

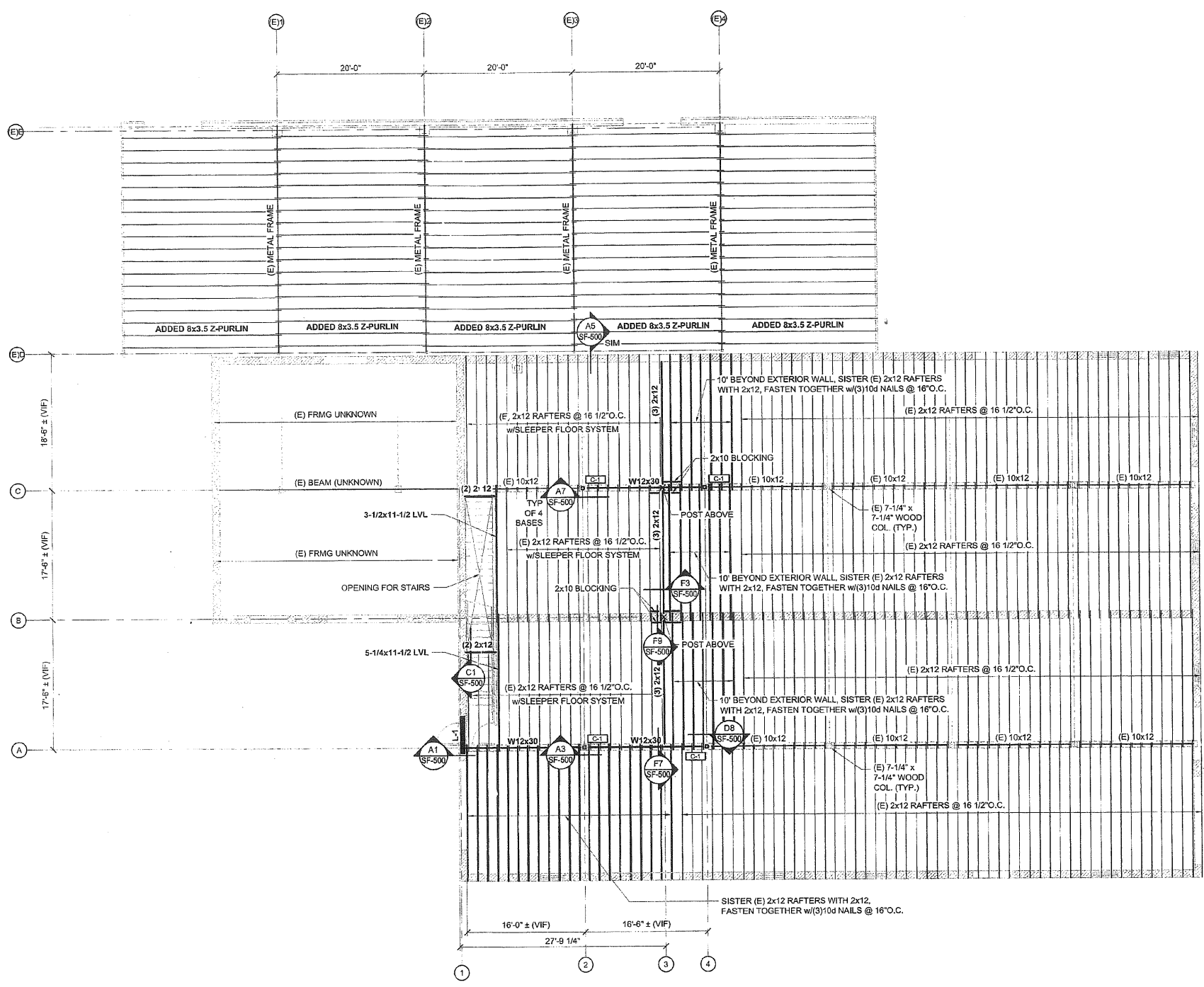
312-B-4

375-385 Riverst, Portland, ME

Rainmaker Business park

B & L partners

N:\Projects\2007\07099 - Hascall and Hall Building\00 Drawing Files\07099S.dwg Sep 10, 2010 - 1:13:46m



SECOND FLOOR FRAMING PLAN NOTES:

1. C-1 = HSS 5x5x5/16
2. L-1 = PROVIDE SINGLE L6x4x1/4(LLV) PER WYTHE MIN. 4" BEARING EACH END
3. SEE DRAWING SA-100 FOR PROPOSED FLOOR PLAN LAYOUT INCLUDING STAIR DETAILS

160 Veranda Street
 Portland, Maine 04103
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 Web: www.allied-eng.com

Allied Engineering
 Structural Mechanical Electrical Consulting



REVISIONS	DESCRIPTION

Date: 09/10/2010	Drawn By: FED
Checked By: WFF	Project Mgr: WFF
Project No: 07099	Coord File: 07099S.DWG
Graphic Scale: 0' = 1"	

**STRUCTURAL PLANS ~
 SECOND FLOOR FRAMING**

HASCALL AND HALL BUILDING
 SECOND FLOOR ADDITION
 PORTLAND, MAINE

SF-100

A1 STRUCTURAL PLAN ~ SECOND FLOOR FRAMING

1/8" = 1'-0"

- WORK SHALL BE DONE IN COMPLIANCE WITH THE LATEST EDITION OF IBC 2009.
- THE CONTRACTOR SHALL VISIT THE SITE AT A DESIGNATED TIME APPROVED BY THE OWNER, TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, LOCATION OF EXISTING UTILITIES, ETC. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITHOUT EXCEPTION.
- WORK SHALL BE DONE IN AN ORDERLY AND PROFESSIONAL MANNER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK TO BE DONE BY SUBCONTRACTORS, LOCAL AUTHORITIES, STATE AGENCIES AND/OR UTILITY COMPANIES WHICH MAY HAVE JURISDICTION OVER THIS PROJECT.
- UTILITY EXTENSIONS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES OR AS INDICATED BY THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY EXISTING ITEMS DAMAGED BY NEW CONSTRUCTION, AND FOR ANY INCIDENTAL REPAIRS OF EXISTING FINISHED SURFACES DISTURBED BY NEW CONSTRUCTION, SUCH REPAIRS SHALL MATCH EXISTING TO THE OWNER'S SATISFACTION.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING, HANDLING, AND STORAGE OF ITEMS/MATERIALS TO REMAIN THE PROPERTY OF THE OWNER WITH THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS AND TEMPORARY SHORING, PRECAUTIONS DURING BUILDING OPERATIONS, PROTECTION OF PUBLIC AND WORKERS, REMOVAL OF WASTE MATERIAL, PROTECTION OF ADJACENT PROPERTY, PROTECTION OF HAZARDOUS OPENINGS, SAFETY PRECAUTIONS, AND SANITARY PROVISIONS OF EMPLOYEES AND SUBCONTRACTORS AS REQUIRED FOR THE DURATION OF THE CONTRACT.

G1 GENERAL NOTES

- CONTRACTOR WILL CHECK WITH EACH TRADE TO ASSURE CORRECT LOCATION, SIZE, LINE AND ELEVATION OF SLEEVES, BOND-OUTS, ETC. REQUIRED IN CONCRETE FLOORS AND WALLS.
- DRILLED-IN ANCHOR BOLTS OR REBAR DOWELS SHALL BE INSTALLED AS FOLLOWS:
 - LOCATE ANCHOR BOLTS OR DOWELS TO AVOID CUTTING EXISTING REBAR.
 - DEPTH IS BASED ON A CLEAN HOLE WITH ROUGH SIDES. ROTARY PERCUSSION EQUIPMENT AND COURSE ROCK CUTTING CHISELS ARE RECOMMENDED. DIAMOND CORE BITS SHOULD BE AVOIDED AS EMBEDMENT LENGTHS MAY NEED TO BE INCREASED. HOLE SIZE TO BE PER MANUFACTURER'S RECOMMENDATIONS.
 - CLEAN HOLES WITH COMPRESSED AIR OR VACUUM, REMOVE ANY FREE-STANDING WATER AND ALLOW HOLE TO DRY.
 - GROUT ANCHOR BOLTS OR DOWELS WITH HILTI HIT HY-150 ADHESIVE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. (HILTI HEA ADHESIVE CAPSULE MAY BE SUBSTITUTED FOR THE HILTI HIT HY-150 ADHESIVE.)

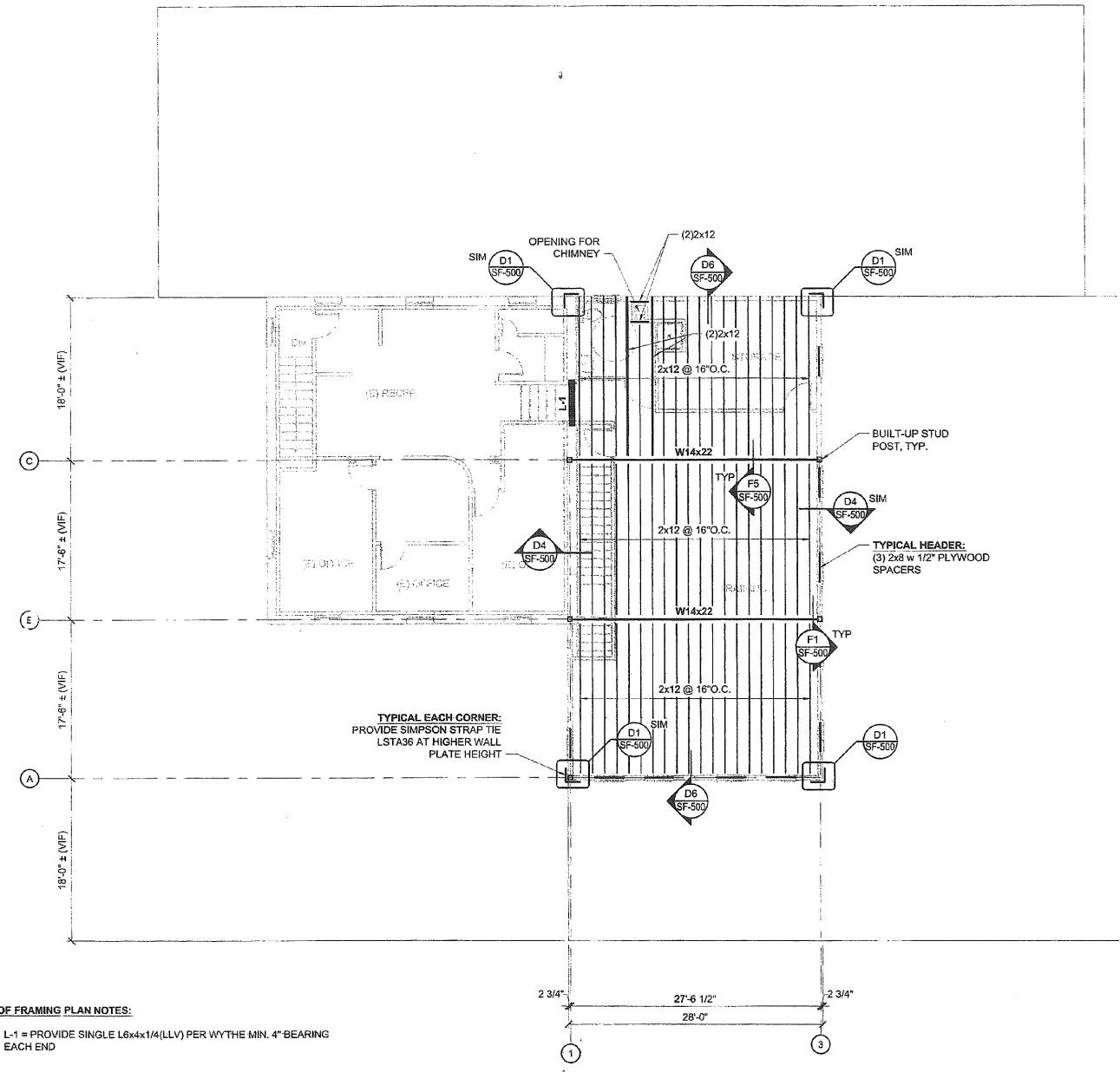
E1 FOUNDATION NOTES

- MINIMAL LOADING REQUIREMENTS:
 - ROOF LOADS: (DRIFTING SNOW CONDITIONS FOR HIGH LOW ROOF CONDITIONS HAS BEEN EVALUATED)
LIVE (SNOW) LOAD: 45.0 P.S.F. (IMPORTANCE FACTOR = 1.0, EXPOSURE FACTOR = 0.7)
DEAD LOAD: 22.0 P.S.F.
 - FLOOR LOADS (PSF)
OFFICES: LIVE 50 DEAD 25 PARTITION 20
 - WIND LOADS:
 - FACTORS
BASIC WIND SPEED: 100 MPH
EXPOSURE CATEGORY: "B"
IMPORTANCE FACTOR: 1.0
BUILDING HEIGHT: 35'
- STRUCTURAL STEEL BEAMS, COLUMNS SHALL CONFORM TO ASTM A992, Fy=50ksi; STEEL TUBE COLUMNS SHALL CONFORM TO ASTM A305 GRADE "B", Fy=48ksi; MISCELLANEOUS PLATES, SHAPES, ANGLES ETC. SHALL CONFORM TO ASTM A36 Fy=36ksi.
- STRUCTURAL WOOD TO CONFORM TO THE LATEST NDS STANDARDS.
- PLYWOOD TO CONFORM TO THE LATEST PDS STANDARDS.
- SEE ARCHITECTURAL WALL SECTIONS AND DETAILS FOR MISCELLANEOUS STEEL.
- PROVIDE AND INSTALL DOUBLE 2X8 HEADER AND RAIL FRAMING AROUND ROOF PENETRATIONS. SEE MECHANICAL PLANS AND DETAILS AND ROOF PLANS AND DETAILS.
- ALL BASE PLATE ANCHOR BOLTS IN NEW CONSTRUCTION SHALL BE
 - ANCHOR RODS: 3/4" Ø ASTM F1554, UNF
 - NUTS: ASTM A663, GRADE A
 - WASHERS: ASTM F304
- OPENINGS IN WOOD-FRAMED WALLS SHALL HAVE A MINIMUM OF (2) JACK STUDS ON EACH END, UNLESS OTHERWISE NOTED.
- PROVIDE A BUILT-UP STUD COLUMN UNDER EACH BEAM UNLESS NOTED. NUMBER OF STUDS TO MATCH NUMBER OF PLYS IN BEAM. (E.G. (3) 2x10 BEAM WOULD REQUIRE (3) STUDS)
- COMPOSITE LUMBER BEAM AND PREFABRICATED WOOD JOIST MANUFACTURER SHALL PROVIDE ALL WEB STIFFENERS, BLOCKING PANELS, BRACING AND TOP BEARING HANGERS AS REQUIRED FOR MAXIMUM PERFORMANCE OF THE ENTIRE FRAMING SYSTEM.
- STEEL TUBE, PIPE, OR STRUCTURAL STEEL COLUMNS SUPPORTED BY A STEEL BEAM SHALL HAVE BASE PLATES WELDED TO THE BEAM ON ALL SIDES.
- COMPOSITE LUMBER BEAMS AND CONVENTIONAL FRAMING LUMBER EXPOSED TO THE WEATHER WILL BE PRESSURE-TREATED. SEE DIVISION 6 OF THE SPECIFICATIONS.

C1 STRUCTURAL NOTES

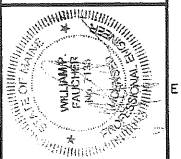
C5 STRUCTURAL PLAN ~ ROOF FRAMING

1/8" = 1'-0"



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Allied Engineering
Structural Mechanical Electrical Commissioning



REVISIONS	NUMBER	DATE	BY	DESCRIPTION

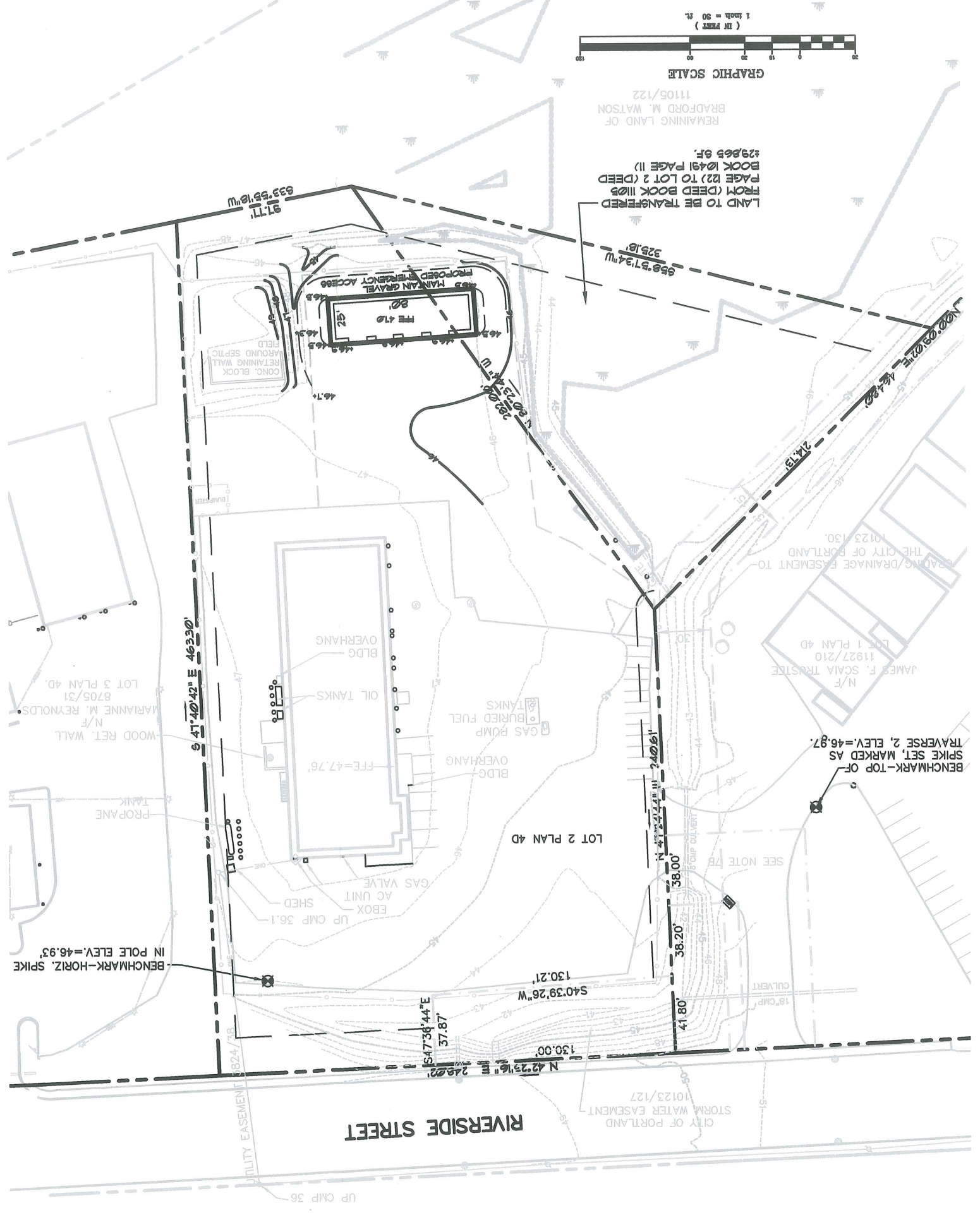
Date: 09/10/2010
Drawn By: FED
Checked By: WPF
Project Mgr: WPF
Project No: 07099
Cadd File: 07099S.DWG
Graphic Scale: 0

**STRUCTURAL PLAN ~
ROOF FRAMING AND NOTES**
HASCALL AND HALL BUILDING
SECOND FLOOR ADDITION
PORTLAND, MAINE

SF-101

LEGEND

EXISTING	DESCRIPTION
—	PROPERTY LINE
—	PROPERTY ROW
—	EASEMENT
—	EDGE CONCRETE
○	IRON ROD TO BE SET
○	POLLARD
▨	BUILDING
▨	GRAVEL ROAD
▨	GATE VALVE
○	LIGHT POLE
○	UTILITY POLE
○	HYDRANT
○	CATCH BASIN
○	MANHOLE
○	OVERHEAD ELECTRIC LINE
—	CULVERT
—	CHAIN LINK FENCE
—	GUARDRAIL
—	PARKING LN
—	INTERVAL CONTOUR
—	INTERVAL CONTOUR



GENERAL NOTES

1. RECORD OWNERS OF THE PROPERTY ARE BRADFORD M. WATSON, LYNN W. COUSINS AND KIMBERLY W. CARTER BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10491, PAGE 11.

2. EXISTING LOT 2 PARCEL AREA IS ±100,115 S.F.

LAND TO BE TRANSFERRED AREA IS ±29,865 S.F.

TOTAL AREA OF THE PROPOSED LOT 2 IS ±129,980 S.F.

3. THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S MAP NO. 317 SHOWN AS LOT 4 AND A PORTION OF LOT 6.

4. PLAN REFERENCES:

A. "EXISTING CONDITIONS PLAN OF HARVEY INDUSTRIES, INC." 401 RIVERSIDE STREET, PORTLAND, ME. FOR HARVEY INDUSTRIES, INC. 1400 MAIN STREET, WALTHAM, MA. 02451 BY SEBAGO TECHNICS, ONE CHABOT STREET, WESTBROOK, MAINE 04098-1339, DATED 11/22/01.

B. "SITE PLAN-(STANDARD BOUNDARY SURVEY) OF PORTLAND YAMAHYA-KAWASAKI BY H. I. AND E.C. JORDAN - A DIVISION OF E.C. JORDAN CO., 562 CONGRESS STREET, PORTLAND, MAINE, DATED APRIL 28, 1988.

C. STATE OF MAINE, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE AID HIGHWAY 18, PORTLAND, CUMBERLAND COUNTY, DATED DECEMBER 1986, DOT FILE NO. 3-444, SHEETS 1 AND 2 OF 11 (NO TAKING RECORDED).

D. PLOT PLAN FOR TURNER BARKER ASSOCIATES, PORTLAND, MAINE, BY C. R. STORER, INC., ENGINEERING - CONTRACTING YAKMOUTH, MAINE, DATED 4/1/1973, CORD PLAN BK 96 PG 22.

E. BOUNDARY & WETLANDS SURVEY OF D & E REALTY COMPANY (RIVERSIDE STREET & WESTBROOK, MAINE 04098-1339, FOR THE BENCHMARK GROUP, 4053 MAPLE ROAD, WESTBROOK, MAINE 04098-1339, DATED 8/02/1995.

5. BOUNDARY INFORMATION SHOWN IS REFERENCED TO MAGNETIC NORTH 1995.

6. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY ON THE GROUND SURVEY PERFORMED BY SEBAGO TECHNICS, INC. ON NOVEMBER 18, 2003. VERTICAL DATUM IS NAVD 1988.

7. THE WITHIN PREMISES IS SUBJECT TO AND TOGETHER WITH THE FOLLOWING:

A. TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, THE RIGHT AND EASEMENT TO CONSTRUCT, ERECT, REBUILD, OPERATE, MAINTAIN AND REMOVE ELECTRIC DISTRIBUTION AND COMMUNICATION LINES FOR THE TRANSMISSION OF ELECTRICITY AND INTELLIGENCE, TOGETHER WITH THE NECESSARY POLES, WIRES, CABLES, CROSS-ARMS, BRACES, ANCHORS, GUYS AND OTHER ELECTRICAL EQUIPMENT AND APPURTANANCES CONNECTED THEREWITH, OVER, ALONG AND ACROSS PREMISES OWNED BY THE GRANITOR, ALONG A ROUTE IN A SOUTHEASTLY DIRECTION FROM POLE #36.1, SAID EASEMENT RECORDED APRIL 5, 1976 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3824, PAGE 38.

4D AND IN DEED OF LAND NOW OR FORMERLY OF BRADFORD M. WATSON, LYNN W. COUSINS AND KIMBERLY W. CARTER, RECORDED DECEMBER 31, 1992 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10491, PAGE 11.

C. A STORM WATER EASEMENT AS DESCRIBED IN A DEED TO THE CITY OF PORTLAND, RECORDED JUNE 16, 1992, IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10123, PAGE 127.

8. THE PROPERTY IS LOCATED IN THE B4 ZONE. SPACE AND BULK REQUIREMENTS FOR THE B4 ZONE ARE AS FOLLOWS:

MINIMUM LOT SIZE: 10,000 S.F.

MINIMUM STREET FRONTAGE: 60 FEET

MINIMUM YARD DIMENSIONS: PRINCIPAL 20 FEET

REAR YARD 20 FEET

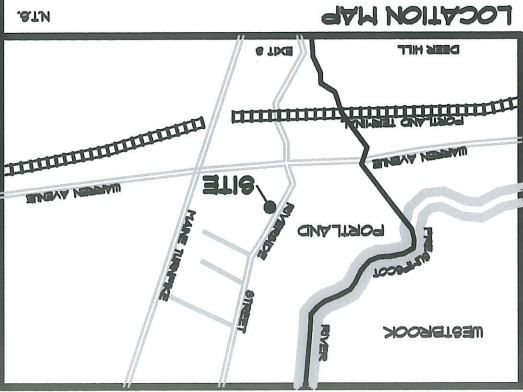
FRONT YARD 7 FEET (LESS THAN 100 S.F.)

ACCESSORY STRUCTURE 20 FEET

MINIMUM LOT WIDTH: 60 FEET

MAXIMUM IMPERVIOUS SURFACE RATIO: 80%

MAXIMUM FLOOR AREA RATIO: 65%



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 7/7/2007

* SEE THE CITY OF PORTLAND ZONING ORDINANCE FOR FURTHER DETAIL

SHEET 1 OF 1

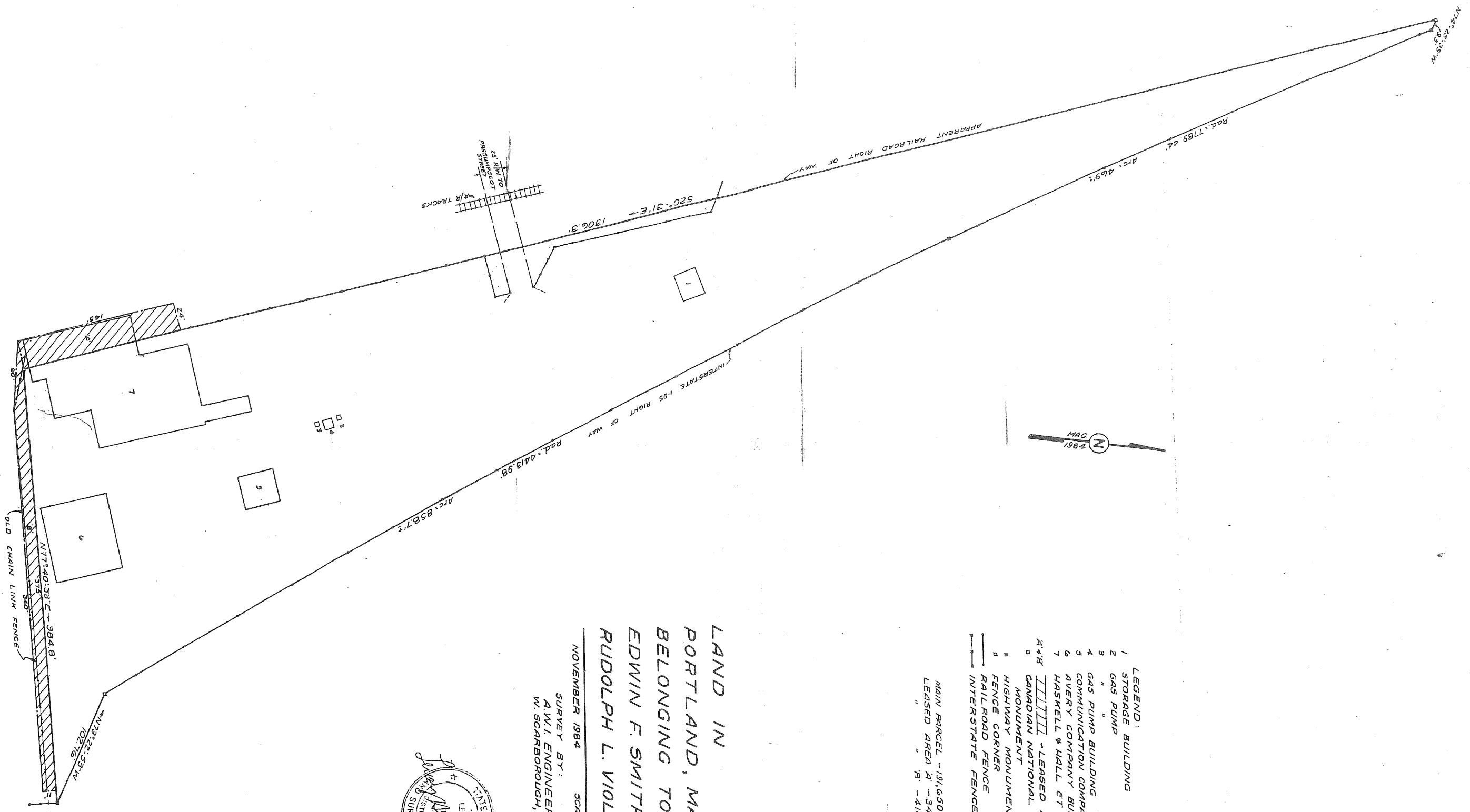
DATE	1/16/04	SCALE	1" = 30'
SITE PLAN			
OF: HANDYMAN RENTAL PARCEL			
FOR: 357 RIVERSIDE STREET			
PORTLAND, MAINE			
RECORD OWNER: HANDYMAN RENTAL			
357 RIVERSIDE STREET			
PORTLAND, MAINE 04103			
SEE NOTE 1			

Sebago Technics
Engineering Experts You Can Build On

PROJECT NO.	778
FIELD BOOK	03375EC
DESIGN	DPH
CHKD	DPH/AMK
DRAWN	DPH/AMK

REV.	DATE	BY	NAME	STATUS
A	5/10/04			SUBMITTED TO CITY FOR REVIEW

THIS PLAN SHALL NOT BE AMENDED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS SHALL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

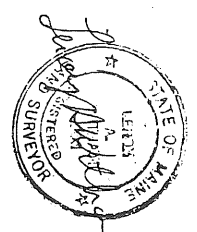


- LEGEND:**
- 1 STORAGE BUILDING
 - 2 GAS PUMP
 - 3 " "
 - 4 GAS PUMP BUILDING
 - 5 COMMUNICATION COMPANY BUILDING
 - 6 AVERY COMPANY BUILDING
 - 7 HASKELL & HALL ET ALS
 - A+B -LEASED AREA
 - CANADIAN NATIONAL RAILROAD MONUMENT
 - HIGHWAY MONUMENT
 - FENCE CORNER
 - RAILROAD FENCE
 - INTERSTATE FENCE

MAIN PARCEL - 191,630 S.F. ± 4.4 ACRES
 LEASED AREA A' - 3480 S.F.
 " B' - 4100 S.F.

**LAND IN
 PORTLAND, MAINE
 BELONGING TO
 EDWIN F. SMITH AND
 RUDOLPH L. VIOLETTE**

NOVEMBER 1984 SCALE: 1" = 50'
 SURVEY BY:
 A.W.I. ENGINEERING CO.
 W. SCARBOROUGH, MAINE



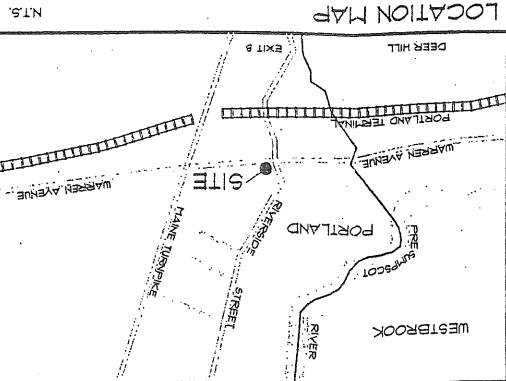
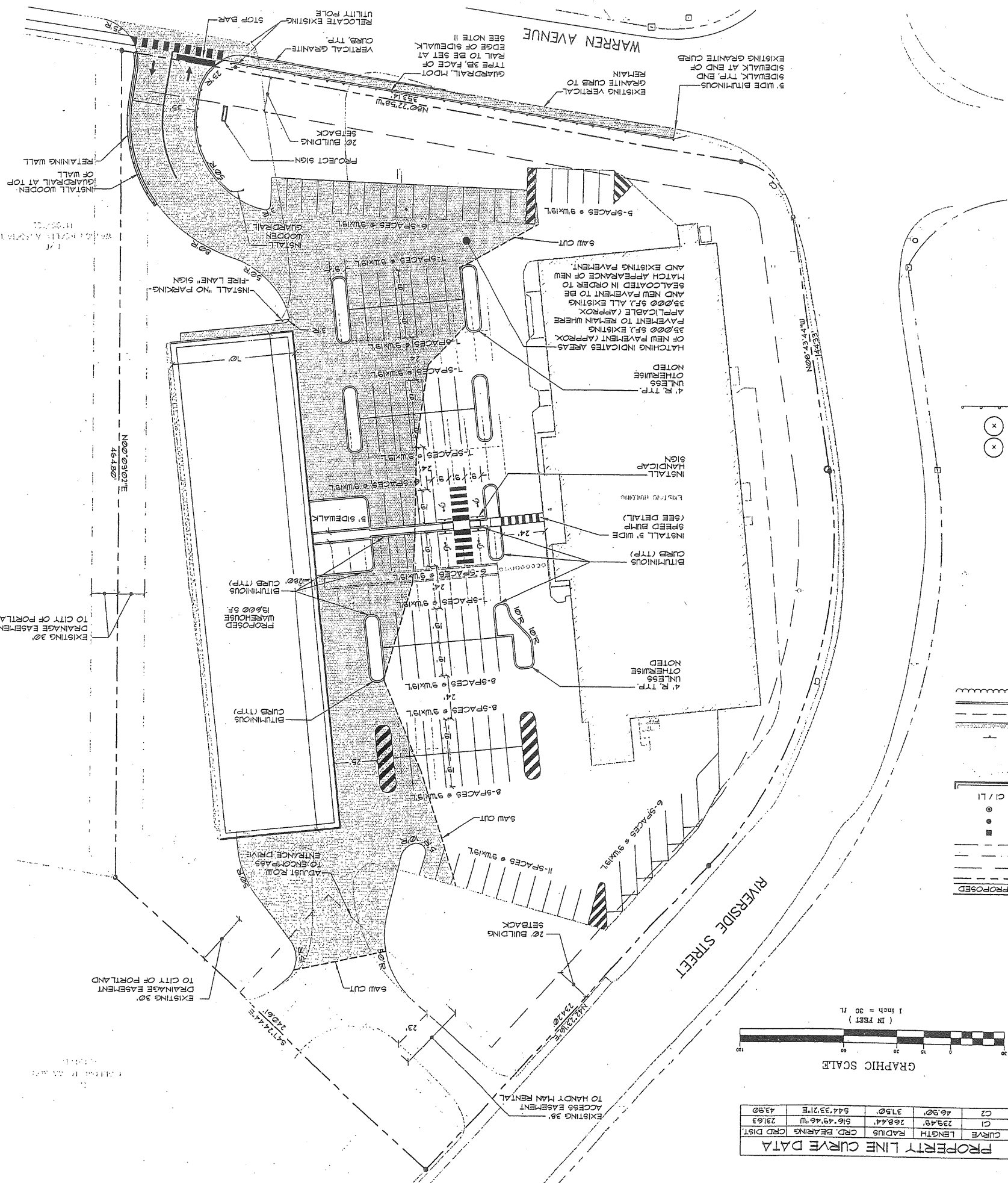
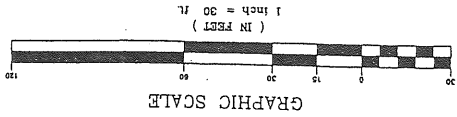
HAYDEN 1995

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTRALINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRIPTHOLE	---
---	CURVE/LINE NO.	---
---	BLANKET	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	GRAVEL PAVEMENT	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
---	GAS	---
---	SEWER	---
---	WATER	---
---	STORM DRAIN	---
---	FORCE MAIN	---
---	UNDERDRAIN	---
---	OVERHEAD	---
---	ELEC. 1 TEL.	---
---	UNDERGROUND	---
---	ELEC. 2 TEL.	---
---	TRANSFORMER PAD	---
---	GATE VALVE	---
---	LIGHT POLE	---
---	UTILITY POLE	---
---	HYDRANT	---
---	CATCH BASIN	---
---	MANHOLE	---
---	POTABLE WELL	---
---	CULVERT	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---
---	RAILROAD	---
---	GUARDRAIL	---

PROPERTY LINE CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD DIST.
C2	46.90'	3150'	S44°32'16"	43.80'
C1	23.49'	2684'	S16°49'46"W	23.63'



GENERAL NOTES:

- RECORDED OWNER OF THE PROPERTY IS MAINE'S FLOORCOVERING SUPERSTORE, LLC. BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN BOOK 11400, PAGE 69.
- TOTAL AREA OF THE PARCEL IS 19,311 SQUARE FEET OR 4.43 ACRES.
- THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S PLAN NO. 315 SHOWN AS LOT 1 AND PLAN NO. 311-C SHOWN AS LOT 2.
- PLAN REFERENCES:
 - "EXISTING CONDITIONS PLAN OF HARVEY INDUSTRIES, INC." 401 RIVERSIDE STREET, PORTLAND, ME FOR HARVEY INDUSTRIES, INC. 1400 MAIN STREET, WALTHAM, MA 02451 BY SEBAGO TECHNIQS, ONE CHABOT STREET, WESTBROOK, MAINE 04098-1939, DATED 11/27/01.
 - SITE PLAN-(STANDARD BOUNDARY SURVEY) OF PORTLAND TAMAHA-KAMUASAKI BY H. I. AND E.C. JORDAN - SURVEYORS - A DIVISION OF E.C. JORDAN CO., 562 CONGRESS STREET, PORTLAND, MAINE, DATED APRIL 29, 1988.
 - STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE AID HIGHWAY D, STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE AID HIGHWAY 19, PORTLAND, CUMBERLAND COUNTY, DATED DECEMBER 1989, DOT FILE NO. 3-444, SHEET 1 OF 11.
 - ENGINEERING - CONTRACTING YAMOUTH, MAINE, DATED 4/19/13, CCRD PLAN BK 96 PG 22.
 - F. BOUNDARY SURVEY OF D I E REALTY COMPANY (RIVERSIDE STREET, WESTBROOK AVENUE PARCEL) PORTLAND, MAINE BY SEBAGO TECHNIQS, ONE CHABOT STREET, WESTBROOK, MAINE 04098-1939, FOR THE BENCHMARK GROUP, 4053 MAPLE ROAD, WATHERS, NEW YORK, DATED 8/07/1995.
- BOUNDARY INFORMATION SHOWN IS REFERENCED TO MAGNETIC NORTH 1995.
- TOPOGRAHIC INFORMATION SHOWN HEREON PROVIDED BY ON THE GROUND SURVEY PERFORMED BY SEBAGO TECHNIQS, INC. ON JUNE 13, 2003, VERTICAL DATUM IS NAVD 1988.
- ZONING DISTRICT, B-4 ZONE.
- SPACE AND BULK CRITERIA:
 - MIN LOT SIZE: 10,000 SF.
 - MIN STREET FRONTAGE: 20'
 - MIN FRONT YARD: 10'
 - MIN REAR YARD: 10'
 - MAX BUILDING HEIGHT: 65'
 - MAX FLOOR AREA RATIO (FAR) = 0.65
 - MAX FLOOR AREA RATIO (FAR) = 0.65
- BUILDING SUMMARY: 19,600 SF BUILDING
- THE FACILITY IS SERVICED BY PRIVATE SUBSURFACE WASTEWATER SYSTEM, CITY WATER, GAS, UNDERGROUND ELECTRIC AND TELEPHONE. NO SERVICES OTHER THAN UNDERGROUND ELECTRIC WILL BE REQUIRED FOR THE STORAGE FACILITY.
- THE OWNER SHALL TO GRANT A GRADING AND MAINTENANCE EASEMENT, NOT TO EXCEED 20' IN WIDTH, ALONG THE PROPERTY FRONTAGE ON WARREN AVENUE AND RIVERSIDE STREET FOR THE CONSTRUCTION OF A SIDEWALK, GUARDRAIL, AND RETAINING WALL AND THE FUTURE MAINTENANCE THEREOF. THIS EASEMENT AREA MAY BE WIDENED BEYOND 20' WITH THE MUTUAL AGREEMENT OF THE PROPERTY OWNER AND THE CITY. THE OWNER IS WILLING TO GRANT ADDITIONAL AREA PROVIDED THAT SUCH EASEMENT WILL NOT PRECLUDE THE OPERATIONS, ACCESS, AND MAINTENANCE OF THE EXISTING FACILITY.
- PRIOR TO IMPLEMENTING DRAINAGE IMPROVEMENTS IN THE VICINITY OF THE HANDYMAN DRIVEWAY ENTRANCE, PORTLAND PUBLIC WORKS AND HANDYMAN RENTAL SHALL BE CONTACTED.
- ANY FUTURE CHANGES OF WAREHOUSE FOR SUCH NEW USE SHALL BE REVIEW AT WHICH THE PARKING REQUIREMENTS FOR SUCH NEW USE SHALL BE MET.
- METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (B74-B300) SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA. PRE-CONSTRUCTION MEETINGS MAY BE REQUIRED AT THE DISCRETION OF THE PLANNING AUTHORITY.
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT ALL CONSTRUCTION SITES. THE DEVELOPER OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
- WARNING SIGNS, MARKERS OR BARRICADES APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO DURING CONSTRUCTION.
- CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE.
- ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING WITHOUT LIMITATION, TOPGRAPHIC, DRAINAGE, RETAINING, ERECTION OF WOODED OR LAWN AREAS, ACCESS SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
- PARKING REQUIREMENTS:
 - EXISTING WAREHOUSE: GRAYDAIRTERED = 60 SPACES
 - STORAGE: 1 SPACE PER 1000 SF. (19,600 SF.) = 20 SPACES
 - TOTAL PROPOSED PARKING SPACES = 80 SPACES
 - TOTAL PROPOSED PARKING SPACES = 109 SPACES (INCLUDING 4 H.C. SPACES)

SITE PLAN

OF: **RIVERSIDE & WARREN AVENUE PARCEL**

FOR: **MAINE'S FLOORCOVERING SUPERSTORE LLC**
659 WARREN AVENUE
PORTLAND, MAINE

RECORD OWNER: **RECORDING SUPERSTORE LLC**
659 WARREN AVENUE
PORTLAND, MAINE 04103

PROJECT NO: **03141** FILED BOOK: **778** DESIGN: **GJB** CHKD: **SMF** DRAWN: **PLS**

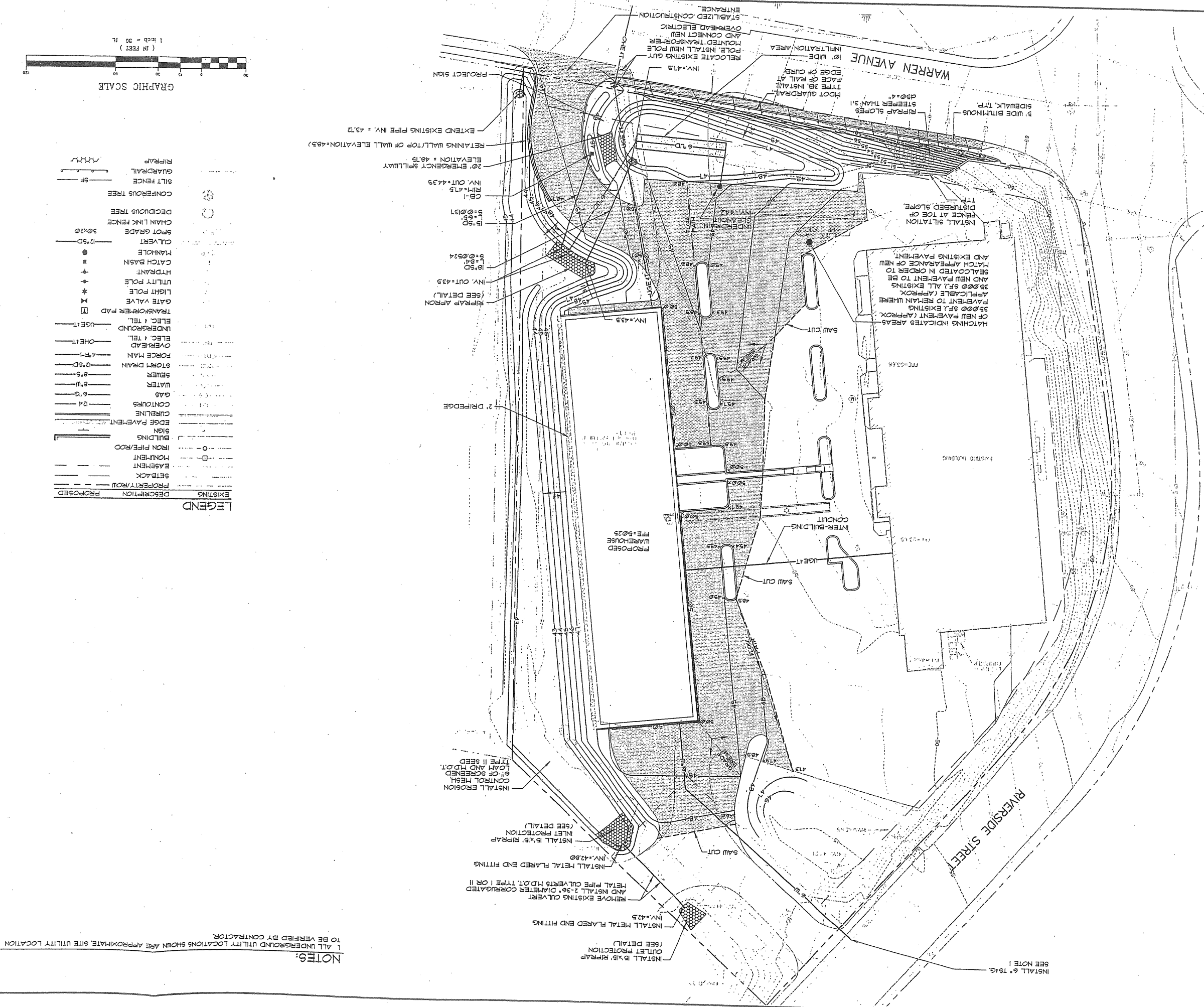
Sebago Technics
Engineering Experts You Can Build On
One Chapel Street
Westbrook, Me 04098-1339
Tel (207) 888-0277

REV.	BY:	DATE:	STATUS:
A	GJB	10-3-03	SUBMIT TO CITY
B	GJB	2-3-04	REVISION PER PEER REVIEW
C	GJB	4-20-04	REVISION PER BOARD COMMENT
D	GJB	4-22-04	REVISION PER ENGINEERING REVIEW COMMENTS
E	MTW	9-27-05	REVISION PER CITY STAFF REVIEW COMMENTS
F	MTW	4-6-06	REVISION PER CITY STAFF REVIEW COMMENTS

THIS PLAN SHALL NOT BE ADOPED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.

DATE: 9-19-03
SCALE: 1" = 30'
14151

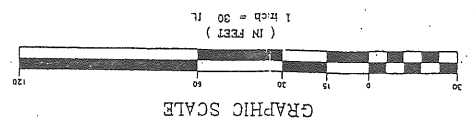
Att. L



NOTES:
 1. ALL UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. SITE UTILITY LOCATION TO BE VERIFIED BY CONTRACTOR.

LEGEND

- | EXISTING | DESCRIPTION | PROPOSED |
|----------|------------------|----------|
| --- | PROPERTY/ROW | --- |
| --- | SETBACK | --- |
| --- | EASEMENT | --- |
| --- | MONUMENT | --- |
| --- | IRON PIPE/ROD | --- |
| --- | BUILDING | --- |
| --- | EDGE PAVEMENT | --- |
| --- | CURBLINE | --- |
| --- | CONTOURS | --- |
| --- | GAS | --- |
| --- | WATER | --- |
| --- | SEWER | --- |
| --- | STORM DRAIN | --- |
| --- | FORCE MAIN | --- |
| --- | OVERHEAD | --- |
| --- | ELEC. & TEL. | --- |
| --- | UNDERGROUND | --- |
| --- | ELEC. & TEL. | --- |
| --- | TRANSFORMER PAD | --- |
| --- | GATE VALVE | --- |
| --- | LIGHT POLE | --- |
| --- | UTILITY POLE | --- |
| --- | HYDRANT | --- |
| --- | CATCH BASIN | --- |
| --- | MANHOLE | --- |
| --- | CULVERT | --- |
| --- | SPOT GRADE | --- |
| --- | CHAIN LINK FENCE | --- |
| --- | DECIDUOUS TREE | --- |
| --- | CONIFEROUS TREE | --- |
| --- | SILT FENCE | --- |
| --- | GUARDRAIL | --- |
| --- | RIPRAP | --- |



GRADING AND UTILITY PLAN
 OF:
RIVERSIDE & WARREN AVENUE PARCEL
 639 WARREN AVENUE
 PORTLAND, MAINE
 FOR:
MAINES FLOORCOVERING SUPERSTORE LLC
 639 WARREN AVENUE
 PORTLAND, MAINE 04103

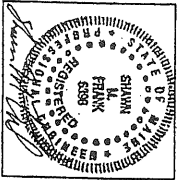
DATE: 9-19-03
 SCALE: 1"=30'

Sebago Technics
 Engineering Excellence You Can Build On
 One Chebot Street
 Westbrook, Me 04090-1139
 Tel (207) 856-0277

PROJECT NO: 03141
 FIELD BOOK: 778
 DESIGN: GJB
 CHECK: SMF
 DRAWN: PLS

REV.	BY:	DATE:	STATUS:
F	MTW	4-6-06	REVISE PER CITY STAFF REVIEW COMMENTS
E	MTW	9-27-05	RESUBMIT TO CITY OF PORTLAND
D	GJB	4-22-04	REVISE PER ENGINEERING REVIEW COMMENTS
C	GJB	4-20-04	REVISE PER BOARD COMMENT
B	GJB	2-3-04	REVISE PER PEER REVIEW
A	GJB	10-3-03	SUBMIT TO CITY

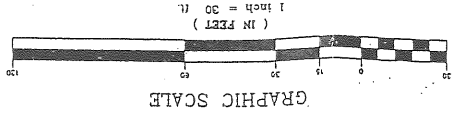
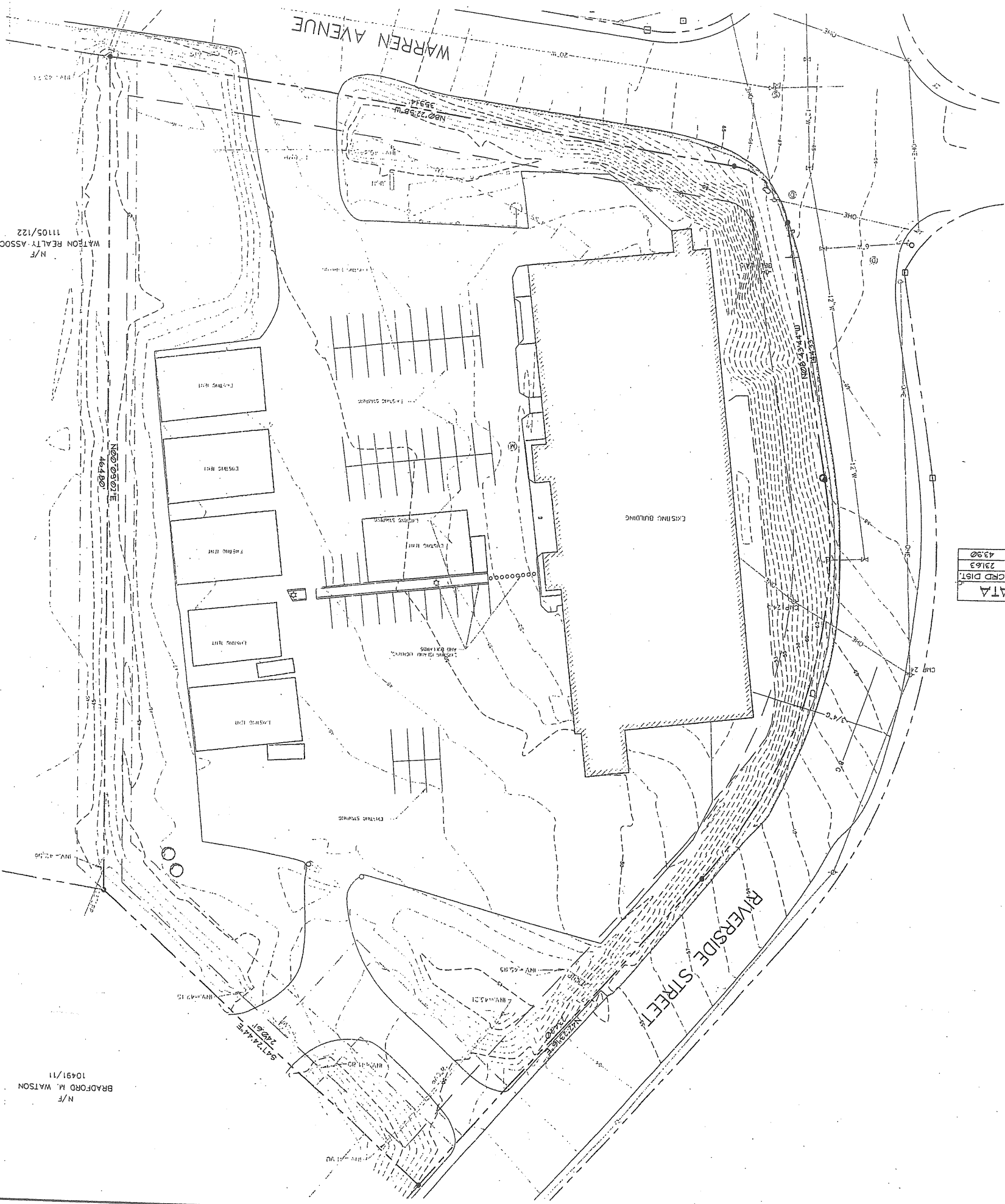
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.





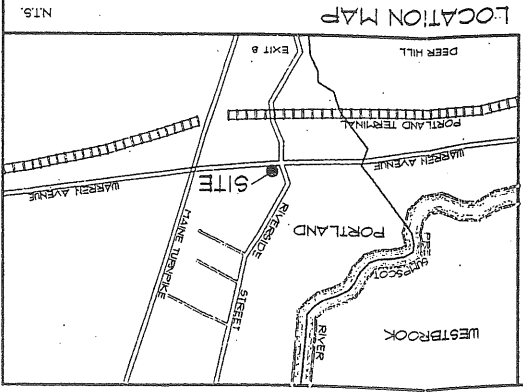
MAGNETIC 1995

PROPERTY LINE CURVE DATA			
CURVE	LENGTH	RADIUS	CRD. BEARING CRD DIST.
C1	239.49	268.44'	S16.4946W 231.63
C2	46.90'	37.50'	S44.3321E 43.90



GENERAL NOTES:

- RECORD OWNER OF THE PROPERTY IS MAINE'S FLOORCOVERING SUPERSTORE LLC. BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN BOOK 17400, PAGE 65.
- TOTAL AREA OF THE PARCEL IS 13,171 SQUARE FEET OR 4.43 ACRES.
- THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S PLAN NO. 318 SHOWN AS LOT 1 AND PLAN NO. 317-C SHOWN AS LOT 2.
- PLAN REFERENCES:
 - EXISTING CONDITIONS PLAN OF HARVEY INDUSTRIES, INC. 401 RIVERSIDE STREET, PORTLAND, ME FOR HARVEY INDUSTRIES, INC. 1400 MAIN STREET WALTHAM, MA 02451 BY SEBAGO TECHINCS, ONE CHABOT STREET, WESTBROOK MAINE 04098-1339, DATED 11/22/01.
 - SITE PLAN-STANDARD BOUNDARY SURVEY OF PORTLAND AND A DIVISION OF TAMAHA-KAWASAKI BY H. I. AND E.C. JORDAN - SURVEYORS - A DIVISION OF E.C. JORDAN CO., 662 CONGRESS STREET, PORTLAND, MAINE, DATED APRIL 29, 1988.
 - STATE OF MAINE, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE AID HIGHWAY 18, PORTLAND, CUMBERLAND COUNTY, DATED DECEMBER 1988, DOT FILE NO. 3-444, SHEET 1 OF 11.
 - STATE OF MAINE, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE AID HIGHWAY 18, PORTLAND, CUMBERLAND COUNTY, DATED DECEMBER 1988, DOT FILE NO. 3-444, SHEET 2 OF 11.
 - PLAT PLAN FOR TURNER BANKERS ASSOCIATES, PORTLAND MAINE, BY C. R. STORER, INC., ENGINEERS - CONTRACTING YARMOUTH, MAINE, DATED 4/18/13, CORD PLAN BK 96 PG 22.
 - BOUNDARY SURVEY OF D & E REALTY COMPANY (RIVERSIDE STREET & WARREN AVENUE PARCEL), PORTLAND, MAINE BY SEBAGO TECHINCS, ONE CHABOT STREET, WESTBROOK MAINE 04098-1339, FOR THE BENCHMARK GROUP, 4053 MAPLE ROAD, ATHLETIC, NEW YORK, DATED 8/02/1995.
 - BOUNDARY INFORMATION SHOWN IS REFERENCED TO MAGNETIC NORTH 1995.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY ON THE GROUND SURVEY PERFORMED BY SEBAGO TECHINCS, INC. ON JUNE 13, 2003, VERTICAL DATUM IS NAVD 1988.



EXISTING CONDITIONS PLAN
 OF:
RIVERSIDE & WARREN AVENUE PARCEL
 659 WARREN AVENUE
 PORTLAND, MAINE
 FOR:
MAINE'S FLOORCOVERING SUPERSTORE LLC
 659 WARREN AVENUE
 PORTLAND, MAINE 04103
 RECORD OWNER:
 MAINE FLOORCOVERING SUPERSTORE LLC
 659 WARREN AVENUE
 PORTLAND, MAINE 04103

Sebago Technics
 Engineering Experience You Can Build On
 One Canal Street
 Westbrook, Me 04098-1339
 Tel (207) 958-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
03141	778	GJB	SMF	PLS

REV.	BY:	DATE:	STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.

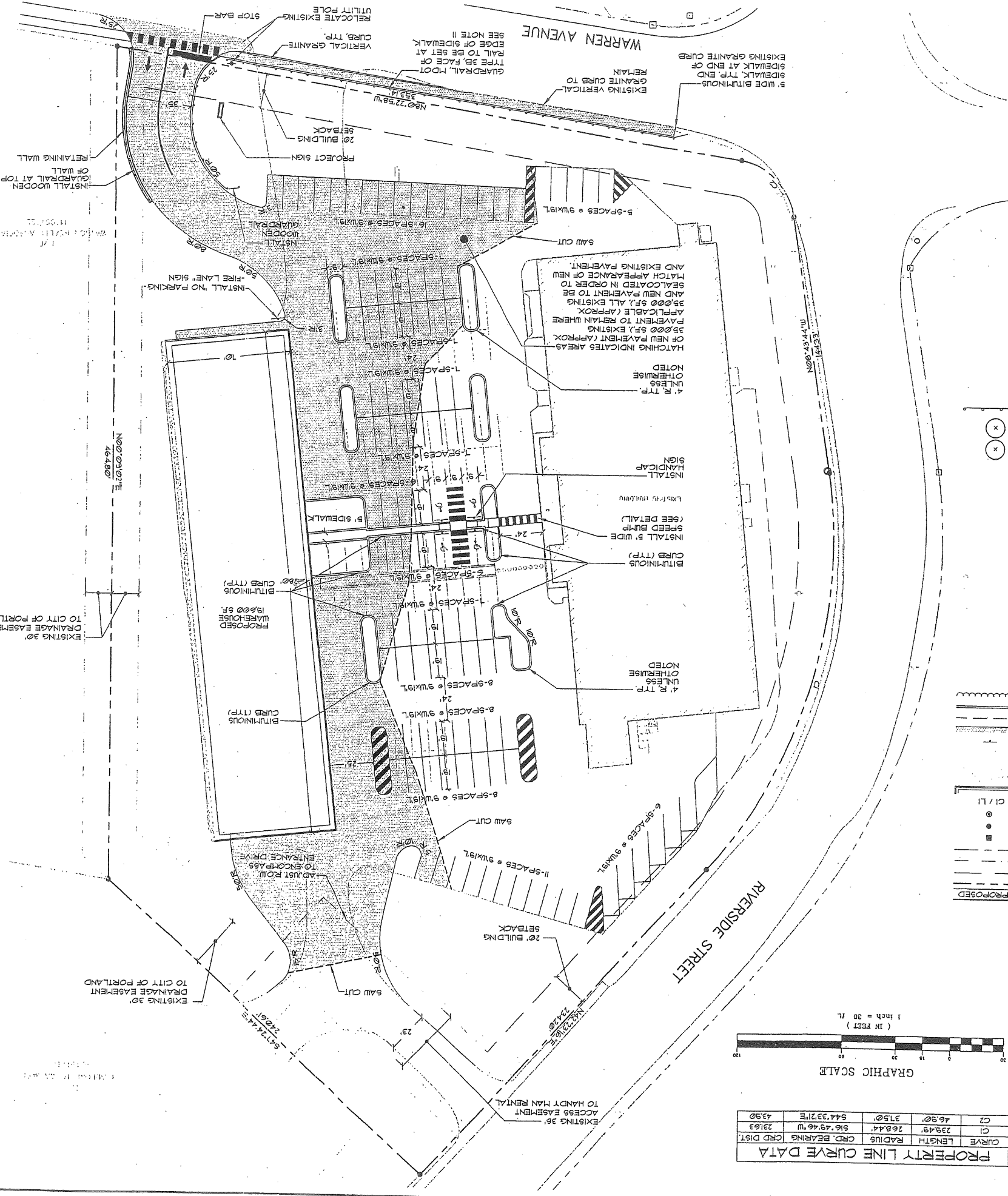
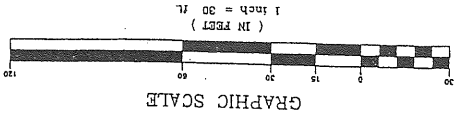
MAGNETIC 1995

LEGEND

EXISTING	DESCRIPTION
---	PROPERTY ROW
---	SETBACK
---	EASEMENT
---	CENTRALINE
---	MONUMENT
---	IRON PIPE/ROD
---	DRILLHOLE
---	CURVELINE NO.
---	BUILDING
---	EC BLANKET
---	WETLANDS
---	EDGE WETLAND
---	SIGN
---	EDGE PAVEMENT
---	GRAVEL ROAD
---	CURBLINE
---	TREELINE
---	GAS
---	CONTOURS
---	WATER
---	SEWER
---	STORM DRAIN
---	FORCE MAIN
---	UNDERGROUND
---	ELEC. & TEL.
---	TRANSFORMER PAD
---	GATE VALVE
---	LIGHT POLE
---	UTILITY POLE
---	HYDRANT
---	CATCH BASIN
---	MANHOLE
---	POTABLE WELL
---	DECIDUOUS TREE
---	CONFEROUS TREE
---	GUARDRAIL
---	RAILROAD

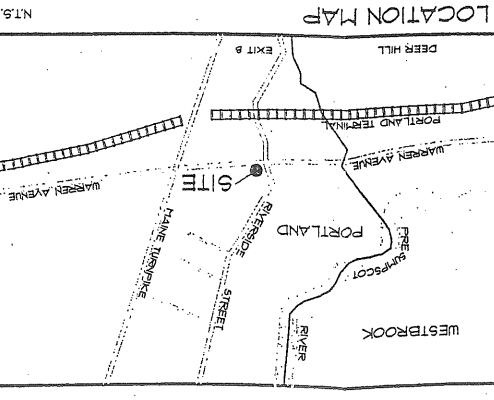
PROPERTY LINE CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD DIST.
C2	46.90'	3750'	S44.3371E	43.90'
C1	239.49'	268.44'	S16.4946W	231.63'



GENERAL NOTES:

1. RECORD OWNER OF THE PROPERTY IS MAINE'S FLOORCOVERING SUPERSTORE, LLC, BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN BOOK 11400, PAGE 63
2. TOTAL AREA OF THE PARCEL IS 19,171 SQUARE FEET OR 4.43 ACRES.
3. THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND ASSESSOR'S PLAN NO. 315 SHOWN AS LOT 1 AND PLAN NO. 317-C SHOWN AS LOT 2.
4. "EXISTING CONDITIONS PLAN OF HARVEY INDUSTRIES, INC." 401 RIVERSIDE STREET, PORTLAND, ME FOR HARVEY INDUSTRIES, INC. 1400 MAIN STREET, WALTHAM, MA 02451 BY SEBAGO TECHINCS.
5. "EXISTING STANDARD BOUNDARY SURVEY" OF PORTLAND YAMHA-KAWASAKI BY H. I. AND E.C. JORDAN - SURVEYORS - A DIVISION OF E.C. JORDAN CO., 562 CONGRESS STREET, PORTLAND, MAINE DATED APRIL 29, 1988.
6. STATE OF MAINE, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE AID HIGHWAY 16, PORTLAND, CUMBERLAND COUNTY, DATED DECEMBER 1988, DOT FILE NO. 3-444, SHEET 1 OF 11.
7. PORTLAND, CUMBERLAND COUNTY, DATED DECEMBER 1988, DOT FILE NO. 3-444, SHEET 2 OF 11.
8. "EXISTING ENGINEERING - CONTRACTING YAMOUTH, MAINE DATED 4/19/83, CCRD PLAN BK 96 PG 22."
9. BOUNDARY SURVEY OF D I E REALTY COMPANY (RIVERSIDE STREET / WARREN AVENUE PARCEL) PORTLAND, MAINE BY SEBAGO TECHINCS, INC. ONE CHABOT STREET, WESTBROOK MAINE 04098-1339, FOR THE BENCHMARK GROUP, 4053 MAPLE ROAD, AHERST, NEW YORK, DATED 8/02/1995.
10. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY ON THE GROUND SURVEY PERFORMED BY SEBAGO TECHINCS, INC. ON JUNE 13, 2003. VERTICAL DATUM IS NAVD 1988.
11. ZONING DISTRICT, B-4 ZONE
12. SPACE AND BULK CRITERIA:
13. MIN. LOT SIZE: 10,000 SF.
14. MIN. STREET FRONTAGE: 10'
15. MIN. FRONT YARD: 20'
16. MIN. REAR YARD: 1-2 STORES = 10'
17. MIN. SIDE YARD: 3+ STORES = 10'
18. MAX. REAR YARD: 3+ STORES = 10'
19. MAX. BUILDING HEIGHT: 65'
20. MAX. HIPPOCRUS SURFACE RATIO: 0.65
21. MAX. FLOOR AREA RATIO (FAR): 0.65
22. BUILDING FOOTPRINT: 19,000 SF BUILDING
23. THE FACILITY IS SERVICED BY PRIVATE SUBSURFACE WASTEWATER SYSTEM, CITY WATER GAS, UNDERGROUND ELECTRIC AND TELEPHONE NO SERVICES OTHER THAN UNDERGROUND ELECTRIC WILL BE REQUIRED FOR THE STORAGE FACILITY.
24. II. THE OWNER SHALL TO OBTAIN A MAINTENANCE EASEMENT NOT TO EXCEED 20' IN WIDTH ALONG THE PROPERTY'S FRONTAGE ON WARREN AVENUE AND RIVERSIDE STREET FOR THE CONSTRUCTION OF A SIDEWALK, GUARDRAIL, AND RETAINING WALL AND THE FUTURE MAINTENANCE THEREOF. THIS EASEMENT AREA MAY BE WIDENED BEYOND 20' WITH THE MUTUAL AGREEMENT OF THE PROPERTY OWNER AND THE CITY. THE OWNER IS WILLING TO GRANT ADDITIONAL MAINTENANCE OF THE EXISTING FACILITY.
25. PRIOR TO IMPLEMENTING DRAINAGE IMPROVEMENTS IN THE VICINITY OF THE HANDYMAN DRIVEWAY ENTRANCE, PORTLAND PUBLIC WORKS AND HANDYMAN RENTAL SHALL BE CONTACTED.
26. ANY FUTURE CHANGES OF WAREHOUSE FOR SUCH NEW USE SHALL BE MET.
27. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
28. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (7-14-85-00) SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA. PRE-CONSTRUCTION MEETINGS MAY BE REQUIRED AT THE DISCRETION OF THE PLANNING AUTHORITY.
29. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
30. IF, WARNING SIGNS, MARKERS OR BARRICADES APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO DURING CONSTRUCTION.
31. INSTALL WOODEN GUARDRAIL AT TOP OF WALL.
32. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
33. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
34. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED OR WOODED OR LAWN AREAS, ACCESS SIZE, TOPOGRAPHY, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
35. 21. PARKING REQUIREMENTS:
EXISTING WAREHOUSE = GRANDFATHERED = 60 SPACES
TOTAL PROPOSED PARKING SPACES = 103 SPACES (INCLUDING 4 H.C. SPACES)
36. 5. WIDE BITUMINOUS SIDEWALK AT END OF EXISTING GRANITE CURB REMAIN
37. 5. WIDE BITUMINOUS SIDEWALK AT END OF EXISTING GRANITE CURB REMAIN
38. GUARDRAIL, HDOT TYPE 3B, FACE OF RAIL TO BE SET AT EDGE OF SIDEWALK
39. SEE NOTE II
40. VERTICAL GRANITE CURB, TYP.
41. RELOCATE EXISTING UTILITY POLE
42. STOP BAR
43. 20' BUILDING SETBACK
44. 20' BUILDING SETBACK
45. 20' BUILDING SETBACK
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95. 20' BUILDING SETBACK
96. 20' BUILDING SETBACK
97. 20' BUILDING SETBACK
98. 20' BUILDING SETBACK
99. 20' BUILDING SETBACK
100. 20' BUILDING SETBACK



SITE PLAN

OF: RIVERSIDE & WARREN AVENUE PARCEL

FOR: MAINE'S FLOORCOVERING SUPERSTORE, LLC
659 WARREN AVENUE
PORTLAND, MAINE

RECORD OWNER: MAINE FLOORCOVERING SUPERSTORE, LLC
659 WARREN AVENUE
PORTLAND, MAINE 04103

DATE: 9-19-03
SCALE: 1" = 30'

Sebago Technics

Engineering Experts. You Can Build On

One Canal Street
Westbrook, Me 04098-1139
Tel (207) 558-0277

PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN PLUS
03141 778 GJB SMF

REV.	BY:	DATE:	STATUS:
F	MTW	4-6-06	REVIS PER CITY STAFF REVIEW COMMENTS
E	MTW	9-27-03	RESUBMIT TO CITY OF PORTLAND
D	GJB	4-27-04	REVIS PER ENGINEERING REVIEW COMMENTS
C	GJB	4-20-04	REVIS PER BOARD COMMENT
B	GJB	2-3-04	REVIS PER PER REVIEW
A	GJB	10-3-03	SUBMIT TO CITY

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14151

Att. L