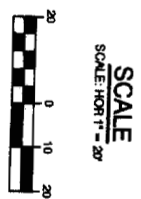
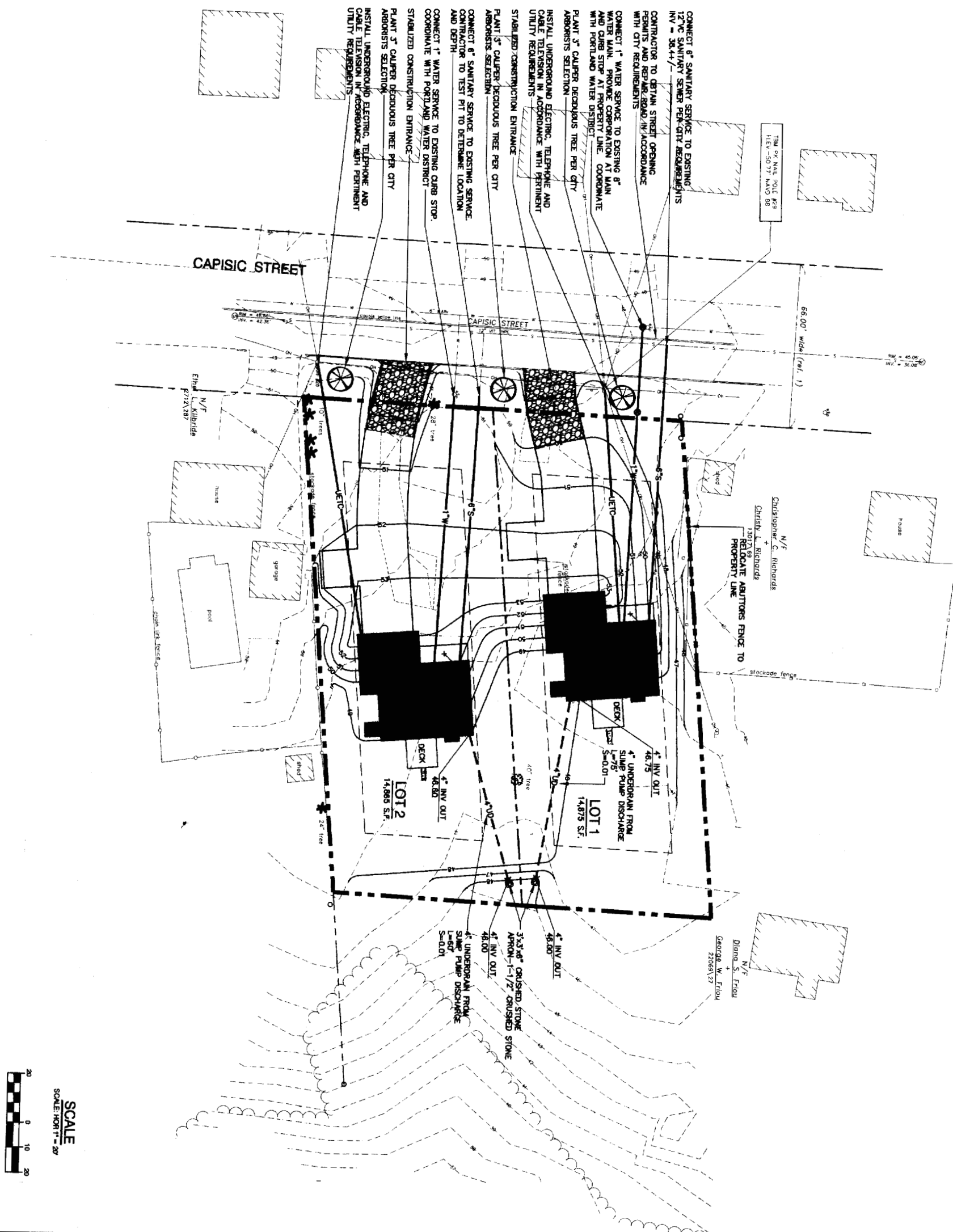




NORTH



PROJECT INFORMATION

RECORD OWNER AND APPLICANT:
KEVIN TRACY
NORTH ATLANTIC CUSTOM BUILDERS
PO BOX 1973
PORTLAND, ME 04104

DEVELOPERS:
NORTH ATLANTIC CUSTOM BUILDERS
PORTLAND, MAINE 04104

ENGINEER:
EDWARDS AND KELCEY, INC
222 ST. JOHN STREET SUITE 314
PORTLAND, MAINE 04102

SURVEYOR:
TITCOMB ASSOCIATES
DAVID TITCOMB
153 GRAY ROAD
FAIRBOUTH, MAINE 04105

DEVELOPMENT REQUIREMENTS
R-3 ZONE

FRONT YARD SETBACK	25'
REAR YARD SETBACK	25'
SIDE YARD SETBACK	8' (1 STORY) 8' (1 1/2 STORY) 14' (2 STORY) 16' (2 1/2 STORY)
MINIMUM LOT WIDTH	75'
MINIMUM STREET FRONTAGE	50'
MINIMUM LOT SIZE	6,500 S.F.

RECORD OWNER AND APPLICANT:
KEVIN TRACY
NORTH ATLANTIC CUSTOM BUILDERS
PO BOX 1973
PORTLAND, ME 04104

DEVELOPERS:
NORTH ATLANTIC CUSTOM BUILDERS
PORTLAND, MAINE 04104

ENGINEER:
EDWARDS AND KELCEY, INC
222 ST. JOHN STREET SUITE 314
PORTLAND, MAINE 04102

SURVEYOR:
TITCOMB ASSOCIATES
DAVID TITCOMB
153 GRAY ROAD
FAIRBOUTH, MAINE 04105

NORTH ATLANTIC CUSTOM BUILDERS
PORTLAND, MAINE

CAPISIC STREET

GENERAL SITE PLAN

PROJECT DESIGNER:
Edwards and Kelcey
222 St. John Street, Suite 314
Portland, ME 04102
PHONE: (207) 825-1272
FAX: (207) 774-9907

SCALE: 1" = 20'
DATE: 01-03-06
DESIGNED BY: SJB
DRAWN BY: JWR
CHECKED BY: SJB
APPROVED: SJB

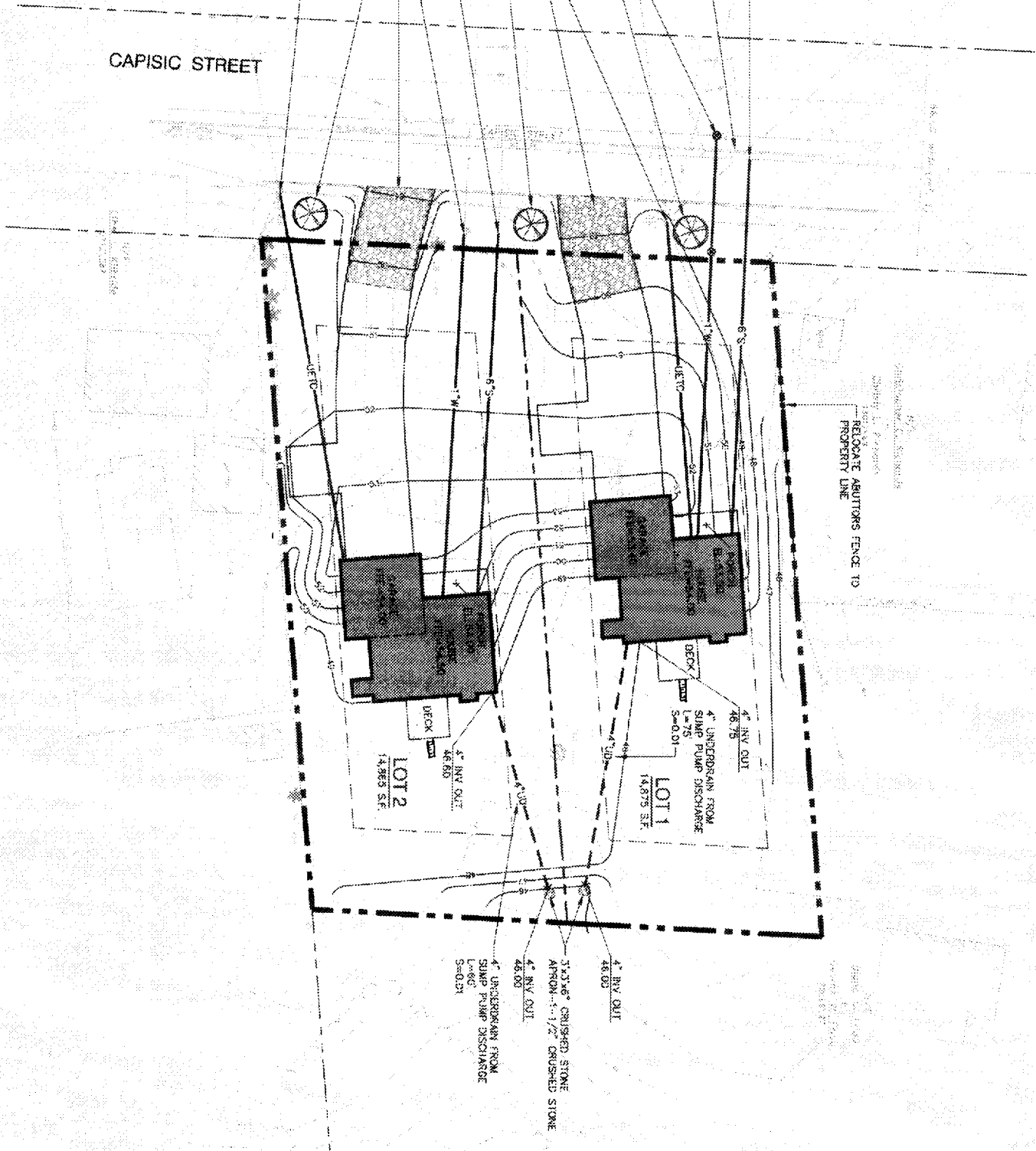
STATE OF MAINE
STEPHEN BRADSTREET #5740
PROFESSIONAL ENGINEER
2/7/06

REVISIONS		DESCRIPTION	BY
NO.	DATE	DESCRIPTION	BY
A	01-18-06	ISSUED FOR: CITY REVIEW	SJB

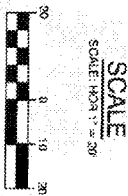
PROJECT NO.: 80003214
EXCISE: 819A.C-100
APR NO.:
DRAWING NO.:
C-100
SHEET 1 OF 1



- CONNECT 6" SANITARY SERVICE TO EXISTING 12" VC SANITARY SEWER PER CITY REQUIREMENTS INV # 26447
- CONTRACTOR TO OBTAIN STREET OPENING PERMITS AND REPAIR ROAD IN ACCORDANCE WITH CITY REQUIREMENTS
- CONNECT 1" WATER SERVICE TO EXISTING 6" WATER MAIN, PROVIDE COMPOSITION AT MAIN AND CURB STOP AT PROPERTY LINE. COORDINATE WITH PORTLAND WATER DISTRICT
- PLANT 3" CALIBER DECIDUOUS TREE PER CITY ARBORISTS SELECTION
- INSTALL UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TELEVISION IN ACCORDANCE WITH PERMITS AND UTILITY REQUIREMENTS
- STABILIZED CONSTRUCTION ENTRANCE
- PLANT 3" CALIBER DECIDUOUS TREE PER CITY ARBORISTS SELECTION
- CONNECT 6" SANITARY SERVICE TO EXISTING SERVICE CONNECTION TO TEST PIT TO DETERMINE LOCATION AND DEPTH
- CONNECT 1" WATER SERVICE TO EXISTING CURB STOP. COORDINATE WITH PORTLAND WATER DISTRICT
- STABILIZED CONSTRUCTION ENTRANCE
- PLANT 3" CALIBER DECIDUOUS TREE PER CITY ARBORISTS SELECTION
- INSTALL UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TELEVISION IN ACCORDANCE WITH PERMITS AND UTILITY REQUIREMENTS



CAPISIC STREET



PROJECT INFORMATION

RECORD OWNER AND APPLICANT:
KEVIN TRACY
NORTH ATLANTIC CUSTOM BUILDERS
PO BOX 1973
PORTLAND, ME 04104

DEVELOPERS:
NORTH ATLANTIC CUSTOM BUILDERS
P.O. BOX 1973
PORTLAND, MAINE 04104

ENGINEER:
EDWARDS AND KELCEY, INC
222 ST. JAMES STREET, SUITE 314
PORTLAND, MAINE 04102

SURVEYOR:
TITCOMB ASSOCIATES
DAVID TITCOMB
133 GRAY ROAD
PALMOUTH, MAINE 04105

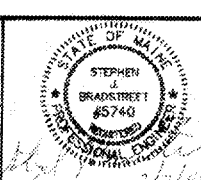
DEVELOPMENT REQUIREMENTS - R-3 ZONE

FRONT YARD SETBACK	25'
REAR YARD SETBACK	25'
SIDE YARD SETBACK	8' (1 STORY) 8' (1 1/2 STORY) 14' (2 STORY) 16' (2 1/2 STORY)
MINIMUM LOT WIDTH	75'
MINIMUM STREET FRONTAGE	50'
MINIMUM LOT SIZE	6,500 S.F.

NORTH ATLANTIC CUSTOM BUILDERS
PORTLAND, MAINE
CAPISIC STREET
GENERAL SITE PLAN

SCALE: 1" = 20'
DATE: 01-03-06
DESIGNED BY: SB
DRAWN BY: JM
CHECKED BY: SB
APPROVED: SB

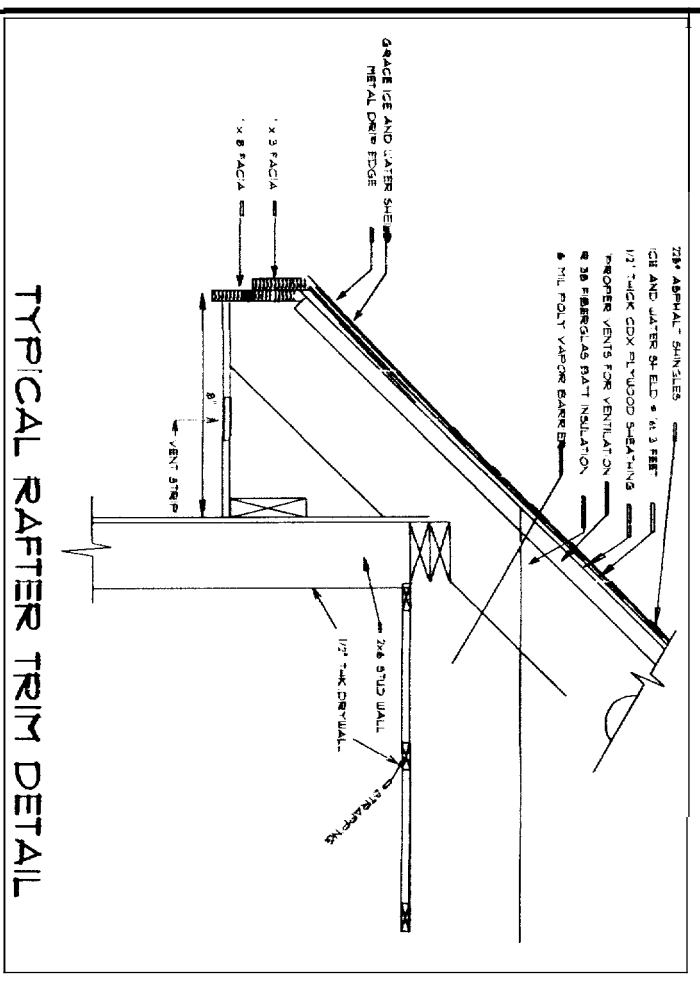
PROJECT DESIGNER:
Edwards and Kelcey
222 St. John Street, Suite 314
Portland, ME 04102
PHONE: (207) 829-1272
FAX: (207) 776-9807



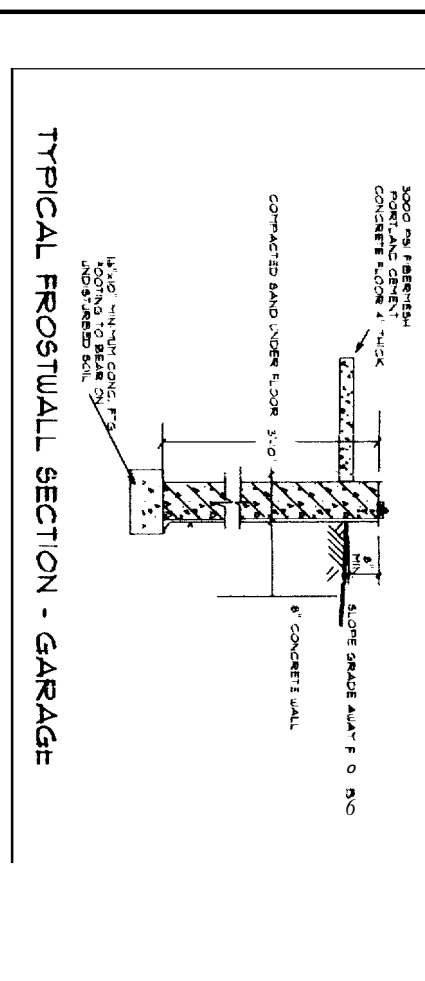
REVISIONS		BY
NO.	DATE	DESCRIPTION
A	01-16-06	ISSUED FOR CITY REVIEW

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EX. FILE: 812A-S-106
APP. NO.:

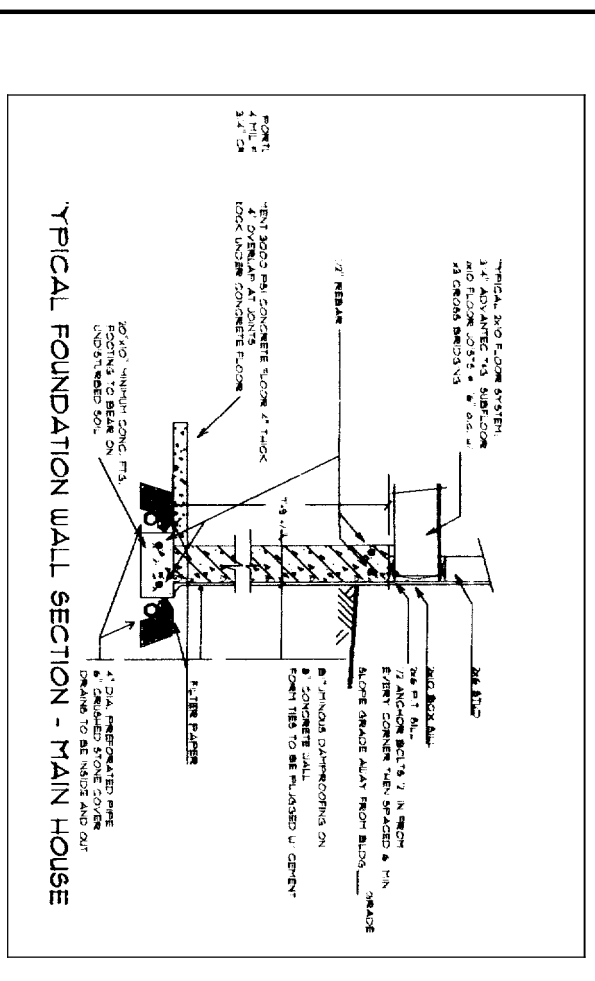
C-100
SHEET 1 OF 1



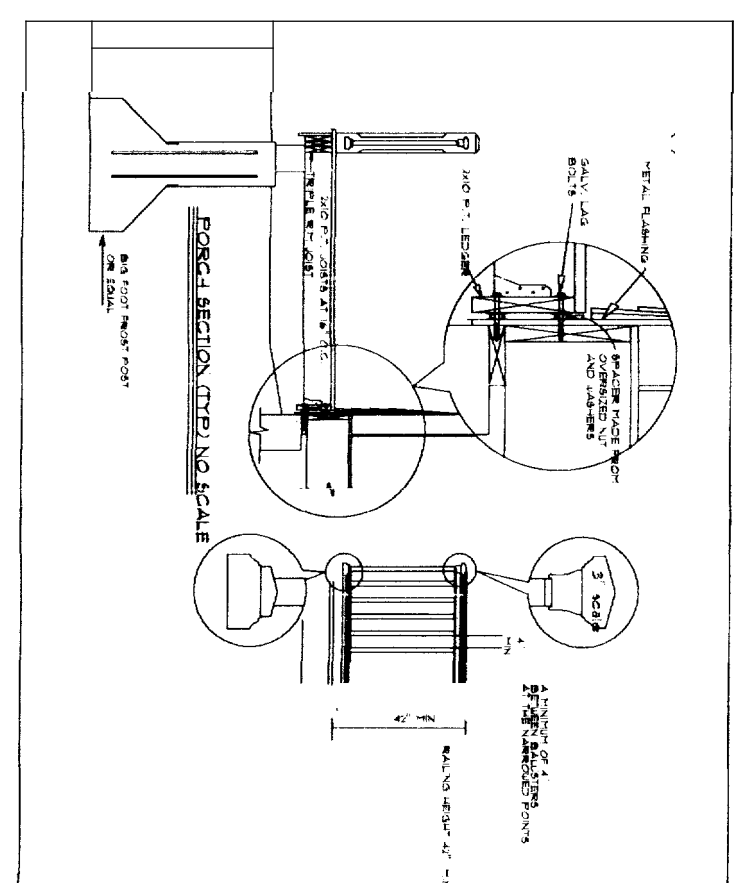
TYPICAL RAFTER TRIM DETAIL



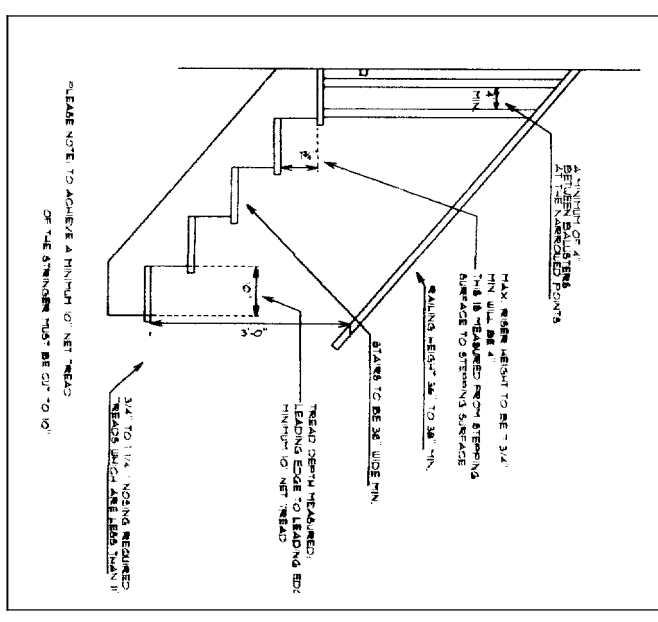
TYPICAL FROSTWALL SECTION - GARAGE



TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE



POB-C1 SECTION (TYPE) NO. 50-A



FOUNDATION DETAIL

FOUNDATION NOTES:
 1. ALL FOUNDATION FOOTINGS SHALL BE CONCRETE.
 2. ALL FOUNDATION WALLS SHALL BE CONCRETE.
 3. ALL FOUNDATION WALLS SHALL BE FINISHED WITH INTERIOR FINISH.
 4. ALL FOUNDATION WALLS SHALL BE FINISHED WITH EXTERIOR FINISH.
 5. ALL FOUNDATION WALLS SHALL BE FINISHED WITH INTERIOR FINISH.
 6. ALL FOUNDATION WALLS SHALL BE FINISHED WITH EXTERIOR FINISH.
 7. ALL FOUNDATION WALLS SHALL BE FINISHED WITH INTERIOR FINISH.
 8. ALL FOUNDATION WALLS SHALL BE FINISHED WITH EXTERIOR FINISH.
 9. ALL FOUNDATION WALLS SHALL BE FINISHED WITH INTERIOR FINISH.
 10. ALL FOUNDATION WALLS SHALL BE FINISHED WITH EXTERIOR FINISH.

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	3000 PSI BLENDED PORTLAND CEMENT CONCRETE FLOOR 1\"/>				
2	2\"/>				
3	2\"/>				
4	2\"/>				
5	2\"/>				
6	2\"/>				
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50	2\"/>				

NORTH ATLANTIC CUSTOM BUILDERS INC.

PROJECT FOR:
CAPISIC STREET PHILBROOK RESIDENCE

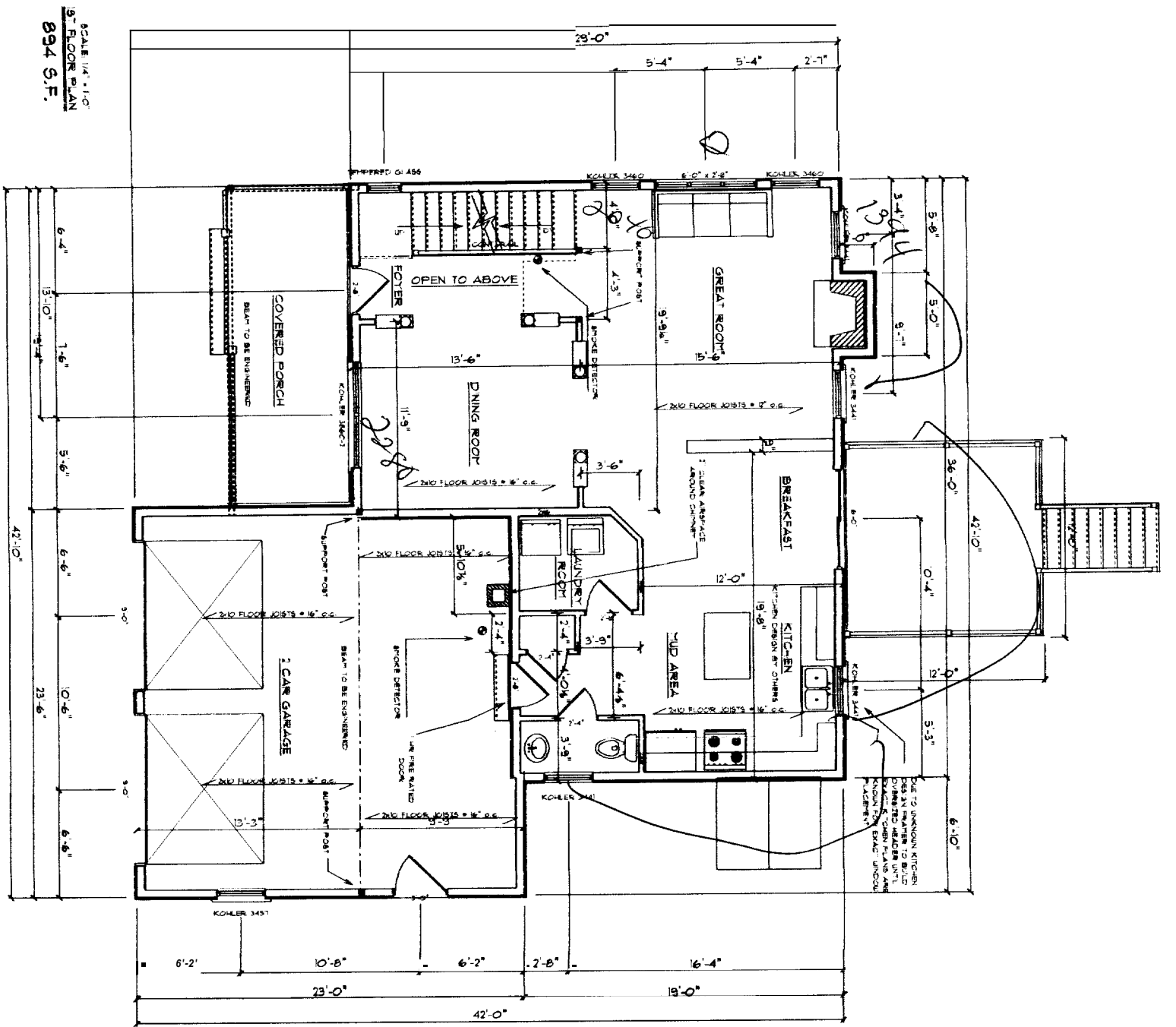
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DATE: 1/28/03

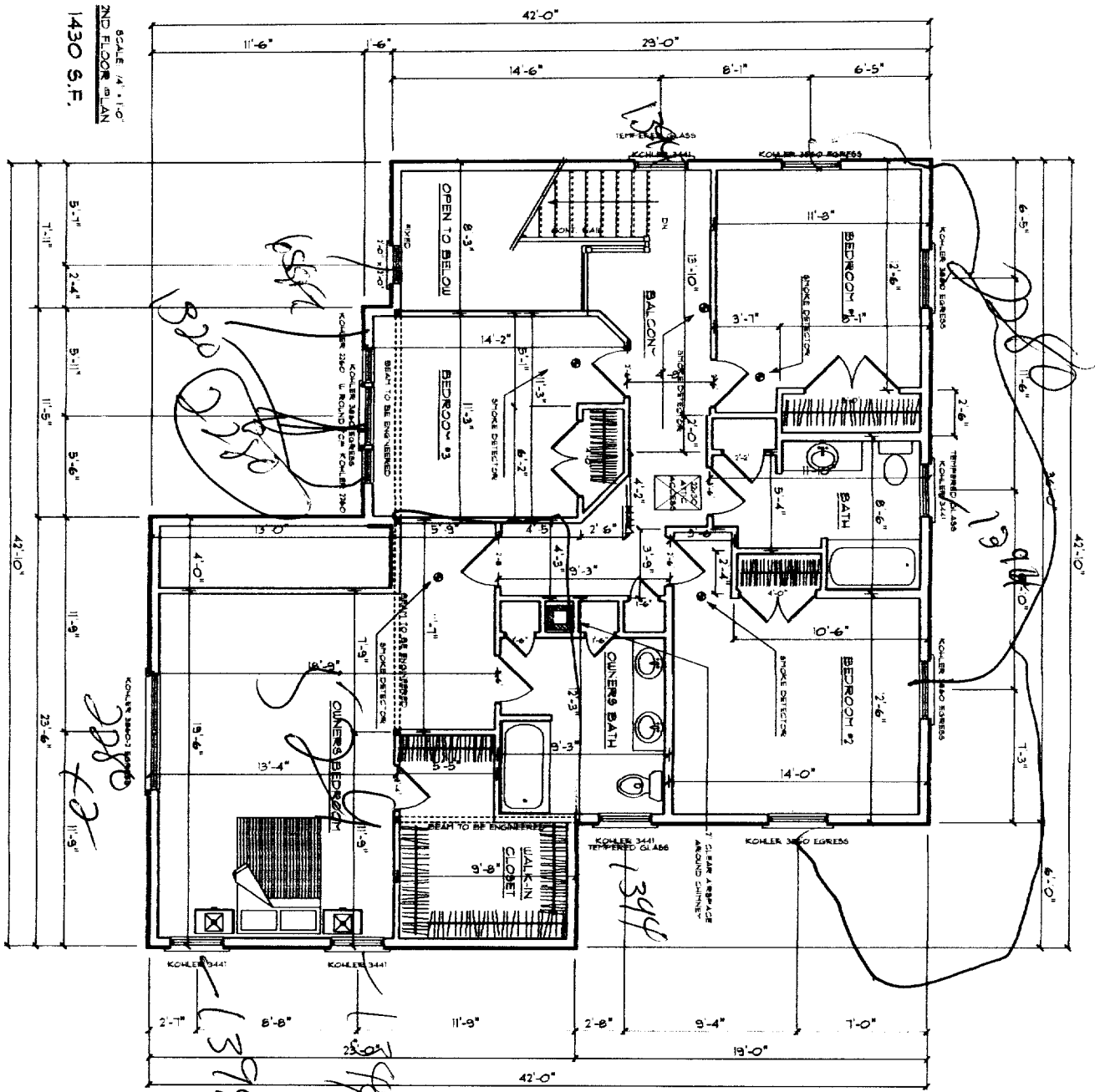
FILE: _____

PAGE: 2 OF 3

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. NA CUSTOM BUILDERS, INC. & PALANZA DESIGN ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING. NEITHER THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE OF THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.



SCALE 1/4" = 1'-0"
1ST FLOOR PLAN
894 S.F.



SCALE 1/4" = 1'-0"
2ND FLOOR PLAN
1430 S.F.

NOTE: ALL WINDOWS
U-FACTOR = .31

NORTH ATLANTIC
CUSTOM BUILDERS INC.

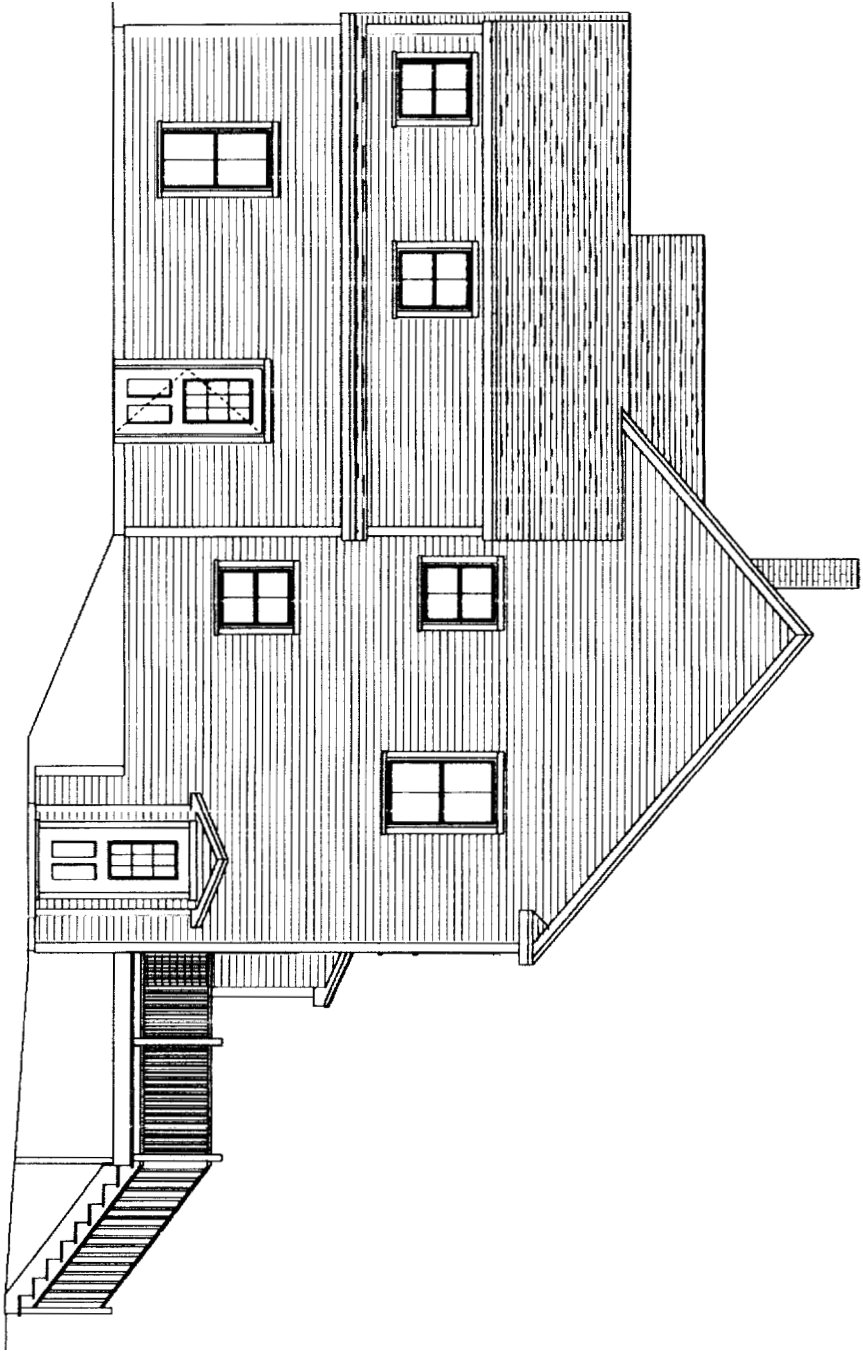
PROJECT FOR

CAPISIC STREET
PHILBROOK
RESIDENCE

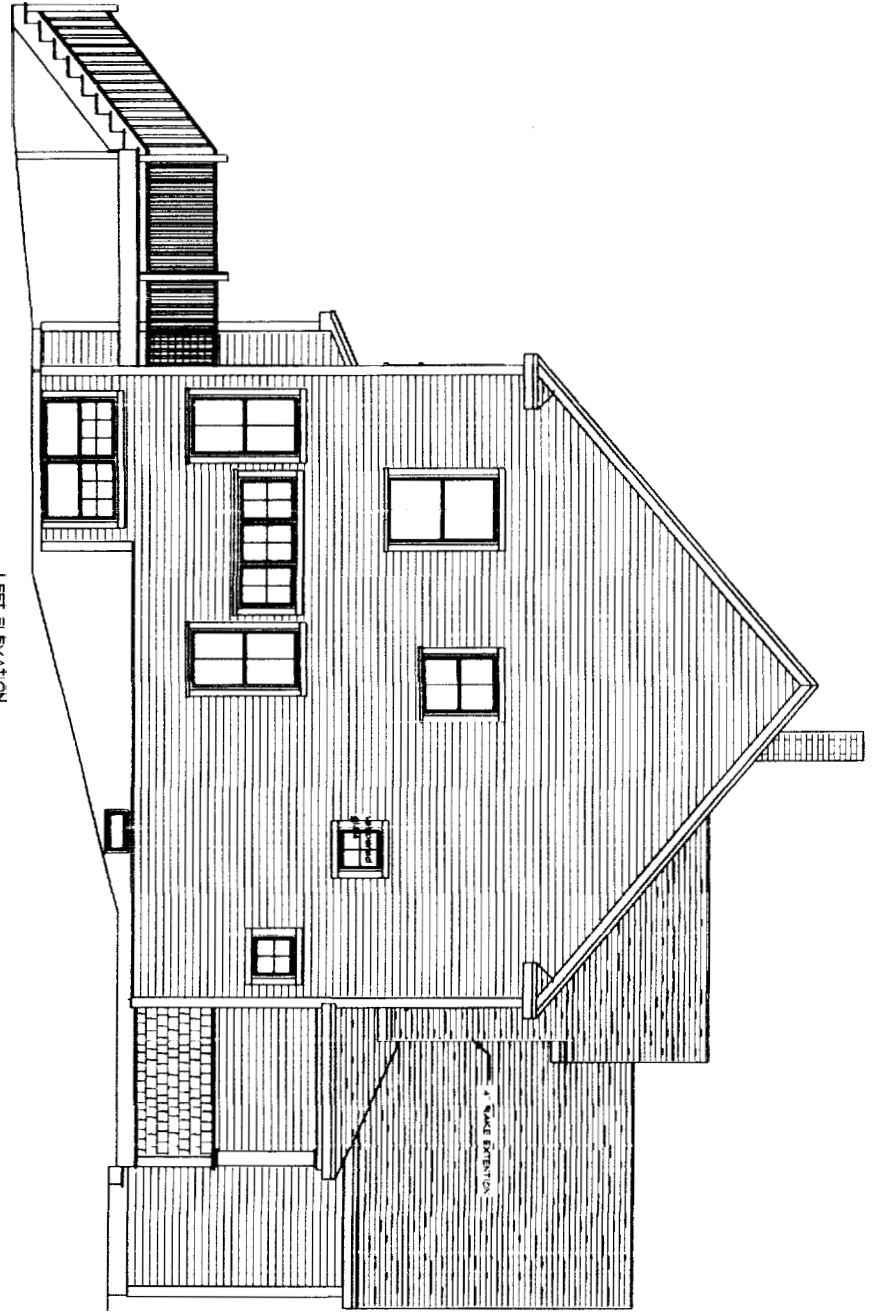
THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. N.A. CUSTOM BUILDERS, INC. & PALANZA DESIGN ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING, NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

DATE: 2/28/03
SCALE: AS NOTED
DRAWN:
FILE:
PAGE: 2 OF 3

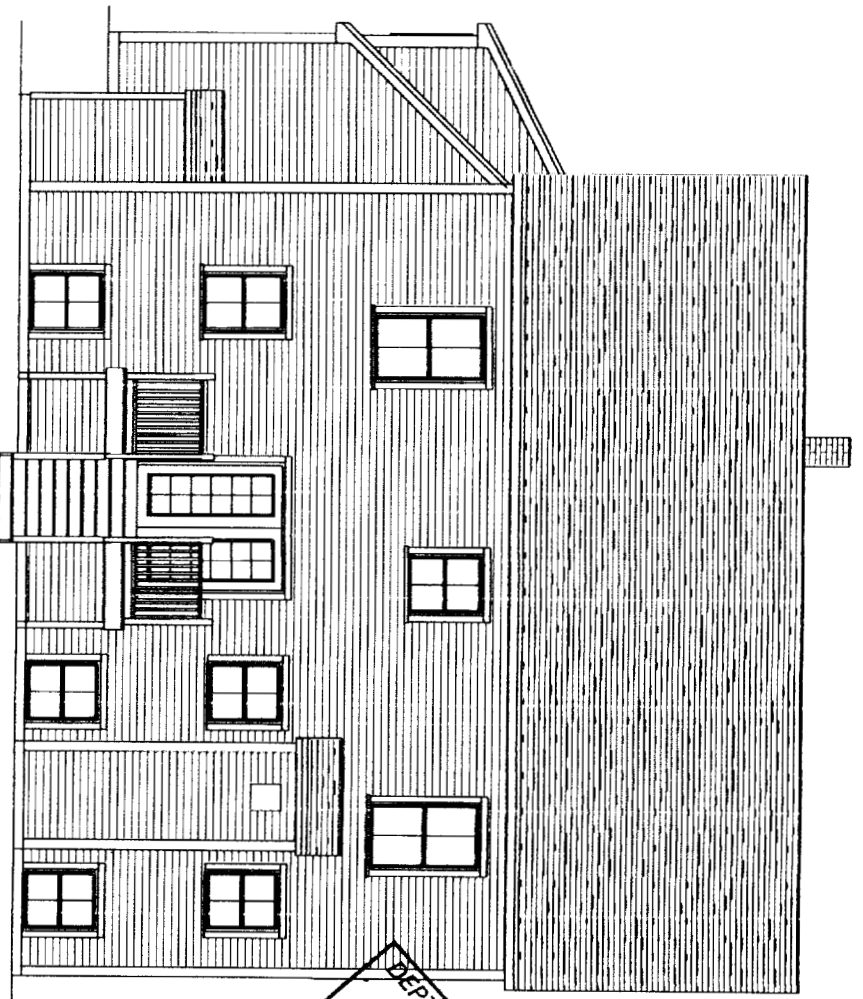
RIGHT ELEVATION



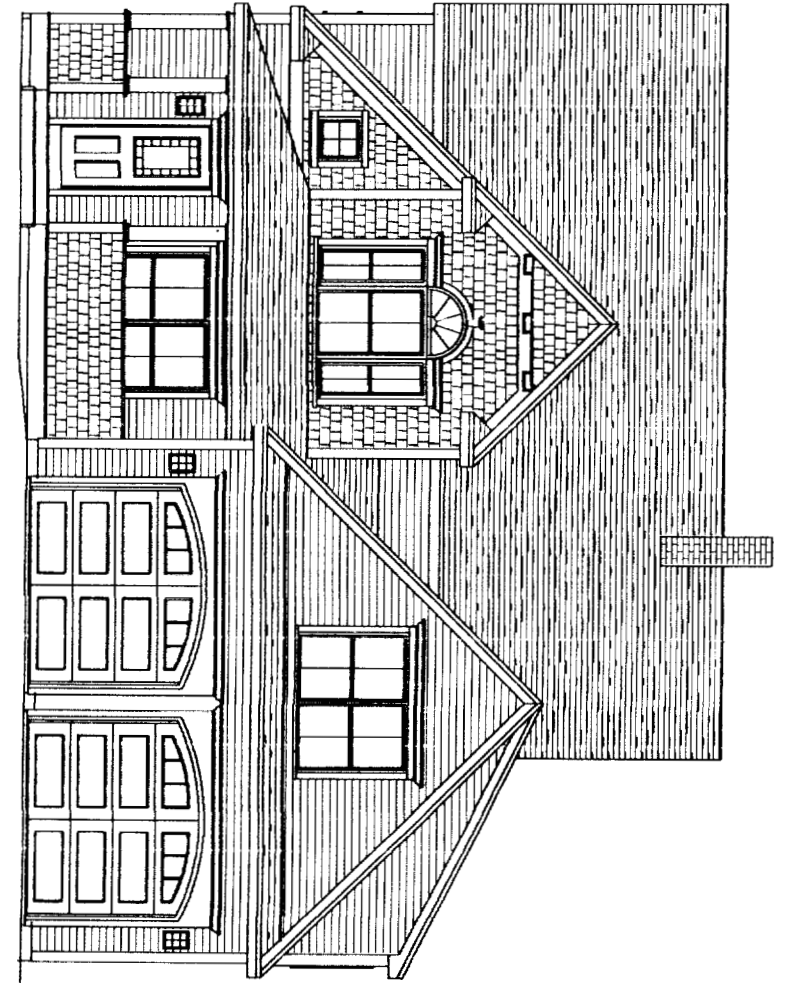
LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



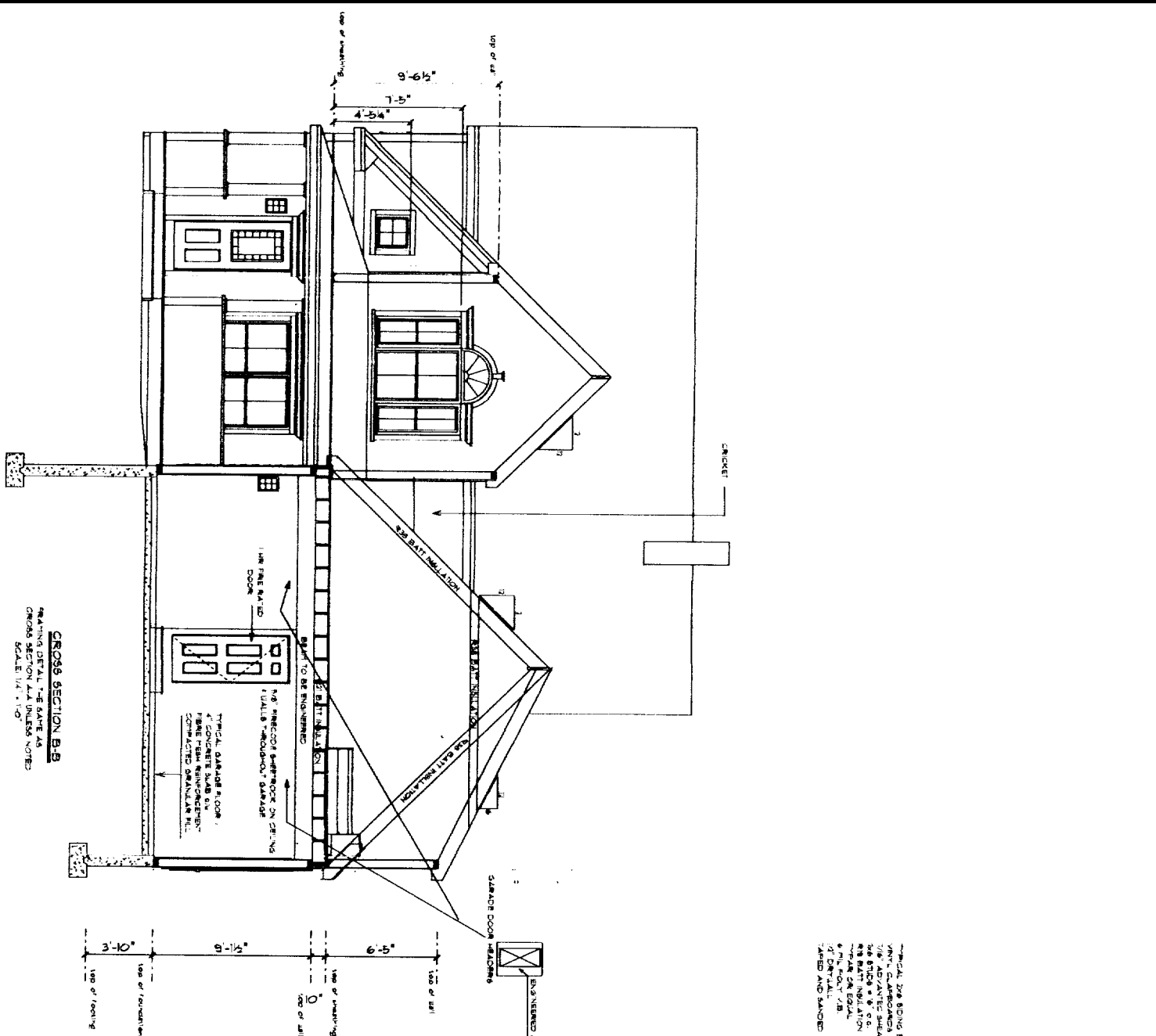
DEPT. OF BUILDING INSPECTION
CITY OF PHILADELPHIA
NORTH AFRICAN
CUSTOM BUILDERS INC.
APR 4 2006
RECEIVED

PROJECT FOR:

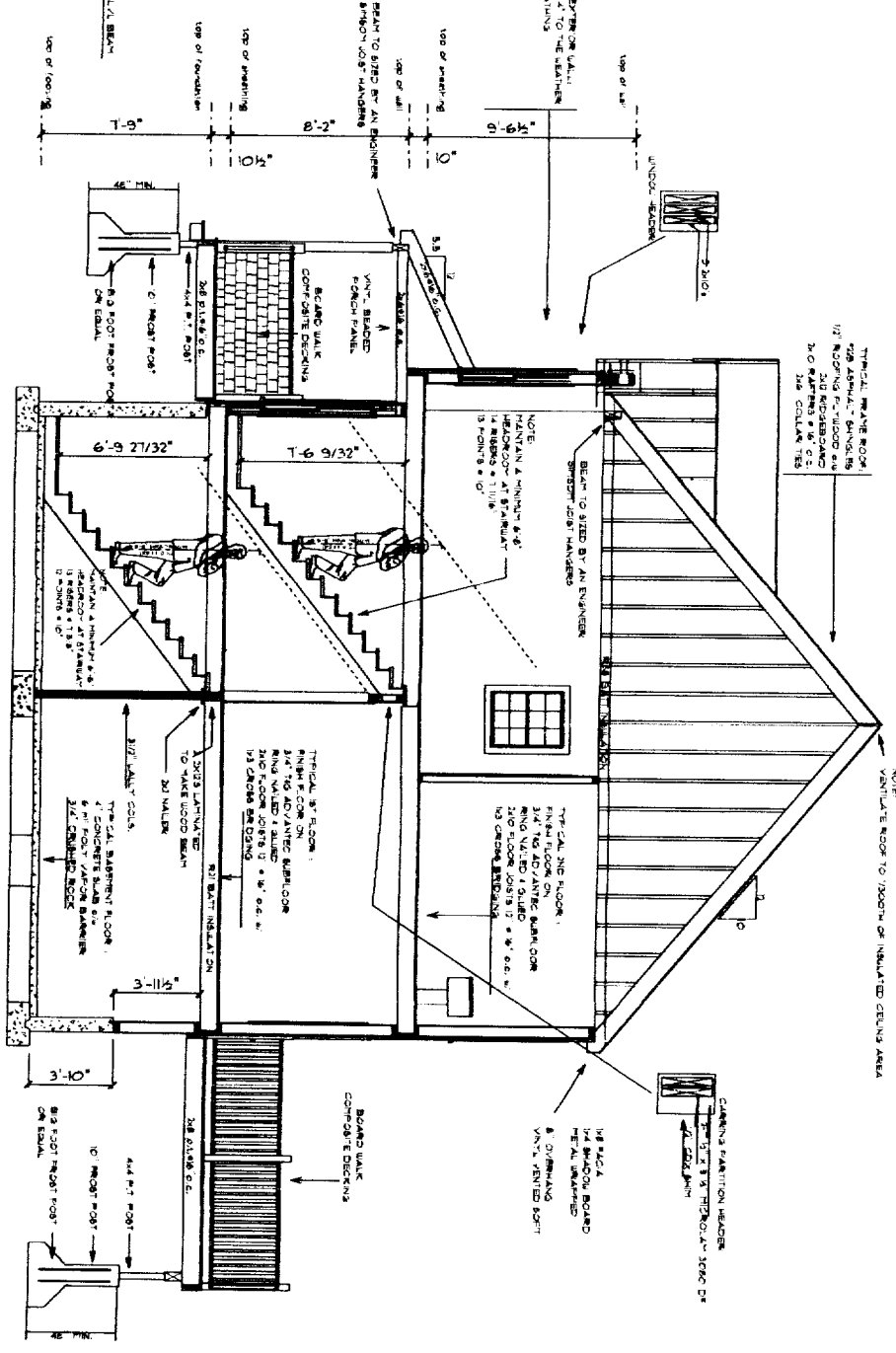
CAPISIC STREET
PHILBROOK
RESIDENCE

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DATE: 2/28/03
SCALE: AS NOTED
DRAWN:
FILE:
PAGE 3 OF 3



CROSS SECTION B-B
 FINISHING DETAIL - THE SAME AS
 CROSS SECTION A-A UNLESS NOTED
 SCALE 1/4" = 1'-0"



**NOTE: ALL WINDOWS
 U-FACTOR = .31**

CROSS SECTION A-A
 SCALE 1/4" = 1'-0"

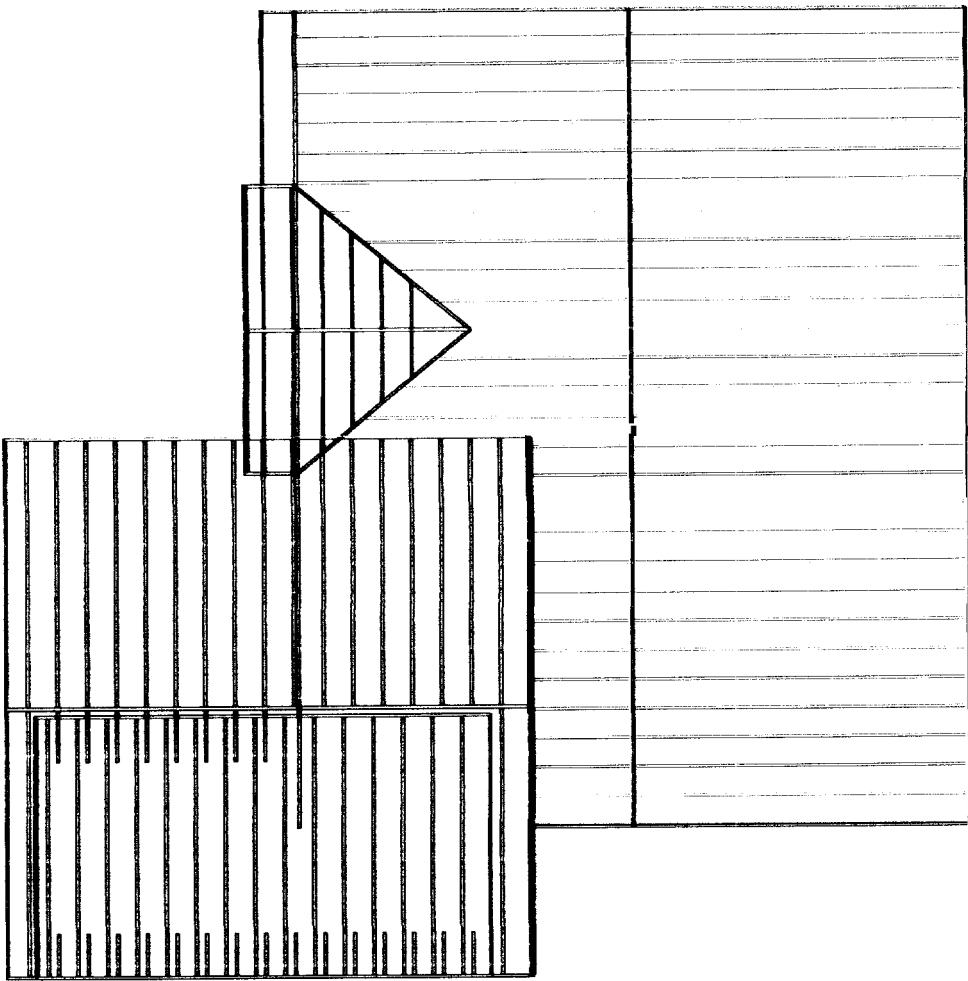
**NORTH ATLANTIC
 CUSTOM BUILDERS INC.**

PROJECT FOR

**CAPISIC STREET
 PHILBROOK
 RESIDENCE**

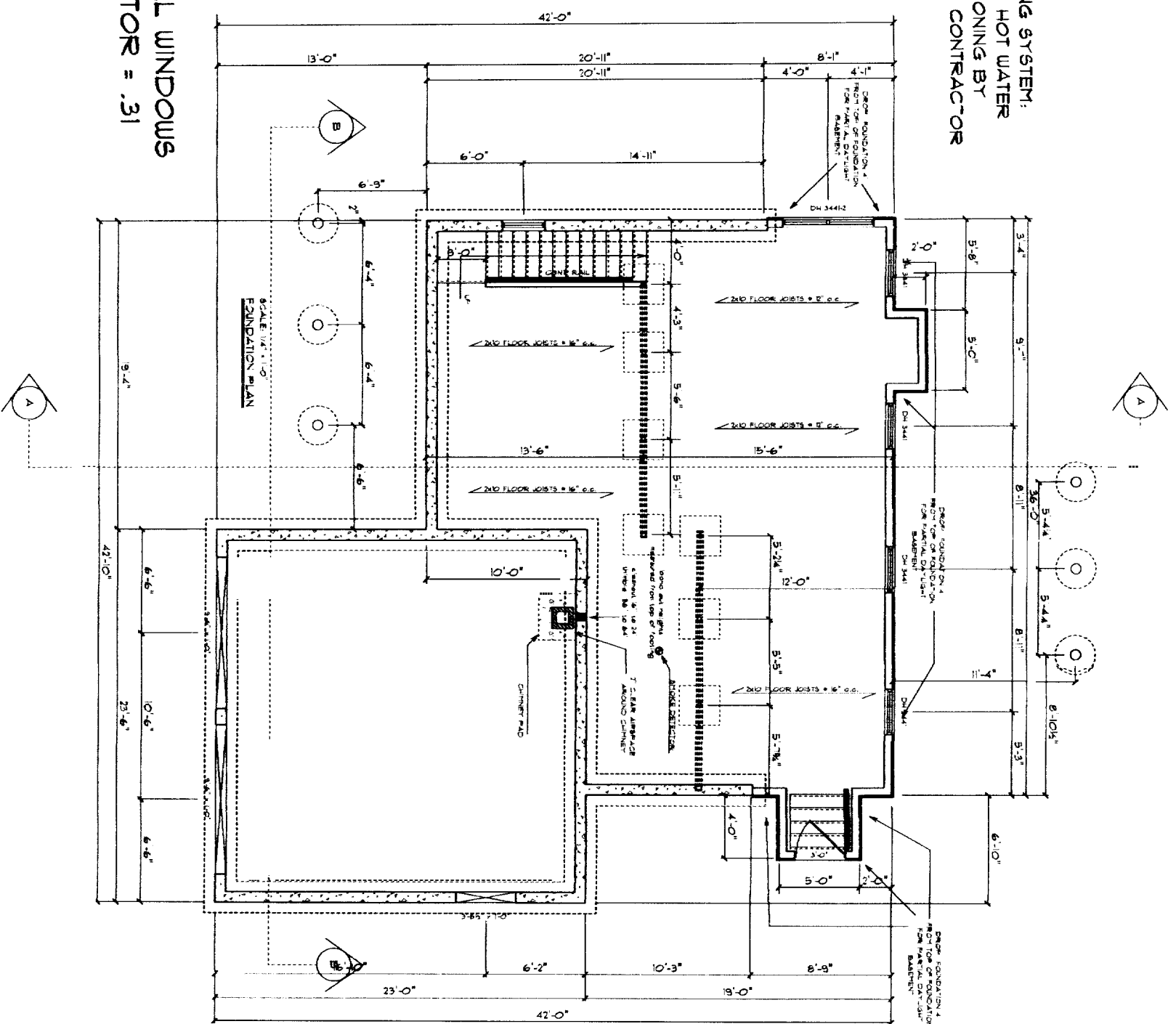
THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. N/A CUSTOM BUILDERS INC. (N/A) DESIGN ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING, NOR DOES THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

DATE: 7/5/00
SCALE: AS NOTED
DRAWN:
FILE:
PAGE: 2 OF 3



HEATING SYSTEM:
FORCED HOT WATER
POSITIONING BY
PLUMBING CONTRACTOR

NOTE: ALL WINDOWS
U-FACTOR = .31



PROJECT FOR

NORTH ATLANTIC
CUSTOM BUILDERS INC.

CAPISIC STREET
PHILBROOK
RESIDENCE

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. N.A. CUSTOM BUILDERS INC. & PALANZA DESIGN ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING. NOR DOES THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

DATE	7/26/03
SCALE	AS NOTED
DRAWN	
FILE	
PAGE	3 OF 3