

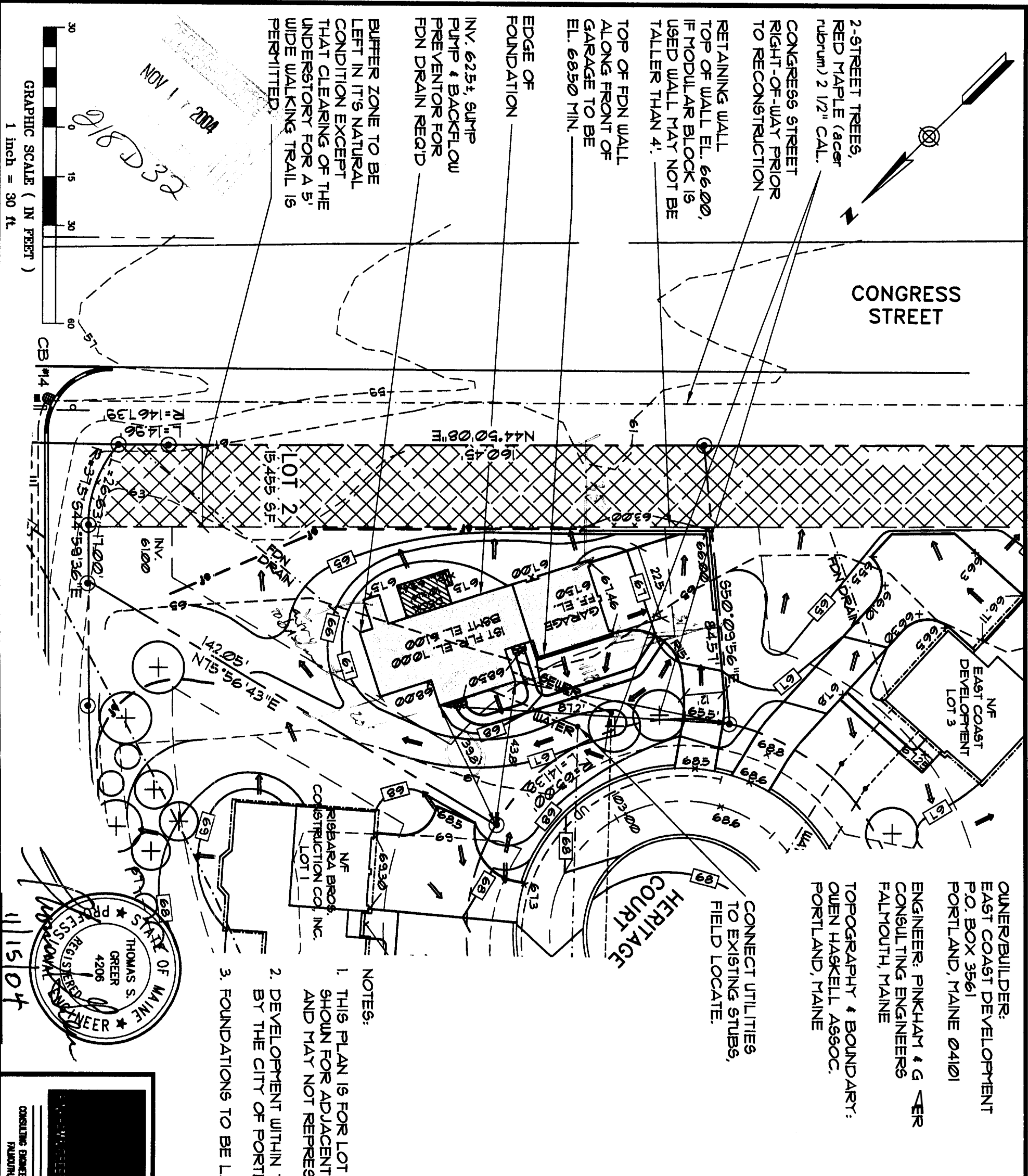
THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. PIETER PALANZA AND PALANZA DESIGN ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL OWNERS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION. CONTRACT SPECIFICATIONS OVERRULE THESE PLANS.

*Appraisal based on these plans*

LOT 2  
RIVERS  
EDGE

PROJECT NAME:  
MARDIGAN  
SPEC HOUSE

DATE	
SCALE	AS NOTED
DRAWN	
P.L.C.	
SHEET OF	



CONGRESS STREET

2-STREET TREES, RED MAPLE (acer rubrum) 2 1/2" CAL.

CONGRESS STREET RIGHT-OF-WAY PRIOR TO RECONSTRUCTION

RETAINING WALL TOP OF WALL EL. 6600, IF MODULAR BLOCK IS USED WALL MAY NOT BE TALLER THAN 4'

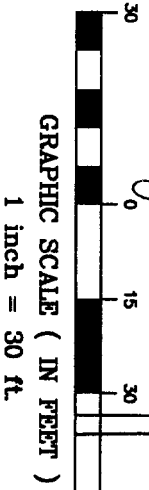
TOP OF FDN WALL ALONG FRONT OF GARAGE TO BE EL. 6850 MIN.

EDGE OF FOUNDATION

INV. 6254, SUMP PUMP & BACKFLOW PREVENTOR FOR FDN DRAIN RECID

NOV 1 2004

018 D 32



OWNER/BUILDER:  
EAST COAST DEVELOPMENT  
P.O. BOX 3561  
PORTLAND, MAINE 04101

ENGINEER: PINKHAM & GREER  
CONSULTING ENGINEERS  
FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:  
QUEN HASKELL AS90C.  
PORTLAND, MAINE

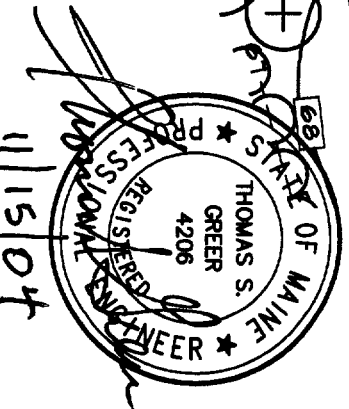
CONNECT UTILITIES TO EXISTING STUBS, FIELD LOCATE.

HERITAGE COURT

RISBARA BROS. CONSTRUCTION CO. LOT 1

NOTES:

1. THIS PLAN IS FOR LOT 2 ONLY. GRADING OR GENERAL DRAINAGE SHOWN FOR ADJACENT ROAD OR LOTS IS FOR INFORMATION ONLY AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS.
2. DEVELOPMENT WITHIN THE HISTORIC DISTRICT IS SUBJECT TO REVIEW BY THE CITY OF PORTLAND HISTORIC PRESERVATION COMMITTEE.
3. FOUNDATIONS TO BE LAID OUT BY A PROFESSIONAL SURVEYOR



LEGEND

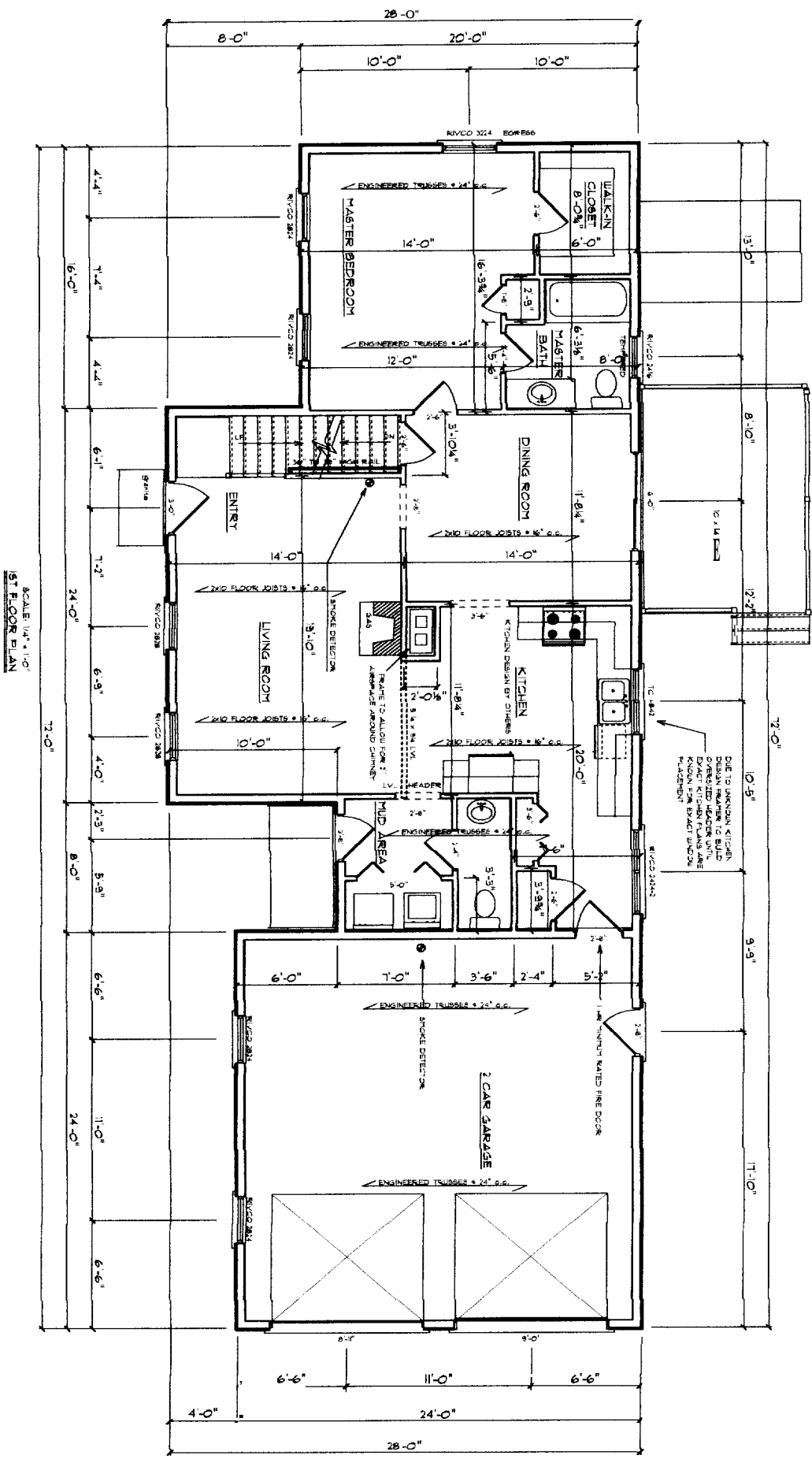
	LOT LINES
	BUILDING SETBACK
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT GRADE
	WETLAND BOUNDARY
	SHORELAND ZONE LIMIT
	EASEMENT
	BUFFER LINE
	FLOOD HAZARD LINE
	STREAM
	EDGE OF PAVEMENT
	VERTICAL GRANITE CURB
	SLOPED BITUMINOUS CURB
	18" SANITARY SEWER
	8" SANITARY SEWER & MANHOLE
	STORM DRAIN & MANHOLE
	CATCH BASIN
	8" WATER LINE
	HYDRANT
	UNDERDRAIN
	FOUNDATION DRAIN
	SEWER HOUSE SERVICE
	WATER HOUSE SERVICE
	BOUND FOUND
	IRON PIPE FOUND
	GRANITE MONUMENT SET
	5/8" IRON PIPE SET
	PATH OF SURFACE DRAINAGE
	SILT FENCE
	NATURAL CONDITION
	BUFFER ZONE

SITE PLAN LOT 2

RIVER'S EDGE  
HERITAGE COURT

used.  
for 2

SCALE: 1"=30'  
DATE: NOVEMBER 15, 2004  
DESIGN BY: TSG  
PROJECT: 021110



SCALE: 1/4" = 1'-0"  
1ST FLOOR PLAN

PROJECT NAME:

MARDIGAN  
SPEC HOUSE

LOT 2  
RIVERS  
EDGE

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REVISIONS

NO.	DATE	BY	DESCRIPTION

DATE:

SCALE:

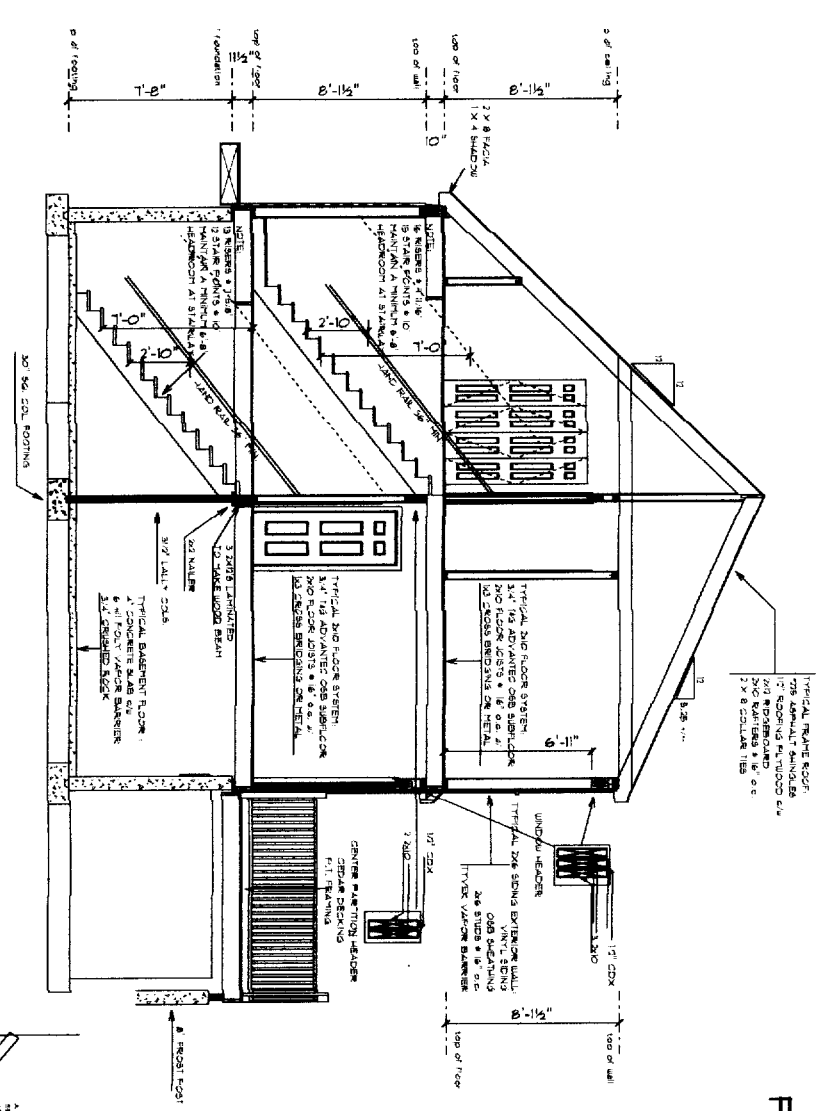
DESIGN:

P.L.C.

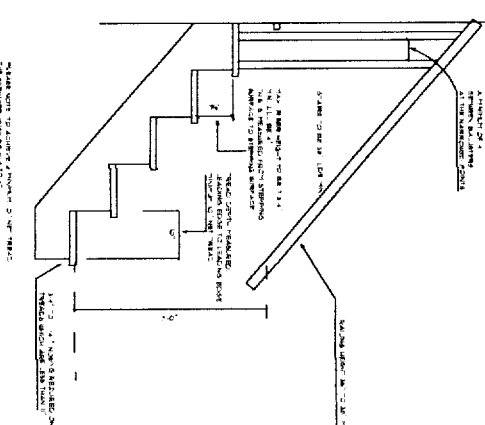
SHEET #



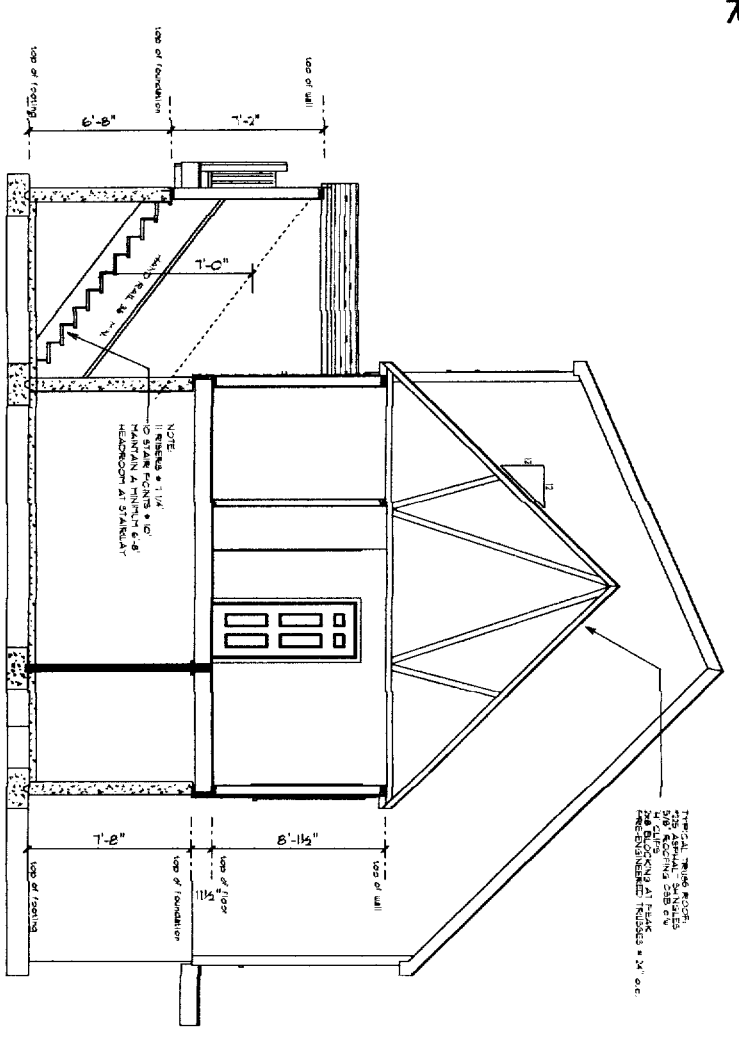
HEAT WILL BE  
FORCED HOT WATER



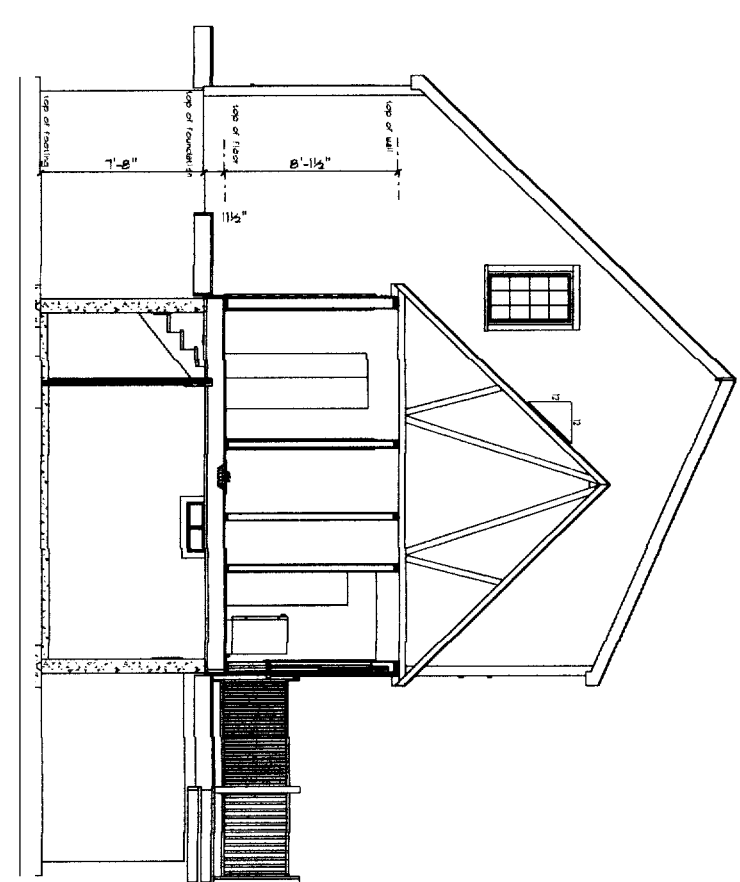
CROSS SECTION A  
SCALE 1/4" = 1'-0"



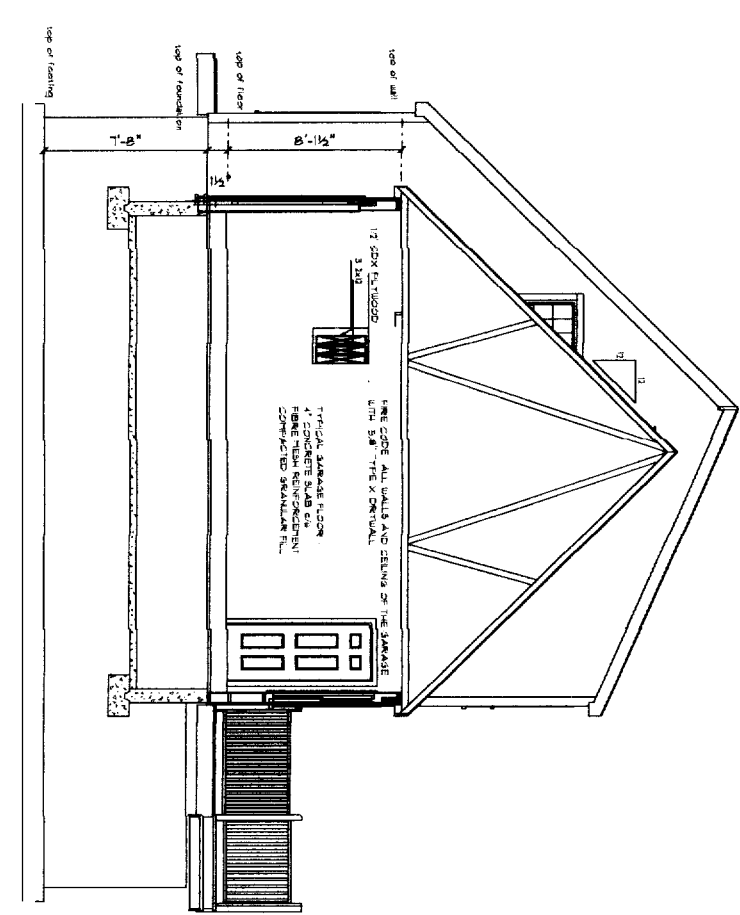
TYPICAL STAIR DETAIL



CROSS SECTION B/B  
REAR WALL DETAIL THE SAME AS  
CROSS SECTION A/A UNLESS NOTED  
SCALE 1/4" = 1'-0"



CROSS SECTION C/C  
FRONT DETAIL THE SAME AS  
CROSS SECTION A/A UNLESS NOTED  
SCALE 1/4" = 1'-0"



CROSS SECTION D/D  
FRONT DETAIL THE SAME AS  
CROSS SECTION A/A UNLESS NOTED  
SCALE 1/4" = 1'-0"

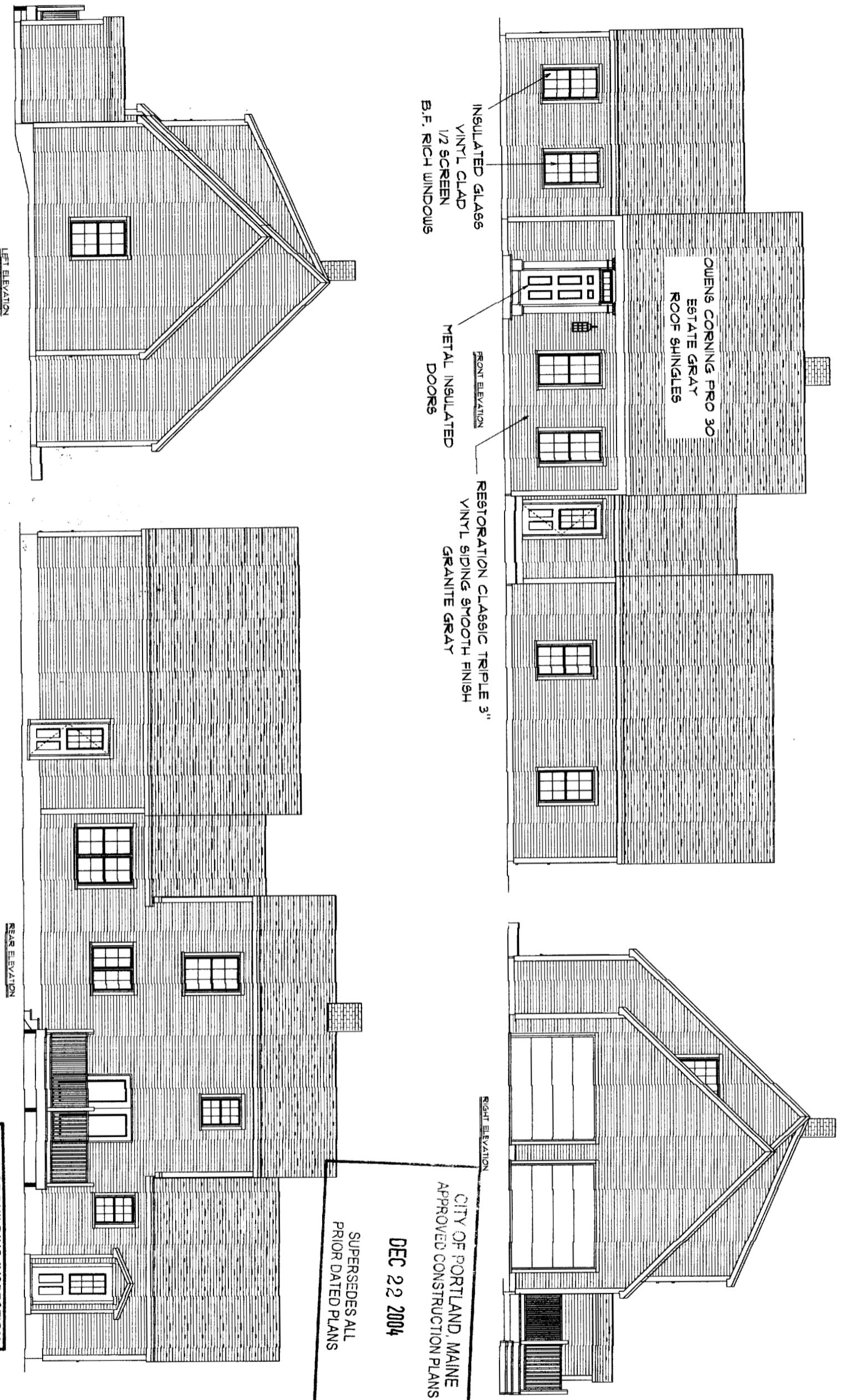
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LOT 2  
RIVERS  
EDGE

MARDIGAN  
SPEC HOUSE

PROJECT NAME:

DATE:	AS NOTED
SCALE:	AS NOTED
DESIGN:	AS NOTED
PLC:	AS NOTED
SHEET OF:	



CITY OF PORTLAND, MAINE  
 APPROVED CONSTRUCTION PLANS  
 DEC 22 2004  
 SUPERSEDES ALL  
 PRIOR DATED PLANS

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 DEC 21 2004  
 RECEIVED

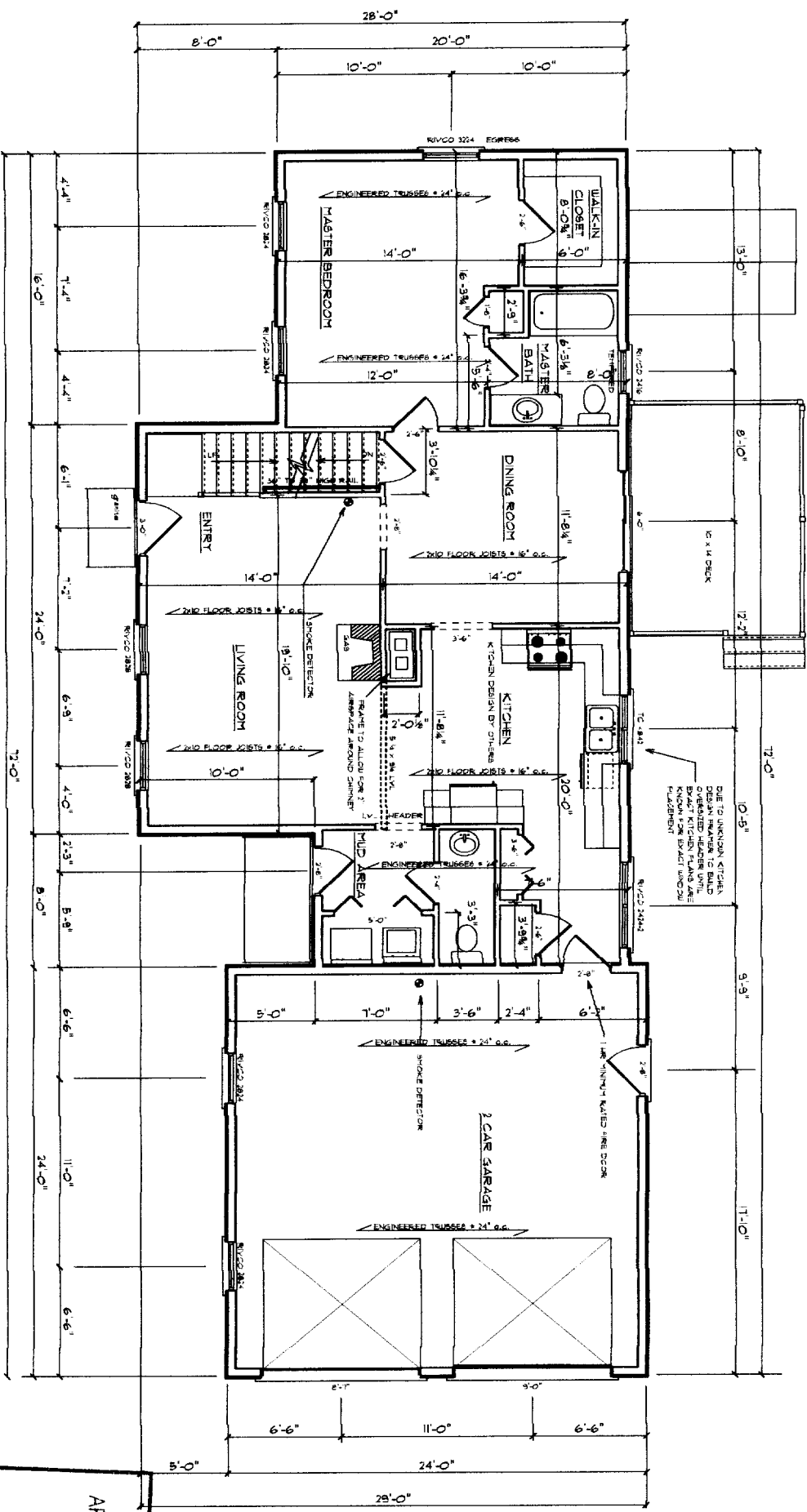
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LOT 2  
 RIVERS  
 EDGE

PROJECT NAME:  
 MARDIGAN  
 SPEC HOUSE

DATE	SCALE	BY	CHECKED
02/20/04	AS NOTED	BOZMAN	BOZMAN
SHEET 08			





SCALE: 1/4" = 1'-0"  
1ST FLOOR PLAN

CITY OF PORTLAND, MAINE  
APPROVED CONSTRUCTION PLANS  
DEC 22 2004  
SUPERSEDES ALL  
PRIOR DATED PLANS

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
DEC 21 2004  
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PROJECT NAME:  
MARDIGAN  
SPEC HOUSE

LOT 2  
RIVERS  
EDGE

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REVISIONS			
DATE	AS NOTED		
SCALE			
DESIGN			
P.L.C.			
SHEET OF			





