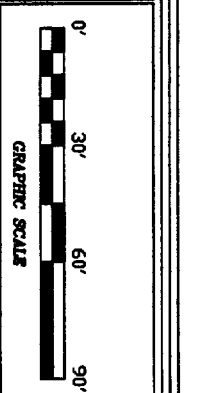


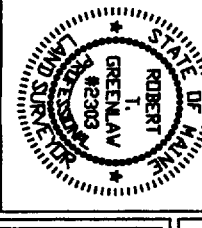
RECEIVED
MAY 17 2006
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
UNACCEPTED STREET

REVISIONS:
REV 3: 10/14/2005 - ADDED DECK AND RAUP PORCH LINED
REV 2: 9/21/2005 - REDUCED FIRST FLOOR ELEVATION TO 104.4'
REV 1: 9/12/2005 - ADDED SHEET 2 - PROPOSED DWELLING
LOCATION: 163 BURNHAM STREET/VERRILL STREET, PORTLAND

STATE OF MAINE, CAMBERLAND SS
REGISTERED PROFESSIONAL ENGINEER
AT : H
M. AND RECORD
IN PLAN BOOK PAGE



PROPERTY AREA AND ADJACENT AREAS TO BE SURVEYED AND SHOWN



CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSING FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:
a) NO WRITTEN REPORT
ROBERT T. GREENLAW P.E.
V. PRESIDENT, BACK BAY BOUNDARY, INC. DATE: OCTOBER 14, 2005

GENERAL NOTES:

1. RECORD OWNER OF PARCELS, JAMES P. & JANE E. BURNHAM, DECEASED AT BOOK 21971, PAGE 127 AS RECORDED IN THE CAMBERLAND COUNTY REGISTER OF DEEDS (C.C.R.D.).
2. RECORDS ARE BASED UPON A MAGNETIC DECLINATION TAKEN AT THE TIME OF THIS SURVEY, 09/22/2005, UTILIZING THE FOLLOWING EQUIPMENT:
MAGNETIC COMPASS
MAGNETIC COMPASS
3. AREA OF SUBJECT PARCEL: 17,021.64 SQ. FT., 0.41 ACRES
PROPOSED LOT 1: 8980.50 SQ. FT., 0.20 ACRES
NEW LOT 2: 8041.14 SQ. FT., 0.21 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) PORTLAND VILLA SITES, PORTLAND, MAINE, OWNED BY LEMMONER CO. INC., D UED JULY 9, 1918, RECORDED IN C.C.R.D. PLAN BOOK 14, PAGE 7.
b.) CITY OF PORTLAND STREET DETERMINATION SHEET - REPORT ST. 1 & 2.
c.) CITY OF PORTLAND ASSESSORS PLANS, NO. 300 BLOCK B LOTS 1 AND 88 REVISION 6/7/05, AND NO. 301 BLOCK B LOTS 2,3,7, REVISION 6/7/04.
d.) SUBDIVISION SITE PLAN FOR DUND CHASE, VERRILL, & WEST ST., PORTLAND, MAINE BY DOWNEST SURVEYING AND DEVELOPMENT, DATED 12/15/1989 (RECORDED 4/9/1990), CITY OF PORTLAND PLAN DRAWER 872 PAGE 17.
e.) PORTLAND STREET SURVEYING AND DEVELOPMENT, PORTLAND AND WATER DISTRICTS, PORTLAND, MAINE, CITY OF PORTLAND PLAN FILE 808 PAGE 11.
f.) PORTLAND STREET SURVEYING AND DEVELOPMENT, PORTLAND AND WATER DISTRICTS, PORTLAND, MAINE, CITY OF PORTLAND PLAN DRAWER 851 PAGE 8.
g.) BELFORT STREET IS ACCEPTED (1931 AND 1991) AT 50 FT. WIDTH FOR 300.00 FT FROM FOREST AVENUE, 166.8 FT REMAINS UNACCEPTED TO FLETCHER STREET; VERRILL STREET IS CURRENTLY AN UNACCEPTED STREET PROPOSED AT 50 FT WIDTH.
h.) STREET ALIGNMENT IS BASED UPON BEST FIT LINE ALIGNMENT OF 4 HANGERS ALONG THE SOUTHWESTERLY SIDE OF VERRILL STREET BEGINNING AT THE BARRED 75' FIELD LOT LINE ALIGNMENT IS BASED UPON THIS REF.
i.) DIMENSIONS ARE BASED UPON AN ASSUMED VALUE OF 102.00 FT AT CAPPED REBAR FORMED AT 10' FROM CURB AND 10' FROM SIDEWALK, 448.26 FT NORTHWESTERLY OF THE NORTHWESTERLY CORNER OF SUBJECT PROPERTY.
j. SEWER AND WATER LINE LOCATIONS ARE APPROXIMATE ONLY, BASED UPON PLAN REFERENCE 41, NOT VERIFIED IN FIELD.
k. THERE WERE NO ADJACENT EXISTENTS OR RESTRICTIONS BARRING OR OBSTRUCTING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

BOUNDARY:

R-3 ZONING
FRONT - 25 FT. REAR - 25 FT.
SIDE - 1-1/2 STORIES, 8 FT.; 2 STORIES, 14 FT.
MINIMUM LOT SIZE, ALSO 50 FT.
MINIMUM BUILDING HEIGHT, 8 FT.
MINIMUM LOT COVERAGE, 20%

FLOOD NOTES:

NO FLOODING NOTED. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP. FLOODING IS POSSIBLE IN THIS AREA. AN EFFECTIVE DATE OF 12/8/1984, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

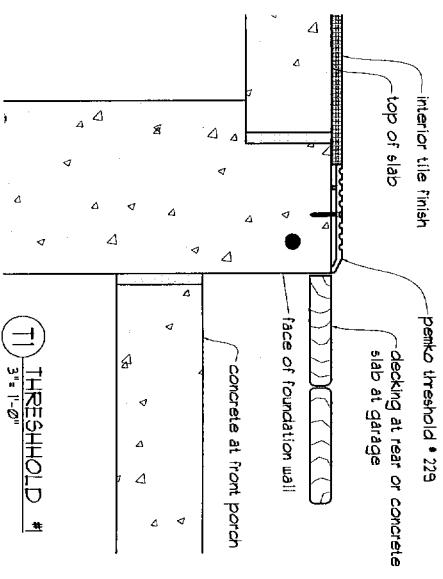
- CRF @ Capped 5/8" Rebar Set with
- RFB @ Rebar Found
- IPF @ Iron Pipe Found
- U @ Utility Pole
- OHU @ Overhead Utilities
- Abuttor Line
- Property Line
- Street Line
- Edge of Traveled Way
- SRL Fence
- Water Main
- N/F New Or Formerly
- BIT. Bituminous Patching
- 12345/89 Dead Book/Pipe of Lead Register
- Proposed Contour Line
- Contour Line
- Water Line
- Sewer Line

TOPOGRAPHIC AND BOUNDARY PLAN
WITH PROPOSED LOT SPLIT - PROPOSED DWELLING
AT 100-104 VERRILL & 163 BELFORT STREETS, PORTLAND, MAINE

FOR: ART GIRARD

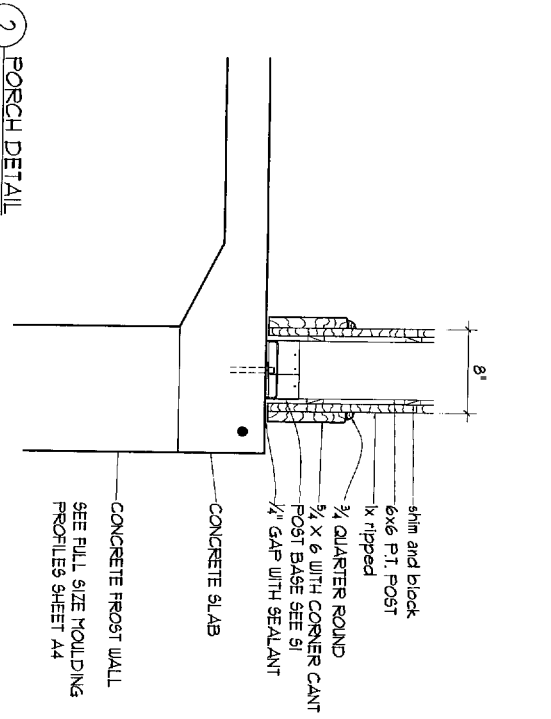
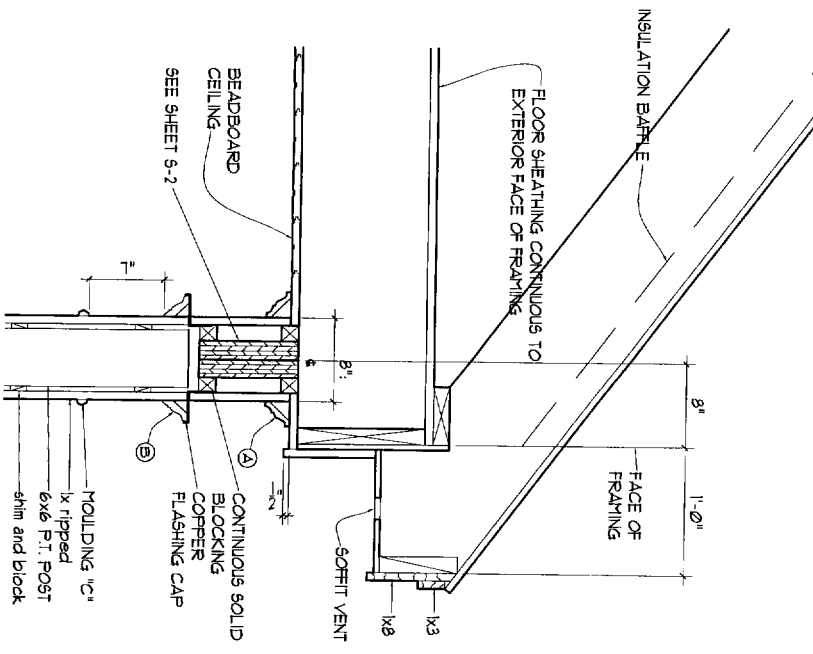
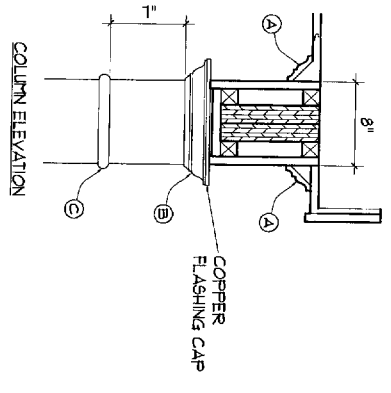
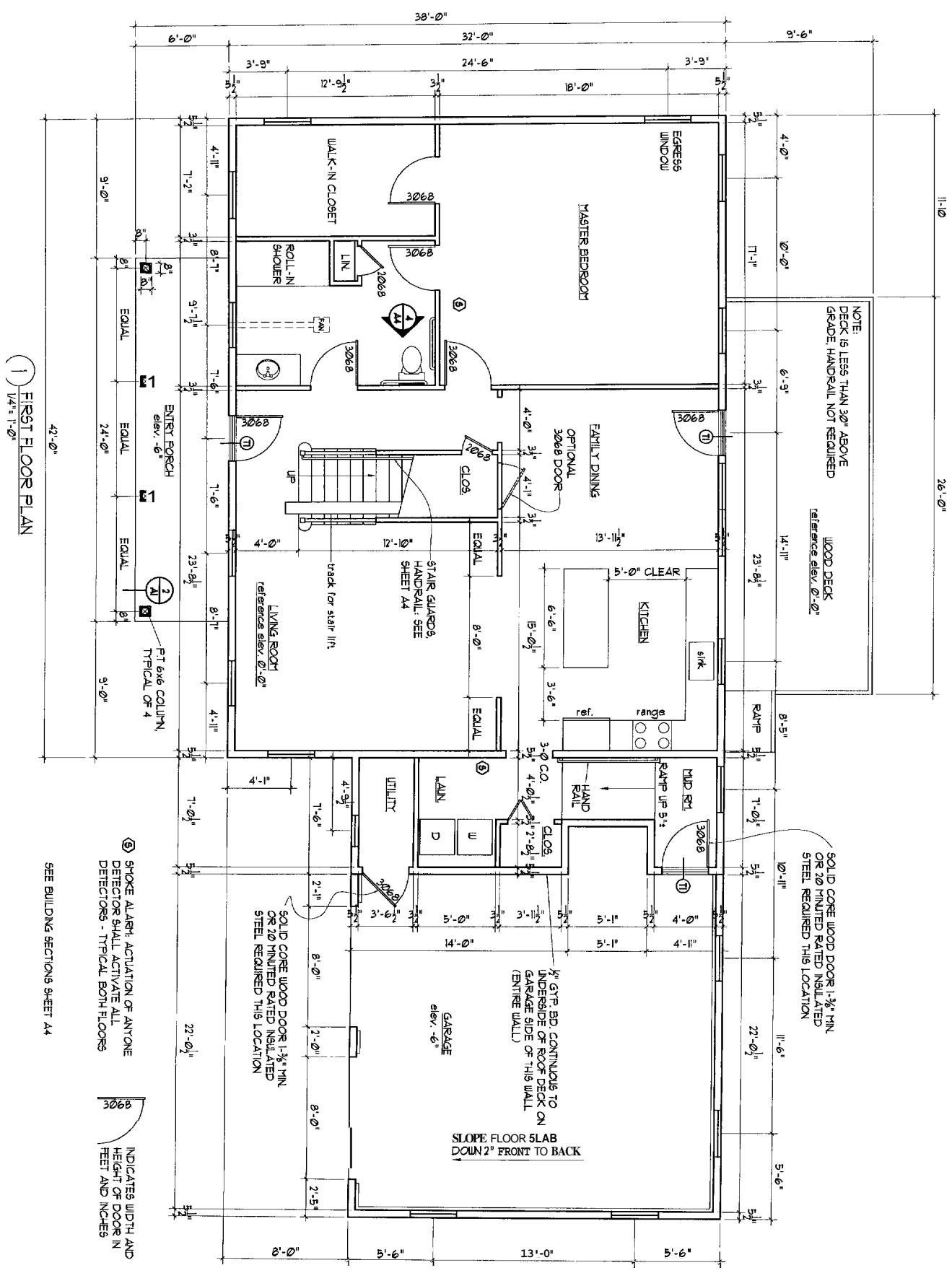
PREPARED BY:
BACK BAY BOUNDARY, INC.
LAND SURVEYING
643 FOREST AVENUE
PORTLAND, MAINE 04101
207-774-2855 FAX 207-347-4346

DRAWN BY: PAM
CHECKED BY: DND
SCALE: 1" = 30'
SHEET DATE: 06/22/2005
JOB NUMBER: 20050651
SHEET: 2 of 2 - REV 2
DRAWER: 2005 NO. 051



CONTINUED FROM PREVIOUS SHEETS

1ST FLOOR AREA	1509
2ND FLOOR AREA (HEATED)	499
2ND FLOOR ATTIC AREA (UNHEATED)	284
GARAGE AREA	555
DECK AREA	241
FOOTPRINT WITHOUT DECK	2064
TOTAL AREA IF ATTIC IS FINISHED	2791



1 FIRST FLOOR PLAN
1/4" = 1'-0"

2 PORCH DETAIL

ISSUED FOR PERMIT
FLOOR PLAN

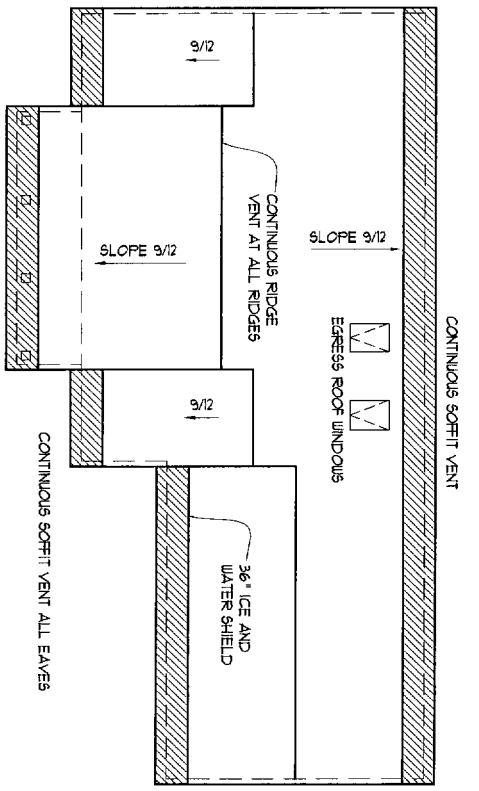
Date	October 5, 2005	Scale	see drawing
Drawn By		Checked By	
Revisions			

ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

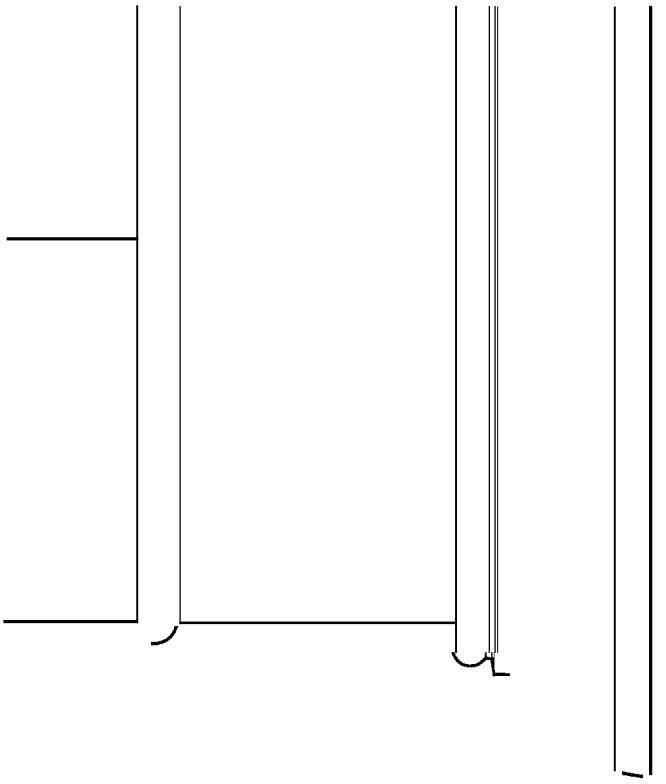
Project:
Blanchard Residence
163 Belfort Street
Portland, Maine 04103

Owner:
Jim and Jane Blanchard
163 Belfort Street
Portland, Maine

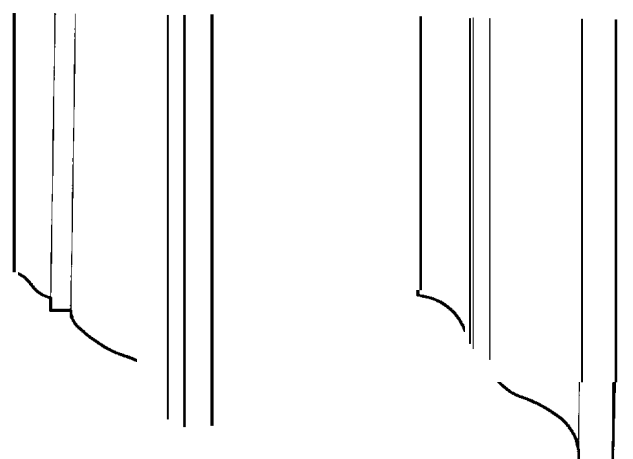
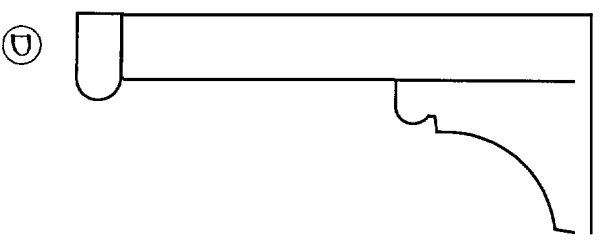
A1



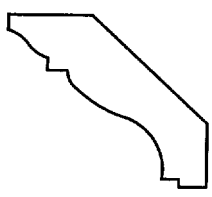
2 ROOF PLAN
1/8" = 1'-0"



4 EXTERIOR WINDOW CROWN
FULL SIZE



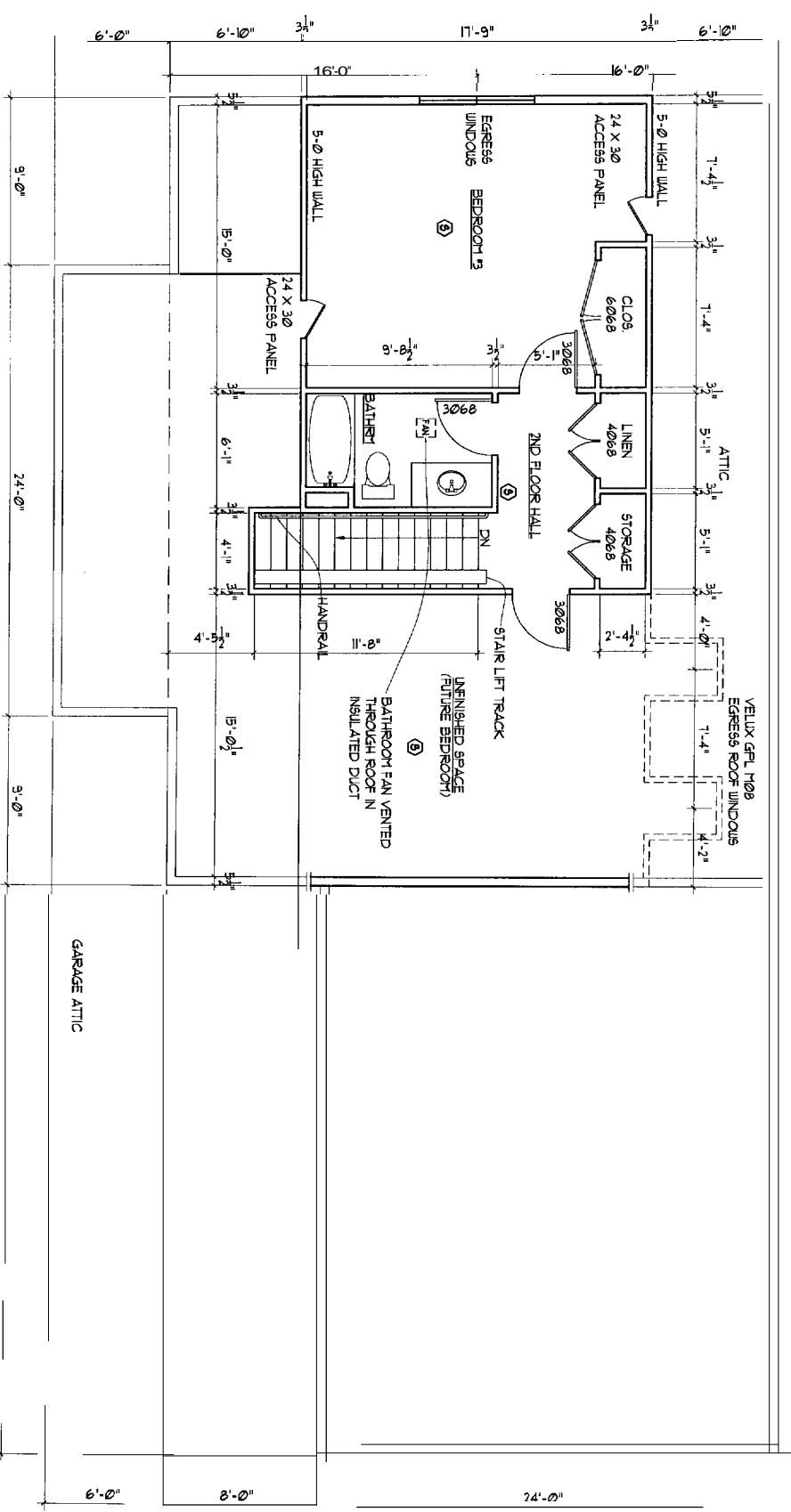
A 1/2" x 3 3/8" NEW ENGLAND CLASSIC HOLDING # 318



B 1/2" x 3" NEW ENGLAND CLASSIC HOLDING # 317



C 1/2" x 1" HALF ROUND



1 SECOND FLOOR PLAN
1/4" = 1'-0"

FILL SIZE MOLDING PROFILES FOR REFERENCE. MATCH PROFILES WITH STOCK SIZES.

MOLDING PROFILES

ISSUED FOR PERMIT
FLOOR PLAN

Date	October 5, 2005	Scale	see drawing
Drawn By:		Checked By:	
Revisions:			

ARCHETYPE, P.A. ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
Blanchard Residence
163 Belfort Street
Portland, Maine 04103

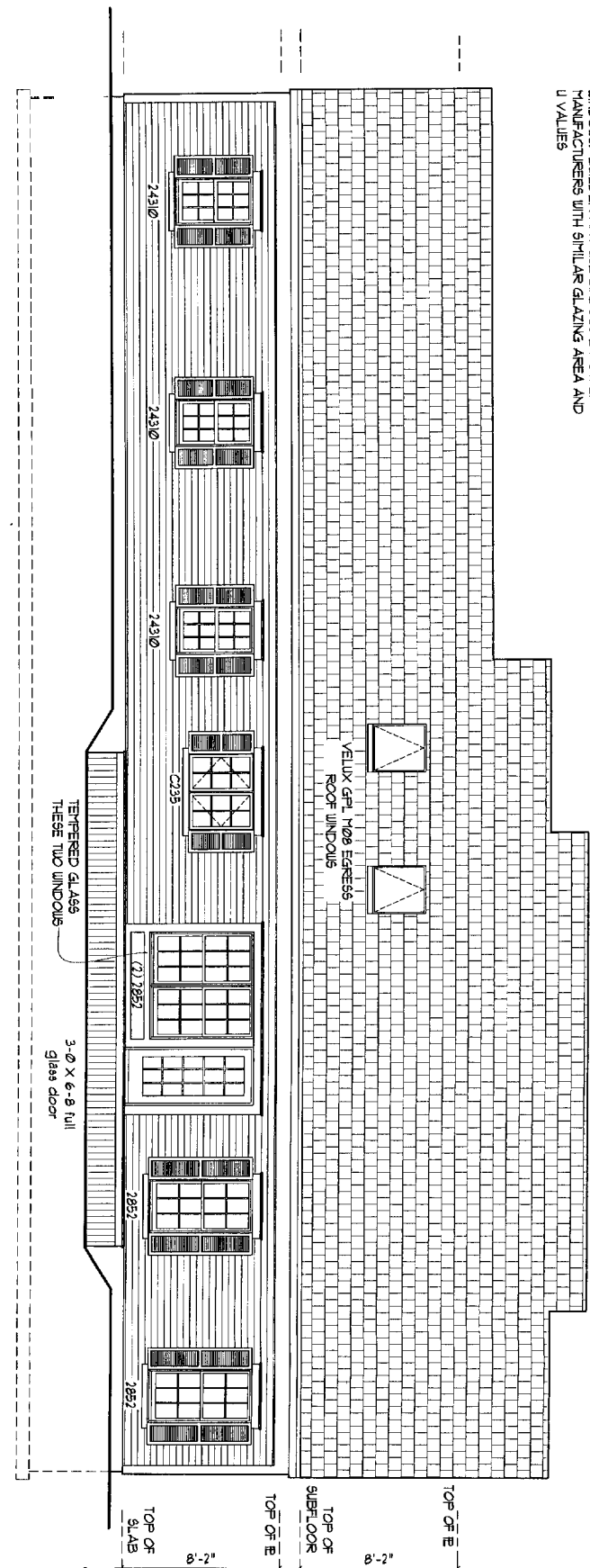
owner:
Jim and Jane Blanchard
163 Belfort Street
Portland, Maine

A2

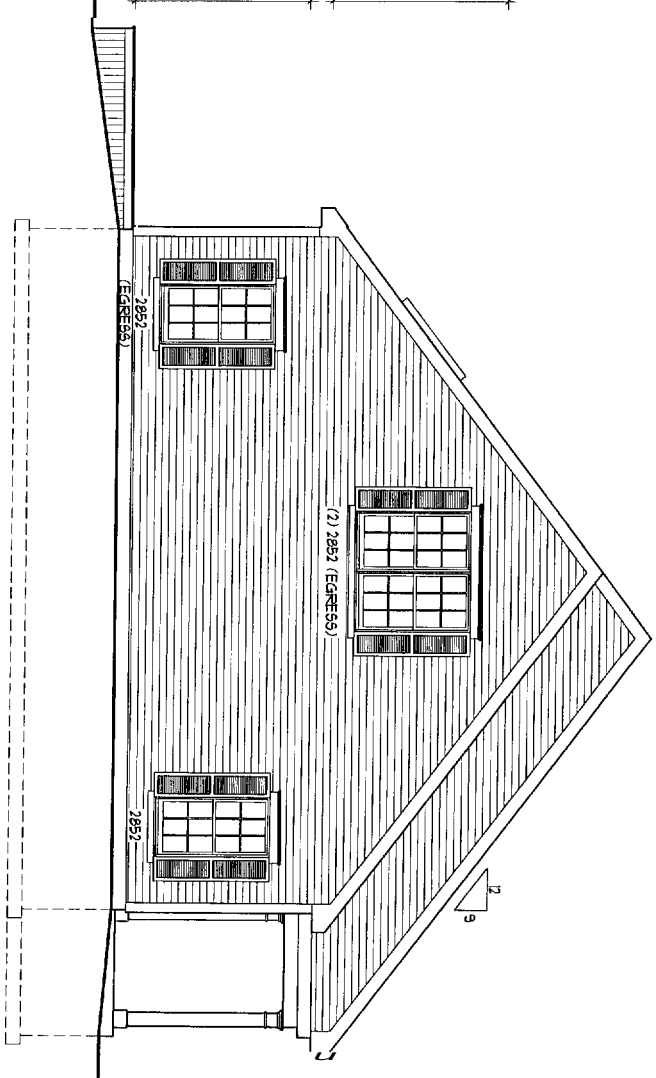
WINDOW SCHEDULE

DESIGNATION	GLAZED AREA	U VALUE
3052	12.6	-
24310	6.78	-
2852	11.09	-
C735	9.9	-
FRONT DOOR	31	-
DECK DOOR	21.4	-
GARAGE DOOR	0	-

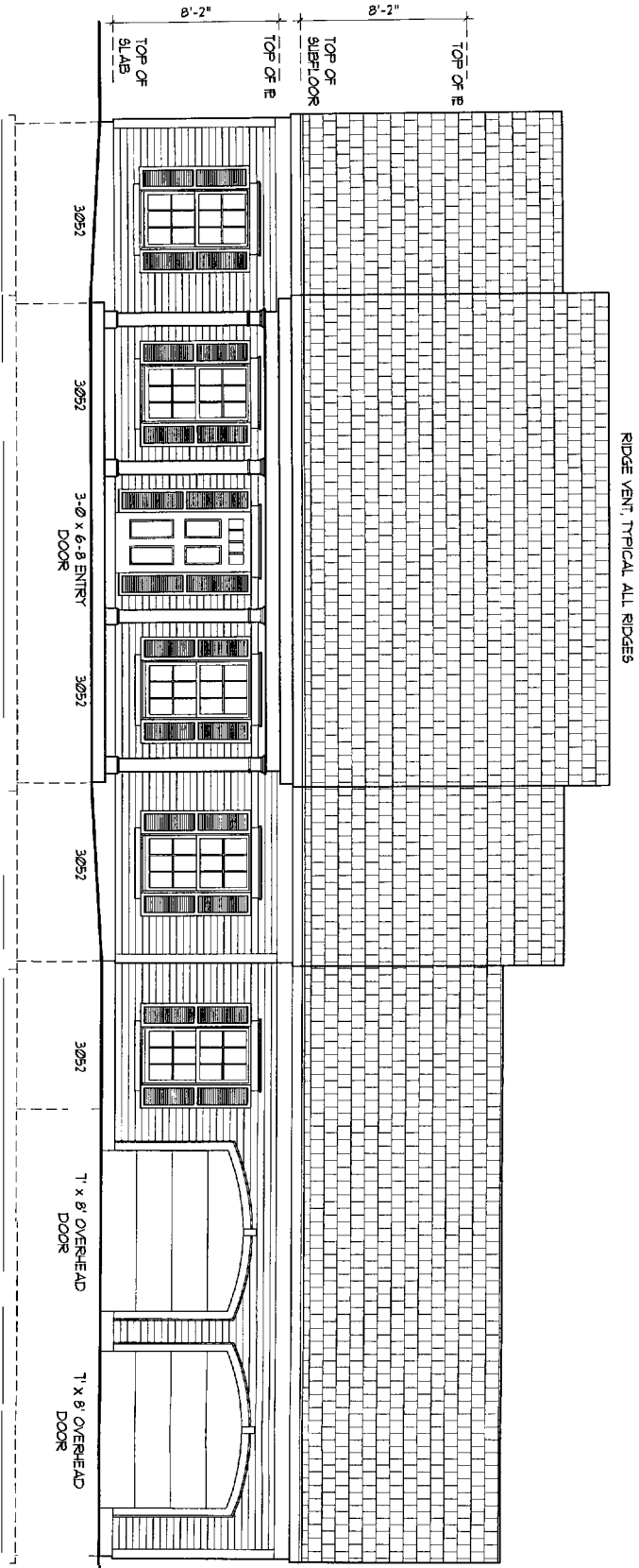
DESIGNATIONS ARE FOR ANDERSON SERIES 100 WINDOWS. BUILDER MAY USE WINDOWS BY OTHER MANUFACTURERS WITH SIMILAR GLAZING AREA AND U VALUES



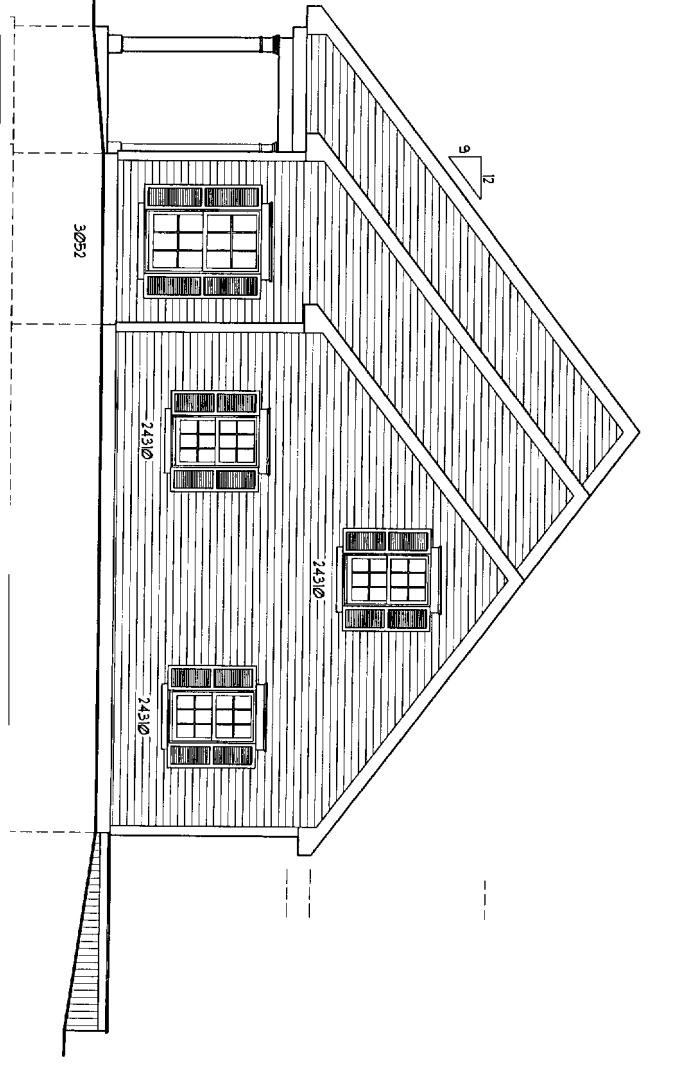
3 REAR ELEVATION
1/4" = 1'-0"



4 MASTER BEDROOM SIDE ELEVATION
1/4" = 1'-0"

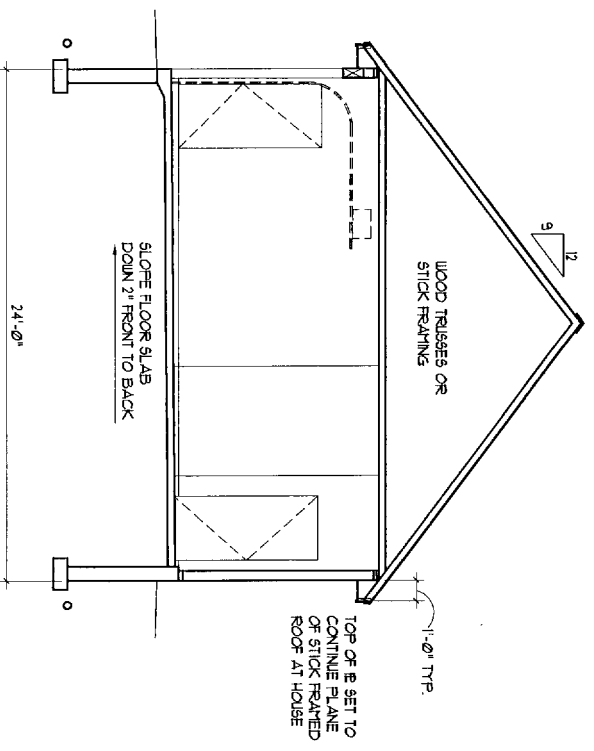


1 FRONT ELEVATION
1/4" = 1'-0"

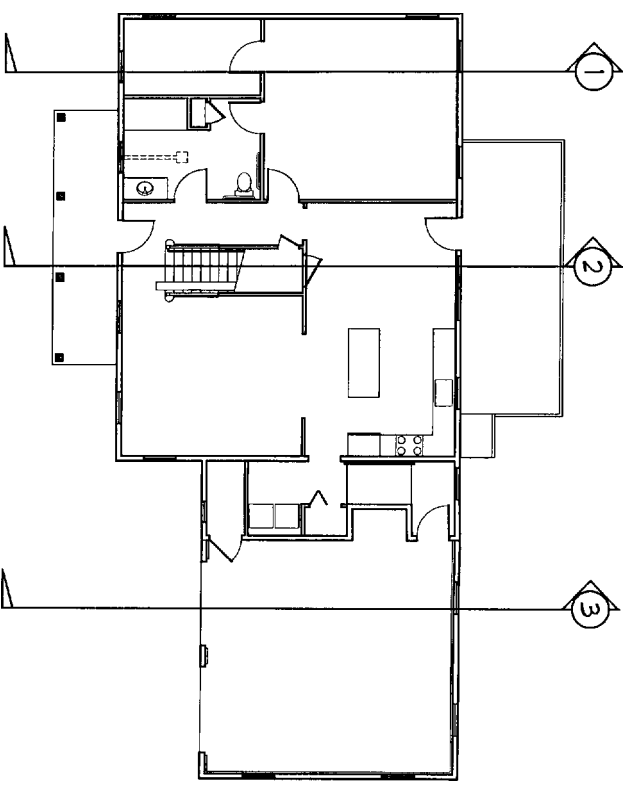


2 GARAGE SIDE ELEVATION
1/4" = 1'-0"

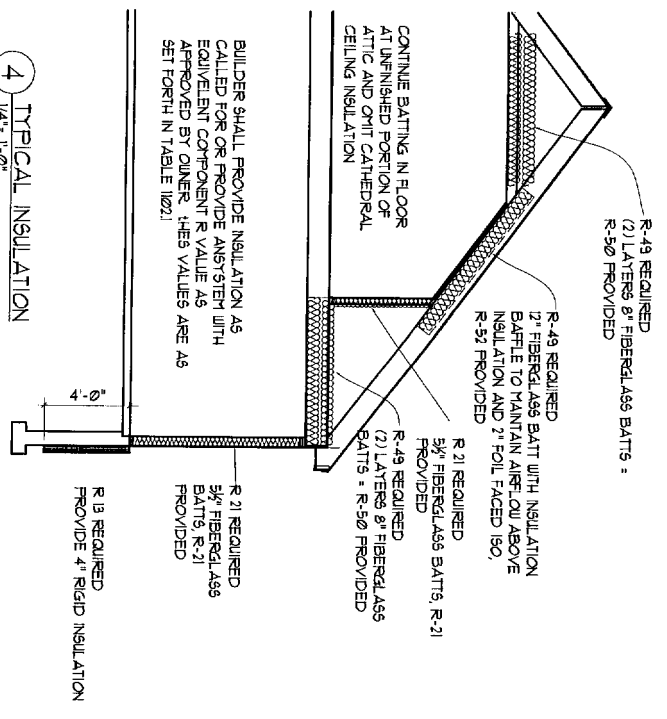
A3	ISSUED FOR PERMIT	Date October 5, 2005	Scale see drawing	ARCHETYPE, P.A. ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 7724056	Project:	Owner:
	ELEVATIONS	Drawn By:	Checked By:		Blanchard Residence 163 Belfort Street Portland, Maine 04103	Jim and Jane Blanchard 163 Belfort Street Portland, Maine



3 BUILDING SECTION 3
1/4" = 1'-0"

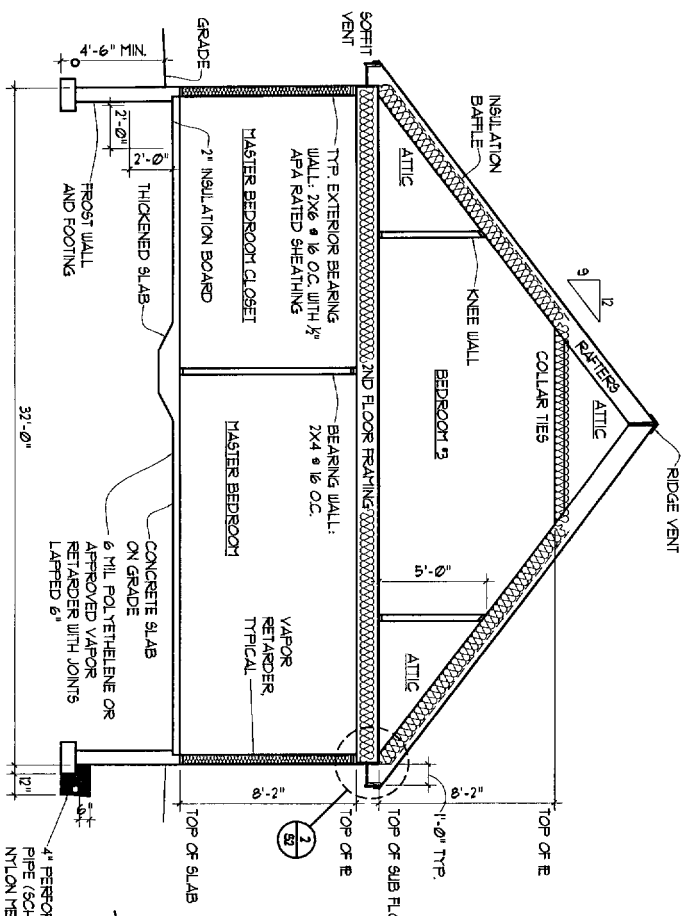


4 SECTION KEY PLAN
1/8" = 1'-0"

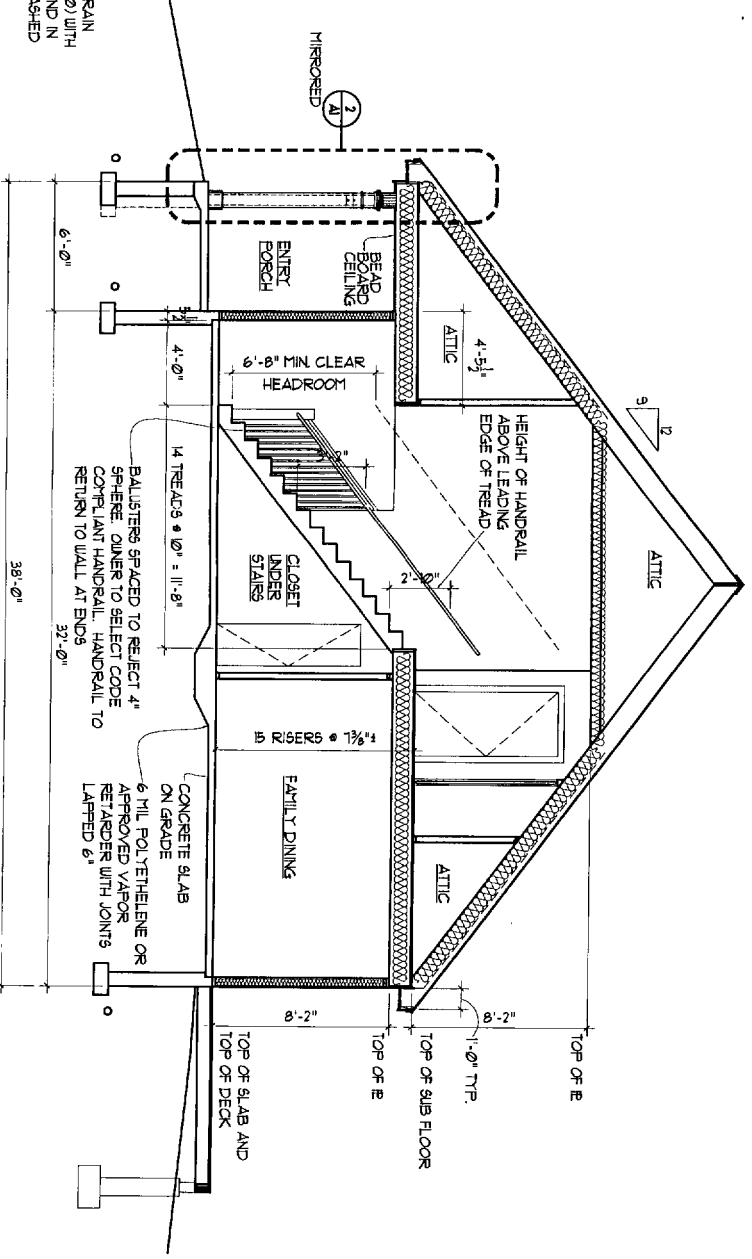


4 TYPICAL INSULATION
1/4" = 1'-0"

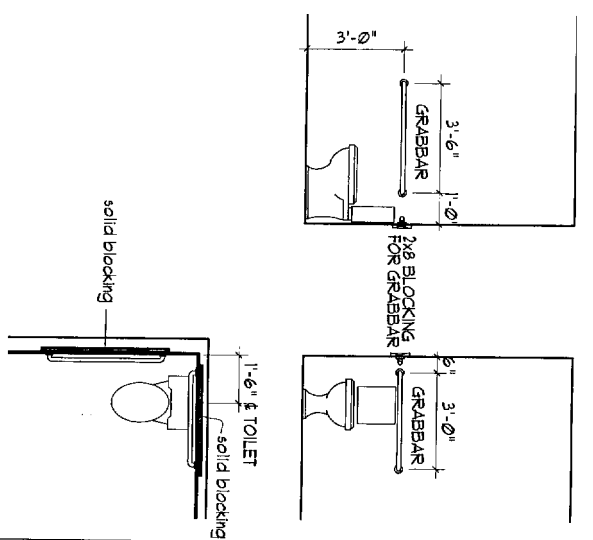
GLAZING PERCENTAGE FOR THIS DESIGN IS 93%



1 BUILDING SECTION 1
1/4" = 1'-0"



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



4 BATHROOM ELEVATIONS
3/8" = 1'-0"

ISSUED FOR PERMIT
BUILDING SECTIONS

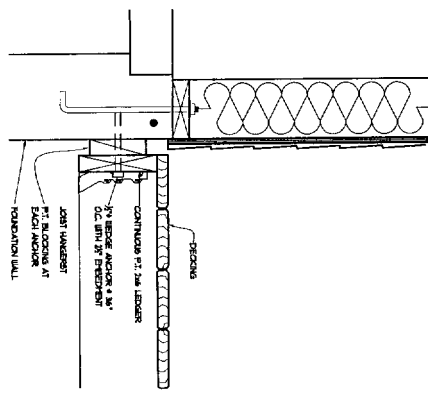
Date	October 5, 2005	Scale	drawing
Drawn By		Checked By	
Revisions			

ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

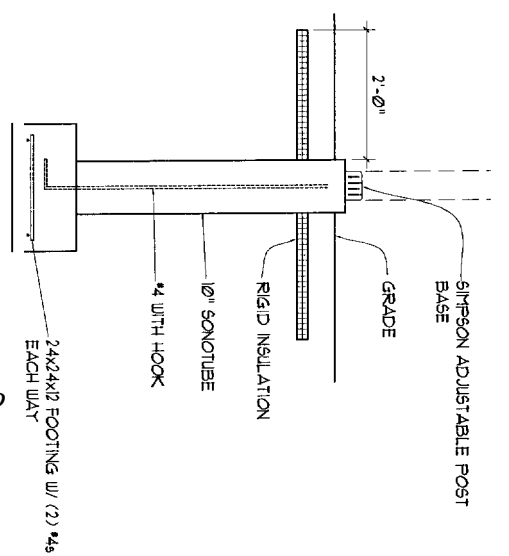
Project
Blanchard Residence
163 Belfort Street
Portland, Maine 04103

Owner:
Jim and Jane Blanchard
163 Belfort Street
Portland, Maine

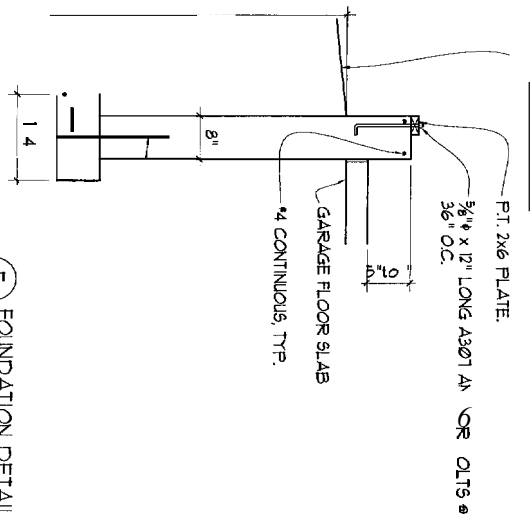
A4



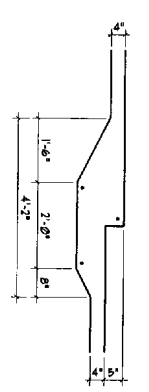
1 LEDGER DETAIL
1/2" = 1'-0"



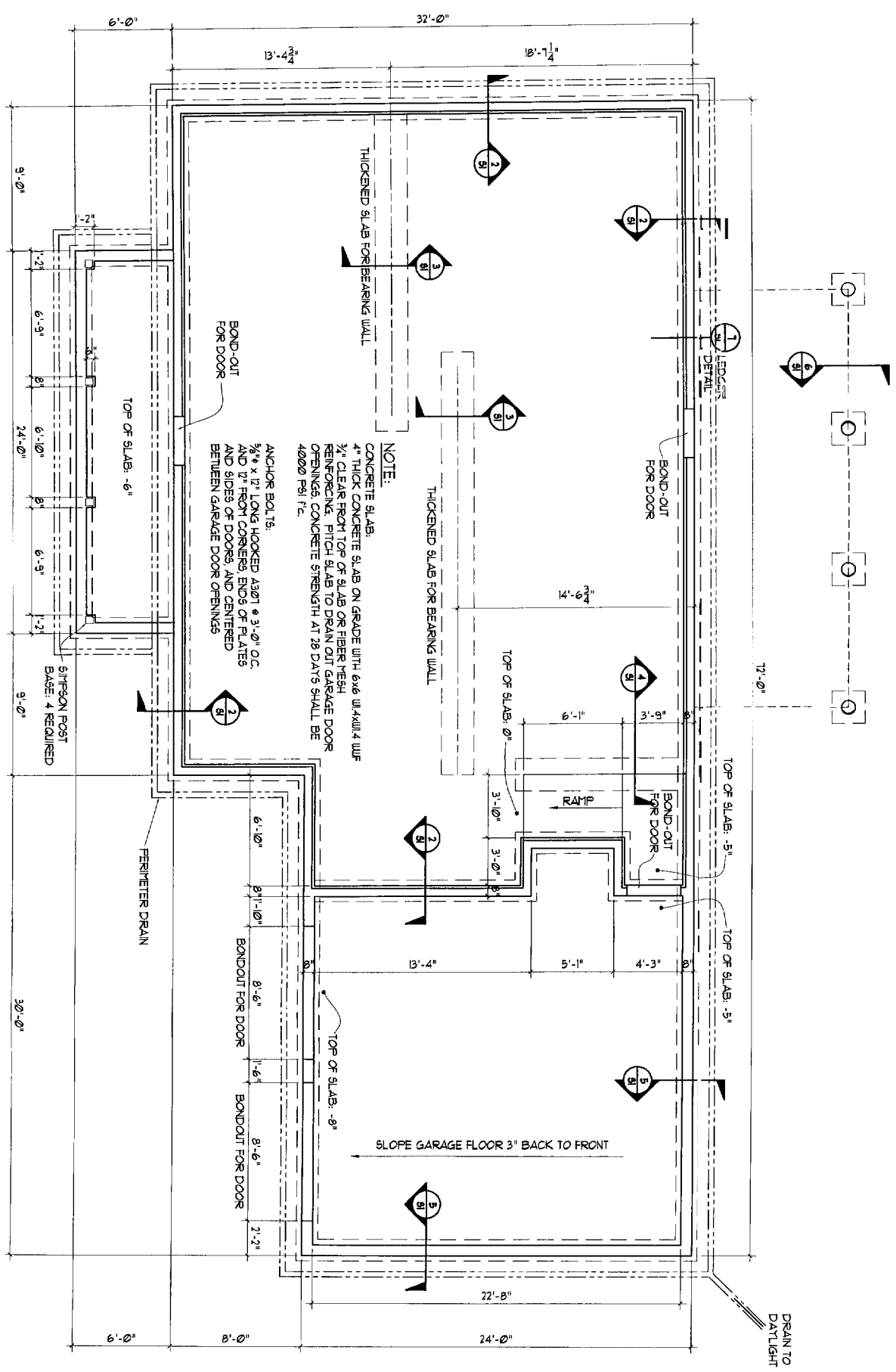
6 SONOTUBE DETAIL
3/4" = 1'-0"



5 FOUNDATION DETAIL
3/4" = 1'-0"

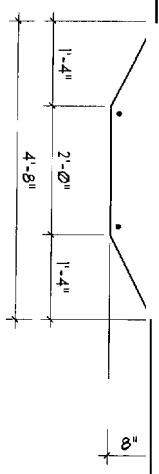


4 FOUNDATION DETAIL
1/2" = 1'-0"



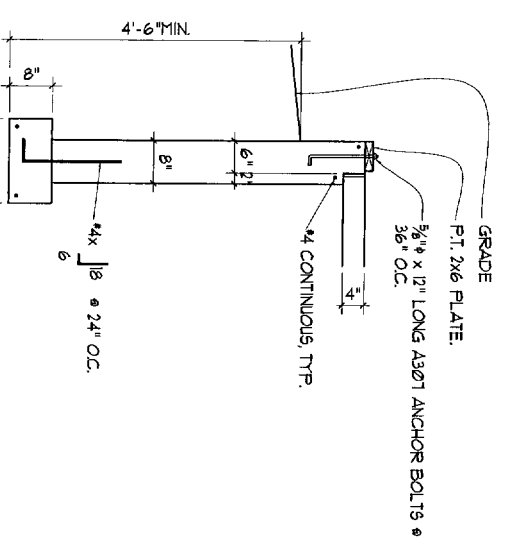
1 FOUNDATION PLAN
1/4" = 1'-0"

3 FOUNDATION DETAIL
3/4" = 1'-0"



PT. 2x4 PLATE FASTENED WITH FOLDER ACTUATED FASTENERS @ 24" O.C.

2 FOUNDATION DETAIL
3/4" = 1'-0"



ISSUED FOR PERMIT
FOUNDATION PLAN

Date: October 5, 2005
Drawn By:
Revisions:
Sc: see drawing
Checked By:

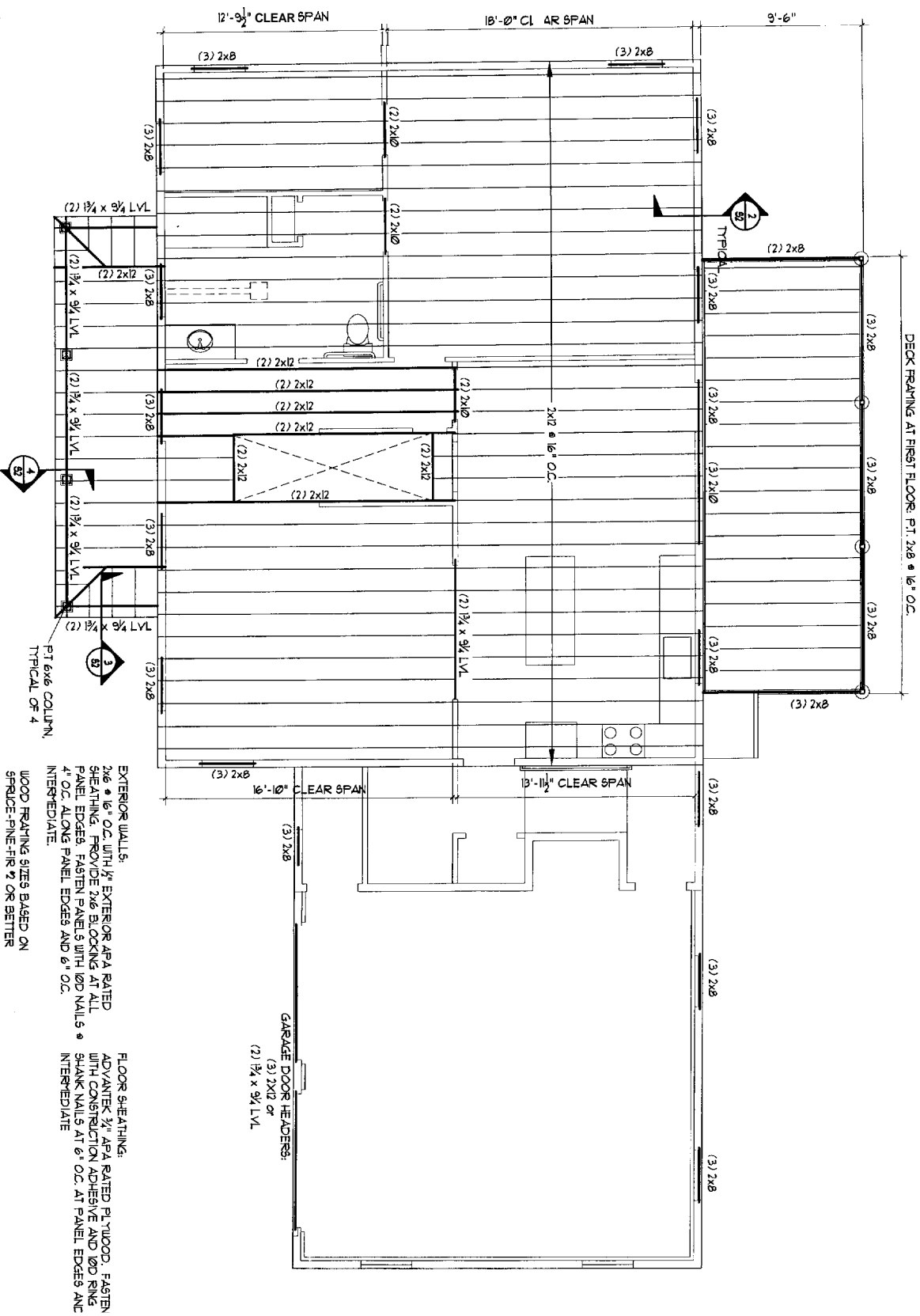
ARCHETYPE, P.A. ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
Blanchard Residence
163 Belfort Street
Portland, Maine 04103

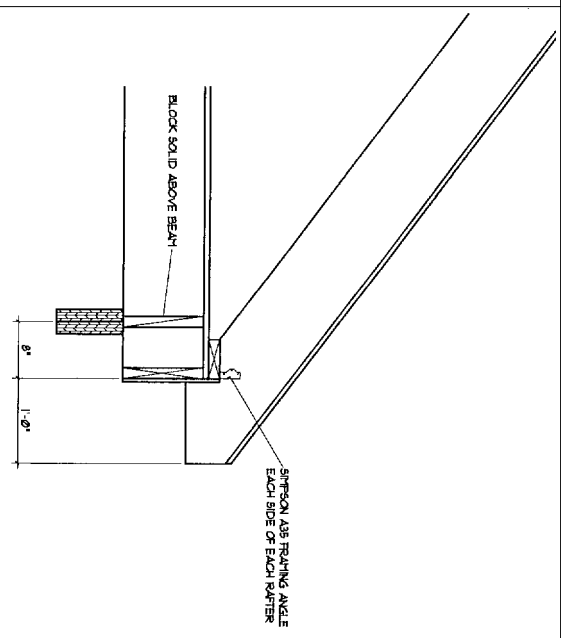
Owner:
Jim and Jane Blanchard
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Portland, Maine

S1

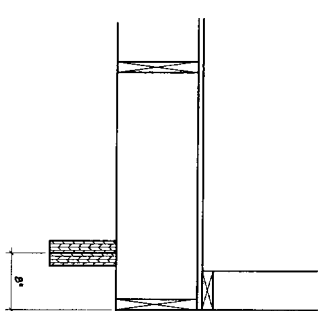
1 2ND FLOOR FRAMING PLAN
1/4" = 1'-0"



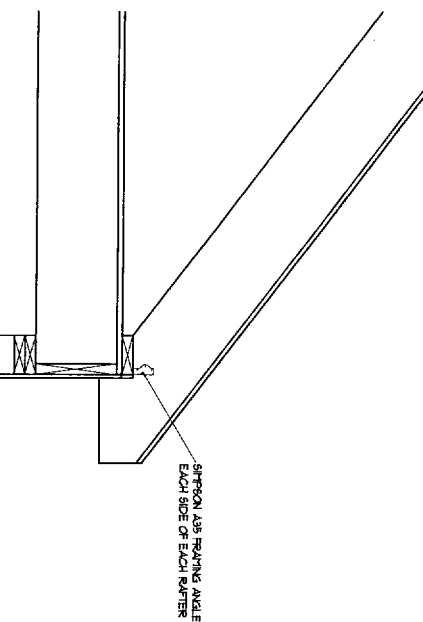
4 FRAMING DETAIL
1 1/2" = 1'-0"



3 FRAMING DETAIL
1 1/2" = 1'-0"



2 FRAMING DETAIL
1 1/2" = 1'-0"



S2

ISSUED FOR PERMIT
2ND. FLR. FRAMING

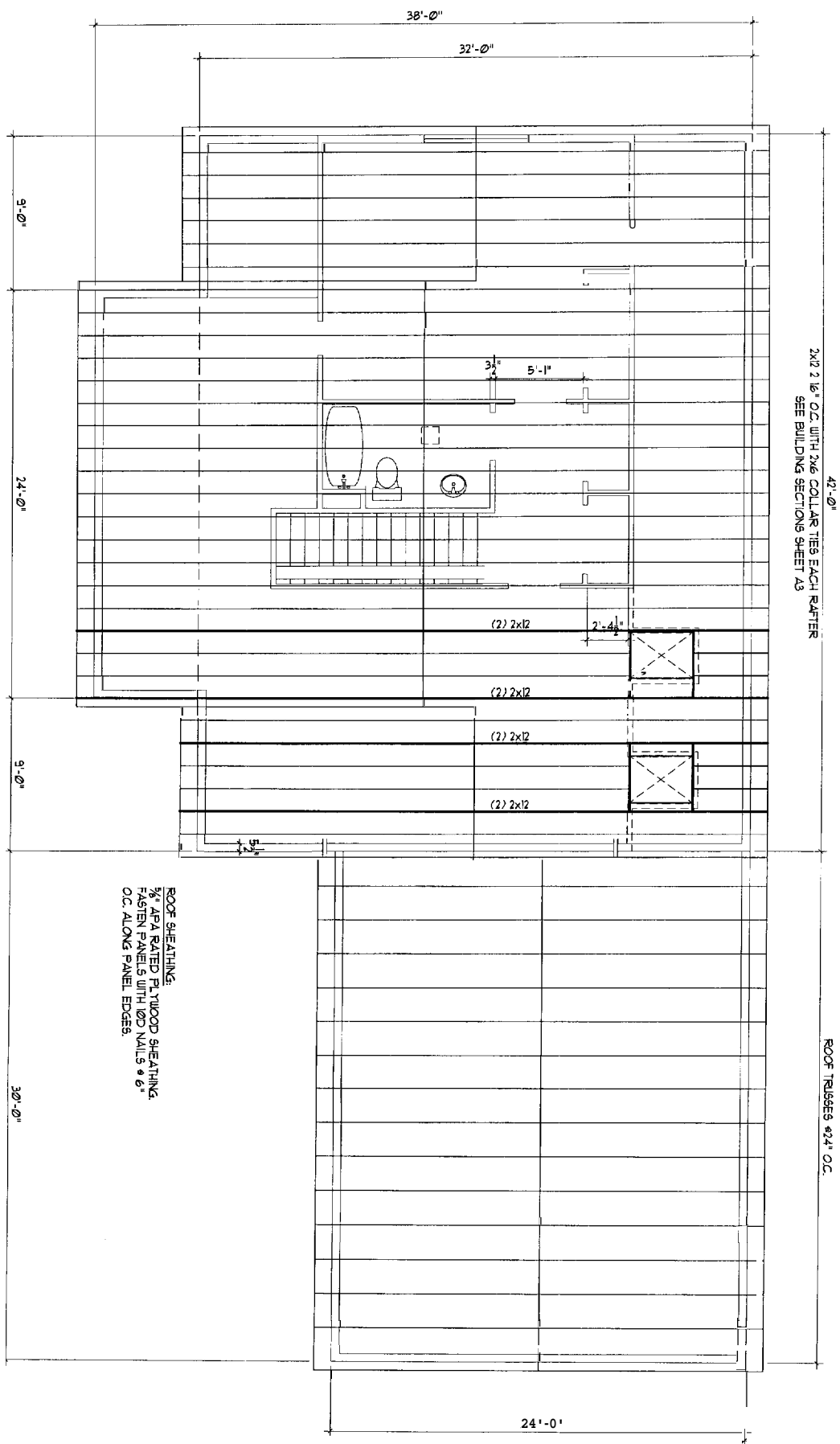
Date	October 5, 2005	Scale	see drawing
Drawn By:		Checked By:	
Revisions:			

ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
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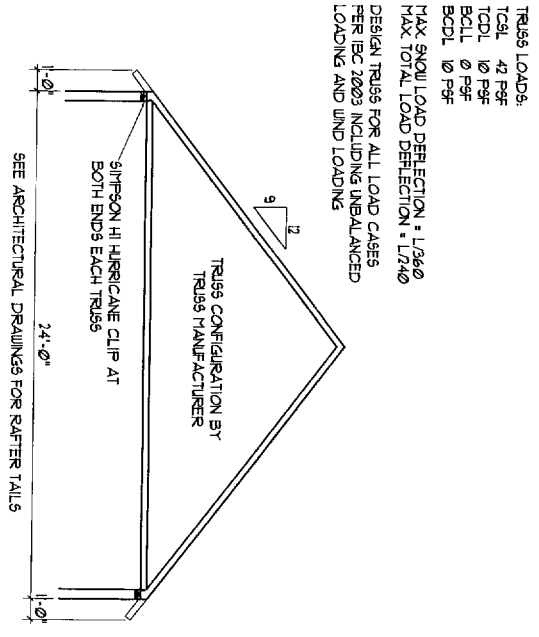
Project:
Blanchard Residence
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Portland, Maine 04103

Owner:
Jim and Jane Blanchard
163 Belfort Street
Portland, Maine

1 ROOF FRAMING
1/4" = 1'-0"



2 GARAGE TRUSS GEOMETRY
1/4" = 1'-0"



SS

ISSUED FOR PERMIT
ROOF FRAMING

Date	October 5, 2005	Scale	drawing
Drawn By:		Checked By:	
Revisions:			

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