LUMINATO CONDOMINIUMS
169 NEWBURY STREET, PORTLAND, MAINE

EXISTING CONDITIONS AND DEMOLITION PLAN

C1.3

MAP/LOT 28/1/4, 6, 9 & 10

LUMINATO CONDOMINIUM, LLC
118 CONGRESS STREET, UNIT 401
PORTLAND, MAINE

SCALE: AS SHOWN
DRN BY: JDC
DATE: JANUARY 22, 2016
DESG BY: TSG
PROJECT: 15178
CHK BY: TSG

REV.	DATE	DESCRIPTION
1	3/8/16	REVD PER STAFF REVIEW COMMENTS

THOMAS S. GREER No. 4006 — STATE OF MAINE — LICENSED PROFESSIONAL ENGINEER

3/8/16

PINKHAM & GREER
CIVIL ENGINEERS
28 WINN AVE, PORTLAND, ME 04103
TEL: 207.781.5242 FAX: 207.781.4245

169 Newbury

167 Newbury

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

EXISTING CONDITIONS & DEMOLITION PLAN
SCALE: 1"=20'

EXISTING SIGNS LEGEND:
- NO PARKING
- NO PARKING 4 1 HOUR PARKING
- STOP
- STOP 4 DO NOT ENTER 4 ONE WAY

EX. BLDG. TO BE REMOVED
EX. BLDG. TO REMAIN
EX. BRICK SIDEWALK AND GRANITE CURB TO REMAIN, REPAIR ANY DAMAGE FROM CONSTRUCTION
EX. BRICK SIDEWALK AND GRANITE CURB TO BE REBUILT, STOCKPILE CURB FOR REUSE
EX. TREE TO REMAIN, PROTECT DURING CONSTRUCTION
EX. SIGN TO BE REMOVED
EX. CABLE OR ELECTRICAL SERVICES TO BE REMOVED
EX. BASKART SERVICE TO BE REPLACED (NOT SHOWN)
EX. WATER SERVICE TO BE REMOVED, DISCONNECT SERVICE AT THE MAIN-GATE IN ACCORDANCE WITH PUD REQUIREMENTS.
EX. UTILITY POLE, GUY WIRE, TRANSFORMER AND STREET LIGHT TO BE RELOCATED.
EX. BLT. SIDEWALK
3-EX. BUILDING TO BE REMOVED
EX. CHAIN LINK FENCE TO BE REMOVED, 245 L.F. SALVAGE TO CITY OF PUBLIC WORKS WANTS IT.
EX. WOOD STOCKADE FENCE TO BE REMOVED
EX. RETAINING WALLS TO BE REMOVED
EX. WOOD & PVC FENCES TO BE REMOVED
EX. TREE AND TREE TRUCK TO BE REMOVED
EX. TREE TO BE REMOVED
EX. PORCHES TO REMAIN
EX. RUBBLE RETAINING WALL TO BE REPLACED
EX. BRICK & PAVED AREAS TO BE REMOVED, TYP.
3 STORY DWELLING #42 HAMPSHIRE STREET TO BE RENOVATED
2 1/2 STORY DWELLING
1 STORY GARAGE
2 1/2 STORY DWELLING #47 NEWBURY STREET
3 STORY DWELLING #49 NEWBURY STREET
2 1/2 STORY DWELLING #52 HAMPSHIRE STREET
NEWBURY STREET
HAMPSHIRE STREET
OHU