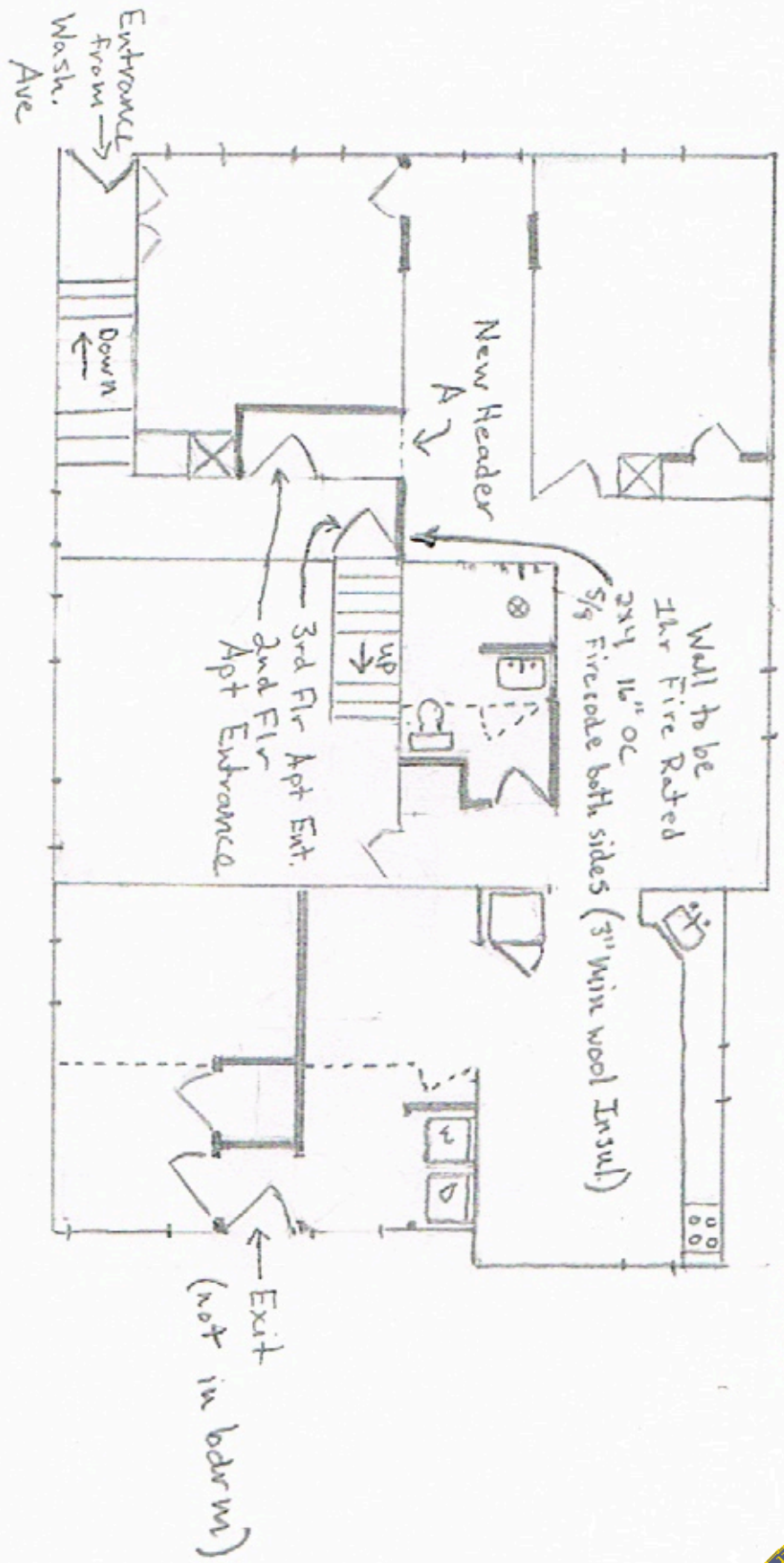
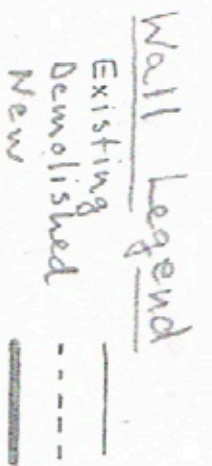


2nd Flr Plan

Scale: 1/8" = 1'

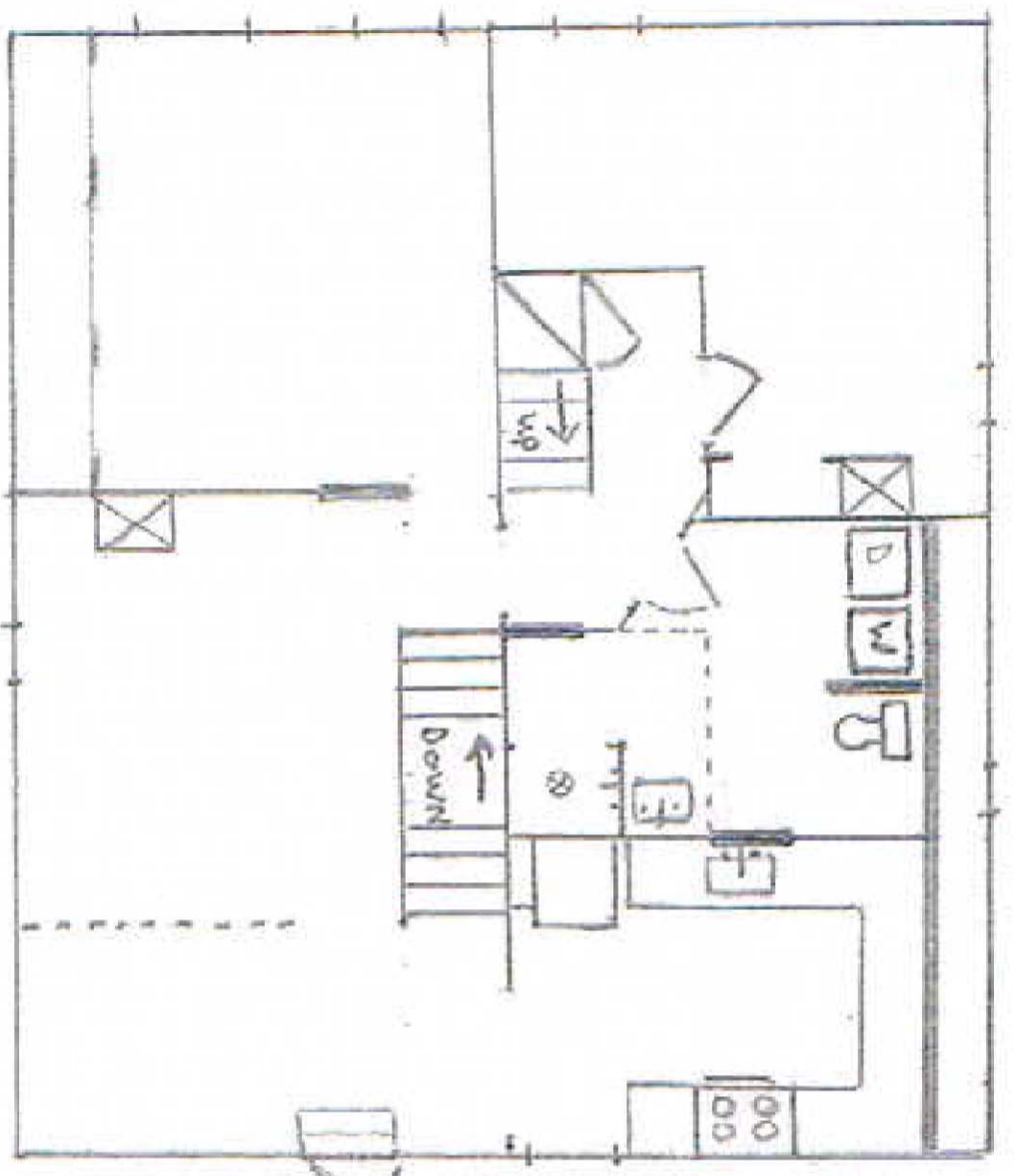


- The two walls to be demolished are not load bearing
- New header A will be db1 2x8 w/ 1/2" Ply in between
- All New interior walls will be 2x4 kd. studs, 16" on center
- All New doorway headers will db1 2x6 with 1/2" ply in between, 2x4 king and Jack studs



Scale 1/8" = 1'

3rd Flr Plan



Wall Legend

- Existing ———
- Demolished - - - - -
- New ———

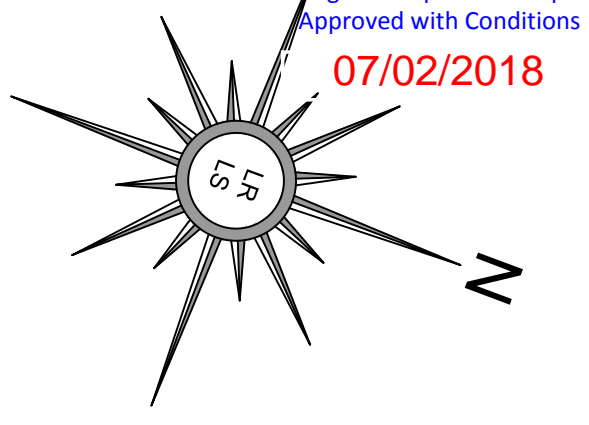
outside
→ Deck + stairs
to ground

- The walls to be demolished are not load bearing.
- All new interior walls will be 2x4 kd studs 16" on center.





Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
07/02/2018



SOURCE
SPCS 1983 - ME WEST

LEGEND

- REBAR SET AND CAPPED PLS #2376
- PIPE OR ROD FOUND
- MONUMENT FOUND
- ROAD LINE
- PROPERTY LINE PER RECORD DOCUMENTS
- - - PROPERTY LINE - NOT SURVEYED
- - - PROPERTY LINE - HISTORIC
- - - EASEMENT OR RIGHT OF WAY LINE
- ▨ BUILDING
- ▨ PAVEMENT
- ▨ CATCH BASINS
- ⊙ SANITARY SEWER STRUCTURE
- ⊙ UTILITY POLE AND ANCHOR
- ⊙ WATER OR GAS VALVE

PLAN REFERENCES

- 1) PLAN OF PROPERTY OF CHARLES MULLEN ESTATE DATED JUNE 14, 1890 BY E. C. JORDAN, FILE NUMBER 42.
- 2) WORKSHEET OF THE BLOCK ENCOMPASSED BY OXFORD STREET, CLEAVES STREET, WASHINGTON AVENUE AND CUMBERLAND AVENUE FROM E. C. JORDAN, FILE NUMBER 42.
- 3) "PLAN FOR NU CARPENTER AND MICHEL BOCAL" DATED SEPTEMBER 23, 1996 BY LEWIS AND WASINA, INC. RECORDED IN PLAN BOOK 196, PAGE 355.
- 4) "PLAN OF PROPERTY... MADE FOR A & M PARTNERS, LLC" DATED JUNE 19, 2002. BY TITCOMB ASSOCIATES, LLC. RECORDED IN PLAN BOOK 211, PAGE 211.
- 5) "BOUNDARY SURVEY AT 31 CLEAVES STREET... MADE FOR GREGORY S. MARTIN" DATED OCTOBER 17, 2003 BY OWEN HASKELL, INC.
- 6) "BOUNDARY AND TOPOGRAPHIC SURVEY ON WASHINGTON AVENUE... MADE FOR MICHELLE A. KELLEY... EPS BEAGLE, LLC" DATED JUNE 22, 2011 BY OWEN HASKELL, INC.
- 7) VARIOUS ROAD RIGHT OF WAY AND RELATED DOCUMENTS AVAILABLE FROM THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES ENGINEERING DIVISION ARCHIVIST.
- 8) "PLAN SHOWING NEW MONUMENTATION SET ON SMITH STREET & MONTGOMERY STREET" DATED FEBRUARY 1999 BY THE CITY OF PORTLAND.

NOTES

- 1) OWNERS OF RECORD: ABDUL ALI & HABIBO ADAM. REFERENCE DEED BOOK 23673, PAGE 173 DATED JANUARY 27, 2006. (BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.)
- 2) BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, MAINE WEST ZONE, AS DERIVED FROM OBSERVATIONS PERFORMED WITH A LEICA GS14 GNSS RECEIVER. OBSERVATIONS WERE POST PROCESSED USING THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE.
- 3) THE SUBJECT PARCEL IS SHOWN IN ZONE C, AREAS OF MINIMAL FLOODING (NO SHADING), AS DEPICTED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE WITH COMMUNITY-PANEL NUMBER 230051 0014 B AND AN EFFECTIVE DATE OF JULY 17, 1986.
- 4) THE SUBJECT PARCEL IS SHOWN ON THE NATURAL RESOURCES CONSERVATION SERVICE NATIONAL COOPERATIVE SOIL SURVEY AS BEING COMPRISED OF HINCKLEY LOAMY SAND, 3 TO 25 PERCENT SLOPES.
- 5) THE LOCATION OF THE WASHINGTON AVENUE RIGHT OF WAY IS BASED ON A PIN FOUND SHOWN ON PLAN REFERENCE 3, AND A MONUMENT MARKED "M" FOUND AT THE CORNER OF MONROE STREET AND WASHINGTON AVENUE. THESE MONUMENTS FORM A LINE WHICH MOST CLOSELY CONFORMS TO THE OVERALL LOCATION OF IMPROVEMENTS ALONG THIS SECTION OF WASHINGTON AVENUE. THE MONUMENT AT THE CORNER OF OXFORD STREET AND WASHINGTON AVENUE WAS NOT HELD SINCE THERE IS AVAILABLE EVIDENCE IT HAS BEEN MOVED. THE LOCATION OF THE OXFORD STREET RIGHT OF WAY IS BASED ON MONUMENTS FOUND NEAR THE ANDERSON STREET INTERSECTION AND SEVERAL FOUND SOUTHWEST OF FRANKLIN STREET. THE LOCATION OF THE CUMBERLAND AVENUE RIGHT OF WAY IS BASED ON MONUMENTS LOCATED ALONG ITS LENGTH FROM CHESTNUT STREET TO ANDERSON STREET, AS WELL AS THE RECORD DISTANCE FROM CONGRESS STREET SHOWN IN HISTORICAL ROAD RECORDS. ALL DEED FRONTAGE DISTANCES ARE MEASURED FROM THE INTERSECTION OF THE NORTHWEST LINE OF CUMBERLAND AVENUE AND THE SOUTHWEST LINE OF WASHINGTON AVENUE.

METES AND BOUNDS CERTIFICATION

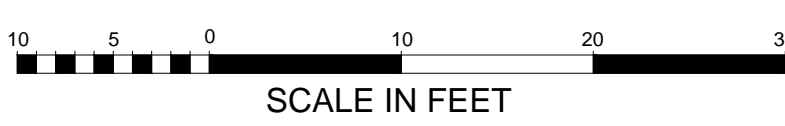
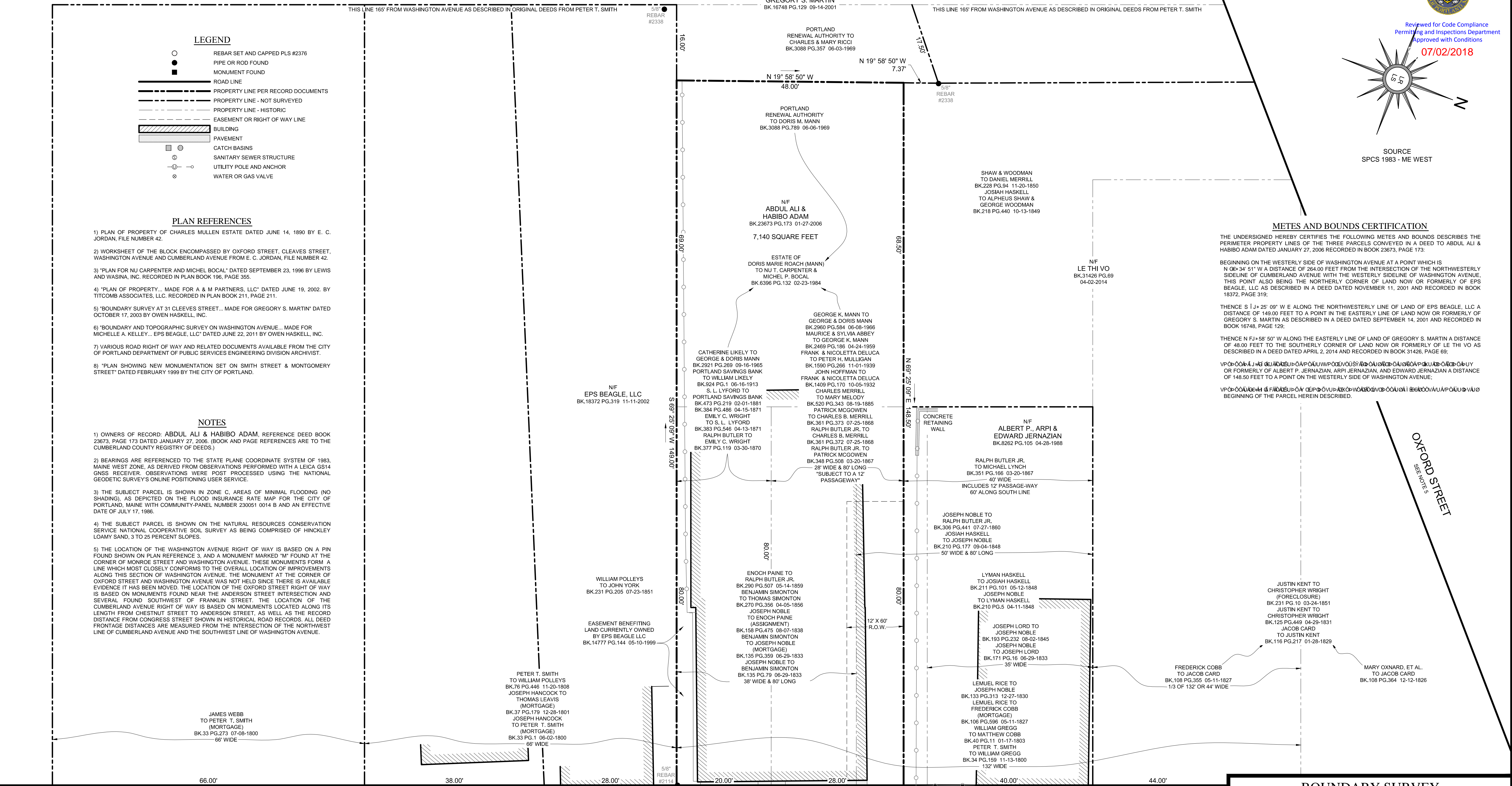
THE UNDERSIGNED HEREBY CERTIFIES THE FOLLOWING METES AND BOUNDS DESCRIBES THE PERIMETER PROPERTY LINES OF THE THREE PARCELS CONVEYED IN A DEED TO ABDUL ALI & HABIBO ADAM DATED JANUARY 27, 2006 RECORDED IN BOOK 23673, PAGE 173:

BEGINNING ON THE WESTERLY SIDE OF WASHINGTON AVENUE AT A POINT WHICH IS N 08° 34' 51" W A DISTANCE OF 264.00 FEET FROM THE NORTHWESTERLY SIDELINE OF CUMBERLAND AVENUE WITH THE WESTERLY SIDELINE OF WASHINGTON AVENUE, THIS POINT ALSO BEING THE NORTHERLY CORNER OF LAND NOW OR FORMERLY OF EPS BEAGLE, LLC AS DESCRIBED IN A DEED DATED NOVEMBER 11, 2001 AND RECORDED IN BOOK 18372, PAGE 319;

THENCE S 1 1/2° 25' 00" W E ALONG THE NORTHWESTERLY LINE OF LAND OF EPS BEAGLE, LLC A DISTANCE OF 149.00 FEET TO A POINT IN THE EASTERLY LINE OF LAND NOW OR FORMERLY OF GREGORY S. MARTIN AS DESCRIBED IN A DEED DATED SEPTEMBER 14, 2001 AND RECORDED IN BOOK 16748, PAGE 129;

THENCE N E 1/4° 58' 50" W ALONG THE EASTERLY LINE OF LAND OF GREGORY S. MARTIN A DISTANCE OF 48.00 FEET TO THE SOUTHERLY CORNER OF LAND NOW OR FORMERLY OF LE THI VO AS DESCRIBED IN A DEED DATED APRIL 2, 2014 AND RECORDED IN BOOK 31426, PAGE 69;

TO THE POINT OF BEGINNING.

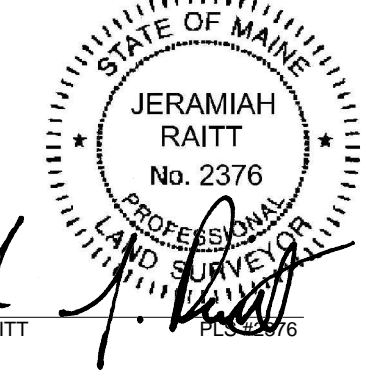


CERTIFICATION

TO: 44 WASHINGTON AVE., LLC

TO THE BEST OF MY KNOWLEDGE THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYORS STANDARDS WITH THE FOLLOWING EXCEPTIONS:

1) NO PINS SET AT THIS TIME



CUMBERLAND, ss REGISTRY OF DEEDS

Received _____

At _____ h _____ m _____ M., and

Filed in Plan Book _____ Page _____

ATTEST: _____ Register

BOUNDARY SURVEY	
FOR	44 WASHINGTON AVE., LLC PO BOX 7818, PORTLAND, MAINE 04112-7818
SITE LOCATION	44 & 46 WASHINGTON AVENUE PORTLAND, MAINE
	LITTLE RIVER LAND SURVEYING JERAMIAH J. RAITT ME PLS #2376 NH LLS #957 PO BOX 332, LISBON FALLS MAINE 04252 (207) 841-0056
	DATE: JULY 19, 2016 REVISED: OCTOBER 5, 2016
	SCALE: 1" = 10'
	PROJECT #16-024 DRAWING #16-024
	DRAWN BY: JJR