

44B-23

41 State St.

Zoning Amend.

Maine workforce

housing

A1

WEST ELEVATION

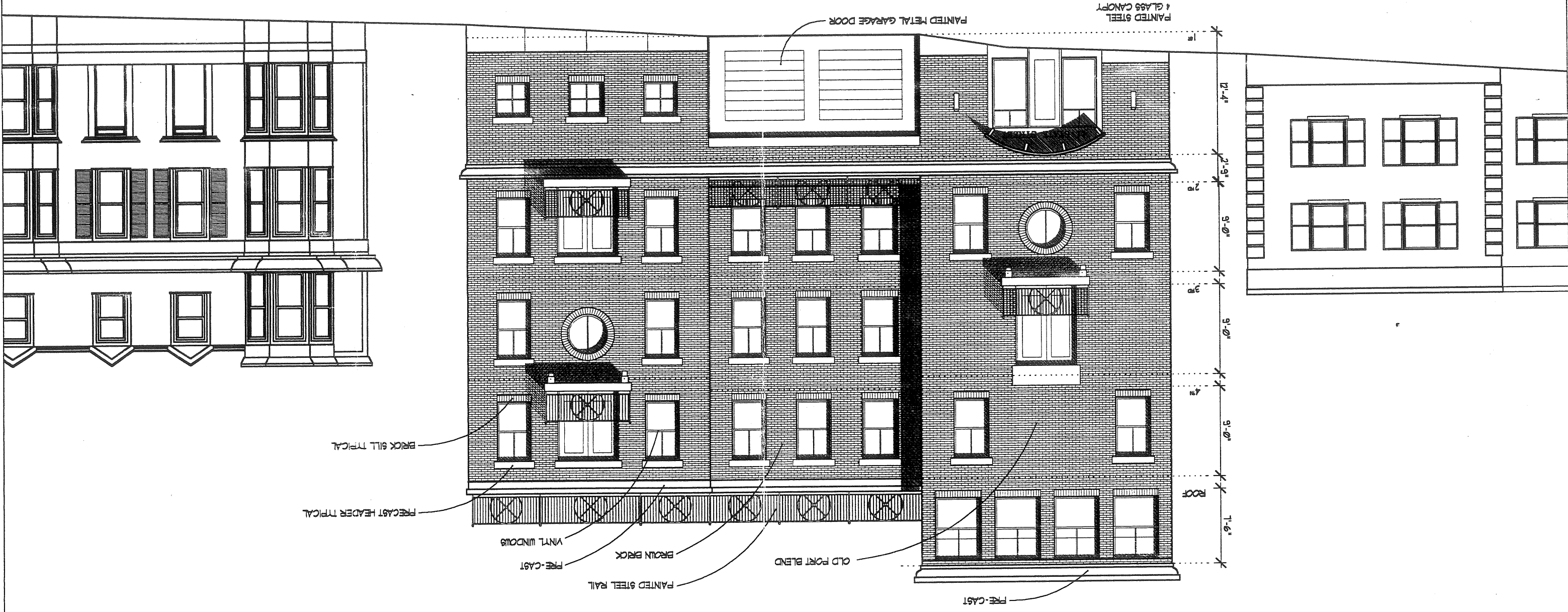
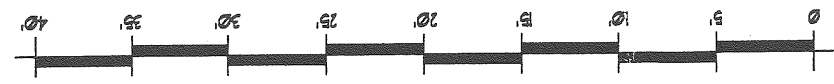
NOT TO SCALE

JAN 3, 2003

Project: HARBORSIDE APARTMENTS  
41 STATE STREET,  
PORTLAND, MAINE

ARCHETYPE, P.A. ARCHITECTS  
48 Union Wharf  
Portland, Maine 04101  
(207) 772-8022 Fax (207) 772-4056

Developer: MAINE WORKFORCE HOUSING, LLC



A2

EAST ELEVATION

Jan 3, 2003

NOT TO SCALE

Revisions

HARBORSIDE APARTMENTS  
41 STATE STREET,  
PORTLAND, MAINE

ARCHETYPE, P.A.

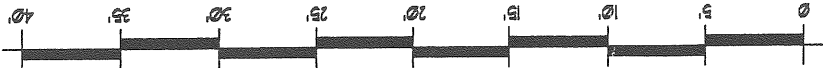
ARCHITECTS

48 Union Wharf Portland, Maine 04101

(207) 772-8022 Fax (207) 772-4058

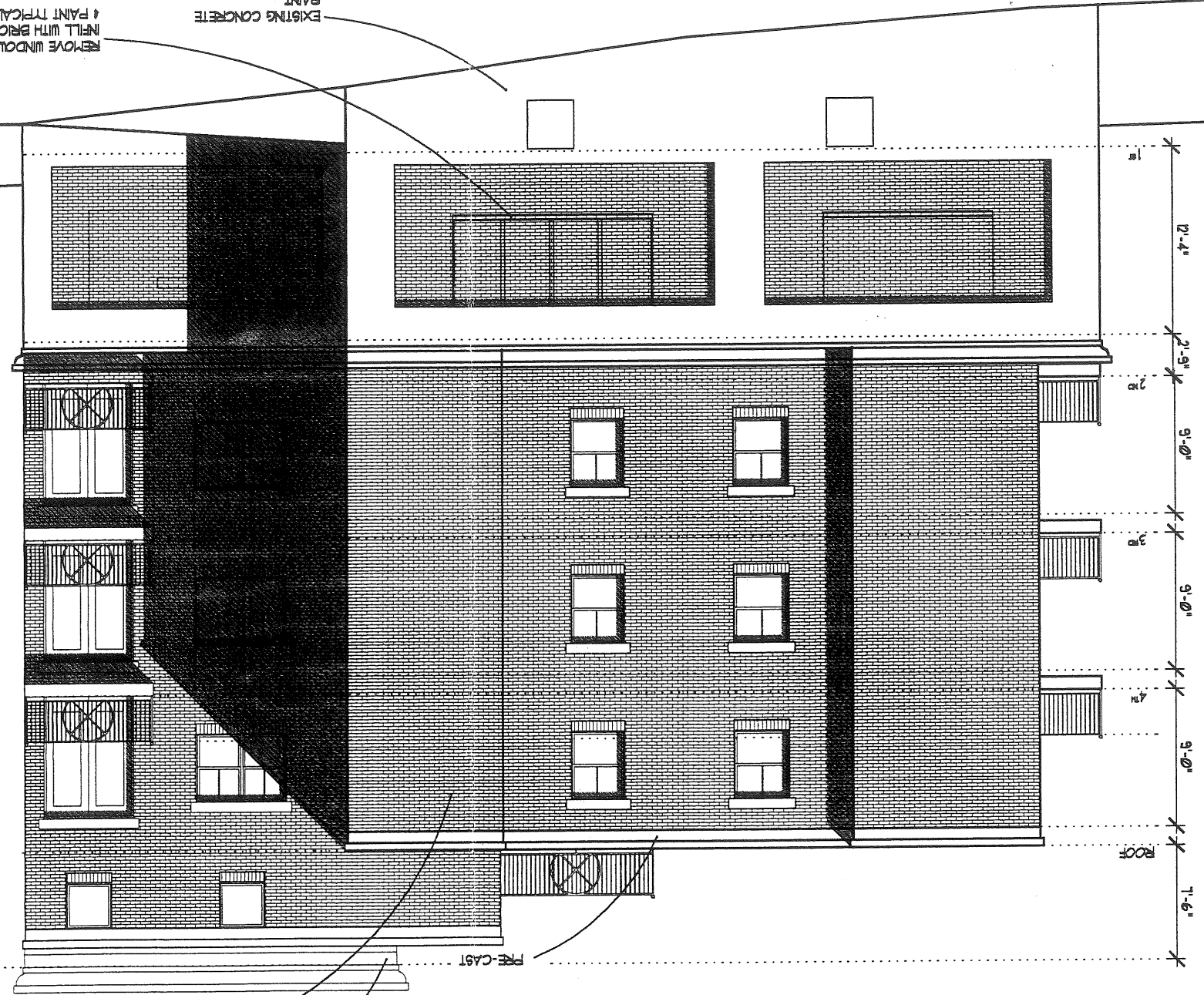
MAINE WORKFORCE HOUSING, LLC

Developer:



REMOVE WINDOWS  
INFILL WITH BRICK & PAINT TYPICAL

EXISTING CONCRETE  
PAINT



PRE-CAST  
BRICK

AREA (RIGHT):

WALL = 1250 sqFT  
OPENINGS = 225 sqFT  
PERCENTAGE = 18%

AREA (LEFT):

WALL = 2452 sqFT  
OPENINGS = 945 sqFT  
PERCENTAGE = 38%

AREA (OVERALL):

WALL = 3103 sqFT  
OPENINGS = 3195 sqFT  
PERCENTAGE = 86%

A3

SOUTH ELEVATION

Jan 3, 2003

NOT TO SCALE

Revisions

Project:

HARBORSIDE APARTMENTS

41 STATE STREET, PORTLAND, MAINE

ARCHETYPE, P.A.

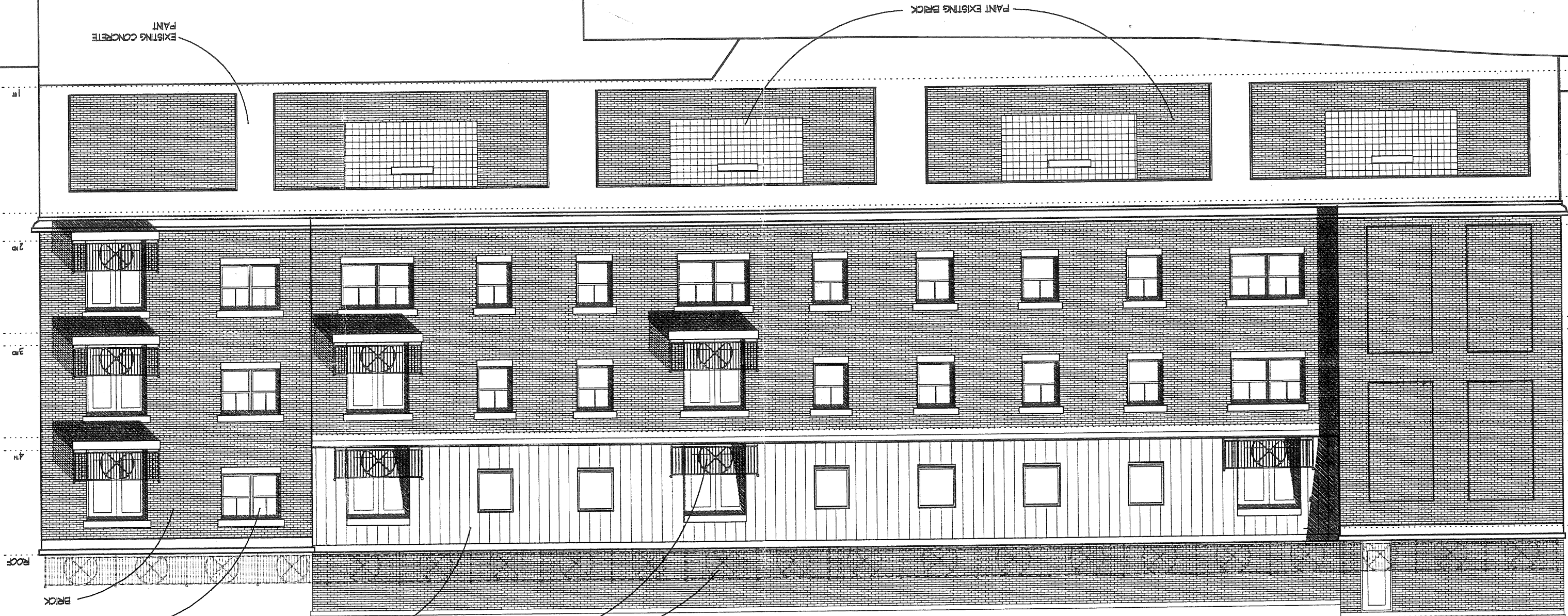
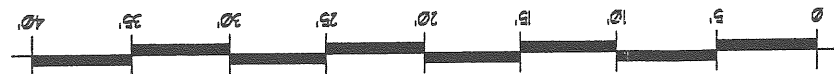
ARCHITECTS

48 Union Wharf Portland, Maine 04101

(207) 772-6022 Fax (207) 772-4058

MAINE WORKFORCE HOUSING, LLC

Developer:



AREA CALCS:  
 WALL = 7597 sqft  
 OPENINGS = 806 sqft  
 PERCENTAGE = 10.5%

PRE-CAST

A4

NORTH ELEVATION

Jan 3, 2003

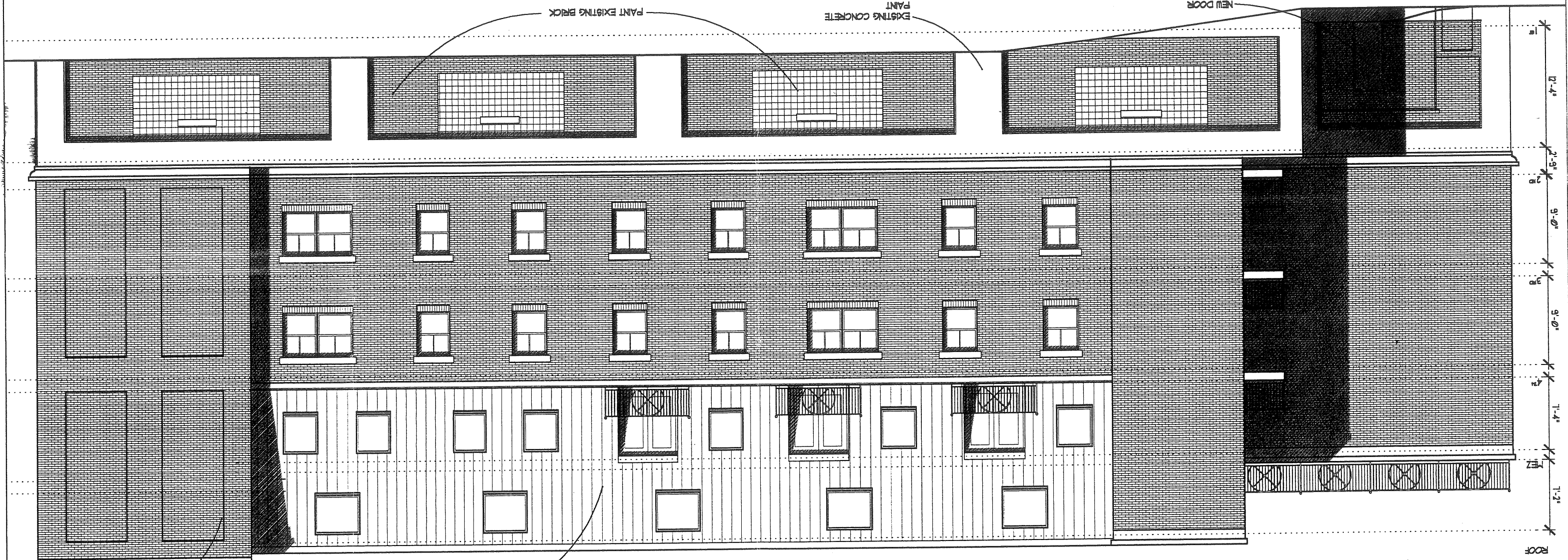
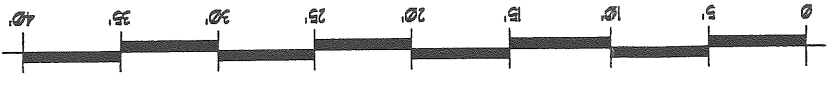
NOT TO SCALE

REVISIONS

Project: HARBORSIDE APARTMENTS  
41 STATE STREET, PORTLAND, MAINE

ARCHITECTS: P.A. ARCHITECTS  
48 Union Wharf Portland, Maine 04101  
(207) 772-8022 Fax (207) 772-4058

Developer: MAINE WORKFORCE HOUSING, LLC



BRICK

LEAD COATED COPPER

AREA (OVERALL):  
WALL = 7423 sqFT  
OPENINGS = 662 sqFT  
PERCENTAGE = 8.9%

AREA (RIGHT):  
WALL = 6276 sqFT  
OPENINGS = 641 sqFT  
PERCENTAGE = 10.2%

AS PROPOSED

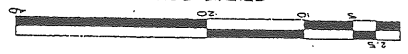


EXISTING CONDITIONS



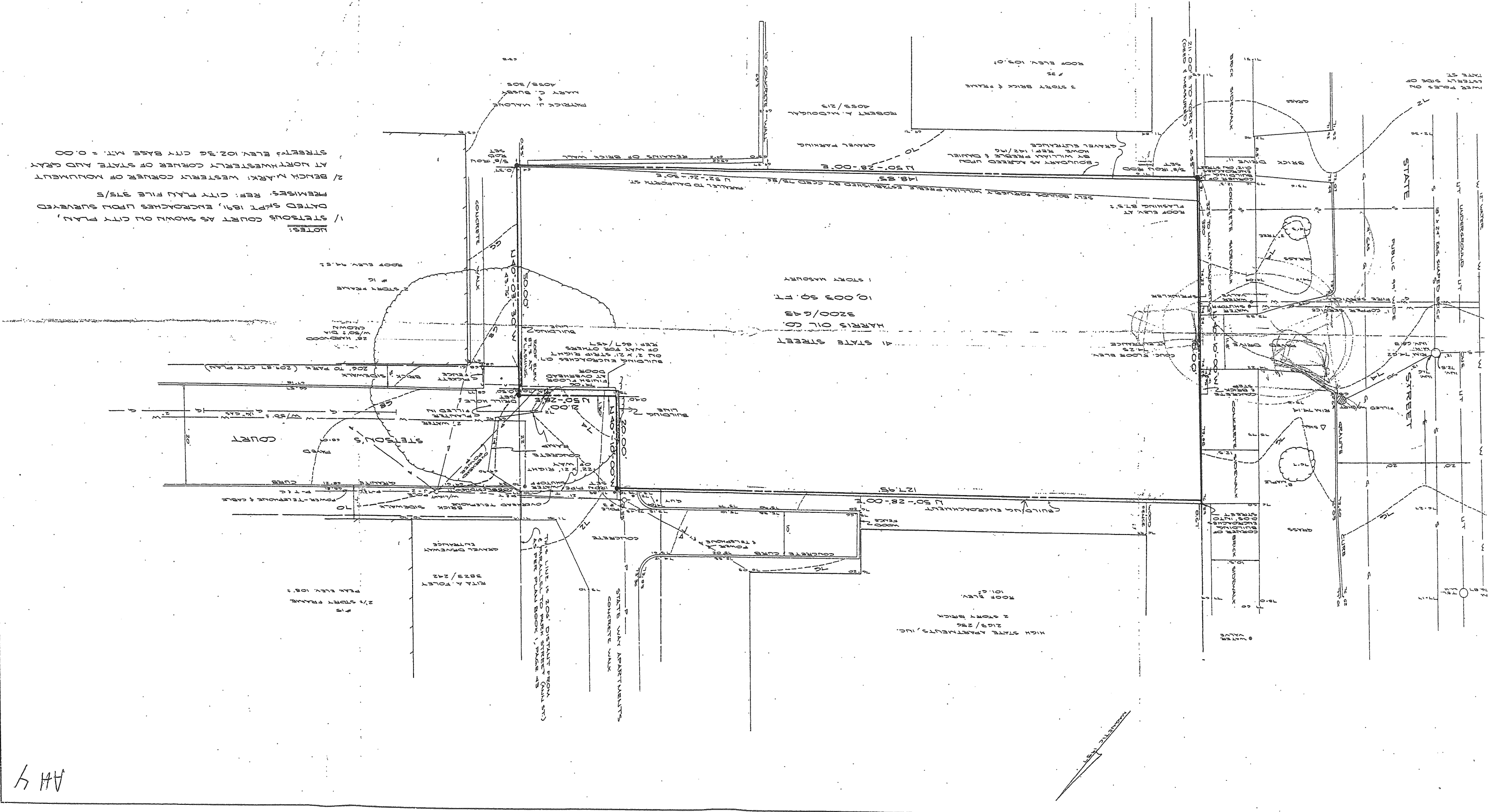
ORIGINAL  
PROPOSAL  
REVIEWED AT  
12/11/02  
WORKSHOP

PLAN OF LAND STANDARD BOUNDARY SURVEY  
 ON STATE STREET PORTLAND, MAINE  
 FOR  
 Owen Haskell, Inc.  
 Civil Engineers  
 South Portland, Maine  
 Land Surveyors  
 Drawn By D.B.P.  
 Date MAY 1955  
 Job No. 8529 P  
 Scale  
 Trace By M.M.H.  
 Check By S.S.S.



I CERTIFY THAT THIS SURVEY CONFORMS TO THE  
 MAINE BOARD OF REGISTRATION FOR LAND  
 SURVEYORS STANDARDS FOR STANDARD  
 BOUNDARY SURVEY CONDITION II.

NAME OF PARTICIPANT:  
 GEORGE PAPACHRISTO  
 2 STRATTON PLACE  
 PORTLAND, MAINE 04101  
 NAME OF DEVELOPMENT:  
 STATE STREET



NOTES:  
 1/ STETSON'S COURT AS SHOWN ON CITY PLAN,  
 DATED 6/11/1891, ENCROACHES UPON SURVEYED  
 REMISES. REF. CITY PLAN FILE 375/5  
 2/ BENCH MARK: WESTERN CORNER OF MONUMENT  
 AT NORTHWEST CORNER OF STATE AND GRAY  
 STREET. ELEV. 102.36 CITY BASE MT. = 0.00

AA 4

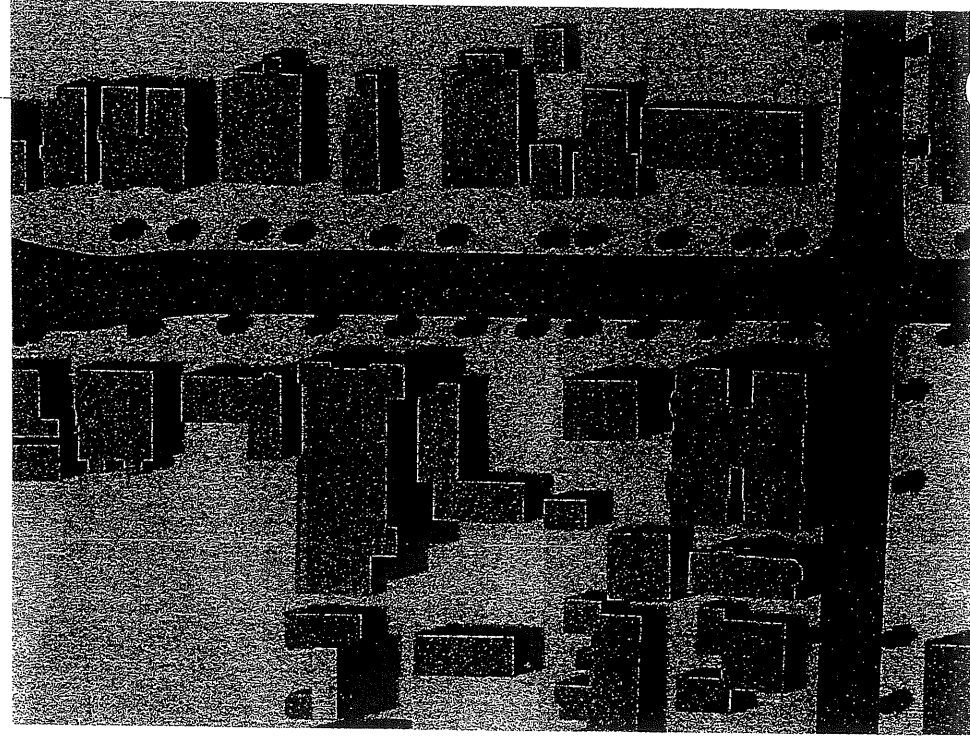


AM 14

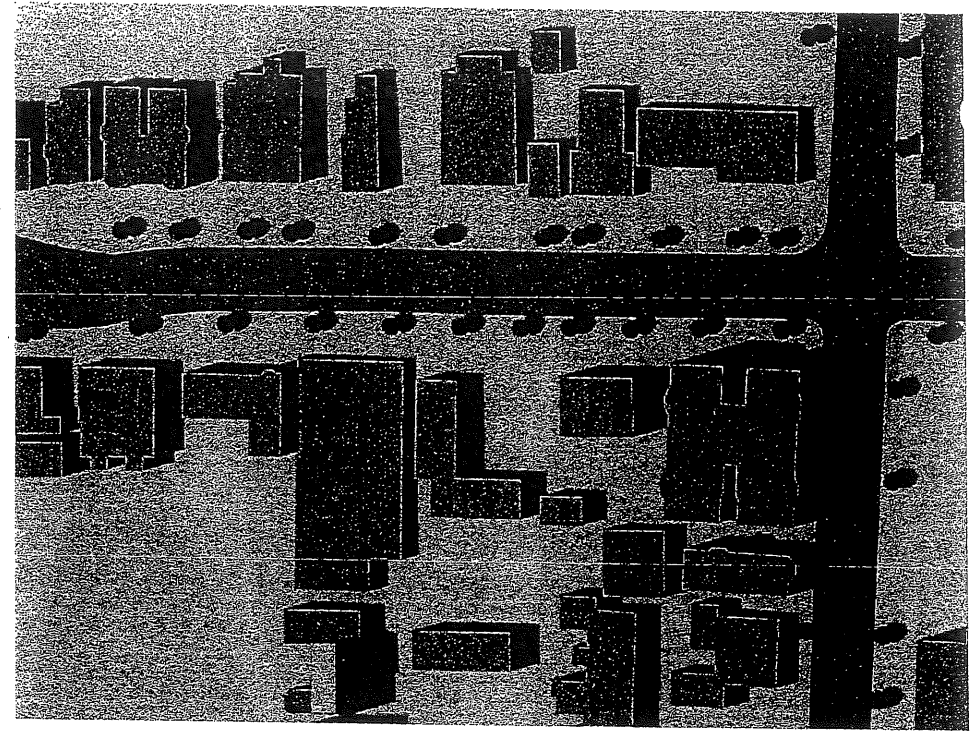
# Harborside Apartments

41 State Street, Portland, ME

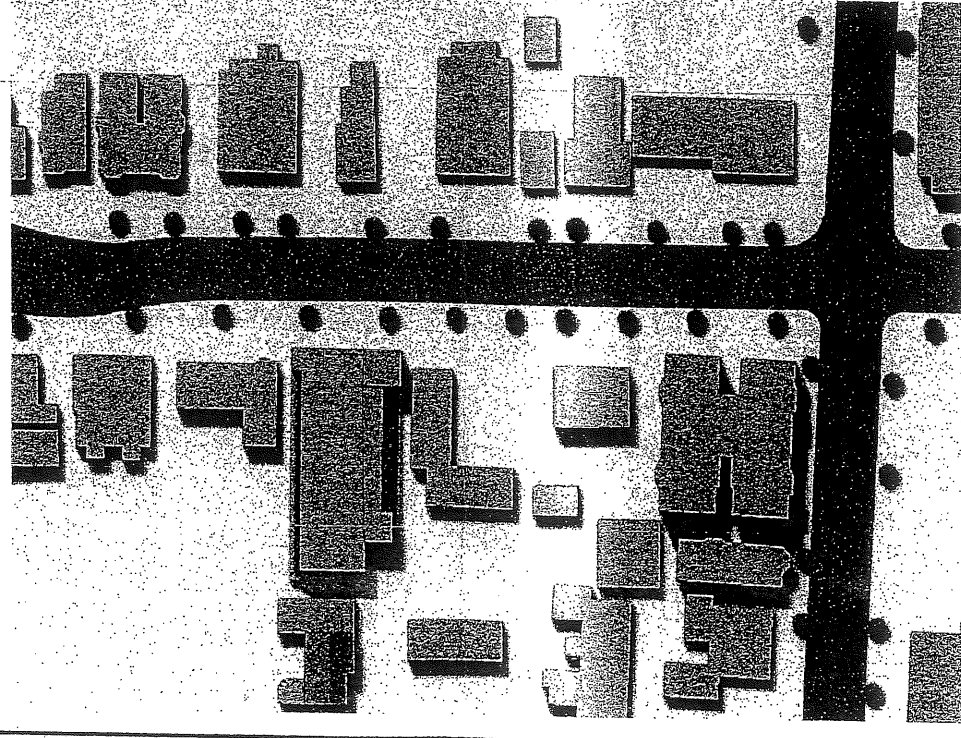
Summer Solstice (21st June)



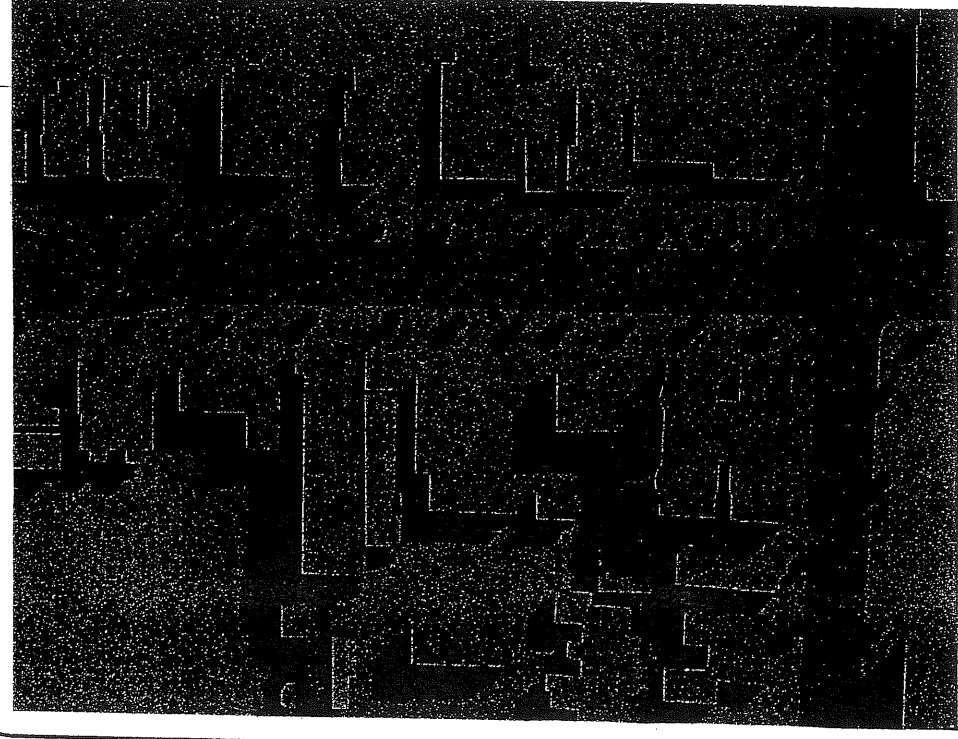
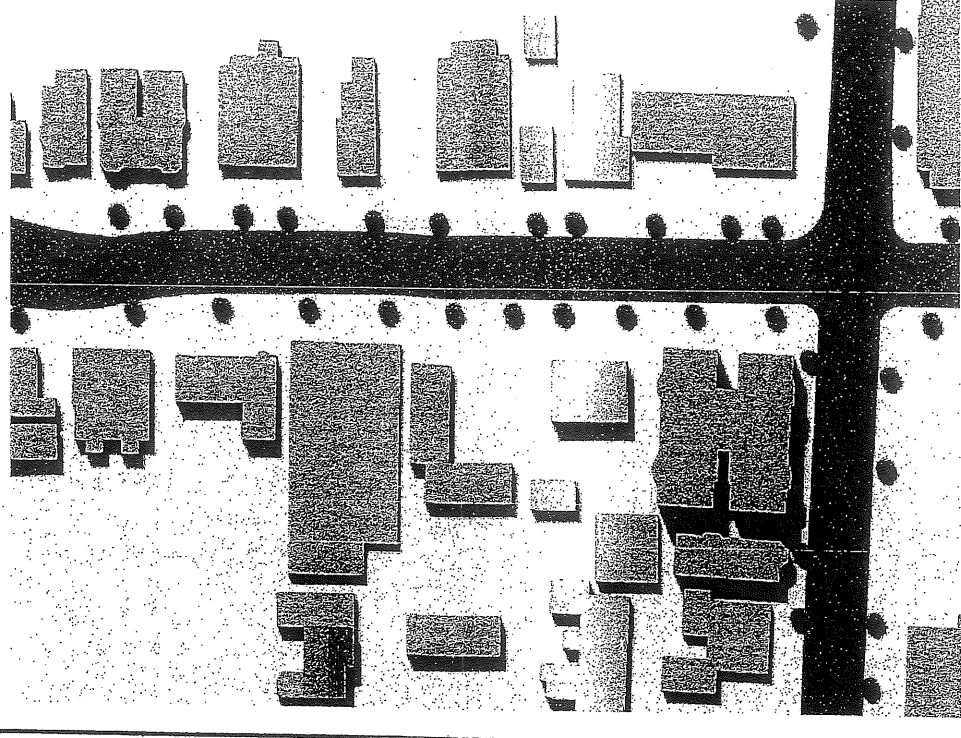
Proposed



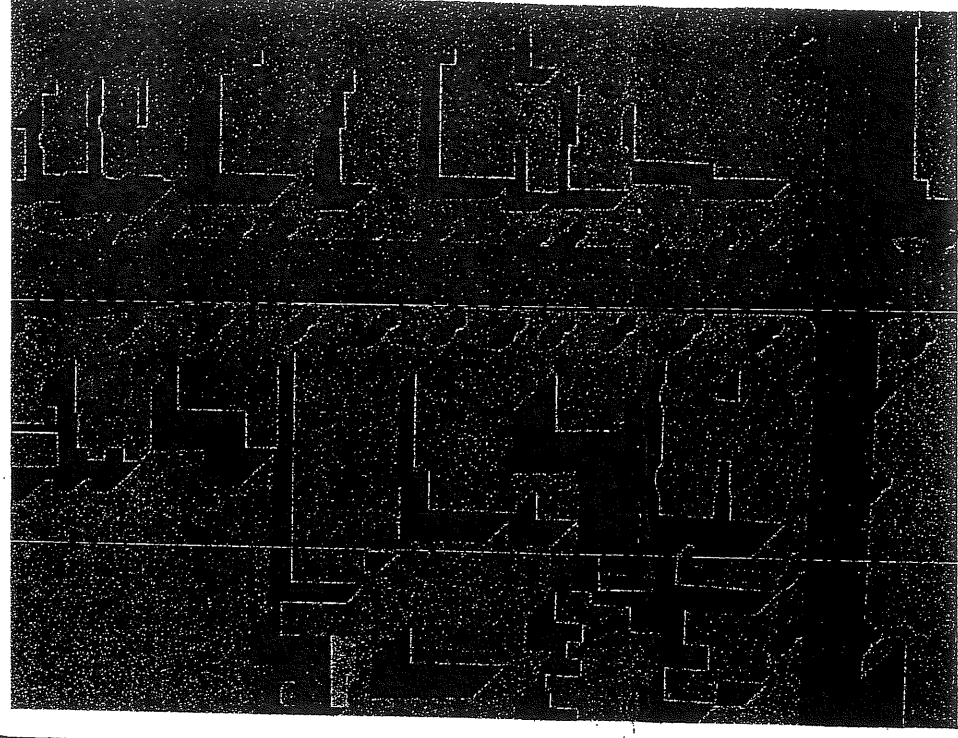
Existing



Noon



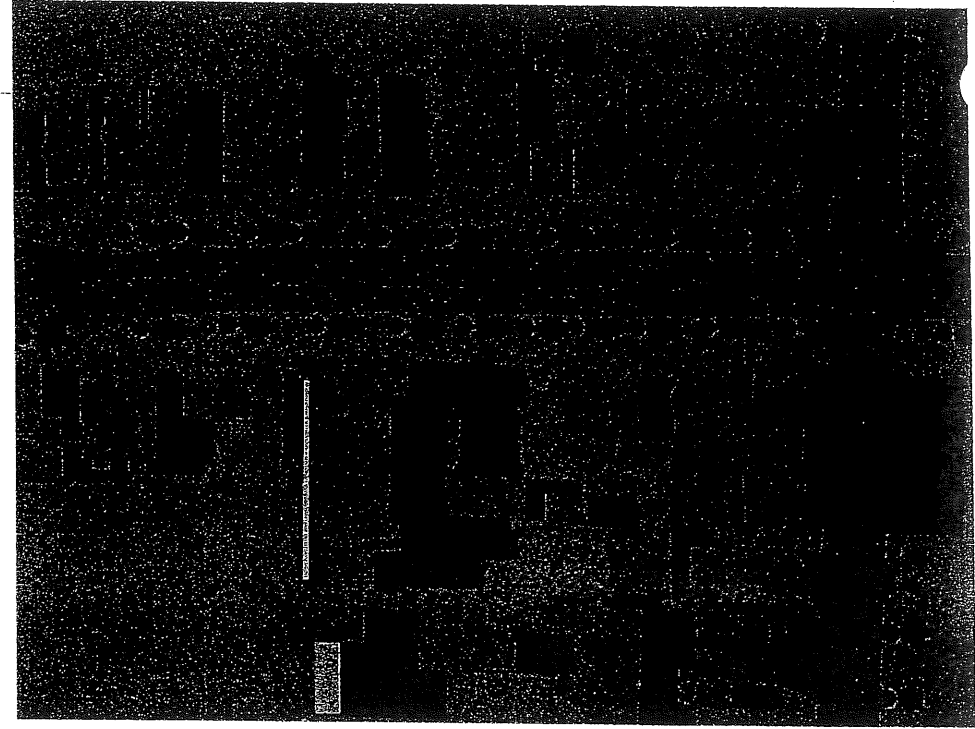
3 pm



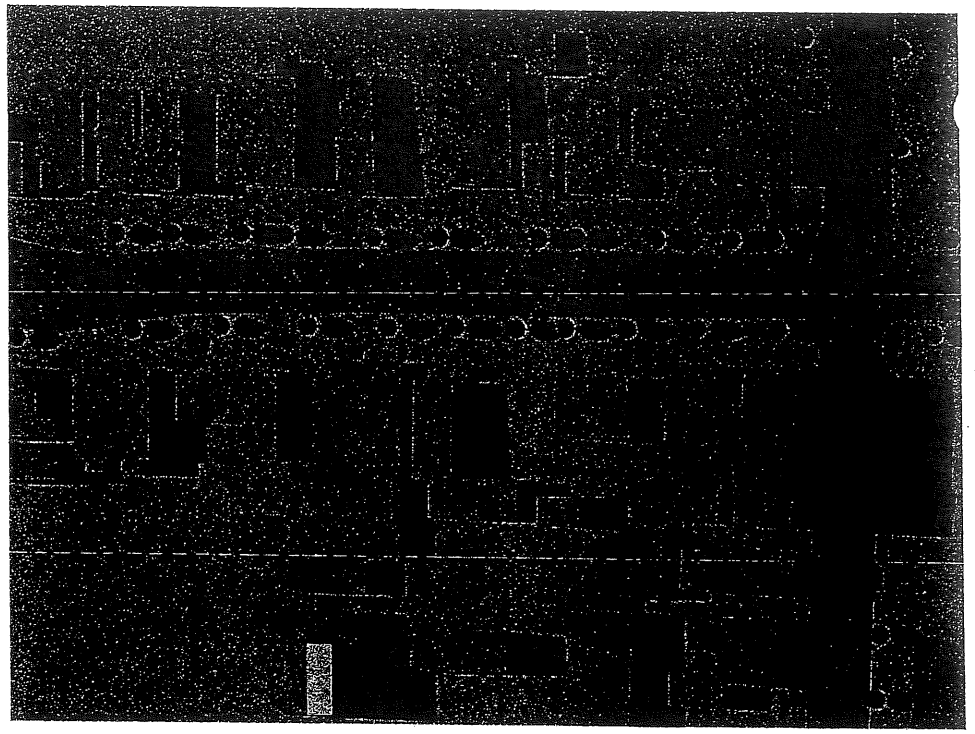
# Harborside Apartments

41 State Street, Portland, ME

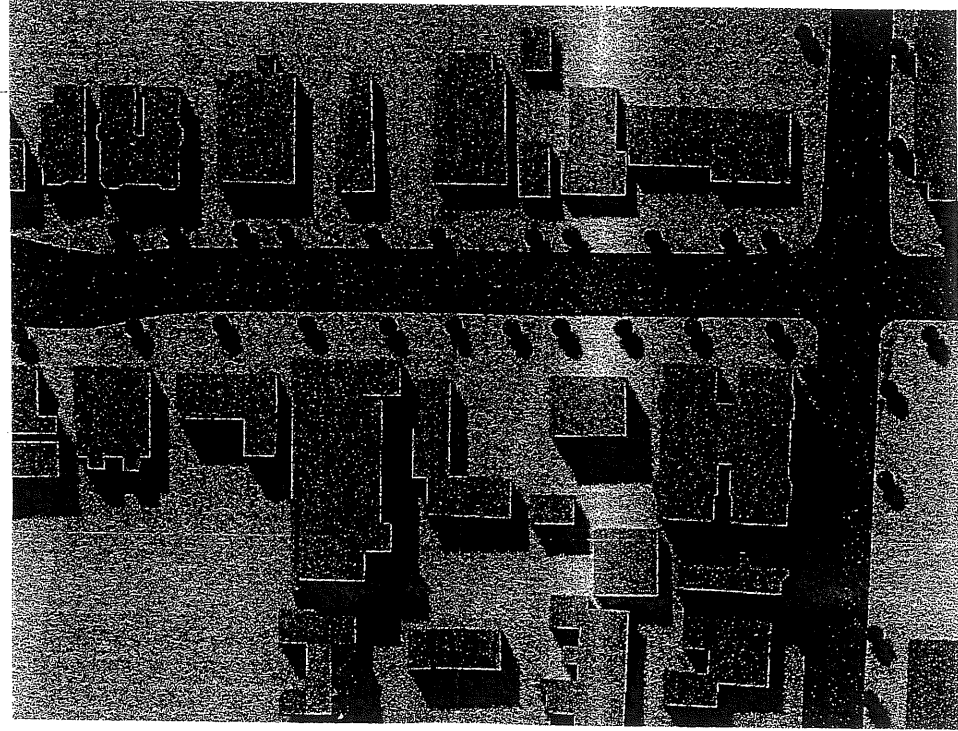
Vernal Equinox (21<sup>st</sup> March)



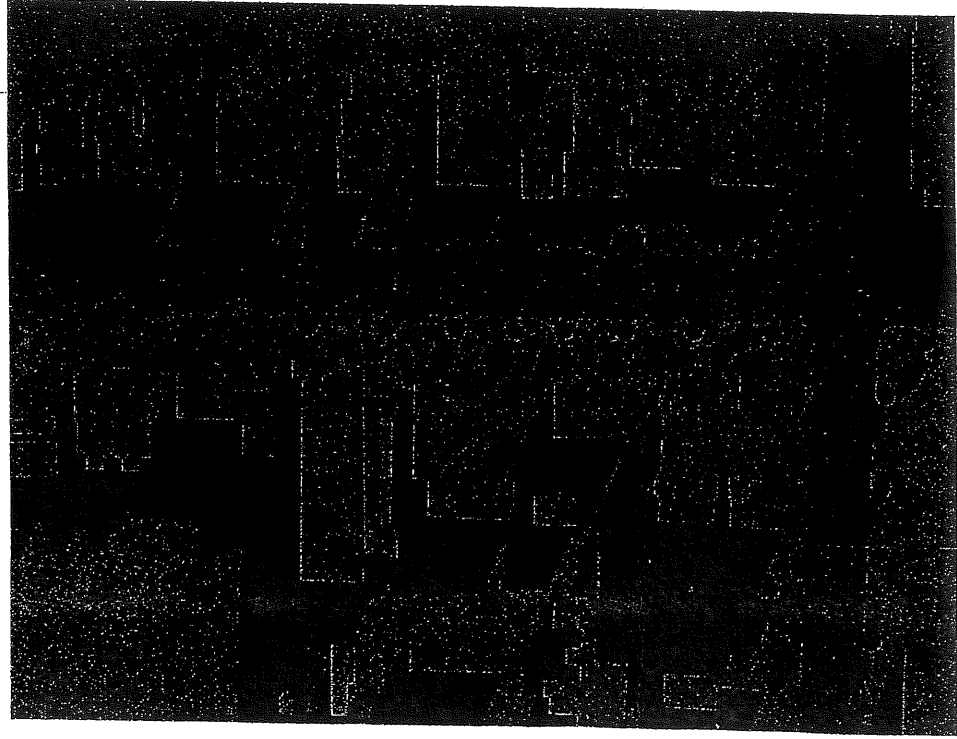
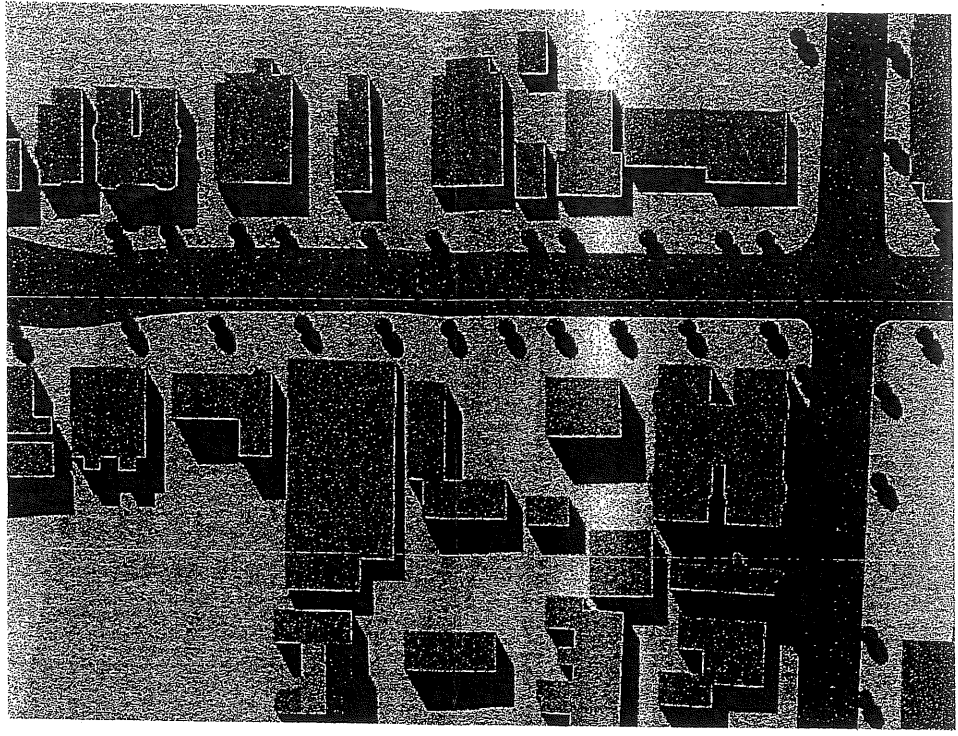
Proposed



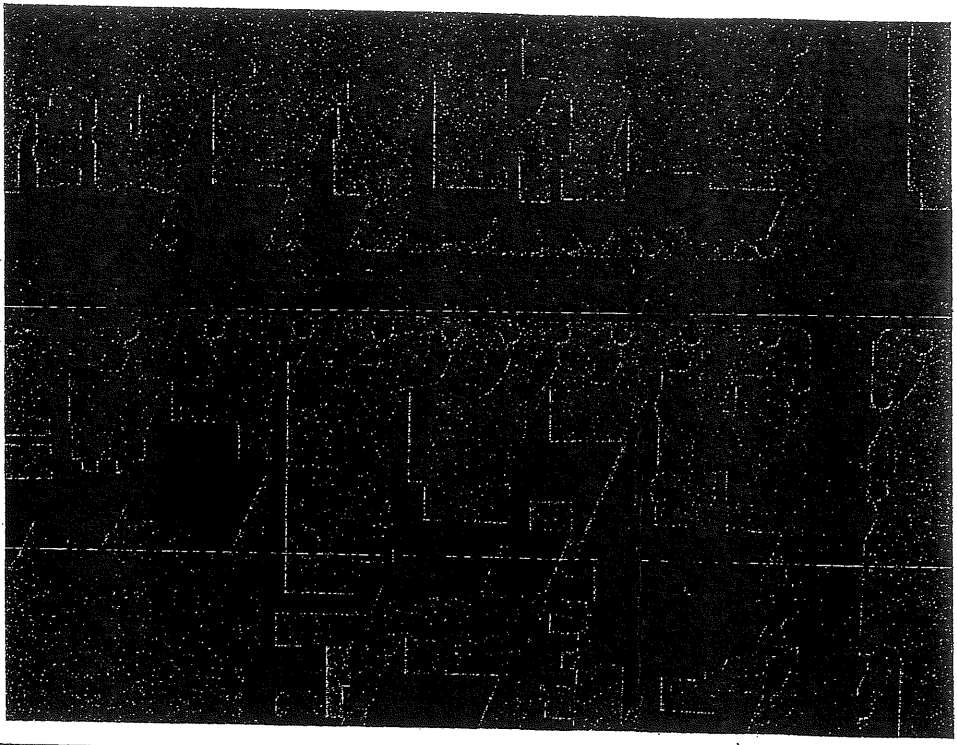
Existing



Noon



3 pm

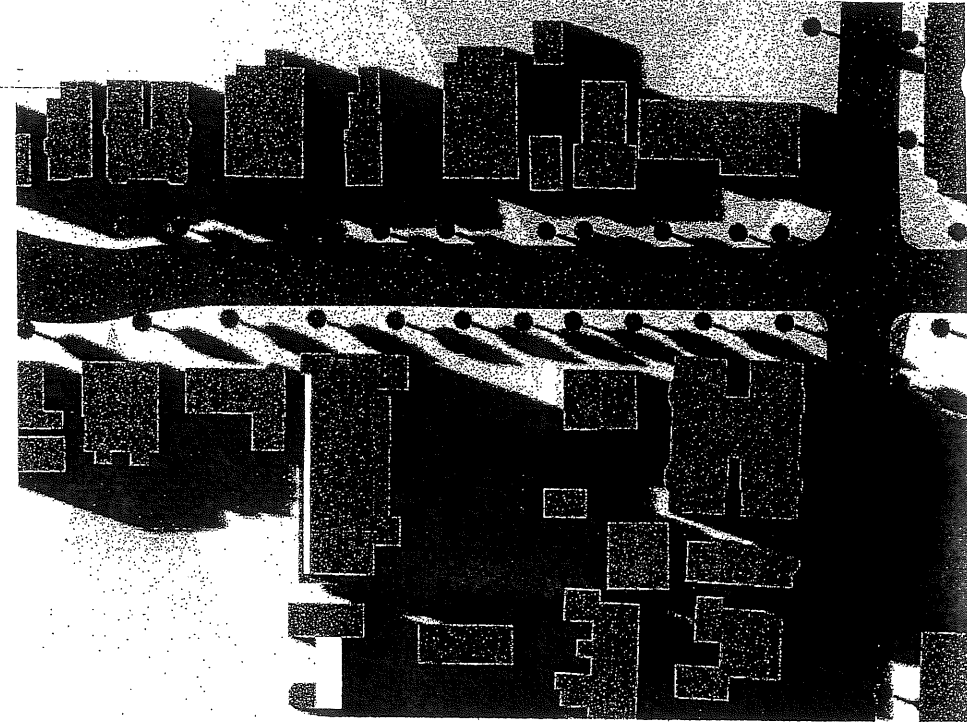


# Harborside Apartments

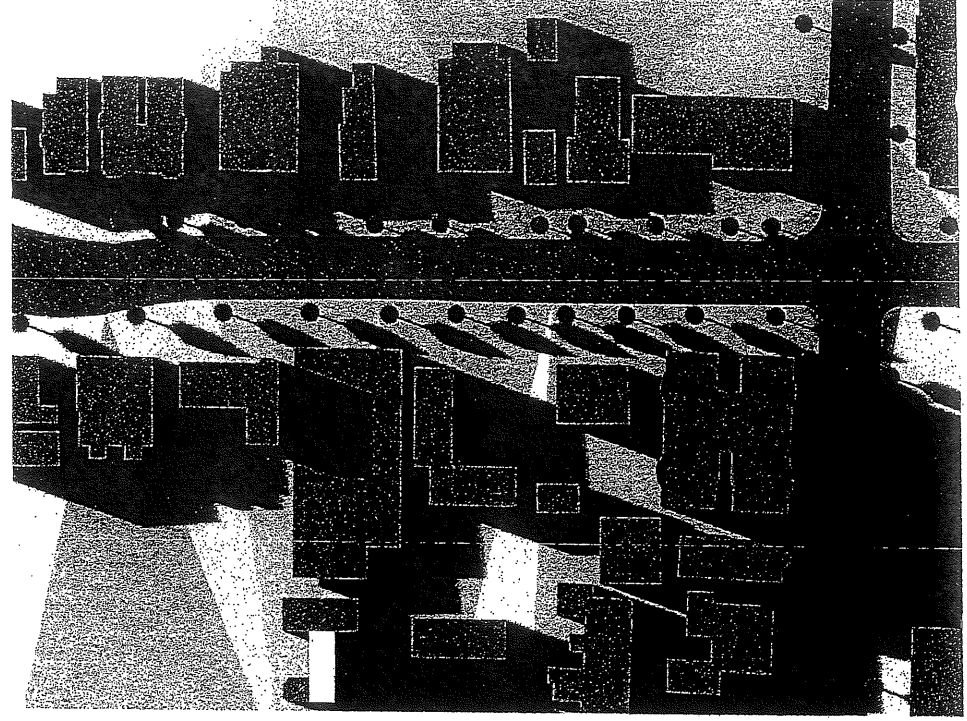
41 State Street, Portland, ME

Winter Solstice (21<sup>st</sup> December)

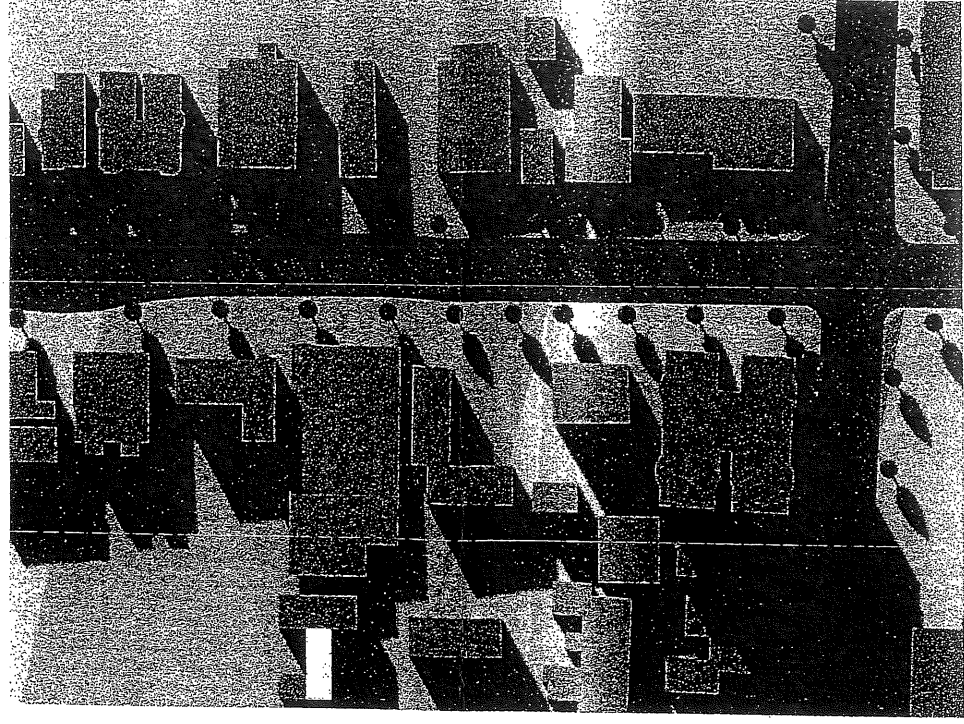
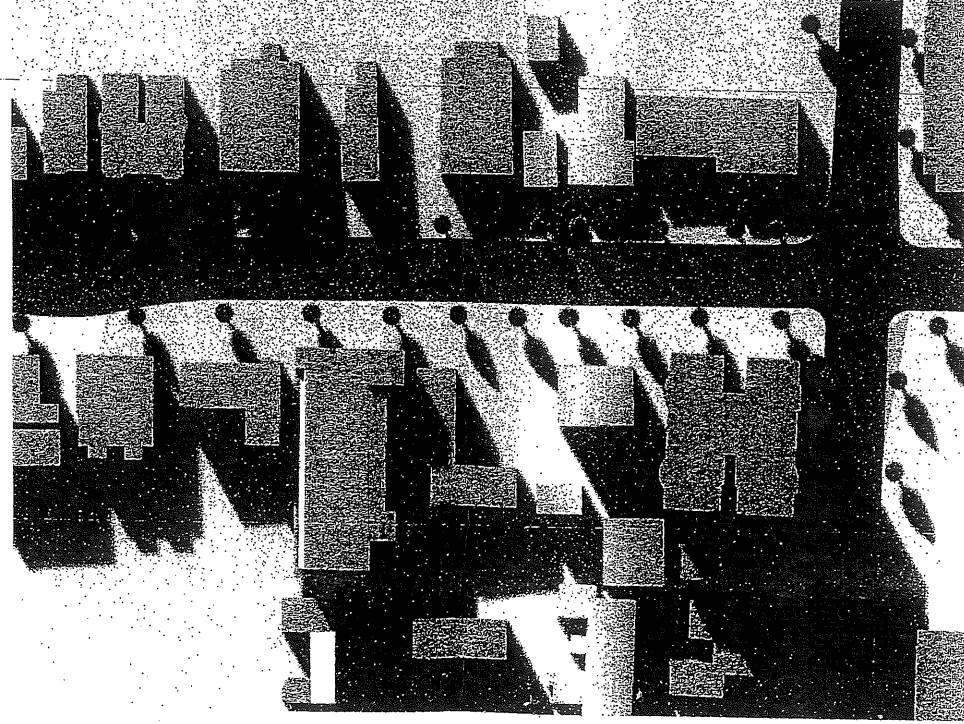
Proposed



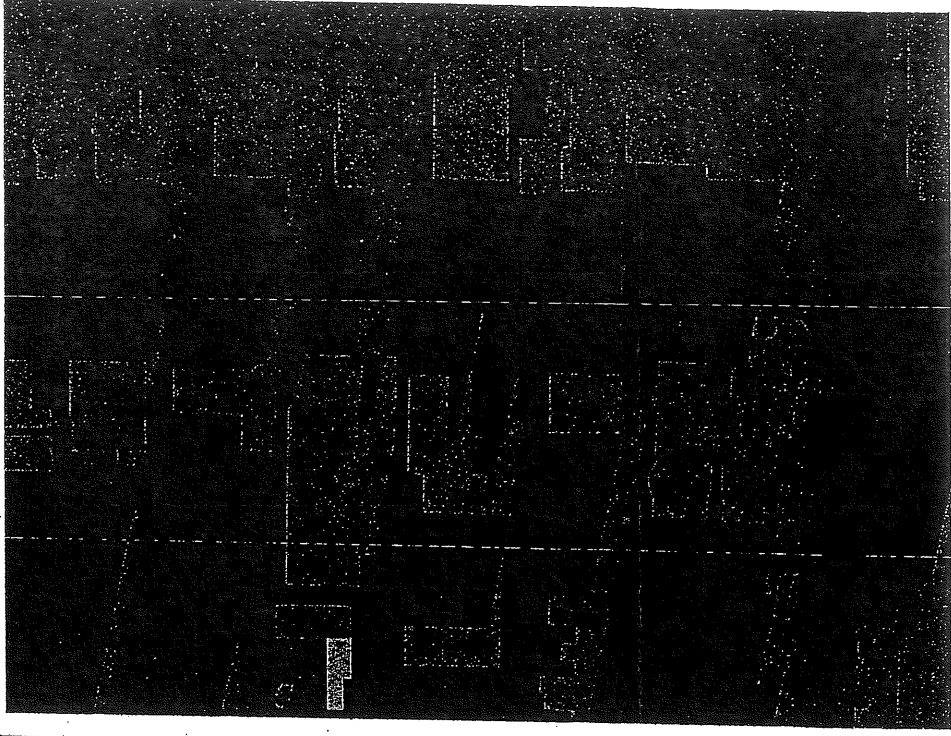
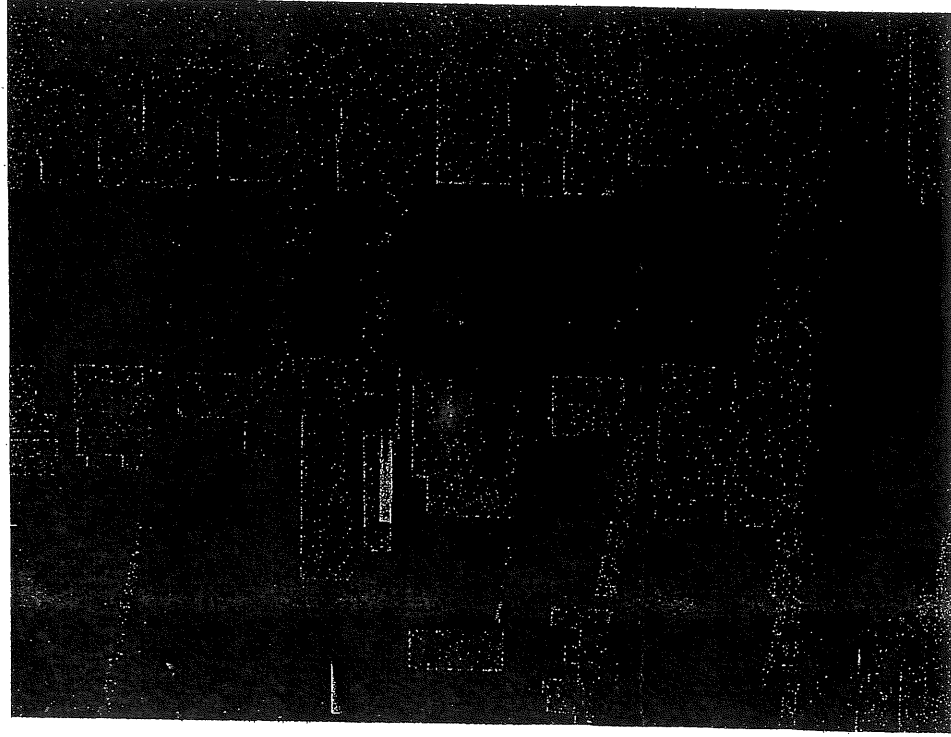
Existing  
9 am

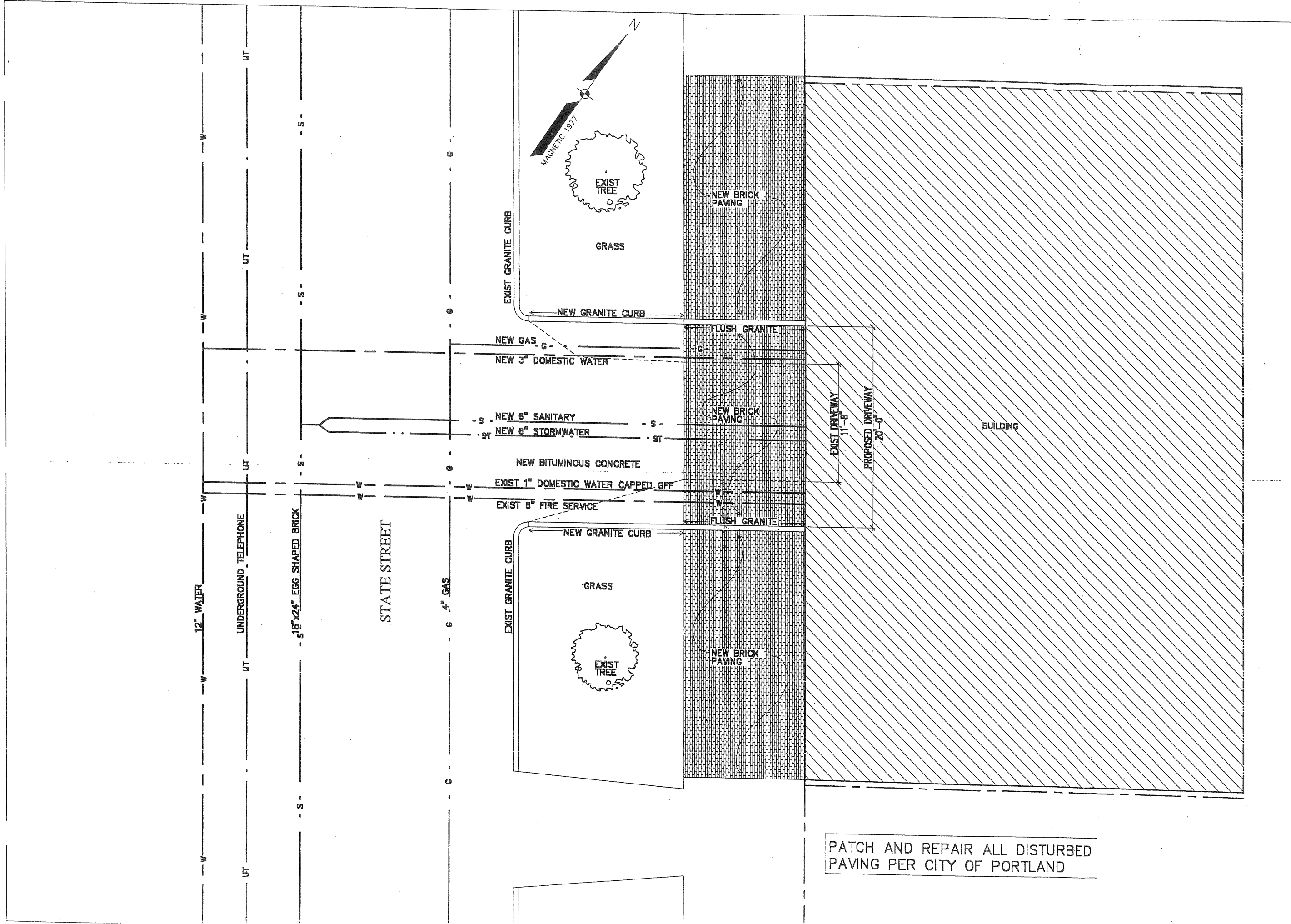


Noon



3 pm



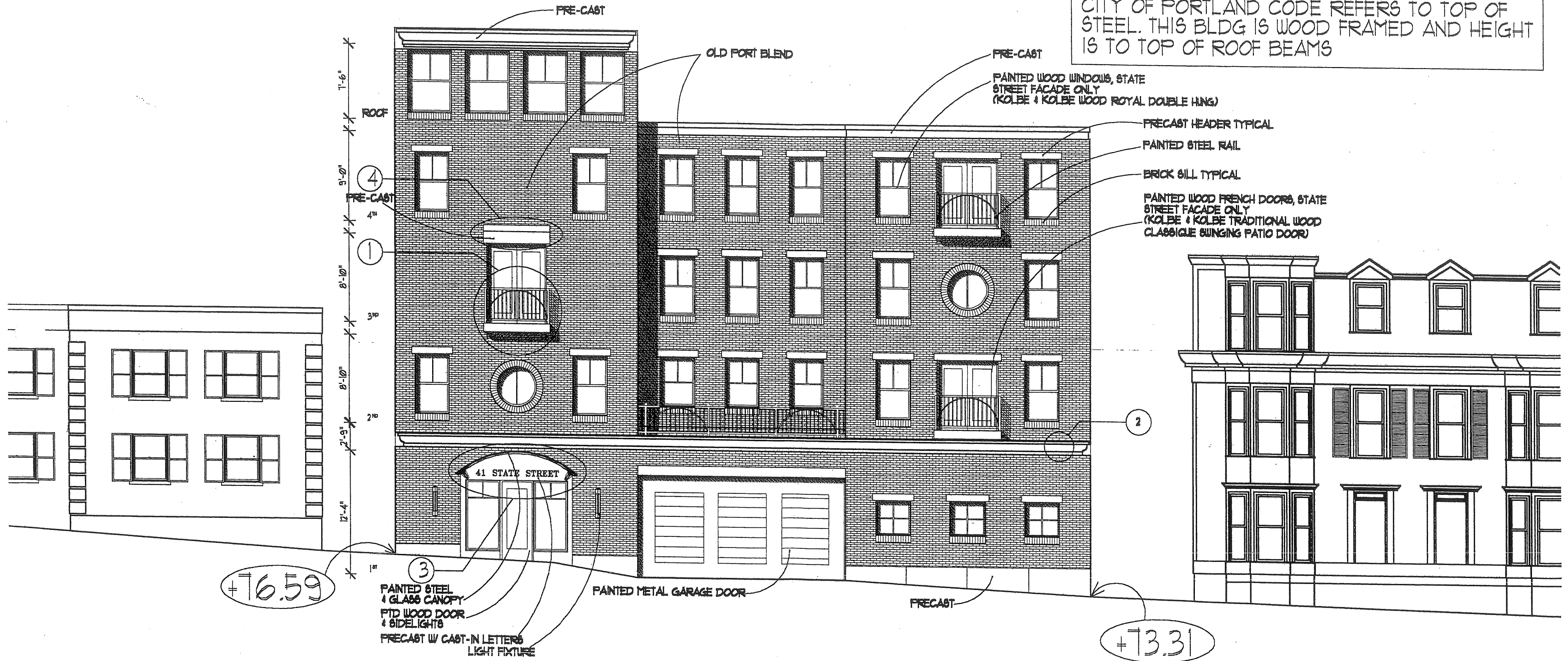


|           |              |          |                                                                        |            |                              |
|-----------|--------------|----------|------------------------------------------------------------------------|------------|------------------------------|
| SITE PLAN | Jan 9, 2003  | Project: | ARCHETYPE, P.A.                                                        | Developer: | MAINE WORKFORCE HOUSING, LLC |
|           | 1/4" = 1'-0" |          | ARCHITECTS                                                             |            |                              |
|           |              |          | 41 STATE STREET, PORTLAND, MAINE                                       |            |                              |
|           |              |          | 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056 |            |                              |

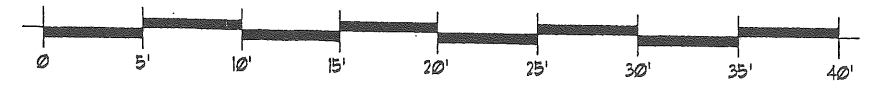
AH 1

MEAN AVERAGE GRADE = 72.2  
 BLDG HEIGHT TO TOP OF STEEL  
 PER CITY OF PORTLAND = 54'-0"

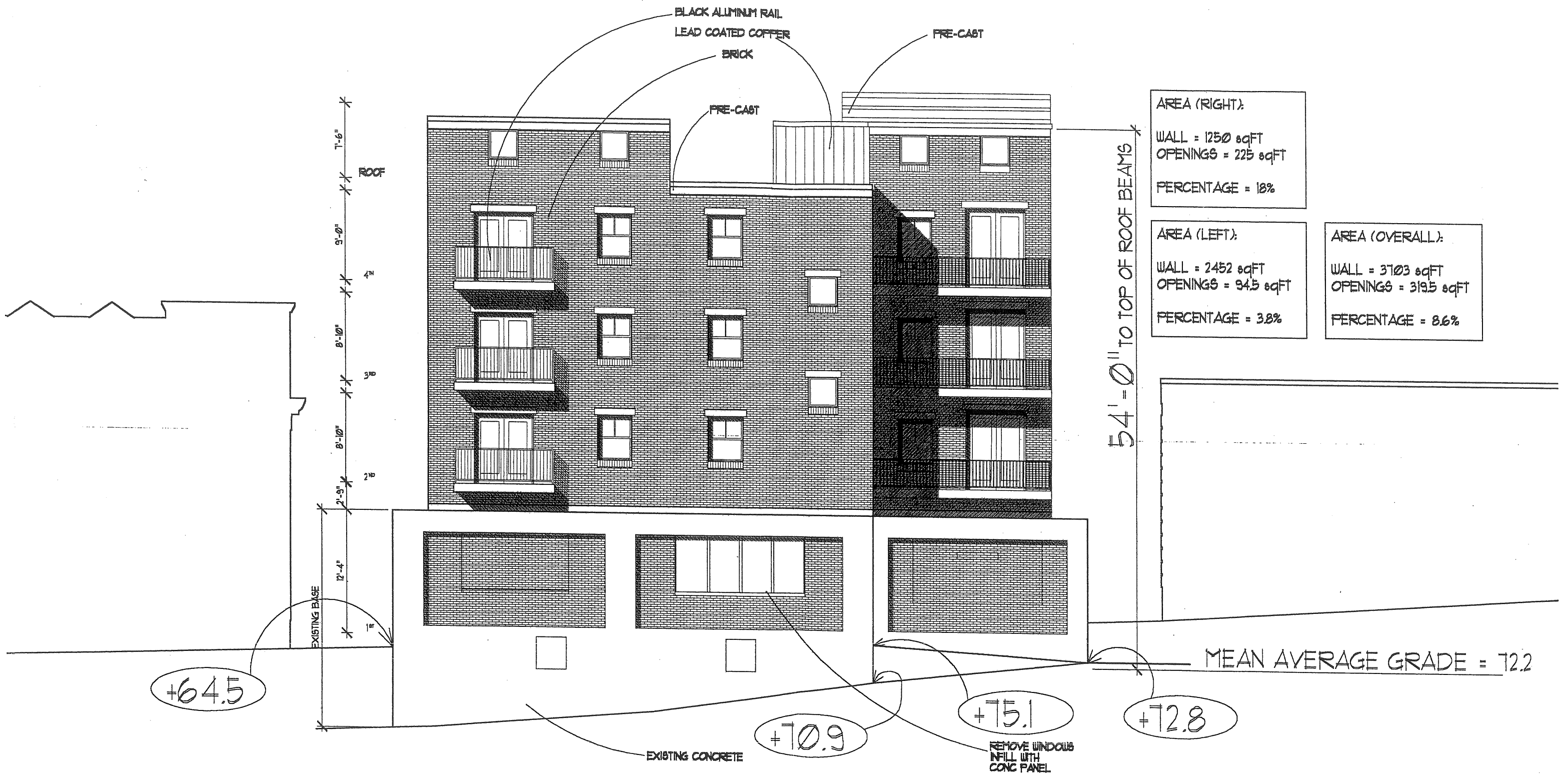
NOTE:  
 CITY OF PORTLAND CODE REFERS TO TOP OF  
 STEEL. THIS BLDG IS WOOD FRAMED AND HEIGHT  
 IS TO TOP OF ROOF BEAMS



|    |                |              |          |                                                                     |                                                                                                                                            |            |                                     |
|----|----------------|--------------|----------|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------------------------|
| A7 | WEST ELEVATION | Feb 6, 2003  | Project: | <b>HARBORSIDE APARTMENTS</b><br>41 STATE STREET,<br>PORTLAND, MAINE | <b>ARCHETYPE, P.A.</b><br>ARCHITECTS<br><small>48 Union Wharf Portland, Maine 04101<br/>         (207) 772-6022 Fax (207) 772-4056</small> | Developer: | <b>MAINE WORKFORCE HOUSING, LLC</b> |
|    |                | NOT TO SCALE |          |                                                                     |                                                                                                                                            |            |                                     |
|    |                | Revisions    |          |                                                                     |                                                                                                                                            |            |                                     |



AH.  
25

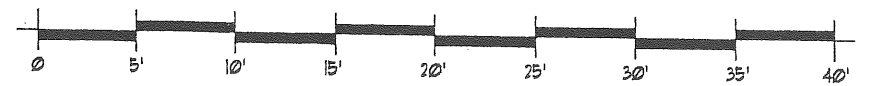


AREA (RIGHT):  
WALL = 1250 sqFT  
OPENINGS = 225 sqFT  
PERCENTAGE = 18%

AREA (LEFT):  
WALL = 2452 sqFT  
OPENINGS = 94.5 sqFT  
PERCENTAGE = 38%

AREA (OVERALL):  
WALL = 3703 sqFT  
OPENINGS = 319.5 sqFT  
PERCENTAGE = 86%

|    |                |              |                                     |                                                                           |            |
|----|----------------|--------------|-------------------------------------|---------------------------------------------------------------------------|------------|
| A8 | EAST ELEVATION | Feb 6, 2003  | Project:                            | ARCHETYPE, P.A.<br>ARCHITECTS                                             | Developer: |
|    |                | NOT TO SCALE | HARBORSIDE APARTMENTS               |                                                                           |            |
|    |                | Revisions    | 41 STATE STREET,<br>PORTLAND, MAINE | 48 Union Wharf Portland, Maine 04101<br>(207) 772-6022 Fax (207) 772-4056 |            |



AH  
20

AREA CALCS:  
WALL = 7597 sqft  
OPENINGS = 806 sqft  
PERCENTAGE = 10.6%



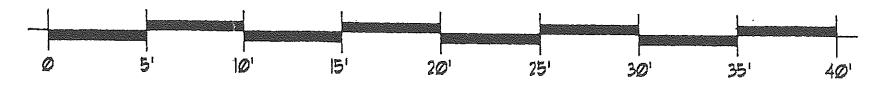
+73.31

MEAN AVERAGE GRADE = 72.2

EXISTING CONCRETE

+64.5

|    |                 |              |                                                                          |                                                                                                            |                                            |
|----|-----------------|--------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| A9 | SOUTH ELEVATION | Feb 6, 2003  | Project:<br>HARBORSIDE APARTMENTS<br>41 STATE STREET,<br>PORTLAND, MAINE | ARCHETYPE, P.A.<br>ARCHITECTS<br>48 Union Wharf Portland, Maine 04101<br>(207) 772-8022 Fax (207) 772-4058 | Developer:<br>MAINE WORKFORCE HOUSING, LLC |
|    |                 | NOT TO SCALE |                                                                          |                                                                                                            |                                            |
|    |                 | Revisions    |                                                                          |                                                                                                            |                                            |



AH  
2d

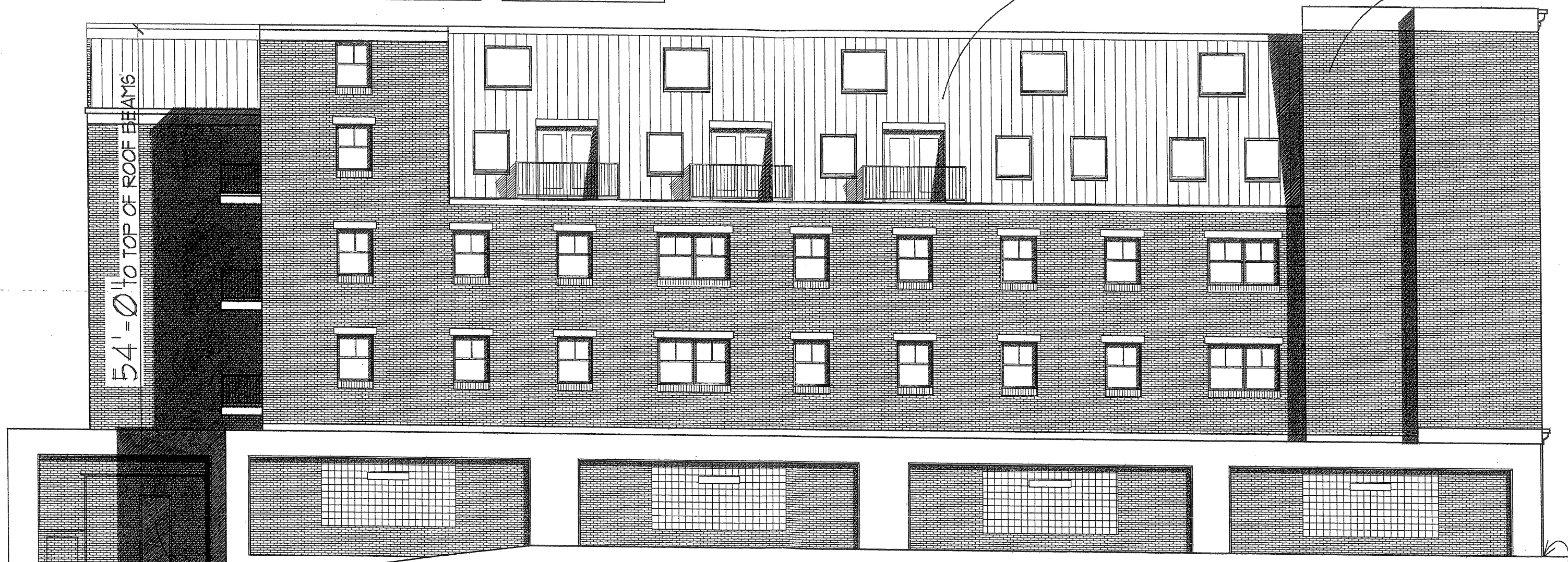
AREA (RIGHT):  
 WALL = 6276 sqFT  
 OPENINGS = 641 sqFT  
 PERCENTAGE = 102%

AREA (OVERALL):  
 WALL = 7423 sqFT  
 OPENINGS = 662 sqFT  
 PERCENTAGE = 8.9%

LEAD COATED COPPER

BRICK

54' - 0" TO TOP OF ROOF BEAMS



MEAN AVERAGE GRADE = 72.2

NEW DOOR

+72.8

+76.59

A 10

NORTH ELEVATION

Feb 6, 2003  
 NOT TO SCALE  
 Revisions

Project:  
**HARBORSIDE APARTMENTS**  
 41 STATE STREET,  
 PORTLAND, MAINE

ARCHETYPE, P.A.  
 ARCHITECTS  
 48 Union Wharf Portland, Maine 04101  
 (207) 772-8022 Fax (207) 772-4058

Developer:  
**MAINE WORKFORCE HOUSING, LLC**

