

CONSTRUCTION NOTES

- 1) ALL WORK WILL BE EXECUTED IN ACCORDANCE WITH THE LATEST PUBLISHED TECHNICAL DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE CITY OF PORTLAND, ME
- 2) ALL UTILITY WORK WILL BE EXECUTED PER THE RULES AND/OR REGULATIONS OF THE APPROPRIATE GOVERNING AUTHORITY.
- 3) ALL SUBCONTRACTORS ARE RESPONSIBLE FOR OBTAINING ANY PERMITS NECESSARY FOR THEIR SCOPE OF WORK. THEY ARE ALSO RESPONSIBLE FOR SCHEDULING AND ATTENDING ALL INSPECTIONS OF WORK, AND SUPPLYING WRITTEN PROOF OF ACCEPTANCE OF WORK BY INSPECTOR.
- 4) ASPHALT CURB-MOOD TYPE 3 MOLD 2 USED WHERE SHOWN
- 5) ALL SANITARY SEWER, STORM SEWER, AND WATER CROSSINGS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE STATE AND CITY STANDARDS.

NOTES:

OWNER: ICEBRAND SEAFOODS, INC.
 250 WEST 57TH ST., SUITE 2404
 NEW YORK, NY 10107-2404

TENANT: ICEBRAND SEAFOODS, INC.

AGENT & DESIGNERS: THE SHERIDAN CORP.
 PO BOX 350
 FAIRFIELD, ME 04937

CONTACT: KEN LAMOREAUX
 DIRECTOR OF ENGINEERING

FOR BOUNDARY INFORMATION REFER TO SAWYER INDUSTRIAL PARK FLAT, APPROVED 11/15/88 PREPARED BY SEBACC TECHNIQS, INC.

PROPERTY ID. = LOT #4, WALDRON WAY
 LOT SIZE: 2.95 AC/123527 SF

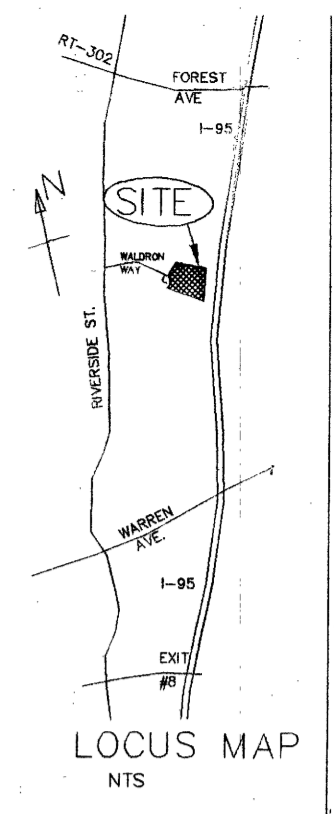
ZONING = I-M (INDUSTRIAL)
 ABUTS ONLY I-M ZONE

ALLOWABLE SET BACKS AND HEIGHT:
 FRONT=25' or 1' FOR EACH 1' HEIGHT
 SIDE=25' or 1' FOR EACH 1' HEIGHT
 REAR YARD=35' /RS ZONE HEIGHT=45'

BUILDING USAGE:
 BUSINESS OCCUPANCY 1800 S.F.
 STORAGE OCCUPANCY 19450 S.F.
 21,250 S.F. FOOTPRINT

PARKING REQUIREMENTS:
 OFFICE USE 1,400 = 5 SPACES
 STORAGE 1,1000 = 20 SPACES
 35 SPACES REQ'D, 41 SPACES PROVIDED

BUILDING PORTLAND HOUSING AUTHORITY



TYPICALLY ALL LOCATIONS WITH THIS SYMBOL: USE STONE SPLASH PAD IN AREAS SHOWN. 1-1/2" CRUSHED STONE, MIN. DEPTH 5", PLACED ON MIRAFI 700N FABRIC OR EQUAL

LOT #4 EXISTING TREES SAVE ALL IN THIS AREA

EXISTING DRAINAGE STRUCTURE INV OUT 57.0
 NEW 12" ADS PIPE INV=59.5 SEE EL-4

BOTTOM OF SUMP=60.5
 BOTTOM OF POND=61.5

EXISTING TREES TO BE SAVED FLAG ALL BEFORE START OF SITE WORK

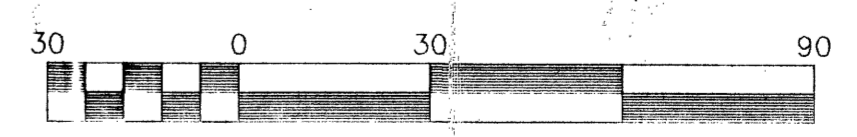
PROTECT PER DETAIL, SHEET L-1

30' PRESERVATION EASEMENT

LEGEND:

- IRON POLE
- GRANITE EASEMENT
- UTILITY POLE
- GRY ANCHORS
- HYDRANT
- WATER VALVE
- GAS VALVE
- DECIDUOUS TREE
- CONIFEROUS TREE
- WALL MOUNTED LIGHT
- NEW LIGHT ON POLE
- HDM-1 POLE
- CATCH BASIN
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- FRESH SPOT GRASS
- EXISTING GRANITE CURB
- NEW GRANITE CURB
- NEW ASPHALT CURB
- NEW EDGE PAVEMENT
- SOIL TEST PIT

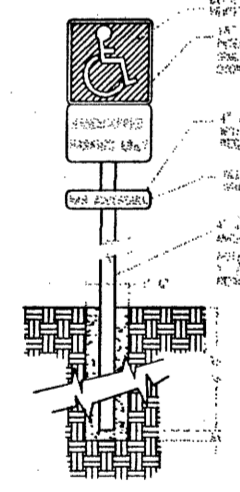
NOTE: FLAG ALL TREES TO BE SAVED BEFORE START OF ANY SITE WORK



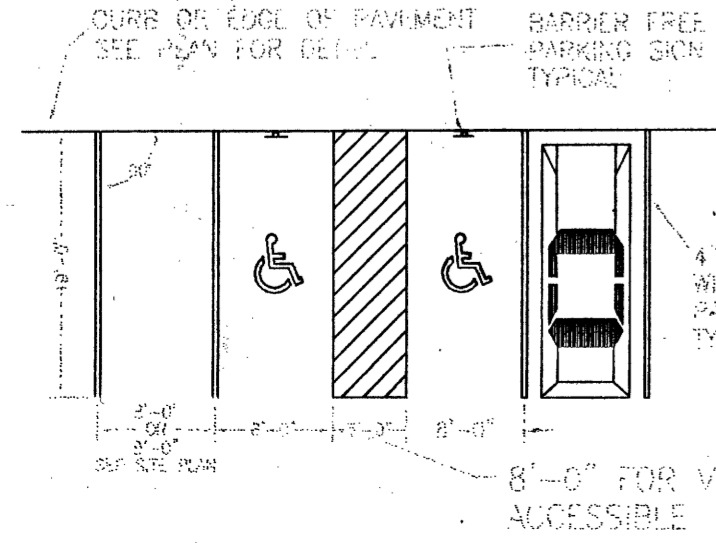
Scale 1" = 30 ft

NOTE: SUBSURFACE PREPARATION WILL ENTAIL THE REMOVAL OF TOPSOIL, ALL UNSUITABLE MATERIALS, STUMPS TRASH, ETC. THEN IT WILL BE PROOF ROLLED, STRUCTURAL FILL PLACED IN 12" MAX. LIFTS AND COMPACTED TO 95% DRY DENSITY. THIS APPLIES TO ALL BUILDING AREAS AND PAVED AREAS.

NOTE: REMOVE EXISTING GRANITE CURB AS NEEDED MATCH IN DRIVE CURBING PER CITY STD. MATCH NEW PAVEMENT TO EXISTING.



VERTICAL BENCH MH RIM 70.46'



TYPICAL PARKING SPACE DIMENSIONS

STANDARD BITUMINOUS PAVING	HEAVY DUTY BITUMINOUS PAVING
FINISH COURSE MOST 70.00 TYPE C	FINISH COURSE MOST 70.00 TYPE C
BINDER COURSE MOST 70.00 TYPE B	BINDER COURSE MOST 70.00 TYPE B
BASE COURSE MOST 70.00 TYPE B	BASE COURSE MOST 70.00 TYPE B
SUBBASE GRAVEL MOST 70.00 TYPE B	SUBBASE GRAVEL MOST 70.00 TYPE B

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