

LEGEND	
EXISTING	PROPOSED
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- GENERAL NOTES:**
1. THE PROPERTY IS SITUATED IN THE CITY OF PORTLAND, MAINE, AS SHOWN ON THE PORTLAND CITY TAX MAPS.
 2. THE PROPERTY IS LOCATED ON THE FOLLOWING PORTLAND CITY TAX MAPS: MAP 222 L, 1, MAP 224 LOT 1 AND MAP 225 LOT 2.
 3. PLAN NAME: ENCL. 1
 4. THE DEED OR RECORD MAP ON WHICH THIS PROPERTY IS SHOWN IS RECORDED IN THE COUNTY REGISTER OF DEEDS (COMD) IN BOOK 666-1, PAGE 5, MAP 222 L, 1, MAP 224 LOT 1 AND MAP 225 LOT 2.
 5. THE PROPERTY IS OWNED BY THE HINAT CORPORATION, 100 RIVER VIEW POINT QUAY, PORTLAND, MAINE 04106. THE DEED OR RECORD MAP ON WHICH THIS PROPERTY IS SHOWN IS RECORDED IN THE COUNTY REGISTER OF DEEDS (COMD) IN BOOK 666-1, PAGE 5, MAP 222 L, 1, MAP 224 LOT 1 AND MAP 225 LOT 2.
 6. THE TOTAL AREA OF PROPOSED DEVELOPMENT IS 1.46 ACRES. THE TOTAL BUILDABLE COVERAGE IS 0.70 AC. OR 30%.
 7. THE TOTAL AREA OF PROPOSED DEVELOPMENT IS 1.46 ACRES. THE TOTAL BUILDABLE COVERAGE IS 0.70 AC. OR 30%.
 8. THE TOTAL AREA OF PROPOSED DEVELOPMENT IS 1.46 ACRES. THE TOTAL BUILDABLE COVERAGE IS 0.70 AC. OR 30%.
 9. THE TOTAL AREA OF PROPOSED DEVELOPMENT IS 1.46 ACRES. THE TOTAL BUILDABLE COVERAGE IS 0.70 AC. OR 30%.
 10. THE TOTAL AREA OF PROPOSED DEVELOPMENT IS 1.46 ACRES. THE TOTAL BUILDABLE COVERAGE IS 0.70 AC. OR 30%.
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 14. THE TOTAL AREA OF PROPOSED DEVELOPMENT IS 1.46 ACRES. THE TOTAL BUILDABLE COVERAGE IS 0.70 AC. OR 30%.
 15. THE TOTAL AREA OF PROPOSED DEVELOPMENT IS 1.46 ACRES. THE TOTAL BUILDABLE COVERAGE IS 0.70 AC. OR 30%.
 16. THE TOTAL AREA OF PROPOSED DEVELOPMENT IS 1.46 ACRES. THE TOTAL BUILDABLE COVERAGE IS 0.70 AC. OR 30%.
 17. THE TOTAL AREA OF PROPOSED DEVELOPMENT IS 1.46 ACRES. THE TOTAL BUILDABLE COVERAGE IS 0.70 AC. OR 30%.
 18. THE TOTAL AREA OF PROPOSED DEVELOPMENT IS 1.46 ACRES. THE TOTAL BUILDABLE COVERAGE IS 0.70 AC. OR 30%.

1. IN ACCORDANCE WITH A UNANIMOUS VOTE OF THE PORTLAND CITY COUNCIL AT THEIR MEETING ON SEPTEMBER 15, 2001, THE AREA TO BE CONVERTED TO THE CITY OF PORTLAND IS LOCATED WITHIN THE RESOURCE PROTECTION ZONE (RPZ) AND THE AREA OF PROPOSED DEVELOPMENT IS LOCATED WITHIN A CONTRACT ZONE.

2. THE PROPERTY IS NOT BE TRACKED ONTO THE CITY STREET SYSTEM IN THE CASE THAT THIS IS TRACKED INTO THE MUNICIPAL STREETS THE APPLICANT WILL BE RESPONSIBLE FOR THE CLEAN UP OF THE STREETS AT THE RESOLVER'S OR PUBLIC WORKS.

3. NO TEMPORARY STOCK PILES WILL BE PLACED WITHIN 100' OF THE WETLAND OR ON STEEP SLOPES.

4. PARKING SHALL BE ALLOCATED ON THE WESTERNLY SIDE OF STARBIRD ROAD EXTENSION OR STARBIRD ROAD EXTENSION.

5. FINISHED FLOOR ELEVATIONS:

UNITS 1-3 = 11'0"
 UNITS 4-6 = 11'0"
 UNITS 7-9 = 11'0"
 UNITS 10-12 = 11'5"
 UNITS 13-18 = 11'5"

REV.	DATE	STATUS	ADDED "NEED NOT BE BUILT" NOTE TO UNITS 4-12
A	9-17-02	SMF	
B		SMF	
C		SMF	
D		SMF	
E		SMF	
F		SMF	
G		SMF	
H		SMF	
I		SMF	
J		SMF	
K		SMF	
L		SMF	
M		SMF	
N		SMF	
O		SMF	
P		SMF	
Q		SMF	
R		SMF	
S		SMF	
T		SMF	
U		SMF	
V		SMF	
W		SMF	
X		SMF	
Y		SMF	
Z		SMF	

THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION FROM SEBAGO TECHNIQUES, INC. ANY ALTERATIONS, ADDITIONS OR DELETIONS SHALL BE IN THE FORM OF A REVISION SHEET AND SHALL BE SUBMITTED TO SEBAGO TECHNIQUES, INC. FOR APPROVAL.

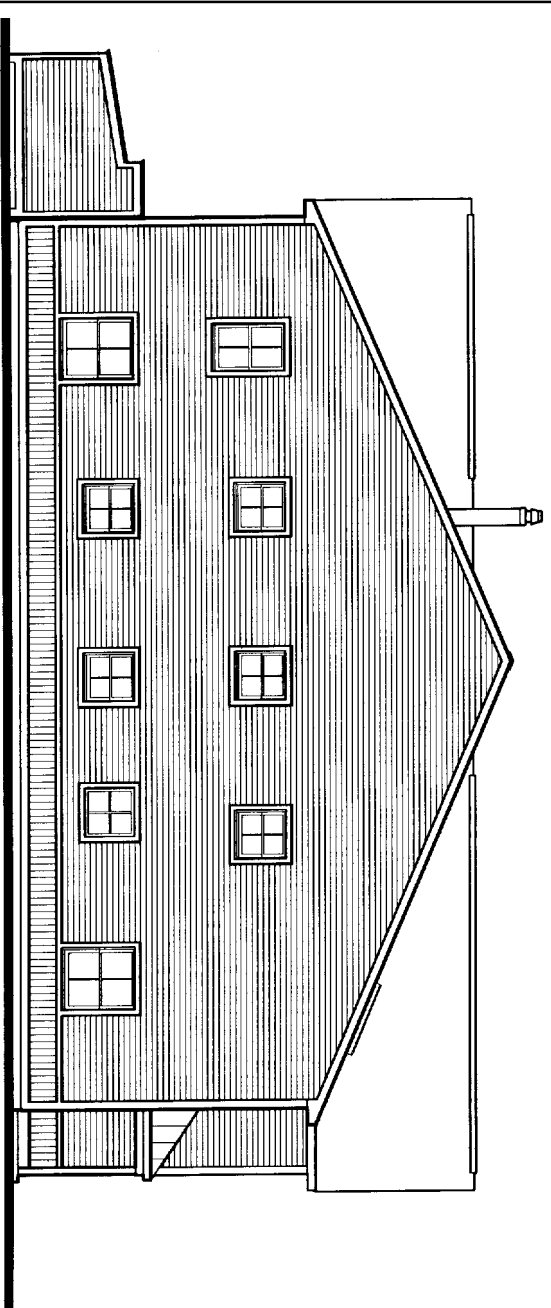
CONDOMINIUM PLAT
 OF:
STARBIRD ROAD CONDOMINIUMS
 STARBIRD ROAD
 PORTLAND, MAINE
 FOR:
BROWN DEVELOPMENT CORPORATION
 80 BOX 7022
 SCARBOROUGH, MAINE 04070-7022

Sebago Technics
 Registered Professional Engineers
 One Capitol Square
 Westbrook, ME 04090-1339
 Tel: (207) 858-0277

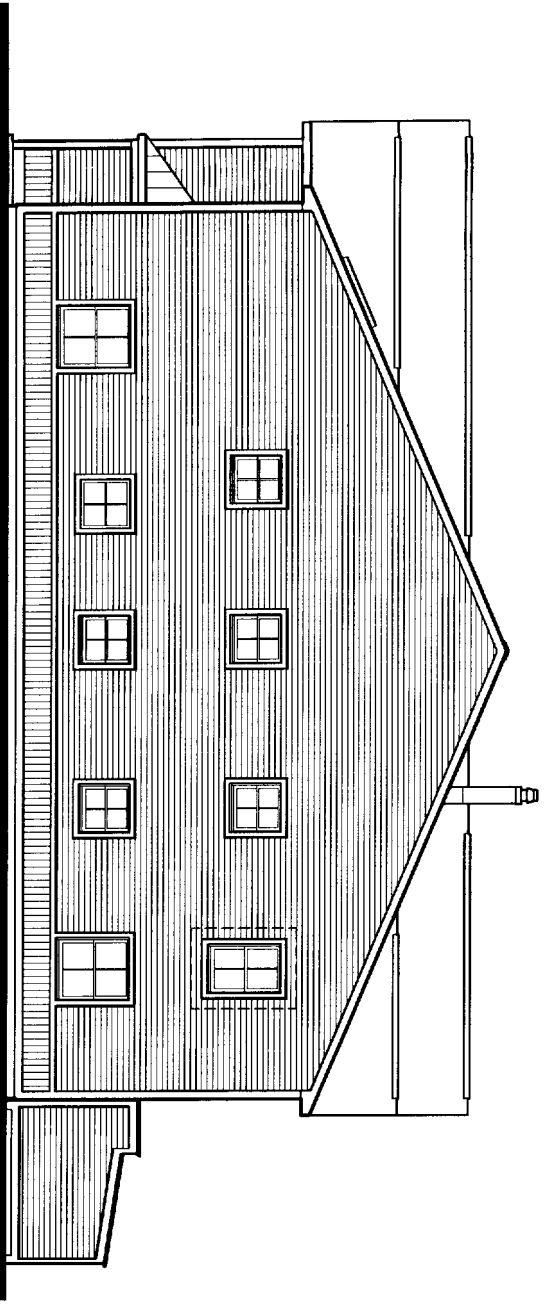
DESIGN BY: SMF
 DRAWN BY: PLS
 CHECKED BY: SMF
 DATE: 2-7-03
 SCALE: 1"=30'
 FIELD BK: 637
 PROJ. NO.: 00295
 DRAWING: 0029503

SHEET 1 OF 1

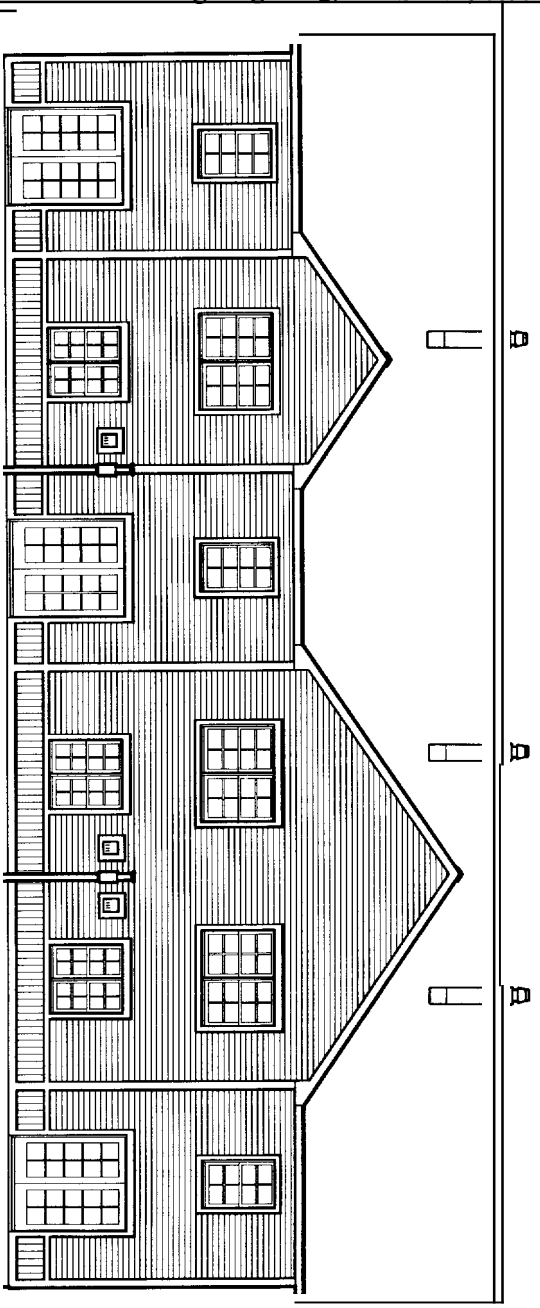
jriitano



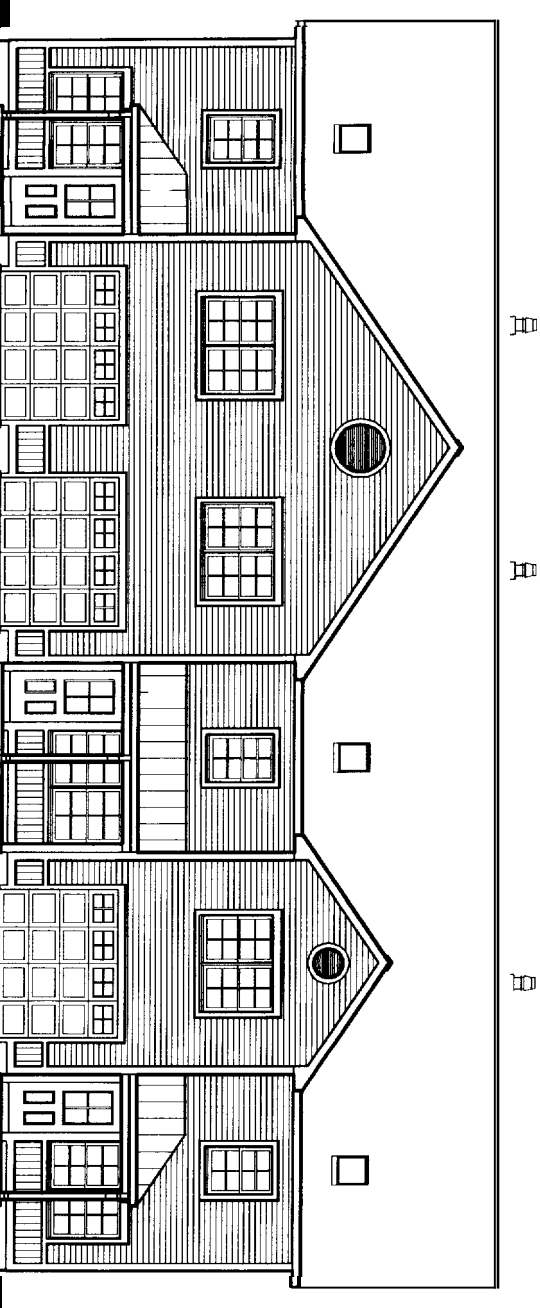
4 NORTH EXTERIOR ELEVATION
SCH-1 SCALE: NTS



3 SOUTH EXTERIOR ELEVATION
SCH-1 SCALE: NTS



2 EAST EXTERIOR ELEVATION
SCH-1 SCALE: NTS



3 WEST EXTERIOR ELEVATION
SCH-1 SCALE: NTS



GAWRON ARCHITECTS
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Fax: 207.883.0361

STARBIRD ROAD CONDOMINIUMS
BROWN DEVELOPMENT CORPORATION
PORTLAND, MAINE

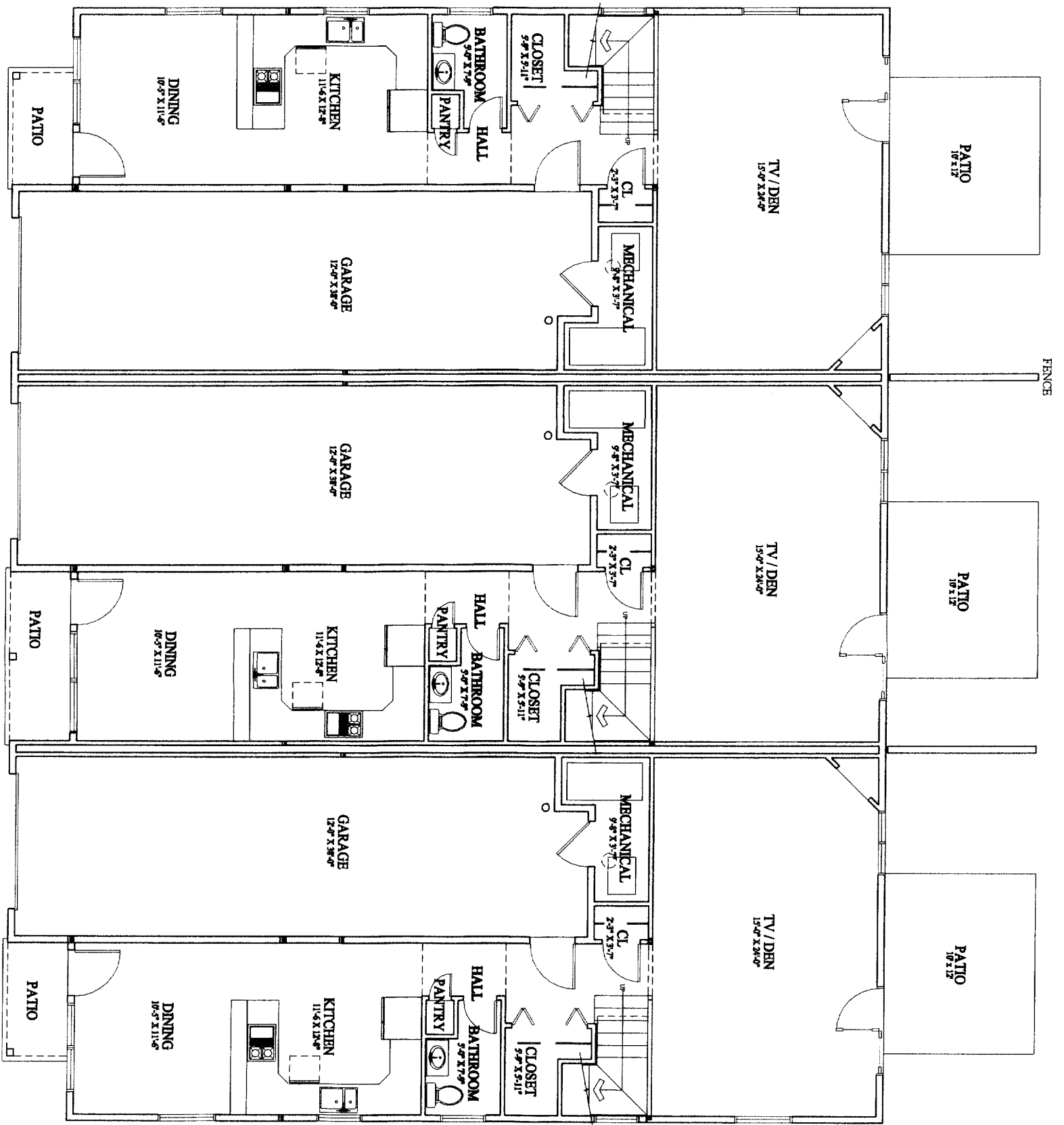
REVISIONS	
#	DATE

DATE	01/22/02
PROJECT #	031101
DRAWN BY:	ZMR
CHECKED BY:	
DRAWING SCALE	AS NOTED

SHEET TITLE
EXTERIOR ELEVATIONS

SCH-4

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1 FIRST FLOOR PLAN
SCH-1 SCALE: NTS



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BROWN DEVELOPMENT CORPORATION
PORTLAND, MAINE

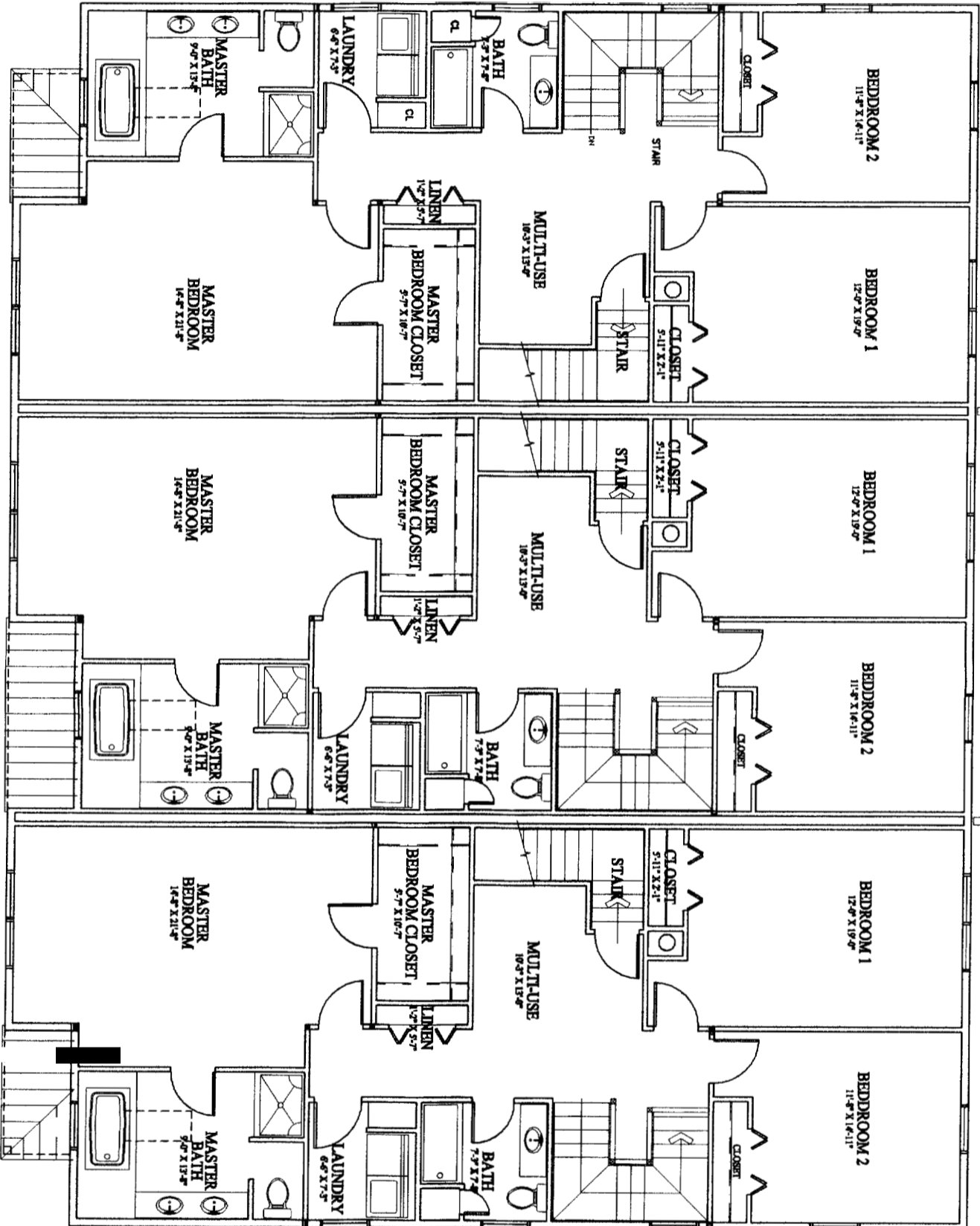
REVISIONS	
NO.	DATE

DATE:	01/22/02
PROJECT #:	031101
DRAWN BY:	DMR
CHECKED BY:	
DRAWING SCALE:	AS NOTED

SHEET TITLE
FIRST FLOOR PLAN

SCH-1

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SCH-1 SECOND FLOOR PLAN
SCALE: NTS



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STARBIRDROAD CONDOMINIUMS
BROWN DEVELOPMENT CORPORATION
PORTLAND, MAINE

REVISIONS	
NO.	DESCRIPTION

DATE:	01/25/02
PROJECT #:	01101
DRAWN BY:	TKM
CHECKED BY:	
DRAWING SCALE:	AS NOTED

SHEET TITLE
SECOND FLOOR PLAN

SCH-2

CONSTRUCTION: 1085-2001
DRAWN BY: TKM
CHECKED BY: JRM
DATE: 05/07/2002

jritano

1
SCH-3
THIRD FLOOR PLAN
 SCALE: NTS



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 ARCHITECTS**
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 FAX 207 . 883 . 0361

STARBIRD ROAD CONDOMINIUMS
 BROWN DEVELOPMENT CORPORATION
 PORTLAND, MAINE

REVISIONS	
#	DATE

DATE	05/06/02
PROJECT #	031101
DRAWN BY:	DMR
CHECKED BY:	SG
DRAWING SCALE	AS NOTED

SHEET TITLE
 THIRD FLOOR
 PLAN

SCH-3

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 100 BROWN STREET
 PORTLAND, ME 04101



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 Fax: 207.883.0961

STARBIRD ROAD CONDOMINIUMS
BROWN DEVELOPMENT CORPORATION
 PORTLAND, MAINE

REVISIONS	
#	DESCRIPTION
1	ISSUED FOR CONSTRUCTION
2	02/28/02

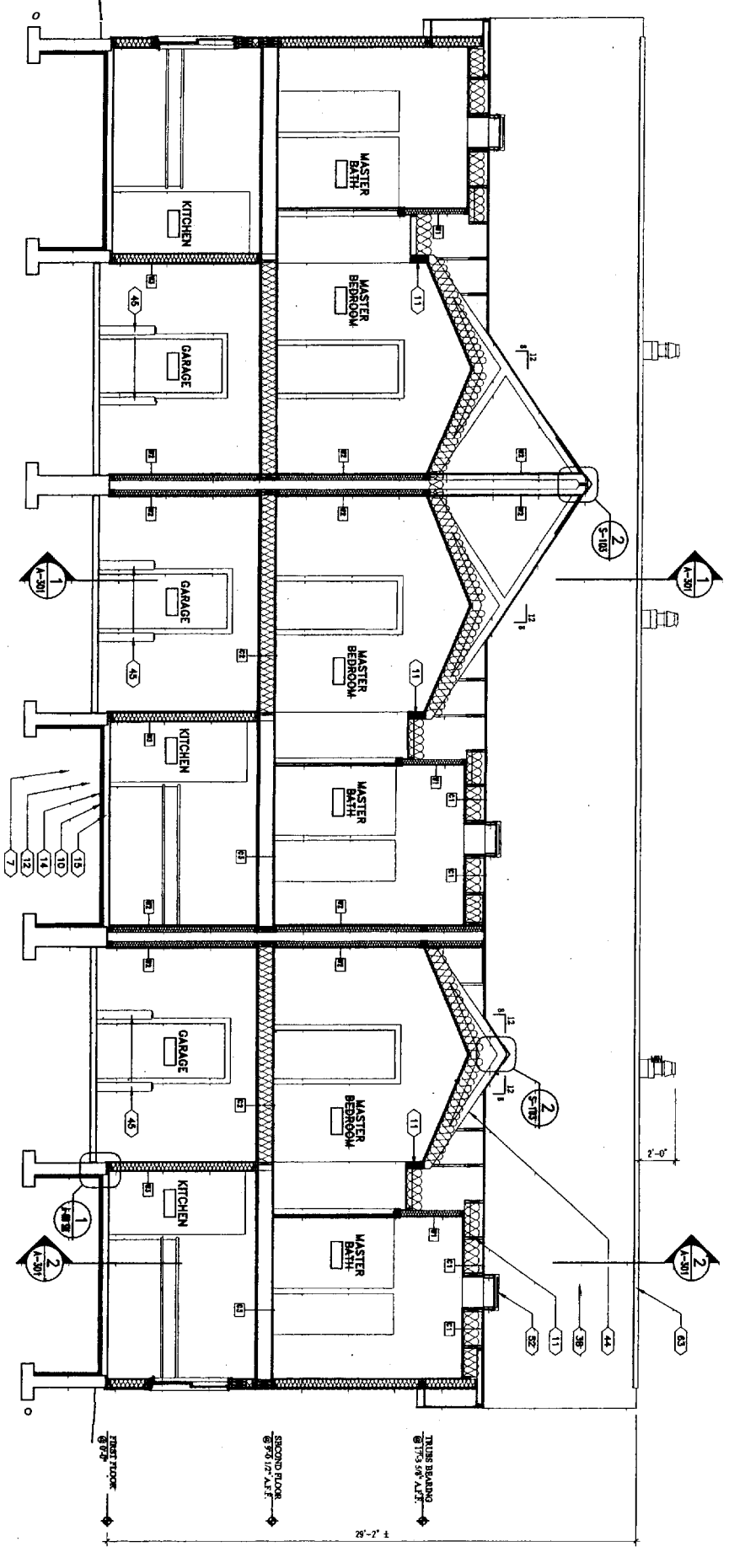
DATE: 02/01/02
 PRODUCT #: 01101
 DRAWN BY: DAK
 CHECKED BY: SG
 DRAWING SCALE: AS NOTED

SHEET TITLE:
 BUILDING SECTIONS

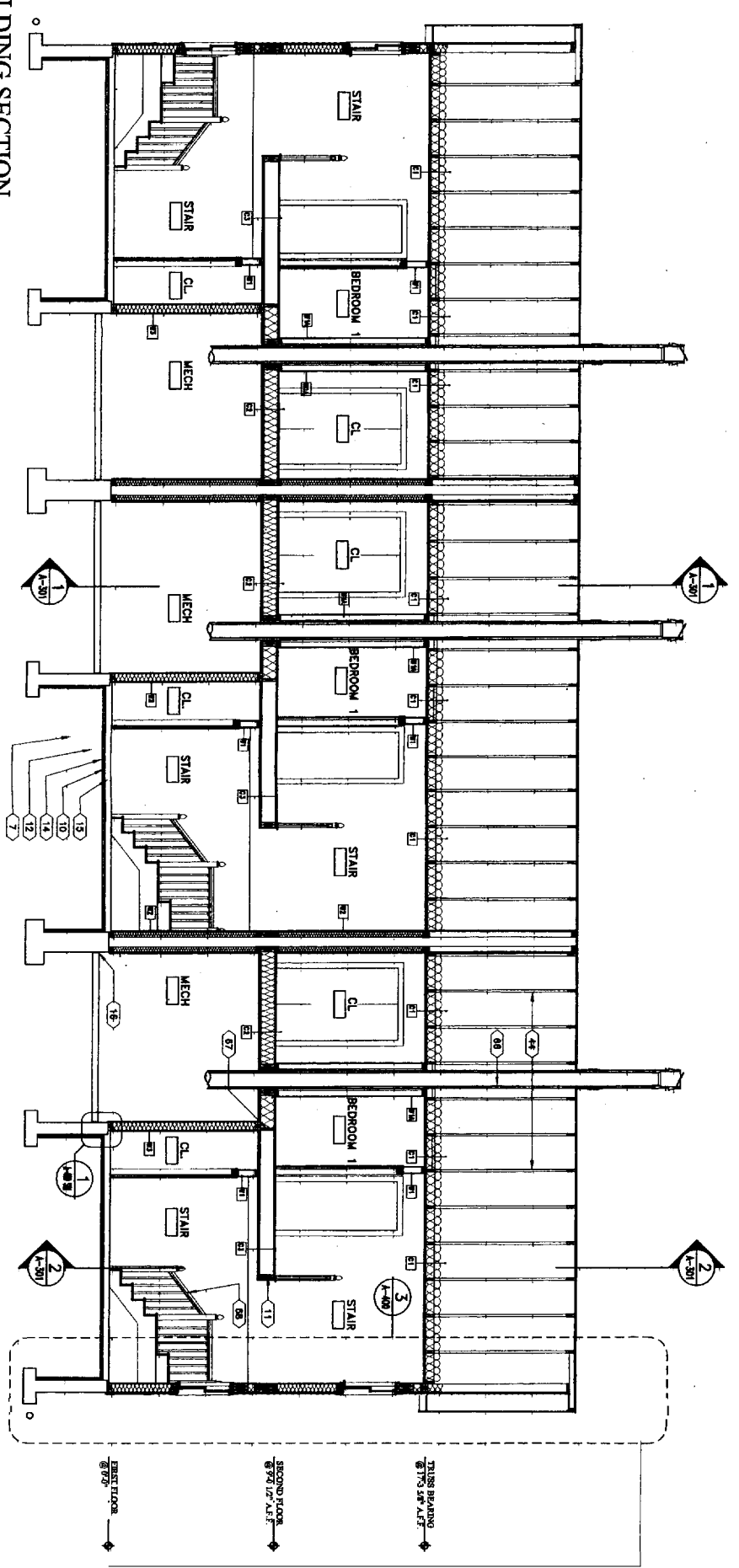
A-300

SECTION LEGEND

- (01) FOOTING - FORMED-IN-PLACE CONCRETE
- (02) STEEL REINFORCING BARS (0) #6
- (03) REINFORCING BARS (1) #4
- (04) GROUNDING FABRIC (0) #4
- (05) FLOOR JOIST - ROUGHEN CONCRETE
- (06) REINFORCING BARS (0) #4
- (07) STEEL REINFORCING BARS (0) #4
- (08) REINFORCING BARS (0) #4
- (09) REINFORCING BARS (0) #4
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- (42) REINFORCING BARS (0) #4
- (43) REINFORCING BARS (0) #4
- (44) REINFORCING BARS (0) #4



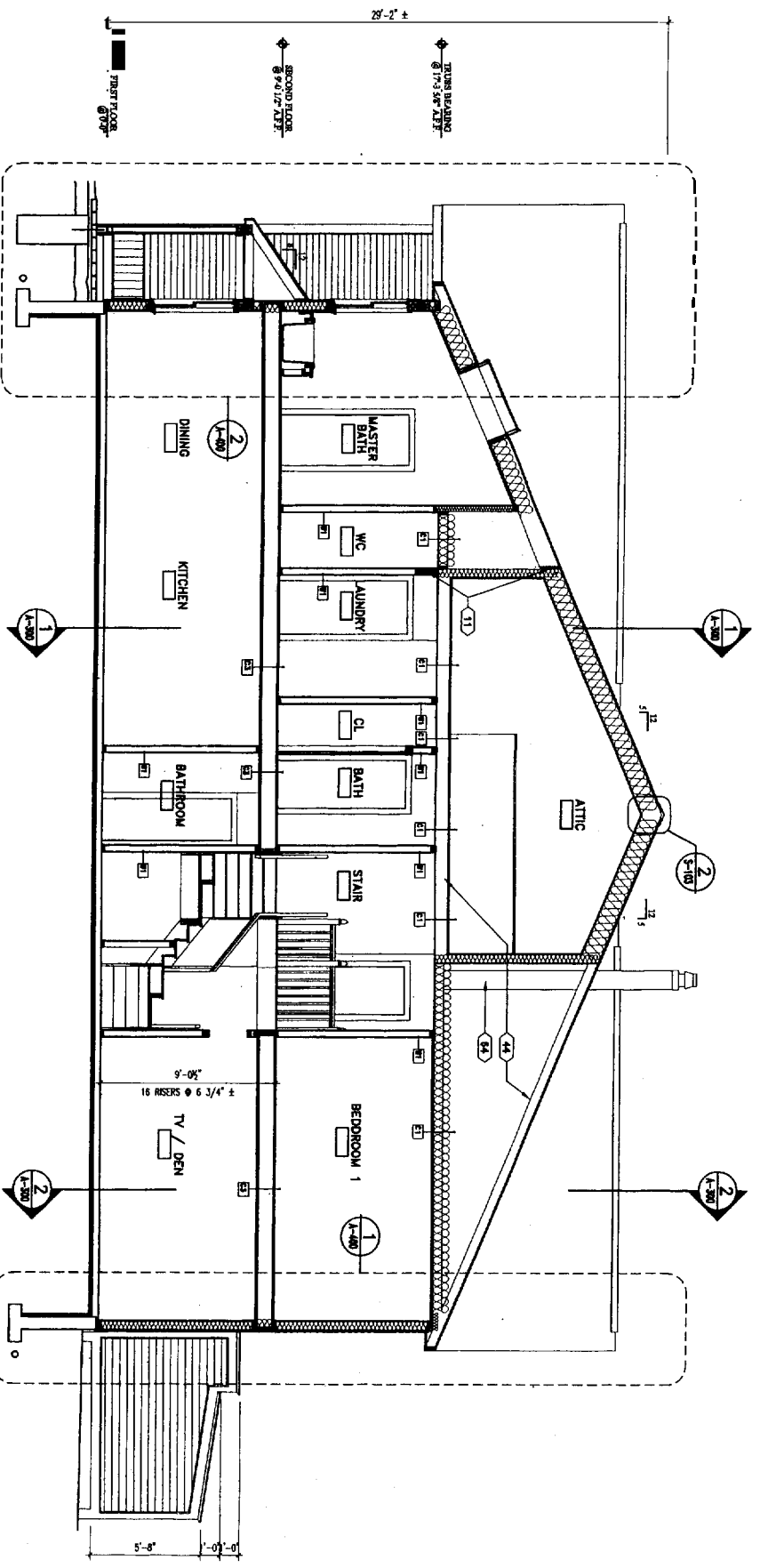
2 BUILDING SECTION
 SCALE: 1/4" = 1'-0"



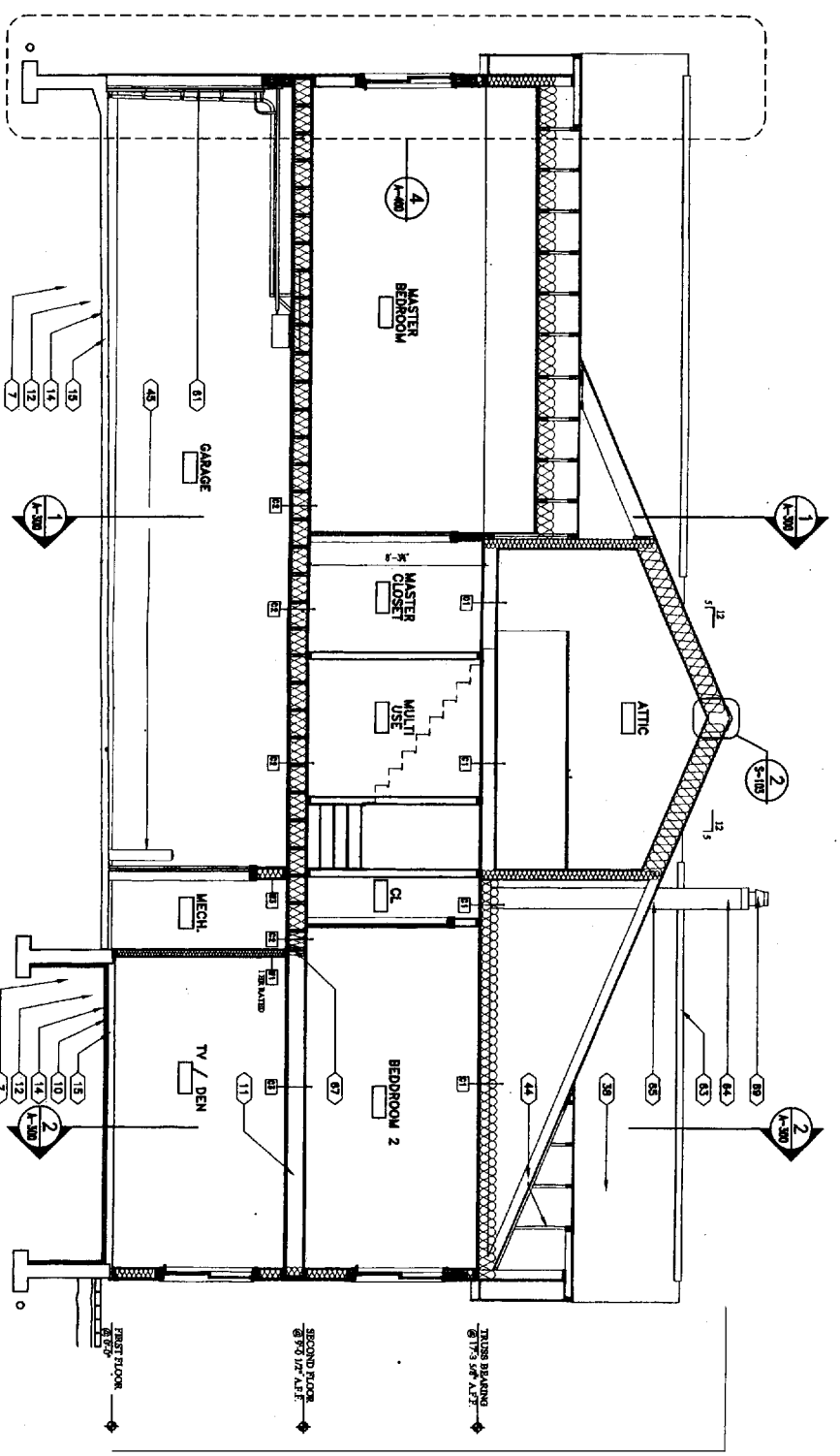
1 BUILDING SECTION

A-300
 UNDATED 1/17 - 1/19

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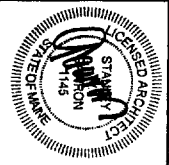
2 BUILDING SECTION



1 BUILDING SECTION

SECTION LEGEND

- (01) FOOTING - FORMED-IN-PLACE CONCRETE
- (02) STEEL REINFORCING BARS - (1) #4
- (03) 4" INSULATION - 1/2" W/ARMED ASPHALTIC FIBERGLASS
- (04) FLOOR JOIST - HOLLOW CONCRETE
- (05) STEEL REINFORCING BARS - (2) #4 TOP & BOTTOM
- (06) STEEL REINFORCING BARS - (1) #4
- (07) REINFORCED CONCRETE FLOOR - 4" THICK
- (08) REINFORCED CONCRETE FLOOR - 4" THICK
- (09) REINFORCED CONCRETE FLOOR - 4" THICK
- (10) 2" RIGID INSULATION
- (11) REBAR TO STRUCTURAL BEAM/JOIST
- (12) CONCRETE/ASPHALTIC FIBERGLASS FIBERGLASS
- (13) 1/2" W/ WOOD SHIMMER - GIB & ROBIN
- (14) 5" W/ VAPOR RETARDER
- (15) 2" RIGID INSULATION
- (16) 1/2" W/ WOOD SHIMMER - GIB & ROBIN
- (17) WOOD BALK
- (18) 5/8" TYP. X DIMS
- (19) VAPOR RETARDER
- (20) FIBERGLASS BATT INSULATION
- (21) 2" W/ WOOD STUDS @ 16" O.C.
- (22) 1/2" RIGID INSULATION
- (23) 5/8" FLYWOOD SHEATHING
- (24) VENT. BRNG - 4" EXPOSED
- (25) VENT. BRNG W/ST. ROAD - CEILING TO MATCH TRIM
- (26) VENT. BRNG - 4" EXPOSED
- (27) BOOK ANCHORS - 1/2" LONG @ 4" O.C. W/ 1/2" W/ WOOD STUDS @ 16" O.C.
- (28) TREATED WOOD FLOOR
- (29) WATER TABLE - CEIL. JOIST @ WOOD. CEILING TO MATCH TRIM
- (30) DOOR TO MATCH TRIM
- (31) 1/2" W/ WOOD STUDS @ 16" O.C. W/ 1/2" W/ WOOD STUDS @ 16" O.C. W/ 1/2" W/ WOOD STUDS @ 16" O.C.
- (32) VENT. BRNG - 4" EXPOSED
- (33) VENT. BRNG - 4" EXPOSED
- (34) CEIL. JOIST @ WOOD - CEILING TO MATCH TRIM
- (35) WOOD BLOCKING
- (36) 5/8" FLYWOOD SHEATHING
- (37) VENT. BRNG
- (38) FIBERGLASS BATT INSULATION
- (39) ASBESTIC FLOOR
- (40) REINFORCED CONCRETE FLOOR
- (41) REBAR TO MATCH TRIM
- (42) REINFORCED CONCRETE FLOOR
- (43) REBAR TO MATCH TRIM
- (44) REBAR TO MATCH TRIM
- (45) STEEL BALL JOINT - REFER TO FLOOR PLAN
- (46) WOOD TRIM
- (47) WOOD WINDOW STOCK
- (48) SOLICANT @ FIBERGLASS
- (49) CEILING JOIST @ WOOD WINDOW SYSTEM
- (50) CEILING JOIST @ WOOD WINDOW SYSTEM
- (51) CEILING JOIST @ WOOD WINDOW SYSTEM
- (52) VENT. CLAD JOIST WINDOW SYSTEM
- (53) VENT. CLAD JOIST WINDOW SYSTEM
- (54) SEALANT & BALANCE ROD ASSEMBLY @ FIBERGLASS
- (55) 2" W/ WOOD BATTERS @ 16" O.C.
- (56) METAL STANCHION BEAM HANGING SYSTEM
- (57) 5" W/ TRIM WOOD JOIST
- (58) GALV. WOOD JOIST HANGERS - ANCHOR TO CONCRETE W/ 1/2" D EXPOSURE
- (59) REBAR TO MATCH TRIM
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- (67) REBAR TO MATCH TRIM
- (68) REBAR TO MATCH TRIM



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 Scarborough, ME 04074
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 Tel. 207.883.6307
 Fax. 207.883.0361

STARBIRD ROAD CONDOMINIUMS
 BROWN DEVELOPMENT CORPORATION
 PORTLAND, MAINE

REVISIONS	
#	DATE
1	ISSUED FOR CONSTRUCTION 02/20/02

DATE:	06/01/02
PROJECT #:	03101
DESIGN BY:	DAE
CHECKED BY:	SK
DRAWING SCALE:	AS NOTED

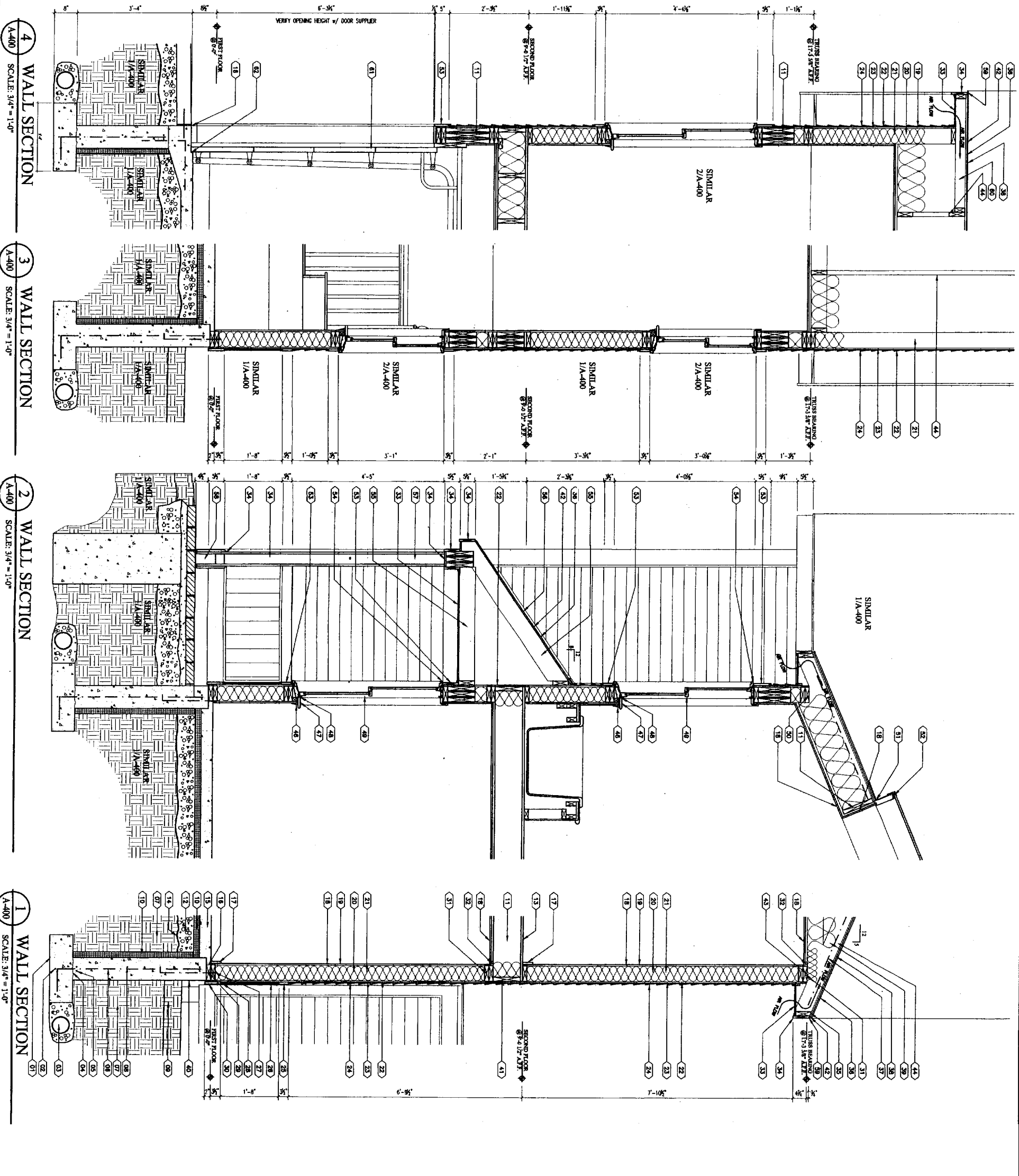
SHEET TITLE
 BUILDING SECTIONS


A-301

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SECTION LEGEND

- (1) 1/2" EXPOSED MATERIAL
- (2) WOOD BASE
- (3) 5/8" TIE TO CMR
- (4) VAPOR BARRIER
- (5) 1/2" RIGID INSULATION
- (6) 1/2" WOOD STUDS @ 16" O.C.
- (7) 1/2" ISOS BLDG WRAP
- (8) 5/8" EXTERIOR INSULATION
- (9) 1/2" EXTERIOR FINISH
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- (99) 1/2" EXTERIOR FINISH
- (100) 1/2" EXTERIOR FINISH




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 Scarborough, ME 04074
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 Tel: 207.883.6307
 Fax: 207.883.0361

STARBIRD ROAD CONDOMINIUMS
BROWN DEVELOPMENT CORPORATION
PORTLAND, MAINE

REVISIONS
 1 ISSUED FOR CONSTRUCTION
 DATE: 02/29/02
 DRAWN BY: DMR
 CHECKED BY: SG
 SHEET TITLE: WALL SECTIONS
 SHEET NUMBER: A-400

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)

INSTALL (2) SIGNS
"PUBLIC PARKING ONLY"

PRESSURE TREATED
WOODEN GUARD RAIL
(SEE DETAIL SHEET)

INSTALL
"NO PARKING"
SIGNS THIS
SIDE OF ROAD

AINAGE
ENT

LTREATED
GUARD RAIL
AIL SHEET)

40' SEWER
EASEMENT TO CITY OF PORTLAND

N\F
Francis M.
Bk 7549 I

10'x10' PAT

25' BUILDING
SETBACK

POC

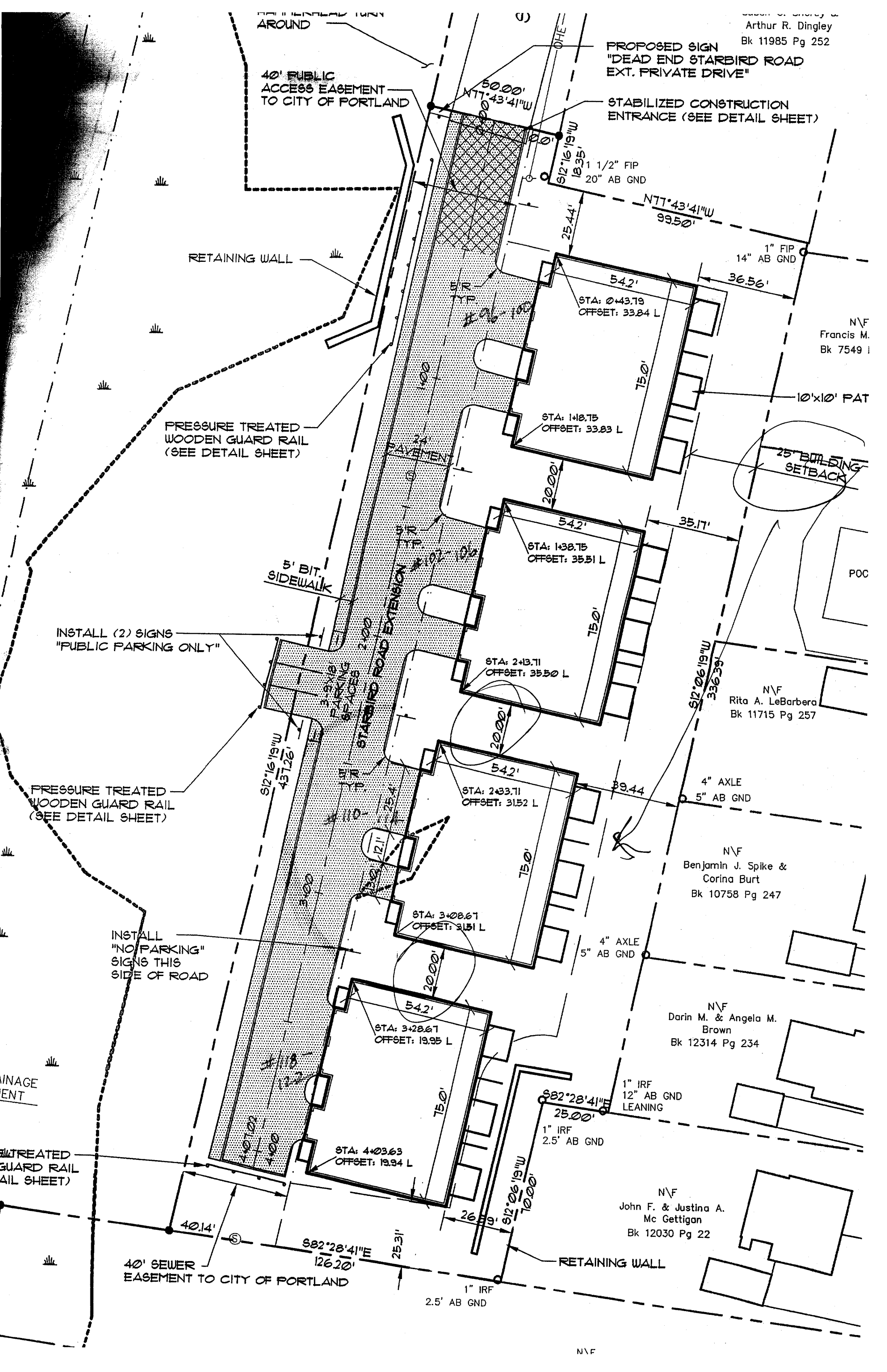
N\F
Rita A. LeBarbera
Bk 11715 Pg 257

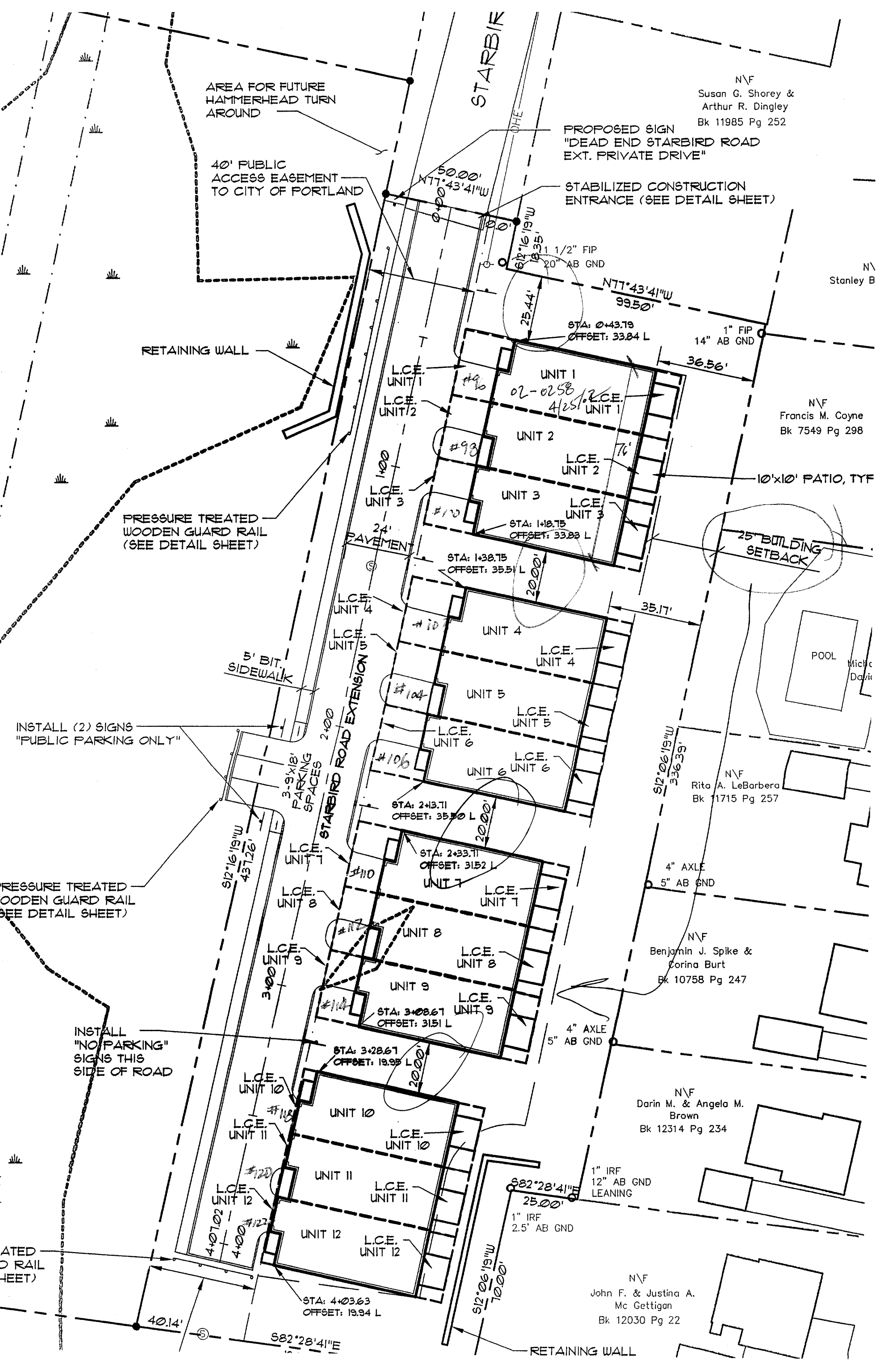
N\F
Benjamin J. Spike &
Corina Burt
Bk 10758 Pg 247

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

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

N\F





AREA FOR FUTURE HAMMERHEAD TURN AROUND

40' PUBLIC ACCESS EASEMENT TO CITY OF PORTLAND

STARBIK

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

PROPOSED SIGN
"DEAD END STARBIK 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

INSTALL (2) SIGNS
"PUBLIC PARKING ONLY"

5' BIT.
SIDEWALK

3-9'x8'
PARKING
SPACES

STARBIK ROAD EXTENSION

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

INSTALL
"NO PARKING"
SIGNS THIS
SIDE OF ROAD

4" AXLE
5" AB GND

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

ATED
D RAIL
(HEET)

1" IRF
12" AB GND
LEANING

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

RETAINING WALL