

**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

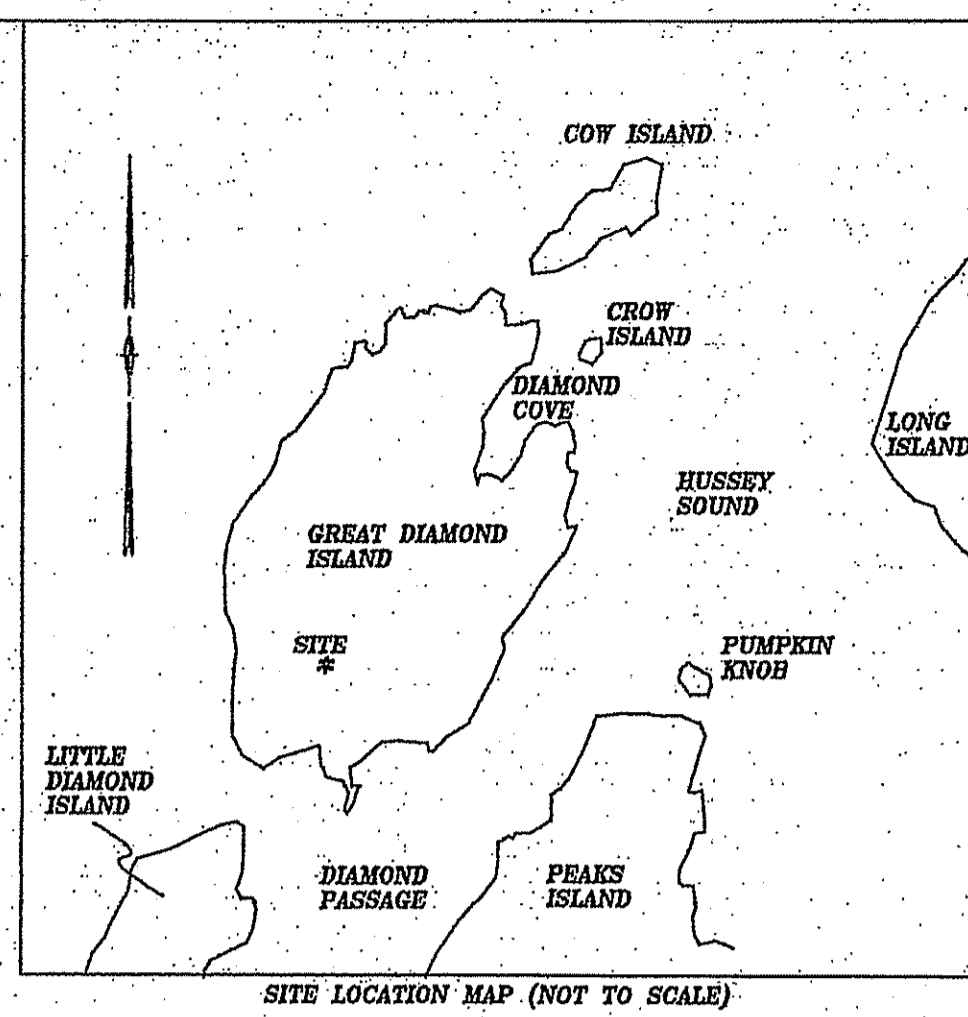
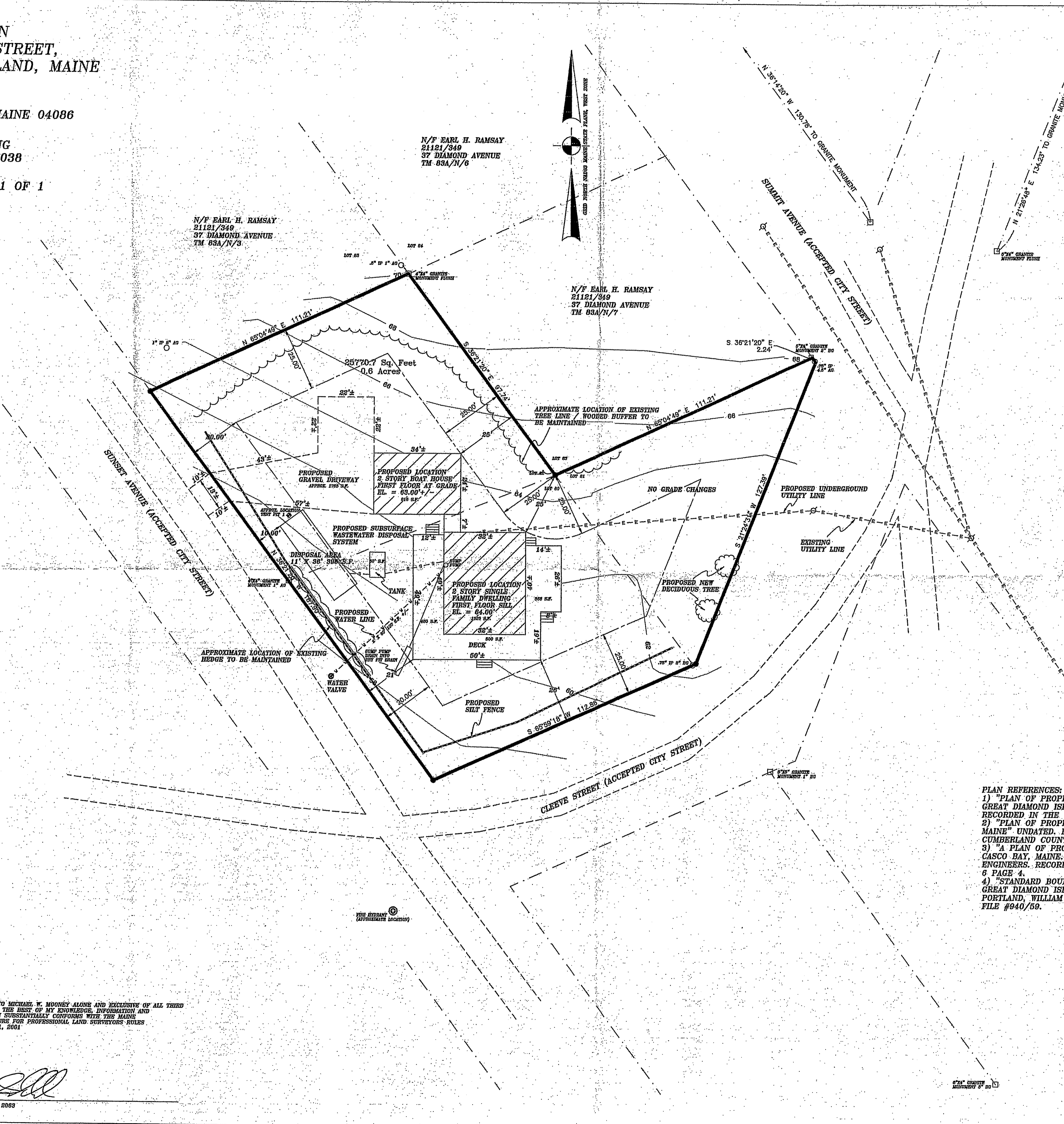
MADE BY NORTHEASTERN LAND SURVEYING
16 COLLEGE AVENUE, GORHAM, MAINE 04038

JUNE 9, 2010 JOB #10-004 SHEET 1 OF 1
REVISED MARCH 17, 2011 CHANGES TO BUILDING AND DRIVEWAY
REVISED JUNE 14, 2011 CHANGES TO BUILDING AND DRIVEWAY AND OTHER
STUDY DE NOTES CHANGES
REVISED AUGUST 5, 2011 CHANGES TO SEPTIC SYSTEM AND DRIVEWAY

SCALE 1" = 20'



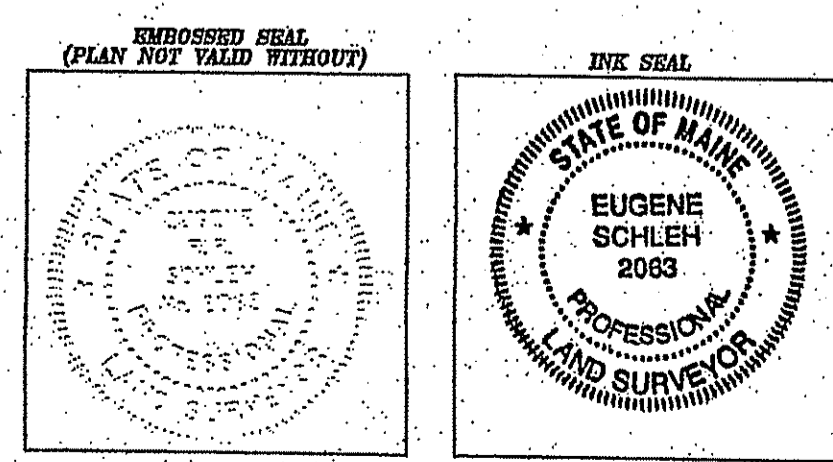
- NOTES:**
- OWNERS OF RECORD ARE CHRISTOPHER A. MOONEY AND JESSICA I. MOONEY.
 - THE DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 25439 PAGE 235
 - THE CADSTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 83A BLOCK N LOTS 1, 2, AND 6.
 - THE PARCEL DOES NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #230051 PANELS WOODBRAND #0008, 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 AREA OF STRUCTURES IS 3767 SQUARE FEET. TOTAL OF DISTURBANCE AREA IS APPROXIMATELY 3795 SQUARE FEET.
 - DATUM IS NGVD 1929 PER U.S.G.S. QUADRANGLE MAP "PORTLAND EAST, ME." BENCHMARK IS THE INTERSECTION OF CLEAVE STREET AND SUNSET AVENUE, MAP SHOWS A 60' ELEVATION.
 - SITE EVALUATION BY ALBERT FRICK ASSOCIATES DATED 5/21/2010. PER REPORT SOIL TYPE (TEST PIT 1) - SANDY LOAM TO 7" GRAVELLY LOAMY SAND TO 40" AND BEDROCK AND LARGE STONE. CONSISTENCY IS FRIABLE. PROFILE 3 AND CONDITION A/C. SEE REPORT.



LEGEND

○	IRON PIPE/ROD FOUND (IP/IRF)
●	IRON ROD SET WITH CAP (PLS 2063)
□	GRANITE MONUMENT FOUND (GMF)
+	UTILITY POLE
AG	ABOVE GRADE
BG	BELOW GRADE
58.60' (53'±)	FOUND DISTANCE (RECORD DISTANCE)
N/F	NOW OR FORMERLY OF
21121/349	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

- PLAN REFERENCES:**
- "PLAN OF PROPERTY BELONGING TO THE DIAMOND ISLAND ASSOCIATION SITUATED ON GREAT DIAMOND ISLAND, CASCO BAY, MAINE" DATED NOVEMBER 1882. 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 18, 1885. 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 #940/59.



I HEREBY STATE TO MICHAEL W. MOONEY ALONE AND EXCLUSIVELY OF ALL THIRD PARTIES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAN SUBSTANTIALLY CONFORMS WITH THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES, EFFECTIVE APRIL 1, 2001.

Eugene Schleh
EUGENE SCHLEH PLS 2063

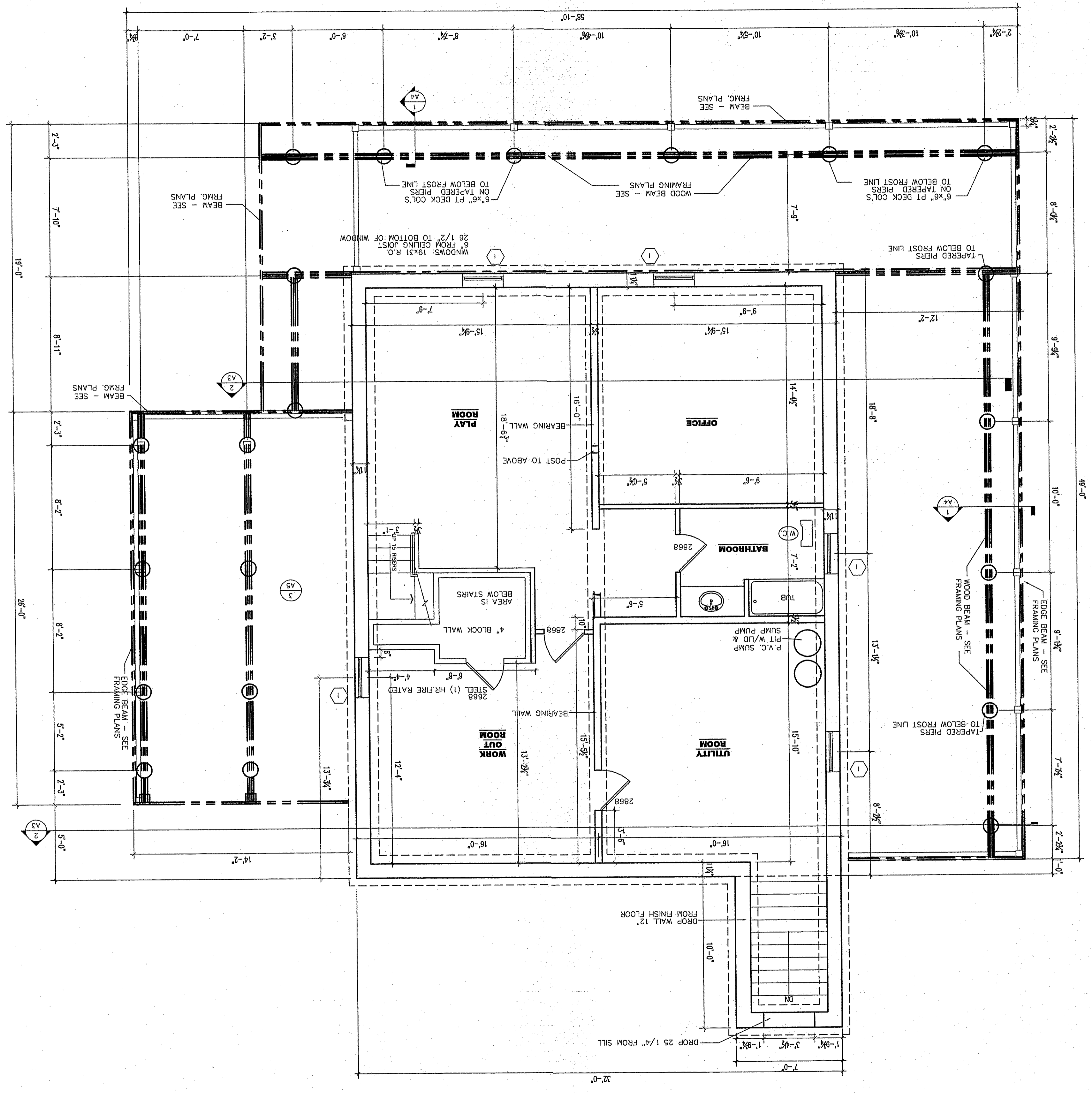
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DRAWINGS THIS SHEET
FOUNDATION PLAN
DETAILS

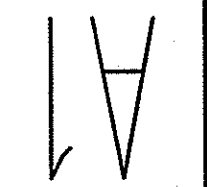
MOONEY RESIDENCE
27 SUNSET AVE.
GREAT DIAMOND ISLAND
PORTLAND, MAINE

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

BASEMENT FOUNDATION PLAN



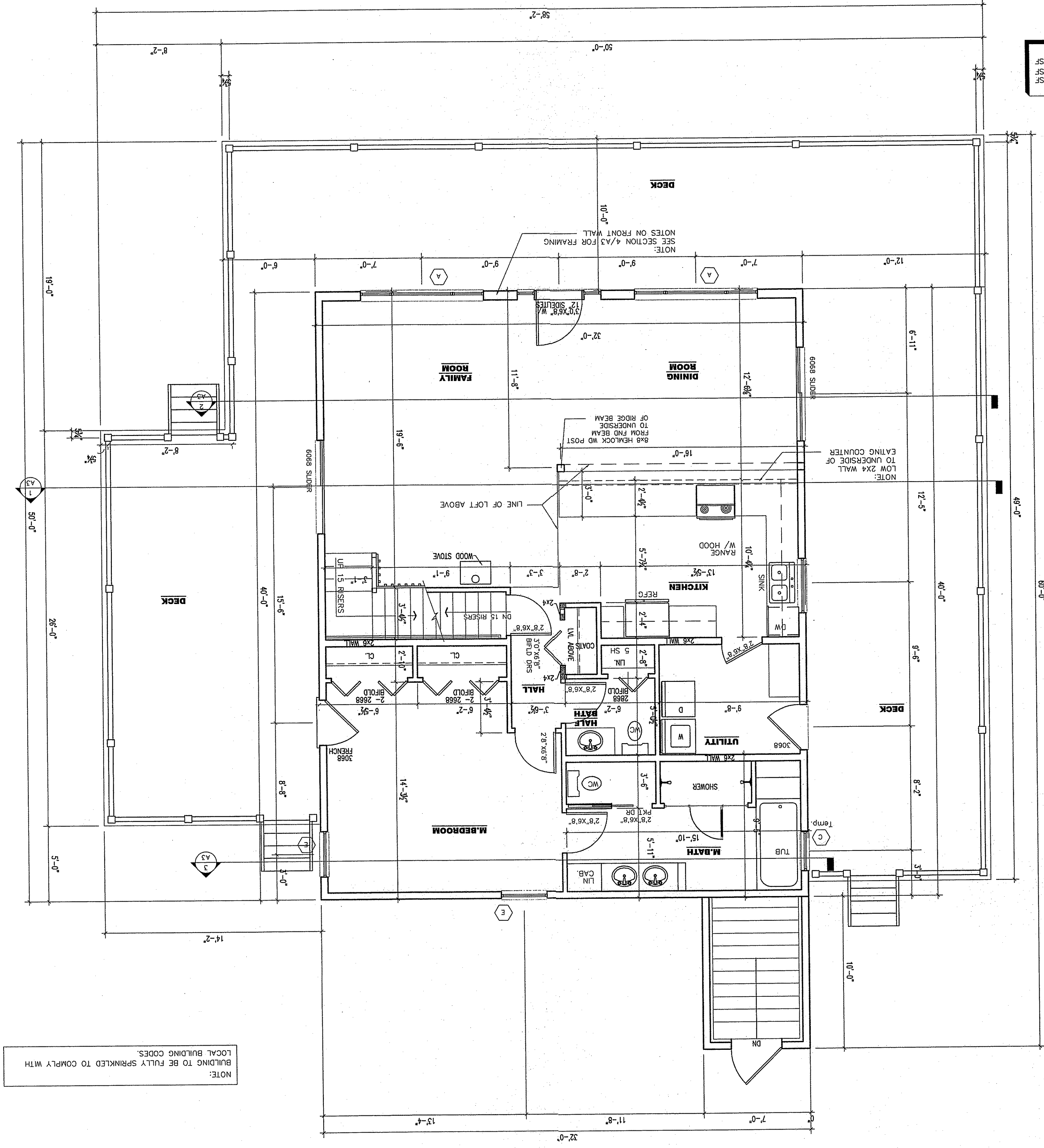
AS BUILT



DRAWINGS THIS SHEET
FLOOR PLANS

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

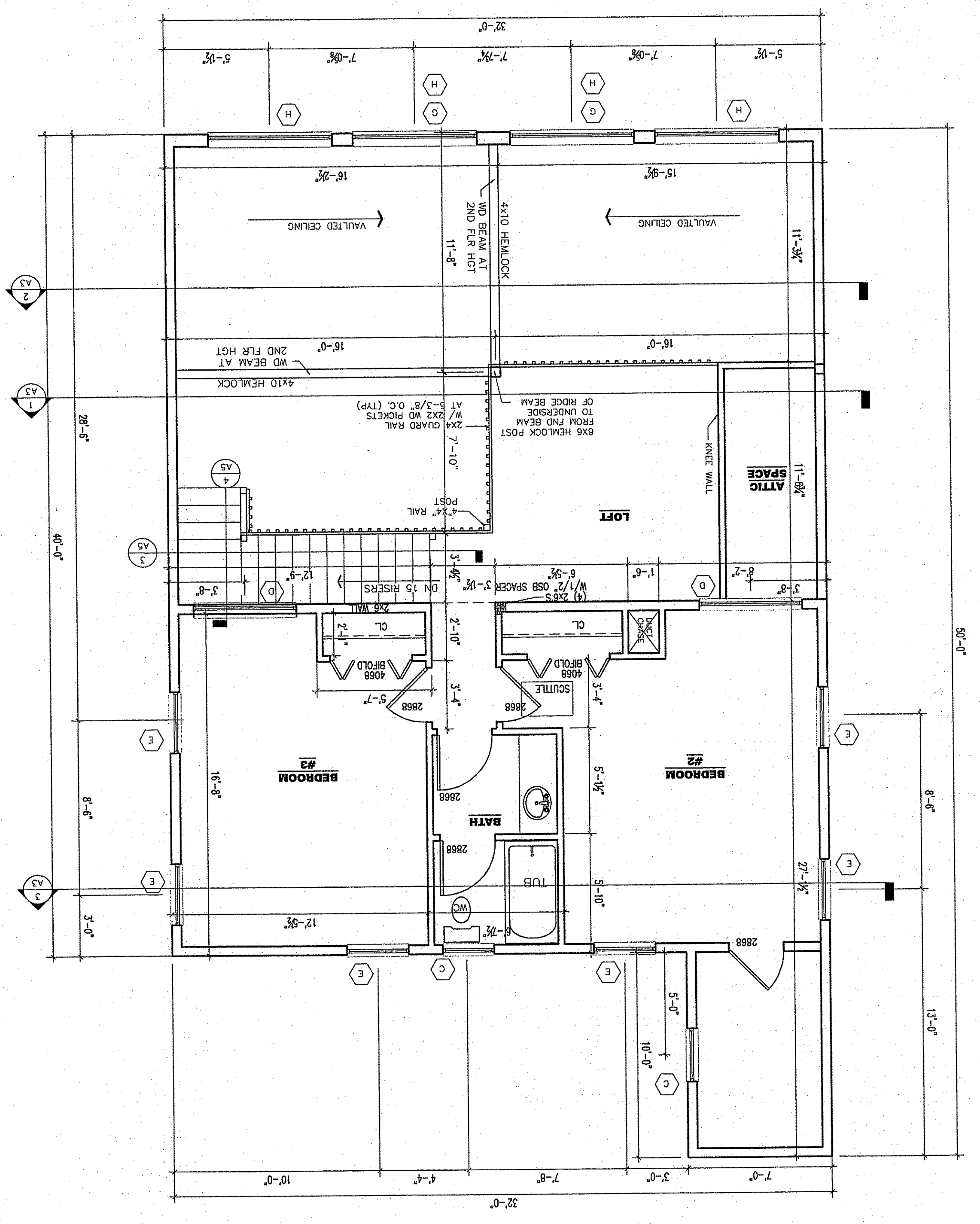
1ST FLOOR PLAN
SCALE: 1/4"=1'-0"
SQ. FTG.: 1299 S.F.



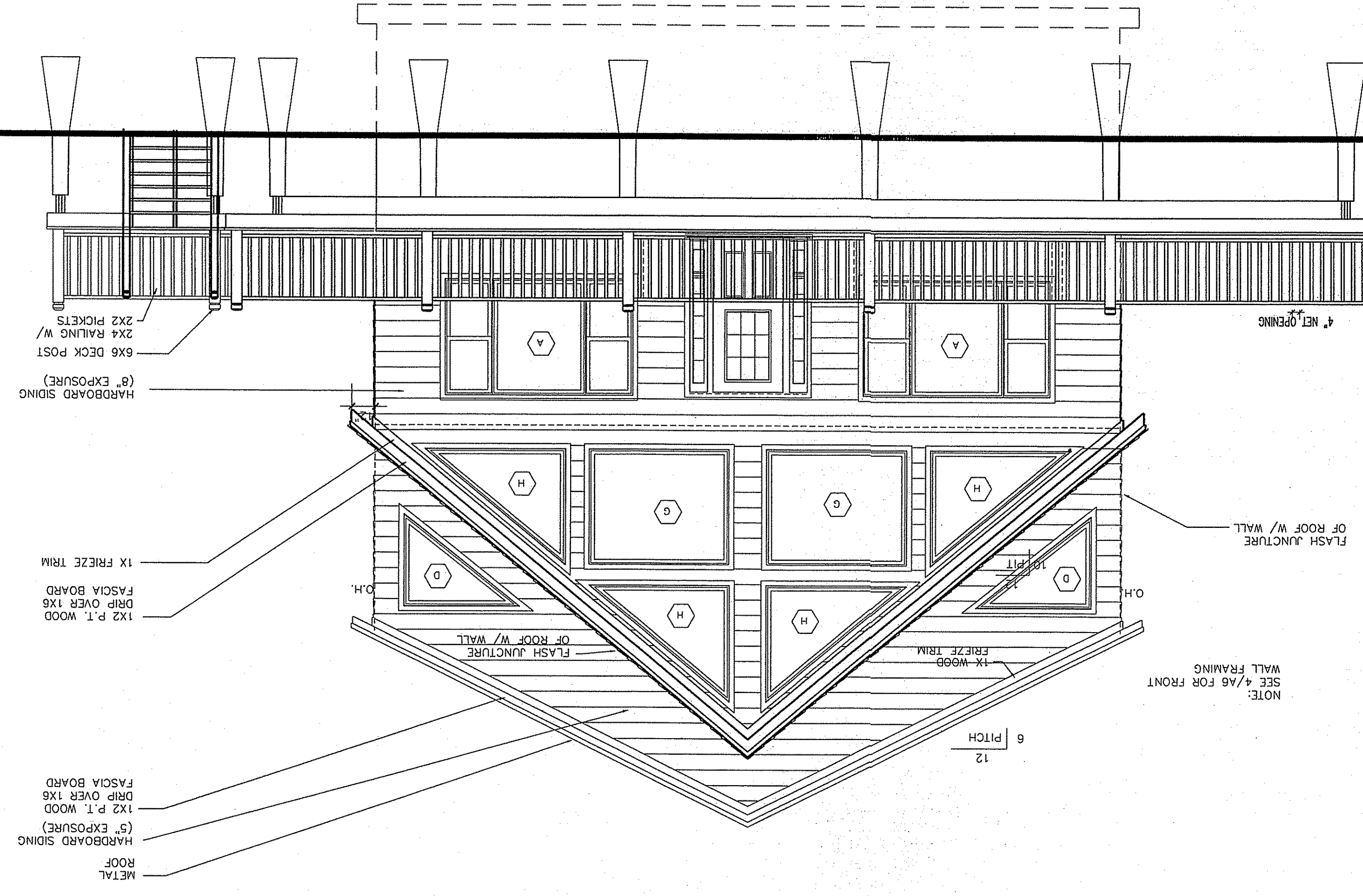
NOTE:
BUILDING TO BE FULLY SPRINKLED TO COMPLY WITH
LOCAL BUILDING CODES.

1299 SF
745 SF
UNFINISHED BSMT:
1280 SF

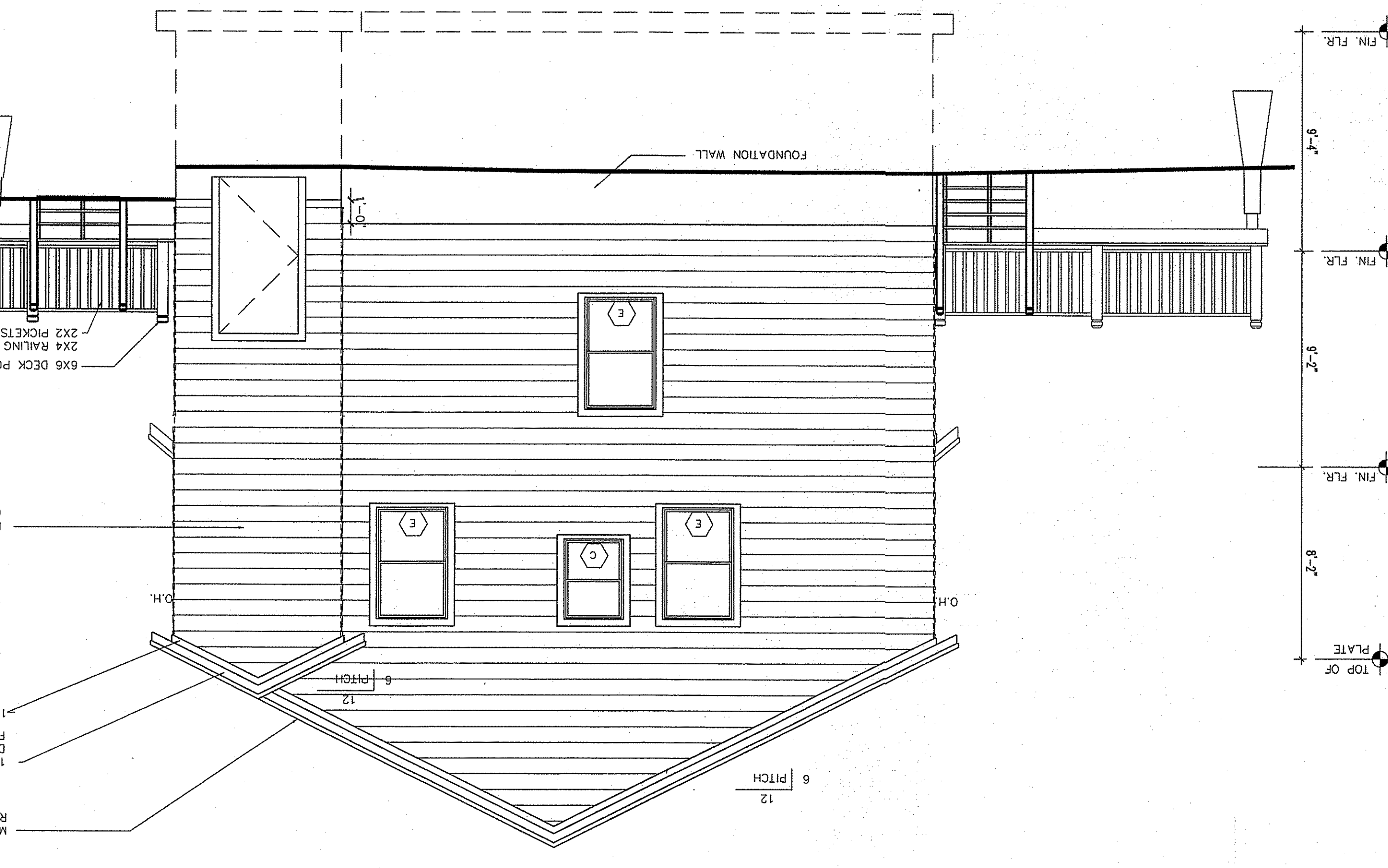
2ND FLOOR PLAN
SCALE: 1/4"=1'-0"
SQ. FTG.: 745 S.F.



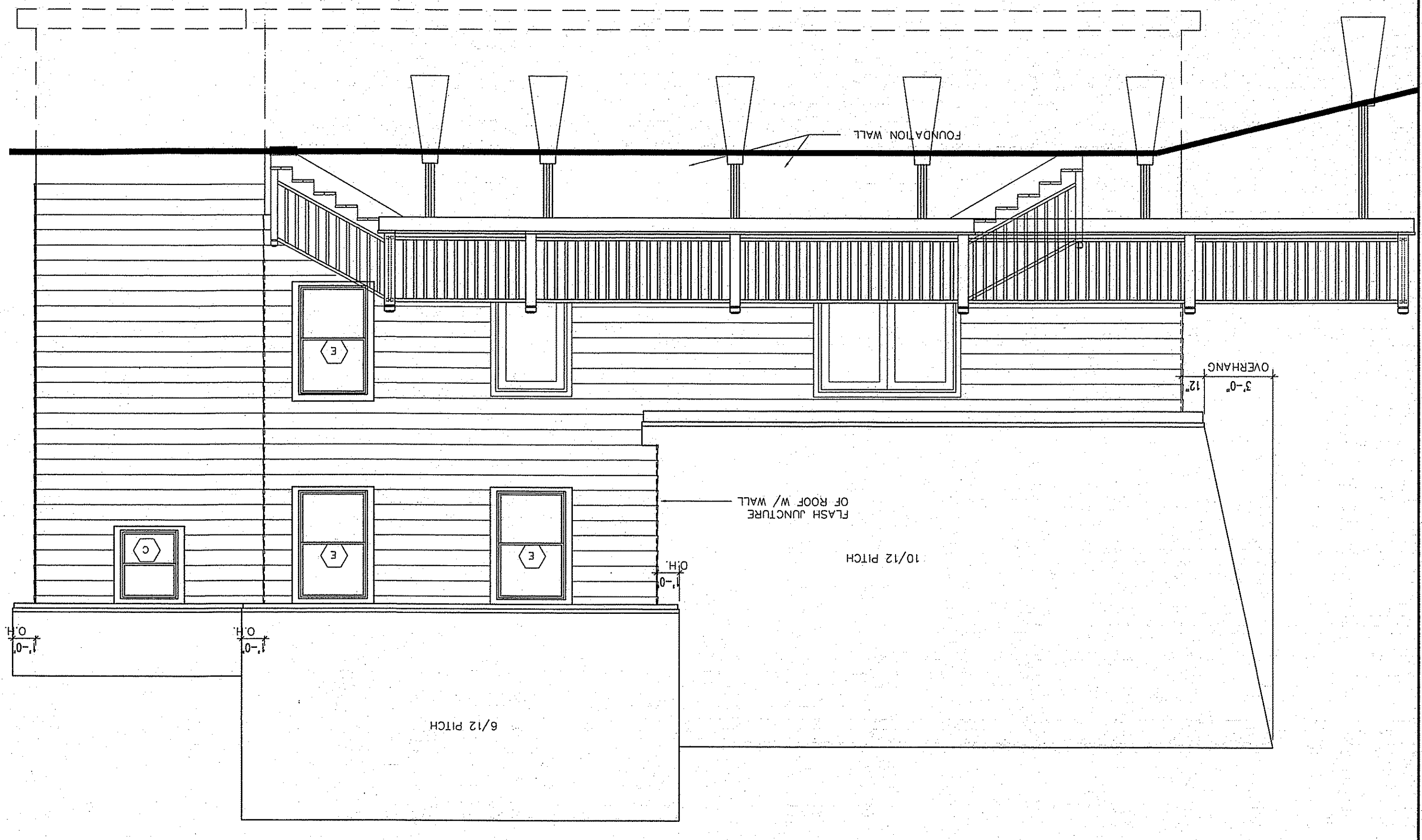
FRONT ELEVATION
 SCALE: 1/4"=1'-0"
 NOTE: GRADES TO BE DETERMINED BY SITE CONDITIONS



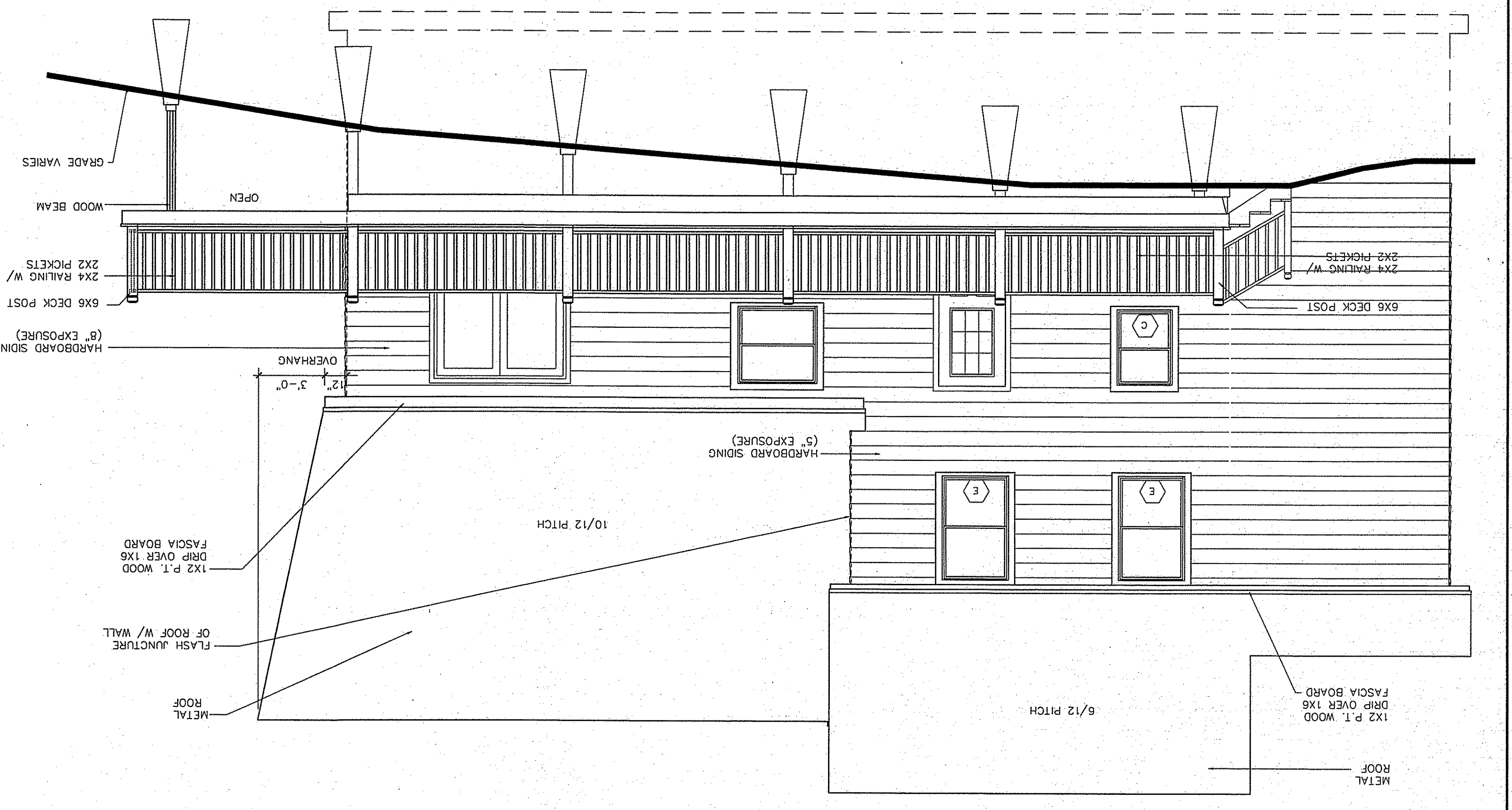
REAR ELEVATION
 SCALE: 1/4"=1'-0"
 NOTE: GRADES TO BE DETERMINED BY SITE CONDITIONS



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

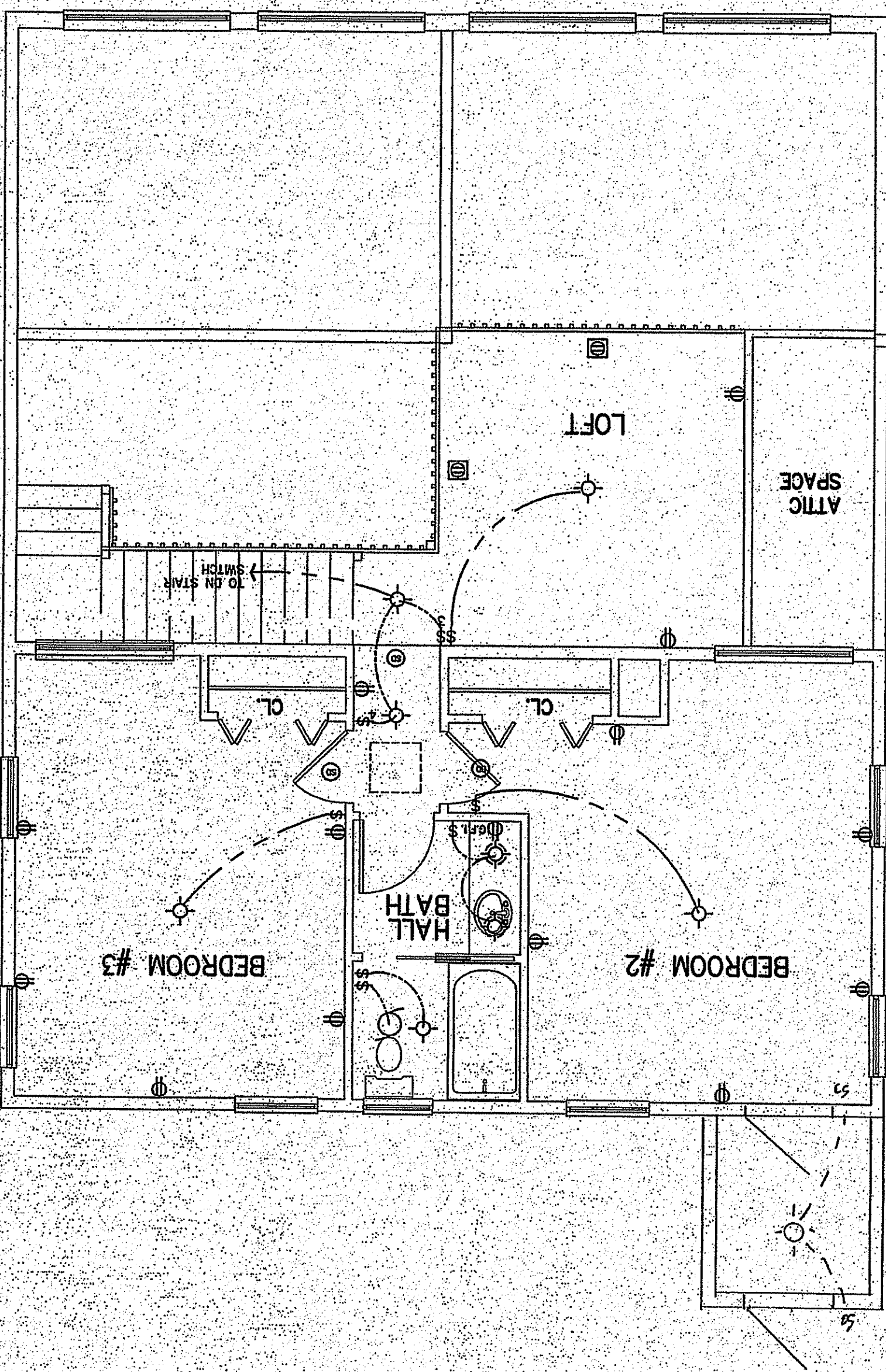


LEFT SIDE ELEVATION
 SCALE: 1/4"=1'-0"
 NOTE: GRADES TO BE DETERMINED BY SITE CONDITIONS

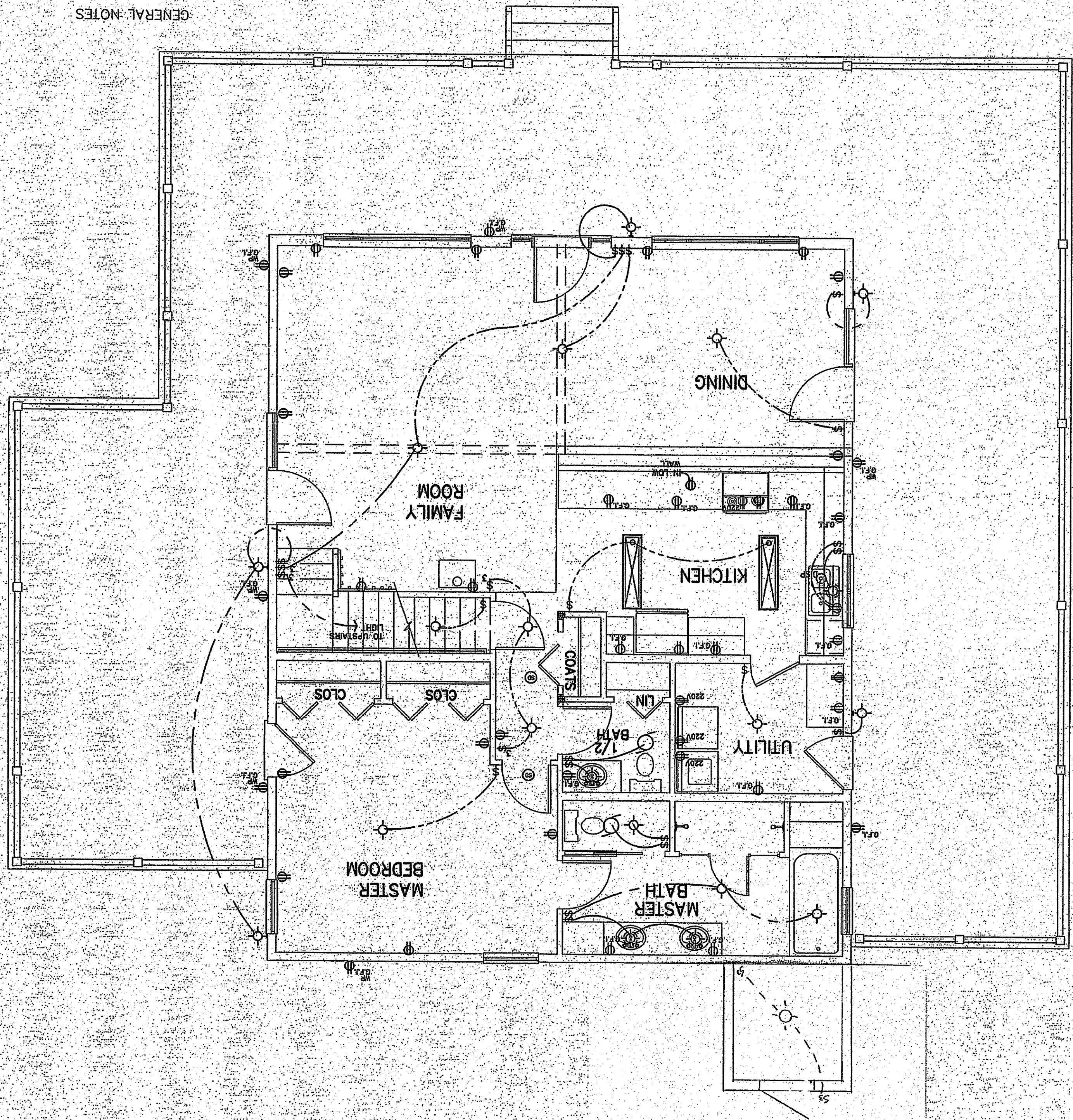


SYMBOL LEGEND	
	DUPLEX 110V RECEPTACLE
	GROUND FAULT INTERRUPT RECEPTACLE
	220V RECEPTACLE
	SPLIT RECEPTACLE
	FLOOR DUPLEX RECEPTACLE
	SINGLE POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	SWITCH W/ DIMMER
	SWITCH W/ TIMER
	CEILING LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	PULL CHAIN LIGHT FIXTURE
	WALL FIXTURE
	48' FLUORESCENT LIGHT FIXTURE
	RECESSED ADJ. CEILING SPOTLIGHT
	CEILING FAN/LIGHT
	EXTERIOR SPOTLIGHT
	COMB. LIGHT & EXHAUST FAN
	EXHAUST FAN (90 CFM MIN.)
	COMBO SMOKE DETECTOR AND CO DETECTOR AC/DC W/ BATTERY BACKUP INTERCONNECTED
	TELEPHONE OUTLET
	DOOR BELL BUTTON SWITCH
	SMOKE DETECTOR AC/DC W/ BATTERY BACKUP INTERCONNECTED

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



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

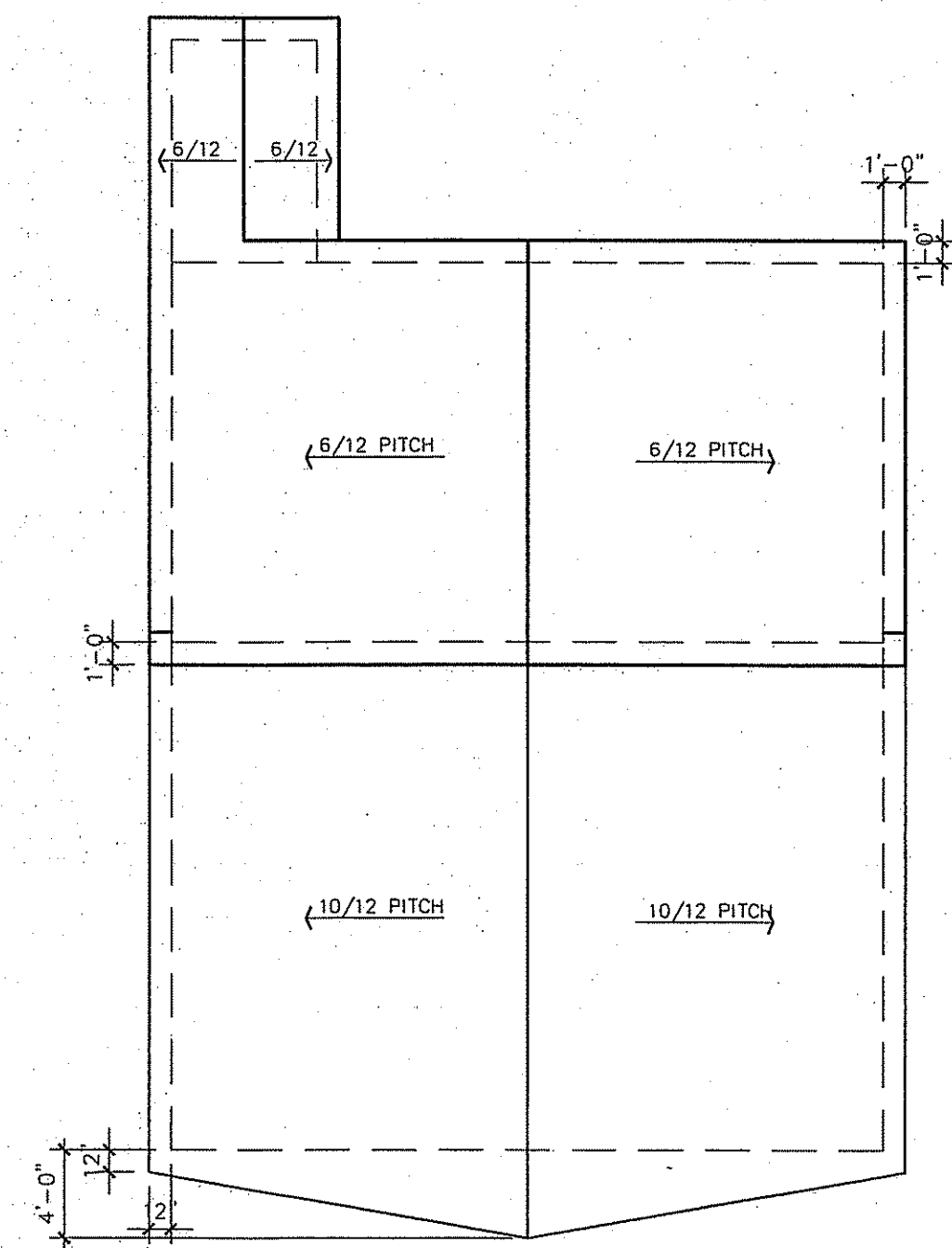


GENERAL NOTES

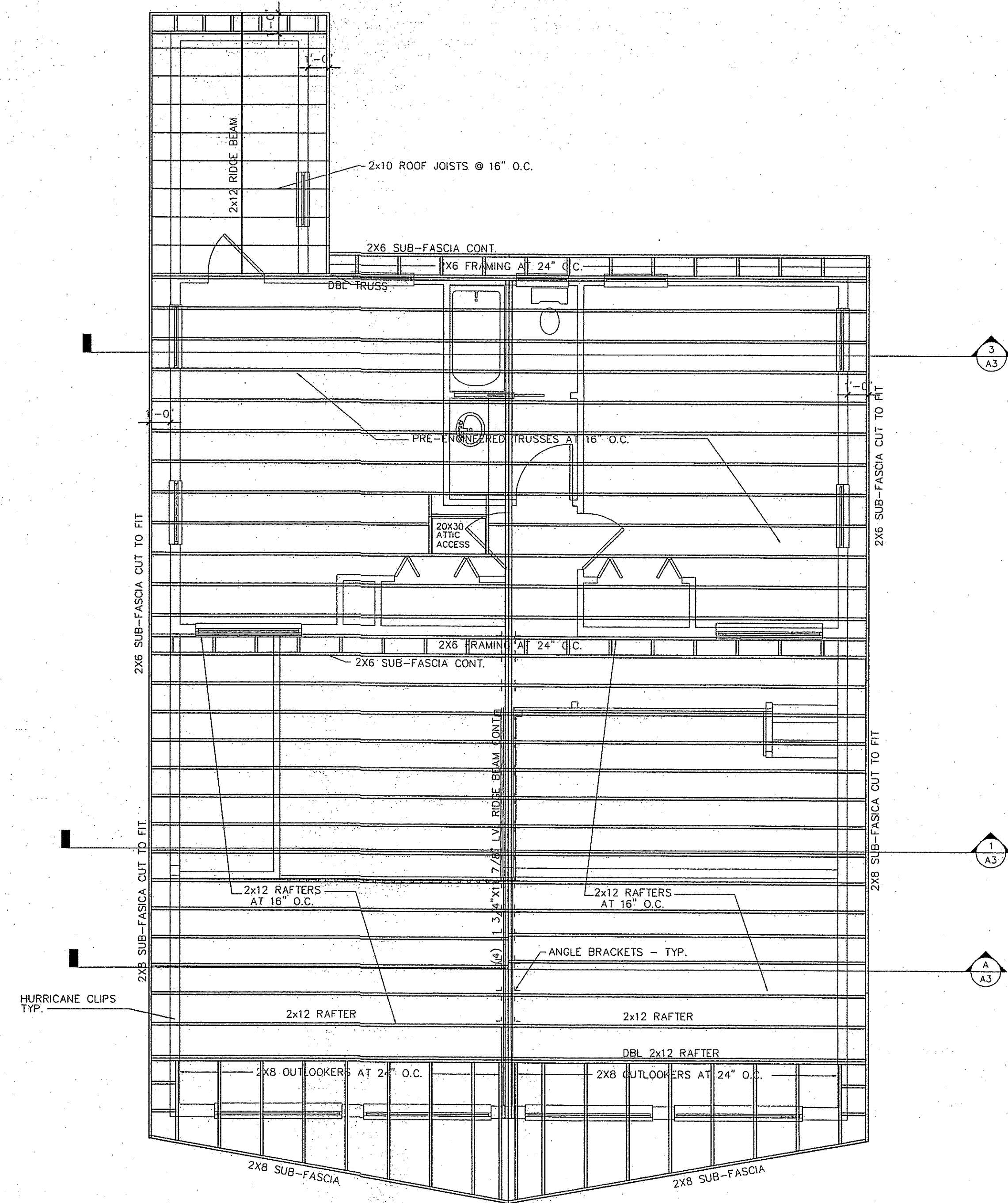
ALL ELECTRICAL DEVICES IN BEDROOMS (LIGHTS, FANS, OUTLETS) ARE TO BE WIRED TO AN ARC FAULT PROTECTION CIRCUIT.

DRAWINGS THIS SHEET
ELECTRICAL PLANS
NOTES

MOONEY RESIDENCE
27 SUNSET AVE
GREAT DIAMOND ISLAND
PORTLAND, MAINE

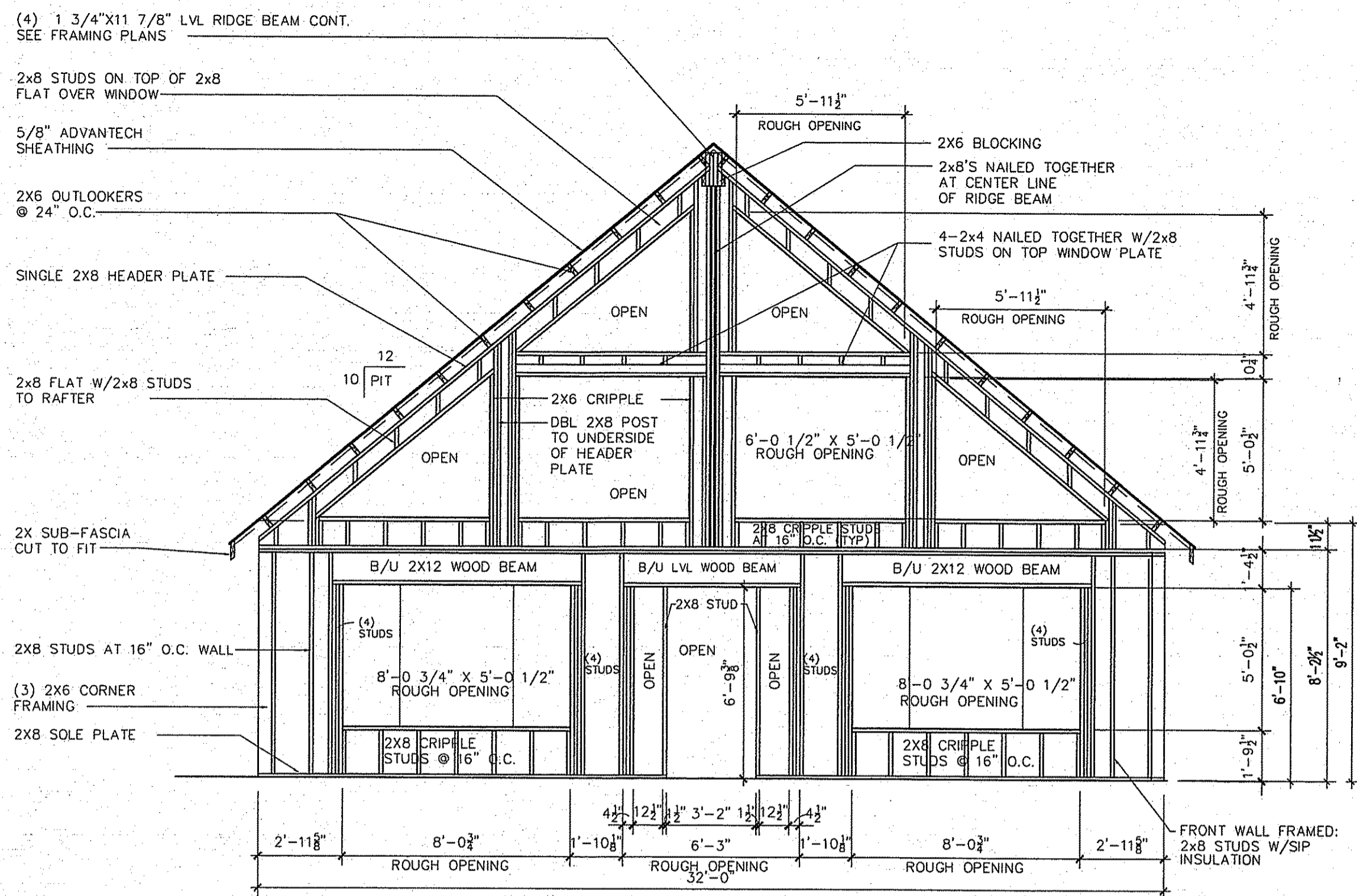


ROOF PLAN SCALE: 1/8"=1'-0"

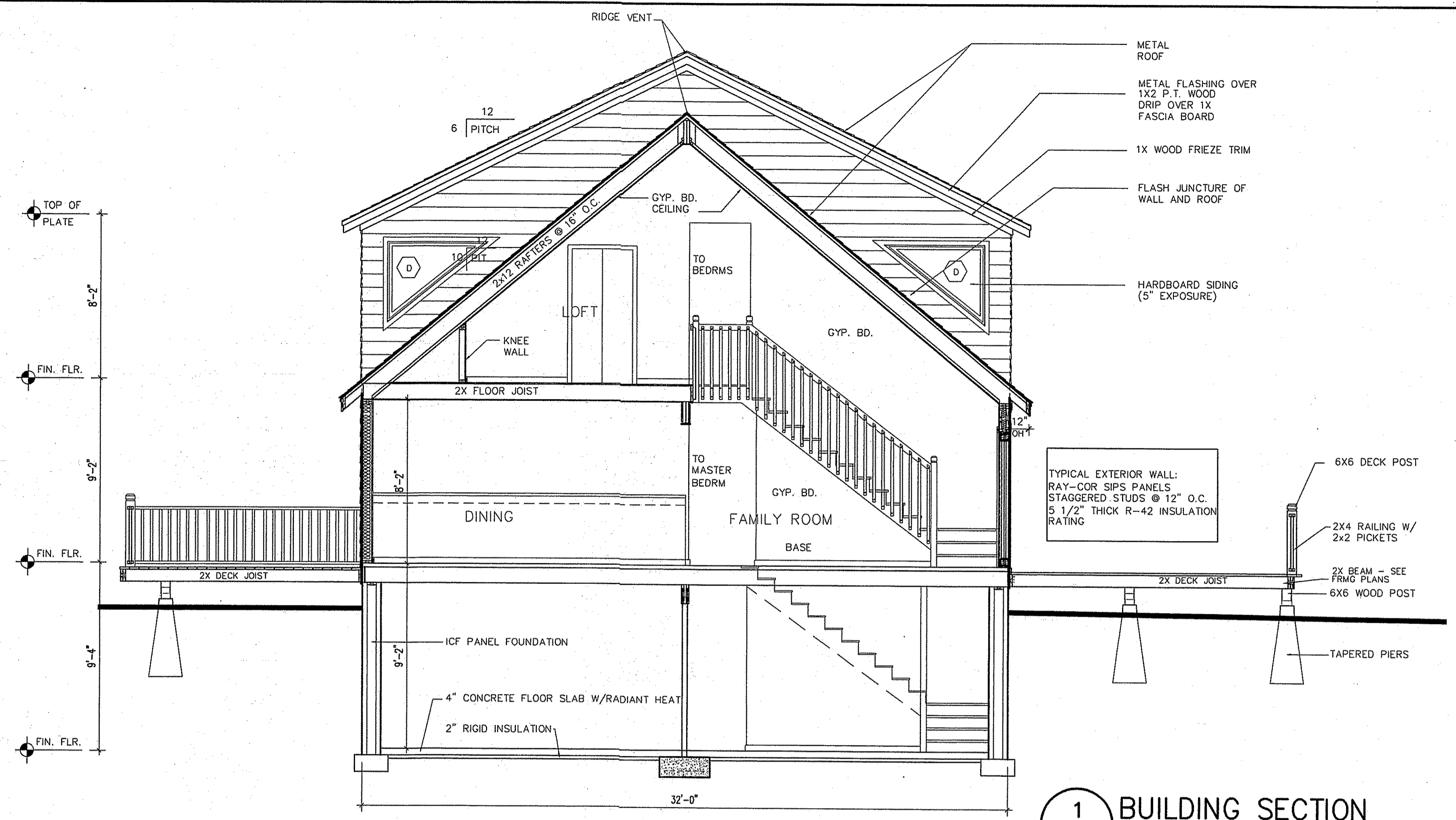


ROOF FRAMING PLAN SCALE: 1/4"=1'-0"

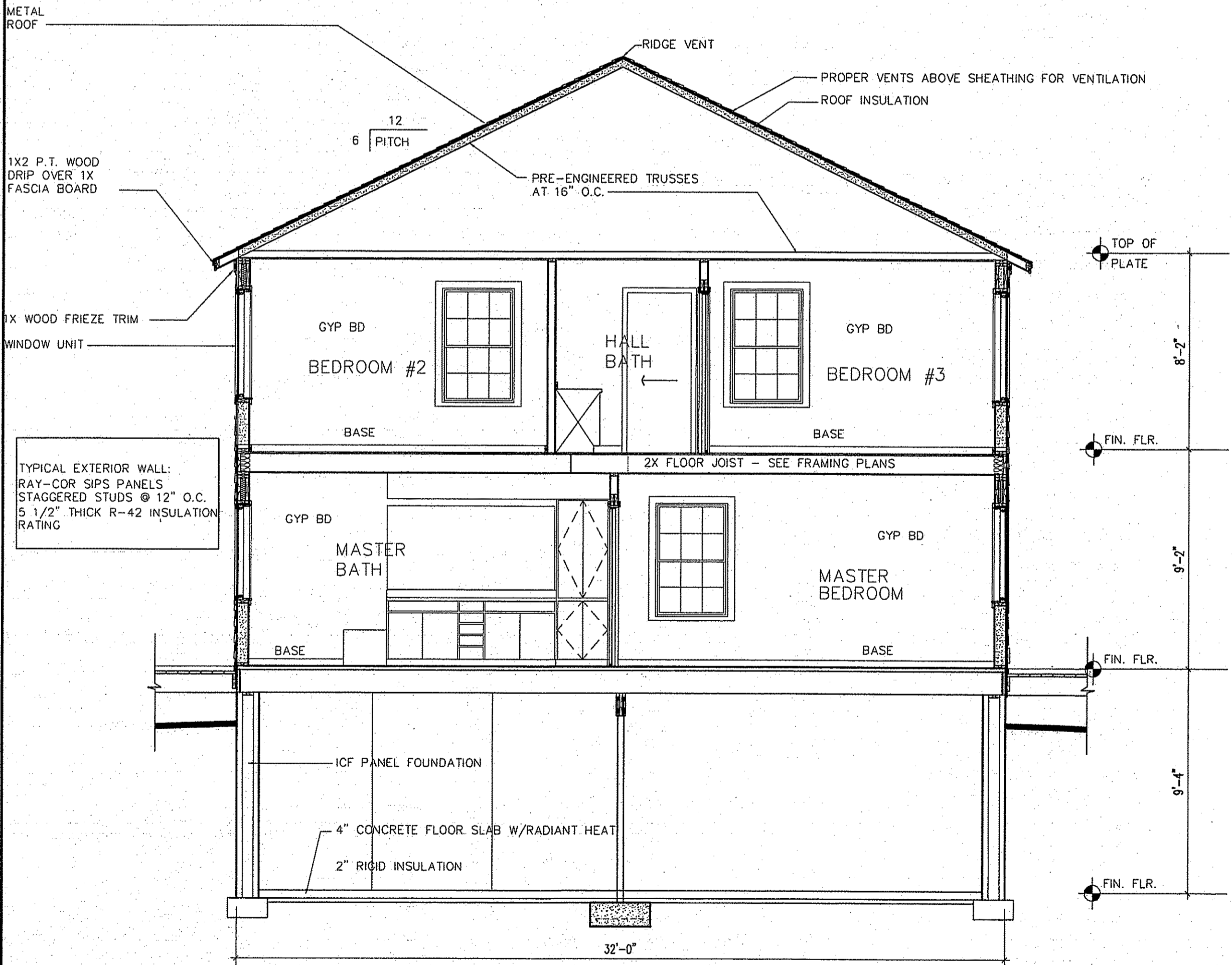
DRAWINGS THIS SHEET	MOONEY RESIDENCE
	27 SUNSET AVE.
	GREAT DIAMOND ISLAND
ROOF FRAMING PLAN	PORTLAND, MAINE
ROOF PLAN	
S3	



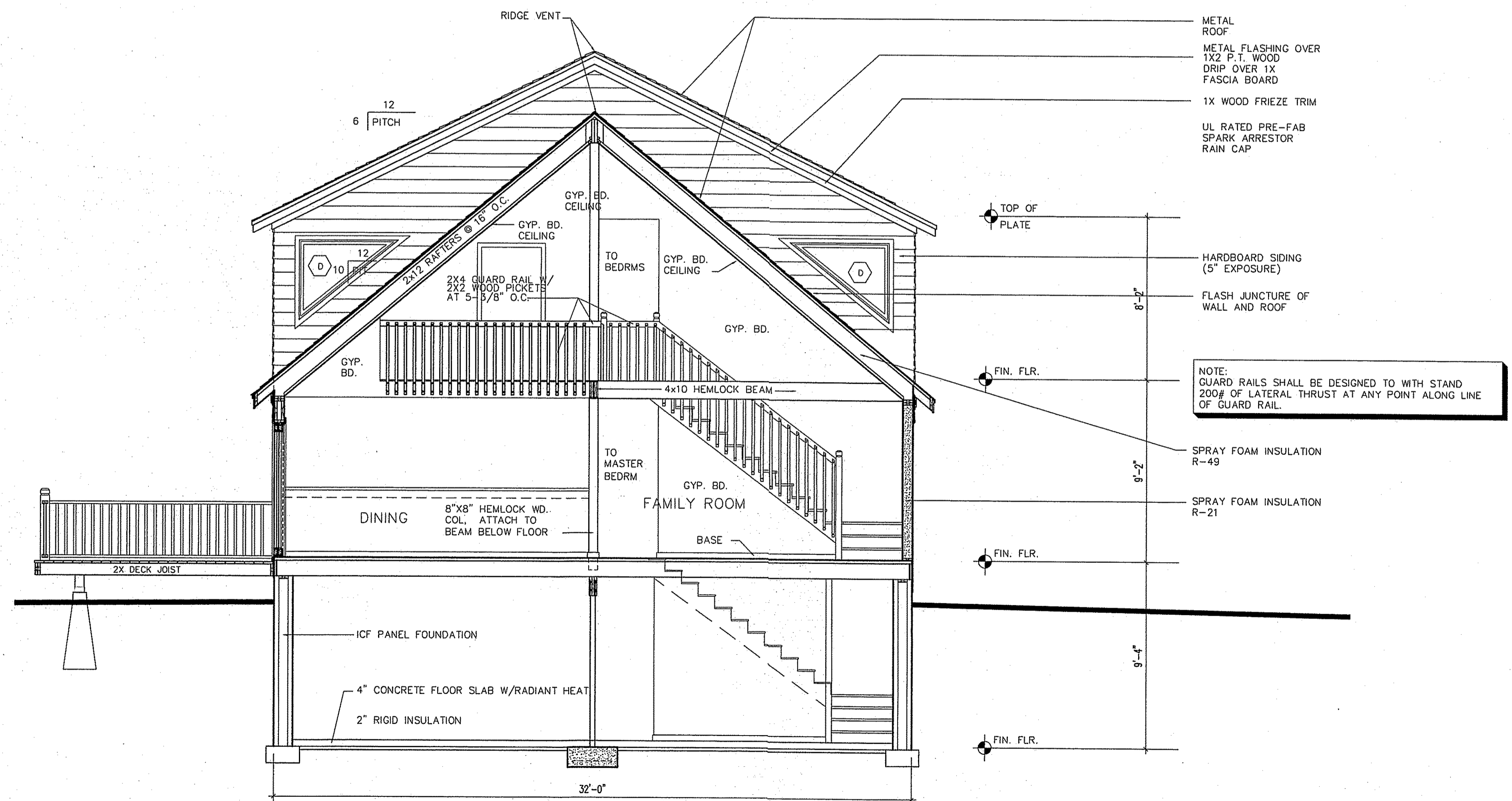
4 FRONT WALL FRAMING LAYOUT
 SCALE: 1/4"=1'-0"



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



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



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

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

DRAWINGS THIS SHEET
 BUILDING SECTIONS

A3