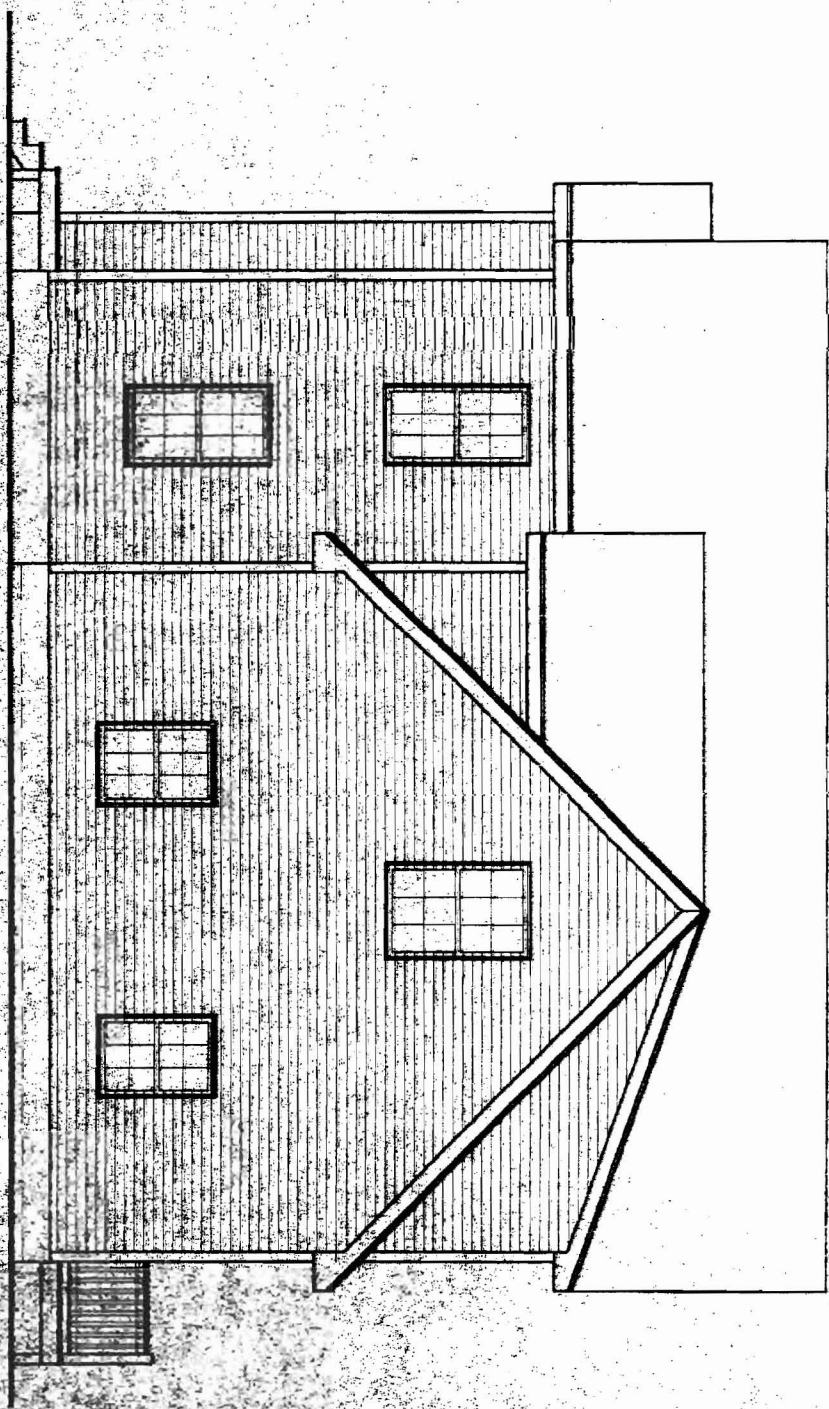


Left Elevation

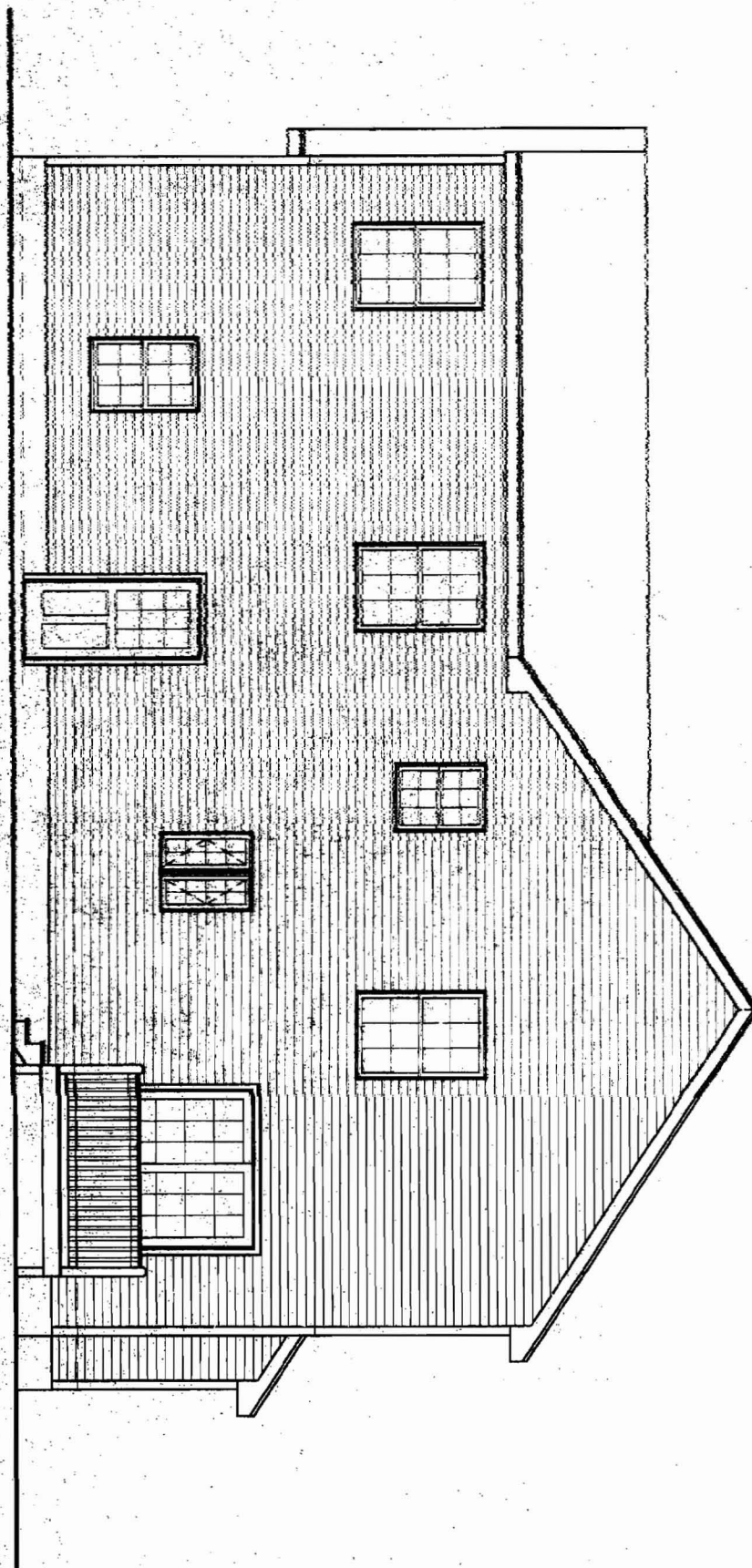
Scale: 1/4" = 1'-0"



Right Elevation

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

<p>7/25/06 7/25/06 John A. Barrow</p> <p>2 9</p>	<p><b>DRAFTING PLUS</b> ARCHITECTURAL DESIGN &amp; DRAFTING BODEFORD ME 207-282-7744 SPECIALIZING IN YOUR DREAM HOME</p>	<p>Revisions</p>	<p>Dana Cunningham</p>	<p>Drafting Plus is not a registered engineering firm. It is the responsibility of the general contractor to have structural beams sized and to ensure that this home is built according to all state &amp; local codes in effect at the time of construction.</p>
			<p>Washington Ave Ext. Portland Maine</p>	



**Rear Elevation**

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

3/9  
 JOHN A. RAYSON  
 7/27/08  
 7/28/08

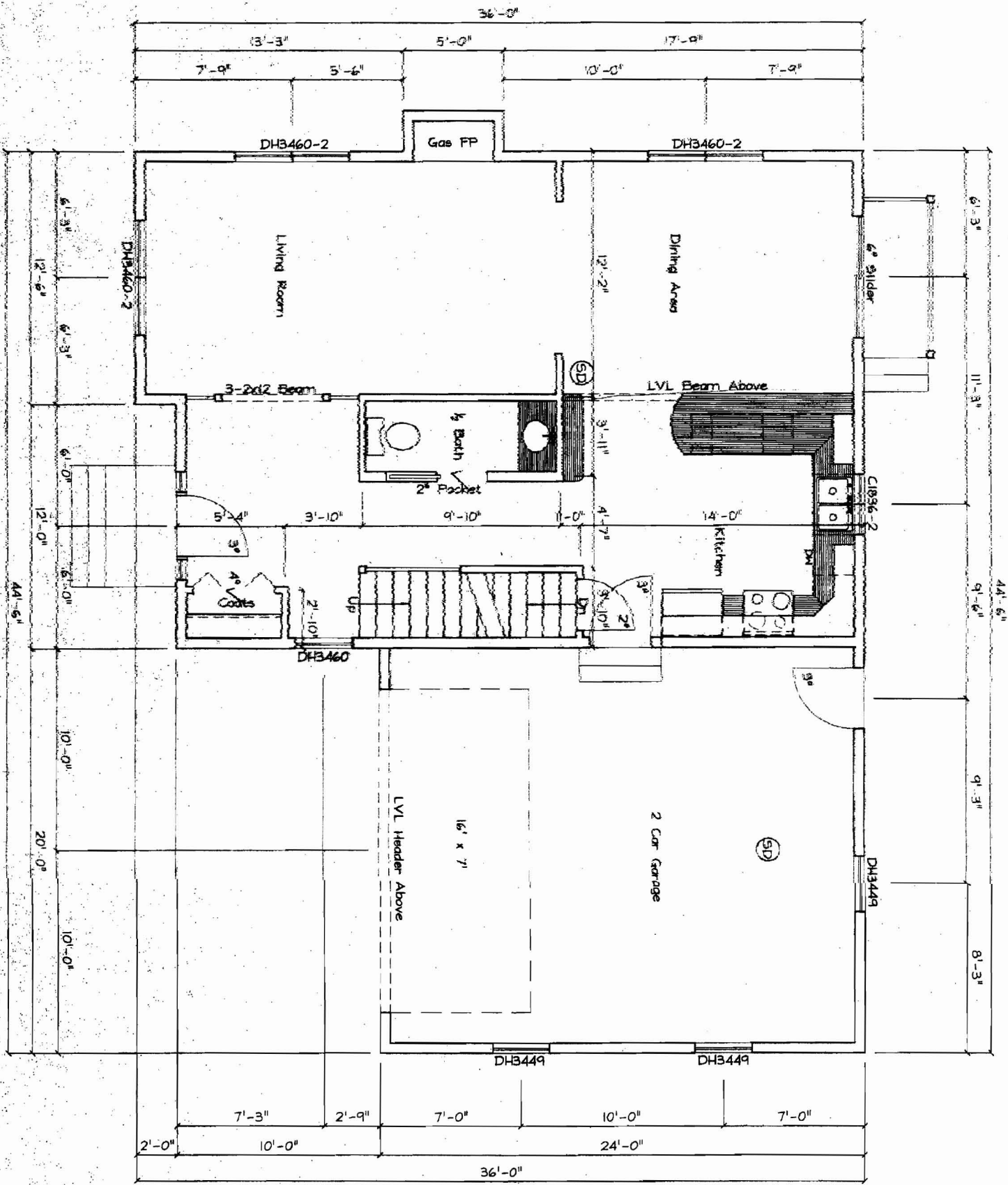
**DRAFTING PLUS**  
 ARCHITECTURAL  
 DESIGN & DRAFTING  
 BIDEFORD, ME  
 207-282-7744  
 SPECIALIZING IN YOUR DREAM HOME

Revisions

Dana Cunningham

Washington Ave Ext.  
 Portland Maine

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**First Floor Plan**

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

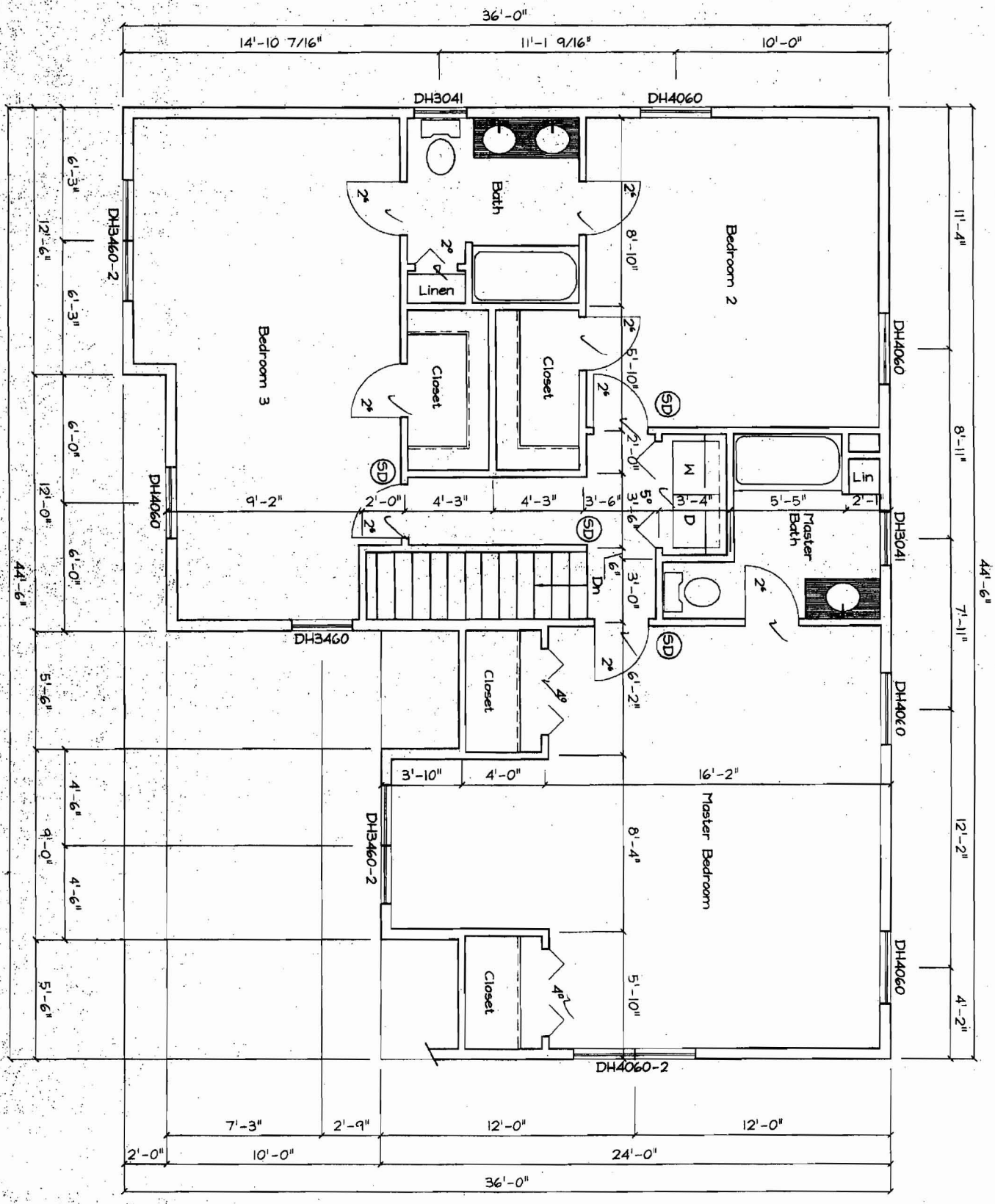
4  
 9  
 John A. Fenton  
 7/22/06  
 7/22/06

**DRAFTING PLUS**  
 ARCHITECTURAL  
 DESIGN & DRAFTING  
 BOULFORD, ME  
 207-282-7744  
 SPECIALIZING IN YOUR DREAM HOME

Revisions

Dana Cunningham  
 Washington Ave Ext.  
 Portland Maine

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**Second Floor Plan**

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

**DRAFTING PLUS**  
 ARCHITECTURAL  
 DESIGN & DRAFTING  
 BODFORD, ME  
 207-282-7744  
 SPECIALIZING IN YOUR DREAM HOME

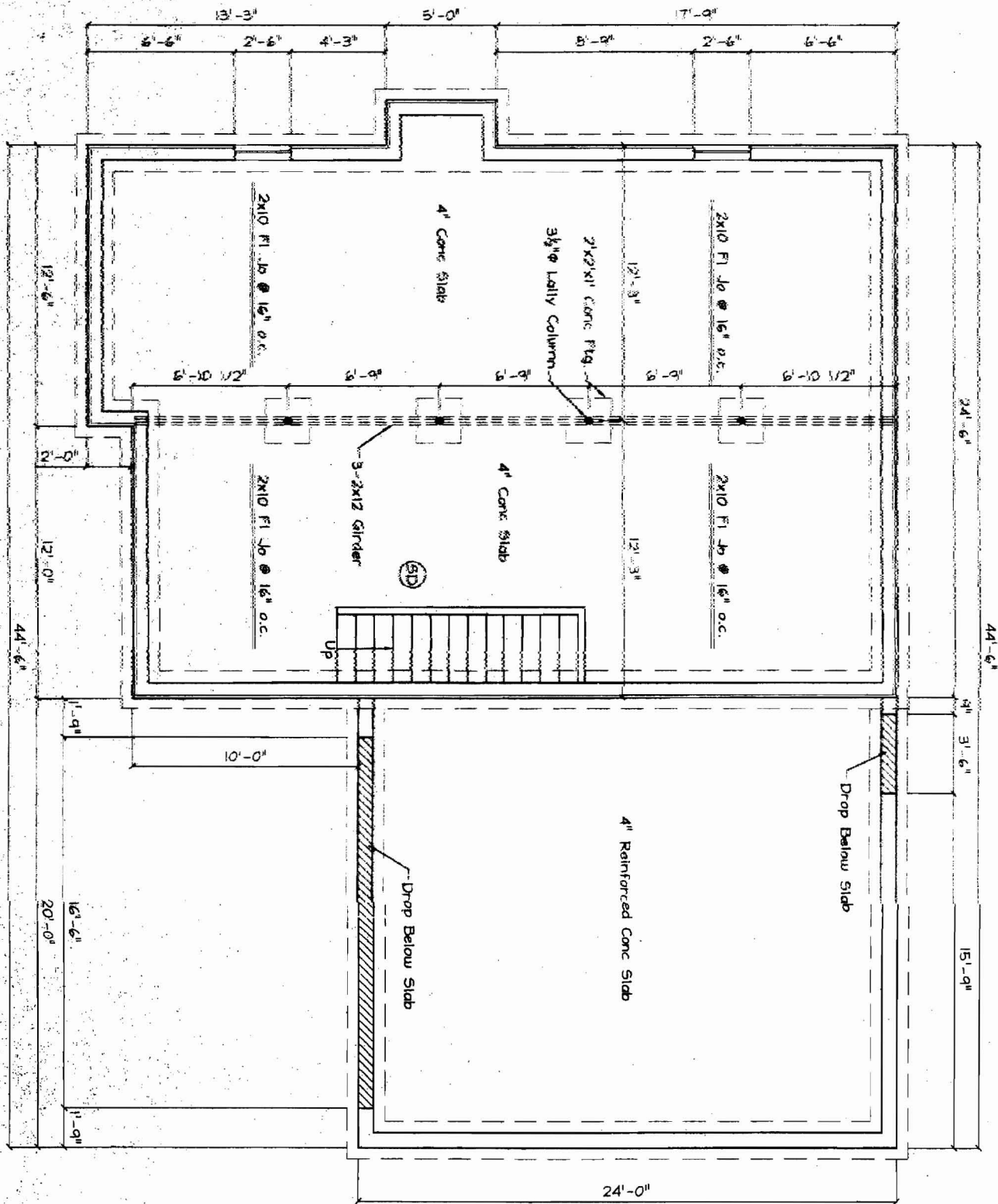
Revisions

**Dana Cunningham**  
 Washington Ave Ext.  
 Portland Maine

Drafting Plus is not a registered engineering firm. It is the responsibility of the general contractor to have structural beams sized and to ensure that this home is built according to all state & local codes in effect at the time of construction.

5/9  
 7/22/08  
 7/29/08  
 JOHN A. PERRY

831-0344



# Foundation Plan

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

**DRAFTING PLUS**  
 ARCHITECTURAL  
 DESIGN & DRAFTING  
 BUDDFORD, ME.  
 207-282-7744  
 SPECIALIZING IN YOUR DREAM HOME

DATE: 7/22/06  
 DRAWN BY: JOHN A. FORTSON  
 CHECKED BY: [blank]

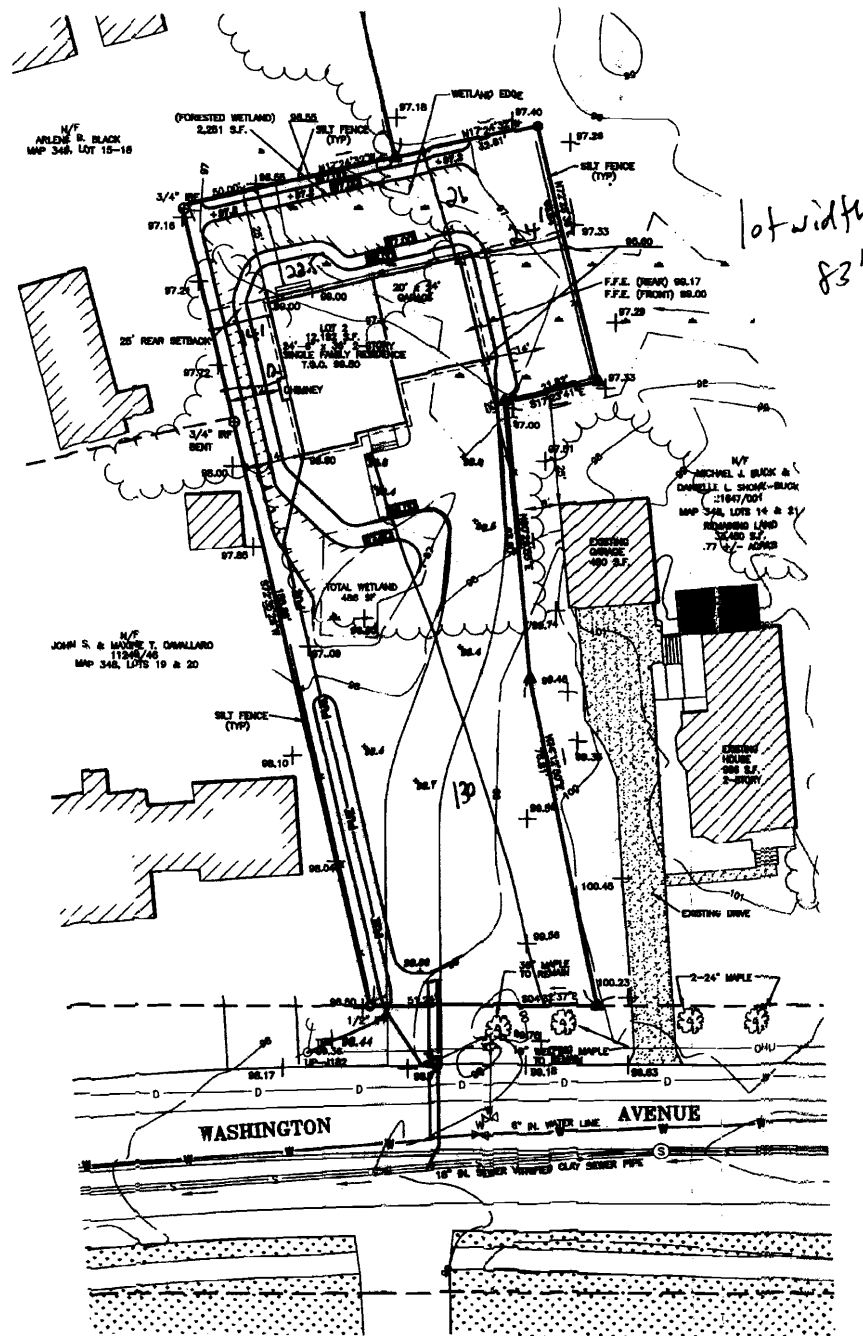
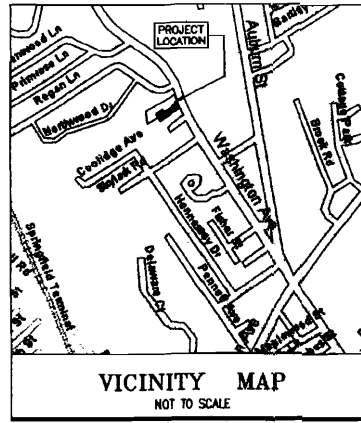
6/9

Revisions

Dana Cunningham

Washington Ave Ext.  
 Portland Maine

Drafting Plus is not a registered engineering firm. It is the responsibility of the general contractor to have structural beams sized and to ensure that this home is built according to all state & local codes in effect at the time of construction.



LEGEND

- SET #5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC. PLS 1314"
- FOUND IRON PIN (SIZE & TYPE AS NOTED)
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- ▲ ANGLE POINT (NO MONUMENTATION FOUND OR SET)
- UTILITY POLE (NUMBER AS NOTED)
- CLAY WIRE ANCHOR
- TREE LINE (APPROXIMATE)
- STONEWALL
- BOUNDARY LINE
- SETBACK LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- WETLAND EDGE
- OHU OVERHEAD UTILITY
- DIRECTION OF FLOW
- N/F NOW OR FORMERLY OWNED BY
- 1234/567 DEED BOOK AND PAGE (CCRD)
- MAP, LOT TAX MAP-BLOCK-LOT
- (123-4) PARENTHESIS DENOTE RECORD DATA
- FOUND DECIDUOUS TREE (SIZE & TYPE AS NOTED)
- PROPOSED SEWER
- PROPOSED WATER
- PUE PROPOSED UNDERGROUND ELECTRIC
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC NORTH, 2006.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM MICHAEL J. BLUK AND DANIELLE L. BUCK TO DANA J. CUNNINGHAM, DATED OCTOBER 20, 2008 AND RECORDED IN DEED BOOK 24489, PAGE 1 (CCRD).
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - a. "PORTLAND HIGHLANDS" OWNED BY H.R. LOWE LAND CO., INC., FORMERLY OWNED BY GEORGE F. REED, BY ERNEST W. BRANCH, CIVIL ENGINEER, DATED JULY 22, 1924, RECORDED IN PLAN BOOK 18, PAGE 10 (CCRD).
  - b. "PHASE 1 NORTHWOOD" WASHINGTON AVENUE, PORTLAND, MAINE, BY ROCOCO C. RISSBARA, DATED FEBRUARY 1982, RECORDED IN PLAN BOOK 133, PAGE 37 (CCRD).
  - c. "NORTHWOOD CONDOMINIUMS" IN PORTLAND, MAINE, R. RISSBARA CONSTR. CO., INC., DATED JULY 1983, LAST REVISED OCTOBER 6, 1983, RECORDED IN PLAN BOOK 139, PAGE 51 (CCRD).
5. THE PARCEL SURVEYED IS PART OF A LOT IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAP 348, LOT 14 & 21.
6. THE PARCEL SURVEYED IS LOCATED IN THE RESIDENTIAL 3 (R-3) ZONE. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
  - MINIMUM LOT SIZE: 6,500 SQUARE FEET
  - FRONT YARD SETBACK = 25 FEET
  - REAR YARD SETBACK = 25 FEET (5 FEET—DETACHED STRUCTURE)
  - SIDE YARD SETBACK 1 STORY = 8 FEET
  - SIDE YARD SETBACK 1-1/2 = 8 FEET
  - SIDE YARD SETBACK 2 STORY = 14 FEET
  - SIDE YARD SETBACK 2-1/2 = 16 FEET
  - MINIMUM FRONTAGE = 50 FEET
  - MINIMUM LOT WIDTH = 65 FEET
  - MINIMUM LOT COVERAGE = 35%
7. THE WIDTH AND LAYOUT OF WASHINGTON AVENUE WAS DETERMINED FROM PLAN REFERENCE 4b, ABOVE. SAID WIDTH IS 66 FEET.
8. WETLANDS DELINEATED BY JOSEPH NOEL, SOIL SCIENTIST, SOUTH BERWICK, MAINE AND LOCATED BY NORTHEAST CIVIL SOLUTIONS.
9. TYPE OF WETLANDS: FORESTED  
 TOTAL AMOUNT OF WETLANDS ON SITE: 2,737 S.F.  
 TOTAL AMOUNT OF WETLANDS TO BE FILLED: 2,737 S.F.  
 TOTAL AMOUNT OF WETLANDS ALLOWED TO BE FILLED WITHOUT PERMITS: 4,300 S.F.
10. THE SUBJECT PARCEL IS LOCATED IN THE ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 230001-00000 WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1998 AND IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR-FLOOD-PLAIN.
11. ACTUAL LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ALL UTILITY CONNECTIONS ARE TO BE FITTED AND COMPLY WITH ALL BUILDING CODES. CONTACT DIG SAFE AT 1-888-344-7233 PRIOR TO EXCAVATION.
12. THE ENTIRE SITE SHALL BE DEVELOPED AND OR MAINTAINED AS DEPICTED ON THE PLAN. APPROVAL OF THE PLANNING AUTHORITY SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR ANY DEVIATIONS FROM THE APPROVED PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
13. A MINIMUM OF TWO TREES PER LOT HAVE BEEN CONSERVED IN THE FRONT YARD OF THE LOT MEETING THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES.
14. THIS SURVEY EXCEPTS CHAPTER 80, PART 2, SECTIONS 5 & 6 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES.
15. ELEVATIONS ARE BASED ON ASSUMED ELEVATION 100.
16. EXISTING SOILS CONDITIONS PER THE U.S. DEPARTMENT OF AGRICULTURE, CUMBERLAND COUNTY SOILS SURVEY. SOILS ON THIS PROPERTY ARE MAINLY (HbE)—HINCIGLEY GRAVELLY SANDY LOAM AND SMALL AMOUNT OF (Dwb)—DEERFIELD LOAMY SAND. BOTH HAVE VERY RAPID PERMEABILITY. THEY RANGE FROM EXCESSIVELY TO MODERATELY WELL DRAINED.
17. LOCATION OF BUILDINGS AND STRUCTURES ON ADJUTING SITES ARE APPROXIMATE AND WERE LOCATED BY AERIAL PHOTO.

PROJECT: 28338	DRAWING NAME: GRADING PLAN1.DWG
DATE: NOVEMBER 03, 2008	SCALE: 1"=20'
REVISED DATE: N/A	COMMENTS: N/A

SITE, GRADING, AND UTILITY PLAN  
WASHINGTON AVENUE

DANA CUNNINGHAM  
WASHINGTON AVENUE

DANA CUNNINGHAM  
P.O. BOX 1883 PORTLAND, MAINE 04104

SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**  
INCORPORATED  
153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail info@northeastcivilsolutions.com  
800.882.2227

STAMP AND SIGNATURE

*[Signature]*  
DATE: 11/3/2008

NCS 1 PROJECT 28338 1 NOVEMBER 03, 2008