

ROOF SYSTEM:

ASPHALT ROOF SHINGLES
 6" GALVANIZED DRIP EDGE
 ROOF SHEATHING WITH CLIPS
 MANUFACTURED TRUSSES 24" O.C.
 CONTINUOUS ROOF VENT
 R-30 INSULATION
 PROPER VENTS AS REQUIRED
 STRAPPING 16" O.C.
 1/2" DRYWALL

Roof 5/8" Sheathing

EXTERIOR WALLS:

2-2x10 Headers TYP.

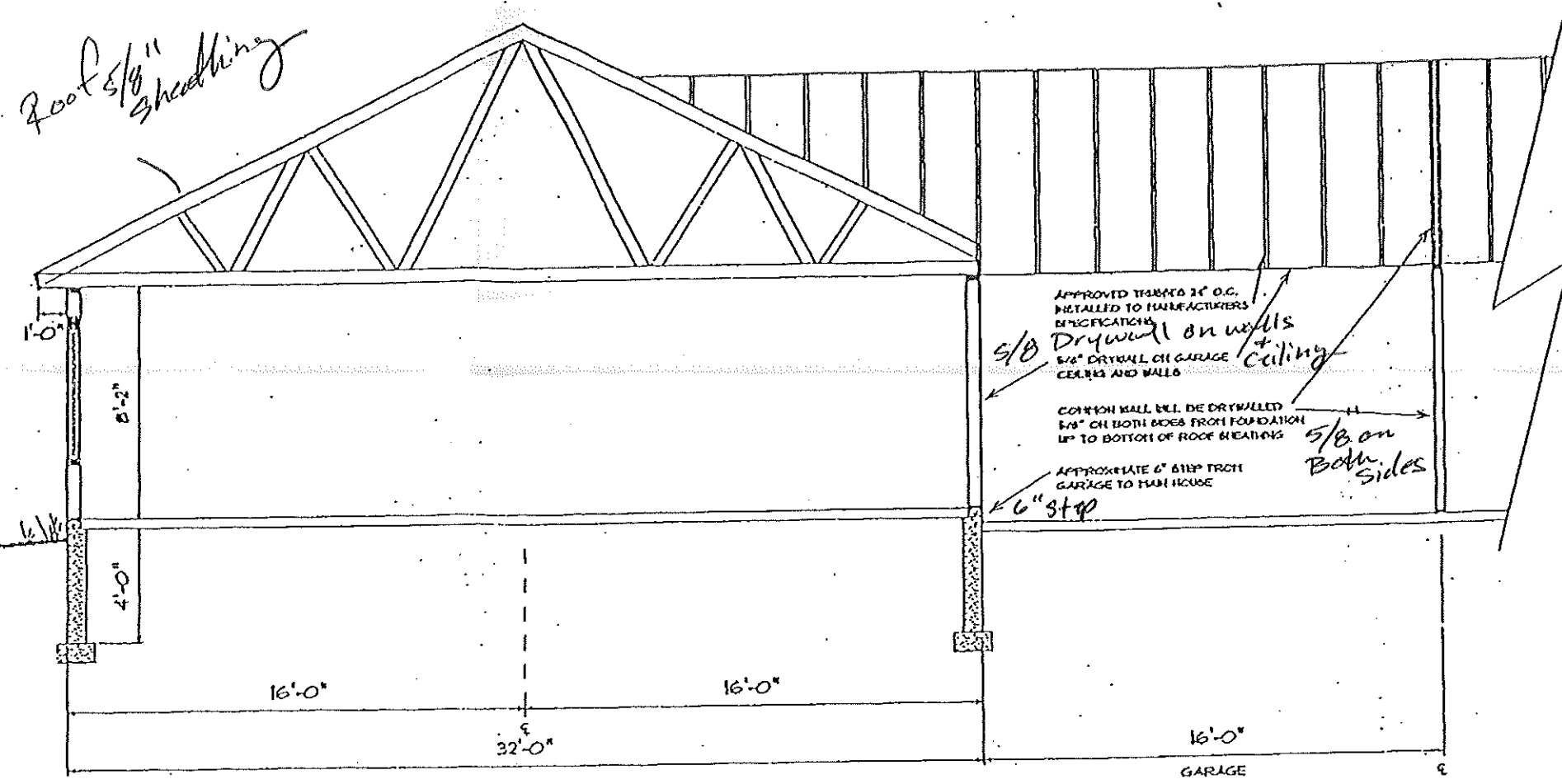
PT 4 X 6 GILL PLATE
 HEADERS BUILT UP 2X6
 VINYL SIDING
 VINYL COFFIN VENT
 HOUSEWRAP
 1/2" OSB SHEATHING
 2 X 6 STUDS 16" O.C.
 R-13 KRAFT FACED INSULATION
 1/2" DRYWALL

1/2" Bolts - 6'oc

INTERIOR WALLS:

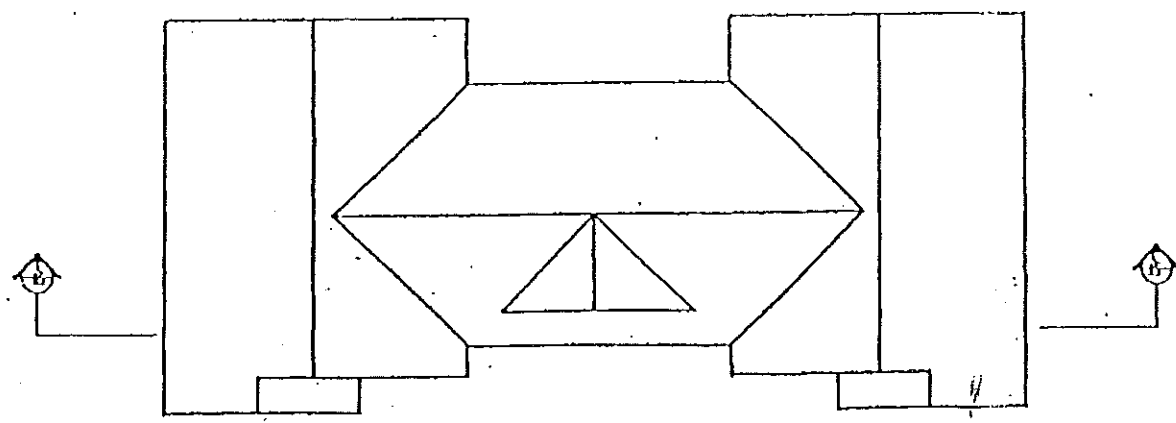
2 X 4 16" O.C.
 1/2" DRYWALL

*No stairs
 Cypress in all bedrooms
 windows*



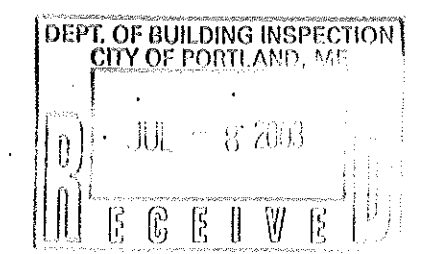
SECTION A

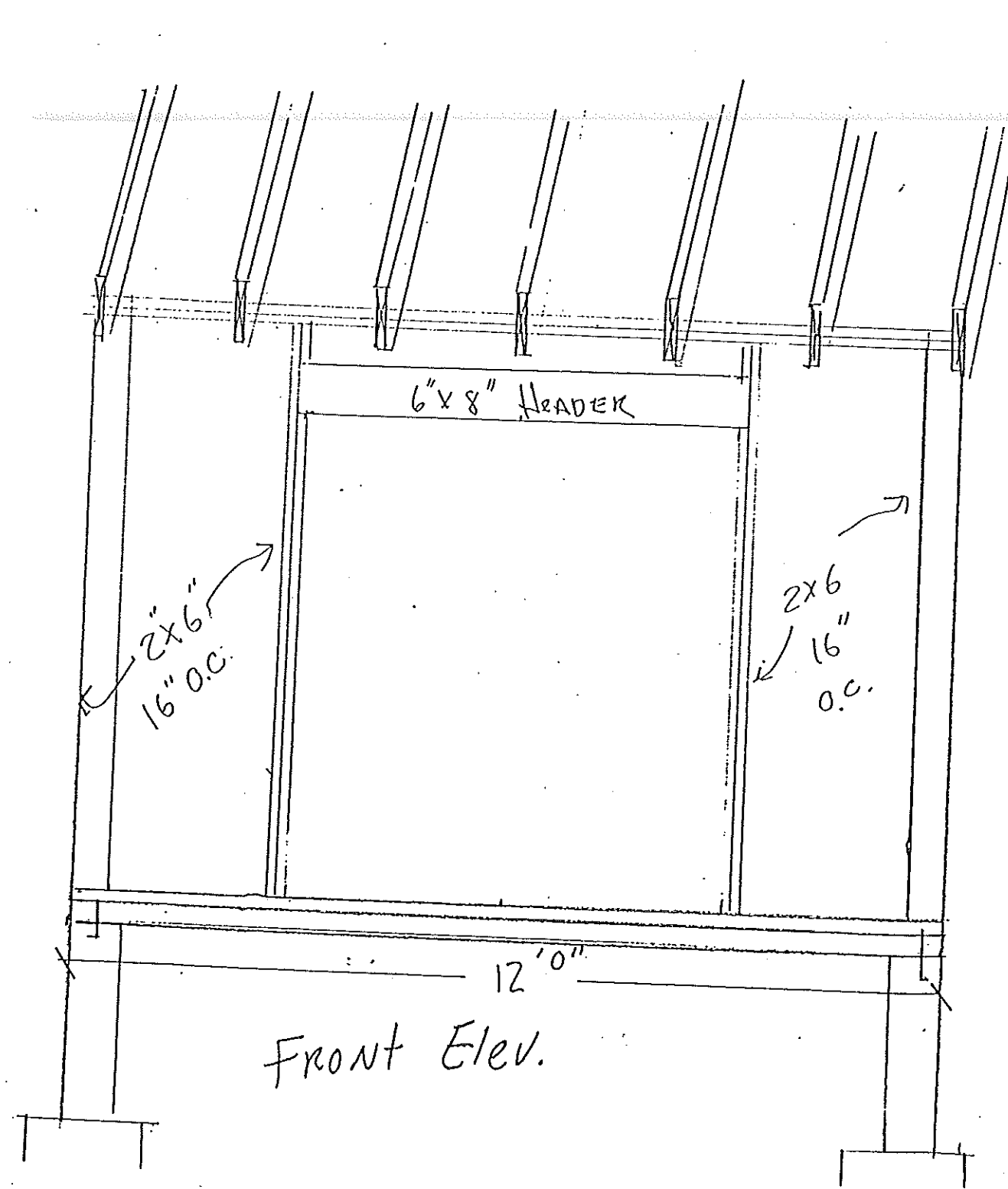
** LVL over garage door*



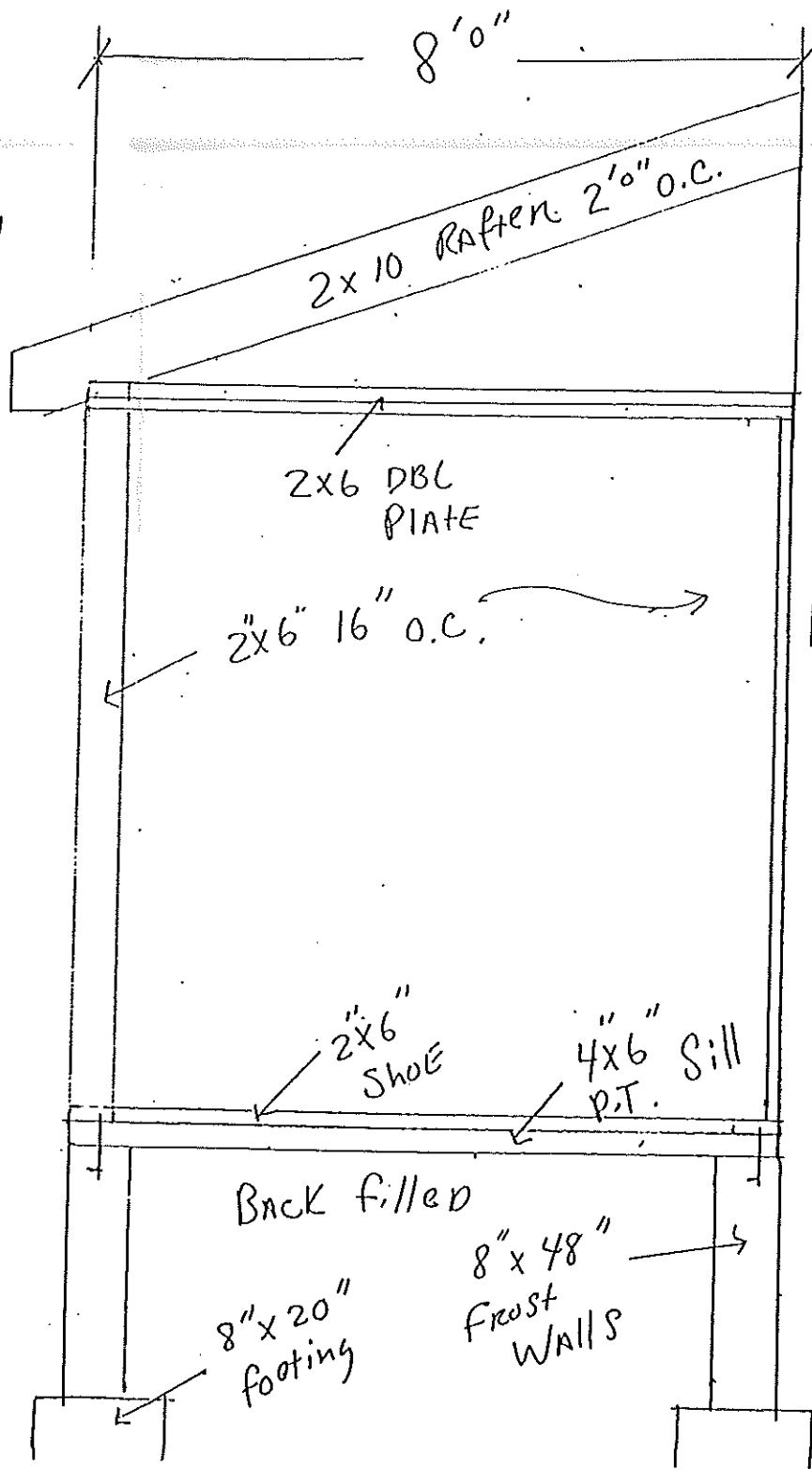
APPROXIMATE LOCATION OF CROSS SECTION

JANDIE DEVELOPMENT CORP		A1
MEADOW RIDGE	DATE: 9/17/99	
CONSTRUCTION DOCUMENTS	SCALE: 1/4"=0"	
CROSS SECTION	DRAWN BY: MR.	
APPROVED BY:		DATE:
APPROVED BY:		DATE:



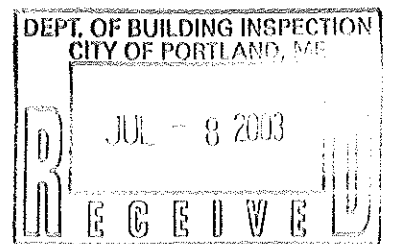


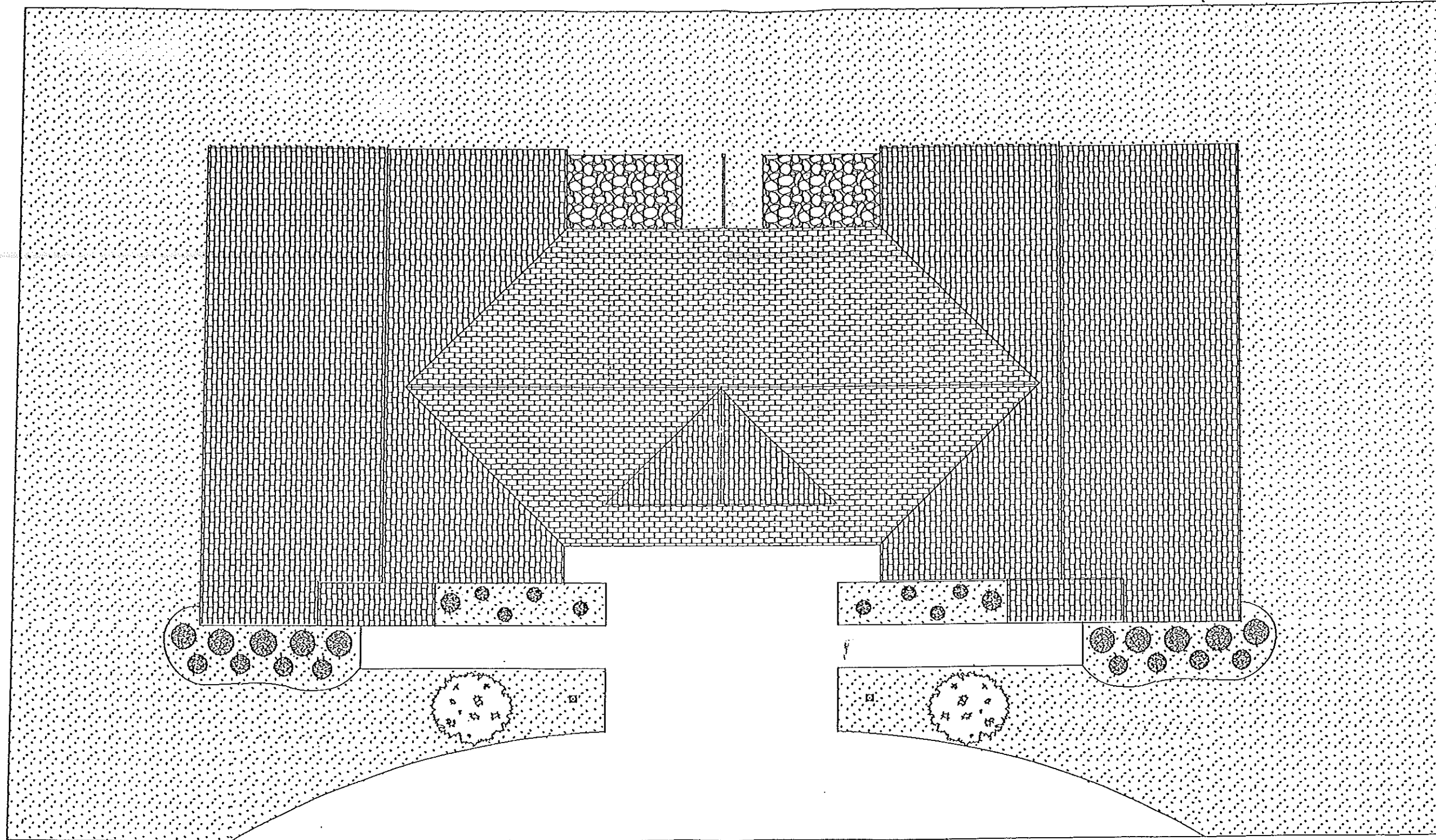
Front Elev.



Attached to Building

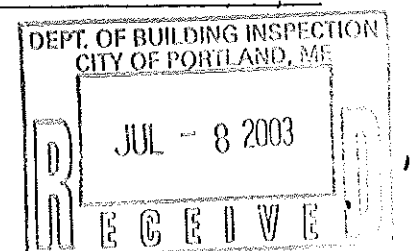
Side Elev.

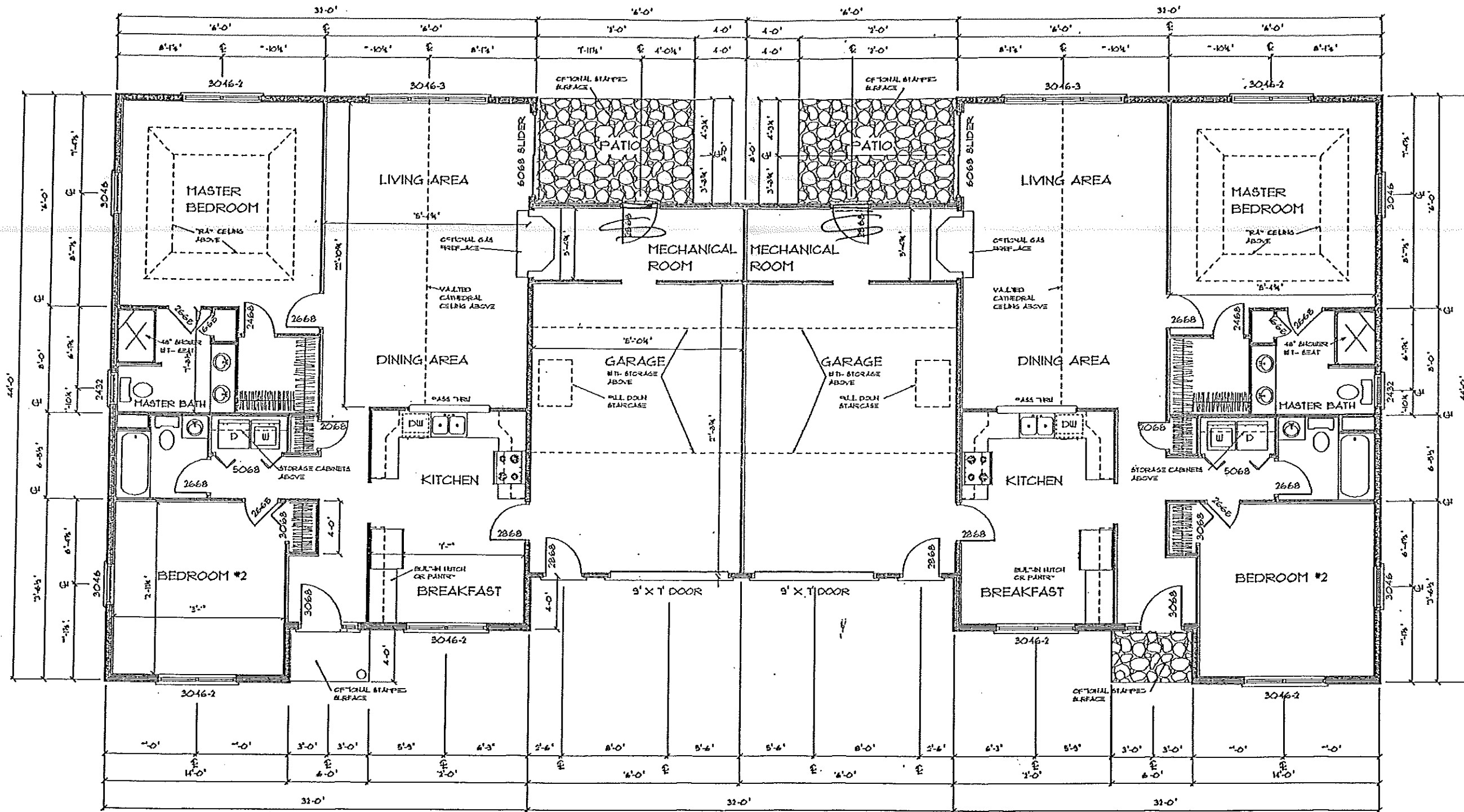




JANDIE DEVELOPMENT CORPORAION

2 FLINTLOCK LANE
FALMOUTH MAINE 04105

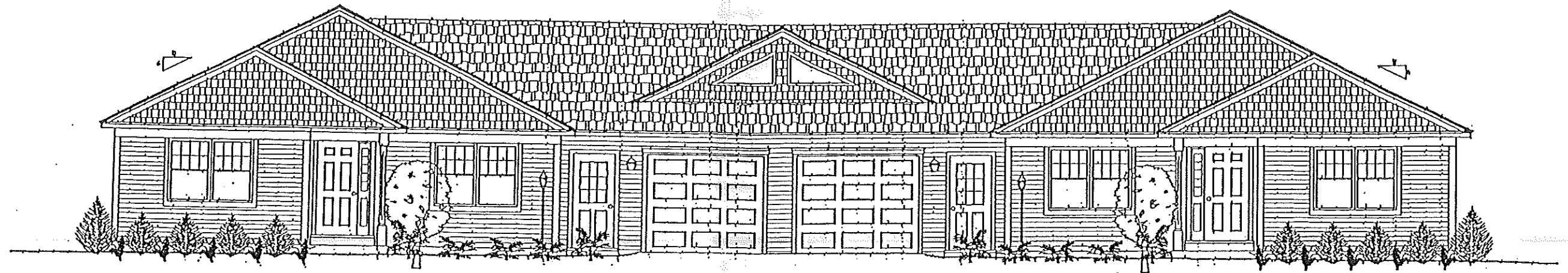




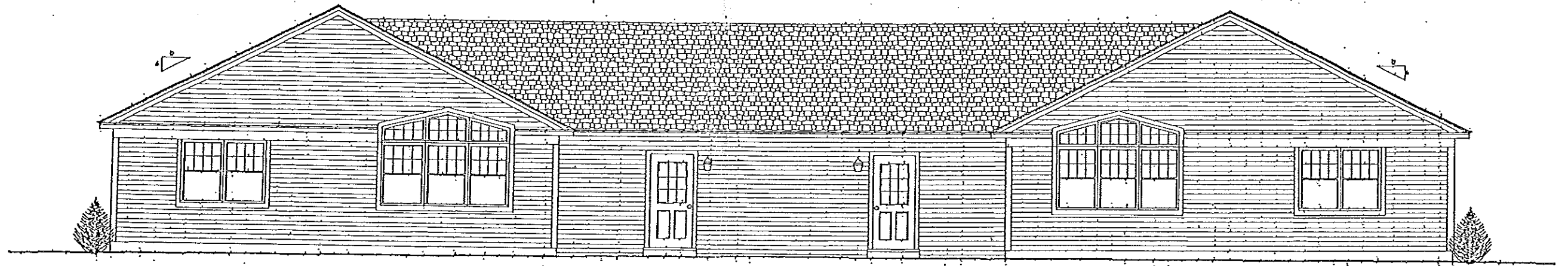
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

JUL - 8 2003

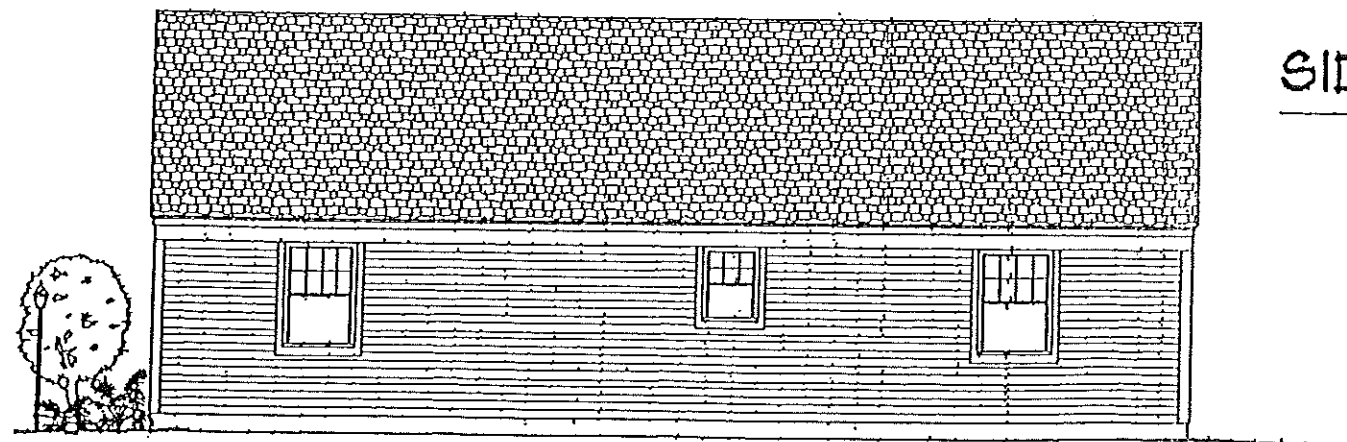
R E C E I V E **D**



MAIN ELEVATION



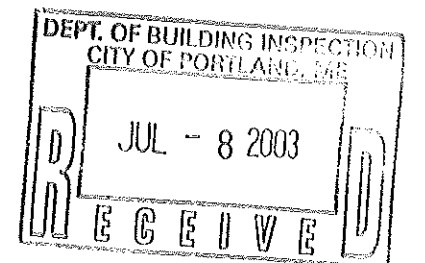
REAR ELEVATION



SIDE ELEVATION

JANDIE DEVELOPMENT CORPORAION

2 FLINTLOCK LANE
FALMOUTH MAINE 04105



- Legend**
- Iron pipe found
 - Monument found
 - Utility pipe
 - Edge of pavement
 - Curb (paved, where added)
 - Wood guard rail
 - Underdrain
 - Overhead electric
 - Water line
 - Sewer & storm water lines
 - Street line
 - Chain link fence
 - Shrubbery fence
 - Existing foundation
 - Catch basin
 - Water valve
 - Sewer manhole
 - Telephone manhole
 - Fire hydrant
 - Overhead line
 - Conduit line
 - Shrub
 - Oak tree
 - Redwood log
 - Sign
 - Spot elevation
 - Existing building

*Revised
Recorded
Bk 203
Pg 348*

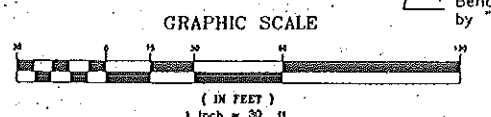
Revision approved by the
City of Portland Planning Authority
dated _____
Director of Planning and Development

- References**
- Plan of Portland Highlands owned by H.R. Lowd Land Co., Inc., by Ernest W. Branch, dated July 22, 1924, recorded in Plan Book 16 Page 10.
 - Plan of the Holmsteads owned by the City and Suburban Land Trust, by E.C. Jordan, dated September of 1921, recorded in Plan Book 14 Page 70.
 - Plan of Hanson Manor for Charles H. Hanson, by George Wheaton, dated March of 1961, recorded in Plan Book 57 Page 69.
 - City of Portland Engineering Department Right of Way Plans, on file at the City of Portland, Department of Public Works.
 - Plan of the Ford Property prepared by TKM Land Surveyors, Inc. dated December, 2002 and revised April 26, 2003.

- Notes**
- Bearings are referenced to magnetic north 1998.
 - Book and Page references are to the Cumberland County Registry of Deeds unless otherwise noted.
 - Elevations are based on the US Coast and Geodetic Survey 1929 datum. Benchmark: Granite monument on Auburn Street at second angle point northerly of Washington Avenue. (Monument is inside a manhole 4m approximately 2' below the sidewalk). Elevation: 95.80'.
 - Locations of utilities shown on this plan are approximate based on field observations and information supplied by others and should be field verified prior to any excavation or design.
 - Tax Map and Lot references are to the City of Portland, Maine.
 - See Book 13961, Page 52 for reference to Parcel 1 being subject to any and all appurtenances of record.
 - Wellheads mapped by R.A. Sweet & Associates.
 - There will be 14 units developed.
 - Mugby Lane is not a city street. It shall be maintained exclusively by the Meadow Ridge Condominium Association.
 - The parcel shown on this plan as "to be acquired" is based on a plan of the Ford Property (formerly Powers) prepared by TKM Land Surveyors, Inc. as revised 04/16/03. No warranties are expressed or implied by this surveyor regarding this parcel. No further research has been performed by this surveyor since the initial date of the survey.

Line Table

L1	S14°45'53"E	10.00
L2	S14°59'47"E	9.19
L3	S14°59'47"E	8.58



Benchmark: Bonnet nut on hydrant by "O" in "OPEN" - Eley: 101.89'

This survey conforms to the current standards of the Maine State Board of Registration for Land Surveyors for Category I, Condition B, except as noted:

- Exceptions:**
- No description prepared.
 - No pins set as of plan date.
 - No written report.

David L. Thompson
David L. Thompson
PLS 1273

Area: 149,014 s.f.
3.42 acres

NO.	DATE	DESCRIPTION	BY
2	04/29/03	building, parcel to be acquired	del
1	06/30/99	notes, drainage easement	del

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

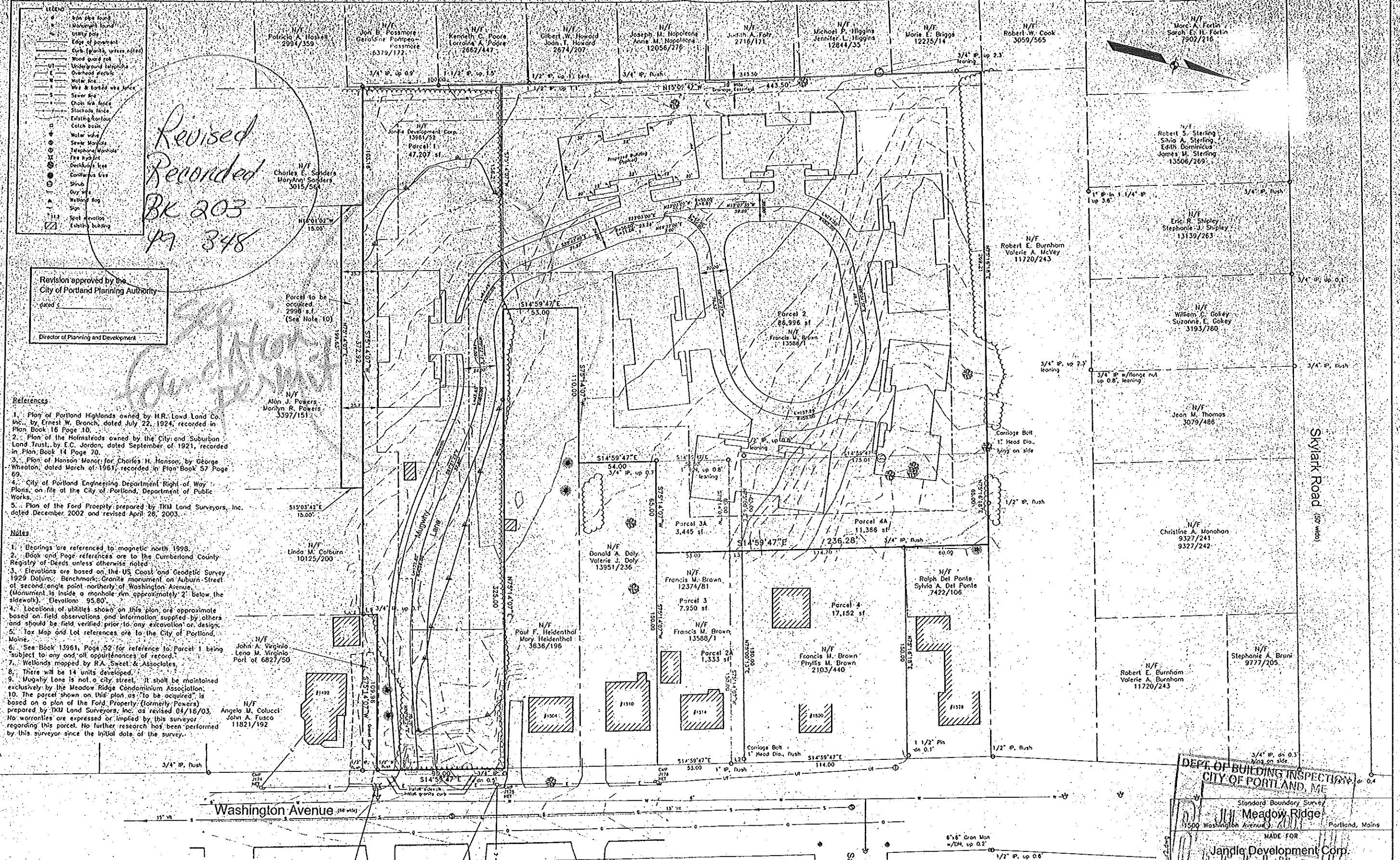
Standard Boundary Survey
Meadow Ridge
1500 Washington Avenue, Portland, Maine

MADE FOR
Jandle Development Corp.
2 Flintlock Lane, Falmouth, Maine

JOB# 98050 DATE: 10/11/98 SCALE: 1"=30'

BOOK# 678
DISC# T06556
FILE# 7807

Pitcomb Associates
133 Gray Road
Falmouth, Maine 04105



LEGEND

- Iron pipe found
- Monument found
- UTILITY pole
- Edge of pavement
- Curb (granite, unless noted)
- Wood guard rail
- UT Underground telephone
- E Overhead electric
- W Water line
- X Wire & barbed wire fence
- S Sewer line
- Chain link fence
- Stockade fence
- Existing contour
- Catch basin
- Water valve
- Sewer Manhole
- Telephone Manhole
- Fire hydrant
- Deckhouse type
- Contiguous tree
- Shrub
- Guy wire
- Yellow flag
- Sign
- 11.2 Spot elevation
- Existing building

*Book 199
Page 351*

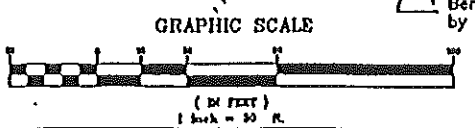
- References**
1. Plan of Portland Highlands owned by H.R. Lowd Land Co. Inc., by Ernest W. Branch, dated July 22, 1924, recorded in Plan Book 16 Page 10.
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 4. City of Portland Engineering Department Right of Way Plans, on file at the City of Portland, Department of Public Works.

- Notes**
1. Bearings are referenced to magnetic north 1998.
 2. Book and Page references are to the Cumberland County Registry of Deeds unless otherwise noted.
 3. Elevations are based on the US Coast and Geodetic Survey 1929 Datum. Benchmark Granite monument on Auburn Street at second angle point northwesterly of Washington Avenue (Monument is inside a manhole rim approximately 2' below the sidewalk). Elevation: 95.80'.
 4. Locations of utilities shown on this plan are approximate based on field observations and information supplied by others and should be field verified prior to any excavation or design.
 5. Tax Map and Lot references are to the City of Portland, Maine.
 6. See Book 13981, Page 52 for reference to Parcel 1 being "subject to any and all encumbrances of record."
 7. Wetlands mapped by R.A. Sweet & Associates.

Washington Avenue

Line Table

L1	S14°45'53"E	10.00
L2	S14°59'47"E	9.19
L3	S14°59'47"E	8.58



Benchmark: Bonnet nut on hydrant by "O" in "OPEN" Elev. 101.89'

Area: 149,014 square feet
3.42 acres

Applicant: Jandle Development Corp.
2 Flinlock Lane
Falmouth, ME 04105

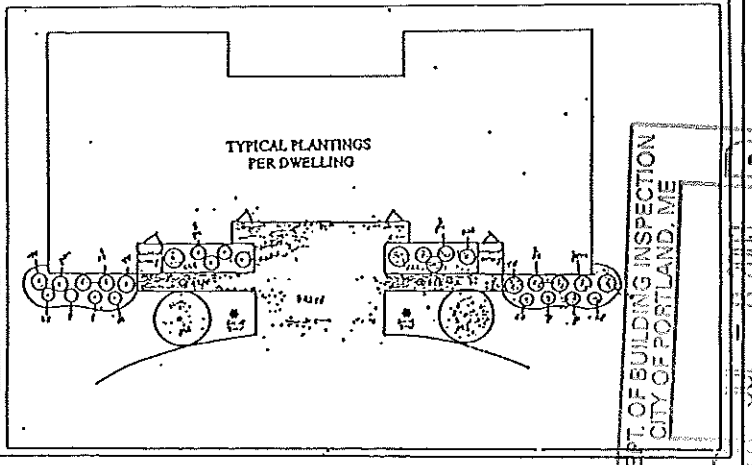
LANDSCAPE, LANDSCAPE PRESERVATION AND LIGHTING PLAN
1200 Washington Avenue Portland, Maine

MADE FOR
Jandle Development Corp.
2 Flinlock Lane Falmouth, Maine

JOSE 90050 DATE: 10/1/98 SCALE: 1"=30'

BOOK# 678
DISCR F00558
PCD124
FKR# 7607

Pitcomb Associates
133 Gray Road
Falmouth, Maine 04105



PLANT LIST

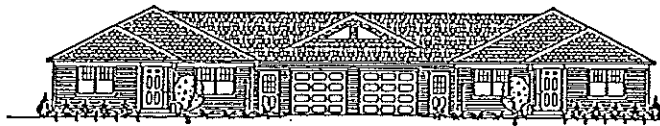
18A- JONORUM (RED MAPLE) 8" x 10"
18B- CHINA BARK (WATER BERRY) 8" x 10"
18C- PRUNUS SPANISH GREENING 8" x 10"
18D- LILAC BRANDED BROWN PLOWERS 8" x 10"
18E- RIBES VITIFOLIUM (FLOWERING CURRANT) 8" x 10"
18F- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"
18G- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"
18H- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"
18I- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"
18J- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"
18K- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"
18L- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"
18M- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"
18N- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"
18O- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"
18P- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"
18Q- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"
18R- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"
18S- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"
18T- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"
18U- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"
18V- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"
18W- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"
18X- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"
18Y- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"
18Z- PINK DOGWOOD (FLOWERING CURRANT) 8" x 10"

150FOOT CIRCULAR CURVE TABLE

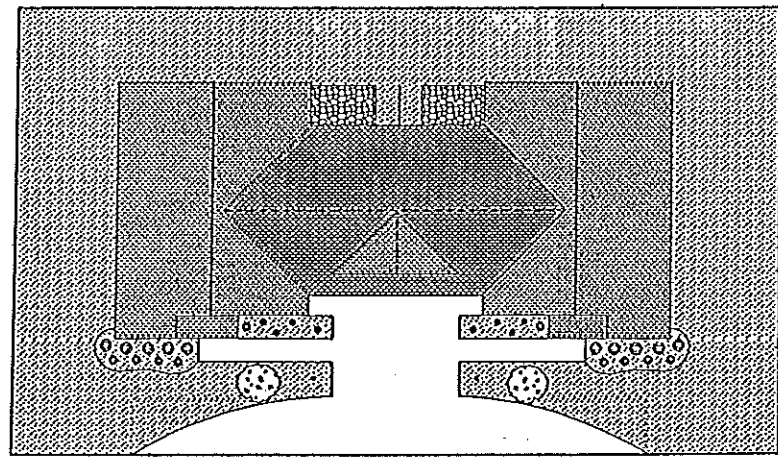
CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
0°	150.00	90°	150.00
1°	149.99	89°	150.01
2°	149.96	88°	150.04
3°	149.91	87°	150.09
4°	149.84	86°	150.16
5°	149.75	85°	150.25
6°	149.64	84°	150.36
7°	149.51	83°	150.49
8°	149.36	82°	150.64
9°	149.19	81°	150.81
10°	149.00	80°	151.00
11°	148.79	79°	151.21
12°	148.57	78°	151.44
13°	148.33	77°	151.69
14°	148.08	76°	151.96
15°	147.82	75°	152.25
16°	147.55	74°	152.56
17°	147.27	73°	152.89
18°	146.98	72°	153.24
19°	146.68	71°	153.61
20°	146.37	70°	154.00
21°	146.05	69°	154.41
22°	145.72	68°	154.84
23°	145.39	67°	155.29
24°	145.05	66°	155.76
25°	144.70	65°	156.25
26°	144.35	64°	156.76
27°	143.99	63°	157.29
28°	143.63	62°	157.84
29°	143.26	61°	158.41
30°	142.89	60°	159.00

NOTE: Preservation Areas- Existing vegetation to remain. Deline and dead undergrowth to be removed.

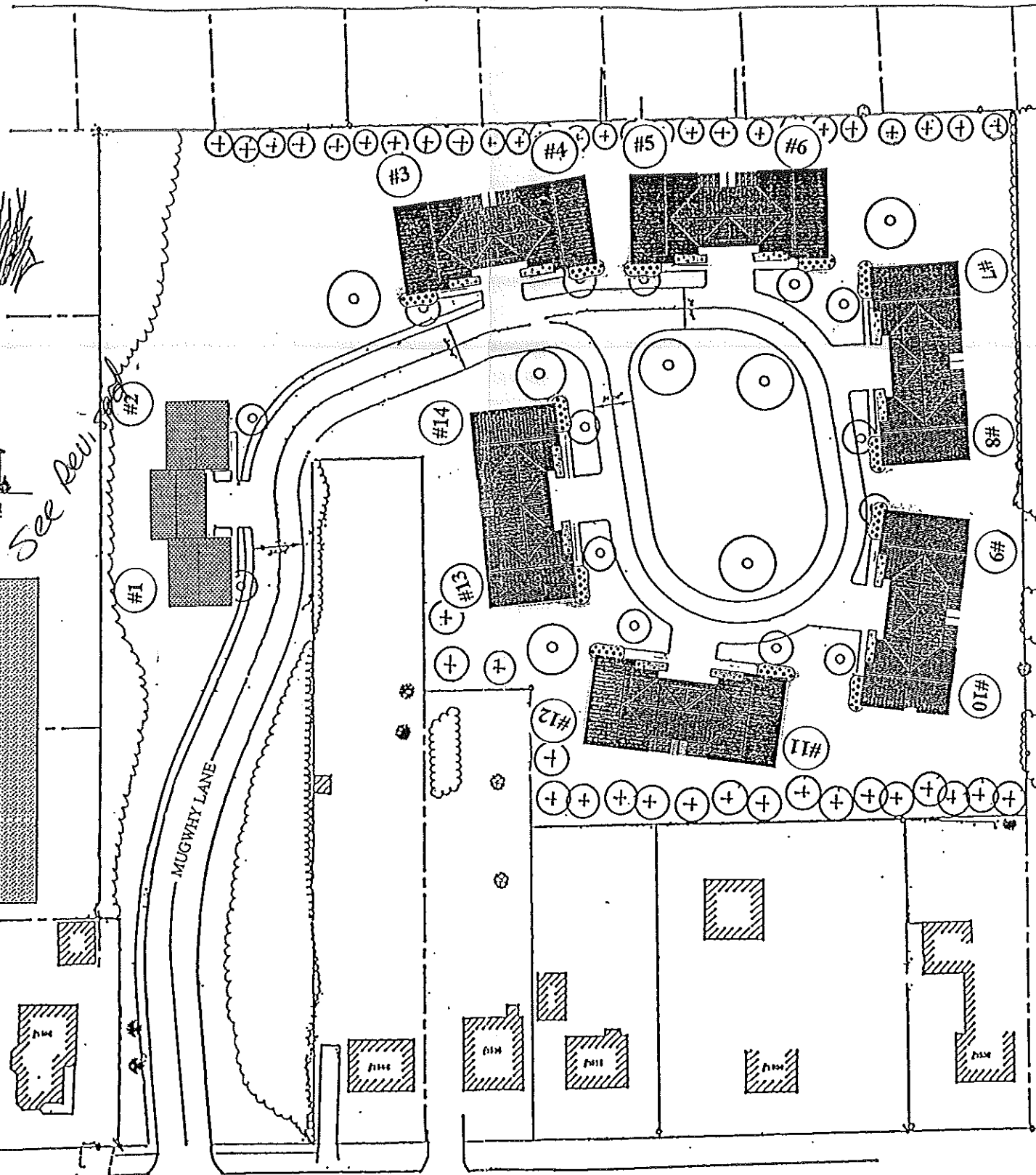
MEADOW RIDGE



MAIN ELEVATION



See Rev. 1/03



MUGWHY LANE

WASHINGTON AVE.

Sutton Street

Skylark Road (200449)

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUL - 8 2003
RECEIVED