

6-6 Washington Ave,
Portland

Maine
26 Village Brook Rd,
Yarmouth, ME 04096

DATE: 11-14-08
 SCALE: 1"=10'
 DESIGN BY: AJC
 DRAWN BY: AJC
 PROJECT NUMBER: 06202
 SHEET NO.: C105

NO.	BY	ISSUED	DESCRIPTION	DATE
1				
2				
3				
4				
5				
6				

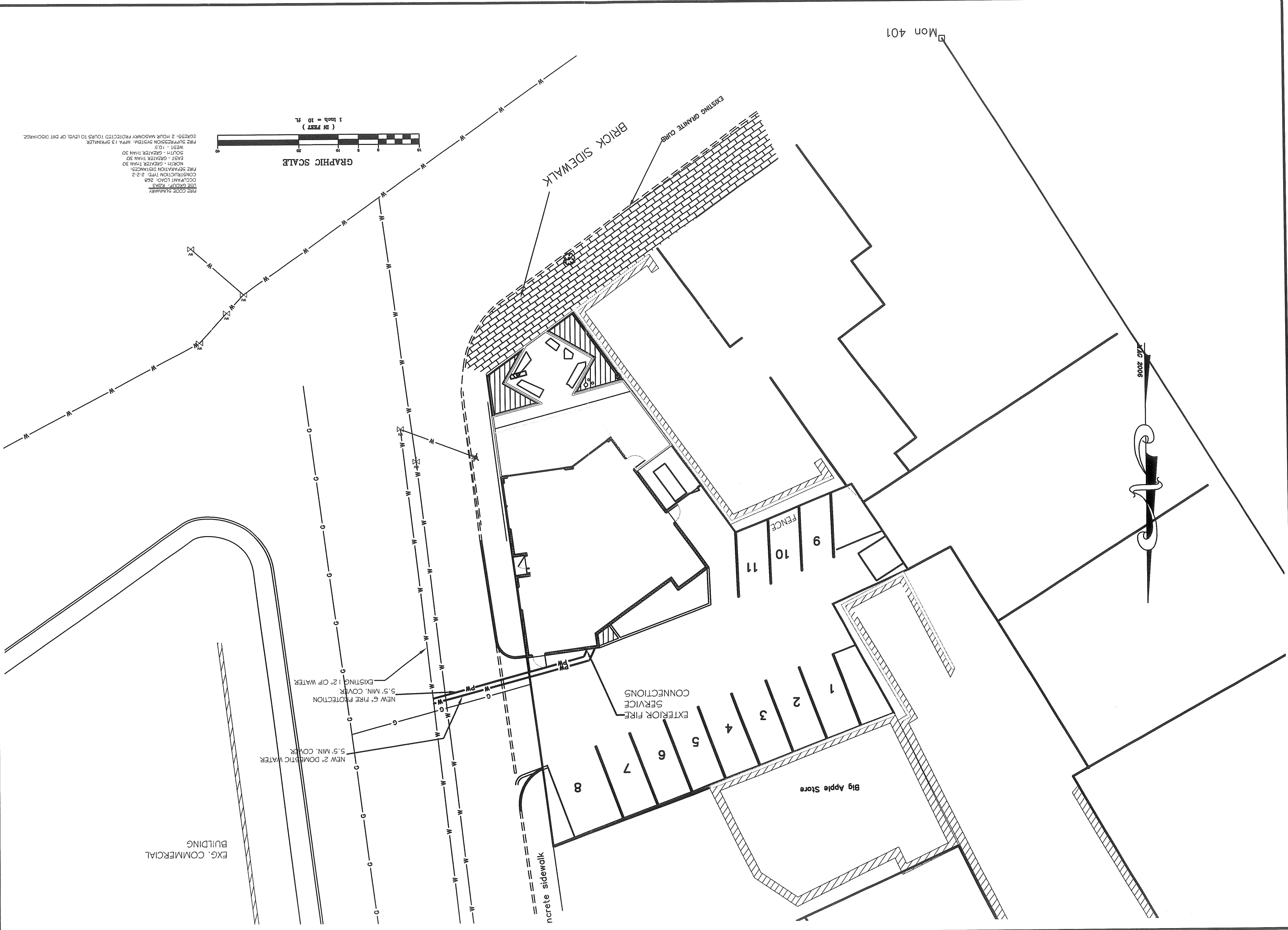
PROJECT: **6 WASHINGTON AVE.**
 GREG'S PROPERTIES WASHAVE LLC
 CITY OF PORTLAND
 CUMBERLAND COUNTY, MAINE
 SHEET TITLE: **FIRE SAFETY PLAN**

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ASSOCIATED DESIGN PARTNERS INC.
 80 Leighton Road
 Falmouth, Maine 04105
 Office: (207) 878-1751
 Fax: (207) 878-1788
 E-Mail: adp@adpengineering.com

THIS IS A PRELIMINARY PLAN. NO SIGNATURE WITHOUT SIGNATURE

ARTHUR J. COLVIN JR.
 No. 0085
 12/15/08



GRAPHIC SCALE
 1 inch = 10 ft
 (IN FEET)

FIRE CODE SUMMARY
 USE GROUP: R-3
 OCCUPANT LOAD: 200
 CONSTRUCTION TYPE: 2-2-2
 FIRE SEPARATION DISTANCES:
 NORTH - GREATER THAN 30'
 EAST - GREATER THAN 30'
 SOUTH - GREATER THAN 30'
 WEST - 10.5'
 FIRE SUPPRESSION SYSTEM: NFPA 13 SPRINKLER
 EGRESS: 2 HOUR MASONRY PROTECTED TOURS TO LEVEL OF EXIT DISCHARGE.

DATE: 11-14-08
 SCALE: 1"=10'
 DESIGN BY: A/C
 DRAWN BY: A/C
 PROJECT NUMBER: 062202
 SHEET NO. C106

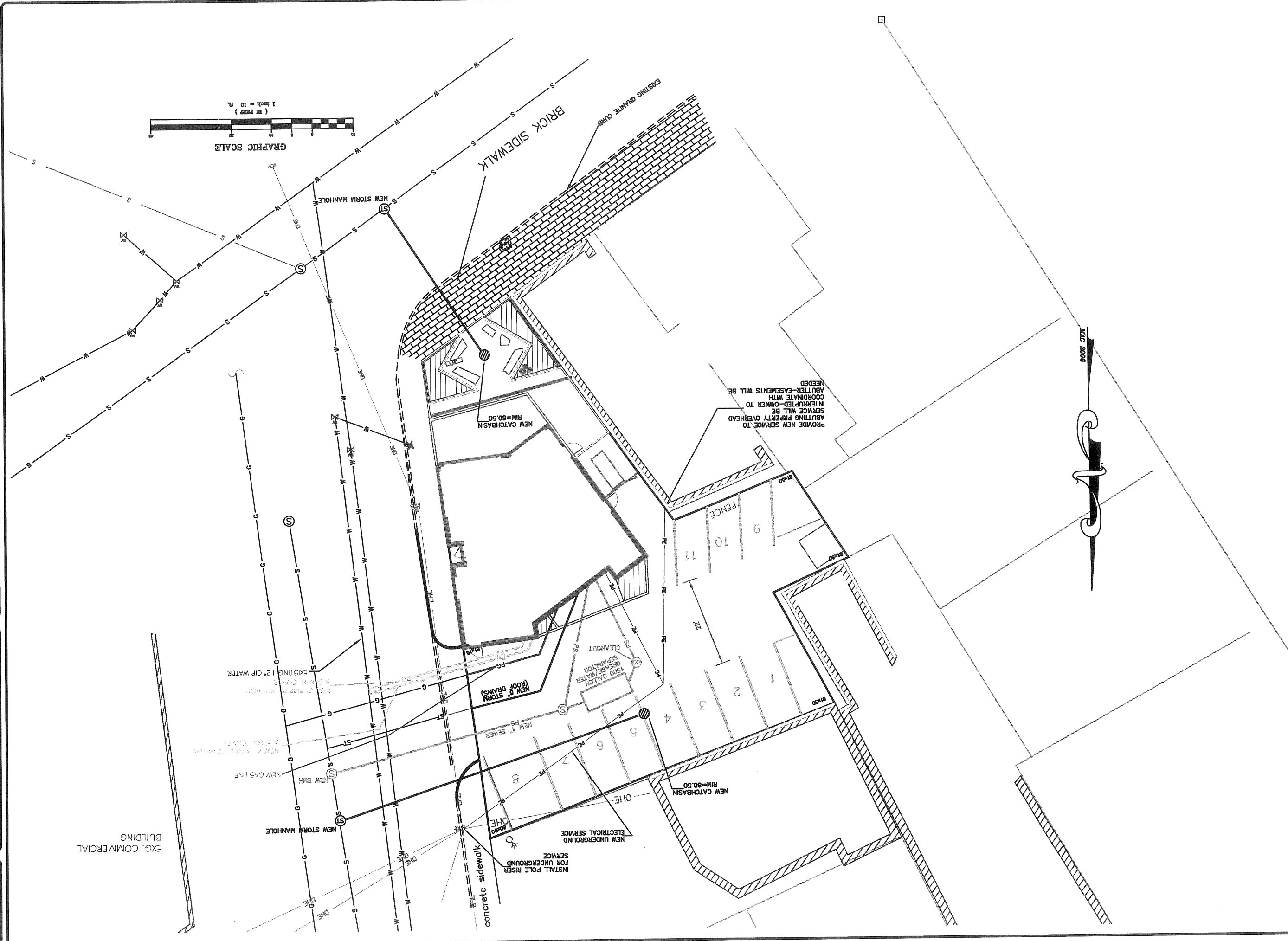
NO.	BY	ISSUED	DESCRIPTION	DATE
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PROJECT: **6 WASHINGTON AVE.**
 GREG'S PROPERTIES WASHAVE LLC
 CITY OF PORTLAND
 CUMBERLAND COUNTY, MAINE
 SHEET TITLE: **UTILITY PLAN**

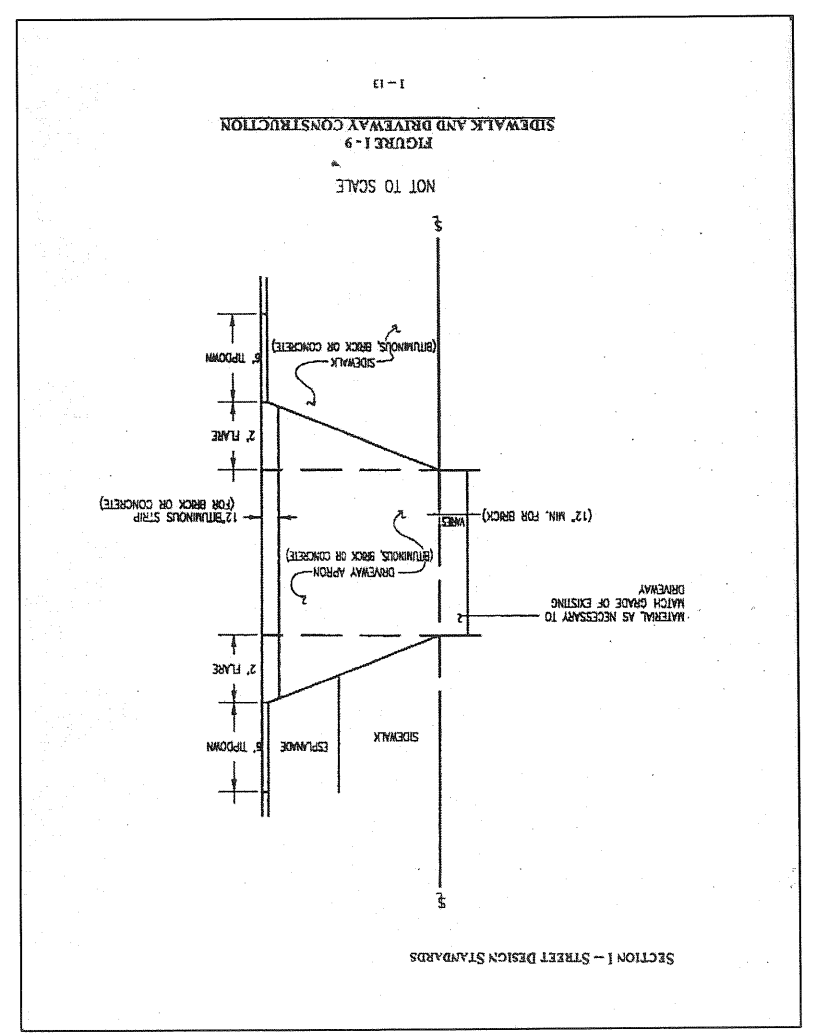
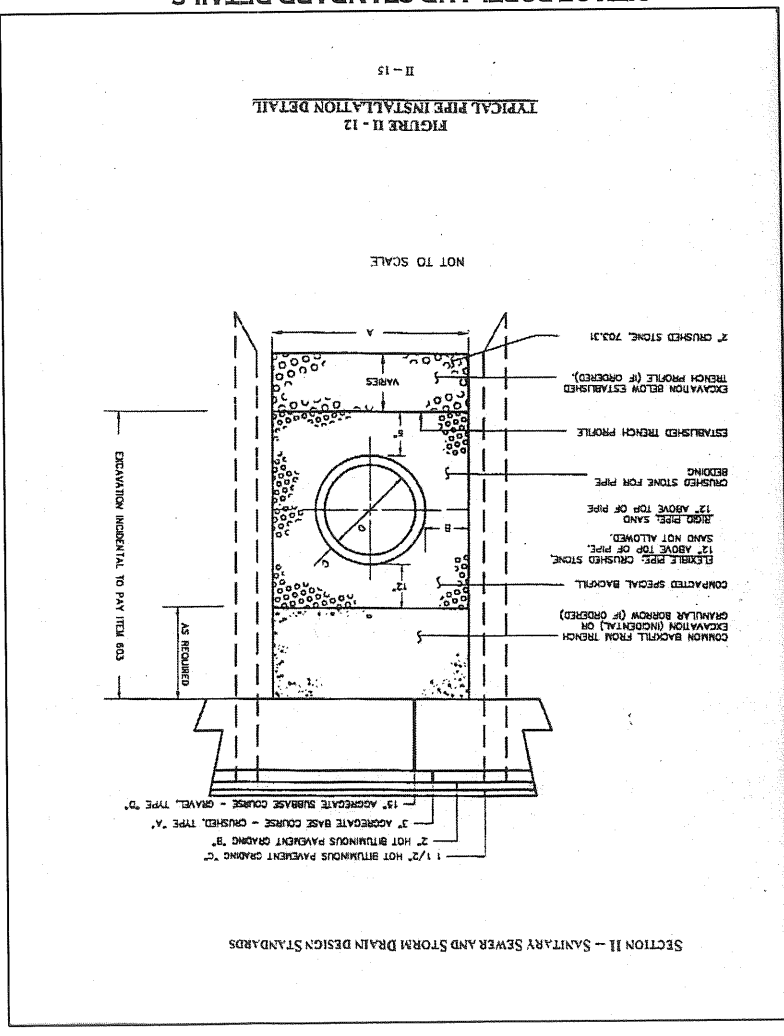
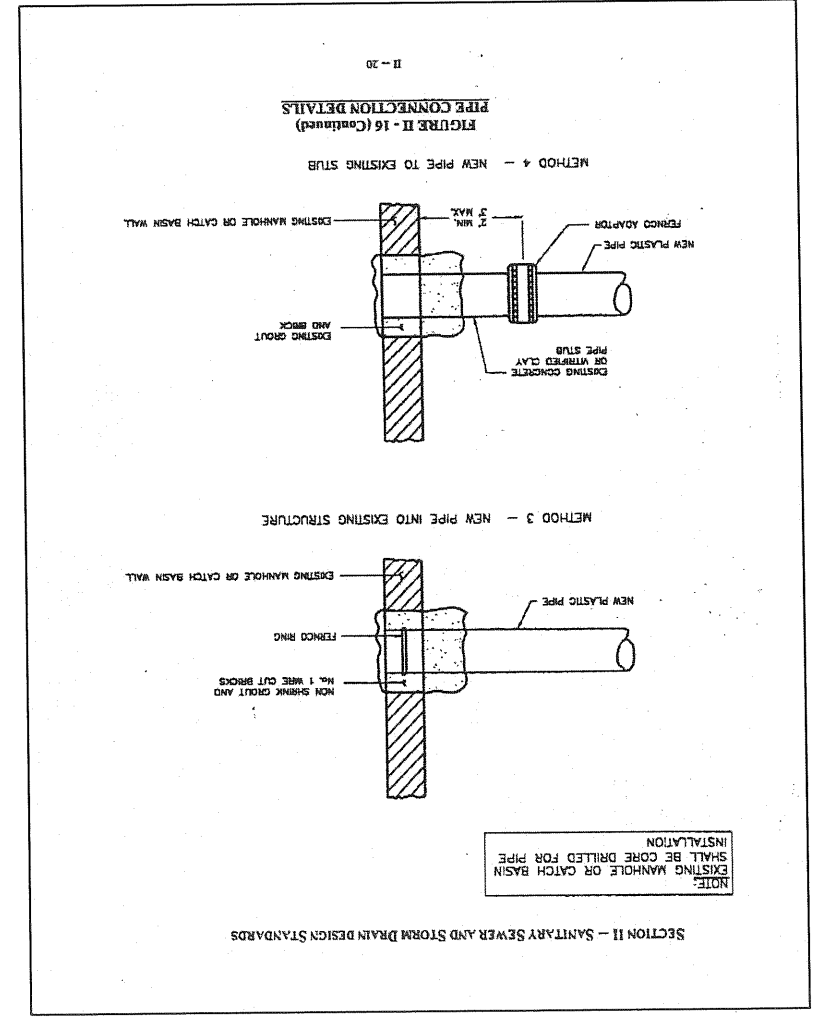
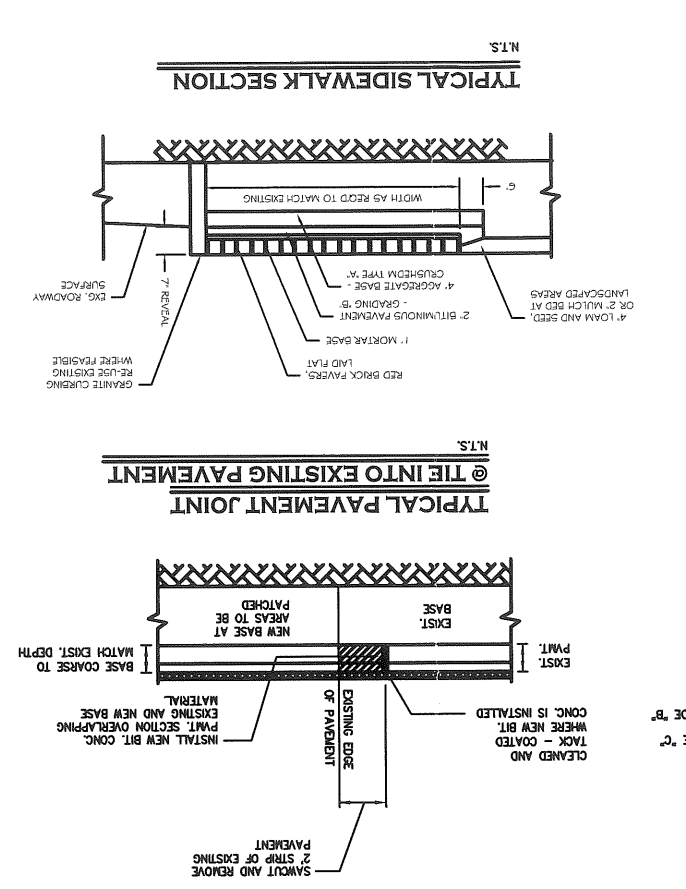
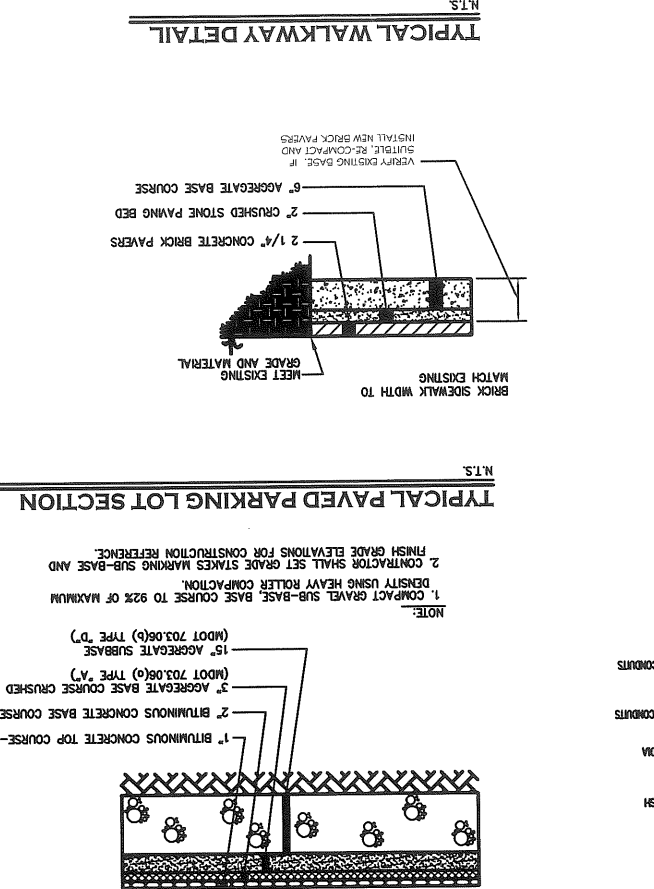
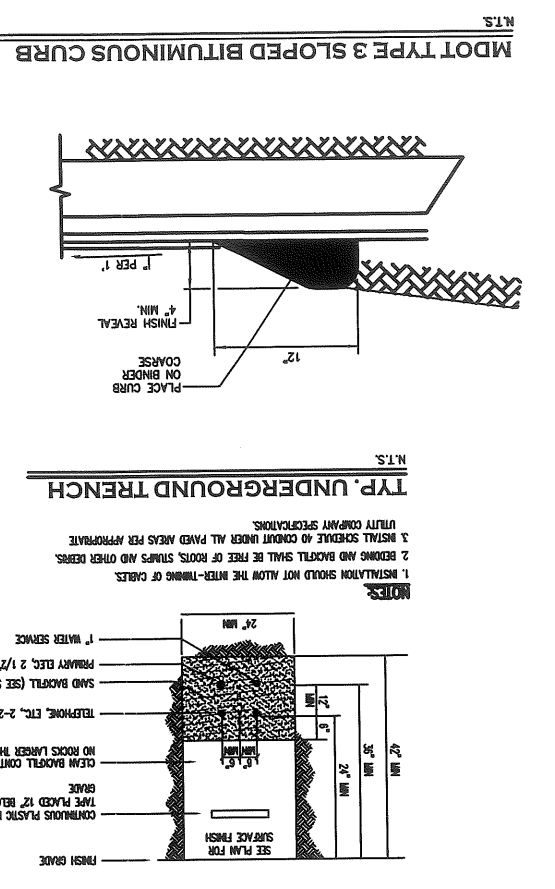
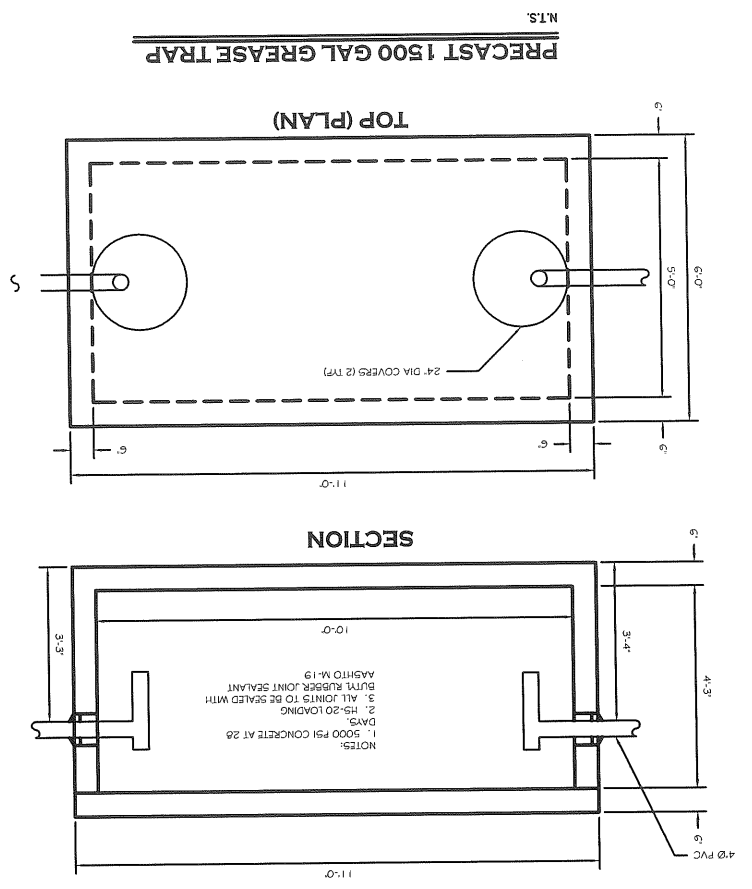
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 Fax: (207) 878-1788
 E-Mail: adp@adpengineering.com

THIS PLAN IS PRELIMINARY
 WITHOUT SIGNATURE
 ARTHUR COLVIN JR.
 No. 0085
 MAINE PROFESSIONAL ENGINEER



EXG. COMMERCIAL BUILDING



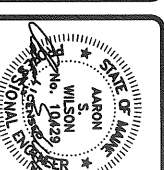
DATE: 08-29-07
SCALE: AS NOTED
DESIGN BY: ASW
DRAWN BY: ASW
PROJECT NUMBER: 06202
SHEET NO.: C202

NO.	BY	DESCRIPTION	DATE
1			
2			
3			
4			
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6			

PROJECT: 6 WASHINGTON AVE.
GREG'S PROPERTIES WASHAVE LLC
CITY OF PORTLAND
CUMBERLAND COUNTY, MAINE
SHEET TITLE: SITE DETAILS

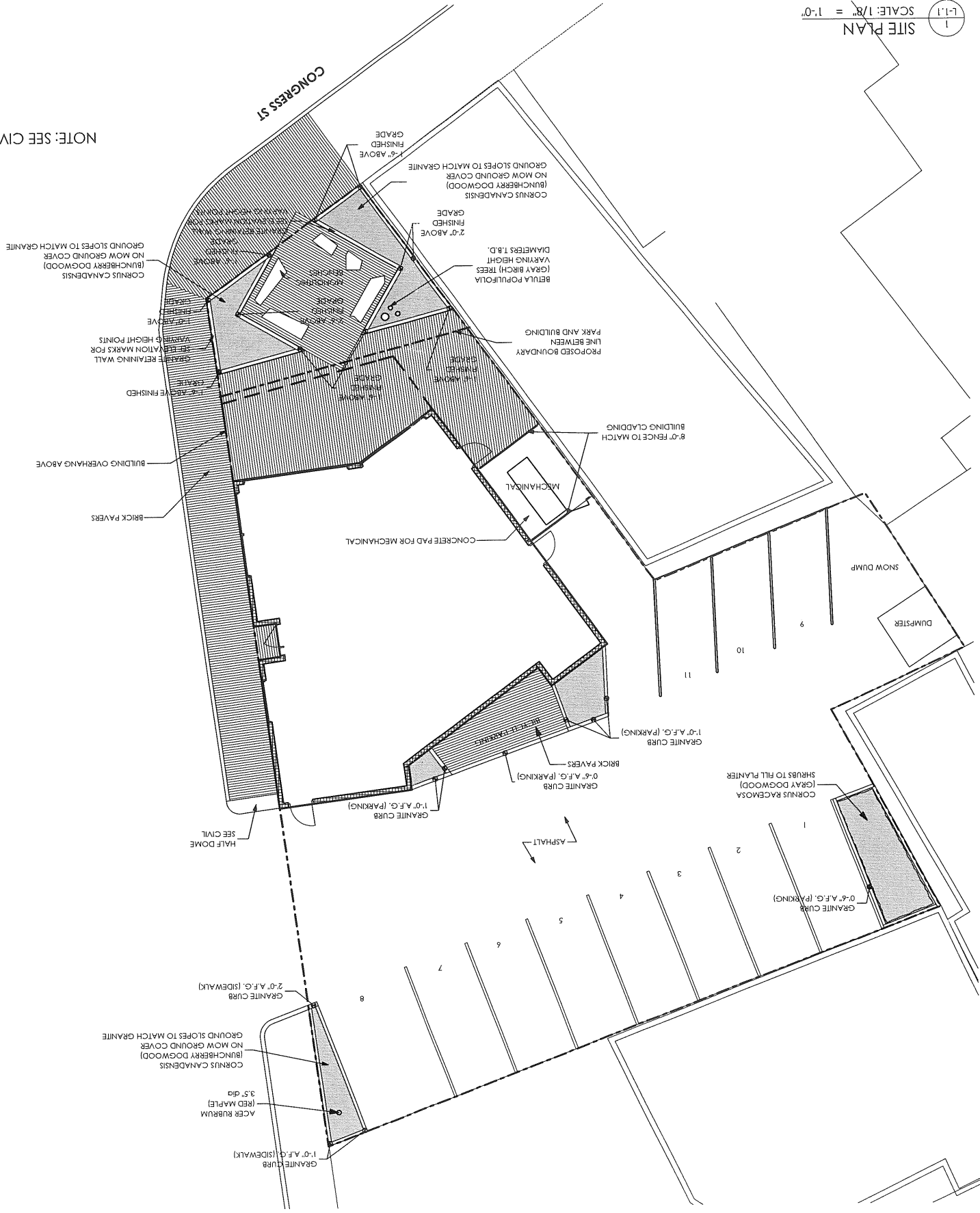
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Fax: (207) 878-1788
E-Mail: adp@associatedpartners.com



1
L-1.1
SCALE: 1/8" = 1'-0"
SITE PLAN

NOTE: SEE CIVIL DRAWINGS FOR GRADES AND DRAINAGE



LANDSCAPING PLAN

L-1.1

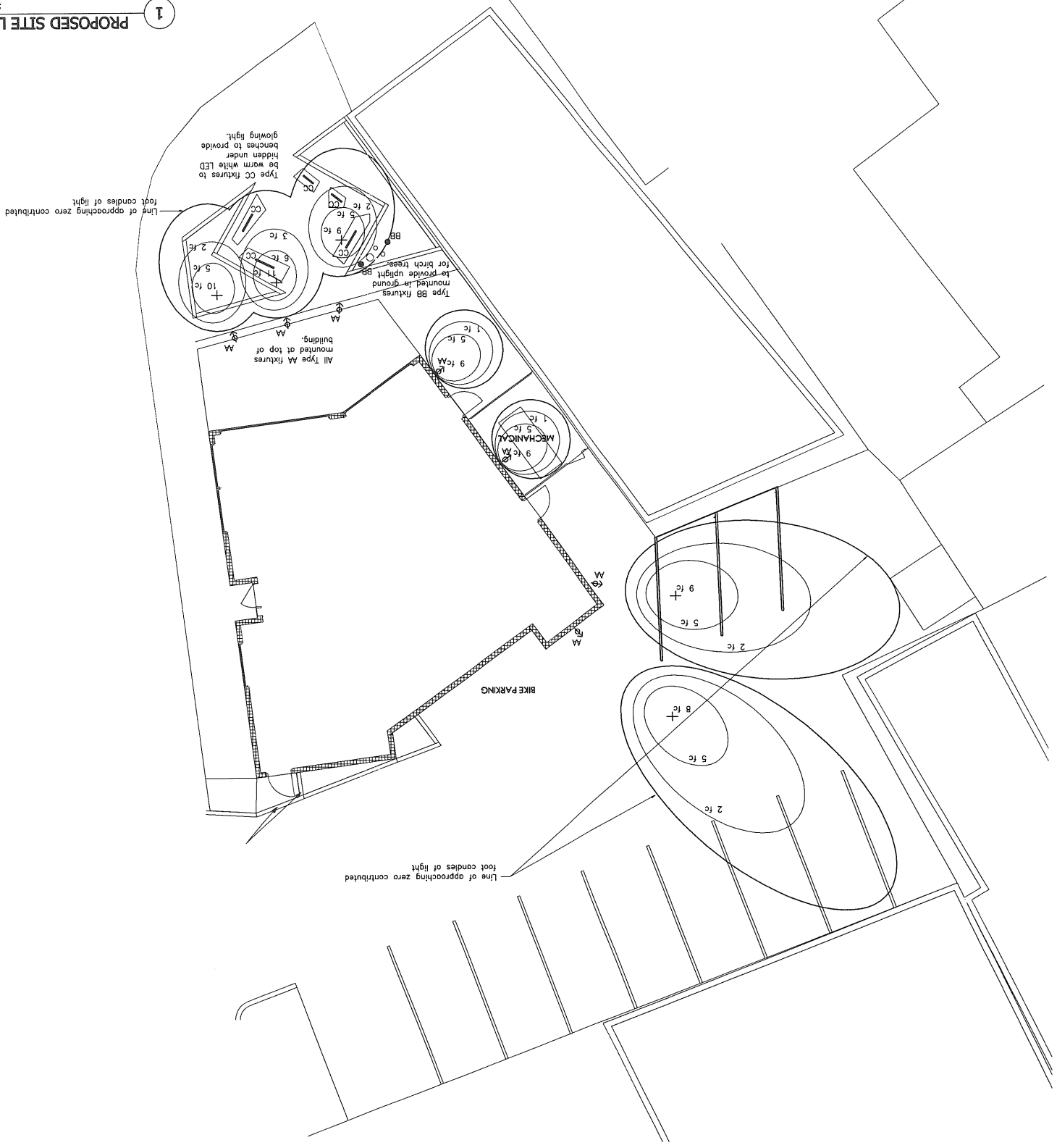
DESIGNER:	CALEB JOHNSON
DRAFTER/PERSON:	CAT SUMISLASKI
DATE OF ISSUE:	24 NOVEMBER 2008
PROJECT NUMBER:	
PROJECT STATUS:	DESIGN DEVELOPMENT
CONSULTANTS:	CIVIL ENG. A.D.P. - ART COLVIN STRUCTURAL ENG. MOJIN & COMPANY MECHANICAL ENG. ALLIED ENGINEERING ELECTRICAL ENG. ALLIED ENGINEERING CODE REVIEW RICHARD SAMPSON LIGHTING DESIGN DAYMATERO STUDIO

CALEB JOHNSON ARCHITECTS
57 JEFFERSON STREET
BIDDEFORD, MAINE 04005
207.283.8777

BINGAS WINGAS
ALEC ALTMAN
6 WASHINGTON AVE
PORTLAND, ME 04101

EL-100	SITE LIGHTING	PRELIMINARY NOT FOR CONSTRUCTION	
			ELECTRICAL ENG.
			MECHANICAL ENG.
			STRUCTURAL ENG.
			CIVIL ENG.
		CONSULTANTS:	
		SITE PLAN REVIEW	
		PROJECT STATUS:	
		PROJECT NUMBER:	
		DATE OF ISSUE:	
		DRAFTSPERSON:	
		DESIGNER:	
	CALEB JOHNSON ARCHITECTS		
	57 JEFFERSON STREET BIDDEFORD, MAINE 04005 207.283.8777		
	BINGAS WINGAS		
	ALEC ALTMAN WASHINGTON AVE PORTLAND, ME 04101		

1 PROPOSED SITE LIGHTING
Scale: 1/8" = 1'-0"





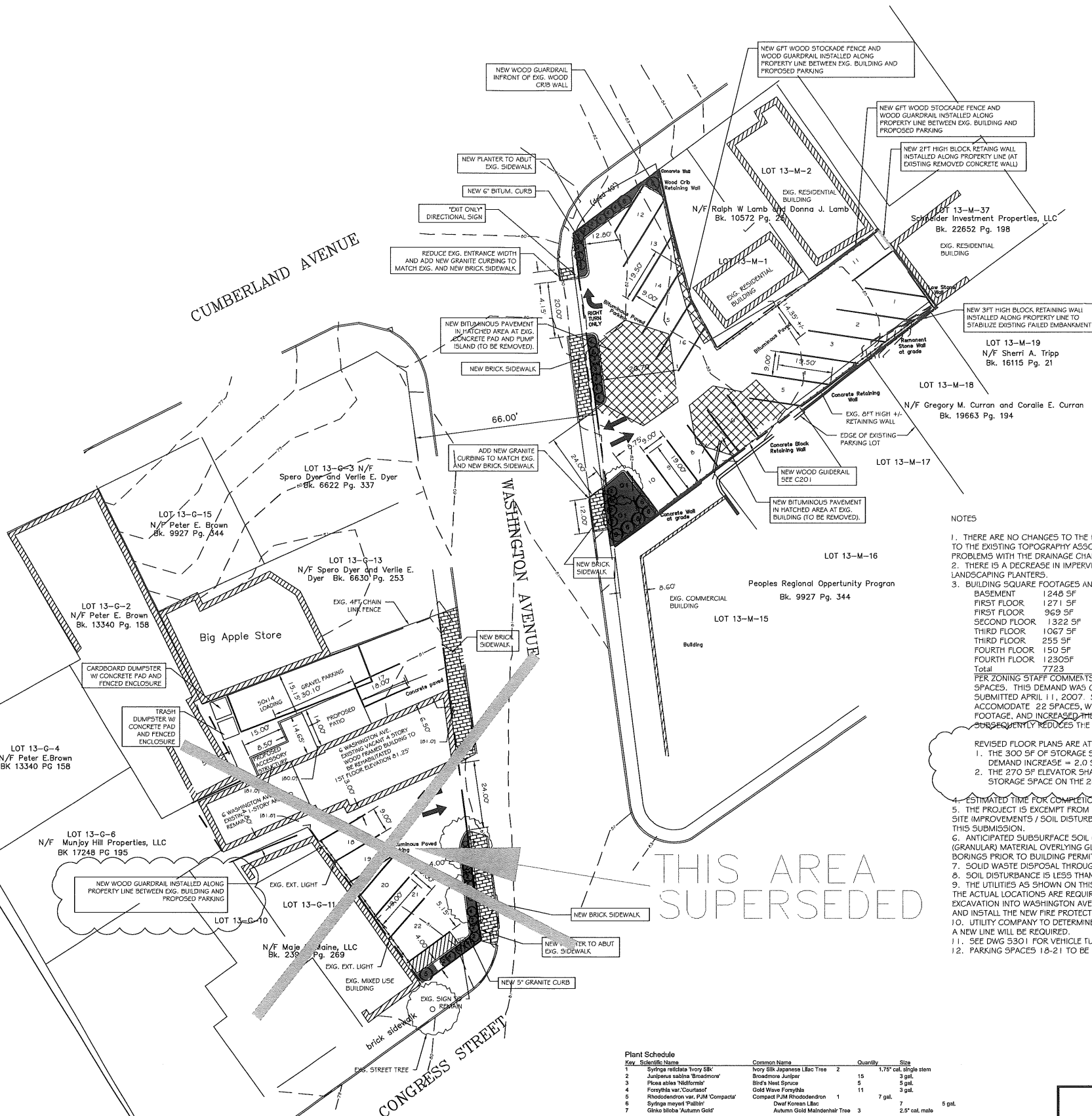
Mon 8

Mon 400

CUMBERLAND AVENUE

WASHINGTON AVENUE

CONGRESS STREET



NOTES

1. THERE ARE NO CHANGES TO THE DRAINAGE CHARACTERISTICS, OR SIGNIFICANT MODIFICATIONS TO THE EXISTING TOPOGRAPHY ASSOCIATED WITH THIS PROJECT. NOR ARE THERE ANY KNOWN PROBLEMS WITH THE DRAINAGE CHARACTERISTICS OF THE SITE.
2. THERE IS A DECREASE IN IMPERVIOUS SURFACE AREA DUE TO THE ADDITION OF THE LANDSCAPING PLANTERS.
3. BUILDING SQUARE FOOTAGES AND USES BY FLOOR:

BASEMENT	1248 SF	STORAGE (0 PARKING SPACES)
FIRST FLOOR	1271 SF	ASSEMBLY (0.5 PARKING SPACES)
FIRST FLOOR	969 SF	FOOD PREP / STORAGE (0 PARKING SPACES)
SECOND FLOOR	1322 SF	ASSEMBLY (9.2 PARKING SPACES)
THIRD FLOOR	1067 SF	RESIDENTIAL W/ CIRCULATION (0.5 PARKING SPACE)
THIRD FLOOR	255 SF	STORAGE (0 PARKING SPACES)
FOURTH FLOOR	150 SF	FOOD PREP (0 PARKING SPACES)
FOURTH FLOOR	1230 SF	ASSEMBLY (8.2 PARKING SPACES)
Total	7723	

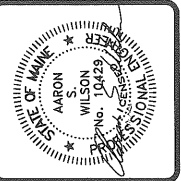
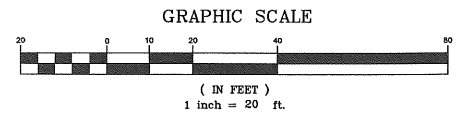
REVISED FLOOR PLANS ARE ATTACHED FOR FINAL SITE PLAN APPROVAL.
 1. THE 300 SF OF STORAGE SPACE ON THE 2ND FLOOR HAS BEEN ELIMINATED (PARKING DEMAND INCREASE = 2.0 SPACES).
 2. THE 270 SF ELEVATOR SHAFT IS MOVED INSIDE THE BUILDING, AND ADDED A 32 SF STORAGE SPACE ON THE 2ND FLOOR (PARKING DEMAND DECREASE = 2.0 SPACES).

4. ESTIMATED TIME FOR COMPLETION OF PROJECT IS 5-7 MONTHS AFTER MOBILIZATION.
5. THE PROJECT IS EXEMPT FROM MAINE DEF REVIEW / APPROVAL DUE TO THE LIMITED SCOPE OF SITE IMPROVEMENTS / SOIL DISTURBANCE. THERE ARE NO PENDING APPLICATIONS AT THE TIME OF THIS SUBMISSION.
6. ANTICIPATED SUBSURFACE SOIL CONDITIONS ARE FILL MATERIAL OVERLYING SAND/GRAVEL (GRANULAR) MATERIAL OVERLYING GLACIAL TILL. SOIL CONDITIONS TO BE VERIFIED WITH SOIL BORINGS PRIOR TO BUILDING PERMIT APPLICATION.
7. SOLID WASTE DISPOSAL THROUGH WASTE MANAGEMENT COMPANY (EXTERIOR DUMPSTER).
8. SOIL DISTURBANCE IS LESS THAN ONE ACRE.
9. THE LOCATIONS AS SHOWN ON THIS PLAN ARE BASED ON INFORMATION PROVIDED BY OTHERS AND THE ACTUAL LOCATIONS ARE REQUIRED TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. EXCAVATION INTO WASHINGTON AVE. WILL BE REQUIRED TO UPGRADE THE DOMESTIC WATER LINE, AND INSTALL THE NEW FIRE PROTECTION LINE.
10. UTILITY COMPANY TO DETERMINE IF EXISTING GAS LINE TO BUILDING CAN BE RE-ACTIVATED, OR IF A NEW LINE WILL BE REQUIRED.
11. SEE DWG 5301 FOR VEHICLE TURNING MOVEMENTS IN PARKING AREAS.
12. PARKING SPACES 18-21 TO BE EMPLOYEE ONLY.

Key	Scientific Name	Common Name	Quantity	Size
1	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Lilac Tree	2	1.75" cal. single stem
2	Juniperus sabina 'Broadmore'	Broadmore Juniper	10	3 gal.
3	Rosa arvensis 'Mildred's'	Mildred's Rose	5	5 gal.
4	Forsythia var. 'Coutant'	Gold Wave Forsythia	11	3 gal.
5	Rhododendron var. 'PJM Compact'	Compact PJM Rhododendron	1	7 gal.
6	Syringa meyeri 'Platy'	Dwarf Korean Lilac	3	7 gal.
7	Ginkgo biloba 'Autumn Gold'	Autumn Gold Malemocha Tree	3	2.5" cal. male

Plant beds to be prepared with 18" foam amended with compost at a 1pt compost/4 pts. foam mix.
 Plants to be planted with root stimulator directly applied to the roots the day of planting.
 All bags, wire baskets, twine, tapes, and labels to be removed from plants.
 Trees to be staked using a rubber guy system. Plastic chain, hose, wire, and grade stakes are not appropriate for staking trees.
 Plants to be mulched with 3" dark, shredded bark mulch.
 Mulch shall not touch stems of plants or cover branches.
 When all plants are installed, mulched, and staked, the contractor may request a 'walk-through' with the owner or the owner's agent. At the walk-through it will be determined that the plants appear healthy and planted appropriately. If both parties are in agreement then the project is accepted.
 Warning is the responsibility of the contractor prior to acceptance of the project. After acceptance of the project, the owner or the owner's agent shall water according to written instructions provided by the installer.
 All plants shall be guaranteed one year from the date of acceptance of the project unless it is apparent that plant death is due to damage caused by human activity or negligence on the part of the owner or the owner's agent.

LEGEND	
EXISTING LOT LINE	---
EXISTING OVERHEAD POWER	—○—
EXISTING WATER SERVICE	—v—
EXISTING SEWER SERVICE	—s—
EXISTING GAS SERVICE	—g—
EXISTING FIRE HYDRANT	⊕
EXISTING UTILITY POLE	⊕
EXISTING WATER GATE VALVE	⊕
EXISTING STREET LIGHT	⊕
EXISTING SEWER MANHOLE	⊕



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 Falmouth, Maine 04105

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PROJECT: 6 WASHINGTON AVE.
GREG'S PROPERTIES WASHAVE LLC
CITY OF PORTLAND
CUMBERLAND COUNTY, MAINE

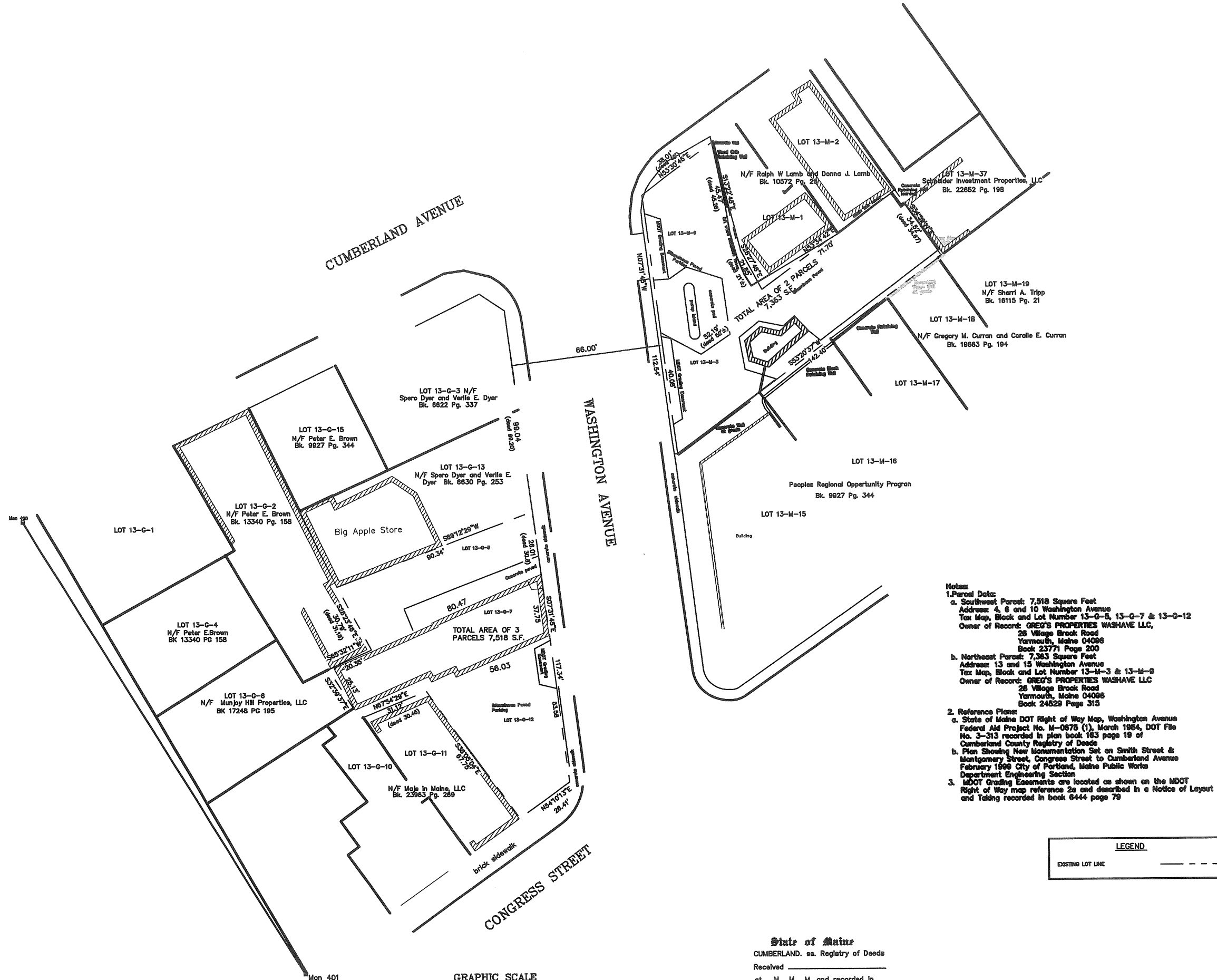
SHEET TITLE: PROPOSED SITE IMPROVEMENTS
ISSUED FOR PERMITTING

ISSUED	DATE
REVISED PER LOCAL PLANNING AUTHORITY	06/29/07
REVISED PER LOCAL PLANNING AUTHORITY	08/09/07
FINAL ISSUE WITH CONDITIONS OF APPROVAL	10/17/07

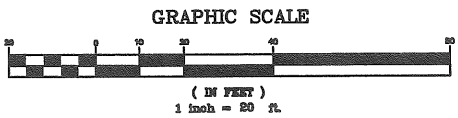
DATE: 03-21-2007
 SCALE: 1"=20'
 DESIGN BY: TR
 DRAWN BY: ASW
 PROJECT NUMBER:
06202
 SHEET NO:
C103



Mon 8

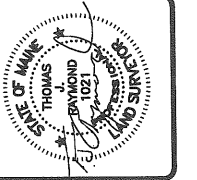


Notes:
1. Parcel Data:
 a. Southwest Parcel: 7,518 Square Feet
 Address: 4, 8 and 10 Washington Avenue
 Tax Map, Block and Lot Number 13-G-5, 13-G-7 & 13-G-12
 Owner of Record: GREG'S PROPERTIES WASHAVE LLC,
 28 Village Brook Road
 Yarmouth, Maine 04098
 Book: 23771 Page 200
 b. Northeast Parcel: 7,363 Square Feet
 Address: 13 and 15 Washington Avenue
 Tax Map, Block and Lot Number 13-M-3 & 13-M-9
 Owner of Record: GREG'S PROPERTIES WASHAVE LLC
 28 Village Brook Road
 Yarmouth, Maine 04098
 Book: 24529 Page 315
2. Reference Plans:
 a. State of Maine DOT Right of Way Map, Washington Avenue
 Federal Aid Project No. M-0675 (1), March 1984, DOT File
 No. 3-313 recorded in plan book 163 page 19 of
 Cumberland County Registry of Deeds
 b. Plan Showing New Monumentation Set on Smith Street &
 Montgomery Street, Congress Street to Cumberland Avenue
 February 1999 City of Portland, Maine Public Works
 Department Engineering Section
3. MDT Grading Easements are located as shown on the MDT
 Right of Way map reference 2a and described in a Notice of Layout
 and Taking recorded in book 6444 page 79



State of Maine
 CUMBERLAND, ss. Registry of Deeds
 Received _____
 at ___H___M___A. and recorded in
 File # _____
 ATTEST _____
 REGISTRAR

CERTIFICATION:
 To the best of my knowledge, information, and belief, and in my
 professional opinion, this survey conforms to the Standards of
 Practice promulgated by the Maine Board of Licensure for
 Professional Land Surveyors.



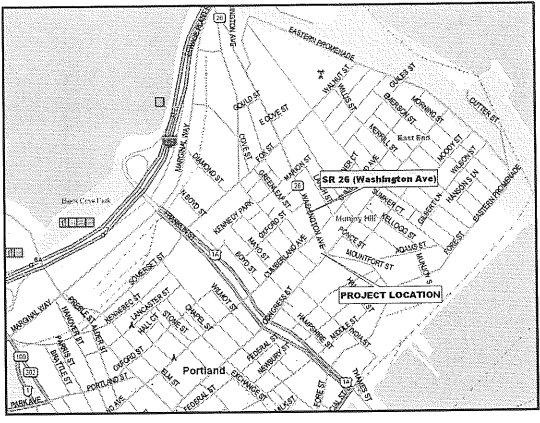
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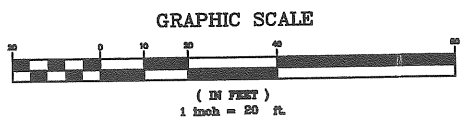
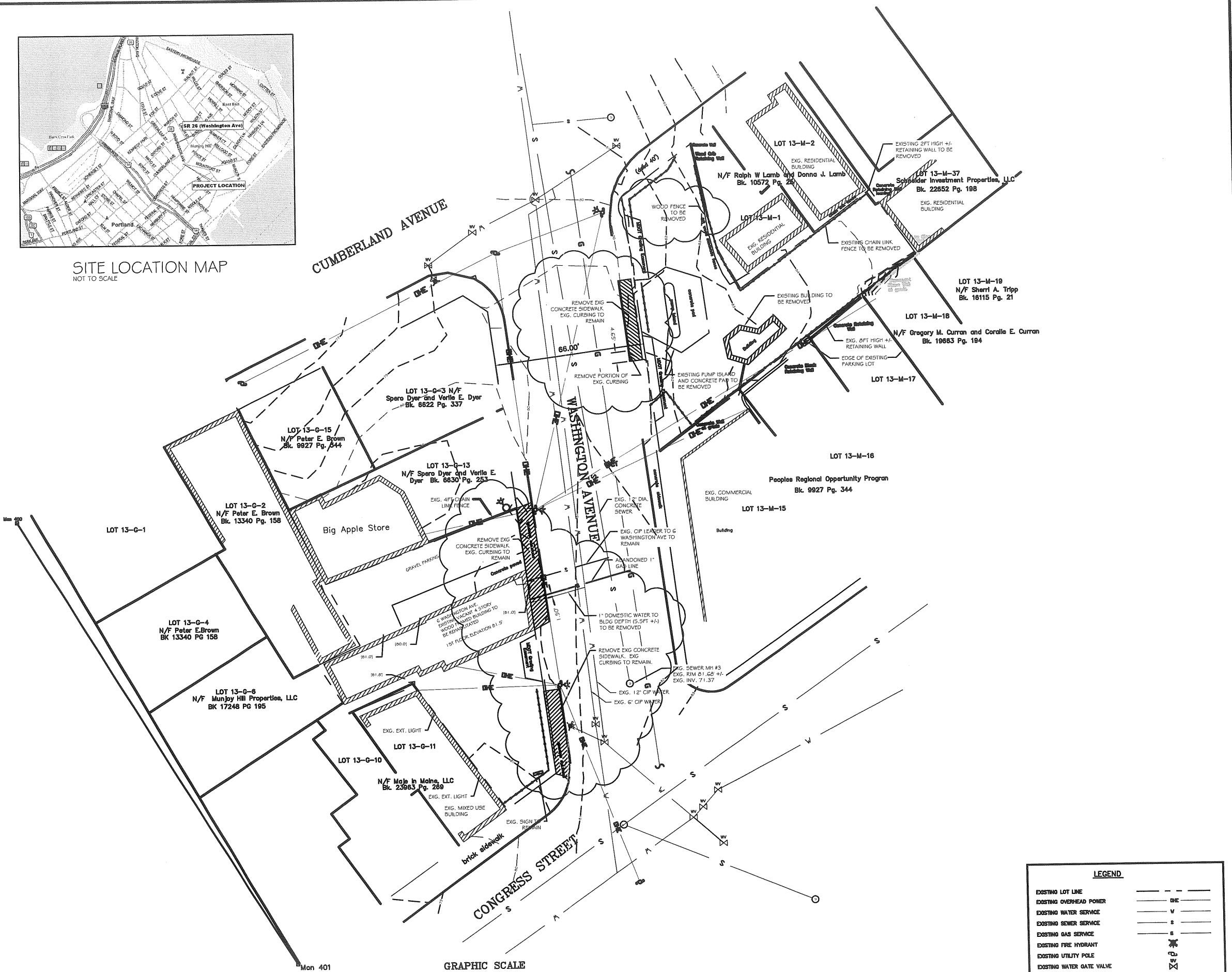
PROJECT: **6 WASHINGTON AVE.**
 GREG'S PROPERTIES WASHAVE LLC
 CITY OF PORTLAND
 CUMBERLAND COUNTY, MAINE
 SHEET TITLE: **BOUNDARY SURVEY**

NO.	ISSUED	DESCRIPTION	DATE
1			
2			
3			
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5			
6			

DATE: 03-21-2007
 SCALE: 1"=20'
 DESIGN BY: N/A
 DRAWN BY: TR
 PROJECT NUMBER:
06202
 SHEET NO:
C101



SITE LOCATION MAP
NOT TO SCALE



LEGEND

EXISTING LOT LINE	---
EXISTING OVERHEAD POWER	—○—
EXISTING WATER SERVICE	—●—
EXISTING SEWER SERVICE	—■—
EXISTING GAS SERVICE	—▲—
EXISTING FIRE HYDRANT	—□—
EXISTING UTILITY POLE	—◇—
EXISTING WATER GATE VALVE	—▽—
EXISTING STREET LIGHT	—○—
EXISTING SEWER MANHOLE	—○—

Mon B

Mon 401

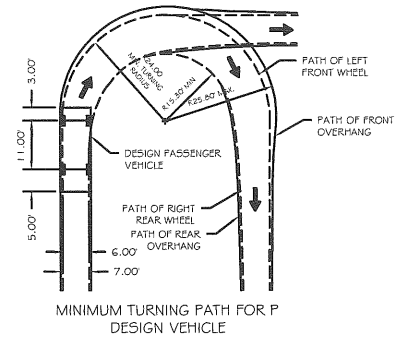
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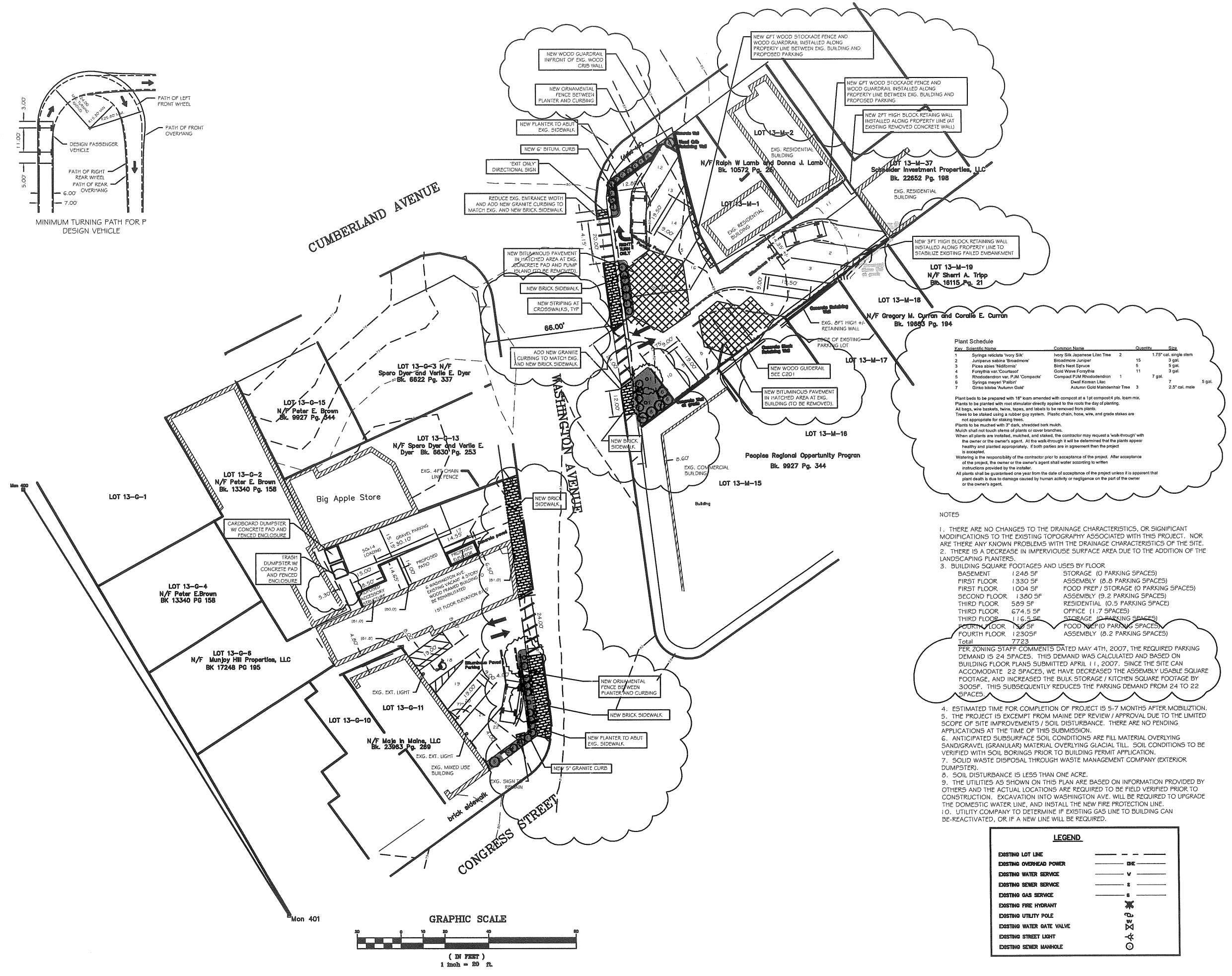
PROJECT: **6 WASHINGTON AVE.**
GREG'S PROPERTIES WASHAVE LLC
CITY OF PORTLAND
CUMBERLAND COUNTY, MAINE
SHEET TITLE: **EXISTING SITE AND UTILITY PLAN**
PRELIMINARY - NOT FOR CONSTRUCTION

ISSUED	DESCRIPTION	DATE
BY	REVISION/PERIODICAL PLANNING AUTHORITY	06/29/07
1	ASW	
2		
3		
4		
5		
6		

DATE: 03-21-2007
SCALE: 1"=20'
DESIGN BY: N/A
DRAWN BY: TR
PROJECT NUMBER:
06202
SHEET NO:
C102



Mon B



Plant Schedule

Key	Scientific Name	Common Name	Quantity	Size
1	Syringa reticulata 'Ivey Silk'	Heavy Silk Japanese Lilac Tree	2	1.75" cal. single stem
2	Juniperus sabinia 'Broadmoor'	Broadmoor Juniper	15	3 gal.
3	Picea abies 'Nidiformis'	Bird's Nest Spruce	5	5 gal.
4	Forsythia var. 'Gourdeau'	Gold Wave Forsythia	5	3 gal.
5	Rhododendron var. 'PJM Compact'	Compact PJM Rhododendron	1	7 gal.
6	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	7	2.5" cal. male
7	Ginkgo biloba 'Autumn Gold'	Autumn Gold Mandschurian Tree	3	7

Plant beds to be prepared with 18" loam amended with compost at a 1:1 compost:4 pts. loam mix. Plants to be planted with root stimulator directly applied to the roots the day of planting. All bags, wire baskets, twine, tapes, and labels to be removed from plants. Trees to be staked using a rubber guy system. Plastic chain, hose, wire, and grade stakes are not appropriate for staking trees. Plants to be mulched with 3" dark, shredded bark mulch. Mulch shall not touch stems of plants or cover branches. When all plants are installed, mulched, and staked, the contractor may request a walk-through with the owner or the owner's agent. At the walk-through it will be determined that the plants appear healthy and planted appropriately. If both parties are in agreement then the project is accepted. Watering is the responsibility of the contractor prior to acceptance of the project. After acceptance of the project, the owner or the owner's agent shall water according to written instructions provided by the installer. All plants shall be guaranteed one year from the date of acceptance of the project unless it is apparent that plant death is due to damage caused by human activity or negligence on the part of the owner or the owner's agent.

NOTES

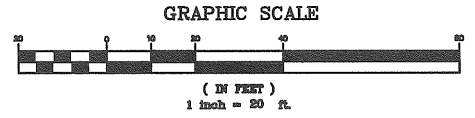
- THERE ARE NO CHANGES TO THE DRAINAGE CHARACTERISTICS, OR SIGNIFICANT MODIFICATIONS TO THE EXISTING TOPOGRAPHY ASSOCIATED WITH THIS PROJECT. NOR ARE THERE ANY KNOWN PROBLEMS WITH THE DRAINAGE CHARACTERISTICS OF THE SITE.
- THERE IS A DECREASE IN IMPERVIOUS SURFACE AREA DUE TO THE ADDITION OF THE LANDSCAPING PLANTERS.
- BUILDING SQUARE FOOTAGES AND USES BY FLOOR

BASEMENT	1248 SF	STORAGE (0 PARKING SPACES)
FIRST FLOOR	1330 SF	ASSEMBLY (8.6 PARKING SPACES)
FIRST FLOOR	1004 SF	FOOD PREP / STORAGE (0 PARKING SPACES)
SECOND FLOOR	1380 SF	ASSEMBLY (9.2 PARKING SPACES)
THIRD FLOOR	589 SF	RESIDENTIAL (0.5 PARKING SPACE)
THIRD FLOOR	674.5 SF	OFFICE (1.7 SPACES)
THIRD FLOOR	1116.5 SF	STORAGE (0 PARKING SPACES)
FOURTH FLOOR	130 SF	FOOD PREP (0 PARKING SPACES)
FOURTH FLOOR	1230 SF	ASSEMBLY (8.2 PARKING SPACES)
Total	7723	

 PER ZONING STAFF COMMENTS DATED MAY 4TH, 2007, THE REQUIRED PARKING DEMAND IS 24 SPACES. THIS DEMAND WAS CALCULATED AND BASED ON BUILDING FLOOR PLANS SUBMITTED APRIL 11, 2007. SINCE THE SITE CAN ACCOMMODATE 22 SPACES, WE HAVE DECREASED THE ASSEMBLY USABLE SQUARE FOOTAGE, AND INCREASED THE BULK STORAGE / KITCHEN SQUARE FOOTAGE BY 300SF. THIS SUBSEQUENTLY REDUCES THE PARKING DEMAND FROM 24 TO 22 SPACES.
- ESTIMATED TIME FOR COMPLETION OF PROJECT IS 5-7 MONTHS AFTER MOBILIZATION.
- THE PROJECT IS EXEMPT FROM MAINE DEP REVIEW / APPROVAL DUE TO THE LIMITED SCOPE OF SITE IMPROVEMENTS / SOIL DISTURBANCE. THERE ARE NO PENDING APPLICATIONS AT THE TIME OF THIS SUBMISSION.
- ANTICIPATED SUBSURFACE SOIL CONDITIONS ARE FILL MATERIAL OVERLYING SAND/GRAVEL (GRANULAR) MATERIAL OVERLYING GLACIAL TILL. SOIL CONDITIONS TO BE VERIFIED WITH SOIL BORINGS PRIOR TO BUILDING PERMIT APPLICATION.
- SOLID WASTE DISPOSAL THROUGH WASTE MANAGEMENT COMPANY (EXTERIOR DUMPSTER).
- SOIL DISTURBANCE IS LESS THAN ONE ACRE.
- THE UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON INFORMATION PROVIDED BY OTHERS AND THE ACTUAL LOCATIONS ARE REQUIRED TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. EXCAVATION INTO WASHINGTON AVE. WILL BE REQUIRED TO UPGRADE THE DOMESTIC WATER LINE, AND INSTALL THE NEW FIRE PROTECTION LINE.
- UTILITY COMPANY TO DETERMINE IF EXISTING GAS LINE TO BUILDING CAN BE REACTIVATED, OR IF A NEW LINE WILL BE REQUIRED.

LEGEND

EXISTING LOT LINE	---
EXISTING OVERHEAD POWER	BE
EXISTING WATER SERVICE	W
EXISTING SEWER SERVICE	S
EXISTING GAS SERVICE	G
EXISTING FIRE HYDRANT	⊛
EXISTING UTILITY POLE	⊕
EXISTING WATER GATE VALVE	⊕
EXISTING STREET LIGHT	⊕
EXISTING SEWER MANHOLE	⊕



ASSOCIATED DESIGN PARTNERS INC.
 Office: (207) 878-1751
 (207) 878-1788
 80 Leighton Road
 Falmouth, Maine 04105
 Fax: E-Mail: adp@adpengineering.com

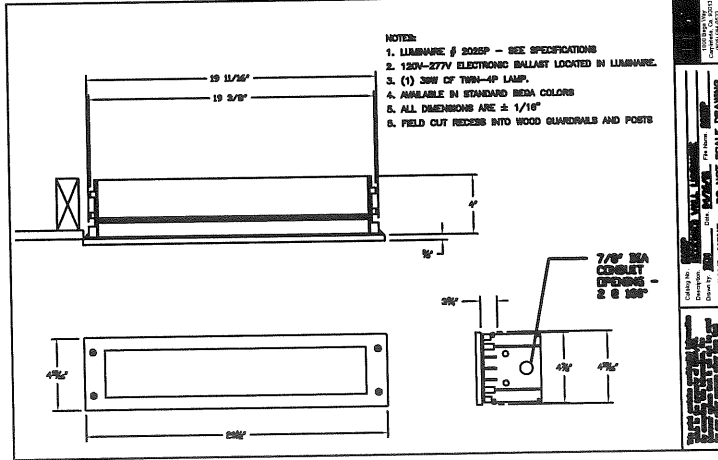
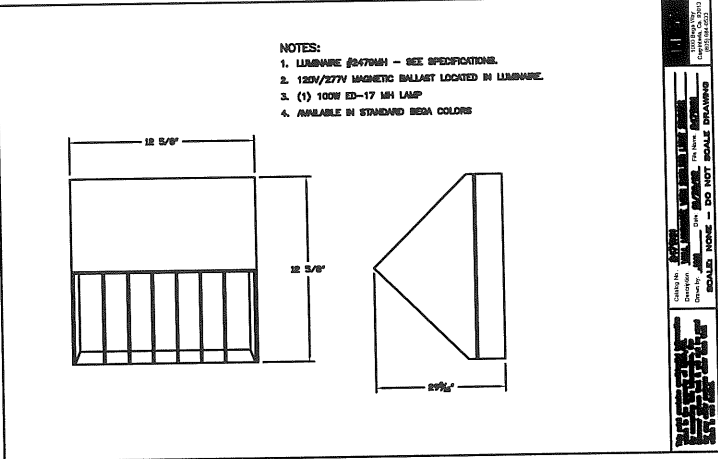
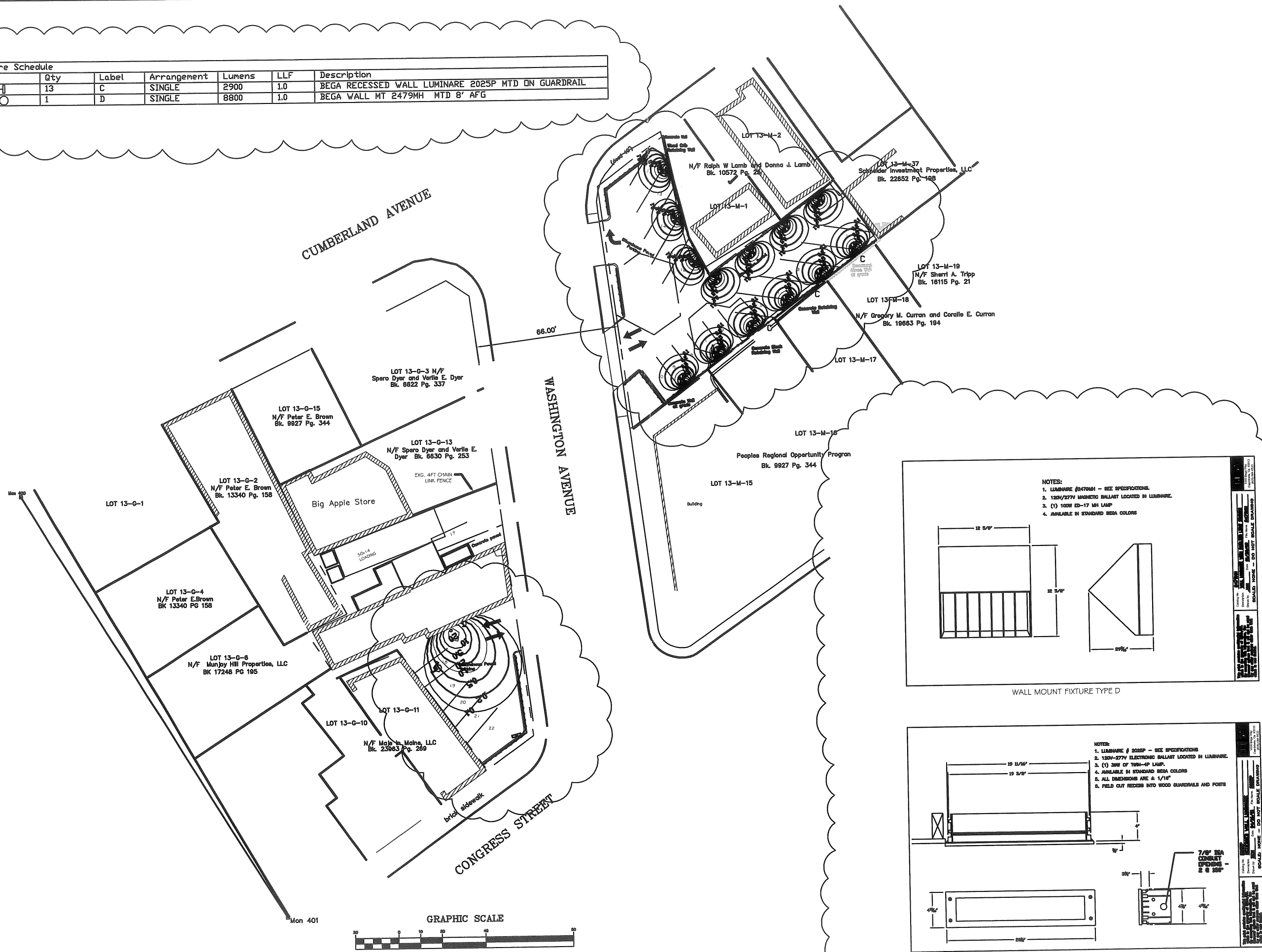
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PROJECT: 6 WASHINGTON AVE.
GREG'S PROPERTIES WASHAVE LLC
CITY OF PORTLAND
CUMBERLAND COUNTY, MAINE
SHEET TITLE: PROPOSED SITE IMPROVEMENTS
PRELIMINARY - NOT FOR CONSTRUCTION

NO.	BY	DESCRIPTION	DATE
1	ASW	REVISED PER LOCAL PLANNING AUTHORITY	06/29/07
2			
3			
4			
5			
6			

DATE: 03-21-2007
 SCALE: 1"=20'
 DESIGN BY: TR
 DRAWN BY: ASW
 PROJECT NUMBER:
06202
 SHEET NO:
C103

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
—	13	C	SINGLE	2900	1.0	BEGA RECESSED WALL LUMINARE 2025P MTD ON GUARDRAIL
○	1	D	SINGLE	8800	1.0	BEGA WALL MT 2479MH MTD 8' AFG



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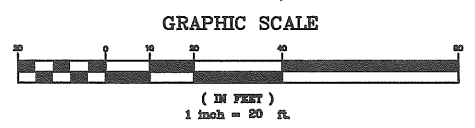
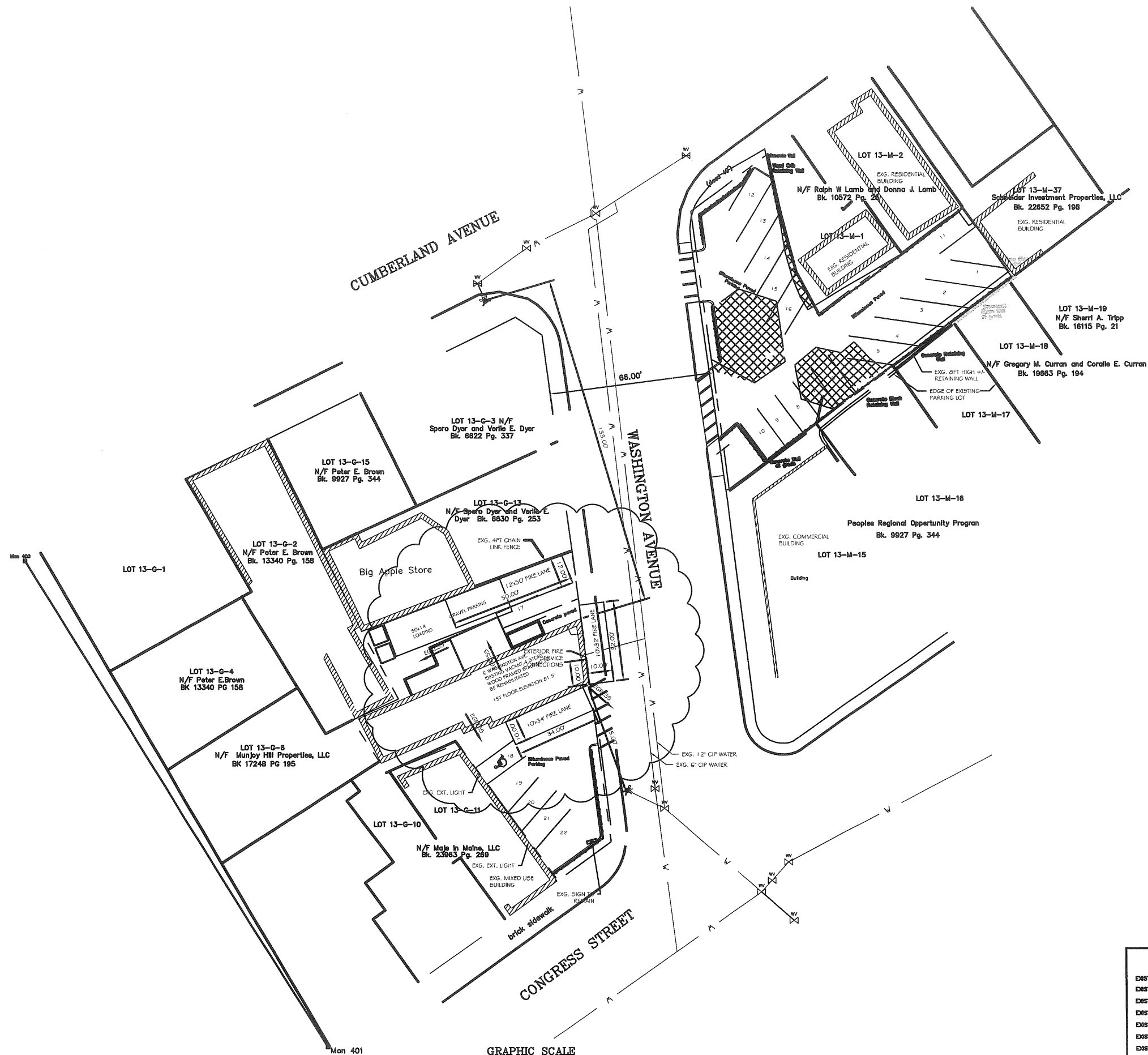
PROJECT: **6 WASHINGTON AVE.**
 GREG'S PROPERTIES WASHAVE LLC
 CITY OF PORTLAND
 CUMBERLAND COUNTY, MAINE
 SHEET TITLE: **PROPOSED SITE LIGHTING**
 PRELIMINARY - NOT FOR CONSTRUCTION

NO.	ISSUED BY	DESCRIPTION	DATE
1	ASW	REVISED PER LOCAL PLANNING AUTHORITY	06/29/07
2			
3			
4			
5			
6			

DATE: 03-21-2007
 SCALE: 1"=20'
 DESIGN BY: ASW
 DRAWN BY: ASW
 PROJECT NUMBER:
06202
 SHEET NO.:
C104



Mon 8



LEGEND	
EXISTING LOT LINE	---
EXISTING OVERHEAD POWER	—○—
EXISTING WATER SERVICE	—●—
EXISTING SEWER SERVICE	—■—
EXISTING GAS SERVICE	—□—
EXISTING FIRE HYDRANT	⊛
EXISTING UTILITY POLE	⊙
EXISTING WATER GATE VALVE	⊕
EXISTING STREET LIGHT	⊙
EXISTING SEWER MANHOLE	⊙

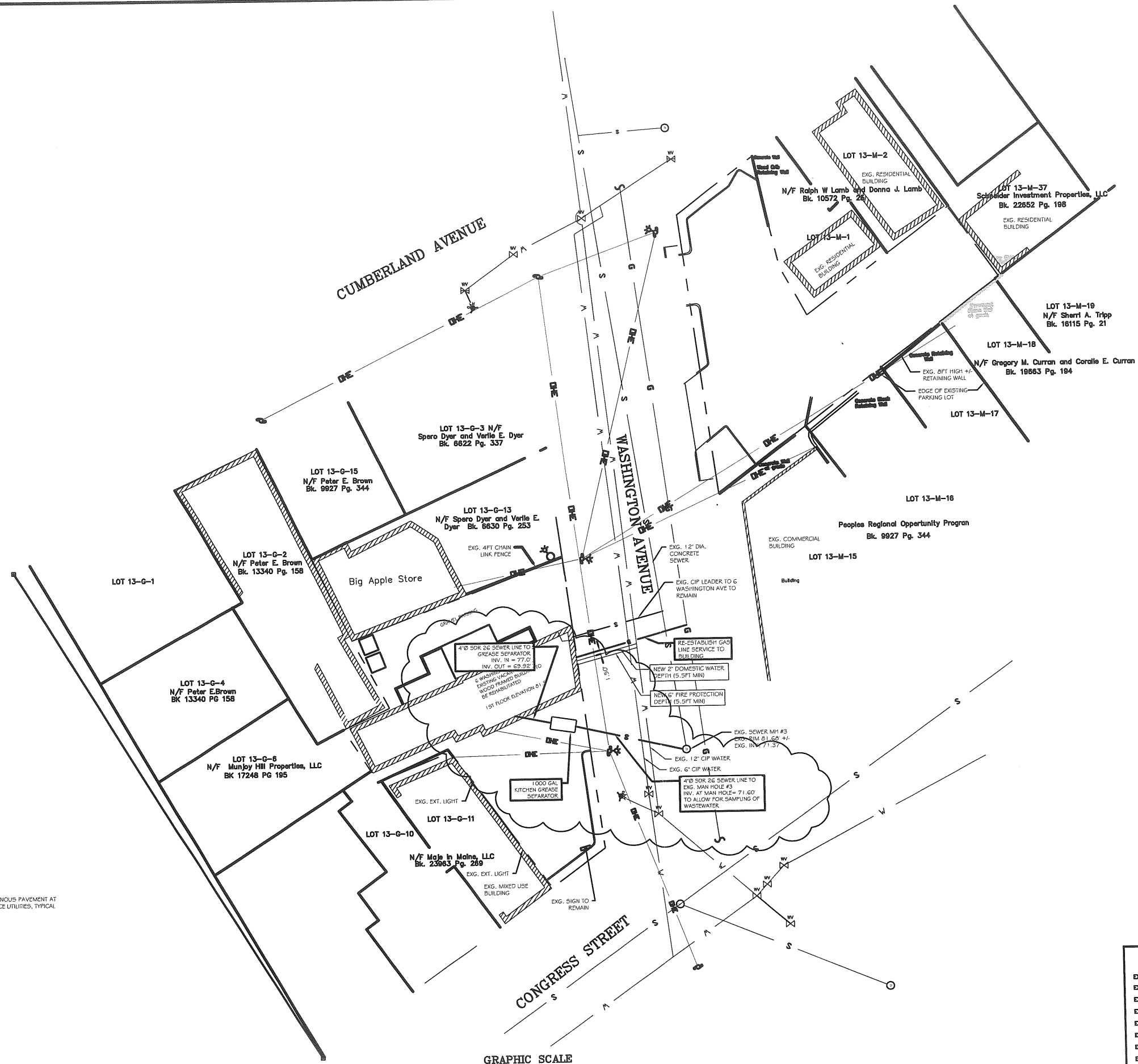
ASSOCIATED DESIGN PARTNERS INC.
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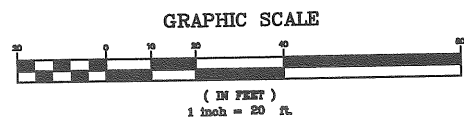
PROJECT: **6 WASHINGTON AVE.**
 GREG'S PROPERTIES WASHAVE LLC
 CITY OF PORTLAND
 CUMBERLAND COUNTY, MAINE
 SHEET TITLE: **FIRE SAFETY PLAN**

NO.	ISSUED	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			

DATE: 06-29-2007
 SCALE: 1"=20'
 DESIGN BY: ASW
 DRAWN BY: ASW
 PROJECT NUMBER: **06202**
 SHEET NO: **C105**



UTILITY NOTES:
 1. PATCH AND REPLACE ALL BITUMINOUS PAVEMENT AT EXCAVATIONS FOR NEW SUBSURFACE UTILITIES, TYPICAL



LEGEND	
EXISTING LOT LINE	— — — — —
EXISTING OVERHEAD POWER	— — — — —
EXISTING WATER SERVICE	— — — — —
EXISTING SEWER SERVICE	— — — — —
EXISTING GAS SERVICE	— — — — —
EXISTING FIRE HYDRANT	— — — — —
EXISTING UTILITY POLE	— — — — —
EXISTING WATER GATE VALVE	— — — — —
EXISTING STREET LIGHT	— — — — —
EXISTING SEWER MANHOLE	— — — — —

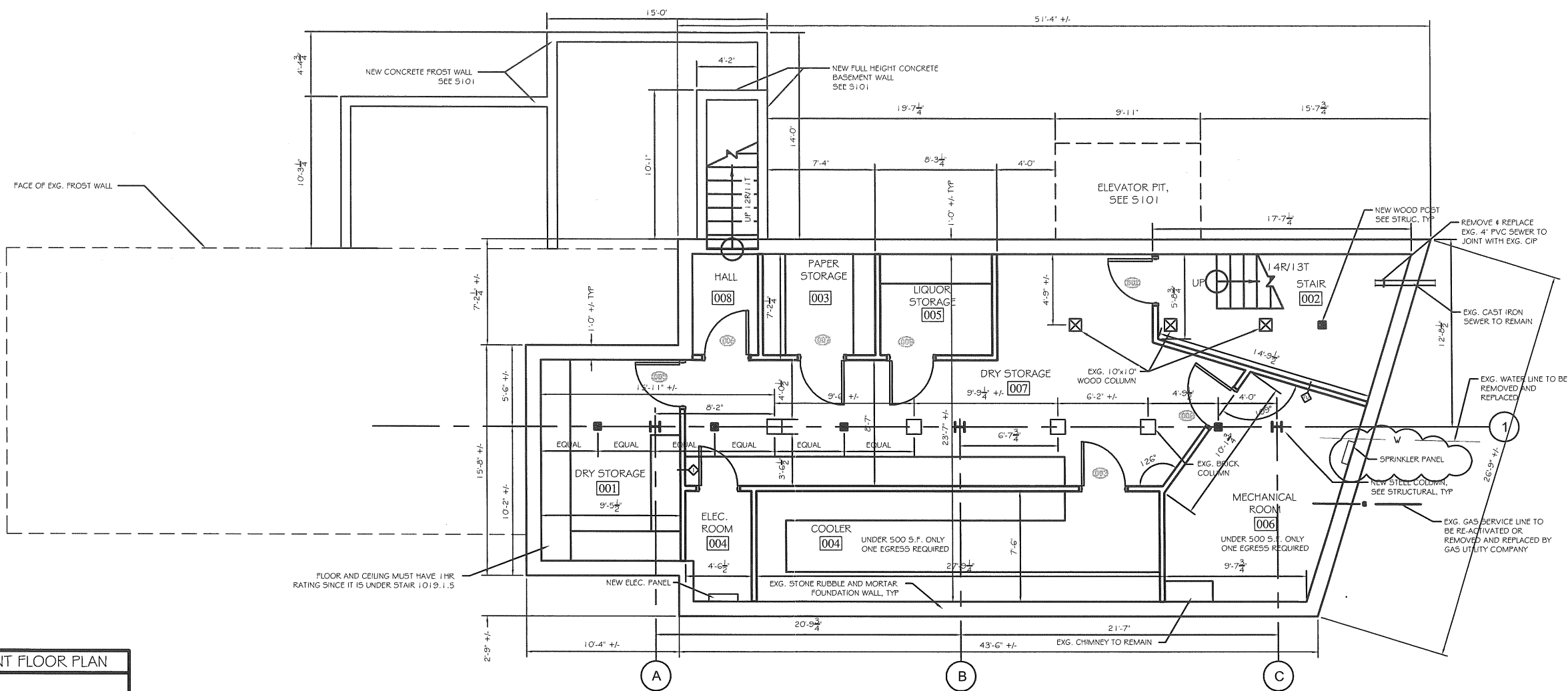
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PROJECT: **6 WASHINGTON AVE.**
 GREG'S PROPERTIES WASHAVE LLC
 CITY OF PORTLAND
 CUMBERLAND COUNTY, MAINE
 SHEET TITLE: **UTILITY PLAN**
 PRELIMINARY - NOT FOR CONSTRUCTION

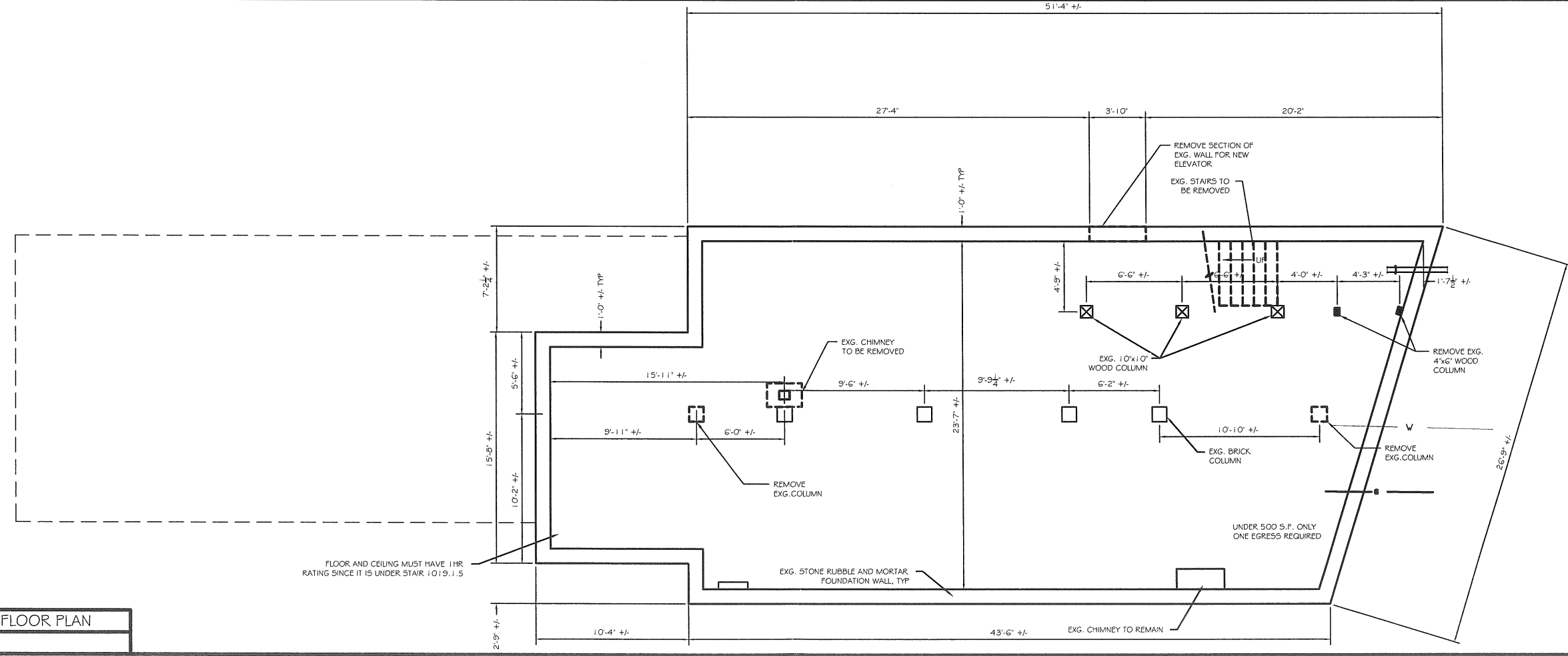
ISSUED	DESCRIPTION	DATE
1	REVISED PER LOCAL PLANNING AUTHORITY	06/29/07
2		
3		
4		
5		
6		

DATE: **03-21-2007**
 SCALE: **1"=20'**
 DESIGN BY: **TR**
 DRAWN BY: **ASW**
 PROJECT NUMBER:
06202
 SHEET NO:
C106



- NFPA LEGEND**
- SMOKE DETECTION
 - EMERGENCY LIGHT
 - EXIT LIGHT
 - 10W ABC FIRE EXTINGUISHER W/ BRACKET
 - NOT AN EXIT SIGN
 - 1/2 HR. RATED WALL SEE DETAIL XXXXXXX

B1 PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



A1 EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

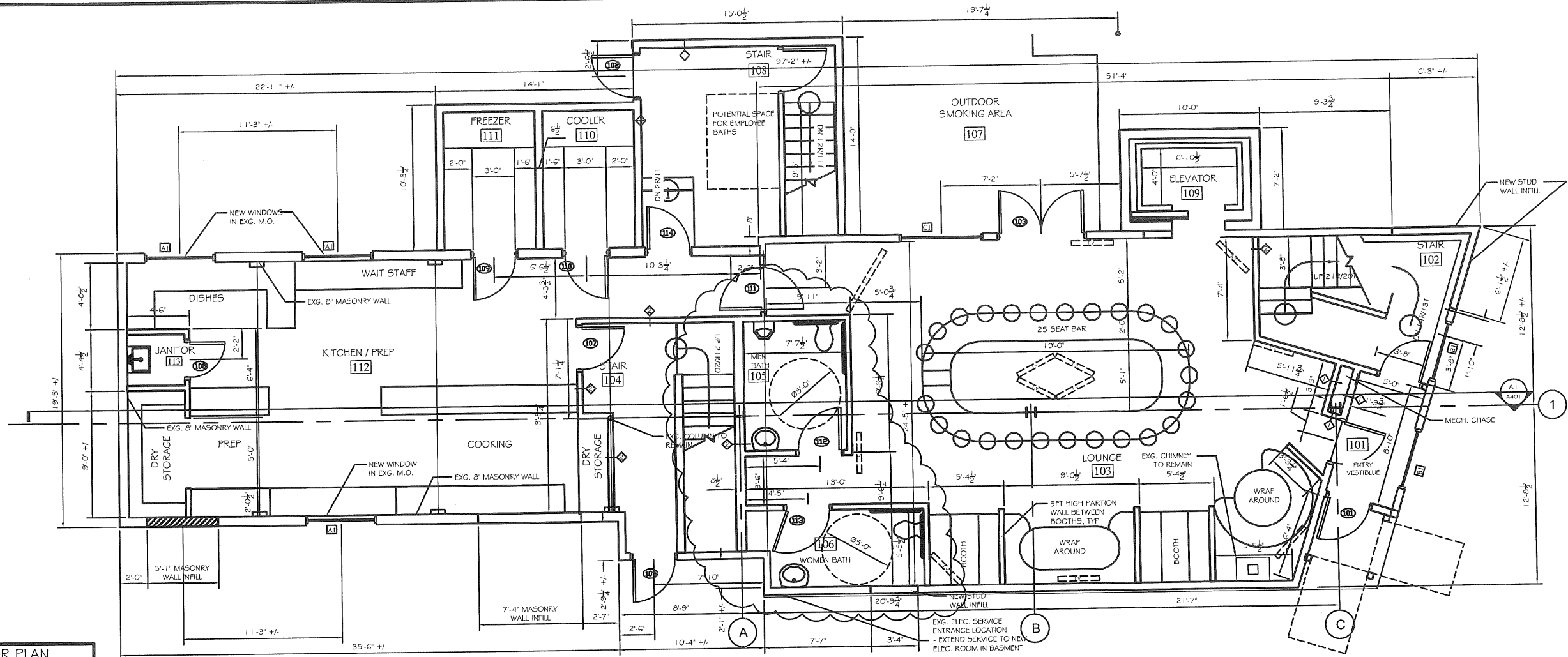
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80 Leighton Road
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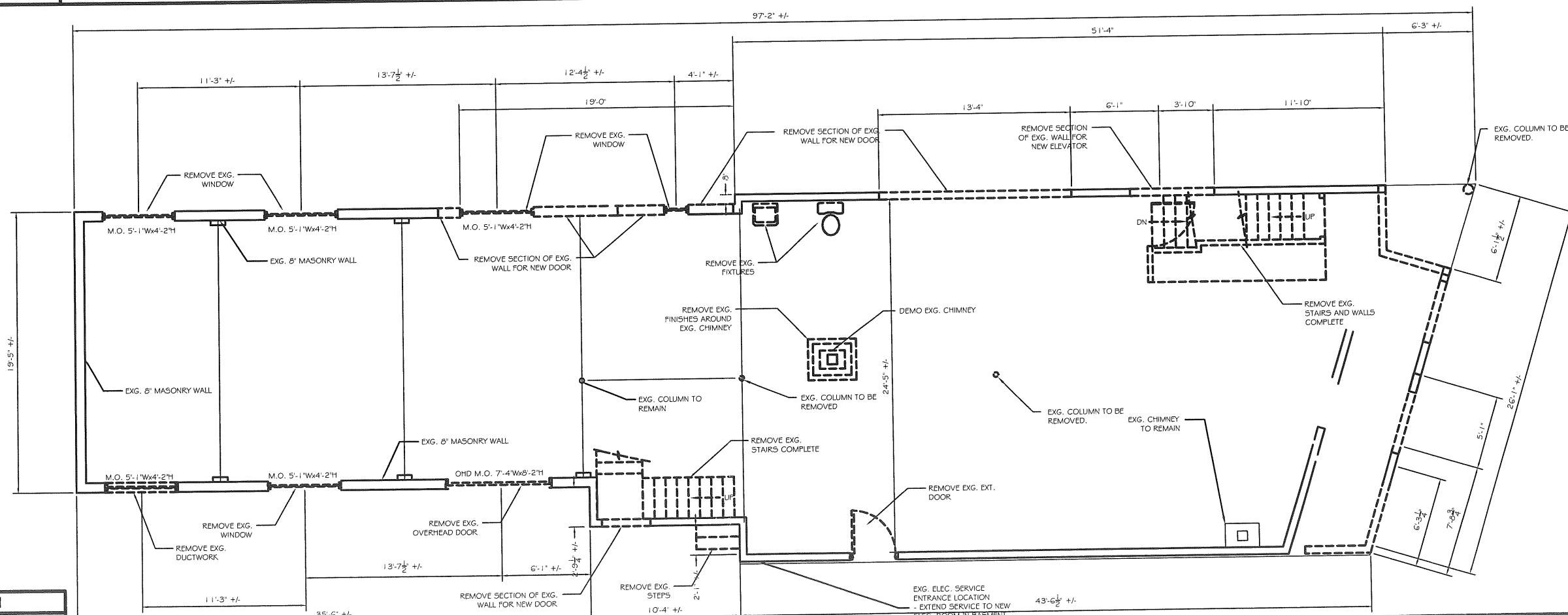
PROJECT: **6 WASHINGTON AVE. PORTLAND, MAINE**
FOR: GREG'S PROPERTIES WASH. AVE., LLC.
SHEET TITLE: **BASEMENT FLOOR PLANS**
ISSUED FOR SITE PLAN REVIEW (CONCEPTUAL ONLY)

REVISIONS	DESCRIPTION	DATE
No.	BY	
1		
2		
3		

DATE: 04-11-07
SCALE: AS NOTED
DESIGN BY: ASW
DRAWN BY: RSC
FILE #: 06202-A100.dwg
PROJECT NUMBER: **06202**
SHEET NO: **A100**



B1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



A1 EXISTING FIRST FLOOR PLAN
SCALE: AS NOTED

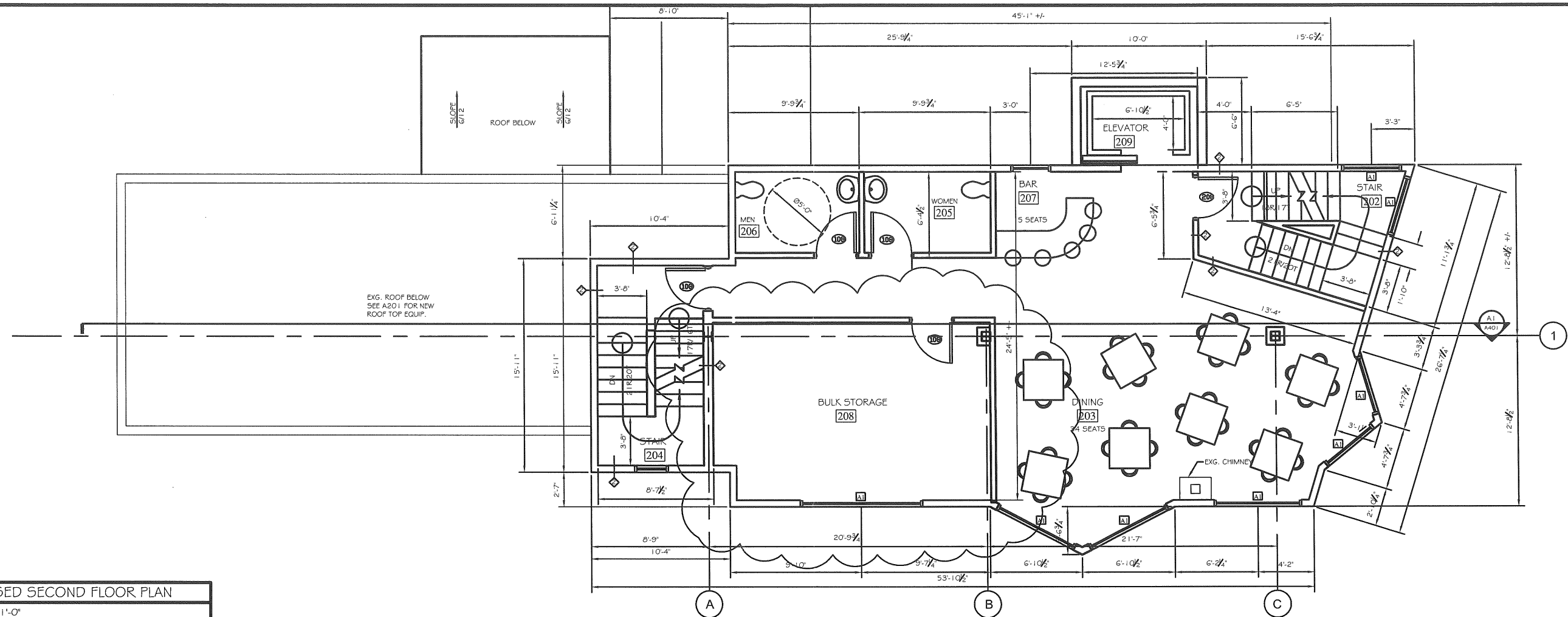
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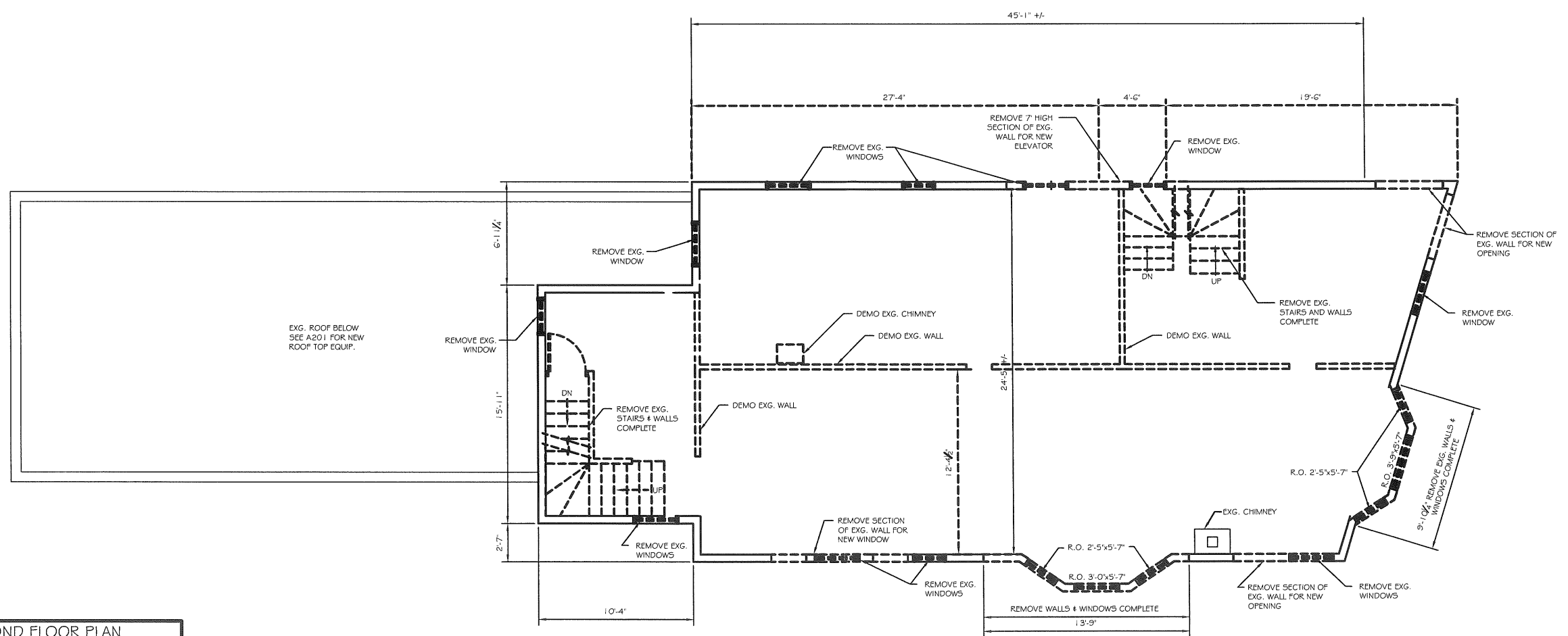
PROJECT: 6 WASHINGTON AVE. PORTLAND, MAINE
FOR: GREG'S PROPERTIES WASH. AVE., LLC.
SHEET TITLE: EXISTING AND PROPOSED FIRST FLOOR PLANS ISSUED FOR SITE PLAN REVIEW (CONCEPTUAL ONLY)

REVISIONS	DATE
NO. BY	
1	
2	
3	
4	

DATE : 06-28-07
SCALE : AS NOTED
DESIGN BY: ASW
DRAWN BY: RSC
FILE #: 06202-A101.dwg
PROJECT NUMBER:
06202
SHEET NO:
A101



B1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



A1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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FOR: GREG'S PROPERTIES WASH. AVE., LLC.
SHEET TITLE: EXISTING + PROPOSED SECOND FLOOR PLAN ISSUED FOR SITE PLAN REVIEW (CONCEPTUAL ONLY)

REVISIONS	DESCRIPTION	DATE
No.	BY	
1	ASW	
2	RSC	
3	ASW	
4	ASW	

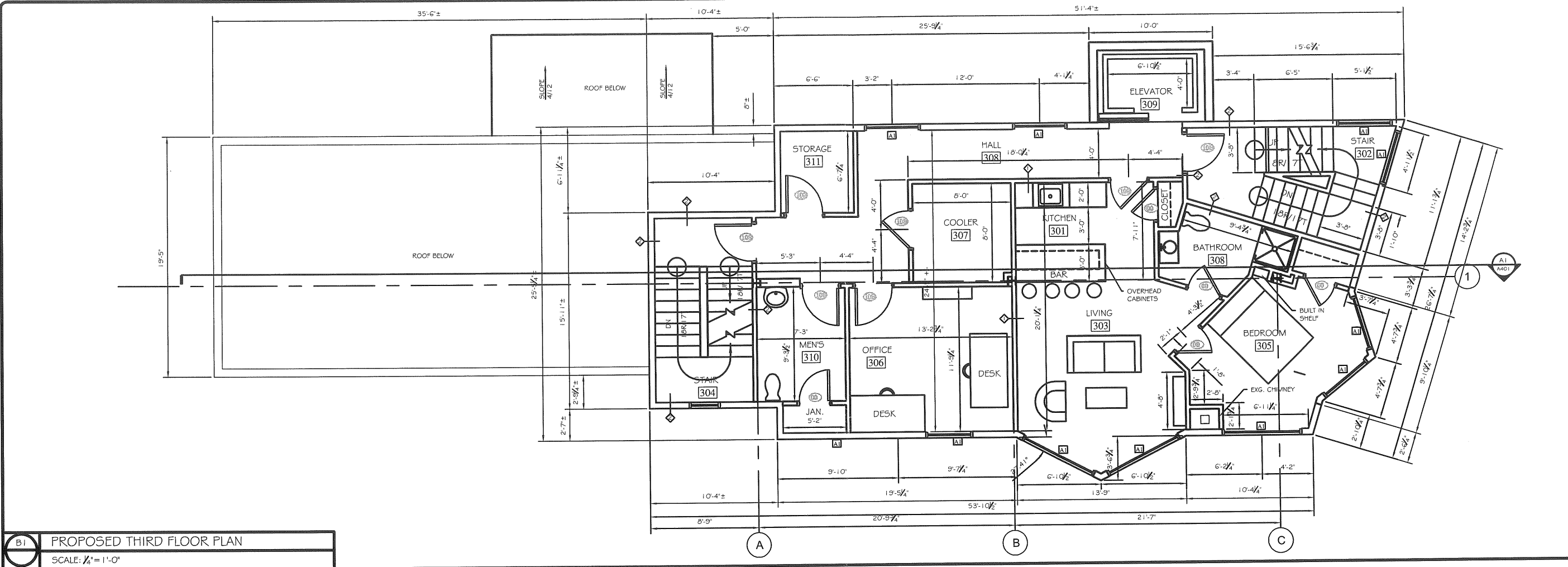
DATE: 08-28-07
SCALE: AS NOTED
DESIGN BY: ASW
DRAWN BY: RSC
FILE #: 06202-1102.dwg
PROJECT NUMBER: 06202
SHEET NO.: A102

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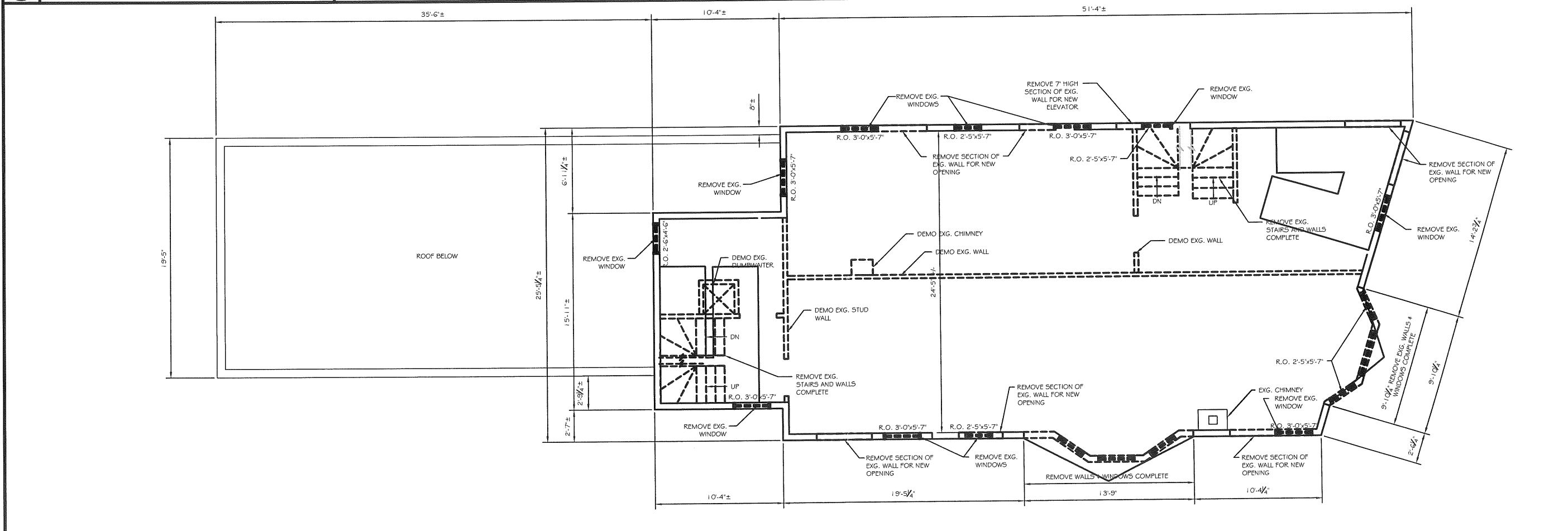
PROJECT: 6 WASHINGTON AVE. PORTLAND, MAINE
 FOR: GREG'S PROPERTIES WASH. AVE., LLC.
SHEET TITLE: EXISTING AND PROPOSED THIRD FLOOR PLANS
ISSUED FOR SITE PLAN REVIEW (CONCEPTUAL ONLY)

REVISIONS	DATE

DATE : 06-29-07
 SCALE : AS NOTED
 DESIGN BY: ASW
 DRAWN BY: RSC
 FILE #: 06202-A103.dwg
 PROJECT NUMBER:
06202
 SHEET NO:
A103



B1 PROPOSED THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"



A1 EXISTING THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"

ASSOCIATED DESIGN PARTNERS INC.

Office: (207) 878-1751
 Fax: (207) 878-1788
 E-Mail: adp@adpengineering.com

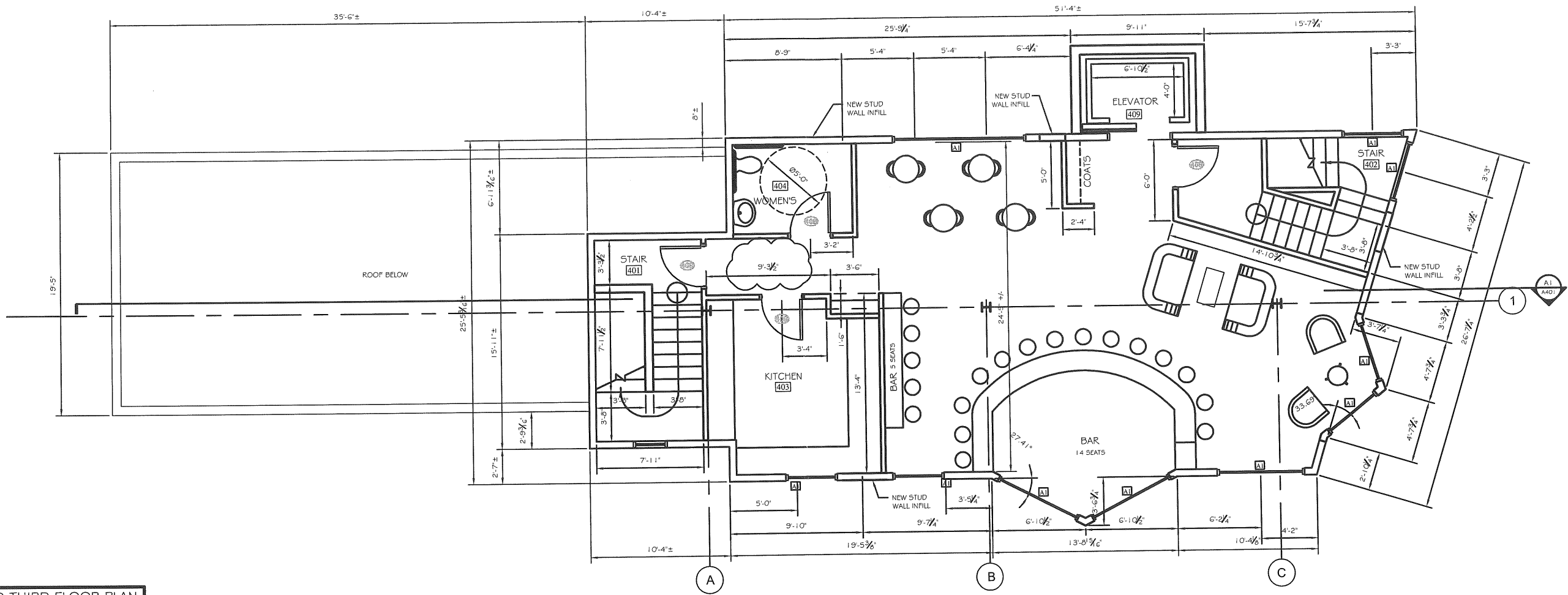
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**PROJECT: 6 WASHINGTON AVE.
 PORTLAND, MAINE
 FOR: GREG'S PROPERTIES WASH. AVE., LLC.**

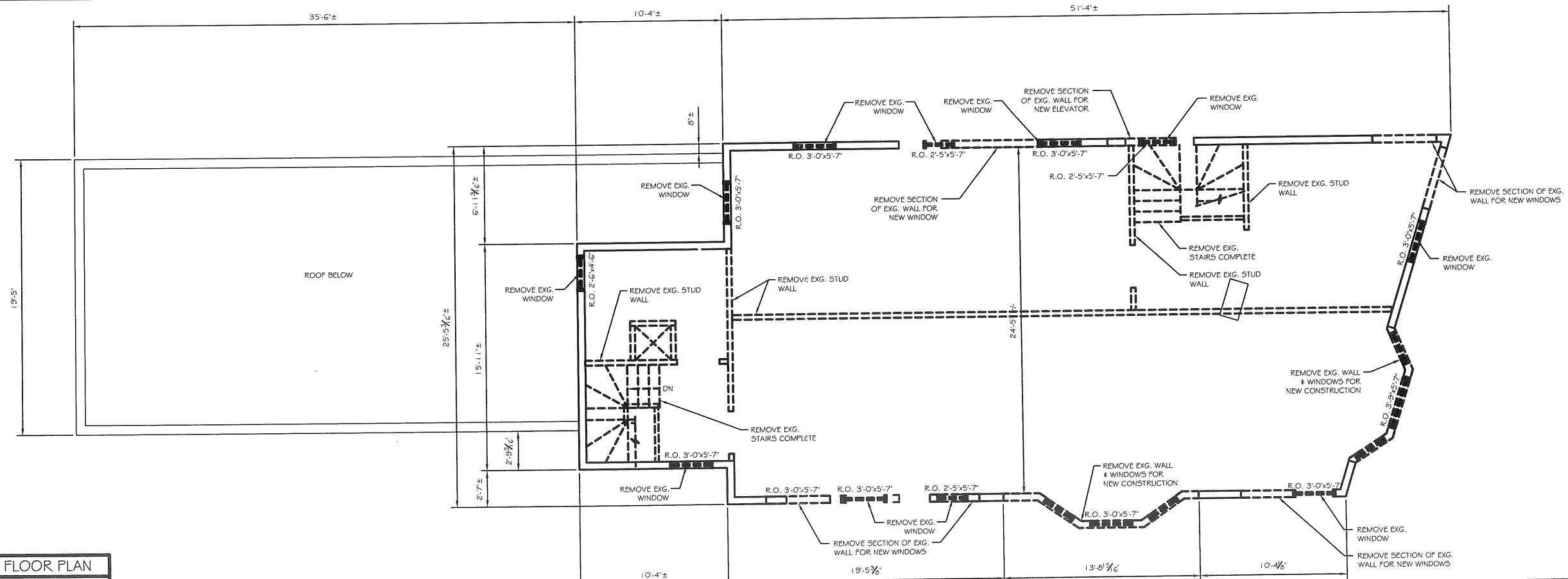
**SHEET TITLE:
 EXISTING AND PROPOSED THIRD FLOOR PLANS
 ISSUED FOR SITE PLAN REVIEW (CONCEPTUAL ONLY)**

REVISIONS	DESCRIPTION	DATE
No. BY		
1		
2		
3		
4		

DATE :	06-29-07
SCALE :	AS NOTED
DESIGN BY:	ASW
DRAWN BY:	RSC
FILE #:	06202-A104.dwg
PROJECT NUMBER:	06202
SHEET NO.:	A104



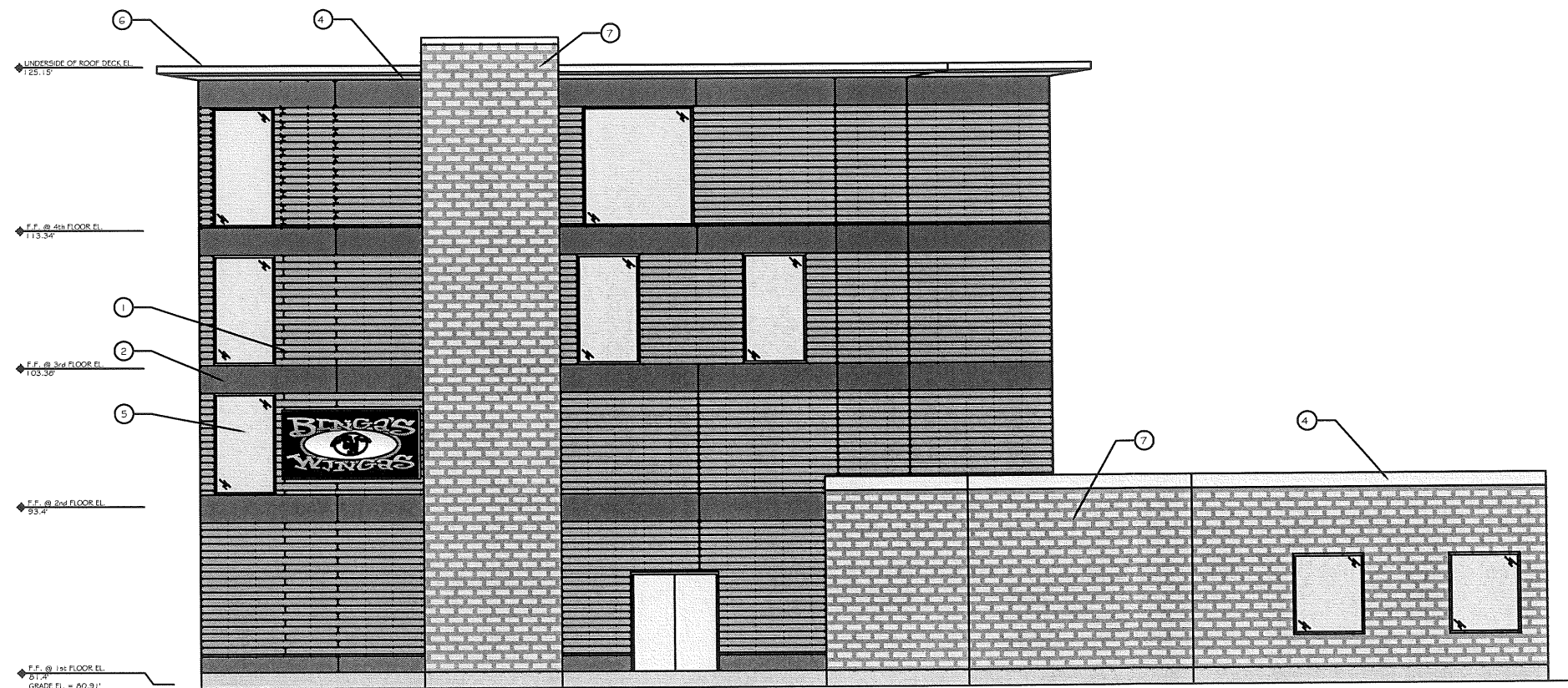
B1 PROPOSED THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"



A1 EXISTING THIRD FLOOR PLAN



A2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



A1 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL DESIGNATIONS:

1. 1x6 WOOD CLADDING W/ 1/2" GAPS ON STRAPPING COULD BE STAINED W/ SEMI TRANSPARENT STAINS MULTIPLE COLORS IF BOLD LOOK IS DESIRED, OR CEDAR OILED OR LEFT NATURAL FOR SUBTLE TIMELESS LOOK, FASTENED @ 2'-0" O.C. WITH STAINLESS STEEL FASTENERS
2. 2'-0" x 1'-0" FACTORY RIPPED FCW #2 1 CEMBONDIT. (TYP. ALL BANDING)
3. CUSTOM SIZE TRIM AS NECESSARY, CONSISTANT W/ MATERIAL CHOICE FOR LARGE BAND.
4. FACTORY SUPPLIED ALUMINUM BREAK METAL COLOR TO MATCH WINDOWS.
5. BLACK EAGLE WINDOWS, OR WINDOW WALL ALL ALUMINUM SYSTEM.
6. ALUMINUM DRIP EDGE TO MATCH WINDOWS.
7. C.M.U. RAW BLOCK NO SPECIAL COLOR.

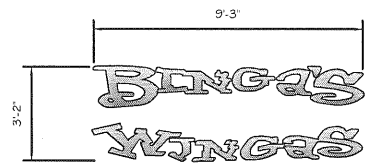
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Fax: (207) 878-1788
E-Mail: adp@adpengineering.com
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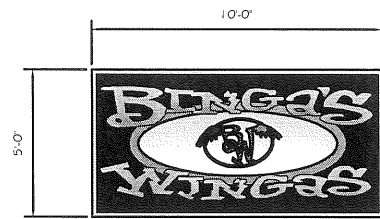
PROJECT: **6 WASHINGTON AVE. PORTLAND, MAINE**
FOR: GREG'S PROPERTIES WASH. AVE., LLC.
SHEET TITLE: **CONCEPTUAL RIGHT + LEFT ELEVATIONS**

REVISIONS	DESCRIPTION	DATE
BY ASW	REISED PER LOCAL PLANNING AUTHORITY	5/29/07

DATE : 05-14-07
SCALE : AS NOTED
DESIGN BY: ASW
DRAWN BY: RSC
FILE #: 06202-A301.DWG
PROJECT NUMBER:
06202
SHEET NO:
A302



BUILDING SIGN "B" - 1 REQUIRED
SIGN AREA = 29.3 SF

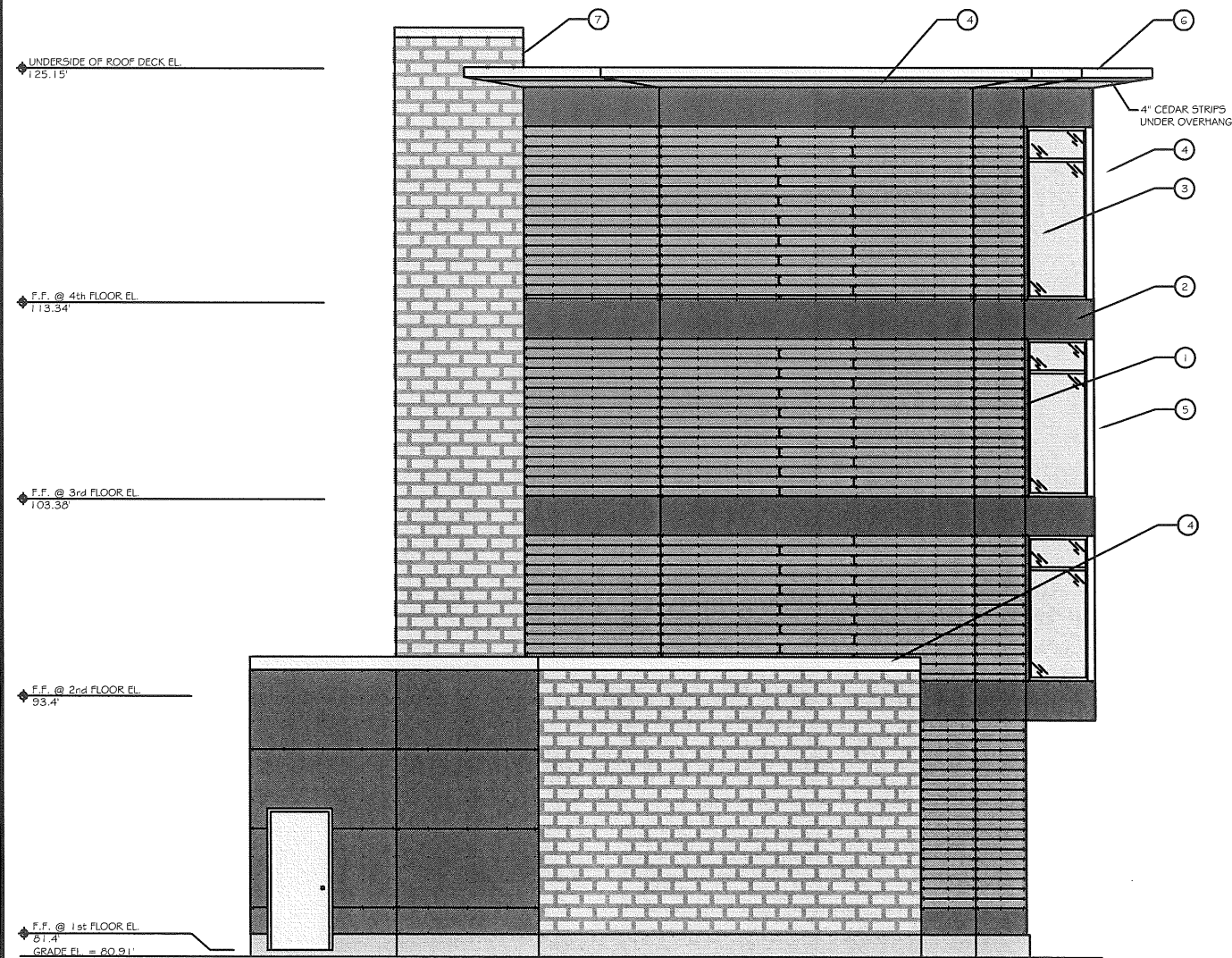


BUILDING SIGN "A" - 1 REQUIRED
SIGN AREA = 50 SF

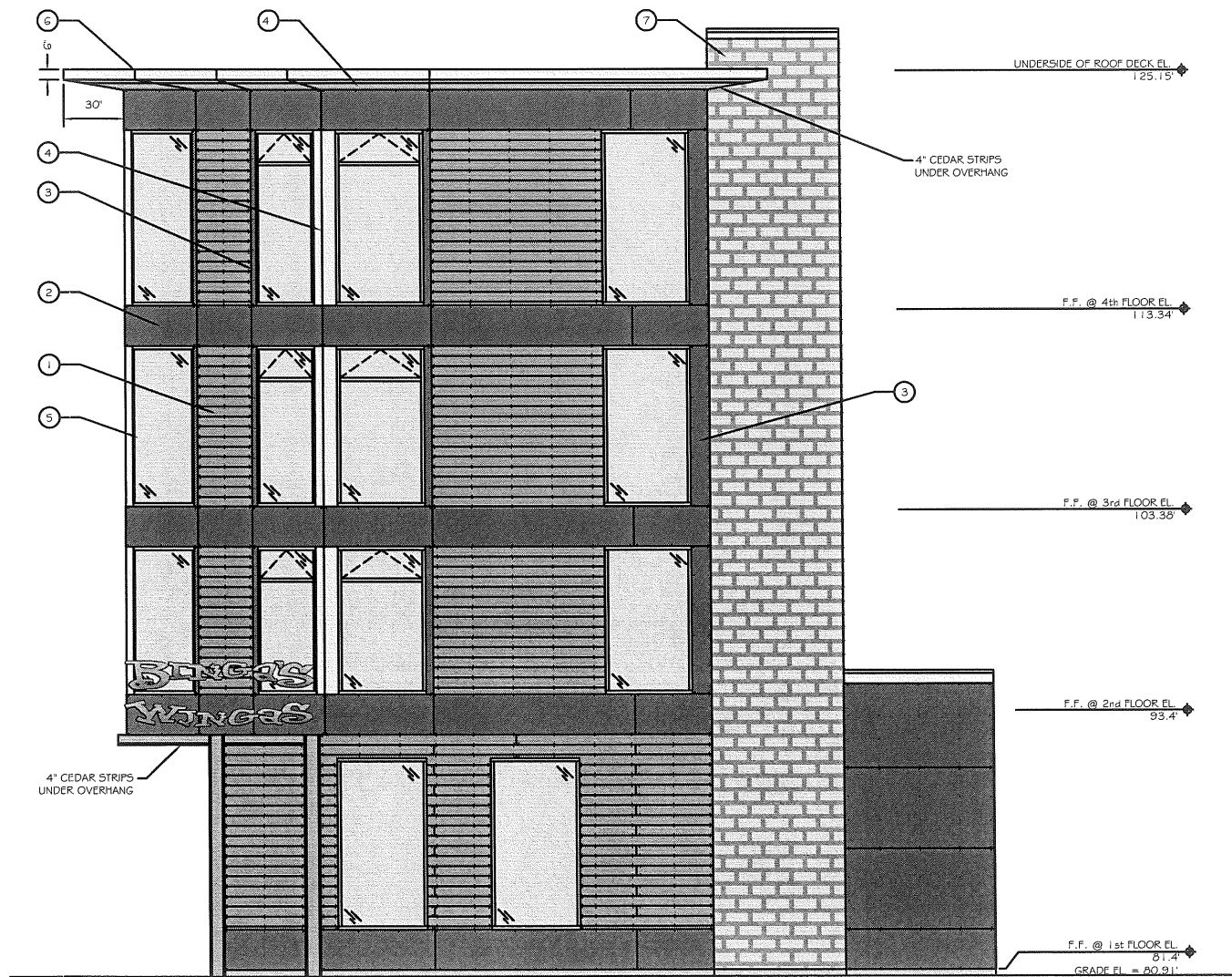
MATERIAL DESIGNATIONS:

- 1x6 WOOD CLADDING W/ 1/4" GAPS ON STRAPPING COULD BE STAINED W/ SEMI TRANSPARENT STAINS MULTIPLE COLORS IF BOLD LOOK IS DESIRED. OR CEDAR OILED OR LEFT NATURAL FOR SUBTLE TIMELESS LOOK, FASTENED @ 2'-0" O.C. WITH STAINLESS STEEL FASTENERS
- 2'-0" x 1'-0" FACTORY RIPPED FCWT #2 1 CEMBONDIT. (TYP. ALL BANDING)
- CUSTOM SIZE TRIM AS NECESSARY, CONSISTANT W/ MATERIAL CHOICE FOR LARGE BAND.
- FACTORY SUPPLIED ALUMINUM BREAK METAL COLOR TO MATCH WINDOWS.
- BLACK EAGLE WINDOWS, OR WINDOW WALL ALL ALUMINUM SYSTEM.
- ALUMINUM DRIP EDGE TO MATCH WINDOWS.
- C.M.U. RAW BLOCK NO SPECIAL COLOR.

B3 BUILDING SIGNS
SCALE: NTS



A2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



A1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

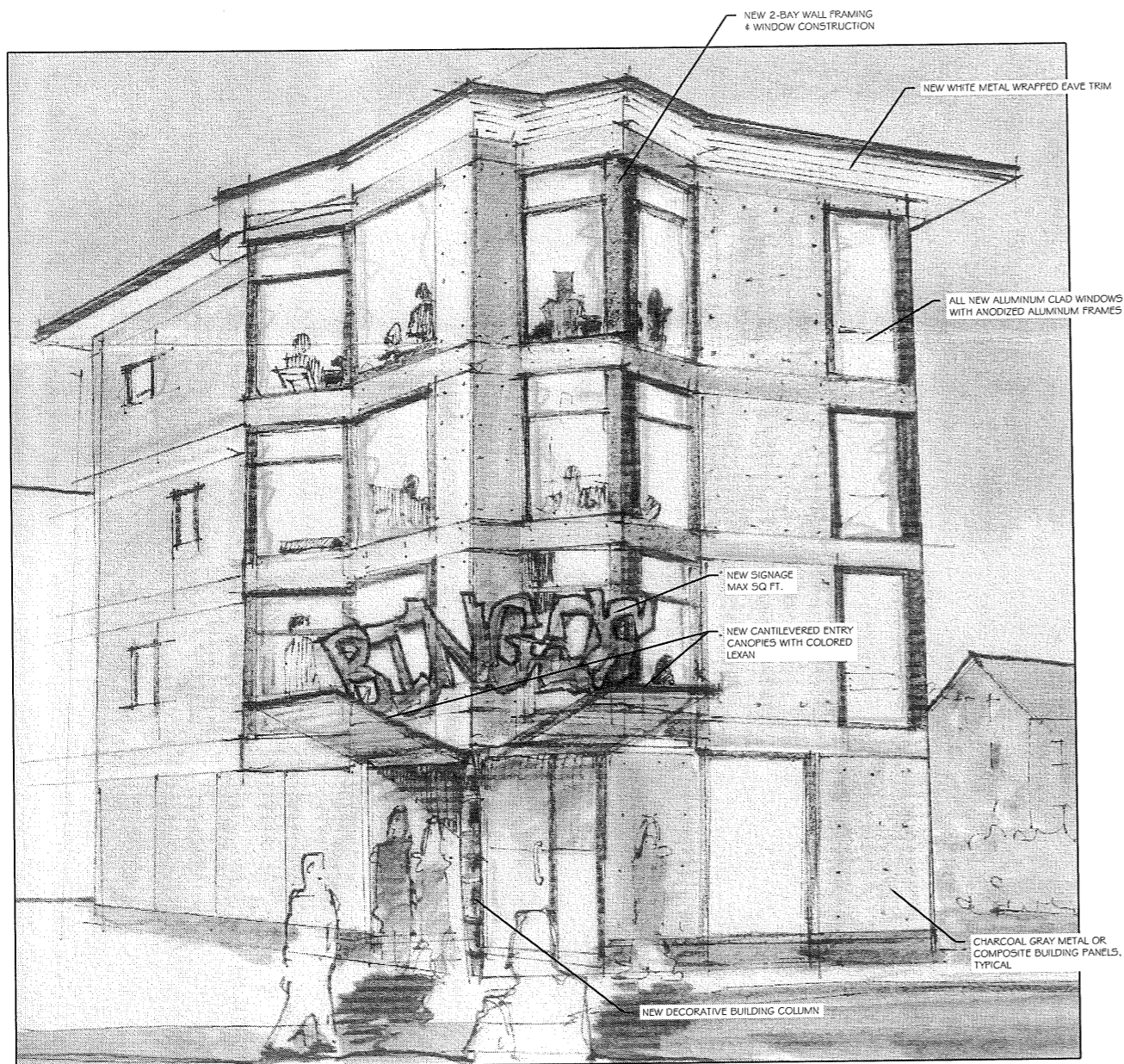
ASSOCIATED DESIGN PARTNERS INC.
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80 Leighton Road, Falmouth, Maine 04105
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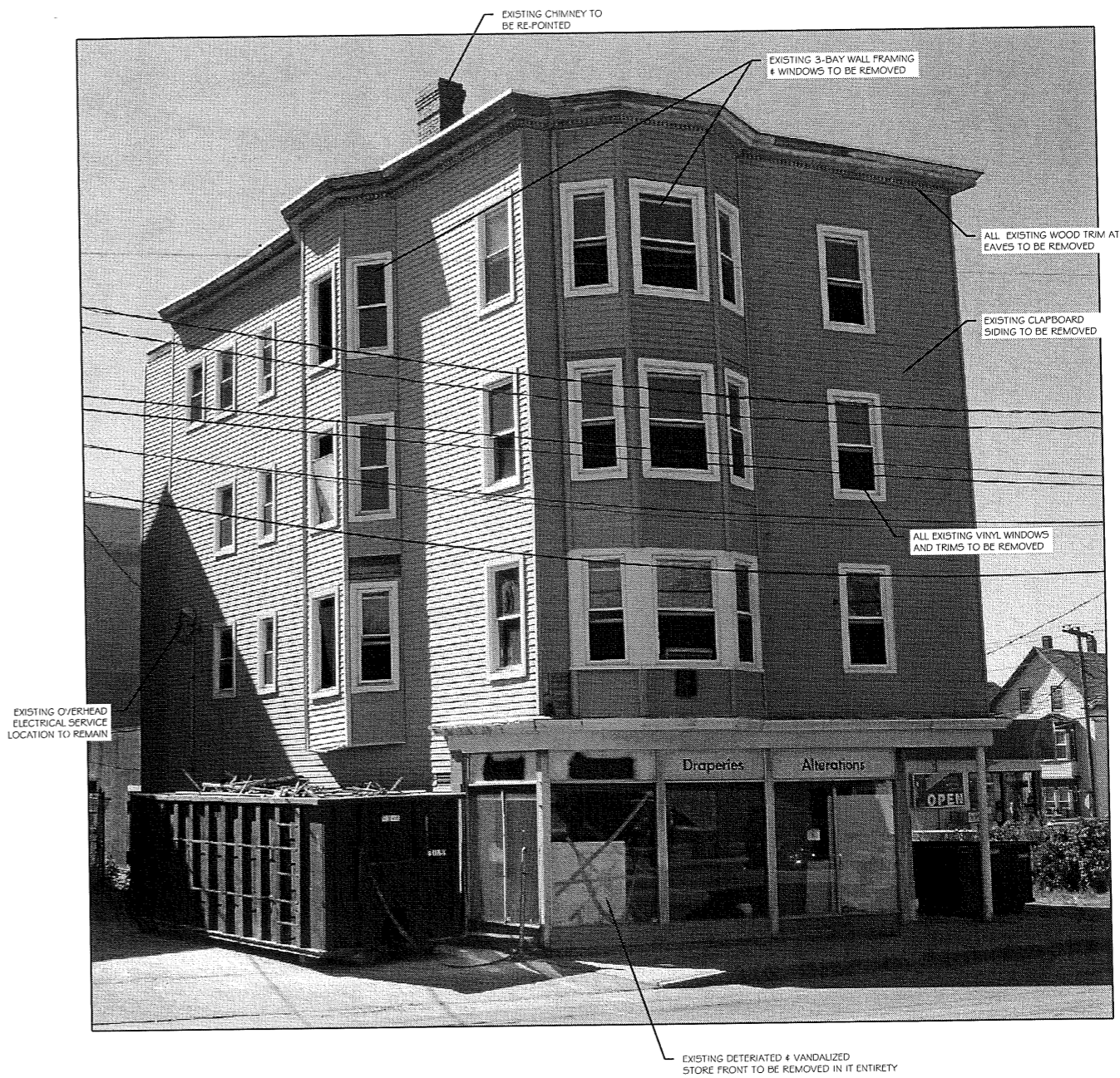
PROJECT: 6 WASHINGTON AVE.
PORTLAND, MAINE
FOR: GREG'S PROPERTIES WASH. AVE., LLC.
SHEET TITLE: CONCEPTUAL FRONT + REAR ELEVATIONS

REVISIONS	DATE
DESCRIPTION	6/29/07
BY	
ASW	
REVISION PER LOCAL PLANNING AUTHORITY	

DATE: 05-14-07
SCALE: AS NOTED
DESIGN BY: ASW
DRAWN BY: RSC
FILE #: 06202-A301.DWG
PROJECT NUMBER:
06202
SHEET NO:
A301



B1 PROPOSED CONCEPTUAL ELEVATION - VIEWING WESTERLY
SCALE: NO SCALE



A1 EXISTING BUILDING ELEVATION - VIEWING WESTERLY
SCALE: NO SCALE

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PROJECT: 6 WASHINGTON AVE.
PORTLAND, ME
FOR: GREG'S PROPERTIES WASHVAE, LLC
SHEET TITLE:
**EXISTING AND CONCEPTUAL ELEVATIONS
ISSUED FOR SITE PLAN REVIEW**

REVISIONS	DESCRIPTION	DATE
No.	BY	
1		
2		
3		
4		

DATE : 03-21-07
SCALE : AS NOTED
DESIGN BY: ASW
DRAWN BY: ASW
FILE #: 06202-A301-C.DWG
PROJECT NUMBER:
06202
SHEET NO:
A301c

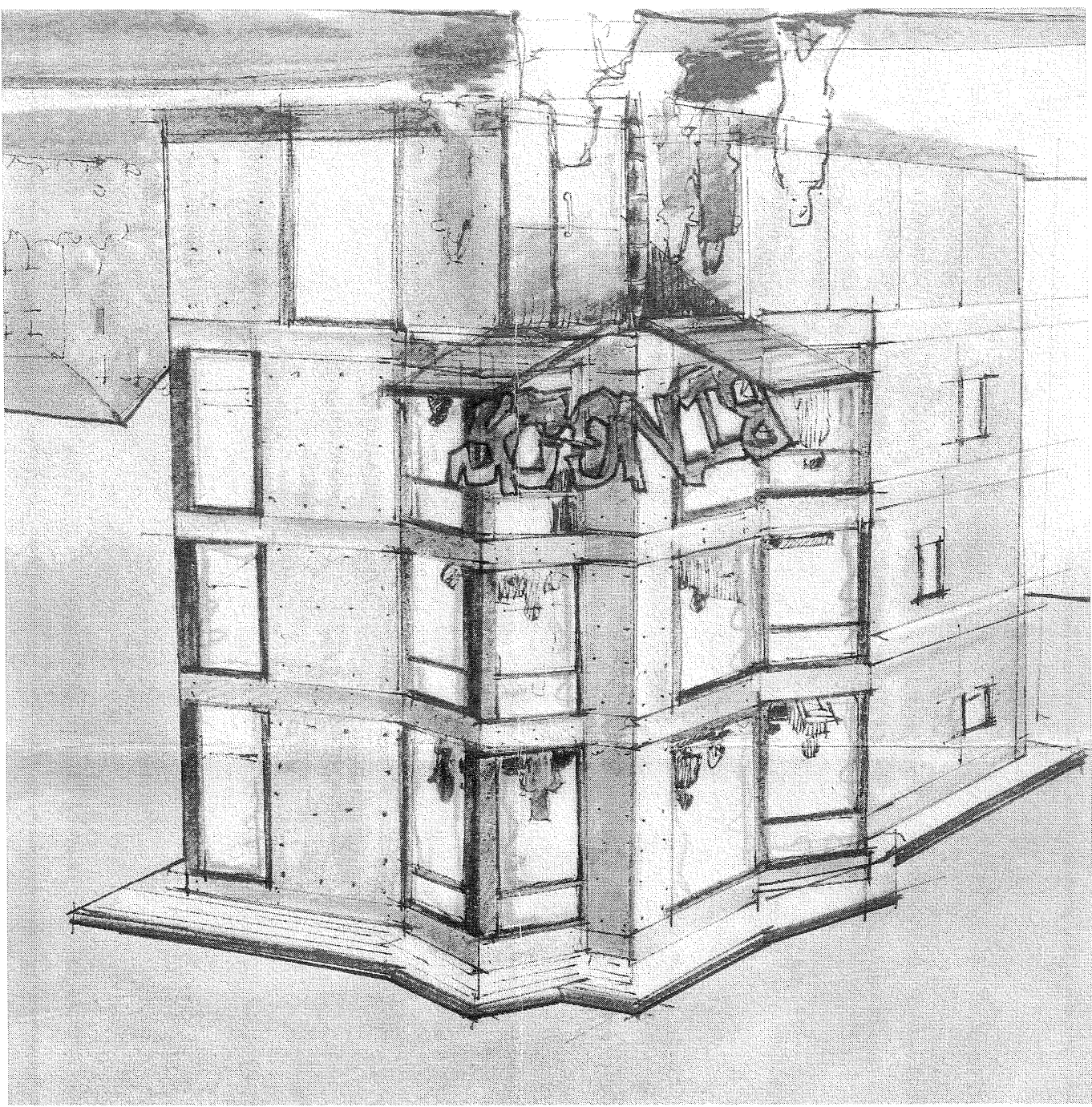
BINGA'S WINGAS
6 WASHINGTON AVE
PORTLAND, MAINE

03-21-2007

ASSEMBLED FOR:
GREG'S PROPERTIES
WASHAVE, LLC
C/O ALEC ALTMAN

TABLE OF CONTENTS:

- A001- TITLE PAGE
- A301c- EXISTING AND PROPOSED
CONCEPTUAL ELEVATIONS
- C101- BOUNDARY SURVEY
- C102- EXISTING SITE CONDITIONS PLAN
- C103- PROPOSED SITE IMPROVEMENTS
- C104- PROPOSED SITE LIGHTING

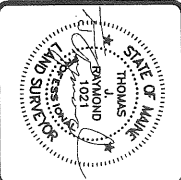


ISSUED FOR SITE PLAN REVIEW

**ASSOCIATED DESIGN
PARTNERS INC.**

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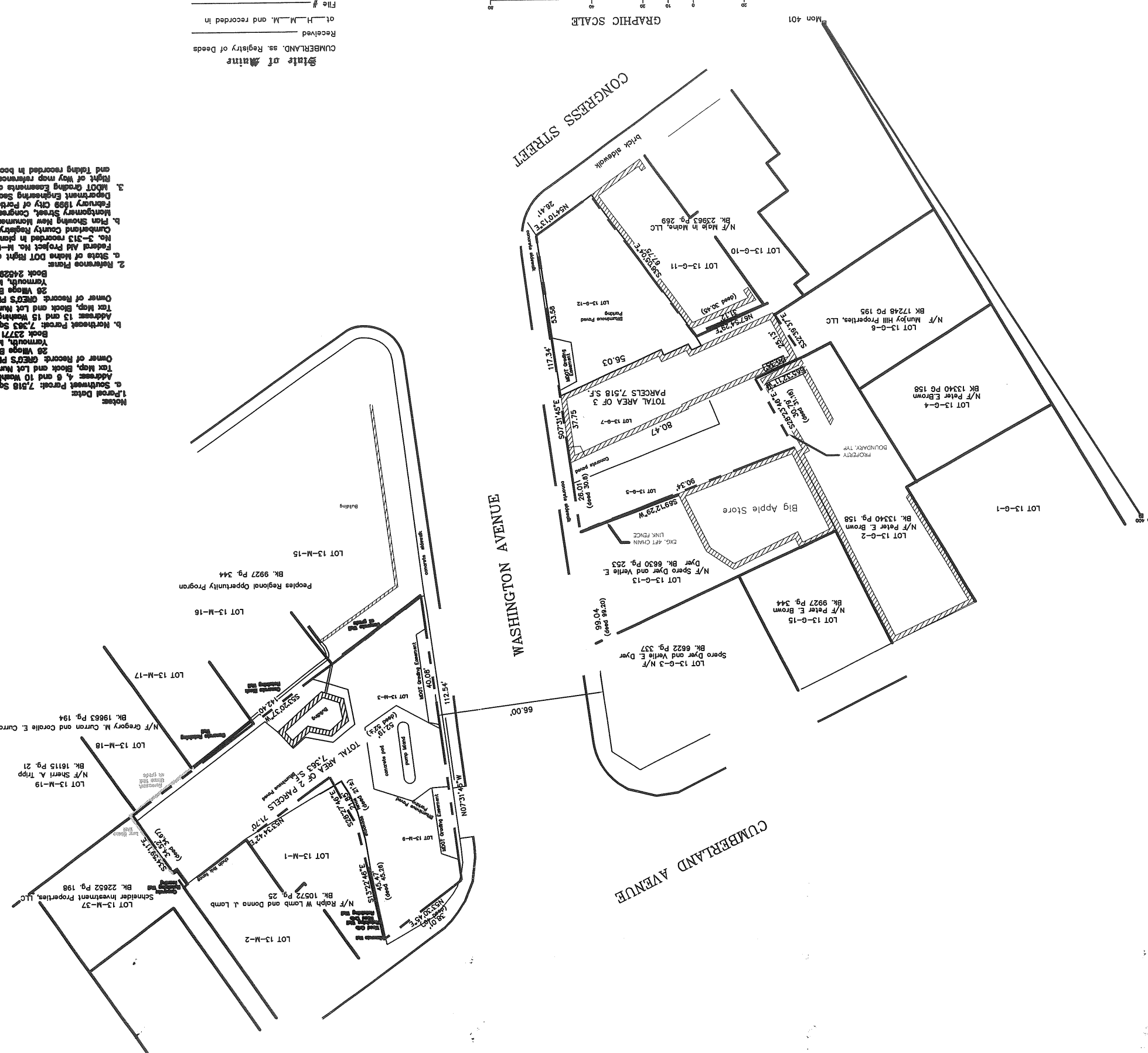
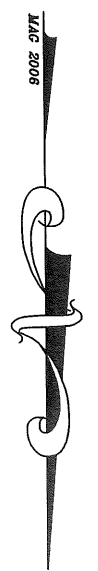
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PROJECT:
6 WASHINGTON AVE.
GREG'S PROPERTIES WASHAVE LLC
CITY OF PORTLAND
CUMBERLAND COUNTY, MAINE
BOUNDARY SURVEY

DATE	ISSUED	DESCRIPTION	BY	NO.
				1
				2
				3
				4
				5
				6

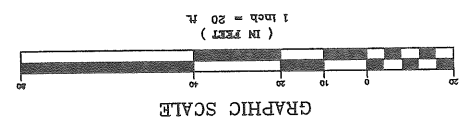
DATE: 03-21-2007
 SCALE: 1"=20'
 DESIGN BY: N/A
 DRAWN BY: TR
 PROJECT NUMBER:
062202
 SHEET NO.
C101

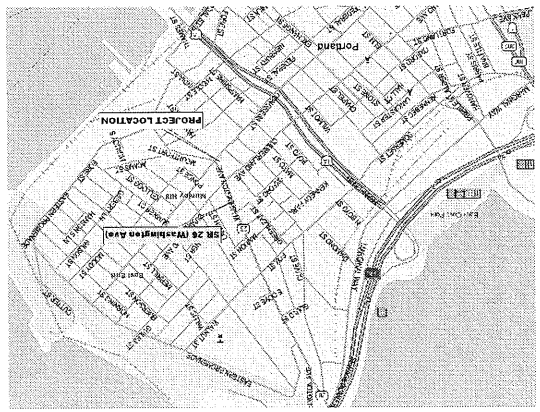


Notes:
 a. Southwest Parcel: 7,518 Square Feet
 Address: 4, 6 and 10 Washington Avenue
 Tax Map, Block and Lot Number: 13-0-5, 13-0-7 & 13-0-12
 Owner of Record: GREG'S PROPERTIES WASHAVE LLC
 Vermont, Maine 04088
 Book 23771 Page 200
 b. Northeast Parcel: 7,263 Square Feet
 Address: 13 and 15 Washington Avenue
 Tax Map, Block and Lot Number: 13-0-3 & 13-0-9
 Owner of Record: GREG'S PROPERTIES WASHAVE LLC
 Vermont, Maine 04088
 Book 24229 Page 315
 2. Reference Plans:
 a. State of Maine DOT Right of Way Map, Washington Avenue
 Federal Aid Project No. M-0873 (1), March 1984, DOT File
 No. 3-313 recorded in plan book 183 page 18 of
 Cumberland County Registry of Deeds
 b. Plan Showing New Construction Set on Smith Street &
 Montgomery Street, Congress Street to Cumberland Avenue
 February 1998 City of Portland, Maine Public Works
 Department Engineering Section
 3. MDOT Grading Easements are located as shown on the MDOT
 Right of Way map reference 2a and described in a Notice of Layout
 and Taking recorded in book 6444 page 78

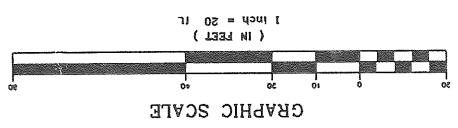
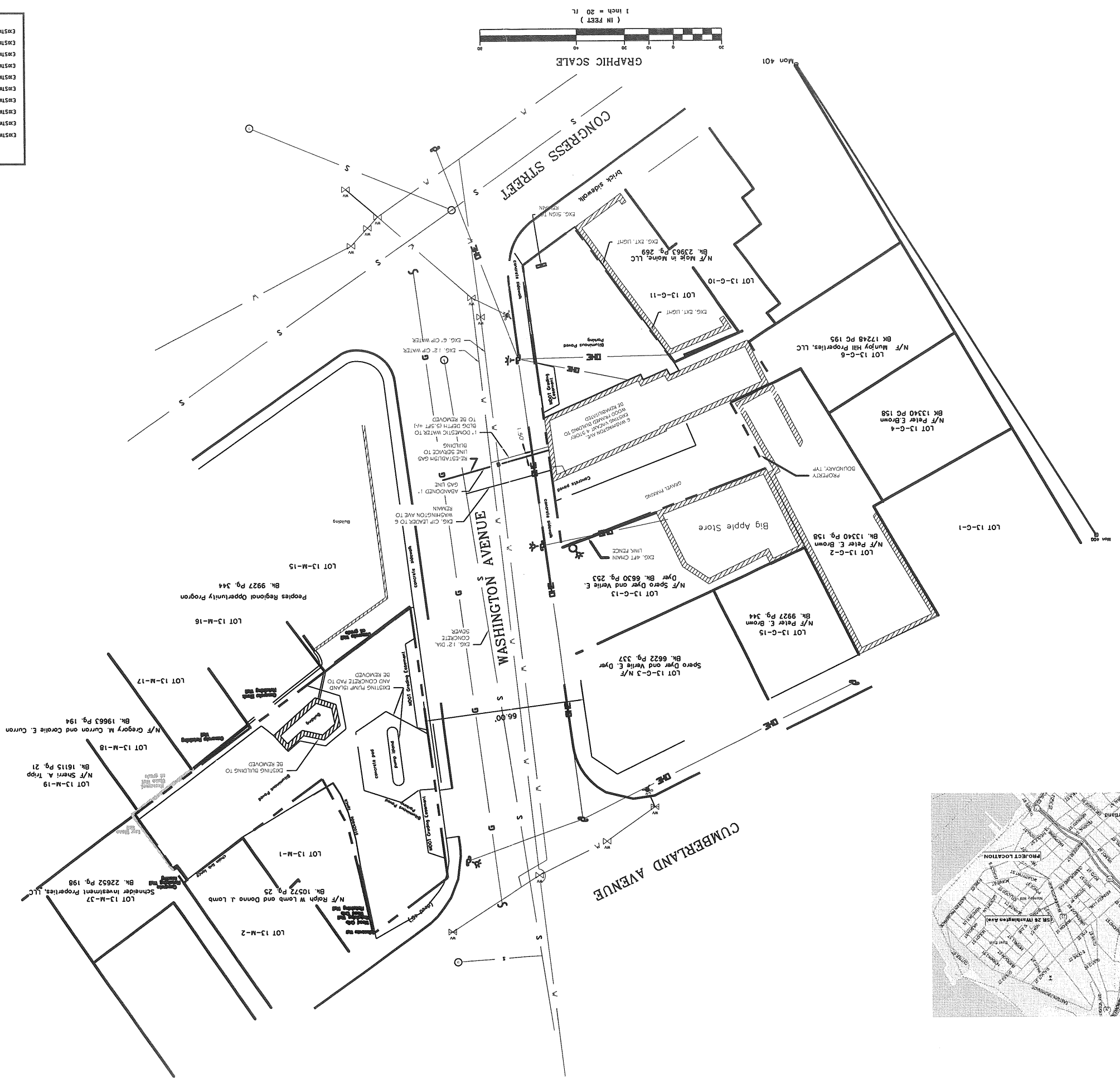
State of Maine
 Cumberland, ss. Registry of Deeds
 Received _____
 at _____ M., and recorded in
 File # _____
 ATTEST

 REGISTRAR





Mon 8



LEGEND

	EXISTING LOT LINE
	EXISTING OVERHEAD POWER
	EXISTING WATER SERVICE
	EXISTING GAS SERVICE
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE
	EXISTING WATER GATE VALVE
	EXISTING STREET LIGHT
	EXISTING SEWER MANHOLE

C102
SHEET NO.
06202
PROJECT NUMBER
DRAWN BY: TR
DESIGN BY: N/A
SCALE: 1"=20'
DATE: 03-21-2007

NO.	BY	ISSUED	DESCRIPTION	DATE
1				
2				
3				
4				
5				
6				

PROJECT: **6 WASHINGTON AVE.**
GREG'S PROPERTIES WASHAVE LLC
 CITY OF PORTLAND
 CUMBERLAND COUNTY, MAINE
 SHEET TITLE: **EXISTING SITE CONDITIONS**

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 80 Leighton Road
 Falmouth, Maine 04105
 Office: (207) 878-1758
 Fax: (207) 878-1788
 E-Mail: odp@designpartnersinc.com

PROFESSIONAL ENGINEER
 STATE OF MAINE
 S. NELSON
 No. 10429

MAY 2006

SHEET NO. 06202
 PROJECT NUMBER:
 DRAWN BY: TR
 DESIGN BY: N/A
 SCALE: 1"=20'
 DATE: 03-21-2007

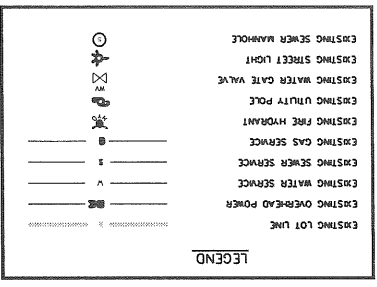
No.	BY	ISSUED	DESCRIPTION	DATE
1				
2				
3				
4				
5				
6				

PROJECT: **6 WASHINGTON AVE.**
GREG'S PROPERTIES WASHAVE LLC
CITY OF PORTLAND
CUMBERLAND COUNTY, MAINE
PROPOSED SITE IMPROVEMENTS

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 Fax: (207) 878-1785
 E-Mail: adp@openengineers.com

WILSON ENGINEERS
 LICENSED PROFESSIONAL ENGINEER
 MAINE 0429

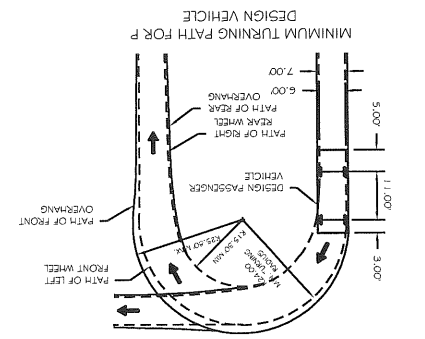
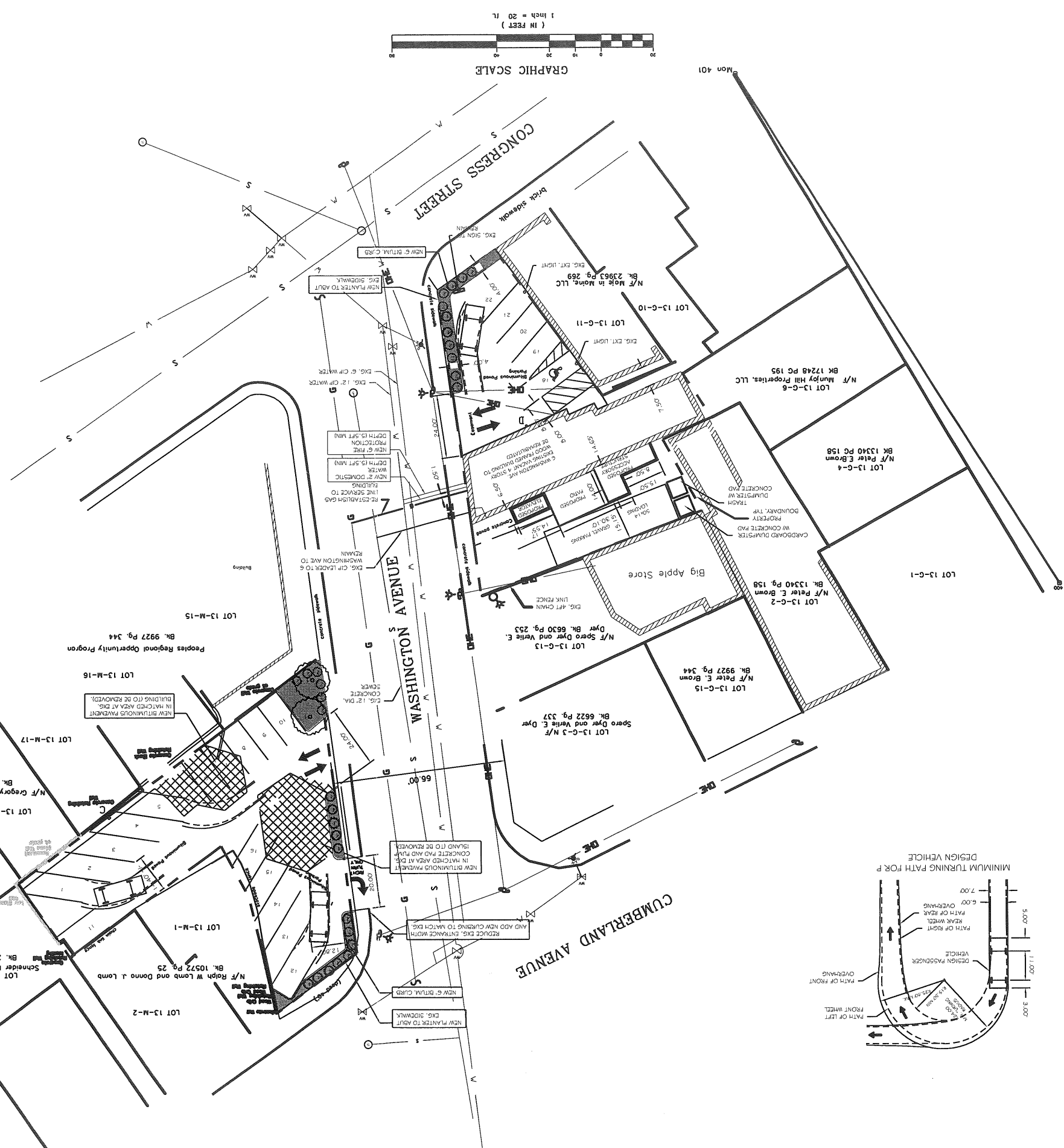


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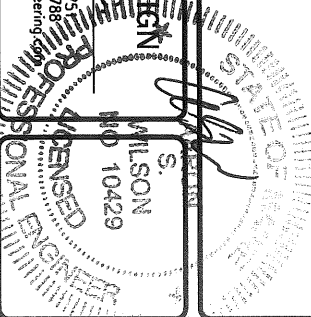
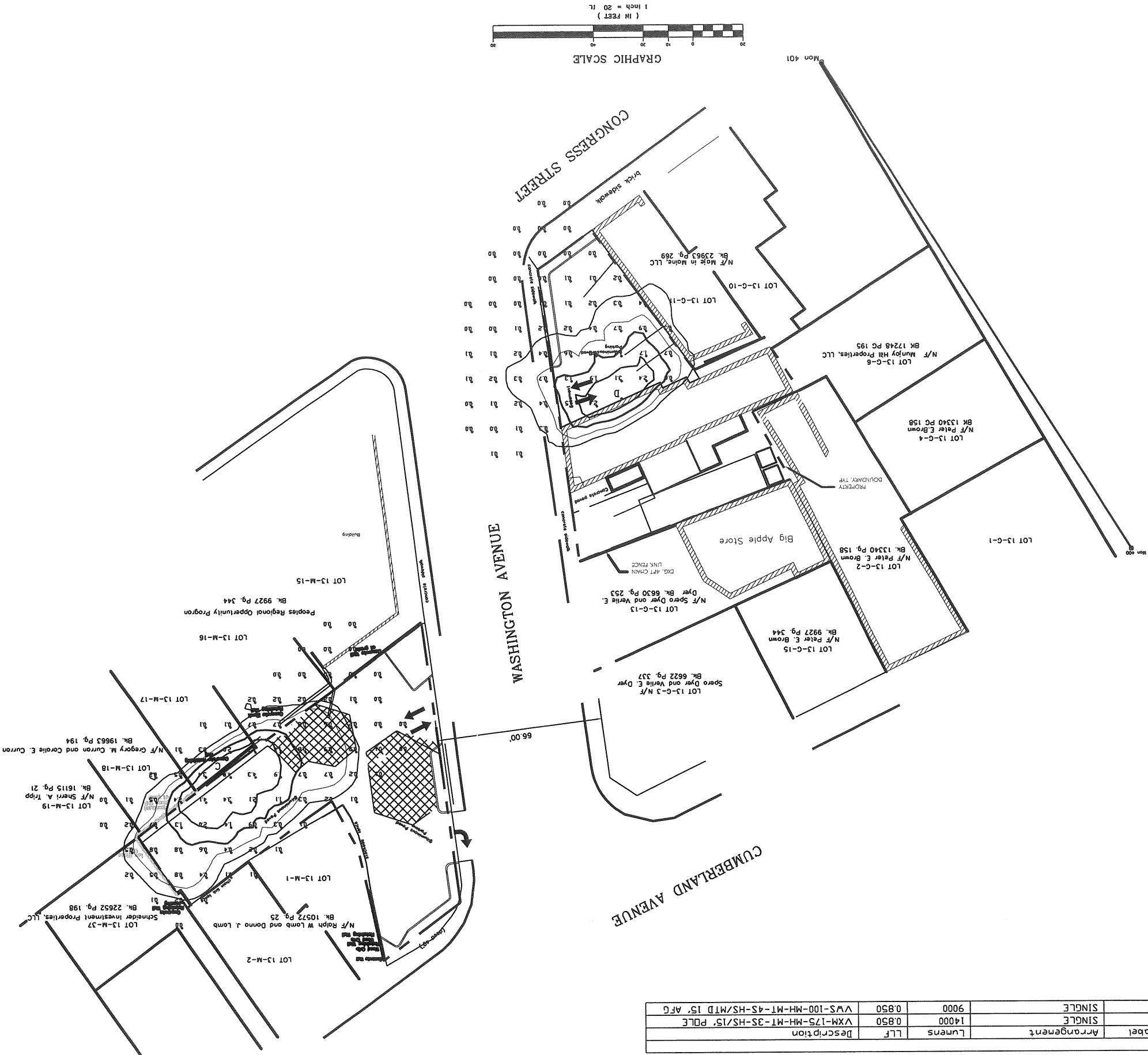
1. THERE ARE NO CHANGES TO THE DRAINAGE CHARACTERISTICS, OR SIGNIFICANT MODIFICATIONS TO THE EXISTING TOPOGRAPHY ASSOCIATED WITH THIS PROJECT. NOR ARE THERE ANY KNOWN PROBLEMS WITH THE DRAINAGE CHARACTERISTICS OF THE SITE.
2. THERE IS A DECREASE IN IMPERVIOUS SURFACE AREA DUE TO THE ADDITION OF THE LANDSCAPING PLANTERS.
3. BUILDING SQUARE FOOTAGE AND USES BY FLOOR
4. ESTIMATED TIME FOR COMPLETION OF PROJECT IS 5-7 MONTHS AFTER MOBILIZATION FROM THE CALCULATION.
5. THE PROJECT IS EXCEPT FROM MAINE DEEP FREEN / APPROVAL DUE TO THE LIMITED SCOPE OF SITE IMPROVEMENTS / SOIL DISTURBANCE. THERE ARE NO PENDING APPLICATIONS AT THE TIME OF THIS SUBMISSION.
6. ANTICIPATED SUBSURFACE SOIL CONDITIONS ARE FULL MATERIAL OVERLYING SANDGRAVEL GRANULAR MATERIAL OVERLYING GLACIAL TILL. SOIL CONDITIONS TO BE VERIFIED WITH SOIL BORINGS PRIOR TO BUILDING PERMIT APPLICATION.
7. SOIL WASTE DISPOSAL THROUGH WASTE MANAGEMENT COMPANY (EXTERIOR DUMPSTERS).
8. SOIL DISTURBANCE IS LESS THAN ONE ACRE.
9. THE UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON INFORMATION PROVIDED BY OTHERS AND THE ACTUAL LOCATIONS ARE REQUIRED TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. EXCAVATION INTO WASHINGTON AVE. WILL BE REQUIRED TO UPGRADE THE DOMESTIC WATER LINE, AND INSTALL THE NEW FIRE PROTECTION LINE.
10. UTILITY COMPANY TO DETERMINE IF EXISTING GAS LINE TO BUILDING CAN BE REACTIVATED, OR IF A NEW LINE WILL BE REQUIRED.

Plant Schedule

Quantity	Common Name	Quantity	Notes
2	1.5" cal. single stem	2	
17	2.5" cal. single stem	17	
5	3.5" cal. single stem	5	
15	4.5" cal. single stem	15	
4	5.5" cal. single stem	4	
7	6.5" cal. single stem	7	
1	7.5" cal. single stem	1	
1	8.5" cal. single stem	1	
1	9.5" cal. single stem	1	
1	10.5" cal. single stem	1	
1	11.5" cal. single stem	1	
1	12.5" cal. single stem	1	
1	13.5" cal. single stem	1	
1	14.5" cal. single stem	1	
1	15.5" cal. single stem	1	
1	16.5" cal. single stem	1	
1	17.5" cal. single stem	1	
1	18.5" cal. single stem	1	
1	19.5" cal. single stem	1	
1	20.5" cal. single stem	1	



Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
□	1	C	SINGLE	14000	0.850	VXS-175-MH-MT-3S-HS/15' PDL
□	1	D	SINGLE	9000	0.850	VXS-100-MH-MT-4S-HS/MTD 15' AFG



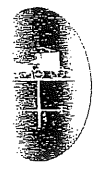
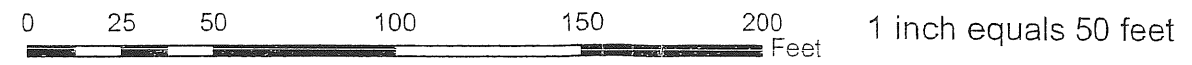
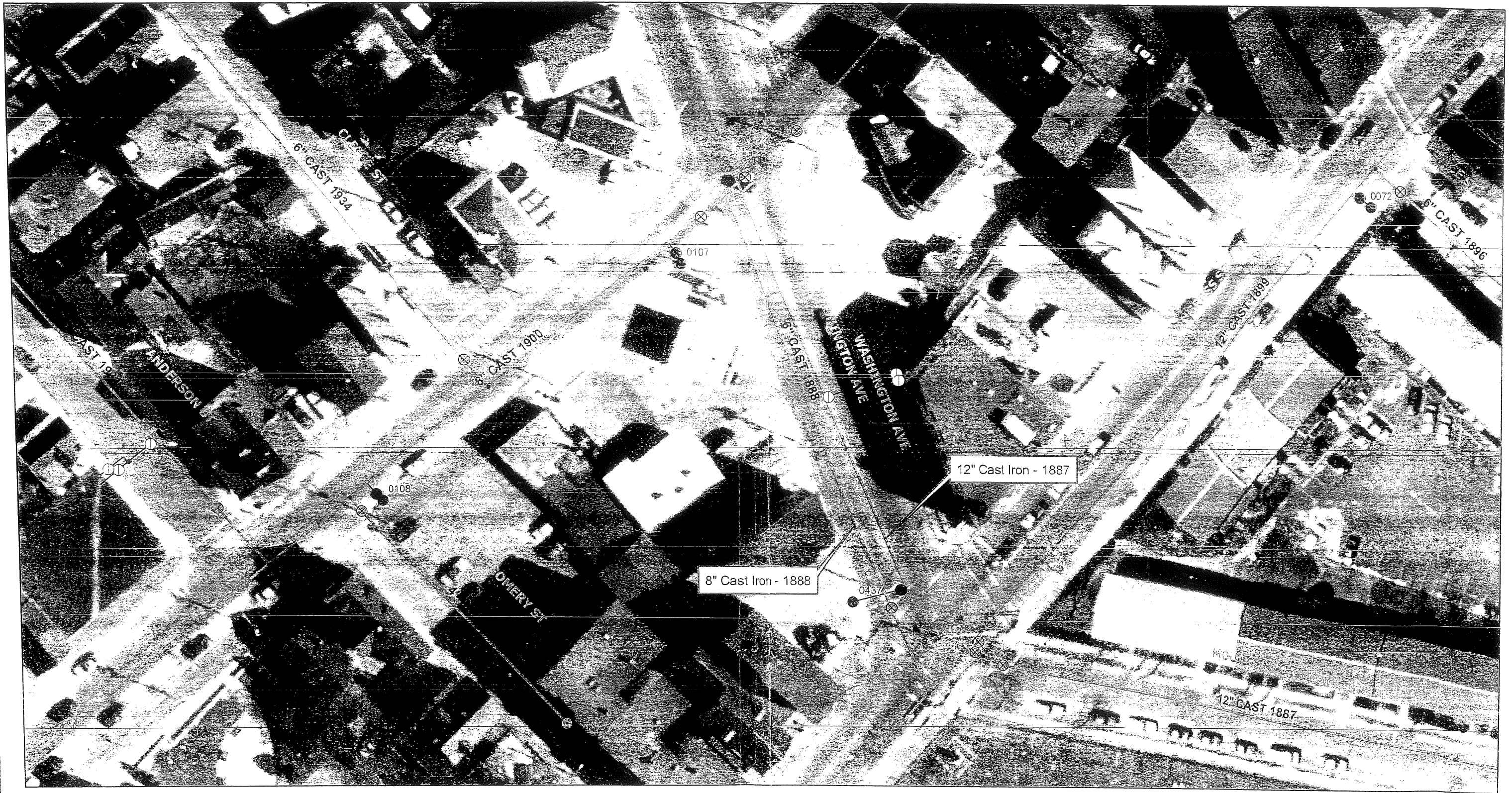
ASSOCIATED DESIGN PARTNERS INC.
 80 Leighton Road
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PROJECT: **6 WASHINGTON AVE.**
 GREG'S PROPERTIES WASHAVE LLC
 CITY OF PORTLAND
 CUMBERLAND COUNTY, MAINE
 SHEET TITLE: **PROPOSED SITE LIGHTING**

ISSUED	DATE	DESCRIPTION	BY	NO.
				1
				2
				3
				4
				5
				6

DATE: 03-21-2007
 SCALE: 1"=20'
 DESIGN BY: N/A
 DRAWN BY: TR
 PROJECT NUMBER: **06202**
 SHEET NO. **C104**



PORTLAND WATER DISTRICT
 225 Douglass Street
 Portland, ME 04104

Legend			
⊙	Blow Off	⊕	Fire Service
⊗	By Pass	⊖	Hydrant Control
⊘	Distribution	⊙	Service
□	End of Main	⊗	Transmission
		⊕	Air Valve
		⊖	Date Change
		⊙	Material Change
		⊗	Reducer
		⊕	Sleeve
		⊖	Te
		⊙	Hydrants

6 Washington Avenue
Portland

	Disclaimer: This map is suitable for preliminary study and analysis pending review of additional information. The data shown are only as accurate as the original data sources from which they were developed.	
	Drawn By: R. Spugnardi	Prepared For: Associated Design Partners, Inc.
Scale: As Noted	Date: January 22, 2007	



PORTLAND WATER DISTRICT
225 Douglass Street
Portland, ME 04104

Legend

■	End of Main	●	Fire Service
●	Distribution	●	Hydrant Control
●	By Pass	●	Service
●	Blow Off	●	Transmission
●		●	Reducer
●		●	Material Change
●		●	Date Change
●		●	Air Valve
●		●	Tea
●		●	Hydrants
●		●	Sleeve

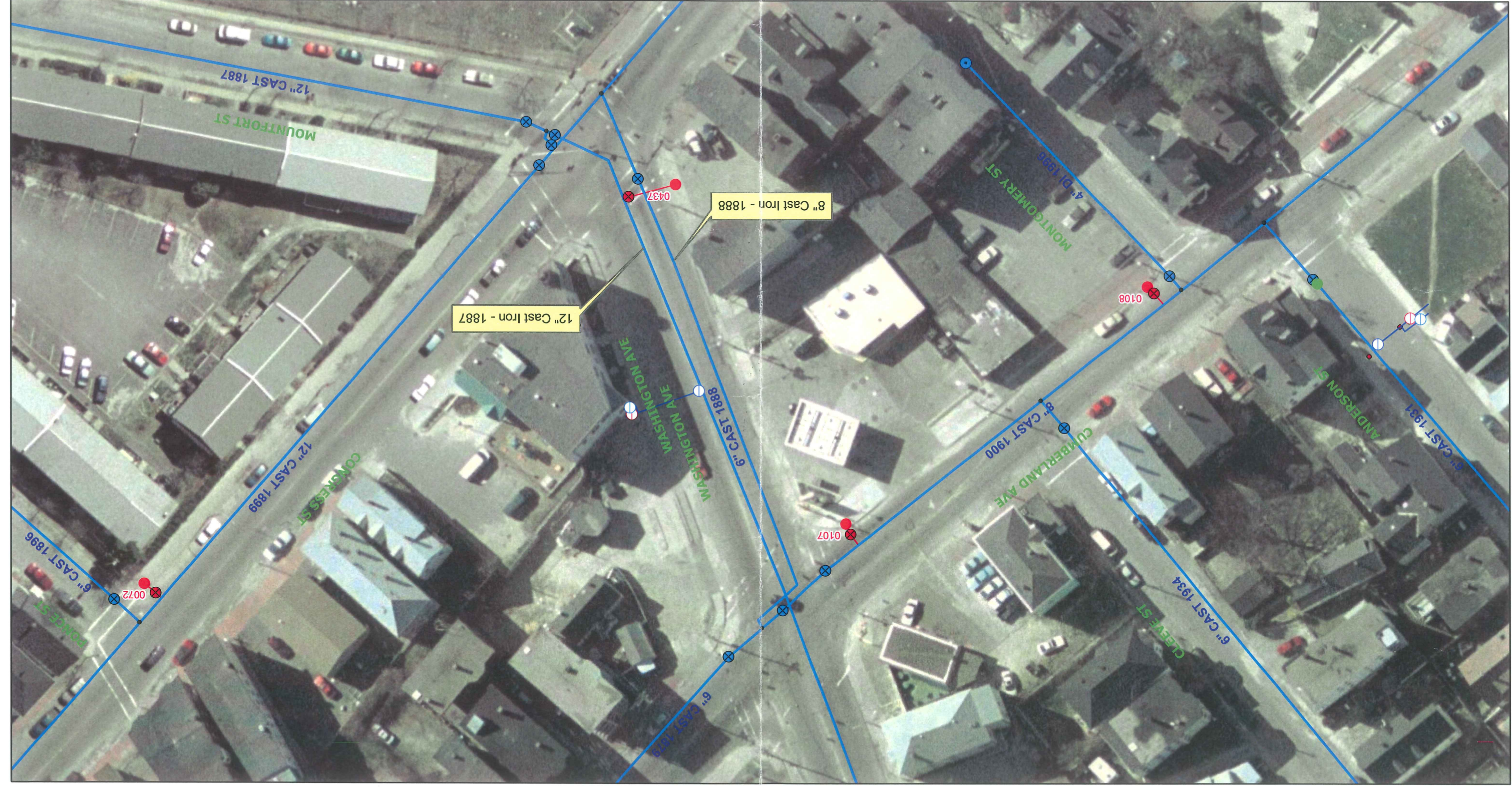
6 Washington Avenue
Portland

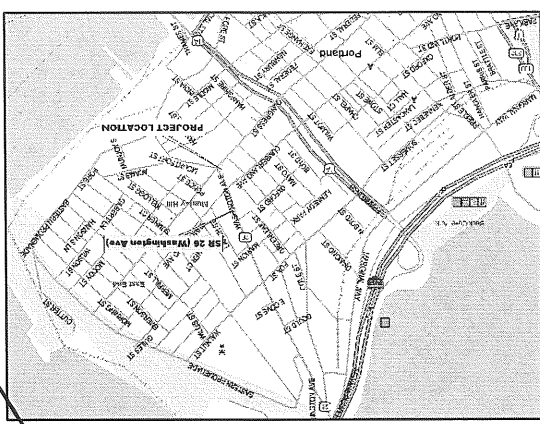


Scale: As Noted
 Drawn By: R. Spugnardi

Date: January 22, 2007

Disclaimer: This map is suitable for preliminary study and analysis pending review of additional information. The data shown are only as accurate as the original data sources from which they were developed.





SITE LOCATION MAP



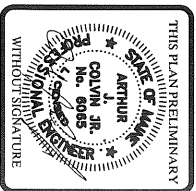
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 SCALE: 1"=10'
 DESIGN BY: AJO
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 PROJECT NUMBER: 06202
 SHEET NO. C102

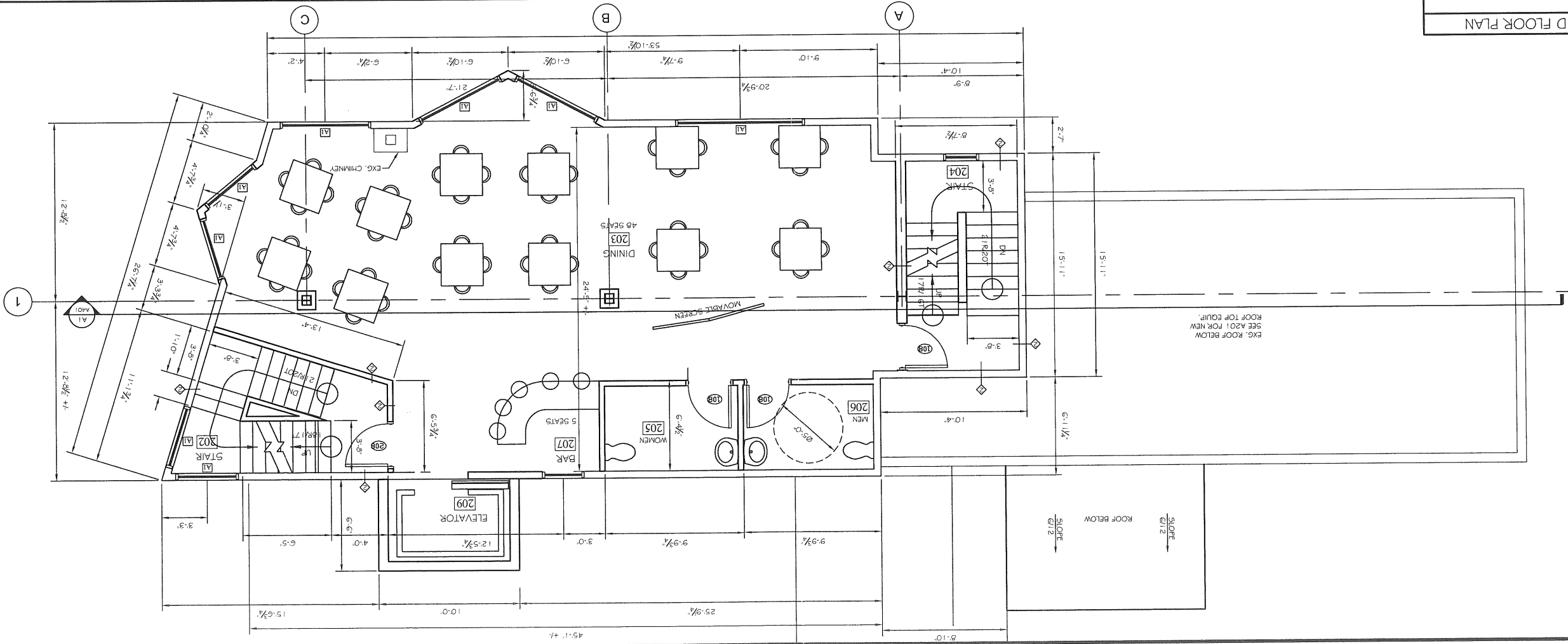
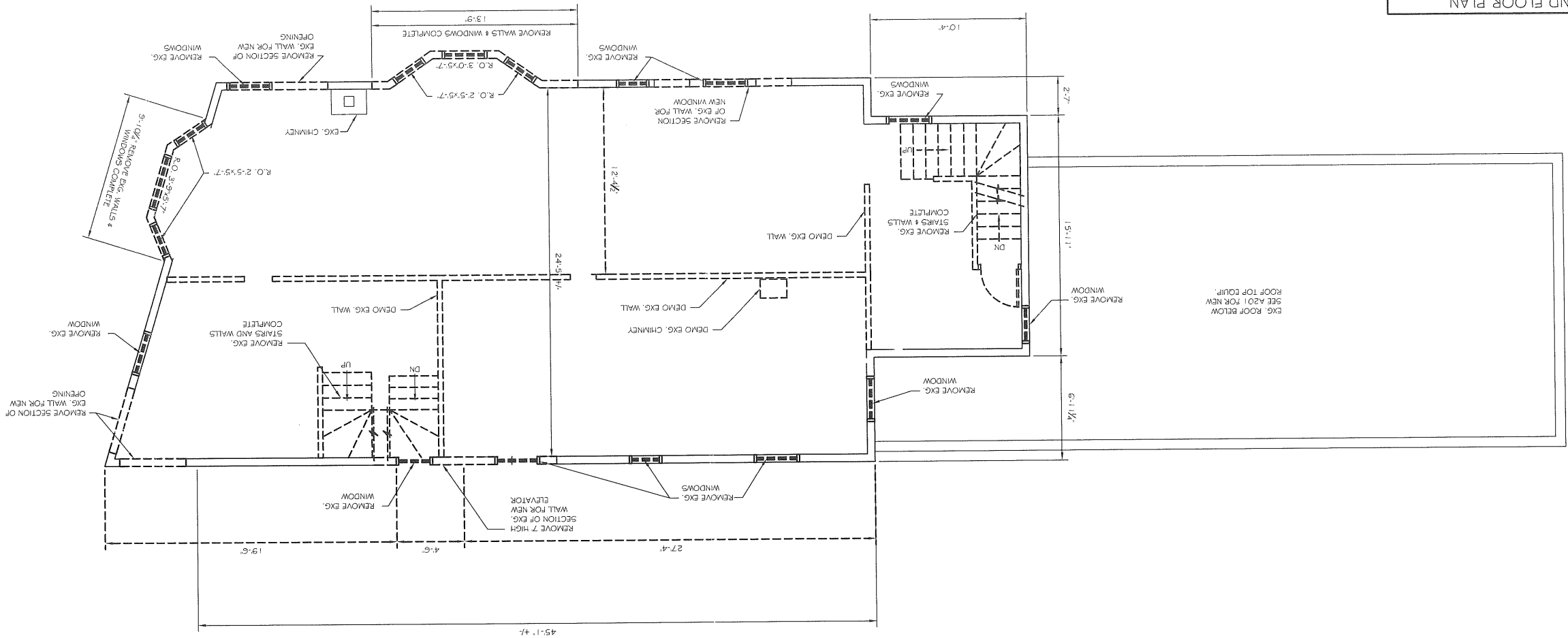
No.	BY	ISSUED DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			

PROJECT: **6 WASHINGTON AVE.**
 GREG'S PROPERTIES WASHAVE LLC
 CITY OF PORTLAND
 CUMBERLAND COUNTY, MAINE
 SHEET TITLE: **EXISTING SITE AND UTILITY PLAN**

WE warrant that the information contained herein is true and correct to the best of our knowledge and belief. We warrant that the information contained herein is true and correct to the best of our knowledge and belief.

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 80 Leighton Road
 Falmouth, Maine 04105
 Office: (207) 878-1751
 Fax: (207) 878-1788
 E-Mail: adp@associatedpartnersinc.com





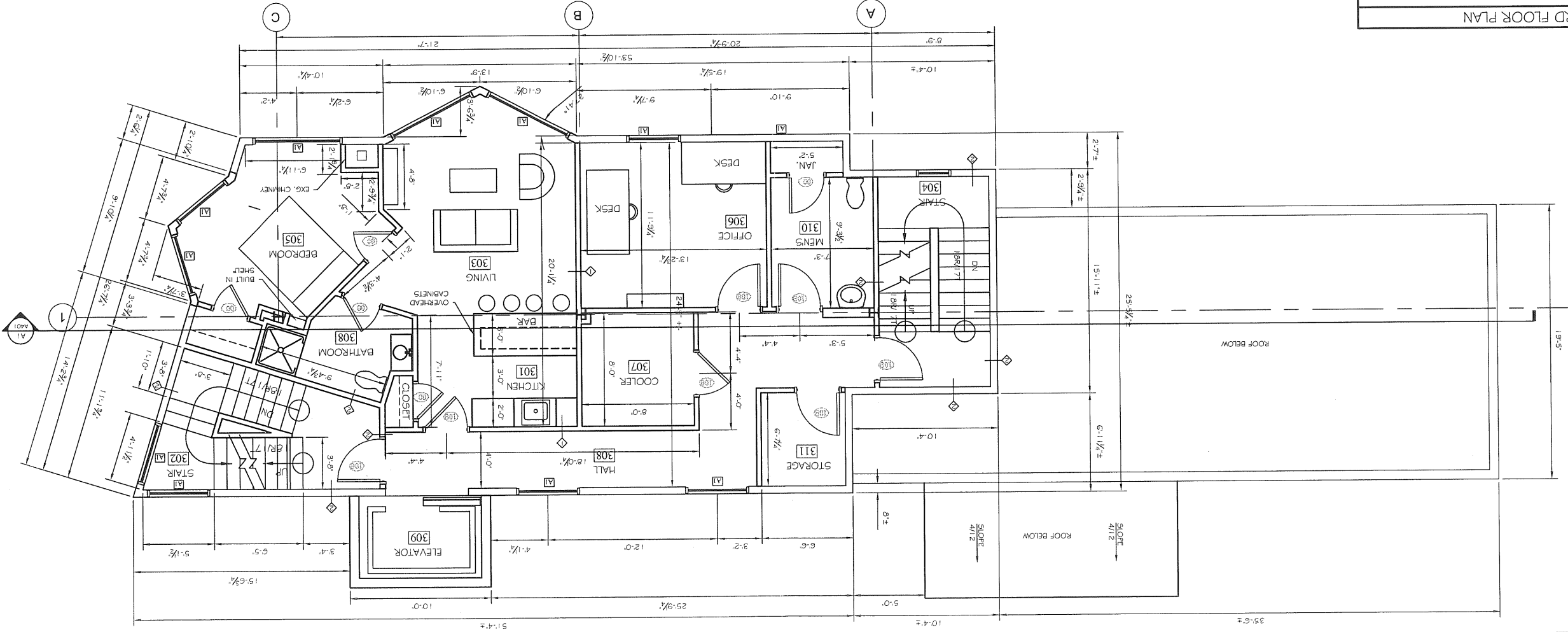
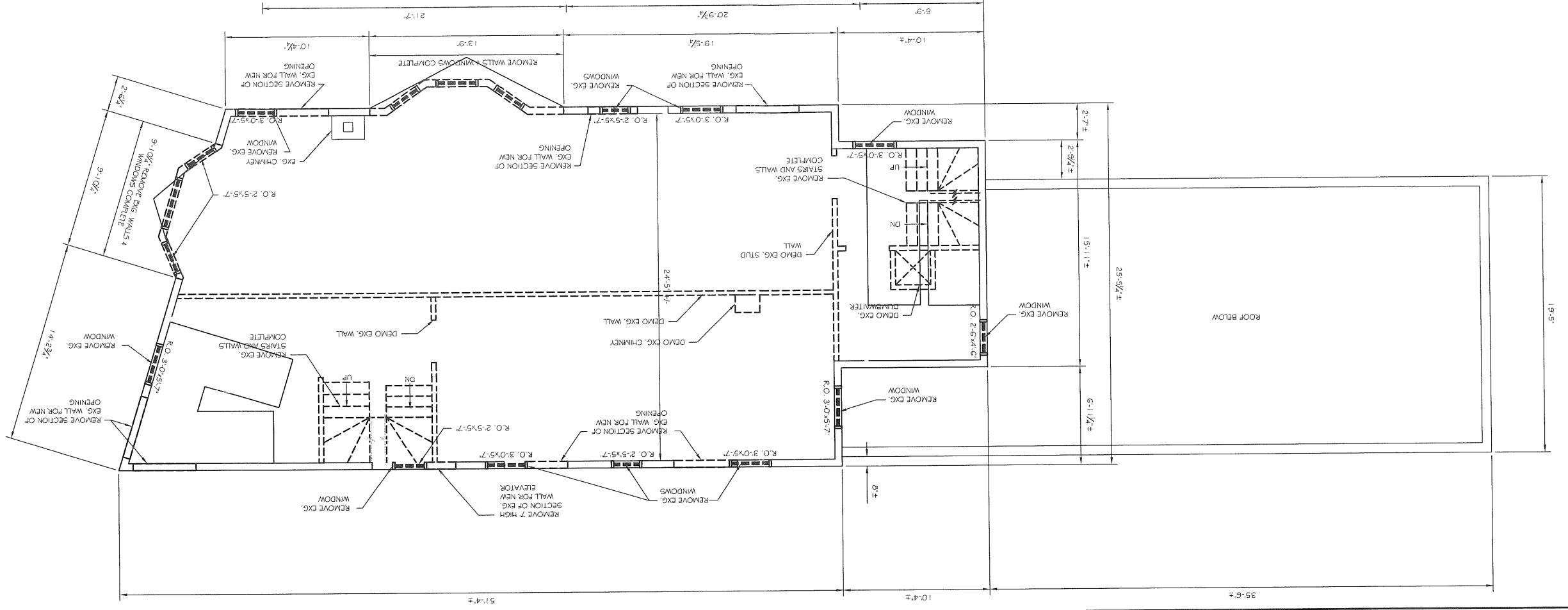
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 PROJECT NUMBER: 062202
 FILE # 06202-A102.dwg
 DRAWN BY: RSC
 DESIGN BY: ASW
 SCALE: AS NOTED
 DATE: 04-11-07

No.	BY	REVISIONS	DATE

PROJECT: 6 WASHINGTON AVE.
 PORTLAND, MAINE
 FOR: GREG'S PROPERTIES WASH. AVE., LLC.
 SHEET TITLE:
 EXISTING + PROPOSED SECOND FLOOR PLAN
 ISSUED FOR SITE PLAN REVIEW (CONCEPTUAL ONLY)

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 Fax: (207) 878-1788
 E-Mail: ddp@ddpengineering.com



SHEET NO: A103
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 FILE #: 06202-103.dwg
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 DESIGN BY: ASW
 SCALE: AS NOTED
 DATE: 04-11-07

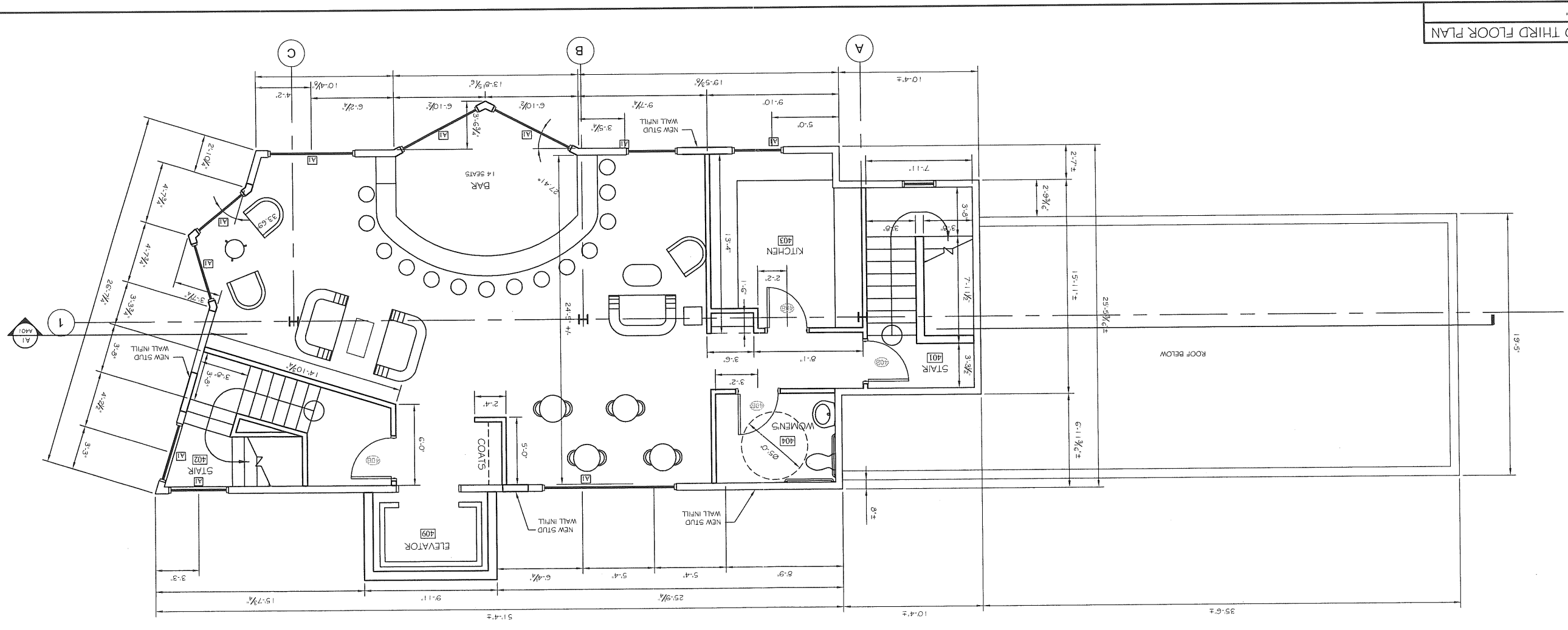
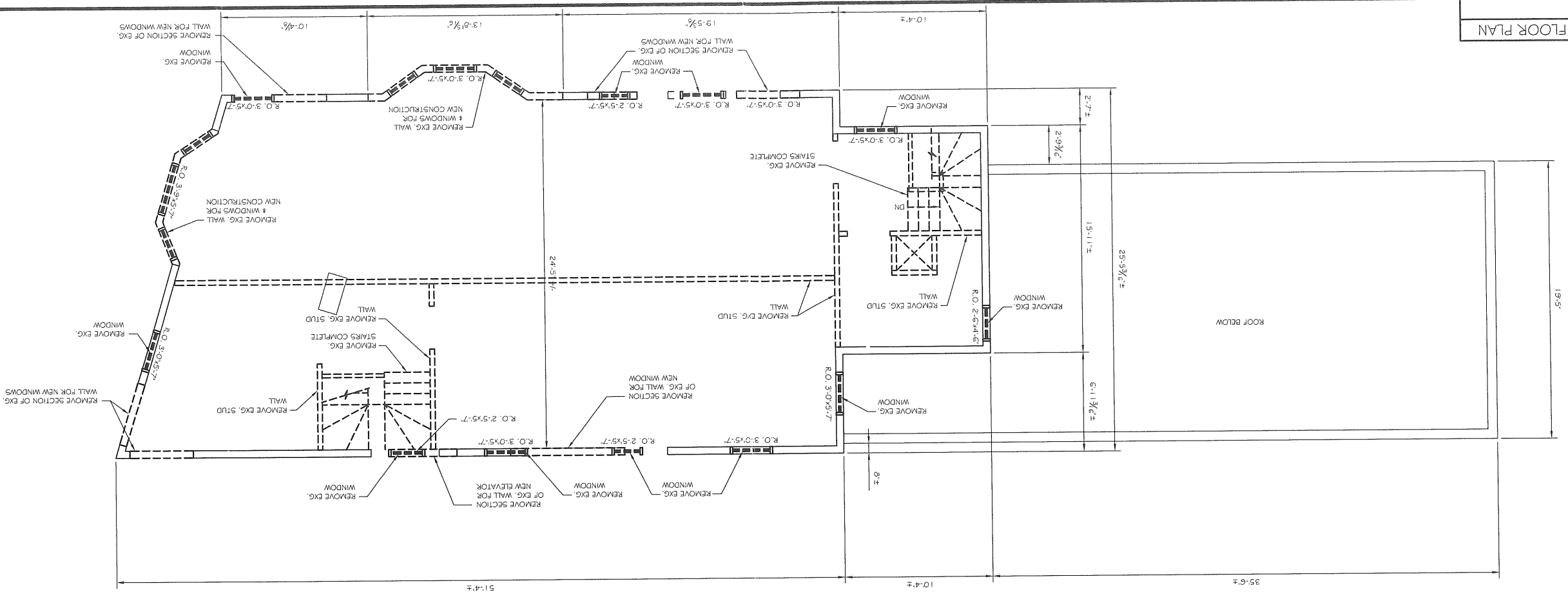
No.	BY	REVISIONS	DATE

PROJECT: 6 WASHINGTON AVE.
 PORTLAND, MAINE
 FOR: GREG'S PROPERTIES WASH. AVE., LLC.

SHEET TITLE:
 EXISTING AND PROPOSED THIRD FLOOR PLANS
 ISSUED FOR SITE PLAN REVIEW (CONCEPTUAL ONLY)

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 E-Mail: adp@dpengineering.com



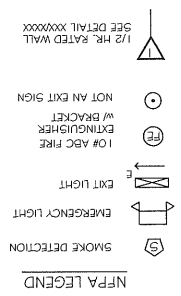
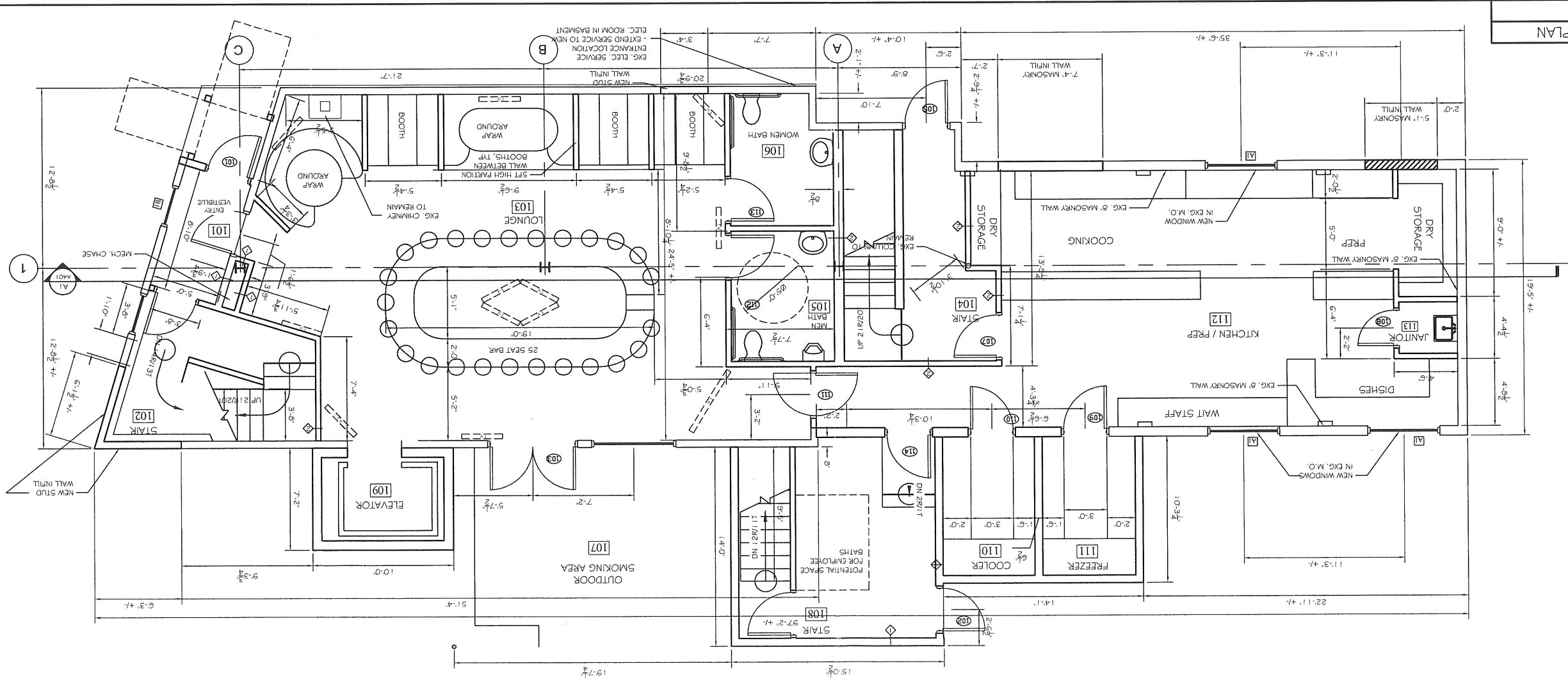
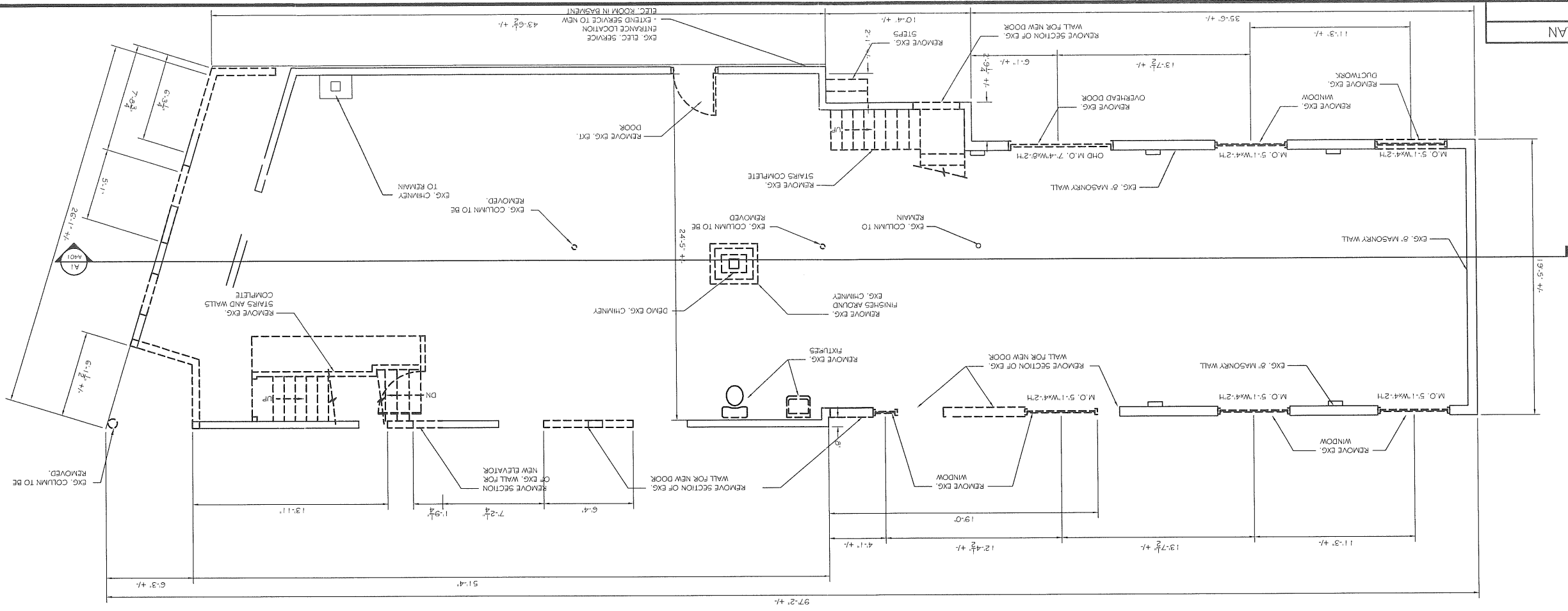
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 DRAWN BY: RSC
 DESIGN BY: ASW
 SCALE: AS NOTED
 DATE: 04-11-07

No.	BY	DESCRIPTION	DATE

PROJECT: **6 WASHINGTON AVE.**
PORTLAND, MAINE
 FOR: GREG'S PROPERTIES WASH. AVE., LLC.
 SHEET TITLE:
EXISTING AND PROPOSED THIRD FLOOR PLANS
ISSUED FOR SITE PLAN REVIEW (CONCEPTUAL ONLY)

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 Fax: (207) 878-1788
 E-Mail: adp@adpengineering.com



SHEET NO. **A101**
 DATE: 04-11-07
 SCALE: AS NOTED
 DESIGN BY: ASW
 DRAWN BY: RSC
 PROJECT NUMBER: **06202**
 FILE #: 06202-A101.dwg

NO	BY	DESCRIPTION	DATE

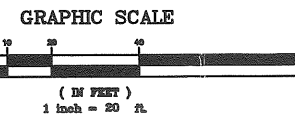
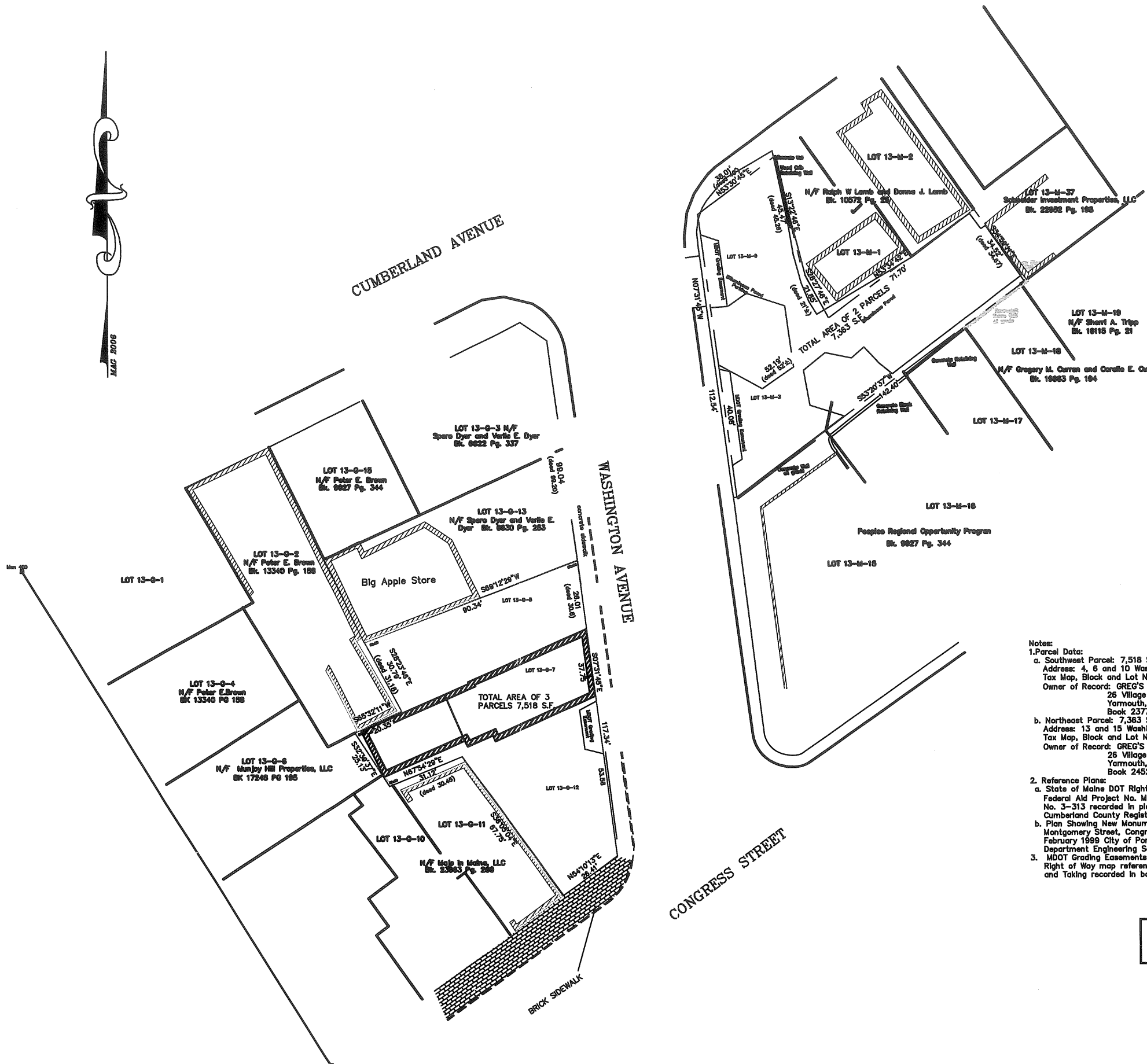
PROJECT: **6 WASHINGTON AVE.**
PORTLAND, MAINE
 FOR: GREG'S PROPERTIES WASH. AVE., LLC.
 SHEET TITLE:
EXISTING AND PROPOSED FIRST FLOOR PLANS
ISSUED FOR SITE PLAN REVIEW (CONCEPTUAL ONLY)

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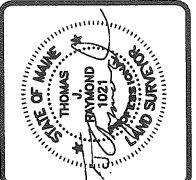
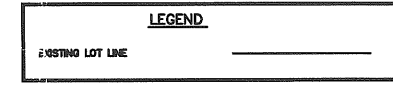
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 80 Leighton Road
 Falmouth, Maine 04105
 Office: (207) 878-1751
 Fax: (207) 878-1788
 E-Mail: adp@designpartnersinc.com



Mon 8



Notes:
 1. Parcel Data:
 a. Southwest Parcel: 7,518 Square Feet
 Address: 4, 8 and 10 Washington Avenue
 Tax Map, Block and Lot Number 13-G-5, 13-G-7 & 13-G-12
 Owner of Record: GREG'S PROPERTIES WASHAVE LLC,
 26 Village Brook Road
 Yarmouth, Maine 04096
 Book 23771 Page 200
 b. Northeast Parcel: 7,363 Square Feet
 Address: 13 and 15 Washington Avenue
 Tax Map, Block and Lot Number 13-M-3 & 13-M-9
 Owner of Record: GREG'S PROPERTIES WASHAVE LLC
 26 Village Brook Road
 Yarmouth, Maine 04096
 Book 24529 Page 315
 2. Reference Plans:
 a. State of Maine DOT Right of Way Map, Washington Avenue
 Federal Aid Project No. M-0675 (1), March 1984, DOT File
 No. 3-313 recorded in plan book 163 page 19 of
 Cumberland County Registry of Deeds
 b. Plan Showing New Monumentation Set on Smith Street &
 Montgomery Street, Congress Street to Cumberland Avenue
 February 1999 City of Portland, Maine Public Works
 Department Engineering Section
 3. MDT Grading Easements are located as shown on the MDT
 Right of Way map reference 2a and described in a Notice of Layout
 and Taking recorded in book 6444 page 79



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 (207) 878-1788
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 Falmouth, Maine 04105
 Fax: E-Mail: adp@adpengineering.com

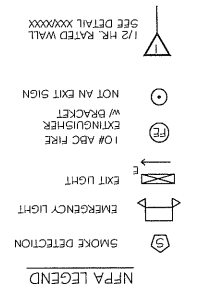
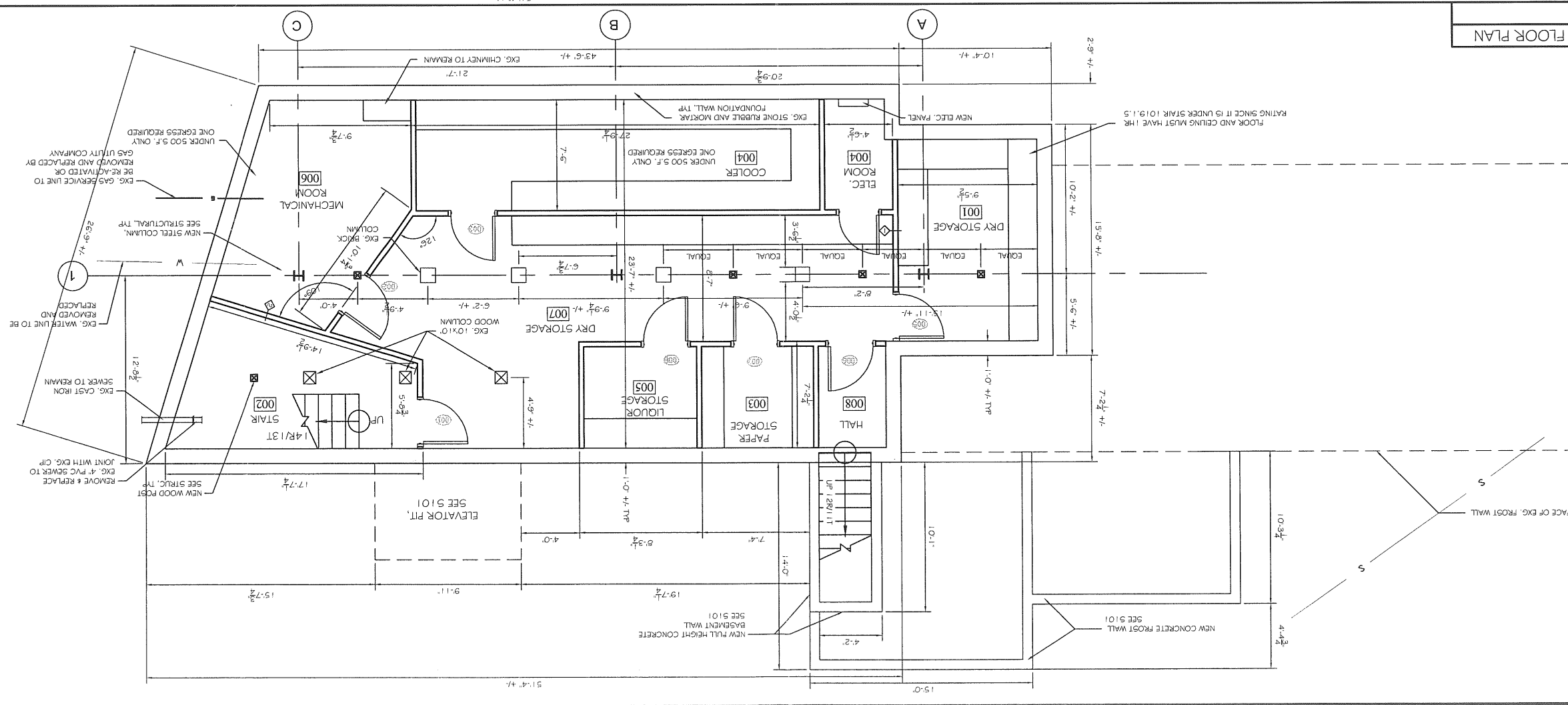
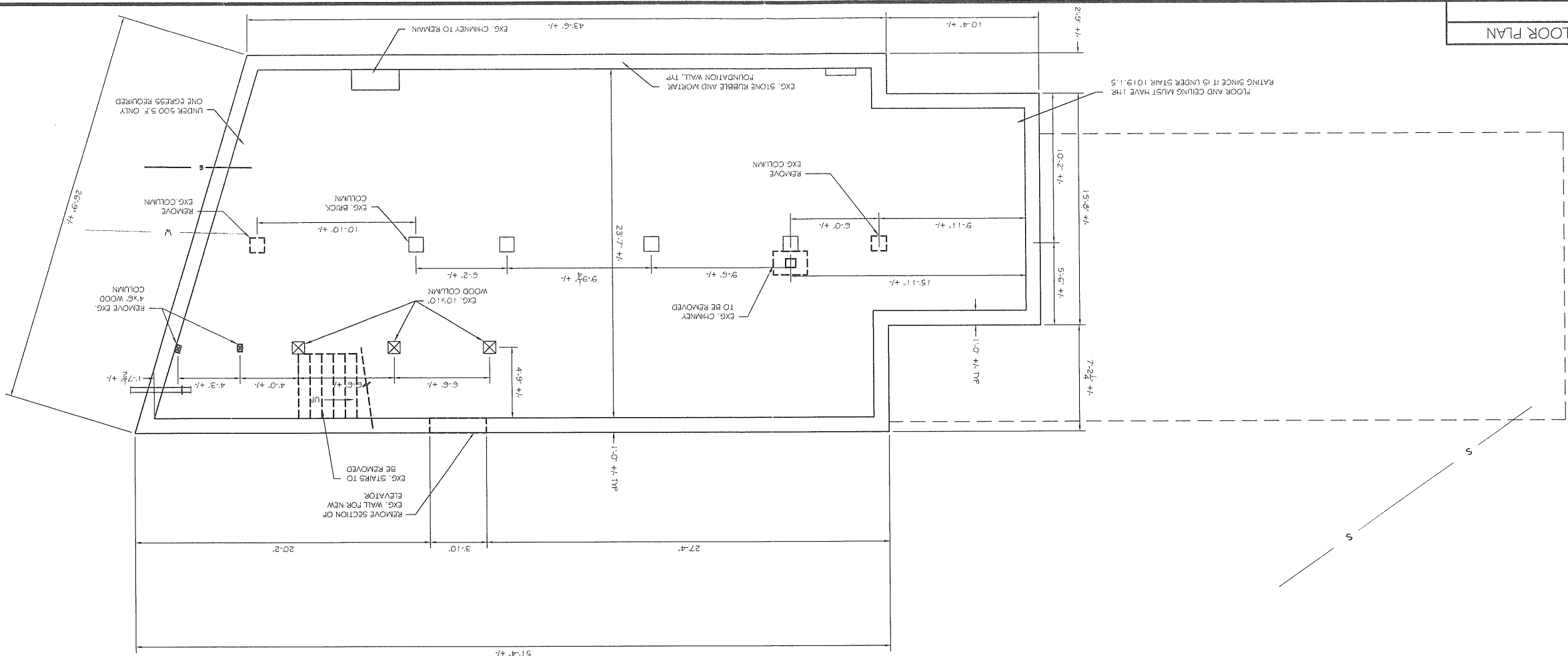
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PROJECT: **6 WASHINGTON AVE.**
GREG'S PROPERTIES WASHAVE LLC
CITY OF PORTLAND
CUMBERLAND COUNTY, MAINE
 SHEET TITLE: **BOUNDARY SURVEY**

ISSUED	DATE
No.	BY
1	
2	
3	
4	
5	
6	

DATE: 03-21-2007
 SCALE: 1"=20'
 DESIGN BY: N/A
 DRAWN BY: TR
 PROJECT NUMBER: **06202**
 SHEET NO: **C101**

CERTIFICATION:
 To the best of my knowledge, information, and belief, and in my professional opinion, this survey conforms to the Standards of Practice promulgated by the Maine Board of Licensure for Professional Land Surveyors.



SHEET NO. **A100**
PROJECT NUMBER: **06202**
FILE # 06202-A100.dwg
DRAWN BY: RSC
DESIGN BY: ASW
SCALE: AS NOTED
DATE: 04-11-07

No.	BY	DESCRIPTION	DATE

PROJECT: **6 WASHINGTON AVE. PORTLAND, MAINE**
FOR: GREG'S PROPERTIES WASH. AVE., LLC.
SHEET TITLE: **BASEMENT FLOOR PLANS ISSUED FOR SITE PLAN REVIEW (CONCEPTUAL ONLY)**

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