

GENERAL NOTES:

- RECORD OWNER OF PARCEL: GERALDINE S. DONGO BOOK XX PAGE XX AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
- BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 3 TOTAL STATION, LIETZ SDR 35 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
- AREA OF SUBJECT PARCEL: 9,198.3 SQ. FT. 0.21 ACRES
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) CITY OF PORTLAND TAX ASSESSORS MAPS NO. 153A, BLOCK A, AND NO. 439, BLOCK C, PORTLAND, MAINE, REVISED 3/1/84.
- BENCHMARK: ELEVATIONS ARE BASED UPON AN ASSUMED VALUE OF 100.00 FT AT A MAG NAIL SET ON THE SOUTHEASTLY EDGE OF CHESLEY ROAD, MARKED "TBM: ELEV. 100.00"
- SEE CONDITIONAL USE APPEAL GRANTED FROM THE CITY OF PORTLAND, MAINE, ZONING BOARD OF APPEALS, PUBLIC HEARING 12/1/2005.
- NOTE: THIS IS NOT A STANDARD BOUNDARY SURVEY.

ZONING: R-3 RESIDENTIAL
SETBACKS: FRONT - 25 FT; REAR - 25 FT;
SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 14 FT
ON SIDE STREET: 20 FT
MINIMUM LOT SIZE: 6,500 SQ FT
MINIMUM LOT FRONTAGE: 50 FT
MAXIMUM BUILDING HEIGHT: 35 FT

LEGEND

RF ⊙	Rebar Found	⊙	Sewer Manhole
IPF ○	Iron Pipe Found	△	TBM: Temporary Benchmark
(50.00')	Distance from reference plan or deed.	12345/99	Deed Book/Page of Local Registry
N/F	Now Or Formerly	TBR	To Be Removed
Z	Indicates Ownership in Common		
○	Utility Pole		
—	Overhead Utility		
—	Abutter Line	—	Edge of Traveled Way
—	Property Line	—	Setback Line
—	Street Line	—	Old Lot Line

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION
- NO NEW CORNERS SET
- NO NEW CORNERS SET

PROFESSIONAL LAND SURVEYOR
STATE OF MAINE
ROBERT T. GREENLAW
#2303
ROBERT T. GREENLAW P.L.S., #2303
V. PRESIDENT BACK BAY BOUNDARY, INC.

DATE: JANUARY 30, 2006

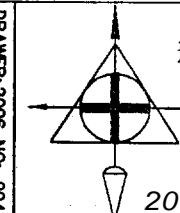
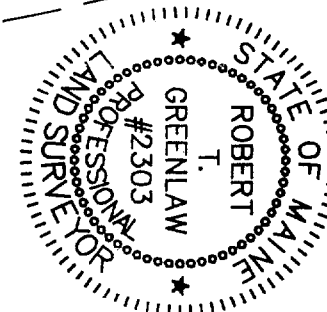
<p>PREPARED BY: BACK BAY BOUNDARY, INC. PROFESSIONAL LAND SURVEYING</p> <p>643 FOREST AVENUE PORTLAND, MAINE 04101 207-774-2855 FAX 207-347-4346</p>	<p>DRAWN BY DMD</p>	<p>PROPOSED APARTMENT ADDITION PLAN 90 CHESLEY AVENUE PORTLAND, MAINE</p> <p>FOR: GERALDINE DONGO</p>
	<p>CHECKED BY: GAS / PJM</p>	
	<p>SCALE " = 20'</p>	
	<p>DATE OF SURVEY 01/19/2006</p>	
	<p>JOB NUMBER 2006004</p>	
	<p>SHEET 1 OF 1</p>	

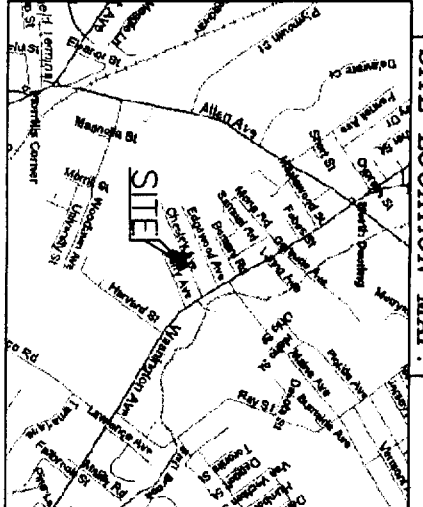
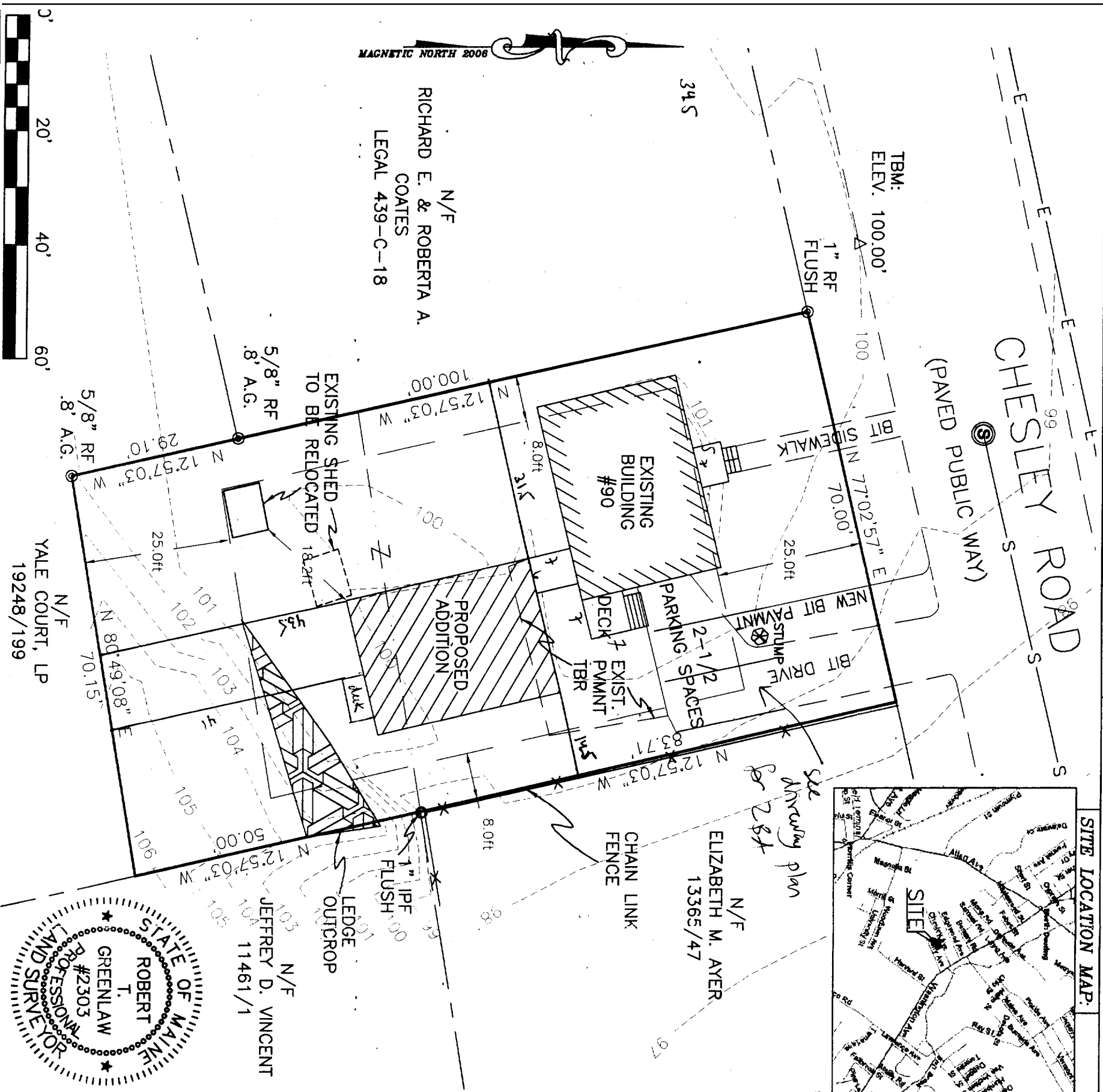


**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 5-8-06

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
RECEIVED
MAY - 9 2006

N/F
RICHARD E. & ROBERTA A. COATES
LEGAL 439-C-18





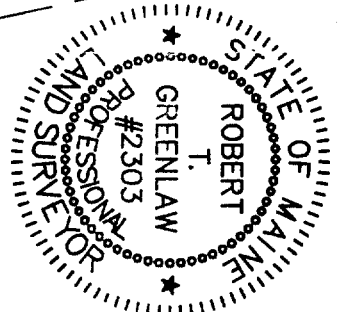
SITE LOCATION MAP

N/F
RICHARD E. & ROBERTA A. COATES
LEGAL 439-C-18

N/F
YALE COURT, LP
19248/199

N/F
ELIZABETH M. AYER
13365/47

N/F
JEFFREY D. VINCENT
11461/1



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MAXIMUM BUILDING HEIGHT: 35 FT

LEGEND

- RF ⊙ Rebar Found
- IPF ○ Iron Pipe Found
- (50.00') Distance from reference plan or deed.
- N/F New Or Formerly
- Indicates Ownership in Common
- Utility Pole
- Overhead Utility
- Abutter Line
- Property Line
- Street Line
- ⊙ Sewer Manhole
- △ TBM: Temporary Benchmark
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- Old Lot Line

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

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- b) NO NEW DESCRIPTION
- c) NO NEW CORNERS ST

Robert T. Greenlaw

ROBERT T. GREENLAW P.L.S., #2303
V. PRESIDENT BACK BAY BOUNDARY, INC.

DATE: JANUARY 30, 2006

PROPOSED APARTMENT ADDITION PLAN
90 CHESLEY AVENUE PORTLAND, MAINE

FOR: **GERALDINE DONGO**

DRAWN BY: DMD	
CHECKED BY: GAS / PJM	
SCALE: 1"=20'	
DATE OF SURVEY: 01/19/2006	
JOB NUMBER: 2006004	SHEET: 1 OF 1

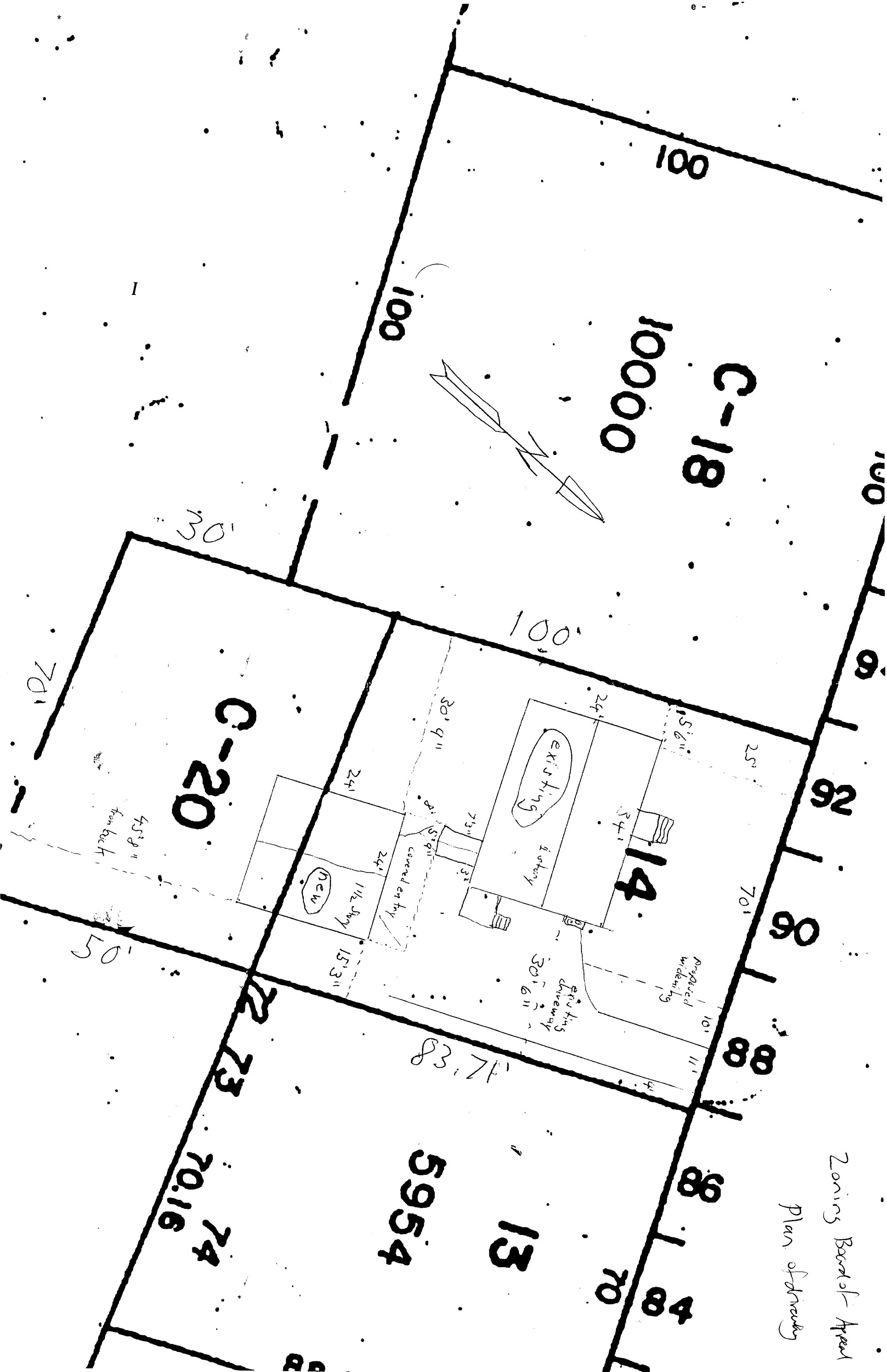
PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING

643 FOREST AVENUE
PORTLAND, MAINE 04101
207-774-2855 FAX 207-347-4346

DRAWER: 2006 NO. 004

Zoning Board of Appeal

Plan of driveway



C-18

10000

C-20

14

5954

13

70.16

74

73

70

88

88

88

82

66

100

100

81

30'

100'

71'

45' 8" from back

50'

83.7'

73"

3'

8'

3'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

25'

15' 6"

24'

30' 9"

30' 9"

30' 9"

30' 9"

30' 9"

30' 9"

30' 9"

30' 9"

30' 9"

70'

10'

11'

30' 6"

15' 3"

15' 3"

15' 3"

15' 3"

15' 3"

15' 3"

15' 3"

15' 3"

Proposed widening

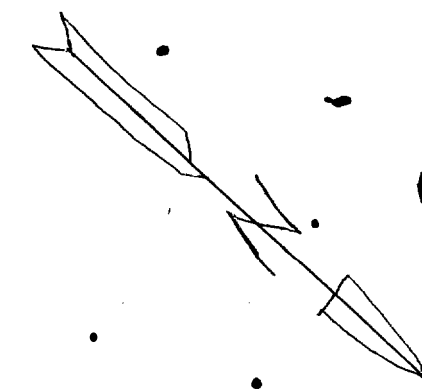
existing driveway

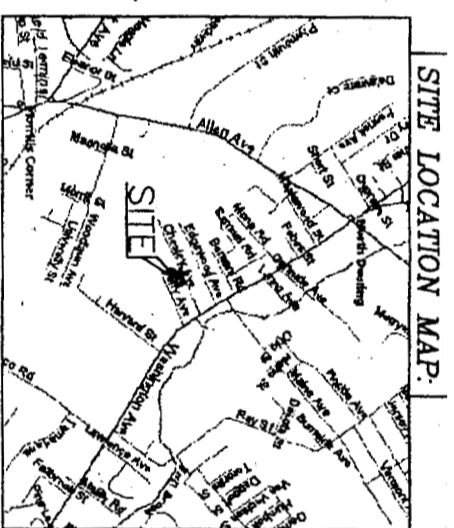
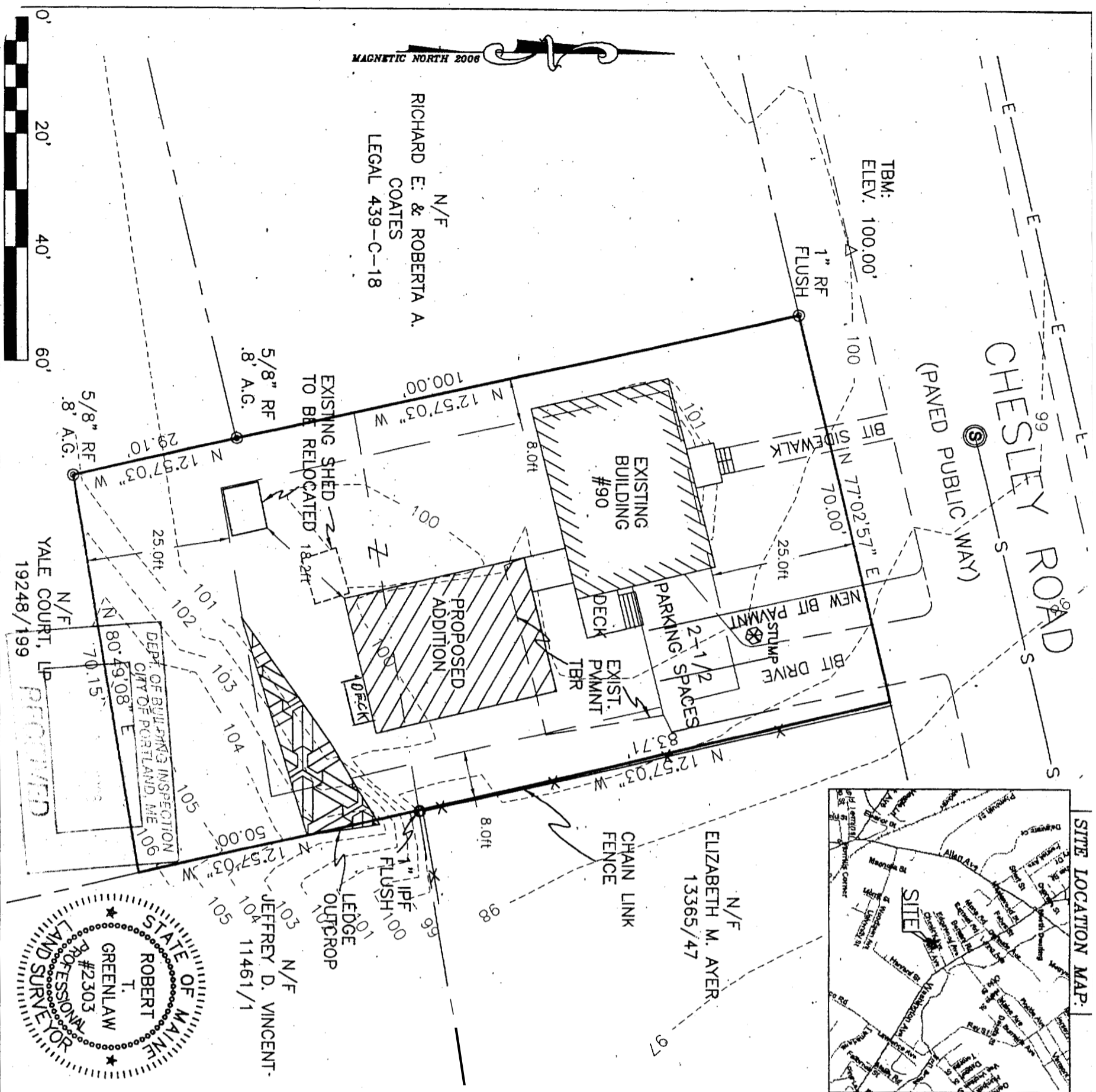
covered entry

existing laundry

new

1 1/2 story





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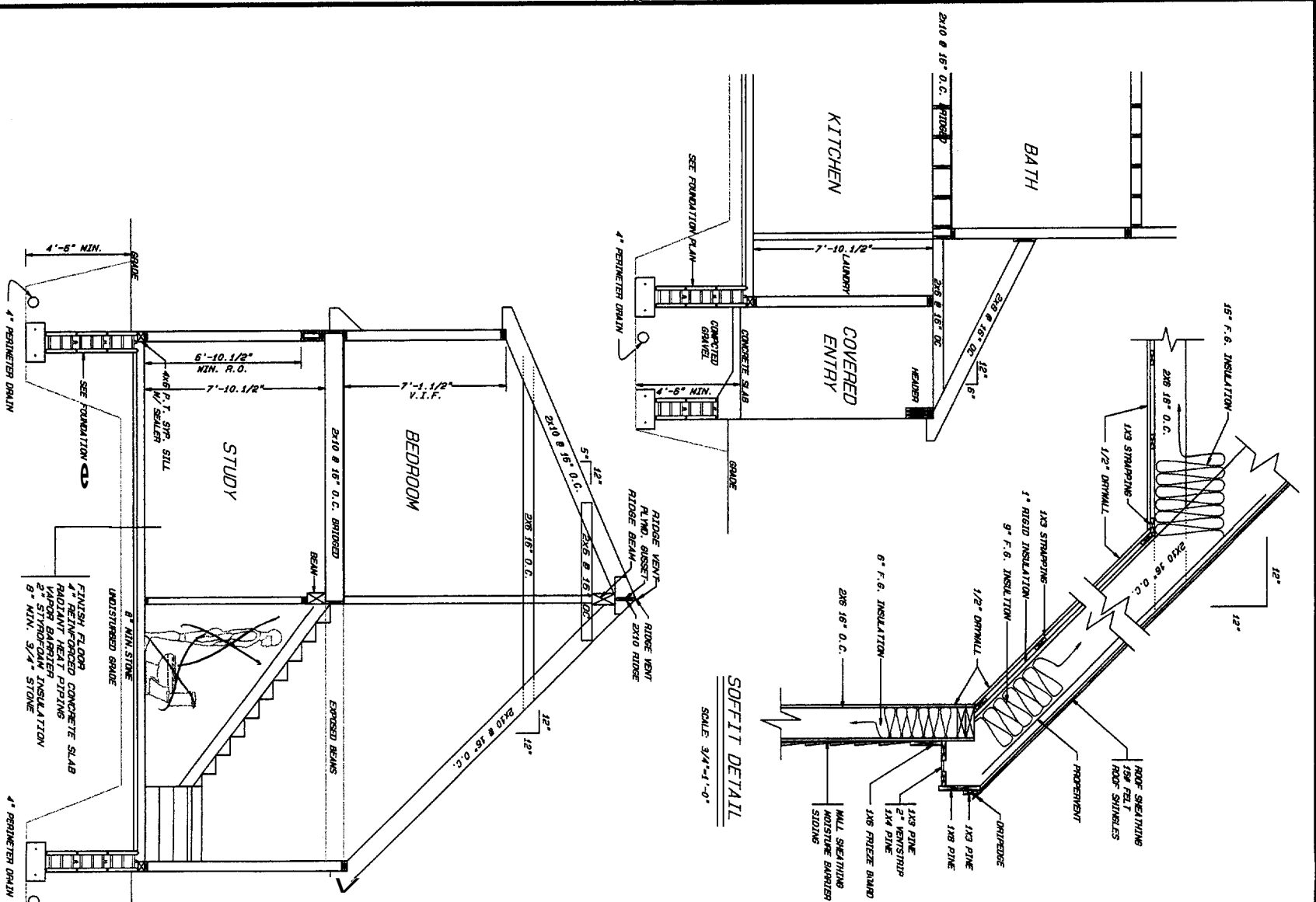
Robert T. Greenlaw
ROBERT T. GREENLAW P.L.S., #2303
V. PRESIDENT BACK BAY BOUNDARY, INC.

DATE: JANUAR 30 2000

PROPOSED APARTMENT ADDITION PLAN
90 CHESLEY AVENUE PORTLAND, MAINE

GERALDINE DONGO

	PREPARED BY: BACK BAY BOUNDARY, INC. PROFESSIONAL LAND SURVEYING 643 FOREST AVENUE PORTLAND, MAINE 04101 207-774-2855 FAX 207-347-4346	DRAWN BY: DMD CHECKED BY: GAS / PJM SCALE: 1"=20' DATE OF SURVEY: 01/19/2006
	JOB NUMBER: 2006004	SHEET: 1 OF 1
	DRAWER: 2006 NO: 004	
	DMD	



FRAMING MATERIAL SPECIFICATIONS

FLOOR SHEATHING:	3/4" TAG EXT. PLYWOOD
WALL SHEATHING:	1/2" CDX EXT. PLYWOOD
ROOF SHEATHING:	5/8" CDX EXT. PLYWOOD
UNDERLAYMENT:	5/8" AC PLYWOOD
MOISTURE BARRIER:	TYVEK HOUSEWRAP
VAPOR RETARDER:	TU-TUF
EXTERIOR SIDING:	VYNIL
EXTERIOR TRIM:	#4 PINE WRAPPED IN ALUM.
STILLS:	2x6 PRESSURE TREATED
FLOOR JOIST:	K.D. SPRUCE
WALL STUDS:	K.D. SPRUCE
CEILING JOIST:	K.D. SPRUCE
RAPTERS:	K.D. SPRUCE
EAVE VENT:	2" WHT. ALUMINUM
DRIPEGE:	8" GALV.
ROOFING SHINGLES:	30 YR.
RIDGE VENT:	ROLL VENT
1" AIR SPACE MAT.:	PROBERENT
FOUNDATION INSULATION:	NONE
STILL SEALERS:	PER AVAILABILITY
FLOOR BLOCKS & RUNNERS:	10" FIBERGLASS
1ST FLOOR INSULATION:	2" STYROFOAM
EXTERIOR WALL INSULATION:	6" FIBERGLASS
2ND FLOOR INSULATION:	3.1/2" FIBERGLASS
CEILING INSULATION:	15" FIBERGLASS
SLOPED ROOF INSULATION:	9" F.S. W/ 1" RIGID INSUL.

WOOD FRAMING NOTES:

1. STRUCTURAL LUMBER NO. 2 SPRUCE, PINE, FIR OR BETTER.
2. DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
3. FASTENERS: CONPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE BOCA BASIC BUILDING CODE LATEST EDITION, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
4. NAILING REQUIREMENTS FOR PLYWOOD FLOOR DECKS, ROOF DECK AND SHEATHING: PROVIDE 6D NAILS AS FOLLOWS, UNLESS SHOWN OTHERWISE:
 - 5" O.C.: ALONG ALL PANEL EDGES
 - 9" O.C.: ALONG INTERMEDIATE MEMBERS
 - ALL PLYWOOD SUB-FLOORS TO BE BLED AND NAILED WITH 8D SCREW NAILS.
5. SPICE JOIST OR ALL FRAMING MEMBERS WHICH ARE BUILT-UP WITH 10D NAILS @ 18" O.C., TOP AND BOTTOM
6. PROVIDE GALVANIZED METAL JOIST HANGERS AT FLUSH FRAMED CONNECTIONS TO STIMSON LB210 OR LB210
7. PROVIDE 3" 2X10 HEADERS OVER ALL OPENINGS IN BEARING WALLS, UNLESS SHOWN OTHERWISE.
8. PROVIDE DOUBLE TOP PLATE IN ALL EXTERIOR WALLS AND ALL BEARING WALLS. STAGGER TOP PLATE SPLICES IN EXTERIOR WALLS 4'-0" AND PROVIDE AT LEAST 8-10D NAILS PER SPLICE.
9. PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.
10. PROVIDE MINIMUM OF TWO 2X STUDS AT THE ENDS OF ALL BUILT-UP 2X BEAMS, UNLESS SHOWN OTHERWISE.
11. ROOF AND WALL SHEATHING: APA RATED SHEATHING, EXTERIOR OR STRUCTURAL I OR II RATED SHEATHING, EXTERIOR.
12. WALLS: 1/2" THICK
13. INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.
14. POSTS AT CORNERS OF EXTERIOR WALLS: PROVIDE 6X6 POST OR 3" 2X6 MINIMUM.
15. PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS RAPTERS FRAME OVER SUPPORTS
16. PROVIDE STAINLESS STEEL NAILS TO ATTACH SIDING AND EXT. TRIM.
17. PROVIDE 1/2" GLUE LAMINATED VENEER LUMBER OR DOUGLAS FIR LAMINATED VENEER LUMBER BOISE, IDAHO OR APPROVED EQUAL, 5/8" x 2895 PSI, F_b = 2600 PSI, E = 2,000,000 PSI.
18. ALL LVL HEADERS TO HAVE A MINIMUM OF DOUBLE 2X JACKS UNLESS NOTED OTHERWISE ON THE PLANS.
19. BOLTS, NUTS & WASHERS: A57M - A307, HOT DIPPED GALVANIZED CONDUITING TO ASTM - A153.
20. NAILS: COMMON NAIL, EXCEPT BARBED NAILS AT PLYWOOD SHEATHING. PROVIDE GALVANIZED NAILS AT EXPOSED FRAMING.
21. METAL CONNECTORS: APPROVED ITEMS OF PROPER TYPE & GAUGE AS REQUIRED ON DRAWINGS. NOT DIPPED GALVANIZED.
22. ALL WOOD MEMBERS TO BE NAILED IN ACCORDANCE WITH BOCA CODE APPENDIX.
23. PROVIDE SOLID BRIDGING, SIZED TO MATCH FLOOR JOIST.
24. AT MID-SPAN IN ALL FLOOR SYSTEMS.
25. LIVE LOADS FOR FLOOR JOIST SHALL BE PER THE BOCA BASIC BUILDING CODE LATEST EDITION.

NOTE 1

ALL ELEVATION DROPS ARE TO BE DETERMINED AND FIELD VERIFIED ACCORDING TO GRADE AND SITE CONDITIONS. ADJUST DROPS AS REQUIRED.

NOTE 2

ALL STRUCTURAL BEAMS AND ROOF SYSTEM ARE TO BE REVIEWED BY A MAINE LICENSED STRUCTURAL ENGINEER. ALL CHANGES TO BE MADE AS REQUIRED.

NOTE 3

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE CONNECTIONS BETWEEN ALL STRUCTURAL ELEMENTS. PROVIDE SUITABLE JOIST HANGERS, CLIP ANGLES, LAG BOLTS, ETC., AS REQUIRED TO ADEQUATELY CONNECT MEMBERS.

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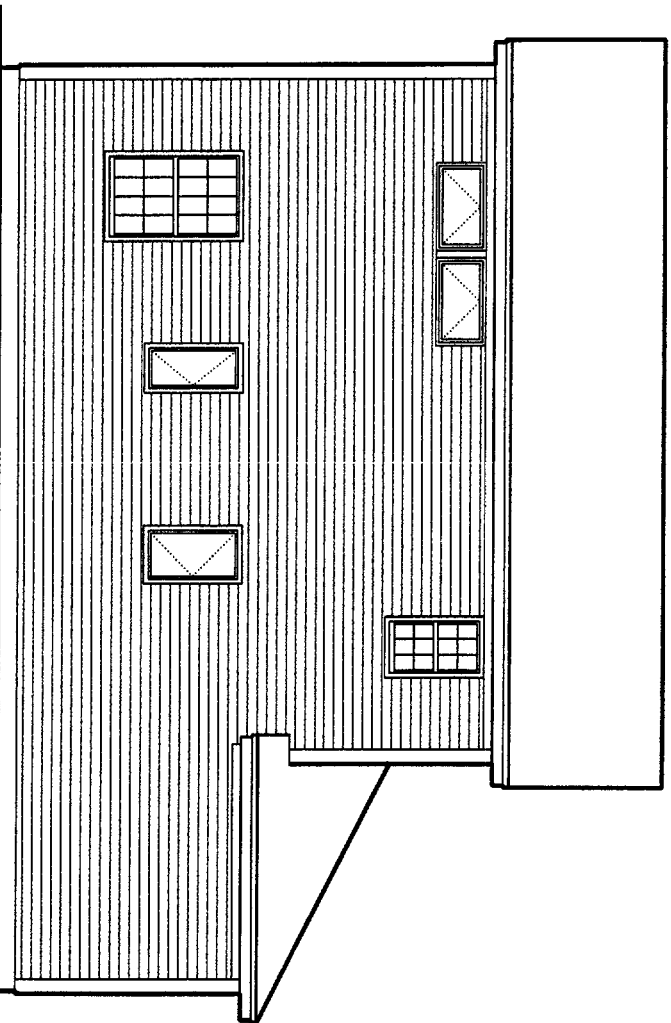
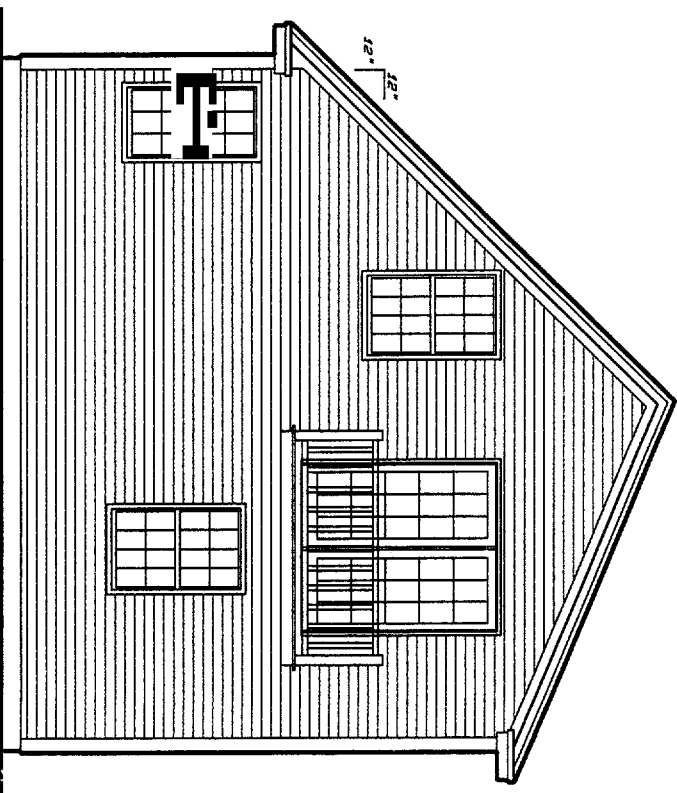
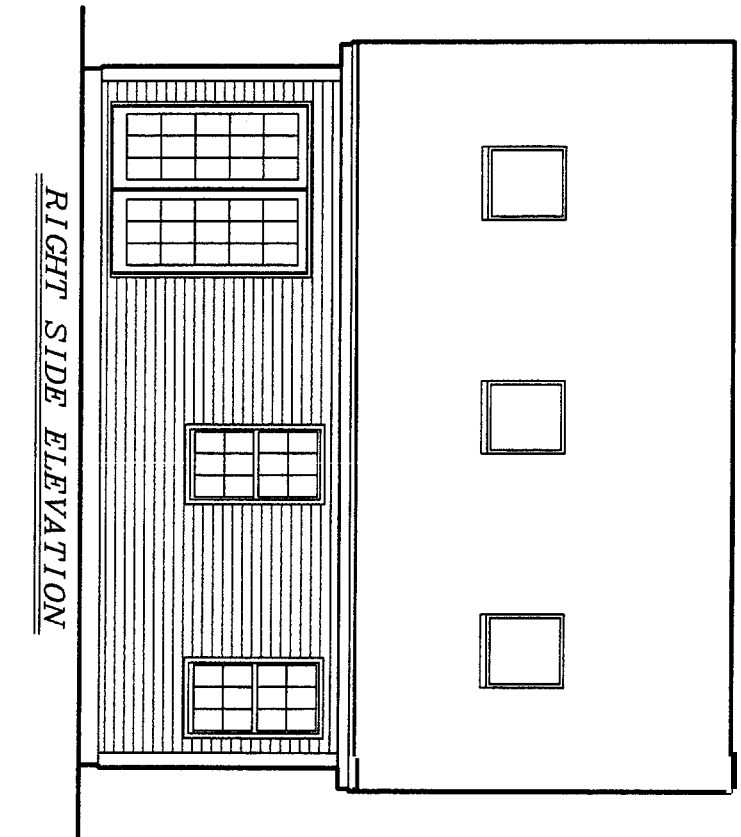
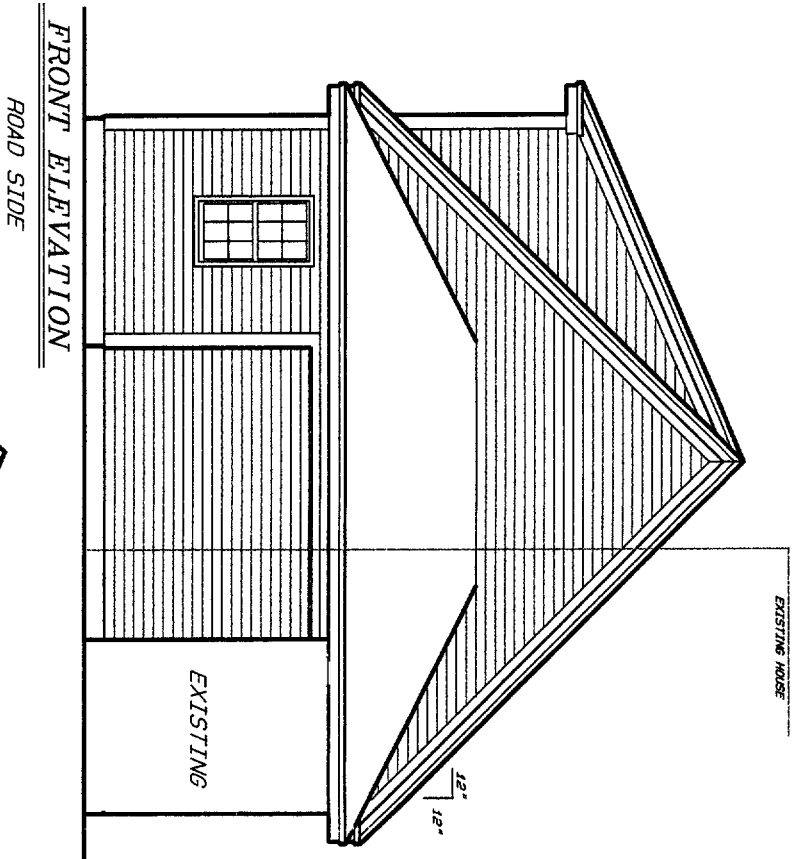


P.O. Box 359
Yarmouth, Maine 04096
207-846-3749

DONCO RESIDENCE
* * *
90 CHELSEY AVE.
PORTLAND, MAINE

APARTMENT ADDITION

BY: **M. Meier**
SCALE: 1/4" = 1'-0"
DATE: OCT. 13, 2005
PROJECT # **05008**
SHEET # **4 of 4**



NOTICE:

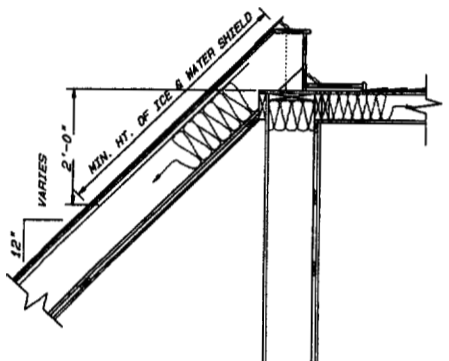
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MARTIN MEIER
CUSTOM HOME DESIGNER

P.O. Box 359
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207-846-3749

DONGO RESIDENCE
*
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PORTLAND, MAINE
APARTMENT ADDITION

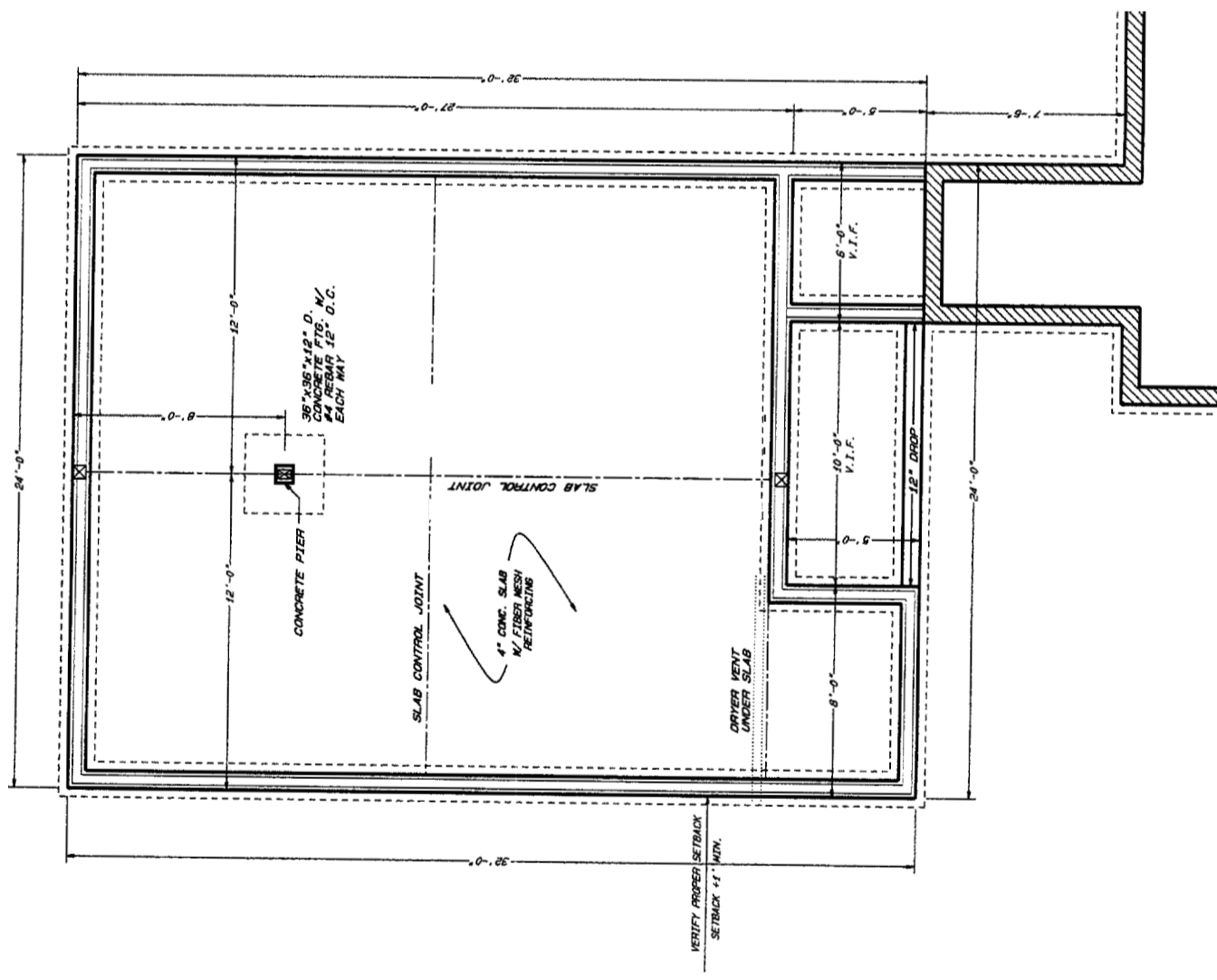
BY: M. Meier
SCALE: 1/4" = 1'-0"
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PROJECT # 05008
SHEET # 1 of 4



ICE & WATER SHIELD DETAIL

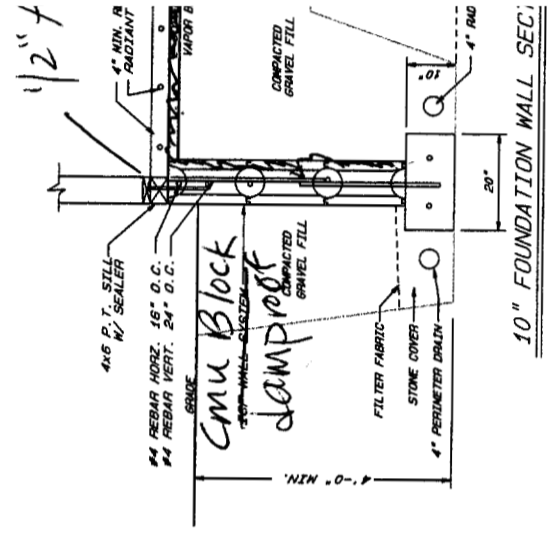
MIN. HEADROOM 6'-9"

STAIR DETAIL



I.C.F. NOTES:

1. INSULATED FORM WALL SYSTEM TO BE 11" FORM WALL SYSTEM
2. DESIGN OF CONCRETE AND REINFORCING FOR FORM MA PER I.C.F. STRUCTURAL PROCEDURES MANUAL AND ACI 318. STRUCTURAL HEADER & POST REINFORCING DESIGN BY CERTIFIED STRUCTURAL ENGINEER
3. CONTRACTOR TO ERECT I.C.F. WALL SYSTEM IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS INCLUDING FOR TEMPORARY WALL BRACING. ALLOWABLE CONCRETE PLACEMENT AND CURING.



10" FOUNDATION WALL SECTION

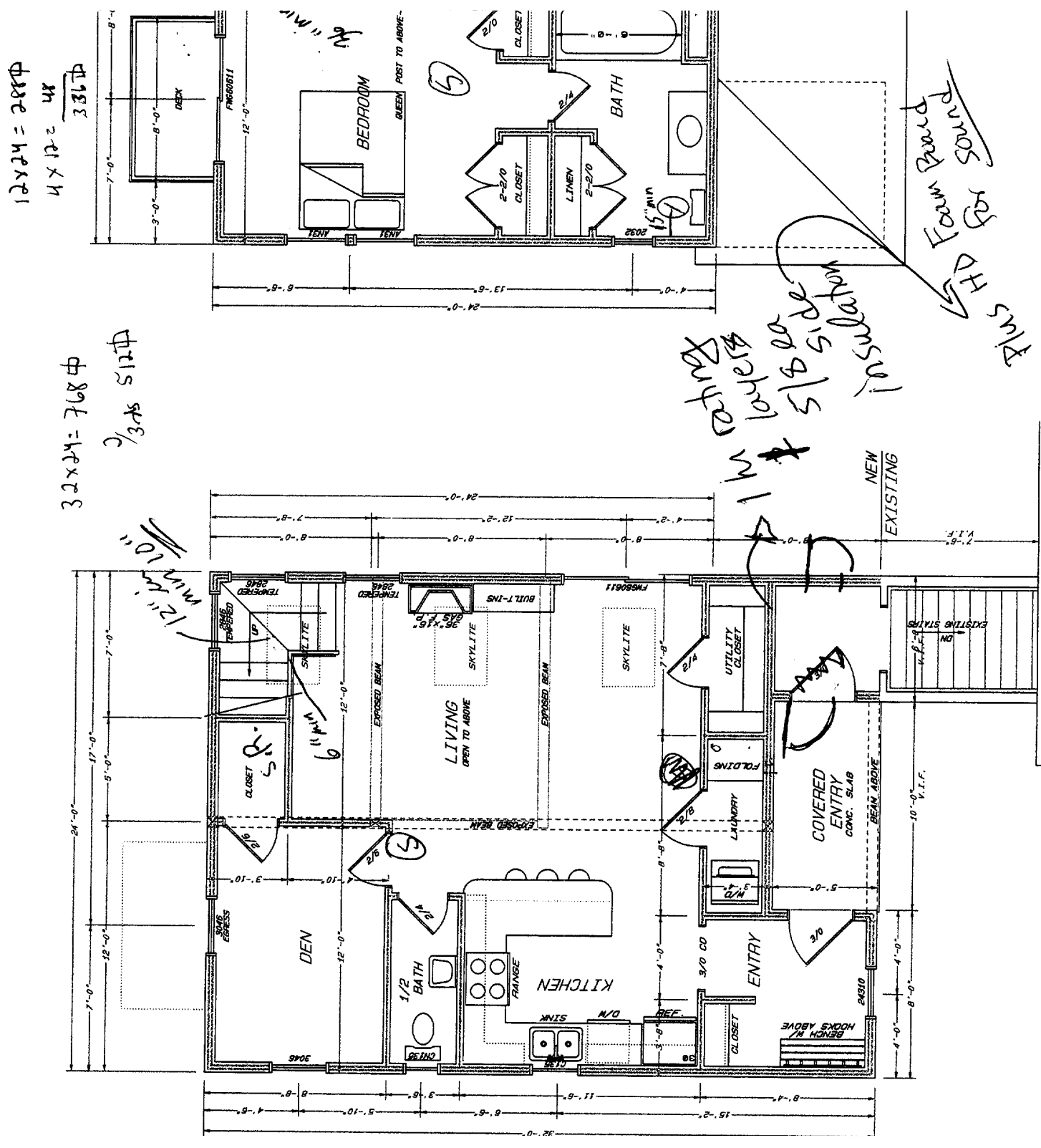
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MARTIN MEIER
CUSTOM HOME DESIGNER

P.O. Box 359
Yarmouth, Maine 04096
207-846-3749

PROJECT # **05008**
SCALE: 1/4" = 1'-0"
DATE: OCT. 13, 2005



12' x 24' = 288 sq ft
 4 x 12' = 48 sq ft
 32 x 24' = 768 sq ft
 1/3 as 512 sq ft

12' MIN 10'
 11' MIN 10'

1" MIN
 Entry
 1/2 level
 5/8 side
 1/2 side
 in suspension
 This HD Form Board
 for sound



P.O. Box 359
 Yarmouth, Maine 04096
 207-846-3749

APARTMENT ADDITION

BY: M. Meier
 PROJECT # 05008
 SCALE: 1/4" = 1'-0"
 SHEET # 2 of 4
 DATE: OCT. 13, 2005

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