

WITHOUT STORAGE

Section A-A

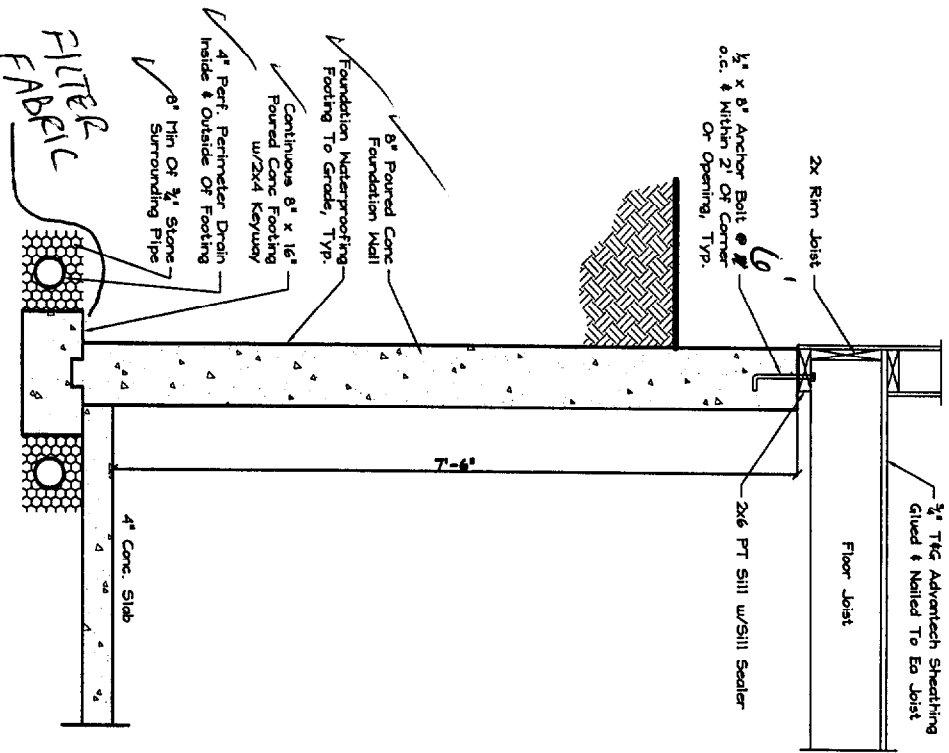
Scale: 3/8" = 1'-0"

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
 APR 28 2004
 SUPERSEDES ALL
 PRIOR DATED PLANS

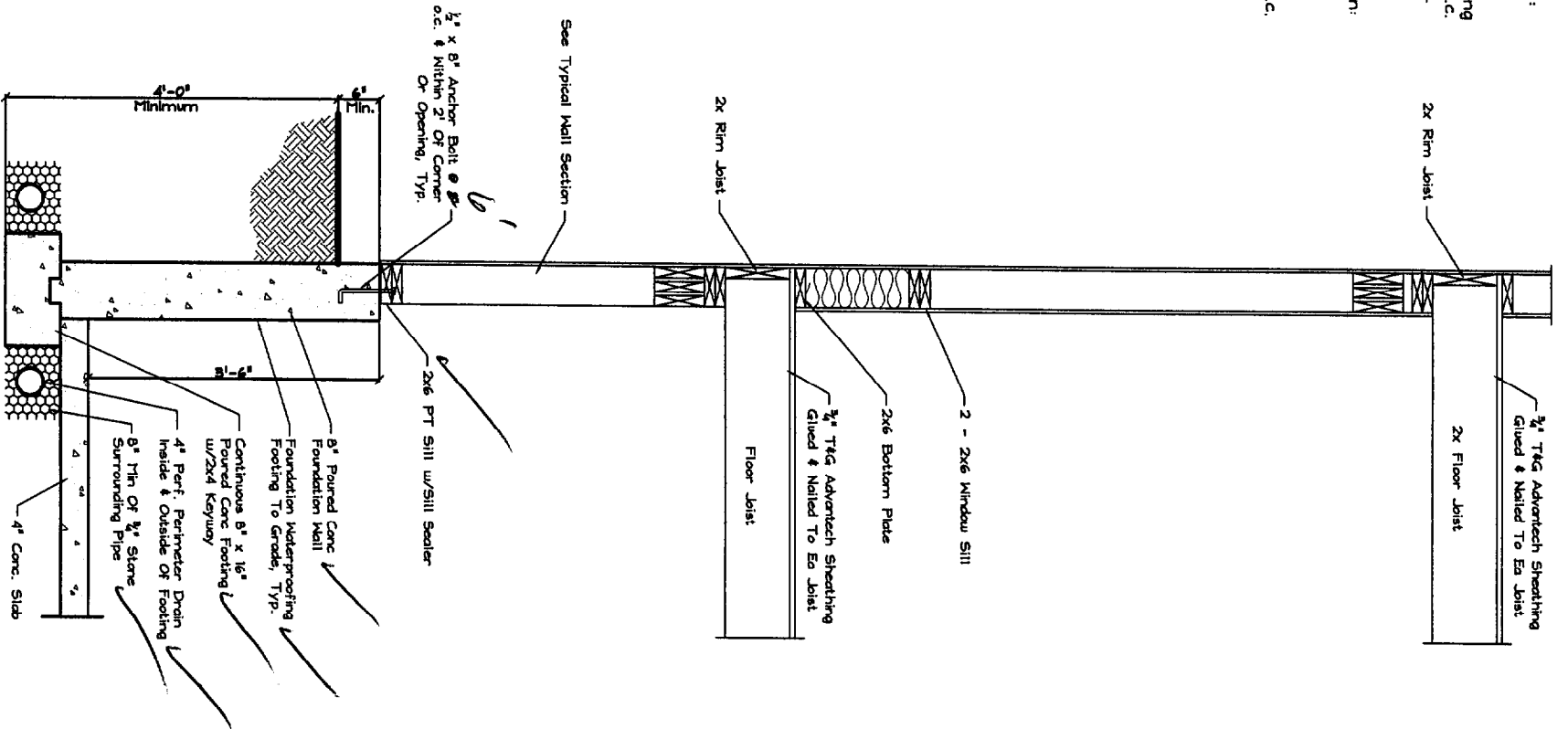
Drafting Plus 14 Cathedral Oaks Drive Biddeford, ME 04005 Tel. (207) 282-7744 Fax. (207) 282-3777	Approvals 	Contractor: Jim Lombardo	Drafting Plus is not an engineering firm. It is the responsibility of the general contractor to have structural beams sized and to ensure that this home is built according to all state & local codes in effect at the time of construction.
	Date: 2/24/04 Drawn: 2/25/04 No. By: John A. Perron Sheet No. 8/12	Rogosienski Residence Portland Maine	

MAR 30 2004

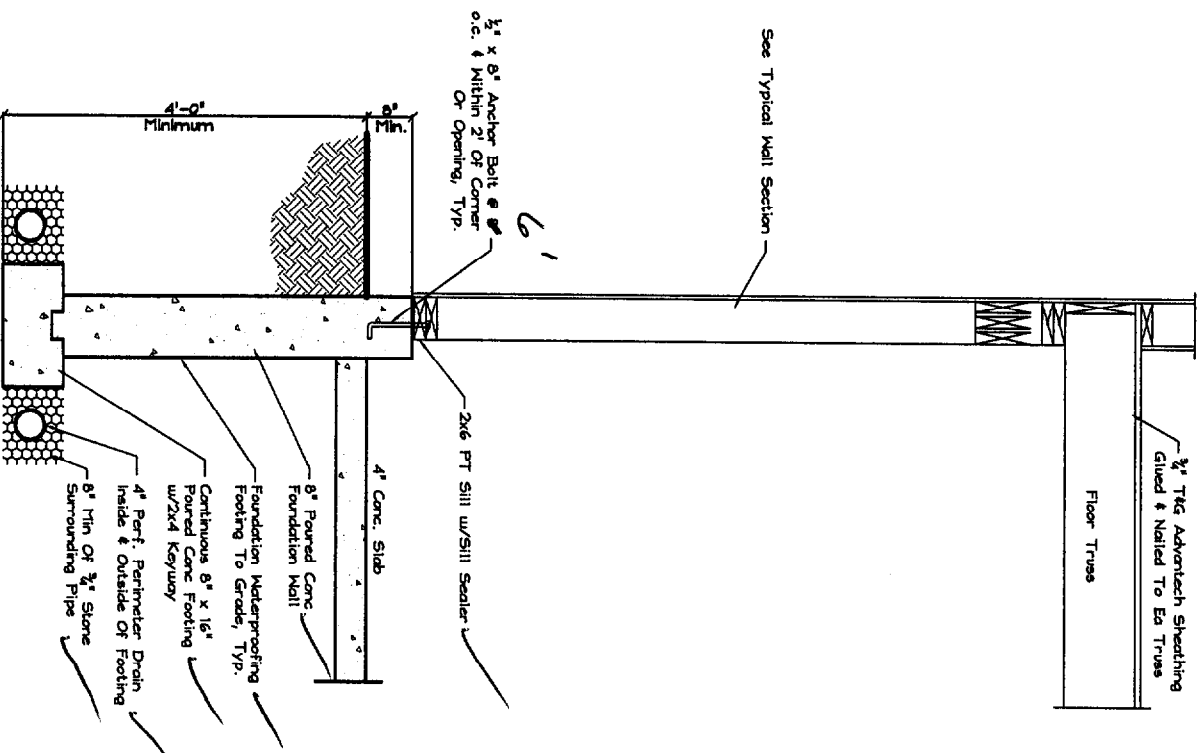
- House Roof Construction:
- Asphalt Shingles
 - 15# Felt Paper
 - 1/2" CDX Plywood
 - 2x10 Rafters (See Sections For Spacing)
- Garage Roof Construction:
- Asphalt Shingles
 - 15# Felt Paper
 - 1/2" CDX Plywood w/clips
 - 2x10 Rafters @ 12" o.c.
- House Wall Construction:
- Vinyl Siding
 - Tyvek Housewrap
 - 1/2" OSB Sheathing
 - 2x6 Studs @ 16" o.c.
 - 6" Fiberglass Insul.
 - 1/2" Gyp Board
- Garage Wall Construction:
- Vinyl Siding
 - Tyvek Housewrap
 - 1/2" OSB Sheathing
 - 2x6 Studs @ 16" o.c.
 - 5/8" Gyp Board
- Eave/Fascia Construction:
- 1oe & Water Shield (First 3')
 - 8" Aluminum Dripedge
 - 1x8 Pine Fascia (Wrapped)
 - Vented Soffit
- Check?*



Typical Foundation Wall
Scale: 1/2" = 1'-0"



Daylight Basement Wall
Scale: 1/2" = 1'-0"



Walkout Basement Or Frost Wall
Scale: 3/4" = 1'-0"

CITY OF PORTLAND, MAINE
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PREVIOUS DATED PLANS

Drafting Plus
14 Cathedral Oaks Drive
Biddeford, ME 04005
Tel. (207) 282-7744
Fax. (207) 282-3777

Approvals

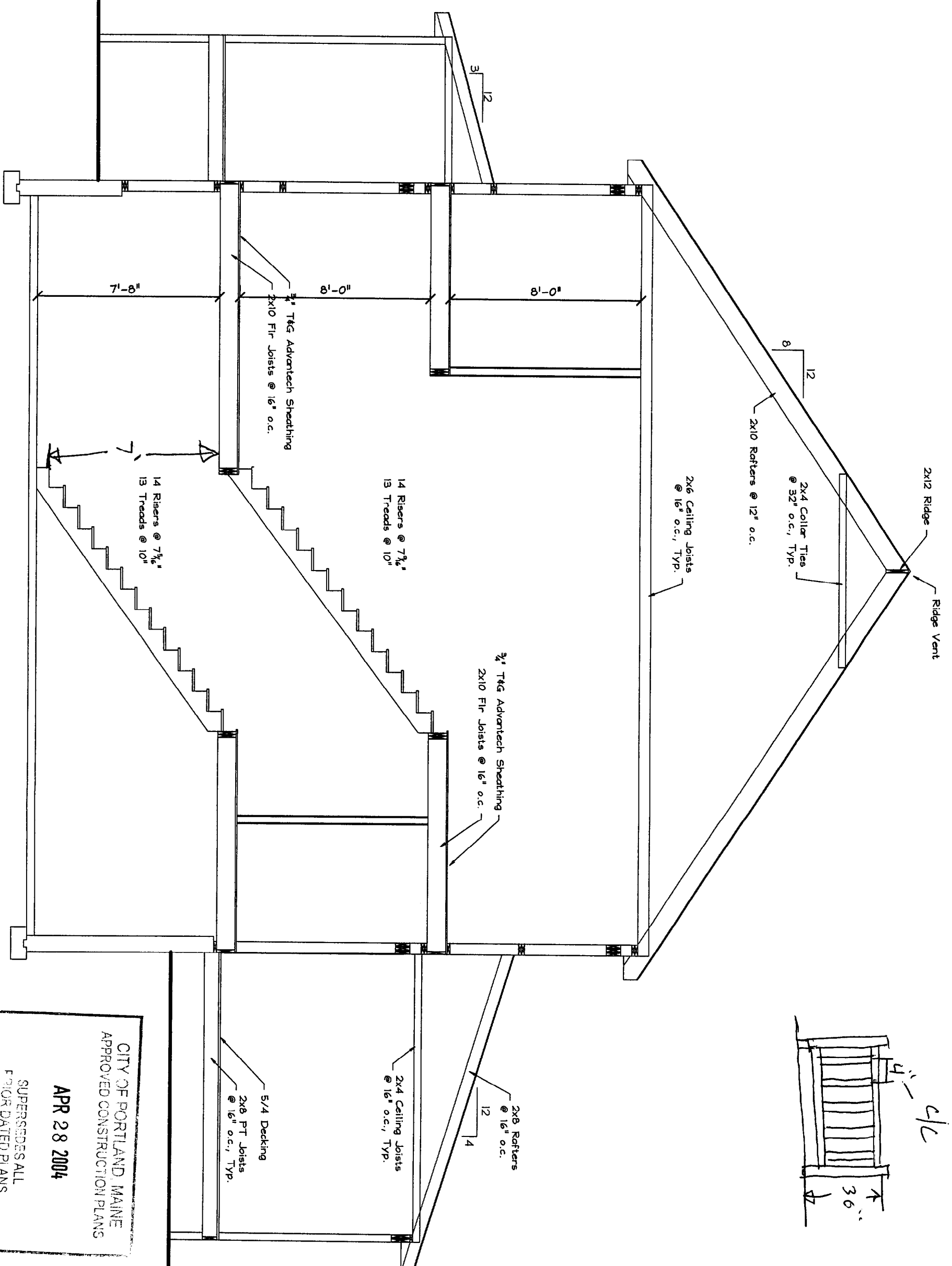
Contractor: **Jim Lombardo**

Rogosienki Residence
Portland Maine

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MAR 10 2004

Date: 2/24/04
Drawn: 2/25/04
Dr. By: John A. Perron
Sheet No. 12/12

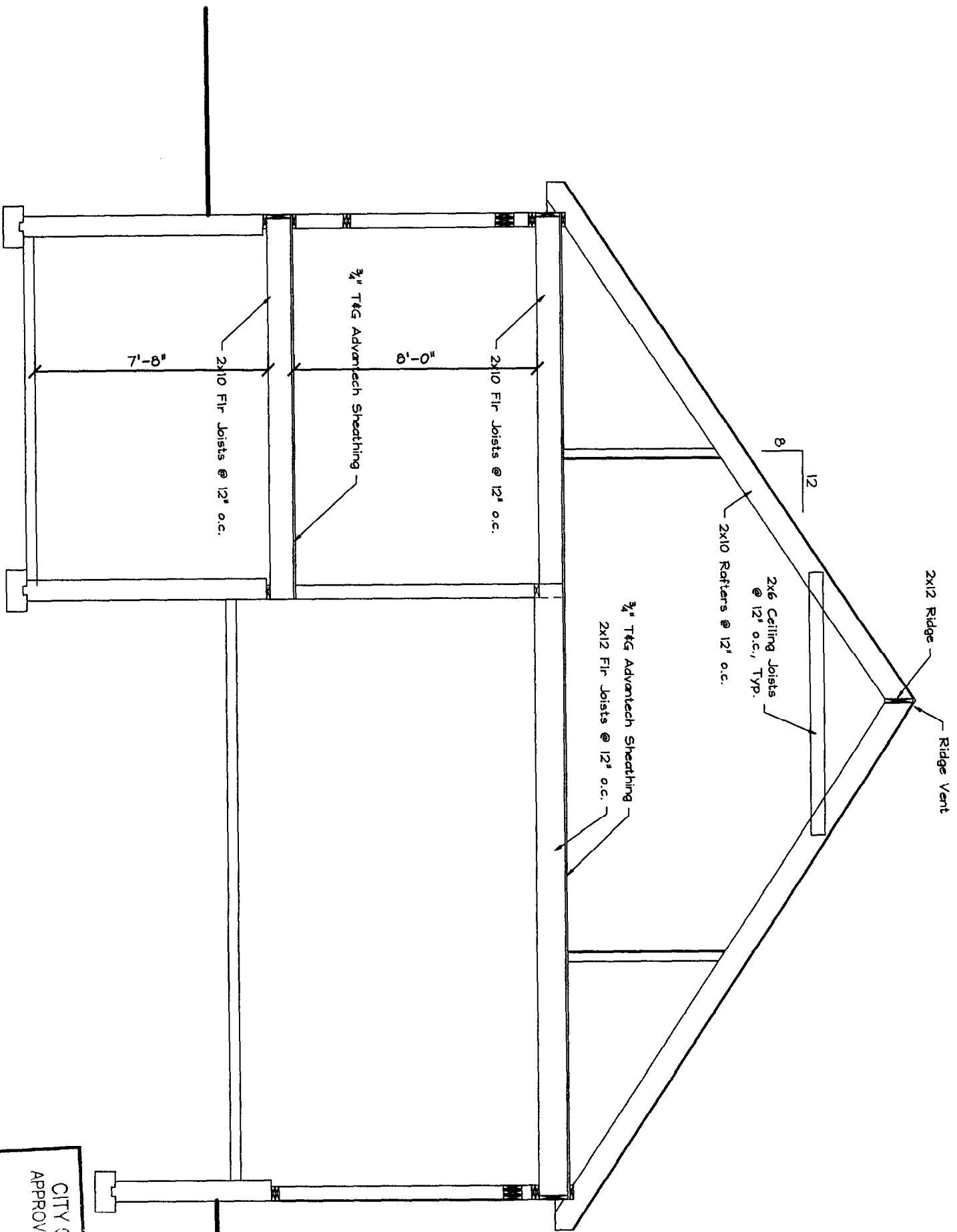


Section B-B

Scale: 3/8" = 1'-0"

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
 APR 28 2004
 SUPERSEDES ALL
 PRIOR DATED PLANS

Date: 2/24/04 Revised: 2/25/04 Dr. By: John A. Perron Sheet No. 9/12	Drafting Plus 14 Cathedral Oaks Drive Biddeford, ME 04005 Tel. (207) 282-7744 Fax. (207) 282-3777	Approvals 	Contractor: Jim Lombardo Rogosienski Residence Portland Maine	Drafting Plus is not an 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.
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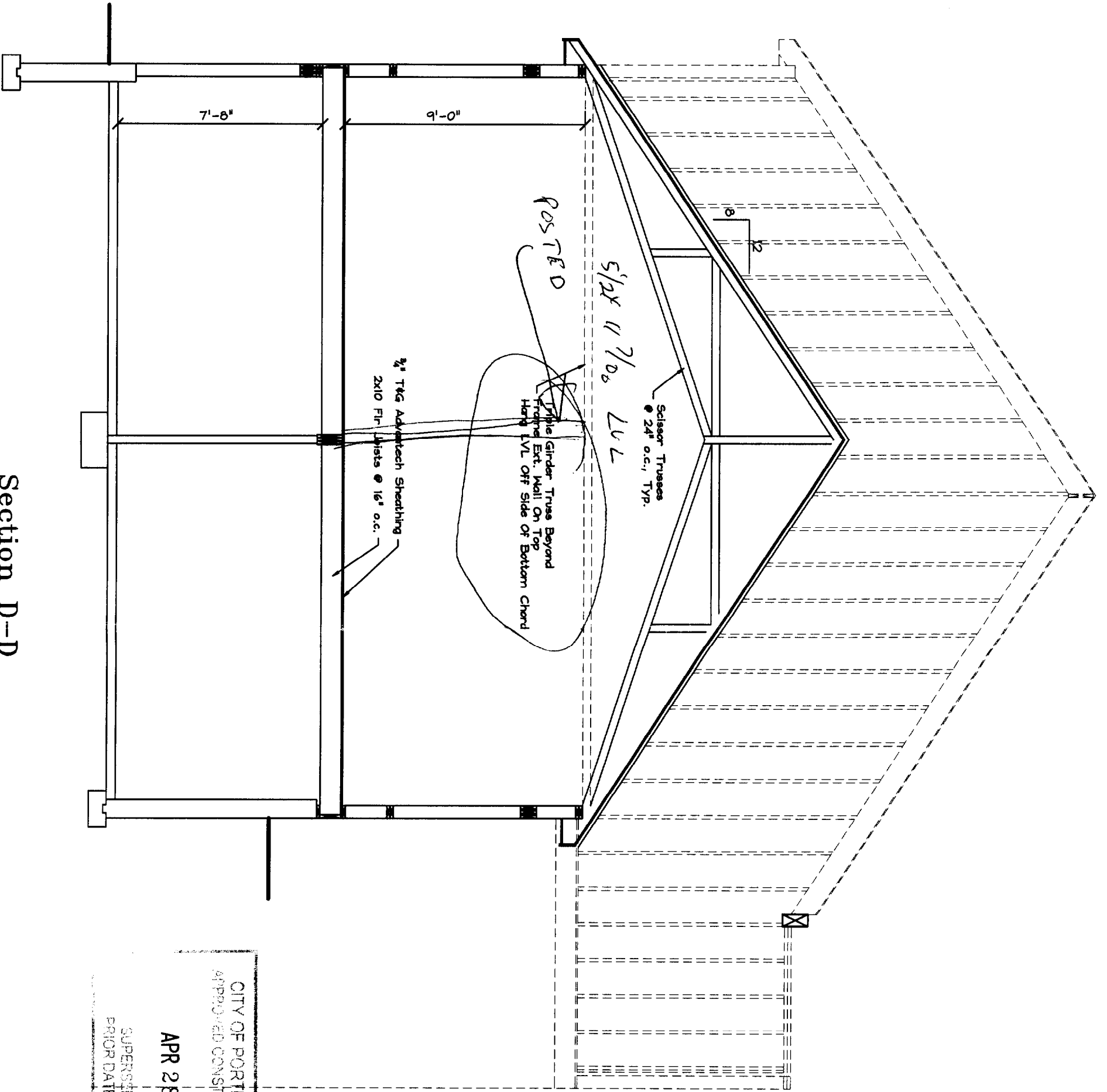
CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
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Section C-C

Scale: 3/8" = 1'-0"

Drafting Plus 14 Cathedral Oaks Drive Biddeford, ME 04005 Tel. (207) 282-7744 Fax. (207) 282-3777	Date: 2/24/04 Issued: 2/25/04	Dr. By: John A. Perron	Sheet No. 10/12	Contractor: Jim Lombardo	Drafting Plus is not an 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.
	Approvals: _____ _____ _____	Rogosienski Residence Portland Maine			

MAR 10 2004



CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
 APR 28 2004
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Section D-D

Scale: 3/8" = 1'-0"

Drafting Plus
 14 Cathedral Oaks Drive
 Biddeford, ME 04005
 Tel. (207) 282-7744
 Fax. (207) 282-3777

Approvals

Contractor: **Jim Lombardo**

Rogosieski Residence
 Portland Maine

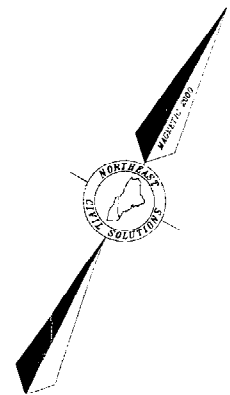
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Date: 2/24/04
 Issued: 2/25/04
 By: John A. Perron

Sheet No. **11/12**

MAR 10 2004

ORIGINAL PROPOSED MANHOLE TABLE					
SEWER MH	STATION	RIM ELEV.	INVERT IN.	INVERT OUT.	LENGTH AND SLOPE
EXIST	RT 55' 00+30	114.48'	106.43	106.33'	EXIST TO SMH 1 59' @ 0.5%
1	RT 1' 00+65	114.14'	109.82'	109.72'	SMH 1 TO SMH 2
2	RT 6' 3+16.76	115.83	110.88'	110.78'	193' @ 0.5%

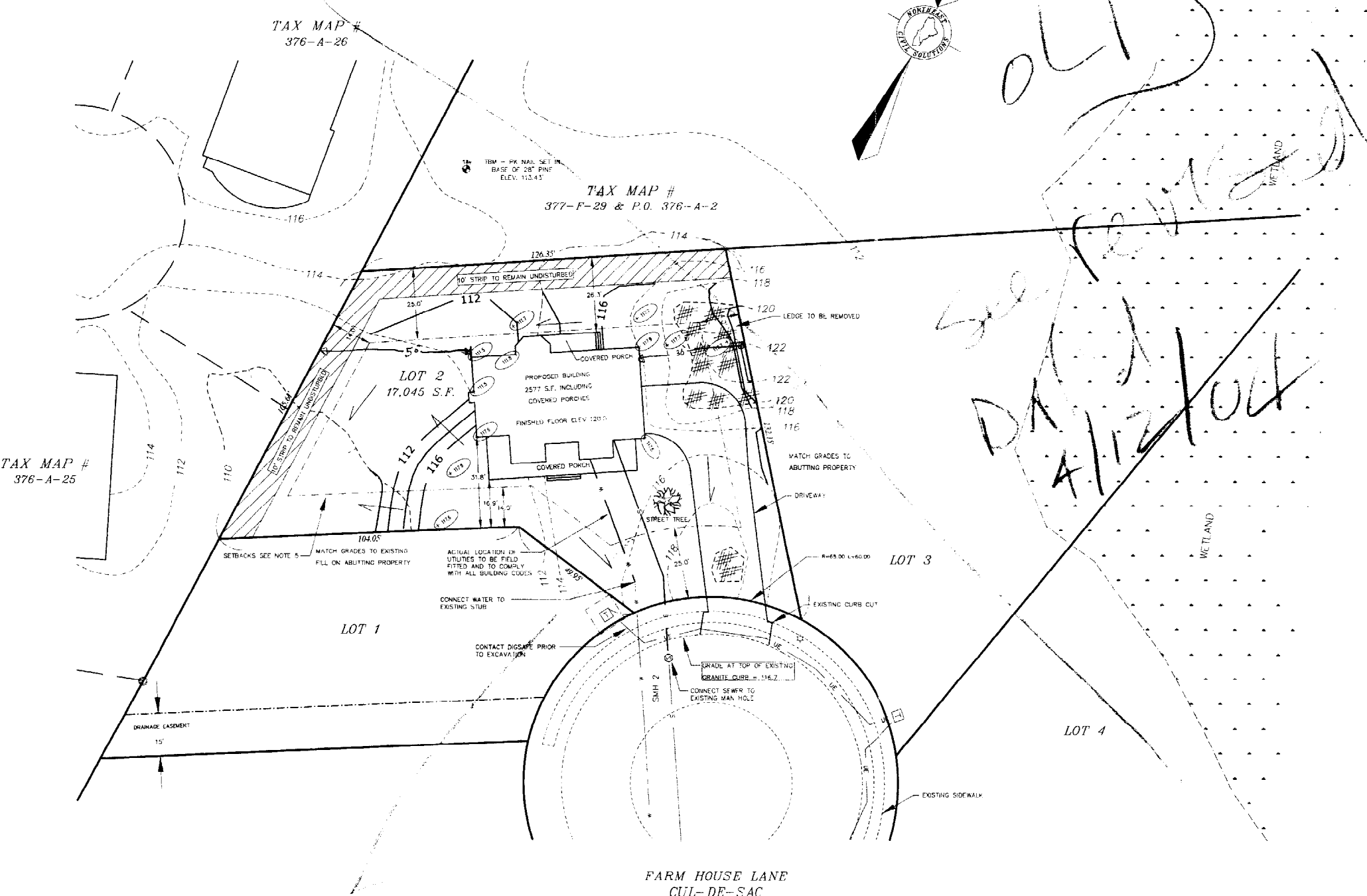


SITE PLAN LEGEND

- TEMPORARY BENCHMARK
- ABUTTER LINE
- BOUNDARY LINE
- TRAVELLED WAY
- EDGE OF WETLANDS
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- UNDERGROUND ELECTRIC
- SETBACK LINE
- LEDGE OUTCROPPING
- LIGHT POLE
- SEWER MANHOLE
- TRANSFORMER (WITH EASEMENT)
- SPOT GRADE (PROPOSED)
- FLOW LINE

NOTES

1. THE BASIS OF BEARING FOR THIS PLAN IS TAKEN FROM PLAN REFERENCE 4.a. BELOW.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
3. RECORD OWNERSHIP OF THE LOT 2 CAN BE FOUND IN A DEED FROM AUDET LAND COMPANY LLC. TO JAMES A. LOMBARDO DATED DECEMBER 3, 2001 AND RECORDED IN BOOK 16545, PAGE 1, CCRD.
4. PLAN REFERENCES:
 - a. NORTHGATE FARMS SUBDIVISION FOR AUDET LAND COMPANY, LLC. DATED AUGUST 21, 2001, BY NORTHEAST CIVIL SOLUTIONS.
5. LOT 2 IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S CHART 376 A, BLOCK 052, LOT 001. THE PARCEL IS LOCATED IN THE R-3 DISTRICT. BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - MINIMUM LOT SIZE 6,500 S.F. (SEWERED)
 - FRONT YARD SETBACK 25'
 - SIDE YARD SETBACK 14' (2 5'0"R)
 - REAR YARD SETBACK 25'
 - MAXIMUM LOT COVERAGE 25%
 - MAXIMUM STRUCTURE HEIGHT 35'
6. THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM REFERENCE 4.b. ABOVE. SAID UTILITIES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.
7. THE ELEVATIONS SHOWN ARE BASED ON MEAN SEA LEVEL AS PER PLAN REFERENCE 4.a. ABOVE.



MAR 3 0 2004

PROJECT NUMBER: 26420	ACAD FILE: 26420.DWG	SCALE: 1" = 20'	DATE: MARCH 24, 2004
	SITE, GRADING, AND UTILITY PLAN		
	LOT 2, NORTHGATE FARMS FARM HOUSE LANE, PORTLAND, MAINE		
Prepared for: JAMES A. LOMBARDO 89 MILTON STREET, PORTLAND, MAINE 04103			
	SURVEYING ENGINEERING LAND PLANNING Northeast Civil Solutions INCORPORATED 153 US ROUTE 1, SCARBOROUGH, MAINE 04074		SHEET 1 OF 1
	16 207.883.1000 207.883.1001 e mail ncs@nordcivil.com 800.882.2227		