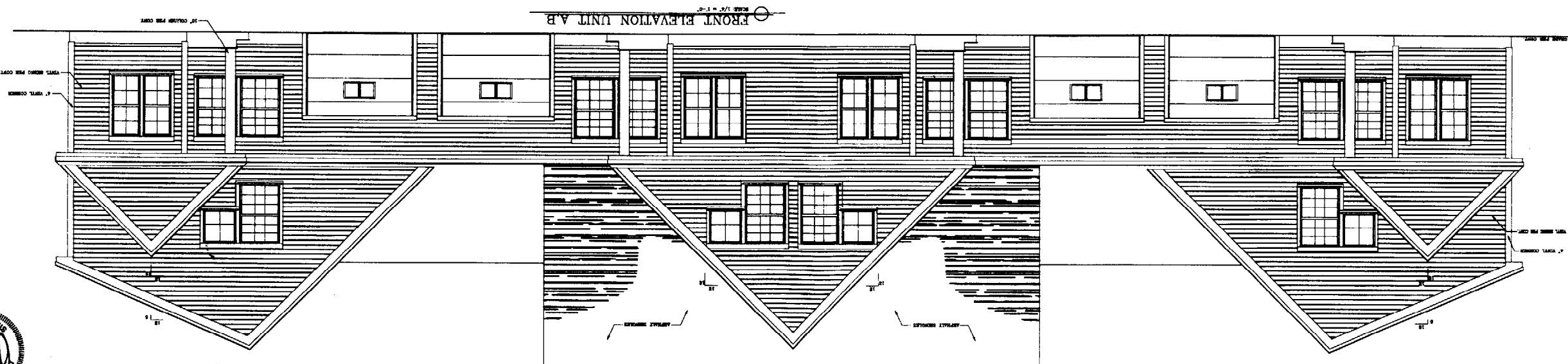
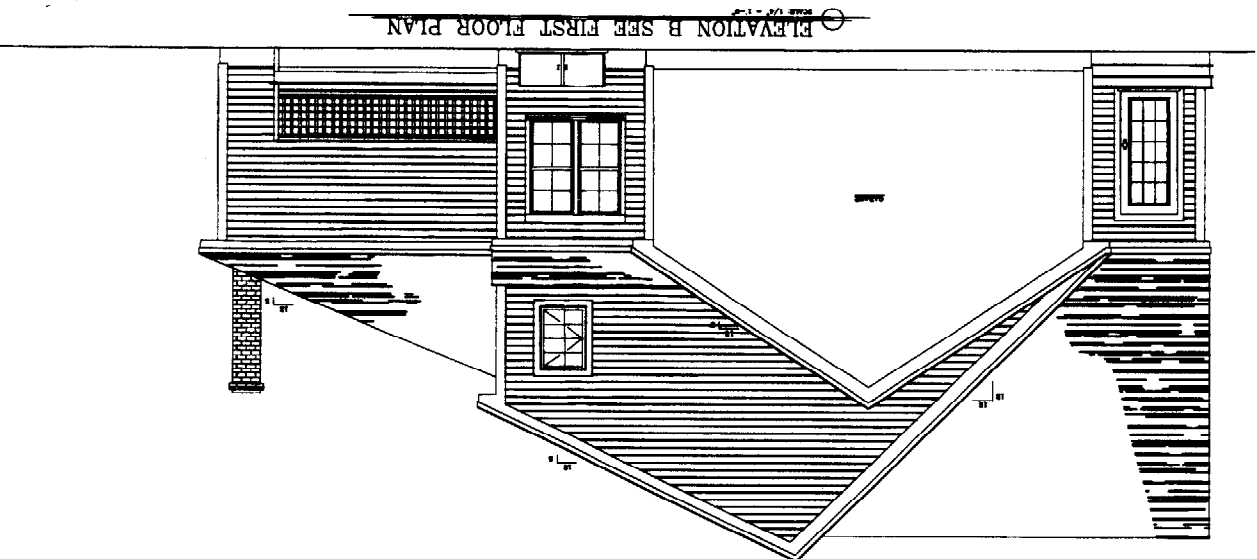
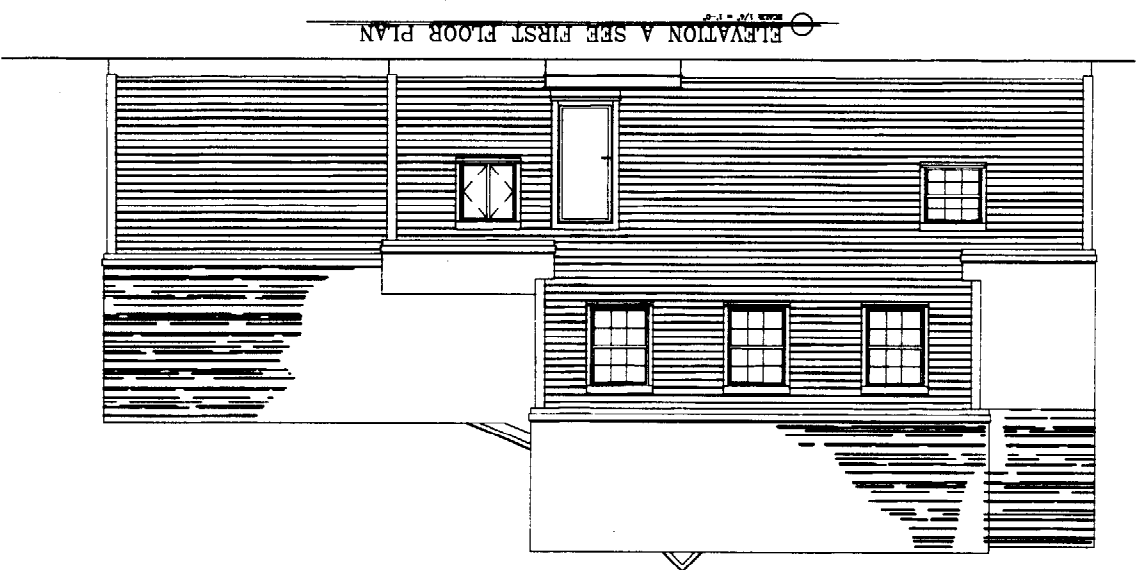
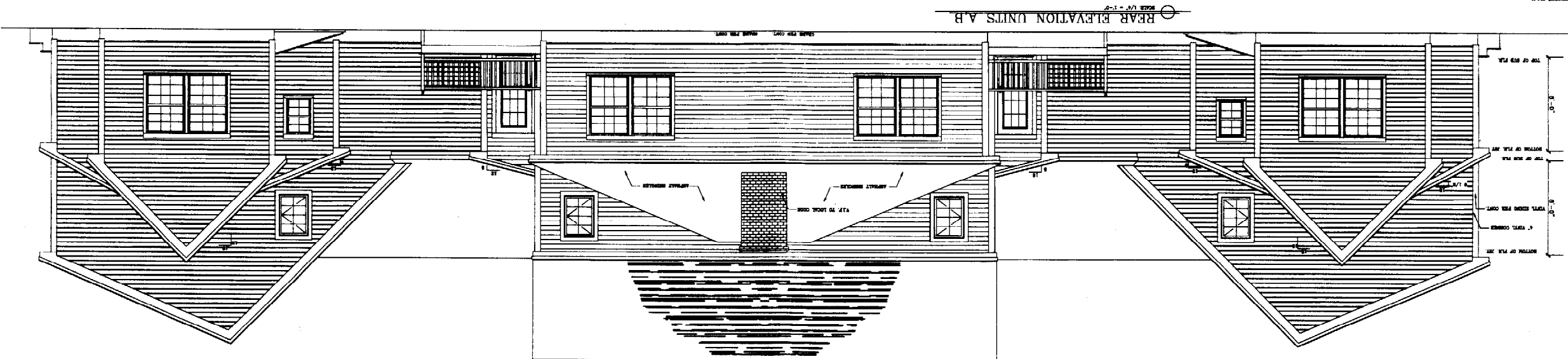


NOTE:
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
IT IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.
ALL DIMENSIONS ARE SHOWN IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE DRAWING. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE AVAILABILITY OF MATERIALS.
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



DRAWN: PWC/201
SCALE: 1/8" = 1'-0"
DATE: 1/22/02
PORTLAND, ME.
CODE: BOCA 1999
REVISIONS

A.L.C. DEVELOPMENT
258 BLACK POINT ROAD
SCARBOROUGH, ME. 04074
PHONE: (207) 883-1992

EXTERIOR ELEVATIONS
SMALL CONDOMINIUM
WASHINGTON CROSSING

CF&D Engineering & Design
73 Main St.
Portland, Maine 04103
(207) 438-4311 Fax: (207) 728-5315
www.cfandesign.com



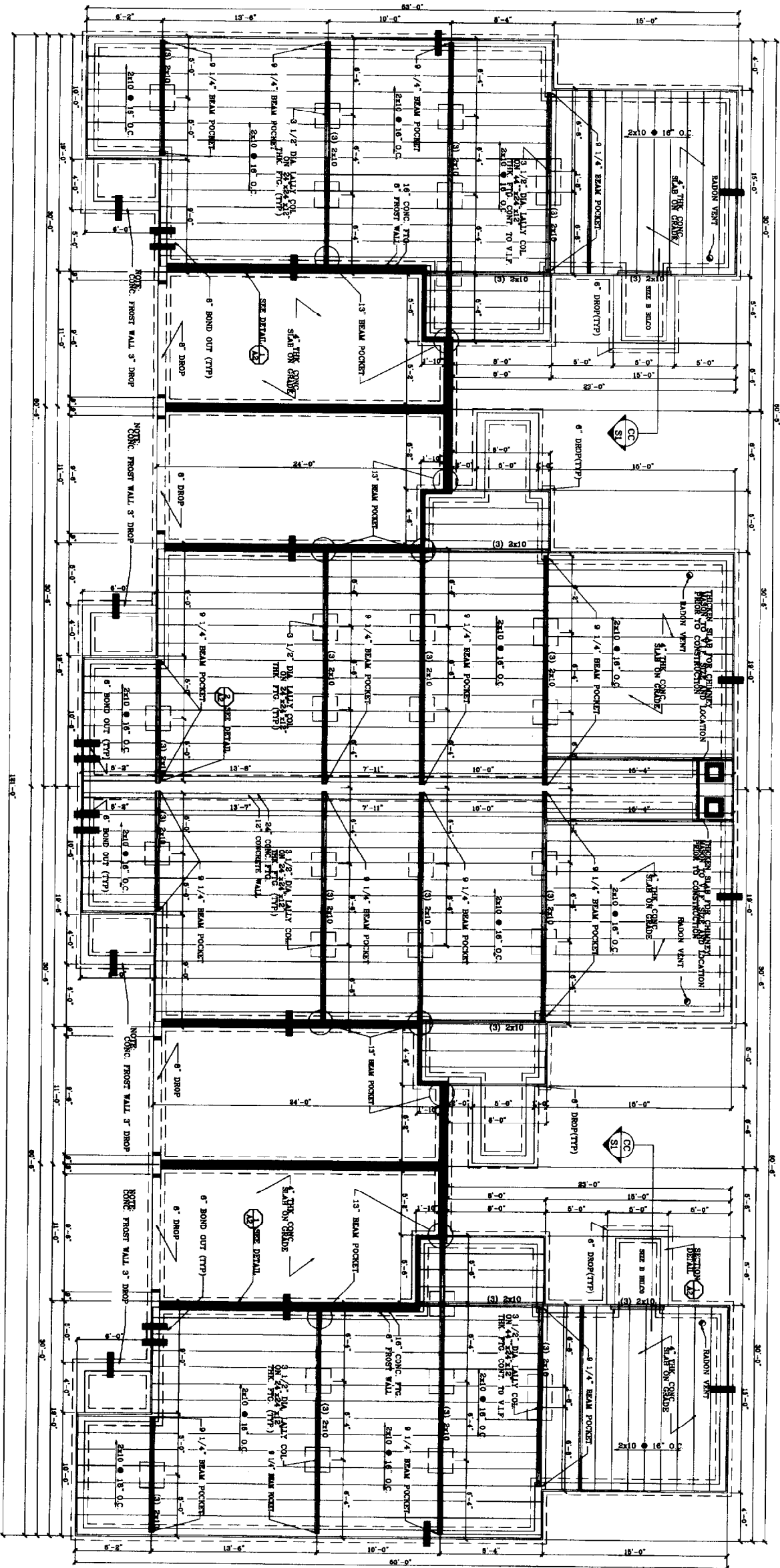


**FOUNDATION PLAN
SMALL CONDOMINIUM
WASHINGTON CROSSING**

A.L.C. DEVELOPMENT
258 BLACK POINT ROAD
SCARBOROUGH, ME. 04074
PHONE: (207) 883-1992

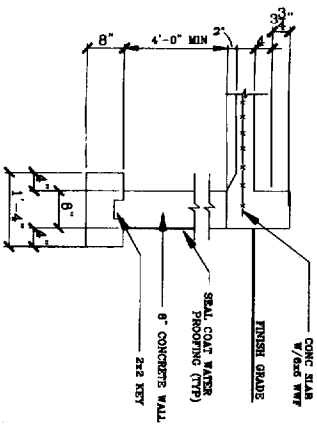
REVISIONS
CODE: BOCA 1999
PORTLAND ME

DATE: 1/22/02
SCALE: 1/8"=1'-0"
DRAWN: PACIR



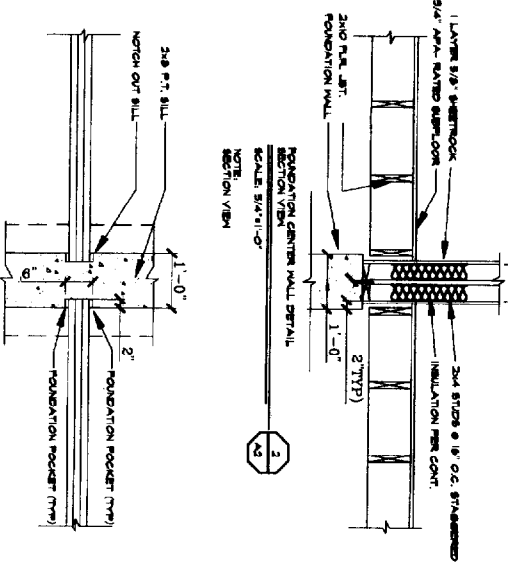
FOUNDATION PLAN A-B UNIT

- NOTES:
1. ALL FOOTINGS ARE TO BE CONTINUOUS
 2. 8\"/>
 3. RADON VENT @ 1\"/>
 4. BLACK AREA TO BE 3\"/>
 5. ALL WALL CONDITIONS ARE TO BE 3\"/>
 6. COLUMNS FILLED WITH CONCRETE



SLAB ON WALL DETAIL

SCALE: 3/4\"/>



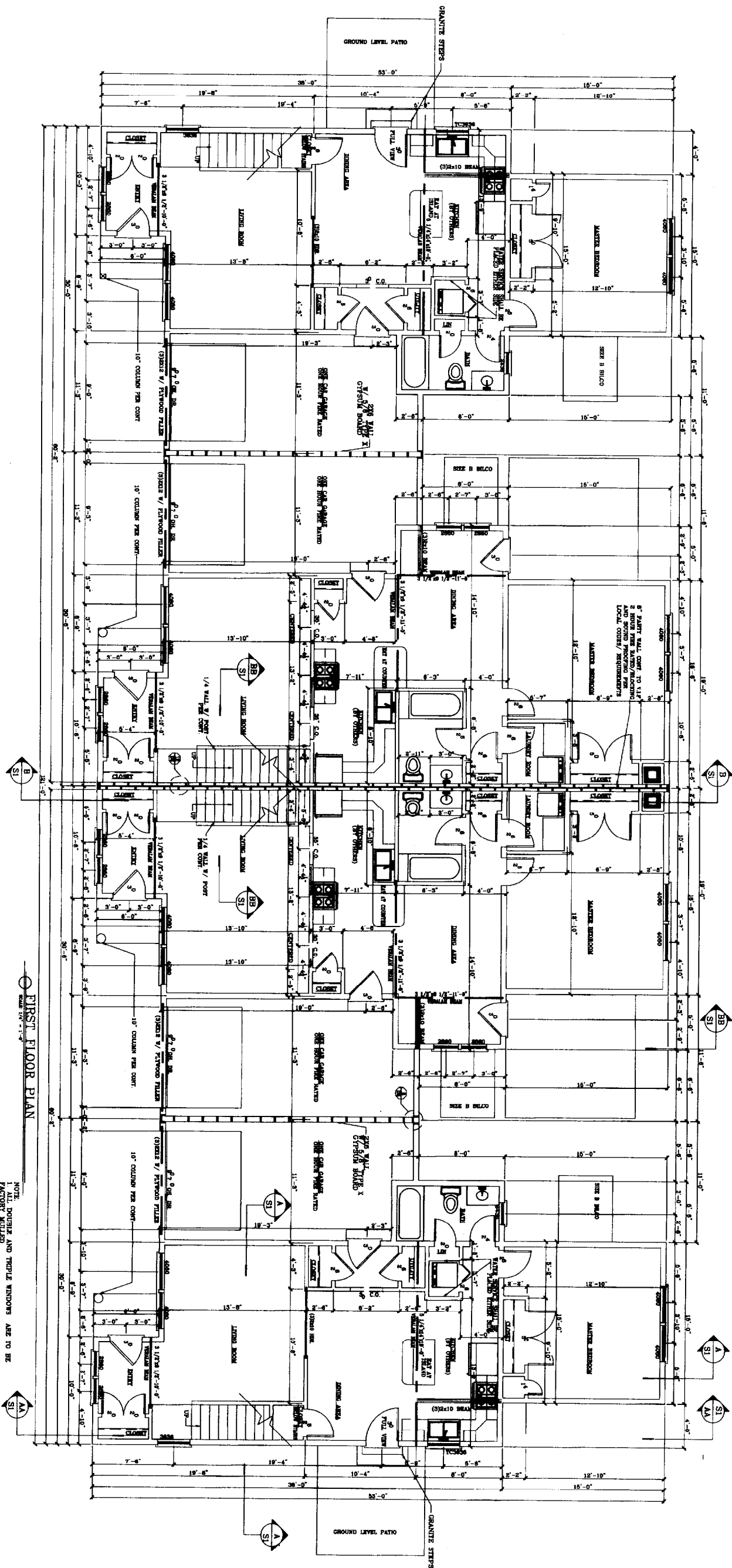
FOUNDATION CENTER WALL DETAIL

SCALE: 3/4\"/>

FOUNDATION CENTER WALL DETAIL - BEAM POCKET

SCALE: 3/4\"/>

NOTE:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES TO BE DETERMINED BY THE CLIENT.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS.



NOTE:
1. ALL DIMENSIONS AND TYPED WINDOWS ARE TO BE
2. FINISHES TO BE DETERMINED BY THE CLIENT
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS

A.L.C. DEVELOPMENT
258 BLACK POINT ROAD
SCARBOROUGH, ME. 04074
PHONE: (207) 883-1992

FIRST FLOOR PLAN SMALL CONDOMINIUM WASHINGTON CROSSING

75 Midway St.
Portland, Maine 04105
207-876-8511 Fax 207-876-8515
E-mail: info@fmcadd.com



The architectural floor plan depicts a symmetrical four-unit apartment building. The central corridor runs vertically, providing access to two units on each side. Each unit is a one-bedroom, one-bathroom configuration. The units on the left side of the corridor (labeled 'ELEVATION A') have a bedroom on the left, a bathroom in the center, and a kitchen/living area on the right. The units on the right side (labeled 'ELEVATION B') are mirror images. The plan includes numerous dimensions for room sizes and overall building measurements. Key features include closets, a central staircase, and a north arrow pointing towards the top right. The plan is oriented with a north arrow pointing towards the top right.

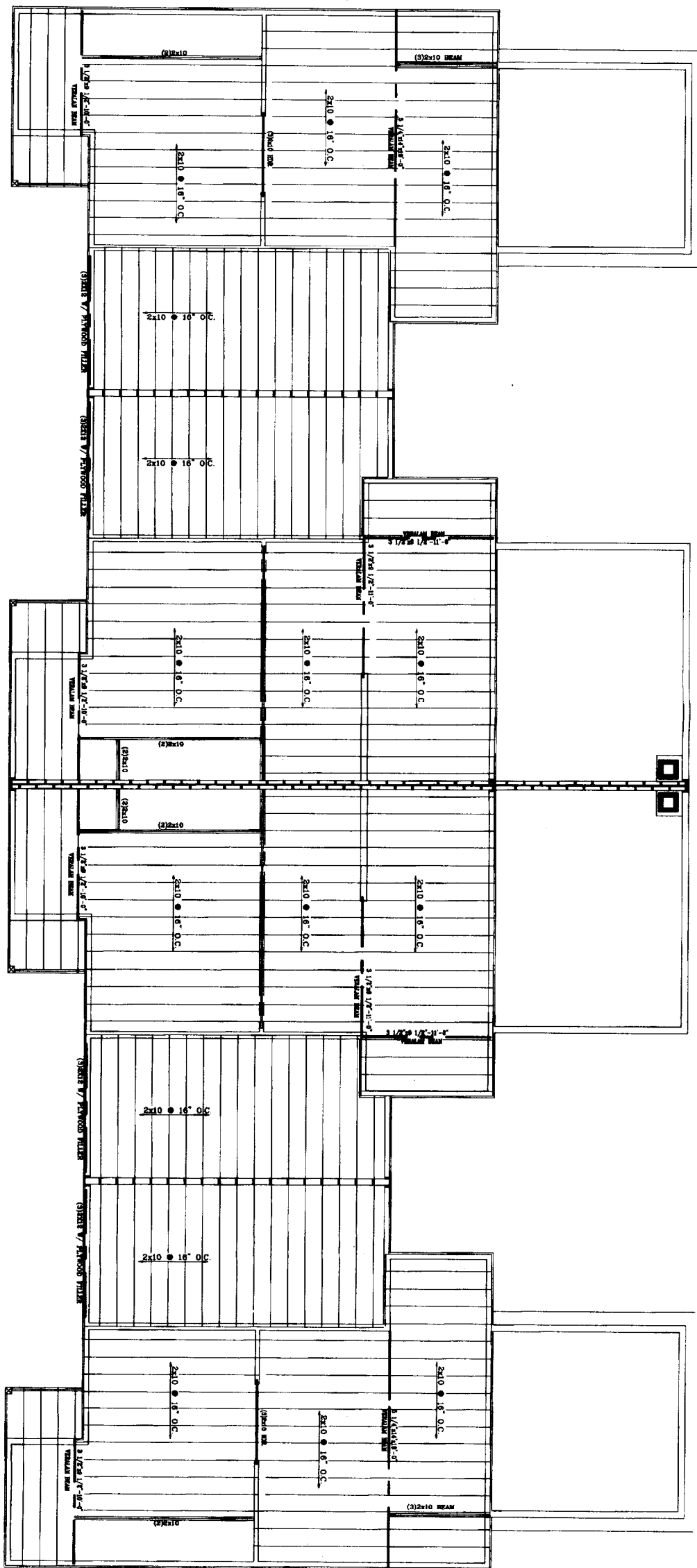


This architectural drawing is a detailed roof plan for a building with a complex, multi-gabled roof structure. The plan shows the layout of the roof, including the placement of rafters, the slopes of the various roof sections, and the locations of dormers and chimneys.

Key Features and Labels:

- Rafter Specifications:** Multiple sections are labeled "2x10 @ 16" O.C. ROOF RAFTERS", indicating the size and spacing of the roof framing.
- Slopes:** Various roof sections are labeled with their slopes, such as "8:12 SLOPE", "12:12 SLOPE", "5:12 SLOPE", and "11:12 SLOPE".
- Roof Geometry:** The plan shows a central gable section, a large dormer with a gabled roof, and several smaller gabled sections and chimneys.
- Dimensions and Angles:** Specific dimensions and angles are noted, such as "10' 1 3/4\"

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



**258 BLACK POINT ROAD
SCARBOROUGH, ME. 04074
PHONE: (207) 883-1992**

**SECOND FLOOR FRAMING
ROOF PLAN SMALL CONDOMINIUM
WASHINGTON CROSSING**



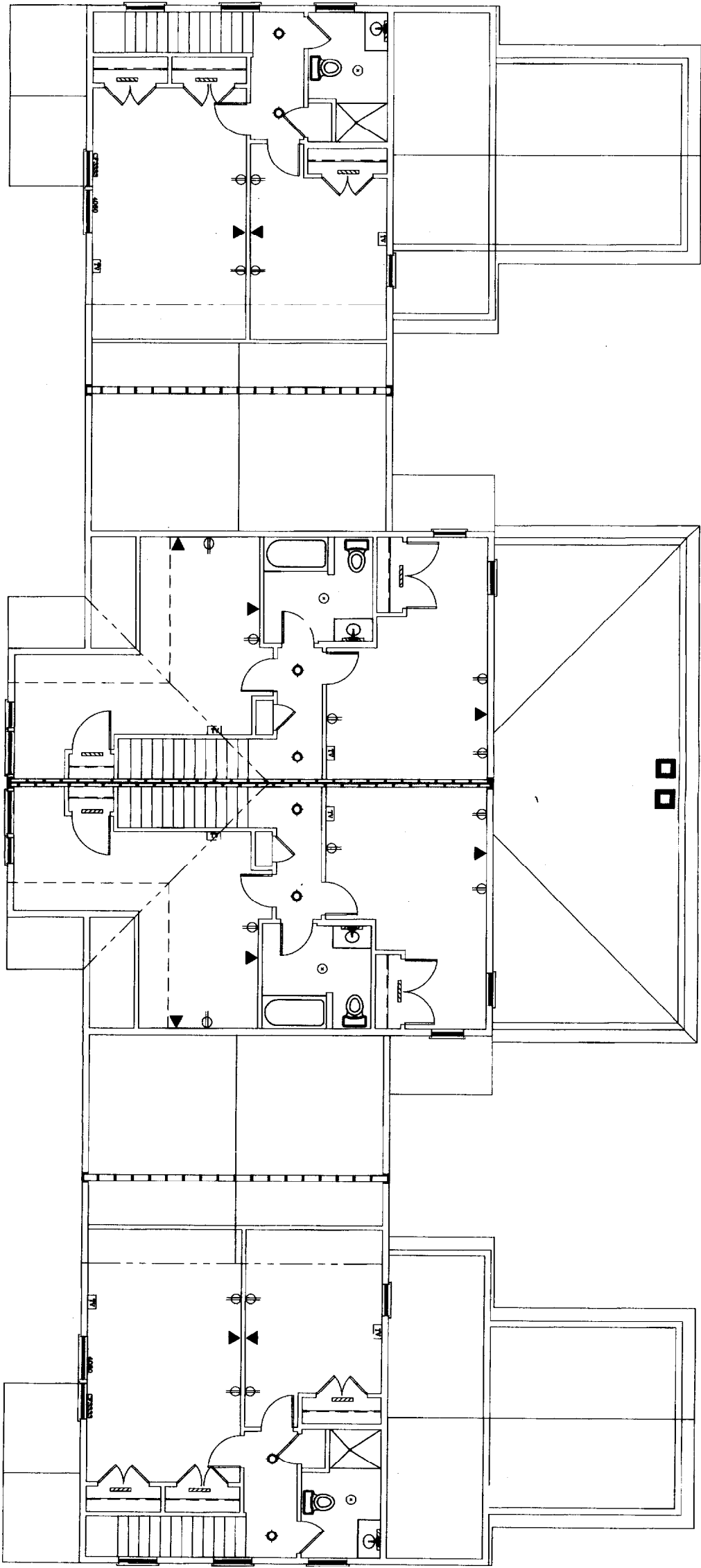
This architectural floor plan depicts a symmetrical, multi-unit residential building. The layout is organized around two central vertical stairwells, each labeled 'A1'. The building is divided into four main horizontal sections by these stairwells and a central corridor. Each section contains multiple apartment units, each equipped with a kitchen (indicated by a stove symbol), a bathroom (with a bathtub), and a living area. The plan also shows various rooms, including bedrooms, and a central utility area. The overall design is functional and efficient, typical of mid-20th-century residential architecture.

ELECTRICAL LEGEND:

- ▲ PHONE
- ⊖ OUTLET
- TV CABLE TV
- ⌘ WALL-W/PL LIGHT FIXTURE PER CONT.
- ◆ RECESSED LIGHT
- CANADA CEILING LIGHT
- ▤ FLOURESCENT
- ⊙ LIGHT/FAN UNIT
- OVERHEAD LIGHT FIXTURE PER CONT.



**FMC
CADD** Engineering Resource Center
75 McKay St.
Portland, Maine 04103
207-478-8511 Fax 207-478-8511
E-Mail: esys@fmcadd.com



SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"
DATE: 10/10/00
DRAWN: JMC/IR

ELECTRICAL LEGEND:

- PHONE
- OUTLET
- CABLE TV
- WALL-MTD. LIGHT FIXTURE PER COR.
- RECESSED LIGHT
- GARAGE CEILING LIGHT
- CEILING FLOUORESCENT
- LIGHT/FAN UNIT
- OVERHEAD LIGHT FIXTURE PER COR.



FC&D Engineering Services Center
75 Midway St.
Portland, Maine 04103
207-478-8511 Fax 207-878-8515
E-Mail: mpe@fncd.com

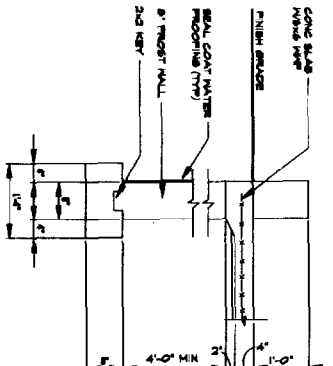
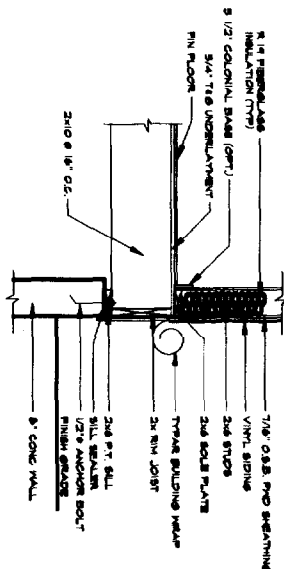
SECOND FLOOR ELECTRICAL PLAN
SMALL CONDOMINIUM
WASHINGTON CROSSING

A.L.C. DEVELOPMENT
258 BLACK PIONT ROAD
SCARBOROUGH, ME. 04074
PHONE: (207) 883-1992

REVISIONS	
CODE: 1000	DATE: 10/10/00
PORTLAND ME	SCALE: 1/8" = 1'-0"
REV. 1/10/01 JMC	DRAWN: JMC/IR

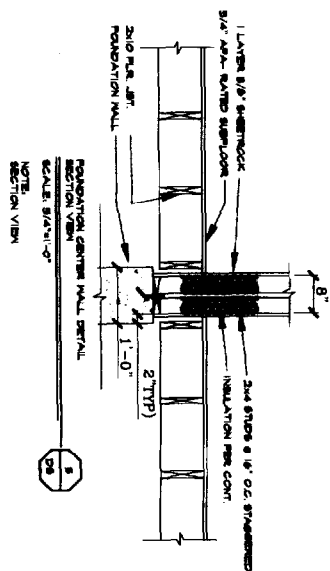
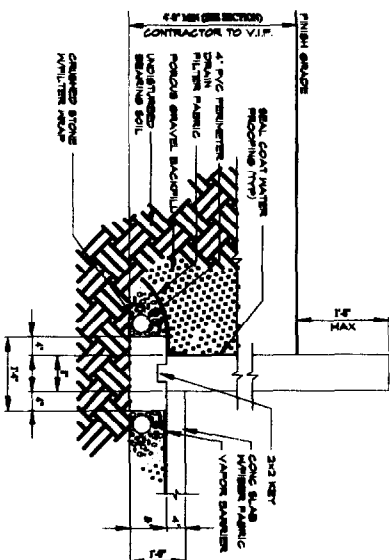


SCOTT DETAIL 6" OVER HANS
SCALE: 5/8"=1'-0"
NOTE:
SUBSTITUTE JOIST AND RAFTERS SIZES WITH PLAN CALL-OUTS

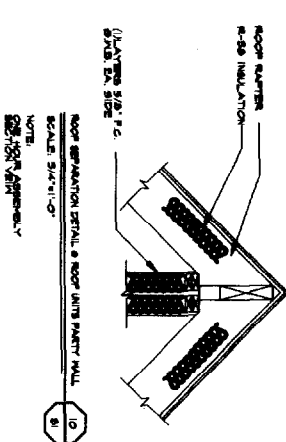


WALL BASE DETAIL

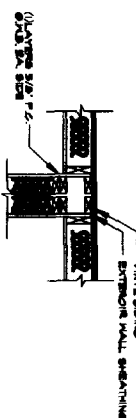
SCALE: 5/4"=1'-0"



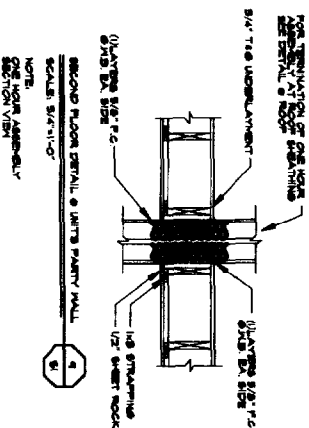
FOOTING DETAIL
SCALE: 3/4" = 1'-0"
NOTE:
SUBSTITUTE FOOTING AND WALL SIZES WITH PLAN CALL-OUT



ROOF SEPARATION DETAIL @ ROOF UNITS PARTY WALL
SCALE: 3/4"=1'-0"
NOTE:
SECTION APPROXIMATELY
SECTION VEIN



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

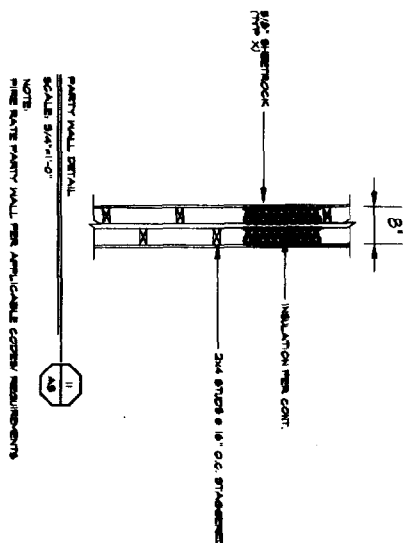


SECOND FLOOR DETAIL @ UNITS PARTY WALL

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

NOTE:
ONE HOUR ASSEMBLY
SECTION VIEW

4
3



PARTY WALL DETAIL
SCALE: 3/4"=1'-0"
NOTE:
PRIME RATE PARTY WALL PER APPLICABLE CODES/REGULATIONS

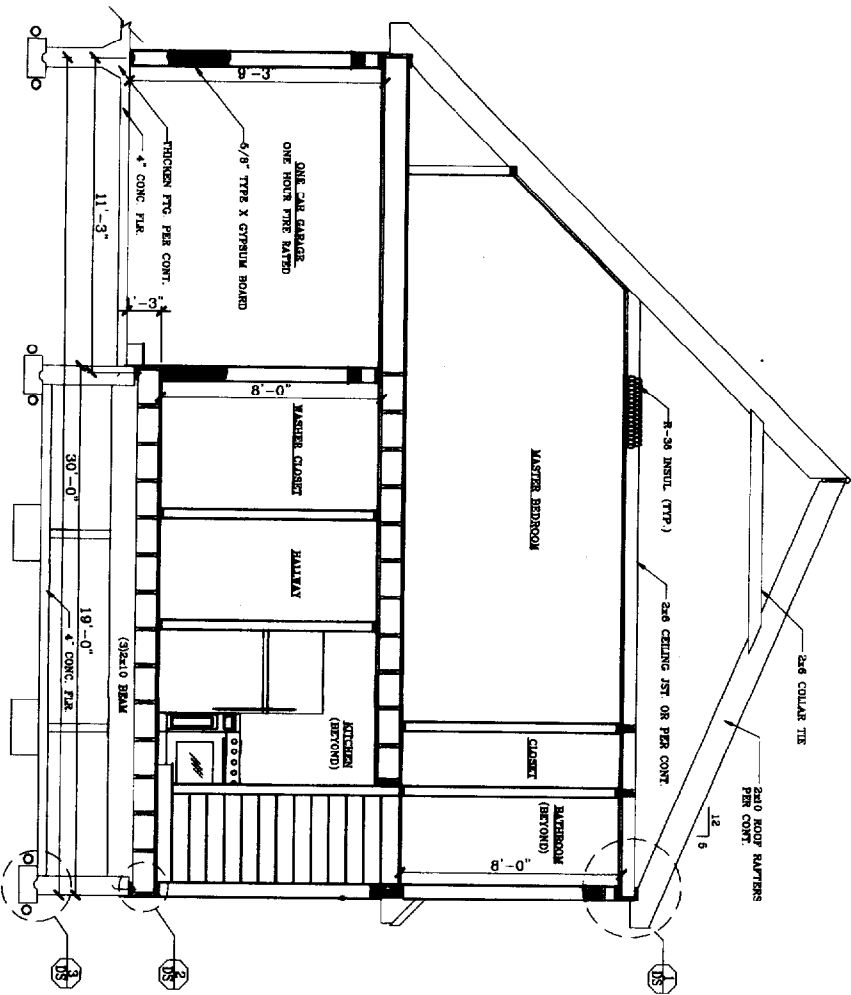
The District is provided with construction, inspection and maintenance services. The District is responsible for the design, construction, operation and maintenance of the water supply system. The District is responsible for the design, construction, operation and maintenance of the sewerage system. The District is responsible for the design, construction, operation and maintenance of the stormwater management system. The District is responsible for the design, construction, operation and maintenance of the solid waste management system. The District is responsible for the design, construction, operation and maintenance of the public works system. The District is responsible for the design, construction, operation and maintenance of the transportation system. The District is responsible for the design, construction, operation and maintenance of the public safety system. The District is responsible for the design, construction, operation and maintenance of the public health system. The District is responsible for the design, construction, operation and maintenance of the public housing system. The District is responsible for the design, construction, operation and maintenance of the public utility system. The District is responsible for the design, construction, operation and maintenance of the public works system. The District is responsible for the design, construction, operation and maintenance of the transportation system. The District is responsible for the design, construction, operation and maintenance of the public safety system. The District is responsible for the design, construction, operation and maintenance of the public health system. The District is responsible for the design, construction, operation and maintenance of the public housing system. The District is responsible for the design, construction, operation and maintenance of the public utility system.



BUILDING CROSS SECTION 'A'
SMALL CONDOMINIUM
WASHINGTON CROSSING

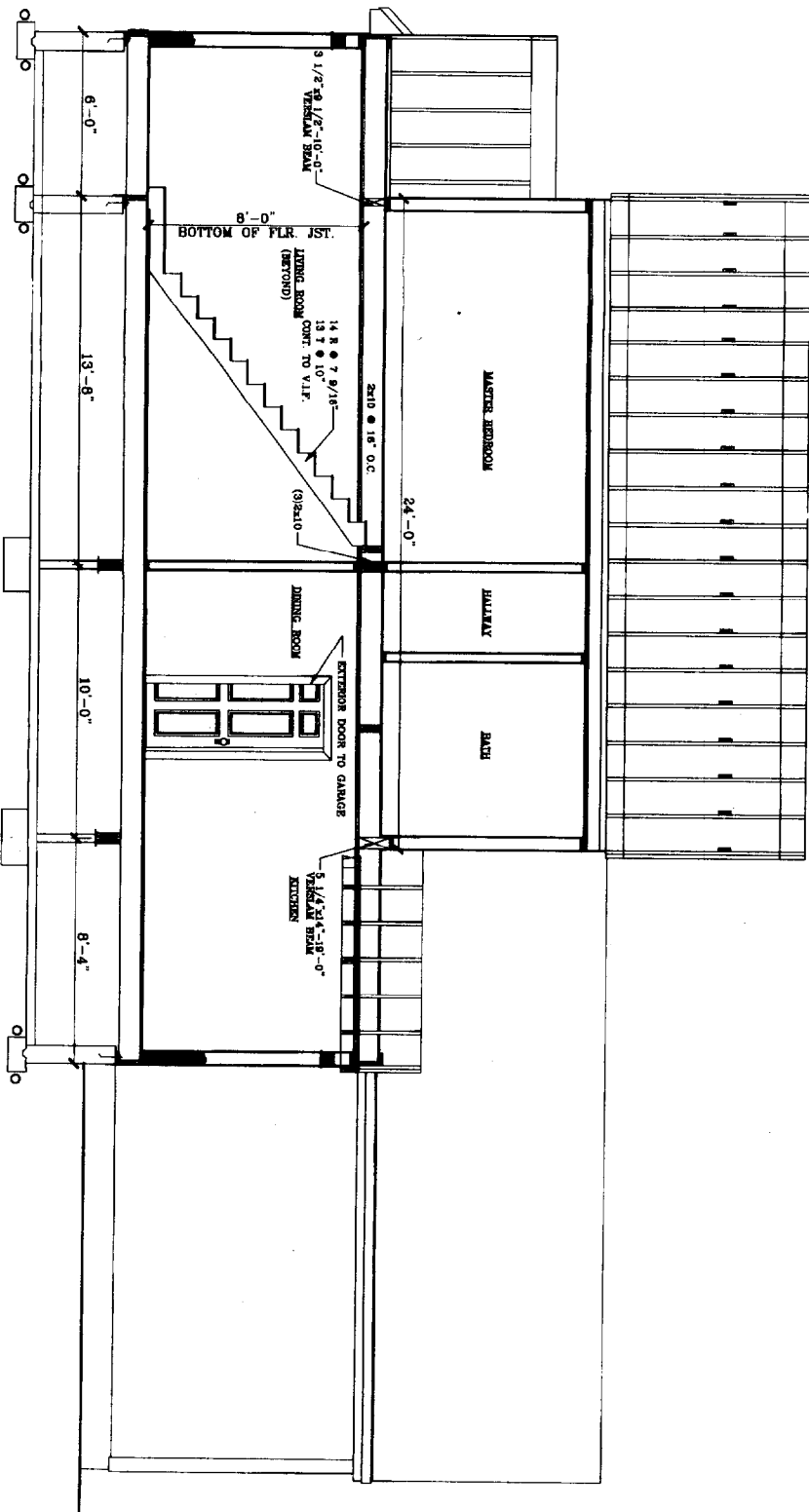
A.L.C. DEVELOPMENT
258 BLACK POINT ROAD
SCARBOROUGH, ME. 04074
PHONE: (207) 883-1992

REVISIONS	
DATE:	1/22/02
SCALE:	3/8"=1'-0"
DRAWN:	PM/CJR
CHECK:	BOCA 1999
PORTLAND ME	



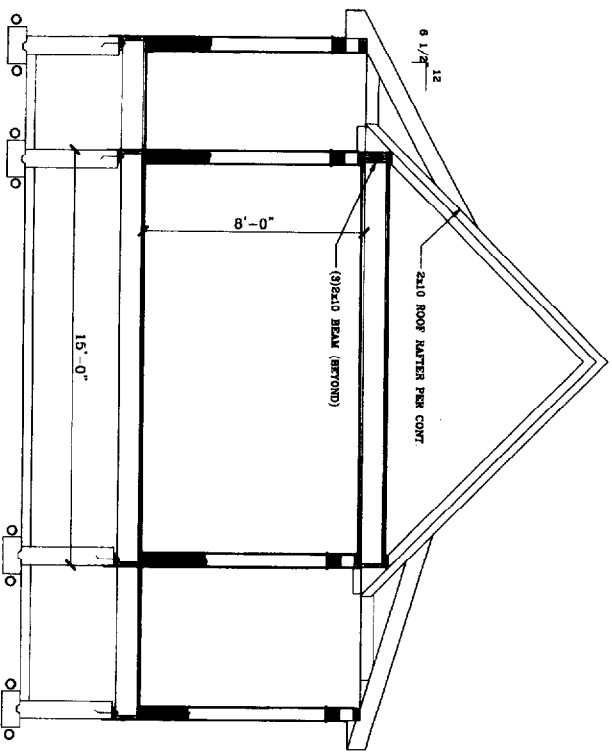
A SECTION UNIT A
SCALE 3/8"=1'-0"

NOTE:
FOR CONSTRUCTION DETAILS &
SHEET 15 OF THIS SET



AA SECTION UNIT A
SCALE 3/8"=1'-0"

NOTE:
FOR CONSTRUCTION DETAILS &
SHEET 15 OF THIS SET



MASTER BEDROOM IN BACK

NOTE:

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[illegible]

BB SECTION UNIT B
S1 SCALE: 3/8"=1'-0"

[illegible]

B SECTION UNIT B
SCALE: 3/8"=1'-0"
S1

NOTE:
FOR CONSTRUCTION DETAILS &
MATERIAL SPECIFICATIONS, SEE
SHEET DS THIS SET

Diagram illustrating the door assembly details. The diagram shows a cross-section of a door frame and the door itself. Key components and dimensions are labeled:

- OUT LINE OF BASEMENT DOOR**: Points to the outer edge of the door.
- HEAD PRESSURE PLATE TO DOOR**: Points to the plate at the top of the door frame.
- 4" x 7" / 2"**: Dimension indicating the thickness of the head pressure plate.
- CON. TO V.I.P.**: Dimension indicating the distance from the head pressure plate to the vertical interface point (V.I.P.).

cc TYPICAL BILCO SECTION
S1 SCALE: 3/8"=1'-0"



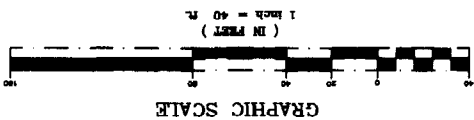
BUILDING CROSS SECTION 'B'
SMALL CONDOMINIUM
WASHINGTON CROSSING

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258 BLACK POINT ROAD
SCARBOROUGH, ME. 04074
PHONE: (207) 883-1992

REVISIONS
CODE: BOCA 1999
PORTLAND ME.
DATE: 1/22/02
SCALE: 3/8"=1'-0"
DRAWN: PNC/JR

LINE	DIRECTION	DISTANCE
PWD EASEMENT		
1	FROM	N 89° 00' 00" E
2	THRU	N 1° 13' 00" E
3	THRU	N 89° 00' 00" E
4	THRU	S 1° 13' 00" E
5	THRU	N 89° 00' 00" E
6	THRU	N 1° 13' 00" E
7	THRU	S 1° 13' 00" E
8	THRU	N 89° 00' 00" E
9	THRU	N 1° 13' 00" E
10	THRU	S 1° 13' 00" E
11	THRU	N 89° 00' 00" E
12	THRU	N 1° 13' 00" E
13	THRU	S 1° 13' 00" E
14	THRU	N 89° 00' 00" E
15	THRU	N 1° 13' 00" E
16	THRU	S 1° 13' 00" E
17	THRU	N 89° 00' 00" E
18	THRU	N 1° 13' 00" E
19	THRU	S 1° 13' 00" E
20	THRU	N 89° 00' 00" E
21	THRU	N 1° 13' 00" E
22	THRU	S 1° 13' 00" E
23	THRU	N 89° 00' 00" E
24	THRU	N 1° 13' 00" E
25	THRU	S 1° 13' 00" E
26	THRU	N 89° 00' 00" E
27	THRU	N 1° 13' 00" E
28	THRU	S 1° 13' 00" E
29	THRU	N 89° 00' 00" E
30	THRU	N 1° 13' 00" E
31	THRU	S 1° 13' 00" E
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92	THRU	N 89° 00' 00" E
93	THRU	N 1° 13' 00" E
94	THRU	S 1° 13' 00" E
95	THRU	N 89° 00' 00" E
96	THRU	N 1° 13' 00" E
97	THRU	S 1° 13' 00" E
98	THRU	N 89

PROPERTY LINE DATA	
LINE	DIRECTION
L1	N83.3420E
L2	N53.1161E
L3	N45.4219E
L4	S88.9999W
L5	N43.9343W
L6	S88.7483W
L7	S88.9999W
L8	N10.9343W
	22.95'



RECEIVED
AT _____ h _____ m _____ s
PLAN BOOK _____ PAGE _____
REGISTER _____

ALLEGATIONS TO ORIGINAL APPROVED RECORDING PLAN
OF PLANNING AND RECREATION DEPARTMENT
SECTION 14-496(c) OF THE SUBDIVISION ORDINANCE.

DIRECTOR OF PLANNING AND URBAN DEVELOPMENT

DATE: _____

RECORDED, BOOK _____ CHART _____

REV	BY	DATE	STATUS
G	SMF	12-09-01	REISSUED EASEMENT
F	SMF	2-11-00	RESUBMIT TO CITY STAFF FOR REVIEW
E	SMF	1-14-00	REISSUE BUILDING FOOTPRINTS, DRIVEWAYS
D	SMF	7-23-99	REISSUE PER CONDITIONS OF APPROVAL
C	SMF	4-8-99	REISSUE PER PLAN REVIEW COMMENTS
B	SMF	3-25-99	REISSUE SITE PLAN SUBMISSION TO CITY
A	SMF	2-5-99	SITE PLAN SUBMISSION TO CITY

AMENDED SITE PLAN: DELAWARE COURT
OF:
WASHINGTON CROSSING CONDOMINIUMS
ATTEN AVENUE
PORTLAND, MAINE
FOR:
A.L.C. DEVELOPMENT CORP.
235 BLACK POINT ROAD
SCARBOROUGH, MAINE 04074

FOR:
PORTLAND, MAINE
A.L.C. DEVELOPMENT
258 BLACK POINT ROAD
SCARBOROUGH, MAINE 04074

Sebago Techniques

ONE CHART STREET

DESIGN BY:	JLW/SJF
DRAWN BY:	TLH
CHECKED BY:	SJF
DATE:	11-4-98
SCALE:	AS SHOWN
FIELD BK:	599
PROJ. NO:	97380
DRAWING:	071000

