

GENERAL NOTES:
 1. RECORDED OWNER OF PARCEL: DIANE GULLIKSON BOOK 9382 PAGE 47 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
 2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
 3. AREA OF SUBJECT PARCEL: 9935.6 SQ. FT. 0.23 ACRES

4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 a) PLAN MADE FOR C.L. GOODRIDGE AND J.A. BUEL DUC, PORTLAND, MAINE, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 8 PAGE 99

5. ZONING: R-3 ZONE

SETBACKS:
 FRONT: 25 FEET
 REAR: 25 FEET
 SIDE: 1-11/2D: 8 FEET
 2 STORY: 14 FEET

MINIMUM LOT WIDTH: 65 FEET
 MINIMUM LOT SIZE: 6500 SQUARE FEET
 6. ELEVATIONS ARE BASED UPON THE INVERTS OF THE SEWER MANHOLES FOUND ON TORREY STREET. SAID ELEVATIONS ARE SHOWN ON A PLAN TITLED TORREY STREET RECONSTRUCTION PLAN AND PROFILE STATION 7+50 TO 12+00, DATED JULY 12, 2007 AND FILED IN THE CITY OF PORTLAND ENGINEERING VAULT IN FILE 970/17. DATUM ASSUMED TO BE CITY OF PORTLAND DATUM.

7. THE AREA SHADED REPRESENTS AN ENCROACHMENT ON THE SUBJECT PARCEL. SHOULD THIS AREA BE CLAIMED BY THE ABUTTOR AS A RESULT OF AN ADVERSE POSSESSION CASE THE RESULTING AREA OF THE LOT WOULD DIMINISH BY 193.1 SQUARE FEET. THE RESULTING AREA OF 9742.5 SQUARE FEET WOULD STILL LEAVE THE LOT AS A CONFORMING LOT.

8. BY GRAPHIC PLOTTING ONLY, THIS PARCEL IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230051 7C WHICH BEARS AN EFFECTIVE DATE OF 12/08/1998 AND IS NOT IN SPECIAL FLOOD HAZARD AREA.

9. THE SETBACK REDUCTION RULE HAS BEEN APPLIED TO THIS PROJECT. FOR EVERY FOOT ON ONE SIDE YARD YOU CAN INCREASE, THE OTHER SIDE CAN DECREASE THE SETBACK BY ONE FOOT TO A MINIMUM OF EIGHT FEET.

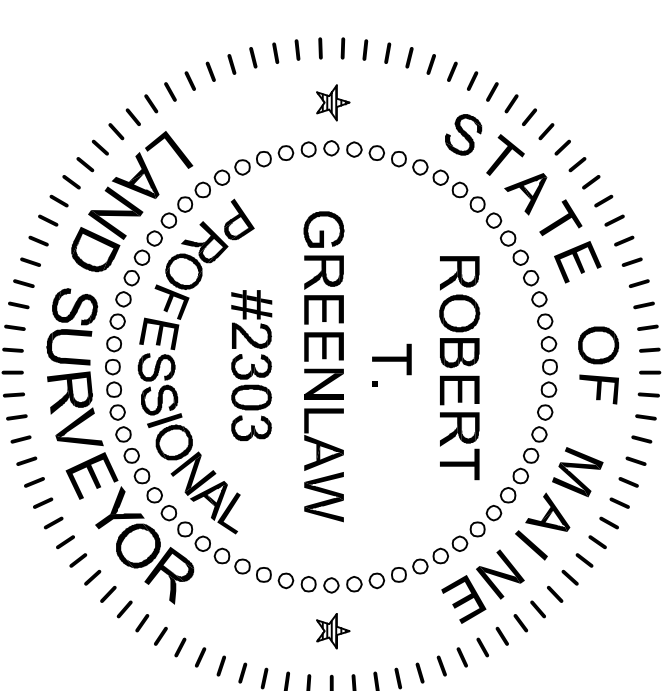
LEGEND

●	Capped 5/8" Rebar Found	— PWA/TER —	Proposed 1" Water Line
○	Iron Pipe or Solid Pin Found	— PSE/W —	Proposed 4" Schedule 40 Sewer Lateral
▽	Survey Instrument Point	— PUG/E —	Proposed Underground Electric Etc.
—	Abuttor Line	— PFD —	Proposed Foundation Drain
—	Property Line	●	Capped 5/8" Rebar To Be Set
—	Street Line		
(50.00')	Distance from reference plan or deed.		
N/F	Now Or Formerly		
— U —	Overhead Utility		
— U —	Utility Pole		
—	Edge of traveled way		
—	Set Back Line		
— S —	Sewer Line		
— SS —	Stormwater Pipe 10" PVC		
— UD —	Under Drain 6" pvc		
— W —	Water Line 6" Ductile		

SURVEYORS STATEMENT:

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:

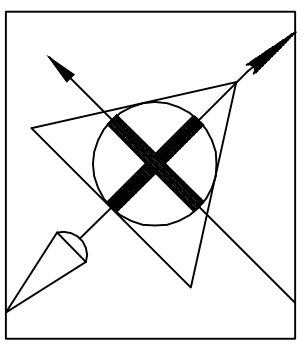
- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION



ROBERT T. GREENLAW P.L.S.

DATE: 07-13-2011

REVISION 9: 08/05/11 ADDED PROPOSED BAY STREET UTILITIES
 REVISION 8: 08/05/11 ADDED BAY STREET UTILITIES
 REVISED 07-31-2011: ADDED PROPERTY CORNERS TO BE SET
 REVISION 6: ADDED PROPOSED UTILITIES, NOTES AND OFFSET DISTANCES.
 REVISION 5: ADDED PROPOSED HOUSE AND ENCROACHMENTS

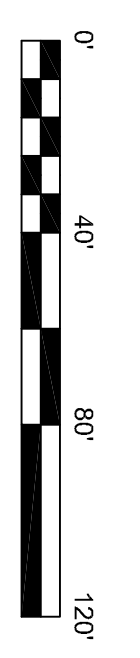


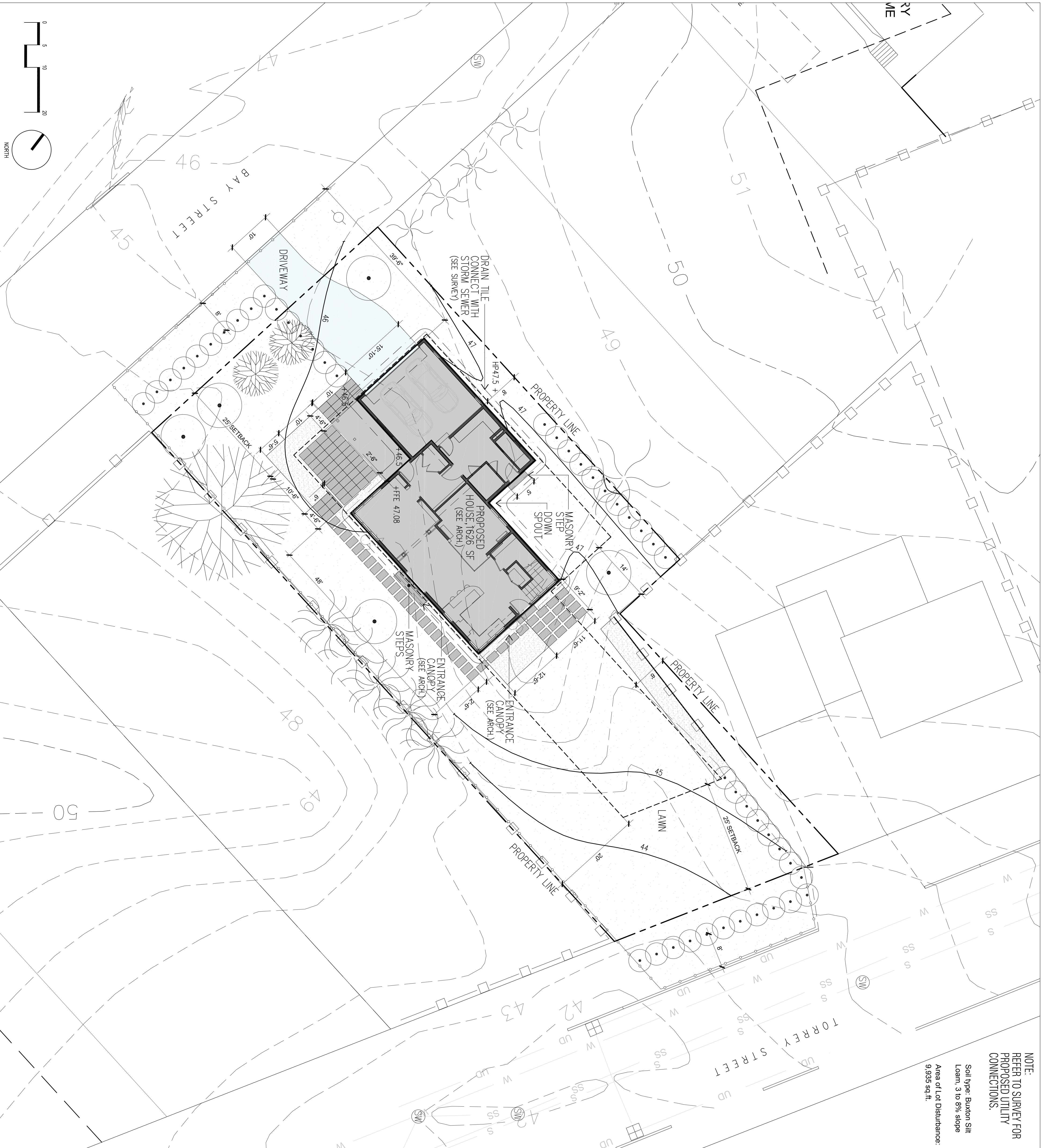
OCEAN PARK
 LAND SURVING LLC
 134 PORTLAND AVE
 OLD ORCHARD BEACH
 207.749-9471
 Bobgreenlaw@ymail.com

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CLIFFORD S. REDFERN HOMES LTD
 1000 BAY STREET
 PORTLAND, ME 04101

JOB: 2011003
 ISSUE DATE: 08/08/11
 PRINT





NOTE:
REFER TO SURVEY FOR
PROPOSED UTILITY
CONNECTIONS.

Soil type: Buxton Silt
Loam, 3 to 8% slope
Area of Lot Disturbance:
9,935 sq. ft.

LEGEND

PLANTS

PROPOSED SHRUB - Syringa sp.

(5) PROPOSE TREE - Cotinus virdis, 2"-3" CAL.

EXISTING CONIFER TREE

EXISTING DECIDUOUS (ALL TO REMAIN)

LAWN

PROPOSED GROUND COVER / PERENNIAL MASSINGS

HARDSCAPE

ASPHALT PAVEMENT

MASONRY PAVEMENT

MASONRY PAVERS WITH PLANTED JOINTS

LINE TYPES

EXISTING WOOD FENCE(S)

EXISTING CONTOUR

PROPOSED CONTOUR

EROSION CONTROL SILT FENCE (SEE DETAIL BELOW)

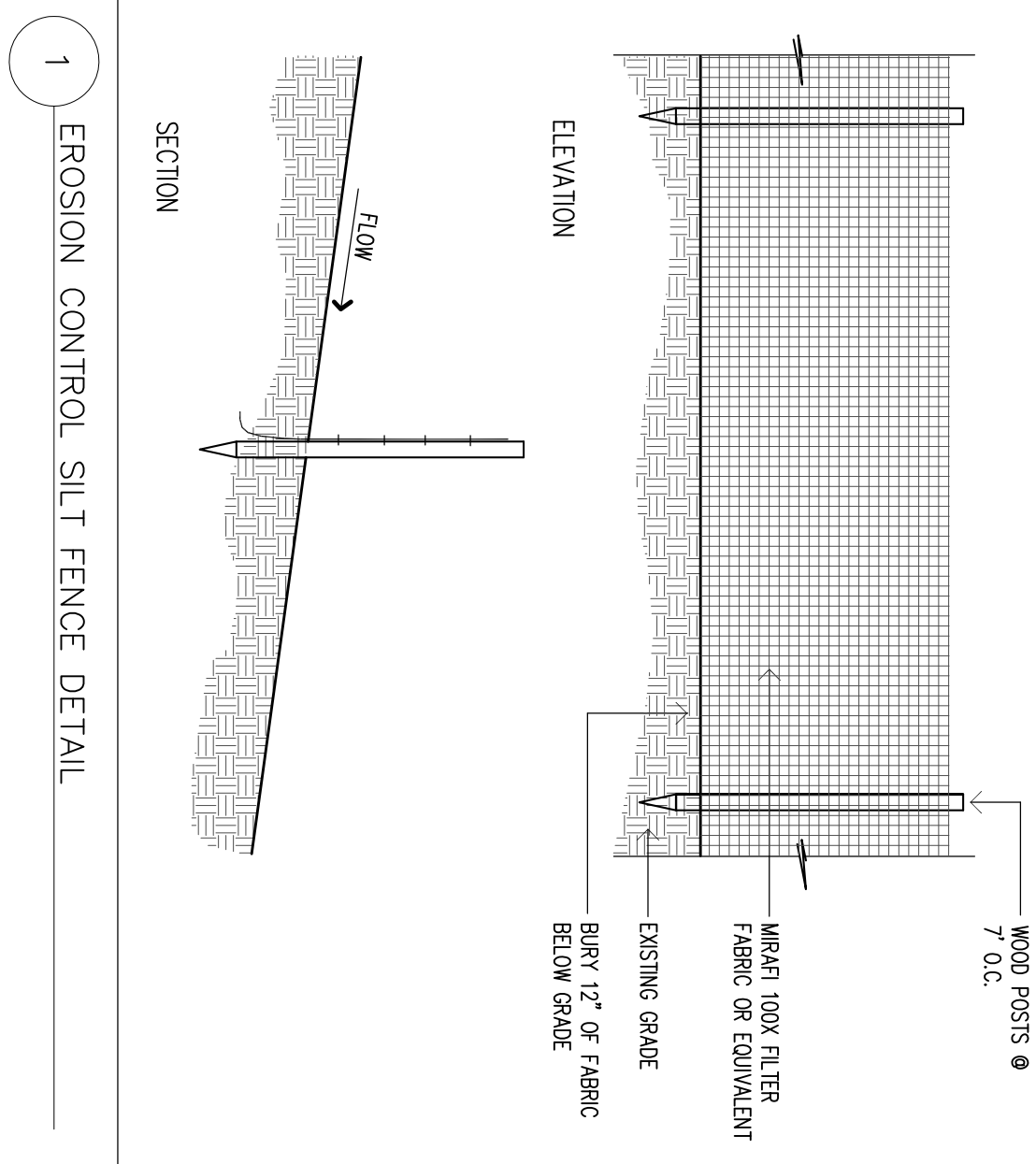
21 - 23 BAY STREET
PORTLAND, MAINE

**KING
RESIDENCE**

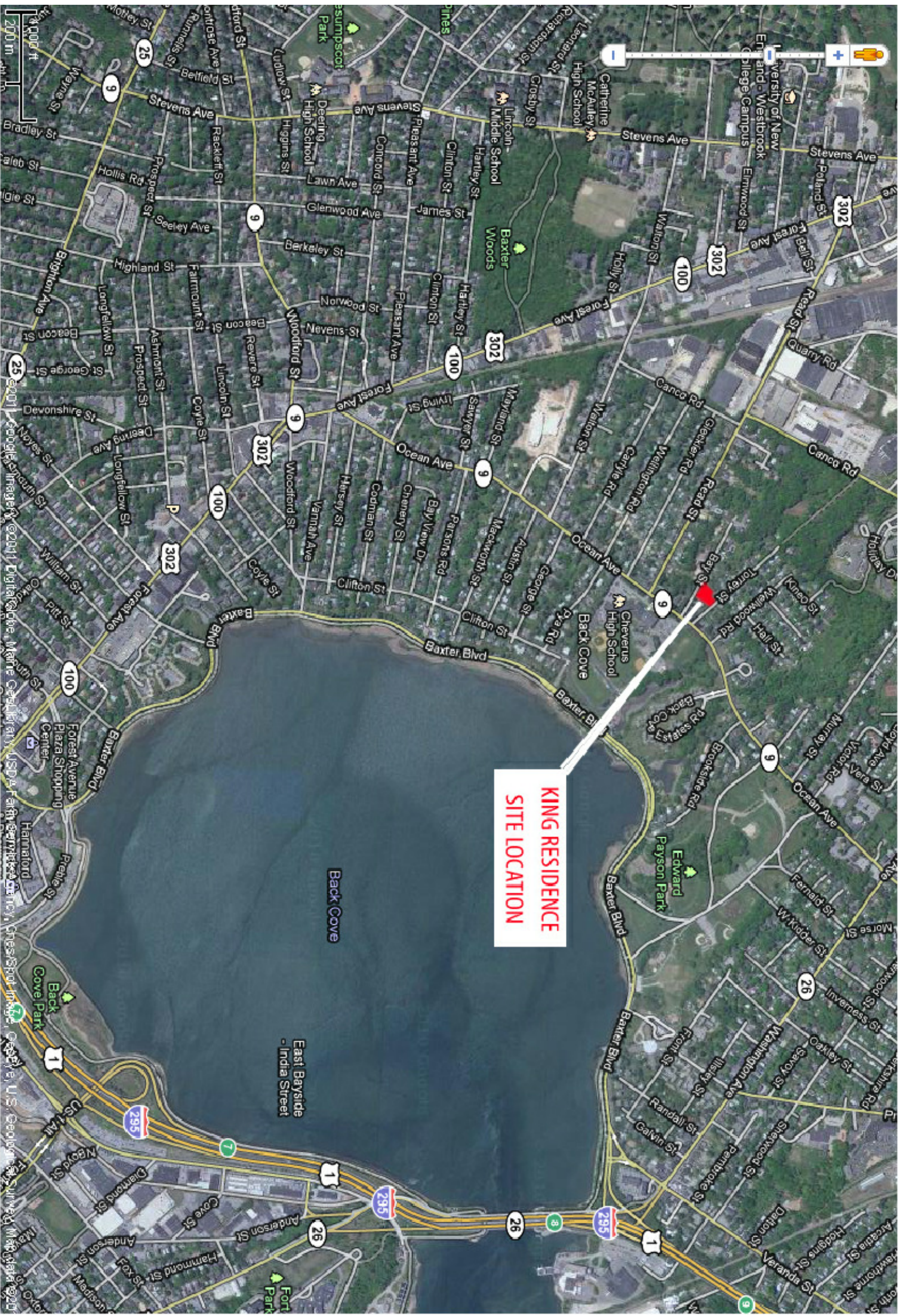
PERMIT
LANDSCAPE SITE PLAN
NOT FOR CONSTRUCTION

revisions: AUG. 4, 2011
date: JULY 20, 2011
scale: As Noted
drawn: sd
checked:

SOREN DENIGRO DESIGN STUDIO
43 WELLMOOD RD.
PORTLAND, ME 04103
C32074082501
soren@denigrodesign.com



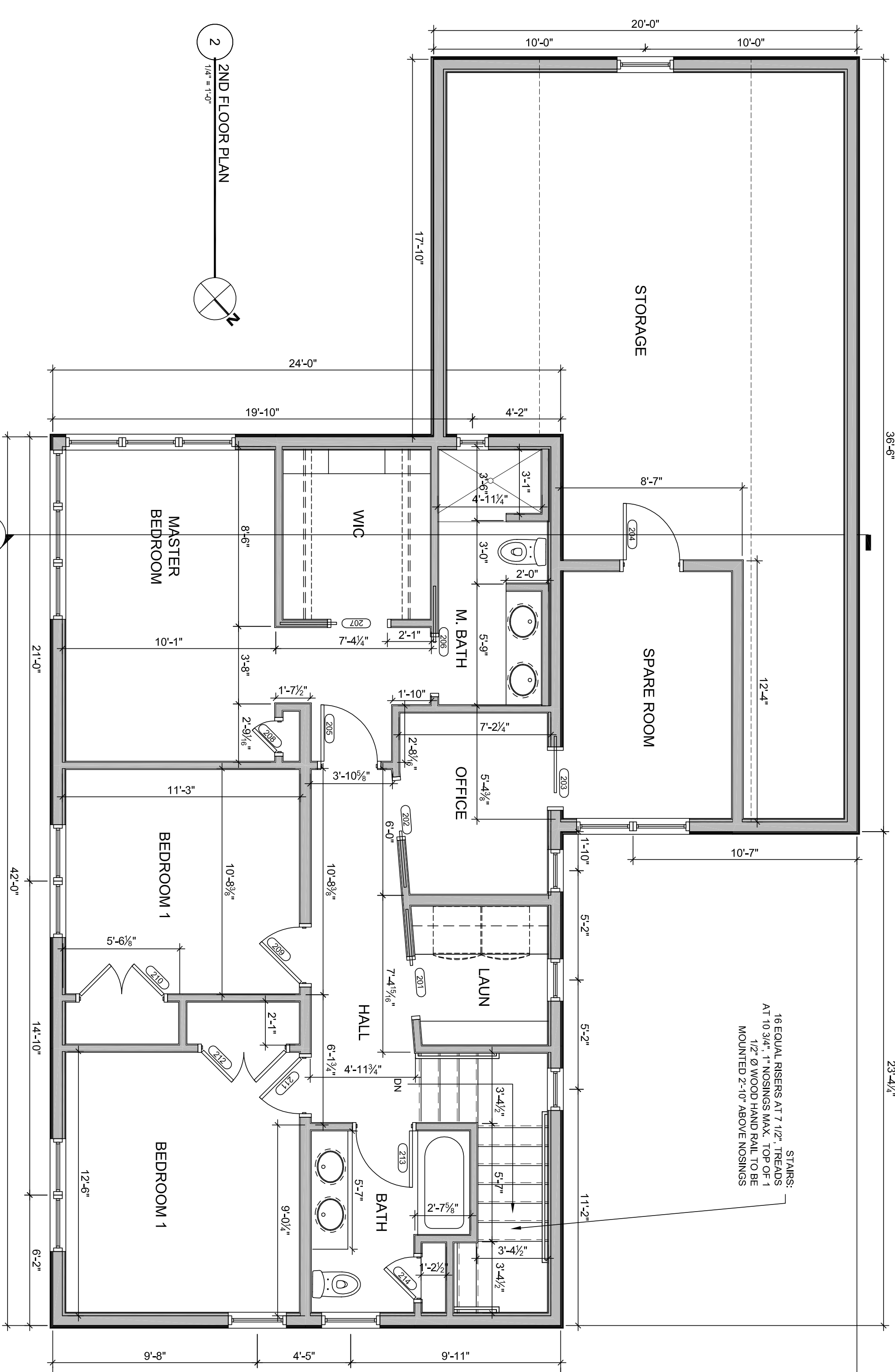
1 EROSION CONTROL SILT FENCE DETAIL



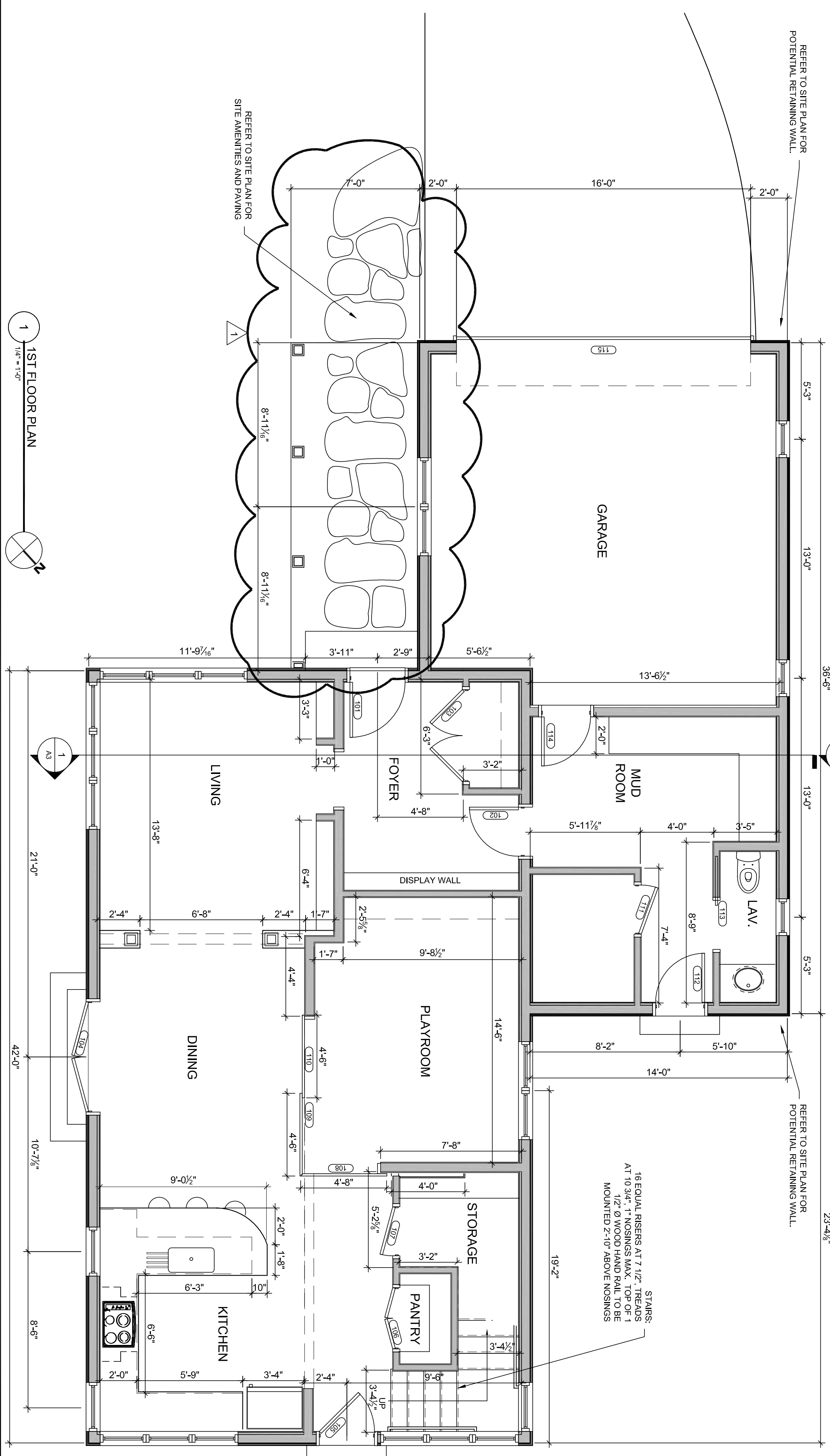
1 SITE LOCATION MAP

DOOR TYPES	
	A 1/2\"/>
	B 1/2\"/>
	C 1/2\"/>
	D 1/2\"/>
	E 1/2\"/>
	F 1/2\"/>

DOOR SCHEDULE							
NO.	ROOM	TYPE	SIZE	FINISH	INSULATION	FIRE RATING - IN WHITES	NOTES
101	TOY	DOOR	3'-0\"/>	FC	FC		
102	C	2'-0\"/>	FC	FC	FC		
103	D	2'-0\"/>	FC	FC	FC		
104							
105	B	2'-0\"/>	FC	FC	FC		
106	C	2'-0\"/>	FC	FC	FC		
107	F	4'-0\"/>	FC	FC	FC		
108	F	4'-0\"/>	FC	FC	FC		
109	F	4'-0\"/>	FC	FC	FC		
110	F	4'-0\"/>	FC	FC	FC		
111	C	2'-0\"/>	FC	FC	FC		
112	C	2'-0\"/>	FC	FC	FC		
113	C	2'-0\"/>	FC	FC	FC		
114	A	2'-0\"/>	FC	FC	FC		
115	E	2'-0\"/>	FC	FC	FC		
201	C	2'-0\"/>	FC	FC	FC		
202	C	2'-0\"/>	FC	FC	FC		
203	C	2'-0\"/>	FC	FC	FC		
204	C	2'-0\"/>	FC	FC	FC		
205	C	2'-0\"/>	FC	FC	FC		
206	C	2'-0\"/>	FC	FC	FC		
207	C	2'-0\"/>	FC	FC	FC		
208	C	2'-0\"/>	FC	FC	FC		
209	C	2'-0\"/>	FC	FC	FC		
210	D	4'-0\"/>	FC	FC	FC		
211	C	2'-0\"/>	FC	FC	FC		
212	D	4'-0\"/>	FC	FC	FC		
213	C	2'-0\"/>	FC	FC	FC		
214	C	2'-0\"/>	FC	FC	FC		



2 2ND FLOOR PLAN



1 1ST FLOOR PLAN

BUILDERS DRAWINGS
 THESE DRAWINGS SHALL BE THE PROPERTY OF GREEN DESIGN STUDIO. THE INFORMATION AND INSTRUCTIONS NECESSARY TO THE GENERAL CONTRACTOR UNDERSTANDING THE RESPONSIBILITY FOR ALL WORK AND MATERIALS OF A LICENSED STRUCTURAL, MECHANICAL, OR ELECTRICAL CONTRACTOR SHALL BE PROVIDED TO THE PROJECTOR TO THE SAFETY OF ITS OCCUPANTS. CONTRACTOR ADDRESSES TO NOT INCLUDE THE ARCHITECT'S CONTRIBUTION TO THE CONSTRUCTION, OTHER DRAWINGS, OR WORK PERFORMED BY THE CONTRACTOR.

A.1
 Floor Plans
 Site Plan

PROJECT NO: 101
 ISSUED: 07/20/11
 DRAWN BY: CHB
 CHECKED BY: ---
 SHEET TITLE: Floor Plans Site Plan

CONSULTANTS:
STRUCTURAL:
 60 South Portland, ME 04106
 207-761-4800

KING RESIDENCE

NEW CONSTRUCTION
23 BAY ST. PORTLAND, MAINE

LICENSED ARCHITECT
 CHRISTOPHER M. BRILEY
 No. 27788
 STATE OF MAINE

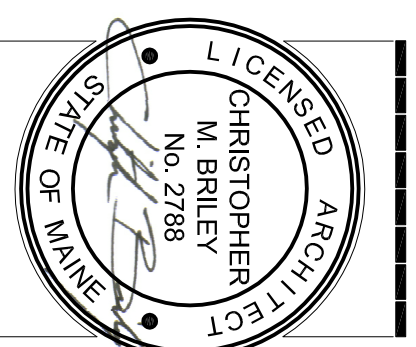
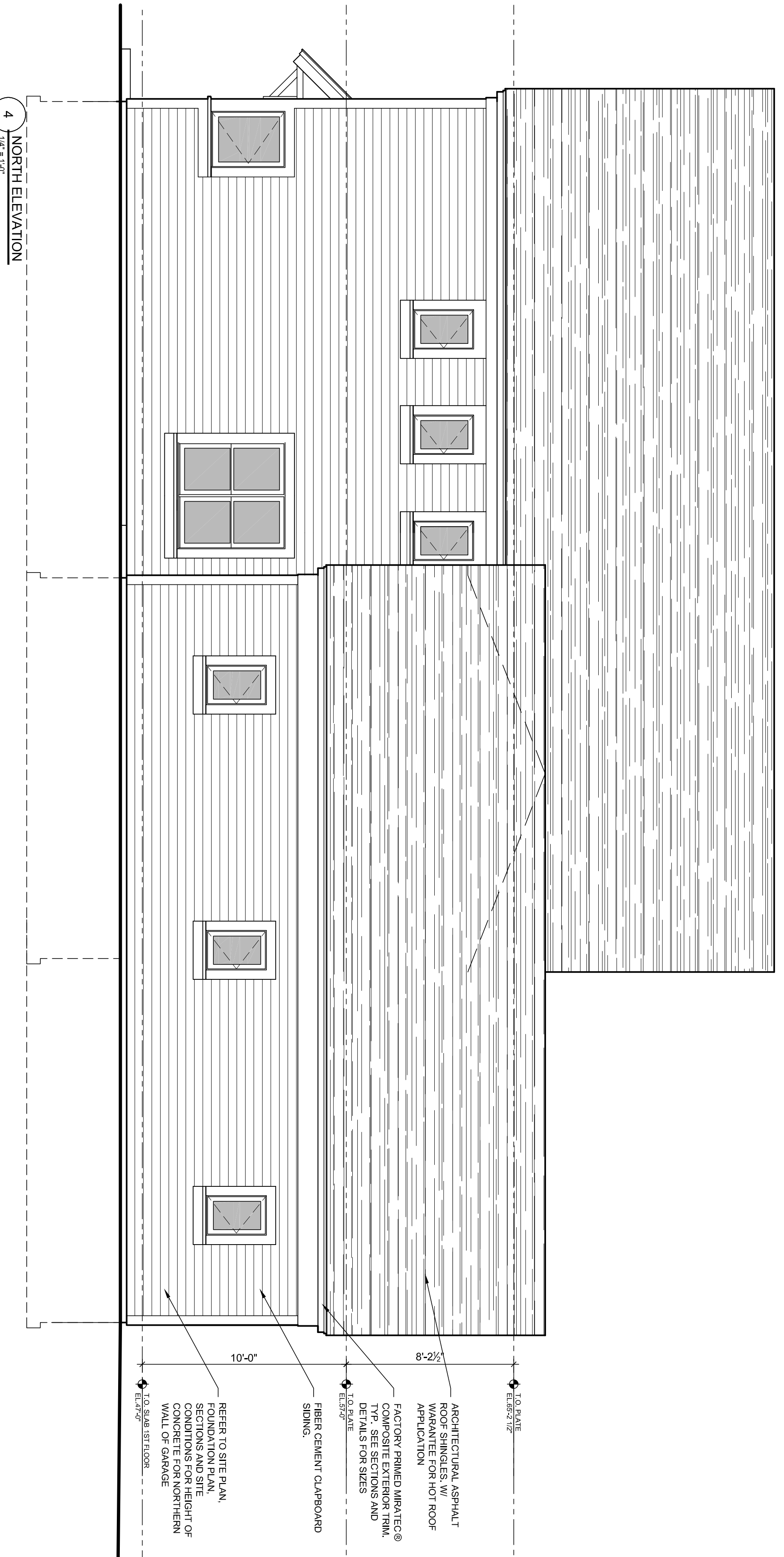
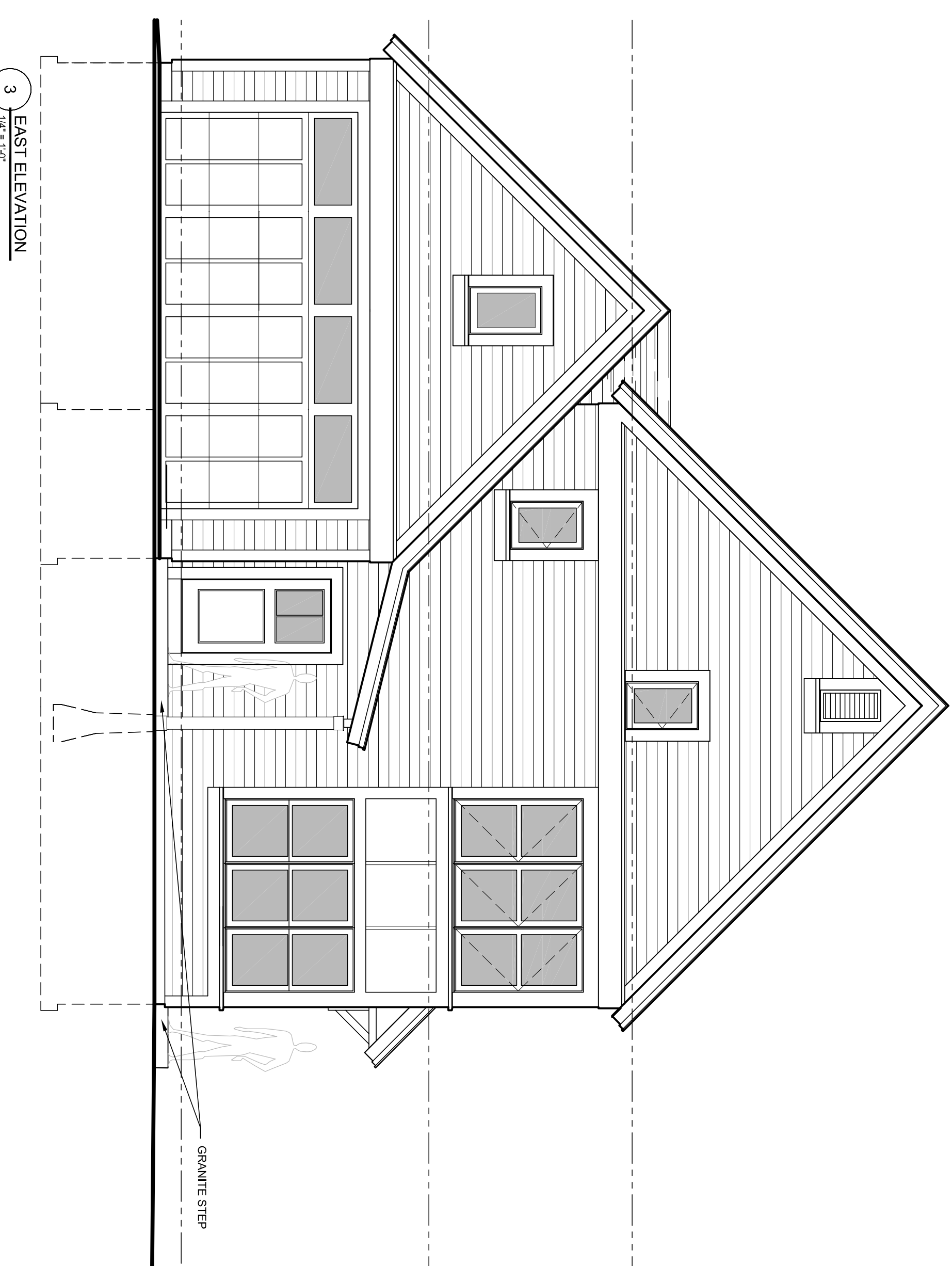
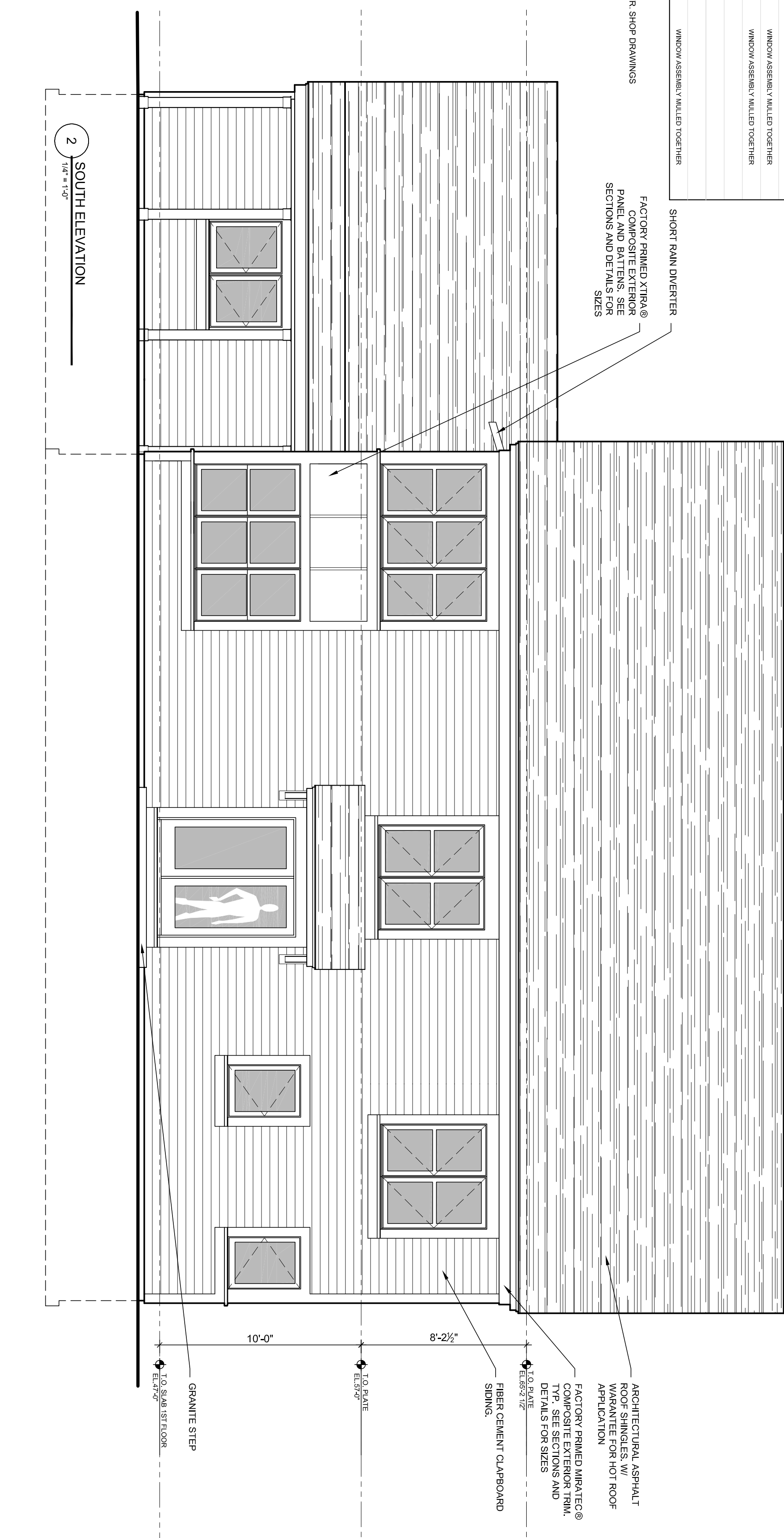
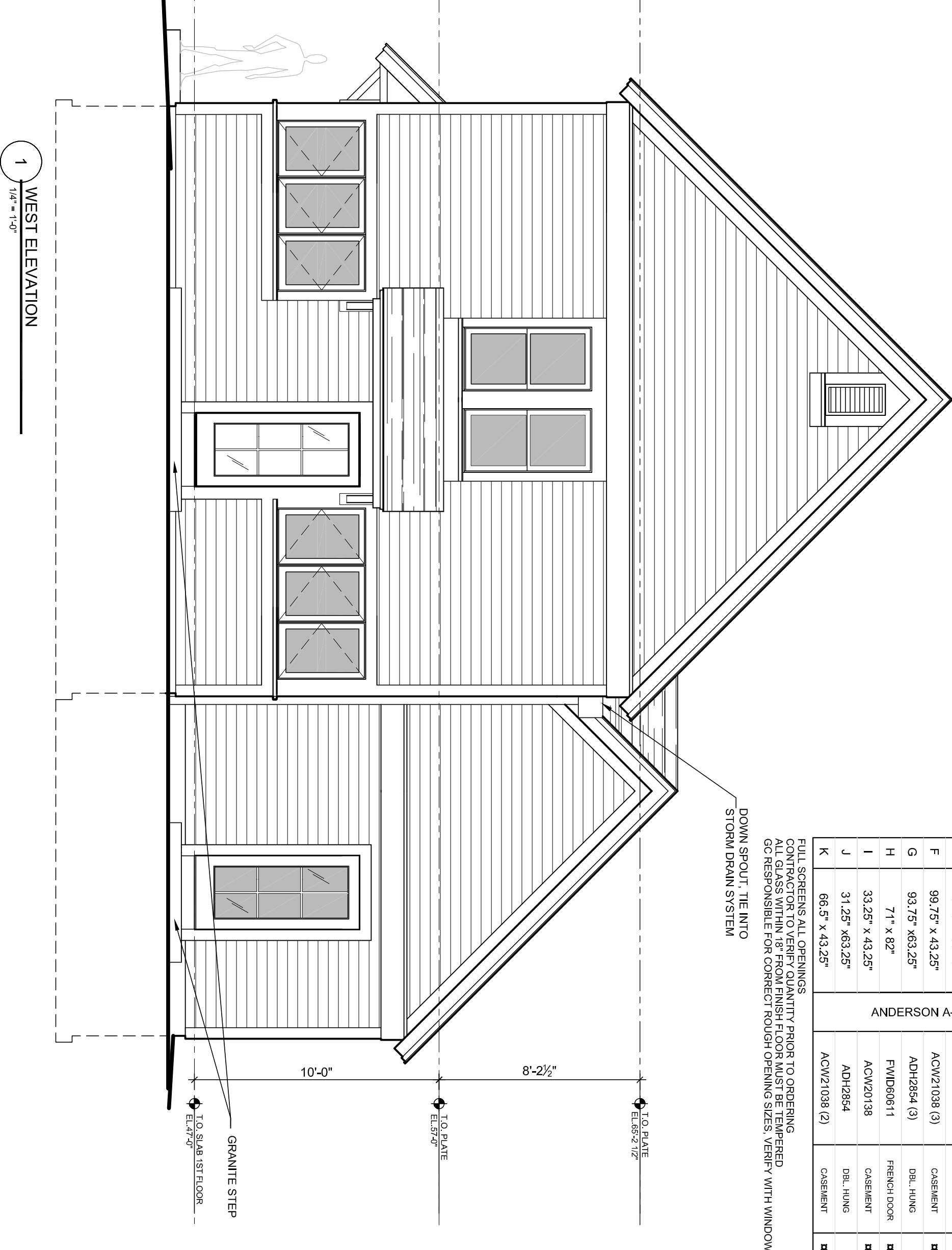
BUILDER'S DRAWINGS
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

WINDOW & FRENCH DOOR SCHEDULE

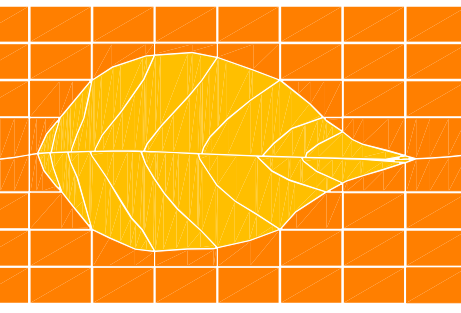
DESIGNATION	UNIT SIZE (INH)	TYPE	EGRESS	REMARKS
A	93.75" x 63.25"	ACV2834 (3)	☑	WALLED TO CREATE EIL, HIND APPEARANCE
B	62.5" x 63.25"	ACV2834 (2)	☑	WALLED TO CREATE EIL, HIND APPEARANCE
C	31.25" x 43.25"	ACV2838	☑	WALLED TO CREATE EIL, HIND APPEARANCE
D	62.5" x 43.25"	ACV2834 (2)	☑	WINDOW ASSEMBLY WALLED TOGETHER
E	23.25" x 35.25"	ACV2030	☑	WINDOW ASSEMBLY WALLED TOGETHER
F	99.75" x 43.25"	ACV21038 (3)	☑	WINDOW ASSEMBLY WALLED TOGETHER
G	93.75" x 63.25"	ADH2834 (3)	☑	WINDOW ASSEMBLY WALLED TOGETHER
H	71" x 42"	FWD2811	☑	FRENCH DOOR
I	33.25" x 43.25"	ACV20138	☑	WINDOW ASSEMBLY WALLED TOGETHER
J	31.25" x 63.25"	ADH2834	☑	WINDOW ASSEMBLY WALLED TOGETHER
K	66.5" x 43.25"	ACV21038 (2)	☑	WINDOW ASSEMBLY WALLED TOGETHER

FULL SCREENS ALL OPENINGS.
 CONTRACTOR TO VERIFY QUANTITY PRIOR TO ORDERING.
 VERIFY WITH WINDOW MFR. SHOP DRAWINGS
 GC RESPONSIBLE FOR CORRECT ROUGH OPENING SIZES. VERIFY WITH WINDOW MFR. SHOP DRAWINGS
 DOWN SPOUT, THE INTO
 STORM DRAIN SYSTEM

SHORT RAIN DIVERTER
 FACTORY PRIMED XT19A @
 COMPOSITE EXTERIOR
 PANEL AND BATTENS. SEE
 SECTIONS AND DETAILS FOR
 SIZES



KING RESIDENCE
 NEW CONSTRUCTION
 23 BAY ST. PORTLAND, MAINE



GREEN DESIGN STUDIO
 325 MAIN STREET
 PORTLAND, MAINE 04106
 P: 207-439-1128
 F: 207-439-1128
 WWW.GREENDESIGNSTUDIO.COM

CONSULTANTS:
STRUCTURAL
 60 Street
 South Portland, ME 04106
 207-763-4830

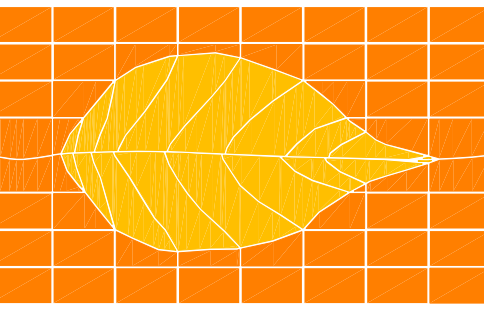
PROJECT NO: 101
 ISSUED: 07/20/11
 DRAWN BY: CHB
 CHECKED BY: ---
 SHEET TITLE:
 Building Elevations

A2



KING RESIDENCE

NEW CONSTRUCTION
23 BAY ST. PORTLAND, MAINE

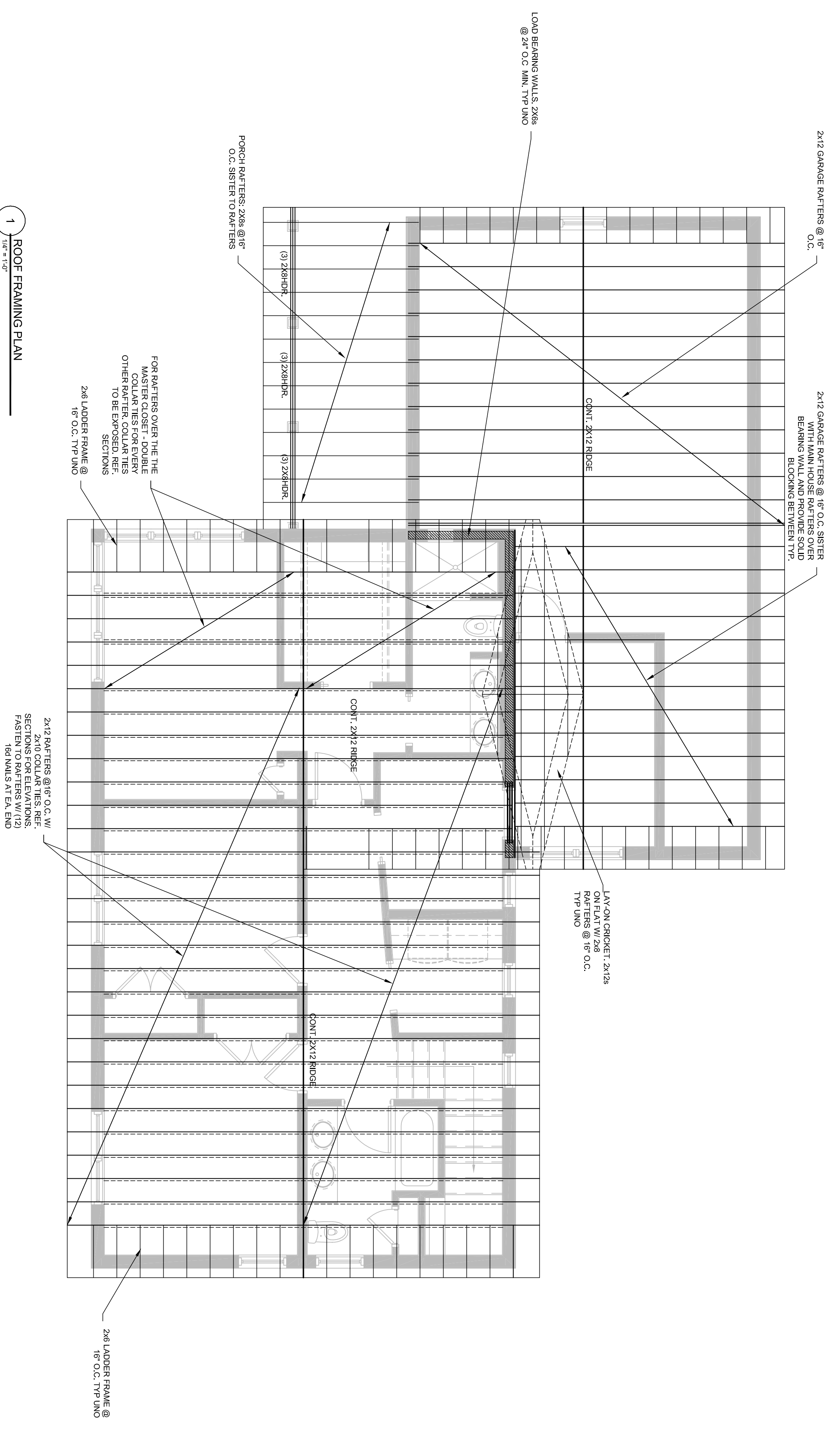


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CONSULTANTS:
STRUCTURAL:
E.O. Smith
100 South Portland, ME 04106
207.757-4800

PROJECT NO: 101
ISSUED: 07.2011
DRAWN BY: CHB
CHECKED BY: ---
SHEET TITLE:
Roof Framing Plan

S.2



1 ROOF FRAMING PLAN
1/8" = 1'-0"

BUILDERS DRAWINGS
DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH THE INFORMATION AND INSTRUCTIONS NECESSARY TO THE GENERAL CONTRACTOR UNDERSTANDING THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS OF A LICENSED STRUCTURAL, MECHANICAL, OR ELECTRICAL NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE OCCUPANTS OF THE PROJECT AND TO NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES, OMISSIONS, OR WORK PERFORMED BY THE CONTRACTOR.