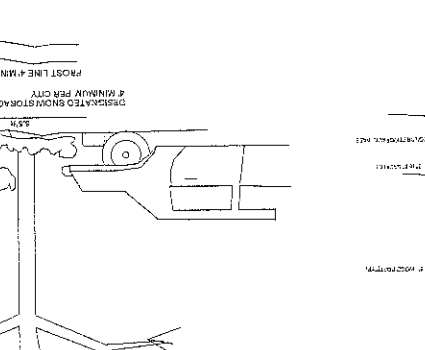
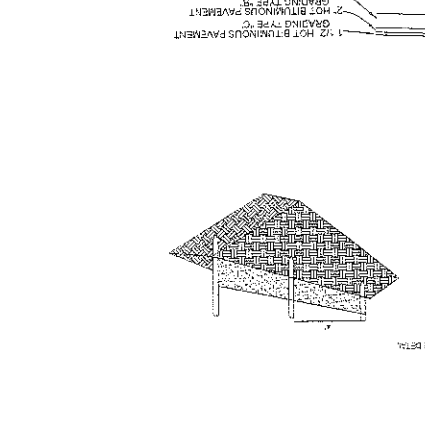
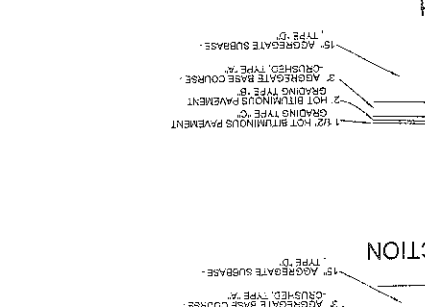
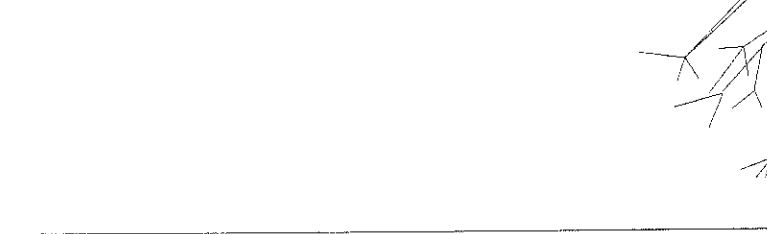
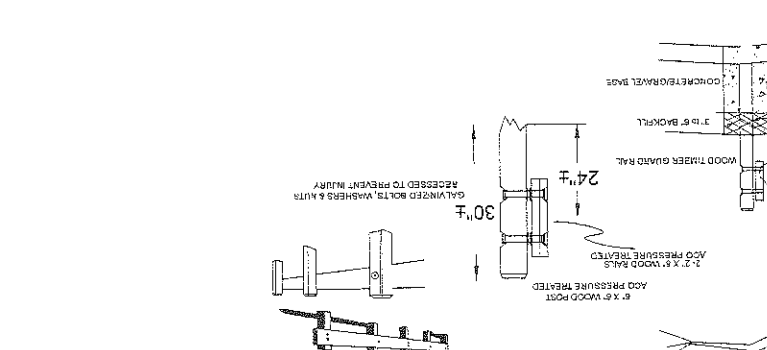
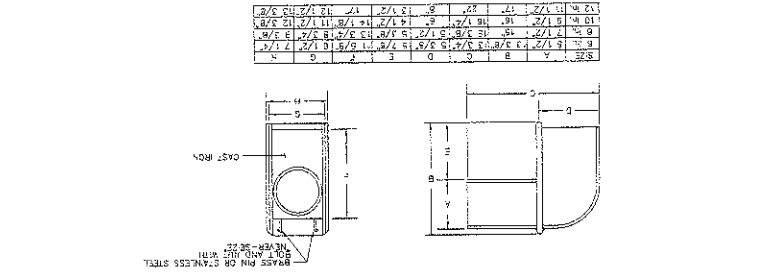
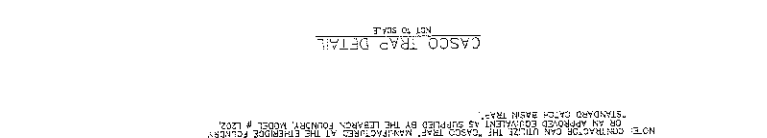
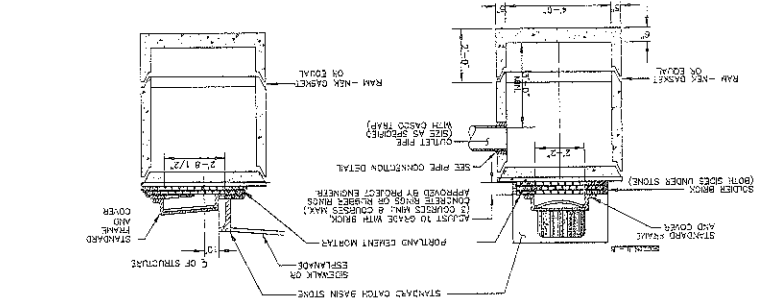
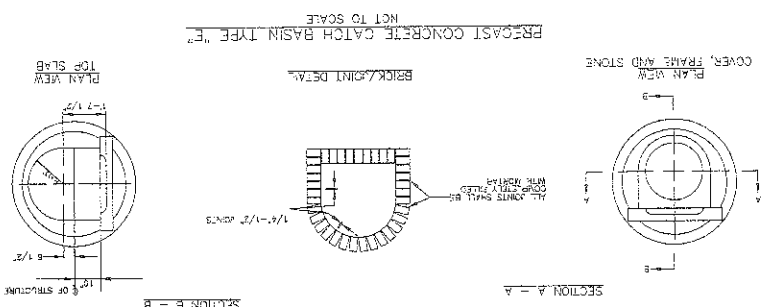
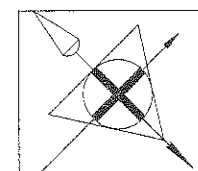
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PRELIM	03-19-04
FINAL	
BID	
C.D.'s	
REVISION 1	04-05-04
PRINT	04-06-04

JOB: 200238P

GULFORD COURT
 157 YORK STREET
 PORTLAND, ME

DETAIL SHEET
 NOT TO SCALE

BACK BAY SURVEYING
 65 NEWBURY STREET
 PORTLAND, ME 04101
 TEL: 207.774.2855
 FAX: 207.761.2010
 BACKBAYBOUNDARY.COM

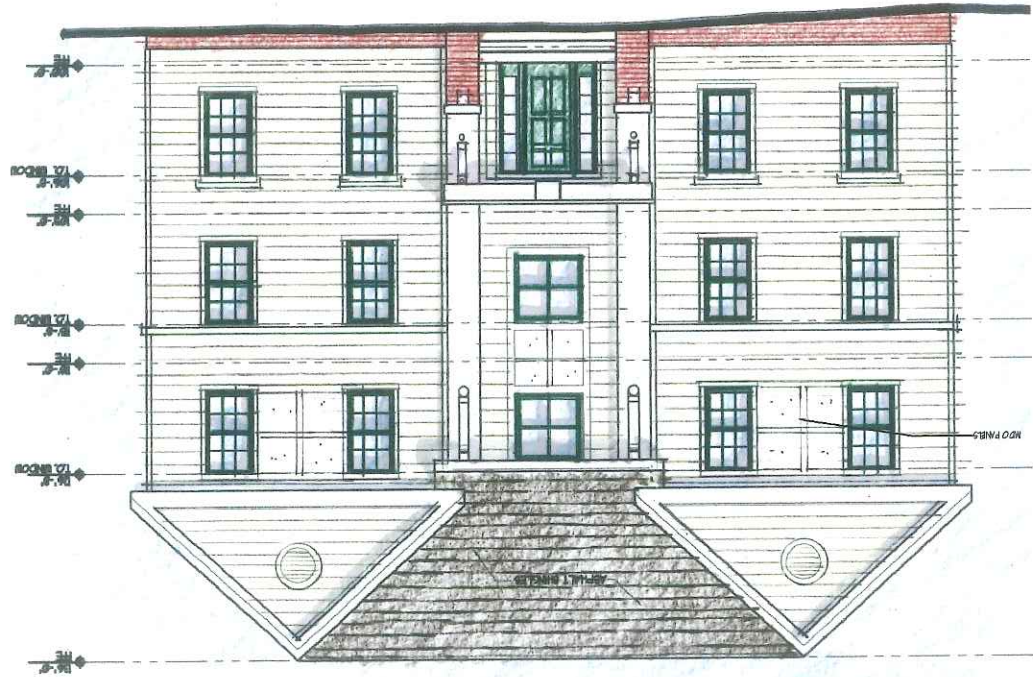


PORTLAND, ME

4 EAST ELEVATION



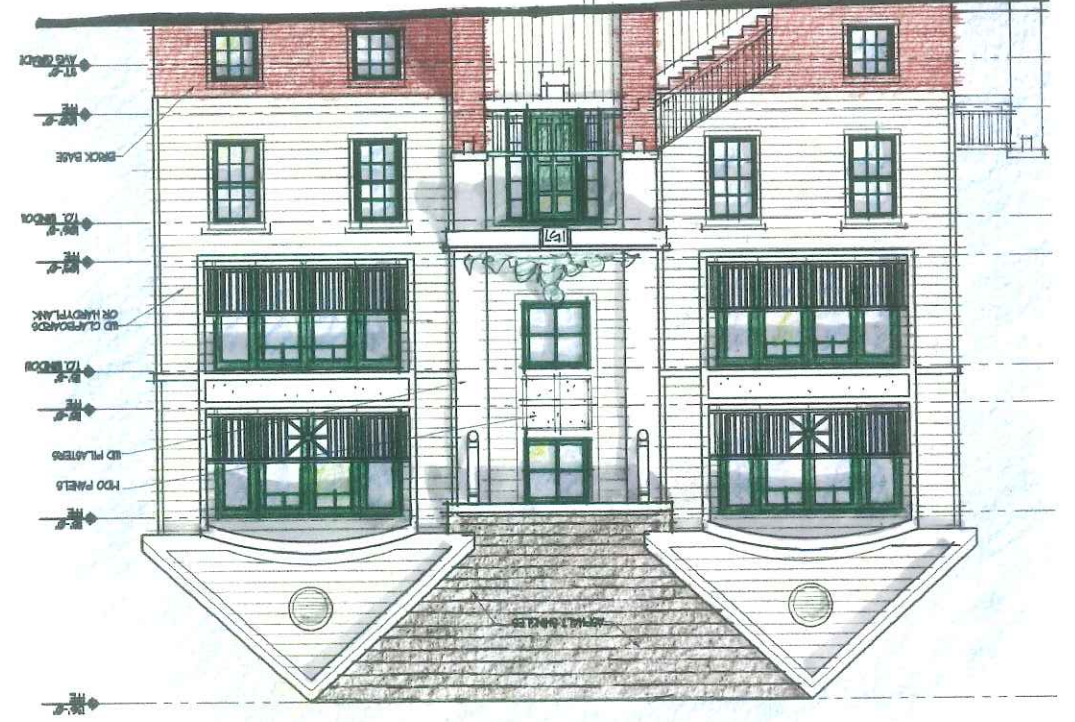
2 REAR ELEVATION



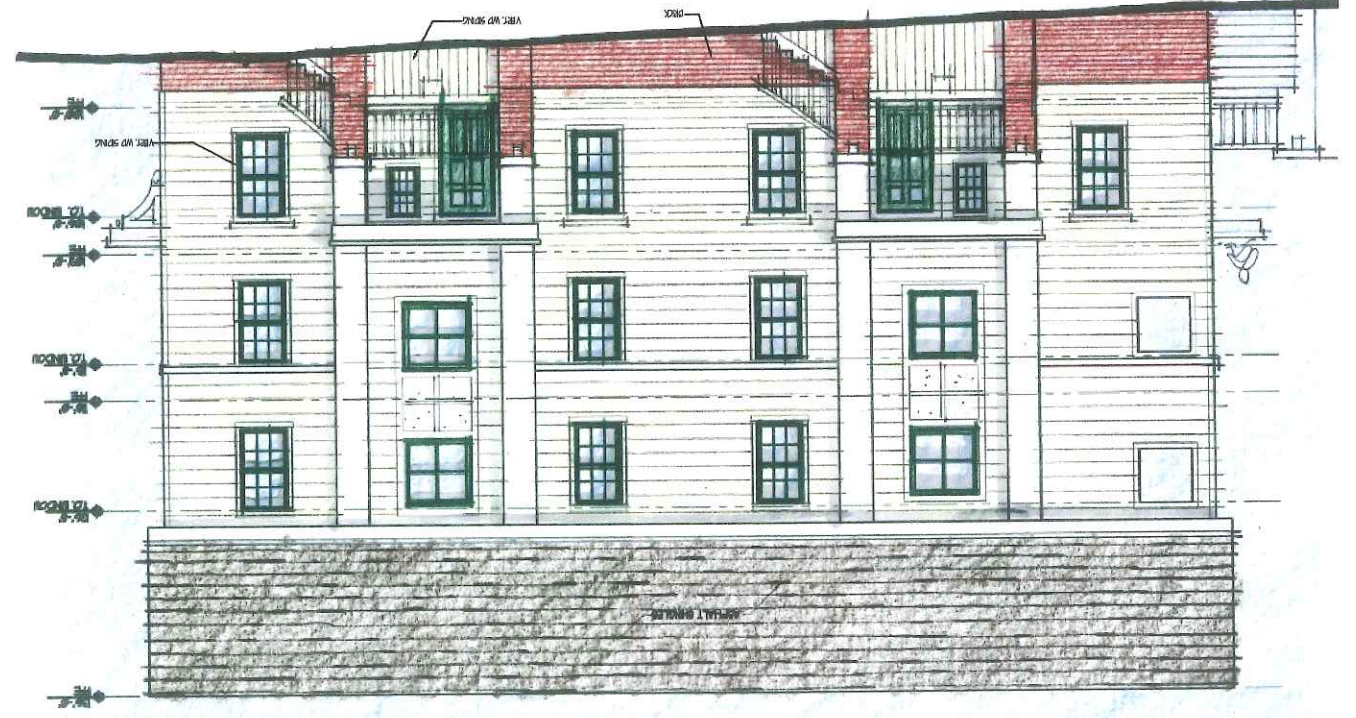
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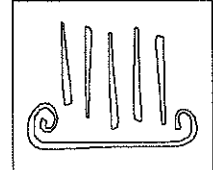
GUILFORD CT

3 YORK ST ELEVATION



1 WEST ELEVATION





PORT & GULLY
ARCHITECTURE

65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
fax: 207.761.2010
info@portandgully.com

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Architecture PA

GUILFORD COURT

157 York Street
Portland, Maine

Job: 02020

ISSUE DATE	PRELIM	DD	BID	CD's	REVISION	PRINT
						11203
DRAWN BY DEM						
CHECK BY ACH						

EXTERIOR
ELEVATION





1 SIDE ELEVATION
SCALE: NTS

EXTERIOR ELEVATION

DRAWN BY DEM
CHECK BY ACH

ISSUE DATE	PRELIM	-
DD	-	-
BID	-	-
CD's	-	-
REVISION	-	-
PRINT	11/21/23	-

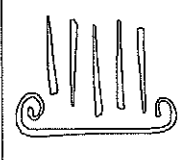
JOB: 02020

GILFORD COURT
157 York Street
Portland, Maine

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info@portcityyorch.com

ARCHITECTURE
P O R T C I T Y



ASPHALT SHINGLES

EXTERIOR
ELEVATION

DRAWN BY DEM
CHECK BY ACH

ISSUE DATE	PRELIM	-
DD	-	-
BID	-	-
CD's	REVISION 1	11/21/03
PRINT	11/21/03	

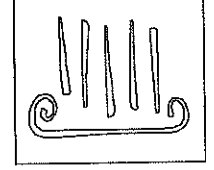
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GUILFORD COURT
157 York Street
Portland, Maine

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ARCHITECTURE PA

65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
fax: 207.761.2010
info@portcityarch.com

PORT CITY
ARCHITECTURE



GUILFORD COURT ELEVATION
SCALE: NTS
1/4" = 1'-0"

100'-0" FF

106'-8" TO WINDOW

109'-0" FF

115'-8" TO WINDOW

118'-0" FF

126'-8" TO WINDOW

136'-0" FF



ASPHALT SHINGLES

REVISIONS:

RECEIVED	STATE OF MAINE, CUMBERLAND SS
AT : H M AND RECORDED IN	2004
PLAN BOOK	PAGE
REVISED: 2/4/2004 - CHANGED CONTOURS AND ZONING NOTE	
LOCATION: 155-159 YORK STREET PORTLAND, MAINE	

GRAPHIC SCALE
1" = 20'

ROBERT T. GREENLAW P.L.S.
PRESIDENT BACK BAY BOUNDARY, INC.
DATE: FEBRUARY 04, 2004

NO WRITTEN REPORT
NO NEW DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

PREPARED BY:
BACK BAY BOUNDARY, INC.
LAND SURVEYING
65 NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-761-2010

CHECKED BY: RTG
DATE: 11-07-2002
JOB NUMBER: 200208-p
SHEET: 1 of 1
DRAWER: 2002 NO. 88

FOR:
WAYNE BARKER/TASHA VOSBURGH
FOR A PROPOSED BUILDING AT 155-159 YORK STREET
BOUNDARY SURVEY/EXISTING CONDITIONS

LEGEND

● Capped 5/8" Rod or To Be Set	— Direction of Boaring
● Copied 5/8" Rod or To Be Set	— Street Line
● Copied 5/8" Rod or To Be Set	— Property Line
● Copied 5/8" Rod or To Be Set	— Abutter Line
● Copied 5/8" Rod or To Be Set	— Survey Instrument Point
● Copied 5/8" Rod or To Be Set	— A.G. Above Grade
● Copied 5/8" Rod or To Be Set	— B.G. Below Grade
● Copied 5/8" Rod or To Be Set	— Property Line
● Copied 5/8" Rod or To Be Set	— Overhead Utility
● Copied 5/8" Rod or To Be Set	— Utility Pole
● Copied 5/8" Rod or To Be Set	— Edge of traveled way

FLOOD NOTE

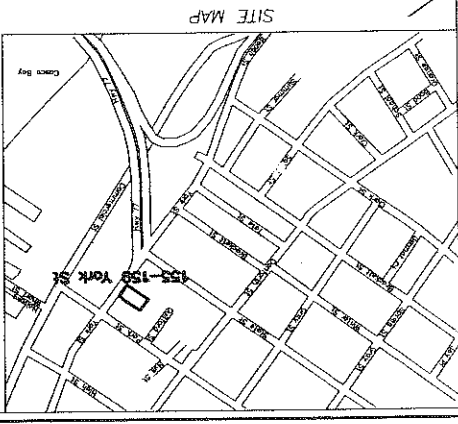
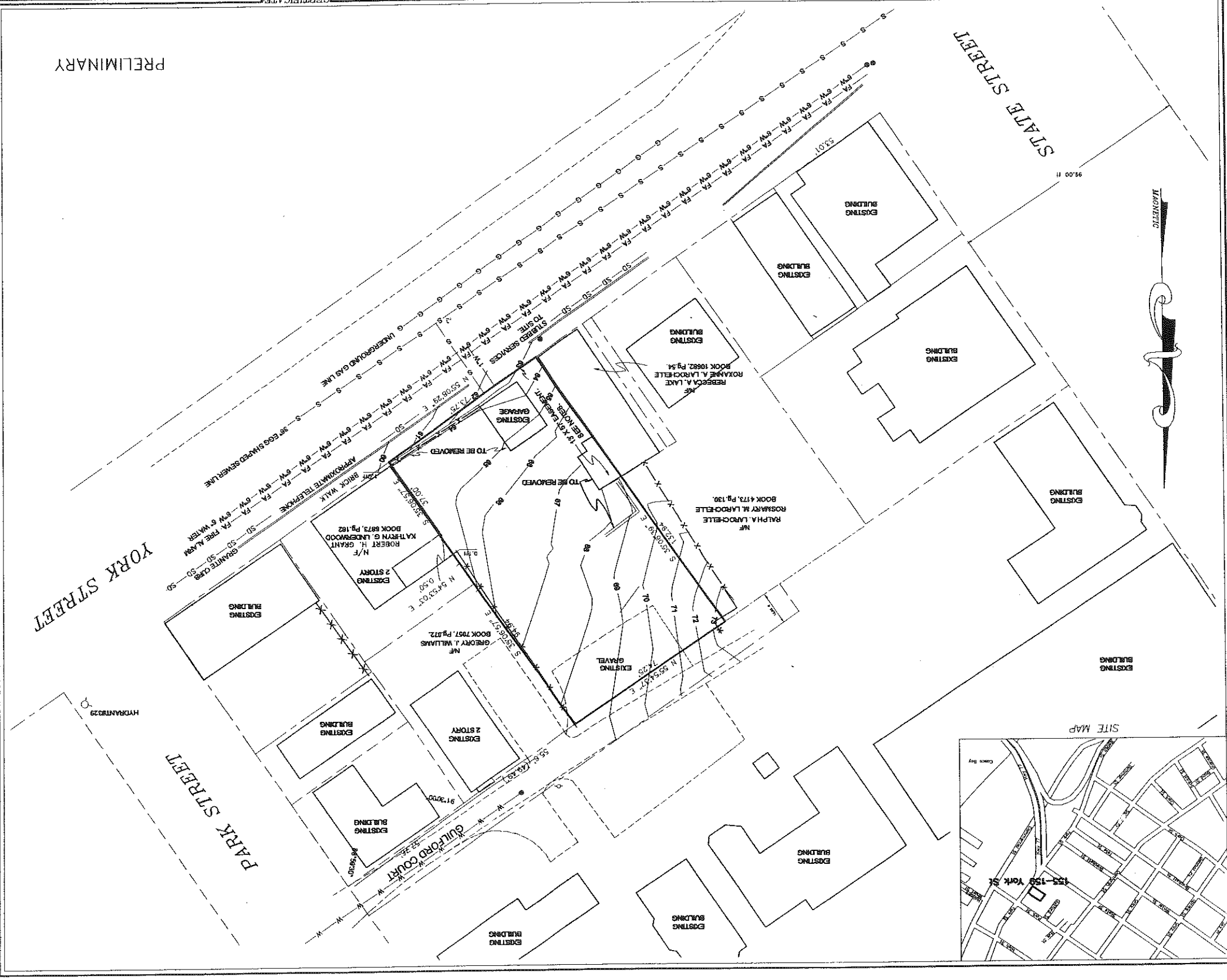
BY GRAPHIC FLOODING ONLY, THIS PARCEL APPEARS TO BE IN ZONE C, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING

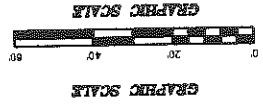
CURRENT R-8, AND SMALL RESIDENTIAL LOT DEVELOPMENT

GENERAL NOTES

- RECORD OWNER OF PARCEL: WAYNE BARKER AS SHOWN IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 13221, PAGE 193.
- THIS SURVEY IS THE RESULT OF A FIELD SURVEY PERFORMED ON 02-16-2001 UTILIZING LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ SOR 24 DATA COLLECTOR.
- SURVEYED PARCEL MAY BE FOUND ON ASSESSORS PLAN 44, BLOCK B, LOT 5, AS ON FILE IN THE ASSESSING DEPARTMENT PORTLAND, MAINE AT THE TIME OF THIS SURVEY.
- AREA OF SURVEYED PARCEL = APPROXIMATELY 9814.5 SQUARE FEET OR 0.23 ACRES.
- BEARINGS ARE BASED UPON: MAGNETIC OBSERVATION TAKEN IN THE FIELD DURING NOVEMBER 2002.
- ALL DOCUMENTS REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE OF PUBLIC RECORD; THERE MAY EXIST OTHER DOCUMENTS THAT ARE NOT PART OF PUBLIC RECORD WHICH COULD AFFECT THE RESULTS OF THIS SURVEY.
- THE LOT LINES SHOWN ON THIS PLAN ARE BASED UPON STREETLINE NUMBERS FOUND AND ASSESSORS NOTES TAKEN IN 1852, OBTAINED FROM THE CITY OF PORTLAND. OCCUPATION OF FOUNDATIONS AND BUILDINGS WERE ALSO CONSIDERED.
- DOCUMENTS REFERENCED AS BOOK AND PAGE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PORTLAND, MAINE.
- THE EASEMENT SHOWN AS 12' X 57' AND MENTIONED IN THE SUBJECT PARCELS DEEDS IS INTENDED AS AN ACCESS EASEMENT ONLY. THE ADDITION TO THE ABUTTING BUILDING APPEARS TO BE AN ENCROACHMENT.
- ALL UTILITIES SHOWN ON THIS PLAN WERE TAKEN FROM PLAN REF. #1. FIELD VERIFICATION OF THEIR LOCATION SHOULD BE PERFORMED PRIOR TO EXCAVATION.
- ELEVATIONS ARE BASED UPON ASSUMED ELEVATION OF 100 FEET.
- STATUS OF GULFORD COURT: A PRIVATE WAY.
- PLAN REFERENCE:
 - STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY 14, SPUR DATED NOVEMBER 1992, SUPPLIED BY THE STATE OF MAINE.
 - CITY OF PORTLANDS ASSESSORS PLAN NO. 44.
 - WORKING DRAWINGS OF STREETS FOR PARK, YORK, STATE AND DANFORTH STREETS ON FILE WITH THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
 - PORTLAND WATER DISTRICT "PORTLAND SHEET 12" REVISED 02-12-98 ON FILE WITH THE PORTLAND WATER DISTRICT PORTLAND, MAINE.



LOCATION: 156-159 YORK STREET PORTLAND, MAINE
 RECEIVED: _____
 AT: H. M. AND RECORDED IN: _____
 PLM BOOK: _____ PAGE: _____
 2004
 STATE OF MAINE, CAMBERLAND SS
 REGISTRY OF DEEDS



CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 04, 2001 WITH THE FOLLOWING EXCEPTIONS:
 a) NO WRITTEN REPORT
 b) NO NEW DESCRIPTION
 ROBERT T. GREENAWAY P.L.S.
 PRESENT BACK BAY BOUNDARY, INC.
 DATE: FEBRUARY 4, 2004

PREPARED BY: WYNNE BARBER/TASHA VOSBURGH
 BACK BAY BOUNDARY, INC.
 LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010
 DRAWN BY: RTS
 CHECKED BY: PAJ
 SCALE: 1" = 20'
 DATE: 11-18-2003
 JOB NUMBER: 200288-9
 SHEET: 2 OF 3
 DRAWER: 2002 NO. 88

FOR: WYNNE BARBER/TASHA VOSBURGH
 PROPOSED SITE UTILITIES AND DRAINS
 AT 156-159 YORK STREET

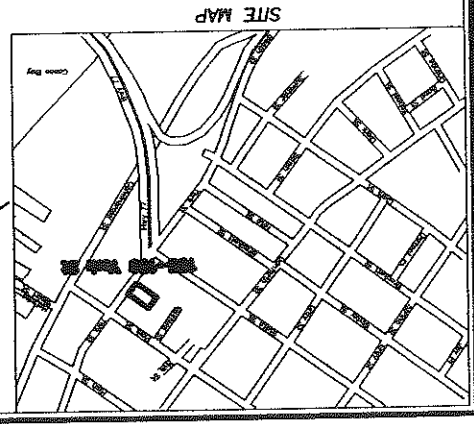
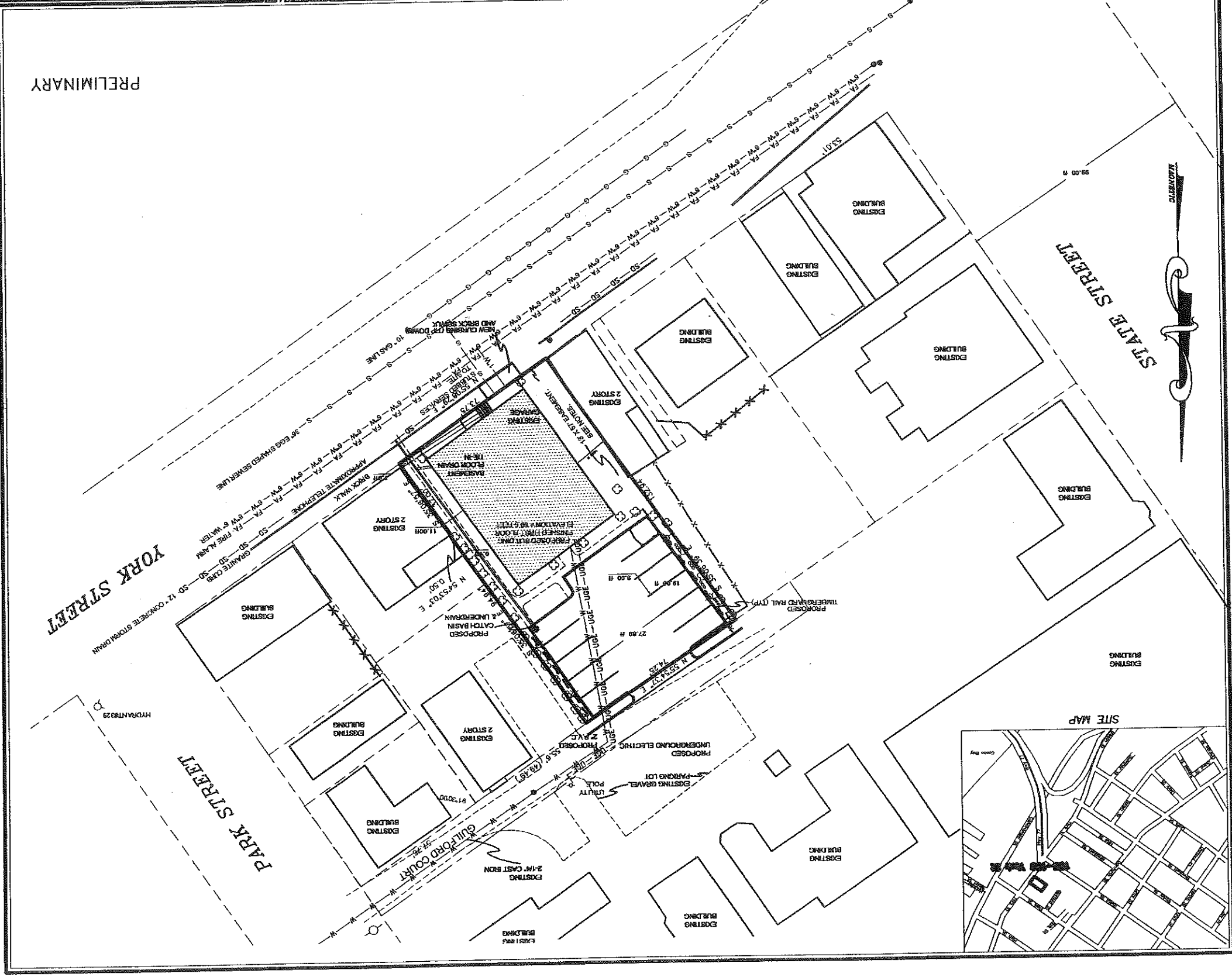
LEGEND

o	Iron Pipe or Solid Pin Found
A.C.	Above Grade
B.L.	Below Grade
▲	Survey Instrument Point
—	Abutter Line
—	Property Line
—	Street Line
—	Direction of Bearing
—	Edge of kneed way
—	Plot or deed
(solid)	Distance from reference
N/F	Not to Formally
A.C.	Above Grade
B.L.	Below Grade
▲	Survey Instrument Point
—	Abutter Line
—	Property Line
—	Street Line
—	Direction of Bearing
—	Edge of kneed way

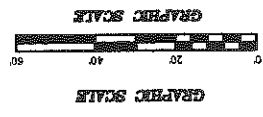
FLOOD NOTES
 BY GRAPHIC PLOTTING ONLY, THIS PARCEL APPEARS TO BE IN ZONE C, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1988, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING
 CURRENT R-6 & RESIDENTIAL SMALL LOT DEVELOPMENT.

GENERAL NOTES
 1. RECORD CORNER OF PARCEL: WYNNE BARBER AS SHOWN IN THE CAMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 13221, PAGE 193.
 2. THIS SURVEY IS THE RESULT OF A FIELD SURVEY PERFORMED ON 02-18-2001 UTILIZING LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ SOK 24 DATA COLLECTOR.
 3. SURVEYED PARCEL MAY BE FOUND ON ASSESSORS PLAN 44, BLOCK B, LOT 3, AS ON FILE IN THE ASSESSING DEPARTMENT PORTLAND, MAINE AT THE TIME OF THIS SURVEY.
 4. AREA OF SURVEYED PARCEL = APPROXIMATELY 9814.5 SQUARE FEET OR 0.23 ACRES.
 5. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN IN THE FIELD DURING NOVEMBER 2002.
 6. ALL DOCUMENTS REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE OF PUBLIC RECORD. THERE MAY EXIST OTHER DOCUMENTS THAT ARE NOT PART OF PUBLIC RECORD WHICH COULD AFFECT THE RESULTS OF THIS SURVEY.
 7. THE LOT LINES SHOWN ON THIS PLAN ARE BASED UPON STREETLINE MONUMENTS FOUND AND ASSESSORS NOTES TAKEN IN 1952, OBTAINED FROM THE CITY OF PORTLAND. OCCUPATION OF FOUNDATIONS AND BUILDINGS WERE ALSO CONSIDERED.
 8. DOCUMENTS REFERENCED AS BOOK AND PAGE RECORDED IN THE CAMBERLAND COUNTY REGISTRY OF DEEDS PORTLAND, MAINE.
 9. THE EASEMENT SHOWN AS 17' X 57' AND MENTIONED IN THE SUBJECT PARCELS DEEDS IS INTENDED AS AN ACCESS EASEMENT ONLY. THE ADDITION TO THE ADJUTING BUILDING APPEARS TO BE AN ENCROACHMENT.
 10. ALL UTILITIES SHOWN ON THIS PLAN WERE TAKEN FROM PLAN REF. #1, (SHEET 1) FIELD VERIFICATION OF THEIR LOCATION SHOULD BE PERFORMED PRIOR TO EXCAVATION.
 11. PROPOSED UTILITIES WILL BE INSTALLED UNDERGROUND IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANIES.
 UTILITY NOTES:
 THE PORTLAND WATER DISTRICT HAS GIVEN APPROVAL FOR THE EXTENSION OF THE EXISTING WATER MAIN IN GULFORD COURT.
 THE PORTLAND PUBLIC WORKS HAS GIVEN APPROVAL TO THE INTO THE EXISTING SEWER INSTALLED IN YORK STREET.



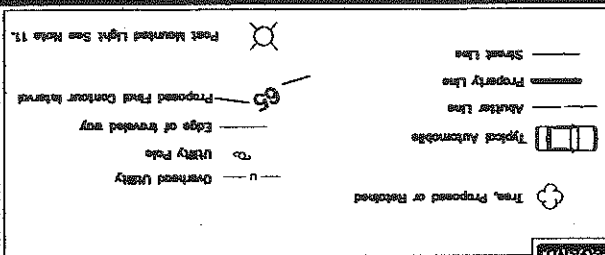
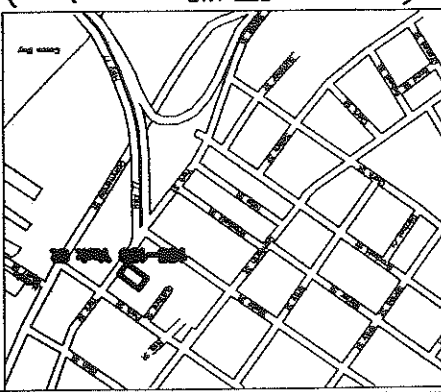
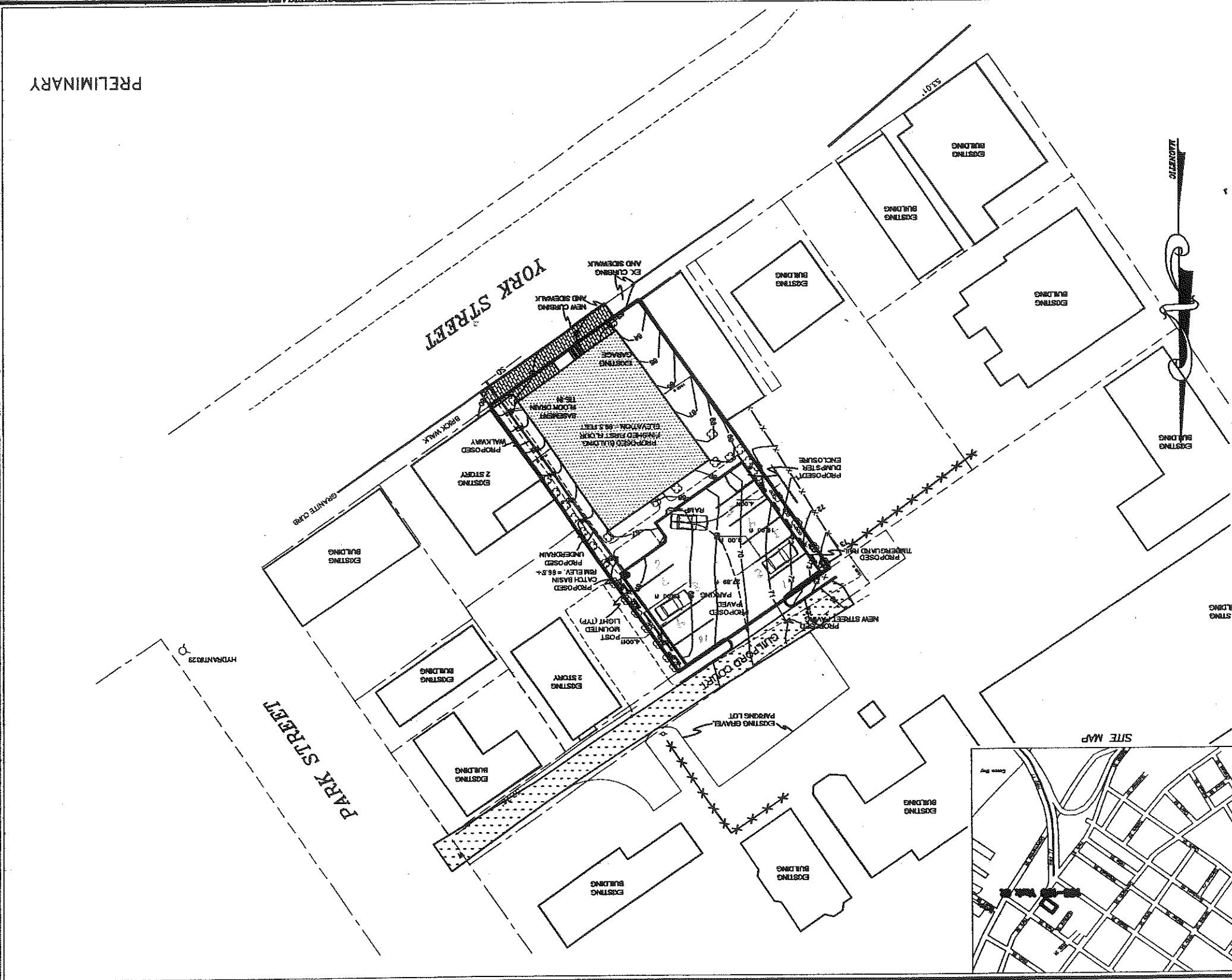
LOCATION: 155-159 YORK STREET, PORTLAND, MAINE
 REVISIONS:
 STATE OF MAINE, CASSIDIAN SS
 REGISTRY OF DEEDS
 RECORDED
 AT : H M AND RECORDED IN
 PLAN BOOK PAGE
 2004



DATE: NOVEMBER 07, 2002
 ROBERT T. GREENAWALD P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.
 (b) NO NEW DESCRIPTION
 (c) NO WRITER REPORT
 I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAPS OF LICENSE
 2001 WITH THE FOLLOWING EXCEPTIONS:
 FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01,
 CERTIFICATE

PREPARED BY:
BACK BAY BOUNDARY, INC.
 LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010
 DRAWN BY: RFB
 CHECKED BY: RFB
 SCALE: 1" = 20'
 DATE: 11-19-2003
 JOB NUMBER: 200203-p
 SHEET: 3 of 3
 DRAWING 2002 NO. 03

FOR:
WAYNE BARKER/TASHA VOSBORGH
 PROPOSED LANDSCAPING & CONTOURS
 FOR A PROPOSED BUILDING AT 155-159 YORK STREET



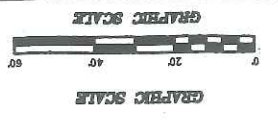
FLOOD NOTE
 BY SURVEY PLATING ONLY, THIS PAVEMENT APPEARS TO BE IN ZONE C,
 FLOOD RISKING RATE RISK CATEGORY #200001, PANEL 13B
 WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1988.
 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING
 CURRENT R-4 & RESIDENTIAL SMALL LOT DEVELOPMENT

GENERAL NOTES

- STORMWATER CONTROL FOR THE PAVED PORTIONS OF THIS PROJECT WILL BE CONTROLLED BY MEANS OF STREET FLOW TO THE PROPOSED CATCHBASIN TO BE BUILT TO CITY SPECIFICATIONS TO THE PROPOSED STORMWATER DRAIN IN YORK STREET.
- THE UNDERDRAIN WILL BE INSTALLED TO MEET THE EXISTING STORMWATER DRAIN PIPE CURRENTLY INSTALLED IN YORK STREET. FINAL GRADE OF PIPE TO BE DETERMINED.
- A TRUNKWATER PAVEMENT WILL BE INSTALLED IN THE PARKING LOT TO PREVENT THE AUTOMOBILES FROM ENCHANCING THE STORMWATER PROPERTIES AS SHOWN IN THE ILLUSTRATION N-10. A 4 FOOT DESIGNATED SNOW STORAGE AREA WILL BE MAINTAINED BETWEEN THE PROPERTY LINE AND PROPOSED CURB OF THE PARKING AREA.
- TREES AND SHRUBS WILL BE PLANTED AS SHOWN AND TO AN APPROPRIATE HEIGHT TO PROVIDE A NATURAL YARD SCENIC FOR THE BUILDING.
- TO SPLIT TO PLANTING, DRAINAGE MATERIAL GROUND SHOULD BE INSTALLED BEHIND THE TRUNKWATER PAVEMENT.
- TWO TREES OF SPECIES YET TO BE DETERMINED BUT LISTED ON THE CITY OF PORTLAND'S APPROVED SPECIES LIST AS SHOWN IN SECTION 11 OF THE TECHNICAL STANDARDS WILL BE INSTALLED ON THE YORK STREET SIDE OF THE PROJECT. FINAL PLACEMENT WILL BE DETERMINED AS THE SPECIES IS SELECTED.
- THE EXISTING ENTRANCE ON YORK STREET WILL BE WRITLED WITH GRANITE CURBS AS SHOWN IN THE TECHNICAL STANDARDS SECTION 1 STREET DESIGN STANDARDS.
- PAVING OF GRANITE CURB TO MATCH THE EXISTING GRADE OF THE BACK EDGE OF THE SIDEWALK ON PARK STREET.
- THE SIDEWALK ON YORK STREET WILL BE RESTORED UPON COMPLETION OF ALL UTILITY INSTALLATION AS NOT TO AFFECT THE PEDESTRIAN TRAFFIC.
- THE CURRENT PARKING PLAN CALLS FOR 10, 9 FOOT BY 18 FOOT SPACES.
- THE SOLID WASTE WILL BE COLLECTED IN THE PROPOSED DUMPSTER AND DISPOSED OF BY THE OWNER OF THE BUILDING.
- OUTSIDE LIGHTING SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY TECHNICAL STANDARDS SECTION XV SITE LIGHTING STANDARDS. THE LIGHTING SHALL BE ADEQUATE FOR THE SAFETY OF THE OCCUPANTS OF THE SITE BUT SHALL NOT CAUSE GLARE NOR DIRECT SPILLOVER TO ADJACENT PROPERTIES.

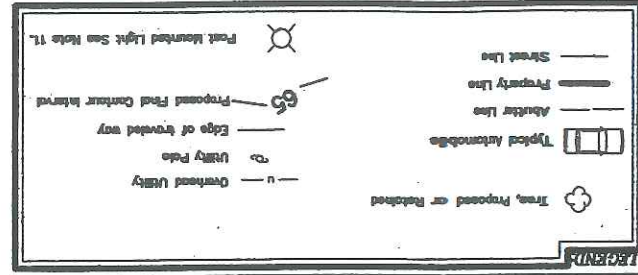
LOCATION: 155-159 YORK STREET PORTLAND, MAINE
 RECEIVED: _____
 AT: _____
 PLAN BOOK: _____
 PAGE: _____
 RECEIVED: _____
 M. AND RECORDED IN: _____
 2004
 REGISTRY OF DEEDS
 STATE OF MAINE, CHESTERLAND SS.



ROBERT T. GIBNEY & P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.
 DATE: NOVEMBER 07, 2002
 (1) NO WRITTEN REPORT
 (2) NO NEW DESCRIPTION
 I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF SURVEYING FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

PREPARED BY:
BACK BAY BOUNDARY, INC.
 LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010
 DRAWN BY: RTR
 CHECKED BY: PAJ
 DATE: 11-18-2003
 JOB NUMBER: 200288-0
 SHEET: 3 OF 3
 GRAMER, 2002, NO. 88

FOR: **VAYNE BARKER/TASHA VOSBURGH**
 PROPOSED LANDSCAPING & CONTOURS
 FOR A PROPOSED BUILDING AT 155-159 YORK STREET

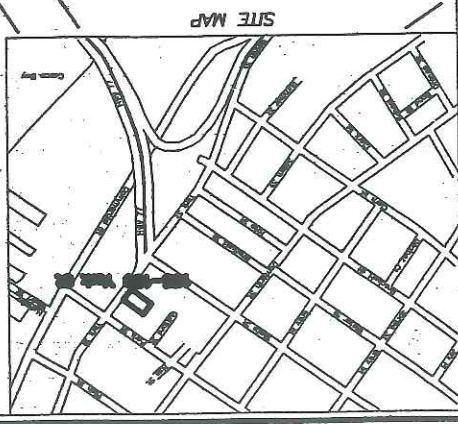
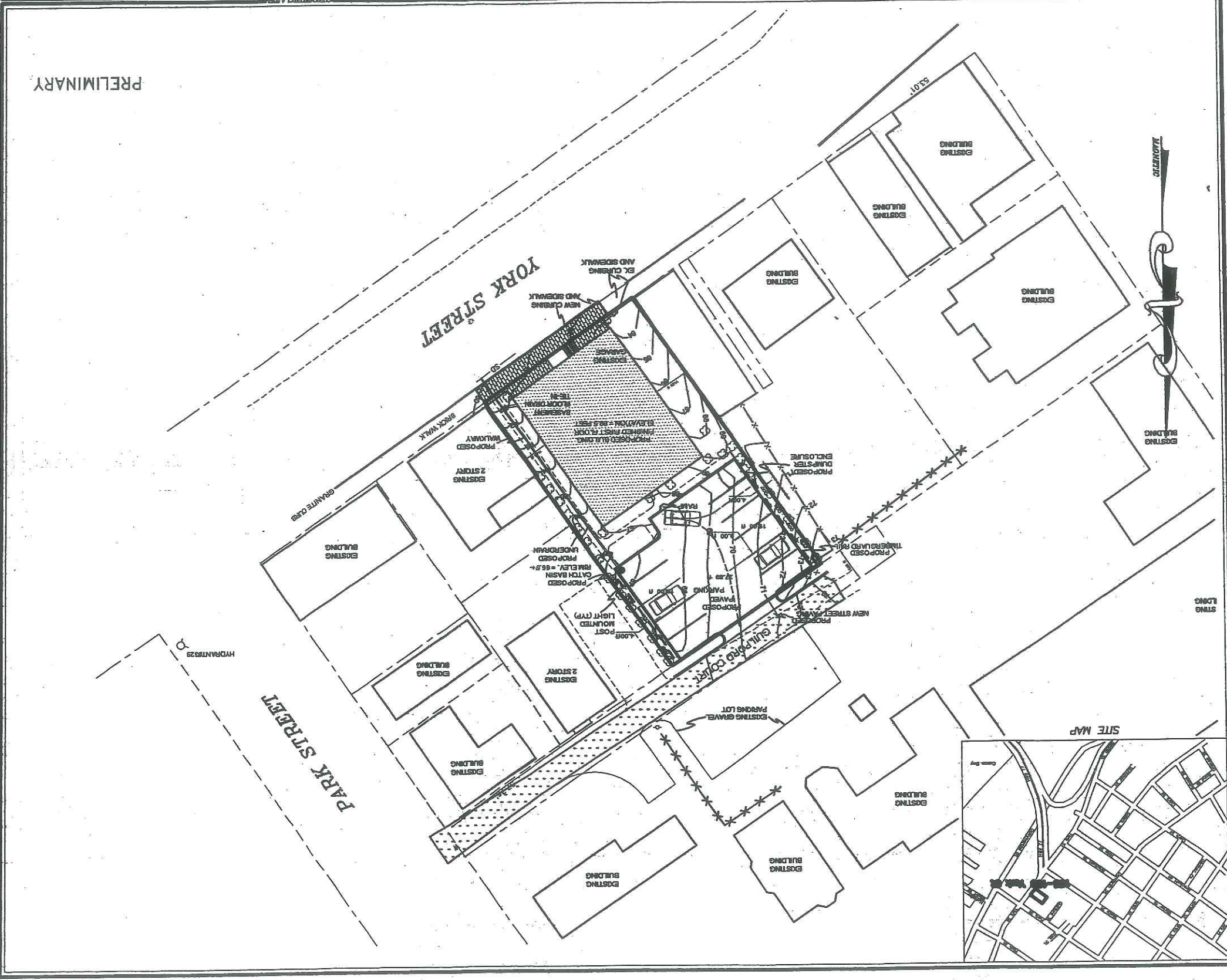


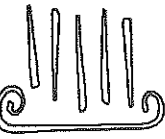
FLOOD NOTES:
 BY GRAND FLOODING ONLY, THIS PARCEL APPEARS TO BE IN ZONE C, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1988.
 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING:
 CURRENT R-2 & RESIDENTIAL, SMALL LOT DEVELOPMENT

GENERAL NOTES:

1. STORMWATER CONTROL FOR THE PAVED PORTIONS OF THIS PROJECT WILL BE CONTROLLED BY MEANS OF SHEET FLOW TO THE PROPOSED CATCHBASIN TO BE DIRECTED TO THE EXISTING STORMWATER DRAIN IN YORK STREET. CATCHBASINS TO BE BUILT TO CITY SPECS.
2. THE UNDERDRAIN WILL BE INSTALLED TO MEET THE EXISTING STORMWATER DRAIN PIPE CURRENTLY INSTALLED IN YORK STREET. FINAL GRADE OF PIPE TO BE DETERMINED.
3. A TREESHED ROW WILL BE INSTALLED IN THE PARKING LOT TO SCREEN THE ADJACENT BUILDINGS FROM BACKSIGHTING ON THE NEIGHBORING PROPERTY, AS DETAILED ON THIS PLAN AND IN THE CITY OF PORTLAND'S TECHNICAL STANDARDS SECTION VI. ILLUMINATION W-10 A 4 FOOT DESIGNATED SNOW STORAGE AREA WILL BE MAINTAINED BETWEEN THE PROPERTY LINE AND PROPOSED CURB OF THE PARKING AREA.
4. TREES AND SHRUBS WILL BE PLANTED AS SHOWN AND TO AN APPROPRIATE HEIGHT TO PROVIDE A NATURAL YEAR ROUND SCREENING FOR THE ADJACENT PROPERTY. A SALT TOLERANT DRAINAGE MATERIAL GROUND STRIPS WILL BE INSTALLED BEHIND THE TREESHED ROW.
5. TWO TREES OF SPECIES YET TO BE DETERMINED BUT LISTED ON THE CITY OF PORTLAND'S APPROVED SPECIES LIST AS SHOWN IN SECTION VI OF THE TECHNICAL STANDARDS WILL BE INSTALLED ON THE YORK STREET SIDE OF THE PROJECT. FINAL PLACEMENT WILL BE DETERMINED AS THE SPECIES IS SELECTED.
6. THE EXISTING ENTRANCE ON YORK STREET WILL BE FILLED WITH GRANITE CURBS AS SPECIFIED IN THE TECHNICAL STANDARDS SECTION I STREET DESIGN STANDARDS.
7. PAVING OF GULFORD COURT TO MATCH THE EXISTING GRADE OF THE BACK EDGE OF THE SIDEWALK ON PARK STREET.
8. THE SIDEWALK ON YORK STREET WILL BE RESTORED UPON COMPLETION OF ALL UTILITY INSTALLATION AS NOT TO AFFECT PEDESTRIAN TRAFFIC.
9. THE CURRENT PARKING PLAN CALLS FOR 10, 9 FOOT BY 18 FOOT SPACES.
10. SOLID WASTE WILL BE COLLECTED IN THE PROPOSED DUMPSTER AND DISPOSED OF BY THE OWNER OF THE BUILDING.
11. OUTSIDE LIGHTING SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY TECHNICAL STANDARDS SECTION XV SITE LIGHTING STANDARDS. THE LIGHTING SHALL BE ADEQUATE FOR THE SAFETY OF THE OCCUPANTS OF THE SITE BUT SHALL NOT CAUSE GLOVE NOR DIRECT SPILLOVER TO ADJACENT PROPERTIES.





PORT & CITY
ARCHITECTURE

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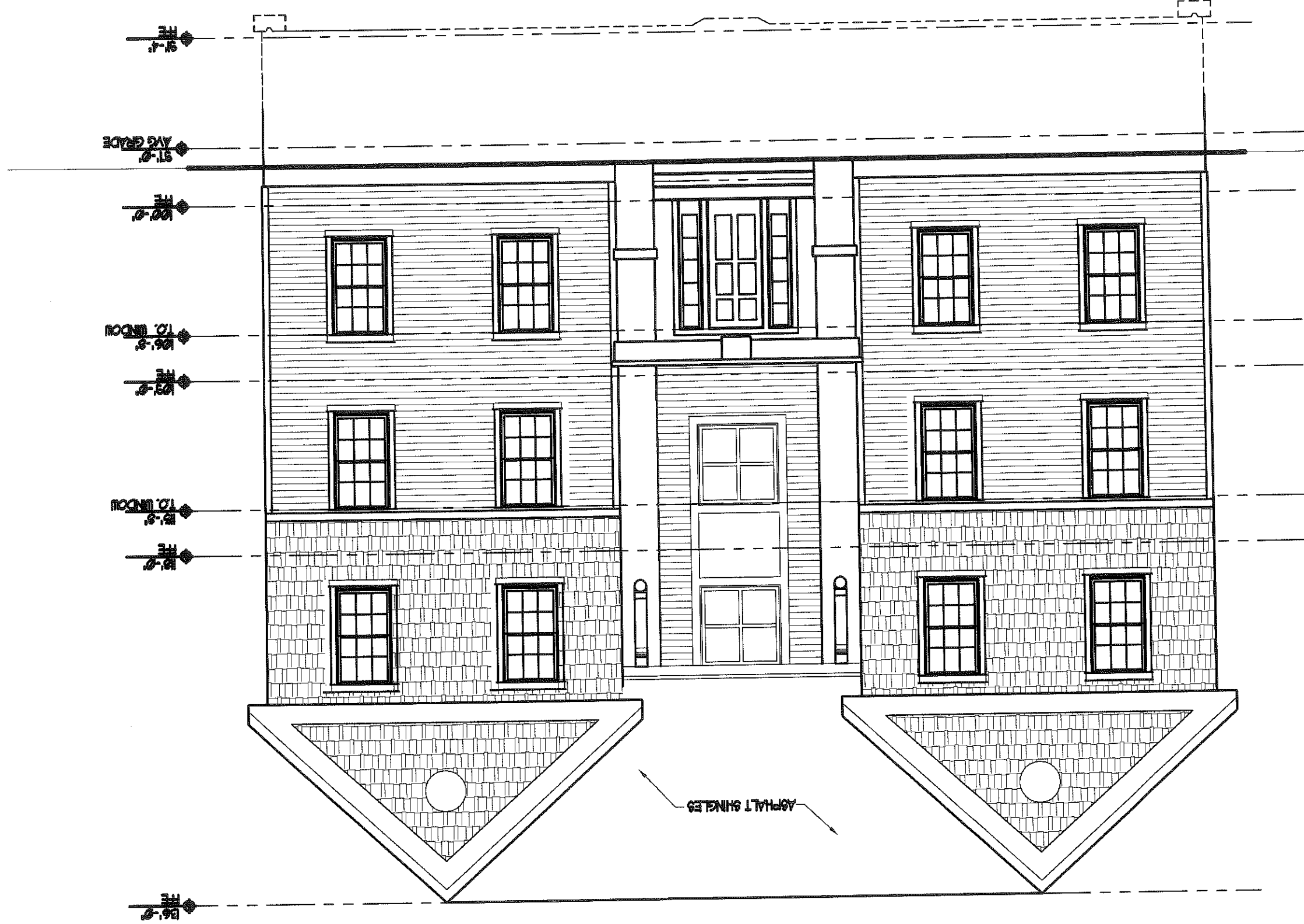
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-	REVISION	-
-	PRINT	-

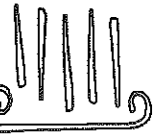
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A-5

GUILFORD COURT ELEVATION
SCALE: 1/8" = 1'-0"
DATE: 02/02/10



B-2



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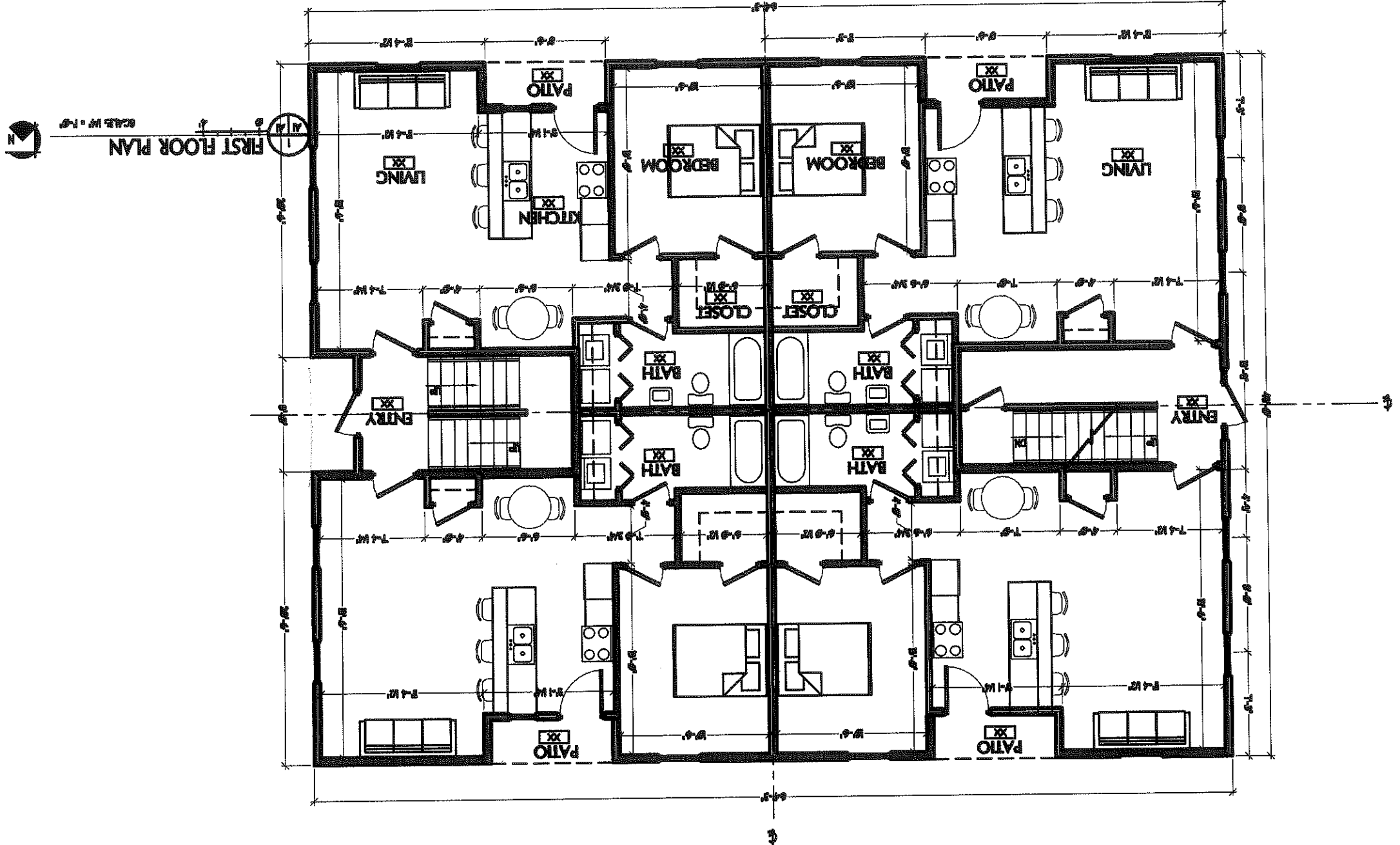
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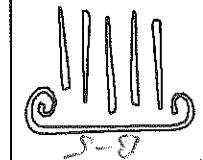
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FIRST
FLOOR
PLAN
A-1





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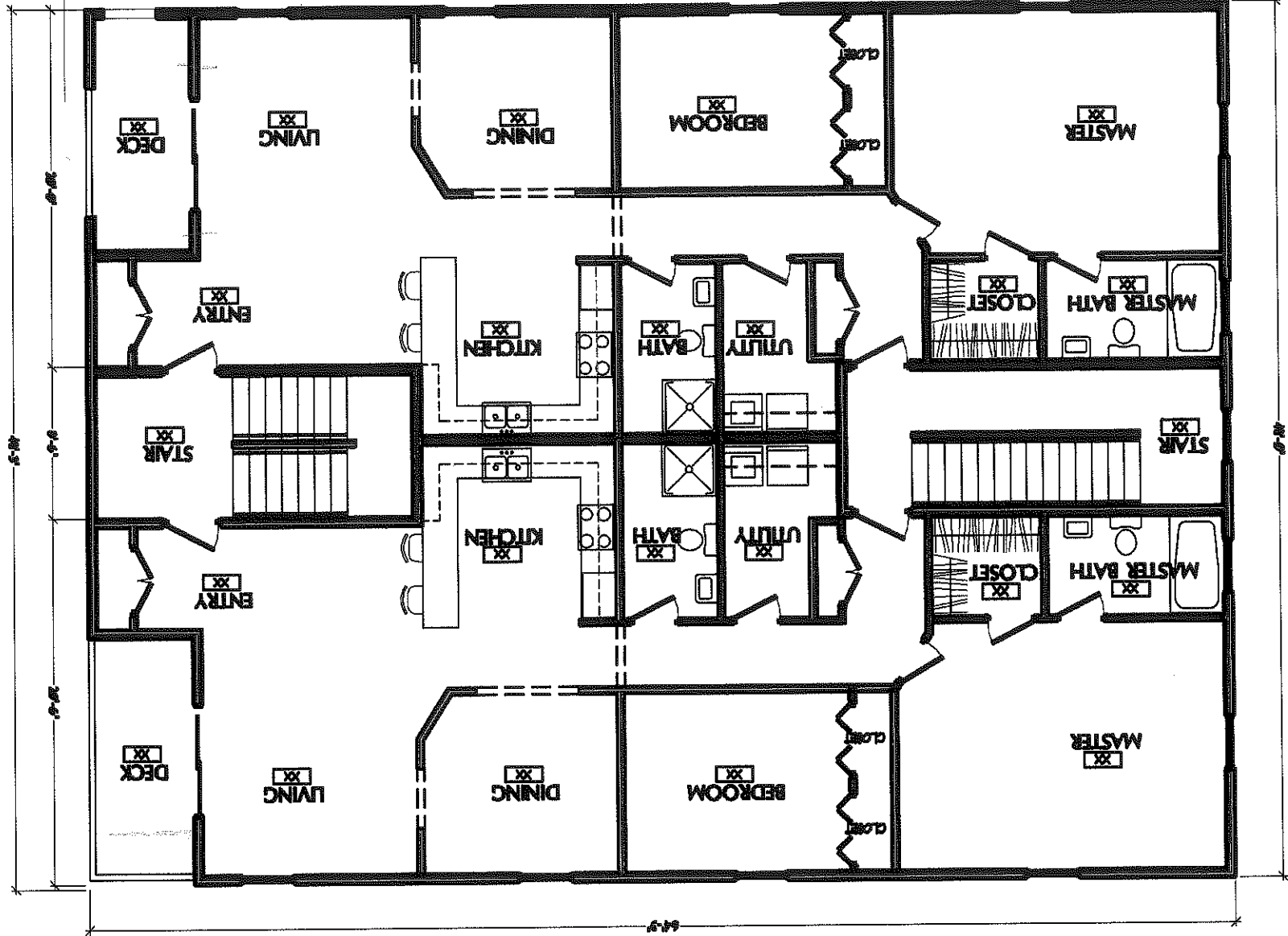
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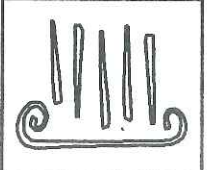
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REVISION	-
PRINT	12/09

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SECOND
FLOOR
PLAN
A-2

SECOND AND THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"
1





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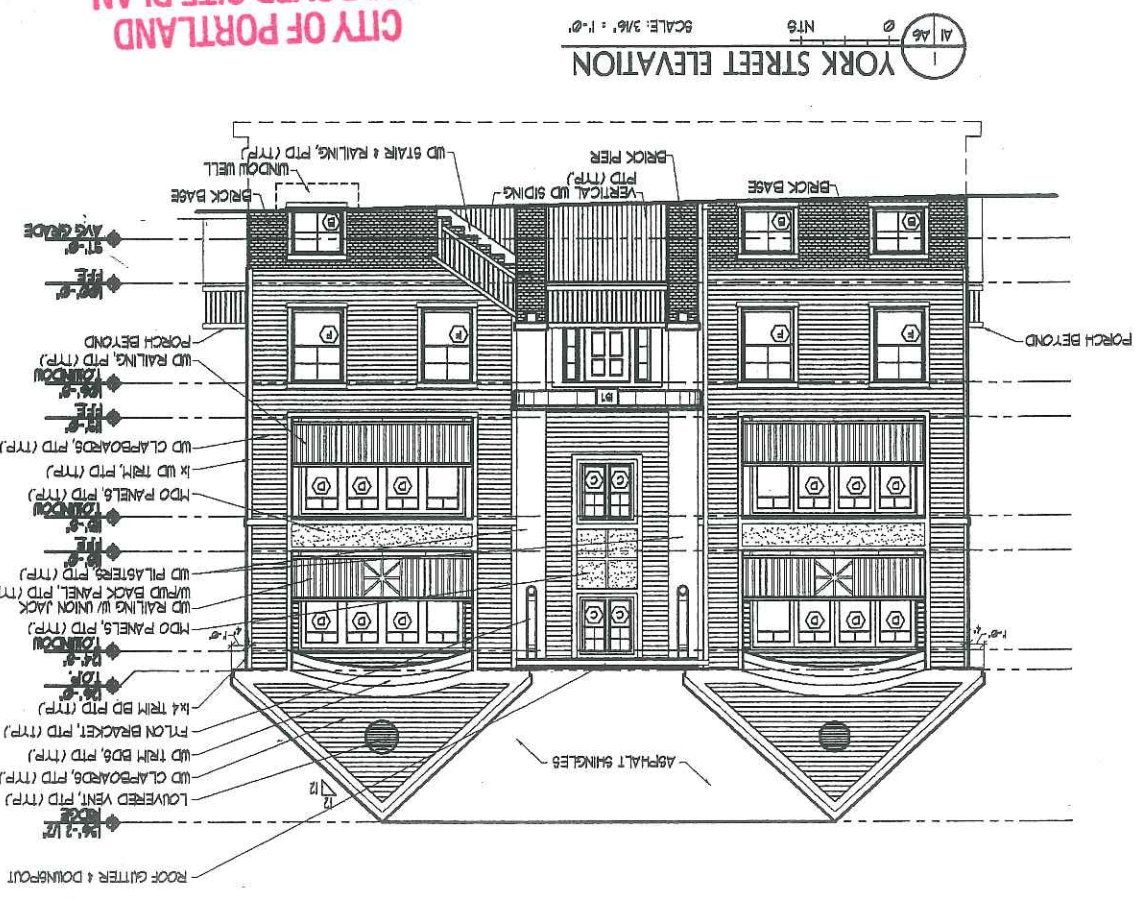
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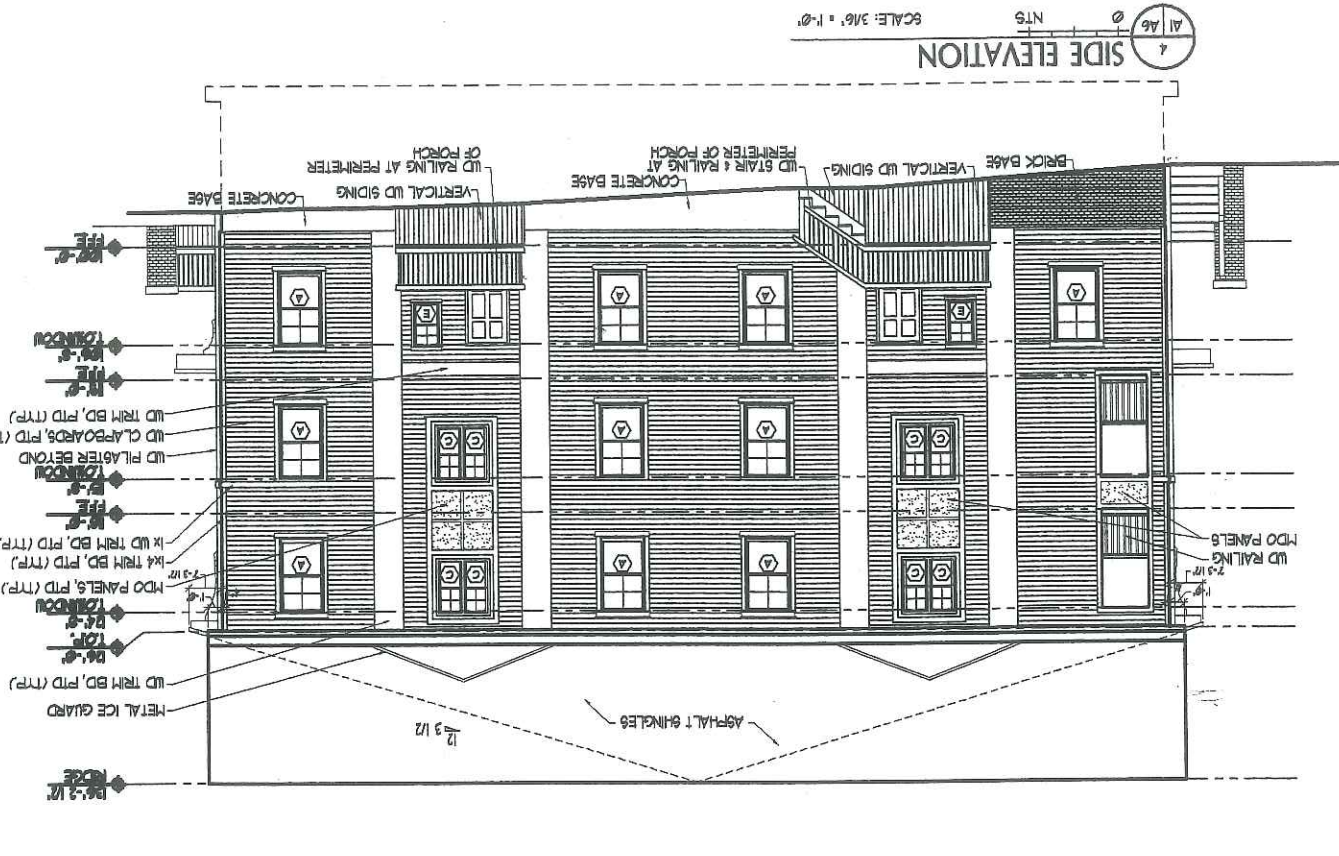
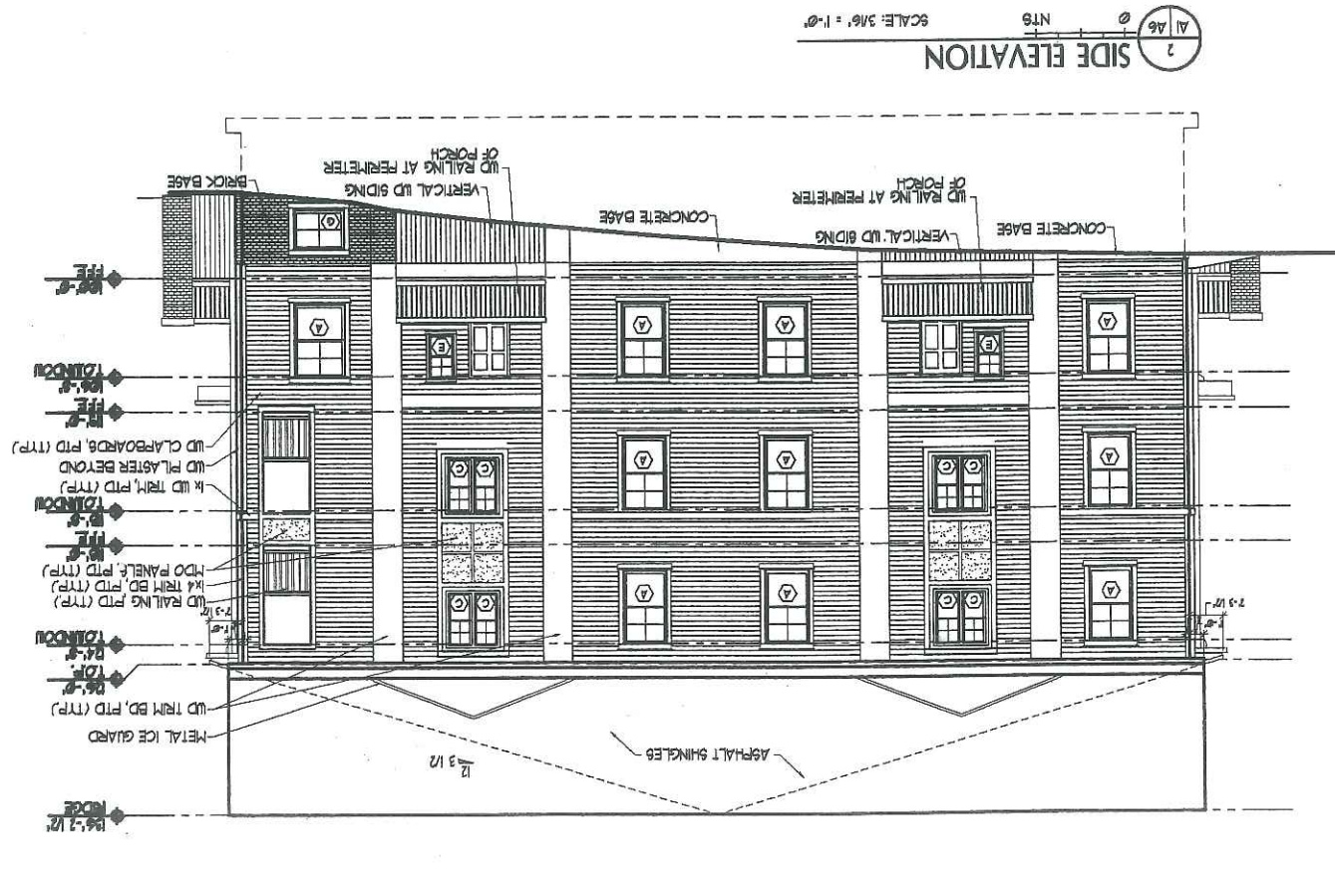
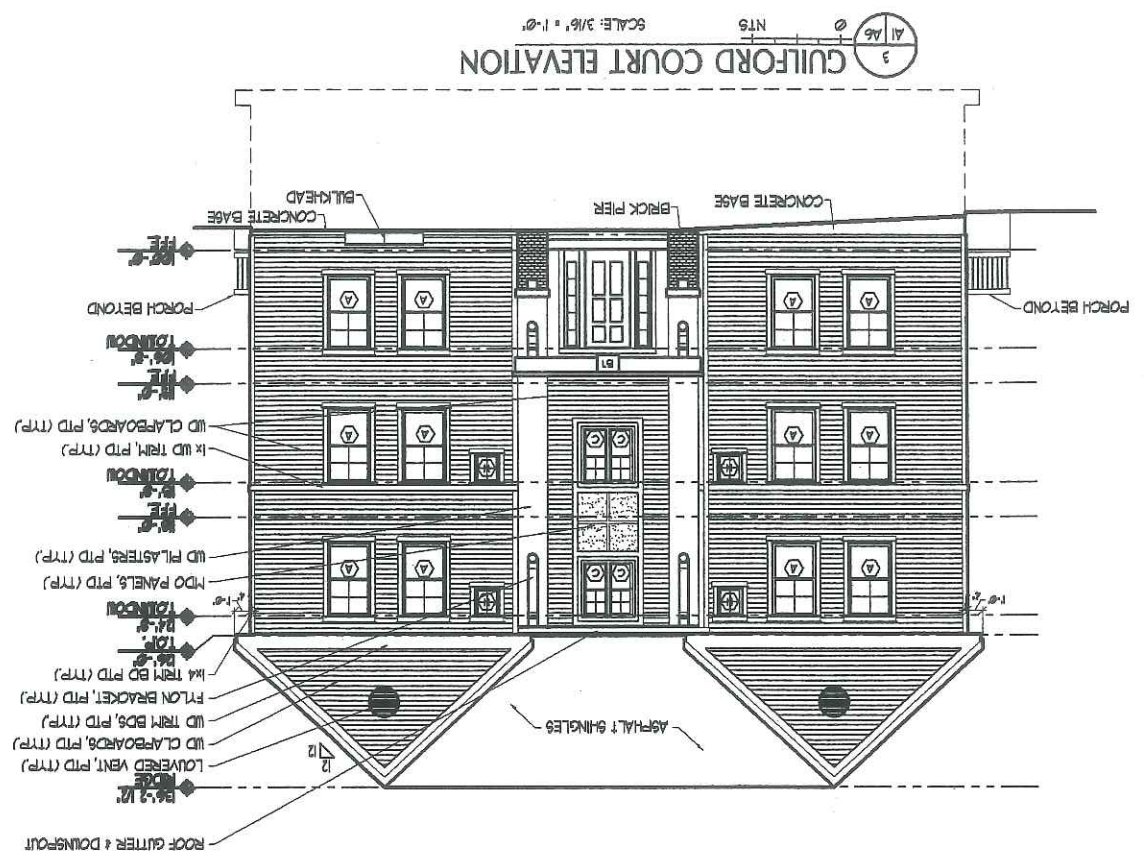
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A-8
 EXTERIOR
 ELEVATIONS



CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval:



A-8

EXTERIOR
ELEVATIONS

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ATTACHMENT B-1

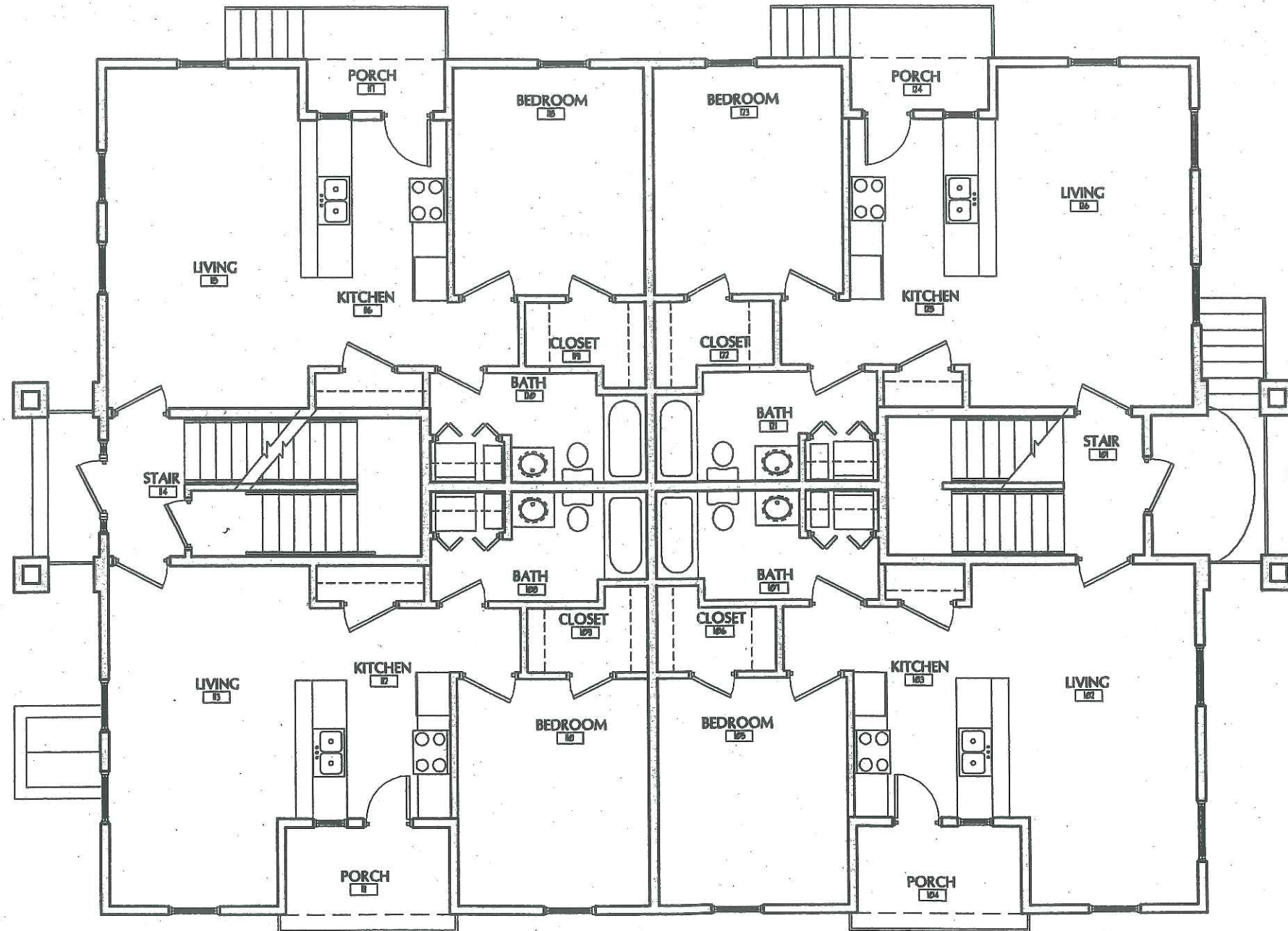
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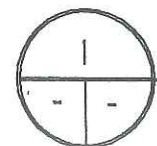
AREA OF EXTENDED PORCHES:

PORCH = 8'-6" x 3'-0" = 25.50 SF.

STAIRS = 4'-6" x 3'-0" = 13.50 SF.

TOTAL = 39.00 SF.




FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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