

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	SETBACK	---
---	EASEMENT	---
---	CENTRAL LINE	---
---	CONCRETE	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND SIGN	---
---	STREAN	---
---	EDGE PAVEMENT	---
---	CURBLINE	---

**GENERAL NOTES:**

1. RECORD OWNER OF PROPERTY IS STILL INC BY A DEED RECORDED IN THE CLERK AND COUNTY REGISTER OF DEEDS (CORD.) IN BOOK 8594, PAGE 15. MAP 222 LOT 6, MAP 224 LOT 1 AND MAP 225 LOT 10.
2. THE PROPERTY IS LOCATED ON THE FOLLOWING PORTLAND CITY TAX MAPS: MAP 222 LOT 6, MAP 224 LOT 1 AND MAP 225 LOT 10.
3. PLAN REFERENCES:  
A. LOT PLAN OF RIVER VIEW POINT OWNED BY THE HUNT CORPORATION, (SUBDIVISION PLAN) DATED APRIL, 1996, DRAWN BY CARL E. BERRY, RECORDED IN THE CORD. IN PLAN BOOK 48, PAGE 38.  
B. PORTLAND CITY ENGINEERING TRAVELER BOOK PLANS AS LISTED, LITTLE ROAD RIGHT OF WAY AS SHOWN IN TRAVELER BOOK 59, PAGE 164, CAPISIC STREET RIGHT OF WAY AS SHOWN IN TRAVELER BOOK 59, PAGE 165, 166 TO 168.  
C. THE MAINE POWER PROFILE PLAN NUMBERED TO BEHALL STREET SECTION 1B1 HILL 1.
4. THE BEARING SHOWN HEREON ARE BASED ON MAGNETIC NORTH OF 10000.
5. THIS PLAN IS BASED UPON A SURVEY PERFORMED IN ACCORDANCE WITH THE FINANCIAL STANDARDS ADOPTED BY THE STATE BOARD OF LICENSEE FOR LAND SURVEYING UNDER THE PROVISIONS OF CHAPTER 100-A, M.R.S. AS AMENDED. THE SURVEY IS LIMITED TO THE NOTES ON THIS PLAN. EXACT DESCRIPTIONS OF THE PROPERTY ARE NOT SET AT THE DISCRETION OF THIS PLAN. THE PROPOSED MONUMENTATION WAS NOT SET AT THE DISCRETION OF THIS PLAN.
6. THE TOTAL AREA OF PROPOSED DEVELOPMENT IS 1.40 ACRES.  
THE AREA OF PAVEMENT IS 0.24 AC.  
THE AREA OF DRIVEWAY IS 0.28 AC.  
THE TOTAL BUILDABLE COVERAGE IS 0.10 AC. OR 50%.
7. IN ACCORDANCE WITH AN UNANIMOUS VOTE OF THE PORTLAND CITY COUNCIL AT THEIR MEETING OF SEPTEMBER 5, 2002, THE AREA OF THE CITY OF PORTLAND LOCATED WITHIN THE RESOURCE PROTECTION ZONE (R.P.Z.) AND THE AREA OF PROPOSED DEVELOPMENT IS LOCATED WITHIN A CONTRACT ZONE.
8. THIS SHALL NOT BE TRACKED ONTO THE CITY STREET SYSTEM IN THE CASE THAT THIS IS TRACKED ONTO THE MUNICIPAL STREETS THE USER IS RESPONSIBLE FOR THE CLEAN UP OF THE STREETS AT THE REQUEST OF EITHER THE USER OR PUBLIC WORKS.
9. NO TEMPORARY STOCK PILES WILL BE PLACED WITHIN 10' OF THE WETLAND OR ON STEEP SLOPES.
10. PARKING WILL BE ALLOWED ON THE WESTERN SIDE OF STARBIRD ROAD EXTENSION ONLY. THE APPLICANT SHALL INSTALL NO PARKING SIGNS ON THE EASTERN SIDE OF STARBIRD ROAD EXTENSION.
11. FINISHED FLOOR ELEVATIONS:  
UNITS 1-3 = T10  
UNITS 4-6 = T10  
UNITS 7-9 = T10  
UNITS 10-12 = T11.5

REV.	DATE	STATUS	DESCRIPTION
A	9-17-02	SMF	ADDED "NEED NOT BE BUILT" NOTE TO UNITS 4-12

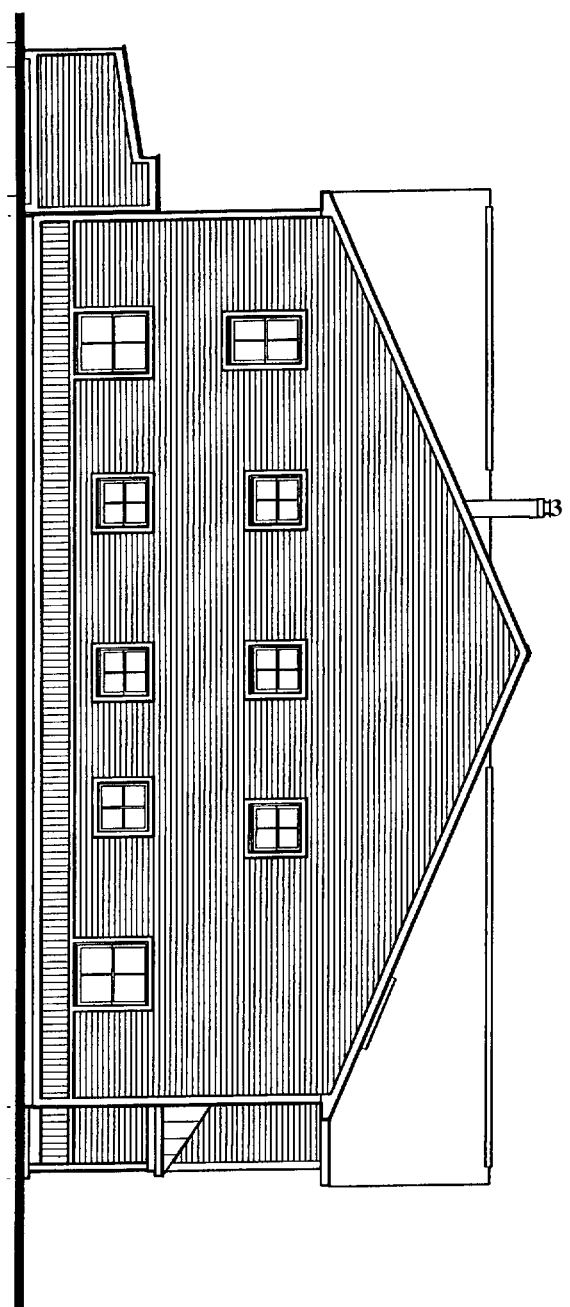
THIS PLAN SHALL NOT BE USED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AMENDMENTS OR CORRECTIONS, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**CONDOMINIUM PLAN**  
OF  
**STARBIRD ROAD CONDOMINIUMS**  
FOR  
**BROWN DEVELOPMENT CORPORATION**  
P.O. BOX 7022  
SCARBOROUGH, MAINE 04070-7022

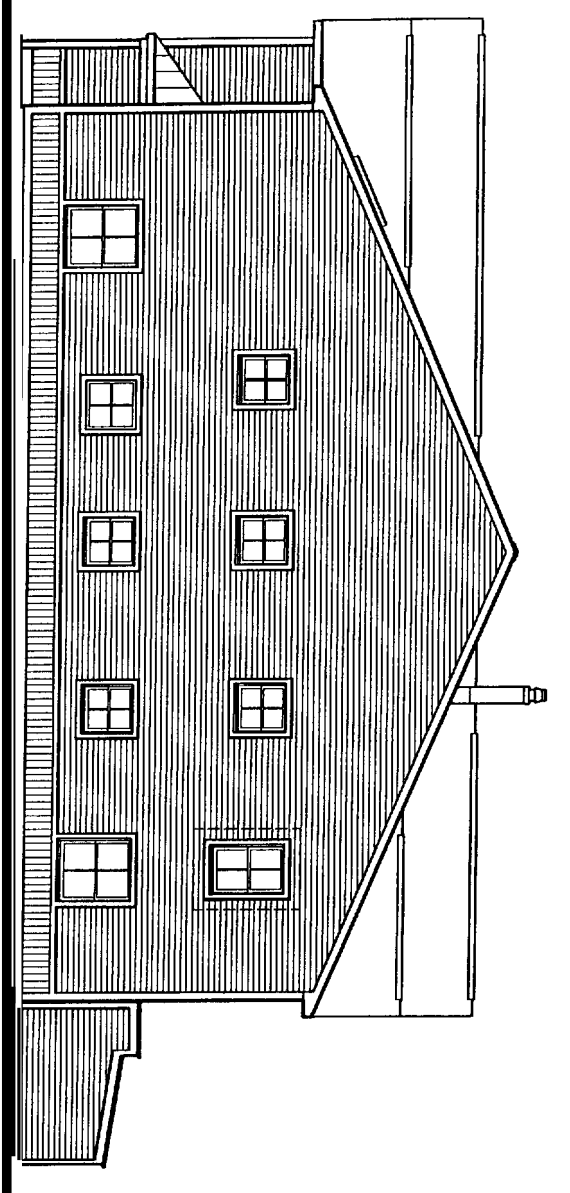
**Sebago Technics**  
Engineering & Planning for the Future  
One Concord Street  
Waterville, ME 05671  
Tel: (207) 854-0277

DESIGN BY: SMF  
DRAWN BY: PLS  
CHECKED BY: SMF  
DATE: 2-7-00  
SCALE: 1"=30'  
FIELD BK: 657  
PROJ. NO.: 00256  
DRAWING: 00256CP  
SHEET 1 OF 1

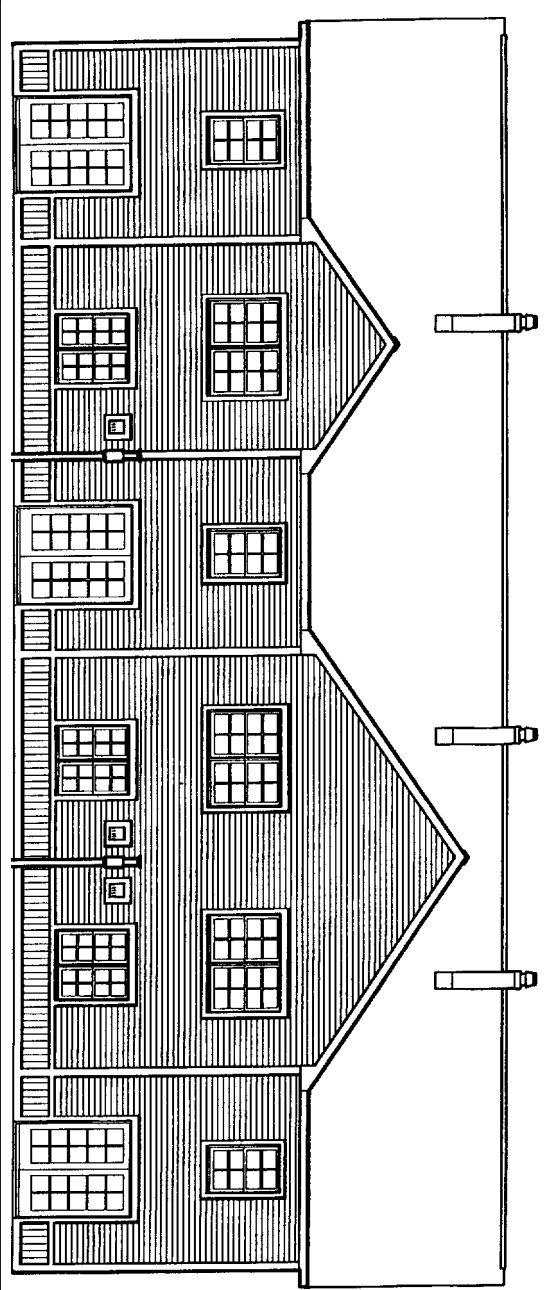
jritano



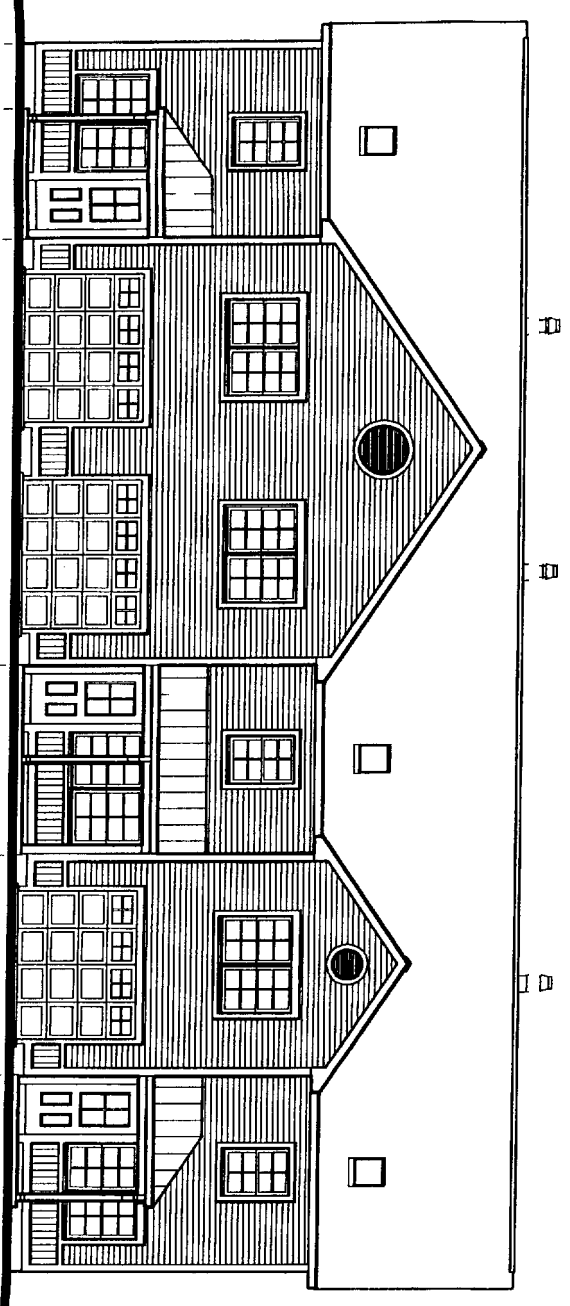
4 NORTH EXTERIOR ELE ON  
SCH-4 SCALE: NTS



3 SOUTH EXTERIOR ELEVATION  
SCH-4 SCALE: NTS



2 EAST EXTERIOR ELE ON  
SCH-4 SCALE: NTS



1 WEST EXTERIOR ELEVATION  
SCH-4 SCALE: NTS



**GAWRON ARCHITECTS**  
29 Black Point Road  
Scarborough, ME 04074  
www.gawron.com  
Tel: 207.883.6307  
Fax: 207.883.0361

**STARBIRD ROAD CONDOMINIUMS**  
BROWN DEVELOPMENT CORPORATION  
PORTLAND, MAINE

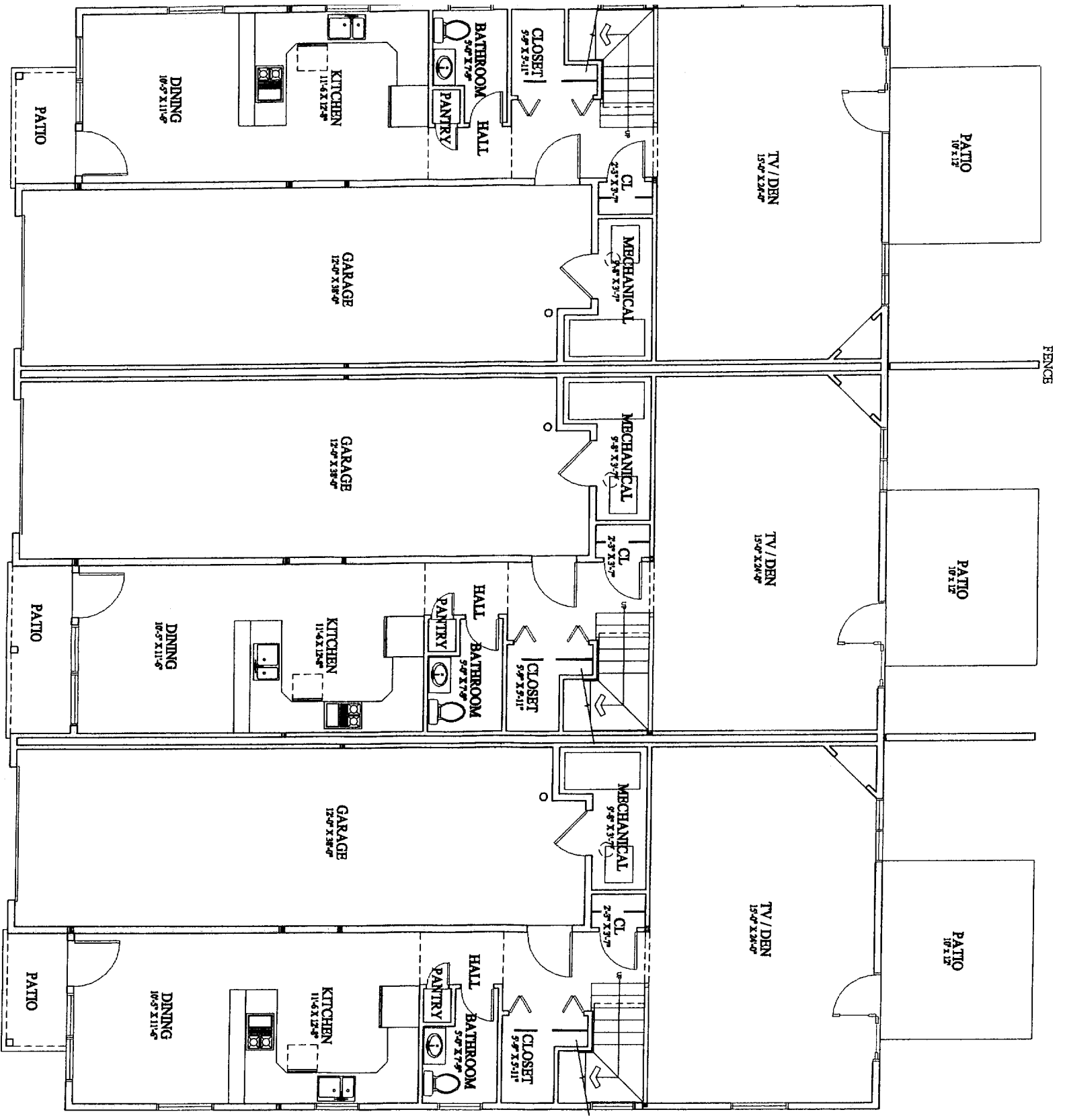
REVISIONS	
#	DATE

DATE:	01/24/02
PROJECT #:	031101
DESIGN BY:	JRM
CHECKED BY:	
DRAWING SCALE:	AS NOTED

SHEET TITLE  
EXTERIOR ELEVATIONS

SCH-4

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1 FIRST FLOOR PLAN  
SCALE: NTS



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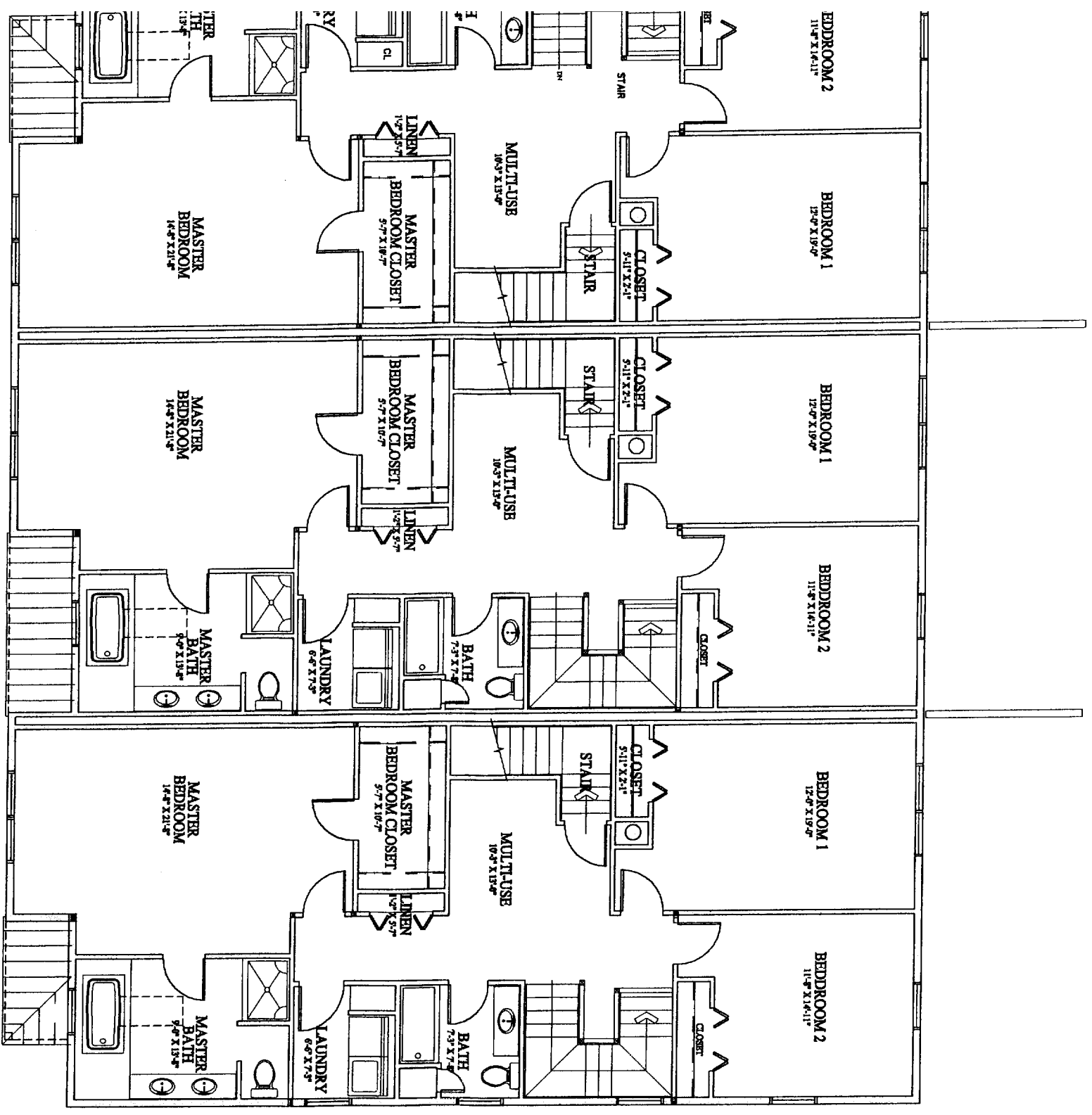
**STARBIRD ROAD CONDOMINIUMS**  
BROWN DEVELOPMENT CORPORATION  
PORTLAND, MAINE

NO.	DATE	REVISIONS

DATE:	01/22/02
PROJECT #:	011101
DRAWN BY:	DMR
CHECKED BY:	JM NOTING
DRAWING SCALE:	AS NOTED
SHEET TITLE:	FIRST FLOOR PLAN

SCH-1

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2 SECOND FLOOR PLAN  
 SCH-1 SCALE: NTS



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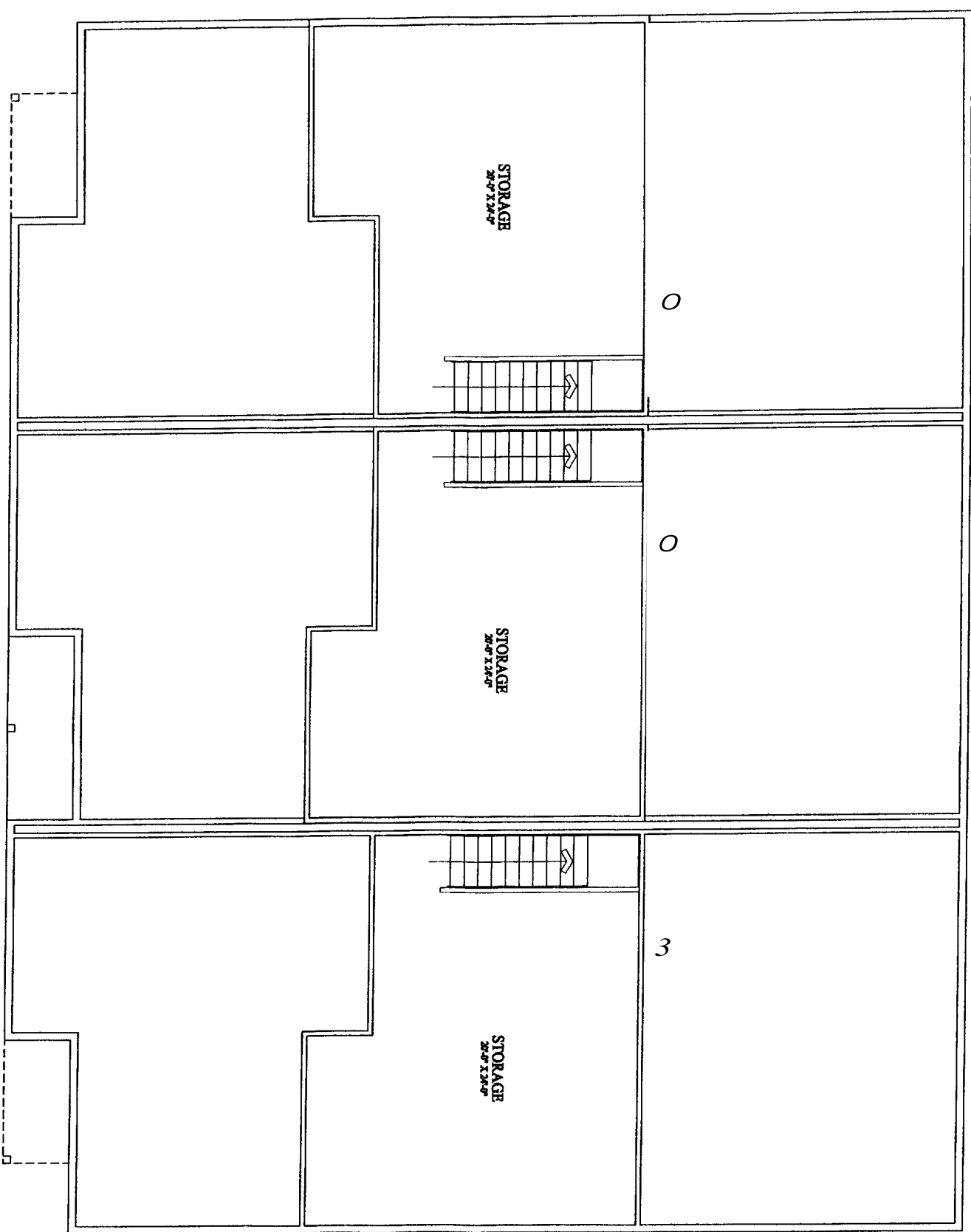
**STARBIRDROAD CONDOMINIUMS**  
 BROWN DEVELOPMENT CORPORATION  
 PORTLAND, MAINE

REVISIONS	
#	DESCRIPTION

DATE:	01/28/02
PROJECT #:	011101
DRAWN BY:	TJL/BJ
CHECKED BY:	
DETAILED BY:	
REVISIONS:	AS NOTED


SHEET TITLE  
 SECOND FLOOR PLAN

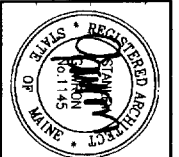
SCH-2



1  
SCH-3  
SCALE: NTS  
THIRD FLOOR PLAN



<p><b>SCH-3</b></p>	<p>THIRD FLOOR PLAN</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION				<p><b>STARBIRD ROAD CONDOMINIUMS</b> BROWN DEVELOPMENT CORPORATION PORTLAND, MAINE</p>	 <p><b>CAMRON ARCHITECTS</b> 29 Black Point Road Scarborough, ME 04074 www.camron.com Tel. 207.883.6307 Fax. 207.883.0941</p>
NO.	DATE	DESCRIPTION								



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 Tel: 207.883.6307  
 Fax: 207.883.0381

**STARBIRD ROAD CONDOMINIUMS**  
**BROWN DEVELOPMENT CORPORATION**  
 PORTLAND, MAINE

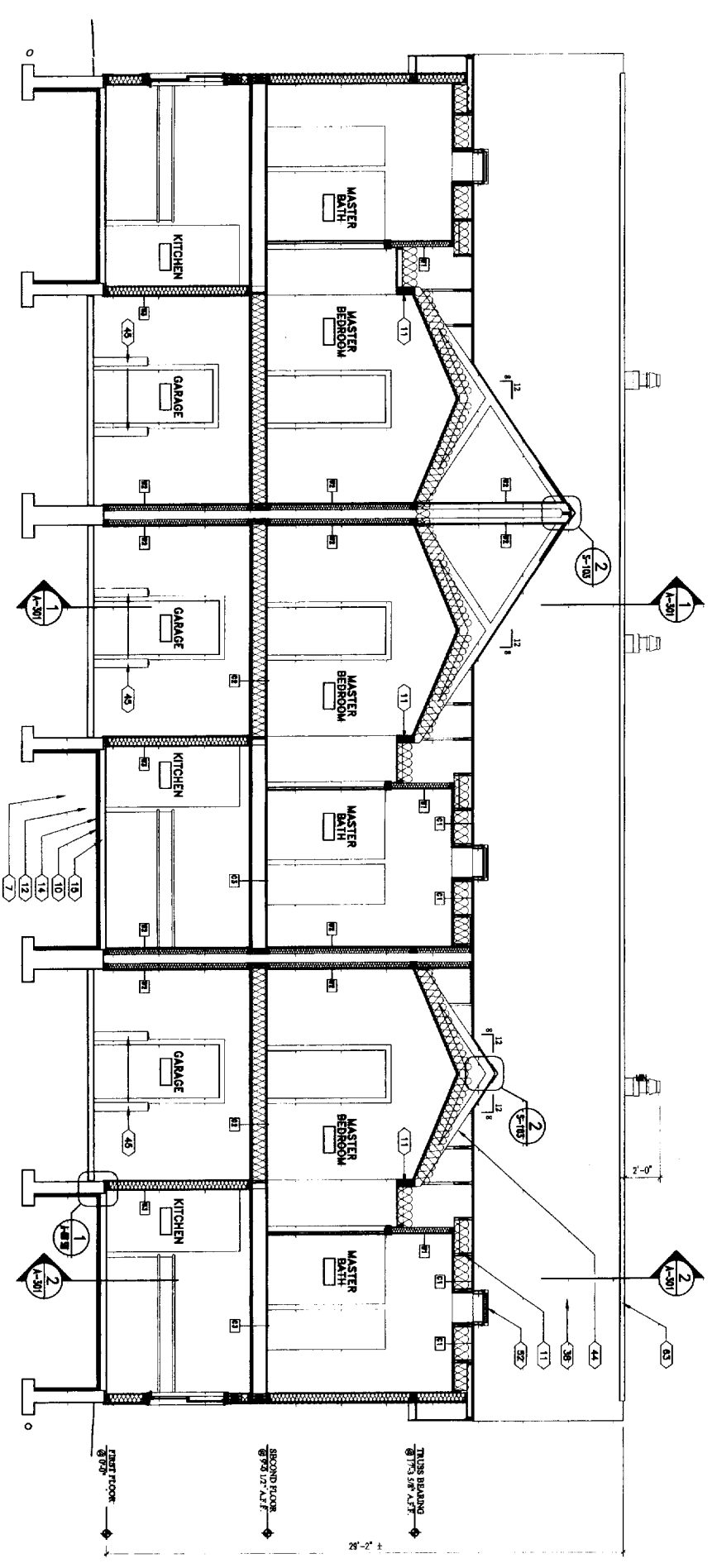
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2	02/20/02	

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 CHECKED BY: SC  
 DRAWING SCALE: AS NOTED  
 SHEET TITLE:  
 BUILDING SECTIONS

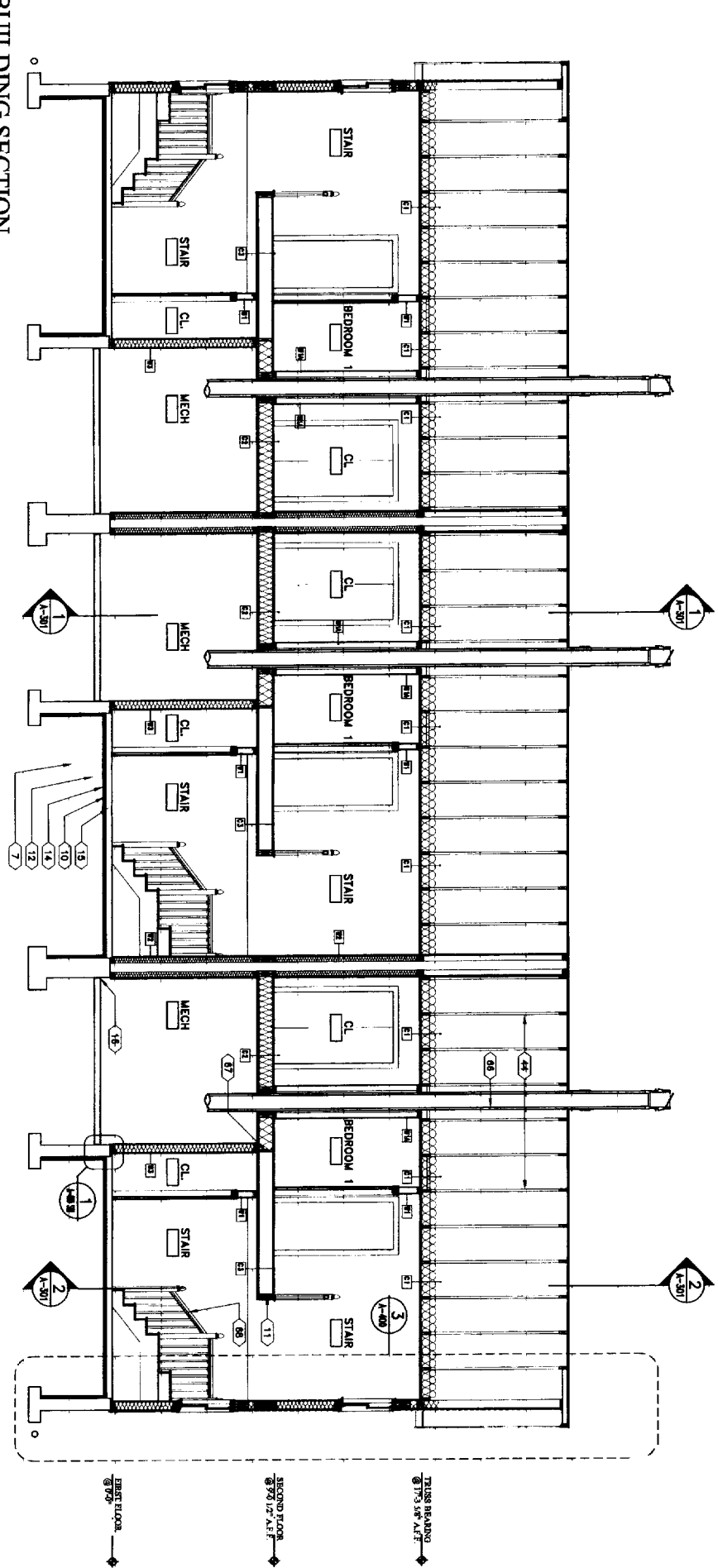
A-300

**SECTION LEGEND**

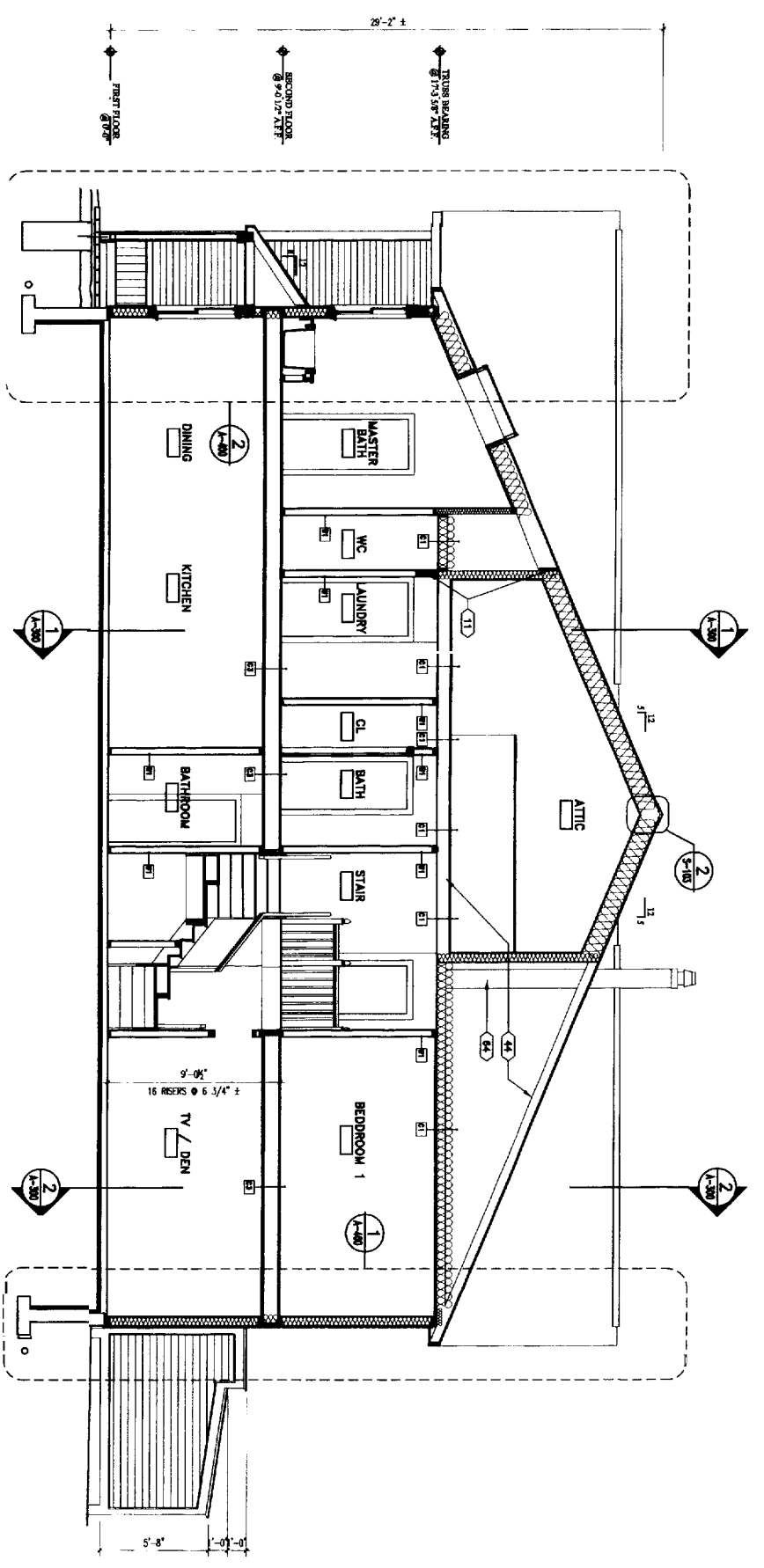
- (01) FOOTING - REINFORCED IN-PLACE CONCRETE
- (02) STEEL REINFORCING BARS - #14
- (03) 4" READY-MIX IN WASHED AGGREGATE W/ POLYPROPYLENE FIBER - 3500' - 3500' - 3500'
- (04) POLE JOINT - POLYURETHANE CONCRETE SURFACE
- (05) STEEL REINFORCING BARS - #14
- (06) REINFORCING BARS - #14
- (07) REINFORCING BARS - #14
- (08) REINFORCING BARS - #14
- (09) REINFORCING BARS - #14
- (10) 2" REINFORCING BARS - #14
- (11) 2" REINFORCING BARS - #14
- (12) 2" REINFORCING BARS - #14
- (13) 2" REINFORCING BARS - #14
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- (15) 2" REINFORCING BARS - #14
- (16) 2" REINFORCING BARS - #14
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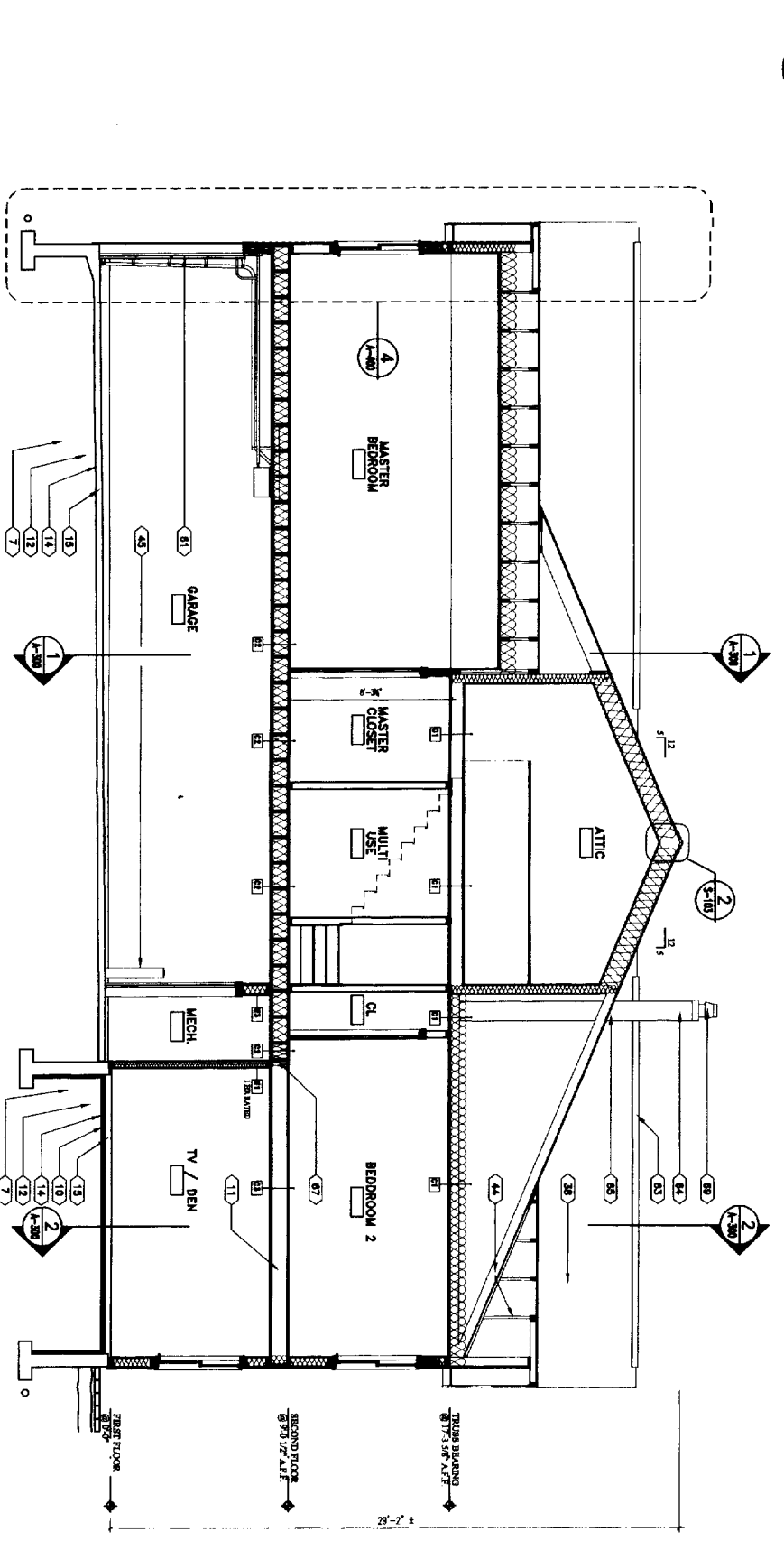
**2 BUILDING SECTION**  
 A-300 SCALE: 1/4" = 1'-0"



**3 BUILDING SECTION**  
 A-300 SCALE: 1/4" = 1'-0"



2 RITTI DING SECTION



1 RITTI DING SECTION

SECTION LEGEND

- 01 POVERTY - FORMED IN-PLACE CONCRETE
- 02 STEEL REINFORCING BARS - (0) #8
- 03 FIBERGLASS INSULATION - (0) 1/2" GYPSUM BOARD
- 04 1/2" GYPSUM BOARD - (0) 1/2" GYPSUM BOARD
- 05 1/2" GYPSUM BOARD - (0) 1/2" GYPSUM BOARD
- 06 STEEL REINFORCING BARS - (0) #4
- 07 VERTICAL #4 BARS @ 18" O.C.
- 08 STEEL REINFORCING BARS - (0) #4
- 09 REINFORCED MASONRY CONCRETE TO 1/2" REINFORCED MASONRY CONCRETE
- 10 1/2" GYPSUM BOARD - (0) 1/2" GYPSUM BOARD
- 11 1/2" GYPSUM BOARD - (0) 1/2" GYPSUM BOARD
- 12 1/2" GYPSUM BOARD - (0) 1/2" GYPSUM BOARD
- 13 1/2" GYPSUM BOARD - (0) 1/2" GYPSUM BOARD
- 14 6 MIL. VAPOR BARRIER
- 15 4" THICK POLYMER-CONCRETE CONCRETE
- 16 1/2" GYPSUM BOARD - (0) 1/2" GYPSUM BOARD
- 17 1/2" GYPSUM BOARD - (0) 1/2" GYPSUM BOARD
- 18 1/2" GYPSUM BOARD - (0) 1/2" GYPSUM BOARD
- 19 1/2" GYPSUM BOARD - (0) 1/2" GYPSUM BOARD
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- 24 1/2" GYPSUM BOARD - (0) 1/2" GYPSUM BOARD
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- 43 1/2" GYPSUM BOARD - (0) 1/2" GYPSUM BOARD
- 44 1/2" GYPSUM BOARD - (0) 1/2" GYPSUM BOARD
- 45 1/2" GYPSUM BOARD - (0) 1/2" GYPSUM BOARD


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 29 Blake Point Road  
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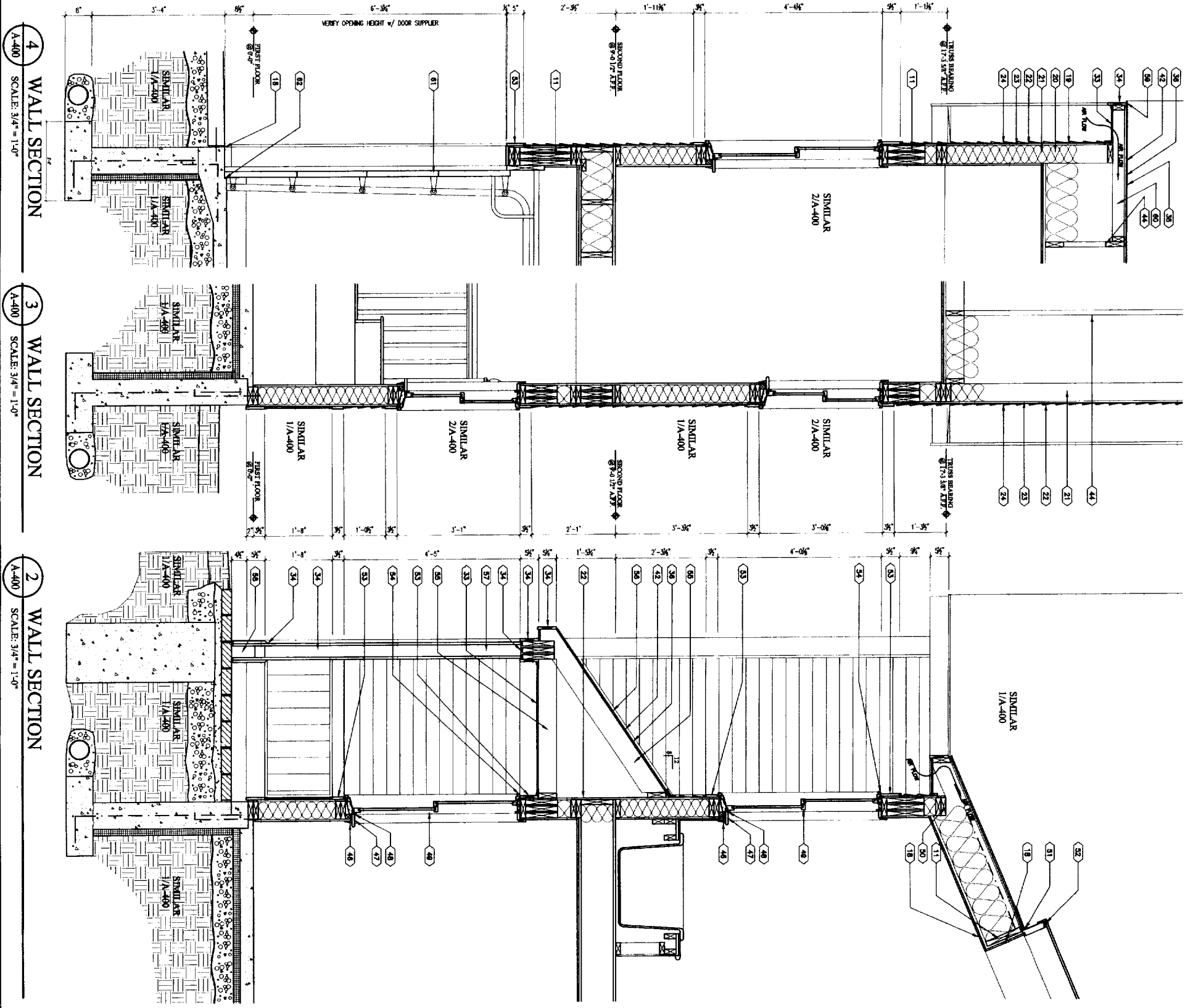
**STARBIRD ROAD CONDOMINIUMS**  
**BROWN DEVELOPMENT CORPORATION**  
 PORTLAND, MAINE

NO.	DATE	BY	REVISIONS
1	02/04/02	ISSUED FOR CONSTRUCTION	
2	02/28/02		

DATE: 02/04/02  
 PROJECT #: 011101  
 DRAWN BY: DMR  
 CHECKED BY: SO  
 DRAWING SCALE: AS NOTED  
 SHEET TITLE: BUILDING SECTIONS  
**A-301**  
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**SECTION LEGEND**

- 01. FOOTING - FORMED IN-PLACE CONCRETE
- 02. REINFORCED CONCRETE FOUNDATION
- 03. 4" GRANULAR FILL IN VARIOUS APPROXIMATE 6" LAYERS
- 04. 4" POLYETHYLENE GLYCOL (PE) INSULATION
- 05. 4" POLYETHYLENE GLYCOL (PE) INSULATION
- 06. STEEL REINFORCING BARS - 0#10 @ 12" x 12" x 4' BOTTOM REINFORCEMENT
- 07. VENTILATION - 2" x 2" x 1/2" GALV. STEEL
- 08. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 09. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 10. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 11. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 12. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 13. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
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- 17. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 18. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
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- 61. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 62. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 63. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 64. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
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- 71. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 72. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 73. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 74. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 75. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 76. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 77. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 78. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 79. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 80. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 81. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 82. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 83. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 84. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 85. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 86. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 87. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 88. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 89. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 90. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 91. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 92. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 93. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 94. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 95. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 96. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 97. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 98. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 99. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10
- 100. 1/2" POLYURETHANE INSULATION - 1/2" MIN. R-10

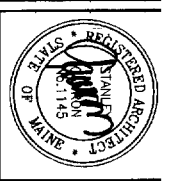


**4 WALL SECTION**  
SCALE: 3/4" = 1'-0"

**3 WALL SECTION**  
SCALE: 3/4" = 1'-0"

**2 WALL SECTION**  
SCALE: 3/4" = 1'-0"

**1 WALL SECTION**  
SCALE: 3/4" = 1'-0"



**GAWRON ARCHITECTS**  
29 Black Point Road  
Scarborough, ME 04074  
www.gawron.com  
Tel: 207.883.6307  
Fax: 207.883.0361

**STARBIRD ROAD CONDOMINIUMS**  
**BROWN DEVELOPMENT CORPORATION**  
PORTLAND, MAINE

REVISIONS	
DATE	DESCRIPTION
02/20/02	ISSUED FOR CONSTRUCTION
02/20/02	02/20/02

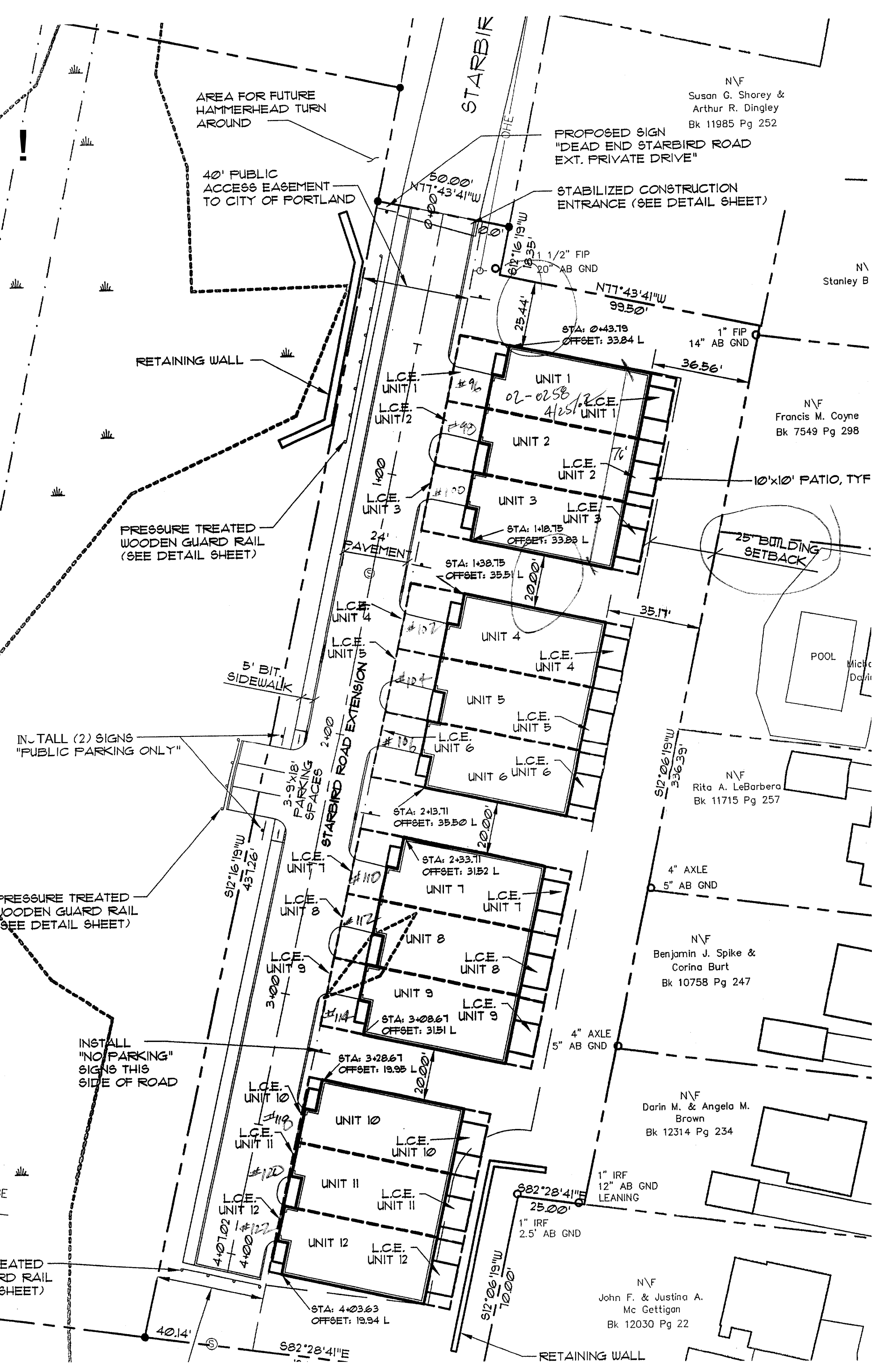
DATE: 02/20/02  
PROJECT #: 01101  
DRAWN BY: DMB  
CHECKED BY: SG  
DRAWING SCALE: AS NOTED

**SHEET TITLE**  
WALL SECTIONS

**A-400**

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AREA FOR FUTURE HAMMERHEAD TURN AROUND

40' PUBLIC ACCESS EASEMENT TO CITY OF PORTLAND

STARBIRD

N\F  
Susan G. Shorey &  
Arthur R. Dingley  
Bk 11985 Pg 252

PROPOSED SIGN  
"DEAD END STARBIRD ROAD  
EXT. PRIVATE DRIVE"

STABILIZED CONSTRUCTION  
ENTRANCE (SEE DETAIL SHEET)

N\F  
Stanley B

RETAINING WALL

PRESSURE TREATED  
WOODEN GUARD RAIL  
(SEE DETAIL SHEET)

N\F  
Francis M. Coyne  
Bk 7549 Pg 298

10'x10' PATIO, TYF

25' BUILDING  
SETBACK

POOL  
Michele Davin

INSTALL (2) SIGNS  
"PUBLIC PARKING ONLY"

5' BIT.  
SIDEWALK

3-9'x18'  
PARKING  
SPACES

STARBIRD ROAD EXTENSION

PRESSURE TREATED  
WOODEN GUARD RAIL  
(SEE DETAIL SHEET)

INSTALL  
"NO PARKING"  
SIGNS THIS  
SIDE OF ROAD

PRESSURE TREATED  
WOODEN GUARD RAIL  
(SEE DETAIL SHEET)

N\F  
Rita A. LeBarbera  
Bk 11715 Pg 257

4" AXLE  
5" AB GND

N\F  
Benjamin J. Spike &  
Corina Burt  
Bk 10758 Pg 247

4" AXLE  
5" AB GND

N\F  
Darin M. & Angela M.  
Brown  
Bk 12314 Pg 234

1" IRF  
12" AB GND  
LEANING

N\F  
John F. & Justina A.  
Mc Gettigan  
Bk 12030 Pg 22

RETAINING WALL

PROPOSED SIGN  
"DEAD END STARBIRD ROAD  
EXT. PRIVATE DRIVE"

STABILIZED CONSTRUCTION  
ENTRANCE (SEE DETAIL SHEET)

40' PUBLIC  
ACCESS EASEMENT  
TO CITY OF PORTLAND

RETAINING WALL

PRESSURE TREATED  
WOODEN GUARD RAIL  
(SEE DETAIL SHEET)

5' BIT.  
SIDEWALK

INSTALL (2) SIGNS  
"PUBLIC PARKING ONLY"

PRESSURE TREATED  
WOODEN GUARD RAIL  
(SEE DETAIL SHEET)

INSTALL  
"NO PARKING"  
SIGNS THIS  
SIDE OF ROAD

AINAGE  
MENT

W TREATED  
GUARD RAIL  
TAIL SHEET)

40' SEWER  
EASEMENT TO CITY OF PORTLAND

1 1/2" FIP  
20" AB GND

1" FIP  
14" AB GND

N\F  
Francis M.  
Bk 7549 1

10'x10' PAT

25' BUILDING  
SETBACK

POC

N\F  
Rita A. LeBarbera  
Bk 11715 Pg 257

4" AXLE  
5" AB GND

N\F  
Benjamin J. Spike &  
Corina Burt  
Bk 10758 Pg 247

4" AXLE  
5" AB GND

N\F  
Darin M. & Angela M.  
Brown  
Bk 12314 Pg 234

1" IRF  
12" AB GND  
LEANING

1" IRF  
2.5' AB GND

N\F  
John F. & Justina A.  
Mc Gettigan  
Bk 12030 Pg 22

RETAINING WALL

1" IRF  
2.5' AB GND