

129-C-3

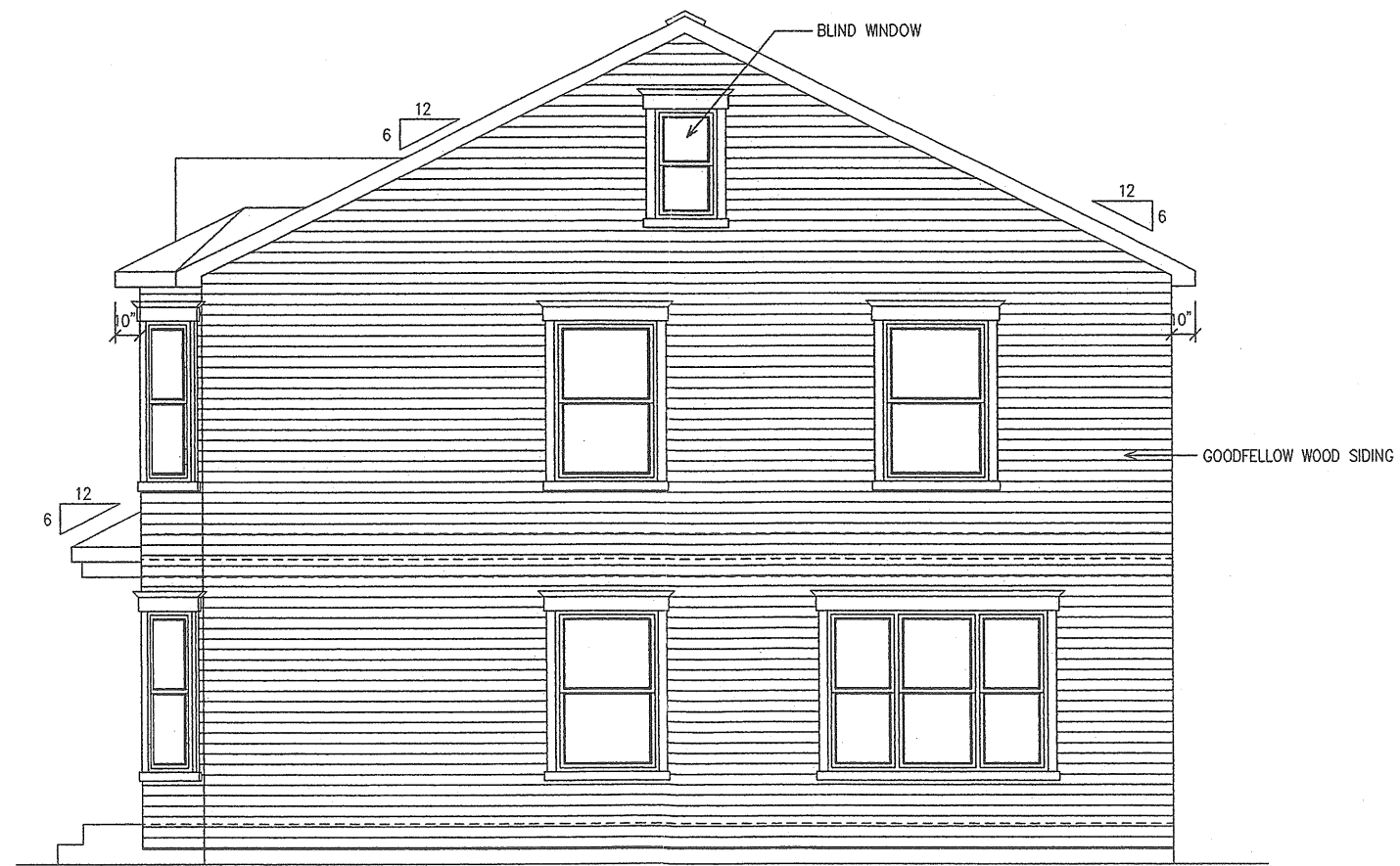
2005-0183

11 Bryant Street
Duplex

Two Sills, LLC.



BACK ELEVATION



RIGHT ELEVATION

REVISIONS		
NO.	DESCRIPTION	DATE

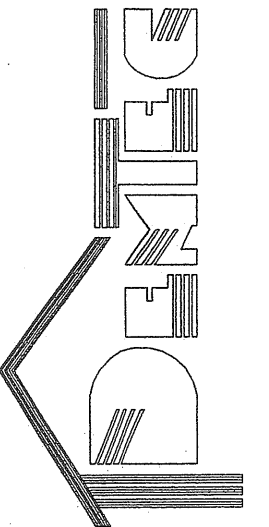
NO. DE PROJET / PROJECT NO.

05162

CLIENT / CUSTOMER

FOUR SILLS, LLC

NO. DE SERIE / SERIAL NO.



DEPOSITAIRE / DEALER

PRITCHETT

DATE

20/04/2005

FEUILLE / PAGE

3 / 13

TITRE / TITLE

BACK ELEVATION

REMARQUES / REMARKS

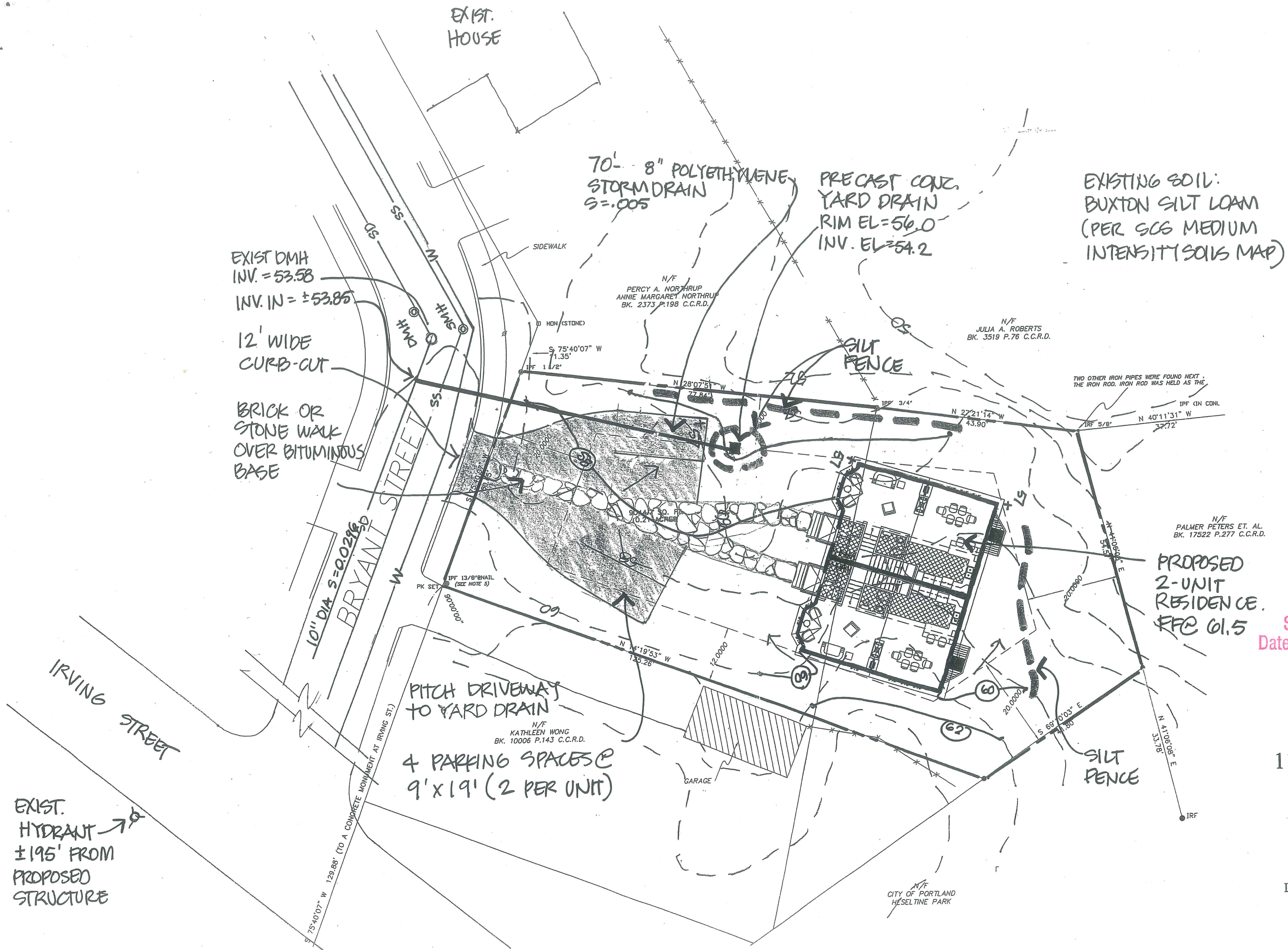
8 MODULES

ECHELLE / SCALE

1/4" = 1'

DESSINE PAR / DRAWN BY

K. BELANGER/A. BEAUCHESNE



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 9/22/05

Site Plan
11 Bryant Street
Portland, ME

1"=20'
August 24, 2005
Rev. Sept 1, 2005
Mohr & Seredin
Landscape Architects, Inc.

1" COPPER WATERLINE -
SPLIT INTO 2 SERVICES
PL & PROVIDE SHUT-OFF.

NOTE: ALL UTILITY
SERVICES SHALL
CONFORM TO CITY OF
PORTLAND & UTILITY
COMPANY STANDARDS

REPAIR PAVEMENT
& CURBS PER
CITY OF PORTLAND
REQUIREMENTS

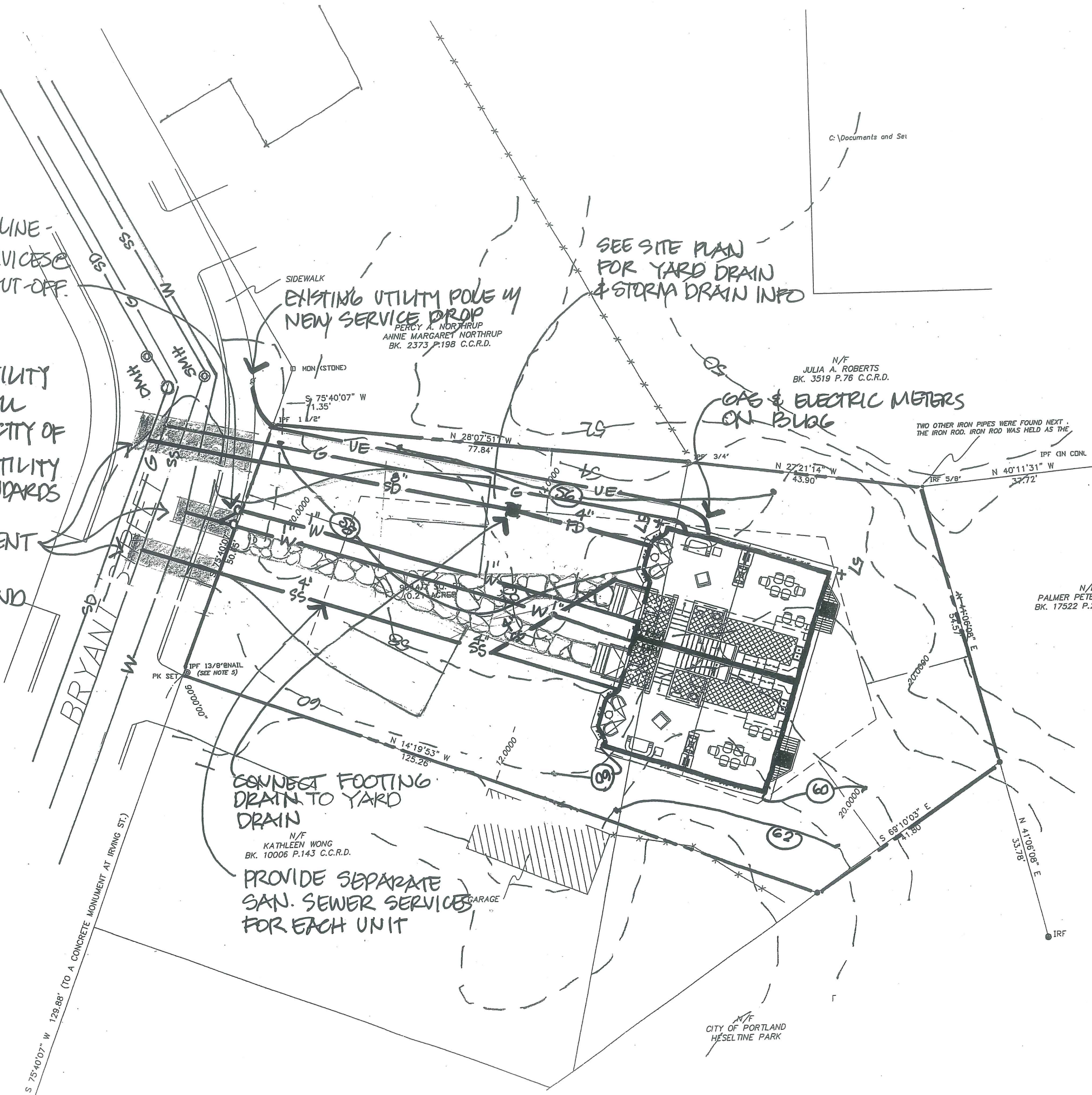
SIDEWALK
EXISTING UTILITY POLE W/
NEW SERVICE DROP
PERCY A. NORTHRUP
ANNIE MARGARET NORTHRUP
BK. 2373 P.198 C.C.R.D.

SEE SITE PLAN
FOR YARD DRAIN
& STORM DRAIN INFO

GAS & ELECTRIC METERS
ON BLDG

CONNECT FOOTING
DRAIN TO YARD
DRAIN

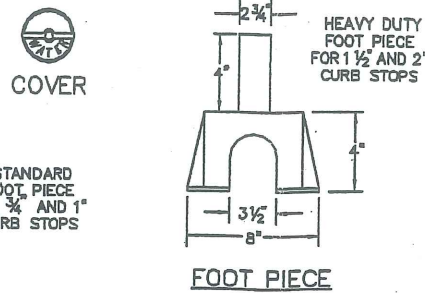
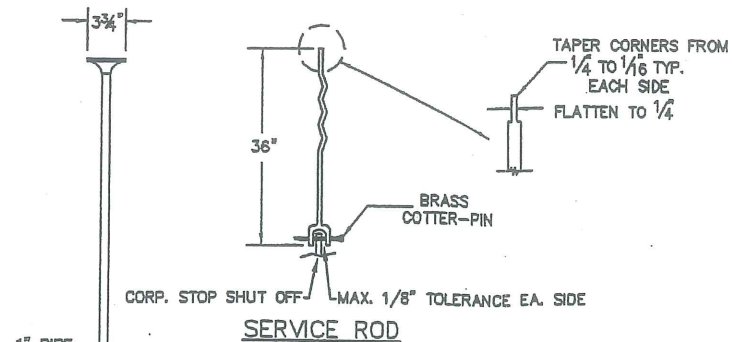
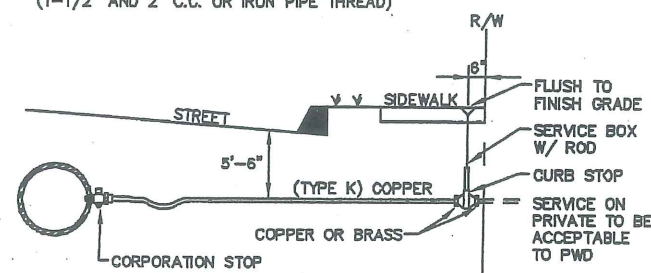
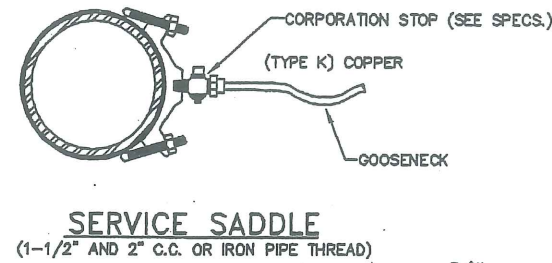
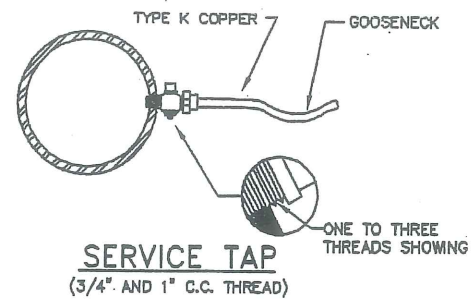
PROVIDE SEPARATE
SAN. SEWER SERVICES
FOR EACH UNIT



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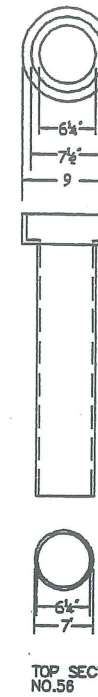
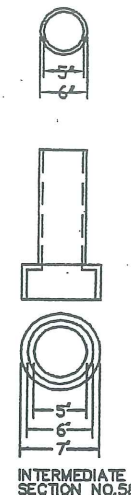
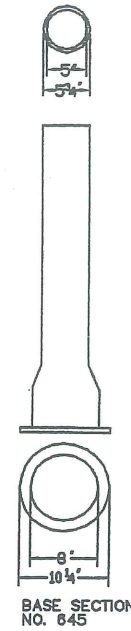
Utilities Plan
11 Bryant Street
Portland, ME

1"=20'
August 24, 2005
Rev. Sept 1, 2005
Mohr & Seredin
Landscape Architects, Inc.



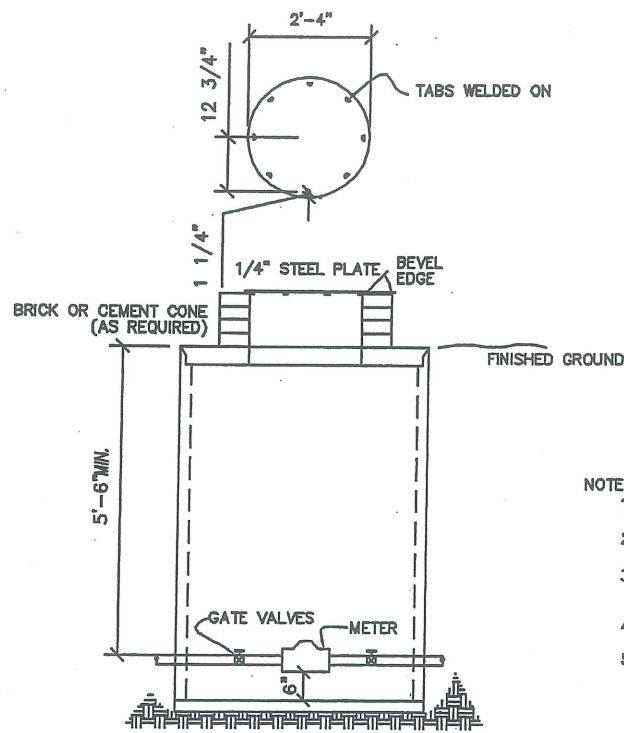
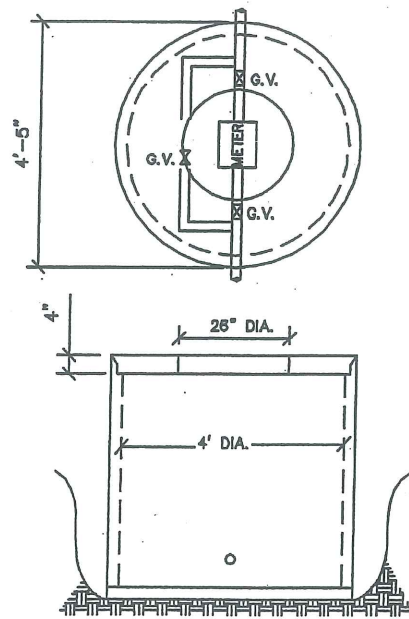
SERVICE BOX

NOTE: ANY EXTENSION OF SERVICE BOX REQUIRES A COUPLING & 1" THREADED PIPE.



(NUMBERS ARE FOR 5 1/4" BUFFALO VALVE BOXES)
(BASE SECTION MAY BE USED AS INTERMEDIATE SECTION)

TYPICAL SERVICE CONNECTION



5/8" TO 2" METERS

METER BOX

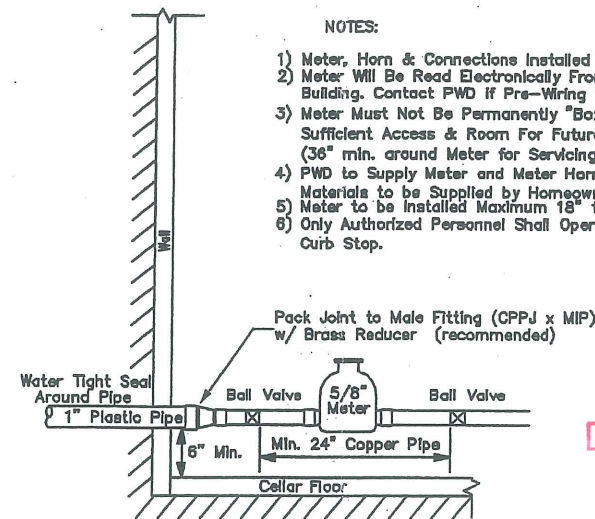
- 1) TO BE INSTALLED AND SUPPLIED BY OWNER
- 2) MINIMUM 4'-0" DIAMETER CONC. M.H. W/ CEMENT BASE
- 3) WATER METER TO HAVE 5'-6" OF COVER AND IS TO BE SUPPLIED BY P.W.D.
- 4) OWNER IS TO SUPPLY 2 VALVES INSIDE OF PIT (MINIMUM SEPARATION OF 2'-0")
- 5) COPPER PIPE REQUIRED THRU METER PIT
- 6) 1.5" & 2" METERS REQUIRE BY-PASS W/ VALVE (METER SPACER AVAILABLE AT PWD)

COVER PLATE

- 1) COVER MUST WEIGHT LESS THAN 60 lbs.
- 2) MINIMUM SIZE OF COVER WILL BE 28" DIAMETER.
- 3) IF STEEL PLATE IS USED, TREAT WITH A COAT OF RUST INHIBITOR PAINT.

NOTES

- 1) THIS PIT IS TO BE PLACED ON PRIVATE PROPERTY NEAR THE STREET LINE.
- 2) THIS TYPICAL PIT WAS NOT DESIGNED FOR ANY TRAFFIC LOAD
- 3) THE PIT CAN BE ORDERED THRU OTHERS WITH SPECIAL DETAILS SUCH AS LARGER M.H. COVERS, ETC.
- 4) THIS PIT WILL HOUSE UP TO TWO 5/8", 3/4", OR 1" METERS
- 5) NO BACKFLOWS ALLOWED IN PIT (PER STATE REGULATION)



NOTES:

- 1) Meter, Horn & Connections Installed by PWD
- 2) Meter Will Be Read Electronically From Outside of Building. Contact PWD if Pre-Wiring is Required.
- 3) Meter Must Not Be Permanently "Boxed" Without Sufficient Access & Room For Future Servicing (36" min. around Meter for Servicing).
- 4) PWD to Supply Meter and Meter Horn. All Other Materials to be Supplied by Homeowner.
- 5) Meter to be Installed Maximum 18" from Entrance.
- 6) Only Authorized Personnel Shall Operate Service Curb Stop.

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11 Bryant Street
Portland, ME

Sept 1, 2005

Mohr & Seredin
Landscape Architects, Inc.

STANDARD WATER DETAILS

Portland Water District
ASSET MANAGEMENT & PLANNING DEPT.
1000 WASHINGTON ST. PORTLAND, ME 04103



REVISIONS TO TYPICAL METER PIT

PROJECT NO.:
CAD FILE:
FIELD BIDDING:

SHEET
2 OF 2

SECTION II -- SANITARY SEWER AND STORM DRAIN DESIGN STANDARDS

NOTE: LOCATION/WARNING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.

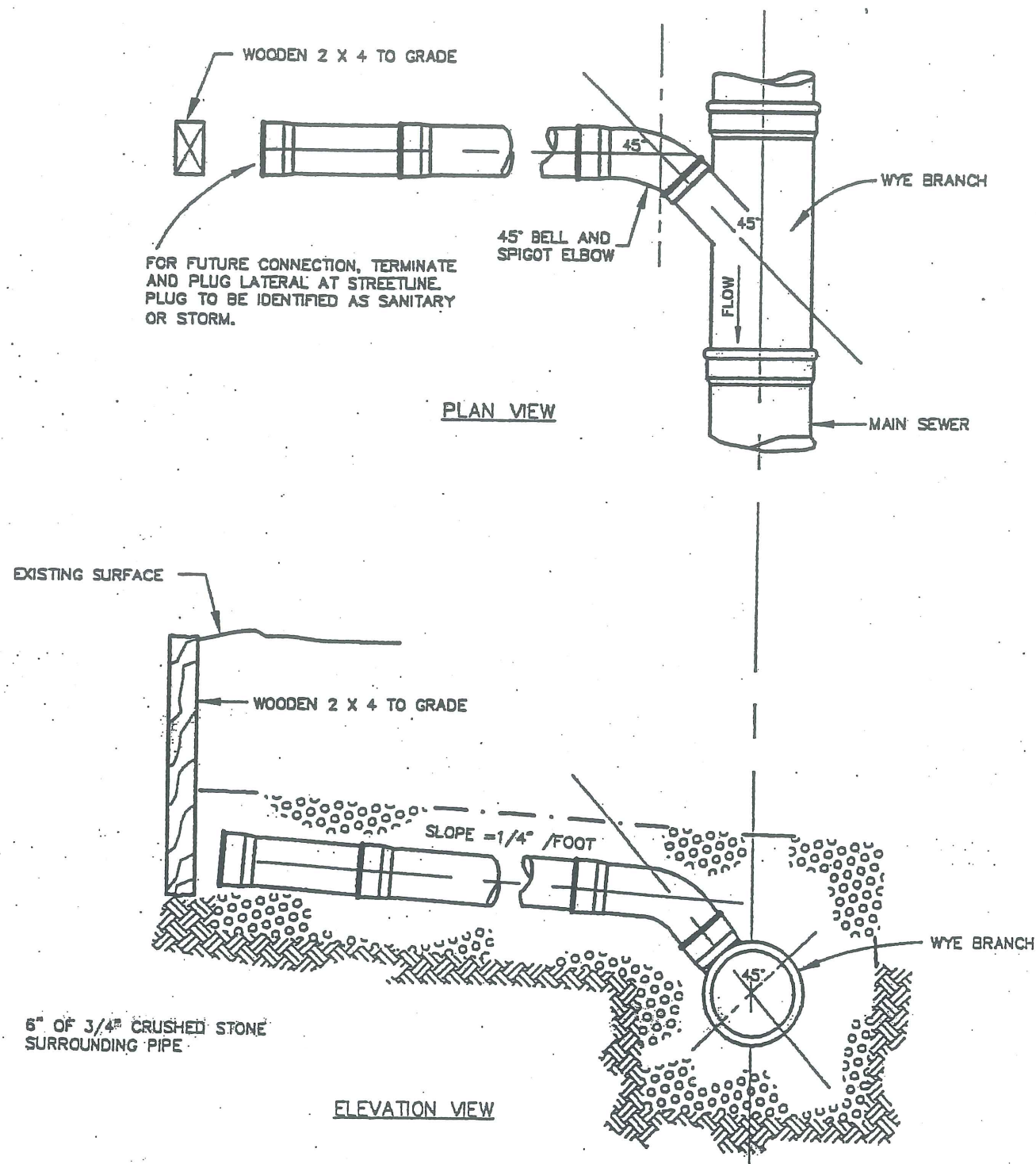


FIGURE II - 19
TYPICAL HOUSE LATERAL WYE CONNECTION DETAIL

SECTION II -- SANITARY SEWER AND STORM DRAIN DESIGN STANDARDS

1. LOCATIONS AND ELEVATIONS OF STUBS SHOWN ON THE PLANS ARE TO BE CONSIDERED AS APPROXIMATE AND MAY BE ADJUSTED AS DIRECTED TO SUIT FIELD CONDITIONS.
2. HOUSE CONNECTIONS AND CATCH BASIN CONNECTIONS TO THE MAIN LINE OF THE SEWER SHALL CONSIST OF AN APPROPRIATE "Y" BRANCH CONNECTION AS SHOWN ON THE PLANS, OR AS DIRECTED. ACTUAL "Y" LOCATIONS FOR HOUSE CONNECTIONS AND CATCH BASIN CONNECTIONS SHALL BE DETERMINED DURING CONSTRUCTION. THE CONTRACTOR SHALL KEEP A COMPLETE RECORD OF "Y" LOCATIONS WHICH SHALL BE GIVEN TO THE CITY OF PORTLAND UPON COMPLETION OF THE CONTRACT.

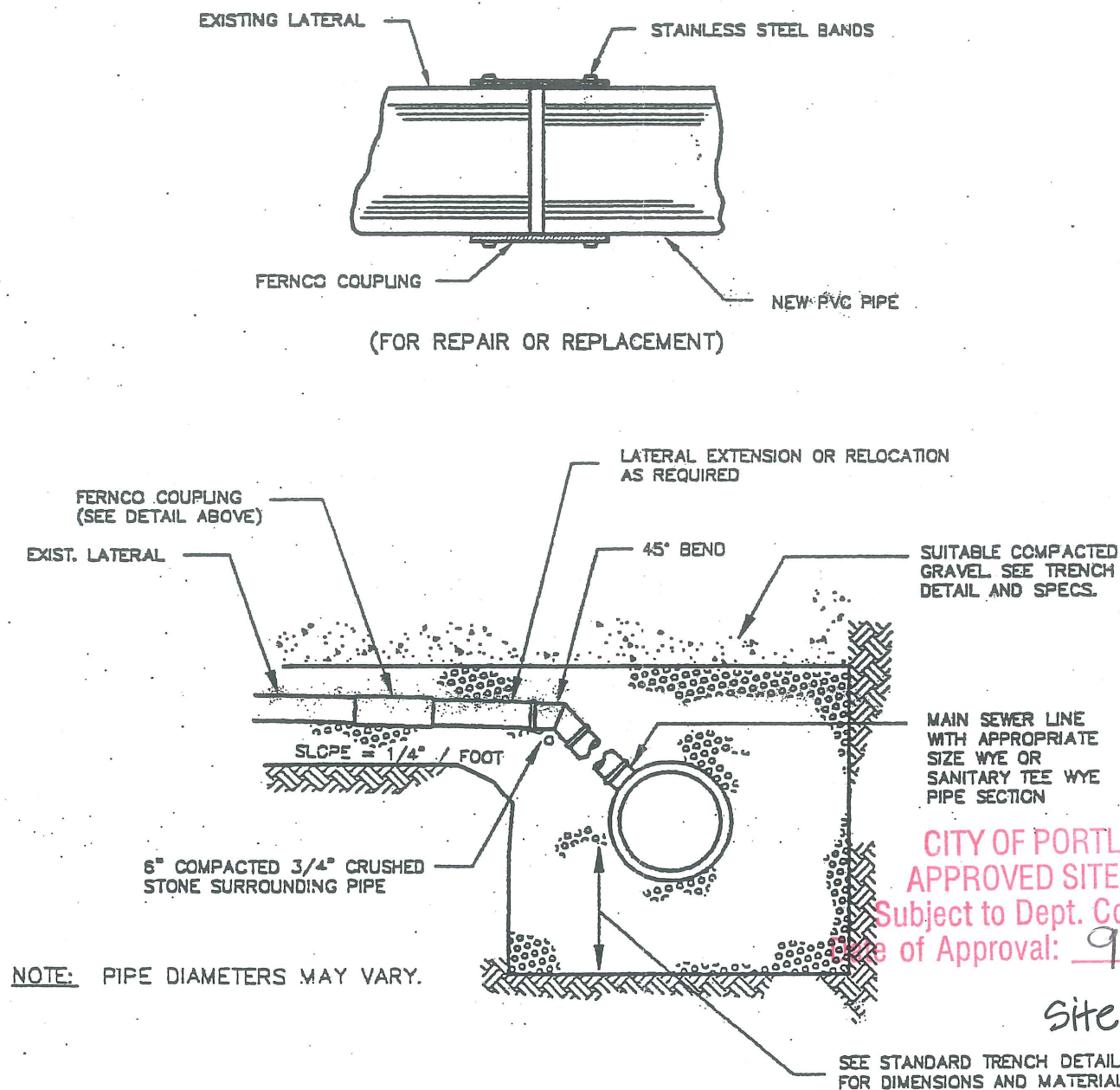


FIGURE II - 18
TYPICAL EXISTING LATERAL CONNECTION DETAIL

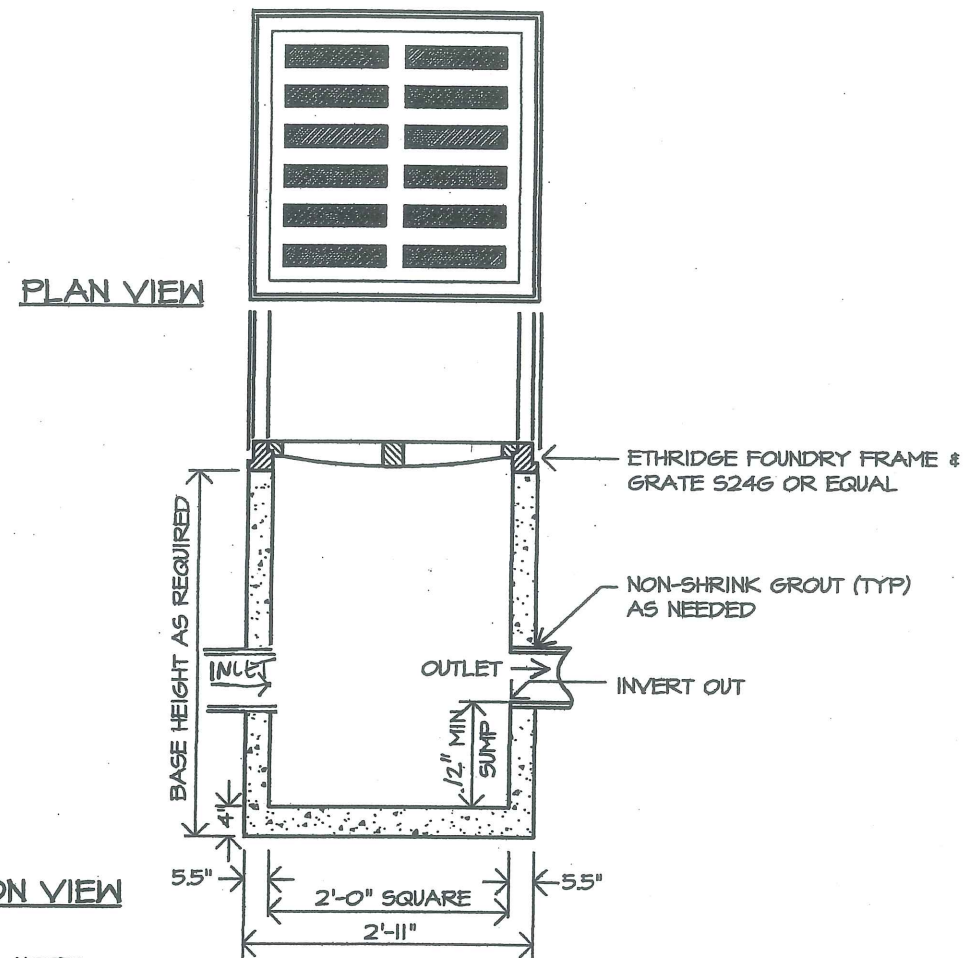
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APPROVED SITE PLAN
Subject to Dept. Conditions
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Site Details

11 Bryant Street
Portland, ME

Sept 1, 2005

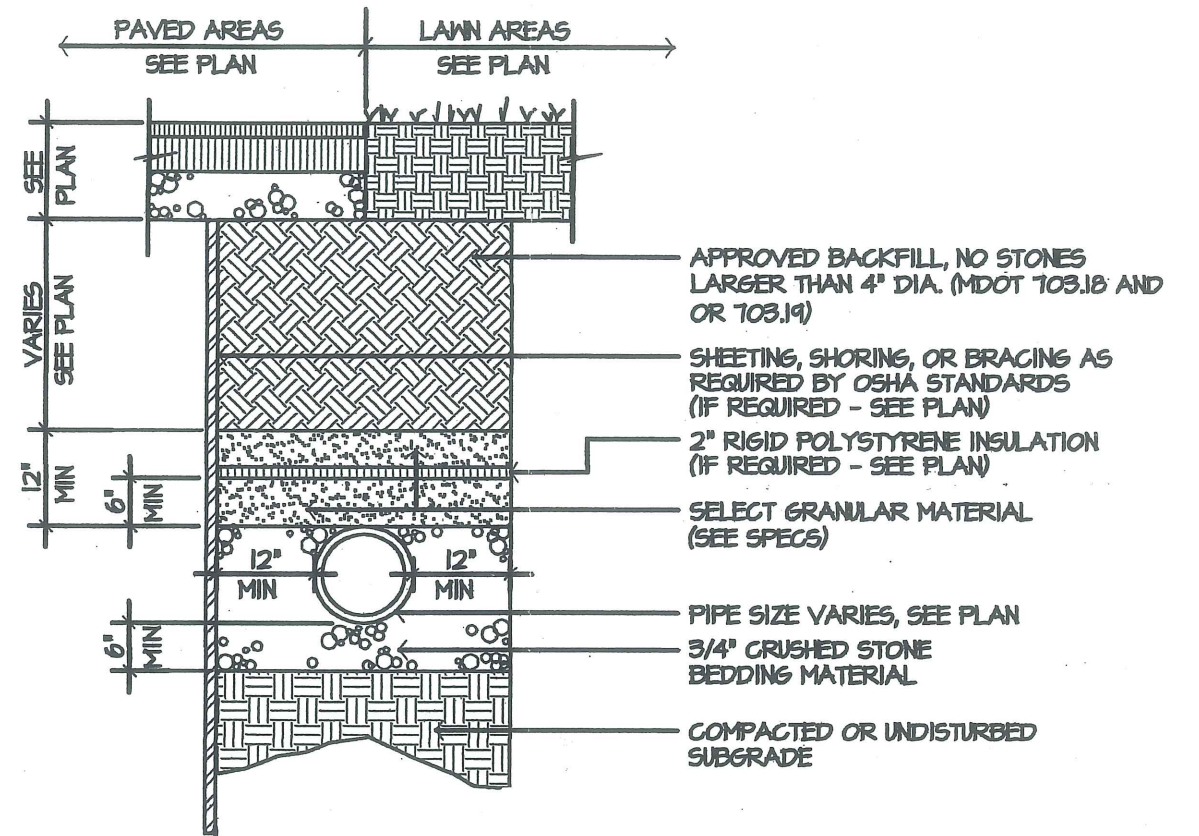
Mohr & Seredin
Landscape Architects, Inc.



SECTION VIEW

- NOTES:
1. CONCRETE 5000 PSI AFTER 28 DAYS.
 2. REINFORCING: 1 LAYER 4x4 / 4x4 WWM.
 3. FIELD INLET IS USED FOR SHALLOW, OFF-DRIVE, DEAD END DRAINAGE AREAS.

FIELD INLET
N.T.S.



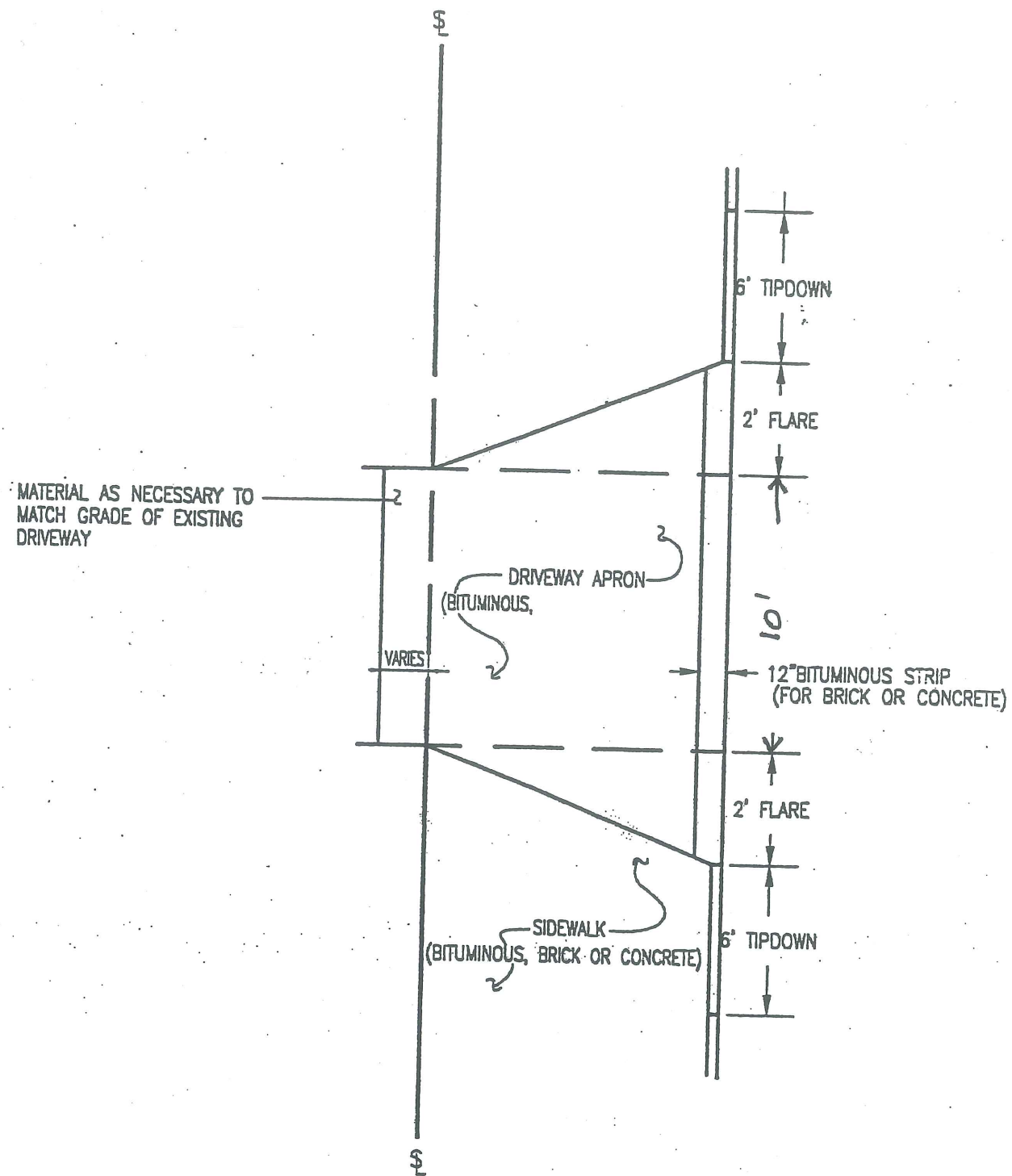
PIPE BEDDING
NOT TO SCALE

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Site details
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Portland, ME

Sept. 1, 2005

Mohr & Seredin
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MATERIAL AS NECESSARY TO MATCH GRADE OF EXISTING DRIVEWAY

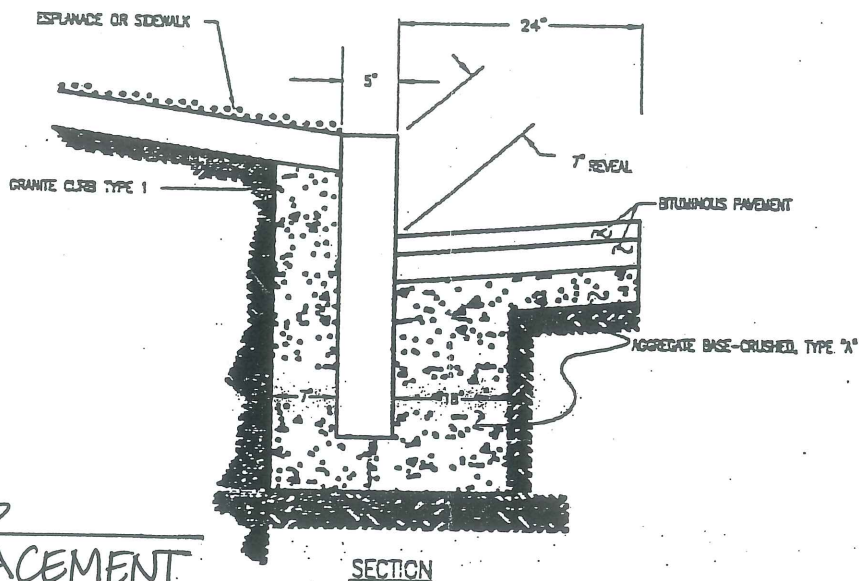
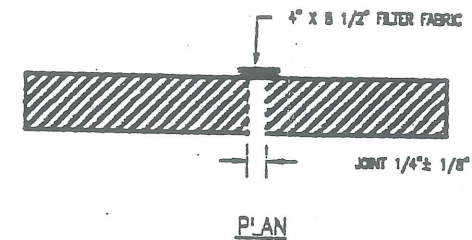
DRIVEWAY APRON (BITUMINOUS)

VARIES

12\"/>

SIDEWALK (BITUMINOUS, BRICK OR CONCRETE)

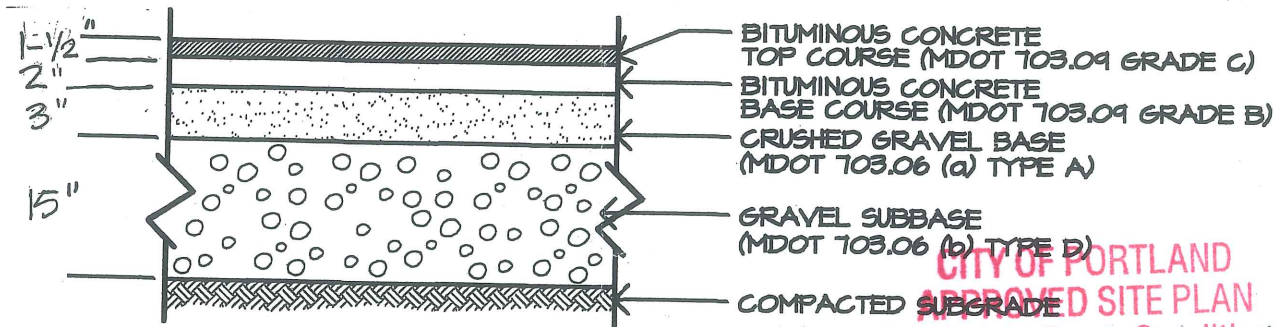
DRIVEWAY APRON



CURB REPLACEMENT

DRIVEWAY BRYANT STREET

1\"/>



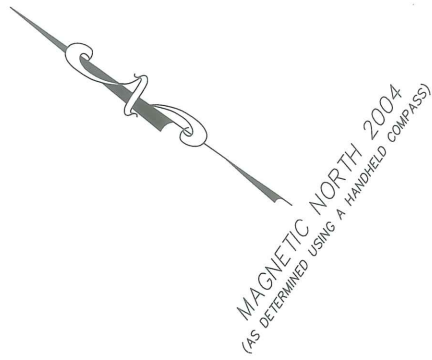
BITUMINOUS PAVEMENT

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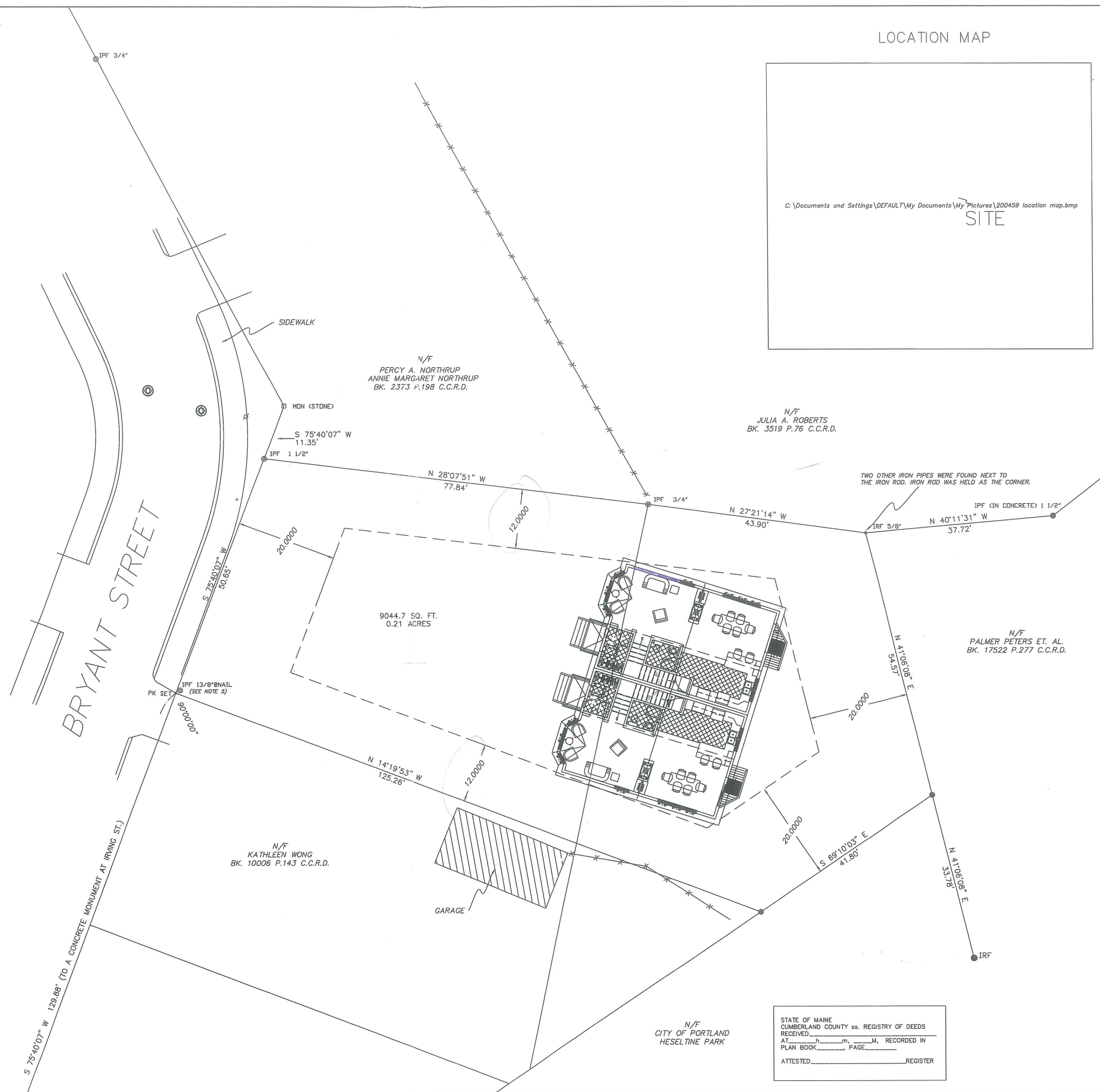
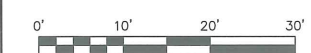
- PLAN SPECIFIC NOTES:**
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1. Survey of Street Lines, Ocean Avenue, Irving Avenue, Bryant Street, Sawyer Street, Maryland Street, by City of Portland Public Works Department, dated June 1999.

LEGEND

These standard symbols will be found in the drawing.

- WETLANDS
- PROPERTY
- FENCE
- SETBACK LINE
- BLAZE LINE
- STONEWALL
- PK NAIL SET
- REBAR FOUND
- TRAVERSE POINT
- UTILITY POLE
- IRON PIN FOUND
- IRON ROD SET CAP #1208
- WELL
- BUSH & SHRUBS
- MONUMENT
- MANHOLE



LOCATION MAP

C:\Documents and Settings\DEFAULT\My Documents\Pictures\200459 location map.bmp

SITE

PROJECT NUMBER:	200459
DRAWN BY:	P. REED
PLAN DATE:	OCT. 7, 2004
OWNER OF RECORD:	STEPHANIE L. MATHEWS 20 BRYANT ST. PORTLAND, MAINE
SURVEYOR:	REED SURVEYING & GPS, INC. 4 LANE BY THE SEA SCARBOROUGH, ME 04074 TEL: (207)883-8393 FAX: (207)883-8393 EMAIL: P.REED@0474BYTHESEA.COM
NO.	
DATE	
DESCRIPTION	
BY	

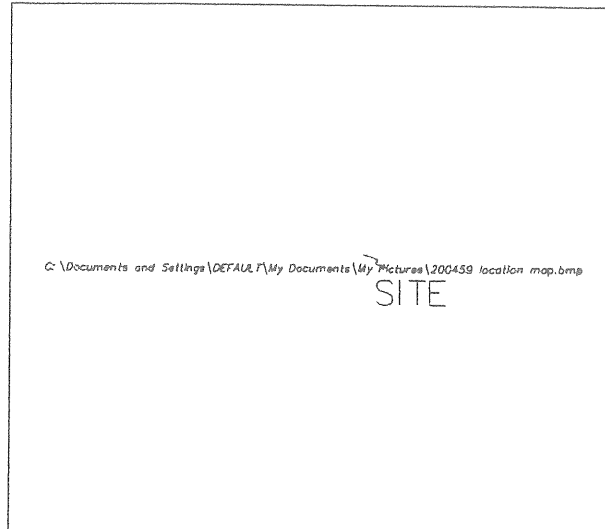
PLAN PREPARED FOR
STEPHANIE L. MATHEWS
BRYANT ST.
PORTLAND, MAINE

STATE OF MAINE
CUMBERLAND COUNTY ss. REGISTRY OF DEEDS
RECEIVED
AT _____ m, _____ m, RECORDED IN
PLAN BOOK _____, PAGE _____
ATTESTED _____ REGISTER

THIS PLAN IS NOT VALID UNLESS EMBOSSED

STATE OF MAINE
PHILIP J. REED
PROFESSIONAL LAND SURVEYOR
PHILIP J. REED

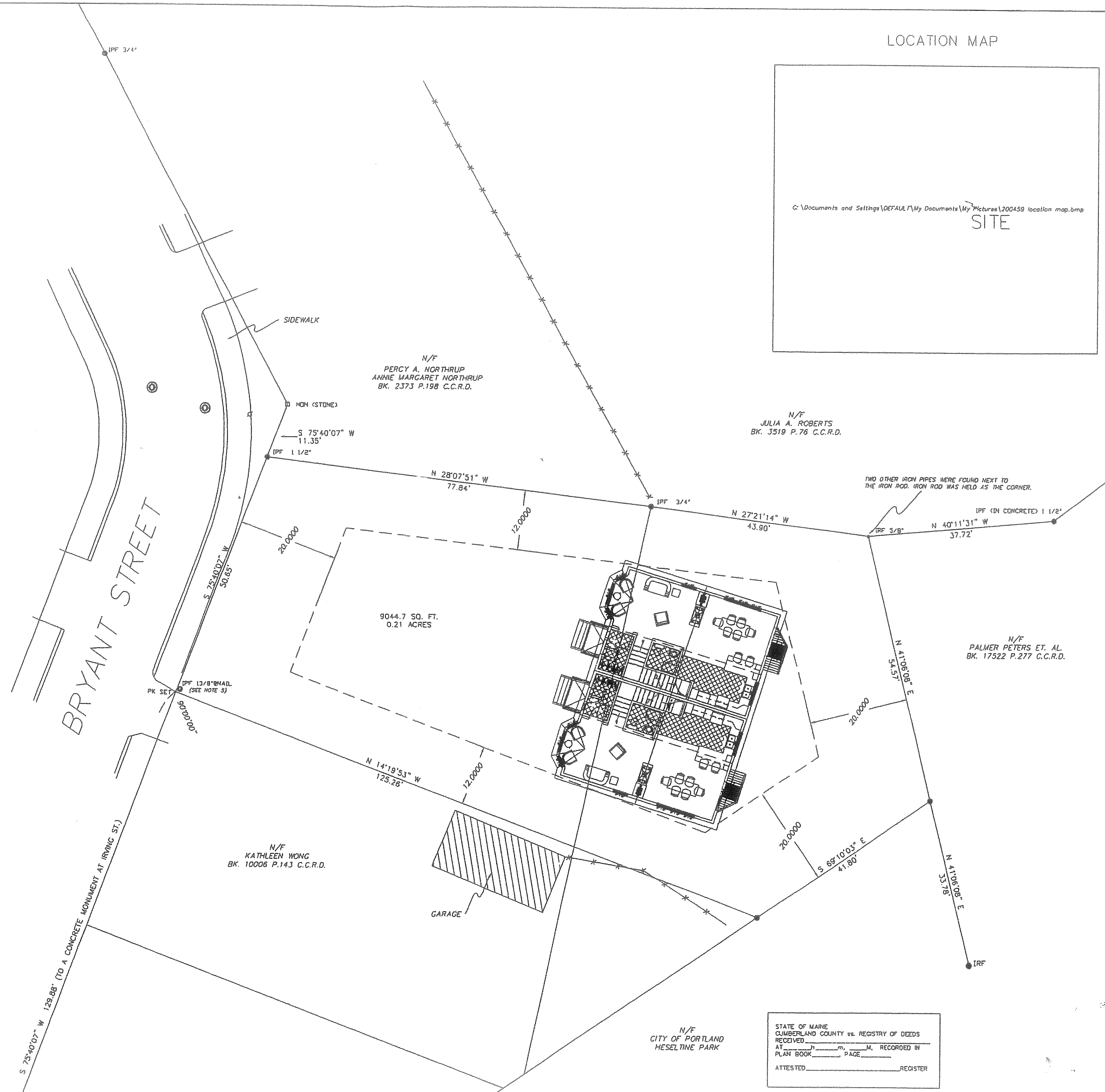
LOCATION MAP



MAGNETIC NORTH 2004
 (AS DETERMINED USING A HANDHELD COMPASS)

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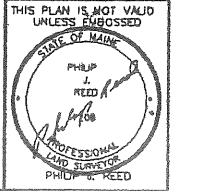
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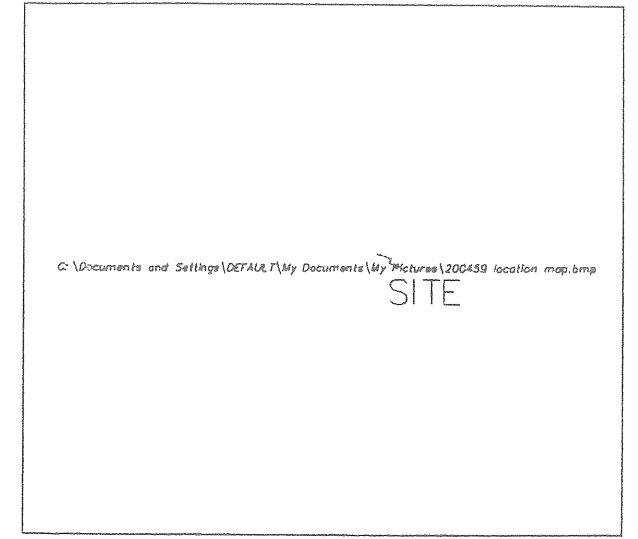
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 RECEIVED AT _____ M, RECORDED IN
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NO.	
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DESCRIPTION	
BY	

PLAN PREPARED FOR
STEPHANIE L. MATHEWS
 BRYANT ST.
 PORTLAND, MAINE



LOCATION MAP

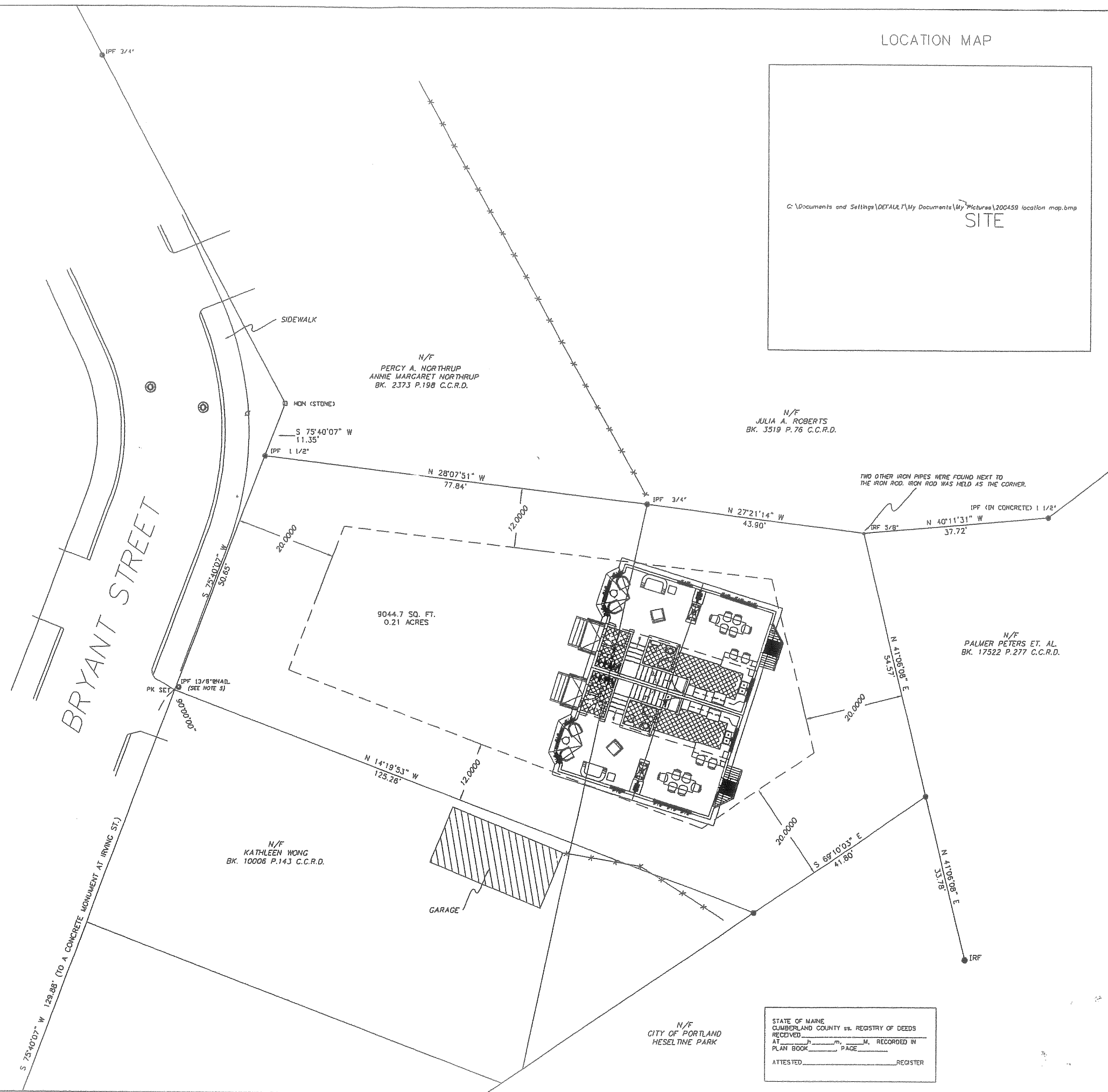


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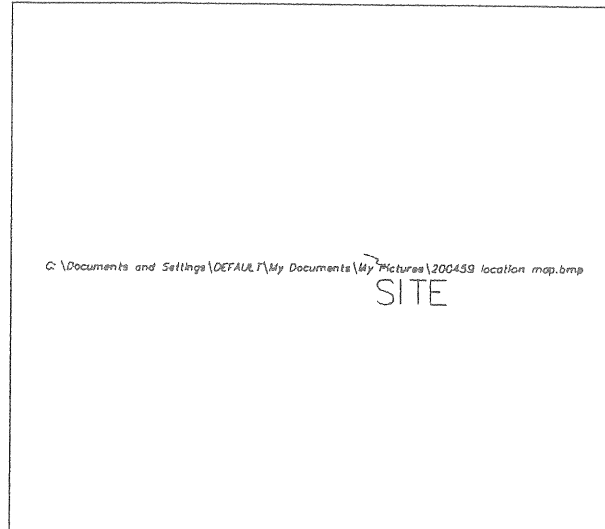
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DATE	
DESCRIPTION	
BY	
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PORTLAND, MAINE	
BRYANT ST.	
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STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS
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AT _____ M., RECORDED IN
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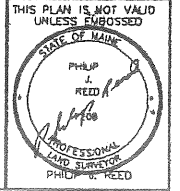


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 TEL: (207) 883-8393
 FAX: (207) 883-8393
 EMAIL: PAREDD@REEDGPS.COM

NO.	DATE	DESCRIPTION	BY

PLAN PREPARED FOR
STEPHANIE L. MATHEWS
 BRYANT ST.
 PORTLAND, MAINE



MAGNETIC NORTH 2004
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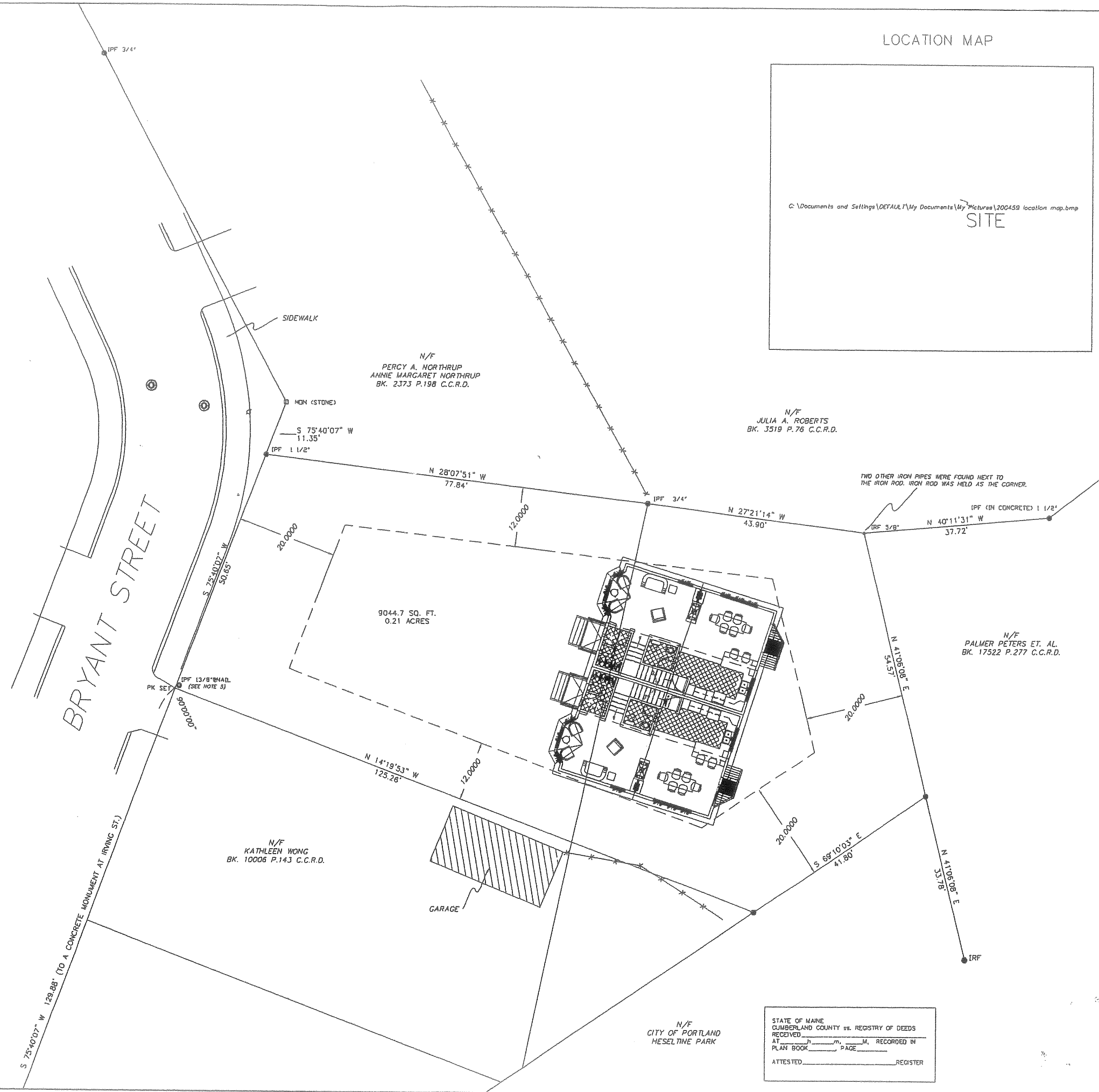
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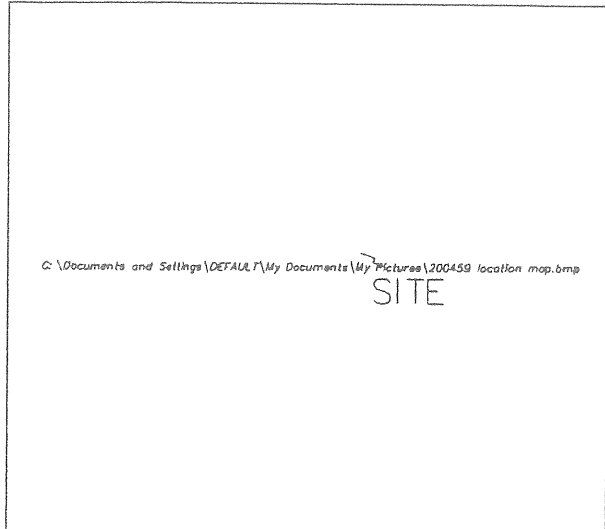
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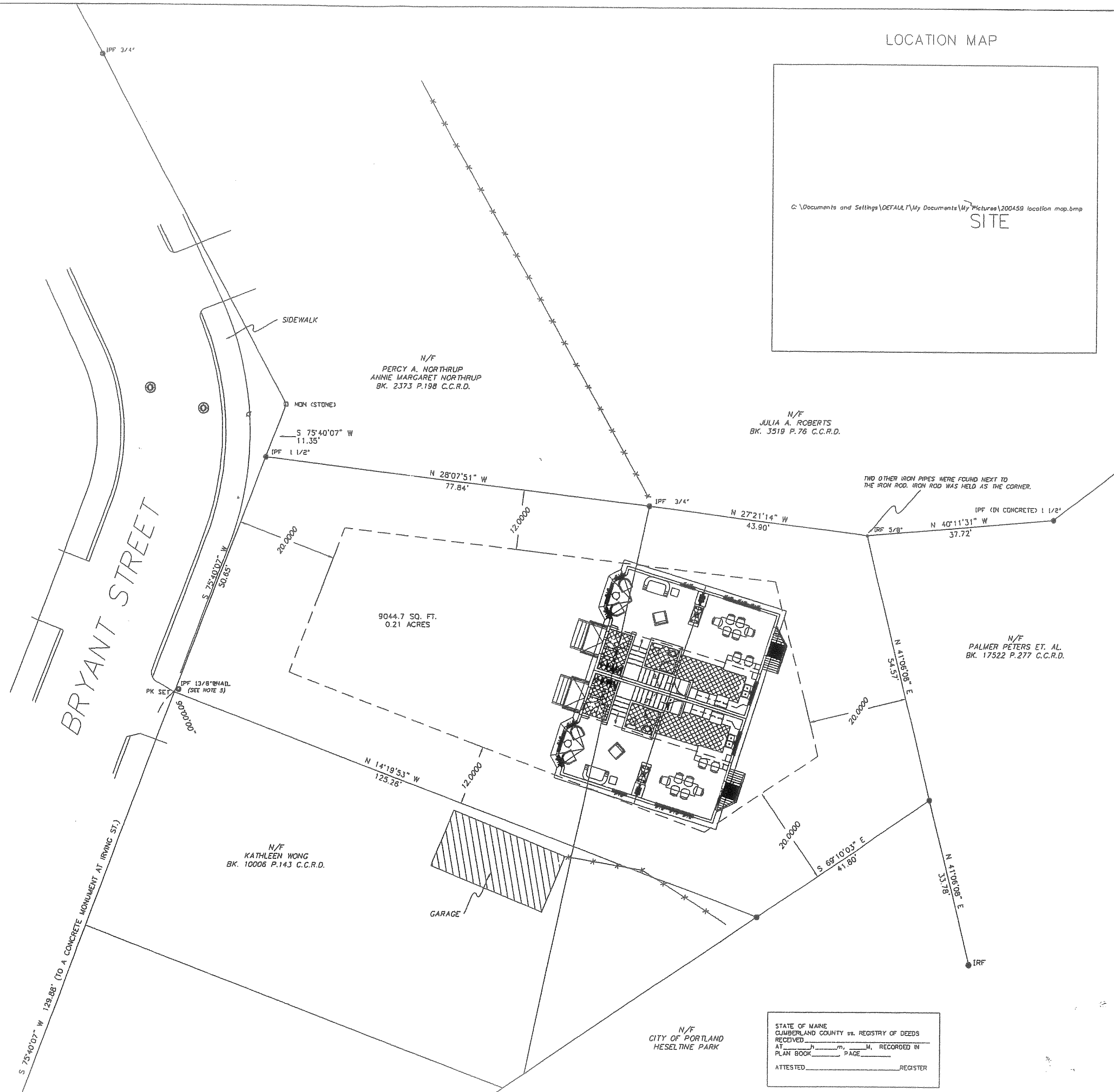


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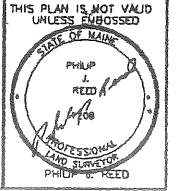
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- UTILITY POLE
- IRON PIN FOUND
- IRON ROD SET CAP #1208
- WELL
- BUSH & SHRUBS
- MONUMENT
- MANHOLE



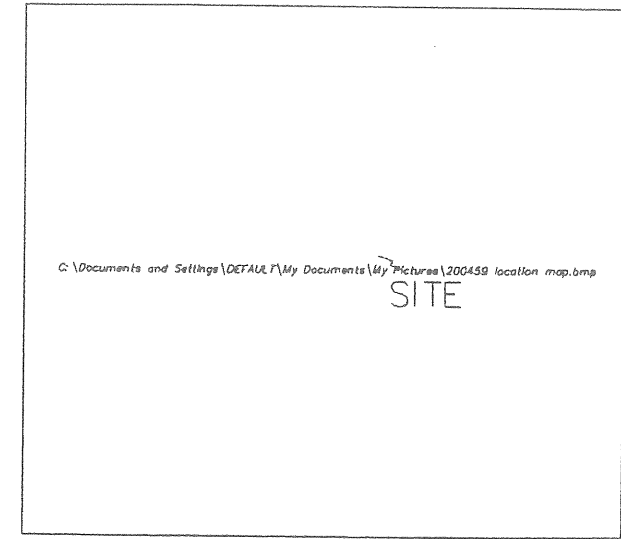
PROJECT NUMBER	200459
DRAWN BY	P. REED
PLAN DATE	OCT. 7, 2004
OWNER OF RECORD:	STEPHANIE L. MATHews 20 BRYANT ST. PORTLAND, MAINE
SURVEYOR	REED SURVEYING & GPS, INC. 4 LAKE BY THE SEA SCARBOROUGH, ME 04074 TEL: (207)863-8383 FAX: (207)863-8383 EMAIL: PAREED@REEDSURV.COM
NO.	
DATE	
DESCRIPTION	
BY	

PLAN PREPARED FOR
STEPHANIE L. MATHews
PORTLAND, MAINE
BRYANT ST.

STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED
AT _____ H. RECORDED IN
PLAN BOOK _____ PAGE _____
ATTESTED _____ REGISTER



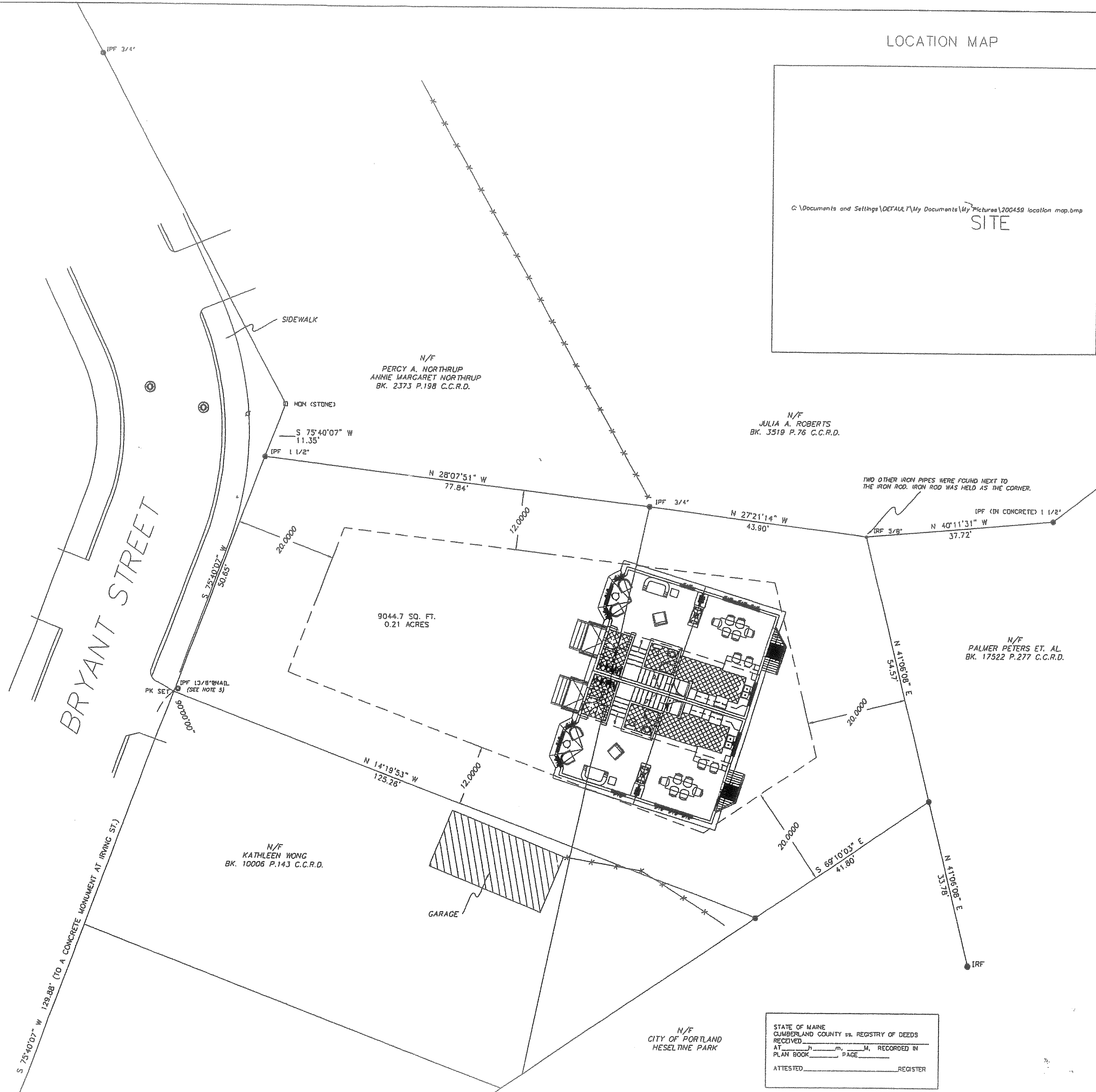
LOCATION MAP



MAGNETIC NORTH 2004
(AS DETERMINED USING A HANDHELD COMPASS)

- PLAN SPECIFIC NOTES:**
1. Deed Reference: Book 12427, Page 79, Book 14865, Page 341, Cumberland County Registry of Deeds
 2. City of Portland Tax Map 129 C, Lot 3 & 6.
 3. Zoning: R-5
 4. Total Area of lots is 9045 square feet.
 5. An iron pipe was found 0.98' from the record corner. The Wong parcel has Senior Rights and has a record dimension of 62 feet from the stone monument found 11.35' northeast from the most northerly corner of the Mathews lot. The original conveyances do not call for any monumentation other than the stone and the street line. The record location of the senior deed (Wong) was held subject to possessory rights, if any, belonging to Wong.

- PLAN REFERENCES:**
1. Survey of Street Lines, Ocean Avenue, Irving Avenue, Bryant Street, Sawyer Street, Maryland Street, by City of Portland Public Works Department, dated June 1999.



LEGEND

These standard symbols will be found in the drawing.

- WETLANDS
- PROPERTY
- FENCE
- SETBACK LINE
- BLAZE LINE
- STONEWALL
- PK NAIL SET
- REBAR FOUND
- TRAVERSE POINT
- UTILITY POLE
- IRON PIN FOUND
- IRON ROD SET CAP #1208
- WELL
- BUSH & SHRUBS
- MONUMENT
- MANHOLE

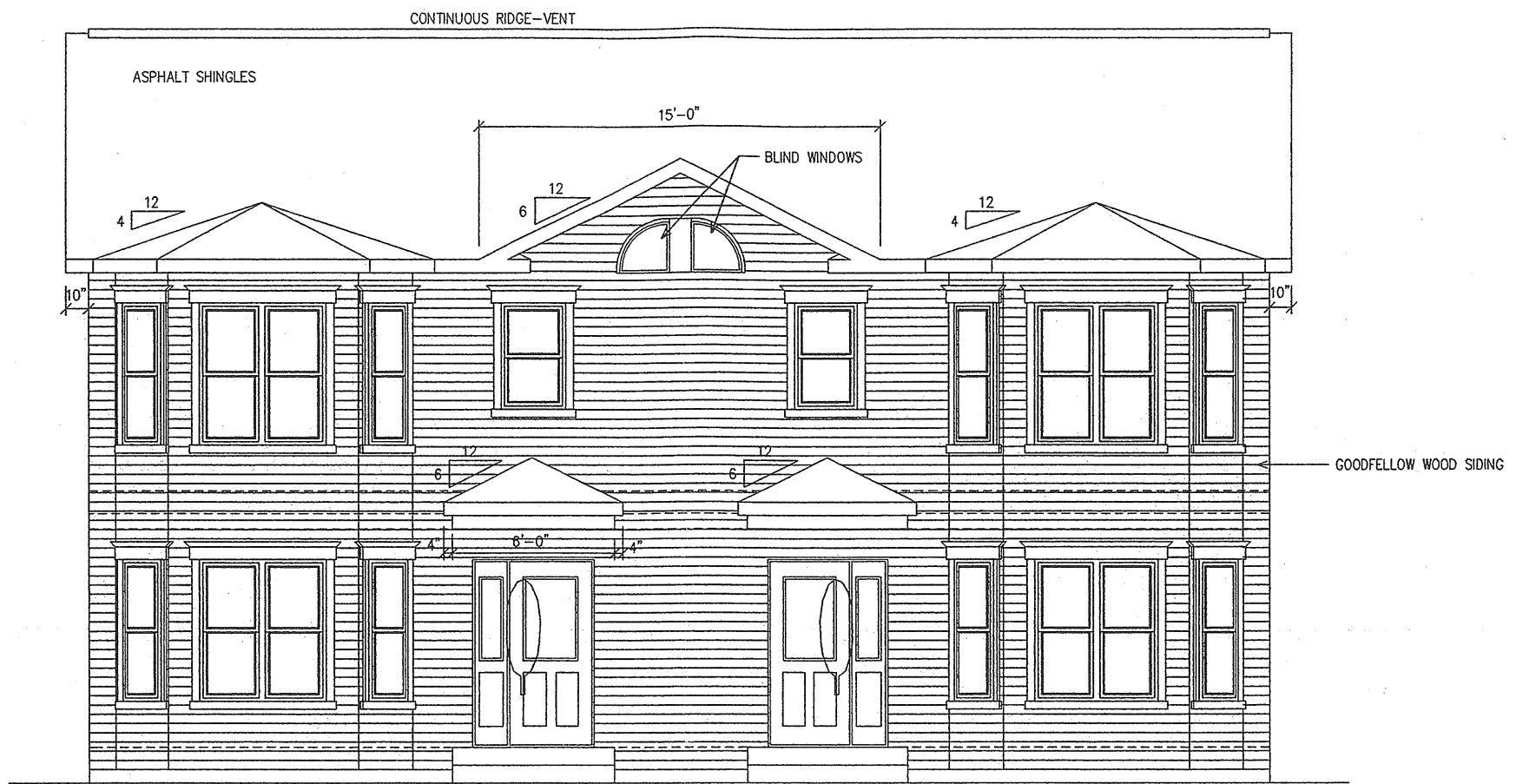


STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED
AT _____ M., RECORDED IN
PLAN BOOK _____ PAGE _____
ATTESTED _____ REGISTER

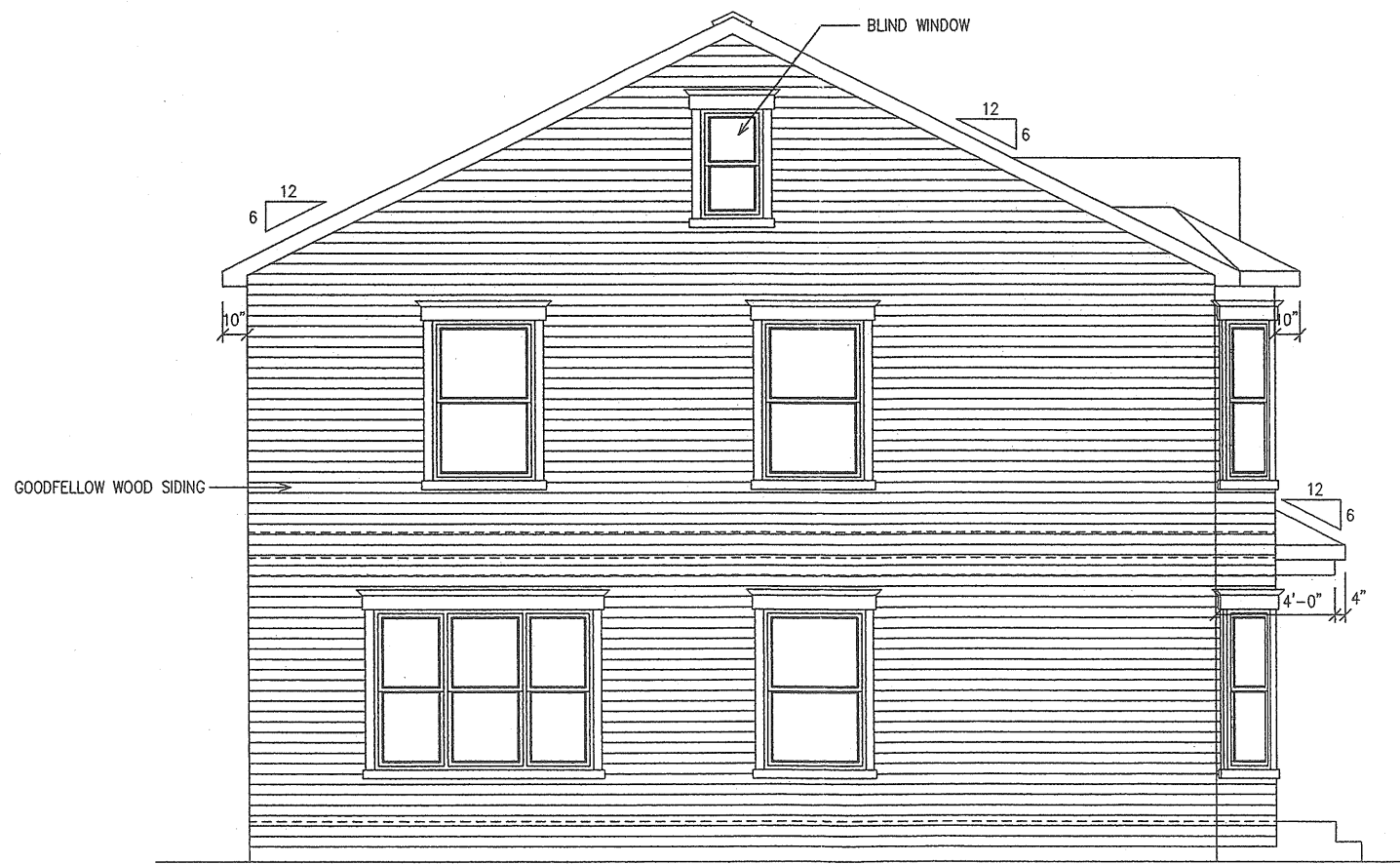
PROJECT NUMBER	200459
DRAWN BY	P. REED
PLAN DATE	OCT. 7, 2004
OWNER OF RECORD:	STEPHANIE L. MATHews 20 BRYANT ST. PORTLAND, MAINE
SURVISED BY	REED SURVEYING & GPS, INC. 4 LAKE BY THE SEA SCARBOROUGH, ME 04074 TEL: (207) 883-8393 FAX: (207) 883-8393 EMAIL: P.REED@REEDSURV.COM
NO.	
DATE	
DESCRIPTION	
BY	

PLAN PREPARED FOR
STEPHANIE L. MATHews
PORTLAND, MAINE
BRYANT ST.

THIS PLAN IS NOT VALID UNLESS EMBOSSED



FRONT ELEVATION



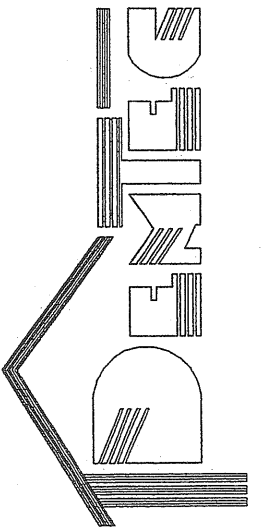
LEFT ELEVATION

REVISIONS		
NO.	DESCRIPTION	DATE

NO. DE PROJET / PROJECT NO.
05162

CLIENT / CUSTOMER
FOUR SILLS, LLC

NO. DE SERIE / SERIAL NO.



DEPOSITAIRE / DEALER
PRITCHETT

DATE 18/04/2005 FEUILLE / PAGE 2 / 13

TITRE / TITLE
FRONT ELEVATION

REMARQUES / REMARKS
8 MODULES

ECHELLE / SCALE
1/4" = 1'

DESSINE PAR / DRAWN BY
K. BELANGER/A. BEAUCHESNE