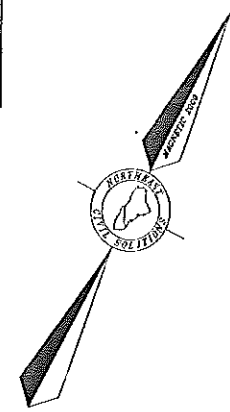


ORIGINAL PROPOSED MANHOLE TABLE					
SEWER	STATION	R.M. ELEV.	INVERT IN	INVERT OUT	LENGTH AND SLOPE
EXST	RT 55' 00+30	114.45'	109.43'	109.33'	EXST TO SMH 1 59' @ 0.5%
1	RT 3' 00+65	114.14'	109.82'	109.72'	SMH 1 TO SMH 2 193' @ 0.5%
2	RT 6' 3+15.75	115.83'	110.65'	110.76'	



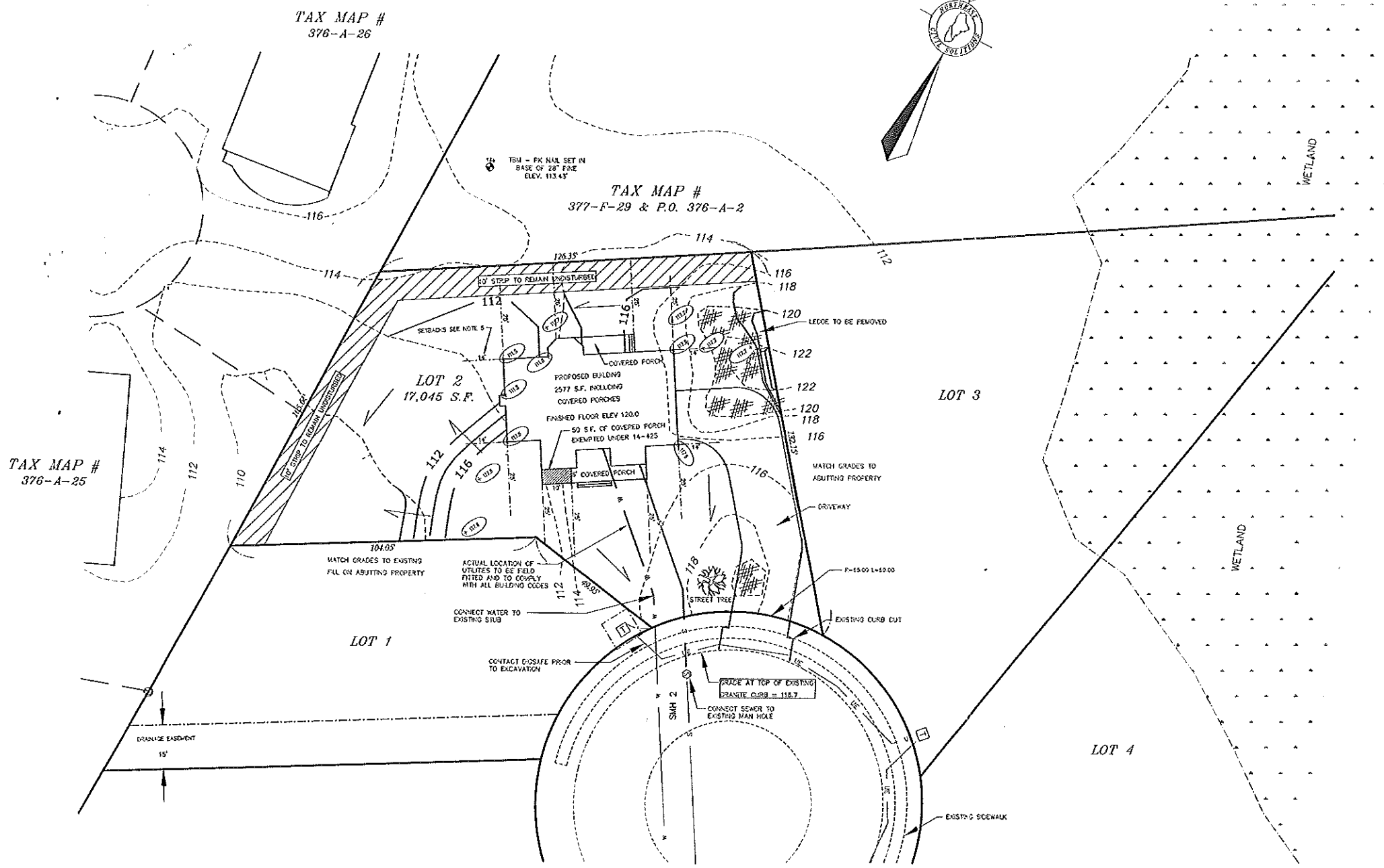
**SITE PLAN LEGEND**

- 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
- LEDGER OUTCROPPING
- 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:
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  - FRONT YARD SETBACK 25'
  - SIDE YARD SETBACK 14' (2 STORY)
  - REAR YARD SETBACK 25'
  - MAXIMUM LOT COVERAGE 25%
  - MAXIMUM STRUCTURE HEIGHT 35'
6. THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM REFERENCE 4.a. 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.



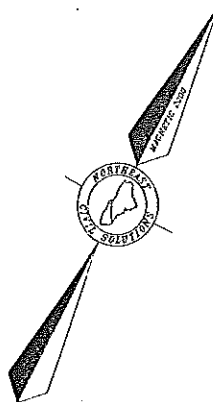
*RE: Northgate Farm - Sub # 2  
20 Farmhouse Ln*

**DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME**

APR 12 2004

PROJECT NUMBER: 26420	ACAD FILE: 25420DWG	SCALE: 1" = 20'	DATE: APRIL 9, 2004
<b>SITE, GRADING, AND UTILITY PLAN</b>			
Project Name: <b>LOT 2, NORTHGATE FARMS</b> FARM HOUSE LANE, PORTLAND, MAINE			
Prepared For: <b>JAMES A. LOMBARDO</b> 69 WILTON STREET, PORTLAND, MAINE 04103			
SURVEYING ENGINEERING LAND PLANNING <b>Northeast Civil Solutions</b> INCORPORATED 153 US ROUTE 1, SCARBOROUGH, MAINE 04074 Tel: 207.883.1000 Fax: 207.883.1001 855.832.2227 Fax: 207.883.1001			SHEET 1 OF 1

ORIGINAL PROPOSED MANHOLE TABLE					
SEWER MH	STATION	RM ELEV.	RIVER IN	BIVERT OUT	LENGTH AND SLOPE
EXIST	RT 55' 00+30	114.45'	109.43'	109.33'	EXIST TO SMH 1 25' @ 0.5%
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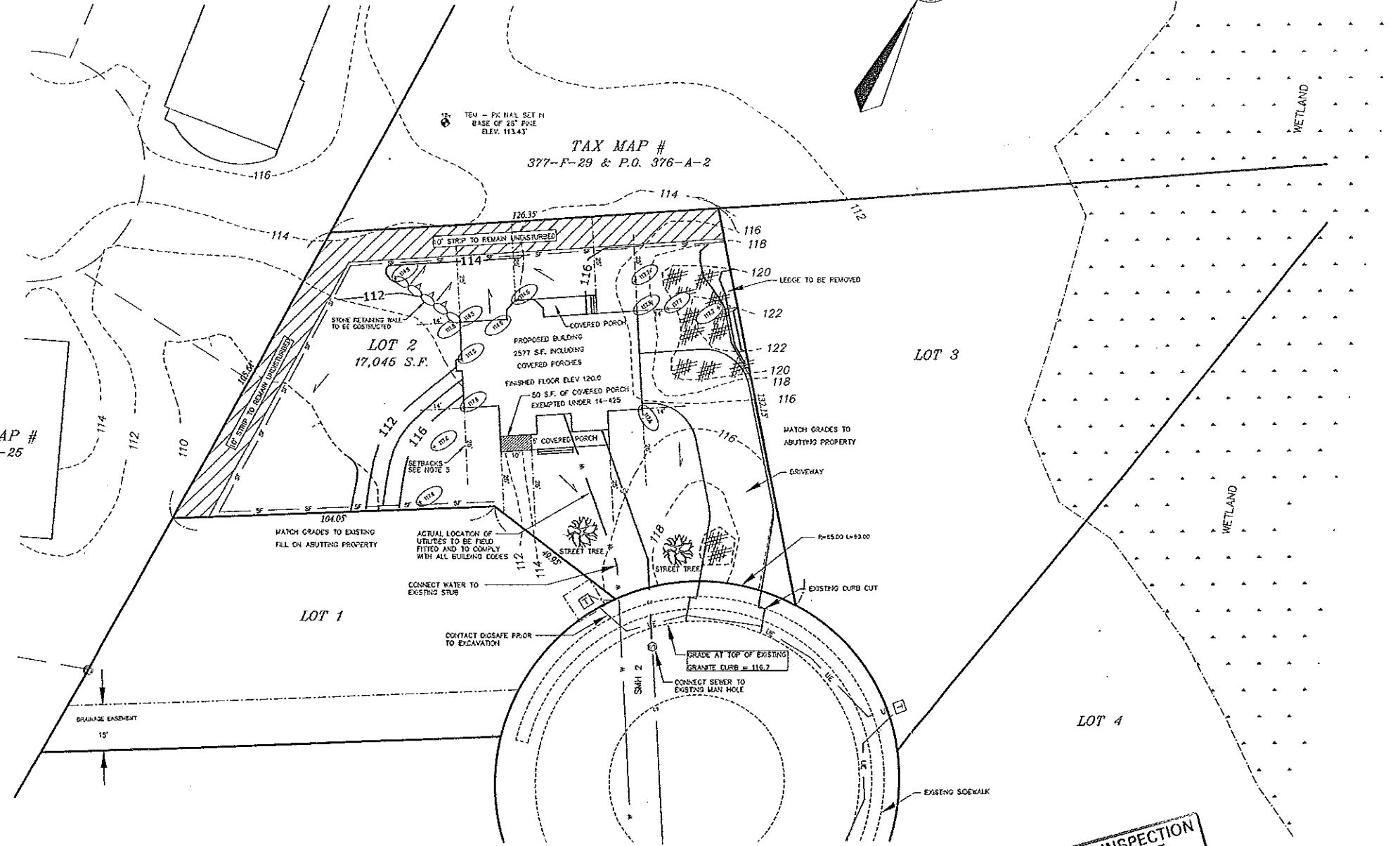
SITE PLAN LEGEND	
	TEMPORARY BENCHMARK
	ABUTTER LINE
	BOUNDARY LINE
	TRAVELLED WAY
	EDGE OF WETLANDS
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	UNDERGROUND ELECTRIC
	SETBACK LINE
	SILT FENCE
	EDGE OUTCROPPING
	SEWER MANHOLE
	TRANSFORMER (WITH EASEMENT)
	SPOT GRADE (PROPOSED)
	FLOW LINE

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TAX MAP #  
376-A-26

TAX MAP #  
377-F-29 & P.O. 376-A-2

TAX MAP #  
376-A-25



CITY OF PORTLAND, MAINE  
APPROVED CONSTRUCTION PLANS

APR 28 2004

SUPERSEDES ALL  
PRIOR DATED PLANS

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

APR 28 2004

RECEIVED

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Project Name: <b>LOT 2, NORTHGATE FARMS</b> FARM HOUSE LANE, PORTLAND, MAINE			
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CITY OF PORTLAND, MAINE  
 APPROVED CONSTRUCTION PLANS

APR 28 2004

SUPERSEDES ALL  
 PRIOR DATED PLANS

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.

Contractor: **Jim Lombardo**

**Rogosienski Residence**  
 Portland  
 Maine

Approvals

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

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME

APR 12 2004

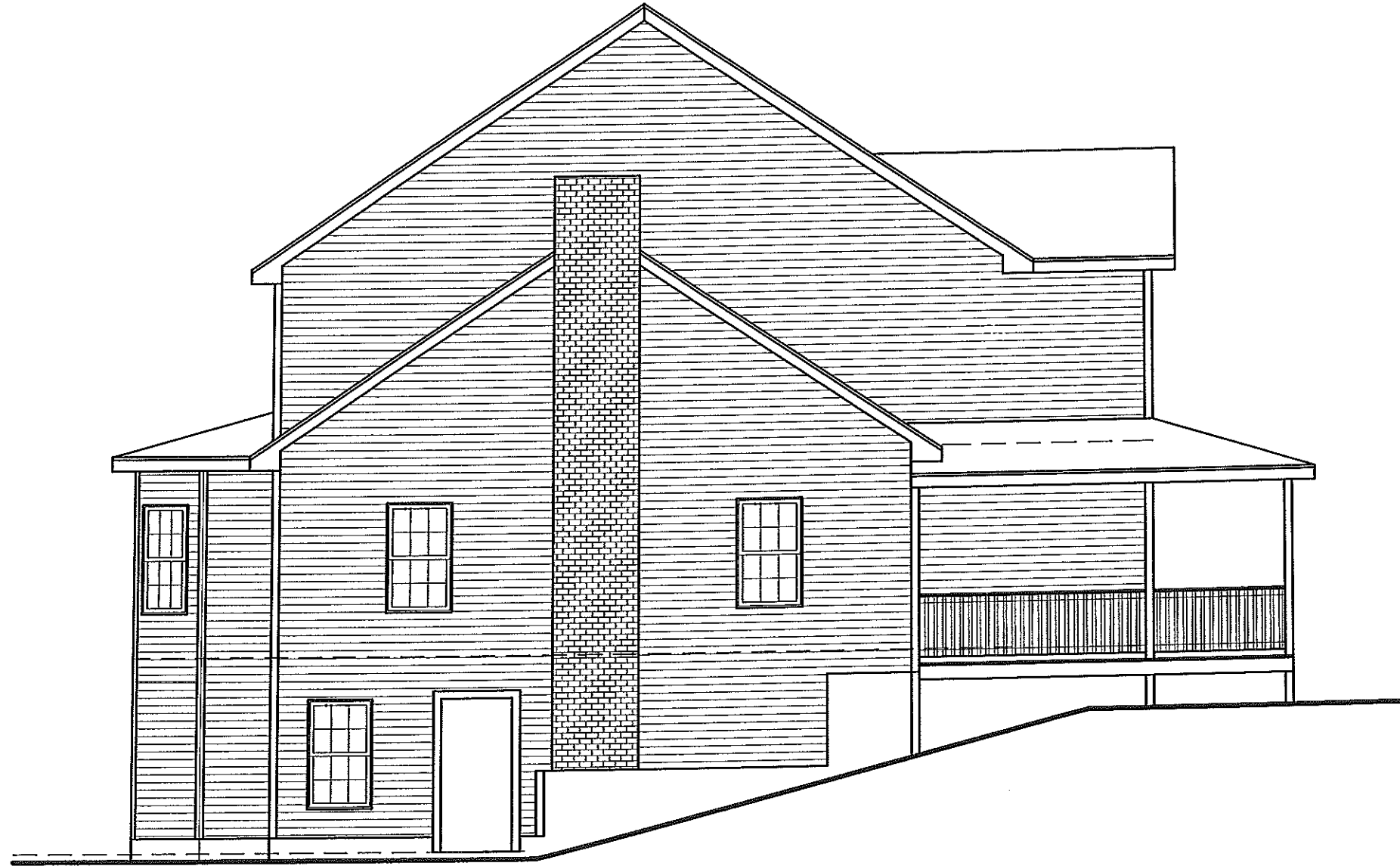
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Date: 2/03/04  
 Issued: 2/25/04  
 Dr. By: **John A. Perron**

Sheet No. **1/12**

Front Elevation

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



Left Elevation

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

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Portland  
Maine

Approvals

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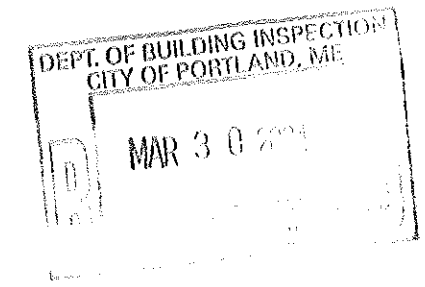
Date: 2/03/04  
Issued: 2/25/04  
Dr. By: **John A. Perron**  
Sheet No. **2/12**

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



Right Elevation

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



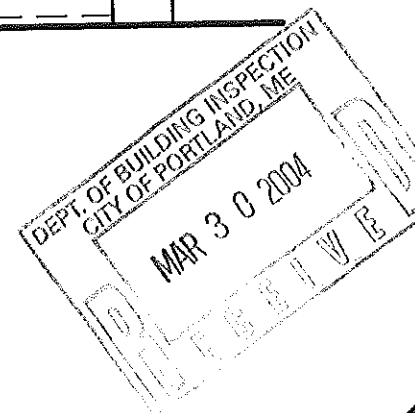
Drafting Plus 14 Cathedral Oaks Drive Biddeford, ME 04005 Tel. (207) 282-7744 Fax. (207) 282-3777	Approvals	Contractor: <b>Jim Lombardo</b>	Drafting Plus is not an engineering firm. It is the responsibility of the general contractor to have structural beams sized and to ensure that this home is built according to all state & local codes in effect at the time of construction.
Date: 2/03/04 Issued: 2/25/04 Dr. By: <b>John A. Perron</b> Sheet No. <b>3/12</b>		<b>Rogosienski Residence</b> Portland Maine	

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



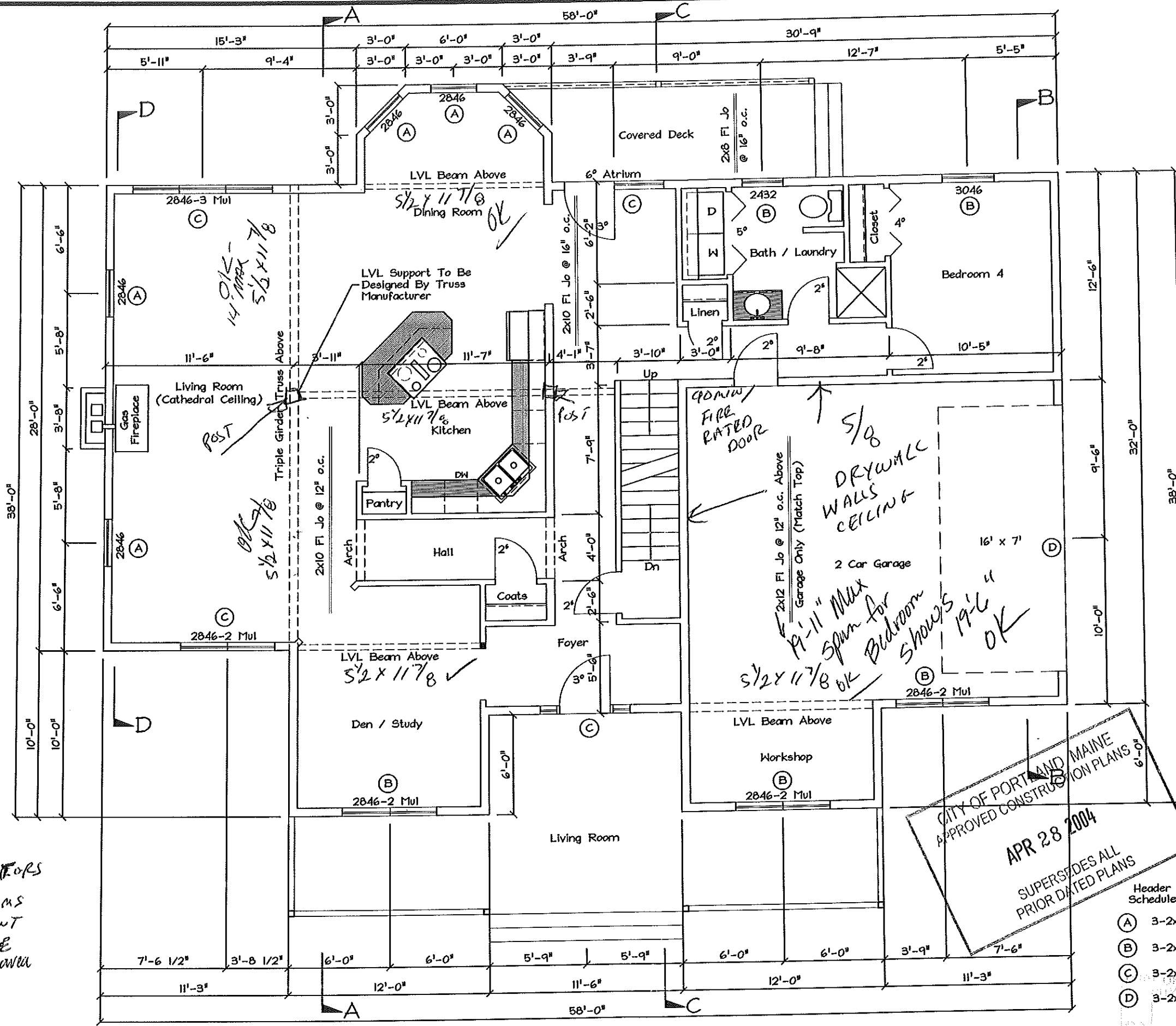
Rear Elevation

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



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<p>Contractor: <b>Jim Lombardo</b></p>	<p><b>Rogosienski Residence</b> Portland Maine</p>
<p>Approvals</p>	<p><b>Drafting Plus</b> 14 Cathedral Oaks Drive Biddeford, ME 04005 Tel. (207) 282-7744 Fax. (207) 282-3777</p>
<p>Date: 2/03/04 Issued: 2/25/04 Dr. By: <b>John A. Perron</b></p>	<p>Sheet No. <b>4/12</b></p>

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



SMOKE  
DETECTORS  
ALL BEDROOMS  
BASEMENT  
GARAGE  
COMMON AREA

### First Floor Plan

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

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

Header Schedule

(A)	3-2x6	- 3'-7"
(B)	3-2x8	- 5'-8"
(C)	3-2x10	- 6'-11"
(D)	3-2x12	- 8'-0"

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Contractor: **Jim Lombardo**  
**Rogoski Residence**  
Portland, Maine

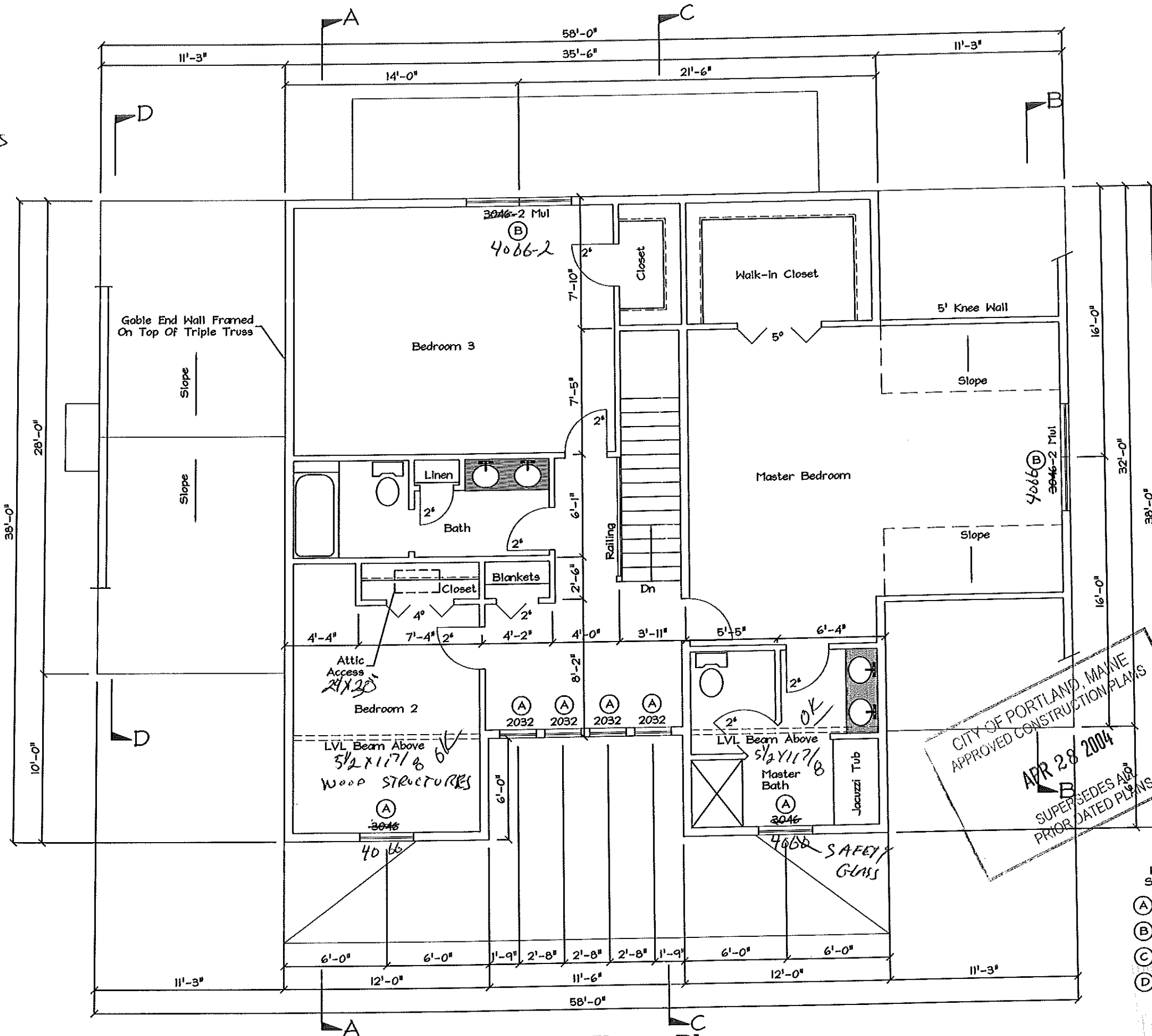
Approvals

**Drafting Plus**  
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Biddeford, ME 04005  
Tel. (207) 282-7744  
Fax. (207) 282-3777

Date: 2/03/04  
By: John A. Perron

Sheet No. **5/12**

4066  
MEETS  
Egress



**Second Floor Plan**

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

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

Header Schedule

(A)	3-2x6
(B)	3-2x8
(C)	3-2x10
(D)	3-2x12

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Contractor: **Jim Lombardo**  
**Rogosienski Residence**  
Portland  
Maine

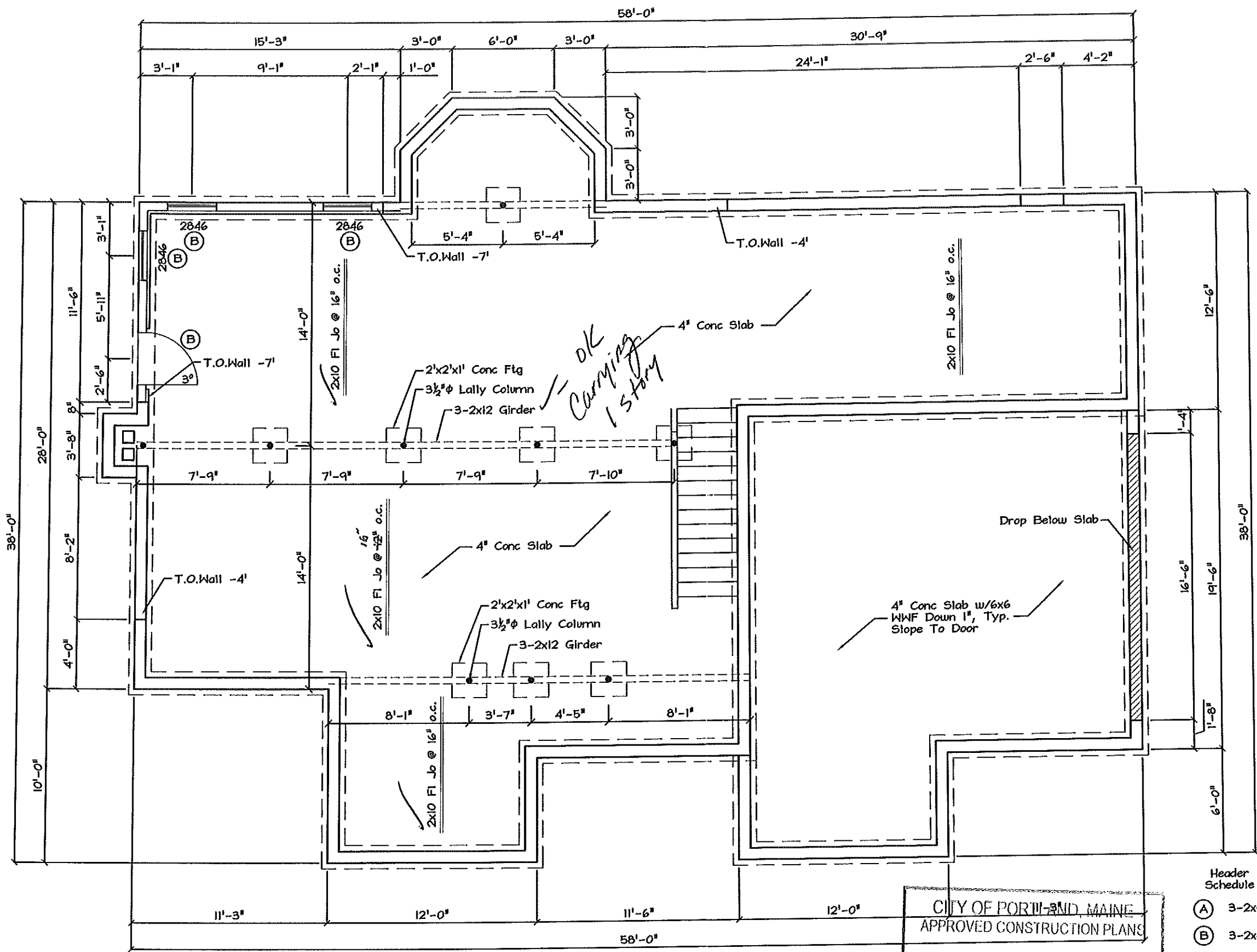
Approvals


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Tel. (207) 282-7744  
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Date: 2/03/04  
Issued: 2/25/04  
By: John A. Perron  
Sheet No. 6/12

APR 12 2004  
CITY OF PORTLAND, MAINE





# Foundation Plan

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

CITY OF PORTLAND, MAINE  
APPROVED CONSTRUCTION PLANS

APR 28 2004

SUPERSEDES ALL  
PRIOR DATED PLANS

Header Schedule

(A)	3-2x6
(B)	3-2x8
(C)	3-2x10
(D)	3-2x12

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**Rogosienski Residence**  
Portland Maine

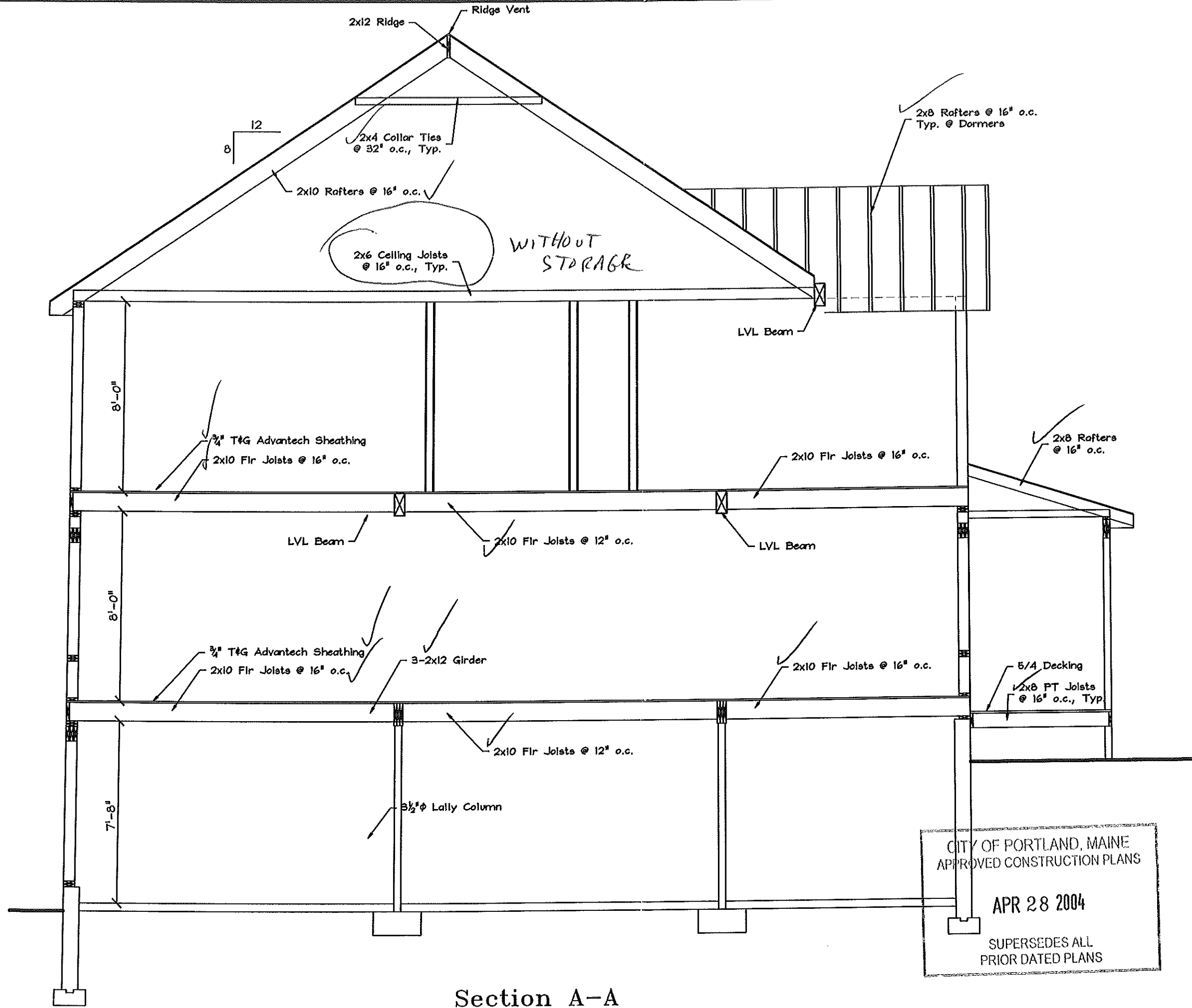
Approvals

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CITY OF PORTLAND, ME



**Section A-A**

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

CITY OF PORTLAND, MAINE  
APPROVED CONSTRUCTION PLANS  
APR 28 2004  
SUPERSEDES ALL  
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**Rogosienski Residence**  
Portland  
Maine

Approvals

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14 Cathedral Oaks Drive  
Biddeford, ME 04005  
Tel. (207)-282-7744  
Fax. (207) 282-8777

Date: 2/24/04  
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**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.

**Eave/Fascia Construction:**

- Ice & Water Shield (First 3')
- 8" Aluminum Dripedge
- 1x8 Pine Fascia (Wrapped)
- Vented Soffit

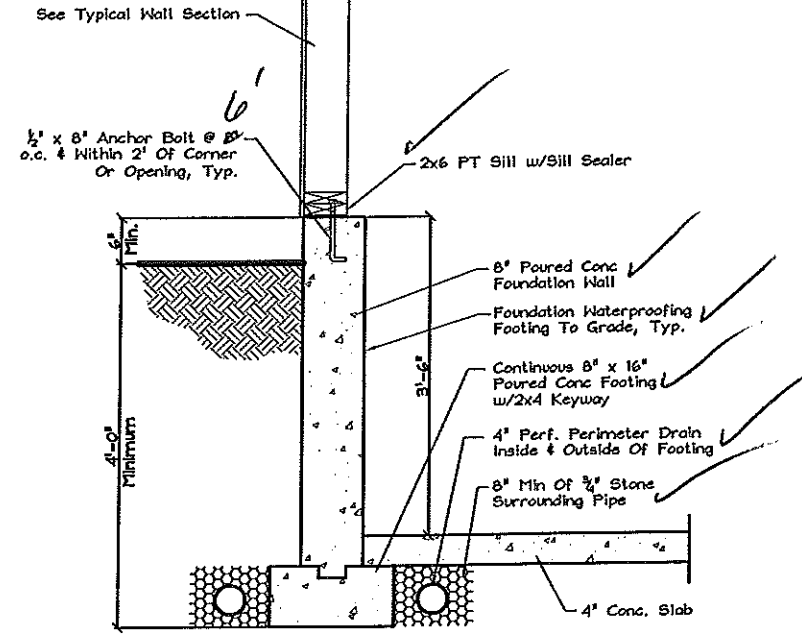
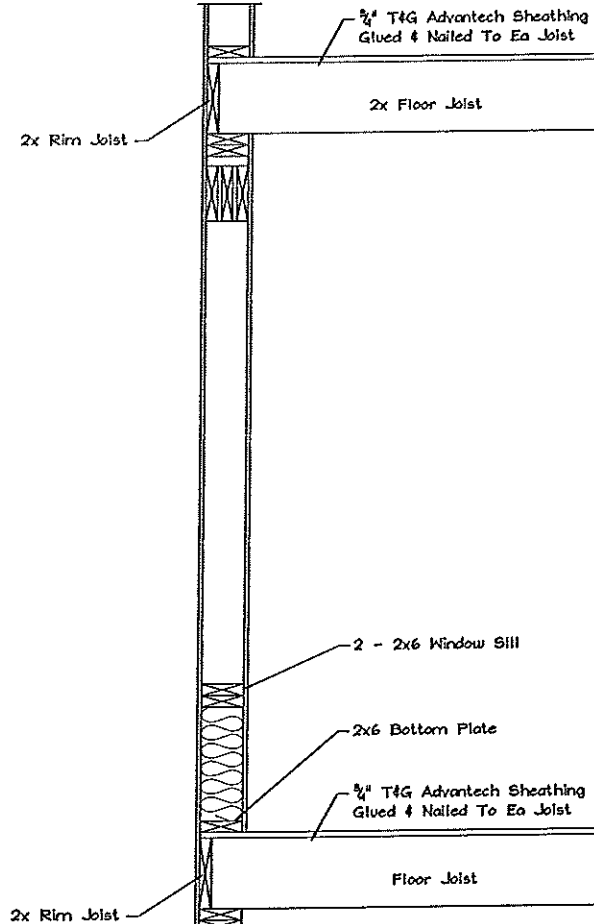
**House Wall Construction:**

- ✓ Vinyl Siding
- ✓ Tyvek Housewrap
- ✓ 7/16" OSB Sheathing
- ✓ 2x6 Studs @ 16" o.c.
- 6" Fiberglass Insul.
- 1/2" Gyp Board

**Garage Wall Construction:**

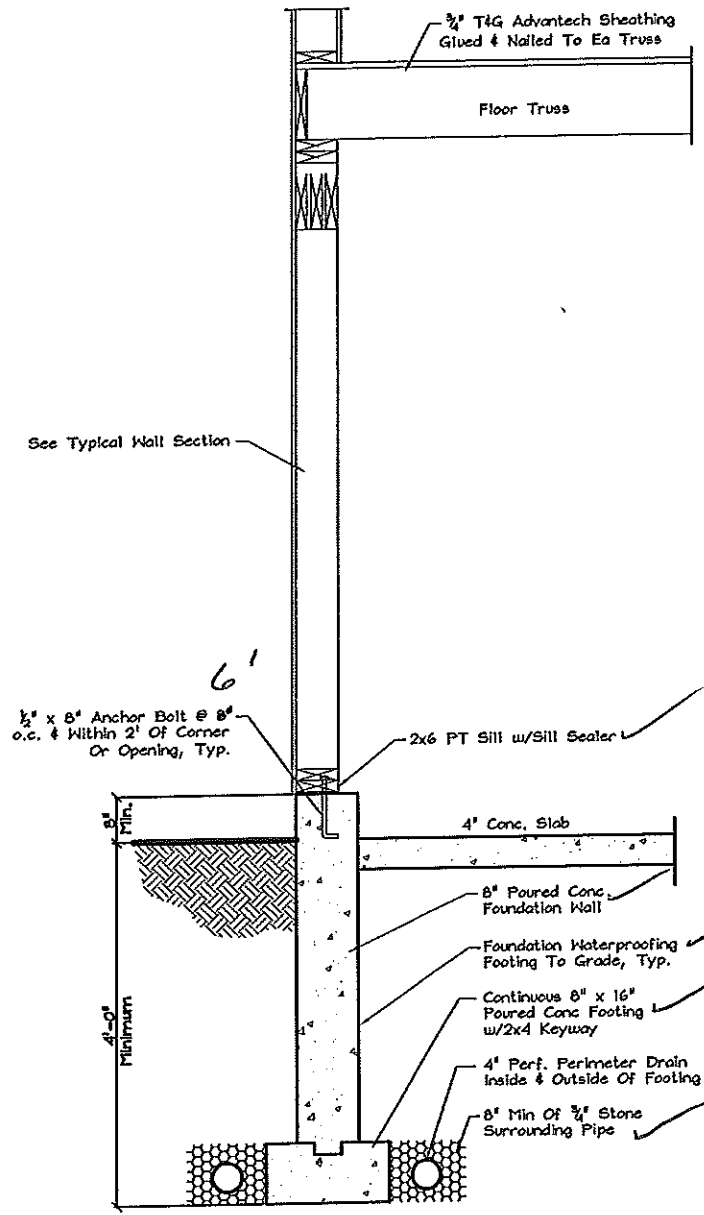
- ✓ Vinyl Siding
- ✓ Tyvek Housewrap
- ✓ 1/2" OSB Sheathing
- ✓ 2x6 Studs @ 16" o.c.
- 5/8" Gyp Board

*Where?*

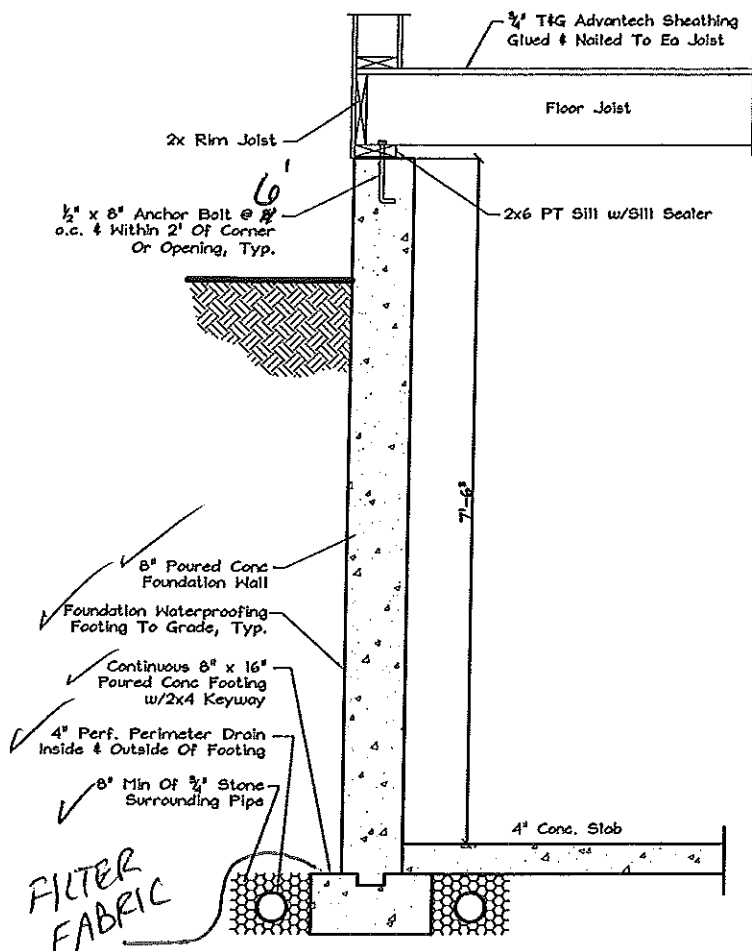


**Daylight Basement Wall**  
Scale: 1/2" = 1'-0"

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



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



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

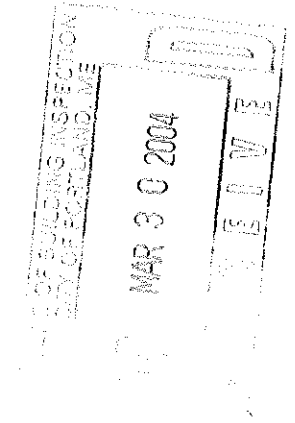
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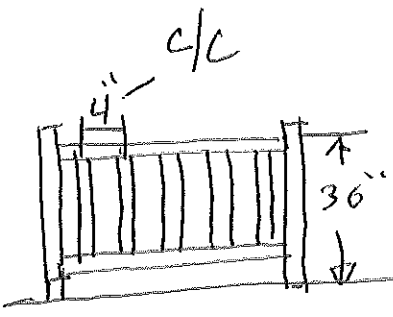
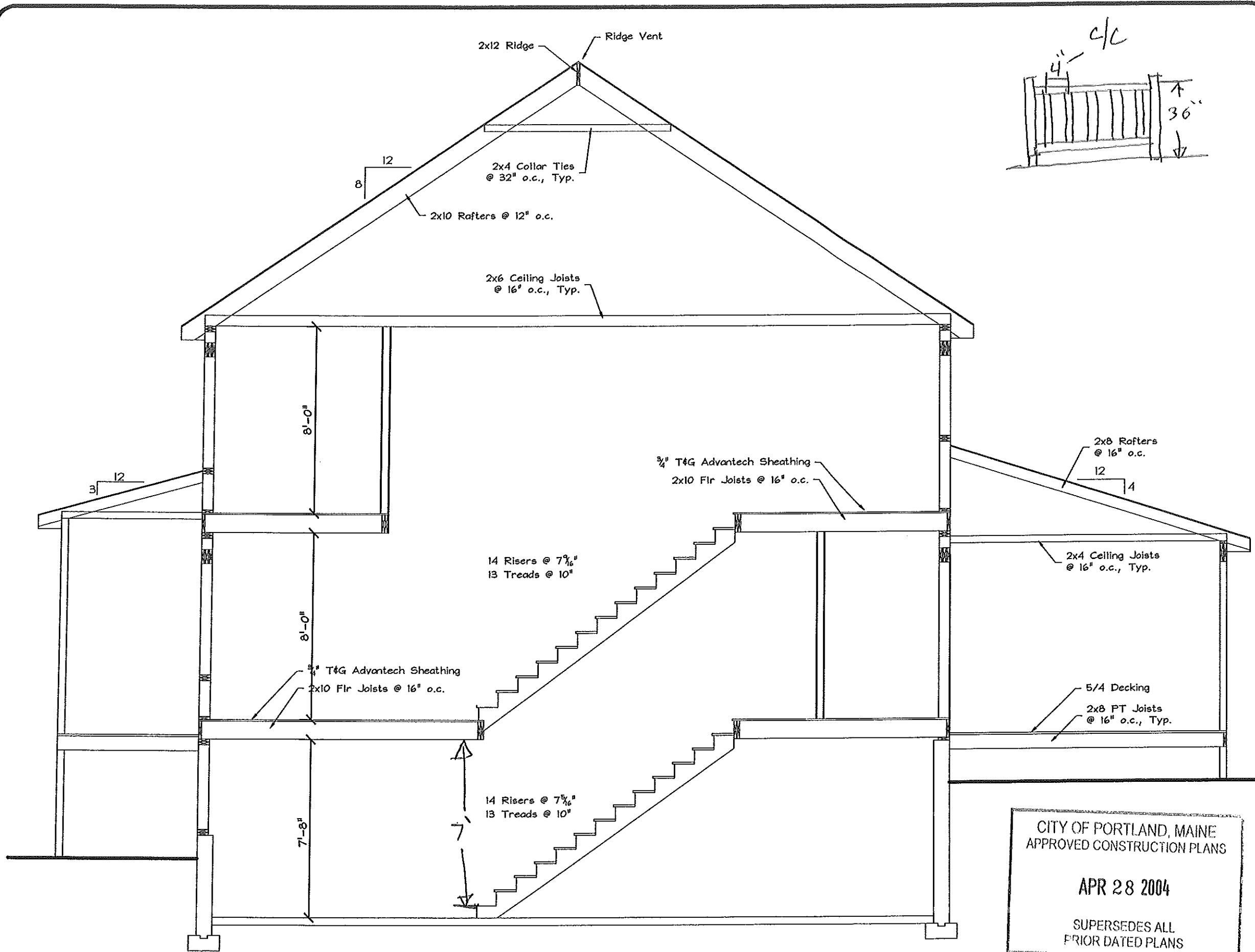
Contractor: **Jim Lombardo**  
  
**Rogosienski Residence**  
Portland, Maine

Approvals

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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. **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

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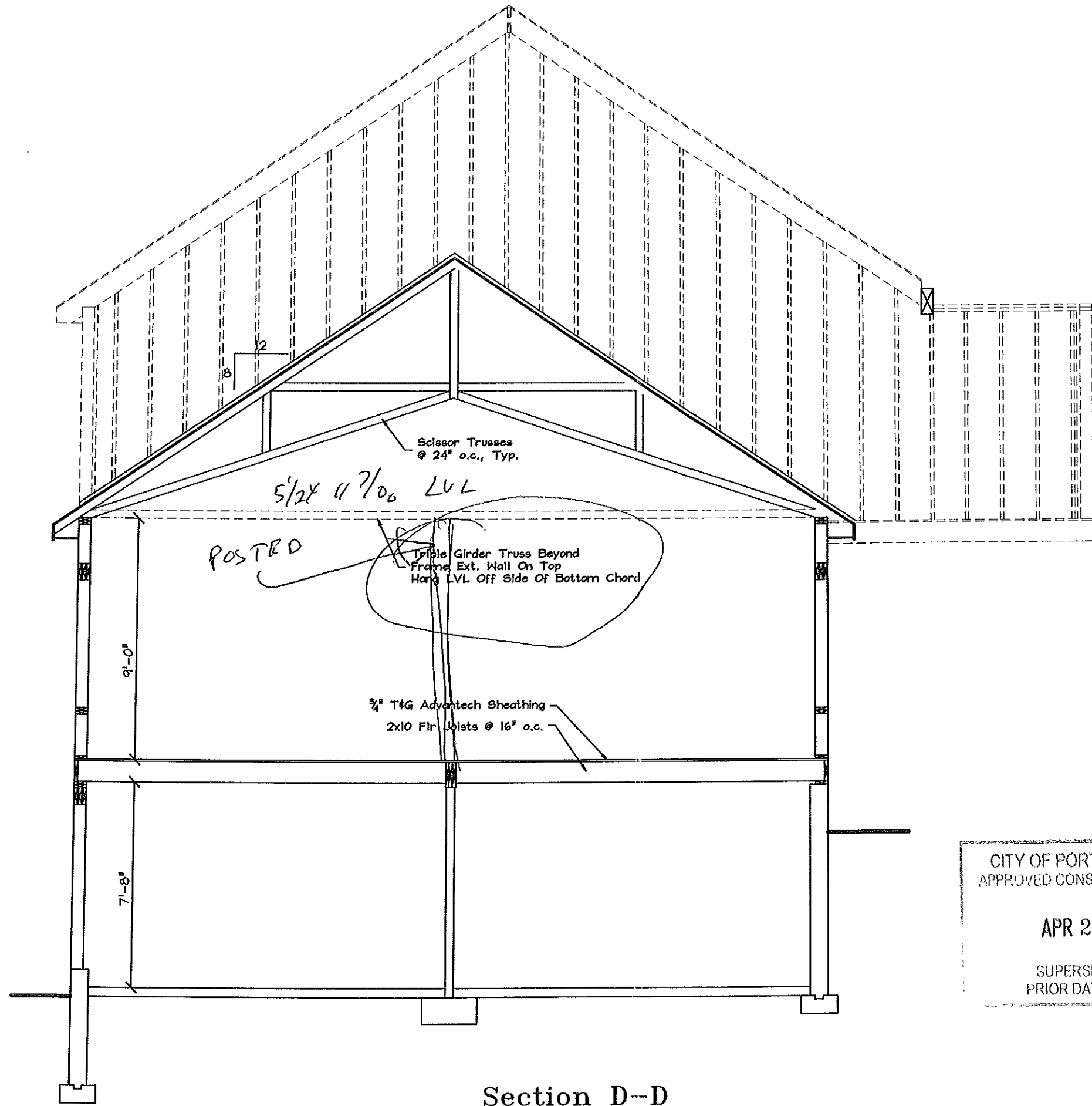
**Rogosienski Residence**  
Portland  
Maine

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

Sheet No. **9/12**



**Section D--D**

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

CITY OF PORTLAND, MAINE  
 APPROVED CONSTRUCTION PLANS

APR 28 2004

SUPERSEDES ALL  
 PRIOR DATED PLANS

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**Rogosienski Residence**  
 Portland  
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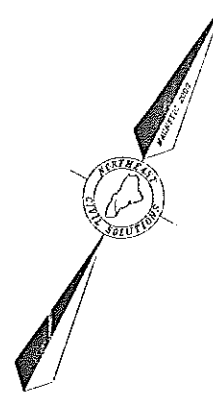
Approvals

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 Tel. (207) 282-7744  
 Fax (207) 282-3775

Date: 2/24/04  
 Issued: 2/25/04  
 Dr. By: **John A. Perron**  
 Sheet No. **11/12**

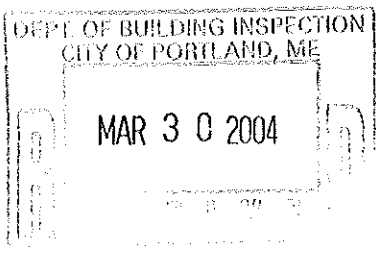
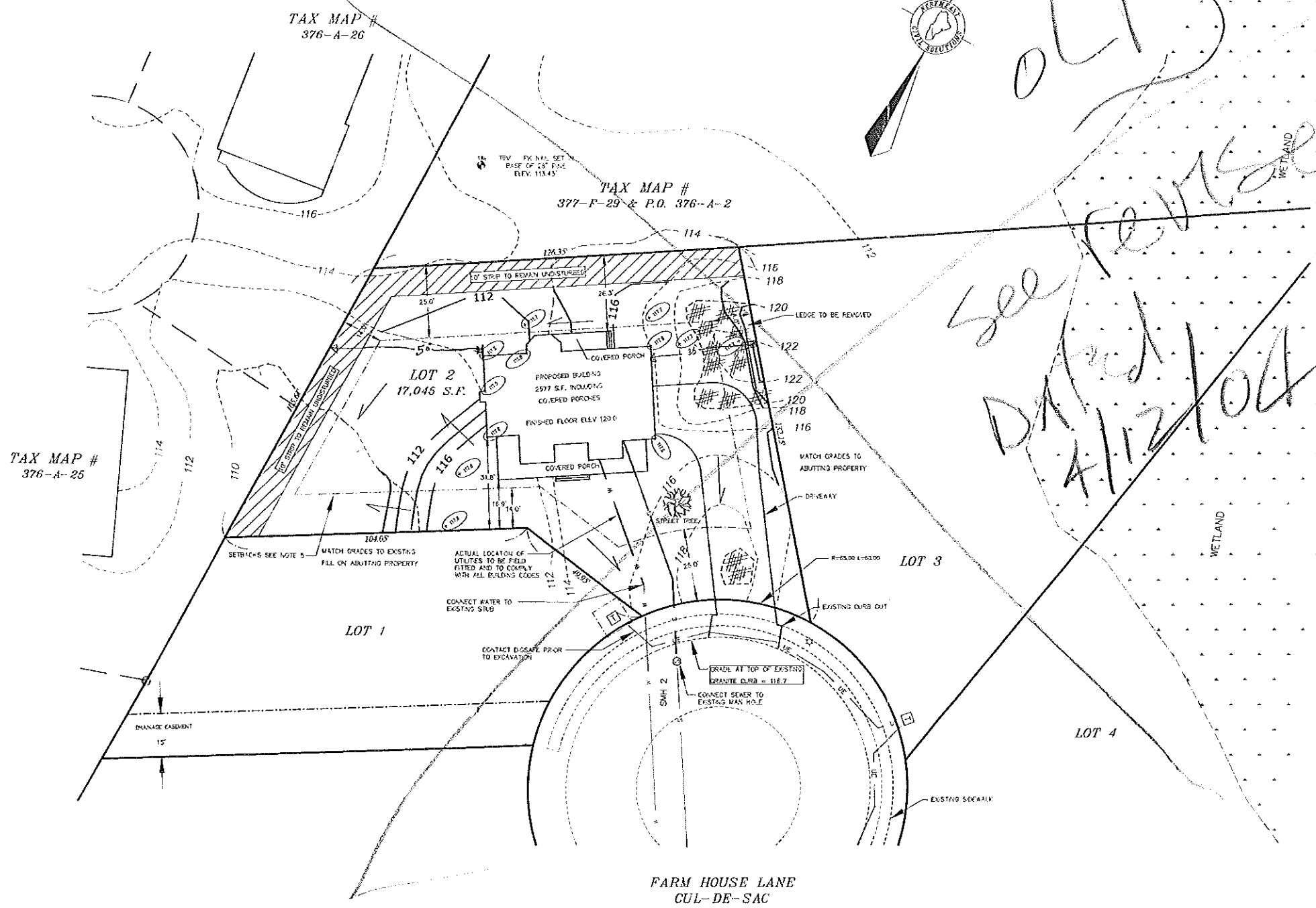
MAR 30 2004  
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SITE PLAN LEGEND	
	TEMPORARY BENCHMARK
	BOUNDARY LINE
	TRAVELLED WAY
	EDGE OF WETLANDS
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED SEWER LINE
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	LEDGE OUTCROPPING
	LIGHT POLE
	SEWER MANHOLE
	TRANSFORMER (WITH EASEMENT)
	SPOT GRADE (PROPOSED)
	FLAG LINE

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  - THE ELEVATIONS SHOWN ARE BASED ON MEAN SEA LEVEL AS PER PLAN REFERENCE 4.o. ABOVE.



PROJECT NUMBER: 26420	ACAD FILE: 26420DAS	SCALE: 1" = 20'	DATE: MARCH 24, 2004
	<b>SITE, GRADING, AND UTILITY PLAN</b> Project Name: <b>LOT 2, NORTHGATE FARMS</b> FARM HOUSE LANE, PORTLAND, MAINE Prepared for: <b>JAMES A. LOMBARDO</b> 65 WILTON STREET, PORTLAND, MAINE 04103		
	SURVEYING ENGINEERING LAND PLANNING <b>Northeast Civil Solutions</b> INCORPORATED 153 US ROUTE 1, SCARBOROUGH, MAINE 04074 Tel: 207.883.1200 Fax: 207.883.1303 800.652.2227 ncs@ncsolutions.com		
	SHEET <b>1</b> OF <b>1</b>		