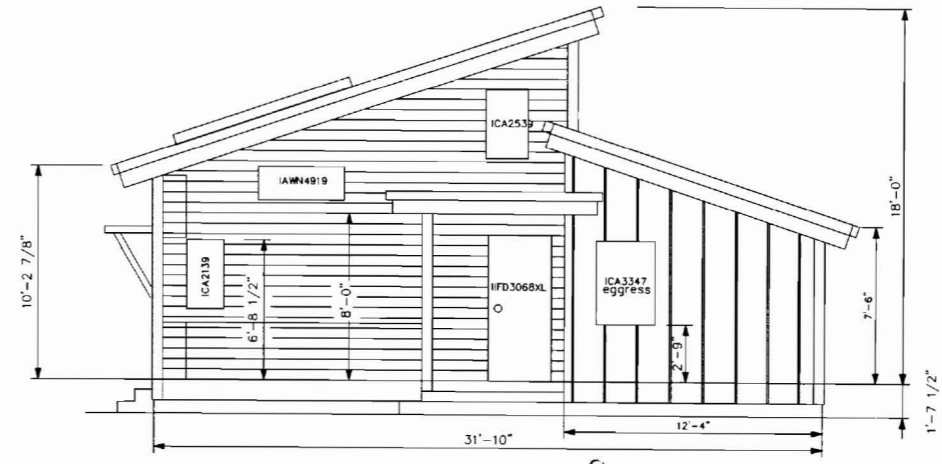


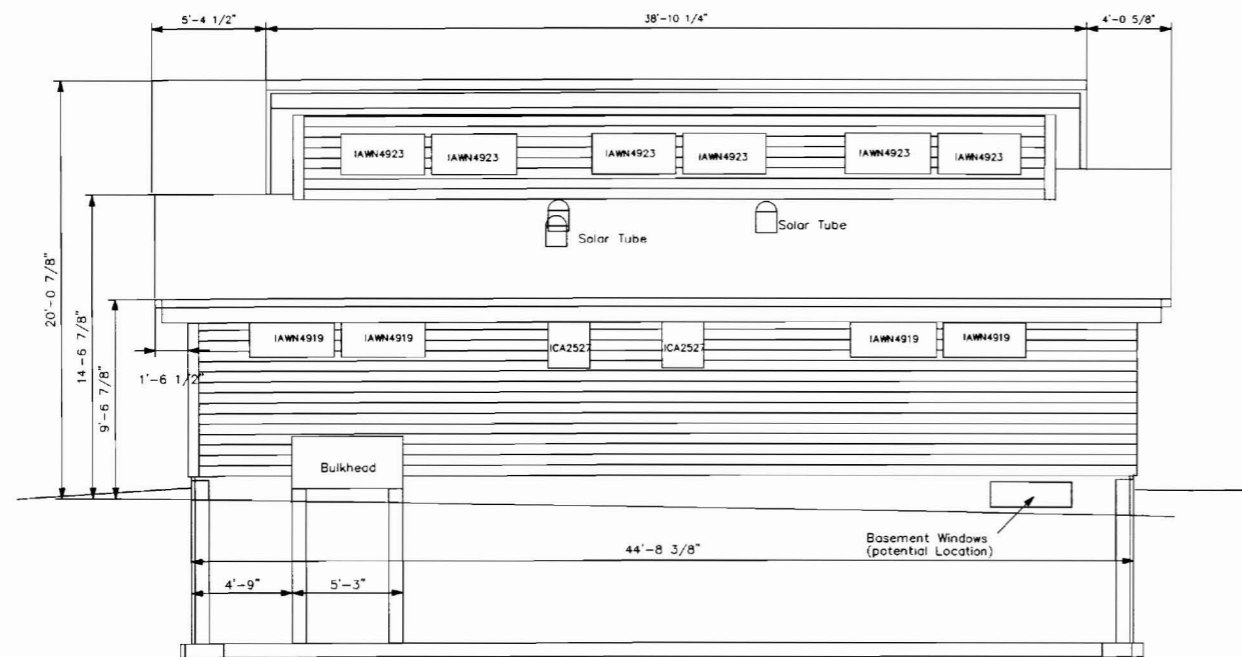
SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

*left side.*



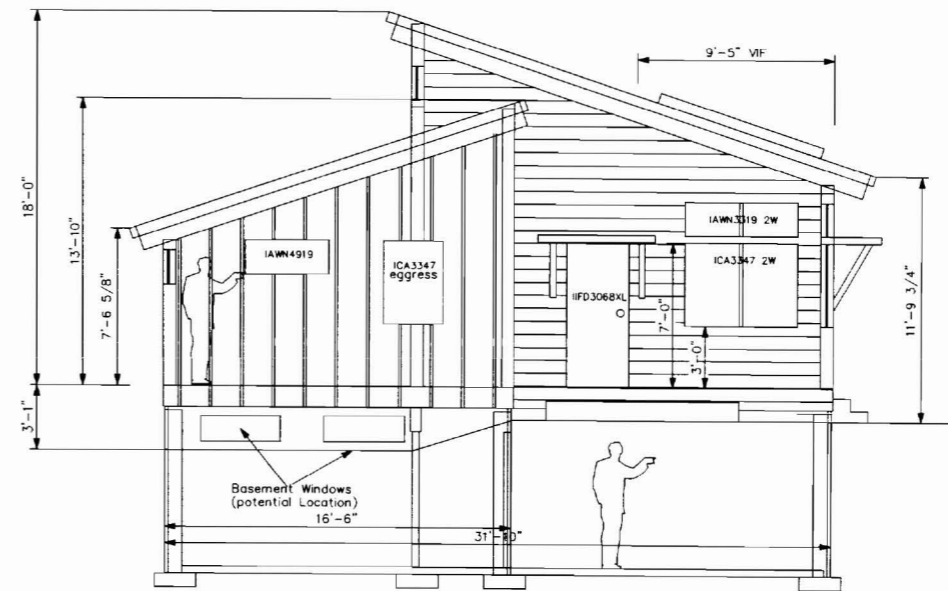
EAST ELEVATION  
Scale: 1/4" = 1'-0"

*front*



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

*right side.*



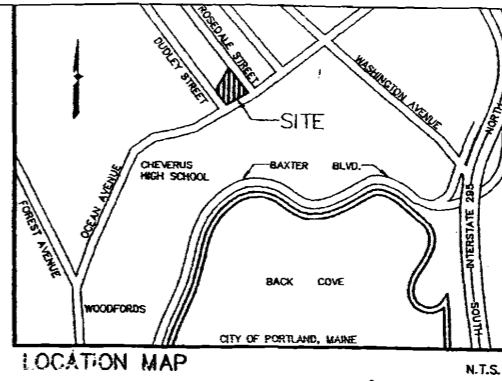
WEST ELEVATION  
Scale: 1/4" = 1'-0"

*left side*

**NOTE:**  
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.  
IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE.  
ALL DIMENSIONS, PLANS, SPECIFICATIONS, ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES.  
HOME OR THE EMPLOYEES OF FINE CAD DRIVING SERVICES, INC. ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS, FINE CAD DRIVING SERVICES, INC. WILL BE HELD HARMLESS. FINE CAD DRIVING SERVICES, INC. ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

**Cary and Bette Smart Residence**  
15 Rosedale St., Portland, ME

DATE:	
BY:	
CHKD:	
DATE: 05/11/20	
SCALE: 1/4" = 1'-0"	
DESIGNED:	
DRAWN: SGA	
TITLE:	
PLACING:	
ELEVATIONS:	
FILE NAME:	
SHEET:	15



LOCATION MAP N.T.S.

**GENERAL NOTES:**

1. THE RECORD OWNER OF THE PROPERTY IS SECOND CHANCE PROPERTIES LLC, AS DESCRIBED IN THE FOLLOWING DEEDS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS:  
 PARCEL 1, BOOK 23799 PAGE 254.  
 PARCEL 2, IN BOOK 23799 PAGE 257  
 PARCEL 3 IN BOOK 23799 PAGE 260.  
 PARCEL 4 IN BOOK 23799 PAGE 263.
2. THE PARCELS ARE LOCATED ON THE CITY OF PORTLAND TAX CHART 159 BLOCK B, BEING DEPICTED AS LOTS 18&19 (PARCEL 1), LOTS 24&25 (PARCEL 2) LOTS 20 & 23 (PARCEL 3) AND LOTS 18&17, 20&21, 41&42
3. THE PARCELS ARE LOCATED IN THE R-3 RESIDENTIAL ZONE.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH NAD 1983, MAINE WEST ZONE.
5. PLAN REFERENCES:  
 A. PLAN TITLED "CITY OF PORTLAND, MAINE - DEPT OF PUBLIC WORKS ENGINEERING SECTION, OCEAN AVENUE BOUNDARY WORKSHEET"  
 B. PLAN TITLED "PARKING LOT EXPANSION - PAYSON PARK EVANGELICAL FREE CHURCH DATED 4-07-89, BY SEBAGO TECHNIQS, INC."  
 C. PLAN TITLED "FOREST HILLS - PORTLAND, MAINE, OWNED BY A.H. CHAPMAN LAND COMPANY" DATED APRIL 1923, REVISED IN JULY OF 1923, BY E.H. SHEFFIELD.  
 D. PLAN TITLED "FOREST HILLS EXPANSION - PORTLAND, MAINE, OWNED BY A.H. CHAPMAN LAND COMPANY", BY E.H. SHEFFIELD, DATED JULY 1923, REVISED SEPTEMBER 1923.  
 E. PLAN TITLED "DEPT OF TRANSPORTATION RIGHT OF WAY MAP" STATE HIGHWAY 6, DOT FILE NO. 3-284, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 134 PAGE 43.  
 F. PLAN TITLED "CITY OF PORTLAND ASSESSORS PLAN" RETRACED 5-8-67.  
 G. BOUNDARY SURVEY OF OCEAN AVENUE PROPERTY DATED THROUGH AUGUST 4, 2008 BY SEBAGO TECHNIQS, INC.  
 H. THE PROPERTIES ARE SUBJECT TO AND BENEFITED BY ALL MATTERS OF RECORD PERTAINING TO THE SURVEYED PREMISES.  
 I. OCEAN AVENUE, RIGHT OF WAY SHOWN HEREON IS BASED UPON CITY OF PORTLAND RIGHT OF WAY BLUE SHEET FOR OCEAN AVENUE AND MAINE DEPT. OF TRANSPORTATION RIGHT OF WAY PLANS.  
 J. THE SIDE YARD SETBACKS SHOWN ON THIS PLAN ARE 10 FEET BASED UPON THE ASSUMPTION THAT A 2 1/2 STORY BUILDING IS PROPOSED ON PARCEL A SHOWN HEREON. THE ACTUAL SIDE YARD SETBACK MAY BE REDUCED AS DESCRIBED IN THE SPACE & BULK REQUIREMENTS BELOW FOR SHORTER BUILDINGS.  
 K. TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON A BOUNDARY SURVEY IN CONFORMANCE WITH THE MAINE BOARD OF LICENSES FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE, WITH THE FOLLOWING EXCEPTIONS: THAT NO REPORT OF SURVEY HAS BEEN PREPARED, NO NEW DEED DESCRIPTION HAS BEEN PREPARED AND PROPOSED MONUMENTATION SHOWN HEREON HAS NOT BEEN SET AT THE ISSUANCE OF THIS PLAN.

**SPACE & BULK REQUIREMENTS**

THE PROPERTY IS LOCATED WITHIN THE R-3 RESIDENTIAL ZONE THE SPACE AND BULK REQUIREMENTS ARE AS FOLLOWS:

	RESIDENTIAL	6,500 S.F.
MINIMUM LOT SIZE:		6,500 S.F.
MINIMUM LOT AREA:		50 FEET
MINIMUM STREET FRONTAGE:		20 FEET
MINIMUM FRONT YARD:		5 FEET
MINIMUM REAR YARD:		5 FEET
MINIMUM SIDE YARD:		8 FEET
1 STORY BUILDING		8 FEET
1 1/2 STORY BUILDING		14 FEET
2 STORY BUILDING		16
2 1/2 STORY BUILDING		

MAY 18 2009

**LEGEND**

EXISTING	DESCRIPTION
(Dashed line)	SUBJECT PARCELS
(Dashed line)	ROW / ABUTTERS
(Circle with cross)	IRON PIPE/ROD FOUND
(Hatched area)	BUILDING
(Triangle)	SIGN
(Dashed line)	EDGE PAVEMENT
(Dashed line)	GRAVEL ROAD
(Circle with dot)	UTILITY POLE
(Circle with cross)	HYDRANT
(Circle with dot)	IRON REBAR TO BE SET
(Circle with dot)	MANHOLE
(Circle with dot)	CHAIN LINK FENCE
(Circle with dot)	BARB WIRE FENCE
(Circle with dot)	STOCKADE FENCE
(Circle with dot)	BENCHMARK

DATE: 6-20-08  
 BY: DFB  
 STATUS: ISSUED TO CLIENT

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.

**Sebago Technics**  
 Engineering Expenses You Can Build On  
 One Central Block 898-1319  
 Tel: (207) 884-0277

PROJECT NO. FIELD BOOK DESIGN CHECK DRAWN  
 BB0428C ELECT. DCS DFB

**LOT PLAN**  
 OF: OCEAN AVENUE PROPERTY  
 412,420 & 424 OCEAN AVENUE  
 PORTLAND, MAINE  
 FOR: ROBERT SWAN  
 85 MORTON ROAD  
 YARMOUTH, MAINE 04098

RECORD OWNER:  
 SECOND CHANCE PROPERTIES, LLC  
 51 LONGWOOD DRIVE  
 PORTLAND, MAINE 04102

DATE: 6-29-08 SCALE: 1" = 20'

SHEET 1 OF 1

890428D

## Window and Door Schedule

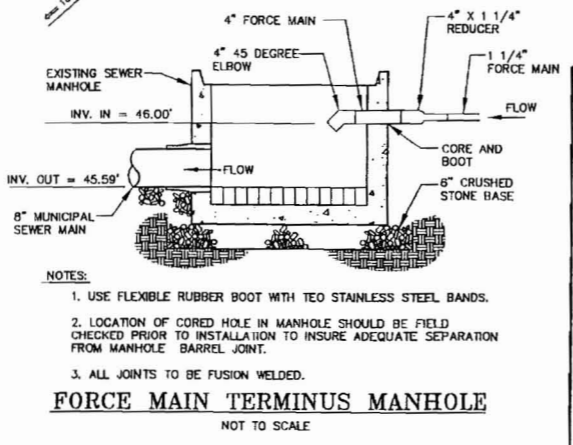
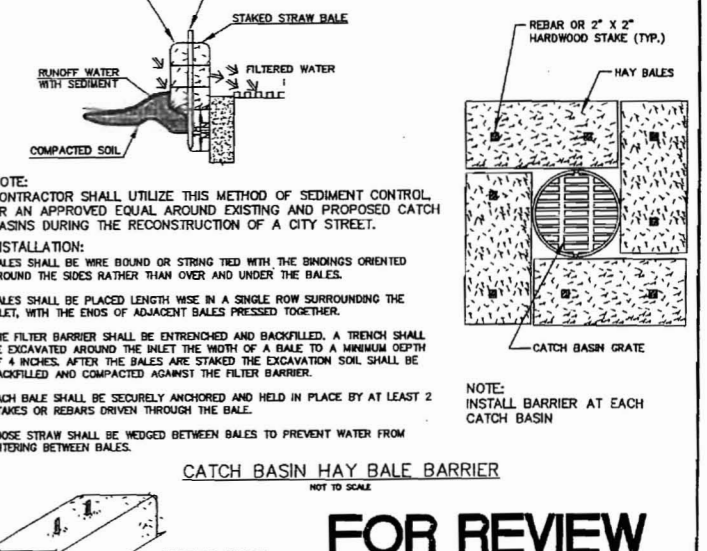
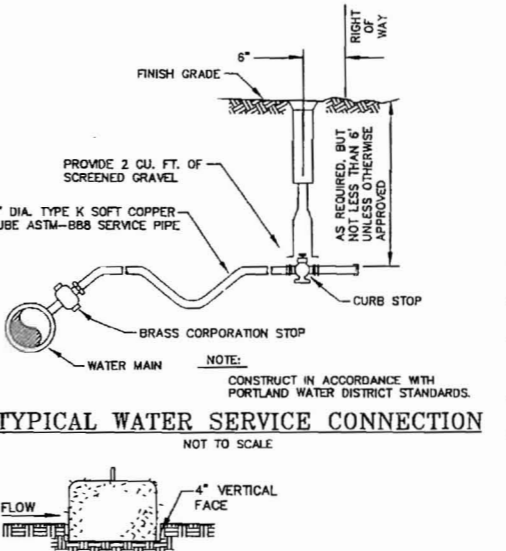
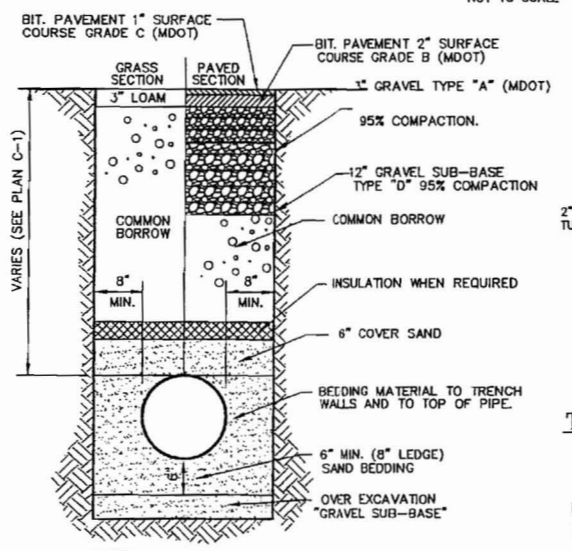
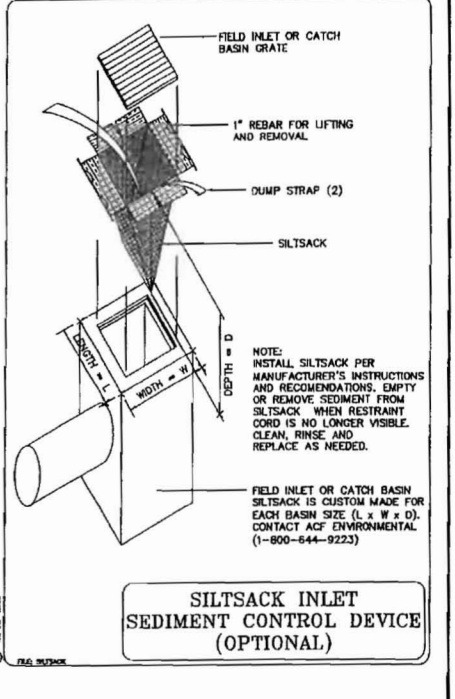
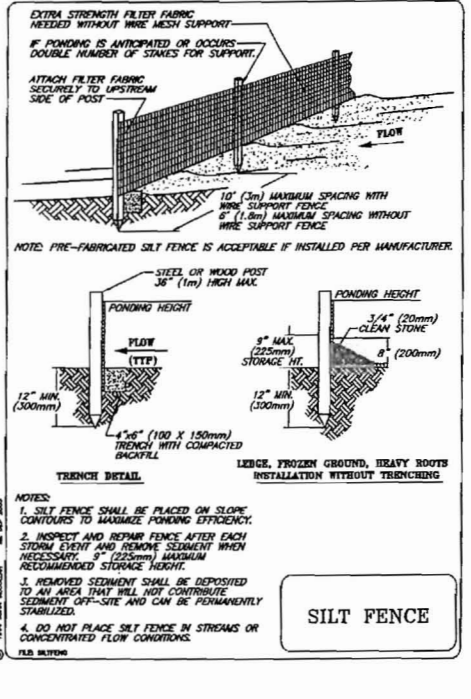
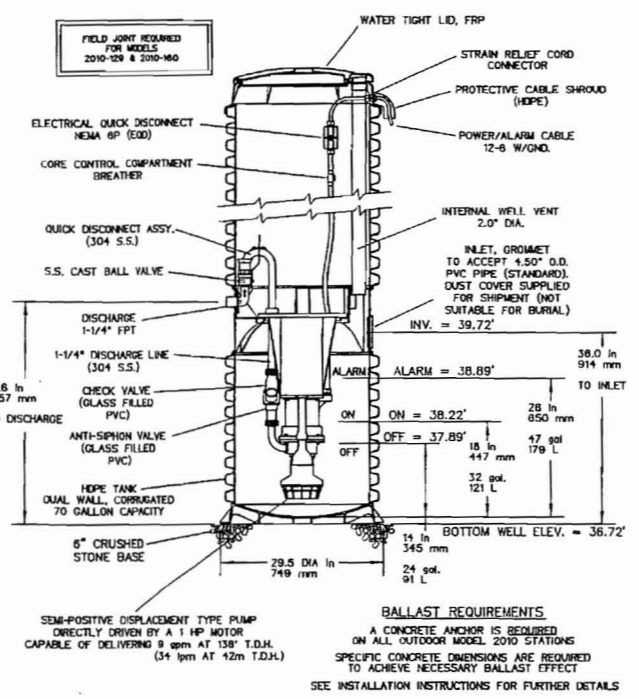
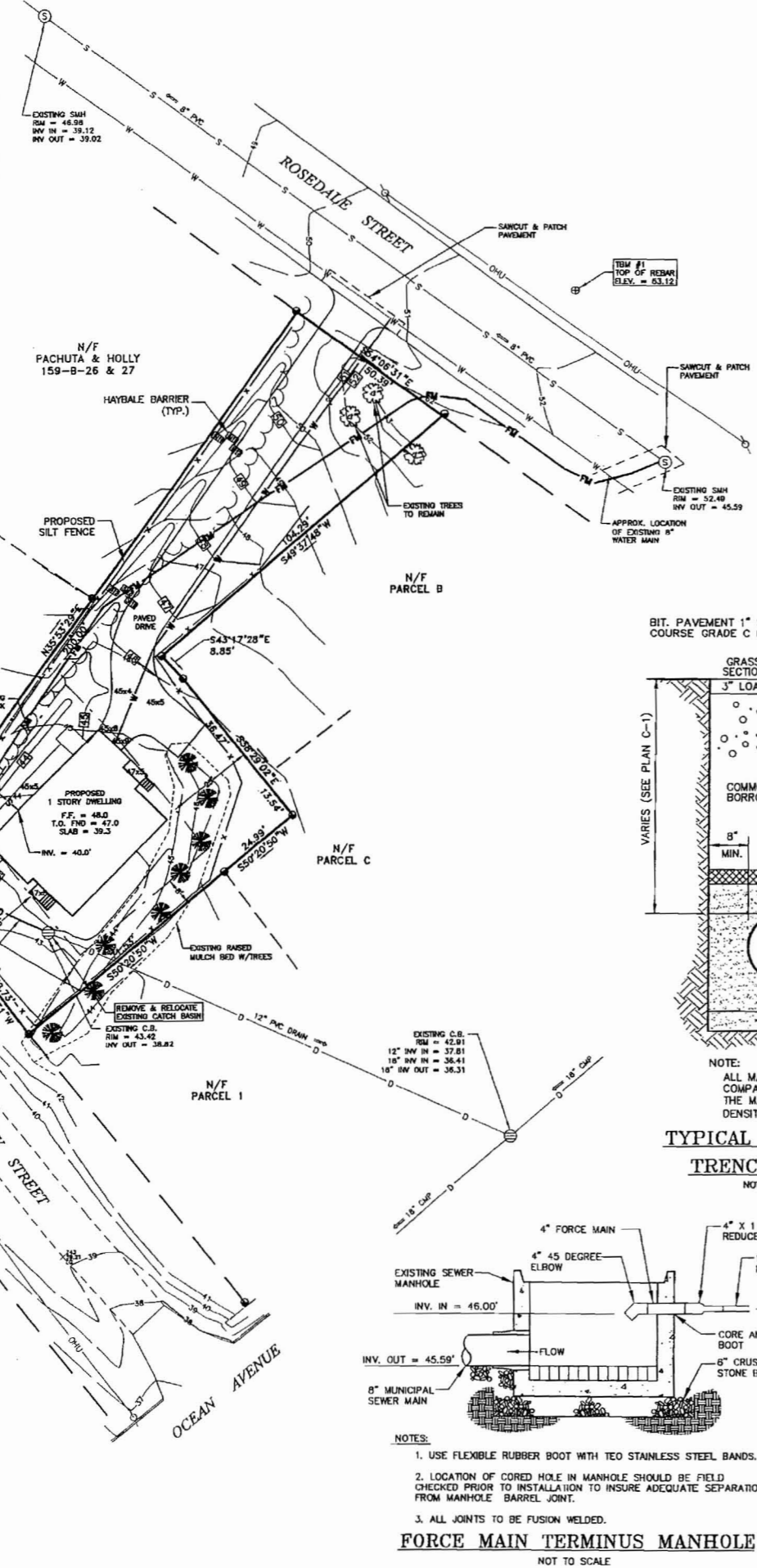
Cary and Bette Smart  
Rosedale Street, Portland, Maine

### Windows

MAIN LEVEL	Location	Size	Type	Glass	U-Value	Egress	Mfr
1	Kitchen, over sink	IAWN7219	FIXED	LOW E-ARGON	0.29		MARVIN - Integrity
2	Dining, over patio door	IAWN3719-3W	AWNING	LOW E-ARGON	0.29		MARVIN - Integrity
3	Living Room, 3 casements - south wall	ICA2247-3W	CASEMENT	LOW E-ARGON	0.29		MARVIN - Integrity
4	Living Room, over casements - south wall	IAWN3319-3W	AWNING	LOW E-ARGON	0.29		MARVIN - Integrity
5	Living Room, 2 casements - west wall	ICA3347 - 3W	CASEMENT	LOW E-ARGON	0.29		MARVIN - Integrity
6	Living Room, over casements - west wall	IAWN3319 - 2W	AWNING	LOW E-ARGON	0.29		MARVIN - Integrity
7	Master Bedroom - west wall	ICA3347	CASEMENT	LOW E-ARGON	0.29	TRUE	MARVIN - Integrity
8	Master Bedroom - west wall	IAWN4919	AWNING	LOW E-ARGON	0.29		MARVIN - Integrity
9	Master Bedroom - north wall	IAWN4919	AWNING	LOW E-ARGON	0.29		MARVIN - Integrity
10	Master Bedroom - north wall	IAWN4919	AWNING	LOW E-ARGON	0.29		MARVIN - Integrity
11	Master Bathroom - north wall	IAWN2527	AWNING	LOW E-ARGON	0.29		MARVIN - Integrity
12	Guest Bathroom - north wall	IAWN2527	AWNING	LOW E-ARGON	0.29		MARVIN - Integrity
13	Guest Bedroom - north wall	IAWN4919	AWNING	LOW E-ARGON	0.29		MARVIN - Integrity
14	Guest Bedroom - north wall	IAWN4919	AWNING	LOW E-ARGON	0.29		MARVIN - Integrity
15	Guest Bedroom - east wall	ICA3347	CASEMENT	LOW E-ARGON	0.29	TRUE	MARVIN - Integrity
16	Kitchen, East Wall	ICA2139	CASEMENT	LOW E-ARGON	0.29		MARVIN - Integrity
<b>CLERESTORY</b>							
17	Clerestory, north wall	IAWN4923-2W	AWNING	LOW E-ARGON	0.29		MARVIN - Integrity
18	Clerestory, north wall	IAWN4923-2W	AWNING	LOW E-ARGON	0.29		MARVIN - Integrity
19	Clerestory, north wall	IAWN4923-2W	AWNING	LOW E-ARGON	0.29		MARVIN - Integrity
20	Clerestory, east wall	ICA2539	CASEMENT	LOW E-ARGON	0.29		MARVIN - Integrity
21	Clerestory, east wall	IAWN4919	AWNING	LOW E-ARGON	0.29		MARVIN - Integrity

### Doors

EXTERIOR	Location	Size	Type	Glass	U-Value	Egress	Mfr
1	Main Entry, east wall	IIFD3068XR (3' BY 6'10 1/2")	INSWING FRENCH	LOW E-ARGON	0.30		MARVIN - Integrity
2	Secondary Entry, west wall	IIFD3068XL (3' BY 6'10 1/2")	INSWING FRENCH	LOW E-ARGON	0.30		MARVIN - Integrity
3	Patio Door, south wall	ISPD9068 OOX (8'11 1/2" BY 6'10 1/2")	PATIO SLIDER	LOW E-ARGON	0.29		MARVIN - Integrity
<b>INTERIOR</b>							
1	Entry Closet	48" BY 7'	BYPASS SLIDER	SOLID WOOD			TBD
2	Basement Entry	2'6" BY 7'	SWING SIMPLE	SOLID WOOD			TBD
3	Guest Bedroom	2'6" BY 7'	SWING SIMPLE	SOLID WOOD			TBD
4	Guest Bathroom	2'6" BY 7'	SWING SIMPLE	SOLID WOOD			TBD
5	Hallway Closet	2'6" BY 7'	SWING SIMPLE	SOLID WOOD			TBD
6	Master Bedroom	2'6" BY 7'	SWING SIMPLE	SOLID WOOD			TBD
7	Master Bathroom	2'6" BY 7'	SWING SIMPLE	SOLID WOOD			TBD



**LEGEND**

- FOUND IRON PIPE
- ⊙ FOUND IRON ROD
- ⊙ FOUND CAPPED IRON ROD (STI PLS #2317)
- UTILITY POLE (NUMBER AS NOTED)
- FOUND DECIDUOUS TREE
- FOUND CONIFEROUS TREE
- TREE LINE (APPROXIMATE)
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OVERHEAD UTILITY
- N/F NOW OR FORMERLY OWNED BY TAX MAP-BLOCK-LOT
- 12-3-45

**NOTES**

- BOUNDARY WAS TAKEN FROM A PLAN ENTITLED "LOT PLAN OF OCEAN AVENUE PROPERTY" BY SEBAGO TECHNICS DATED JUNE 29, 2006, NOT RECORDED.
- RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN DEEDS FROM PARSON PARK EVANGELICAL FREE CHURCH TO SECOND CHANCE PROPERTIES, LLC, DATED MARCH 25, 2006 AND RECORDED IN DEED BOOK 23789, PAGES 284-299, AND 263-266.
- THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S CHART 159, BLOCK B, LOTS 18-25, 41 & 42.
- THE PARCEL SURVEYED IS LOCATED IN THE R-3 ZONE. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:  
MINIMUM LOT SIZE = 6,500 S.F.  
MINIMUM LOT WIDTH = 65' AT FRONT BUILDING SETBACK  
MINIMUM FRONTAGE = 50'  
SETBACKS:  
FRONT = 25'  
REAR = 25'  
SIDES:  
1 & 1-1/2 STORY = 6'  
2 STORY = 14'  
2-1/2 STORY = 16'
- ELEVATIONS AND CONTOURS ARE BASED ON CITY OF PORTLAND DATUM. SEE PLAN FOR TBM DESCRIPTION.

Revision Table:

Revision	Date	Change
1	5/05/09	REV ISSUE CORRECTIONS

PROJECT NUMBER: 29877 ACAD FILE: 29877.DWG SCALE: 1" = 20" DATE: APRIL 26, 2007

Drawing Name: **GRADING AND UTILITY PLAN**

Project Name and Location: **SECOND CHANCE PROPERTIES, LLC**  
51 LONGWOOD DRIVE, PORTLAND, MAINE 04102

Prepared For: **ROBERT SWAN**  
51 LONGWOOD DRIVE, PORTLAND, MAINE 04102

**Northeast Civil Solutions**  
INCORPORATED  
153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel: 207.883.1000 fax: 207.883.1001 e-mail: info@northeastcivilsolutions.com  
800.882.2227

SHEET 1 OF 1

**FOR REVIEW**  
**5/05/09**

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

E:\LAND PROJECTS\153000\_15877-SWAN-OCEAN-USE-PORTLAND-15877.DWG