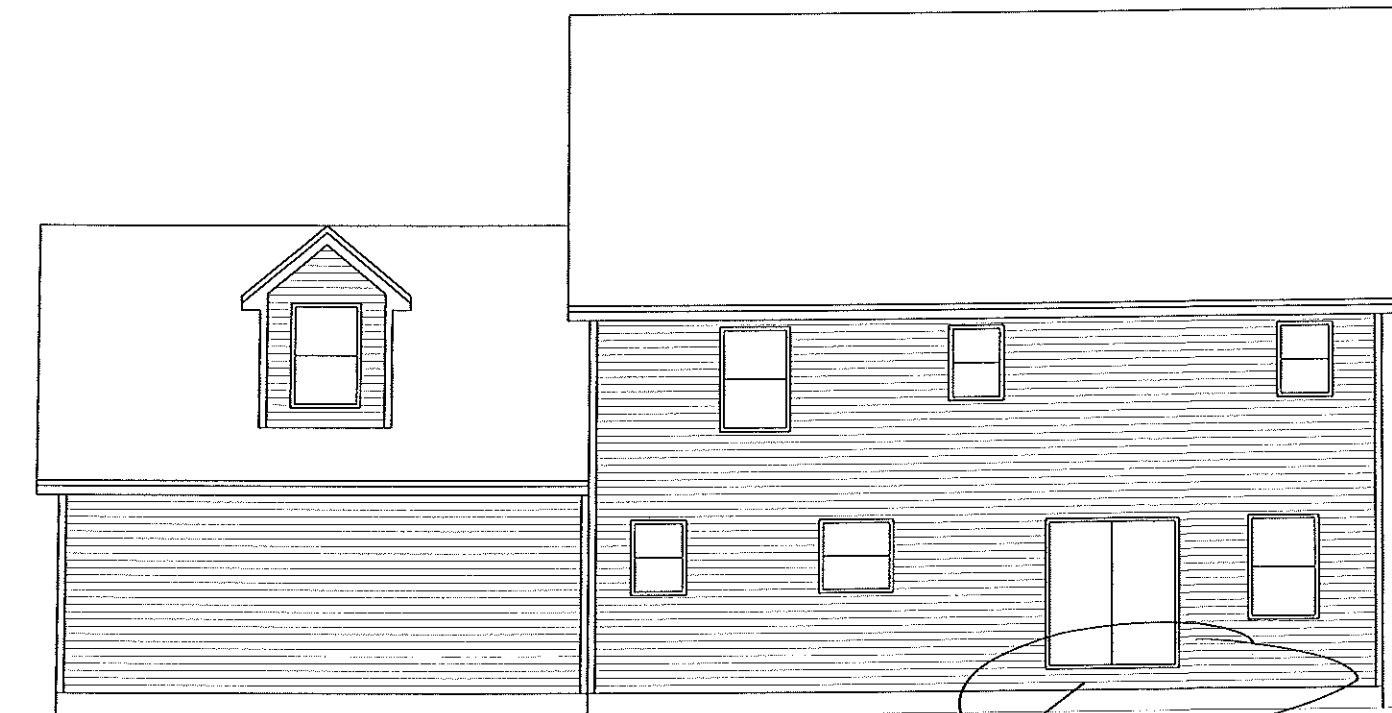




FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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

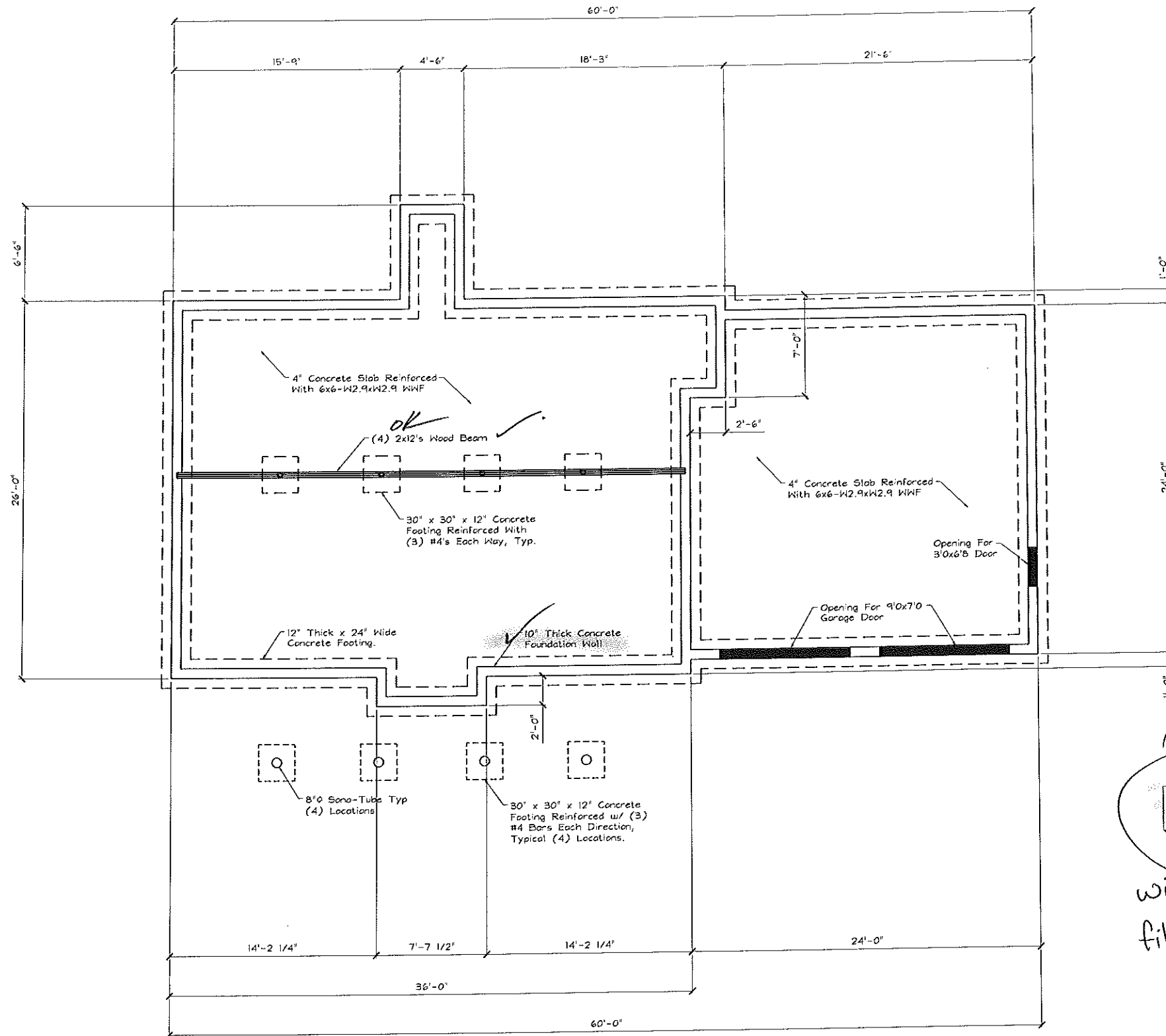
Will amend for deck - if needed.



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

FRANK D. GRONDIN BUILDERS

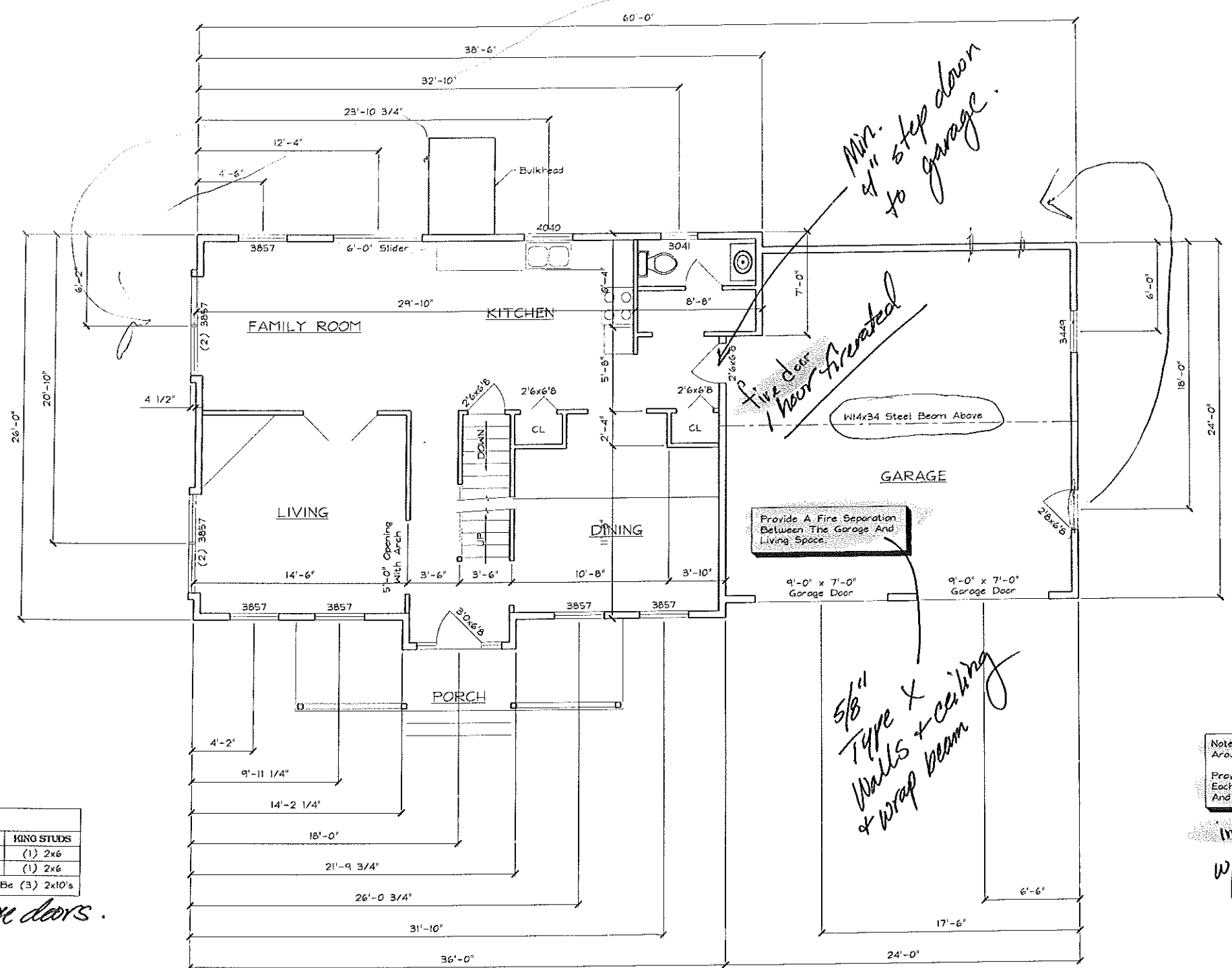
DEAN & HOLY LESLIE
RESIDENCE



Provide Adequate Drainage
And Dampproofing Around
Foundation Wall

will use drain tile w/
filtration fabric over it,

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



HEADER SCHEDULE			
OPENING WIDTH	HEADER SIZE	JACK STUDS	KING STUDS
Up To 6'-0"	(3) 2x10	(1) 2x6	(1) 2x6
6'-1" to 9'-0"	(3) 2x12	(2) 2x6	(1) 2x6

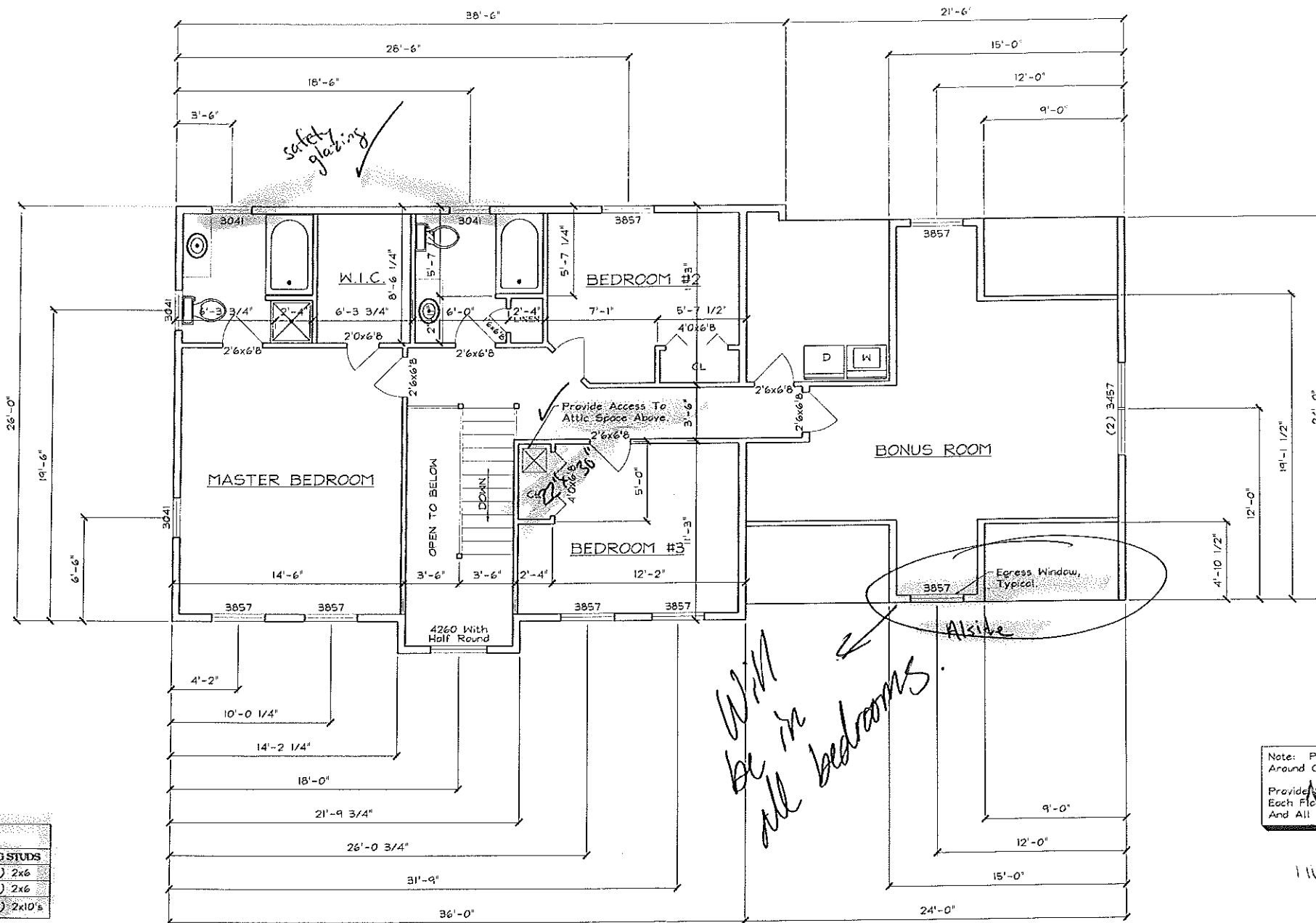
Note: All Headers In Gable End Walls Can Be (3) 2x10's

Lam beam over garage doors.

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

FRANK D. GRONDIN BUILDERS

DEAN & HOLY LESLIE
RESIDENCE



HEADER SCHEDULE			
OPENING WIDTH	HEADER SIZE	JACK STUDS	KING STUDS
Up To 6'-0"	(3) 2x10	(1) 2x6	(1) 2x6
6'-1" to 9'-0"	(3) 2x12	(2) 2x6	(1) 2x6

Note: All Headers In Gable End Walls Can Be (3) 2x10's

Lam beam over garage doors.

Will be in all bedrooms.

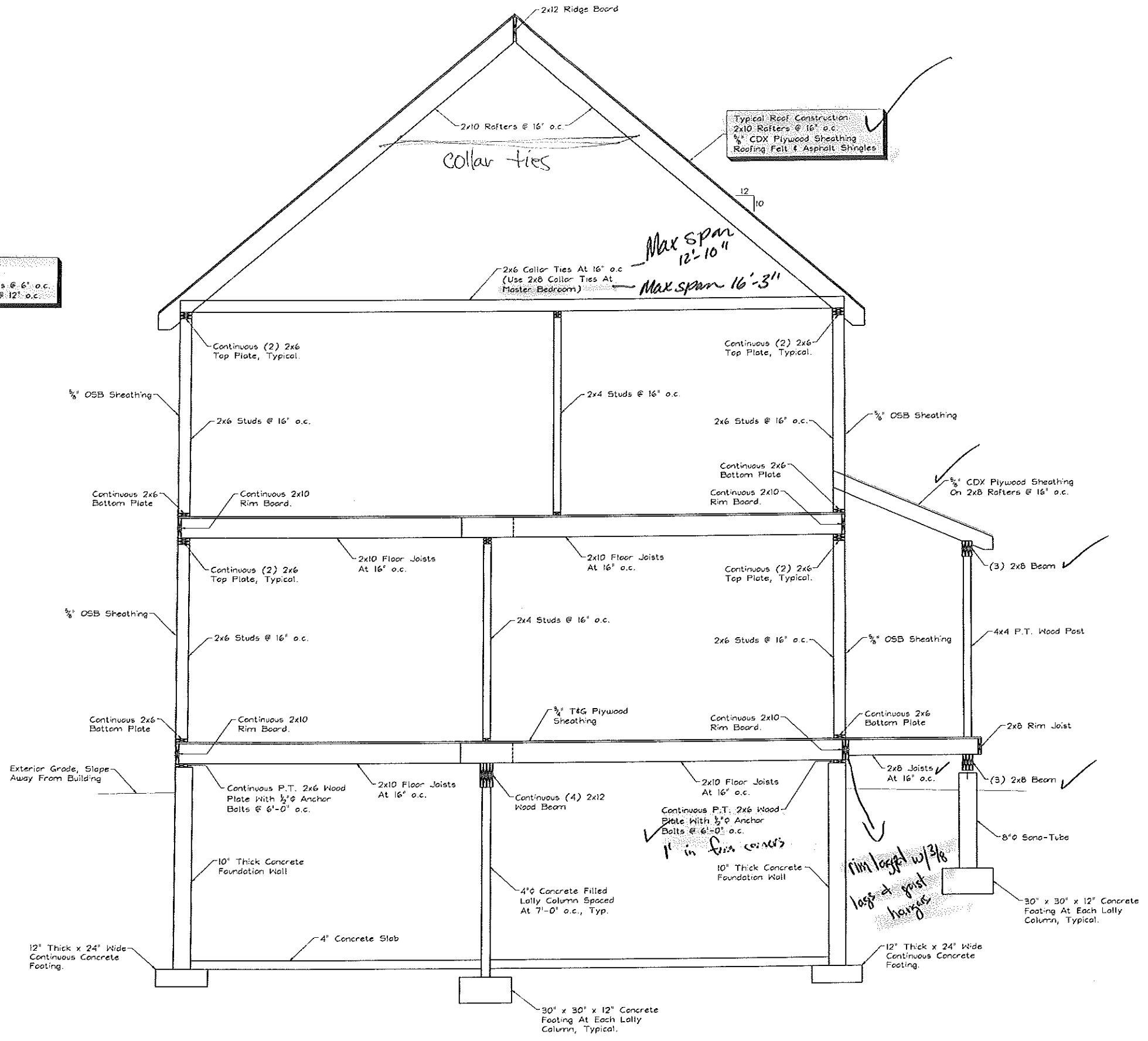
Note: Provide Draft Stopping Around Chimney At Each Floor. Provide Smoke Detectors On Each Floor, Every Bedroom, And All Hallways.

interconnected

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

Typical Nailing Pattern For Walls, Floors, And Roof:
 Perimeter = 10d Nails @ 6" o.c.
 Interior = 10d Nails @ 12" o.c.

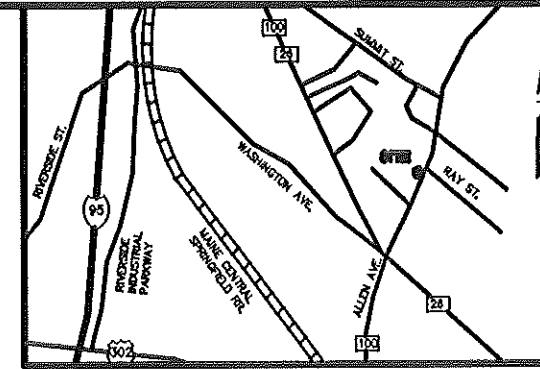
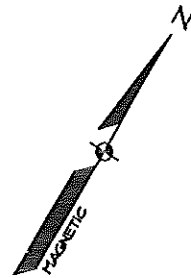
Typical Roof Construction:
 2x10 Rafters @ 16" o.c.
 5/8" CDX Plywood Sheathing
 Roofing Felt & Asphalt Shingles



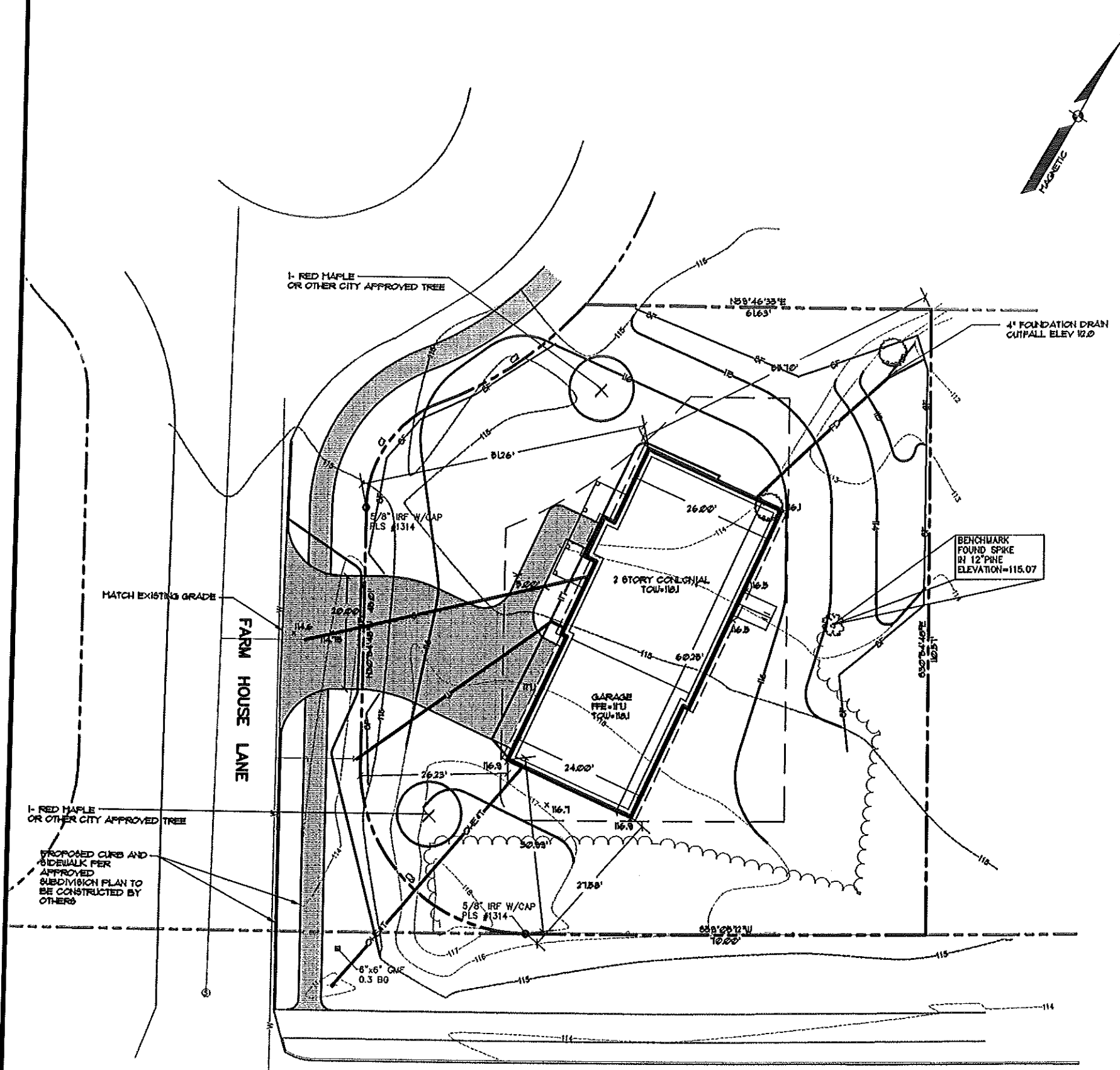
BUILDING CROSS SECTION
 SCALE: 1/8" = 1'-0"

FRANK D. GRONDIN BUILDERS

DEAN & HOLY LESLIE
 RESIDENCE



LOCATION MAP N.T.A.



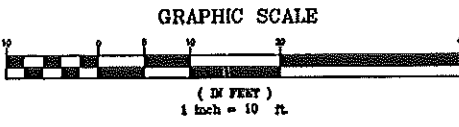
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	MONUMENT	■
○	IRON PIPE/ROD	●
○	CI/LI CURVE/LINE NO.	CI/LI
▨	BUILDING	▨
---	SIGN	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
---	WATER	---
---	SEWER	---
---	OVERHEAD ELEC. & TEL.	---
---	GATE VALVE	---
---	UTILITY POLE	---
---	MANHOLE	---
---	SPOT GRADE	---
---	CHAIN LINK FENCE	---
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
---	BOLT FENCE	---

PROPERTY LINE CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD DIST.
C1	24.14'	20.00'	60°33'53"W	22.70'
C2	312.8'	65.00'	102°21'23"E	30.50'
C3	47.02'	30.00'	8°19'55"E	43.42'

- GENERAL NOTES**
1. APPLICANT: FRANK GRONIN BUILDERS
5 WEBSTER ROAD
FREEPORT, MAINE 04032
 2. THE LOT SHOWN HEREON IS SHOWN AS LOT 5 OF THE NORTHGATE FARMS ON ALLEN AVENUE SUBDIVISION APPROVED BY THE PORTLAND PLANNING BOARD. THE LOT IS SHOWN ON THE CITY OF PORTLAND TAX MAP 376A BLOCK 88 LOT 021 AND IS LOCATED IN THE R3 ZONE.
 3. R-3 ZONE SETBACK REQUIREMENTS ARE AS FOLLOWS:
FRONT YARD - 25'
SIDE YARD SETBACK ON A SIDE STREET - 20'
REAR YARD - 25'
 4. TOPOGRAPHIC SURVEY WAS PERFORMED BY SEBAGO TECHNIQS, INC. IN NOVEMBER, 2002. BENCHMARK INFORMATION WAS PROVIDED BY ON THE PLAN SET REFERENCED IN NOTE 10.
 5. ALL UTILITY LOCATIONS WITHIN FARM HOUSE LANE ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO EXCAVATION OR GROUND BREAKING.
 6. THE CONTRACTOR SHALL OBTAIN ALL OF THE NECESSARY STREET OPENING AND SEWER CONNECTION PERMITS WITH THE CITY OF PORTLAND PUBLIC WORKS. A PRE-CONSTRUCTION MEETING SHALL BE HELD AT LEAST 48 HOURS PRIOR TO PLANNED CONSTRUCTION COMMENCEMENT.
 7. ALL WATER MAIN SERVICE TAPS AND CONNECTIONS SHALL BE UNDER THE SUPERVISION AND INSPECTION OF THE PORTLAND WATER DISTRICT.
 8. DURING CONSTRUCTION THE OWNER & CONTRACTOR SHALL UTILIZE ME. D.E.P. BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION CONTROL & SEDIMENTATION CONTROL.
 9. IF TWO TREES EXIST WHICH ARE LARGER THAN 2" DIA. TRUNK THEY MAY BE SUBSTITUTED FOR THE PROPOSED STREET TREES AS LONG AS THE SPECIES IS ON THE CITY'S APPROVED LIST.
 10. PLAN REFERENCE: FINAL SUBDIVISION PLAN OF NORTHGATE FARMS ON ALLEN AVENUE FOR AUDET LAND COMPANY, I.L.C. BY NORTHEAST CIVIL SOLUTIONS, DATED AUGUST 21, 2001, AND RECORDED IN THE CORD IN PLAN BOOK 201 PAGE 480.
 11. THIS IS NOT A BOUNDARY SURVEY. THE BOUNDARIES SHOWN HEREON ARE BASED SOLELY ON FOUND MONUMENTATION AND THE PLAN REFERENCED IN NOTE 10.
 12. OVERHEAD ELECTRIC UTILITY CONNECTION IS ALLOWED FOR LOT 5 PER THE APPROVED SUBDIVISION PLAN REFERENCED IN NOTE 10.



REV:	DATE:	STATUS:

Sebago Technics
Engineering Expansion You Can Build On
One Orchard Street
Westbrook, Me 04090-1338
Tel (207) 898-0277

PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN
02435 778 DLR DLR PLS

SITE PLAN
OF:
LOT 5 NORTHGATE FARMS
ALLEN AVE FARM HOUSE LANE
PORTLAND, MAINE
FOR:
FRANK GRONIN BUILDERS
5 WEBSTER ROAD
FREEPORT, MAINE 04032

DATE	SCALE
11/14/02	1"=10'

SHEET 1 OF 1

0243551