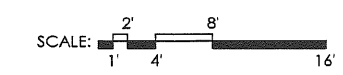
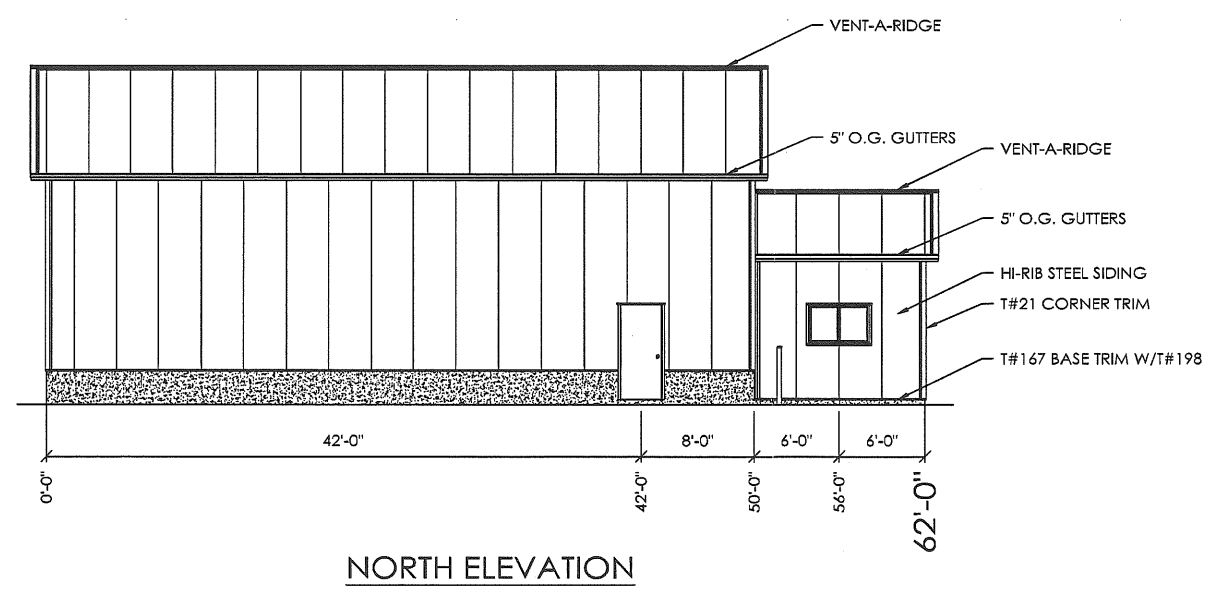
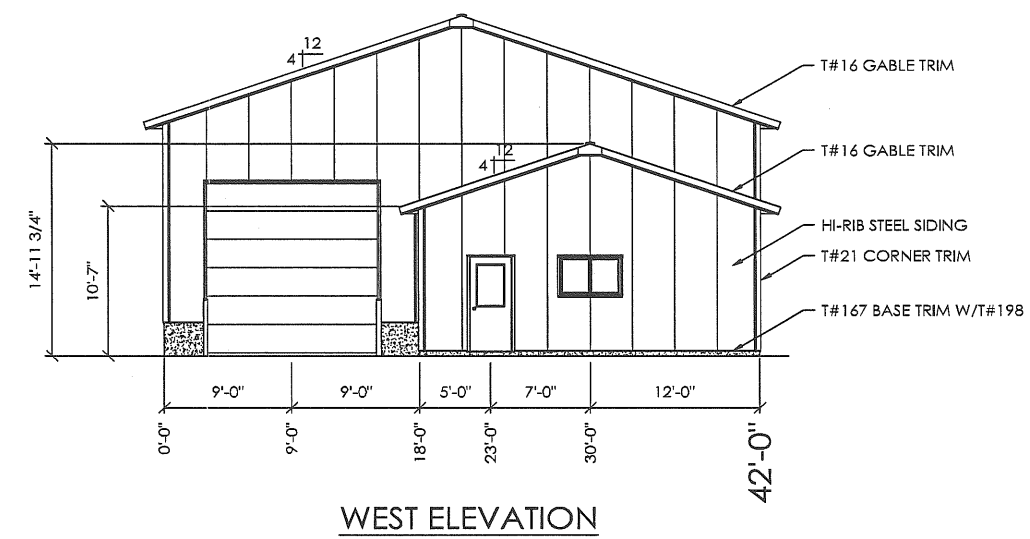
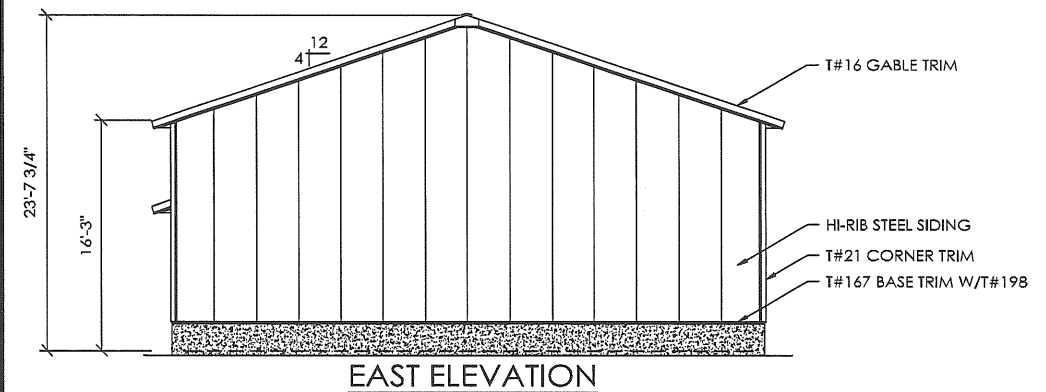
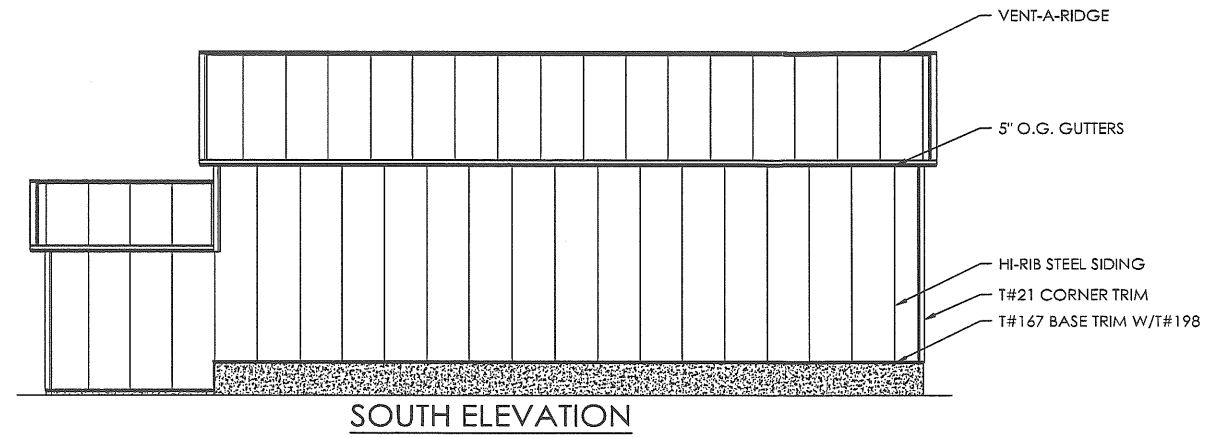


31-L -35

35 Union wharf

Lobster pound / Bldg 35

Proprietors of Union wharf



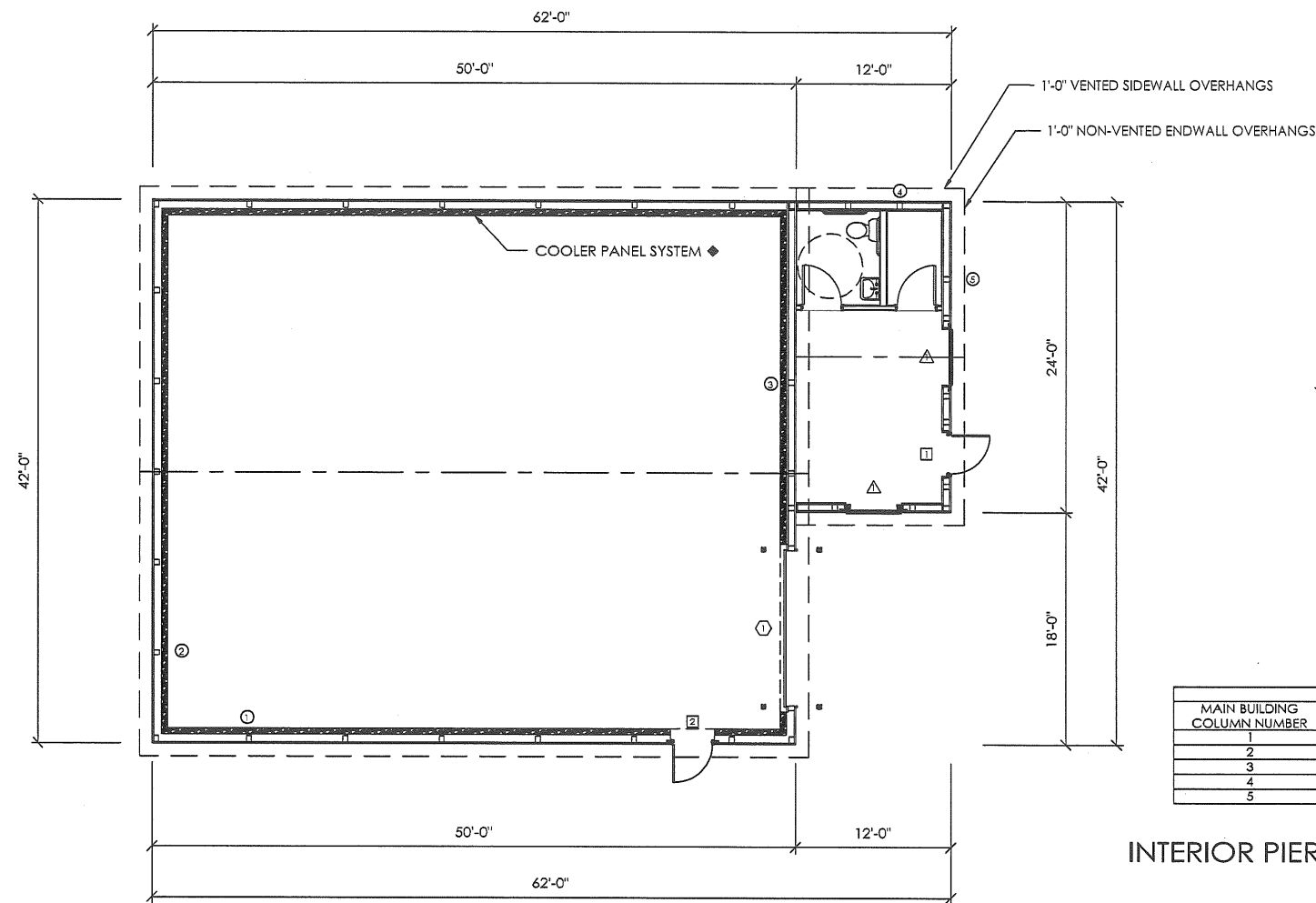
**PRELIMINARY DRAWING
FOR OWNER'S APPROVAL**

- DRAWING APPROVED AS SUBMITTED
- DRAWING APPROVED PENDING CHANGES NOTED
- REVISE DRAWING WITH NOTED CHANGES AND RESUBMIT

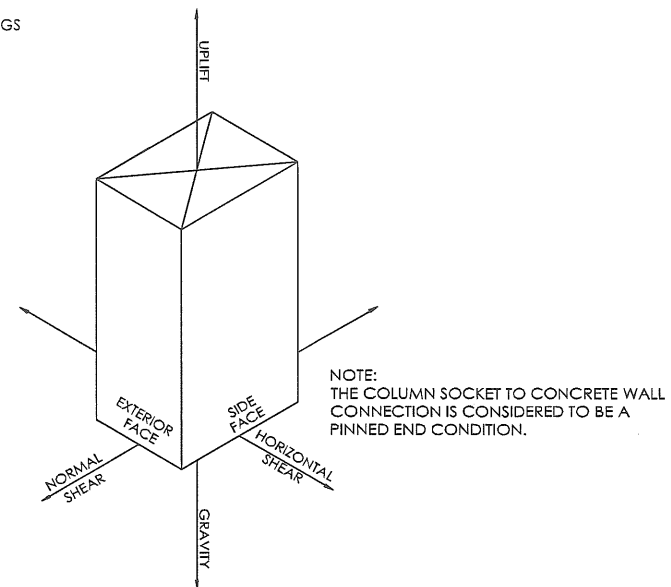
OWNERS SIGNATURE _____ DATE _____
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PROPRIETORS OF UNION WHARF
 PORTLAND, ME

DRAWN BY:	J. HASSE
DATE:	02/06/12
CHECKED BY:	---
DATE:	---
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---



COLUMN PLAN



NOTE:
THE COLUMN SOCKET TO CONCRETE WALL
CONNECTION IS CONSIDERED TO BE A
PINNED END CONDITION.

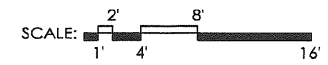
MAIN BUILDING COLUMN NUMBER	HORIZONTAL SHEAR FORCE (lb)	NORMAL SHEAR FORCE (lb)	UPLIFT FORCE (lb) (GROSS)	GRAVITY LOAD (lb)
1	500	1250	4200	11,500
2	450	950	3100	2250
3	2750	0	7650	5000
4	600	700	2000	7900
5	200	600	650	2100

INTERIOR PIERS FOR FLOOR SUPPORT = 11,200 LB (GRAVITY)

COLUMN PLAN LEGEND

- - 3-2x6 LAMINATED COLUMN LOCATION
- - HEADERED LAMINATED COLUMN LOCATION
- - 3070 SINGLE LITE IN PLAIN FLAT LEAF WALKDOOR(S), OUT SWING, RIGHT HINGE WITH INTERCONNECTED LEVER LOCKSET/DEADBOLT AND CLOSER
- - 3070 PLAIN FLAT LEAF WALKDOOR(S), OUT SWING, LEFT HINGE WITH INTERCONNECTED LEVER LOCKSET/DEADBOLT AND CLOSER
- △ - 4429 PLAIN HAYFIELD VINYL SLIDING WINDOW WITH LOW E GLASS AND SCREEN
- Ⓛ - 12'-2" x 12'-0" OVERHEAD DOOR(S) WITH 4X4 JAMB PROTECTORS
 - ALL STEEL FASTENED WITH STAINLESS STEEL SCREWS
 - (1) ROW OF SNOW RETAINERS ON OFFICE EACH SIDE
 - (2) ROWS OF SNOW RETAINERS ON WAREHOUSE EACH SIDE

NOTE:
◆ IDENTIFIES ITEMS THAT ARE NOT PROVIDED BY MORTON BUILDINGS, INC. OR MORTON BUILDINGS' SUBCONTRACTORS AND ARE THE OWNER'S RESPONSIBILITY.



PRELIMINARY DRAWING FOR OWNER'S APPROVAL

- DRAWING APPROVED AS SUBMITTED
- DRAWING APPROVED PENDING CHANGES NOTED
- REVISE DRAWING WITH NOTED CHANGES AND RESUBMIT

OWNERS SIGNATURE _____

DATE _____

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PROPRIETORS OF UNION WHARF
PORTLAND, ME

DRAWN BY:	J. HASSE
DATE:	02/06/12
CHECKED BY:	---
DATE:	---
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---

BUILDING INFORMATION

BLDG. #	GROUND FLOOR AREA	GRADE ELEVATION
#1	4680 S.F.	F.F. EL. 11.3'
#230	1481 S.F.	F.F. EL. 11.9'
#36	5014 S.F.	F.F. EL. 11.2'
#55	61 S.F.	F.F. EL. 11.2'
#41	1560 S.F.	F.F. EL. 8.7'
#48	6591 S.F.	F.F. EL. 10.3'
#50	1557 S.F. & 663 S.F.	F.F. EL. 10.2'
#50A	722 S.F.	F.F. EL. 11.9'
#52	2388 S.F.	F.F. EL. 12.0'
#35	DEMOLISHED AS PER 7/20/97	F.F. EL. 9.2'
#30	1080 S.F.	F.F. EL. 8.5'
#28	1864 S.F.	F.F. EL. 9.2'
#14	10900 S.F.	F.F. EL. 11.6'
CM WATERFRONT PROPERTIES, LLC	10400 S.F.	NOT IN FLOOD ZONE

LEGEND: (EXISTING FEATURES)

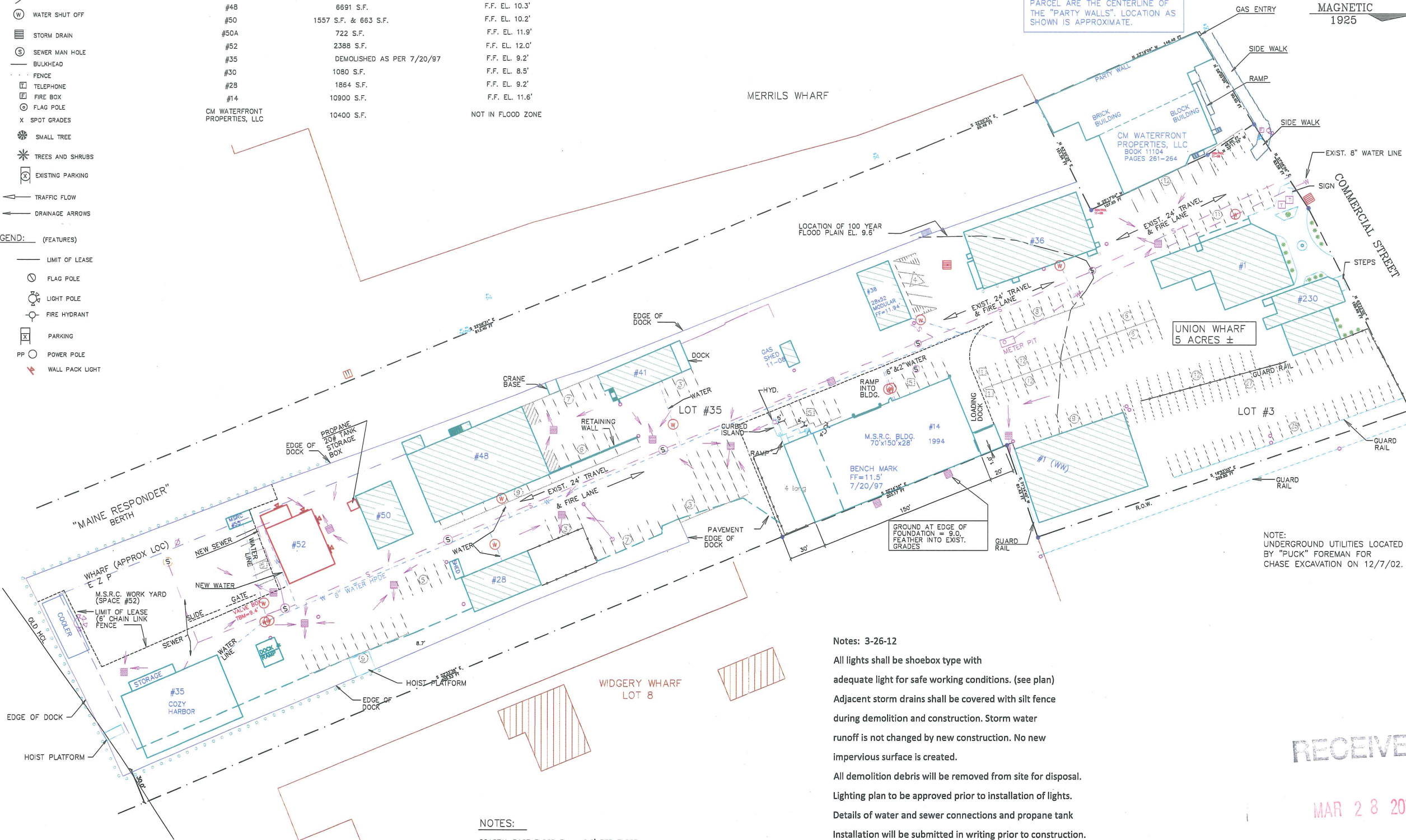
- PROPERTY CORNER
- ⊕ POWER POLE
- ⊕ FIRE HYDRANT
- ⊕ WATER SHUT OFF
- ⊕ STORM DRAIN
- ⊕ SEWER MAN HOLE
- ⊕ BULKHEAD
- ⊕ FENCE
- ⊕ TELEPHONE
- ⊕ FIRE BOX
- ⊕ FLAG POLE
- ⊕ SPOT GRADES
- ⊕ SMALL TREE
- ⊕ TREES AND SHRUBS
- ⊕ EXISTING PARKING
- TRAFFIC FLOW
- DRAINAGE ARROWS

LEGEND: (FEATURES)

- LIMIT OF LEASE
- ⊕ FLAG POLE
- ⊕ LIGHT POLE
- ⊕ FIRE HYDRANT
- ⊕ PARKING
- ⊕ POWER POLE
- ⊕ WALL PACK LIGHT

NOTE: 16 APRIL 2010 WEST AND SOUTH SIDES OF CM WATERFRONT PROPERTIES, LLC PARCEL ARE THE CENTERLINE OF THE "PARTY WALLS". LOCATION AS SHOWN IS APPROXIMATE.

MAGNETIC 1925



NOTE: UNDERGROUND UTILITIES LOCATED BY "PUCK" FOREMAN FOR CHASE EXCAVATION ON 12/7/02.

Notes: 3-26-12

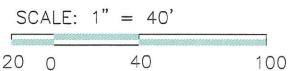
- All lights shall be shoebox type with adequate light for safe working conditions. (see plan)
- Adjacent storm drains shall be covered with silt fence during demolition and construction. Storm water runoff is not changed by new construction. No new impervious surface is created.
- All demolition debris will be removed from site for disposal.
- Lighting plan to be approved prior to installation of lights.
- Details of water and sewer connections and propane tank Installation will be submitted in writing prior to construction.

Construction Note #52 Union Wharf - May-June 2012:

The area surrounding #52 Union Wharf is all paved and there will be no stacking or storage of any gravel/fill materials on site. Due to the paved nature of the site there will be no further erosion or sedimentation controls other than keeping the paved areas swept clean. The adjacent street drains will be covered during construction to avoid any materials from finding the drain/catch basin. There is an on-site dumpster for all trash and recyclables.

NOTES:

- COASTAL BASE FLOOD EL. = 9.6' PER FLOOD INSURANCE STUDY DATED JULY 17, 1986.
- BENCH MARK: DATUM USGS FROM CUSTOM HOUSE B.M. +14.07'.
- FLOOD MAP NOTE (PLAN #9)
- SOILS ARE MAN MADE BEING CRUSHED STONE ON CONSOLIDATED FILL.
- LOT SHOWN ON MAP 31 LOTS 35 & 3 IN TAX ASSESSORS BOOK.
- TOTAL WHARF REQUIRED PARKING 123 SPACES. PARKING PROVIDED 150 SPACES.



#	DATE	REVISIONS

Updated Record Site Survey
 Union Wharf
 Portland, ME

PROJECT: The Proprietors of Union Wharf
 ADDRESS: 36 Union Wharf
 CITY: Portland, Maine 04112
 STATE: Maine

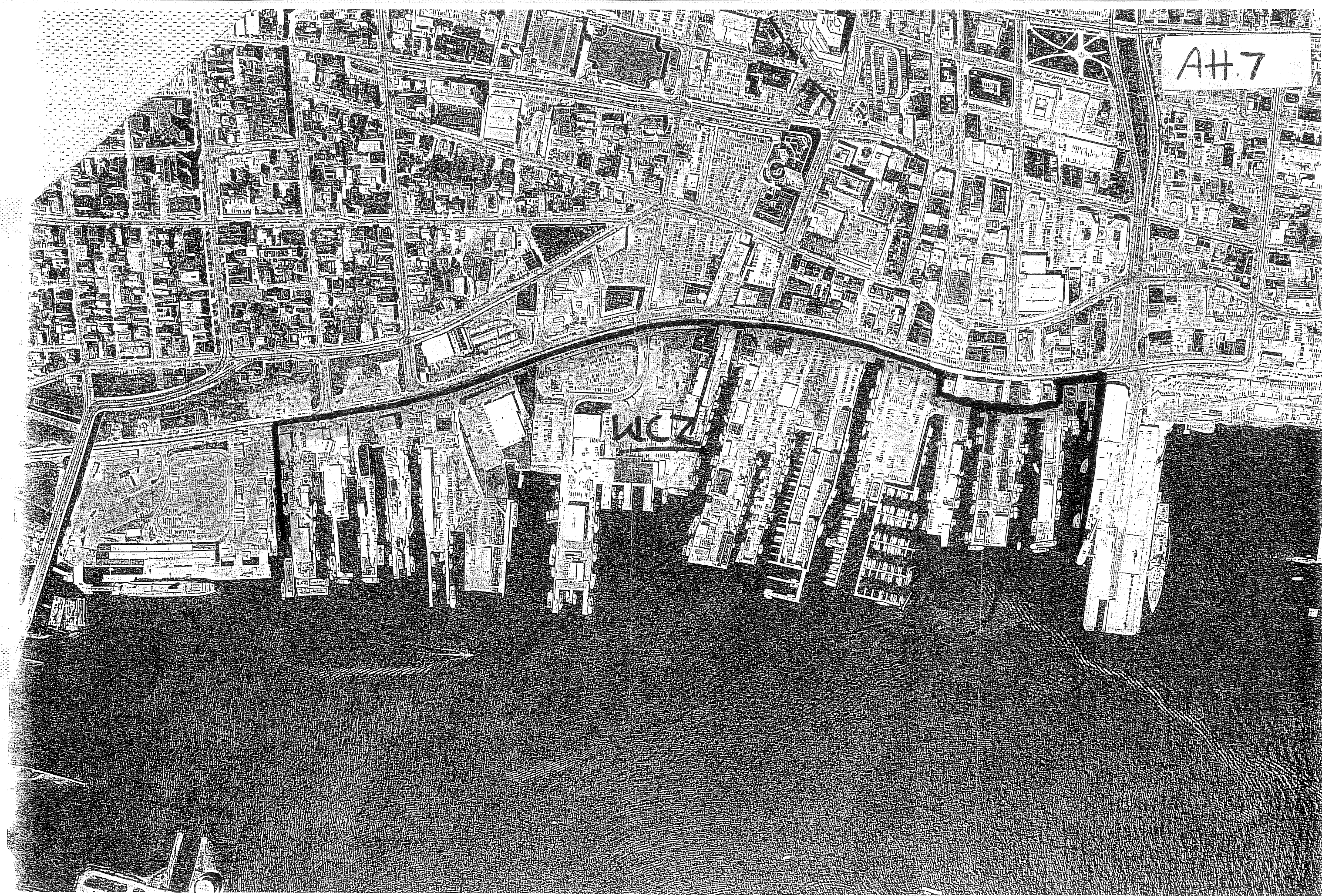
D. S. D.
 DOWNEAST SURVEYING & DEVELOPMENT
 ELWOOD ELLIS, P.L.S., #1176
 P.O. BOX 6234 CHINA VILLAGE, MAINE 04926
 (207) 895-2507
 MEMBER MAINE SOCIETY OF LAND SURVEYORS

RECEIVED
 MAR 28 2012

SURVEY OF BOUNDARY AND EXISTING FEATURES
 DONE BY DOWNEAST SURVEYING & DEVELOPMENT
 ELWOOD ELLIS P.L.S. #1176; P.O. BOX 6234 CHINA VILLAGE, MAINE 04926

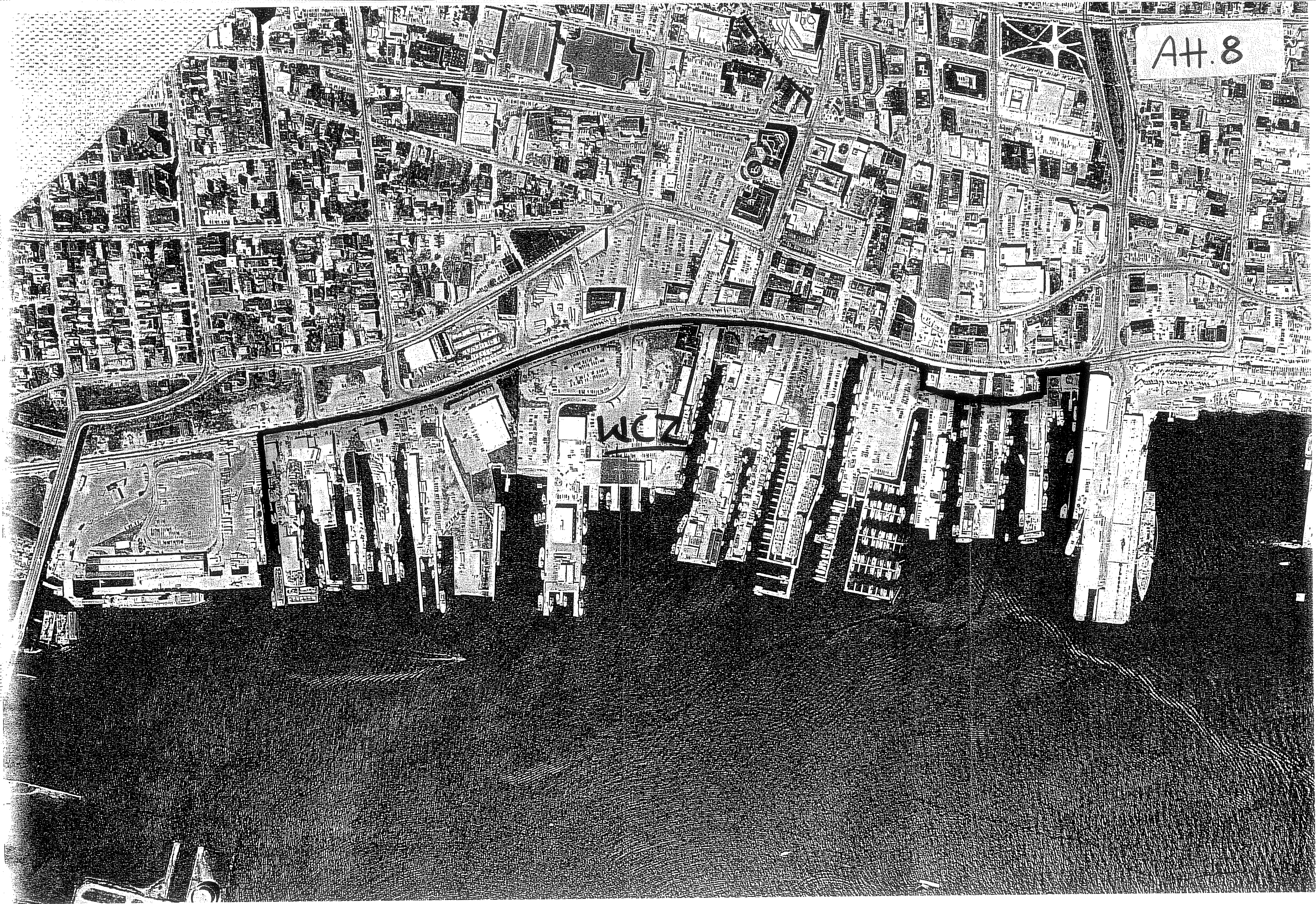
AH.7

WCZ



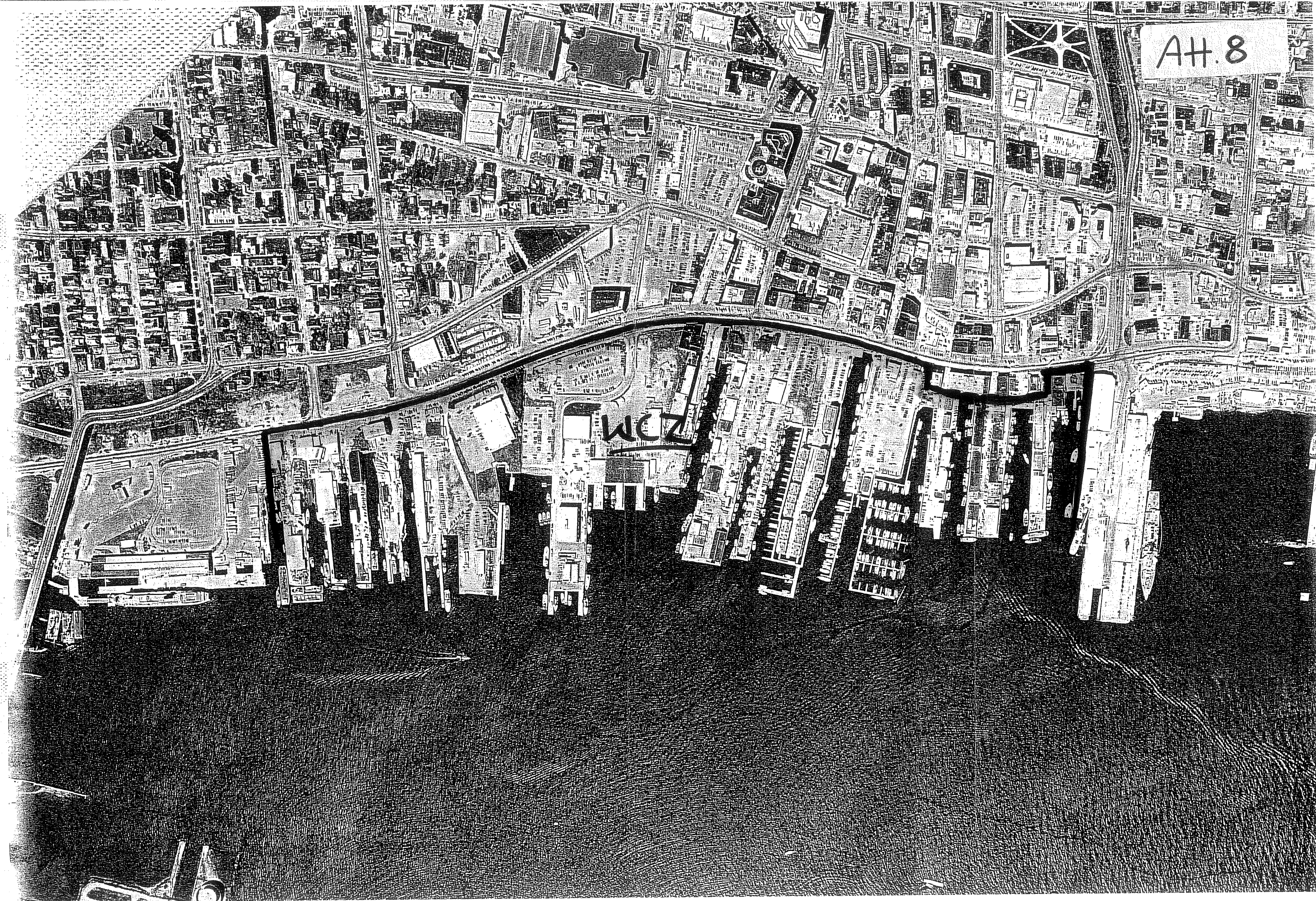
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W.C.Z.



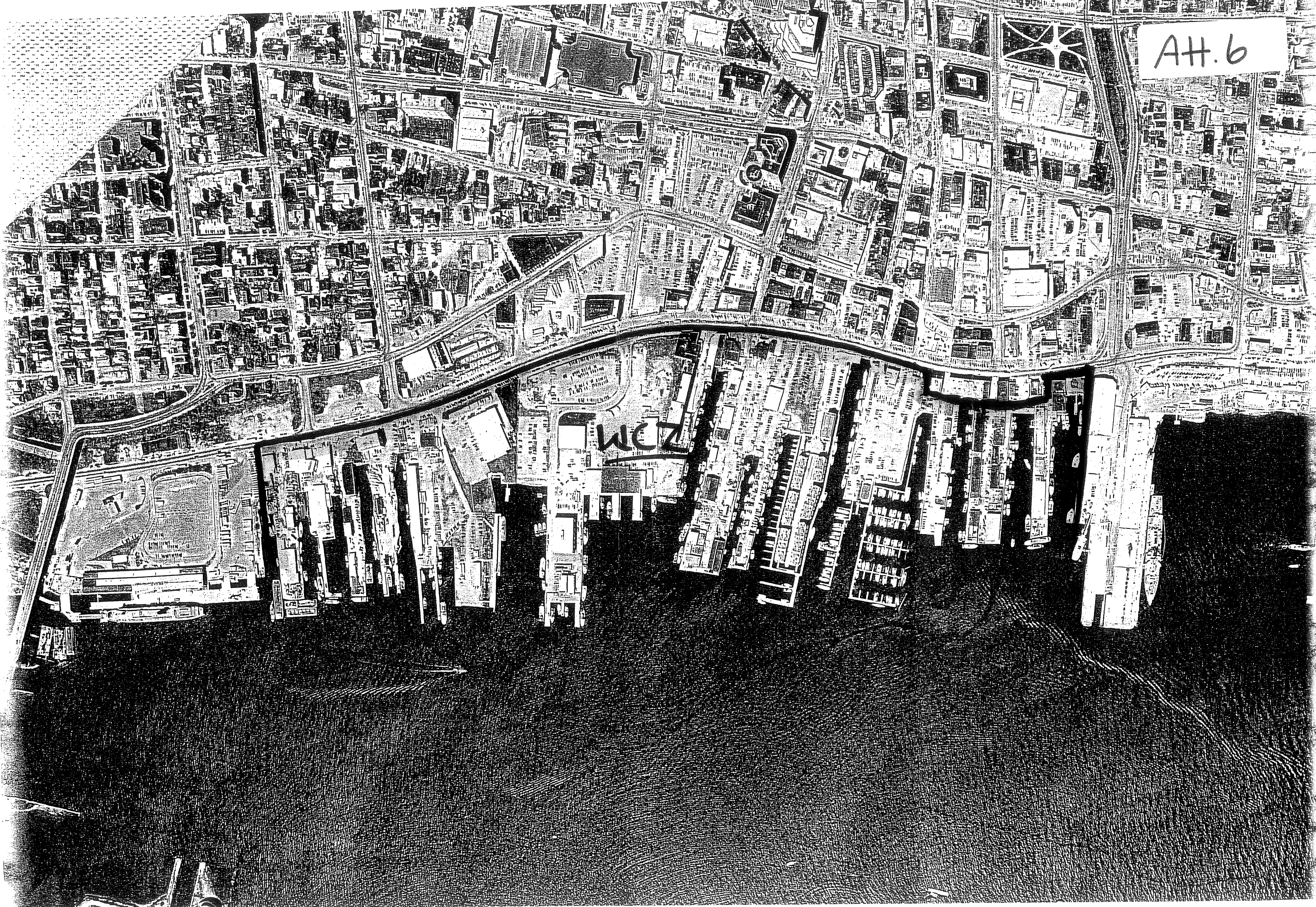
AH.8

W.C.Z.



AH.6

W.C.Z.



AH.6

WCM

