

(TYP)
ON A SPOTS
OR BASIC PLATH.
TO BRIDGE
SEE NOTE ON
SK 2

LONGITUDINAL ELEVATION
(OPPOSITE SIDE - SAME)

3" DIM = 1/4" x 3"
6" DIM = 6" SCA 40 GR. 50

GIANBRO

THE CONSTRUCTORS

Hunnewell Square
PITTSFIELD, MAINE 04967
(207) 487-3311

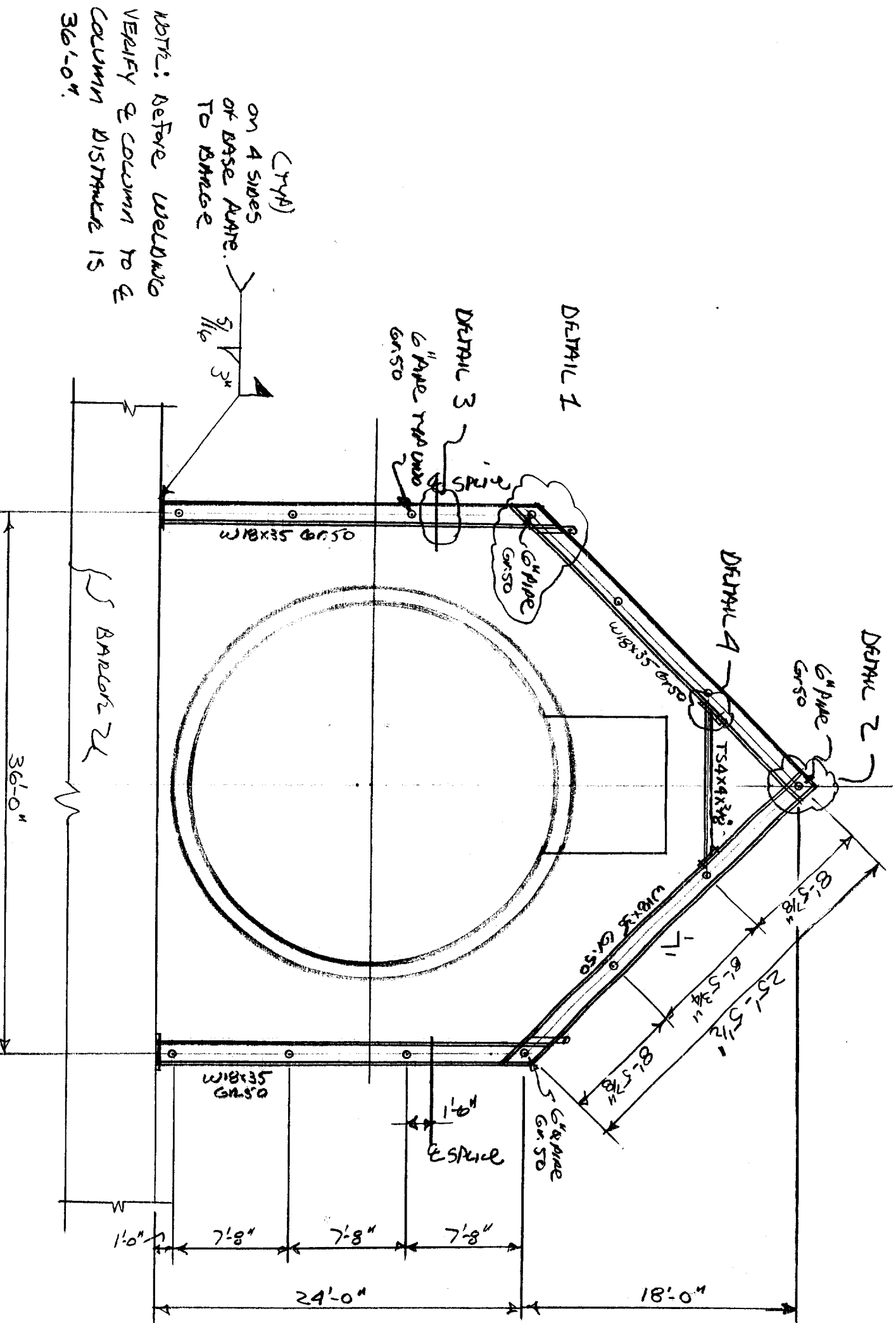
TEMPORARY
JOB DUCT ENCLOSURE

SHEET NO. SK 1 OF 14 SCALE

CALCULATED BY 2985 DATE 11-13-01

CHECKED BY DATE

DWG/SUBJECT



NOTE: Before welds
 VERIFY & COLUMN TO &
 COLUMN DISTANCE IS
 36'-0"

(CRYP)
 ON 4 SIDES
 OF BASE ARE.
 TO BRACE

TRANSVERSE ELEVATION
 INTERIOR RAYS

CIANBRO

THE CONSTRUCTORS

Hunnewell Square
 PITTSFIELD, MAINE 04967
 (207) 487-3311

SIDING - 1/4" ANGLE-IRON CHAIR @
 36" O.C. w/
 MONOTYPED FUMIC SAFTE
 SHEETING

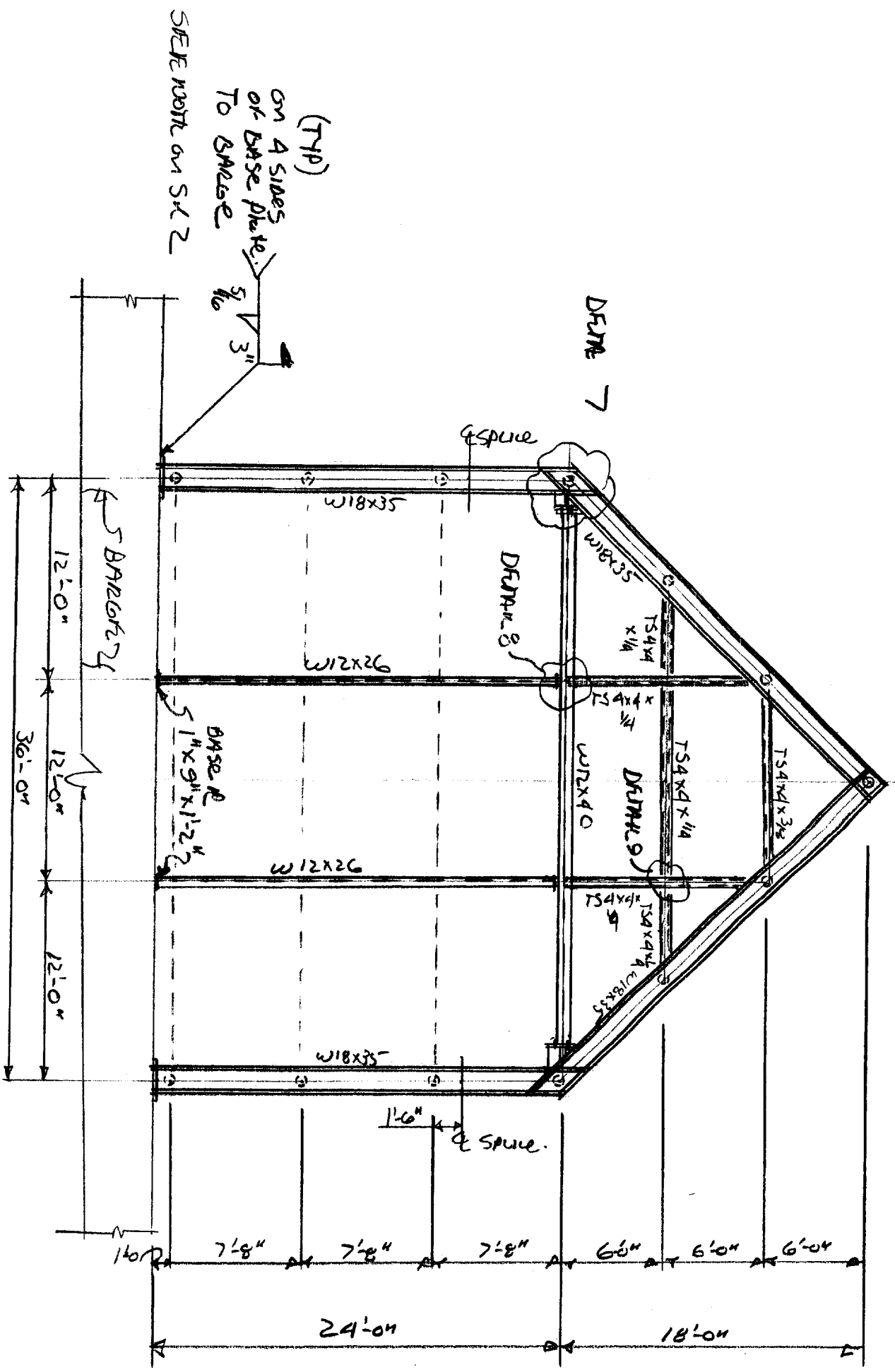
TEMPORARY
 JOB DUCI ENCLOSURE

SHEET NO. SK 2 OF 14 SCALE 1/8" = 1'-0"

CALCULATED BY 5988 DATE 11-18-01

CHECKED BY DATE

DWG/SUBJECT



TRANSVERSE ELEVATION
END BAYS

GIANBRO

THE CONSTRUCTORS

Hunnell Square
PITTSFIELD, MAINE 04967
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TRUSSING
JOB DOCK ENCLOSURE

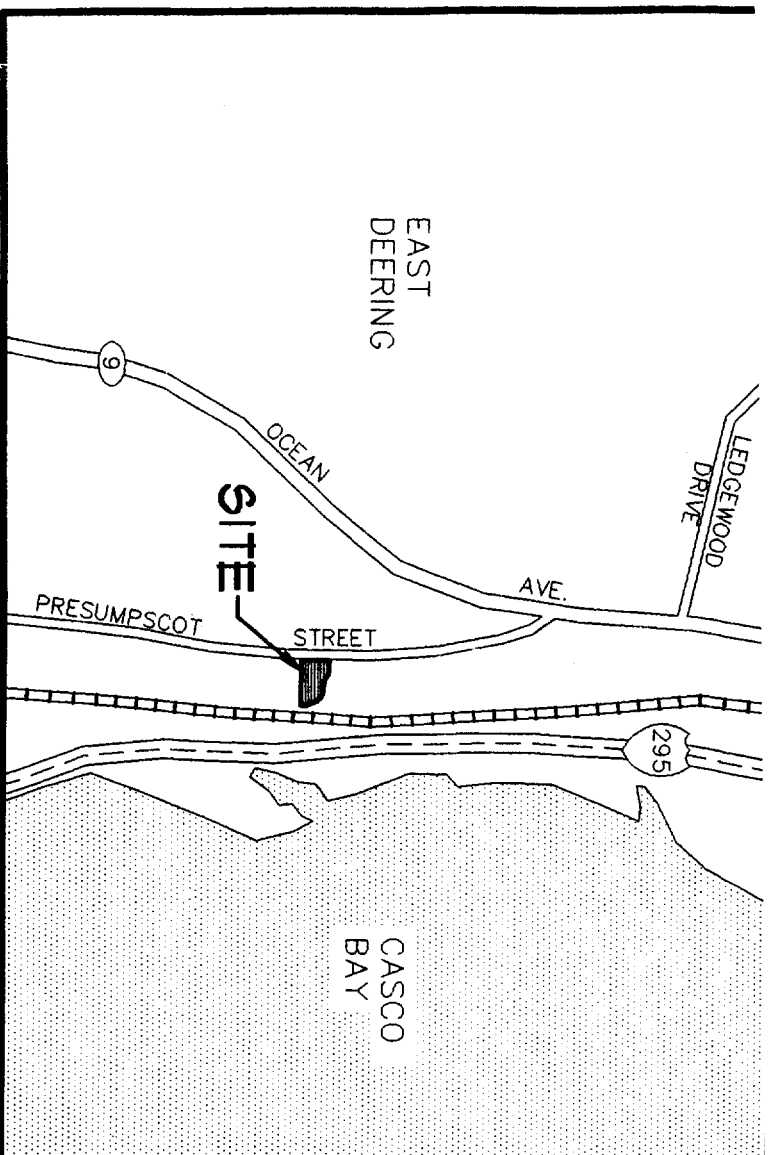
SHEET NO. SK 3 OF 14 SCALE 1/8" = 1'-0"

CALCULATED BY 598 DATE 11-13-01

CHECKED BY _____ DATE _____

DWG./SUBJECT _____

OPTIONAL 5 4x4x1/4

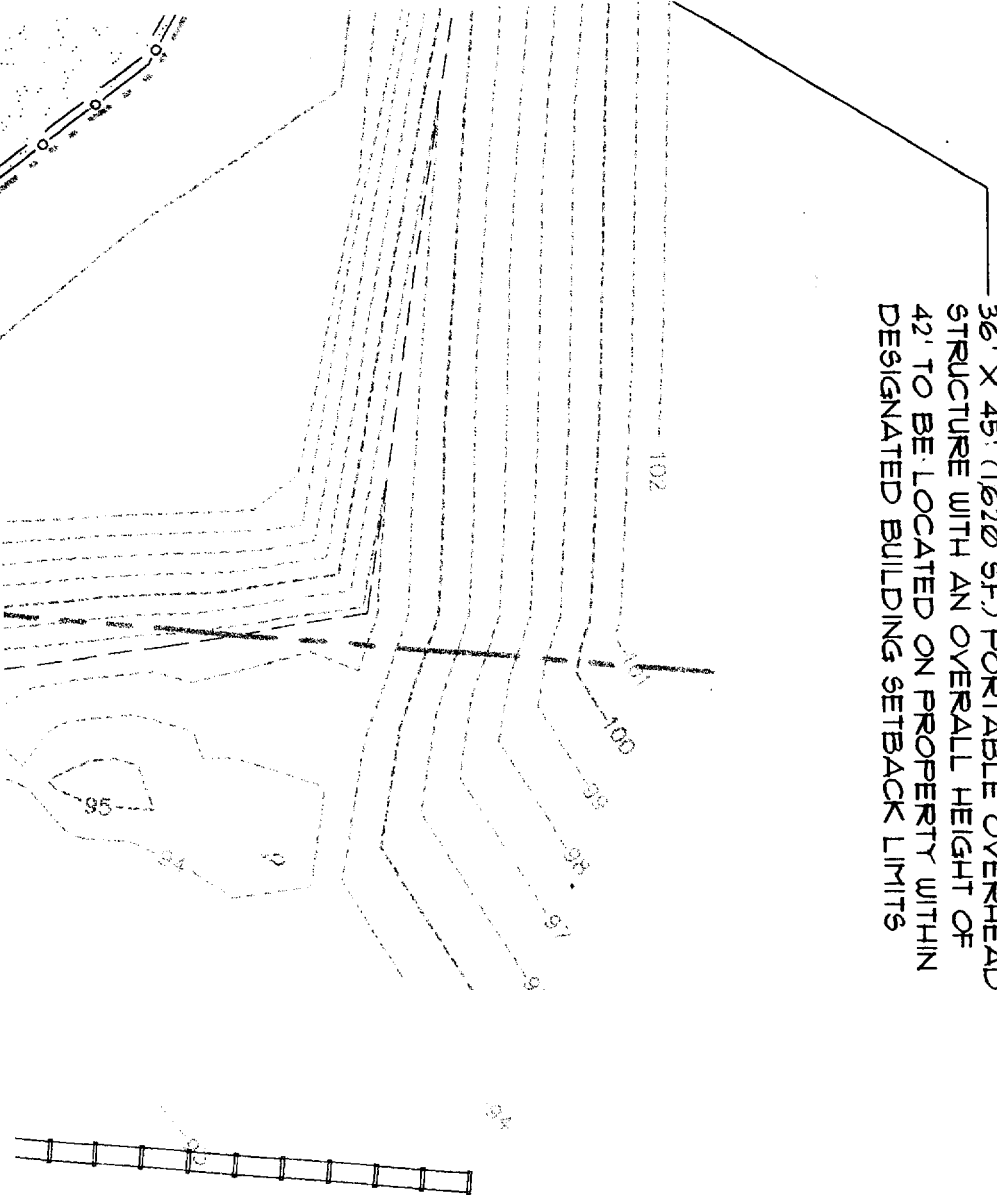


LOCATION MAP

N.T.S.

GENERAL NOTES:

36' X 45' (1620 SF) PORTABLE OVERHEAD STRUCTURE WITH AN OVERALL HEIGHT OF 42' TO BE LOCATED ON PROPERTY WITHIN DESIGNATED BUILDING SETBACK LIMITS



- 1. APPLICANT AND RECORD OWNER: JON RENNE COUTURE, 399 PRESUMPSCOT STREET PORTLAND, MAINE 04103
- DEED REFERENCE: BOOK 13275 PAGE 200

2. TAX ASSESSORS REFERENCE: 420-A-001

3. TOTAL LOT AREA: 49,125 SF. (PER DEED RESEARCH) 40,564 SF. (PER TAX RECORDS)

4. ZONING DISTRICT: IM, INDUSTRIAL-MODERATE IMPACT

5. USE: INDUSTRIAL

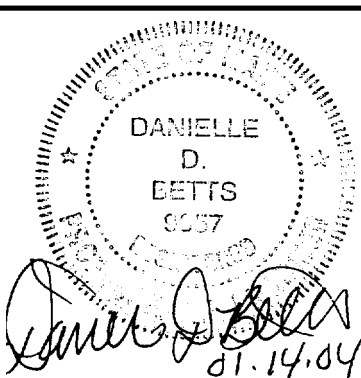
6. SPACE AND BULK CRITERIA:

	REQUIRED	PROVIDED
MIN. STREET FRONTAGE:	60 FEET	216'
MIN. FRONT YARD:	1 FOOT FROM PROPERTY LINE FOR EACH 1 FOOT OF HEIGHT	25'
MIN. SIDE YARD:	1 FOOT FROM PROPERTY LINE FOR EACH 1' OF HEIGHT UP TO 25'	25'
MIN. REAR YARD:	1 FOOT FROM PROPERTY LINE FOR EACH 1' OF HEIGHT UP TO 25'	25'
PAVEMENT SETBACK FROM LOT BOUNDARIES:	10 FEET	10'
MAX. BUILDING HEIGHT:	15 FEET	42'
MAX. IMPERVIOUS SURFACE RTII %	15%	74.4%

1. BUILDING SUMMARY: 6,000 SF. EXISTING BUILDING (60' x 100'), 20'± HIGH
PORTABLE 1620 SF. ACCESSORY STRUCTURE (36' x 45'), 42'± HIGH

8. PARKING SPACE REQUIREMENTS:
REQUIRED: 6 (1 SPACE/1000 SF. OF FLOOR AREA)
PROPOSED: 9

9. THE FACILITY IS CURRENTLY SERVICED BY CITY WATER, UNDERGROUND ELECTRIC, AND TELEPHONE, AND A PRIVATE SEPTIC LIFT PUMP TANK



DATE:	STATUS:
01-14-04	ISSUED TO CITY FOR REVIEW
10-20-03	AS APPROVED BY CITY OF PORTLAND
10-03-03	ADDED ROW IMPROVEMENTS & FENCE
07-18-03	ISSUED TO CITY FOR REVIEW

Sebago Technics
 Engineering Expertise You Can Build On
 One Chabot Street
 Westbrook, Me 04098-1339
 Tel (207) 856-0277

PROJECT NO.	03111
FIELD BOOK	
DESIGN	DDB
CHKD	

AMENDED SITE PLAN
 OF:
DIVER DOWN UNDERWATER SERVICES
 399 PRESUMPSCOT STREET
 PORTLAND, MAINE
 FOR:
DIVER DOWN UNDERWATER SERVICES
 399 PRESUMPSCOT STREET
 PORTLAND ME, 04103

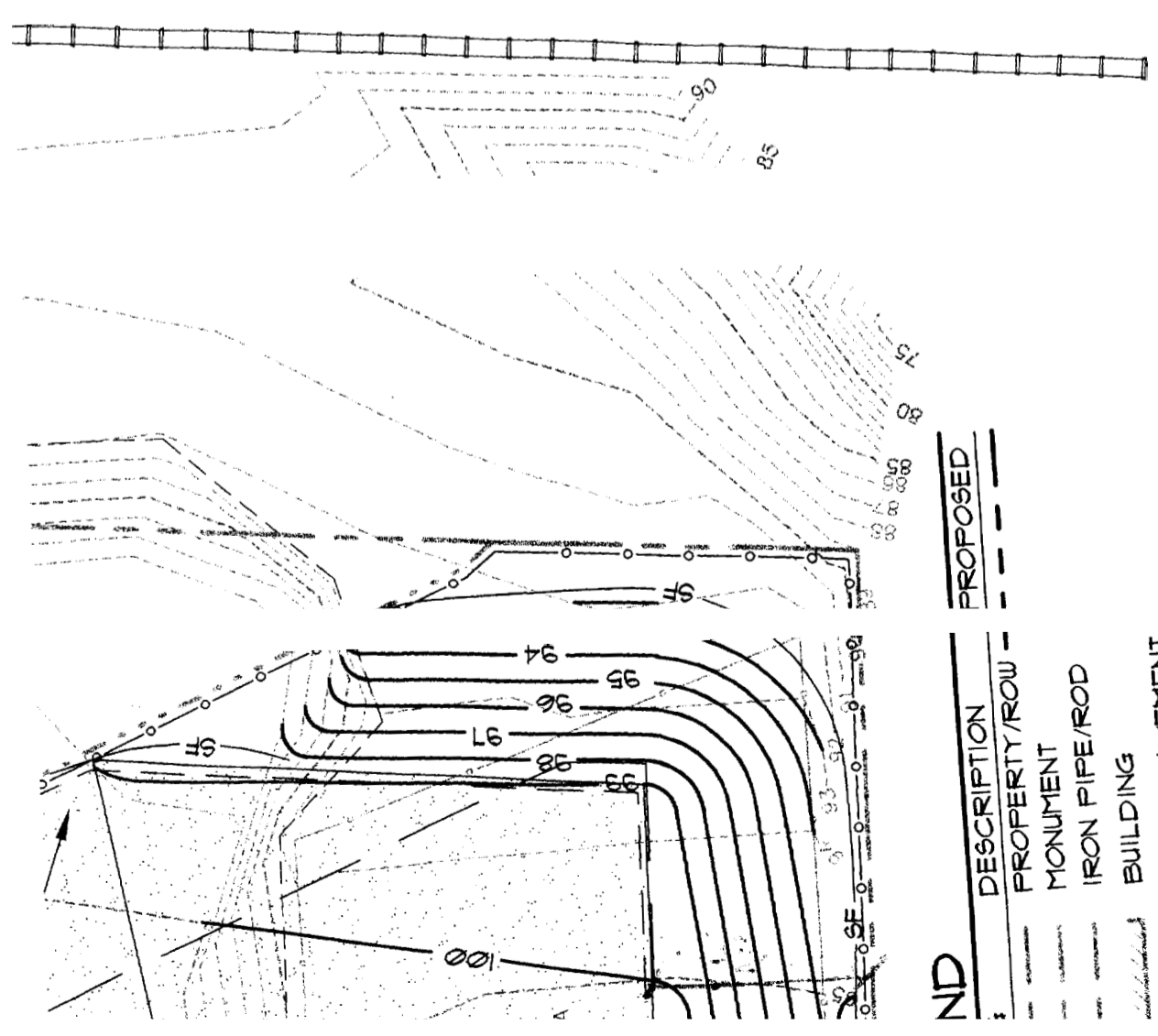
DATE	07-11-03
SCALE	1"=20'

SHEET 1 OF 1

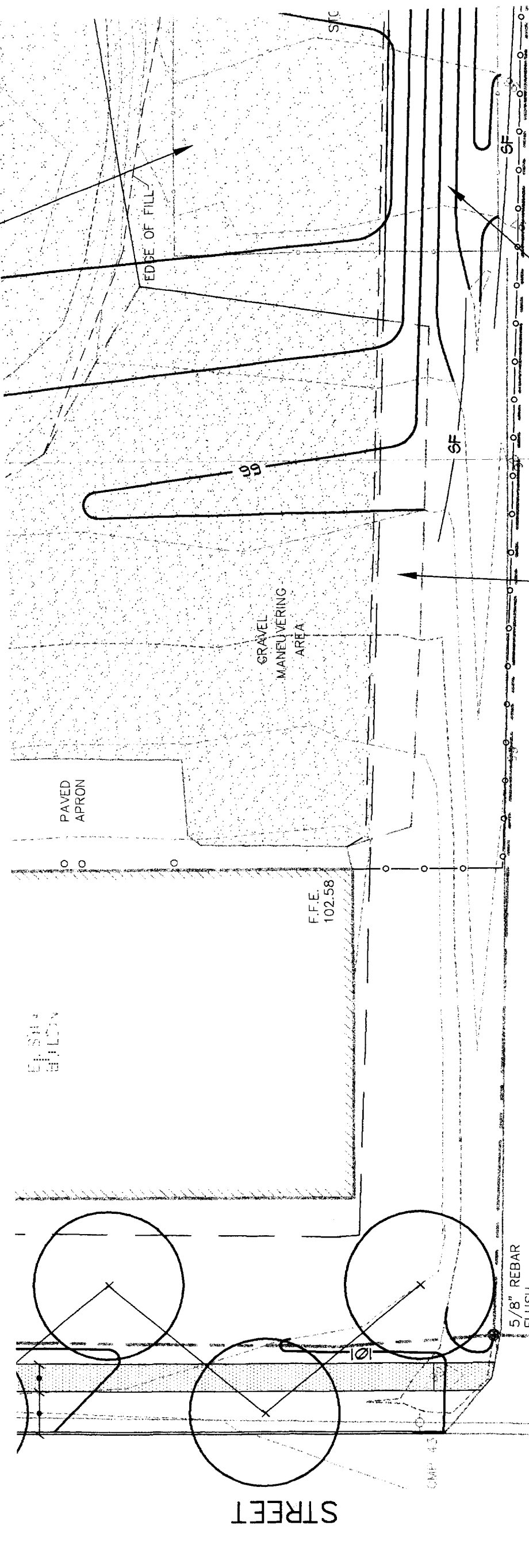
CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 11/29/2004

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 AUG 19 2005
RECEIVED

12. AN APPROVED SET OF PLANS AND ALL ATTACHED "TITLES" MUST BE AVAILABLE AT ALL TIMES ON THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
13. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
14. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
15. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
16. 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, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
17. HANDICAP RAMP SHALL BE SLOPED TO MATCH EXISTING GRADE, MAXIMUM SLOPE 1:12.
18. PROPOSED GRADING AND FENCING, AS WELL AS IMPROVEMENTS SHOWN ALONG THE FRONT OF THE BUILDING AND IN RIGHT-OF-WAY WERE PREVIOUSLY APPROVED BUT ARE NOT YET CONSTRUCTED. REFER TO AMENDED SITE PLAN DATED 10-20-03.



DESCRIPTION	PROPOSED
PROPERTY/ROW	---
MONUMENT	○
IRON PIPE/ROD	—
BUILDING	▭
EDGE PAVEMENT	—
EDGE GRAVEL	—
CURBLINE	—
CONTOURS	—
WATER	—
OVERHEAD ELEC. & TEL.	—
GATE VALVE	—
LIGHT POLE	—
UTILITY POLE	—
HYDRANT	—
MANHOLE	—
SPOT GRADE	30x20
CHAIN LINK FENCE	—
RAILROAD	—
BENCHMARK	⊗
DECIDUOUS TREE	⊗



REMOVE EX. GRAVEL, TYP.

4" LOAM AND SEED OVER DISTURBED AREAS, TYP.

5/8" REBAR FLUSH SITE BM

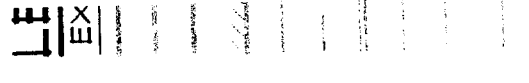
STREET

PRESUMPCOT

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



CMP 410