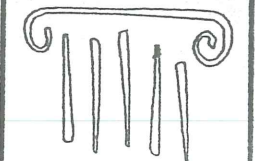


Att. 12



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FRONT ELEVATION Model A (four unit)

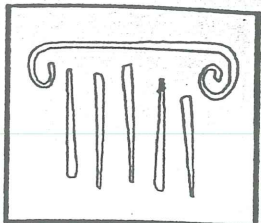
NORTHGATE FARMS
ALLEN AVENUE
PORTLAND, MAINE

JOB: 00120

ISSUE DATE
NOV. 28, 2000

ELEVATION
A1

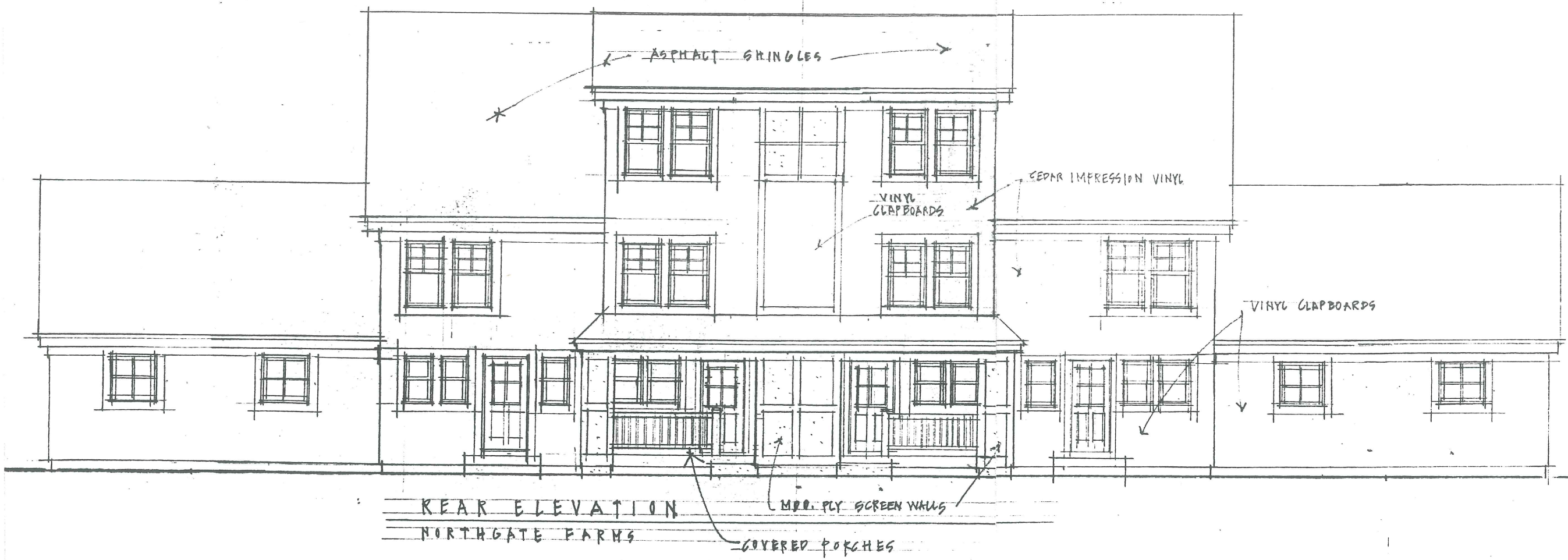
12a



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REAR ELEVATION
NORTHGATE FARMS

MDO. PLY SCREEN WALLS
COVERED PORCHES

REAR ELEVATION Model A (four unit)

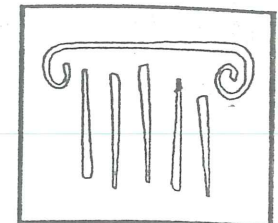
NORTHGATE FARMS
ALLEN AVENUE
PORTLAND, MAINE

JOB: 00120

ISSUE DATE
NOV. 28, 2000

ELEVATION
A2

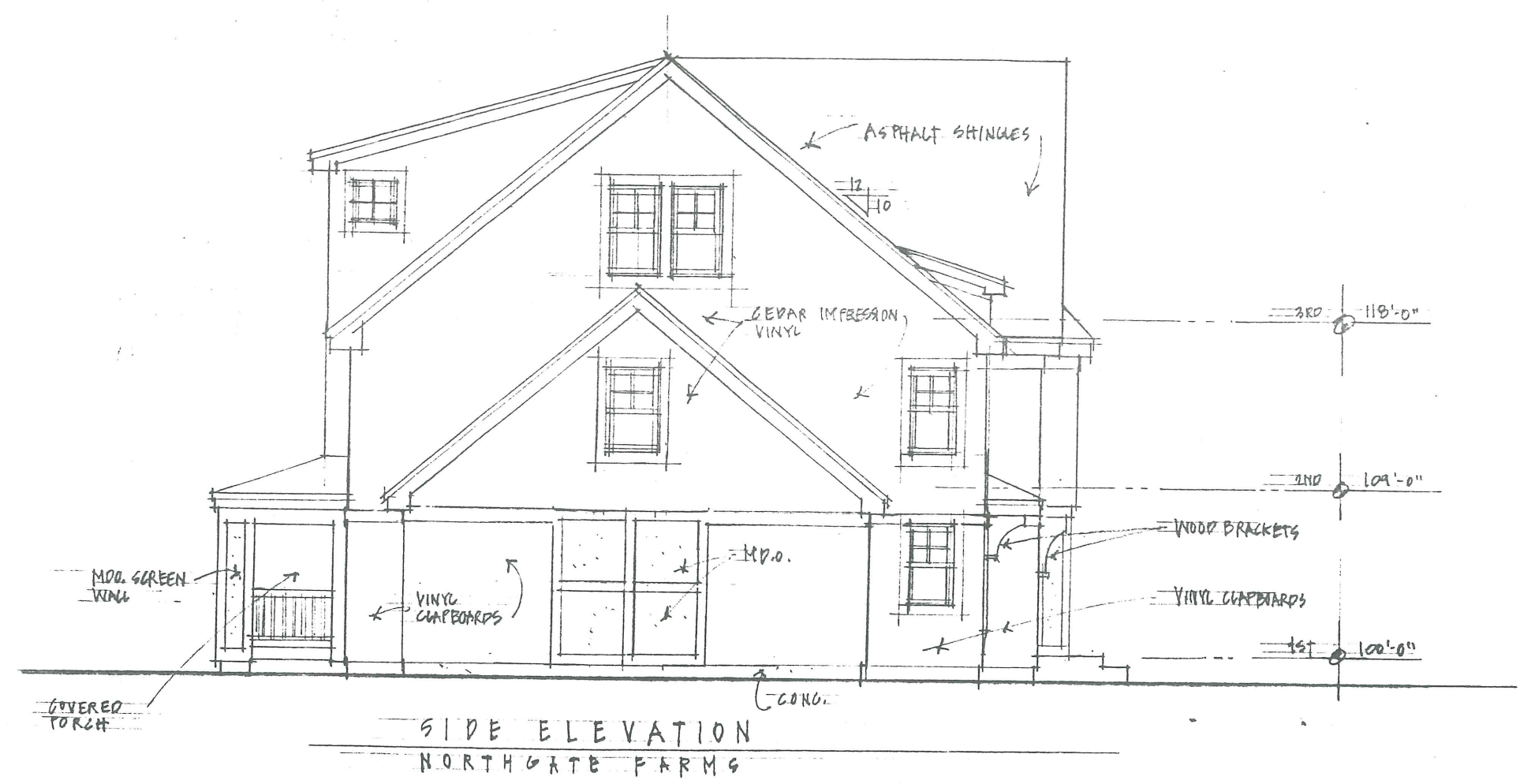
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SIDE ELEVATION Model A (four unit)

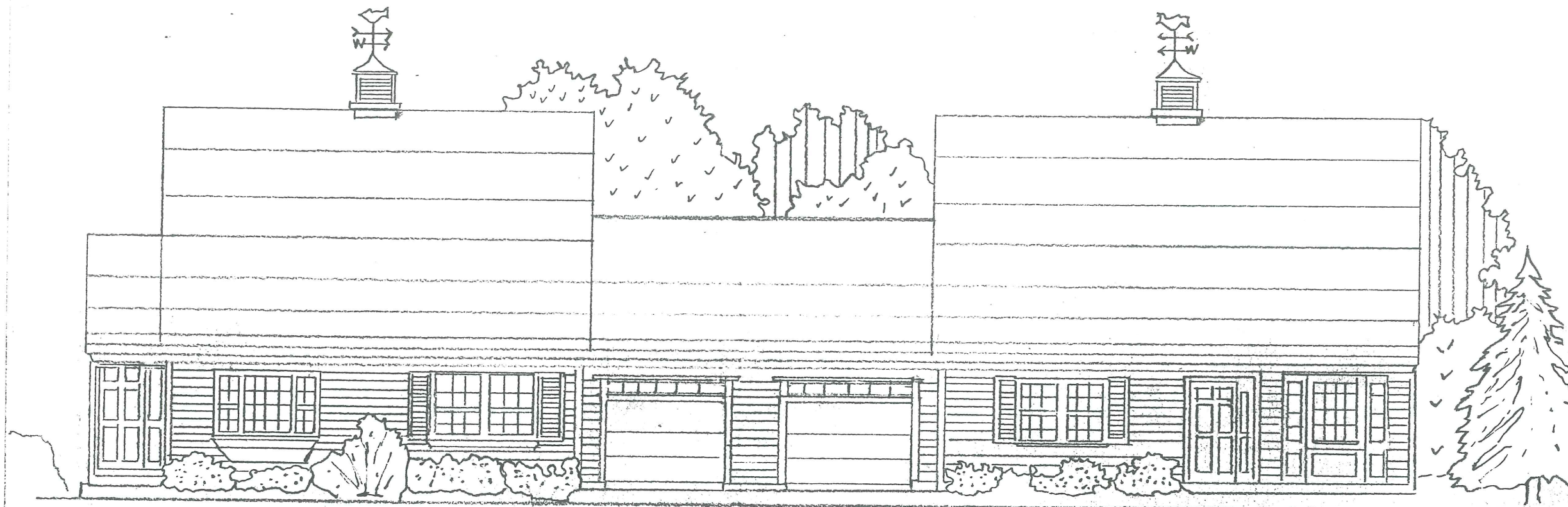
NORTHGATE FARMS
ALLEN AVENUE
PORTLAND, MAINE

JOB: 00120

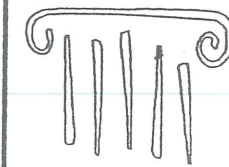
ISSUE DATE
NOV. 28, 2000

ELEVATION
A3

12c



FRONT ELEVATION Model B (two unit)



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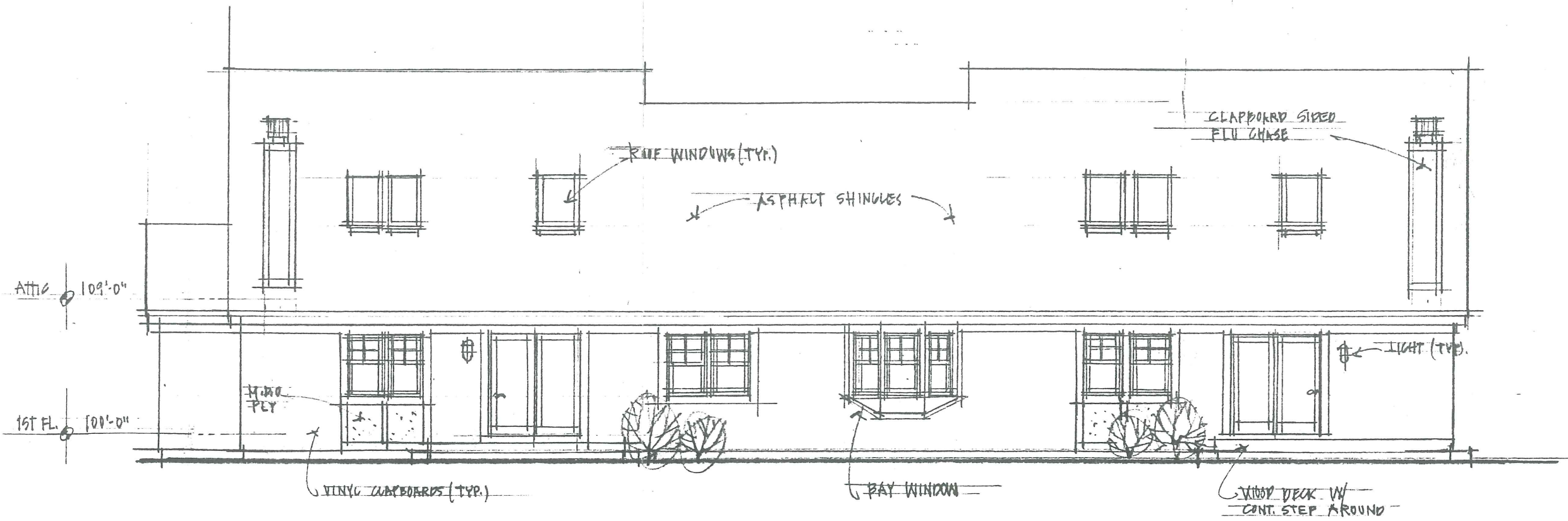
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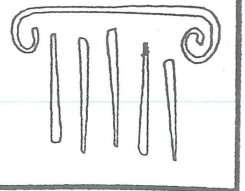
ELEVATION

A4

12d



REAR ELEVATION Model B (two unit)



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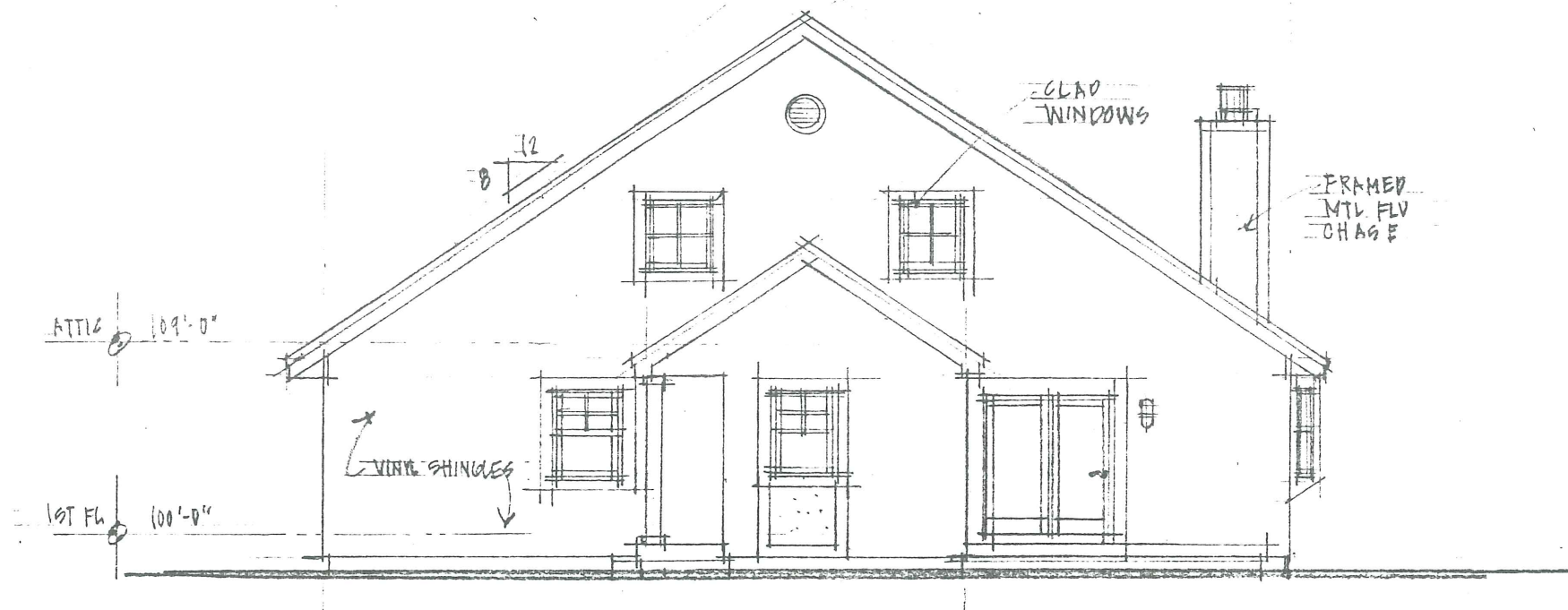
NORTHGATE FARMS
ALLEN AVENUE
PORTLAND, MAINE

JOB: 00120

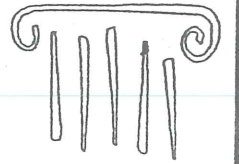
ISSUE DATE
NOV. 28, 2000

ELEVATION
A5

12e



SIDE ELEVATION Model B (two unit)



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NORTHGATE FARMS
ALLEN AVENUE
PORTLAND, MAINE

JOB: 00120

ISSUE DATE
NOV. 28, 2000

ELEVATION

A6

SKETCH PLAN / PROJECT 20358 / DES LAURIERS & ASSOCIATES

DES LAURIERS & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS / GIS CONSULTANTS
 (207) 883-1001 FAX
 (207) 883-1000 PHONE
 (800) 883-2227 PHONE
 SCARBOROUGH, ME 04774

JOB NUMBER: 20358
 CAD FILE: 20358.dwg
 SOFTSK PROJECT: 20358

OWNER:
 CHARLES B. WER ET AL.
 401 ROCKETT ROAD
 GREATER PORTLAND REALTY CENTER
 PORTLAND, ME 04103

REGULATED FOR:
 PORTLAND, ME 04103

DATE: AUGUST 31, 2000

SCALE: 1"=60'

PORTLAND
 CUMBERLAND COUNTY
 MAINE

484 - 518 ALLEN AVENUE
 ON
 SKETCH PLAN OF NORTHGATE FARMS

1. THE BASIS OF BEARING FOR THIS SKETCH PLAN IS FROM THE PLAN REFERENCED IN PLAN NOTE 4.C. SAID BEARING IS MAGNETIC 1980.

2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS. (CORD)

3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED SEPTEMBER 1, 2000 AND RECORDED IN DEED BOOK 15705, PAGE 314.

4. REFERENCE TO THE FOLLOWING PLANS:
 a. "PLAN OF LOTS FOR NORTH DEERING SCHOOL PROPERTY MADE FOR THE CITY OF PORTLAND," BY H.L. & E.C. JORDAN, DATED NOVEMBER, 1912. (NOT RECORDED)
 b. "PLAN OF PROPERTY FOR ROBERT L.S. INCLUDES B AND JENNE D. (NOT RECORDED)
 c. "PLAN OF LYMAN MOORE INTERIOR SCHOOL," BY CITY OF PORTLAND PUBLIC WORKS DEPARTMENT, DATED JUNE 14, 1984. (NOT RECORDED)
 d. "BRAMBLEWOOD," BY SURVEY, INC., DATED FEBRUARY, 1987. (NOT RECORDED)
 e. IN PLAN BOOK 1811, PAGE 62.
 f. "COTTAGE PARK LAYOUT PLAN," BY PENNING & GREER, DATED OCTOBER 28, 1993. RECORDED IN PLAN BOOK 133, PAGE 408.

5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSORS' MAP 379, BLOCK A, PARCELS 2 AND 8.

6. THE PARCEL SURVEYED IS LOCATED IN THE RESIDENTIAL 3 (R-3) ZONE. BULK AND SPECIAL REQUIREMENTS ARE AS FOLLOWS FOR A PLANNED RESIDENTIAL UNIT DEVELOPMENT:
 (FRONT)
 MINIMUM LOT SIZE: 3 ACRES
 MINIMUM NUMBER OF UNITS IN A BUILDING OF 5 AC. OR MORE: 6 UNITS
 MINIMUM AVERAGE NUMBER OF UNITS IN A BUILDING (FRONT OF 5 AC. OR MORE): 3 UNITS
 MINIMUM LENGTH OF "TRAIL" BUILDING WITH INTERIOR GARAGE: 140'
 MINIMUM BUILDING SETBACK FROM EXTERIOR SUBDIVISION PROPERTY LINE: 30 FEET
 WITH 3 OR FEWER DWELLING UNITS IN BUILDING: 25 FEET
 MINIMUM RECREATION OPEN SPACE AREA: 300 S.F. PER DWELLING UNIT.

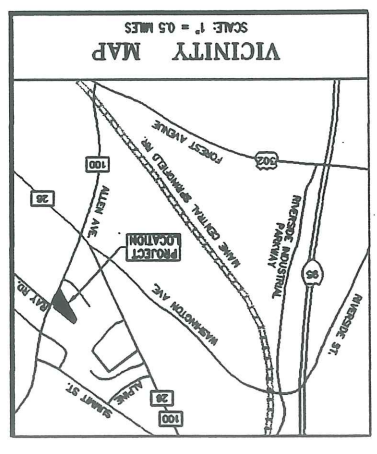
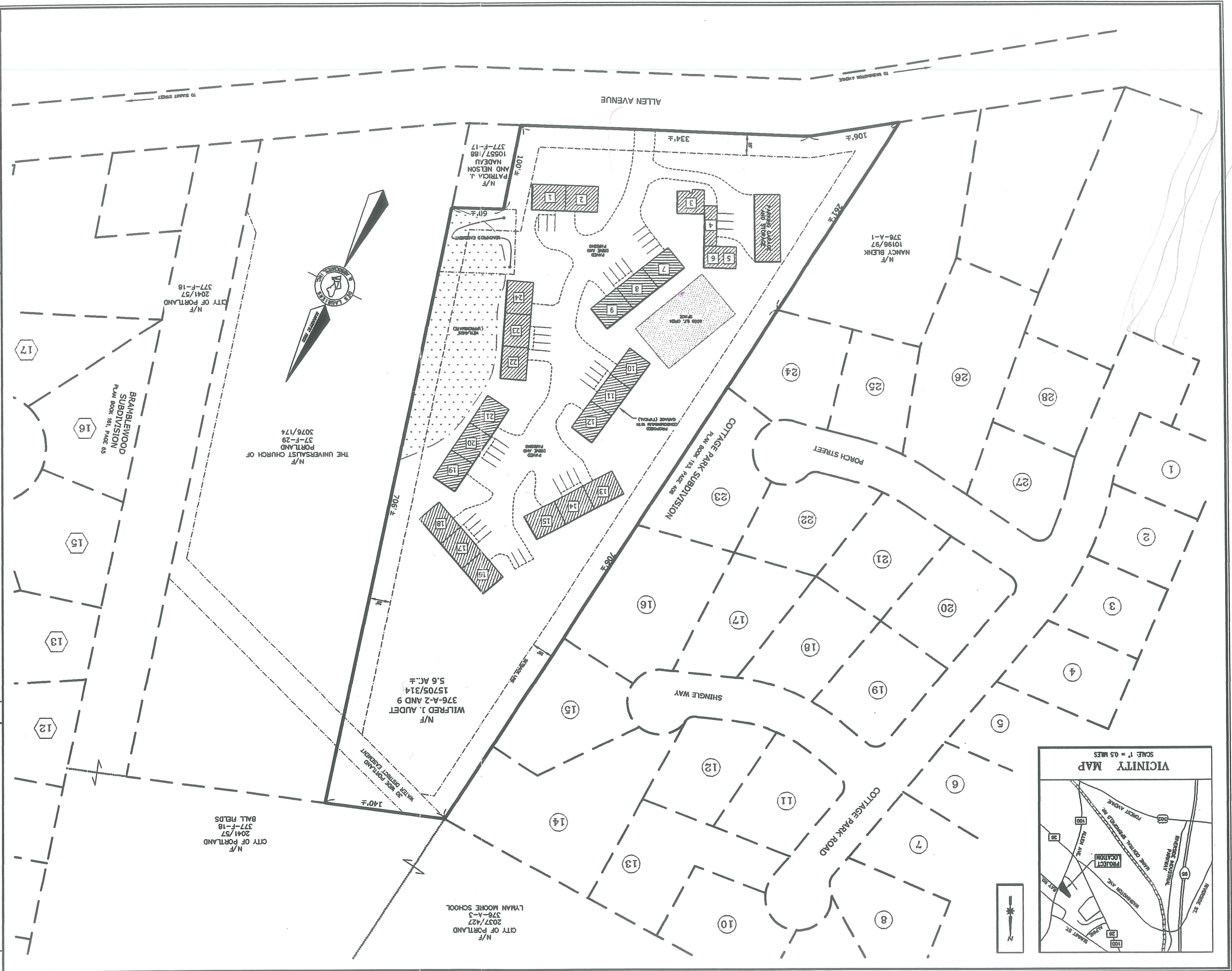
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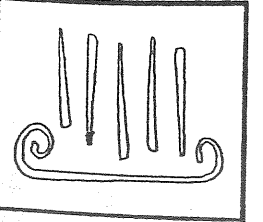
LEGEND

--- ADJUTER OR RIGHT-OF-WAY LINE
 --- BOUNDARY LINE (APPROXIMATE)
 --- HOW OR FORMERLY OWNED BY
 --- TRAVELED WALK
 --- DEED BOOK AND PAGE (CORD)
 --- 1234/567
 --- EASEMENT LINE
 --- SETBACK LINE
 --- LOT NUMBER FROM COTTAGE PARK SUBDIVISION
 --- LOT NUMBER FROM BRAMBLEWOOD SUBDIVISION
 --- CONDOMINIUM NUMBER

15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28

44.3





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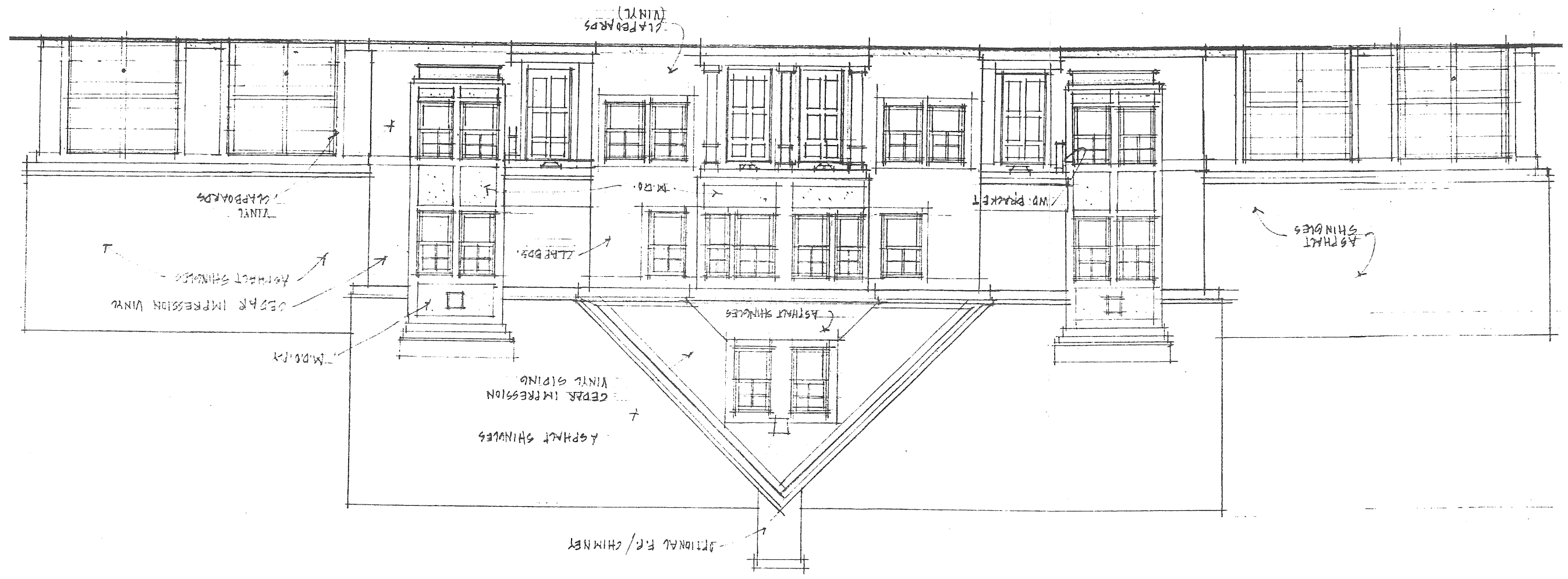
NORTHGATE FARMS
ALLEN AVENUE
PORTLAND, MAINE

JOB: 00120

ISSUE DATE
NOV. 28, 2000

ELEVATION
A1

FRONT ELEVATION Model A (four unit)



A2

ELEVATION

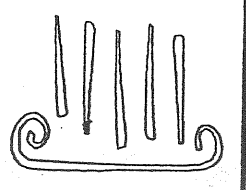
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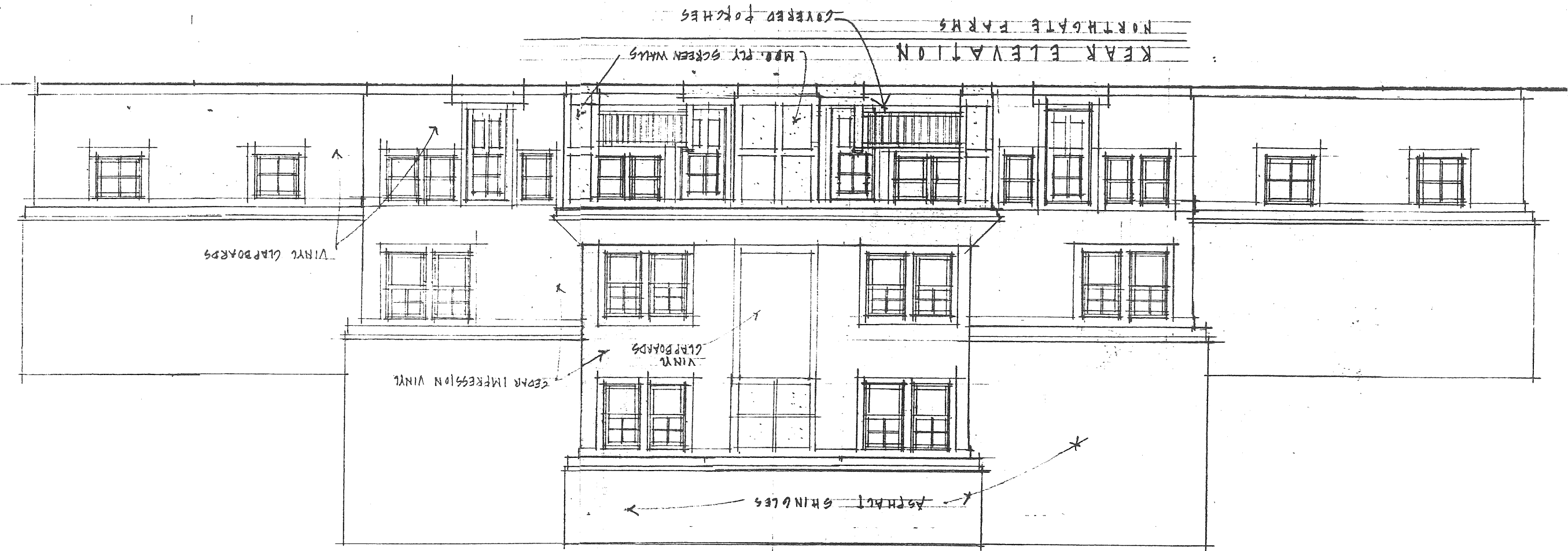
NORTHGATE FARMS
ALLEN AVENUE
PORTLAND, MAINE

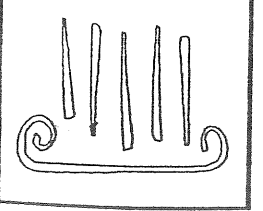
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REAR ELEVATION Model A (four unit)





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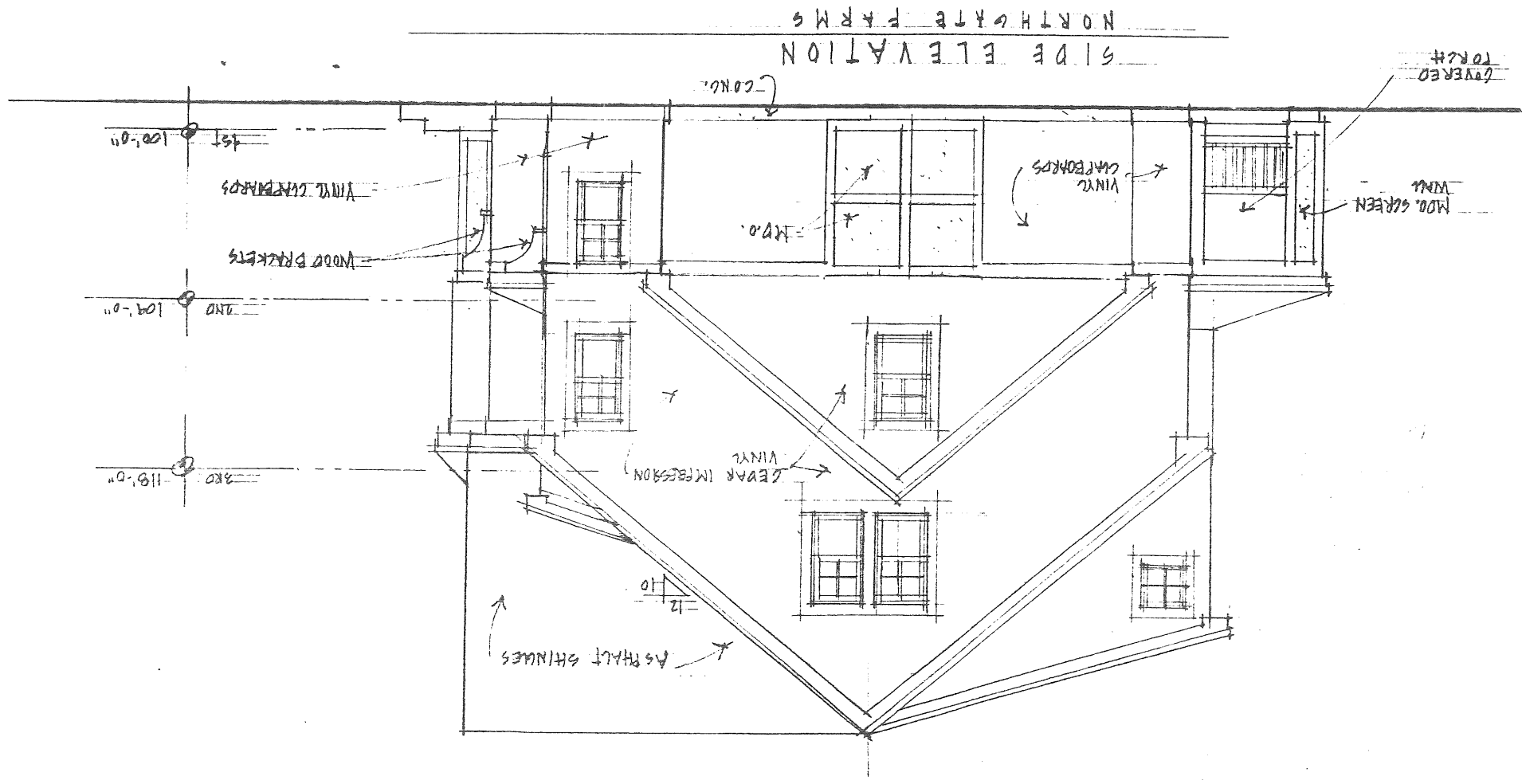
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ALLEN AVENUE
PORTLAND, MAINE

JOB: 00120

ISSUE DATE
NOV. 28, 2000

ELEVATION
A3

SIDE ELEVATION Model A (four unit)



A4

ELEVATION

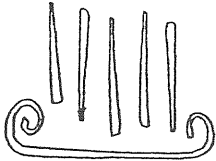
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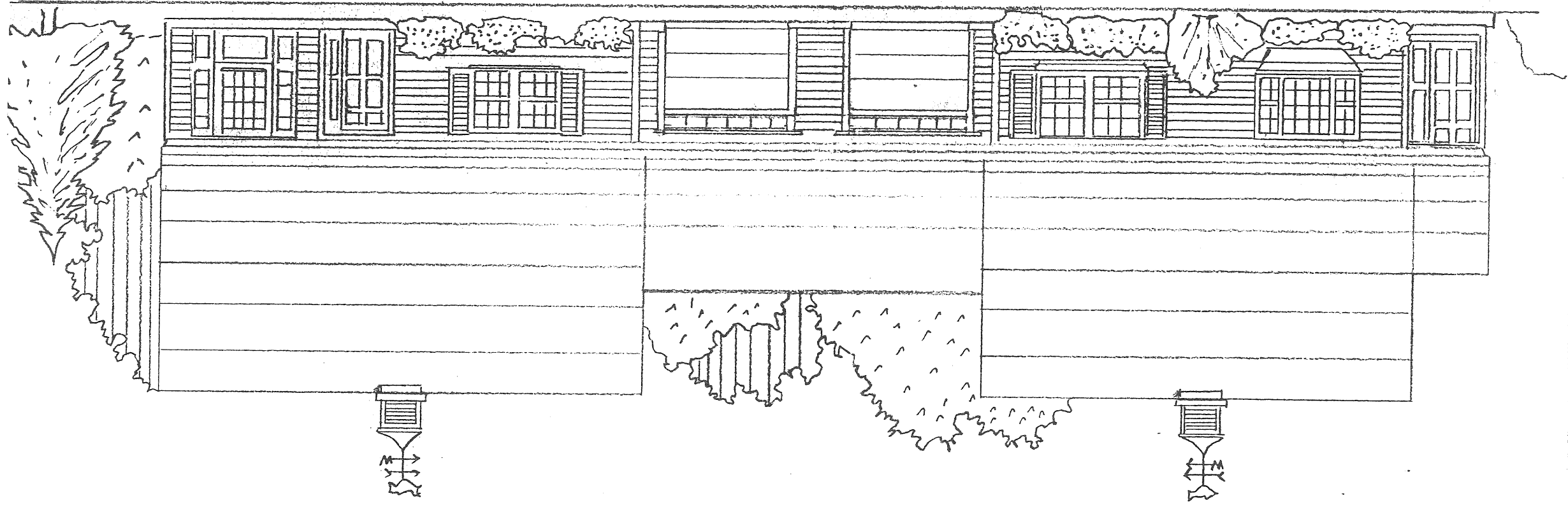
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FRONT ELEVATION Model B (two unit)



A5

ELEVATION

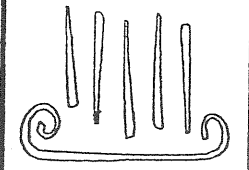
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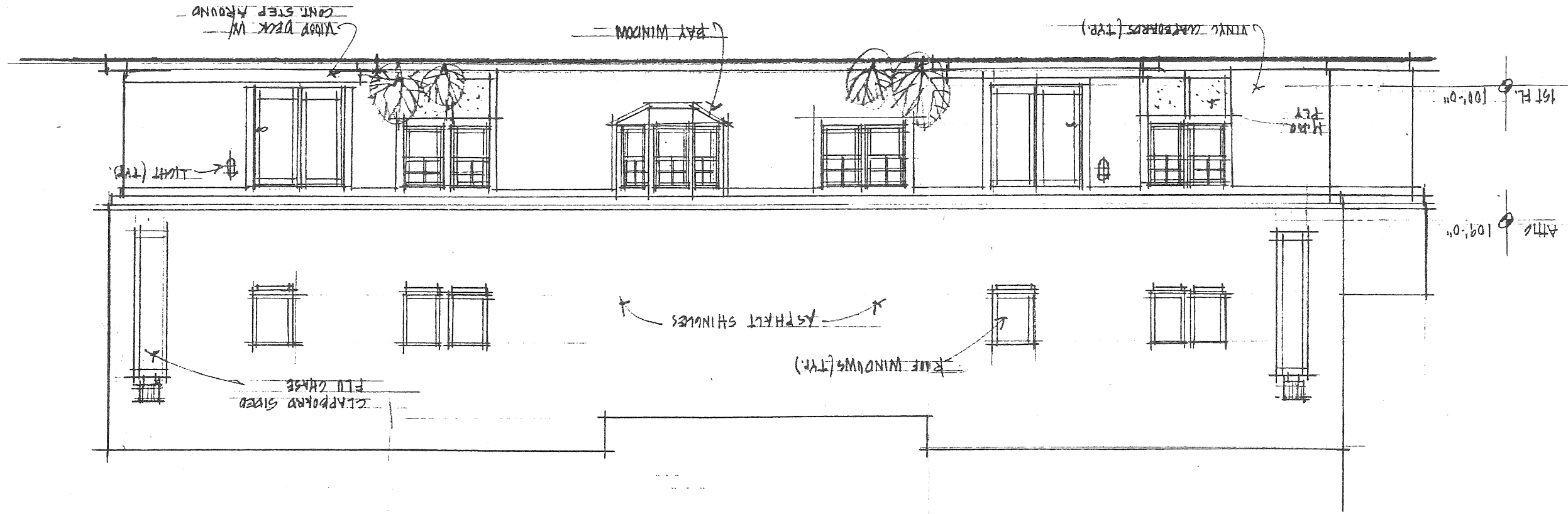
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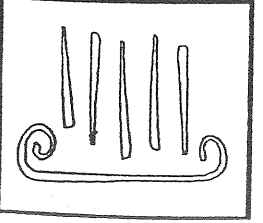
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REAR ELEVATION Model B (two unit)





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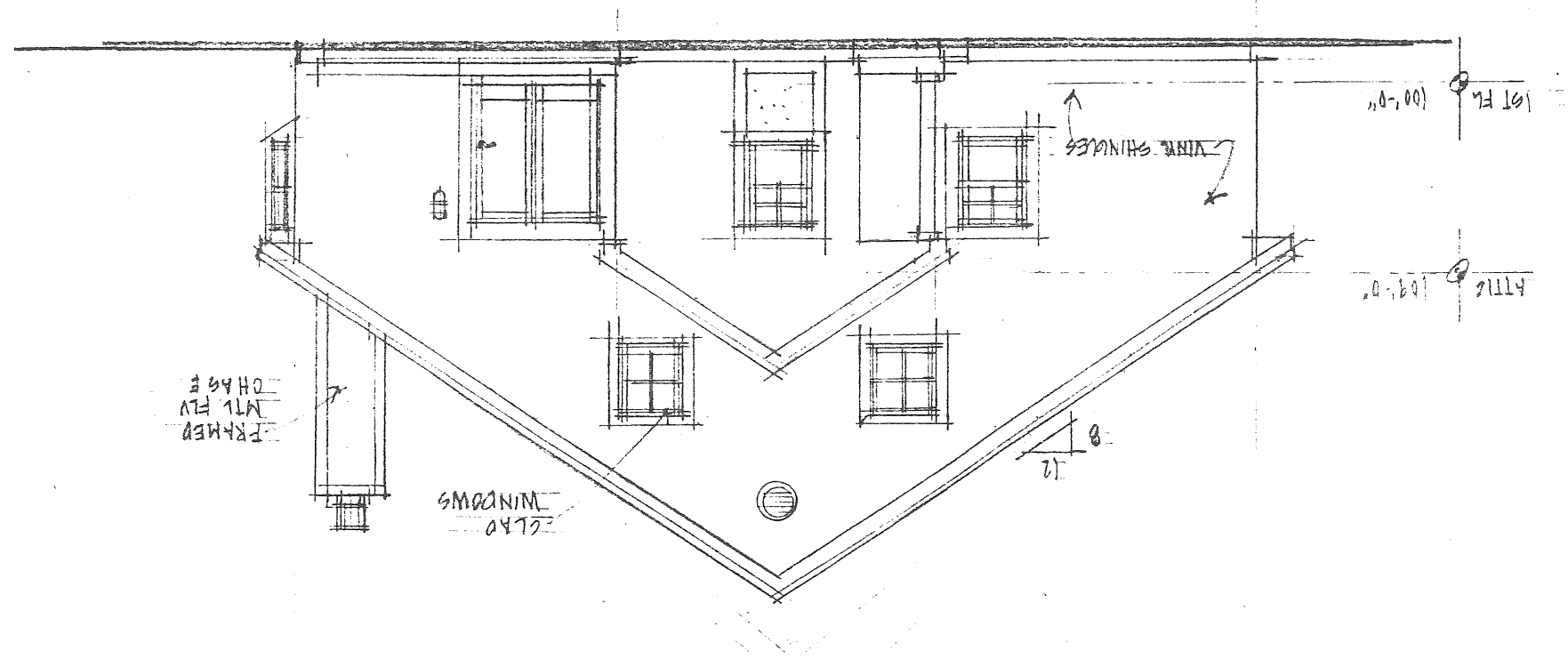
NORTHGATE FARMS
ALLEN AVENUE
PORTLAND, MAINE

JOB: 00120

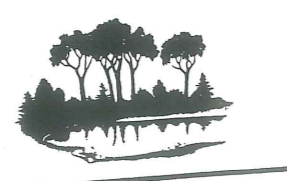
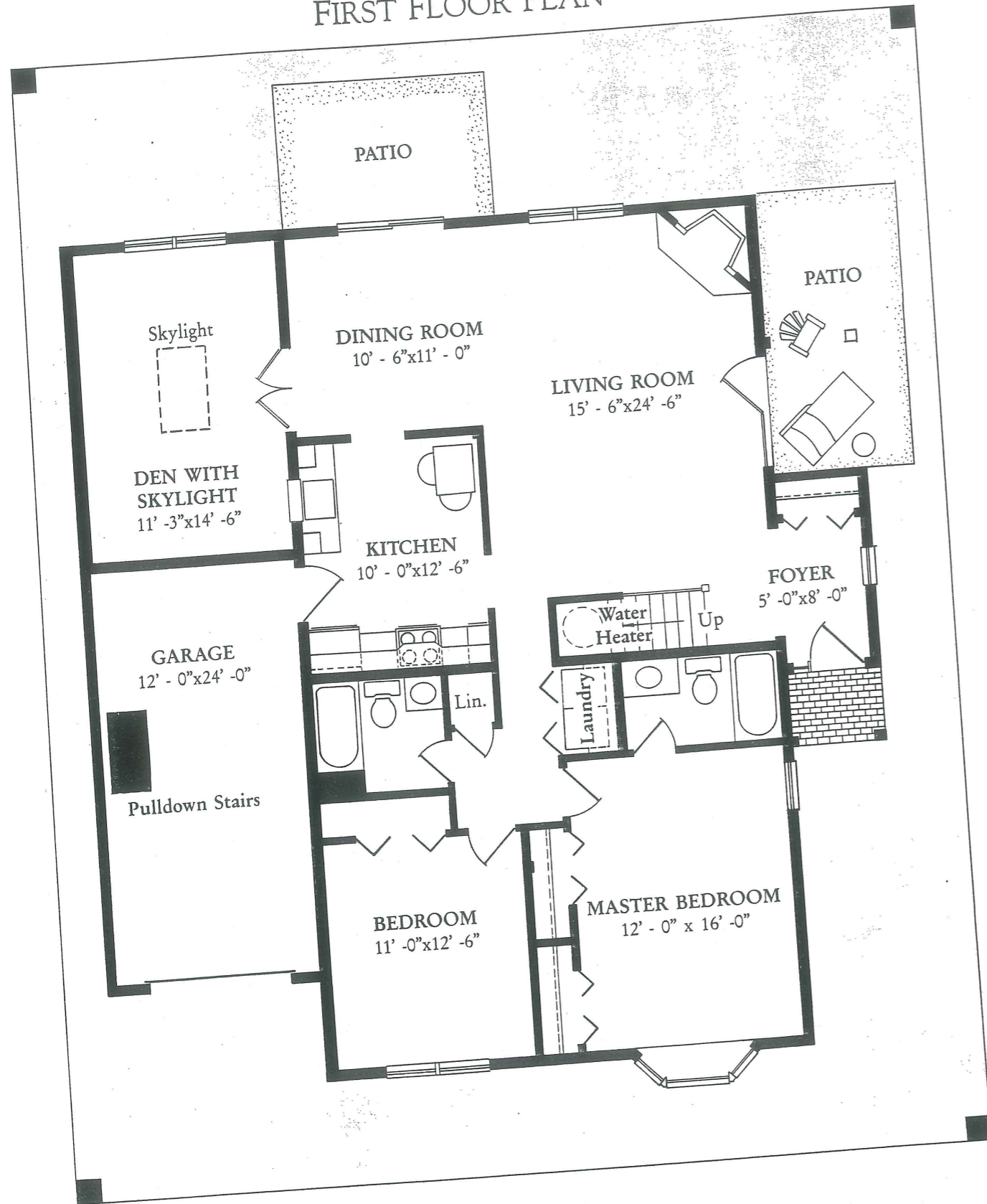
ISSUE DATE
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ELEVATION
A6

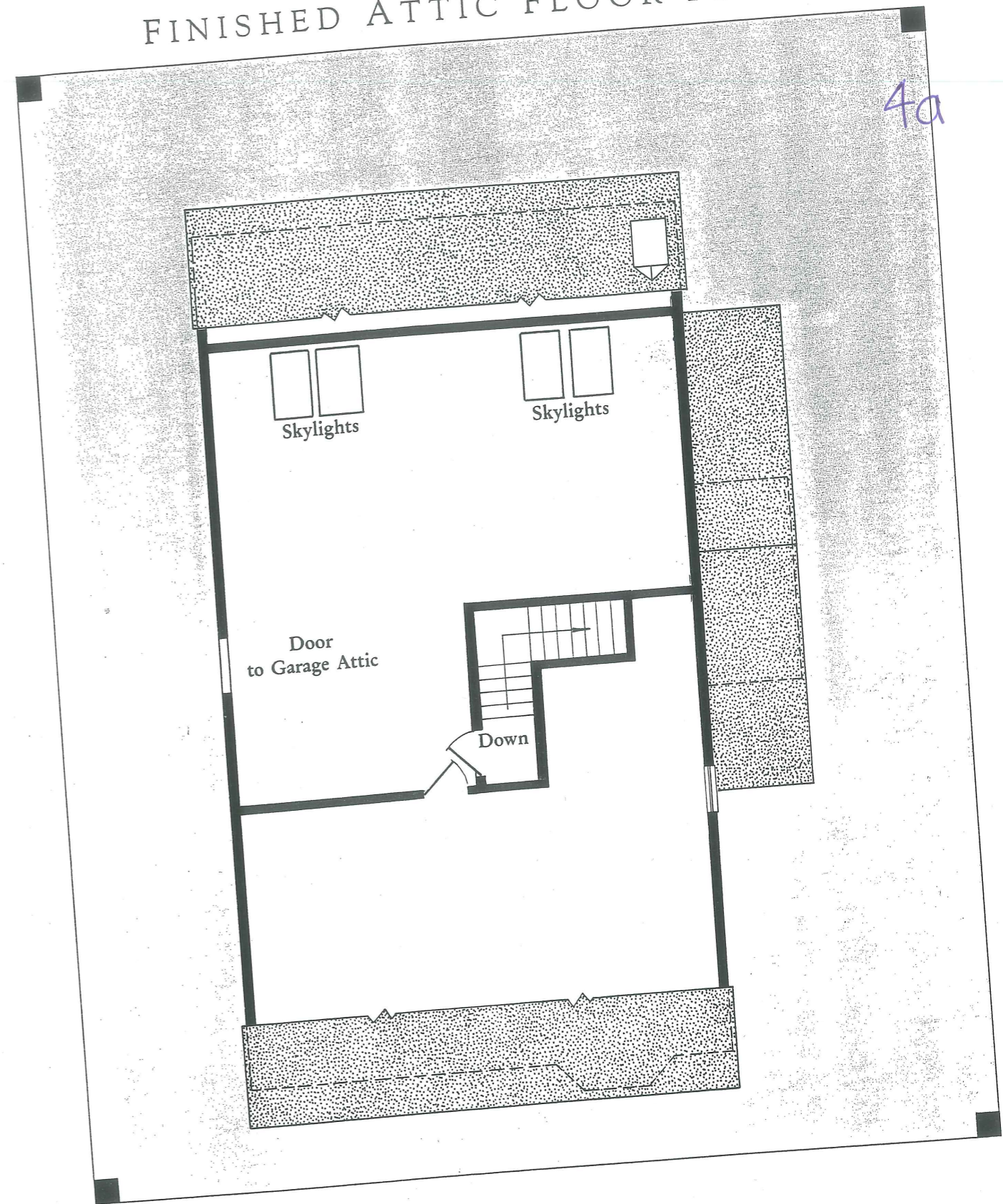
SIDE ELEVATION Model B (two unit)



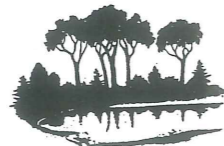
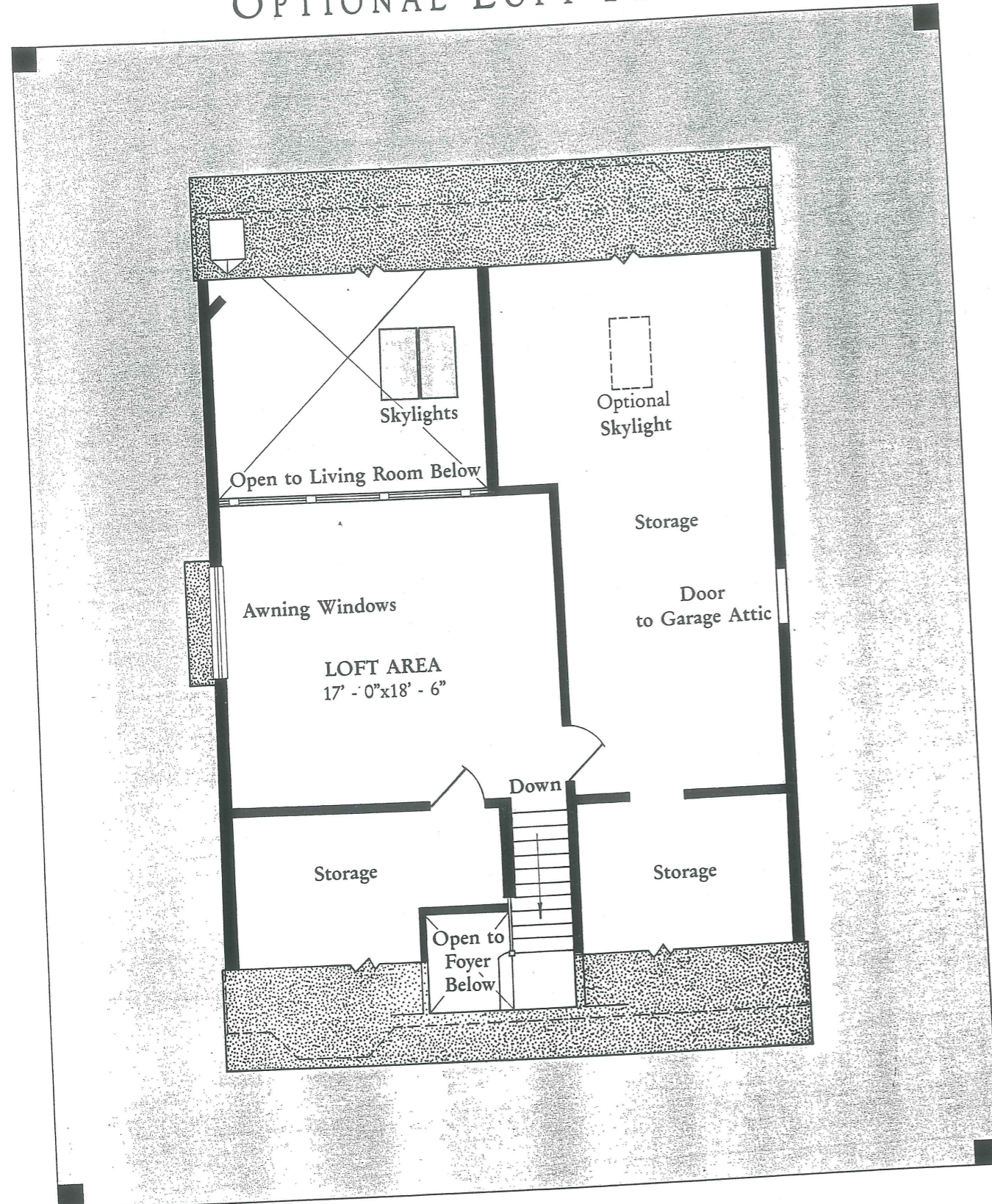
SUNDEW FIRST FLOOR PLAN



OPTIONAL FINISHED ATTIC FLOOR PLAN

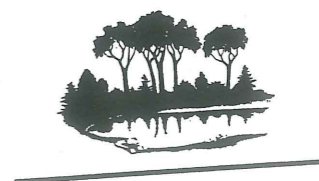
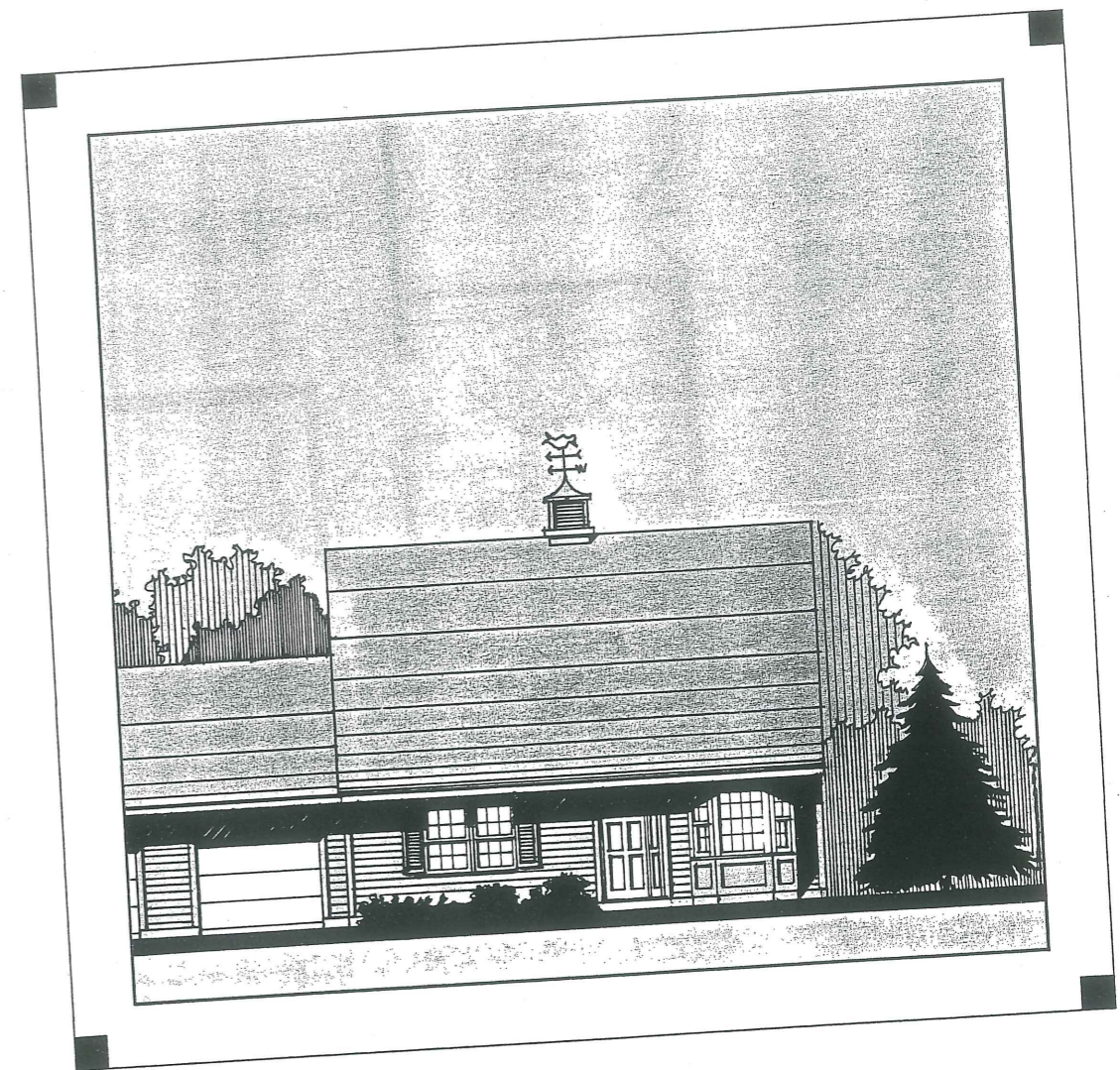


OPTIONAL LOFT PLAN



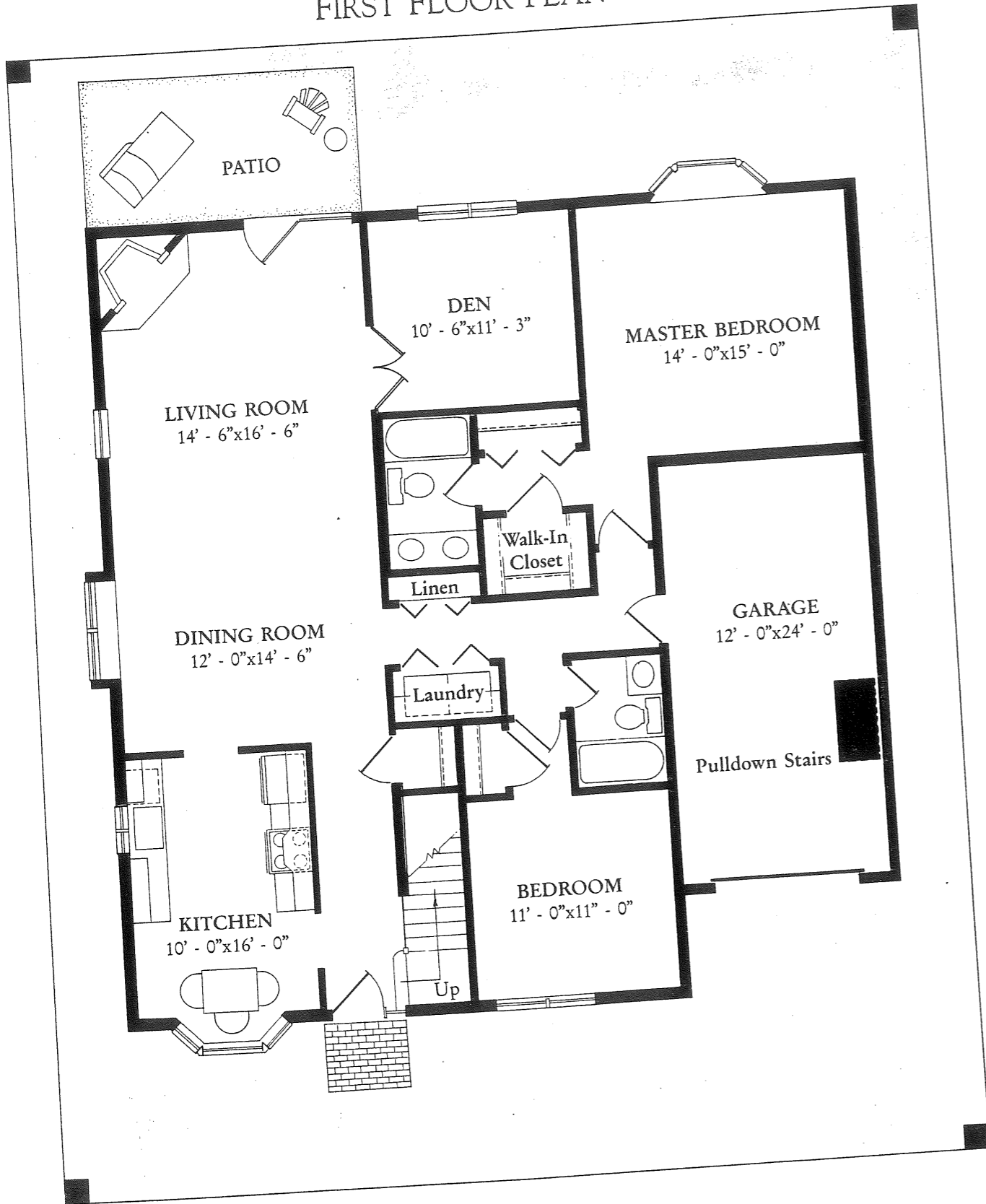
WATERCRESS ^{4b}

CENTER ENTRANCE SINGLE STORY WITH DEN

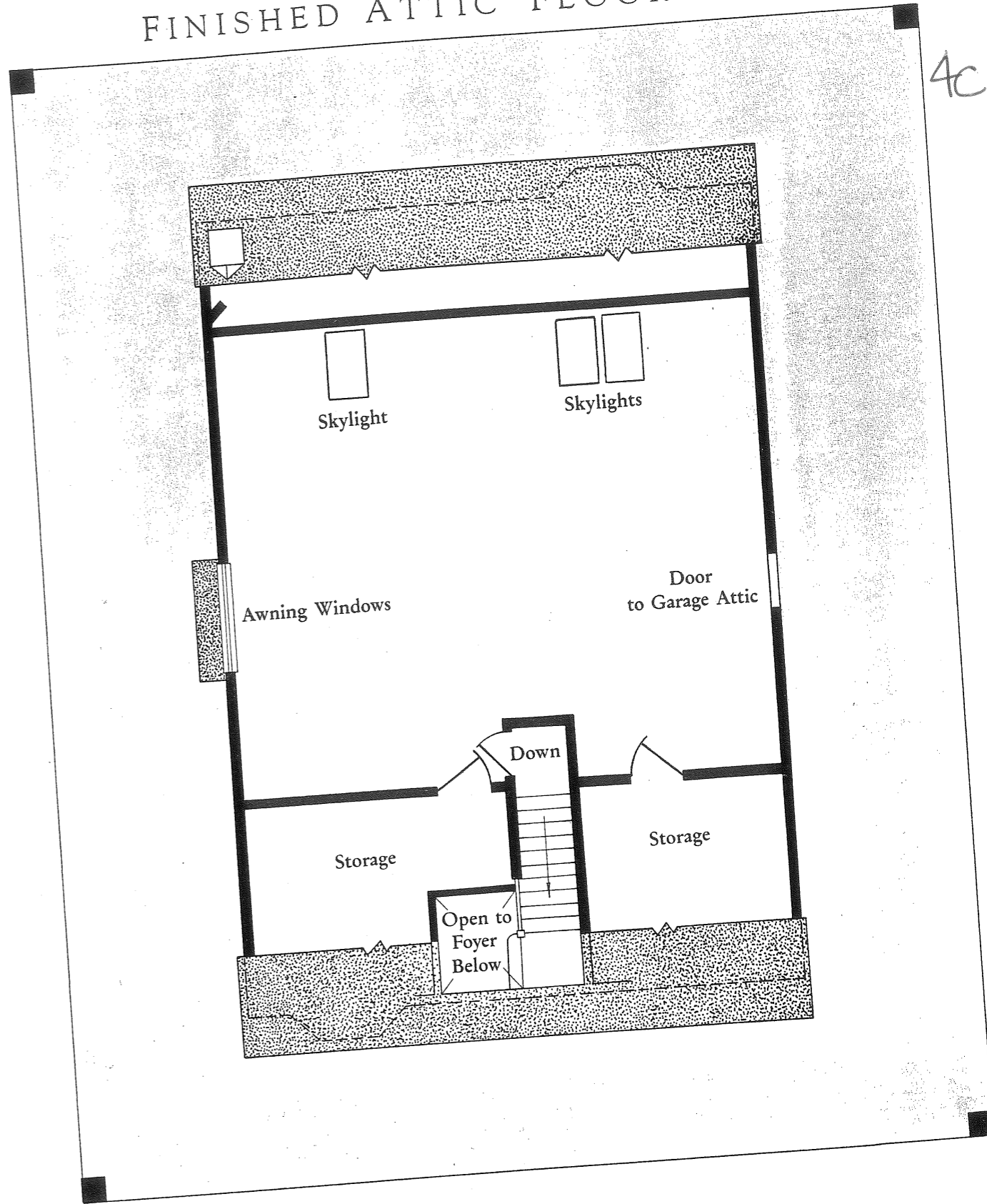


WATERCRESS

FIRST FLOOR PLAN



OPTIONAL FINISHED ATTIC FLOOR PLAN



4c

