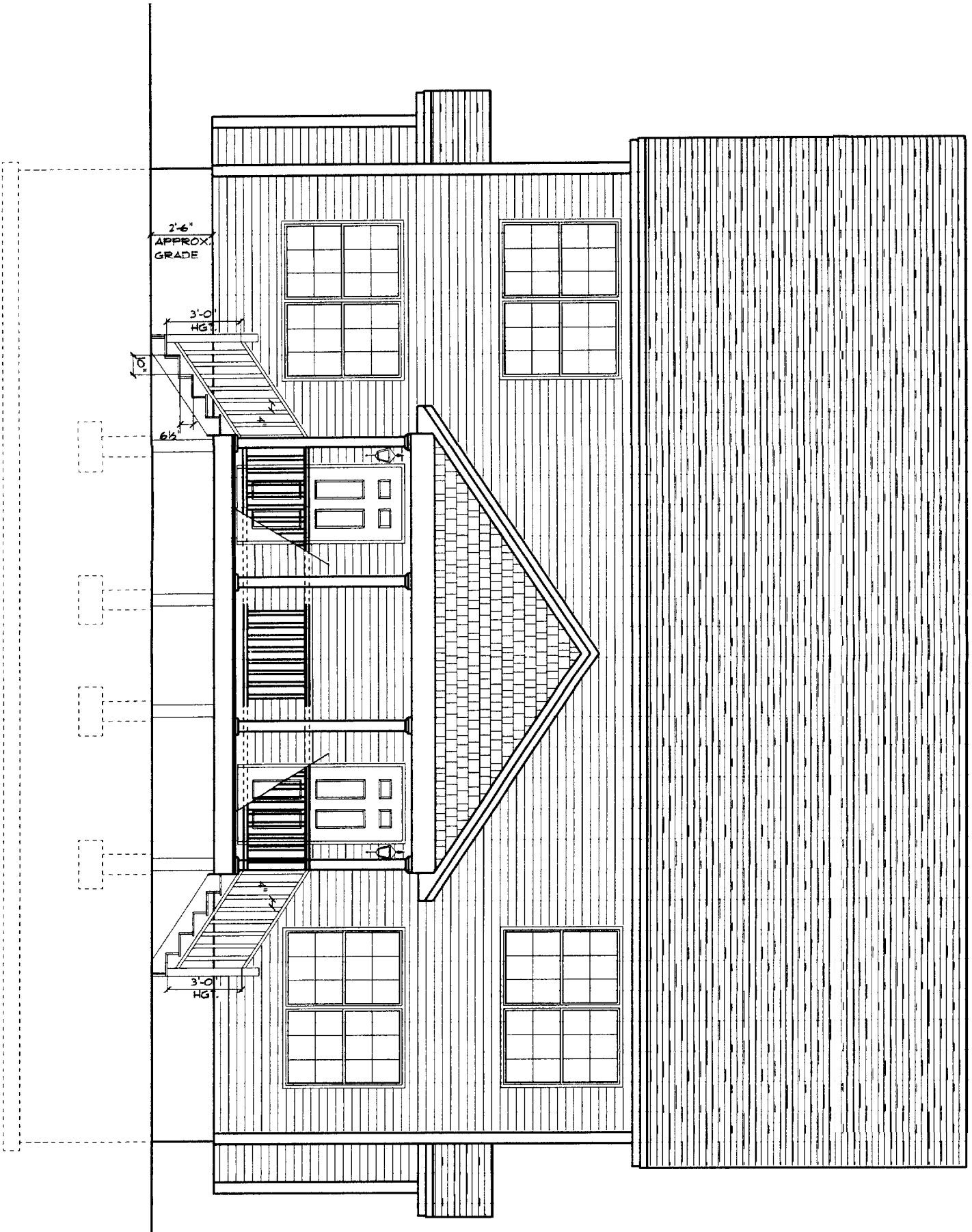


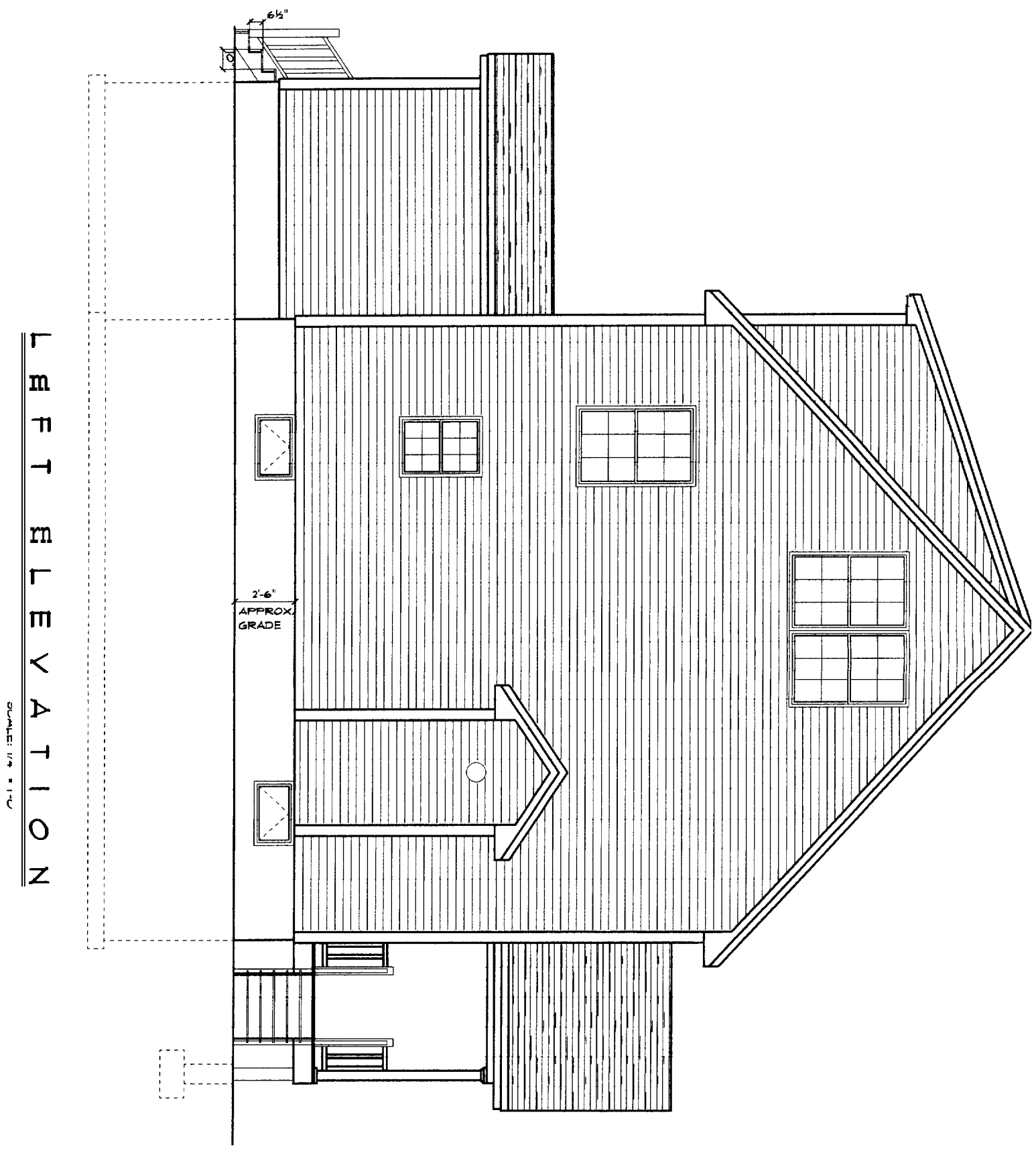
FRONT ELEVATION

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



DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
DEC 15 2004  
RECEIVED

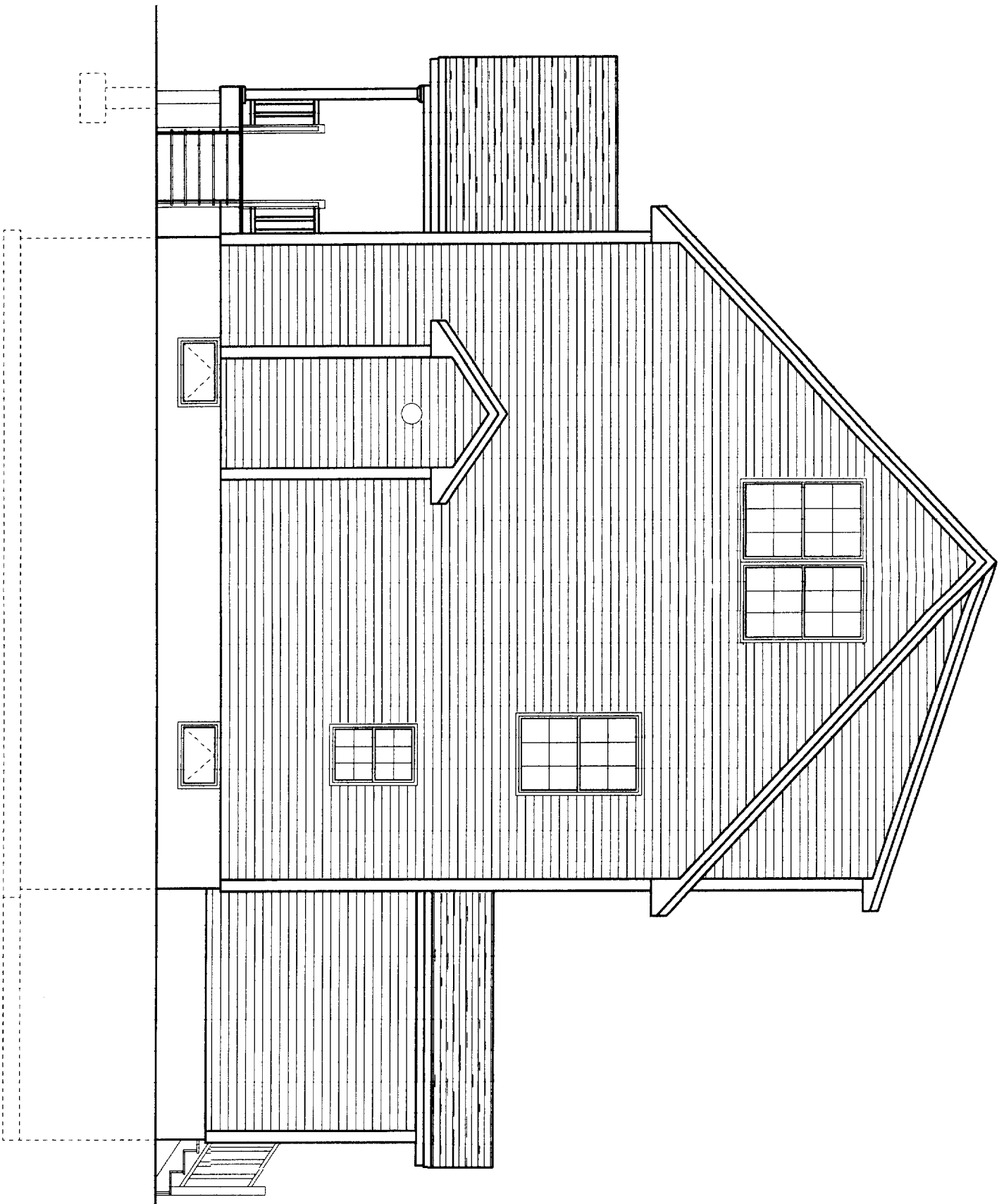
194 C 25  
8/5/04  
2004-0163



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CITY OF PORTLAND, ME  
DEC 15 2004  
RECEIVED

R I G H T E L E V A T I O N

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



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CITY OF PORTLAND, ME  
DEC 15 2004  
RECEIVED

REAR ELEVATION

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



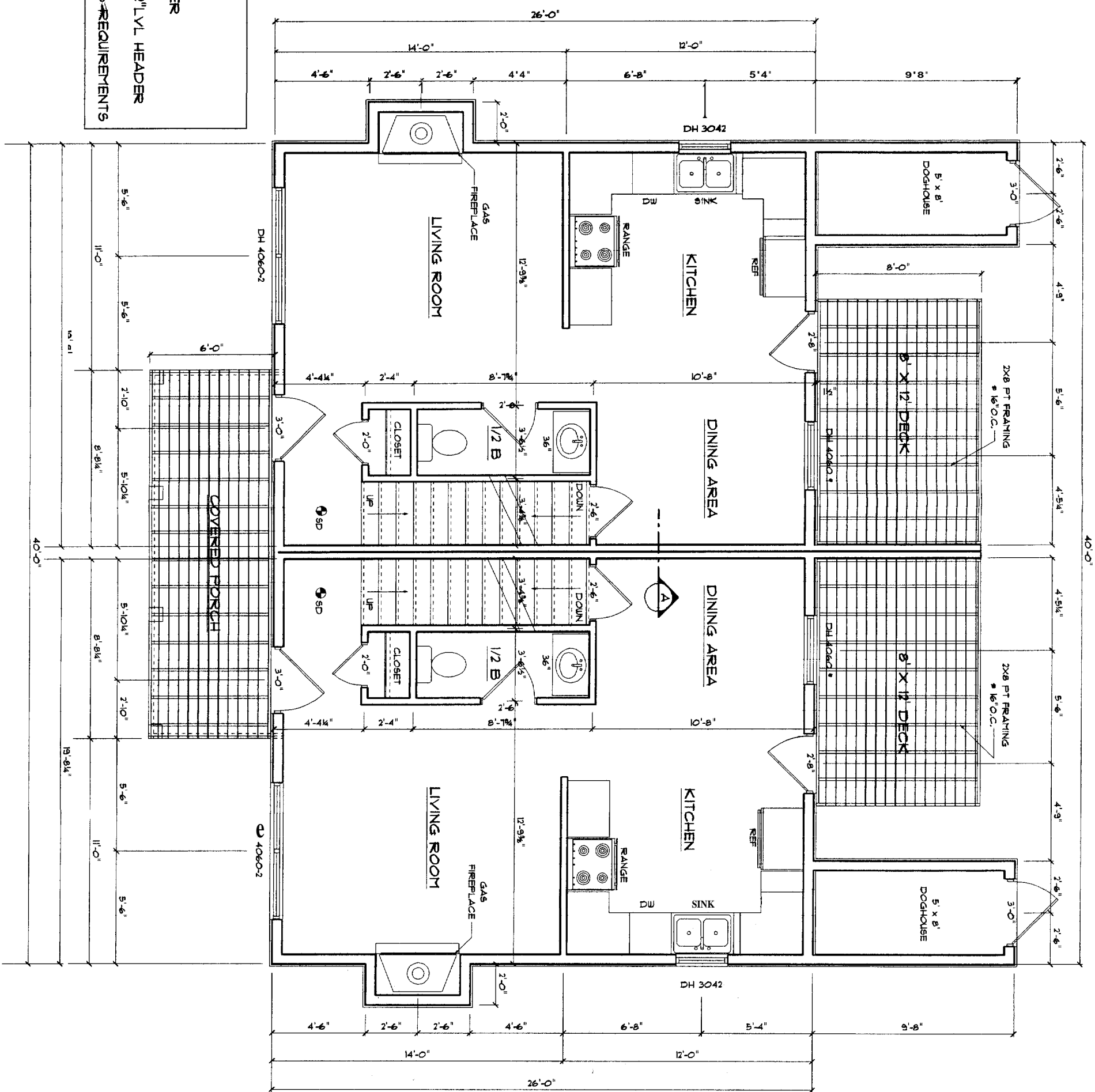
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
DEC 15 2004  
[Signature]

**HEADER SCHEDULE**

OPENINGS UNDER 3'-0" = (3) 2X10 HEADER

OPENINGS OVER 3'-0" = (3) 1 3/4" X 9 1/2" VL HEADER

NOTE: FARLEY 4060 RO MEETS EGRESS REQUIREMENTS



**FIRST FLOOR PLAN**

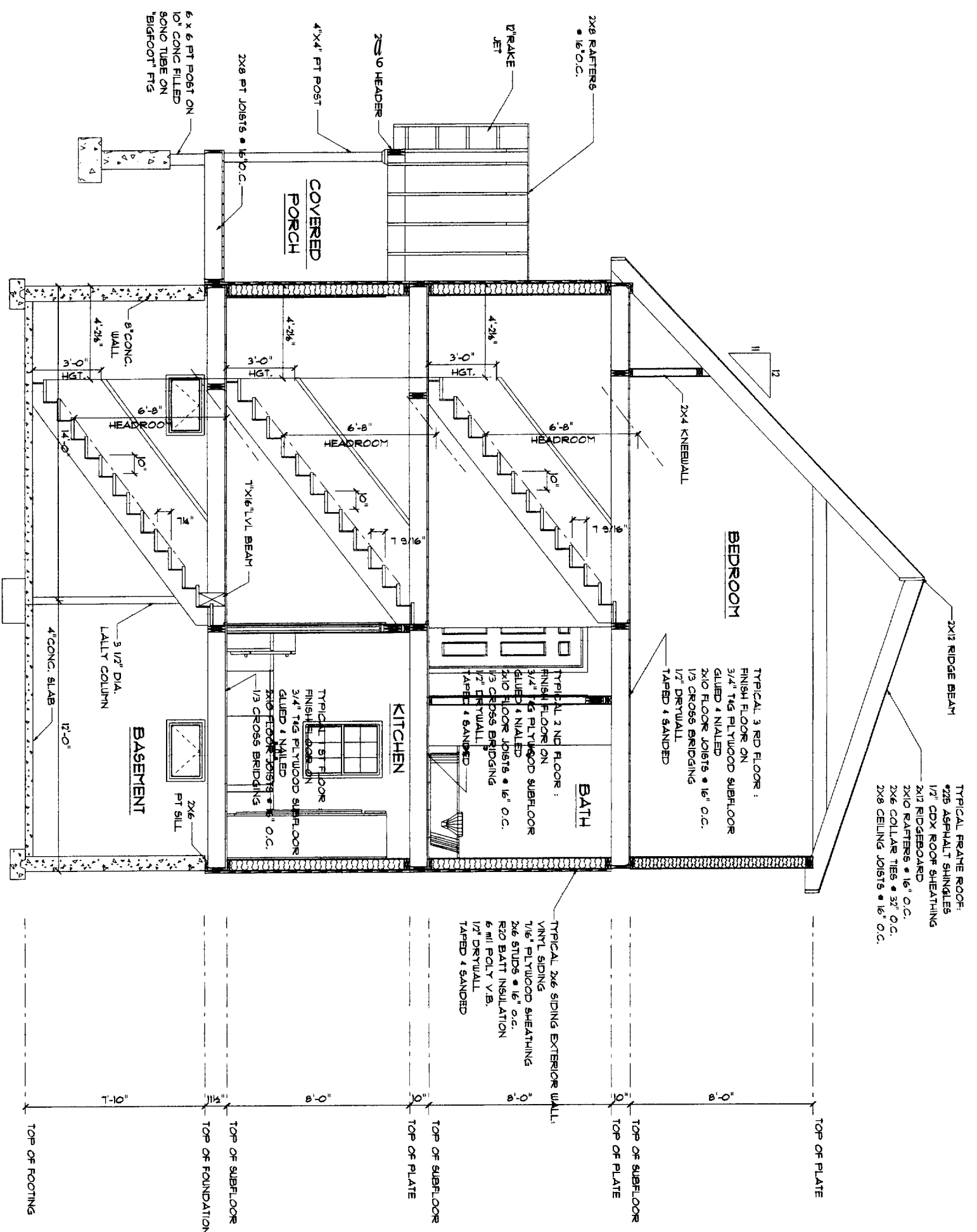
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DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

DEC 15 2004

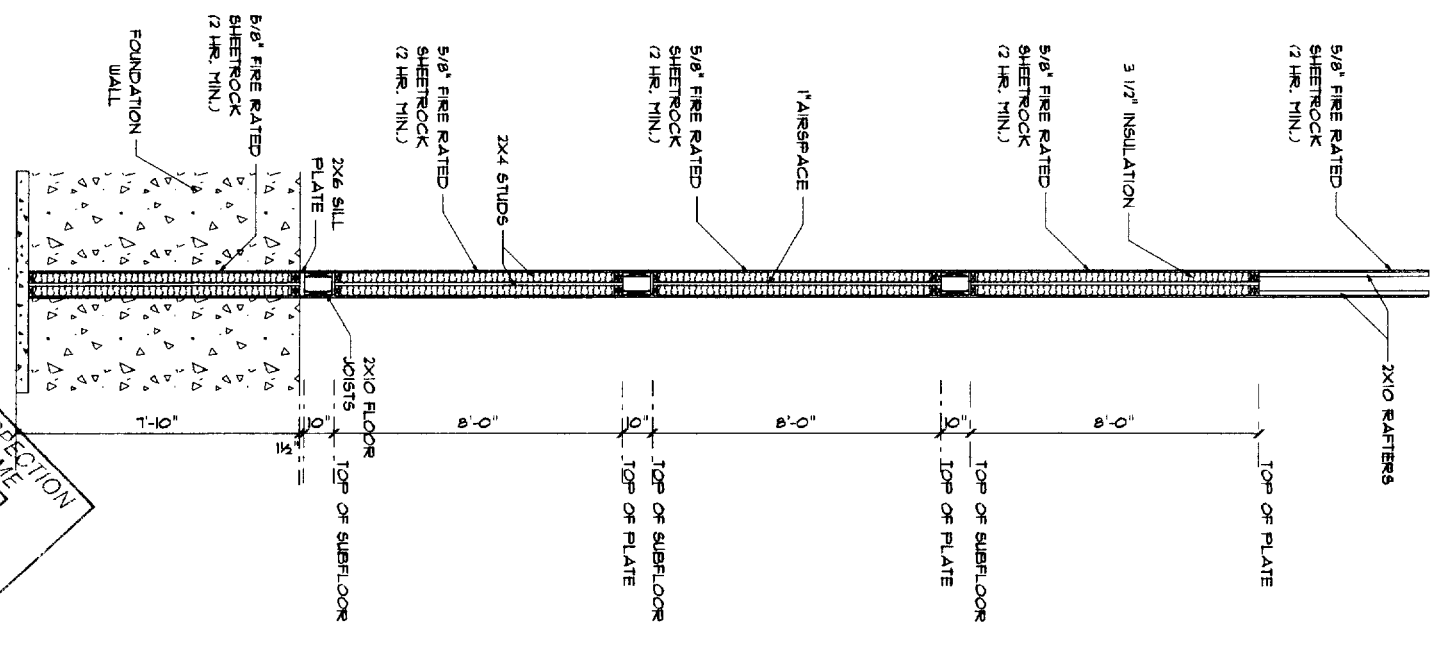
RECEIVED





CROSS SECTION A-A

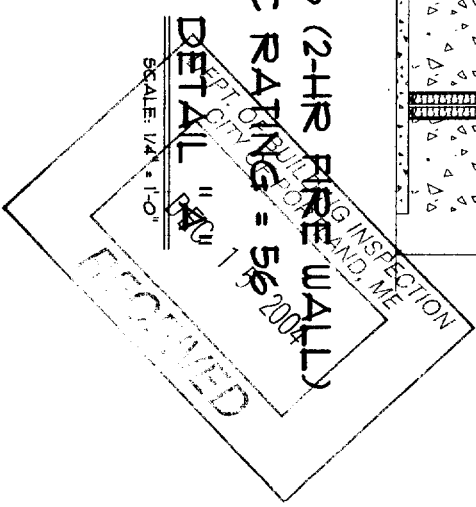
SCALE: 1/4" = 1'-0"

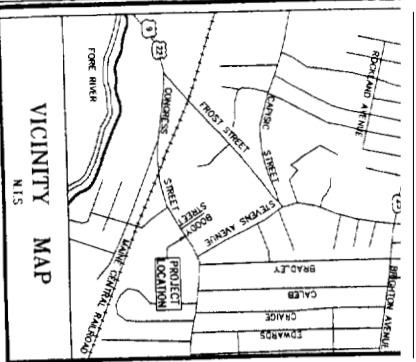


UL # 305 (2-HR FIRE WALL)  
STC RATINGS = 5 & 2004

DETAIL "A"

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





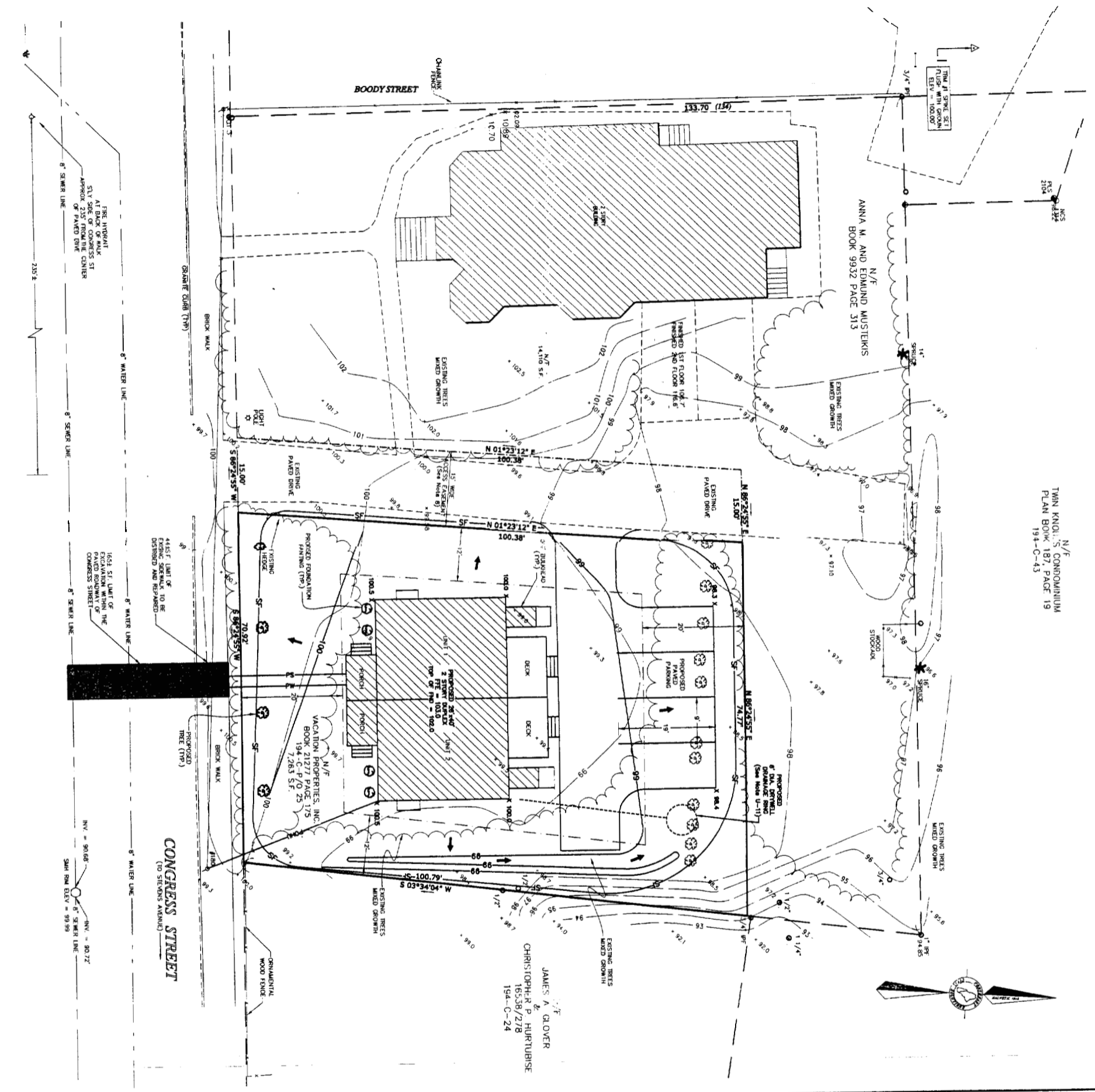
**UTILITY NOTES**

- U-1 THE CONTRACTOR SHALL CONTACT DIG SAFE TO LOCATE ALL WATER, SEWER, & OTHER UTILITIES PRIOR TO STARTING CONSTRUCTION.
- U-2 THE SERVING UTILITY SHALL APPROVE THE PLANS, MATERIALS AND OTHER UTILITIES PRIOR TO BEGINNING WORK.
- U-3 THE PIPES, CONNECTIONS AND BEHUNG SHALL BE APPROVED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
- U-4 THE WATER MAIN SHALL BE APPROVED BY THE PORTLAND WATER DISTRICT PRIOR TO CONSTRUCTION.
- U-5 THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL UTILITIES.
- U-6 THE CONTRACTOR SHALL OBTAIN ALL PERMITS FROM THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
- U-7 THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC AND SAFETY REGULATIONS.
- U-8 THE CONTRACTOR SHALL INSULATE ALL PIPING WITH LESS THAN FOUR FEET OF COVER WITH 2" WATERPROOF INSULATION.
- U-9 ALL BACK FILL SHALL BE GRANULAR AND COMPACTED TO SPECIFICATIONS.
- U-10 USE 4" SCH. 40 PVC FOR SANITARY SEWER LINES UNLESS OTHERWISE NOTED.
- U-11 CONTRACTOR SHALL INSTALL DRY WELL TO HANDLE FOUNDATION DOWN FLOW.
- U-12 THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN IN PART FROM THE PLANS REFERENCED IN THE NOTES. THE UTILITIES ARE TO BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**NOTES CONT.**

THE WIDTH AND LAYOUT OF CONGRESS STREET WAS TAKEN FROM THE PLAN STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE AND HIGHWAY NO. 77 PORTLAND, CAMBERLAND COUNTY FEDERAL AID PROJECT NO. M-0725 (13) DATED AUGUST 1991 AND RECORDED IN PLAN BOOK 194, PAGE 409, CDD. SAND WITH VARIES.

8 THE SUBJECT PARCEL IS CONNECTED TOGETHER WITH A 15 FOOT WIDE EASEMENT AS DESCRIBED IN A DEED DATED MAY 13, 2004 AND



**LEGEND**

- FOUND IRON PIPE
- UTILITY POLE
- BOUNDARY OR RIGHT-OF-WAY LINE
- SETBACK
- N/F NOW OR FOREVER OWNED BY
- 1234/567 DEED BOOK AND PAGE (CDD)
- 123-4-5 TAX MAP-BLOCK-PARCEL
- WATER VALVE
- TREE
- 123.4 EXISTING SPOT GRADE
- X 123.4 PROPOSED SPOT GRADE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- 123 SALT FENCE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED OVERHEAD UTILITY
- DIRECTION OF SURFACE DRAINAGE
- APPROXIMATE LOCATION OF EXISTING TREE

**NOTES**

1. DATUM: HORIZONTAL - THE BASIS OF BEARING FOR THIS SURVEY IS FROM THE PLAN REFERENCED IN NOTE 19.5. VERTICAL - THE BASIS FOR THE ELEVATIONS SHOWN ON THIS PLAN IS AN ASSUMED DATUM. SEE PLAN FOR DETAILS. 2. DEED AND PLAN BOOK REFERENCES ARE TO THE CAMBERLAND COUNTY REGISTER OF DEEDS (CDD). 3. RECORD CONGRESS OF THE SURVEYED PARCEL CAN BE FOUND IN A DEED FROM EDWARD MUSTEIKIS TO VACATION PROPERTIES, INC. DATED MAY 13, 2004 AND RECORDED IN DEED BOOK 21277, PAGE 175, (CDD). 4. REFERENCE IS MADE TO THE FOLLOWING PLANS: a. BOUNDARY SURVEY OF 1415 CONGRESS IN THE CITY OF PORTLAND, CAMBERLAND COUNTY, MAINE, FOR EDWARD MUSTEIKIS BY NORTHEAST CIVIL SOLUTIONS, APRIL 9, 2003. b. PLAN LABELED DETAIL NO. 81 SHOWING EXISTING WATERLINE. REFERENCE CAN BE FOUND AT THE PORTLAND WATER DISTRICT. c. PLAN OF PORTLAND SEWER SYSTEM INFILTRATION-INTLOW ANALYSIS FOR PORTLAND WATER DISTRICT BY HUNTER-BALLEW ASSOC. REVISED DATE 1-18-2002. d. ENGINEERING PLAN FROM THE CITY OF PORTLAND SHOWING A P/O CONGRESS STREET LABELED PROJECT NO. 0775(3) SHEET NO. 32 DATED SEPT. 1980. e. DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP STATE AND HIGHWAY NO. 77 PROJECT NO. M-0725(13) SHEET NO. 8 D007 FILE NO. 3-391 D-207 AUGUST 1991. 5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAP 194, BLOCK C, P/O PARCEL 25. 6. THE PARCEL SURVEYED IS LOCATED IN THE R-5 ZONE. PORTIONS OF BLOCK AND SPACE REQUIREMENTS ARE AS FOLLOWS: MIN. LOT SIZE PER DWELLING UNIT = 3,000 S.F. 2 UNITS PROPOSED @ 3,000 S.F./DWELLING = 6,000 S.F. FRONT YARD SETBACK = 30' REAR SETBACK = 20' SIDE SETBACK = 1 & 1-1/2 STORY BUILDING = 8' 2 STORY BUILDING = 12' REAR PARKING SETBACK = 5' (P/O) PARKING SPACES PER DWELLING PARKING REQUIRED = 2 UNIT @ 1 SPACES EACH.

**MINOR SITE PLAN**

OF  
1415 CONGRESS STREET  
CITY OF PORTLAND  
CAMBERLAND COUNTY  
MAINE

SCALE: 1"=40'  
PREPARED FOR: RICHARD POTVIN, VACATION PROPERTIES, 348 SOUTH STREET, BROOKFIELD, ME, 04005  
PREPARED BY: RICHARD POTVIN, VACATION PROPERTIES, 348 SOUTH STREET, BROOKFIELD, ME, 04005

DATE: AUGUST 26, 2004  
JOB NUMBER: 246472  
SHEET NO. PROJECT: 23802

**STAMP AND SIGNATURE**

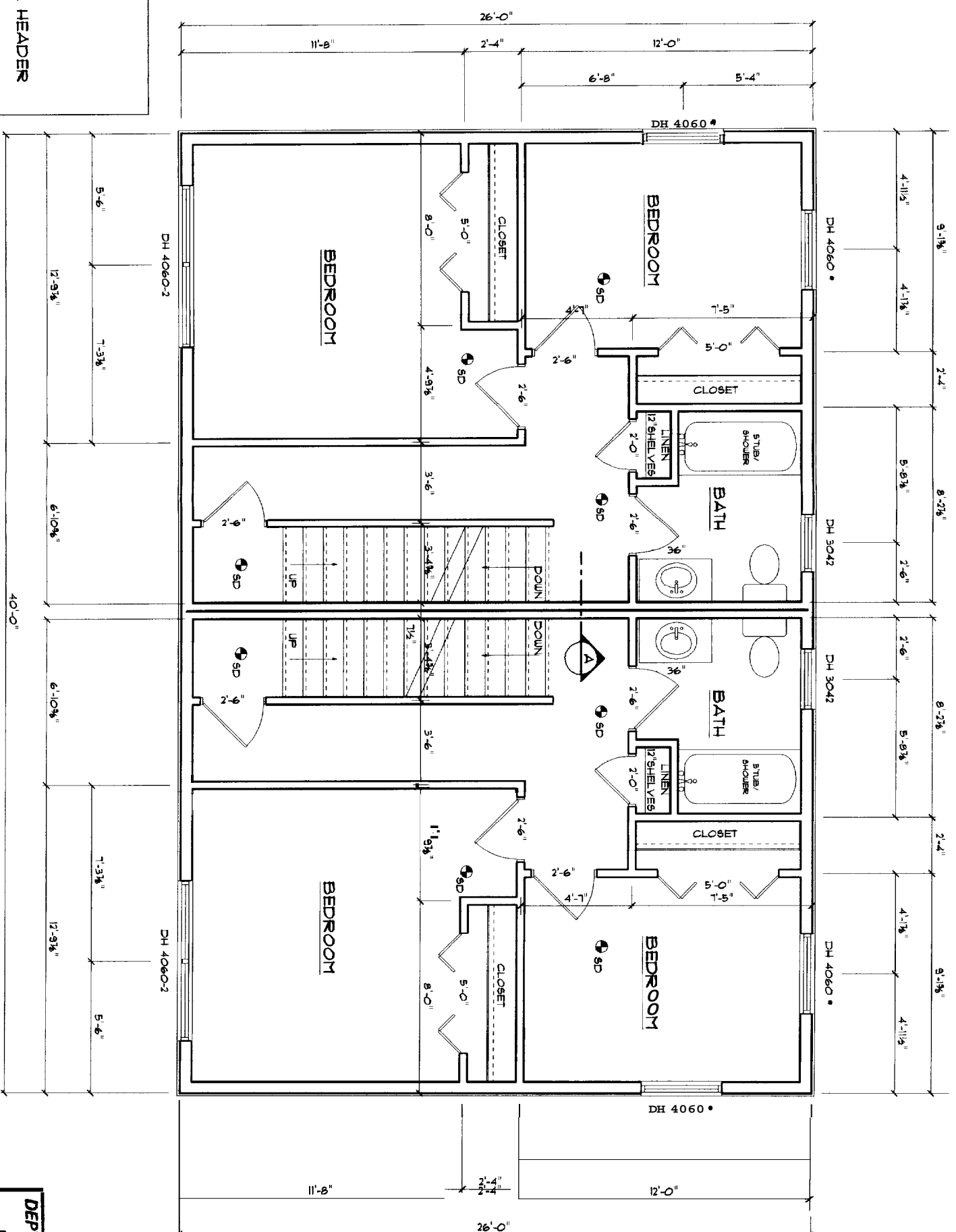
**Northwest Civil Solutions**  
SURVEYING ENGINEERING LAND PLANNING  
155 US ROUTE 1, SCARBOROUGH, MAINE 04074  
TEL: 207.883.1000 FAX: 207.883.1001  
WWW.NCS-CIVIL.COM

DATE: 9/2/2004

STATE OF MAINE  
RICHARD POTVIN  
1314  
REGISTERED PROFESSIONAL ENGINEER  
NO. 1314







**HEADER SCHEDULE**

OPENINGS UNDER 3'-0" = (3) 2X10 HEADER

OPENINGS OVER 3'-0" = (3) 1 3/4" X 9 1/2" LVL HEADER

NOTE: FARLEY 4060 RO MEETS EGRESS REQUIREMENTS

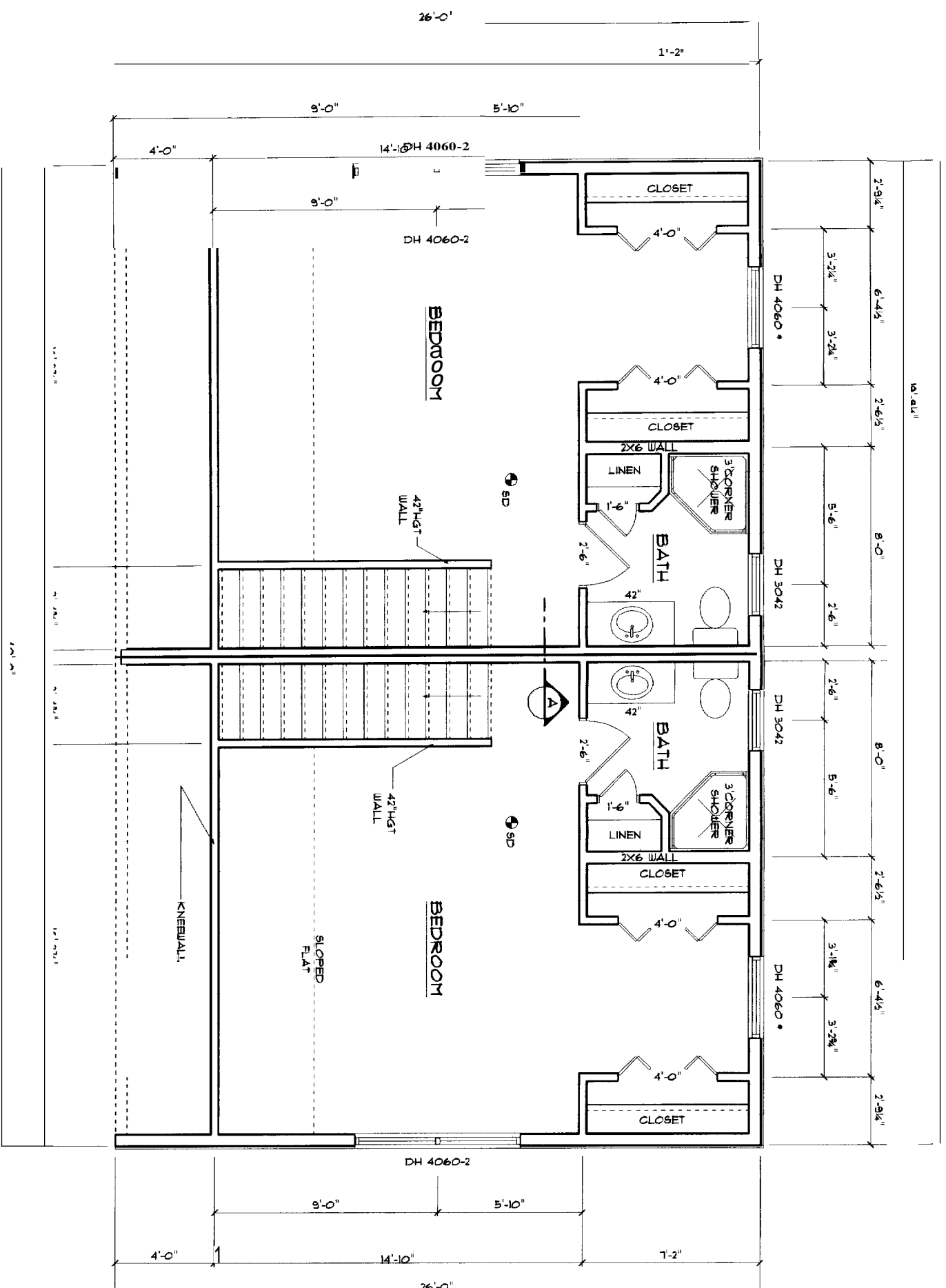
**S E C O N D F L O O R P L A N**

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

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

JAN 20 2005

**RECEIVED**



**HEADER SCHEDULE**

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OPENINGS OVER 3'-0" = (3) 1 3/4" X 9 1/2" LVL HEADER

NOTE: FARLEY 4060 RO MEETS EGRESS REQUIREMENTS

**T H I R D F L O O R P L A N**

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

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
JAN 20 2005  
**RECEIVED**