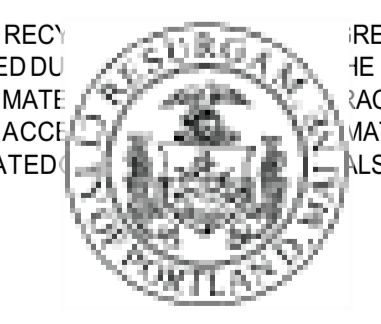


LOCATION MAP
SCALE: NTS

- GENERAL NOTES:**
- TOTAL SITE AREA: ±0.48 ACRES (±20,934 SF)
 - ZONING DISTRICT: RESIDENTIAL ZONE (R-7)
 - OWNER: PORTLAND HOUSING AUTHORITY
14 BAXTER BLVD.
PORTLAND, ME 04101
(207) 773.4753
 - APPLICANT: 58 BOYD STREET, LP
14 BAXTER BLVD.
PORTLAND, ME 04101
(207) 773.4753
 - TAX MAP: TAX MAP 22, BLOCK F, LOT 1
 - BOOK AND PAGE: CCRD BOOK 3129, PAGE 374
 - PROJECT ADDRESS: 58 BOYD ST / 54 LANCASTER ST
 - BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN TITLED: "BOUNDARY & TOPOGRAPHIC SURVEY" AT 58 BOYD STREET, PORTLAND, MAINE, MADE FOR PORTLAND HOUSING AUTHORITY, 14 BAXTER BLVD., PORTLAND, MAINE 04101, DATED AUGUST 29, 2017 WITH REVISION DATES THROUGH AUGUST 24, 2018. PREPARED BY OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, ME 04105, TELEPHONE 207.774.0424
 - BEARINGS ARE BASED ON MAINE STATE PLAN COORDINATE SYSTEM, MAINE WEST NAD 83 PER CITY POINTS:
T102-78-101 L751-8-3007
N: 302993.85 N: 302902.11
E: 2929365.05 E: 2929788.62
 - BENCH MARK: MONUMENT 102-77-1 AT NORTHWEST CORNER OF ANDERSON STREET AND EAST LANCASTER STREET, ELEVATION 19.57 CITY DATUM.

- DEMO + SITE PREP NOTES:**
- ALL TREES TO BE PRESERVED SHALL BE PROTECTED WITHIN APPROVED FENCING OR BARRIERS AT THE EXISTING DRIPLINE. SEE TREE PROTECTION DETAIL IN CIVIL PLANS.
 - NO EQUIPMENT OR MATERIALS SHALL BE PLACED OR STORED WITHIN THE PROTECTED DRIPLINE AREA OF PRESERVED TREES.
 - ALL TREES TO BE PRESERVED SHALL BE MONITORED ON A REGULAR BASIS FOR SIGNS OF STRESS OR OTHER IMPACT DUE TO CONSTRUCTION AND APPROPRIATE TREE CARE SHALL BE INITIATED IMMEDIATELY.
 - OWNER SHALL RETAIN A LICENSED ARBORIST TO PREPARE A TREE CARE PROGRAM FOR ALL PRESERVED TREES TO INCLUDE PRE, DURING AND POST CONSTRUCTION MANAGEMENT.
 - TREE MANAGEMENT SHALL CONSIST OF SELECT PRUNING, WATERING, FERTILIZATION, AND AERATION AS REQUIRED AND SPECIFIED TO EACH TREE SPECIES.
 - THE CONTRACTOR IS ADVISED THAT ANY UNFORESEEN SUBSURFACE CONDITIONS ENCOUNTERED DURING THE COURSE OF WORK SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY AND ANY UNAUTHORIZED REMOVALS SHALL BE DONE SO AT NO EXTRA EXPENSE TO THE OWNER.
 - THE CONTRACTOR SHALL OBTAIN NECESSARY DEMOLITION AND REMOVAL PERMITS FROM THE CITY OF PORTLAND, MAINE AND COORDINATE WITH NECESSARY UTILITIES, INCLUDING CABLE, ELECTRIC, WATER, SEWER.
 - THE CONTRACTOR SHALL PREPARE A DEMOLITION PLAN IDENTIFYING THE SCHEDULE AND SEQUENCE OF EVENTS FOR THE PROJECT, INCLUDING A DESCRIPTION OF EVENTS AND STRATEGIES FOR PROTECTING UTILITIES, PROPERTIES, AND RIGHT OF WAYS ADJACENT TO THE SITE BUILDINGS.
 - THE CONTRACTOR SHALL PROVIDE AND SET UP NECESSARY ENVIRONMENTAL AND ENGINEERING CONTROLS TO CONTAIN POTENTIALLY HAZARDOUS DUSTS FROM IMPACTING THE PUBLIC, WORKERS AT THE SITE, OR OCCUPANTS OF ADJACENT PROPERTIES.
 - PROPERLY TRANSPORT AND DISPOSE OF ALL DEMOLITION DEBRIS IN ACCORDANCE WITH STATE OF MAINE AND FEDERAL GUIDELINES, AND PROVIDE DOCUMENTATION OF PROPER HANDLING, TRANSPORT, AND DISPOSAL OF CONSTRUCTION AND DEMOLITION DEBRIS TO THE ENGINEER FOLLOWING THE COMPLETION OF DEMOLITION ACTIVITIES.
 - IT IS THE INTENT OF THE CITY TO RECYCLE DEMOLITION MATERIAL PRODUCED DURING THE PROJECT. THE CONTRACTOR SHALL SUBMIT A RECYCLING PLAN IDENTIFYING MATERIALS TO BE RECYCLED AND A SCHEDULE OF ESTIMATED RECYCLING MATERIALS TO BE RECYCLED. THE CONTRACTOR SHALL SUBMIT A RECYCLING PLAN TO THE CITY OF PORTLAND FOR APPROVAL. THE RECYCLING PLAN SHALL INCLUDE A SCHEDULE OF ESTIMATED RECYCLING MATERIALS TO BE RECYCLED AND A SCHEDULE OF ESTIMATED RECYCLING MEANS.



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Conditions of Approval and Standard Conditions

DATE of APPROVAL November 28, 2018
PLANNER Matthew Grooms
PROJECT NO. 2017-217

CWSARCHITECTS
ARCHITECTURE | INTERIOR DESIGN

264 US Route One, Suite 100-2A
Scarborough, ME 04074
OFFICE: 207.774.4441 CWSARCH.COM

CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS
217 COMMERCIAL STREET, STE 200
PORTLAND, MAINE 04101
207.772.1552 | F. 207.772.0712

DRAWING NUMBER
1 50% MSHA SUBMISSION
2 90% PROGRESS/PRICING
3 FOR BIDDING
4 ADDITIONAL POST BID
5 ADDITIONAL POST BID

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|----------------------|
| 1 | 01.28.2018 | 50% MSHA SUBMISSION |
| 2 | 11.27.2018 | 90% PROGRESS/PRICING |
| 3 | 11.21.2018 | FOR BIDDING |
| 4 | 11.01.2018 | ADDITIONAL POST BID |
| 5 | 08.31.2018 | ADDITIONAL POST BID |

OWNER
58 BOYD STREET, LP
14 BAXTER BLVD.
PORTLAND, MAINE 04101

PROJECT NUMBER: 15,021