

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

RETREATED
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 I

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

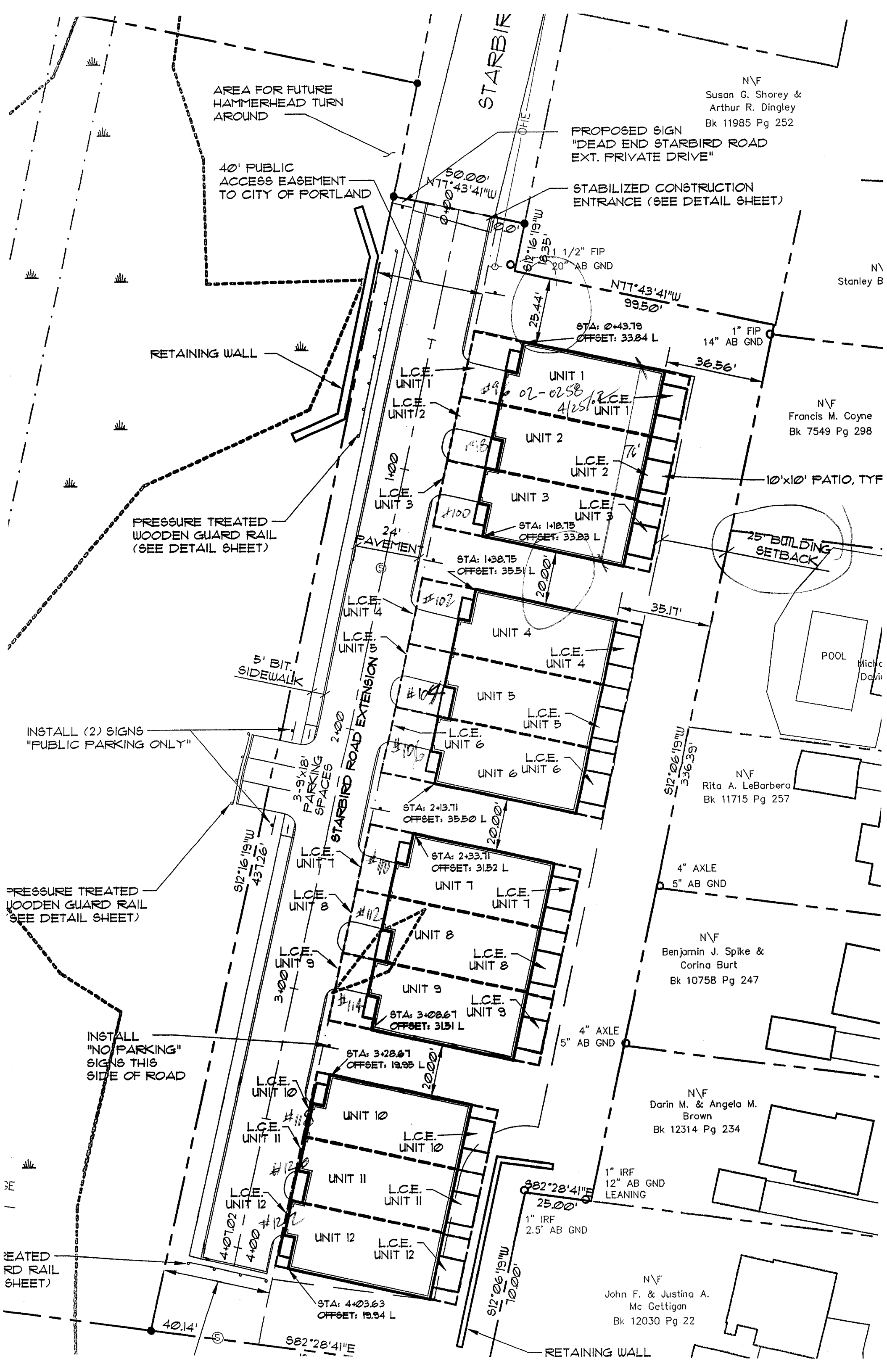
N\F
Darin M. & Angela M.
Brown
Bk 12314 Pg 234

1" IRF
12" AB GND
LEANING

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

RETAINING WALL

1" IRF
2.5' AB GND



AREA FOR FUTURE HAMMERHEAD TURN AROUND

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

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

40' PUBLIC
ACCESS EASEMENT
TO CITY OF PORTLAND

STABILIZED CONSTRUCTION
ENTRANCE (SEE DETAIL SHEET)

N/
Stanley B

RETAINING WALL

PRESSURE TREATED
WOODEN GUARD RAIL
(SEE DETAIL SHEET)

N/F
Francis M. Coyne
Bk 7549 Pg 298

25' BUILDING
SETBACK

POOL
Michael
Davis

INSTALL (2) SIGNS
"PUBLIC PARKING ONLY"

N/F
Rita A. LeBarbera
Bk 11715 Pg 257

PRESSURE TREATED
WOODEN GUARD RAIL
(SEE DETAIL SHEET)

4" AXLE
5" AB GND

INSTALL
"NO PARKING"
SIGNS THIS
SIDE OF ROAD

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

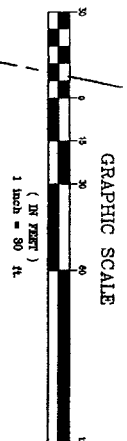
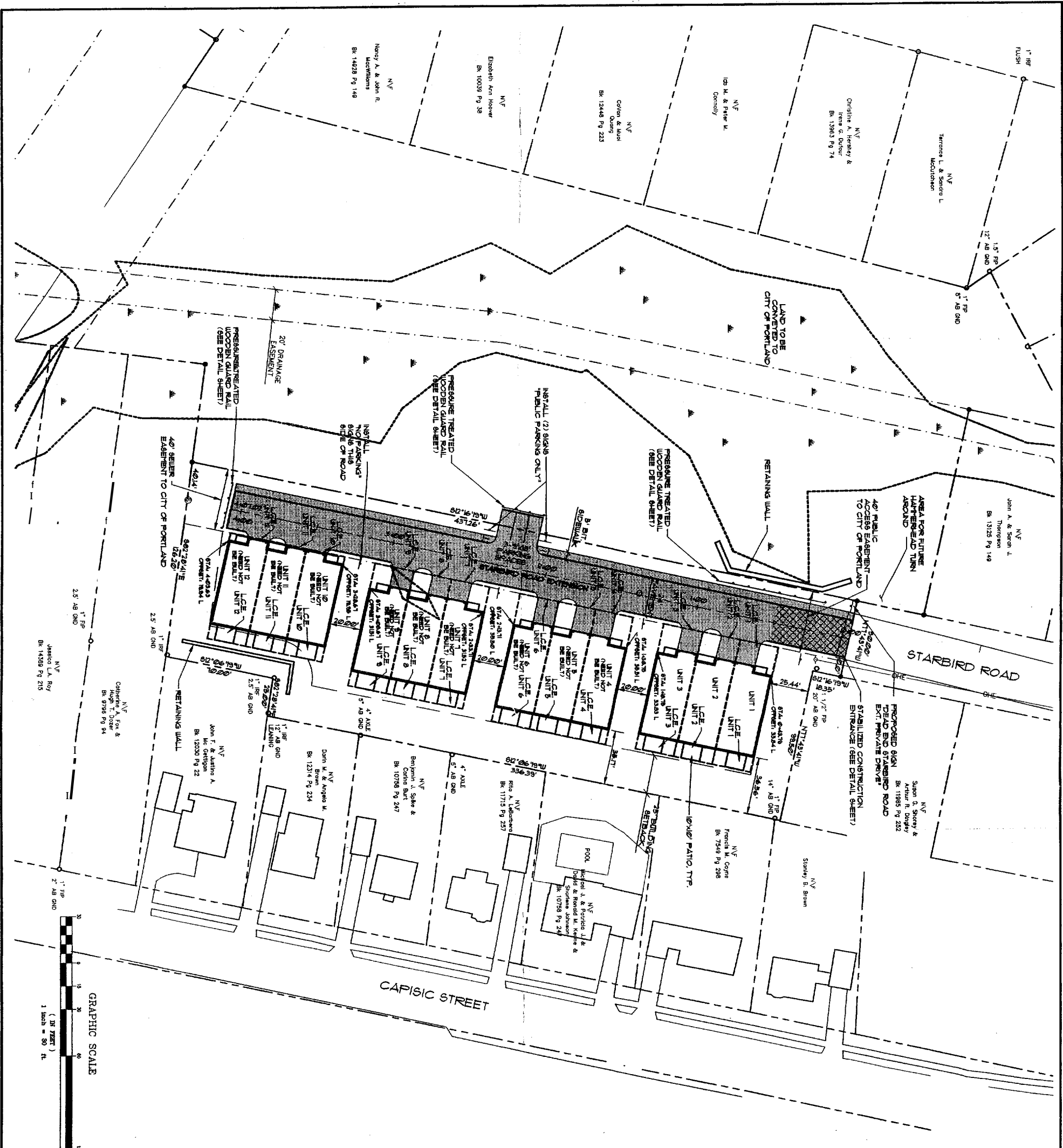
N/F
Darin M. & Angela M.
Brown
Bk 12314 Pg 234

1" IRF
12" AB GND
LEANING

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

REINFORCED
CONCRETE
GUARD RAIL
(SEE
DETAIL SHEET)

RETAINING WALL



EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	IRON PIPE/POD	---
---	DRILLHOLE	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	STRAIN	---
---	STRAIN	---
---	EDGE PAVEMENT	---
---	CURBLINE	---

GENERAL NOTES:

1. RECORD OWNER OF PROPERTY IS 574 INC. BY A DEED RECORDED IN THE CHATHAM COUNTY REGISTRY OF DEEDS (COMD) IN BOOK 8554, PAGE B. 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 HINAT CORPORATION, (SUBDIVISION PLAN), DATED APRIL 1966, DRAWN BY CARL E. BERRY, RECORDED IN THE COMD IN PLAN BOOK 45, 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 50, PAGES 96 TO 108.
 - C. CENTRAL MAINE POWER PROFILE PLAN, HOUSERS TO SMALL STREET SECTION (N), TITLE 1.
4. THE BEARINGS SHOWN HEREON ARE BASED ON MAGNETIC NORTH OF 2000.
5. THIS PLAN IS BASED UPON A SURVEY PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS ADOPTED BY THE STATE BOARD OF LICENSED LAND SURVEYORS, CATEGORY 1, CONDITION 2, WITH THE FOLLOWING EXCEPTIONS:
 - A. THE WRITTEN REPORT IS LIMITED TO THE NOTES ON THIS PLAN.
 - B. DESCRIPTIONS WERE OBTAINED FROM THE ISSUANCE OF THIS PLAN. OTHER PROPOSED MONUMENTATION WAS NOT SET AT THE ISSUANCE OF THIS PLAN.
6. THE TOTAL AREA OF PROPOSED DEVELOPMENT IS 140 ACRES.
7. THE AREA OF PAYMENT IS 0.34 AC.
8. THE AREA OF THE BUILDING IS 0.26 AC.
9. THE TOTAL BUILDABLE COVERAGE IS 0.10 AC. OR 50%.
10. IN ACCORDANCE WITH A UNANIMOUS VOTE OF THE PORTLAND CITY COUNCIL, AT THEIR REGULAR MEETING HELD ON THE 14TH DAY OF APRIL, 2002, THE CITY OF PORTLAND IS HEREBY GRANTING THE AREA TO BE CONVERTED TO THE CITY OF PORTLAND PROPOSED DEVELOPMENT IS LOCATED WITHIN A CONTRACT ZONE.
11. HAD SHALL NOT BE TRACKED ONTO THE CITY STREET SYSTEM IN THE CASE THAT HAD IS CLEAN UP ON THE THURSDAY, THE APPLICANT WILL BE RESPONSIBLE FOR THE CLEAN UP OF THE STREETS AT THE REQUEST OF EITHER THE DMG OR PUBLIC WORKS.
12. NO TEMPORARY STOCK PILES WILL BE PLACED WITHIN 100' OF THE WETLAND OR ON STEEP SLOPES.
13. 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.
14. FINISHED FLOOR ELEVATIONS:
 - UNITS 1-3 = 71.0'
 - UNITS 4-6 = 71.0'
 - UNITS 7-9 = 71.0'
 - UNITS 10-12 = 71.5'

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

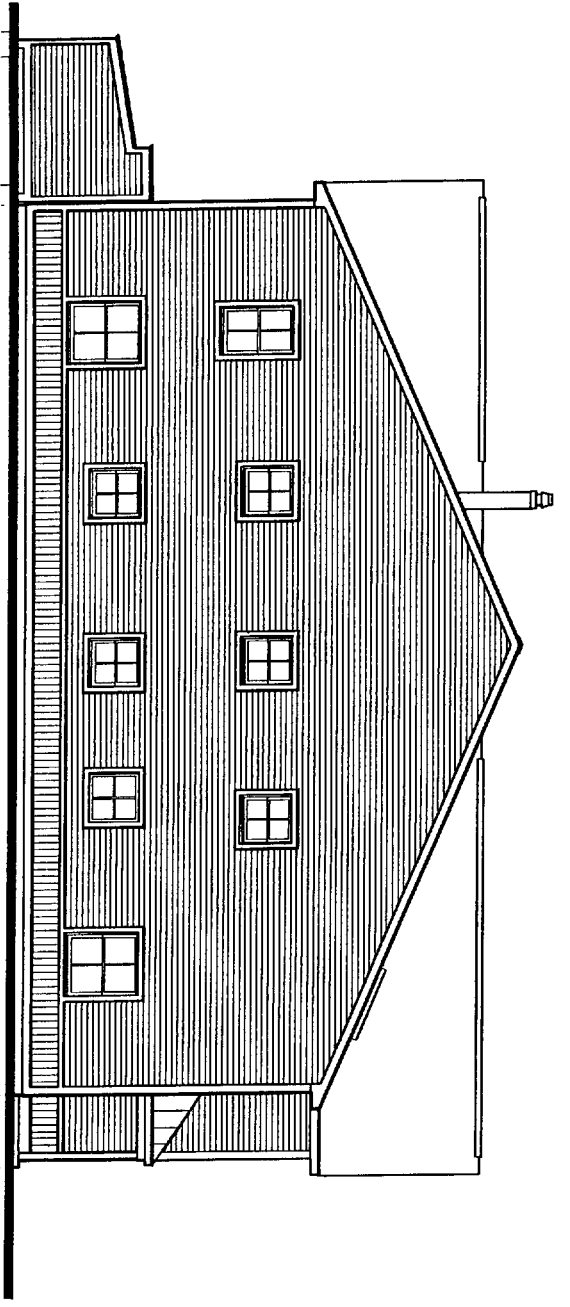
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CONDOMINIUM PLAN
STARBIRD ROAD CONDOMINIUMS
 OF:
BROWN DEVELOPMENT CORPORATION
 P.O. BOX 7022
 SCARBOROUGH, MAINE 04070-7022

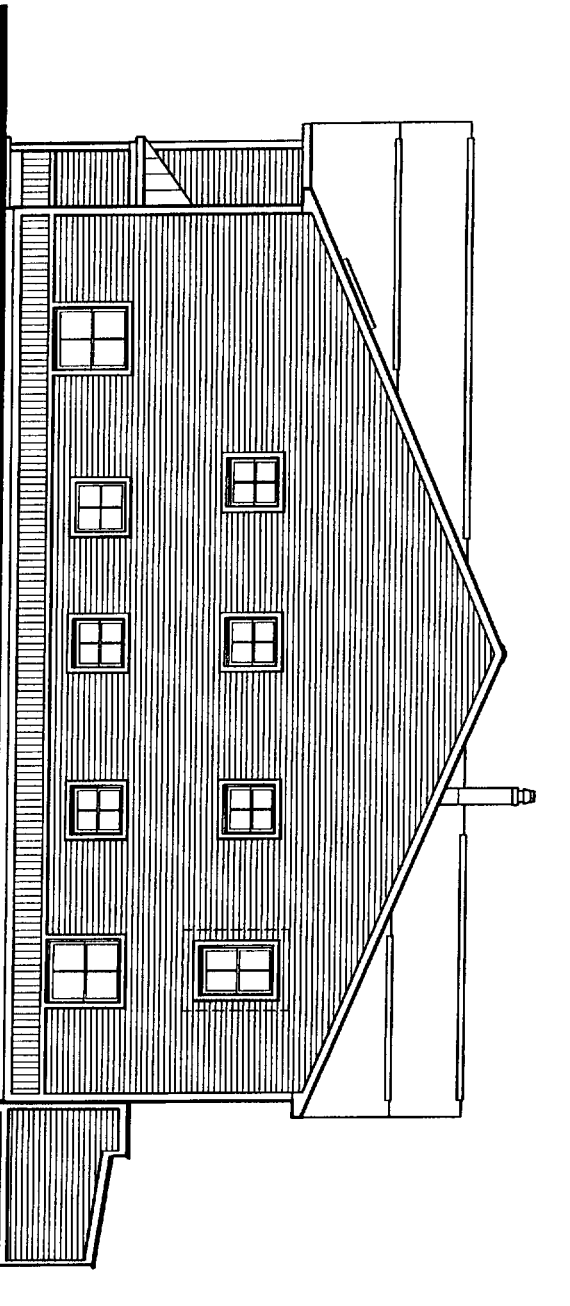
Sebago Technics
 Engineering & Planning for the Future
 100 One Depot Street
 Scarborough, Maine 04074
 Tel: (207) 558-0277

DESIGN BY: SMF
 DRAWN BY: PLS
 CHECKED BY: SMF
 DATE: 2-7-00
 SCALE: 1"=30'
 FIELD BK: 697
 PROJ. NO: 00258
 DRAWING: 0025809
SHEET 1 OF 1

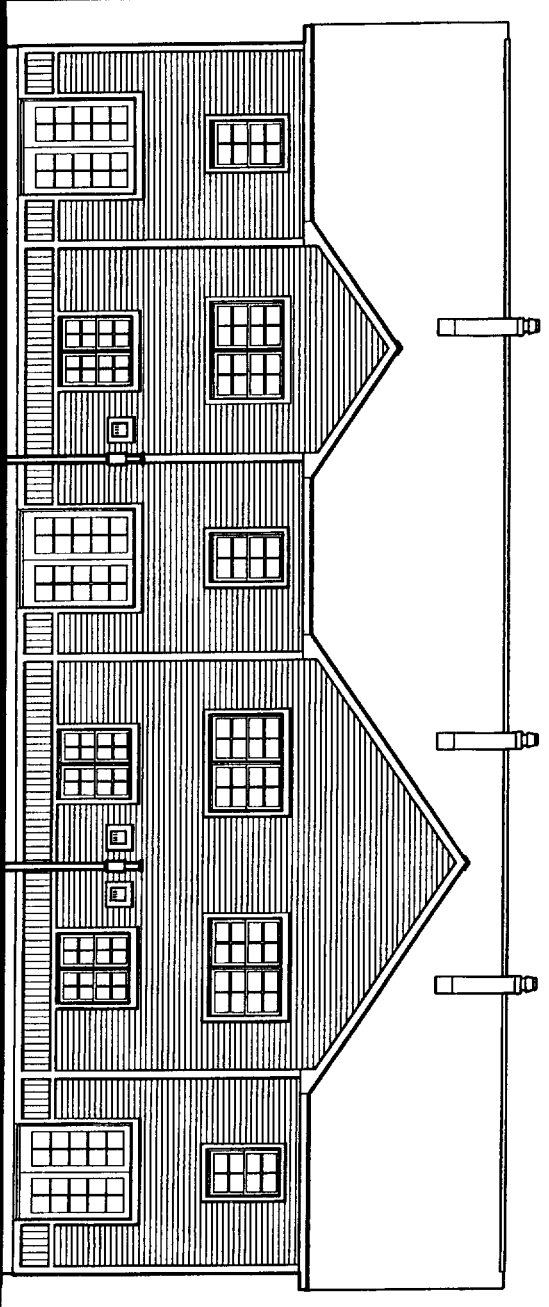
jriitano



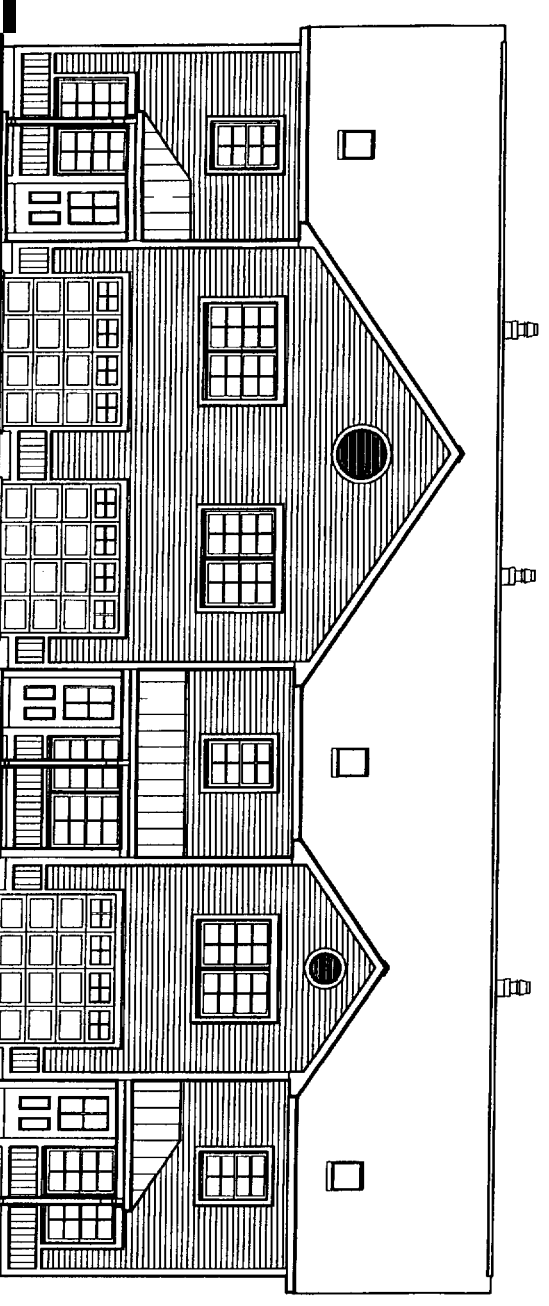
4 NORTH EXTERIOR ELEVATION
SCH-1 SCALE: NTS



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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STARBIRD ROAD CONDOMINIUMS
BROWN DEVELOPMENT CORPORATION
PORTLAND, MAINE

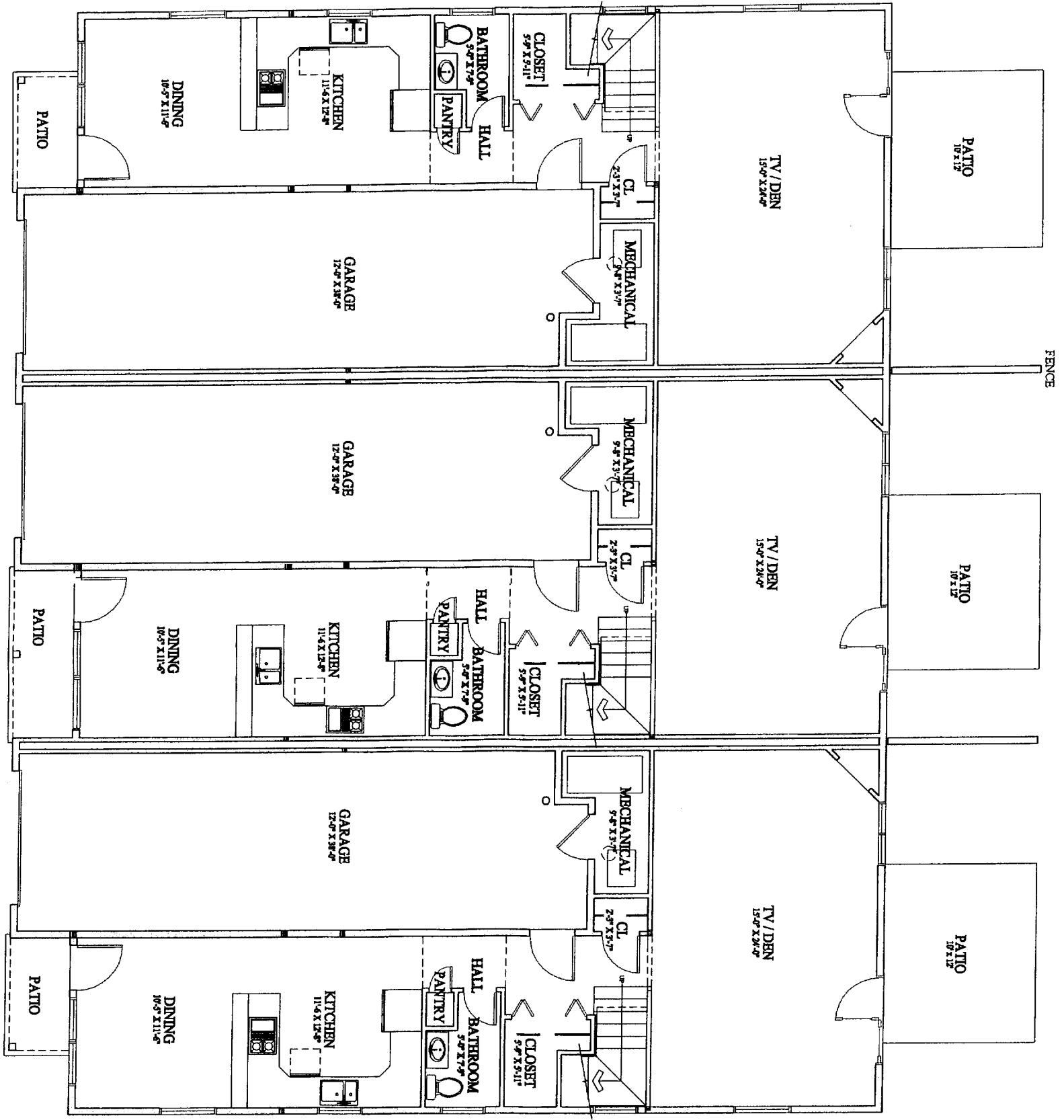
REVISIONS	
#	DATE

DATE:	01/22/02
PROJECT #:	031101
DRAWN BY:	DWR
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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STARBIRDROAD CONDOMINIUMS
BROWN DEVELOPMENT CORPORATION
PORTLAND, MAINE

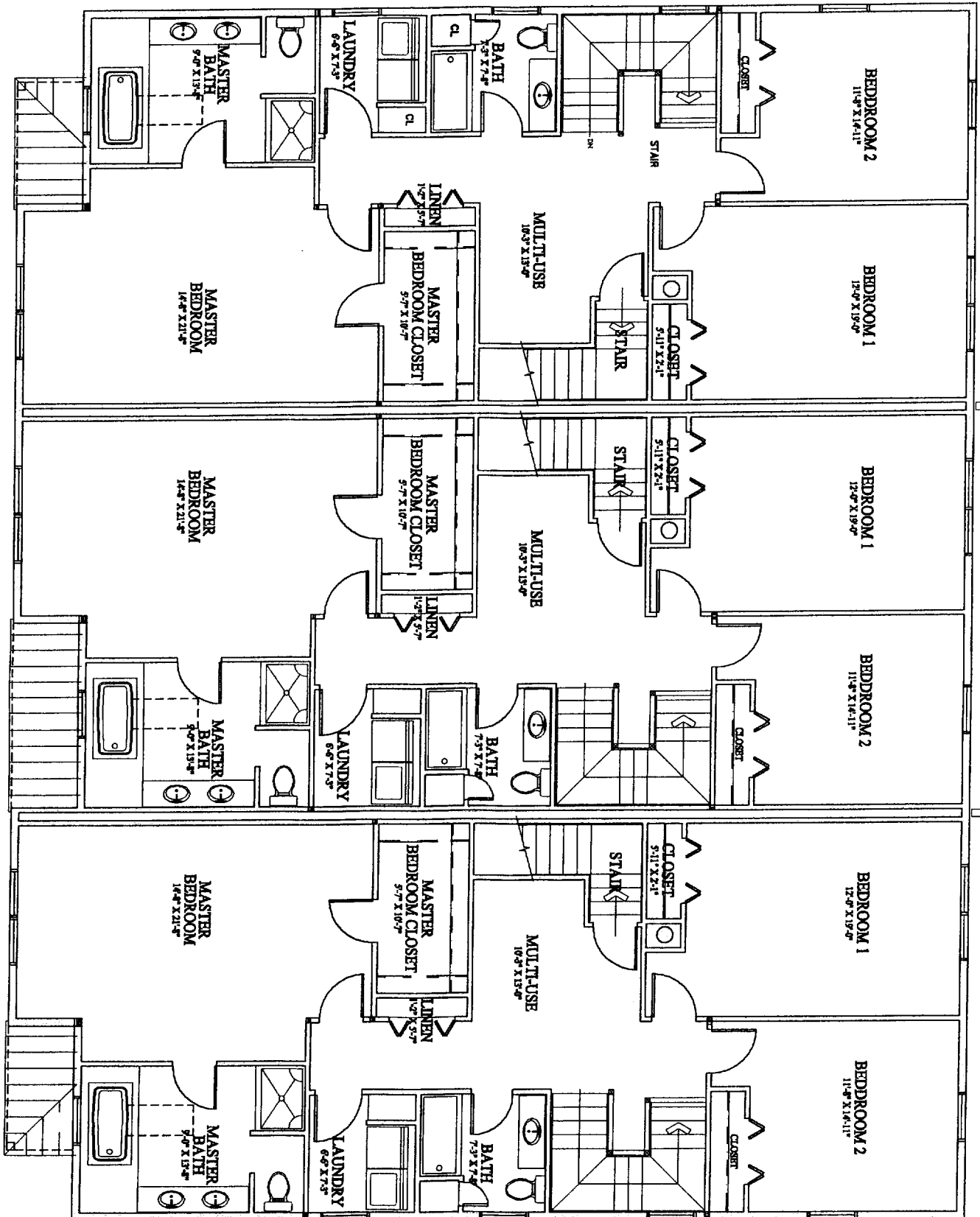
REVISIONS	
NO.	DESCRIPTION
1	DATE

DATE:	9/22/02
PROJECT #:	031101
DRAWN BY:	DMR
CHECKED BY:	
DRAWING SCALE:	AS NOTED

SHEET TITLE:	FIRST FLOOR PLAN
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SCH-1

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2 SECOND FLOOR PLAN
SCALE: NTS



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Searsville, ME 04774
www.gawron.com
Tel. 207. 883. 6347
Tel. 207. 883. 0361

STARBIRD ROAD CONDOMINIUMS
BROWN DEVELOPMENT CORPORATION
PORTLAND, MAINE

REVISIONS	
NO.	DATE

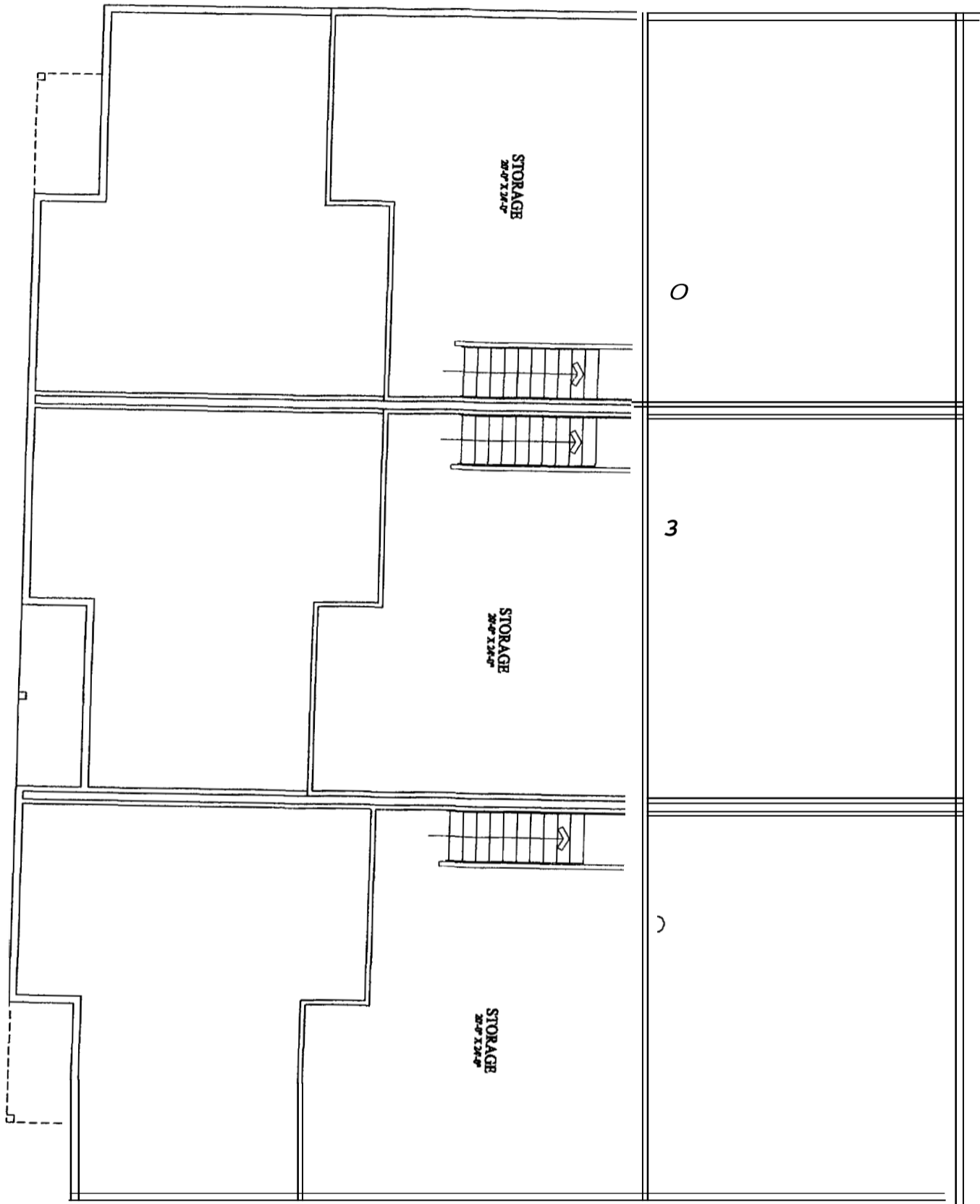
DATE:	01/22/02
PROJECT #:	031101
DRAWN BY:	JMR
CHECKED BY:	
DRAWING SCALE:	AS NOTED

SHEET TITLE:	
SECOND FLOOR PLAN	

SCH-2

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Searsville, ME 04774
Tel. 207. 883. 6347
Tel. 207. 883. 0361

-jritano



1 THIRD FLOOR PLAN
SCH-3 SCALE: NTS



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Scarborough, ME 04074
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Tel: 207.883.6307
Fax: 207.883.0961

STARBIRD ROAD CONDOMINIUMS
BROWN DEVELOPMENT CORPORATION
PORTLAND, MAINE

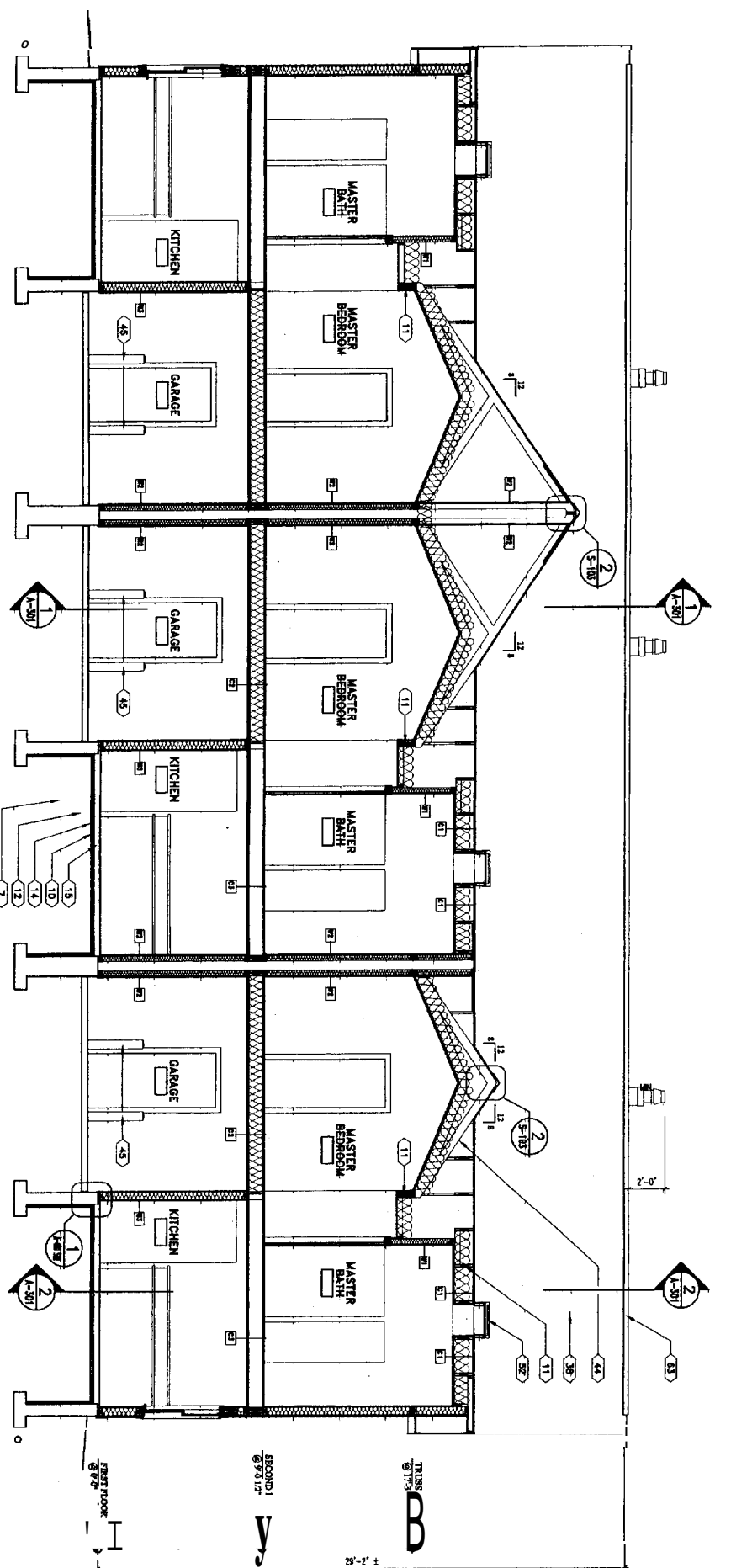
REVISIONS	
#	DESCRIPTION

DATE:	05/06/02
PROJECT #:	021101
DRAWN BY:	JRM
CHECKED BY:	BO
DRAWING SCALE:	AS NOTED

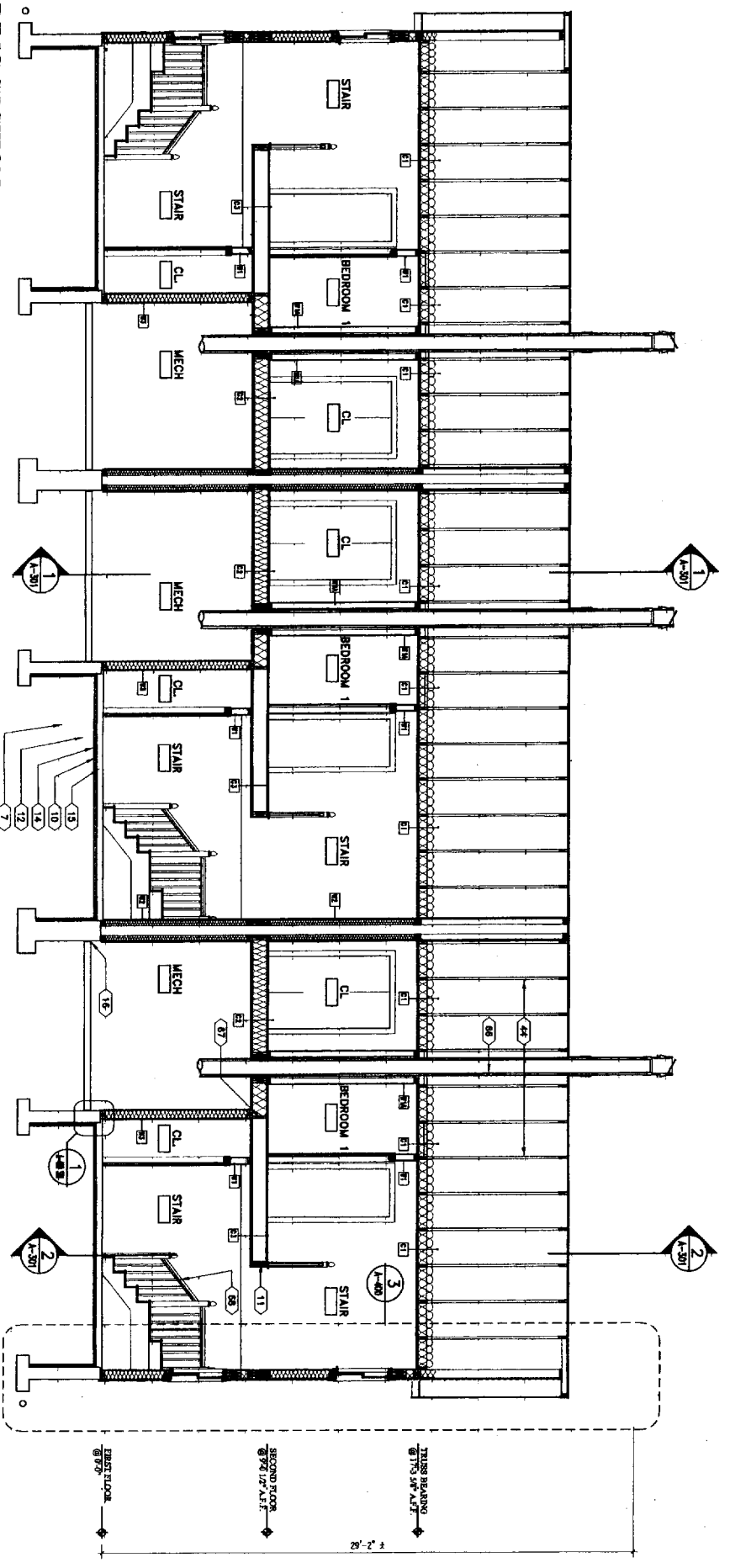
SHEET TITLE
THIRD FLOOR PLAN

SCH-3

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SPECIFICALLY IDENTIFIED HEREON.



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



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

SECTION LEGEND

- (01) FOOTING - REINFORCED CONCRETE
- (02) STEEL REINFORCING BARS - #4
- (03) 4" DUAL TILE IN W/ALUMINUM JOIST/RAILERS w/ GYPSUM BOARD
- (04) POLYURETHANE INSULATED CONCRETE
- (05) STEEL REINFORCING BARS - #4
- (06) STEEL REINFORCING BARS - #4
- (07) 1/2" POLYURETHANE INSULATED CONCRETE
- (08) STEEL REINFORCING BARS - #4
- (09) 1/2" POLYURETHANE INSULATED CONCRETE
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- (90) 1/2" POLYURETHANE INSULATED CONCRETE

STARBIRD ROAD CONDOMINIUMS
BROWN DEVELOPMENT CORPORATION
 PORTLAND, MAINE

GAWRON ARCHITECTS
 23 BROAD STREET
 SEASIDE, MAINE 04074
 TEL: 207.883.6307
 FAX: 207.883.0861



REVISIONS	
DATE	DESCRIPTION
02/28/02	ISSUED FOR CONSTRUCTION
02/28/02	

DATE:	02/08/02
PROJECT #:	0204802
DESIGNED BY:	DMA
CHECKED BY:	SC
DRAWING SCALE:	AS NOTED
SHEET TITLE	
BUILDING SECTIONS	

A-300



GAWRON ARCHITECTS
 29 BIRCH TOWER ROAD
 SCARBOROUGH, ME 04074
 WWW.GAWRON.COM
 TEL: 207.883.6307
 FAX: 207.883.0961

STARBIRD ROAD CONDOMINIUMS
 BROWN DEVELOPMENT CORPORATION
 PORTLAND, MAINE

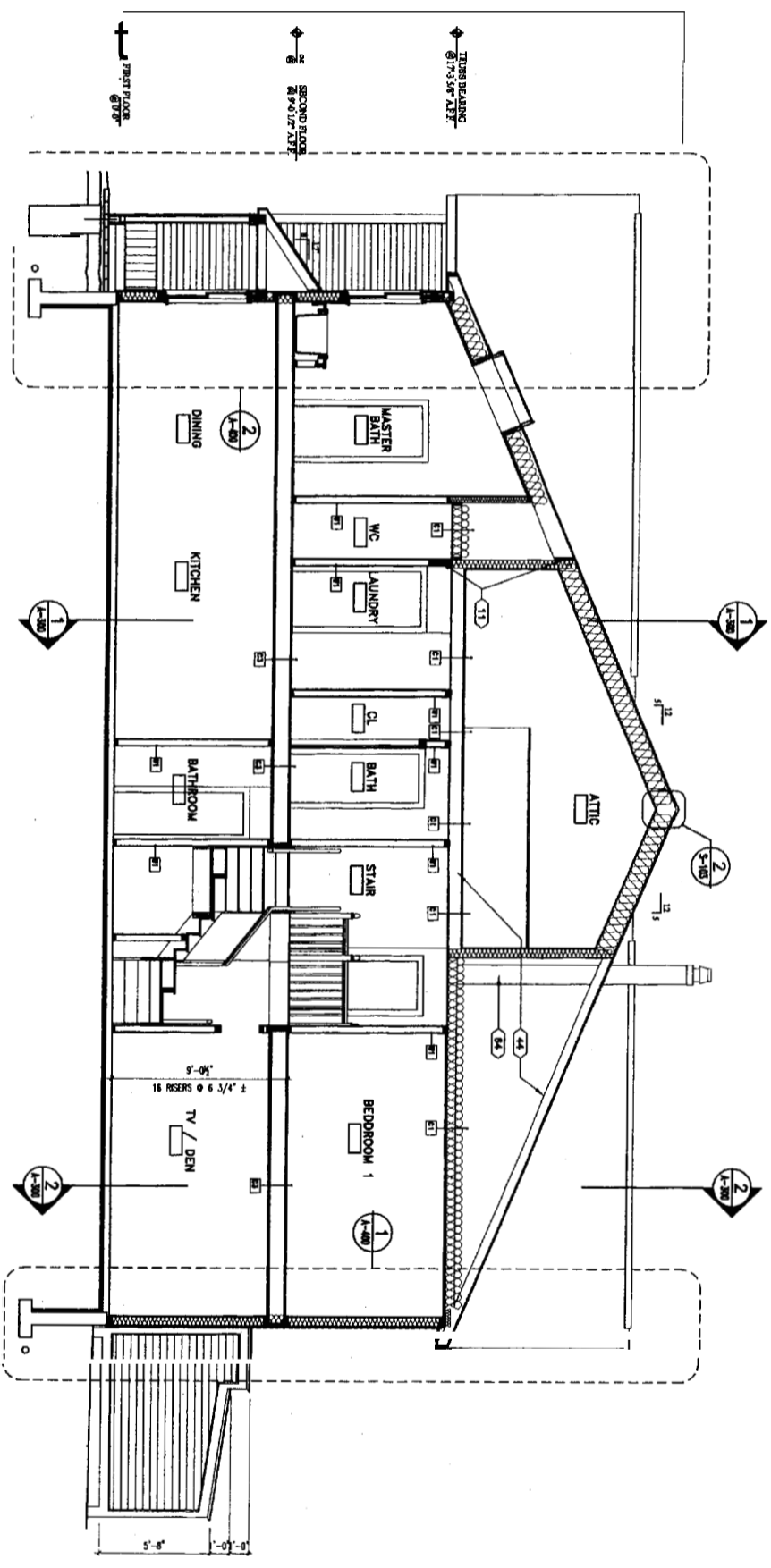
#	DATE	REVISIONS
1	02/04/02	ISSUED FOR CONSTRUCTION
2	02/28/02	CONSTRUCTION

DATE:	06/06/02
PROJECT #:	011101
DRAWN BY:	DWR
CHECKED BY:	SO
DRAWING SCALE:	AS NOTED
SHEET TITLE	
BUILDING SECTIONS	

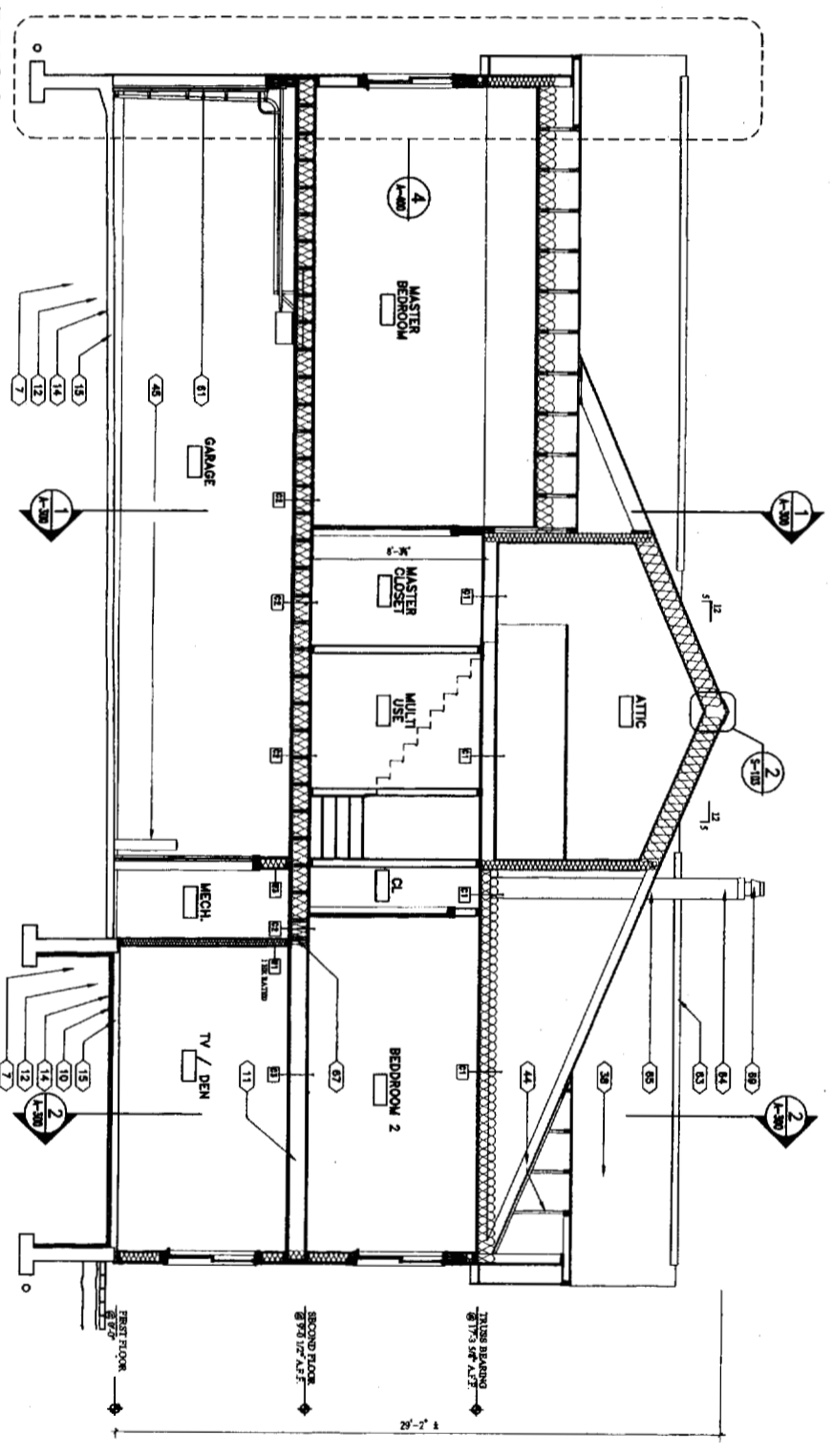
A-301

SECTION LEGEND

- (01) FOOTING - REINFORCED IN-PLACE CONCRETE
- (02) STEEL REINFORCING BARS - (1) #5
- (03) REINFORCING BARS - (1) #5
- (04) REINFORCING BARS - (1) #5
- (05) REINFORCING BARS - (1) #5
- (06) STEEL REINFORCING BARS - (1) #4
- (07) REINFORCING BARS - (1) #4
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- (67) REINFORCING BARS - (1) #4
- (68) REINFORCING BARS - (1) #4
- (69) REINFORCING BARS - (1) #4



RISING SECTION



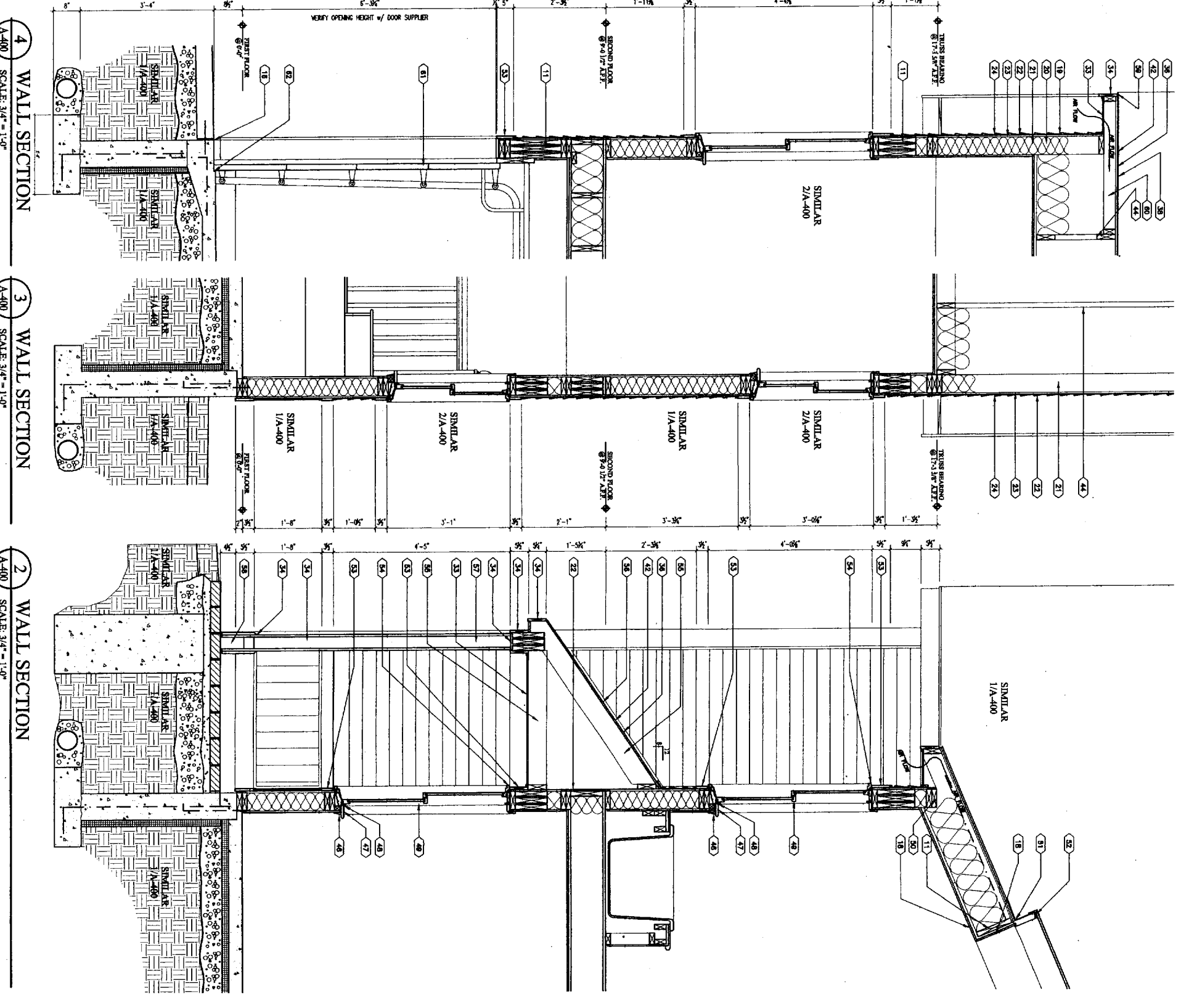
BUILDING SECTION

SCALE: 1/4" = 1'-0"

A-301

SECTION LEGEND

- 01 FOOTING - FORMED-IN-PLACE CONCRETE
- 02 STEEL REINFORCING BARS - 0# 4
- 03 4" POLYURETHANE INSULATION
- 04 1/2" POLYURETHANE INSULATION
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4 WALL SECTION
SCALE: 3/4" = 1'-0"

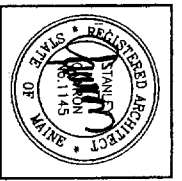
3 WALL SECTION
SCALE: 3/4" = 1'-0"

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

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

STARBIRD ROAD CONDOMINIUMS
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PORTLAND, MAINE

GAWRON ARCHITECTS
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Scarborough, ME 04074
Tel: 207.883.6307
Fax: 207.883.0461
www.gawron.com



NO.	DATE	REVISIONS
1	02/20/02	ISSUED FOR PERMIT
2	02/20/02	REVISIONS TO PERMIT
3	02/20/02	REVISIONS TO PERMIT

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

SHEET TITLE: WALL SECTIONS

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