

RIVERSIDE STREET

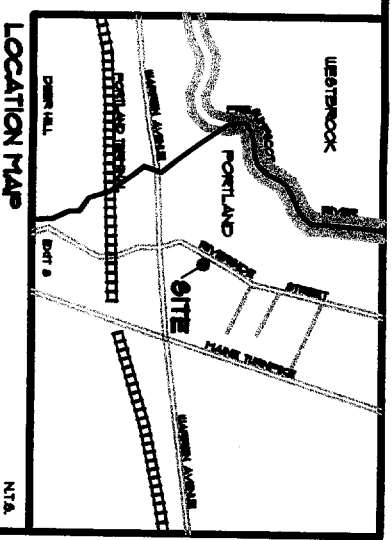
LOT 2 PLAN 40

LAND TO BE TRANSFERRED FROM (DEED BOOK 1109 PAGE 122) TO LOT 2 (DEED BOOK 12491 PAGE 11) 129,865 S.F.



NOV 2 3 2004

357 Riverside St.



GENERAL NOTES

1. RECORD OWNERS OF THE PROPERTY ARE BRADFORD W. WATSON, LYNN W. COUSINS AND KATHERINE W. CARTER BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10491, PAGE 11.
2. EXISTING LOT 2 PARCEL AREA IS 4100,115 S.F. LAND TO BE TRANSFERRED AREA IS 429,865 S.F. TOTAL AREA OF THE PROPOSED LOT 2 IS 470,980 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.'S 401 RIVERSIDE STREET, PORTLAND, ME, FOR HARVEY INDUSTRIES, INC. 100 MAIN STREET, WALTHAM, MA, 02451 BY SEBAGO TECHNICS, ONE CHABOT STREET, WESTBROOK, MAINE 04098-1538, DATED 11/22/01.
 - B. 'SITE PLAN-(STANDARD BOUNDARY SURVEY) OF PORTLAND YAMMAH-KAWASAKI BY H. I. AND E.C. JORDAN - SURVEYORS - A DIVISION OF E.C. JORDAN CO., 582 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 1988, DOT FILE NO. 3-444 SHEETS 1 AND 2 OF 11, (NO TAGING RECORDED).
 - D. PLOT PLAN FOR TURNER BARBER ASSOCIATES, PORTLAND, MAINE, BY C. R. STORER, INC., ENGINEERING - CONTRACTING VARIQUITY, MAINE, DATED 4/1/1973, CORNO PLAN BK 96 PG 22.
 - E. BOUNDARY & WETLANDS SURVEY OF D & E REALTY COMPANY (RIVERSIDE STREET & WARREN AVENUE PARCELS), PORTLAND MAINE BY SEBAGO TECHNICS, ONE CHABOT STREET, WESTBROOK, MAINE 04098-1539, FOR THE BENCHMARK GROUP, 4055 MARPLE ROAD, AMHERST, NEW YORK, DATED 9/02/1988.
5. BOUNDARY INFORMATION SHOWN IS REFERENCED TO MAGNETIC NORTH 1988.
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 REPAIR ELECTRIC DISTRIBUTION AND COMMUNICATION LINES FOR THE TRANSMISSION OF ELECTRICITY AND INTELLIGENCE, TOGETHER WITH THE NECESSARY POLES, WIRES, CABLES, CROSS-ARMS, BRACKETS, ANCHORS, GUYS AND OTHER ELECTRICAL EQUIPMENT AND APPURTAINANCES CONNECTED THEREWITH, OVER, ALONG AND ACROSS PREMISES OWNED BY THE GRANITOR, ALONG A ROUTE IN A SOUTH-EASTERLY DIRECTION FROM POLE #38 RIVERSIDE STREET TO POLE #38A.1, SAID EASEMENT RECORDED APRIL 5, 1976 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3924, PAGE 28.
 - B. A 36 FOOT RIGHT OF WAY EASEMENT AS SHOWN ON PLAN DESCRIBED IN REFERENCE 4D AND IN DEED OF LAND NOW OR FORMERLY OF BRADFORD W. WATSON, LYNN W. COUSINS AND KATHERINE 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:	
FRONT YARD	20 FEET
REAR YARD	20 FEET
SIDE YARD (1-2 STORIES)	10 FEET
SIDE YARD (3+ STORIES)	12 FEET
MINIMUM LOT WIDTH	60 FEET
MINIMUM HEIGHT	65 FEET
MAXIMUM WETTEROUS SURFACE RATIO	80%
MAXIMUM FLOOR AREA RATIO	65%

* SEE THE CITY OF PORTLAND ZONING ORDINANCE FOR FURTHER DETAIL.

CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 7/7/2004

SITE PLAN
 OF
HANDYMAN RENTAL PARCEL
 357 RIVERSIDE STREET
 PORTLAND, MAINE
 FOR:
HANDYMAN RENTAL
 357 RIVERSIDE STREET
 PORTLAND, MAINE 04103

RECORD OWNER:
 SEE NOTE 1

DATE: 1/18/04
 SCALE: 1"=20'

SHEET 1 OF 1

Sebago Technics
 Engineering Expertise You Can Build On
 One Chabot Street
 Westbrook, Me 04098-1539
 Tel (207) 898-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
03379EC	776	DPH	MWE	DPH/AMC

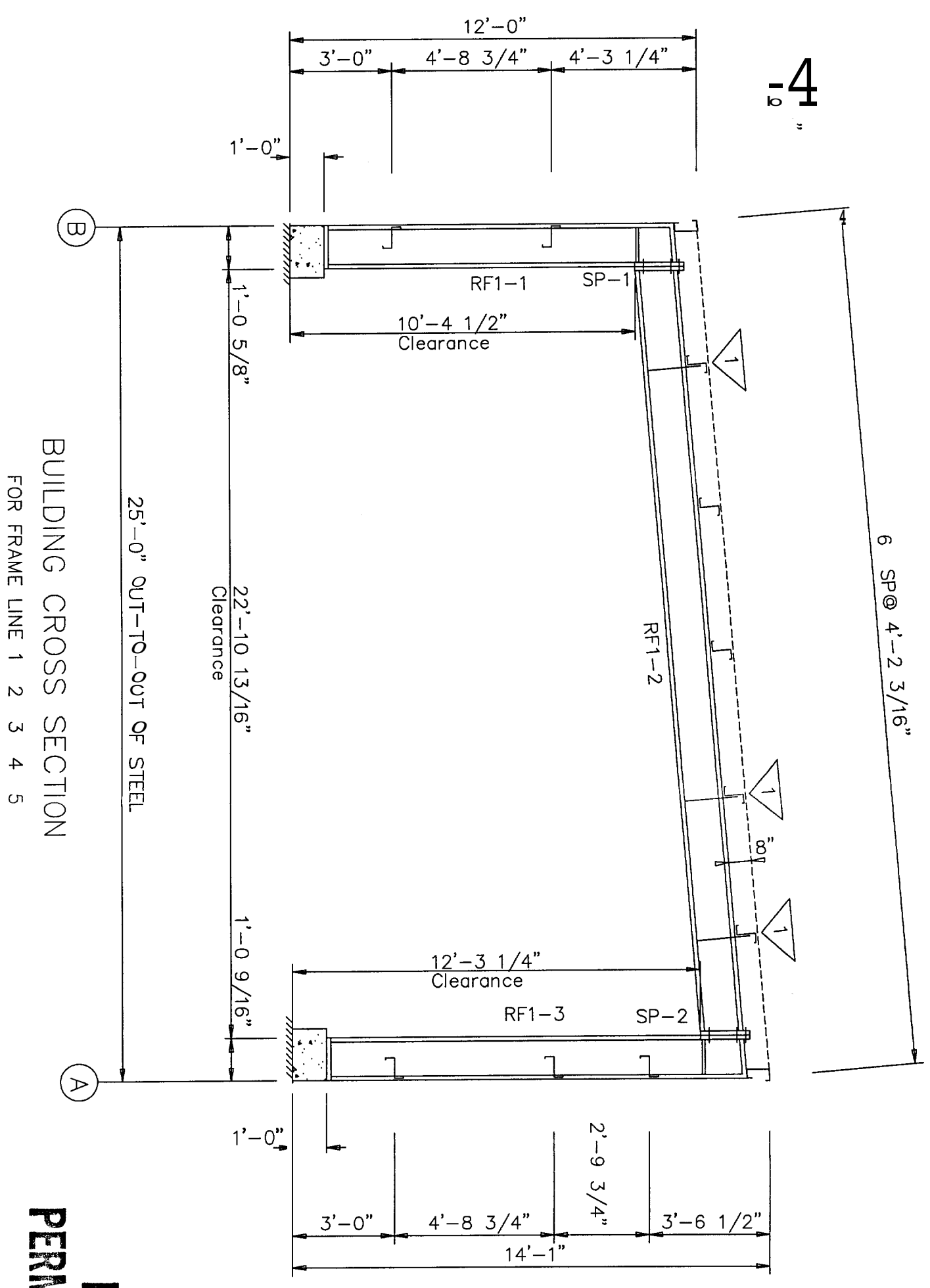
REV:	A	MWE	5/10/04	SUBMITTED TO CITY FOR REVIEW
BY:			DATE:	STATUS:

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.

SPLICE BOLTS		Quon	Top/Bot	Int Type	Dia	Len
Sp-1	4	2	0	A325	0.750	2.50
Sp-2	4	2	0	A325	0.750	2.00

FLANGE BRACE TABLE			
▽ ID	MARK	LENGTH (in)	SIDES
1	FB2A	25.500	1

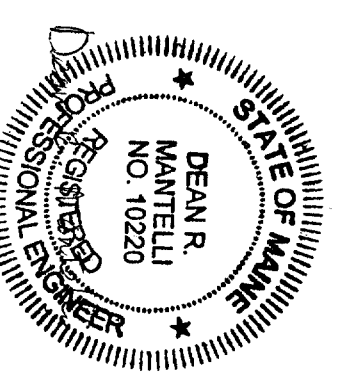
FBxA	-	2"x2"x1/8"
FBxB	-	2-1/2"x2-1/2"x3/16"



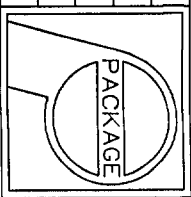
PIECE	MEMBER SIZE TABLE (in)		OUTSIDE FLANGE W x T x LEN	INSIDE FLANGE W x T x LEN
	WEB DEPTH START/END	WEB PLATE THICK LENGTH		
RF1-1	12.0/12.0	0.125	111.6	6 x 1/4" x 123.3
RF1-2	12.0/12.0	0.229	12.7	6 x 1/4" x 12.3
RF1-3	12.0/12.0	0.179	239.0	5 x 1/4" x 273.9
	12.0/12.0	0.179	35.9	
	12.0/12.0	0.179	13.9	
	12.0/12.0	0.125	134.4	5 x 1/4" x 148.3

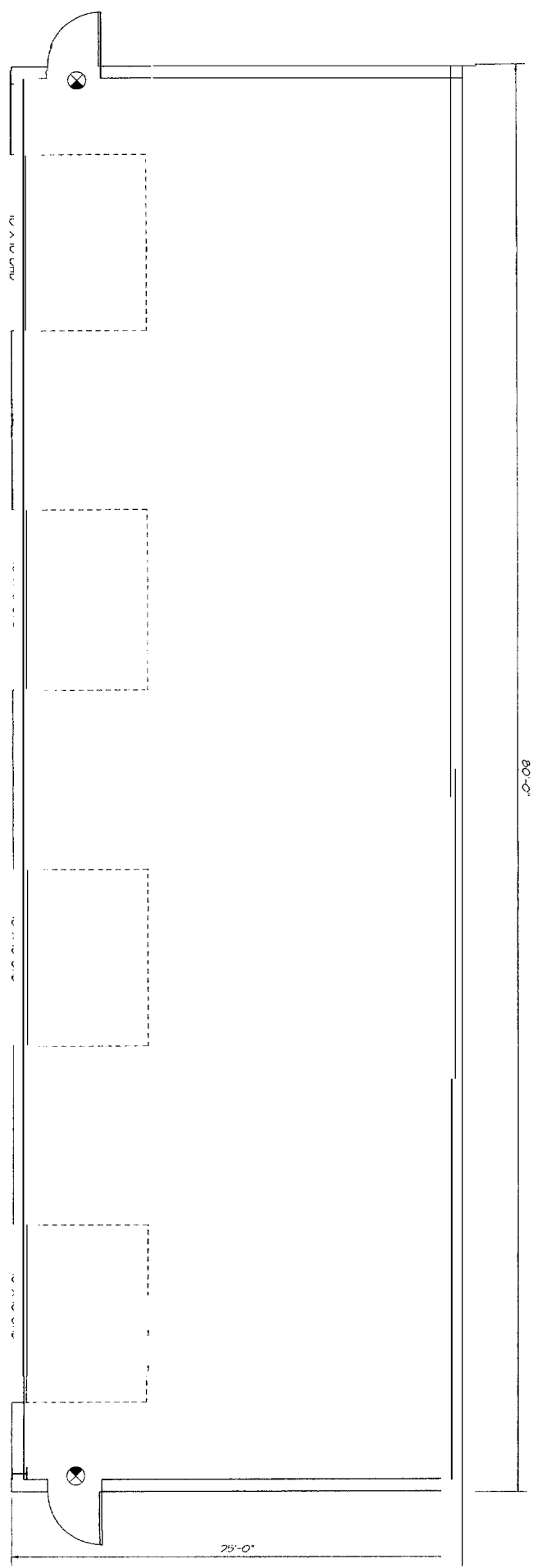
BUILDING CROSS SECTION
FOR FRAME LINE 1 2 3 4 5

FOR
PERMIT ONLY

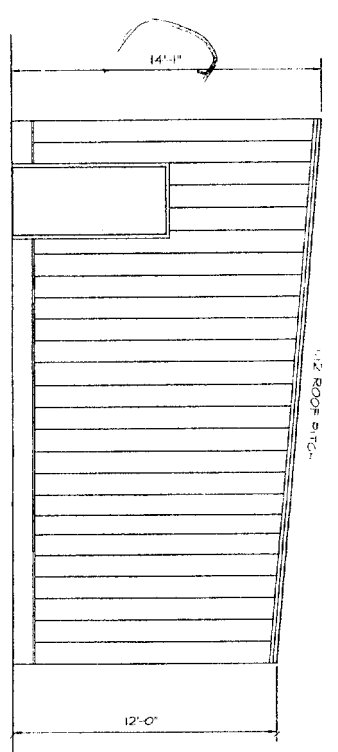


PRELIMINARY DRAWING: NOT FOR CONSTRUCTION / FOR PERMIT ONLY	CURRENT REVISION: 0
PACKAGE INDUSTRIES, INC.	Biskup Construction Inc.
PROJECT: Handyman Rental	FRAME CROSS SECTION
ID: 0409-072	DESIGN: KGB
PROJECT	DRAFT: KGB
ADDRESS: Portland, ME 04103	DATE: 10/12/04
	SHEET: FRXS-1

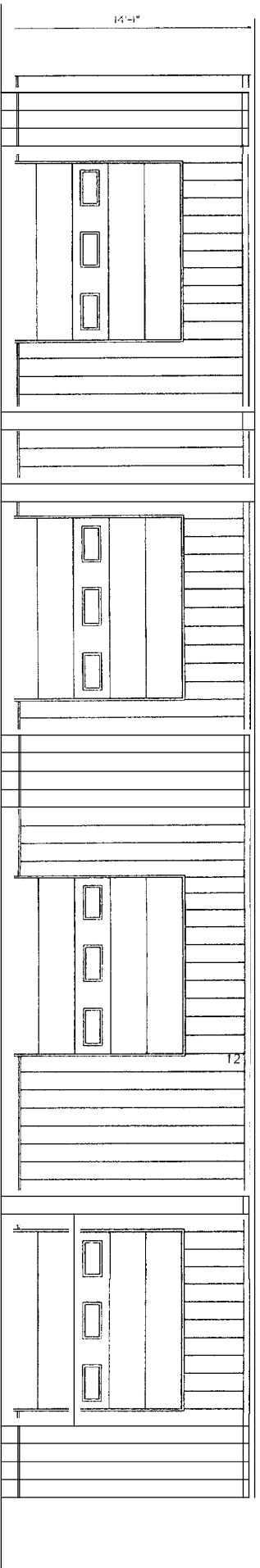




FLOOR PLAN - 1/4" = 1'-0"



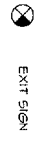
RIGHT ELEVATION - 1/4" = 1'-0"



FRONT ELEVATION - 1/4" = 1'-0"

GENERAL NOTES

- THIS BUILDING IS FOR COLD STORAGE AND WILL NOT HAVE HEAT, ELECTRICAL, OR A SPRINKLER SYSTEM!
- ALL HANDDOORS SHALL BE 3'-0" WIDE AND HAVE HANDCAPPED LEVER TYPE HARDWARE
- 5 LB ABC FIRE EXTINGUISHERS SHALL BE MOUNTED AT EVERY EXIT

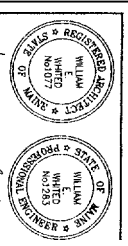


EXIT SIGN

317BY

WILLIAM E. WHITED, INC.
ARCHITECTURE
ENGINEERING
INTERIORS

William E. Whited, PE, RA
1321 Washington Avenue
Portland, Maine 04103
Tel: 207.878.4530
Fax: 207.878.4533



CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS

PROJECT:
**HANDYMAN
EQUIPMENT
RENTAL**
PORTLAND, MAINE

CONTRACTOR:
**BISKUP CONSTRUCTION, INC.
16 DANIELLE DRIVE
WINNHAM, MAINE 04092**

DATE	DESCRIPTION	REVISIONS

CAD FILE: BILLY
PLOT SCALE: 1/20
DRAWN BY: WSK
CHECKED BY: WSK
DATE: OCT 06, 2004
© COPYRIGHT
WILLIAM E. WHITED, INC. 2004

SHEET TITLE
**FLOOR PLAN
& ELEVATIONS**

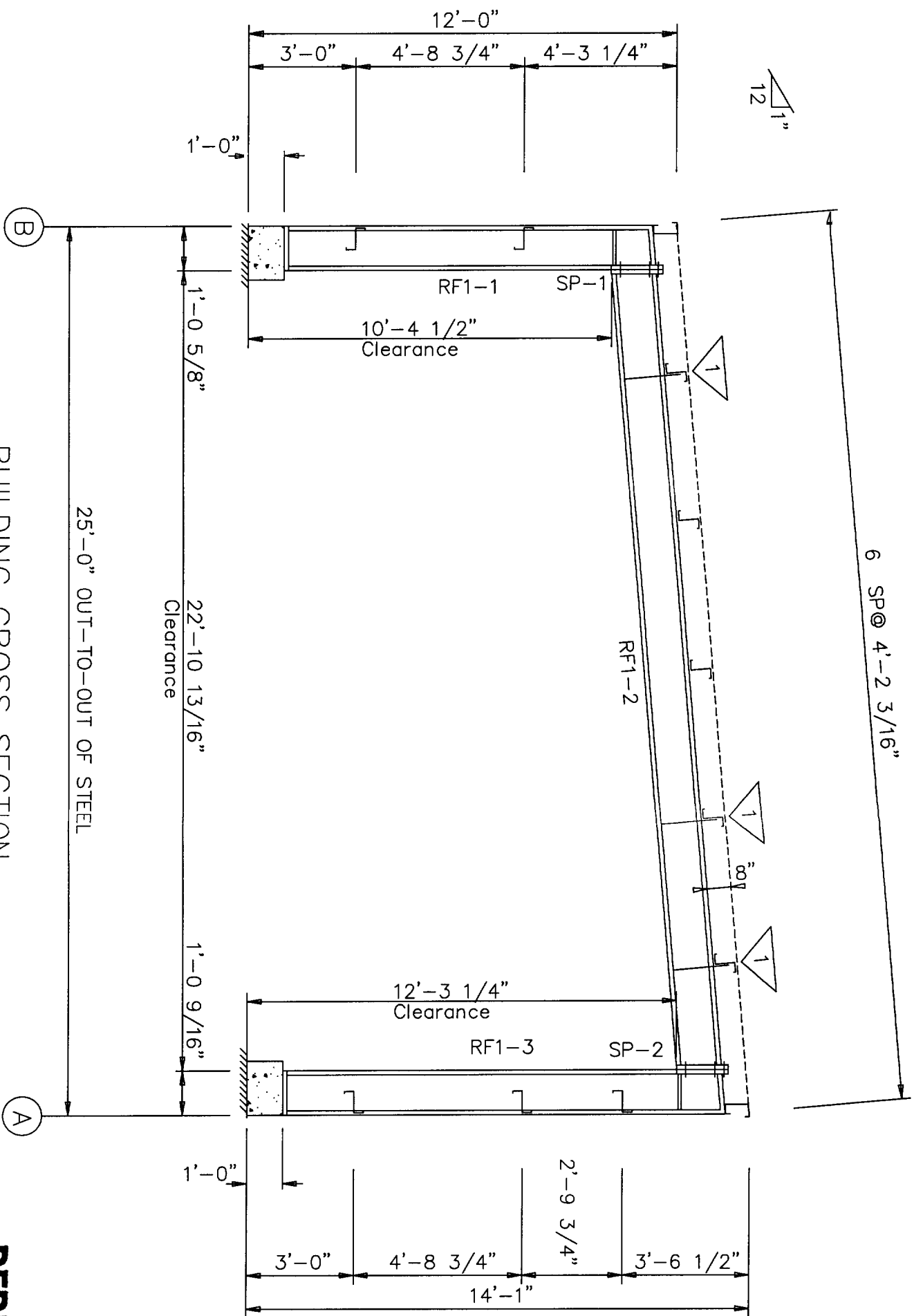
SHEET NUMBER
A-1

SHEET OF
REVISION NO.

SPLICE BOLTS			
Splice Mark	Quan	Top/Bot/Int	Type Dia Len
Sp-1	4	2	0 A325 0.750 2.50
Sp-2	4	2	0 A325 0.750 2.00

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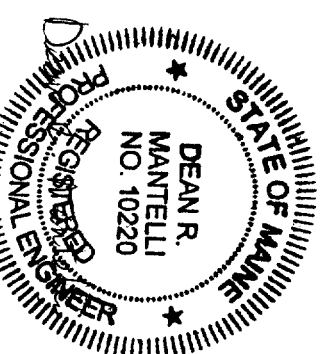
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BUILDING CROSS SECTION
FOR FRAME LINE 1 2 3 4 5

PIECE	WEB DEPTH		WEB PLATE		OUTSIDE FLANGE		INSIDE FLANGE	
	START	END	THICK	LENGTH	W x T x LEN	W x T x LEN	W x T x LEN	W x T x LEN
RF1-1	12.0	12.0	0.125	111.6	6 x 1 1/4" x 123.3	6 x 3/8" x 111.6		
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FOR PERMIT ONLY



PRELIMINARY DRAWING: NOT FOR CONSTRUCTION / FOR PERMIT ONLY	CURRENT REVISION: 5
PACKAGE INDUSTRIES, INC.	Biskup Construction Inc.
PROJECT: Handyman Rental	FRAME CROSS SEC ON
ID: 0409-072	DESIGN: KOE
PROJECT	DRAFT: KGE
ADDRESS: Portland, ME 04103	DATE: 10/12/04
	SHEET: FRXS-1

