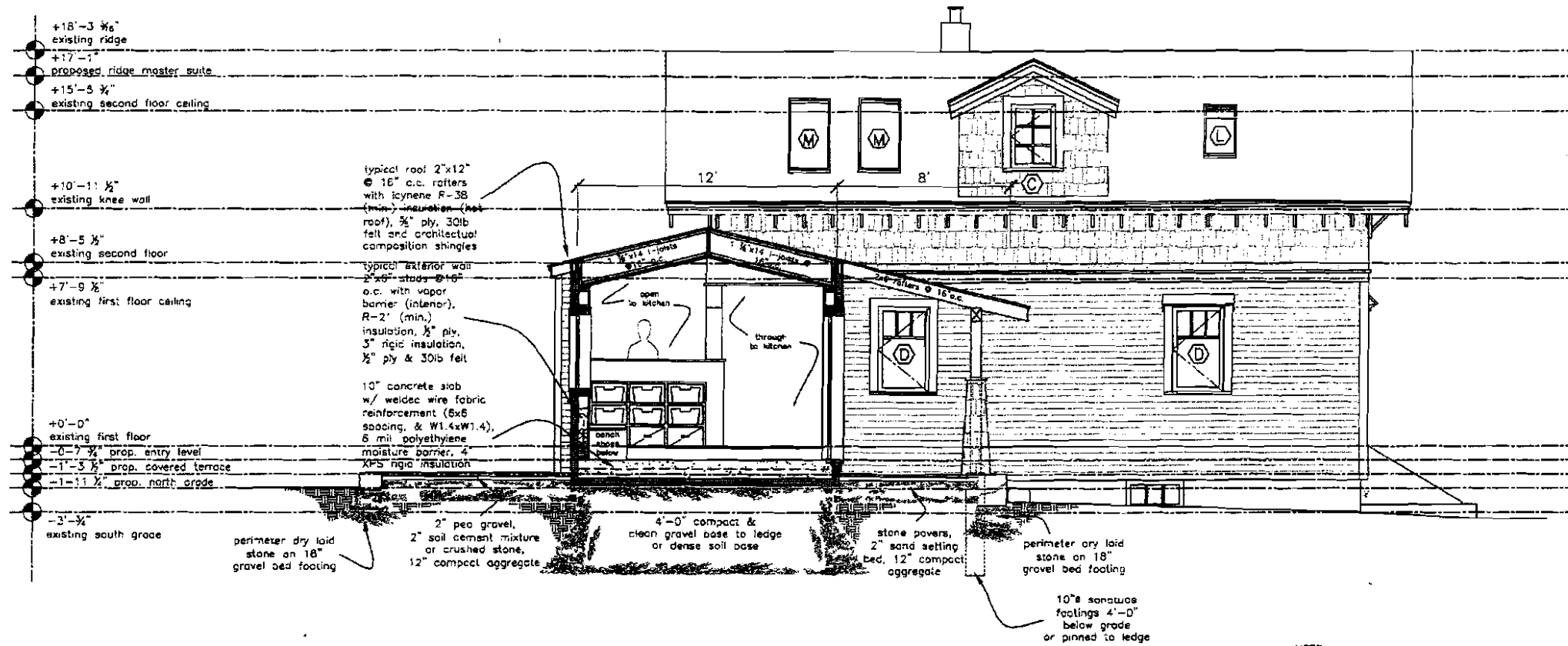


100814
087 2006

Rachel Conly
Architectural Design

Proposed Cross Section



(A) Proposed Cross Section
1/4" = 1'-0"

NOTE:
ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM THE EXPOSED GROUND SHALL BE OF A ROT RESISTANT MATERIAL

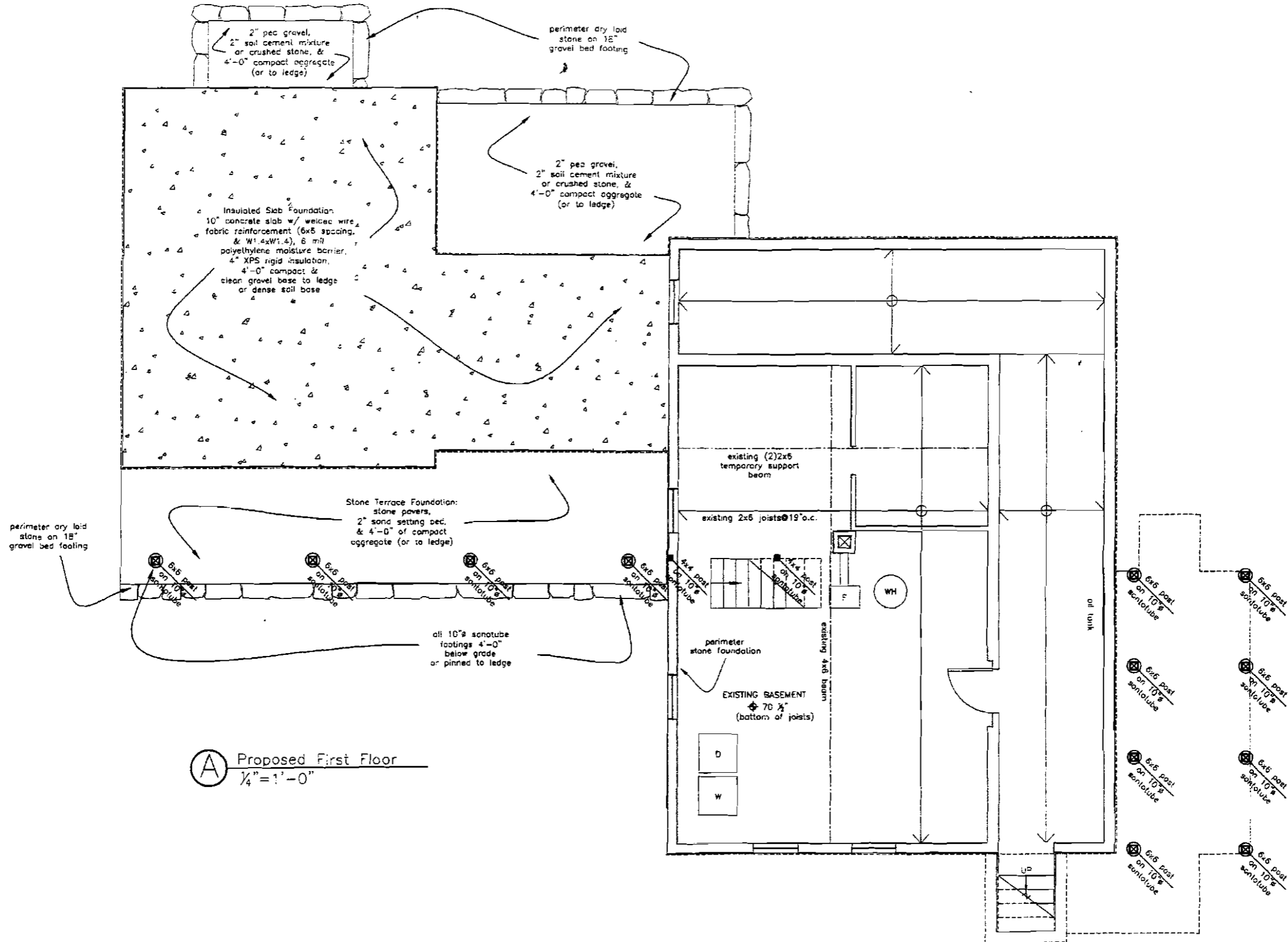
PROJECT

Winter Residence
72 Elizabeth Street
Peaks Island, Maine
04108

DATE	7.9.10	REVISED	
SCALE	1/4" = 1'-0"	DRAWN BY	Rachel

NOTES

A14



(A) Proposed First Floor
1/4" = 1'-0"

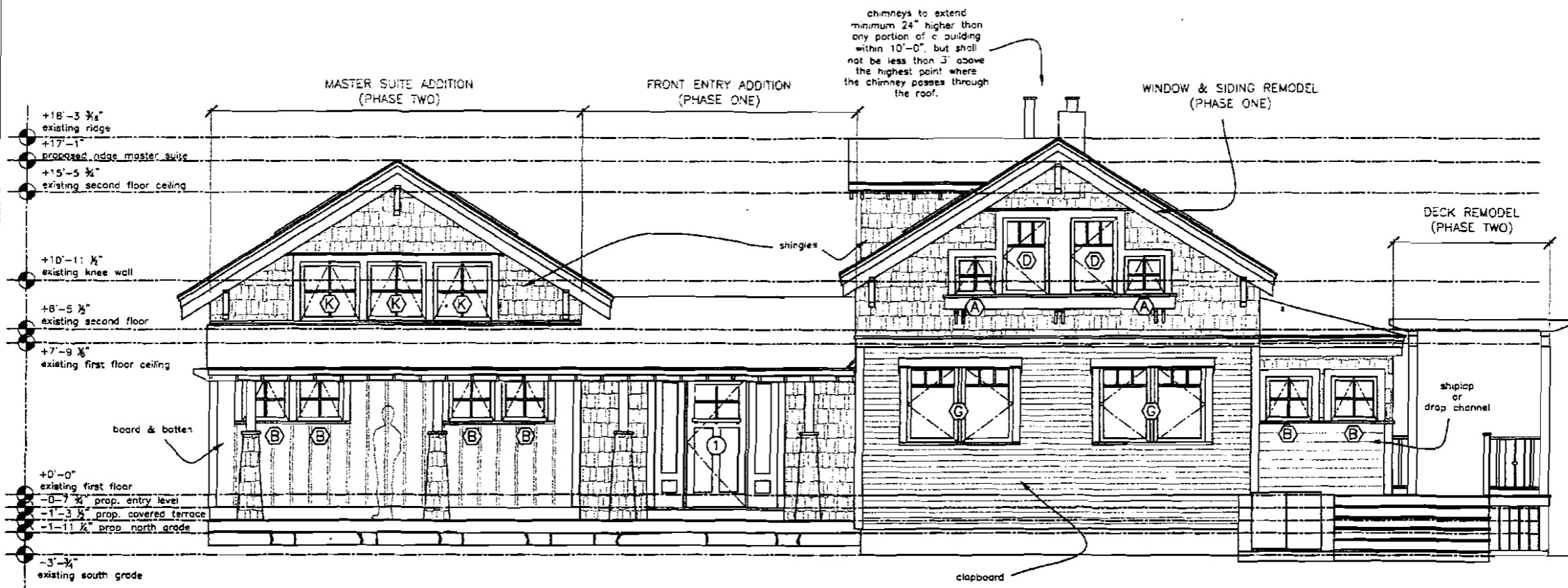
Proposed Foundation/
First Floor Framing

PROJECT
Winter Residence
72 Elizabeth Street
Peaks Island, Maine
04108

DATE	7.9.10	REVISED	
SCALE	1/4" = 1'-0"	DRAWN BY	Rachel

NOTES

Proposed South
Elevation



(A) Proposed South Elevation
1/2" = 1'-0"

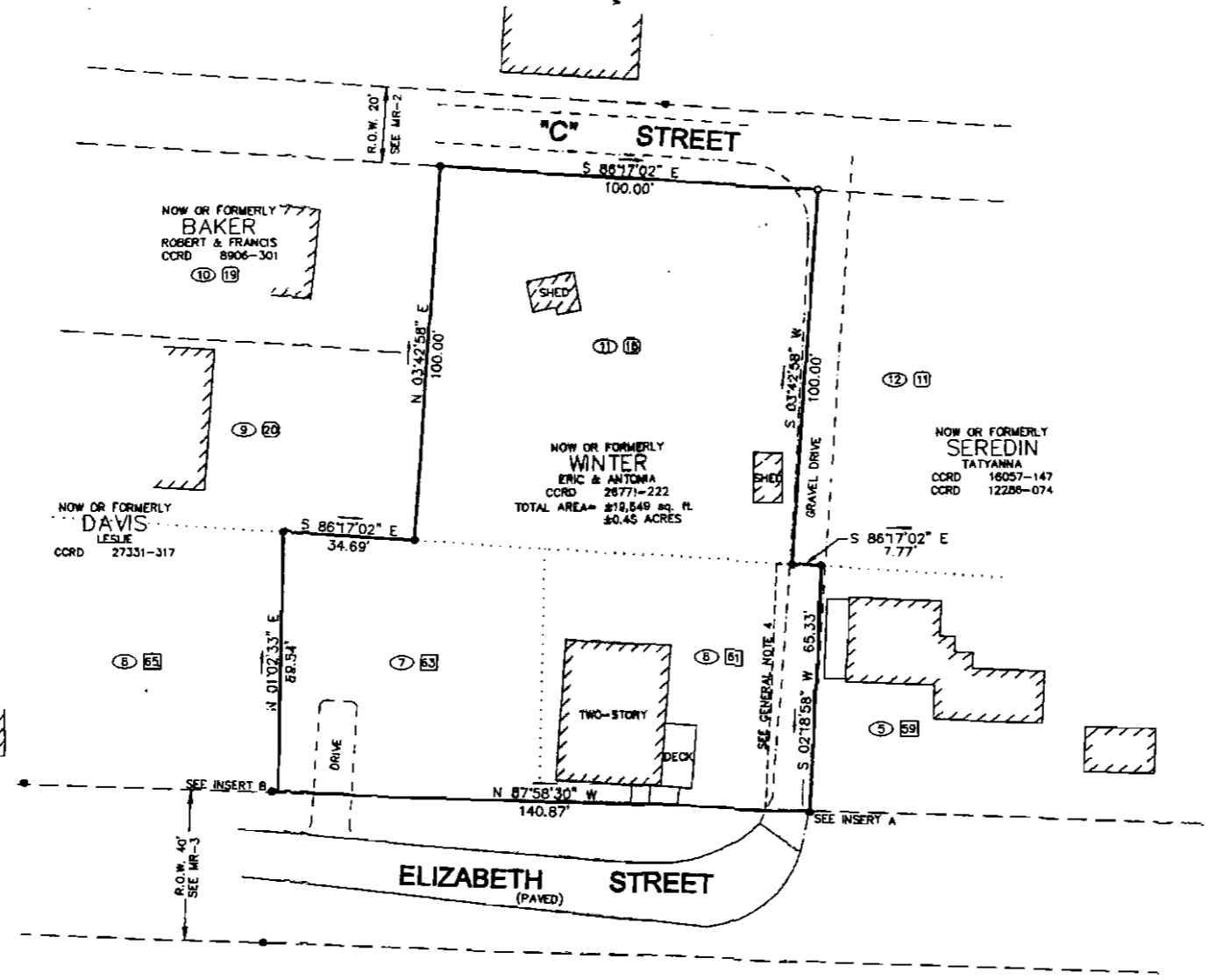
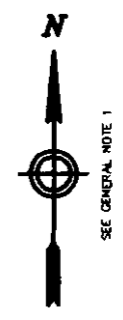
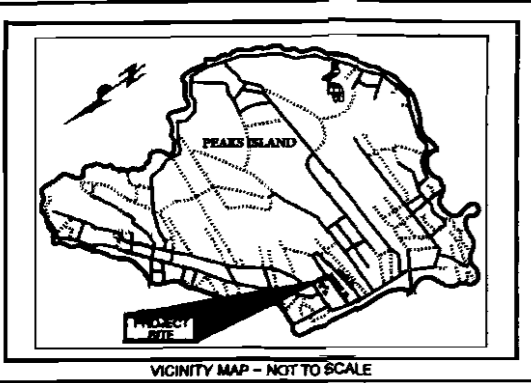
PROJECT

Winter Residence
72 Elizabeth Street
Peaks Island, Maine
04108

DATE	7.9.10	REVISED	
SCALE	1/2" = 1'-0"	DRAWN BY	Rachel

NOTES

A10



GENERAL NOTES:

- 1) NORTH AS SHOWN HEREON IS BASED UPON MAP REFERENCE 1.
- 2) DETAIL SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY CAPITAL SURVEYING SERVICES, INC. MARCH 2010.
- 3) TAX MAP REFERENCE: CITY OF PORTLAND TAX MAP 87 BLOCK N LOTS 4, 6 AND 12.
- 4) EASEMENT OR RIGHT OF WAY CONVEYED TO PEAKS ISLAND CORPORATION OVER AND ALONG A STRIP OF LAND TWELVE (12) FEET IN WIDTH RECORDED AT THE CLAMBLEND COUNTY REGISTRY OF DEEDS IN BOOK 862, PAGE 094.
- 5) PARCEL SUBJECT TO AN EASEMENT GRANTED BY JOHN WOODMAN TO JAMES BRIDG AND RECORDED IN THE CLAMBLEND COUNTY REGISTRY OF DEEDS IN BOOK 858, PAGE 094.

MAP REFERENCES:

- 1) PLAN "B" OF HOMEOWNER LOT OF THE LATE LUTHER WINTER PREPARED BY CHARLES H. HORS C.E. DATED NOVEMBER, 1985 AND RECORDED IN THE CLAMBLEND COUNTY REGISTRY OF DEEDS IN BOOK 294, PAGE 246.
- 2) PLAN OF SHARPE, TRUST ESTATE PREPARED BY CHARLES H. HORS C.E. DATED JUNE 29, 1985 AND RECORDED IN THE CLAMBLEND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 4, PAGE 81.
- 3) "RIGHT OF WAY PLAN FOR ELIZABETH AND LUTHER STREET" PREPARED BY THE CITY OF PORTLAND AND PROVIDED BY CITY ENGINEERING IN BLUE BOOKS, PAGE 31.
- 4) "STANDARD BOUNDARY SURVEY LAND OF TATYANNA SEREDIN, 72 ELIZABETH STREET, PEAKS ISLAND, PORTLAND, MAINE," PREPARED BY CAPITAL SURVEYING SERVICES, LLC DATED FEBRUARY 23, 2011.

LEGEND:

PROPERTY LINE	MEASURED BEARING
MEASURED DISTANCE	MEASURED DISTANCE
FOUND BY REBAR UNLESS OTHERWISE NOTED	REBAR CAPPED PLS. BEING TO BE SET
LOT LINE PER PLAN REFERENCE 1	MAP REFERENCE 10
MAP REFERENCE 10	MAP REFERENCE 10
MAP REFERENCE 10	CLAMBLEND COUNTY PRIORITY OF DEEDS
RIGHT OF WAY	LOT 6 FROM TAX MAP 87 - BLOCK N
LOT 6 FROM TAX MAP 87 - BLOCK N	LOT 8 FROM MAP REFERENCE 1
LOT 8 FROM MAP REFERENCE 1	LOT 9 FROM MAP REFERENCE 2

REVISIONS:

NO.	DATE	

SURVEY OF LAND OF
ERIC & ANTONIA WINTER
72 ELIZABETH STREET
PEAKS ISLAND
CUMBERLAND COUNTY
PORTLAND, MAINE

RECORD OWNER:
ERIC & ANTONIA WINTER
72 ELIZABETH STREET
PEAKS ISLAND
PORTLAND, MAINE 04108
CCRD 26771-222

SCALE: 1" = 80'

DATE: 03/27/10	DRAWN: DFP	JOB NO.: 048148	SHEET 1 OF 1
COMPILED: BMA	CHECK: BMA	DWG NO.: 048148	

SURVEYOR'S STATEMENT
 CAPITAL SURVEYING SERVICES, INC. HEREBY STATES TO ERIC & ANTONIA WINTER EXCLUSIVELY, THAT:

- 1) CAPITAL SURVEYING SERVICES, INC. HAS CONDUCTED A SURVEY OF THE PREMISES DEPICTED HEREON UNDER MY SUPERVISION, IN THE U.S. STANDARDS OF MEASUREMENT.
- 2) THE WORK MEETS OR EXCEEDS THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CATEGORY I, CONDITION B SURVEYS.
- 3) THIS WORK, IN MY PROFESSIONAL OPINION, IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

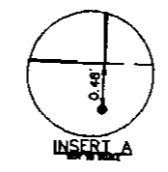
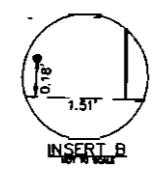
Edward M. Lawrence 4-6-10
 EDWARD M. LAWRENCE
 MAINE PROFESSIONAL LAND SURVEYOR
 CAPITAL SURVEYING SERVICES, INC.
 GARDNER, MAINE
 02159 DATE



EXCEPTIONS:

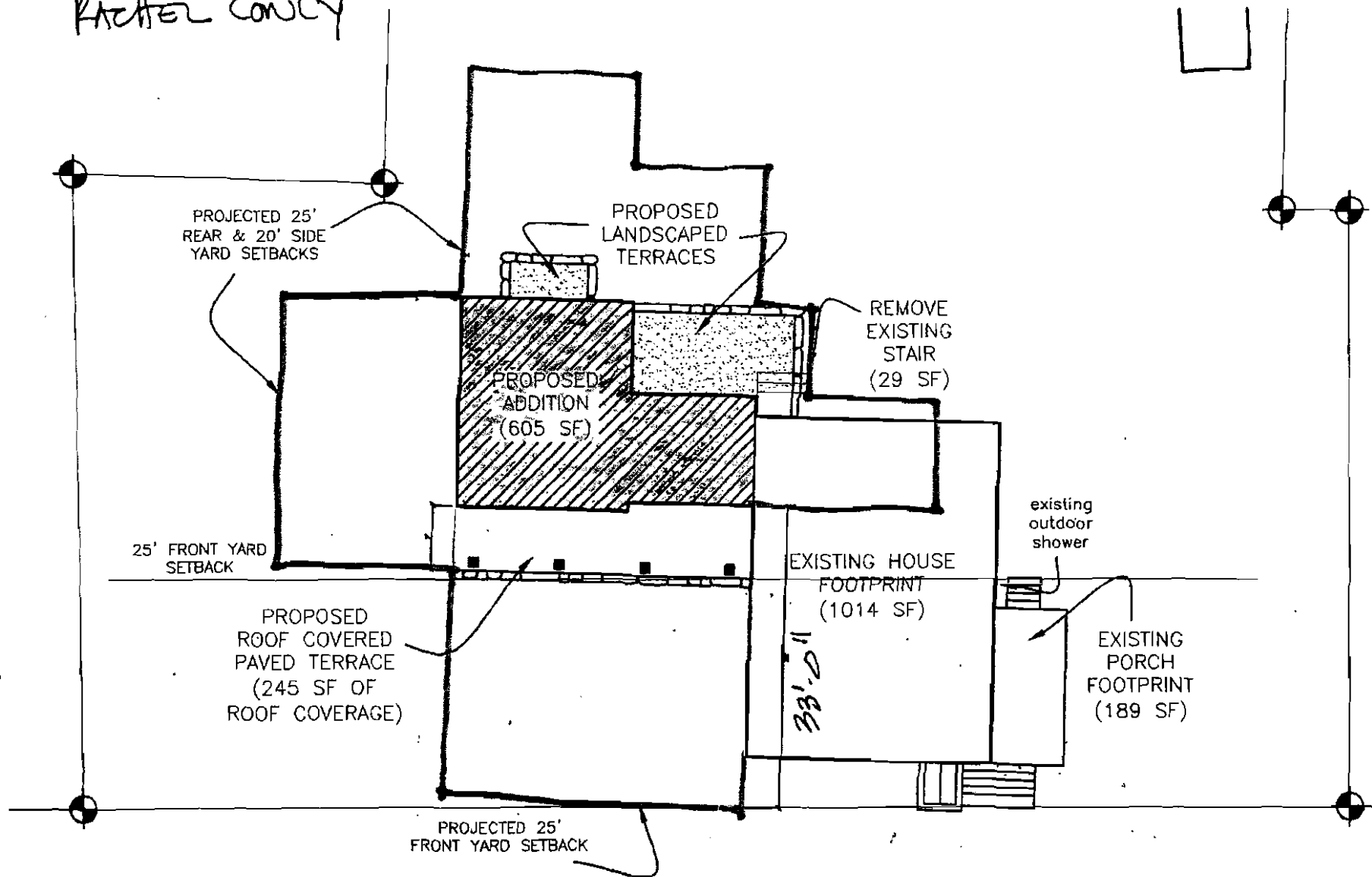
1. NO DESCRIPTION TO DATE.
2. INFORMATION HAS NOT BEEN SET TO DATE.
3. NO REPORT TO DATE.

FOR REGISTRY USE ONLY



WINTER RESIDENCE : SITE PLAN REVISION 7.19.10

PATCHER CONLY



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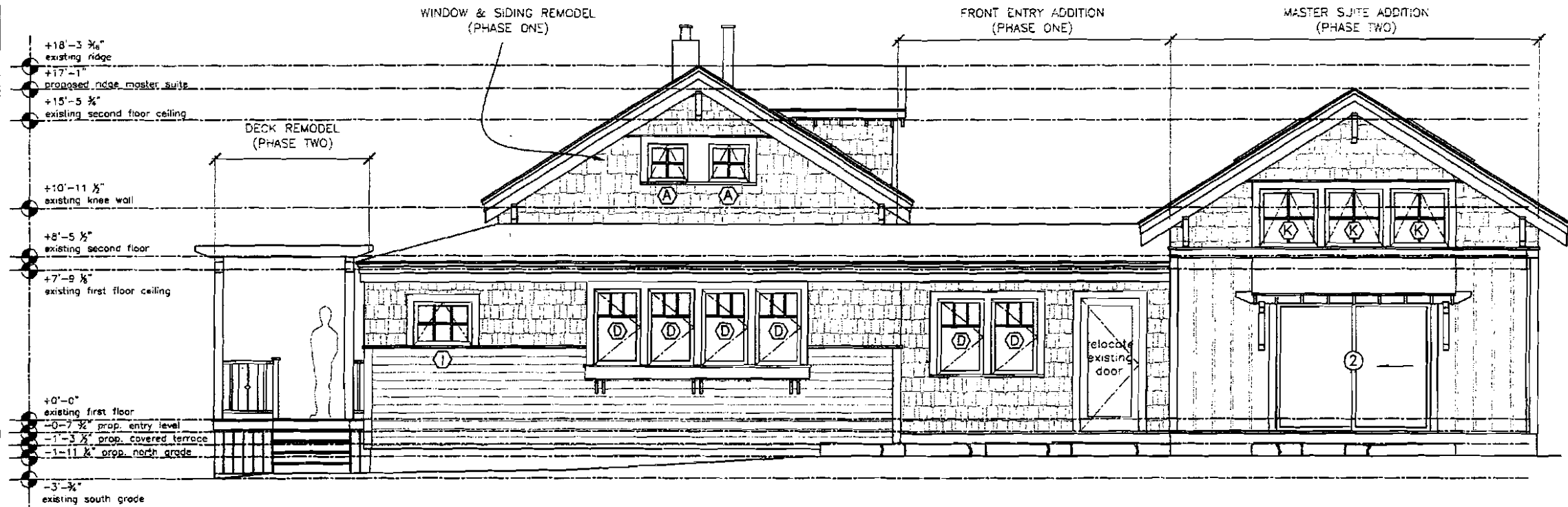
JUL 19 2010

Dept. of Building Inspections
City of Portland Maine

ELIZABETH STREET

Rachel Conly
Architectural Design

Proposed North
Elevation



(A) Proposed North Elevation
1/4" = 1'-0"

PROJECT

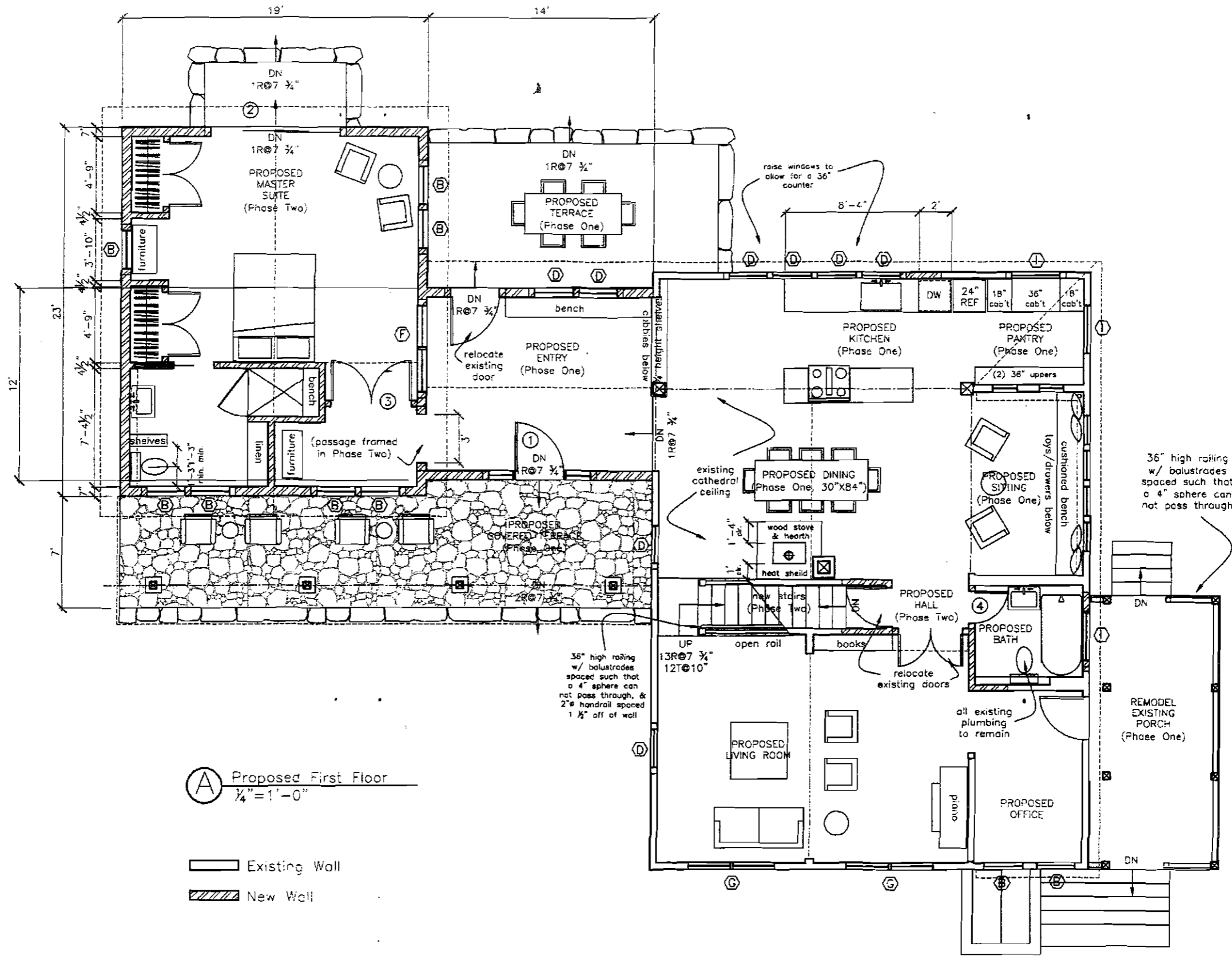
Winter Residence

72 Elizabeth Street
Peaks Island, Maine
04108

DATE	7.9.10	REVISED
SCALE	1/4" = 1'-0"	DRAWN BY Rachel
NOTES		

A12

Proposed First Floor



(A) Proposed First Floor
1/4" = 1'-0"

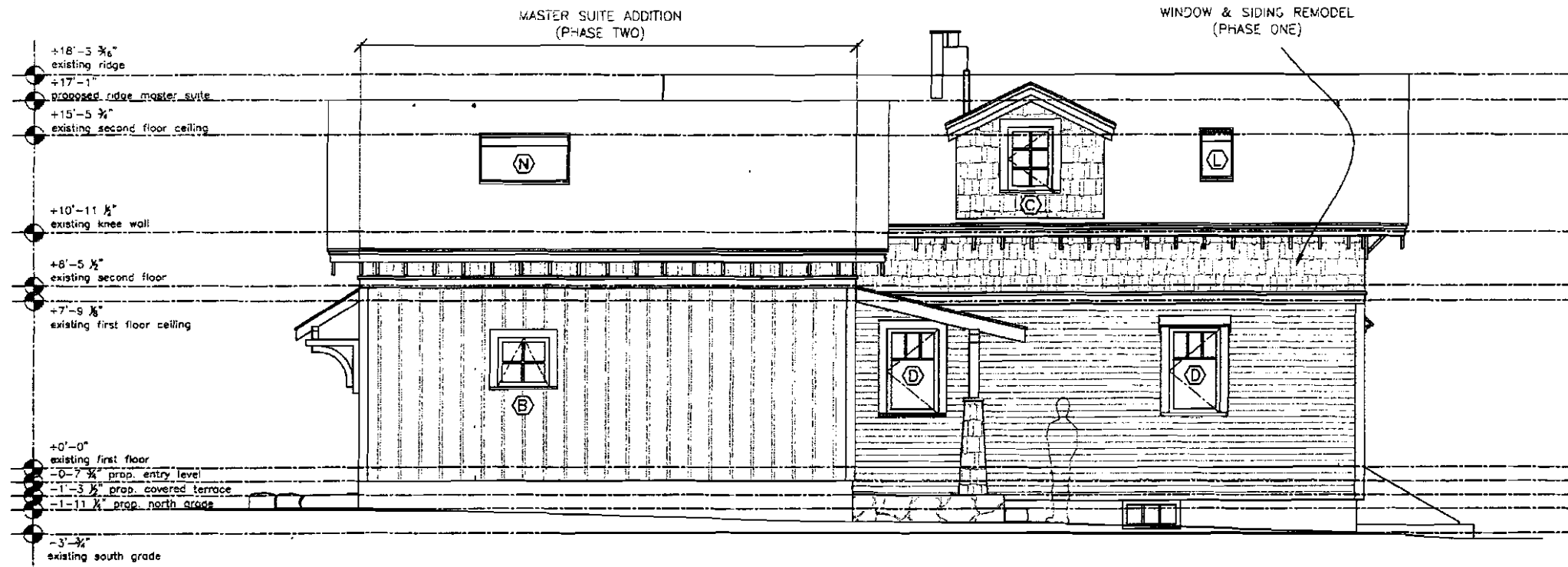
Existing Wall
New Wall

PROJECT
Winter Residence
72 Elizabeth Street
Peaks Island, Maine
04108

DATE 7.9.10 REVISD
SCALE 1/4" = 1'-0" DRAWN BY Rachel

NOTES

Proposed West
Elevation



(A) Proposed West Elevation
1/4" = 1'-0"

PROJECT

Winter Residence

72 Elizabeth Street
Peaks Island, Maine
04108

DATE	REVISED
------	---------

7.9.10

SCALE	DRAWN BY
-------	----------

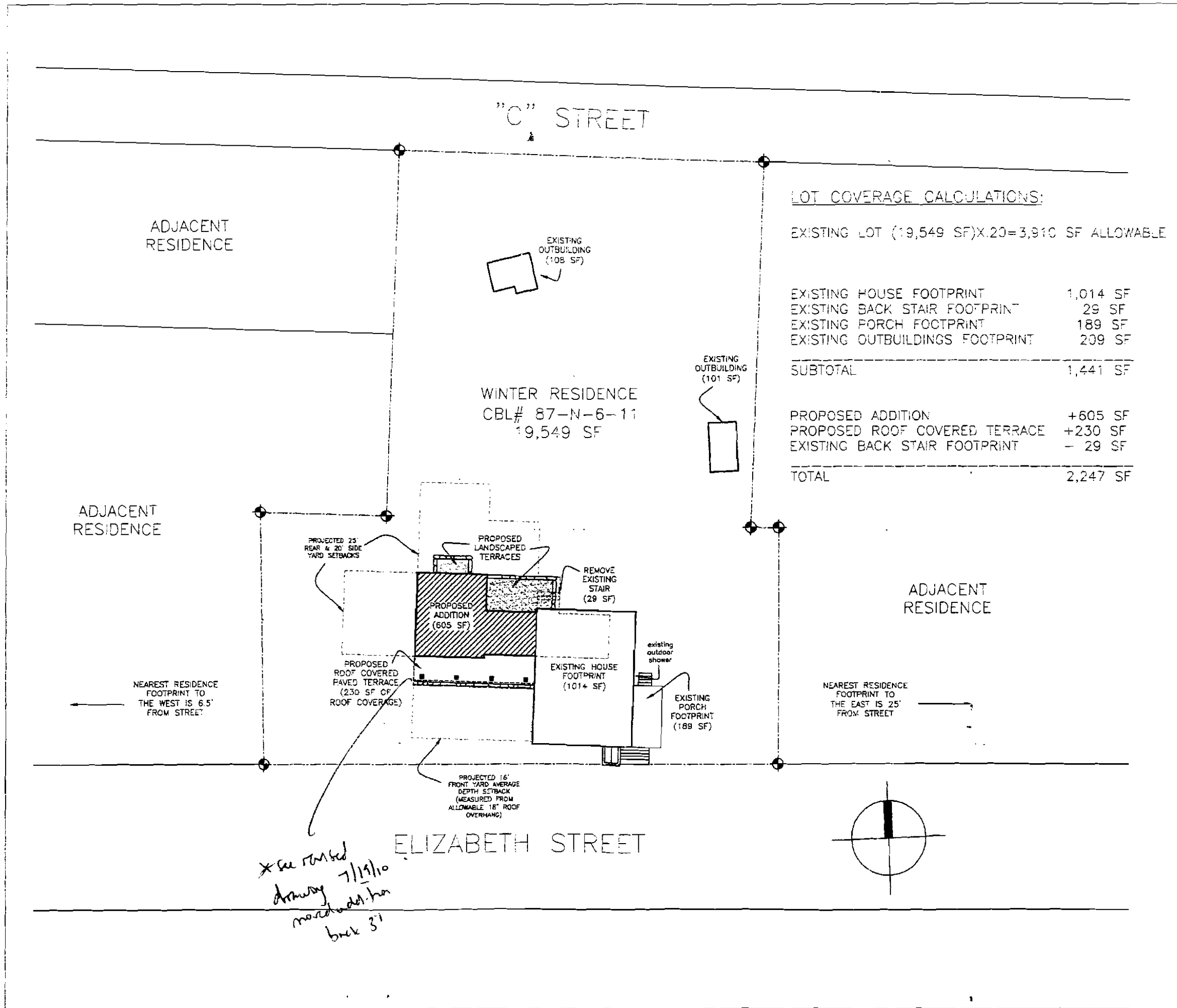
1/4" = 1'-0"

Rachel

NOTES

A11

Site Plan



LOT COVERAGE CALCULATIONS:

EXISTING LOT (19,549 SF) X .20 = 3,910 SF ALLOWABLE

EXISTING HOUSE FOOTPRINT	1,014 SF
EXISTING BACK STAIR FOOTPRINT	29 SF
EXISTING PORCH FOOTPRINT	189 SF
EXISTING OUTBUILDINGS FOOTPRINT	209 SF

SUBTOTAL 1,441 SF

PROPOSED ADDITION	+605 SF
PROPOSED ROOF COVERED TERRACE	+230 SF
EXISTING BACK STAIR FOOTPRINT	- 29 SF

TOTAL 2,247 SF

PROJECT
Winter Residence
72 Elizabeth Street
Peaks Island, Maine
04108

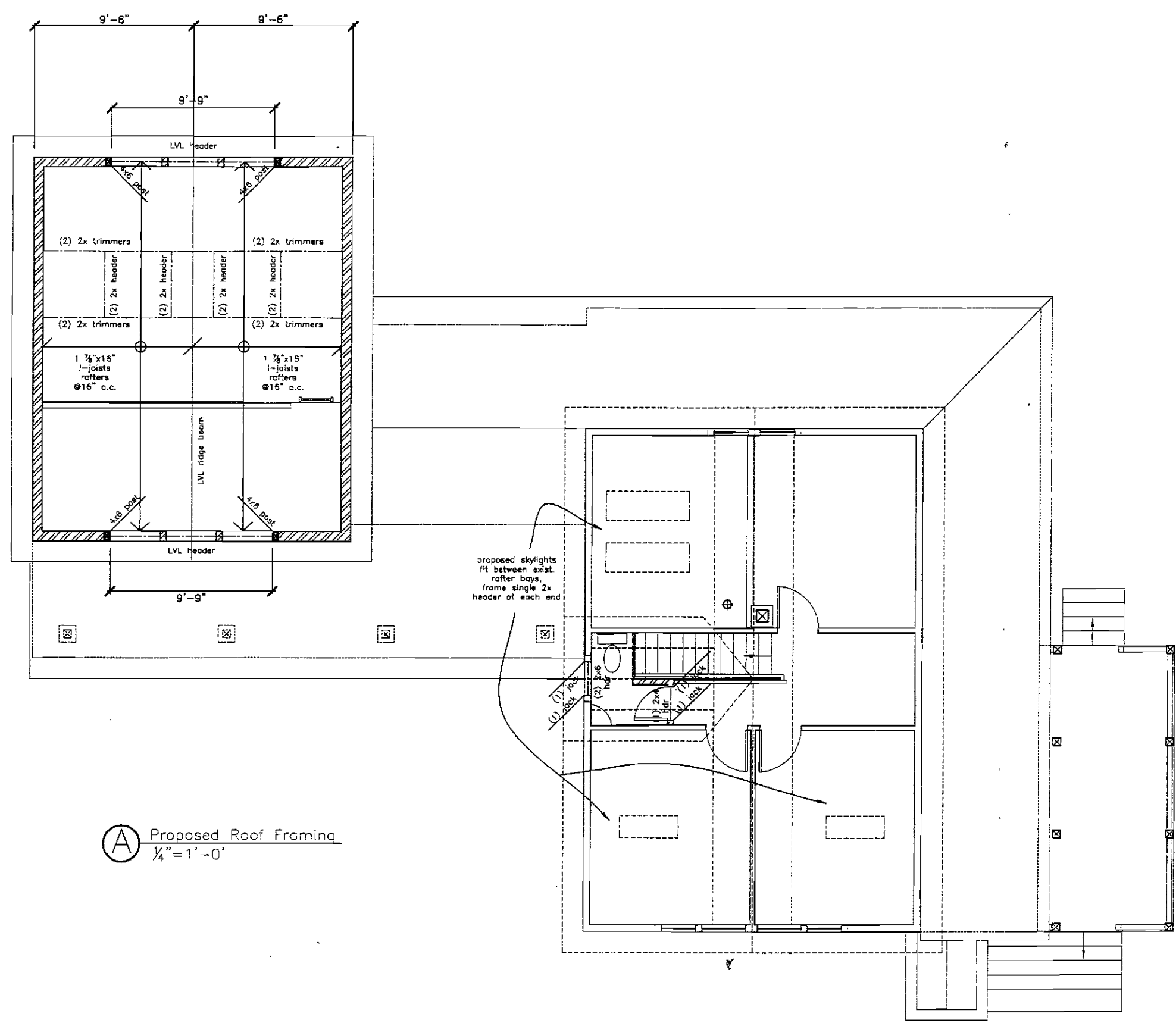
DATE 7.9.10	REVISED
SCALE 1/8" = 1'-0"	DRAWN BY Rachel

NOTES

A1

Rachel Conly
Architectural Design

Proposed Roof Framing



(A) Proposed Roof Framing
1/4" = 1'-0"

PROJECT
Winter Residence
72 Elizabeth Street
Peaks Island, Maine
04108

DATE	7.9.10	REVISED	
SCALE	1/4" = 1'-0"	DRAWN BY	Rachel

NOTES

Rachel Conly
Architectural Design

First Floor
Lighting Plan

PROJECT

Winter Residence
72 Elizabeth Street
Peaks Island, Maine
04108

DATE
7.9.10

REVISED

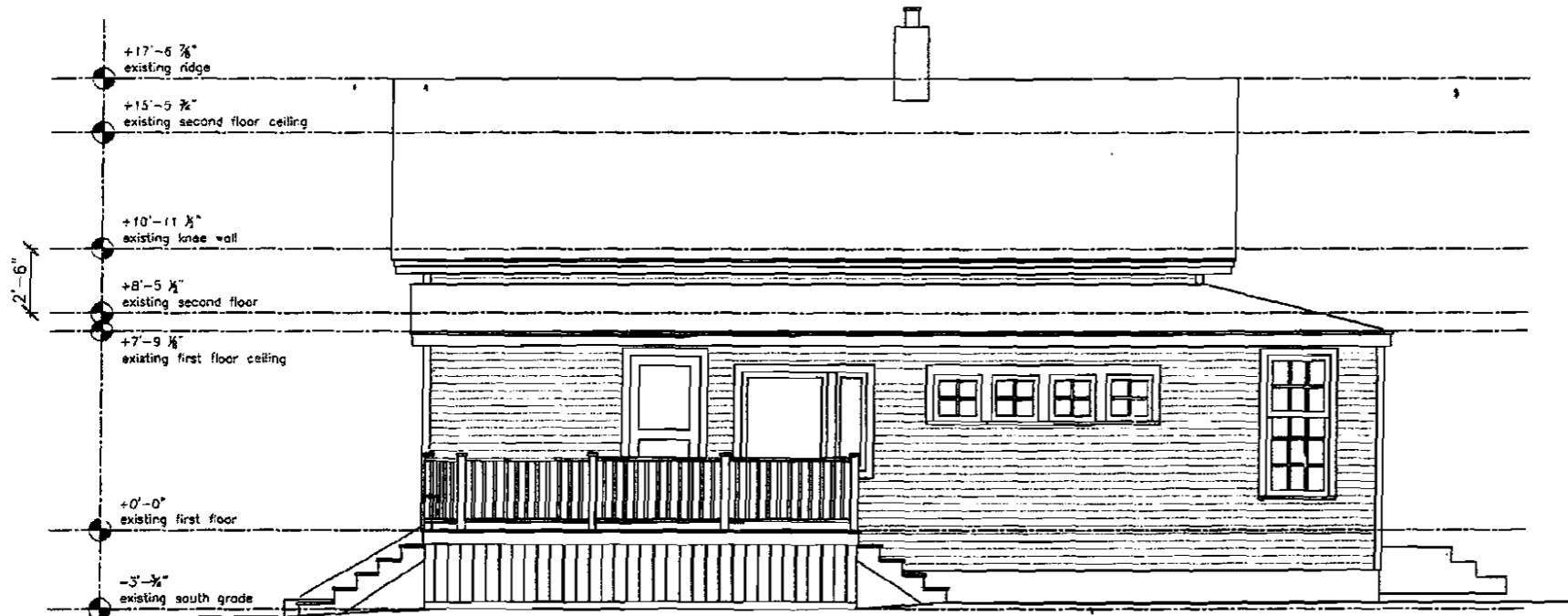
SCALE
1/4" = 1'-0"

DRAWN BY
Rachel

NOTES

Rachel Conly
Architectural Design

Existing Conditions:
East Elevation



(A) Existing East Elevation
1/4" = 1'-0"

PROJECT

Winter Residence
72 Elizabeth Street
Peaks Island, Maine
04108

DATE 7.9.10 REVISED

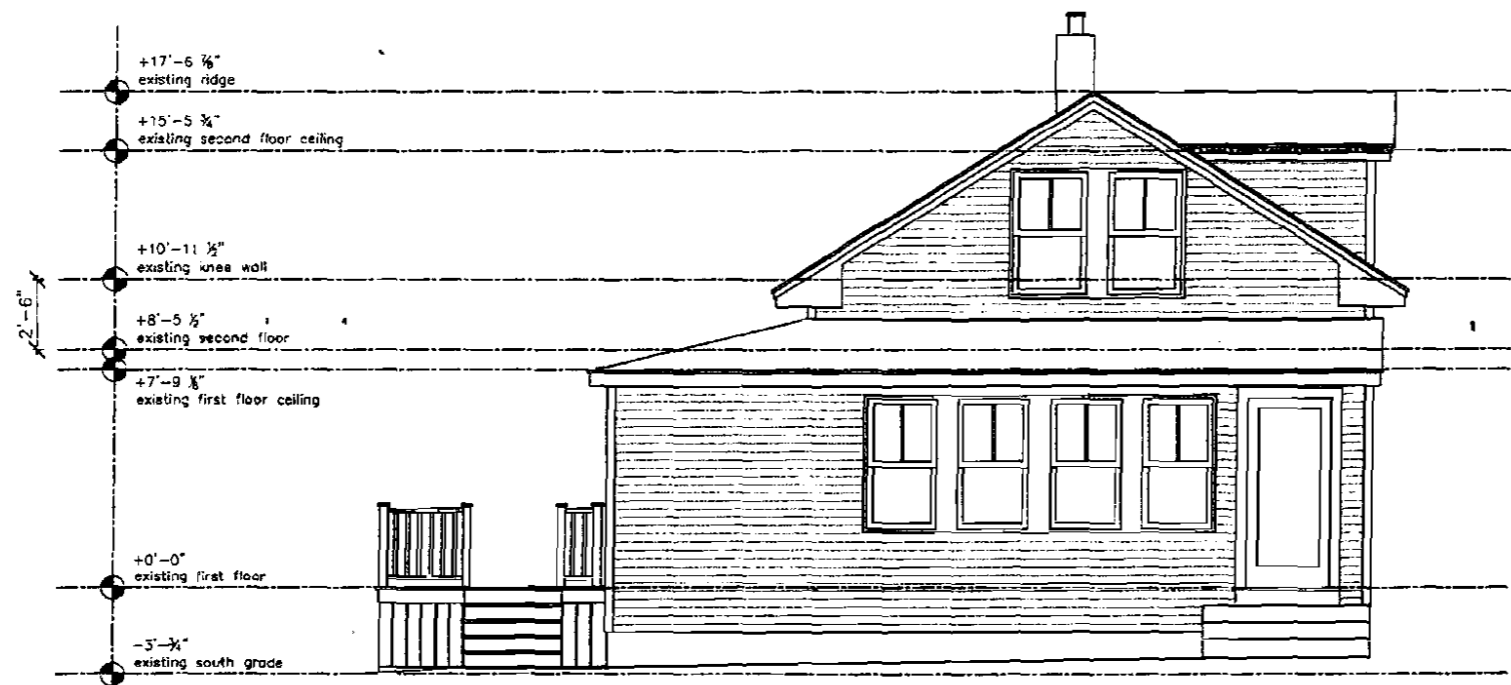
SCALE 1/4" = 1'-0" DRAWN BY Rachel

NOTES

A7

Rachel Conly
Architectural Design

Existing Conditions:
North Elevation



(A) Existing North Elevation
1/4" = 1'-0"

PROJECT
Winter Residence
72 Elizabeth Street
Peaks Island, Maine
04108

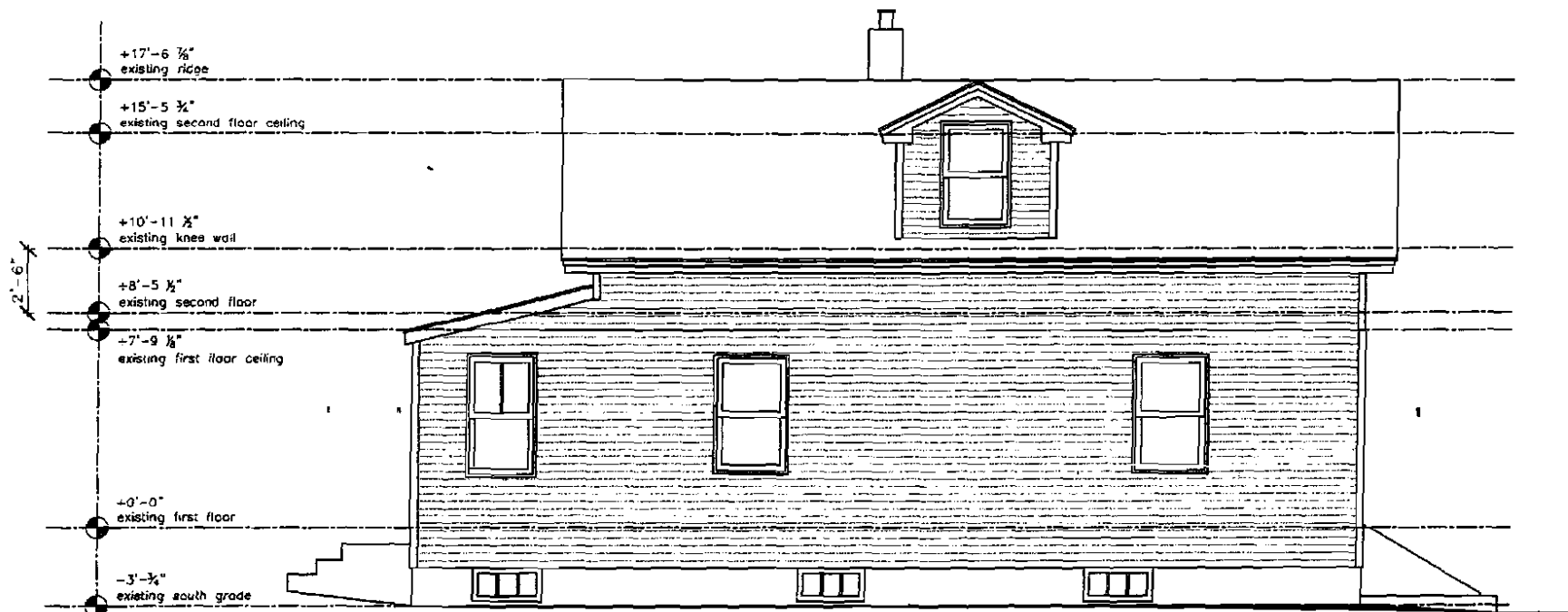
DATE 7.9.10	REVISED
SCALE 1/4" = 1'-0"	DRAWN BY Rachel

NOTES

A6

Rachel Conly
Architectural Design

Existing Conditions:
West Elevation



(A) Existing West Elevation
1/4" = 1'-0"

PROJECT

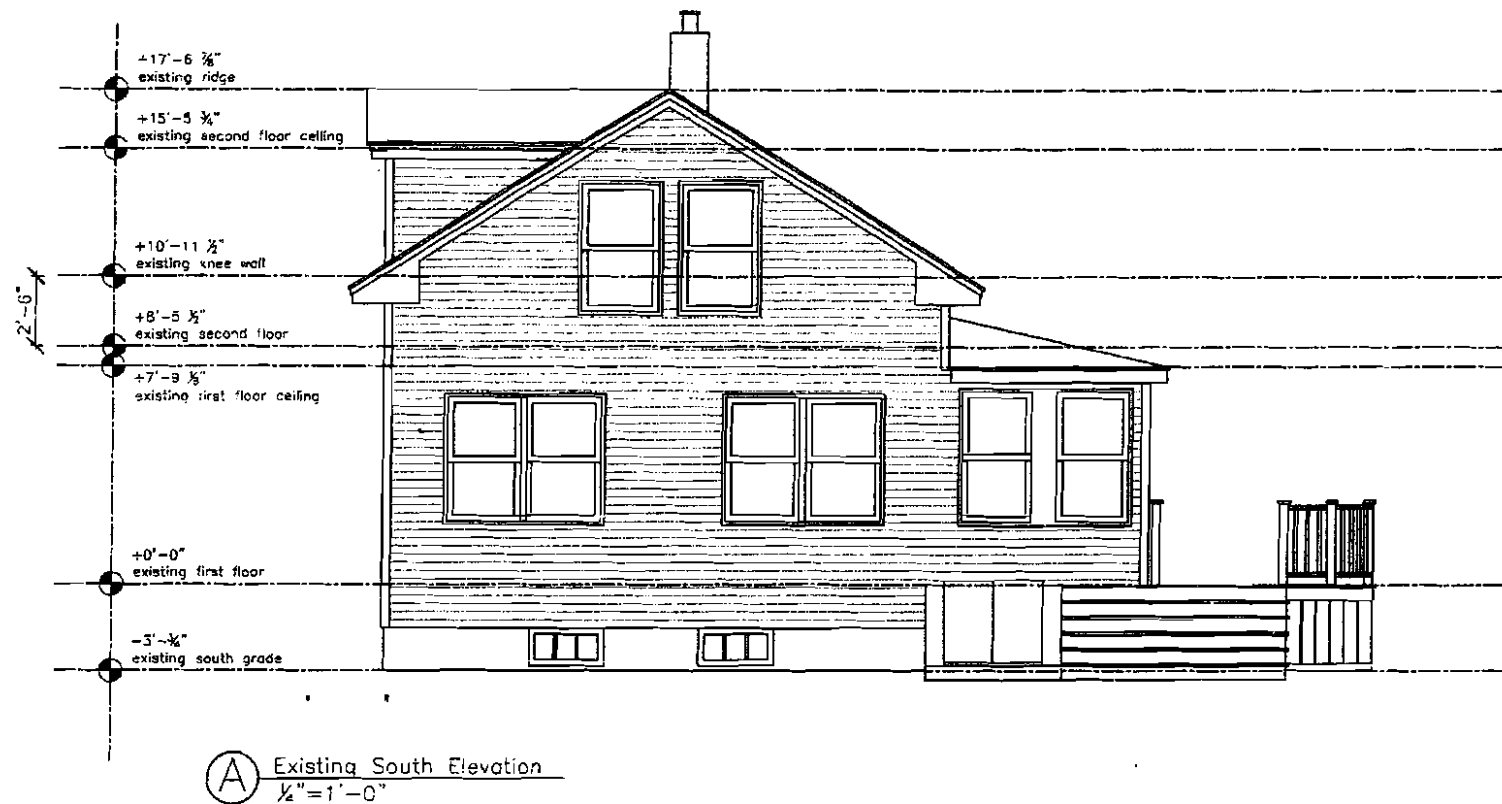
Winter Residence
72 Elizabeth Street
Peaks Island, Maine
04108

DATE	7.9.10	REVISED	
SCALE	1/4" = 1'-0"	DRAWN BY	Rachel
NOTES			

A5

Rachel Conly
Architectural Design

Existing Conditions:
South Elevation



PROJECT

Winter Residence

72 Elizabeth Street
Peaks Island, Maine
04108

DATE 7.9.10

REVISED

SCALE 1/2"=1'-0"

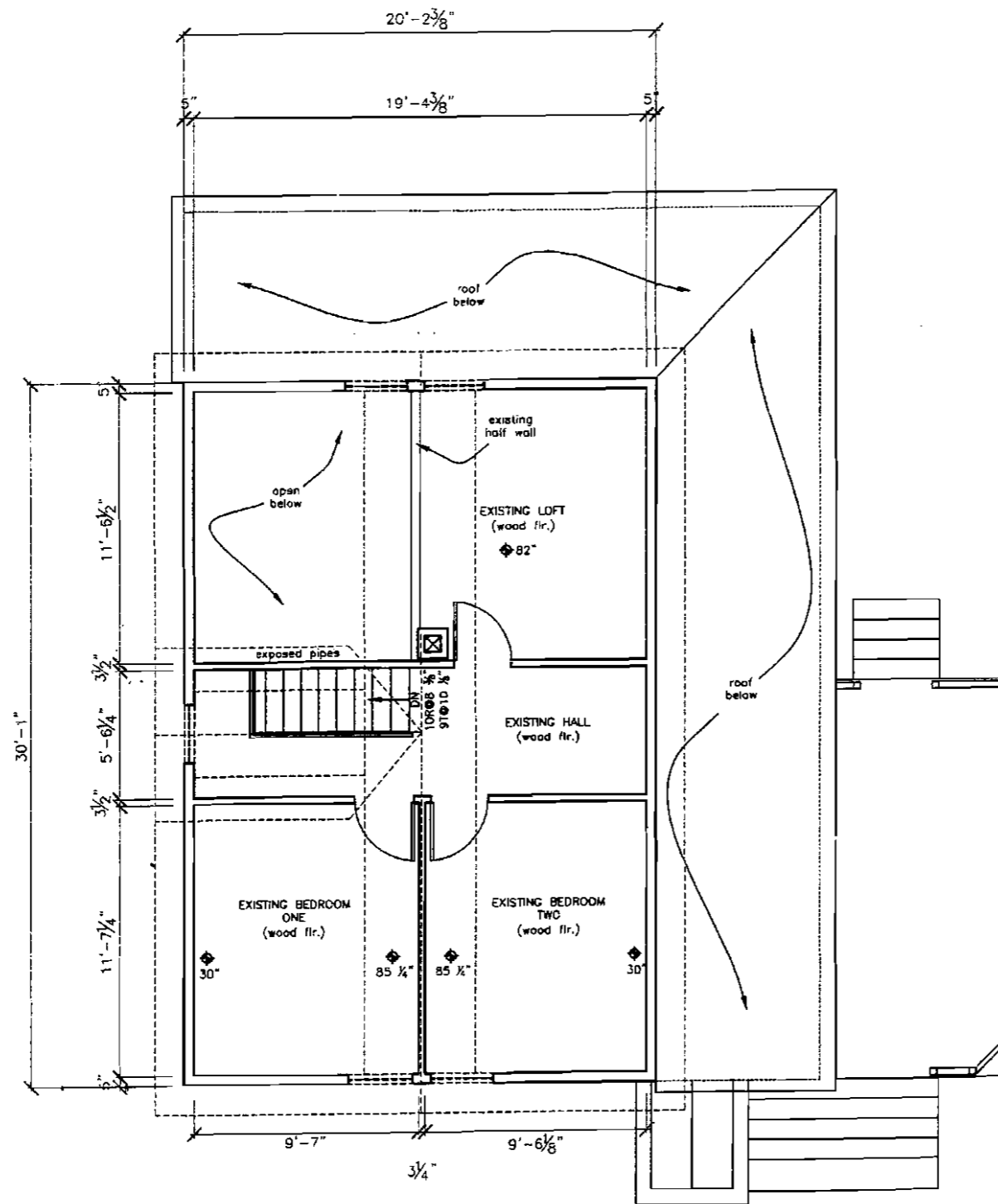
DRAWN BY
Rachel

NOTES

A4

Rachel Conly
Architectural Design

Existing Conditions:
Second Floor Plan



(A) Existing Second Floor Plan
1/4" = 1'-0"

- Existing Wall
- Demo Wall

NOTE:
ALL EXISTING EXTERIOR
WINDOWS TO BE REPLACED
EXCEPT WHERE NOTED

PROJECT
Winter Residence
72 Elizabeth Street
Peaks Island, Maine
04108

DATE	7.9.10	REVISED	
SCALE	1/4" = 1'-0"	DRAWN BY	Rachel

NOTES

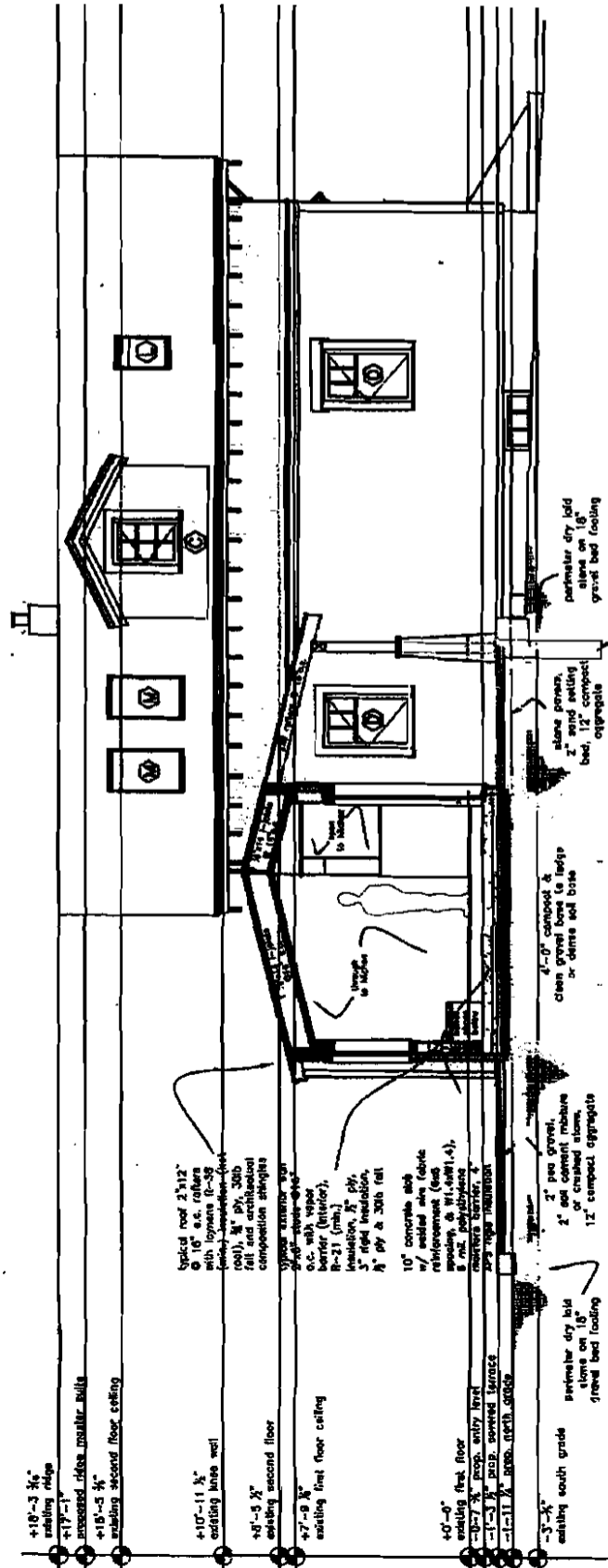
A3

WINTER RESIDENCE SECTION REVISIONS 7.19.10 PACHTEL, CONLEY

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City of Portland Maine

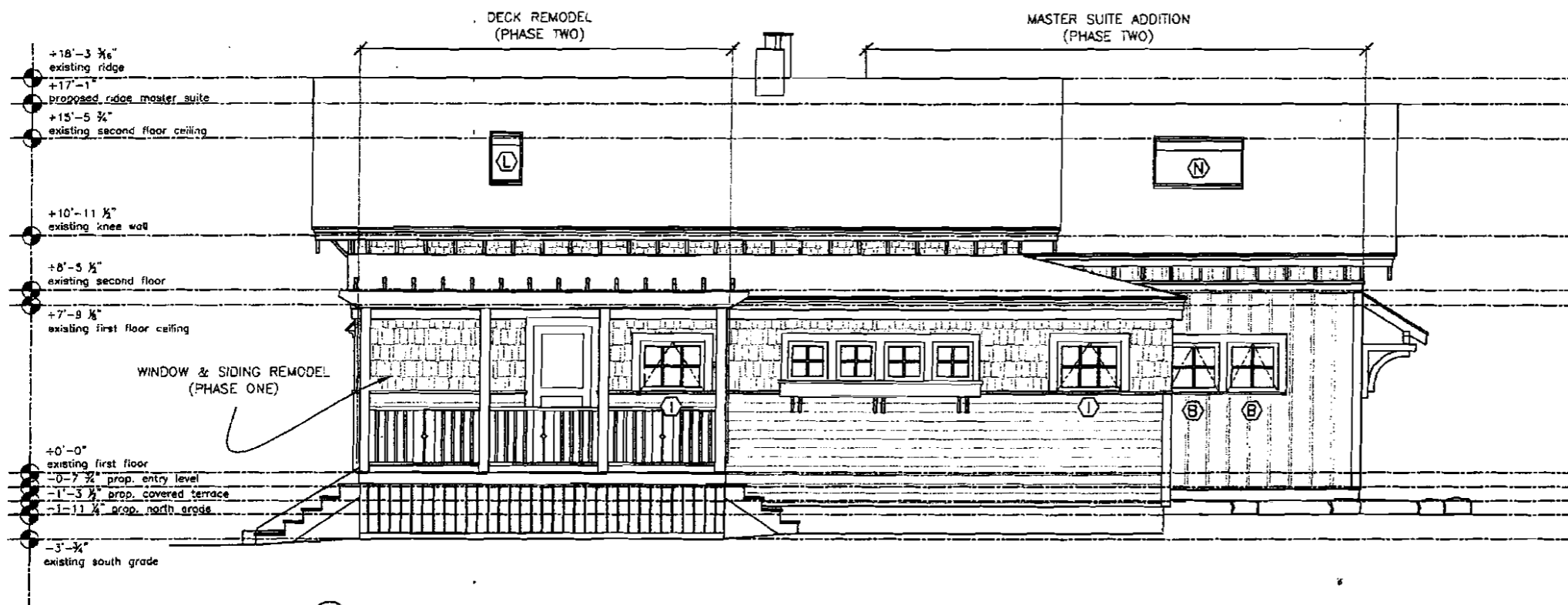


NOTE: WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 6\"/>

Ⓐ Proposed Cross Section
7/19/10

Rachel Conly
Architectural Design

Proposed East
Elevation



(A) Proposed East Elevation
1/4" = 1'-0"

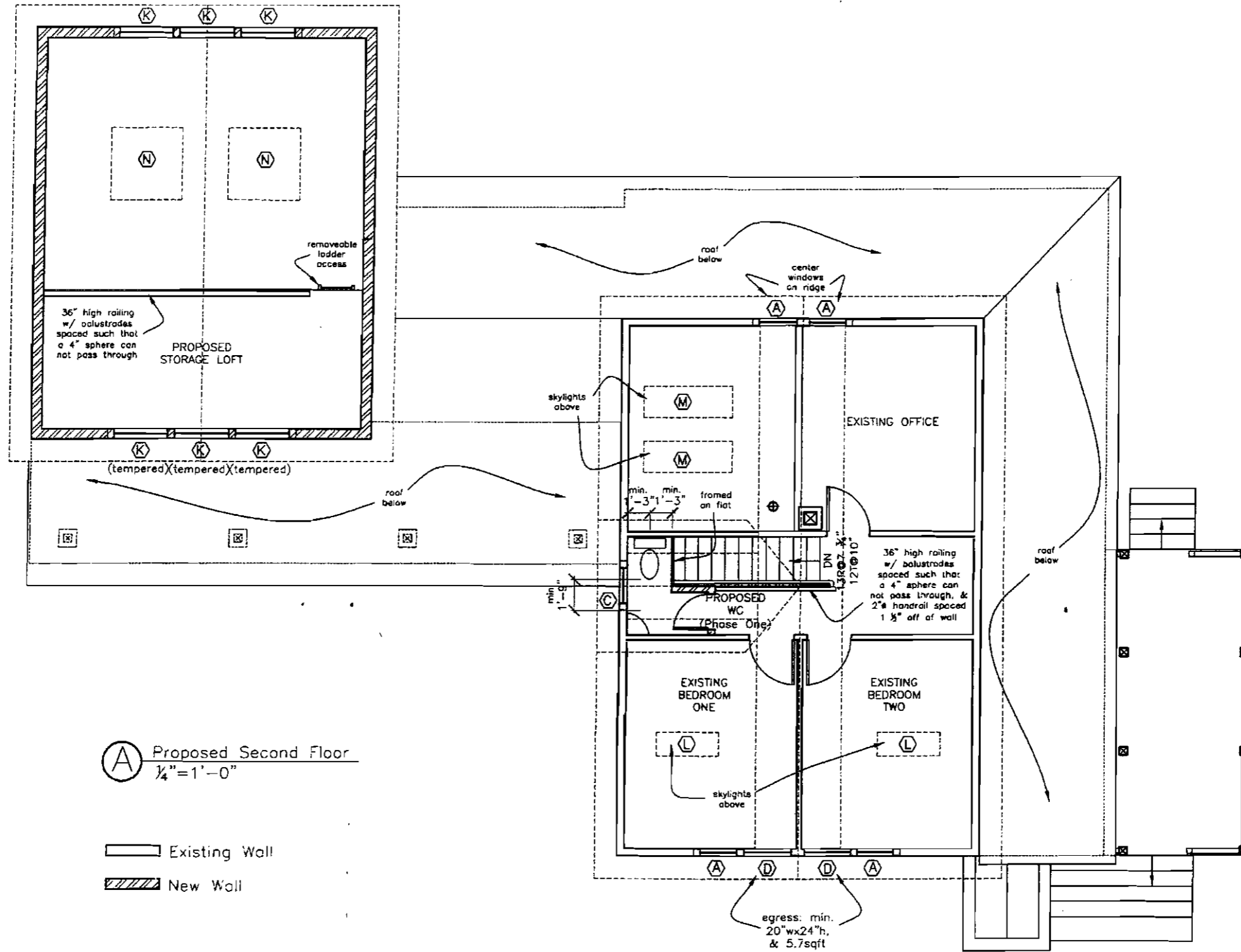
PROJECT
Winter Residence
72 Elizabeth Street
Peaks Island, Maine
04108

DATE	7.9.10	REVISED	
SCALE	1/4" = 1'-0"	DRAWN BY	Rachel

NOTES

A13

Proposed Second Floor



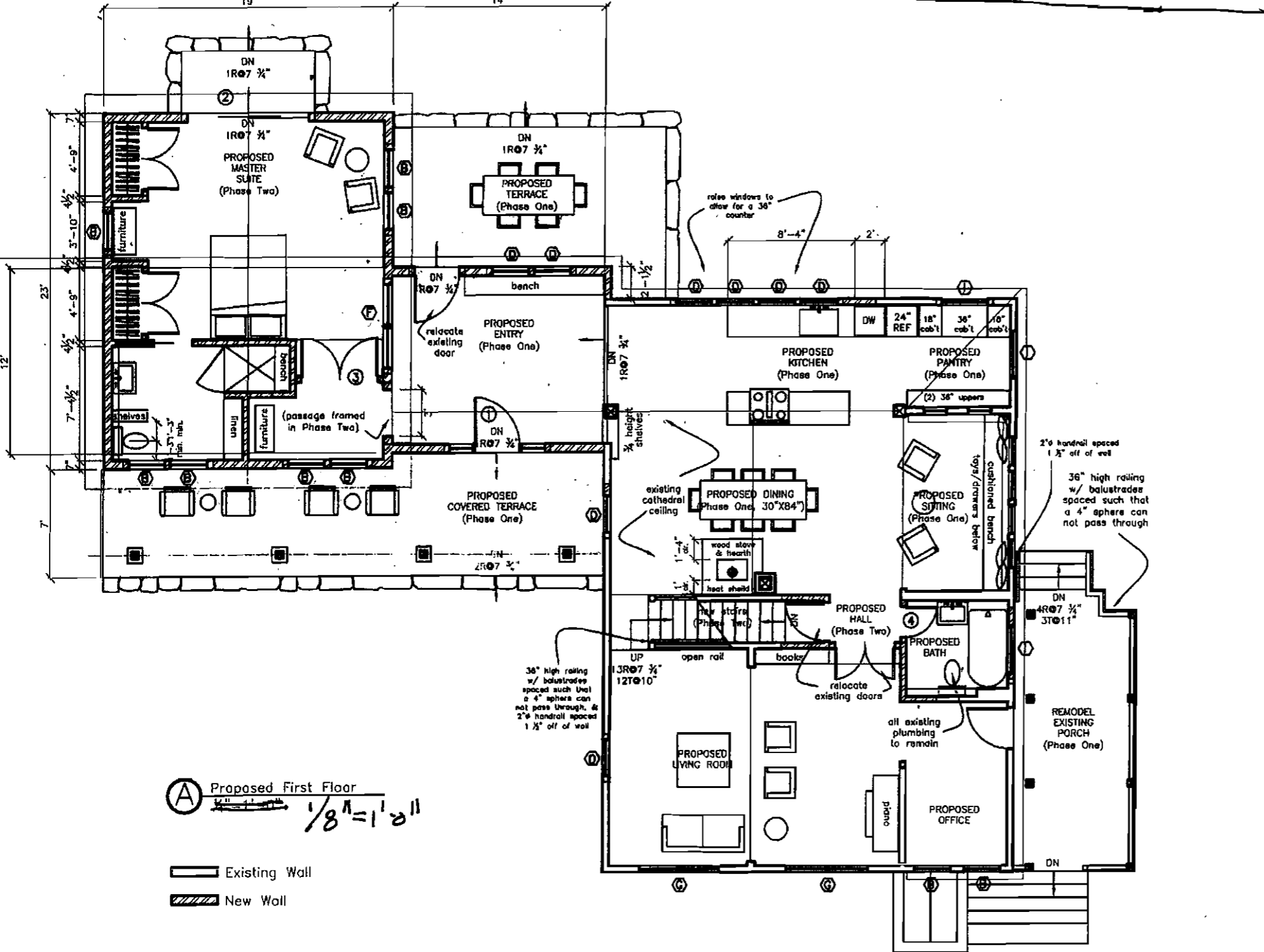
(A) Proposed Second Floor
1/4" = 1'-0"

Existing Wall
New Wall

PROJECT
Winter Residence
72 Elizabeth Street
Peaks Island, Maine
04108

DATE	7.9.10	REVISED	
SCALE	1/4" = 1'-0"	DRAWN BY	Rachel
NOTES			

WINTER RESIDENCE: PLANS REVISION 7.19.10 RAZTEL CONLY



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Dept. of Building Inspections
City of Portland Maine

Ⓐ Proposed First Floor
1/8" = 1' 0"

Existing Wall
New Wall