

- LEGEND:**
- IRON PIPE OR ROD FOUND
 - ⊕ GAS VALVE
 - ⊕ WATER GATE
 - ⊕ HYDRANT
 - ⊕ MANHOLE
 - ⊕ SIGN
 - ⊕ PARKING METER
 - ⊕ DECIDUOUS TREE
 - ⊕ CURB

APPROVED BY THE
CITY OF PORTLAND PLANNING BOARD

DATE: _____

PLAN REFERENCES

1. RIGHT OF WAY PLAN OF SPRING-MIDDLE ARTERIAL FOR CITY OF PORTLAND BY OWEN HASKELL, INC. (SEE FILE NO 7687F).
2. PLAN OF LAND MADE FOR EASTMAN BROS. AND BANCROFT DATED MARCH 10, 1925 BY E.C. JORDAN.
3. PLAN OF PROPERTY AT PORTLAND, MAINE MADE FOR CITIES SERVICE OIL COMPANY DATED MAY 1946 BY H.I. AND E.C. JORDAN.
4. SURVEY FOR D. ROBINSON DATED JULY 27, 1883 BY E.C. JORDAN.
5. PLAN OF PROPERTY AT PORTLAND, MAINE MADE FOR ABRAHAM KAPLAN DATED APRIL 5, 1948 BY H.I. AND E.C. JORDAN.
6. PLAN OF PROPERTY AT PORTLAND, MAINE MADE FOR ABRAHAM KAPLAN DATED APRIL 5, 1948 BY H.I. AND E.C. JORDAN.
7. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR LAUDALENA REALTY CO. DATED MARCH 22, 1956 BY H.I. AND E.C. JORDAN.
8. VARIOUS PLANS FILED AS DRAWINGS 151 FROM THE RECORDS OF H.I. AND E.C. JORDAN.
9. PORTLAND RENEWAL AUTHORITY GENERAL PLAN PART 2 BROWN STREET CONGRESS STREET CITY DRAWING 494/9.

NOTES

1. OWNER OF RECORD: THE KIMBALL BUILDING, LLC 490 CONGRESS STREET, PORTLAND, MAINE - C.C.R.D. BOOK 21272 PAGE 81
2. PARCEL IS SHOWN AS LOT 2, BLOCK I, ON THE CITY OF PORTLANDS ASSESSORS MAP 37.
3. BEARINGS ARE BASED ON PLAN REFERENCE 1.
4. PROPERTY LINES SHOWN ARE BASED ON THE DEEDS OF RECORD AND SURVEYS PERFORMED BY HI AND EC JORDAN. THESE LINES MAY NOT REFLECT THE "PARTY WALLS" OR COMMON WALLS BETWEEN THE EXISTING BUILDINGS. MEASUREMENTS WERE TAKEN ON THE ROOF OF THE TWO STORY PORTION OF THE SURVEYED PARCEL WHICH APPEAR TO COINCIDE WITH THE DEEDS. MEASUREMENTS WERE ALSO TAKEN ON THE ROOF OF THE FOUR STORY PORTION OF THE SURVEYED PREMISES. ADDITIONAL MEASUREMENTS MAY NEED TO BE TAKEN ON THE ROOFS OF THE ADJACENT PARCELS.
5. THE PARCEL IS LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE COMMUNITY PANEL NO. 230051 0013 B EFFECTIVE DATE JULY 17, 1986.
6. UNDERGROUND UTILITIES TAKEN FROM VARIOUS UTILITY PLANS AND ARE APPROXIMATE.

ZONING:

THE PARCEL IS LOCATED WITHIN THE B3 ZONE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE: NONE
 MINIMUM STREET FRONTAGE: 15 FT.
 YARDS: FRONT NONE, SIDE NONE, REAR NONE
 MAXIMUM LOT WIDTH: NONE
 MAXIMUM LENGTH OF UNDIFFERENTIATED BLANK WALL ALONG A PUBLIC STREET OR PUBLICLY ACCESSIBLE PEDESTRIAN WAY: 30 FT.
 MAXIMUM LOT COVERAGE: 100%
 MINIMUM BUILDING HEIGHT: 35 FT.

REFERENCE IS MADE TO THE CITY OF PORTLANDS LAND USE ORDINANCE FOR ADDITIONAL DIMENSIONAL REQUIREMENTS, DEFINITIONS AND USE REQUIREMENTS.

CERTIFICATION

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE: _____ WILLIAM C. SHIPPEN, PLS #2118

CONGRESS STREET

FREE STREET

CENTER STREET

BROWN STREET
PAVED - PUBLIC 33' WIDE
4' C

Lot Area =
11,066 S.F.

TM 37-I LOT 5
N/F
DONNA BARTHE
9733/106
3 STORY

TM 37-I LOT 3
N/F
J.B. BROWN
1990/382
5 STORY

TM 37-I LOT 9
N/F
JBG&H ASSOCIATES
8355/62
5 STORY

#490 CONGRESS
FFE=100.00
(ASSUMED ELEV.)

SECOND FLOOR
FFE=115.5

#492 CONGRESS
FFE=100.00
(ASSUMED ELEV.)

4 STORY
FIRST FLOOR
FFE=100.1

SECOND FLOOR
FFE=115.5

THIRD FLOOR
FFE=129.1

FOURTH FLOOR
FFE=141.7

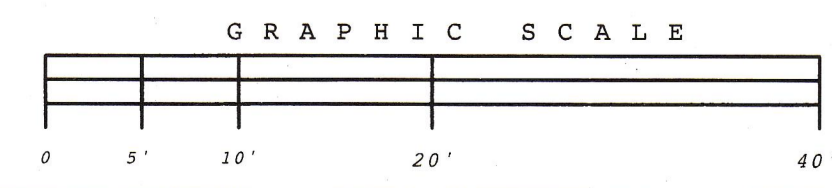
TM 37-I LOT 1
N/F
SHEKINAH REALTY, LLC
14912/47
4 STORY

FIRST FLOOR
FFE=100.64

SECOND FLOOR
FFE=115.6

THIRD FLOOR
FFE=129.3

TM 37-I LOT 7
N/F
OLD PORT HOLDING CO., LLC
12995/178
1 STORY



BOUNDARY SURVEY & SITE PLAN
ON
CONGRESS ST. & BROWN ST., PORTLAND, MAINE
MADE FOR OWNER OF RECORD/APPLICANT:
THE KIMBALL BUILDING, LLC
490 CONGRESS STREET, PORTLAND, MAINE 04101

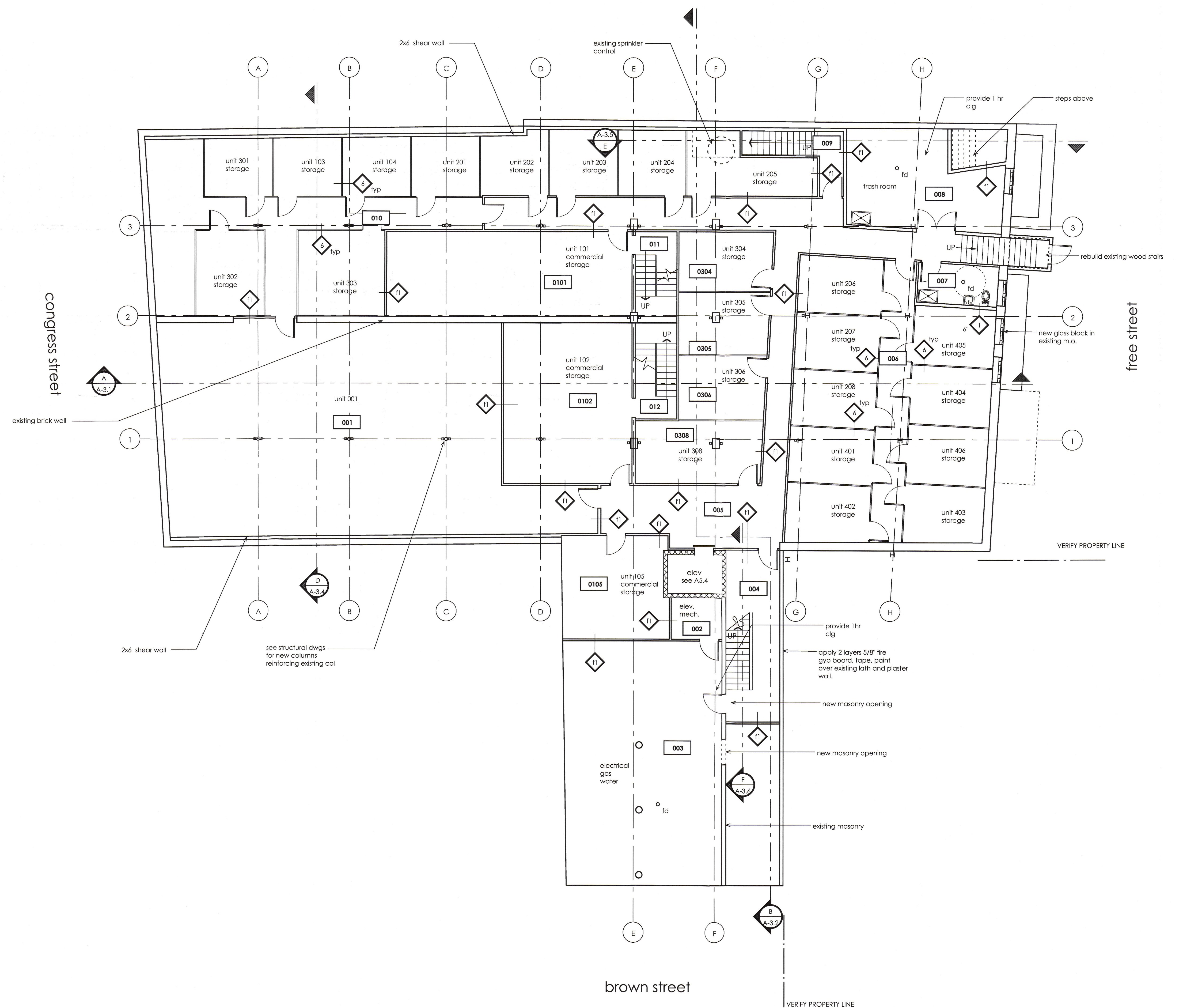
OWEN HASKELL, INC.
16 C ASCO St., PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	WCS	Date	JUNE 8, 2004	Job No.	2004-003P
Trace By	JLW	Scale	1" = 10'	Drwg. No.	1A
Check By	WCS	Book No.	985		

490S Congress St. (Kimball Bldg)

C-1.1

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: _____ APPROVED NOV 09 2004

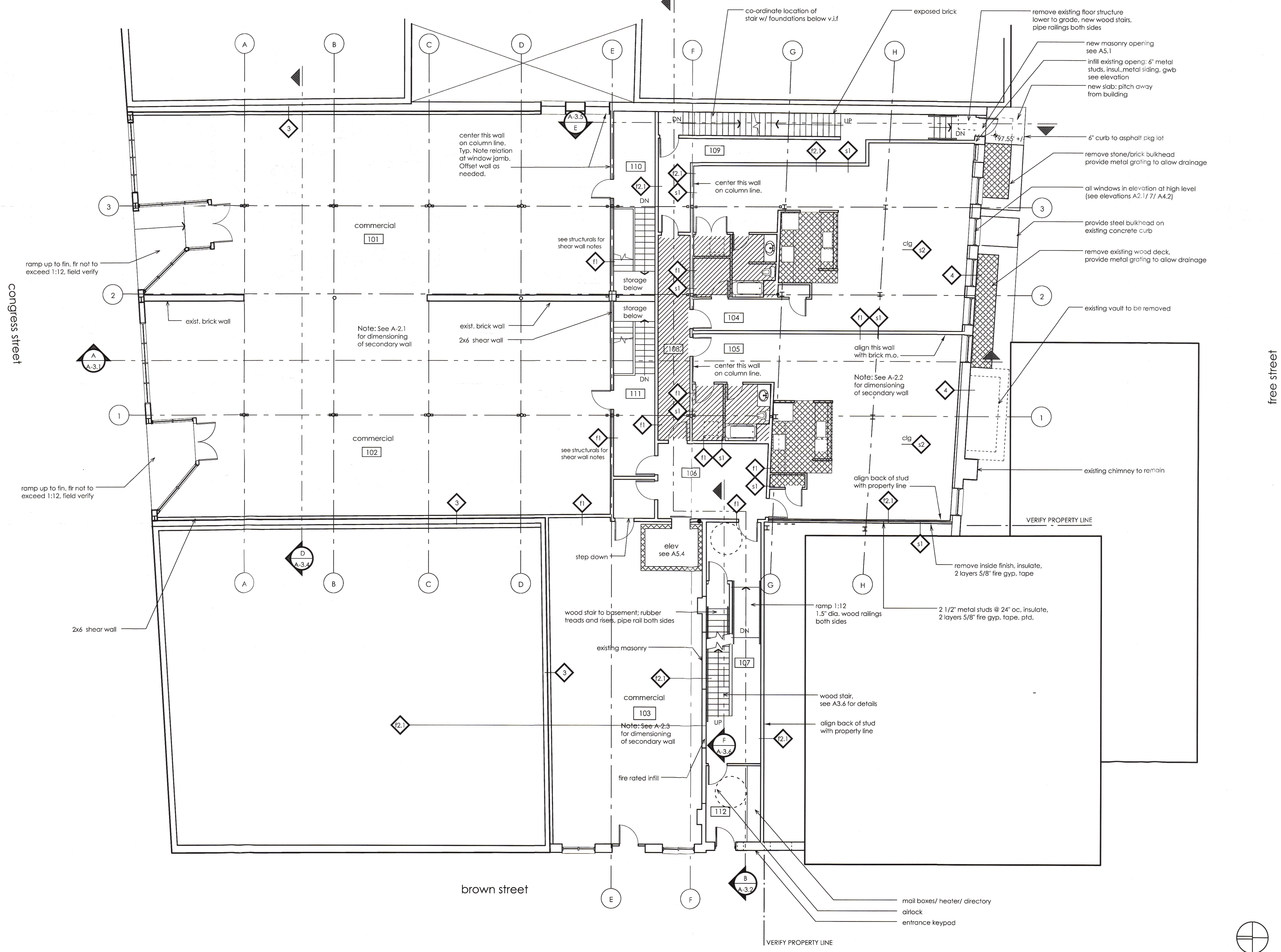


CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 11-9-04

see A-7.2.1 for wall types

490 Congress Street
 Portland, Maine
 Kimball Block, LLC
 Portland, Maine
 James Sterling AIA
 Architect
 142 High Street
 Portland, Maine
 BASEMENT PLAN
 scale: 1/8" = 1'-0"
 date: 20 May 2005

A-1.1

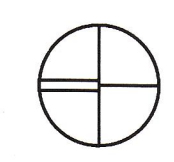


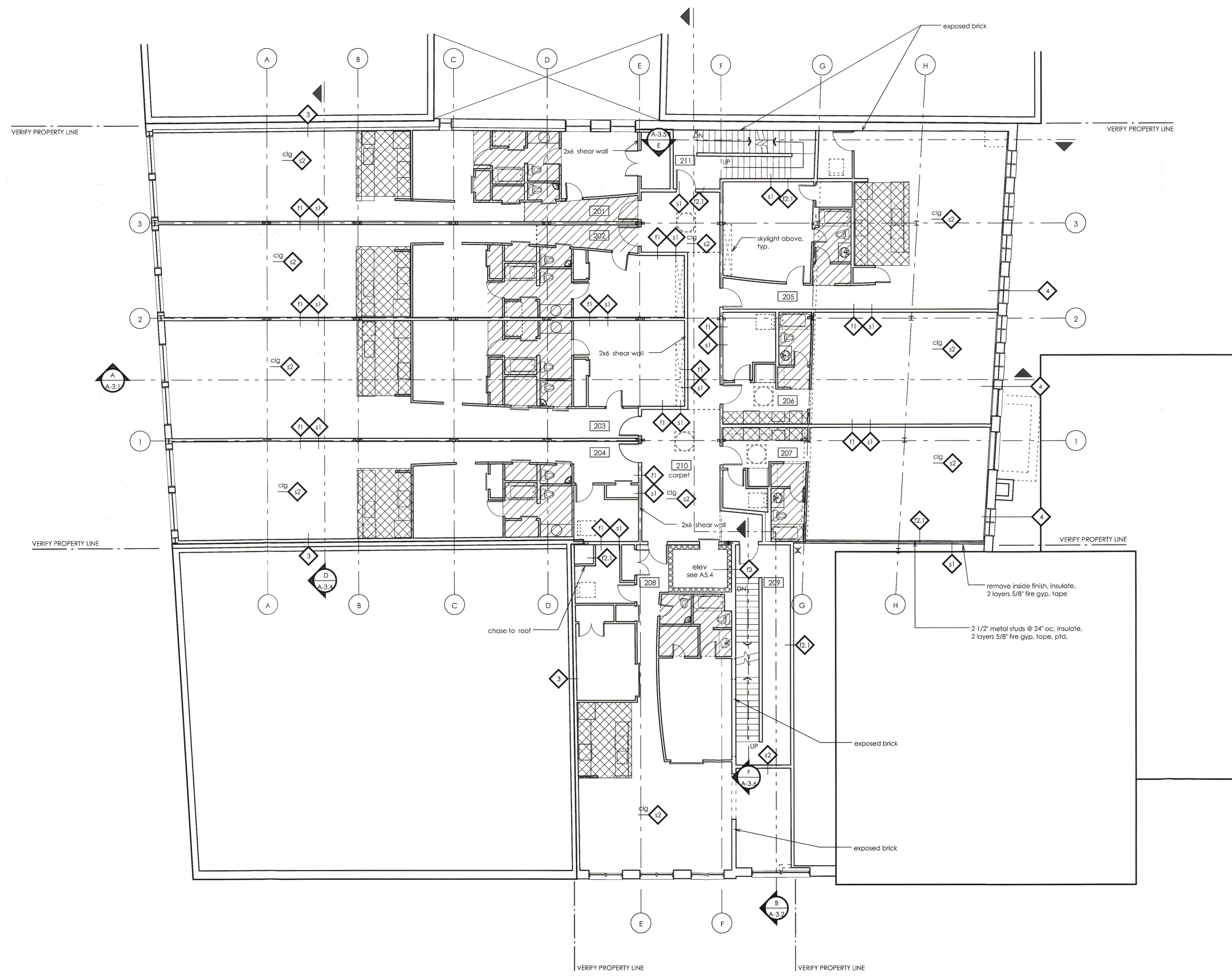
- general notes:
- provide 44" mech. clearance from underside of ceiling structure
 - 9'-0" ceiling ht.

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 11-9-04

see A-7.2.1 for wall types

490 Congress Street Portland, Maine	A-1.2
Kimball Block, LLC Portland, Maine	
James Sterling AIA Architect 142 High Street Portland, Maine	
FIRST FLOOR PLAN	
scale: 1/8" = 1'-0"	
date: 20 May 2005	





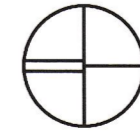
- general notes:
- provide 44" mech. clearance from underside of ceiling structure
 - 9'-0" ceiling ht.

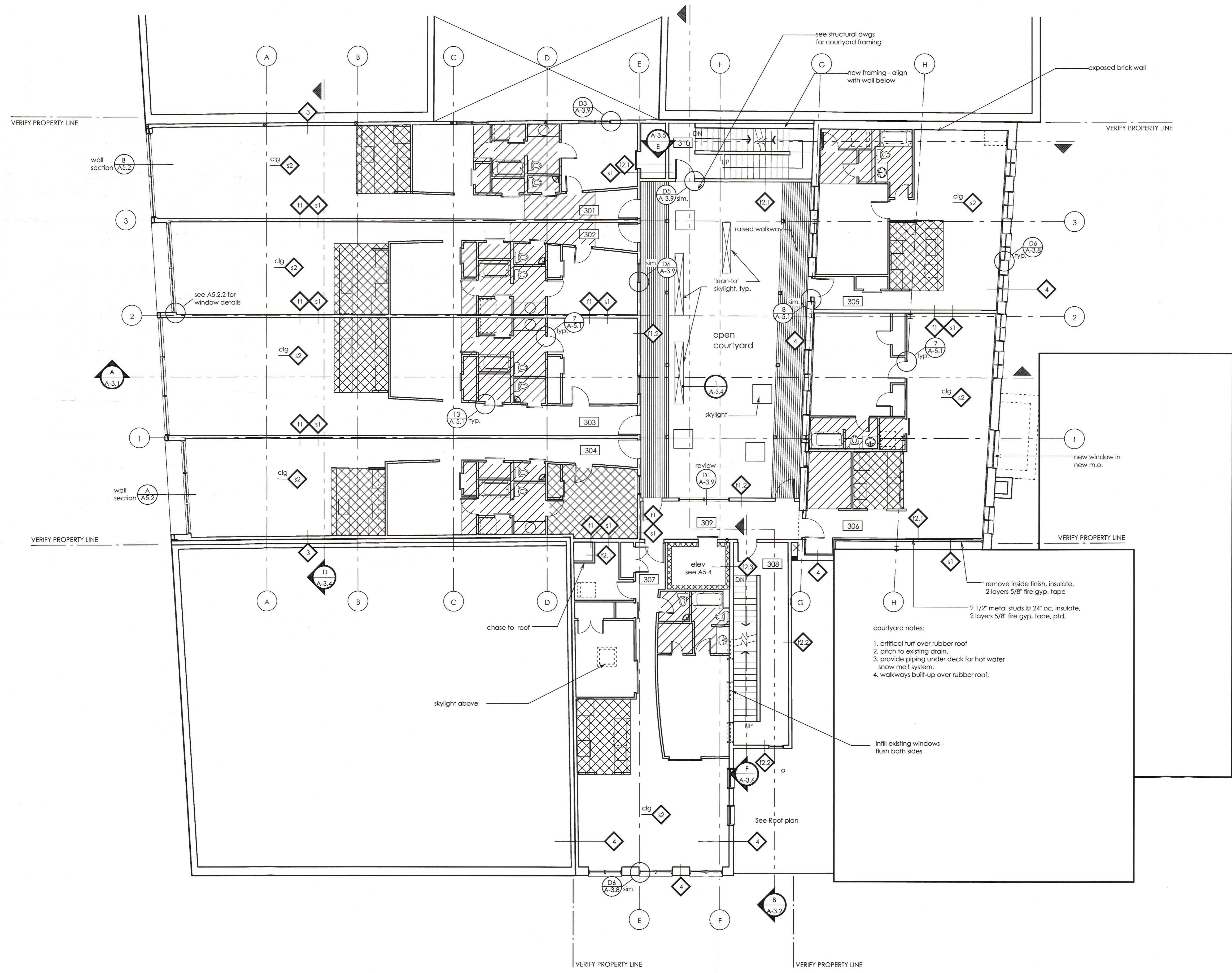
CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 11-9-04

see A-7.2.1 for wall types

490 Congress Street
 Portland, Maine
 Kimball Block, LLC
 Portland, Maine
 James Sterling AIA
 Architect
 142 High Street
 Portland, Maine
 SECOND FLOOR PLAN
 scale: 1/8" = 1'-0"
 date: 20 May 2005

A-1.3





- general notes:
- provide 44" mech. clearance from underside of ceiling structure
 - 9'-0" ceiling ht.

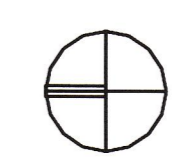
- courtyard notes:
1. artificial turf over rubber roof
 2. pitch to existing drain.
 3. provide piping under deck for hot water snow melt system.
 4. walkways built-up over rubber roof.

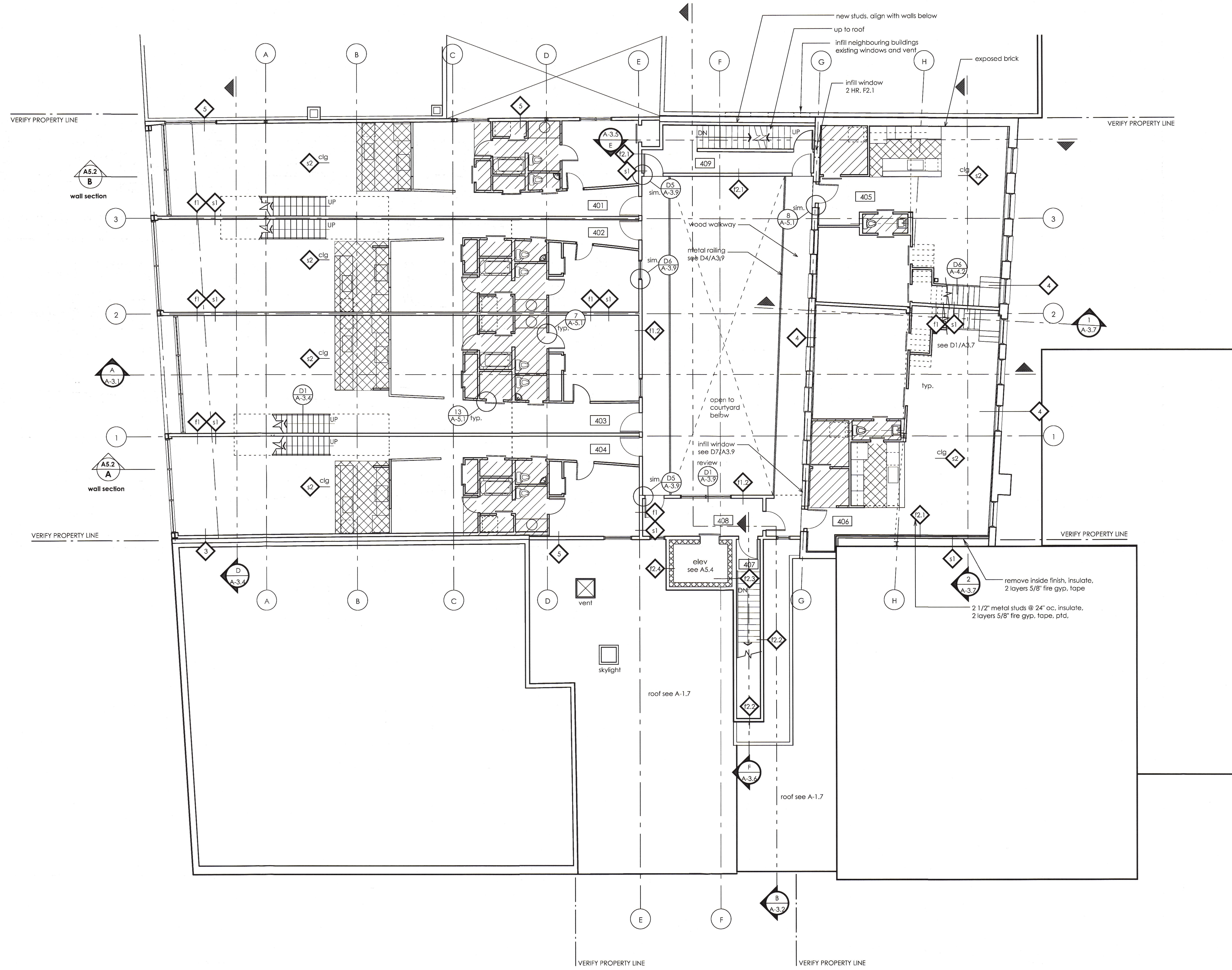
CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 11-9-04

see A-7.2.1 for wall types

490 Congress Street
 Portland, Maine
 Kimball Block, LLC
 Portland, Maine
 James Sterling AIA
 Architect
 142 High Street
 Portland, Maine
 THIRD FLOOR PLAN
 scale: 1/8" = 1'-0"
 date: 20 May 2005

A-1.4





- general notes:
- provide 44" mech. clearance from underside of ceiling structure
 - 9'-0" ceiling ht.

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 11-9-04

see A-7.2.1 for wall types

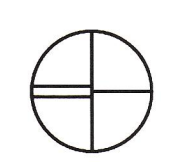
490 Congress Street
 Portland, Maine
 Kimball Block, LLC
 Portland, Maine
 James Sterling AIA
 Architect
 142 High Street
 Portland, Maine

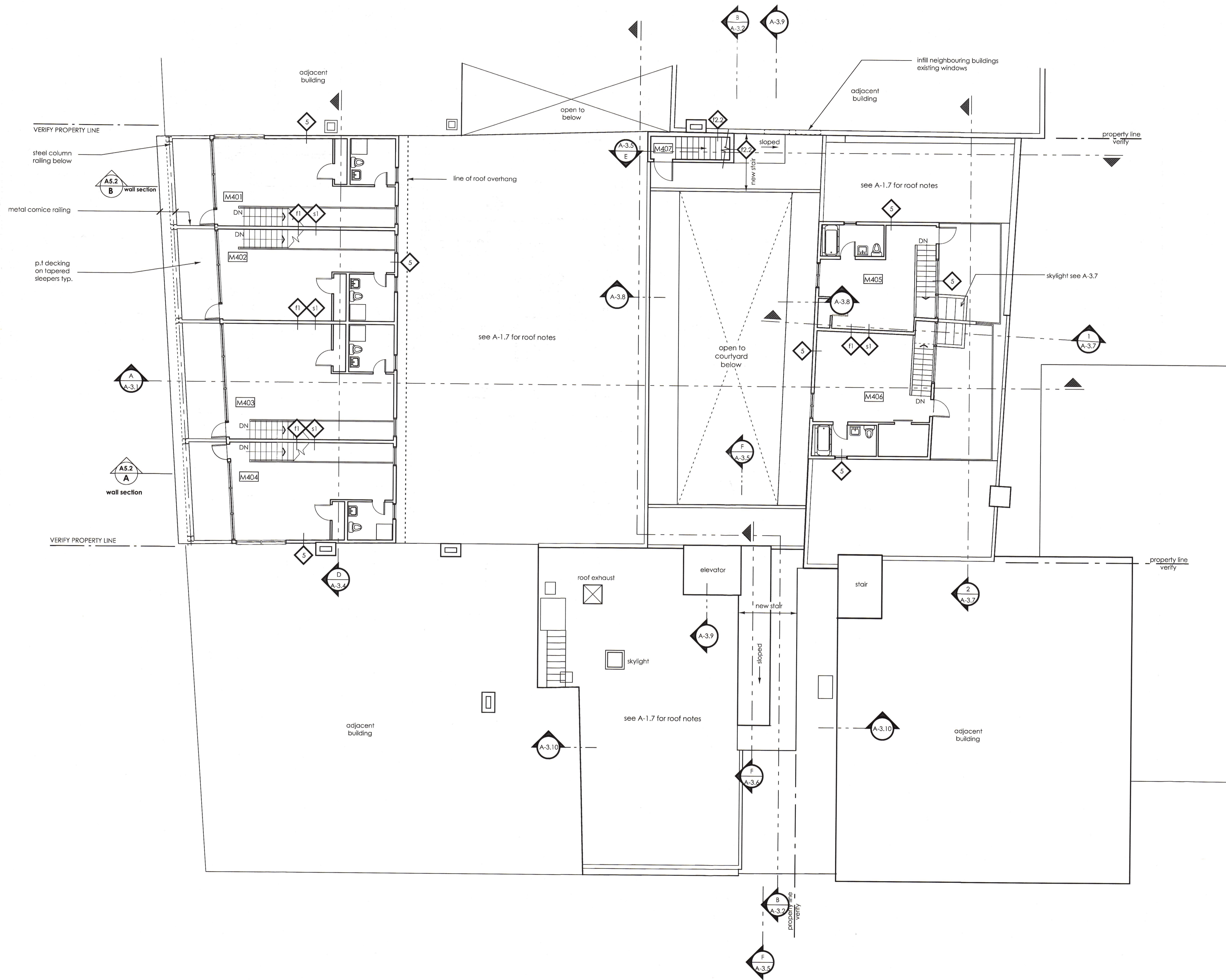
FOURTH FLOOR PLAN

scale: 1/8" = 1'-0"

date: 20 May 2005

A-1.5

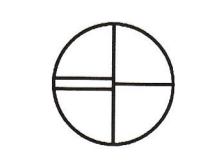




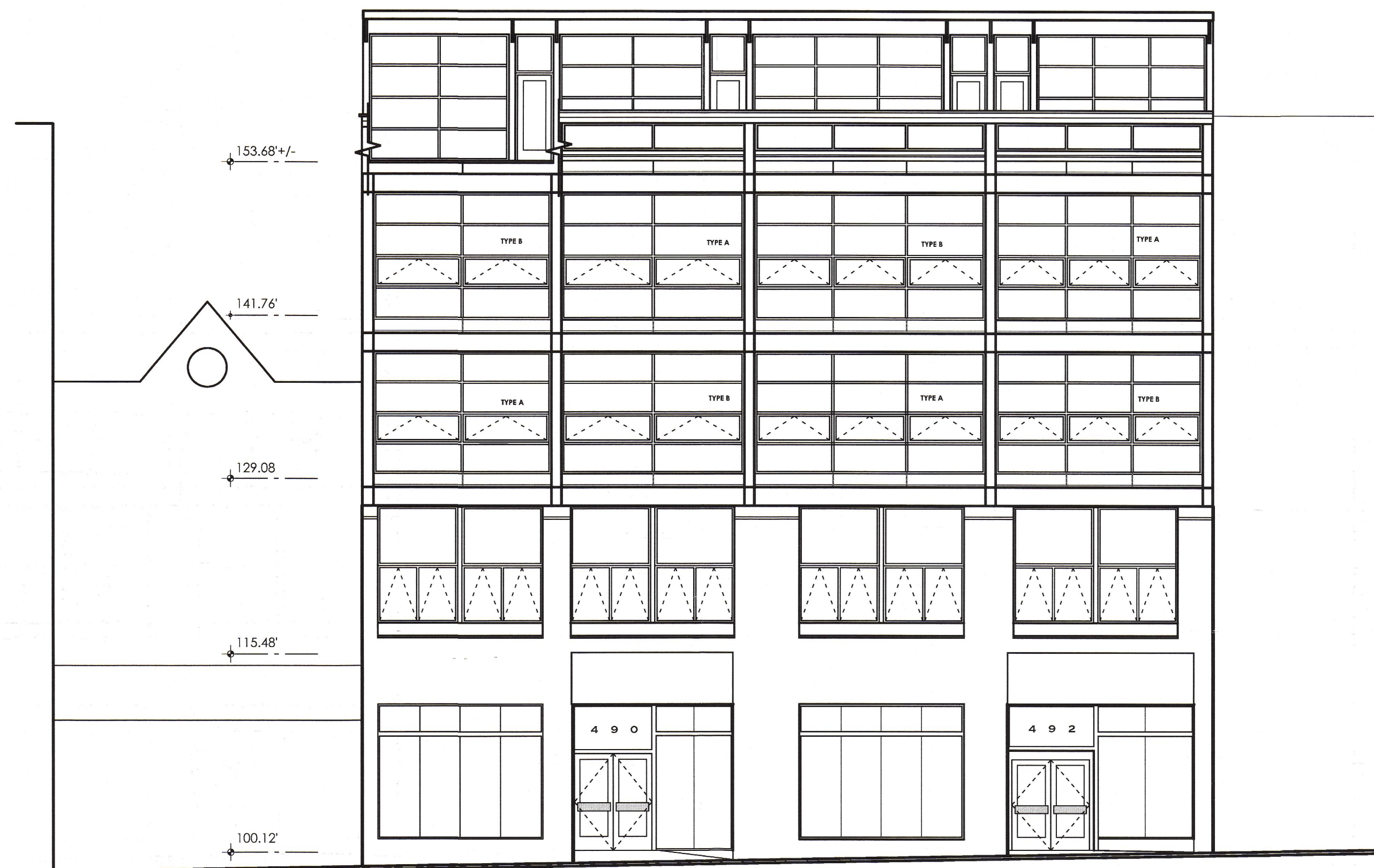
CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 11-9-04

see A-7.2.1 for wall types

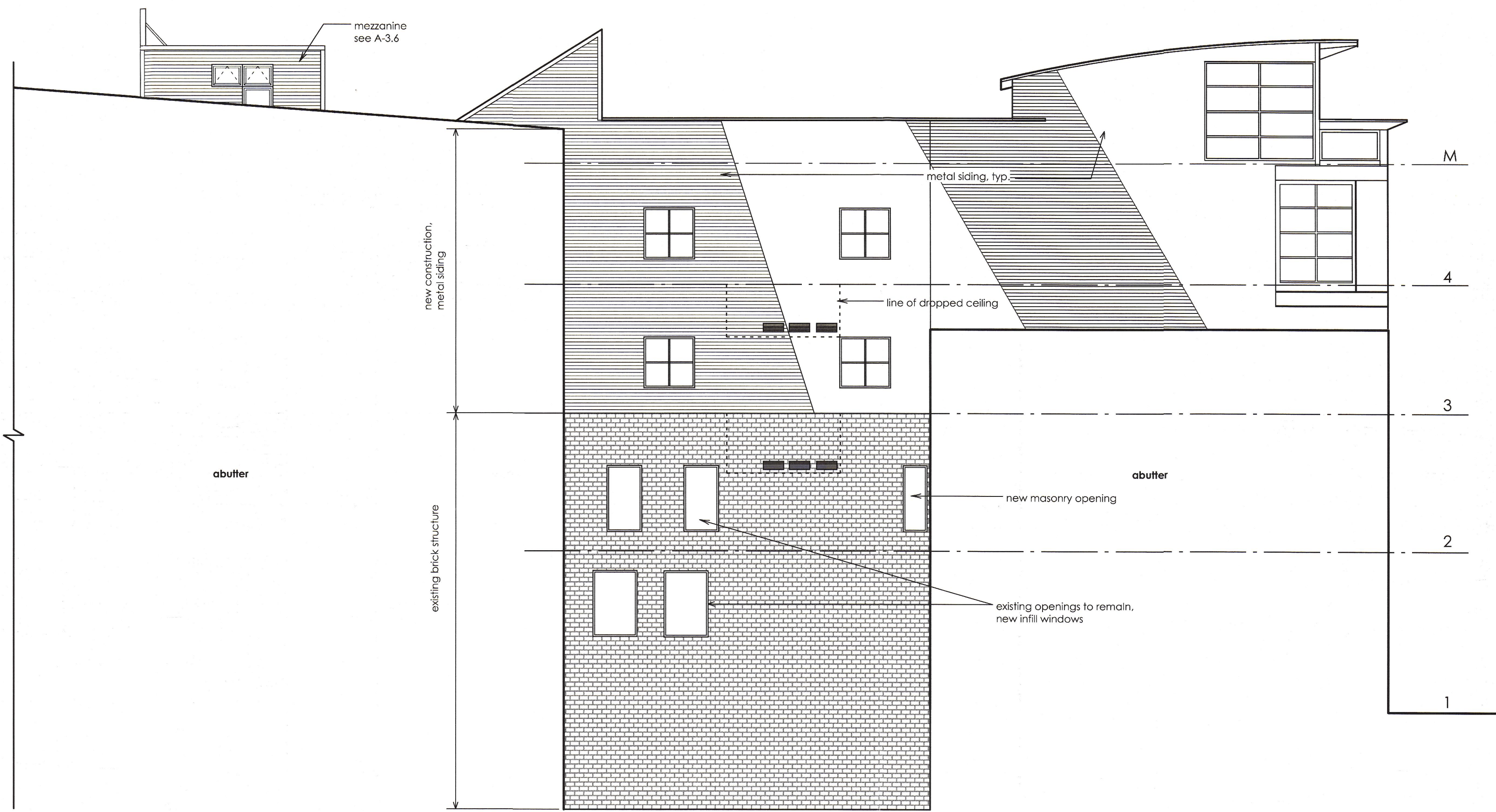
490 Congress Street
 Portland, Maine
 Kimball Block, LLC
 Portland, Maine
 James Sterling AIA
 Architect
 142 High Street
 Portland, Maine
 MEZZANINE FLOOR PLAN
 scale: 1/8" = 1'-0"
 date: 20 May 2005



A-1.6



CONGRESS STREET
see A-2.1.1

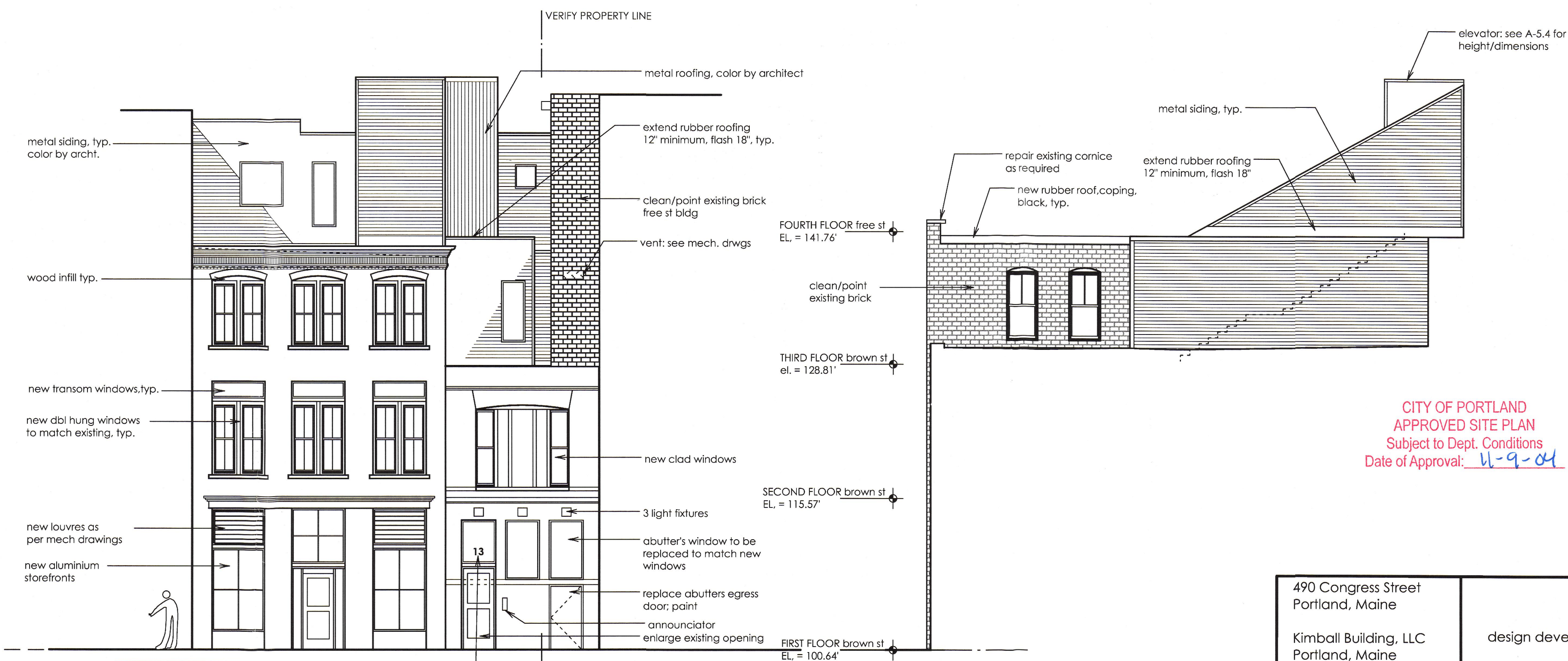


AIRSHAFT (EAST ELEVATION)



FREE STREET
see D1.1-D1.6

note: clean and point all existing masonry, remove signs, lights, metal, paint, etc.

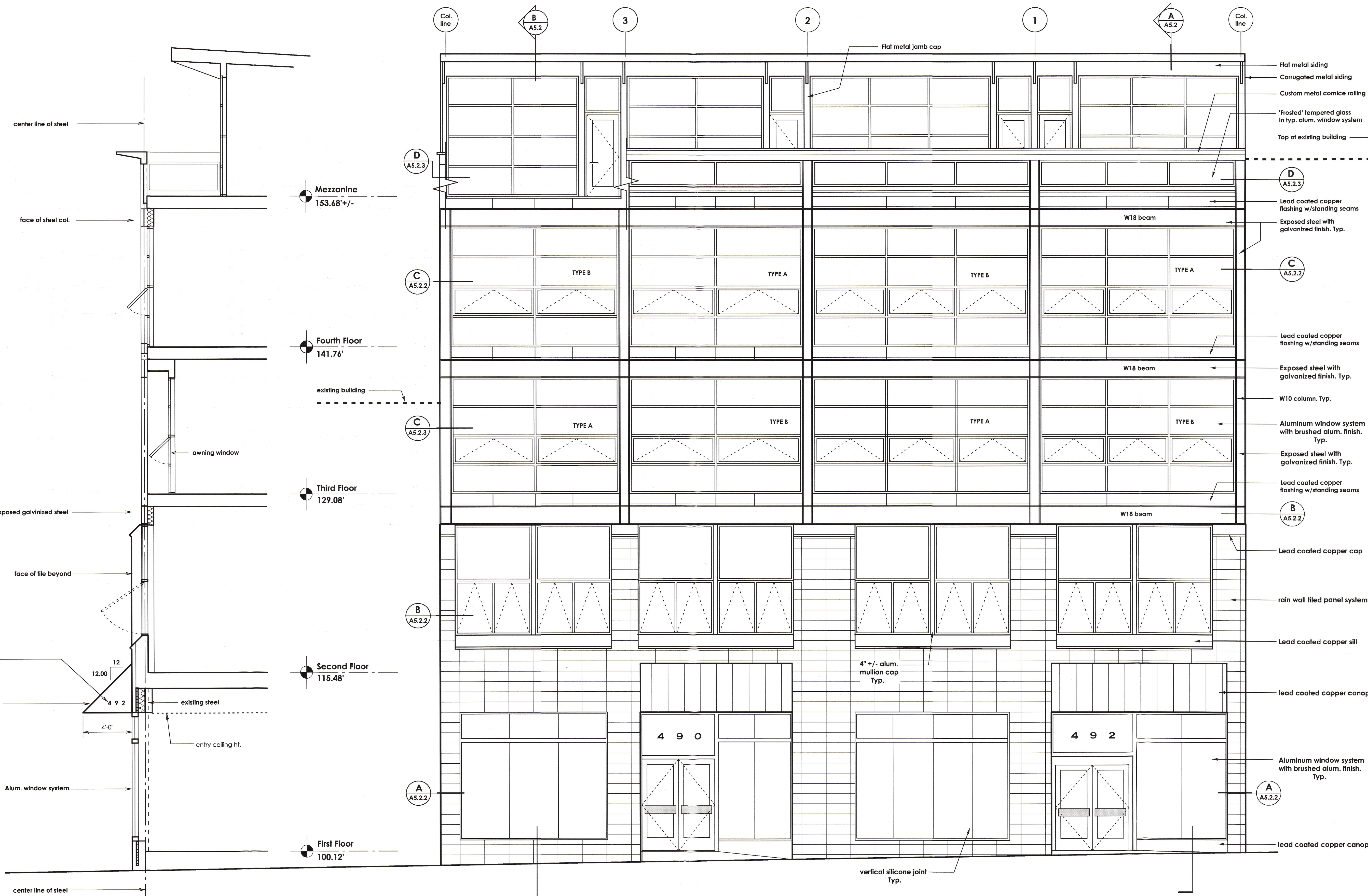


BROWN STREET

BROWN STREET SOUTH ELEVATION
see A3.5 and A3.7

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 11-9-04

490 Congress Street Portland, Maine	design development
Kimball Building, LLC Portland, Maine	
James Sterling AIA Architect 142 High Street Portland, Maine	A-2.1
EXTERIOR ELEVATIONS	
scale: 1/8" = 1'-0" date: 20 May 2005	



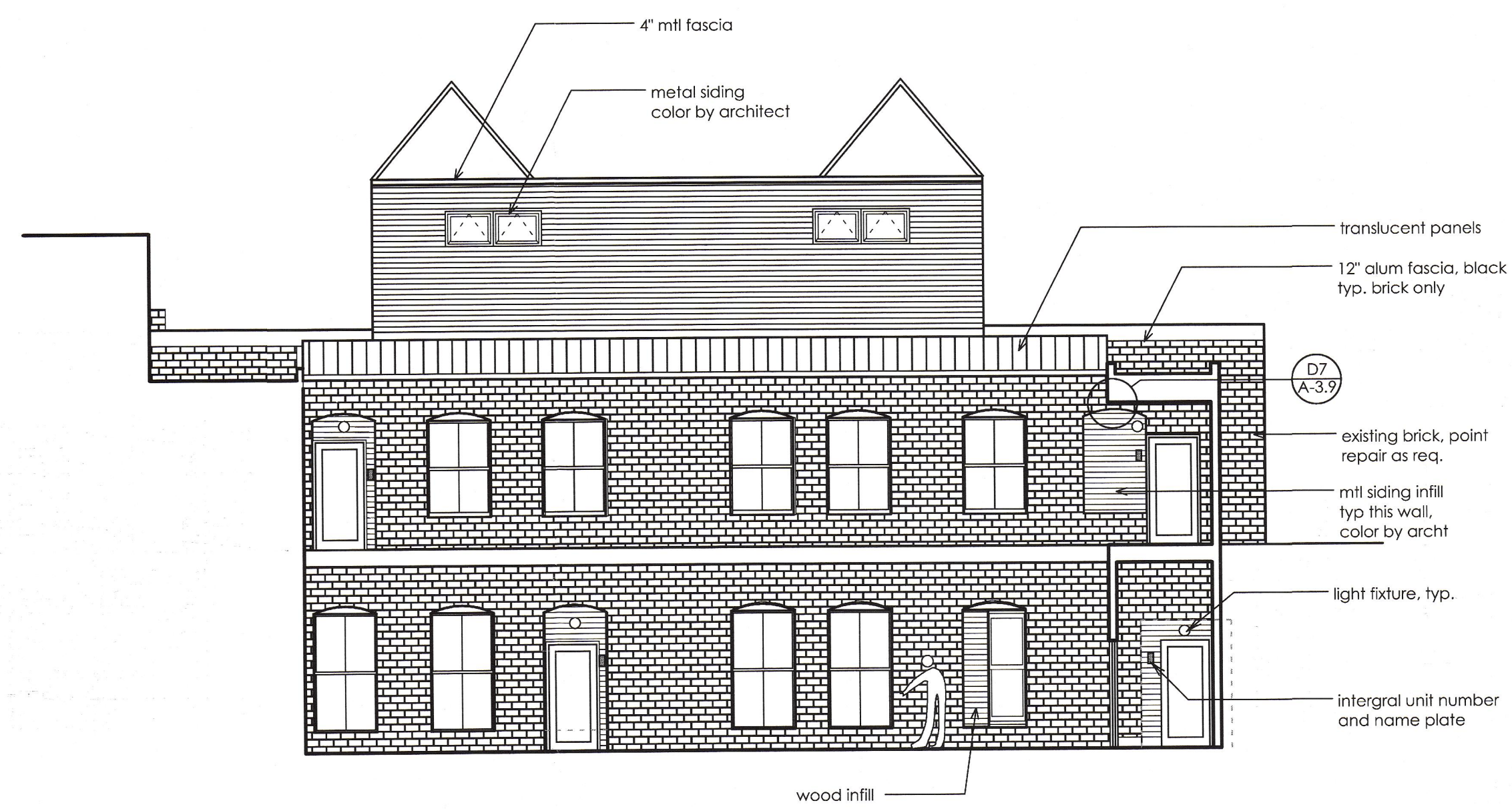
Schematic Section - see A-5.2

Elevation

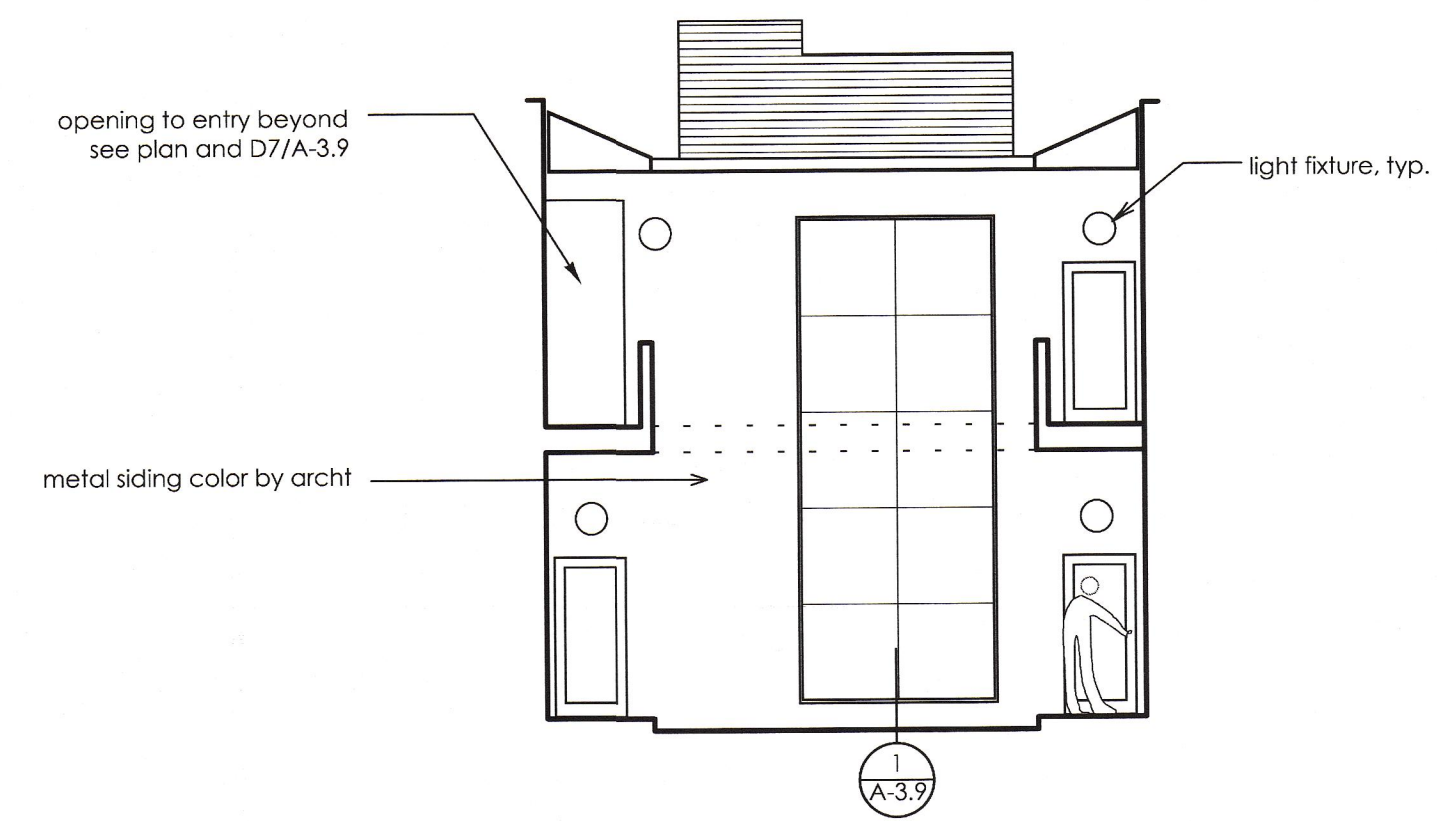
CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 11-9-04

490 Congress Street
 Portland, Maine
 Kimball Building, LLC
 Portland, Maine
 James Sterling AIA
 Architect
 142 High Street
 Portland, Maine
 CONGRESS ST.
 ELEVATION
 scale: 1/4" = 1'-0"
 date: 20 May 2005

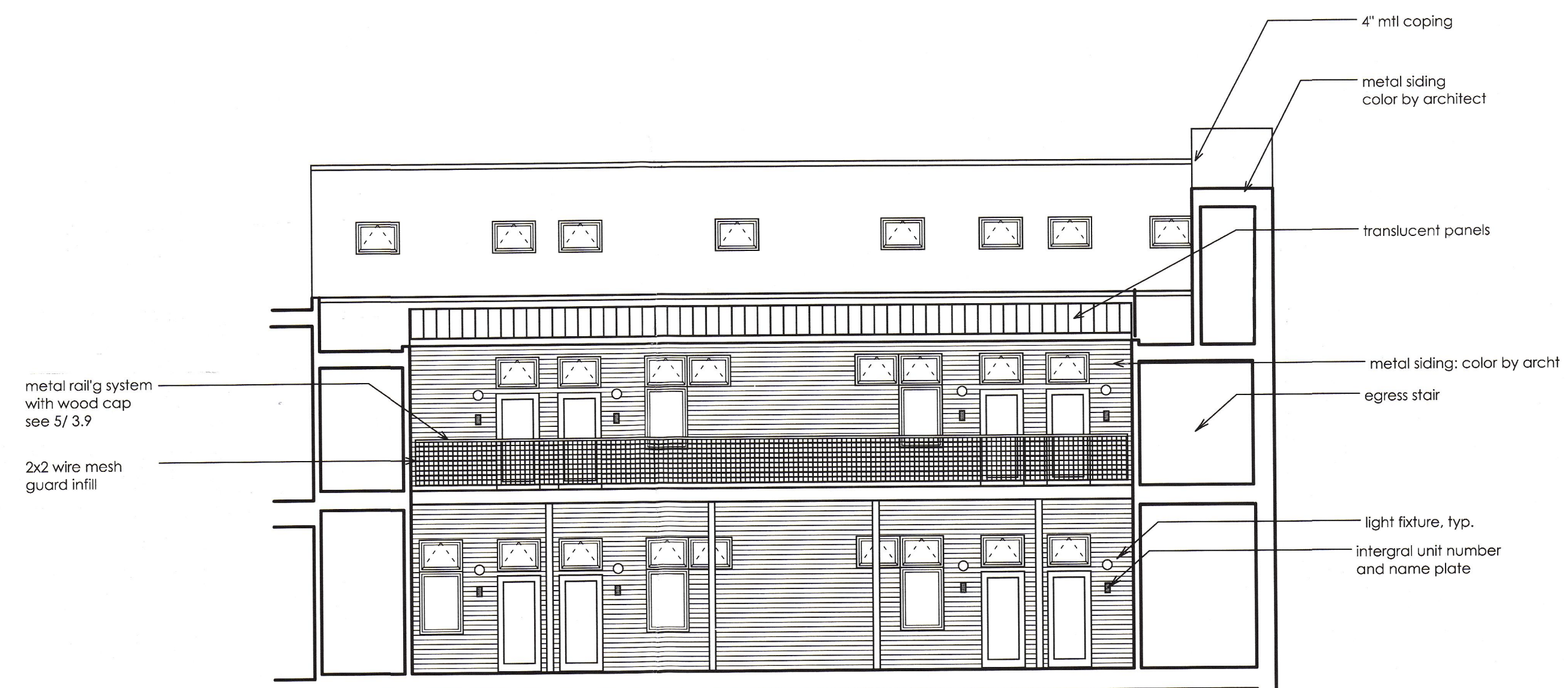
A-2.1.1



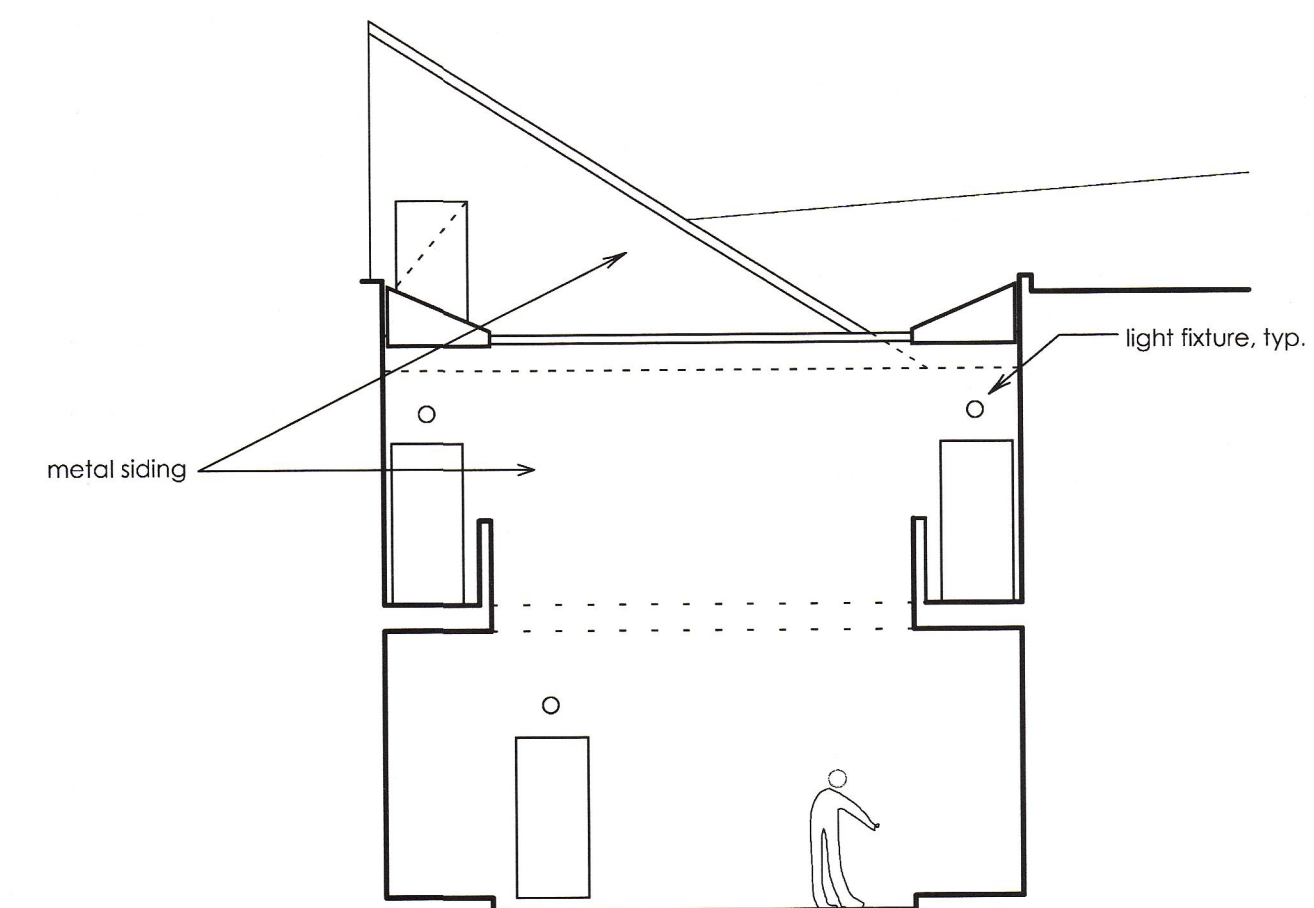
north elevation (see A3.9 for guards and rails)



west elevation



south elevation (see A3.9)



east elevation (see A3.8)

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 11-9-04

490 Congress Street
 Portland, Maine
 Kimball Building, LLC
 Portland, Maine
 James Sterling AIA
 Architect
 142 High Street
 Portland, Maine
 COURTYARD ELEVATIONS
 scale: 1/8" = 1'-0"
 date: 20 May 2005

A-2.2