

1 inch equals 40 feet



PORTLAND WATER DISTRICT
 225 Douglass Street
 Portland, ME 04104

Legend

- | | | | |
|----------------|-------------------|-------------------|------------|
| ● Blow Off | ● Fire Service | ○ Air Valve | ● Sleeve |
| ● By Pass | ⊗ Hydrant Control | ○ Date Change | ● Tee |
| ● Distribution | ● Service | ● Material Change | ○ Hydrants |
| □ End of Main | ● Transmission | ▲ Reducer | |

1251 Congress Street

Portland



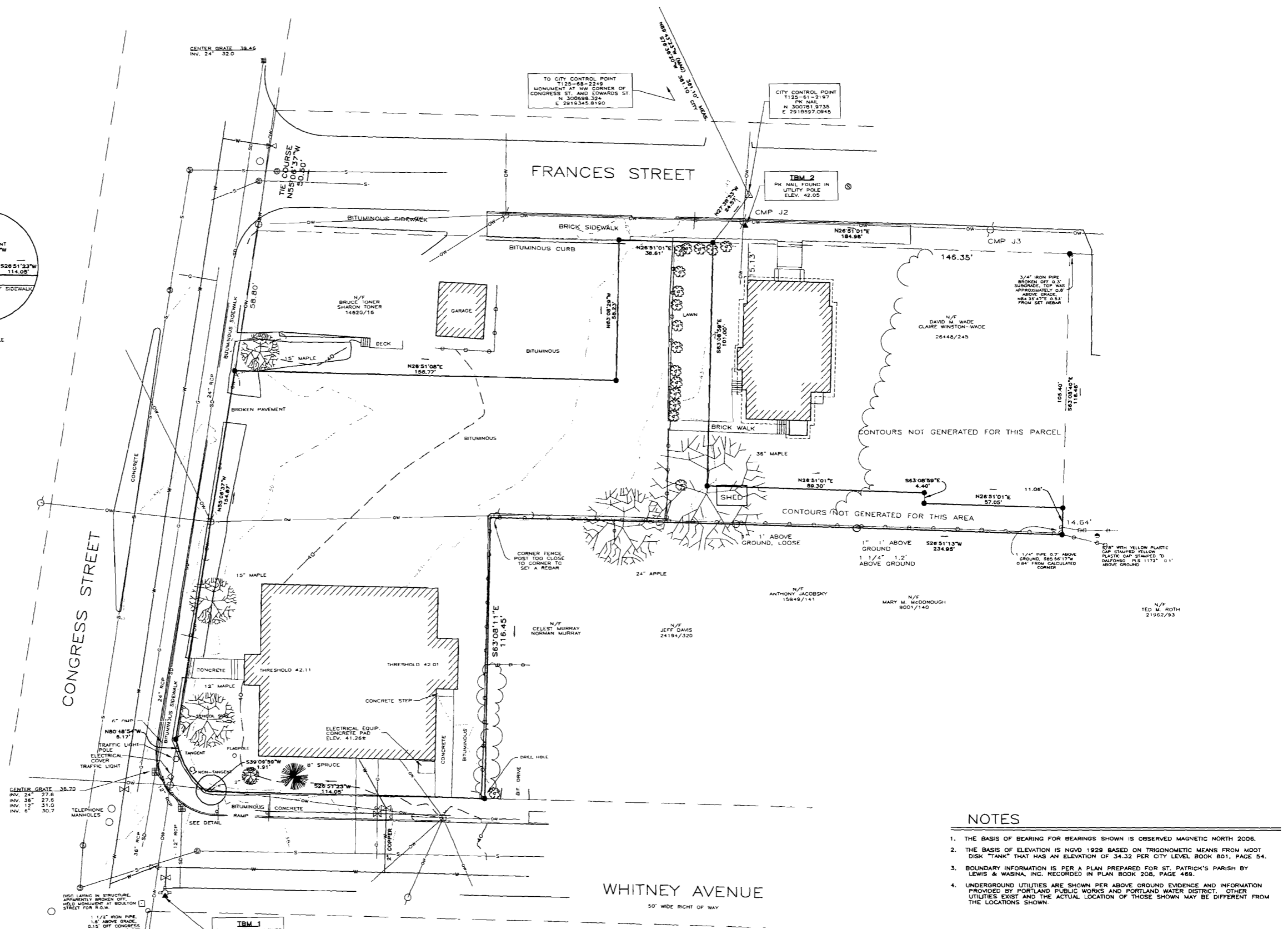
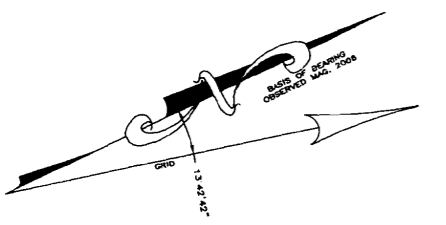
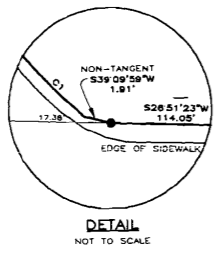
Disclaimer: This map is suitable for preliminary study and analysis pending review of additional information. The data shown are only as accurate as the original data sources from which they were developed.

Drawn By: J. Paschal

Prepared For: Archetype, P.A.

Scale: As Noted

Date: November 12, 2008



LEGEND

- 5/8 INCH REBAR WITH ALUMINUM CAP STAMPED "LEWIS & WASINA PLS 2114" OR DRILL HOLE
- FOUND IRON PIPE (SIZE AS NOTED)
- FOUND STREET 3' OFFSET MONUMENT
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
- UTILITY POLE
- N/F NOW OR FORMERLY OWNED BY DEED RECORDED IN BOOK/PAGE
- SUBJECT PARCEL— ZONING REQUEST
- ABUTTER OR RIGHT OF WAY LINE
- OVERHEAD WIRES
- CURB, GRANITE UNLESS OTHERWISE NOTED
- STOCKADE FENCE
- CHAIN LINK FENCE
- BUILDING/STRUCTURE
- SHRUB
- TREES
- CATCH BASIN/CURB INLET
- WATER VALVE
- MANHOLE
- SINGLE POLE SIGN
- SEWER MANHOLE
- TREE LINE

CURVE TABLE

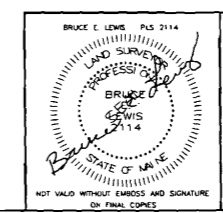
CURVE	LENGTH	RADIUS	DELTA	CHORD	BRG	CHORD DIST
C1	19.65	33.67	33°26'28"	18.27	52°27'53"W	19.37

NOTES

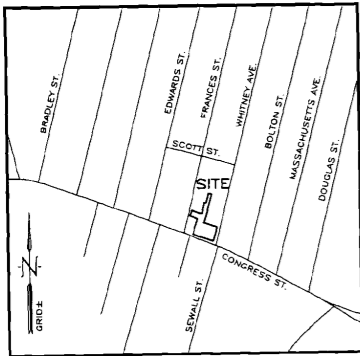
1. THE BASIS OF BEARING FOR BEARINGS SHOWN IS OBSERVED MAGNETIC NORTH 2008.
2. THE BASIS OF ELEVATION IS NGVD 1929 BASED ON TRIGONOMETRIC MEANS FROM MDT DISK "TANK" THAT HAS AN ELEVATION OF 34.32 PER CITY LEVEL BOOK 801, PAGE 54.
3. BOUNDARY INFORMATION IS PER A PLAN PREPARED FOR ST. PATRICK'S PARISH BY LEWIS & WASINA, INC. RECORDED IN PLAN BOOK 208, PAGE 468.
4. UNDERGROUND UTILITIES ARE SHOWN PER ABOVE GROUND EVIDENCE AND INFORMATION PROVIDED BY PORTLAND PUBLIC WORKS AND PORTLAND WATER DISTRICT. OTHER UTILITIES EXIST AND THE ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS SHOWN.

REV	BY	DATE	STATUS
3	DEL	4/22/2009	SHOW ENTIRE BOUNDARY AREA, TITLE BLOCK, MINOR CHANGES
2	BEL	12/2/2008	ADD UNDERGROUND UTILITIES
1	BEL	11/26/2008	INITIAL COPY

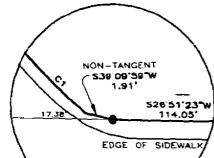
Designed:	N/A	PLAN SHOWING AREA OF
Drawn:	BEL	EXISTING CONDITIONS
Checked:	BEL	CONGRESS STREET, WHITNEY AVENUE,
Date:	11/23/08	FRANCES STREET
Scale:	1"=20'	PORTLAND, CLUMBERLAND COUNTY,
Field Book:	FILE	STATE OF MAINE
Project:	06-35.1	for record owner
File Name:	06355RS	WESTBROOK DEVELOPMENT CORP.
Contour Int.:	1 FOOT	30 Liza Harmon Drive Westbrook, ME 04092



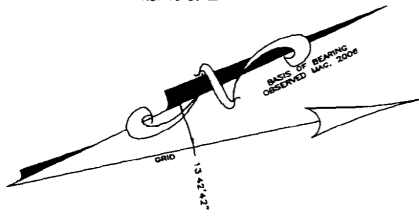
Lewis & Wasina, Inc.
Professional Land Surveyors
11 Highmeadow Drive
Gorham, ME 04038
Tel (207) 892-0959 Fax (207) 892-0956



VICINITY MAP
NOT TO SCALE



DETAIL
NOT TO SCALE



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND

- 5/8 INCH REBAR WITH ALUMINUM CAP STAMPED LEWIS & WASINA PLS 2114" OR DRILL HOLE
- FOUND IRON PIPE (SIZE AS NOTED)
- ⊙ FOUND STREET 3" OFFSET MONUMENT
- ⊕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
- ⊗ UTILITY POLE
- N/F NOW OR FORMERLY OWNED BY DEED RECORDED IN BOOK/PAGE
- BOUNDARY LINE
- ABUTTER OR RIGHT OF WAY LINE
- OVERHEAD WIRES
- CURB, GRANITE UNLESS OTHERWISE NOTED
- STOCKADE FENCE
- CHAIN LINK FENCE
- BUILDING/STRUCTURE
- CATCH BASIN/CURB INLET
- WATER VALVE
- MANHOLE
- SEWER MANHOLE
- TREE LINE

CONGRESS STREET
65' WIDE RIGHT OF WAY

STATE OF MAINE CONDEMNATION FOR ROAD IMPROVEMENTS 6110/287 105 sq. ft. ± BOUNDARY IS 1' BEHIND SIDEWALK THIS VICINITY SUBJECT GRADING RIGHTS

N80°48'54"W 5.17'

N26°51'23"W 114.05'

N26°51'02"E 598.47'

N26°51'01"E 38.61'

N26°51'01"E 38.61'

N26°51'01"E 38.61'

N26°51'01"E 38.61'

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N26°51'01"E 38.61'

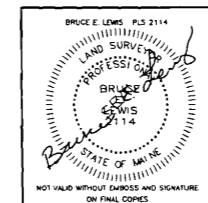
N26°51'01"E 38.61'

N26°51'01"E 38.61'

N26°51'01"E 38.61'

CURVE LENGTH	RADIUS	DELTA	CHORD	BRG	CHORD DIST
C1	19.65	33.67	33.26	261°	582.27
				53°	19.37

STATE OF MAINE
CUMBERLAND COUNTY SS REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
PLAN ATTEST _____ REGISTER



Lewis & Wasina, Inc.
Professional Land Surveyors
11 Highmeadow Drive
Cotton, ME 04038
Tel (207) 892-0959 Fax (207) 892-0956

REV.	BY	DATE	STATUS
1	BEL	04/22/2009	SUBMITTAL

Designed: N/A
Drawn: BEL
Checked: BEL
Date: 04/06/09
Scale: 1"=20'
Field Book: FILE
Project: 06-35.1
File Name: 0635-1
Contour Int.: N/A

PLAN OF
BOUNDARY SURVEY
CONGRESS STREET, WHITNEY AVENUE,
FRANCES STREET
PORTLAND, CUMBERLAND COUNTY,
STATE OF MAINE
for record owner:
WESTBROOK DEVELOPMENT CORPORATION
30 Liza Harmon Drive
Westbrook, ME 04092

- NOTES**
- THE BASIS OF BEARING FOR THIS SURVEY IS OBSERVED MAGNETIC NORTH 2006.
 - THE BASIS OF ELEVATION IS NGVD 1929 BASED ON TRIGONOMETRIC MEANS FROM MDOT DISK "TANK" THAT HAS AN ELEVATION OF 34.32 PER CITY LEVEL BOOK 801, PAGE 54.
 - DEED REFERENCE:
FROM THE ROMAN CATHOLIC BISHOP OF PORTLAND TO WESTBROOK DEVELOPMENT CORPORATION DATED OCTOBER 27, 2008 AND RECORDED IN BOOK 26425, PAGE 213.
 - PLAN REFERENCES:
a. PLAN OF CONGRESS PARK RECORDED IN PLAN BOOK 10, PAGE 113.
b. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF CONGRESS STREET SHEET 2 OF 4, DATED SEPTEMBER 1982, FILE NO. 3-307, RECORDED IN PLAN BOOK 155, PAGE 38.
c. PLAN OF A BOUNDARY SURVEY OF 34 WHITNEY AVENUE BY DANIEL J. DALFONSO FOR ROBERT W. COATLEY DATED DECEMBER 13, 2002, DRAWING NO. 864.
d. CITY "BLUE SHEETS" FOR CONGRESS STREET, FRANCES STREET, SCOTT STREET AND WHITNEY AVENUE.
e. PLAN PREPARED FOR ST. PATRICK'S PARISH BY LEWIS & WASINA, INC. DATED DECEMBER 27, 2006 WITH REVISIONS THROUGH SEPTEMBER 23, 2008 RECORDED IN PLAN BOOK 208, PAGE 469.
f. SURVEY OF EXISTING CONDITIONS PREPARED FOR WESTBROOK HOUSING BY LEWIS & WASINA, INC. REVISED THROUGH DECEMBER 2, 2008.
 - THE PARCEL IS SUBJECT TO OR BENEFITED BY:
a. RESTRICTIONS AND RIGHTS DESCRIBED IN THE DEED REFERENCED IN NOTE 3.
b. EASEMENT DESCRIBED IN AN EASEMENT DEED TO DAVID M. WADE AND CLAIRE WINSTON-WADE RECORDED IN BOOK 26448, PAGE 249.
c. OBLIGATIONS CONCERNING THE AREA NEAR LANDS OF WADE AND WINSTON-WADE DESCRIBED IN BOOK 26443, PAGE 339.
 - PARCEL AREA: 30,089 SQUARE FEET.
 - SEE PLAN OF NOTE 4.a. FOR DETAILS OF ROAD RIGHT OF WAY LINES.
 - THE PARCEL IS COMPRISED OF LOTS 2,3 AND PORTIONS OF LOTS 5-8 SHOWN ON ASSESSOR'S CHART 186, BLOCK A.

FRANCES STREET
50' WIDE RIGHT OF WAY

WHITNEY AVENUE
50' WIDE RIGHT OF WAY

CITY CONTROL POINT
1125-61-2197
PK NAIL
N 300°01'57.35"
E 291°09'07.0845"

IBM 2
PK NAIL FOUND IN
UTILITY POLE
ELEV. 42.05'

IBM 3
SOUTHWESTERLY LOWER
HYDRANT FLANGE BOLT
ELEV. 37.77'

(598.59' - CITY)
CONGRESS PARK PLAN
N26°51'02"E 598.47'
CONGRESS ST. TO SCOTT ST.

3/4" IRON PIPE BROKEN
OFF 0.3' SUBGRADE, TOP
WAS APPROXIMATELY 0.8'
ABOVE GRADE, NB 4 35' 47"
0.33' FROM SET REBAR

N/F DAVID M. WADE
CLAIRE WINSTON-WADE
CONVEYED BY ROMAN CATHOLIC
BISHOP OF PORTLAND
26448/245
NOV 3, 2008
15,032 s.f. ±

1 1/4" PIPE 6.7' ABOVE GROUND
S82°28'17"W 0.84' FROM CALCULATED
CORNER

N/F TED M. ROTH
21962/83

N/F MARY M. McDONOUGH
9001/140

N/F ANTHONY JACOBOSKY
15849/141

N/F MARY M. McDONOUGH
9001/140

N/F MARY M. McDONOUGH
9001/140

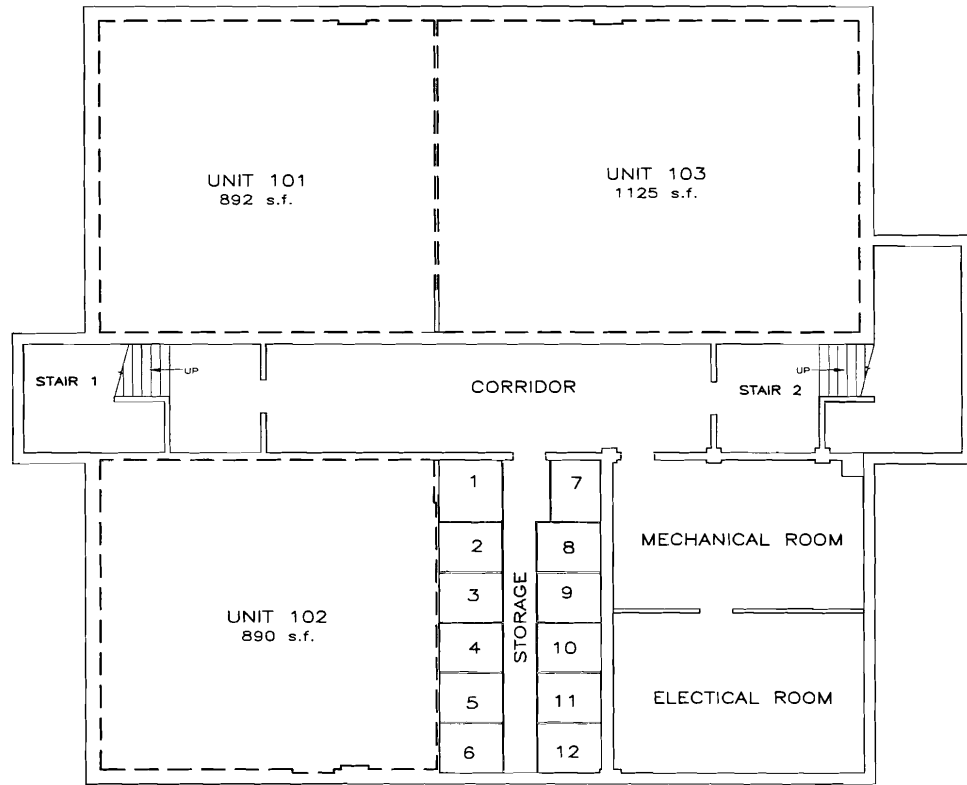
N/F MARY M. McDONOUGH
9001/140

N/F MARY M. McDONOUGH
9001/140

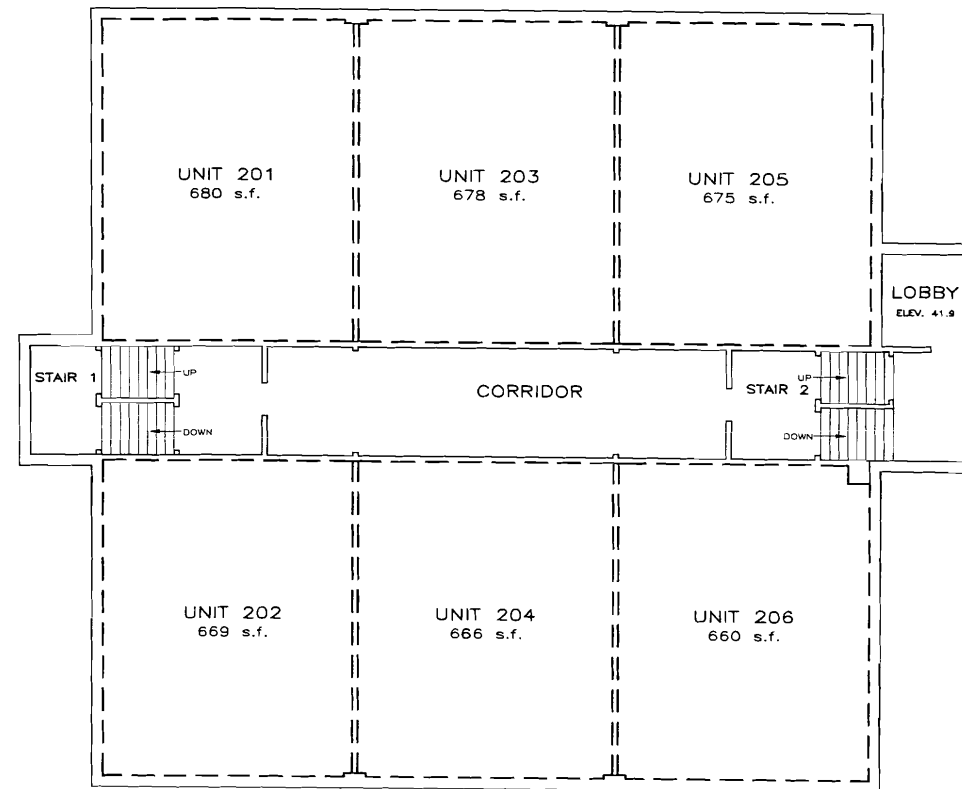
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9001/140

N/F MARY M. McDONOUGH
9001/140

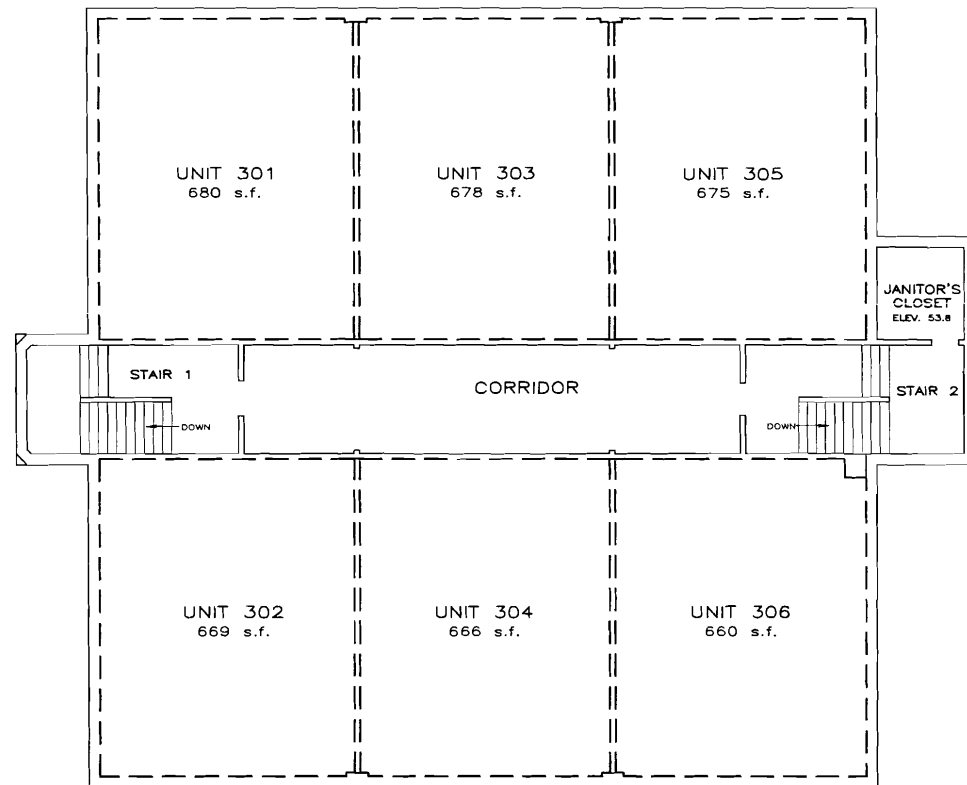
N/F MARY M. McDONOUGH
9001/140



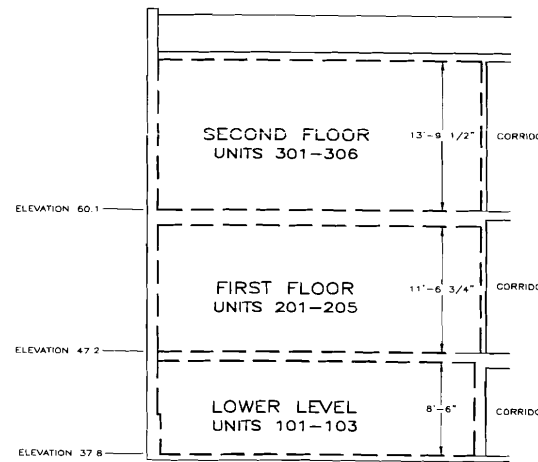
LOWER LEVEL



FIRST FLOOR



SECOND FLOOR



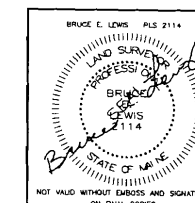
TYPICAL HORIZONTAL UNIT BOUNDARIES

NOTES

1. PROJECT DATUM: NGVD 1929 BASED ON TRIGONOMETRIC MEANS FROM MDOT DISK "TANK" THAT HAS AN ELEVATION OF 34.32 PER CITY LEVEL BOOK 801, PAGE 54. SPOT FLOOR ELEVATIONS CAN BE EXPECTED TO VARY SLIGHTLY FROM THOSE SHOWN.
2. SEE CONDOMINIUM DECLARATION FOR FURTHER DETAILS OF UNIT BOUNDARIES.
3. DIMENSIONS AND AREAS ARE PER ARCHITECT'S MEASUREMENTS.

STATE OF MAINE

CUMBERLAND COUNTY SS REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ M. AND RECORDED IN
 PLAN BOOK _____ PAGE _____ REGISTER



Lewis & Wasina, Inc.

Professional Land Surveyors

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 Tel (207) 892-0959 Fax (207) 892-0956

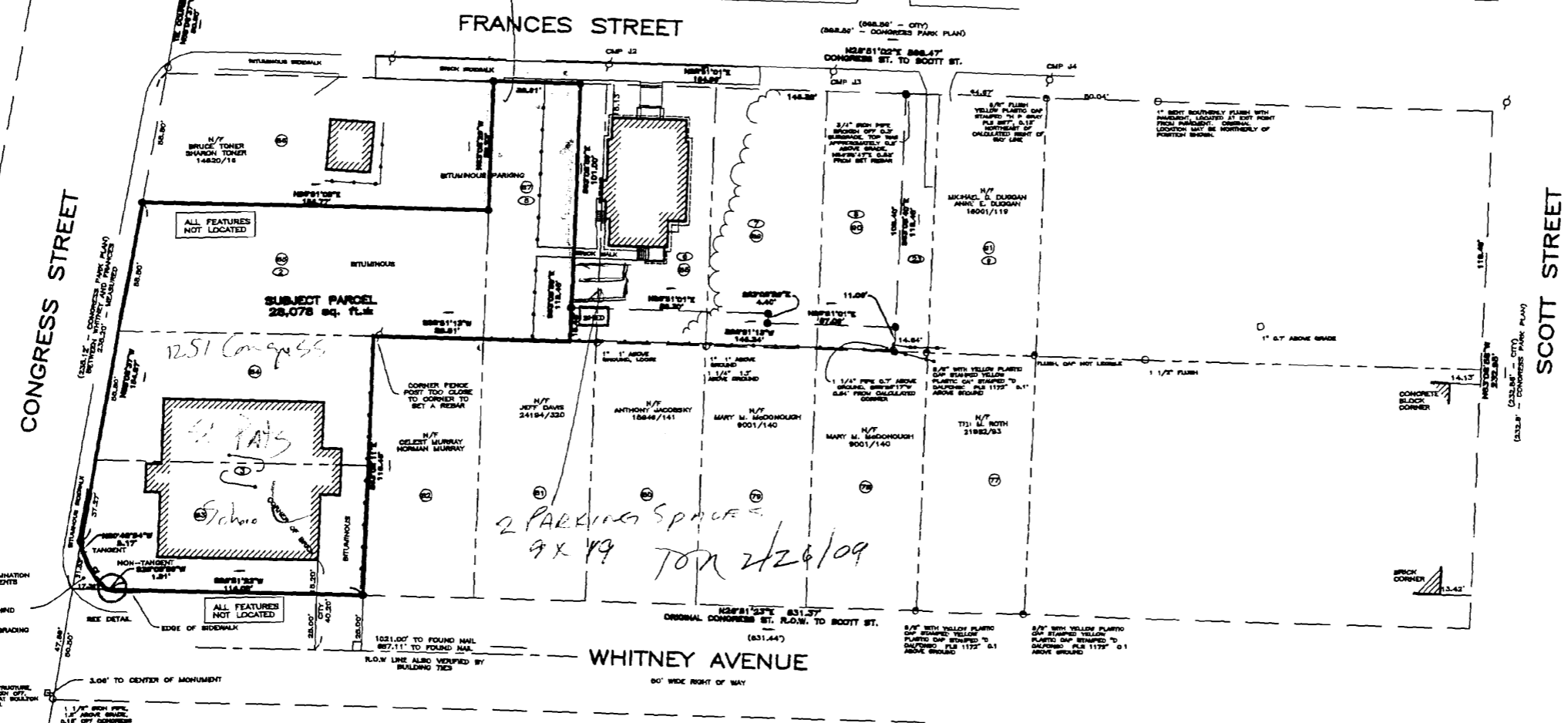
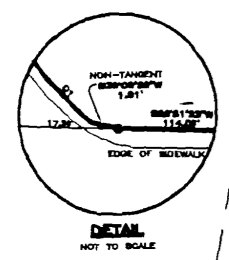
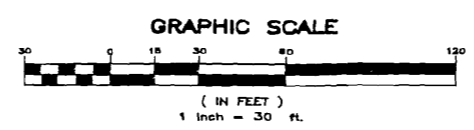
REV.	BY	DATE	STATUS
2	BEL	04/22/2009	MUNICIPAL REVIEW
1	BEL	04/15/2009	PROGRESS PRINT

Designed:	N/A	RECORDING PLAT VERTICAL AND HORIZONTAL LIMITS SAINT PATRICK'S CONDOMINIUMS CONGRESS STREET, WHITNEY AVENUE, FRANCES STREET PORTLAND, CUMBERLAND COUNTY, STATE OF MAINE <small>record owner/developer</small> WESTBROOK DEVELOPMENT CORPORATION 30 Liza Harmon Drive Westbrook, ME 04092
Drawn:	BEL	
Checked:	BEL	
Date:	04/06/09	
Scale:	1/8"=1'	
Field Book:	FILE	
Project:	06-35-1	
File Name:	0635-1	
Contour Int.:	N/A	

SHEET 2 OF 2

FEB 23 2009

SEE EASEMENT
DEED BK 2648
P 249



LEGEND

●	6/8" IRON REBAR WITH ALUMINUM CAP STAMPED LEVLS & WASINA PLS 2114" OR MAIL TO BE SET
○	FOUND IRON PIPE (SIZE AS NOTED)
○	FOUND STREET 3" OFFSET MONUMENT
○	FOUND 6/8" REBAR WITH YELLOW PLASTIC CAP
○	UTILITY POLE
N/T	NOW OR FORMERLY OWNED BY DEED RECORDED IN BOOK/PAGE
1098/194	SUBJECT PARCEL - ZONING REQUEST
---	ABUTTED OR RIGHT OF WAY LINE
---	CONGRESS PARK LOT LINE
---	CONGRESS PARK LOT NUMBER
---	ASSESSOR LOT No. (CHART 186, BLOCK A)
---	STOCKADE FENCE
---	CHAIN LINK FENCE
---	BUILDING/STRUCTURE
()	RECORD INFORMATION

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	18.88	33.87	32°28'26"	S82°27'03"W	19.37

- NOTES**
1. THIS PLAN WAS PREPARED FOR ZONING CONSIDERATIONS ONLY.
 2. PLAN REFERENCE: PLAN PREPARED FOR ST. PATRICK'S PARISH BY LEVLS & WASINA, INC. DATED DECEMBER 27, 2008 WITH REVISIONS THROUGH SEPTEMBER 23, 2009.
 3. THE PARCELS ON FRANCES STREET HAVE A DEED RESTRICTION OF NO BUILDING WITHIN 18 FEET OF THE STREET LINE.

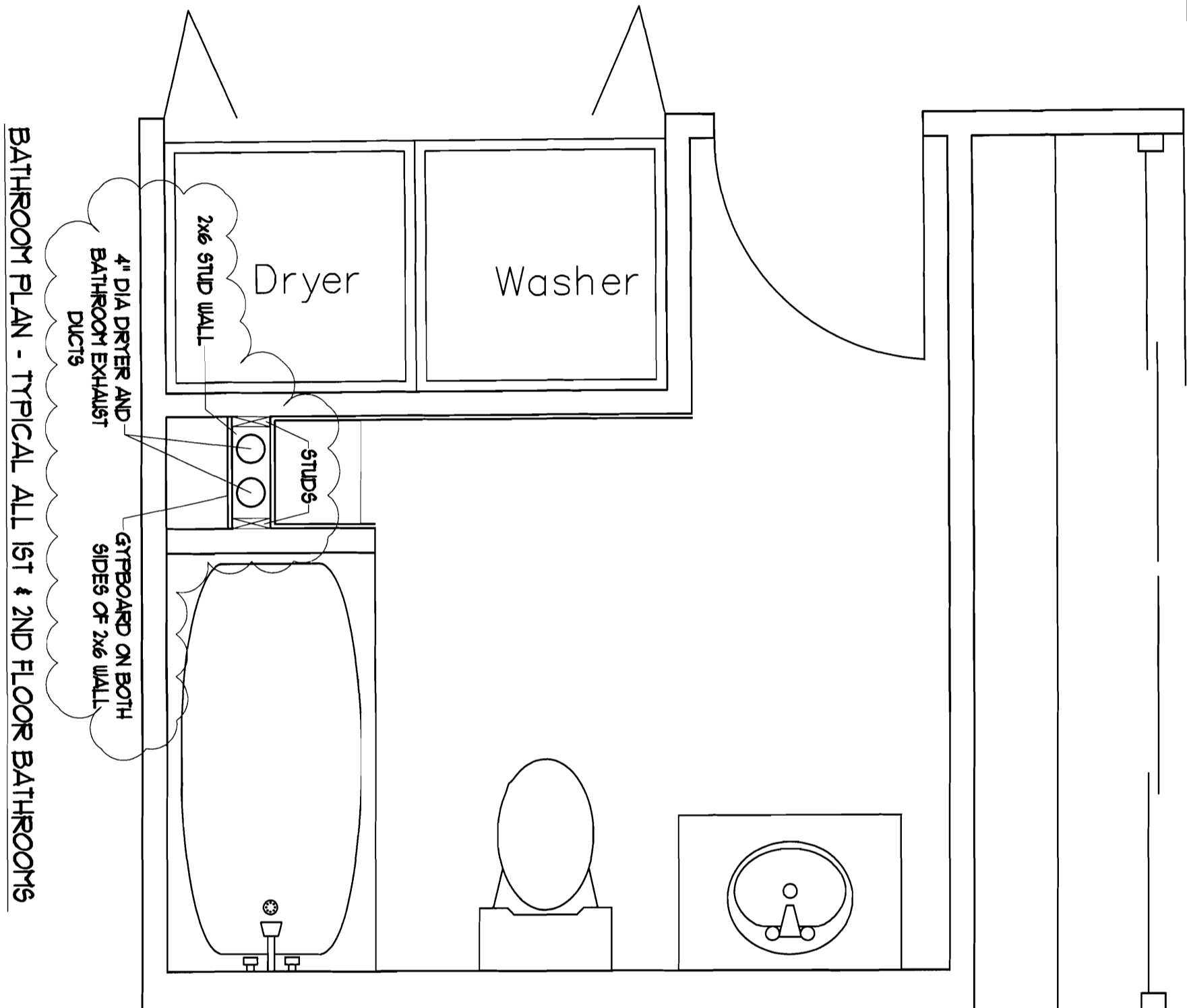
Lewis & Wasina, Inc.
PROFESSIONAL LAND SURVEYORS
11 Highmeadow Drive
Cotton M# 0408
Tel (207) 872-0951 Fax (207) 872-0952

REV.	BY	DATE	STATUS
1	BEL	10/22/08	INITIAL COPY

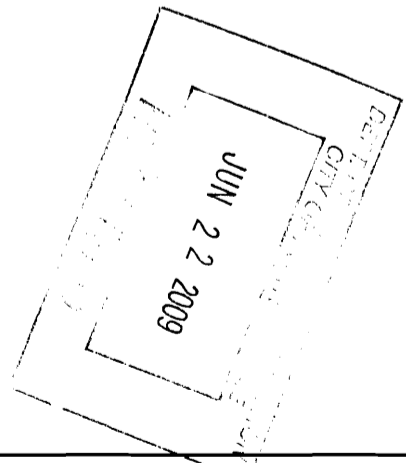
PLAN SHOWING AREA OF
ZONING REQUEST
CONGRESS STREET, WHITNEY AVENUE,
FRANCES STREET
PORTLAND, CUMBERLAND COUNTY,
STATE OF MAINE
to:
WESTBROOK HOUSING
30 Liza Harmon Drive
Westbrook, ME 04092

DESIGNED: N/A
DRAWN: BEL
CHECKED: BEL
DATE: 12/27/08
SCALE: 1"=30'
FIELD BOOK: FILE
PROJECT: 06-35,1
FILE NAME: 0635SES
CONTOUR INT.: N/A

SHEET 1 OF 1



BATHROOM PLAN - TYPICAL ALL 1ST & 2ND FLOOR BATHROOMS

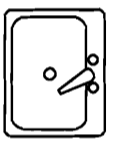


SKI	SK TO SHEET A2 & A3		Date 19 JUNE 2009	Scale 1/2" = 1'-0"	ARCHETYPE, P.A. ARCHITECTS
	Project: ST PATRICKS		LOCATING DRYER VENT & BATHROOM EXHAUST DUCTS		
	PORTLAND, MAINE				(207) 772-6022 Fax (207) 772-4056

3500 S.F.

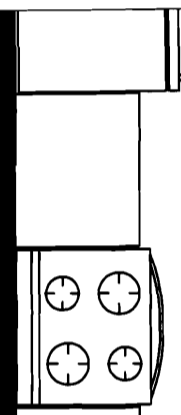
CARPET

WALL BELOW COUNTER



KITCHEN TYPE 2
9'-6 1/2"

VCT



IR 2
UP

NEW ALUMINUM
& GLASS DOOR



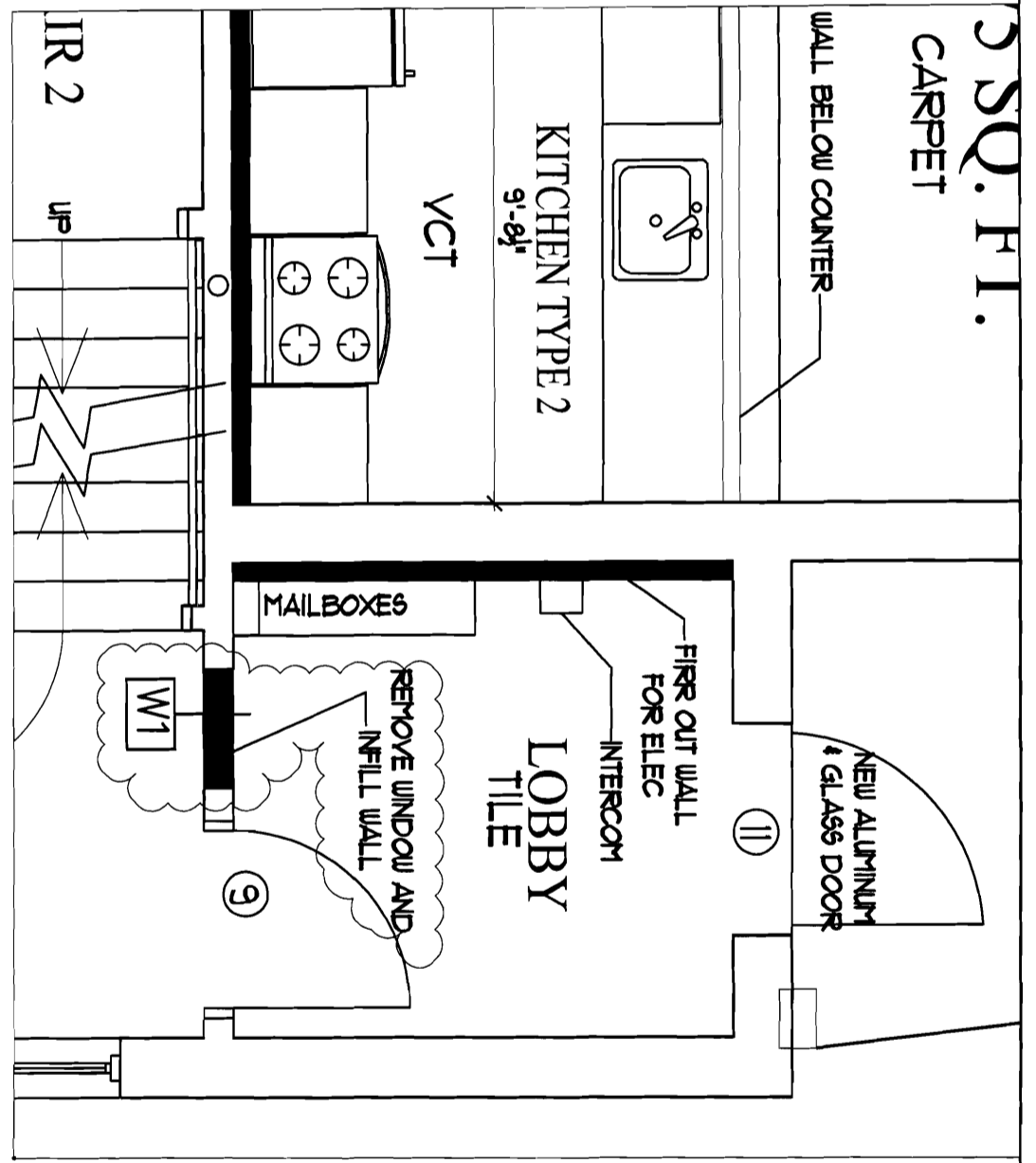
FIR OUT WALL
FOR ELEC

INTERCOM

LOBBY
TILE

MAILBOXES

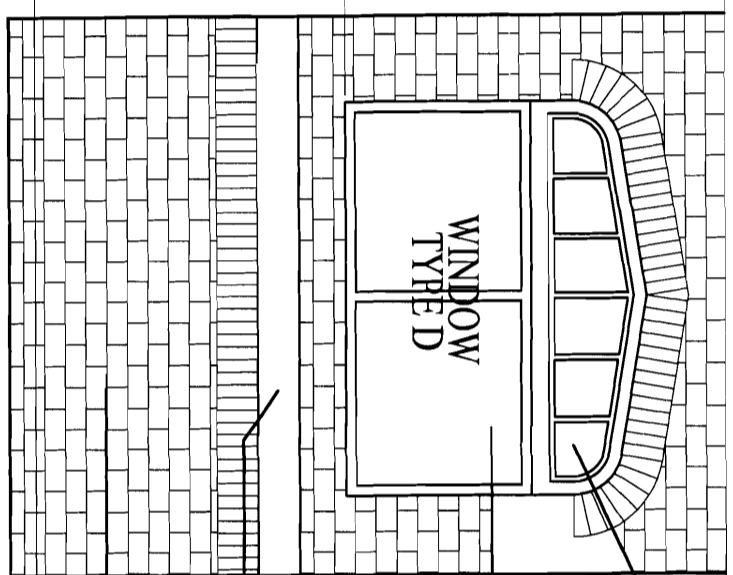
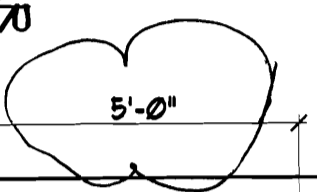
REMOVE WINDOW AND
INFILL WALL



1 LOBBY PLAN

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

FIN FLR
ELEVATION



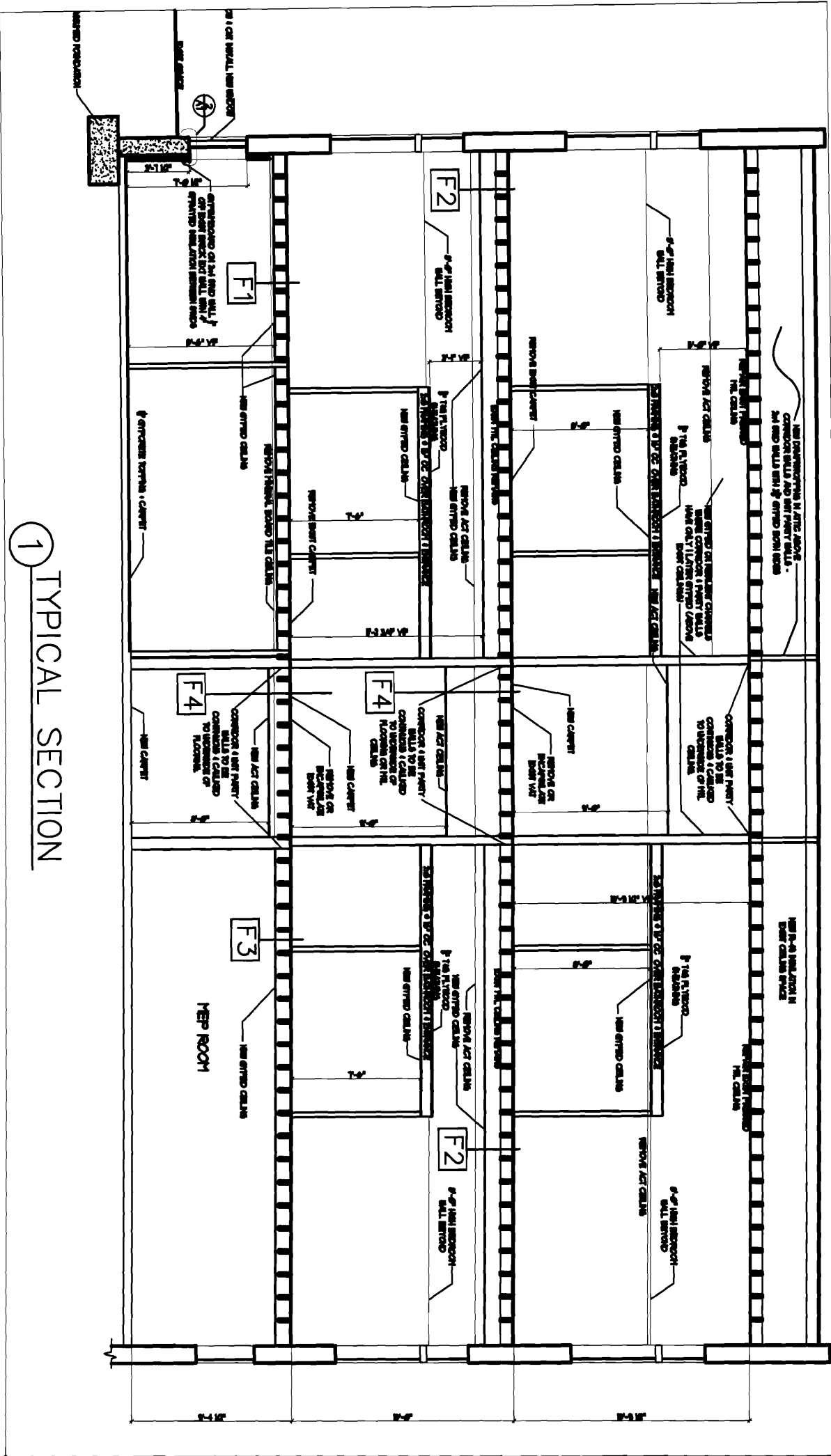
- EXIST TRANSOM TO REMAIN
- REMOVE EXIST STOREFRONT DOOR AND REPLACE WITH NEW WINDOW SEE WINDOW SCHEDULE
- BUILD NEW CONC WATERABLE TO MATCH EXISTING
- BUILD BRICK VENEERED WALL TO MATCH EXISTING

2 ELEVATION OF NEW WALL/WINDOW

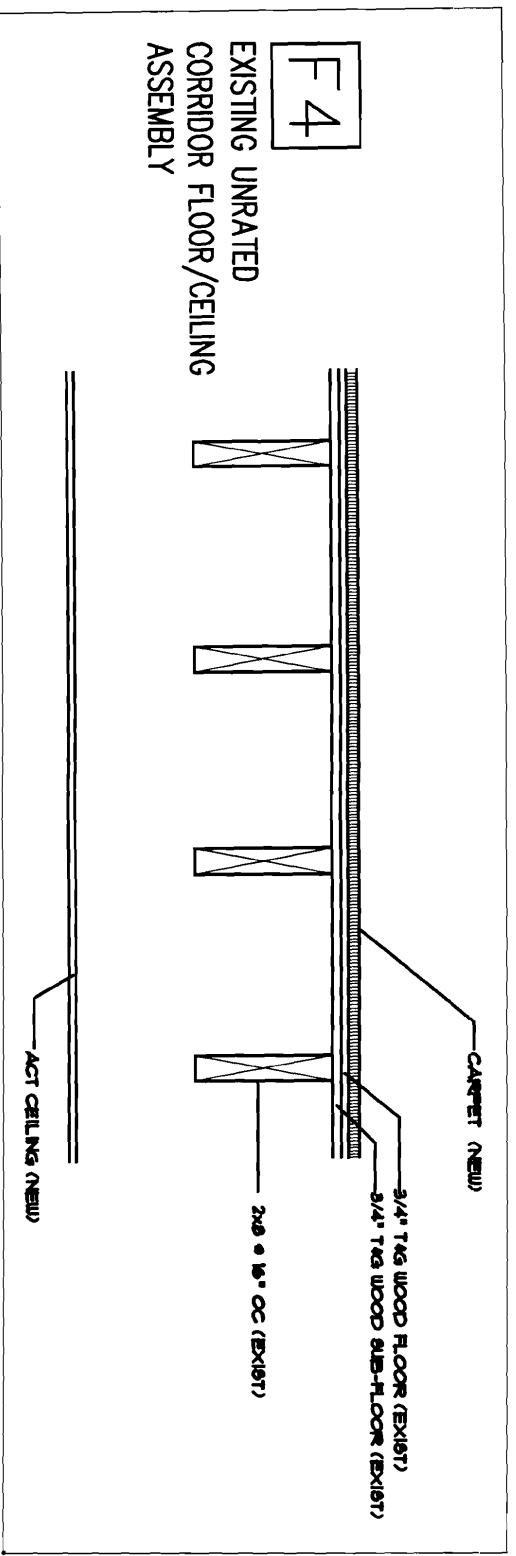
SCALE: 1/4" = 1'-0"

<h1>SK2</h1>	SK TO SHEET A2 & A6		Date 19 JUNE 2009	Scale 1/4" = 1'-0"	ARCHETYPE, P.A. ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056
	Project: ST PATRICKS		LOBBY PLAN AND WINDOWS REVISED		
	PORTLAND, MAINE				

JUN 22 2009



1 TYPICAL SECTION



NOTE:
FLOOR/CEILING TYPE F1 TO BE
USED OVER LOWER FLOOR STORAGE AREA

NOTE:
FLOOR/CEILING TYPE F1, F2 & F3 HAVE
1 HOUR CEILINGS BASED ON GYPSUM
ASSOCIATION FILE NOS FC 5406 AND RC 2601

SK3	SK TO SHEET A5	Date 19 JUNE 2009	Scale NTS	ARCHETYPE, P.A. ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056
	Project: ST PATRICKS	FLOOR/CEILING ASSEMBLIES		
	PORTLAND, MAINE			

JUN 22 2009