

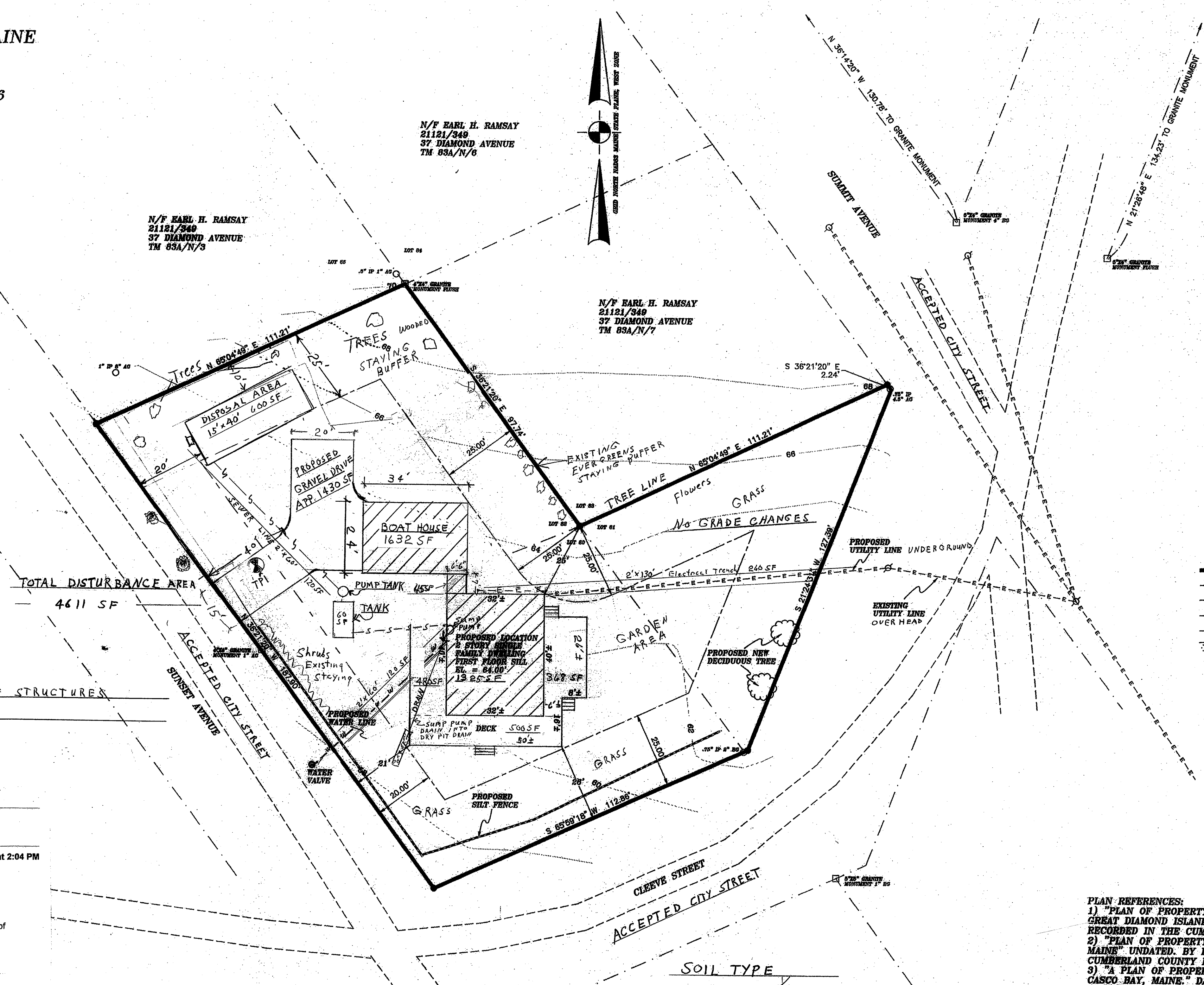
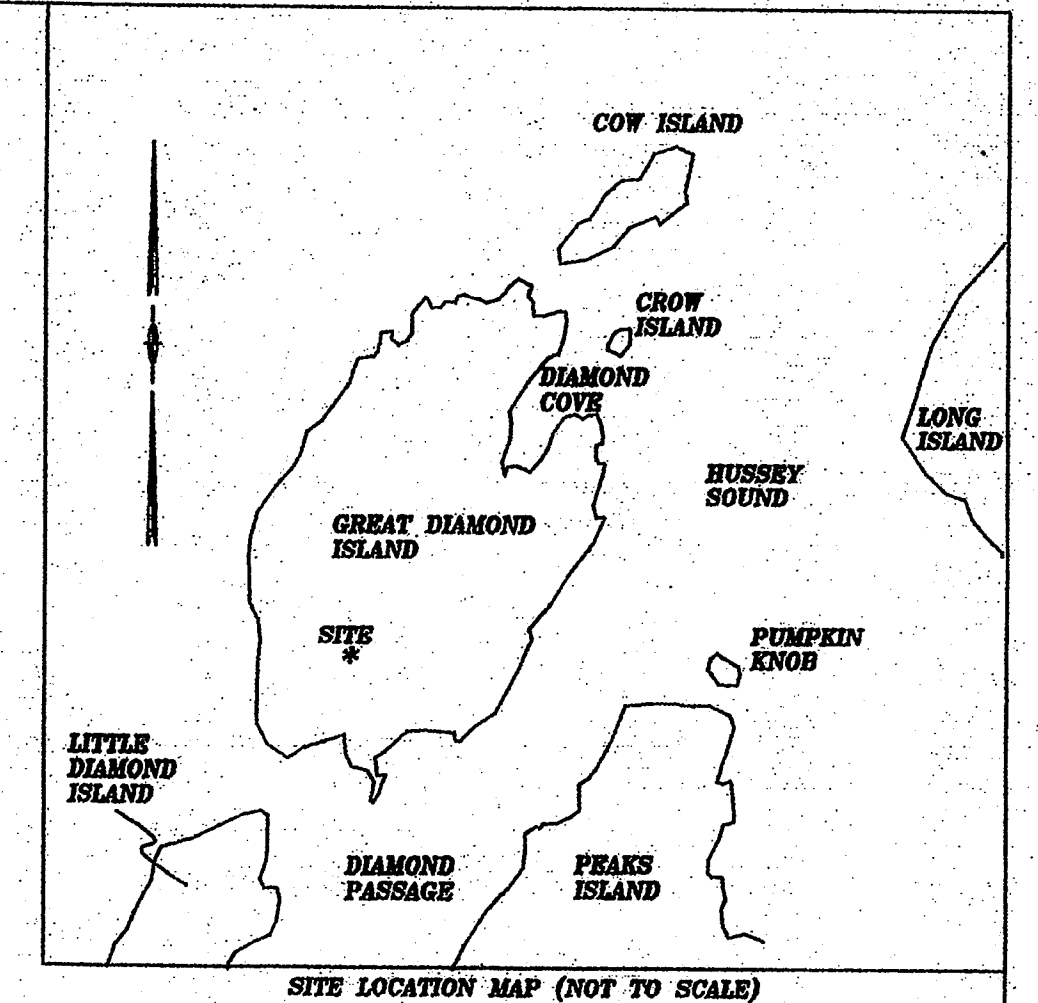
**BOUNDARY SURVEY OF LAND ON
SUNSET AVENUE AND CLEEVE STREET,
GREAT DIAMOND ISLAND, PORTLAND, MAINE**

MADE FOR MICHAEL W. MOONEY
19 EASTERN TERRACE LANE, TOPSHAM, MAINE 04086

MADE BY NORTHEASTERN LAND SURVEYING
16 COLLEGE AVENUE, GORHAM, MAINE 04038

JUNE 9, 2010 JOB #10-004 SHEET 1 OF 1

SCALE 1" = 20'



LEGEND

- IRON PIPE/ROD FOUND (IP/IRF)
- IRON ROD SET WITH CAP (PLS 2069)
- GRANITE MONUMENT FOUND (GMP)
- ⊕ UTILITY POLE
- AG ABOVE GRADE
- BG BELOW GRADE
- 62.66' (63±) FOUND DISTANCE (RECORD DISTANCE)
- N/F NOW OR FORMERLY OF
- 21121/949 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- TM 83A/N/6 TAX MAP/BLOCK/LOT NUMBER
- SURVEYED PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - EDGE OF GRAVEL ROAD OR DRIVEWAY
- - - - - APPROXIMATE PROPERTY LINE
- - - - - OVERHEAD UTILITY LINE (EXISTING)
- ▨ BITUMINOUS PAVEMENT
- ▨ PROPOSED BUILDING

NOTES:

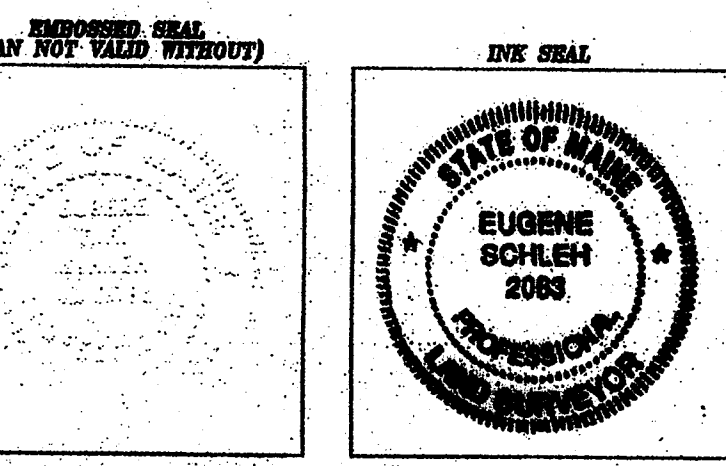
- OWNERS OF RECORD ARE CHRISTOPHER A. MOONEY AND JESSICA J. MOONEY.
- THE DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 25439 PAGE 236
- THE CADSTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 83A BLOCK N LOTS 1, 2, AND 6.
- THE PARCEL DOES NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #830051 PANEL #0006B, EFFECTIVE DATE JULY 17, 1986.
- ROAD RIGHT OF WAY WIDTH AND LOCATION IS PER REFERENCE PLANS 1-4.
- ZONING: THE PARCEL IS IN THE "IR-2" ZONE. AN OFFICIAL ZONING DETERMINATION AND REQUIREMENTS MUST BE OBTAINED FROM THE CITY OF PORTLAND AND ALL OTHER APPLICABLE REGULATORY BODIES BEFORE BUILDING IMPROVEMENTS OR CONVEYING LAND OR INTEREST.
- UTILITY LOCATION SHOWN IS APPROXIMATE. THIS PLAN MAY NOT SHOW ALL UTILITIES USED OR IN DISUSE. ALL APPROPRIATE OFFICES AND THE "DIGSAFE" PROGRAM SHOULD BE CONTACTED BEFORE DOING ANY EXCAVATION.
- THIS PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.
- NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.

TOTAL DISTURBANCE AREA = 4611 SF
TOTAL SF OF STRUCTURES = 3002 SF

Survey
1 message
gschleh1@maine.rr.com <gschleh1@maine.rr.com> Tue, May 3, 2011 at 2:04 PM
To: mwm207@gmail.com
Mike,
The below note is my recommendation for note #10 on the survey...
Datum is NAD 1929 per U.S.G.S. Quadangle Map "Portland East, Me". Benchmark is the intersection of Cleaves Street and Sunset Avenue, Quadangle Map show a 60' elevation.
Gene

PLAN REFERENCES:

- "PLAN OF PROPERTY BELONGING TO THE DIAMOND ISLAND ASSOCIATION SITUATED ON GREAT DIAMOND ISLAND, CASCO BAY, MAINE" DATED NOVEMBER 1892, BY E.C. JORDAN, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 4 PAGE 42.
- "PLAN OF PROPERTY BELONGING TO THE DIAMOND ISLAND ASSOCIATION, CASCO BAY, MAINE" UNDATED, BY ISLEY & CUMMINGS, CIVIL ENGINEERS, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 4 PAGE 62.
- "A PLAN OF PROPERTY NO. 3 BELONGING TO THE DIAMOND ISLAND ASSOCIATION, CASCO BAY, MAINE" DATED DECEMBER 16, 1895, BY ISLEY & CUMMINGS, CIVIL ENGINEERS, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 6 PAGE 4.
- "STANDARD BOUNDARY SURVEY OF LANDS AT VALLEY, SUMMIT & SUNSET AVENUES, GREAT DIAMOND ISLAND, PORTLAND, MAINE" DATED NOVEMBER 14, 2006, BY THE CITY OF PORTLAND, WILLIAM SCOTT SURVEYOR. PUBLIC WORKS DEPARTMENT ENGINEERING SECTION FILE #940/58.



I HEREBY STATE TO MICHAEL W. MOONEY ALONE AND MEMBERS OF ALL THIRD PARTIES, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN SUBSTANTIALLY COMPIES WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS RULES EFFECTIVE APRIL 1, 2001.

Eugene Schleh
EUGENE SCHLEH
2003
CHIEF SURVEYOR
PLS 2069

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

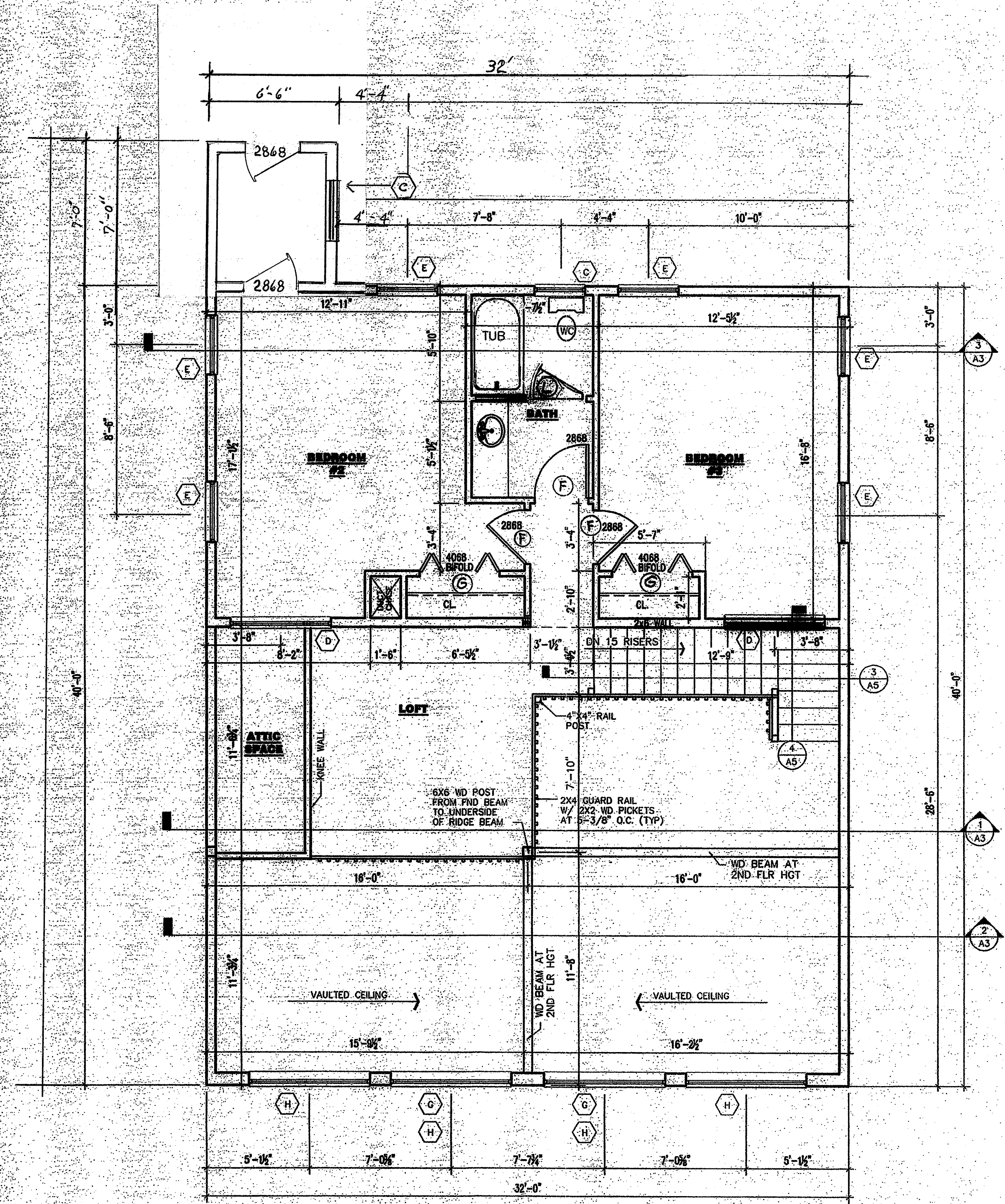
Observation Hole	TP 1	Test Pit	Boring	Observation Hole	TP 1	Test Pit	Boring
Depth of Organic Horizon Above Mineral Soil				Depth of Organic Horizon Above Mineral Soil			
0	SANDY LOAM	DARK BROWN		0			
10		FRIABLE		10			
20	GRAVELLY SAND	YELLOWISH BROWN		20			
30				30			
40		SOMEWHAT FIRM TO FIRM		40			
50		BEADCK OR LARGE STONE		50			

Soil Classification: 3 A/C
Slope: 7.5%
Limiting Factor: 40"
Ground Water: Restrictive Layer
Bedrock: PVI Depth

Site Evaluator Signature: *Albert Frick*
Date: 5/21/2010
Page 2 of 3
HHE-200 Rev. 10/02

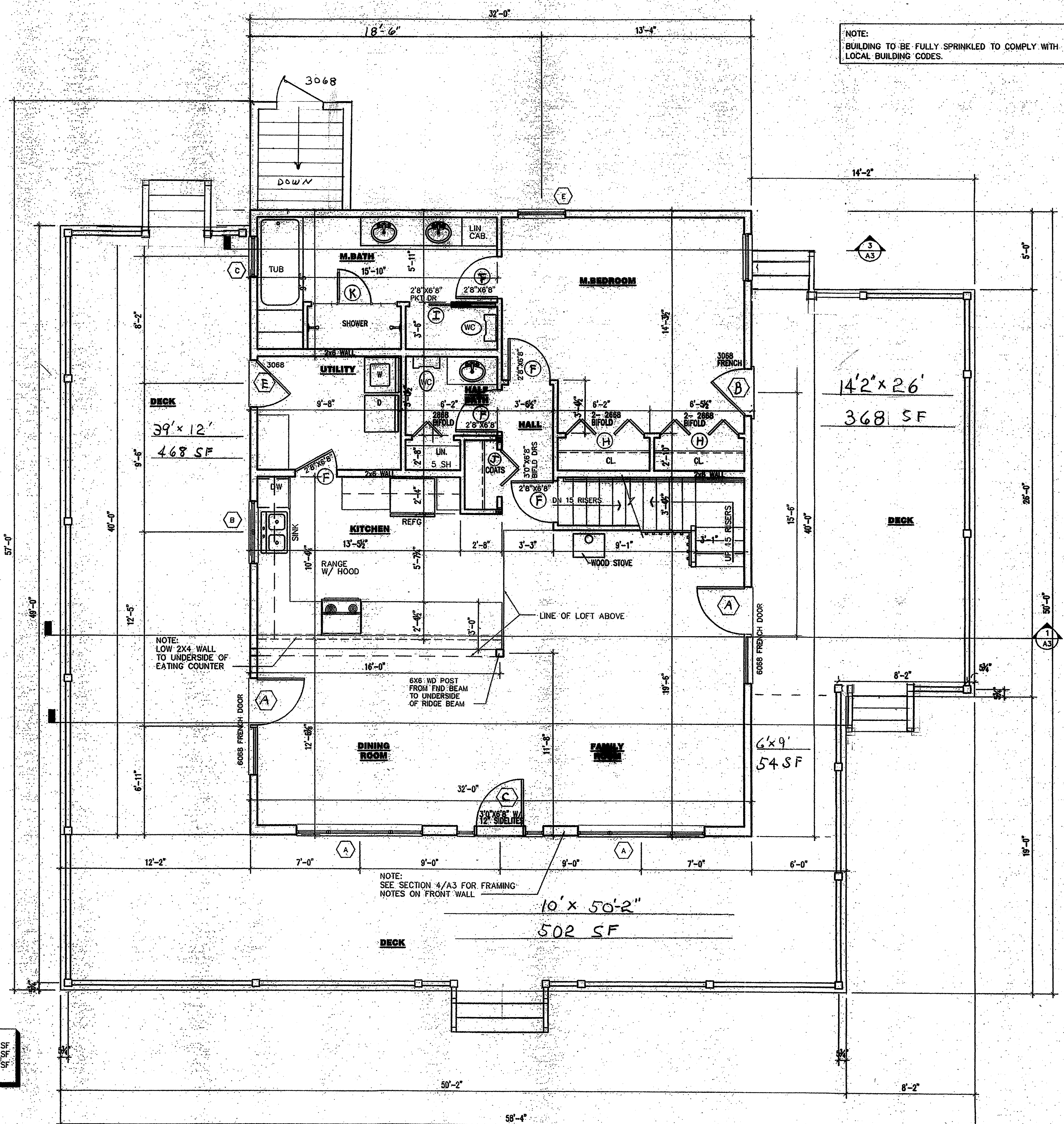
- NOTES:
1. DIMENSIONS SHOWN ARE FROM OUTSIDE OF EXTERIOR FRAME WALLS TO ONE SIDE OF PARTITIONS.
 2. EXTERIOR HOUSE WALLS ARE 2X6 STUDS @ 16" O.C. AND INTERIOR PARTITIONS ARE 2X4 STUDS @ 16" O.C.
 3. INSTALL 6 MIL. VAPOR BARRIER @ EXTERIOR WALLS, CEILINGS, AND UNDER SLABS.
 4. TEMPERED GLASS DOOR (AND ENCLOSURE IF NECESSARY) AT ALL SHOWERS.
 5. ALL EXTERIOR AND BEARING WALL OPENINGS TO HAVE 2-2X12 HEADERS UNLESS OTHERWISE SPECIFIED. ROUGH OPENING HEIGHT SHOULD BE APPROXIMATELY 6'-10".
 6. NUMBER OF STEPS TO BE DETERMINED BY GRADE (HANDRAIL REQ'D FOR 4 OR MORE RISERS.)

NOTE:
BUILDING TO BE FULLY SPRINKLED TO COMPLY WITH LOCAL BUILDING CODES.

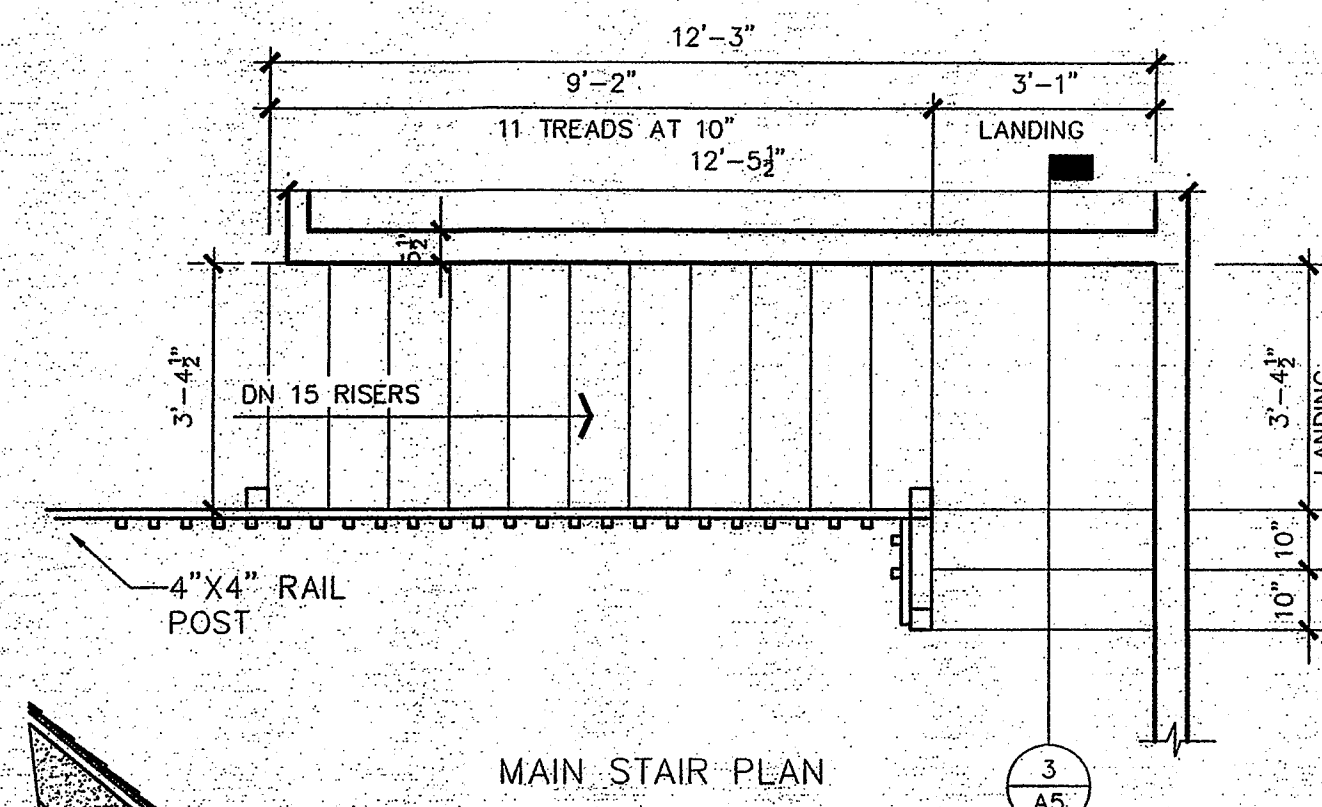


MAIN LEVEL	1299 SF
UPPER LEVEL	744 SF
UNFINISHED BSMT.	1280 SF

2ND FLOOR PLAN SCALE: 1/4"=1'-0"
SQ. FTG.: 745 S.F.

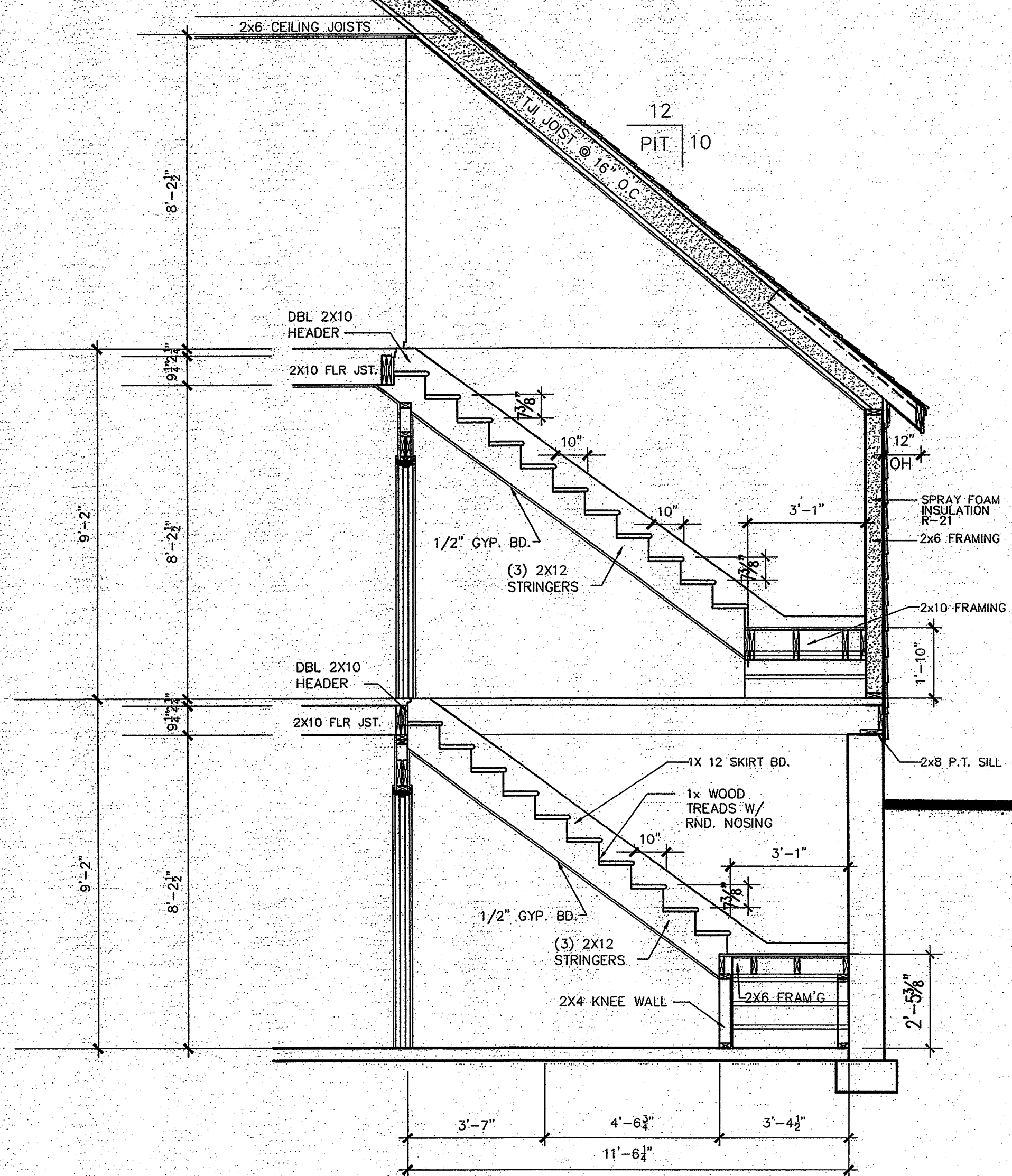


1ST FLOOR PLAN SCALE: 1/4"=1'-0"
SQ. FTG.: 1299 S.F.



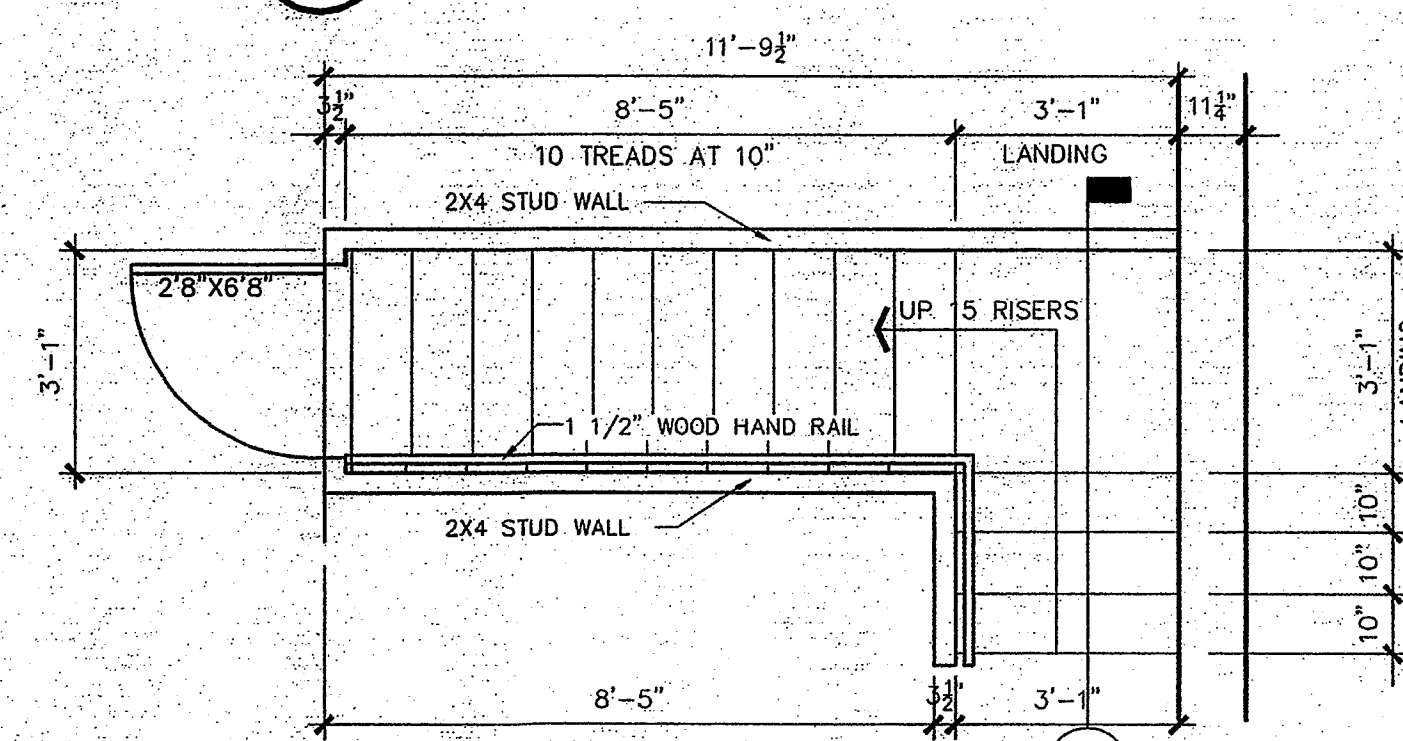
MAIN STAIR PLAN

3
A5



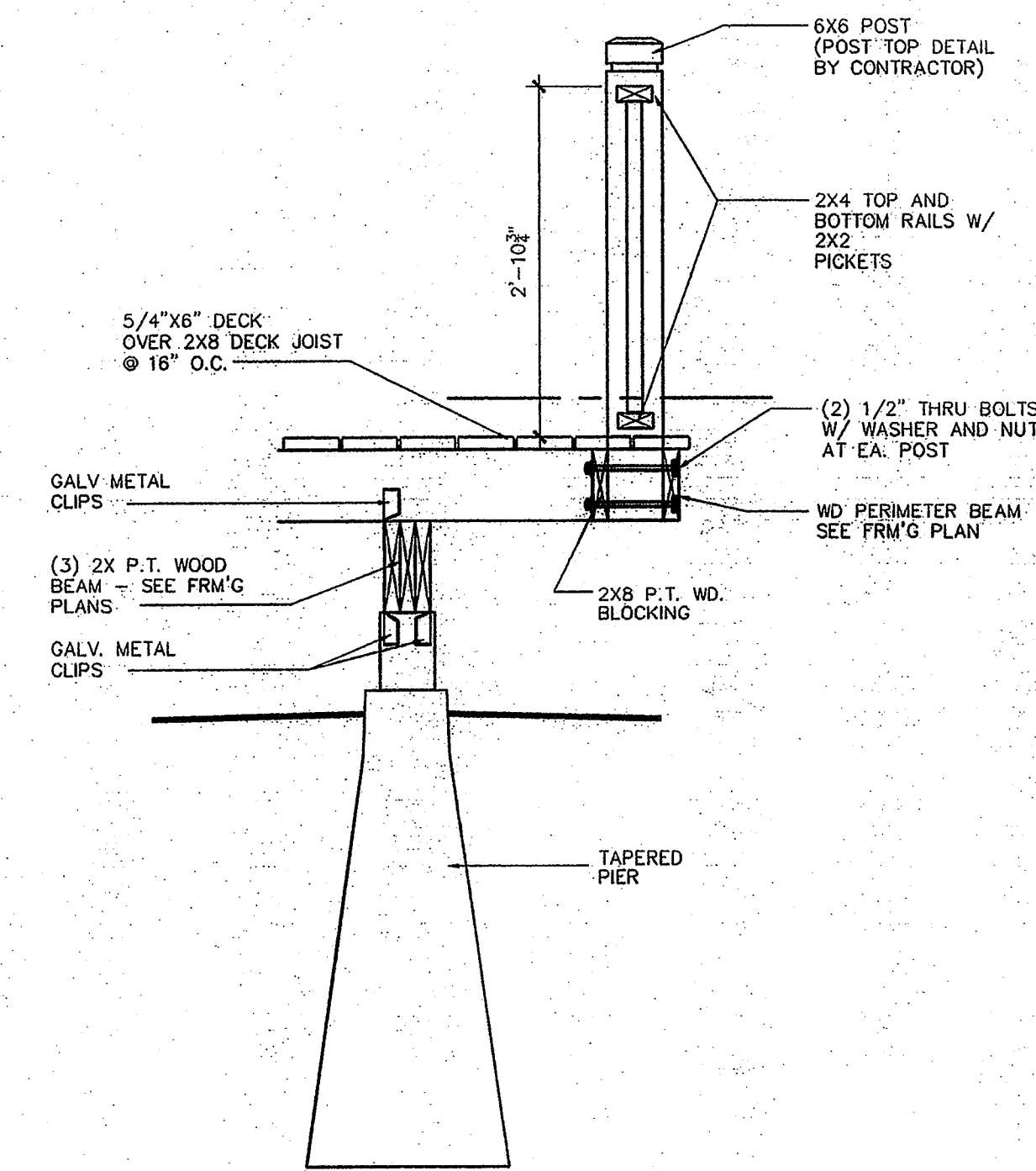
3 STAIR SECTION

A4 SCALE: 3/8" = 1'-0"



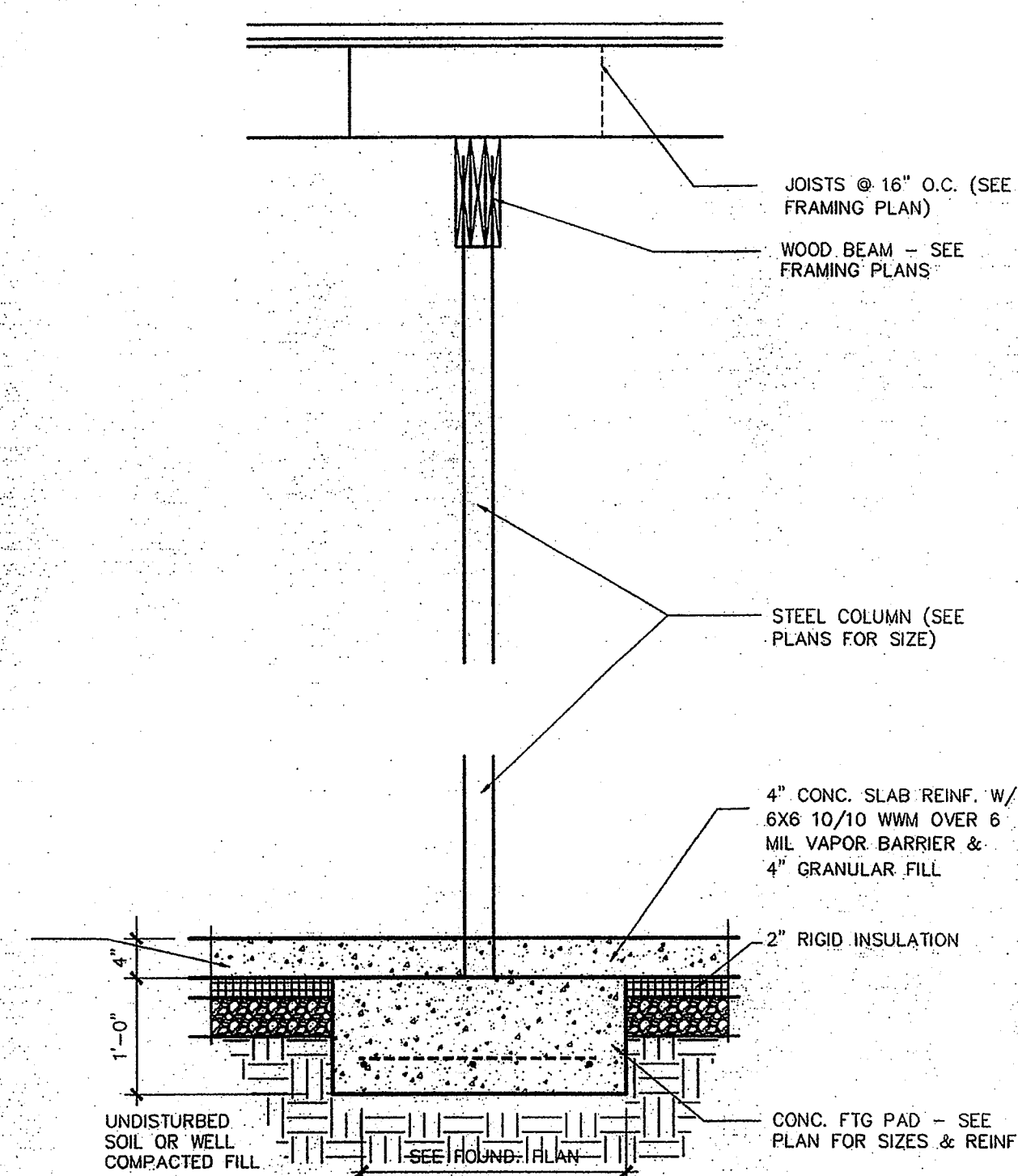
BASEMENT STAIR PLAN

3
A5



1 FND DETAIL @ DECK PIERS

A4 SCALE: 3/4" = 1'-0"



2 TYP. FND. DETAIL @ INT. FTG PADS

A4 SCALE: 3/4" = 1'-0"

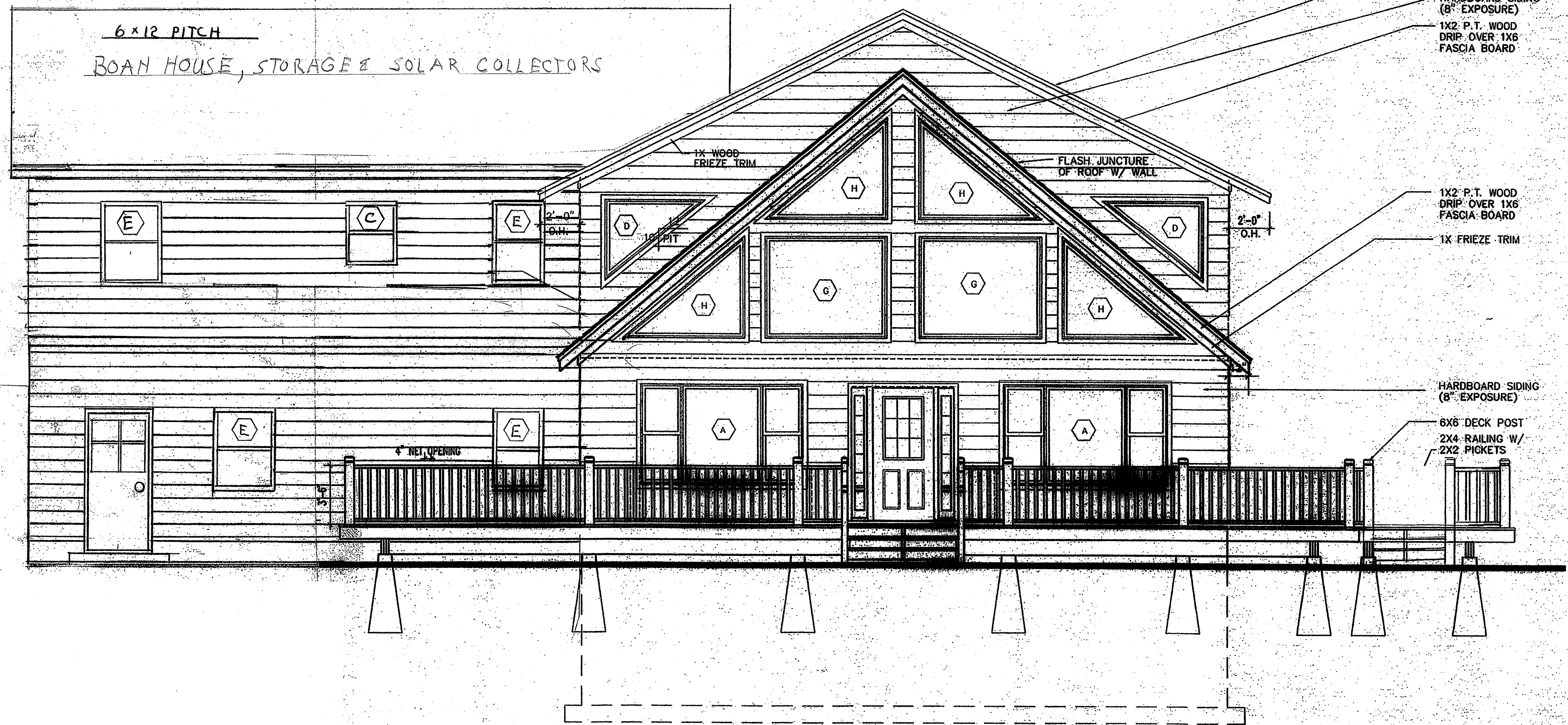
WINDOWS ARE BASED ON ANDERSEN 200 SERIES ANDERSEN

WINDOW SCHEDULE			
MARK	MANUF.	MODEL #	REMARKS
A	ANDERSEN	244DH2050-P4050-244DH2050	TEMPERED GLASS
B		244DH3036	
C		244DH2836	TEMPERED GLASS
D		1/2 244FX5040	CUSTOM TRIANGULAR FIXED WINDOW
E		244DH3049	EGRESS
F		NOT USED	
G		P6050	FIXED WINDOW
H		1/2 P6050	CUSTOM TRIANGULAR FIXED WINDOW
I		BASEMENT WINDOW - 2'-8" WIDE X SIZE TO BE VERIFIED WITH FINISHED GRADES	

MOONEY RESIDENCE
27 SUNSET AVE.
GREAT DIAMOND ISLAND
PORTLAND, MAINE

DRAWING THIS SHEET
DETAILS

A4



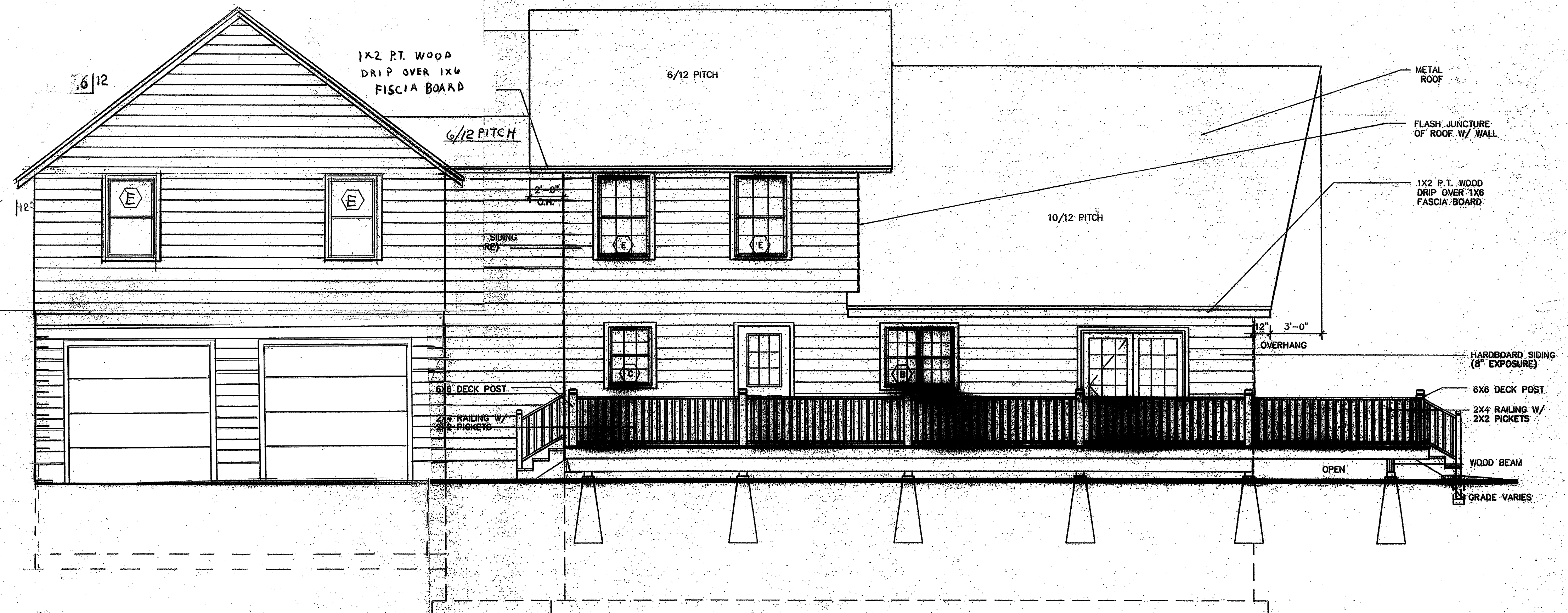
FRONT ELEVATION SCALE: 1/4"=1'-0"

NOTE: GRADES TO BE DETERMINED BY SITE CONDITIONS

MOONEY RESIDENCE
27 SUNSET AVE
GREAT DIAMOND ISLAND
PORTLAND, MAINE

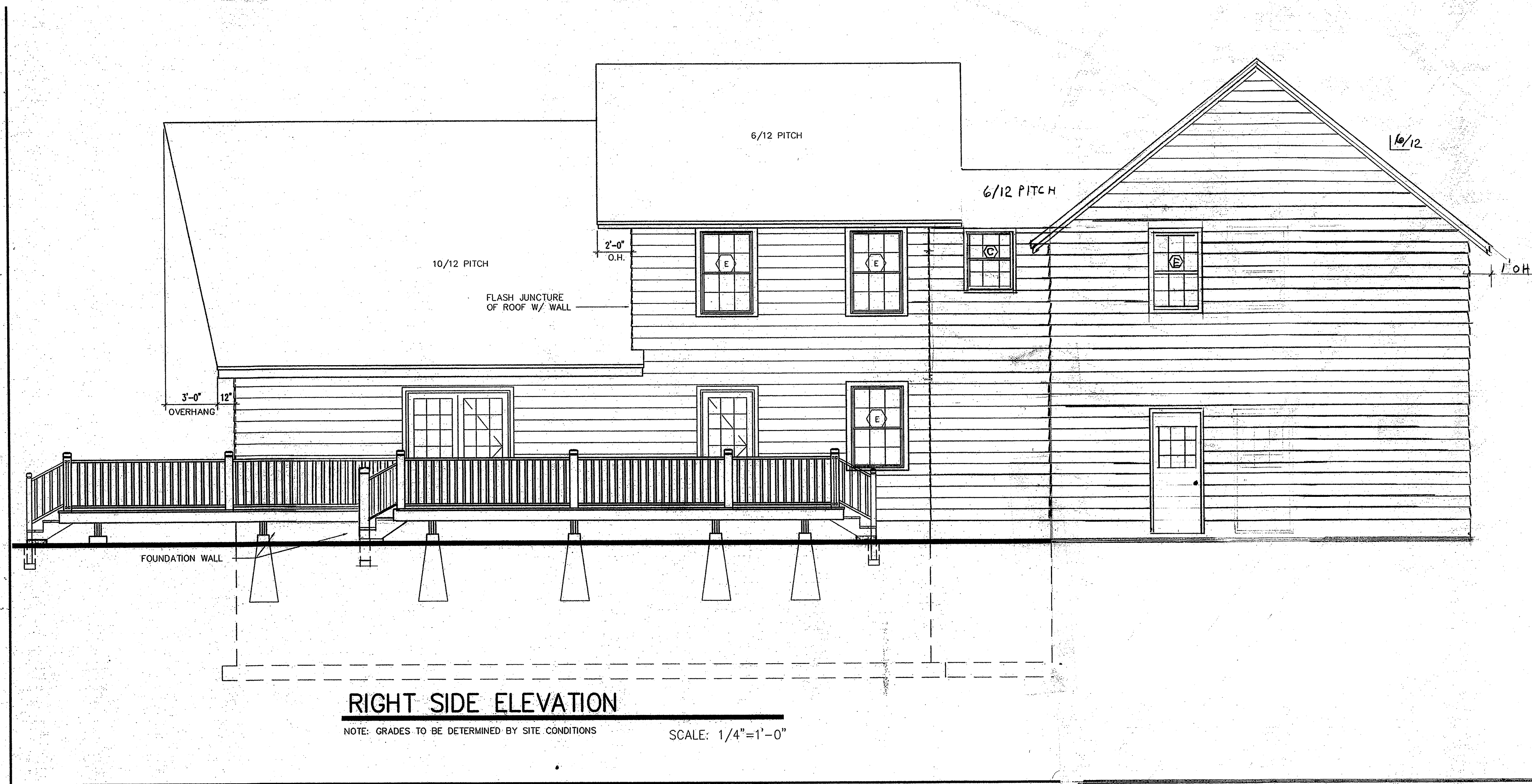
DRAWINGS THIS SHEET
ELEVATIONS

A2-2

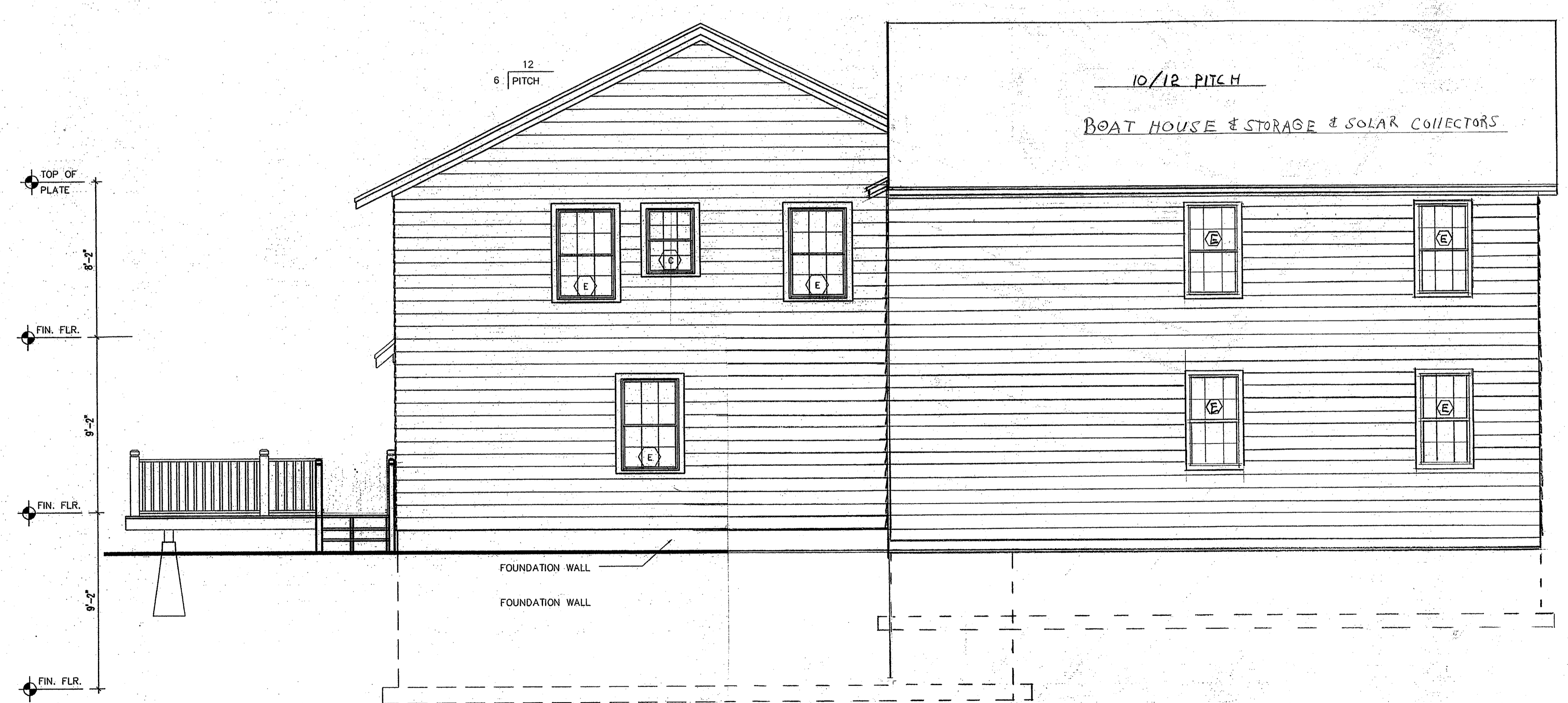


LEFT SIDE ELEVATION SCALE: 1/4"=1'-0"
 NOTE: GRADES TO BE DETERMINED BY SITE CONDITIONS

A2-4

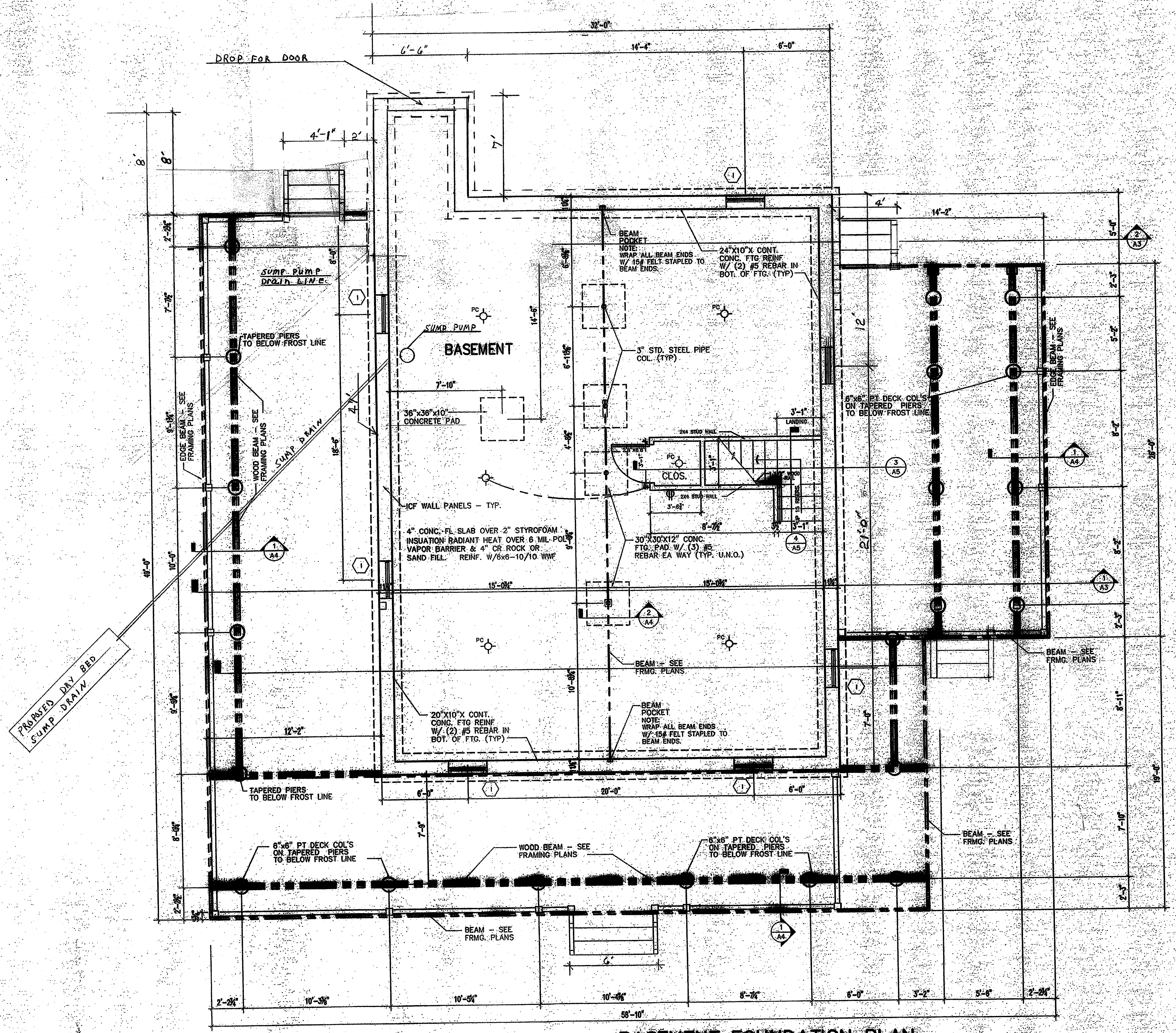


A2-5



REAR ELEVATION
 NOTE: GRADES TO BE DETERMINED BY SITE CONDITIONS
 SCALE: 1/4"=1'-0"

A2-3

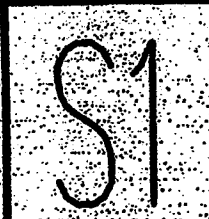


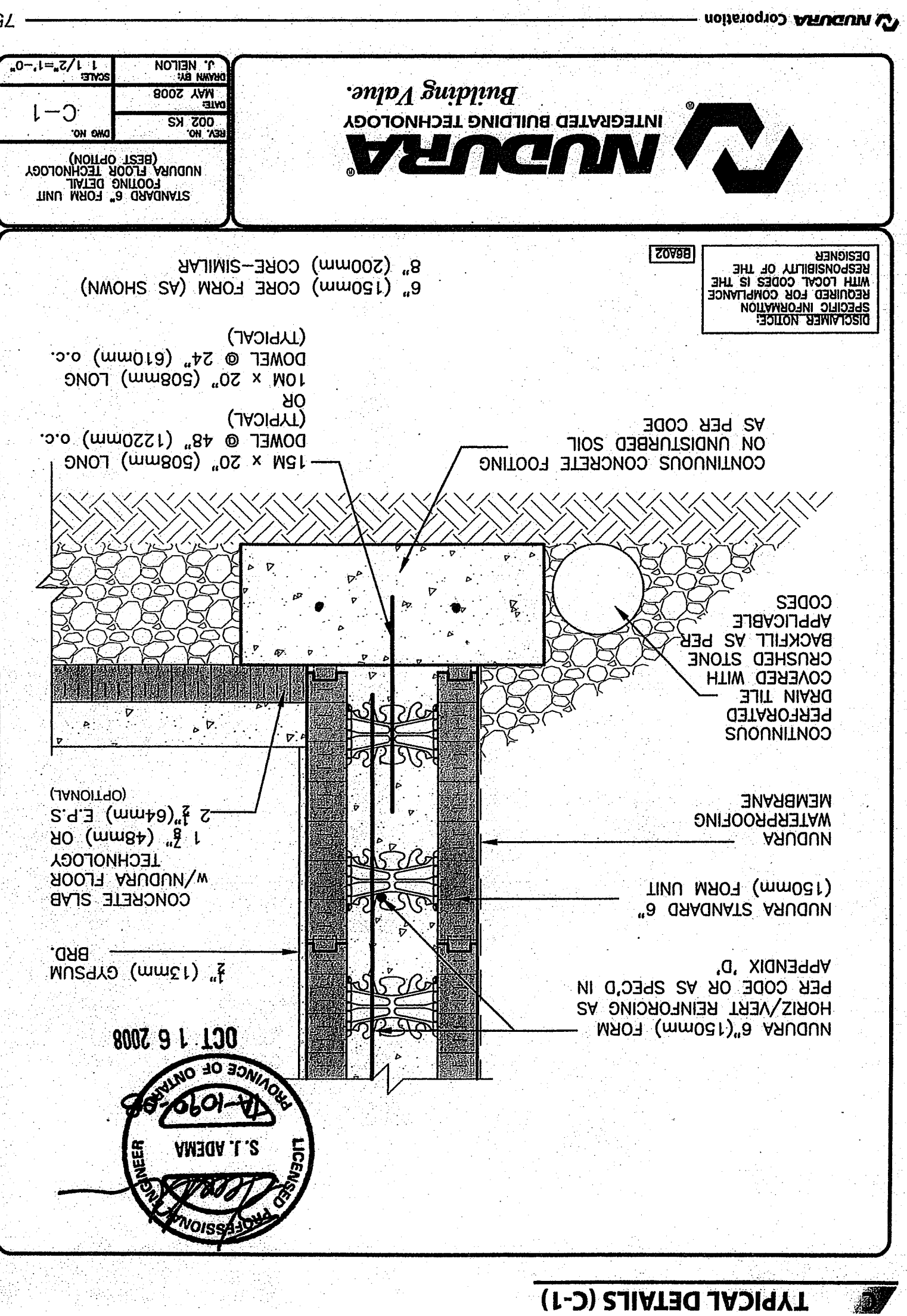
BASEMENT FOUNDATION PLAN

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

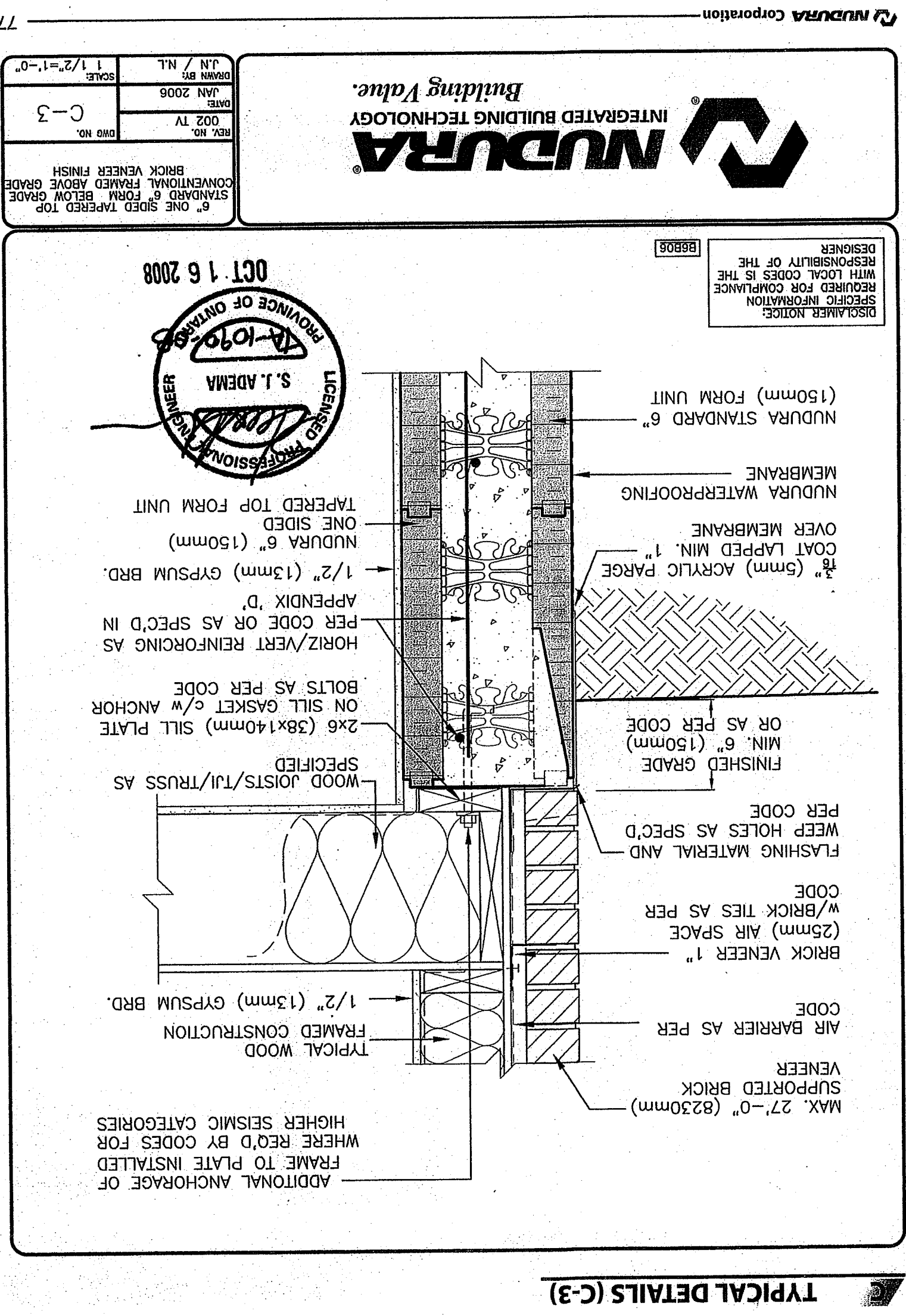
MOONEY RESIDENCE
 27 SUNSET AVE.
 GREAT DIAMOND ISLAND
 PORTLAND, MAINE

DRAWING THIS SHEET
 FOUNDATION PLAN
 DETAILS

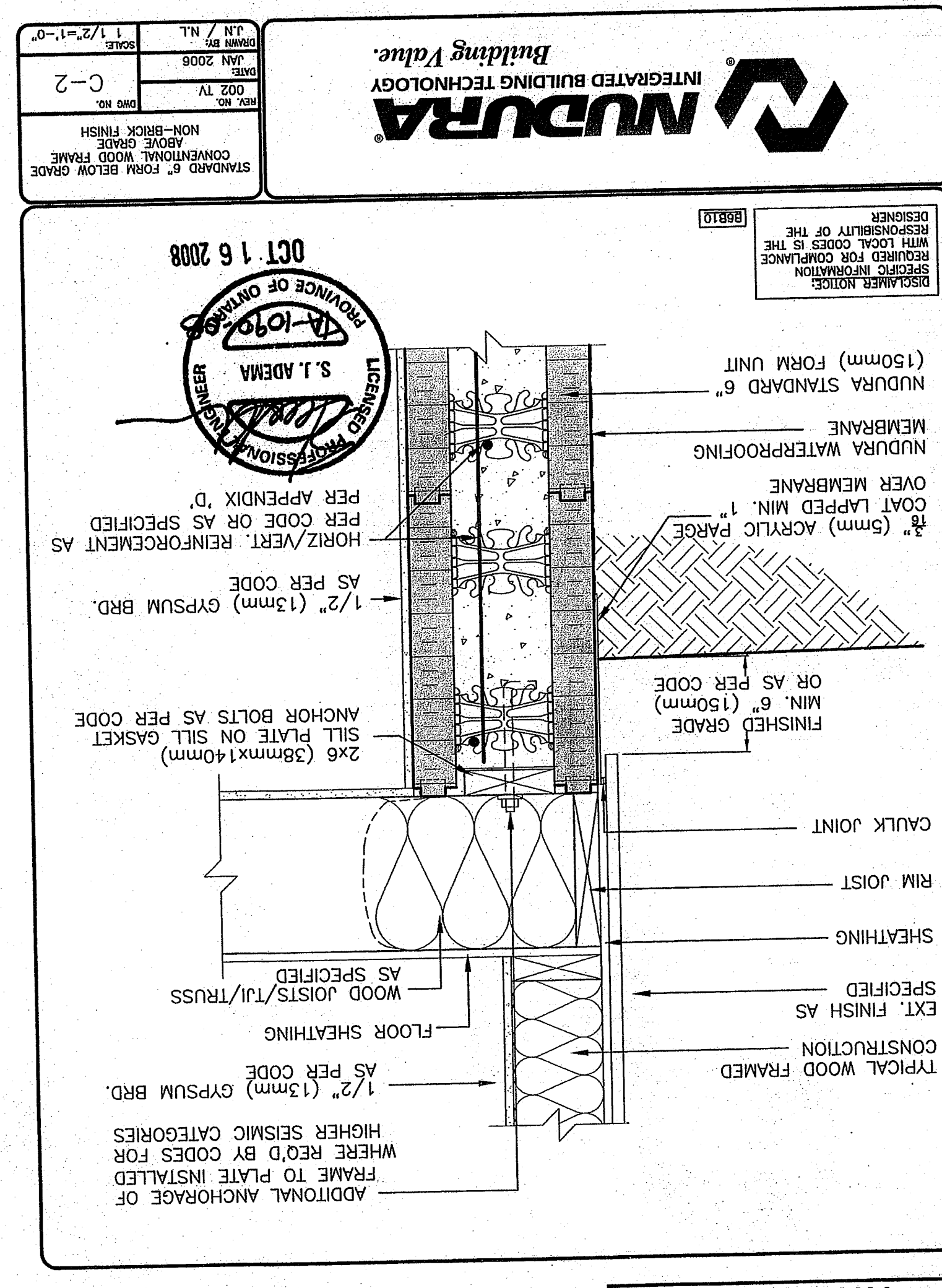




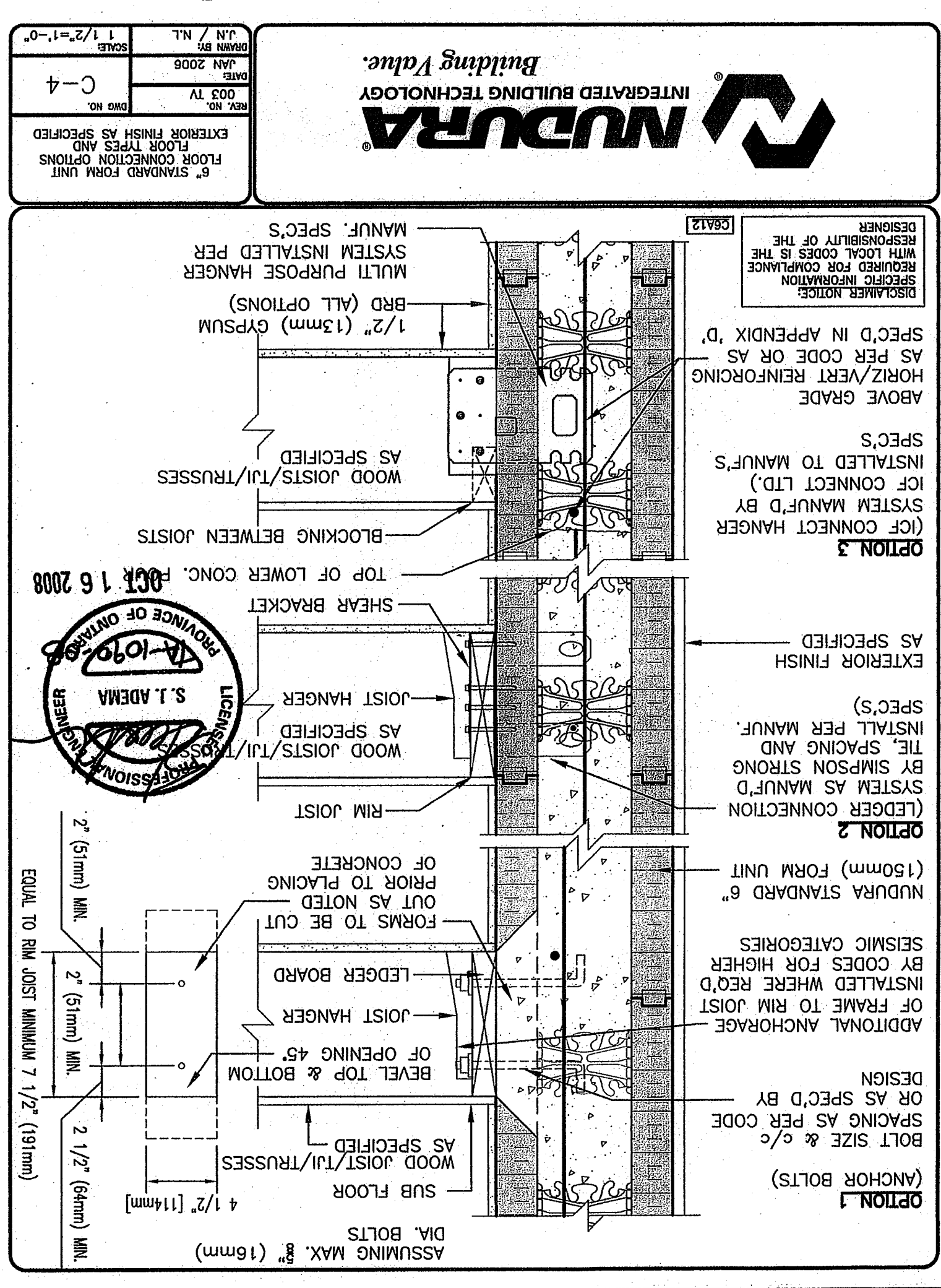
TYPICAL DETAILS (C-1)



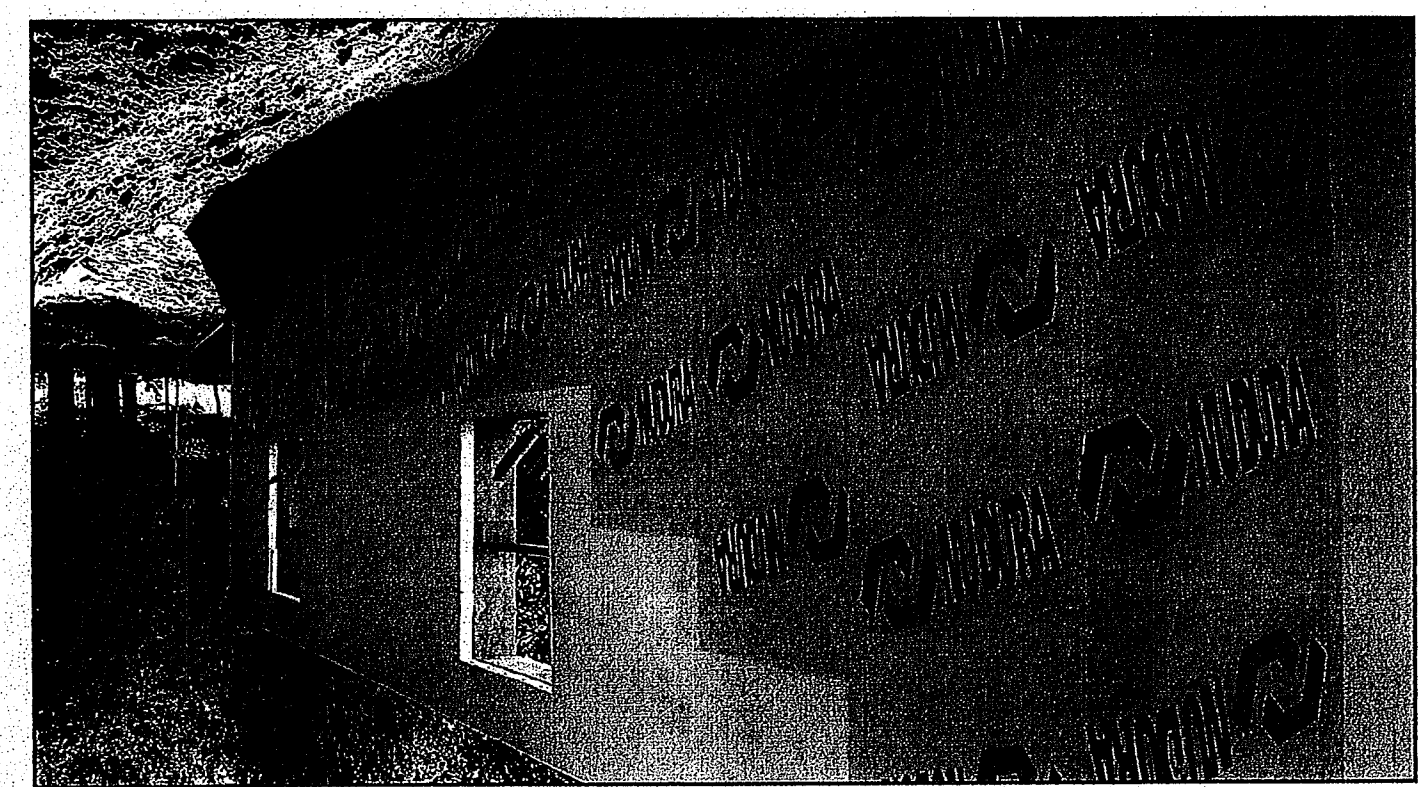
TYPICAL DETAILS (C-3)



TYPICAL DETAILS (C-2)



TYPICAL DETAILS (C-4)



Damp proofing is usually a minimum code requirement on all exterior surfaces of below grade foundation walls when exterior soil grade is higher than the interior floor level.

Waterproofing satisfies the requirement of damp proofing and the requirement of a drainage layer under various codes where applicable. Waterproofing can also be effective where hydrostatic pressure is present.

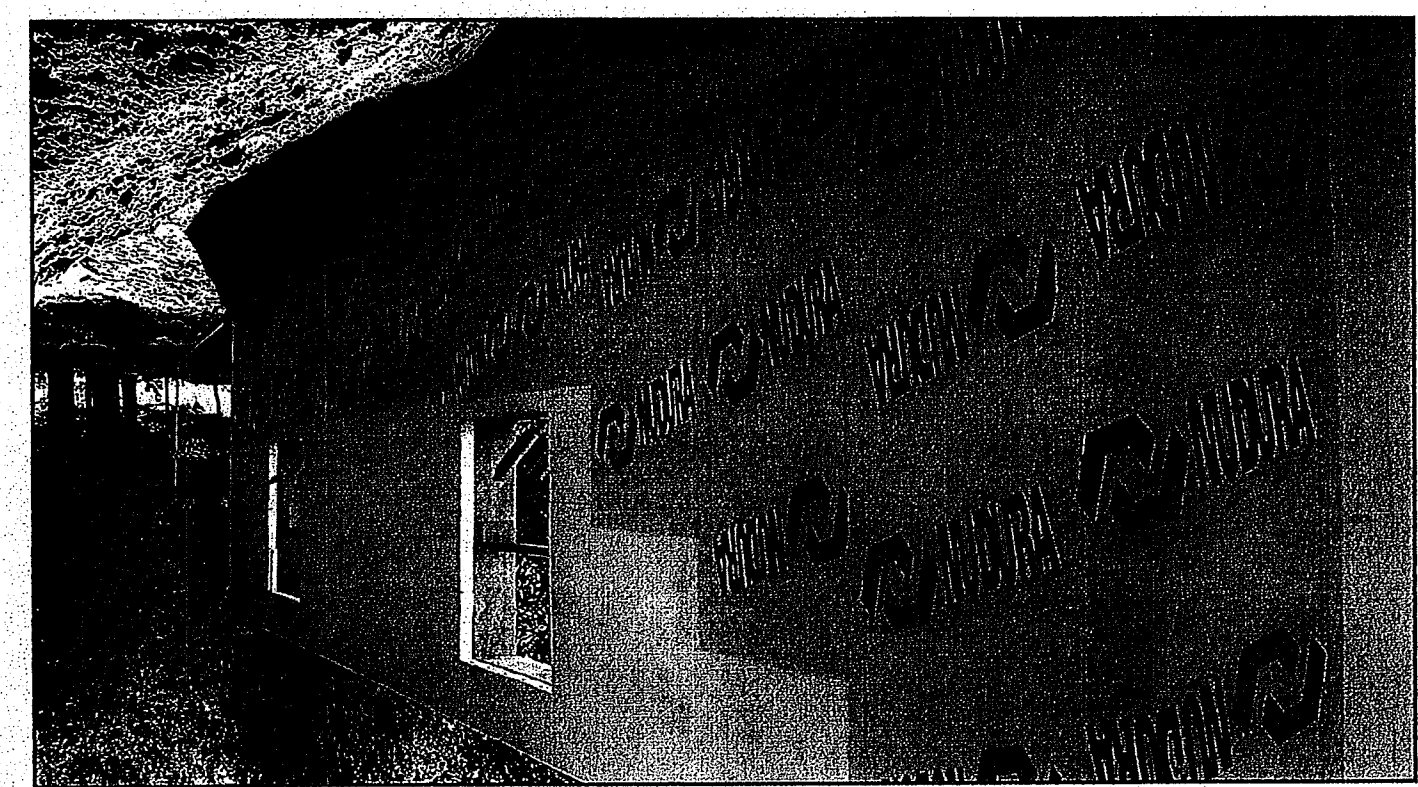
NUDURA® Corporation supplies a waterproofing membrane as part of its NUDURA® Integrated Building Technology, which is a peel and stick application. The membrane is installed vertically in strips 36" (914mm) wide, with an overlap of 2" (51mm) at the seams. Each edge of the membrane has a line showing the required overlap.

The waterproofing membrane should extend up to the grade line. The parging material should be skired 1/2" (13mm) to 1" (25mm) over the waterproofing membrane to prevent water infiltration.

1 DAMPROOFING / WATERPROOFING REQUIREMENTS

During cold weather months the adhesive formula is modified to allow for lower temperature workability. A protection layer is recommended if coarse material is used for backfilling.

For more detailed application instructions on NUDURA® Waterproofing Membrane, please refer to NUDURA® Technical Bulletin No. 5 under Appendix F.



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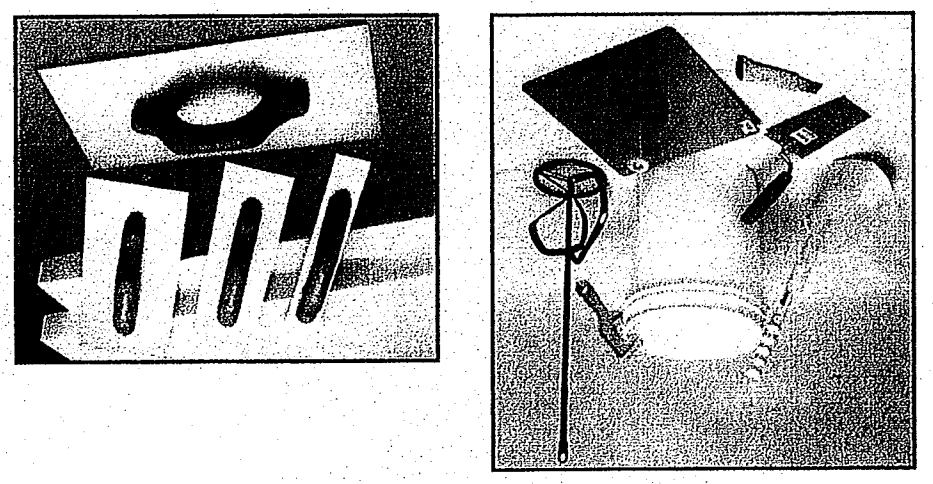
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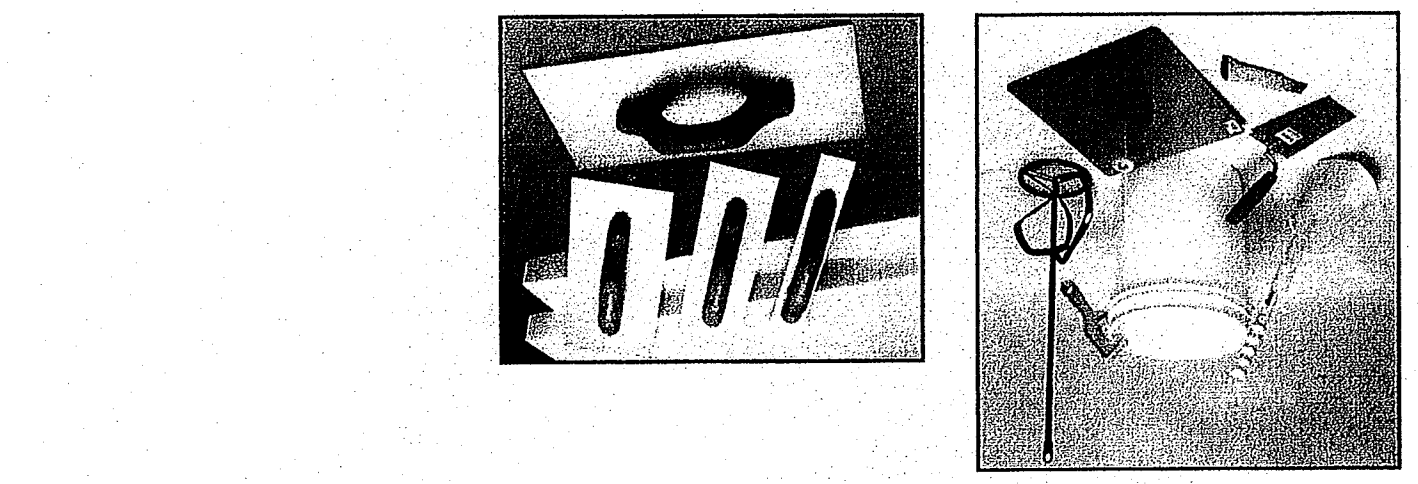
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1 DAMPROOFING / WATERPROOFING REQUIREMENTS

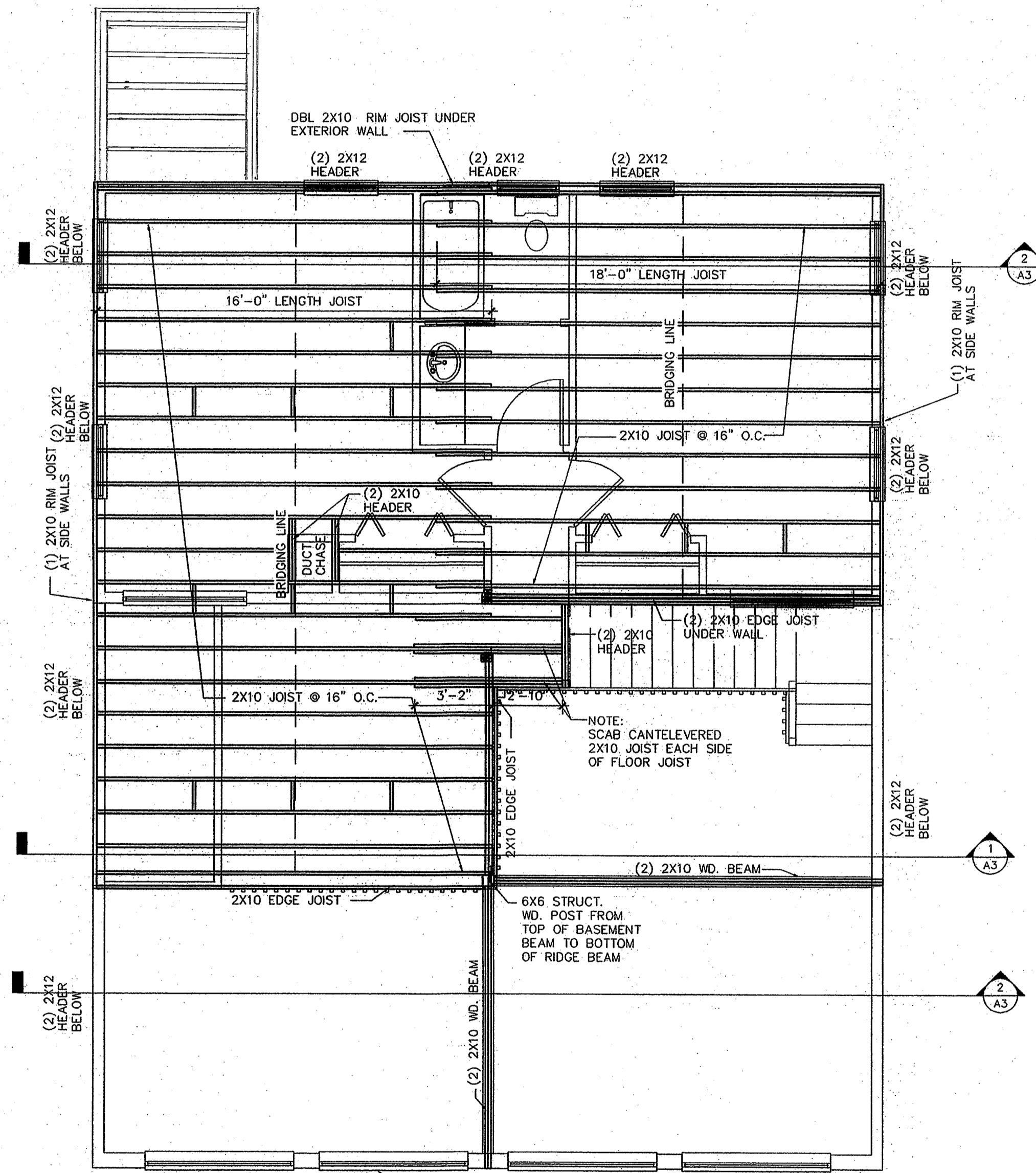
- The line of NUDURA® products included an acrylic based pre-mix parging product as well as a fiber mesh. Four easy steps should be followed when using NUDURA® parging.
- 1) Clean and rasp the surface, removing imperfections with the rasp or by filling the voids with NUDURA® Expandable Spray Foam.
 - 2) Apply a thin coat of the parging mix with a trowel.
 - 3) Embed the fiber mesh in the wet coat applied in Step 2.
 - 4) Apply the finish coat using a spray or with a trowel as per manufacturers specifications.



2 PARGING REQUIREMENTS



2 PARGING REQUIREMENTS

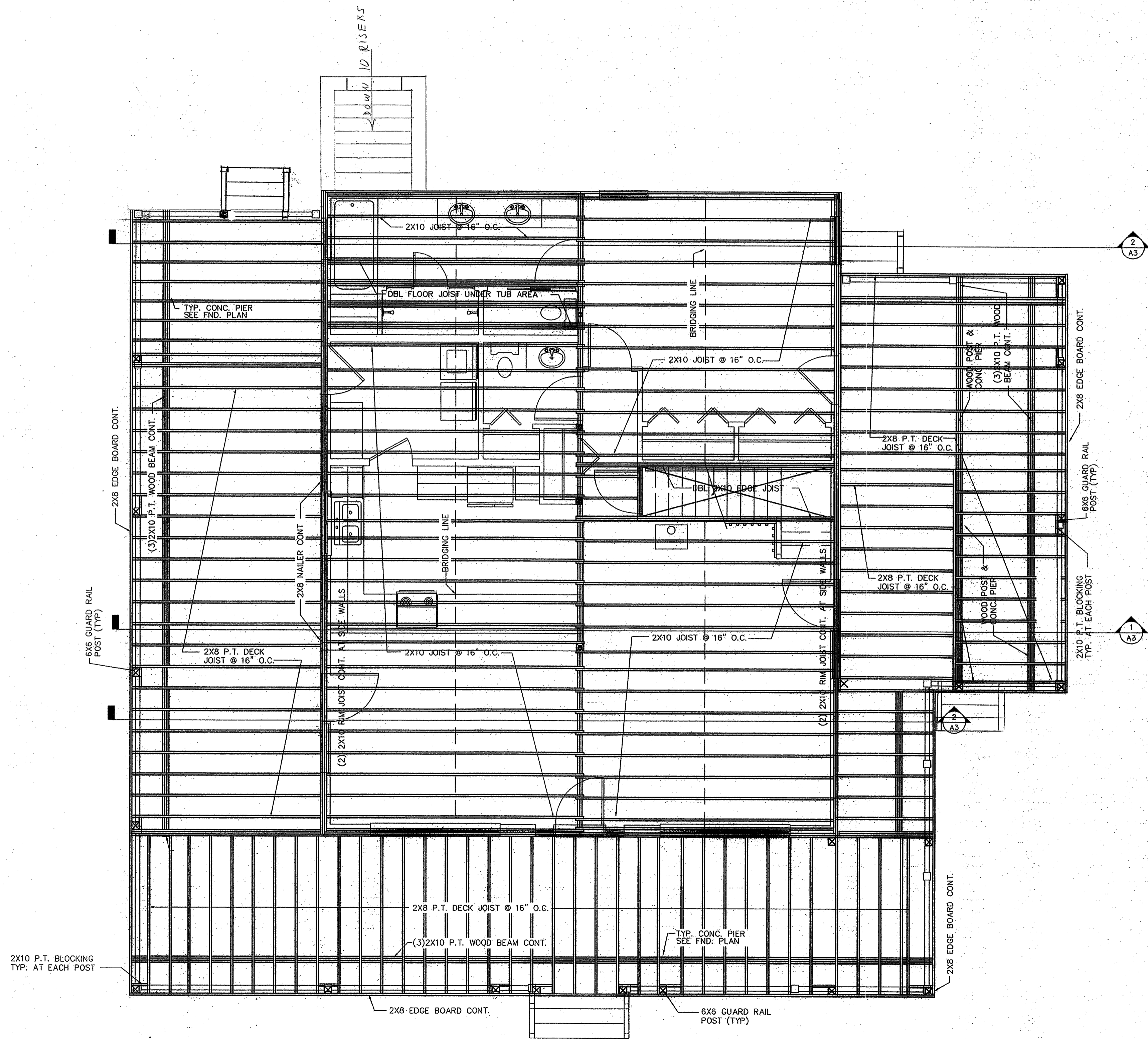


NOTE:
SEE BUILDING SECTION 4/A3 FOR
FRONT WALL FRAMING DIMS & NOTES

2ND FLOOR FRAMING PLAN

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

NOTE: 2X10 RIM BOARD CONTINUOUS AT PERIMETER OF FLOOR JOIST.
USE DBL RIM BOARD WHERE PARALLEL TO FLOOR JOIST



1ST FLOOR FRAMING PLAN

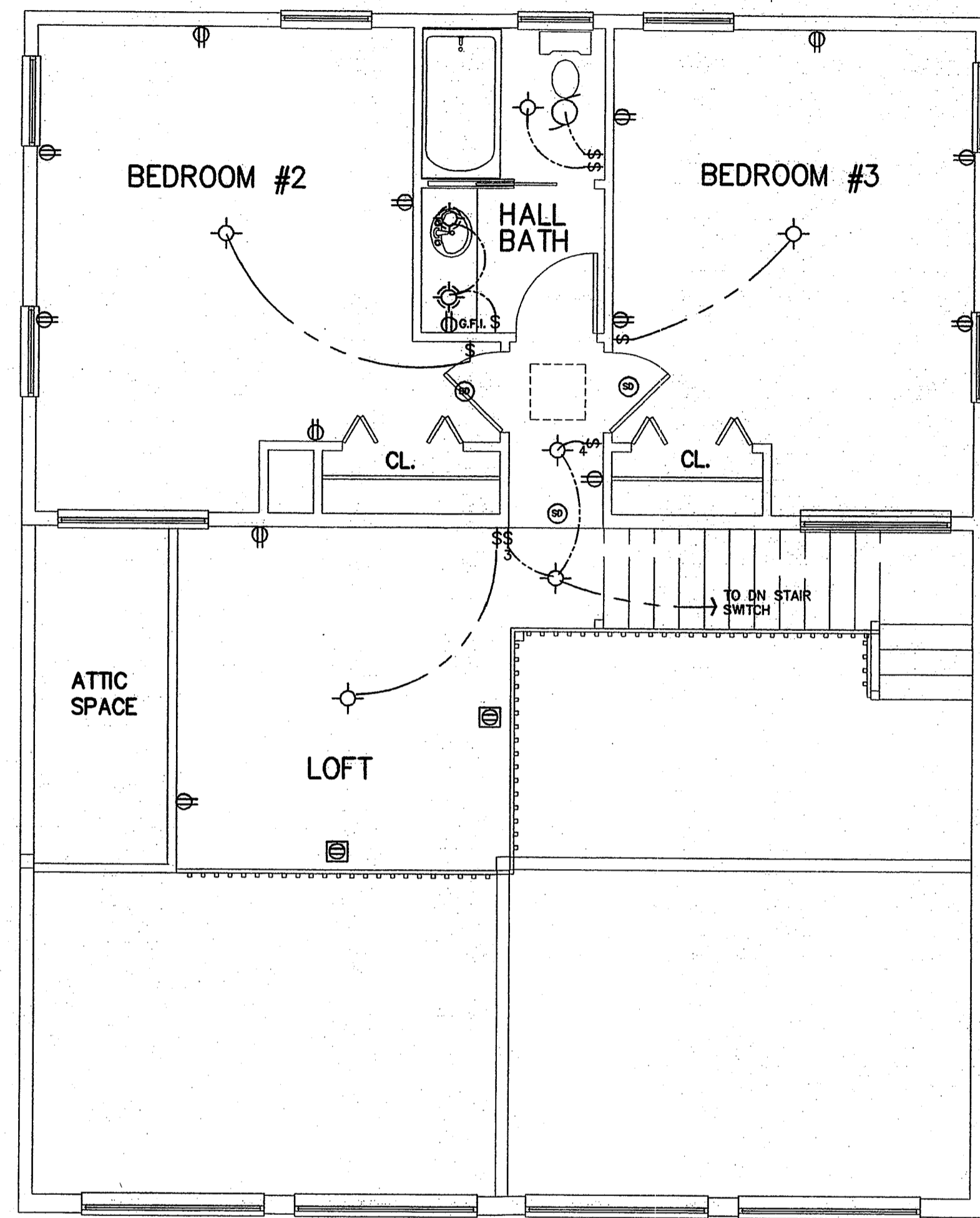
SCALE: 1/4"=1'-0"

NOTE: 2X10 RIM BOARD CONTINUOUS AT PERIMETER OF FLOOR JOIST.
USE DBL RIM BOARD WHERE PARALLEL TO FLOOR JOIST

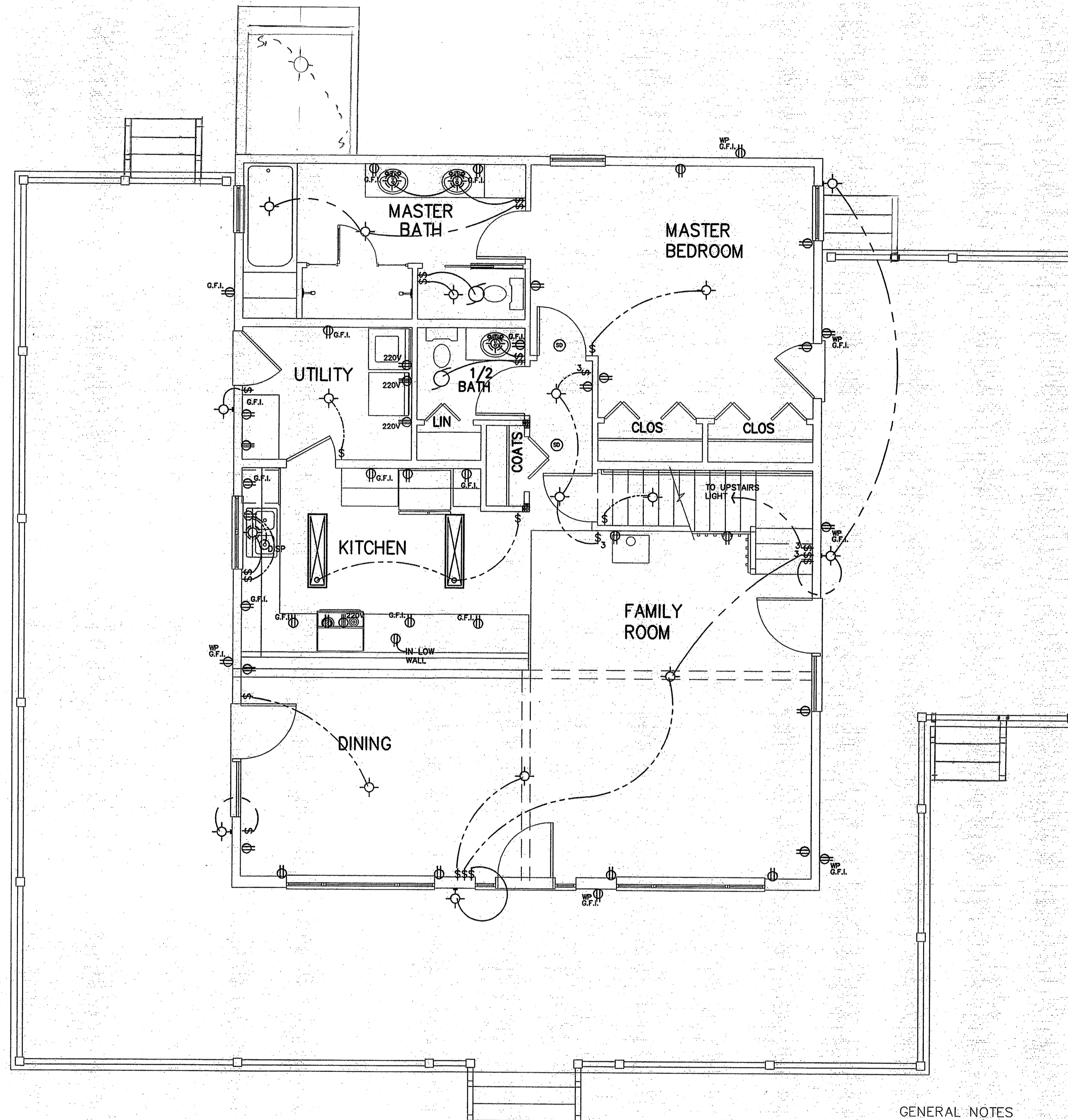
MOONEY RESIDENCE
27 SUNSET AVE
GREAT DIAMOND ISLAND
PORTLAND, MAINE

DRAWINGS THIS SHEET
FRAMING PLANS

S2



2ND FLOOR ELECTRICAL PLAN SCALE: 1/4"=1'-0"



1ST FLOOR ELECTRICAL PLAN SCALE: 1/4"=1'-0"

GENERAL NOTES

ALL ELECTRICAL DEVICES IN BEDROOMS (LIGHTS, FANS, OUTLETS) ARE TO BE WIRED TO AN "ARC FAULT PROTECTION CIRCUIT."

SYMBOL LEGEND

	DUPLEX 110V RECEPTACLE		WALL FIXTURE
	WEATHERPROOF OUTLET		48" FLUORESCENT LIGHT FIXTURE
	GROUND FAULT INTERRUPT RECEPTACLE		RECESSED ADJ. CEILING SPOTLIGHT
	220V RECEPTACLE		CEILING FAN/LIGHT
	SPLIT RECEPTACLE		EXTERIOR SPOTLIGHT
	FLOOR DUPLEX RECEPTACLE		COMB. LIGHT & EXHAUST FAN
	SINGLE POLE SWITCH		EXHAUST FAN (50 CFM. MIN.)
	3-WAY SWITCH		COMBO SMOKE DETECTOR AND CO DETECTOR AC/DC W/ BATTERY BACKUP INTERCONNECTED
	4-WAY SWITCH		TELEPHONE OUTLET
	SWITCH W/ DIMMER		DOOR BELL BUTTON SWITCH
	SWITCH W/ TIMER		SMOKE DETECTOR AC/DC W/ BATTERY BACKUP INTERCONNECTED
	CEILING LIGHT FIXTURE		
	RECESSED LIGHT FIXTURE W/ NON BREAKABLE LENS		
	PULL CHAIN LIGHT FIXTURE		

MOONEY RESIDENCE
27 SUNSET AVE.
GREAT DIAMOND ISLAND
PORTLAND, MAINE

DRAWINGS THIS SHEET
ELECTRICAL PLANS
NOTES



