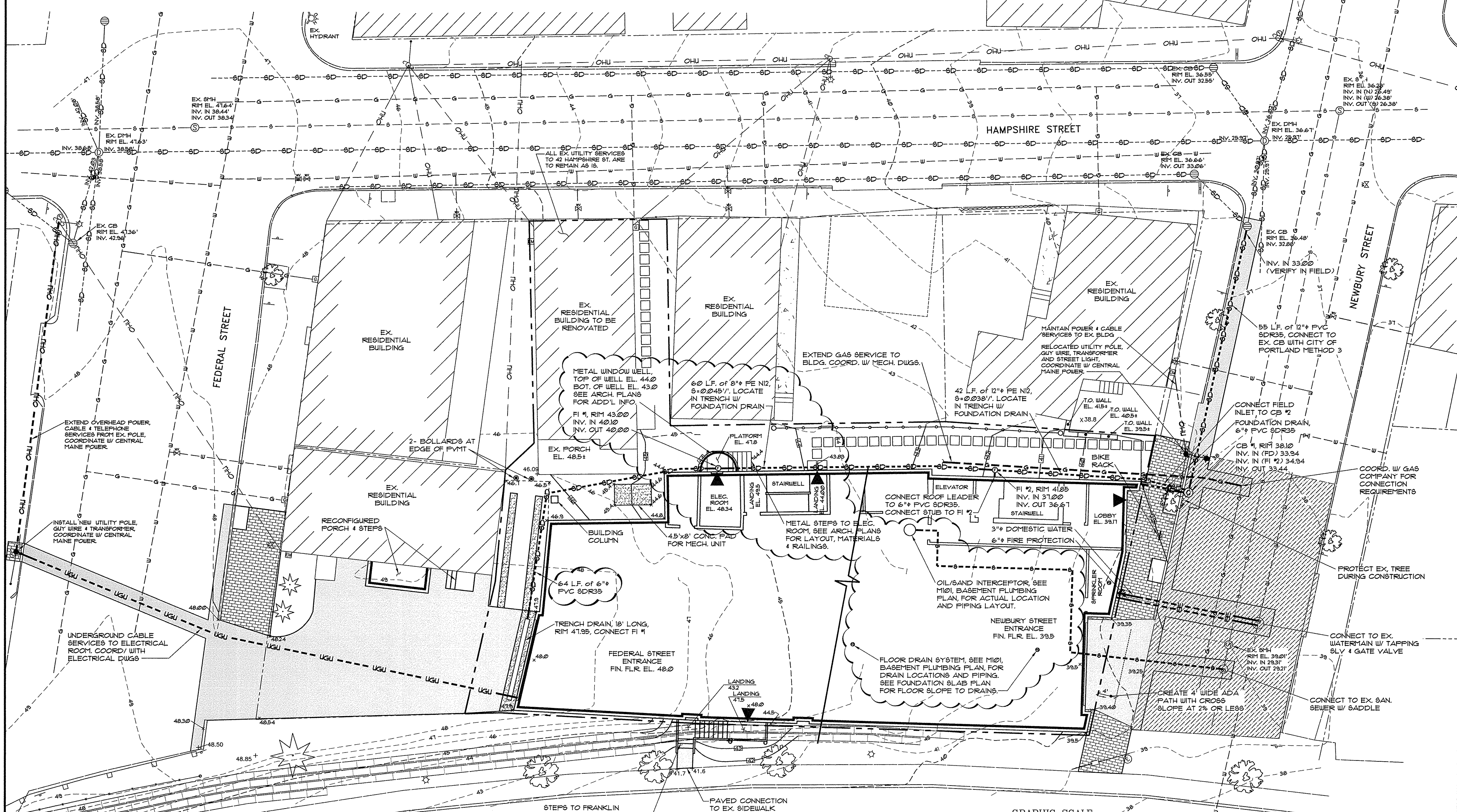
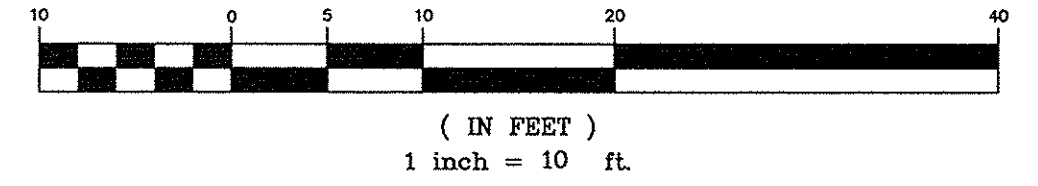


**LEGEND**

EXISTING		PROPOSED	
---	PROPERTY LINE	---	EASEMENT
---	ADJUTERS PROPERTY	---	EDGE OF PAVEMENT
---	EDGE OF PAVEMENT	---	VERTICAL GRANITE CURB
---	CONTOURS	---	BUILDING
---	BUILDING	---	BUILDING ENTRY/EGRESS
---	EDGE OF GRAVEL	---	BUILDING OVERHEAD DOOR
---	CURB	---	CONTOURS
---	GAS LINE	---	GAS LINE
---	SANITARY SEWER	---	SANITARY SEWER
---	STORMDRAIN	---	STORMDRAIN
---	OVERHEAD UTILITY	---	OVERHEAD UTILITY
---	WATER LINE	---	UNDERGROUND UTILITY
---	CONCRETE PAD	---	WATER LINE
⊙	CATCH BASIN	---	FRIVACY FENCE
⊙	DRAIN MANHOLE	---	
⊙	SEWER MANHOLE	---	
⊙	ELECTRIC MANHOLE	---	
⊙	ELECTRIC METER	---	
⊙	GAS METER	---	
⊙	HYDRANT	---	
⊙	WATER VALVE	---	
⊙	GAS VALVE	---	
⊙	POLE MOUNTED TRANSFORMER	---	
⊙	UTILITY POLE W/ GUY WIRE	---	
⊙	LIGHT POLE	---	
⊙	AREA LIGHT ON POLE	---	
⊙	SIGN	---	
---	GUARDRAIL	---	
---	GRANITE SLABS ON SLOPE	---	
---		---	SPOT GRADE
---		---	FLOOR DRAIN
---		---	FIELD INLET
---		---	CATCH BASIN
---		---	UTILITY POLE W/ GUY WIRE
---		---	POLE MOUNTED AREA LIGHT
---		---	SURFACE DRAINAGE
---		---	WATER SHUT OFF
---		---	BOLLARD
---		---	FULL DEPTH BITUMINOUS PVT
---		---	BITUMINOUS OVERLAY
---		---	BRICK PAVERS
---		---	CONCRETE PAD
---		---	CONCRETE PAVERS



**GRADING & UTILITIES PLAN**  
SCALE: 1"=10'



**PINKHAM & GREER**  
CIVIL ENGINEERS  
28 WINDY HILL ROAD, WILTON, ME 04193  
TEL: 207.261.5442 FAX: 207.261.4240

THOMAS GREER  
REGISTERED PROFESSIONAL ENGINEER  
NO. 4205  
LICENSED IN THE STATE OF MAINE  
7/29/16

NO.	DATE	DESCRIPTION
1	3/8/16	REV'D PER STAFF REVIEW COMMENTS
2	3/18/16	REV'D PER STAFF REVIEW COMMENTS
3	3/28/16	REV'D PER STAFF COMMENTS FOR SITE PLAN APPROVAL
4	5/16/16	REV'D PER STAFF COMMENTS
5	6/7/16	REV'D LAYOUT OF UTILITY ROOMS
6	7/19/16	REV'S PER OWNER REVIEW & RFI #2
7	7/29/16	REVISED BRACED, INTER WALLS, AND BASEMENT PLUMBING & REFERENCES

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

SCALE: AS SHOWN  
DATE: JANUARY 22, 2016  
PROJECT: 15178

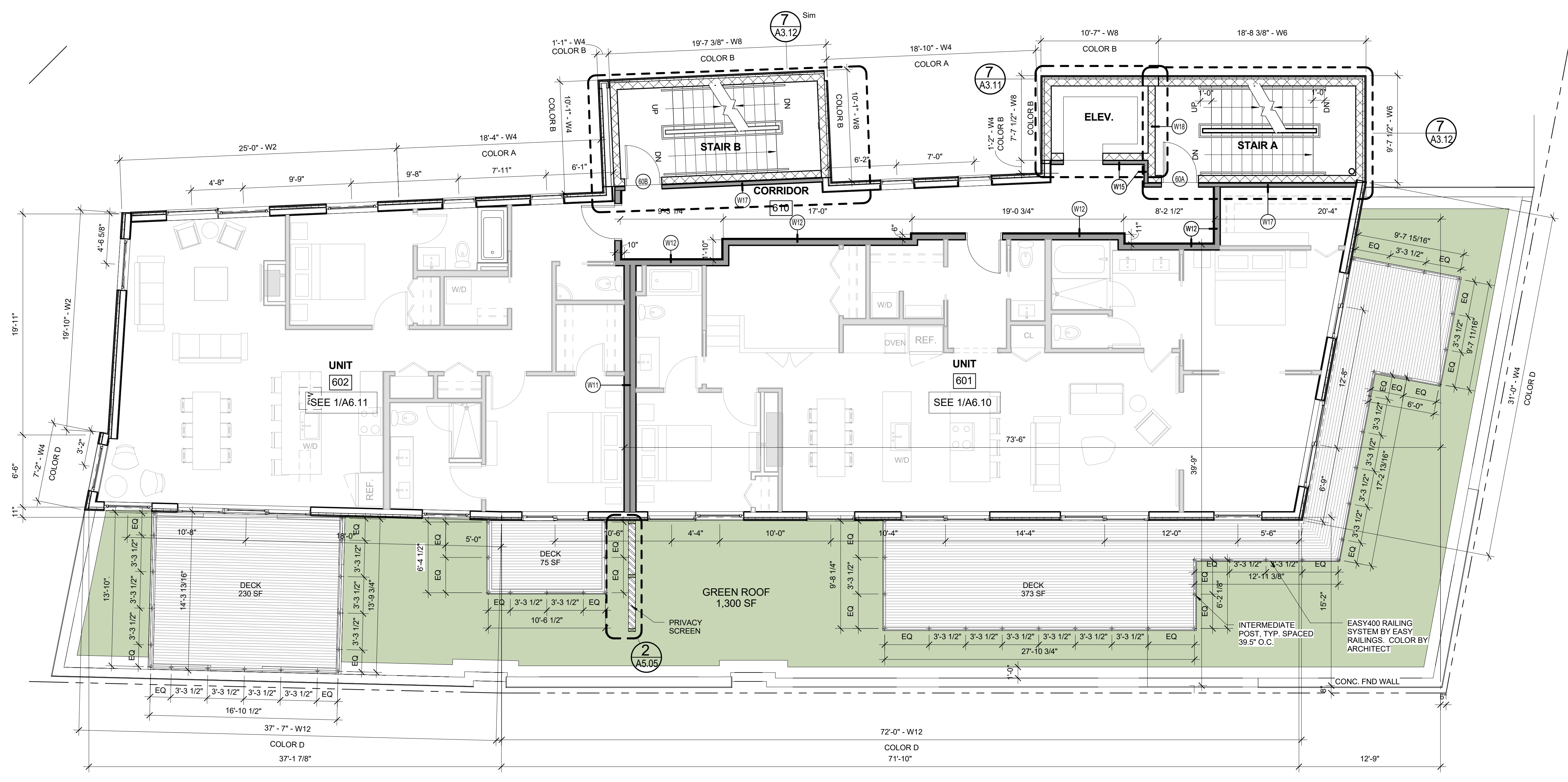
DRN BY: JDC  
DESG BY: TSG  
CHK BY: TSG

LUMINATO CONDOMINIUMS  
167 NEWBURY STREET, PORTLAND, MAINE

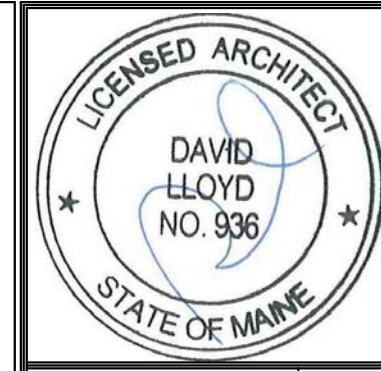
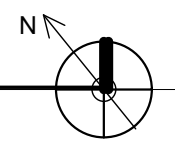
**GRADING AND UTILITIES PLAN**

**C1.4**

MAPLOT 28/114, 6, 9 & 10



1 | 6TH FLOOR  
 3/16" = 1'-0"



Prepared For:  
**NewHeight Group**  
 118 Congress Street, Unit 401  
 Portland, Maine

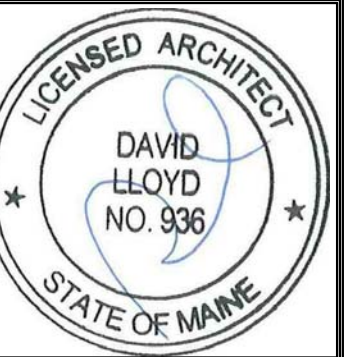
Consultant:  
**ARCHETYPE**  
 architects  
 48 Union Wharf Portland, Maine 04101  
 (207) 772-6022 ARCHETYPE@ARCHETYPEA.COM

Architect:  
**LUMINATO**  
 167 Newbury Street Portland, Maine

Revisions:

Date: JULY 21, 2016  
 Scale: 3/16" = 1'-0"

**SIXTH FLOOR PLAN**  
**A1.06**



Prepared For:  
**NewHeight Group**  
 118 Congress Street #401  
 Portland, Maine

Consultant:  
**ARCHETYPE**  
 architects  
 48 Union Wharf Portland, Maine 04101  
 (207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

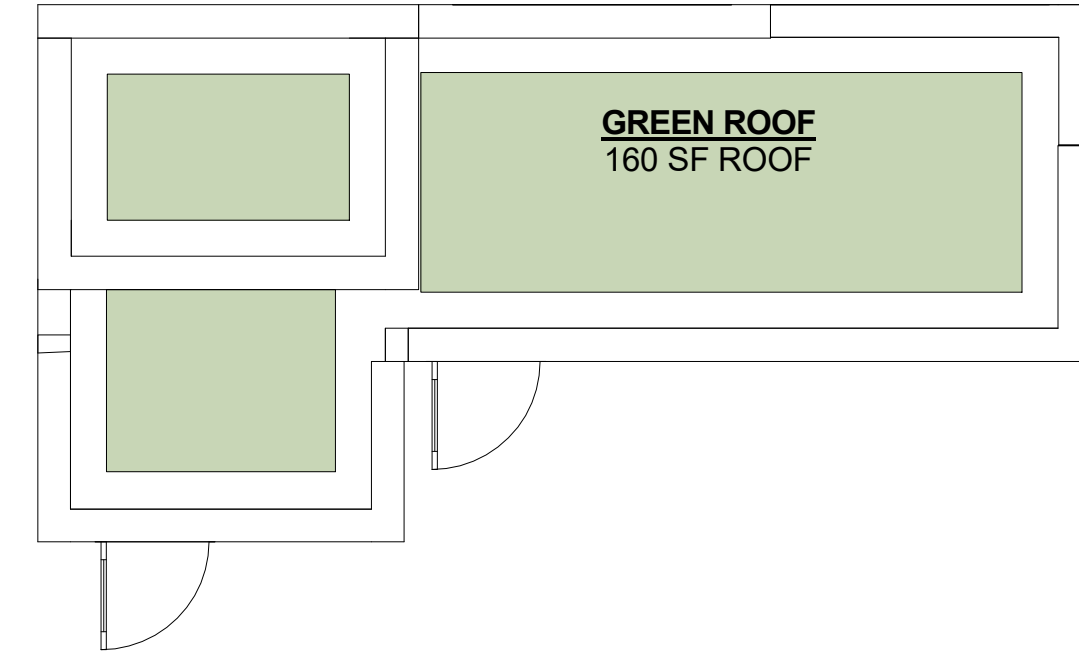
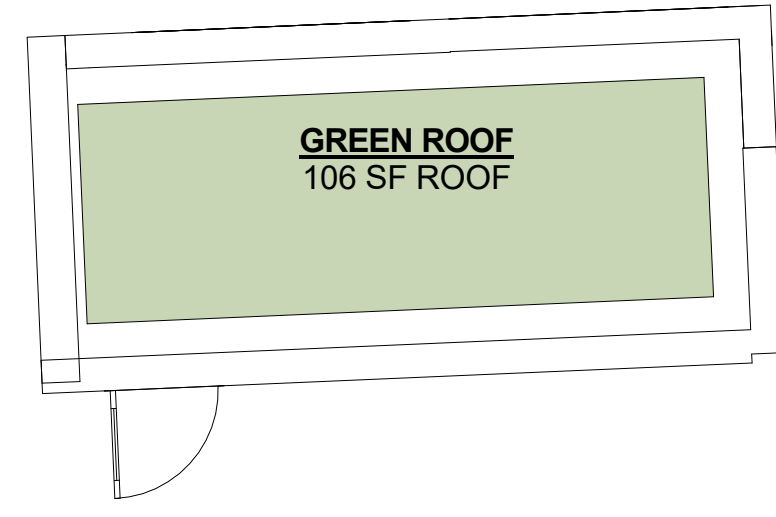
Project:  
**LUMINATO**  
 167 Newbury Street Portland, Maine

Revisions:

Date: **JULY 21, 2016**  
 Scale: **3/16" = 1'-0"**

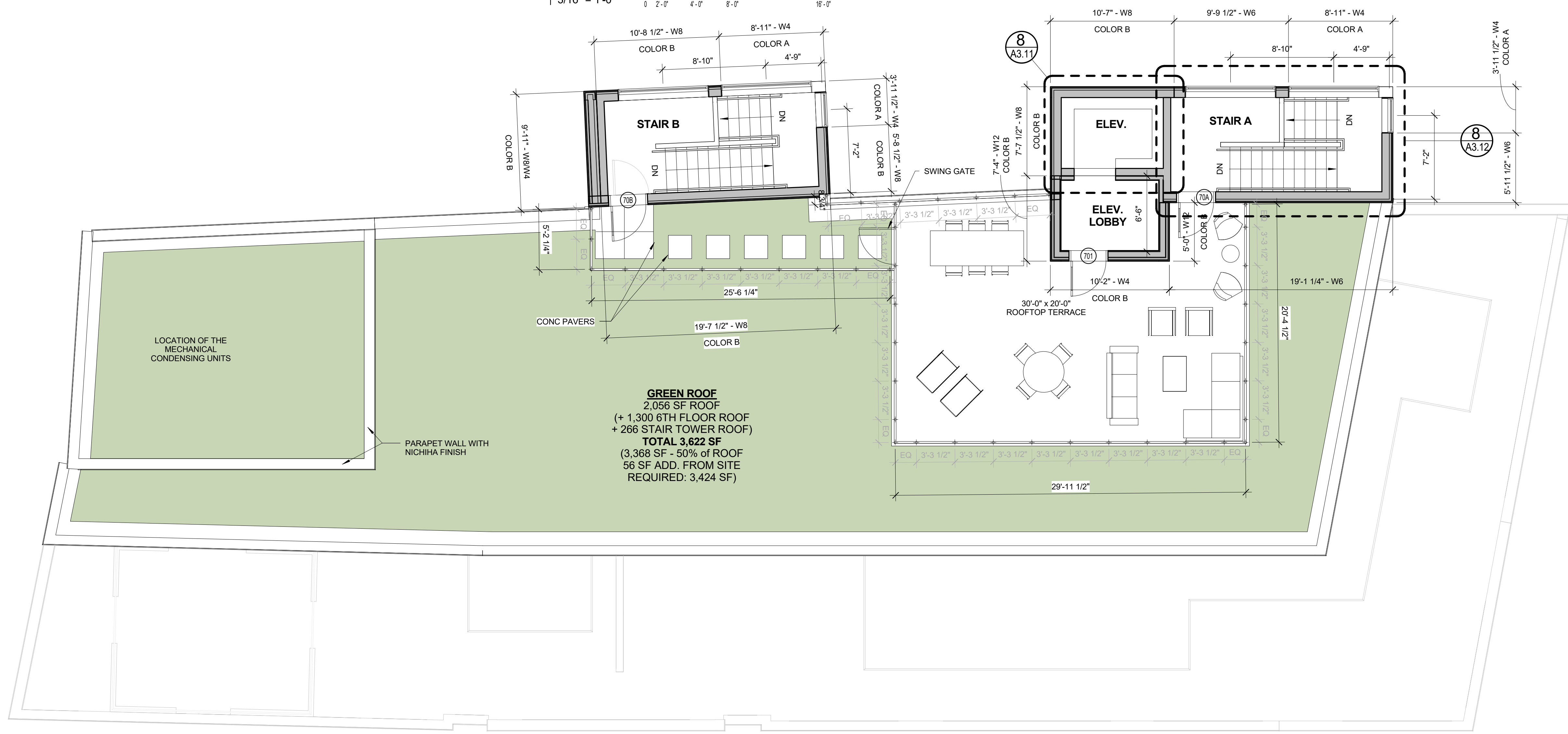
**ROOF PLAN**

**A1.07**



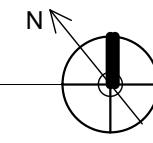
**3 ROOF STAIR / ELEV. TOWERS**

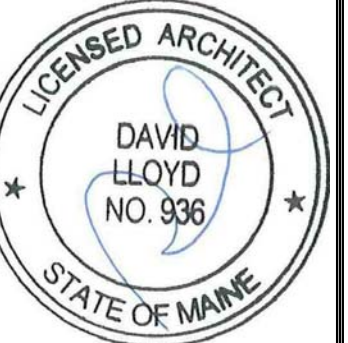
3/16" = 1'-0" 0 2'-0 4'-0 8'-0 16'-0



**1 ROOFTOP TERRACE**

3/16" = 1'-0" 0 2'-0 4'-0 8'-0 16'-0





Prepared For:  
**NewHeight Group**  
 118 Congress Street #401  
 Portland, Maine

Consultant:

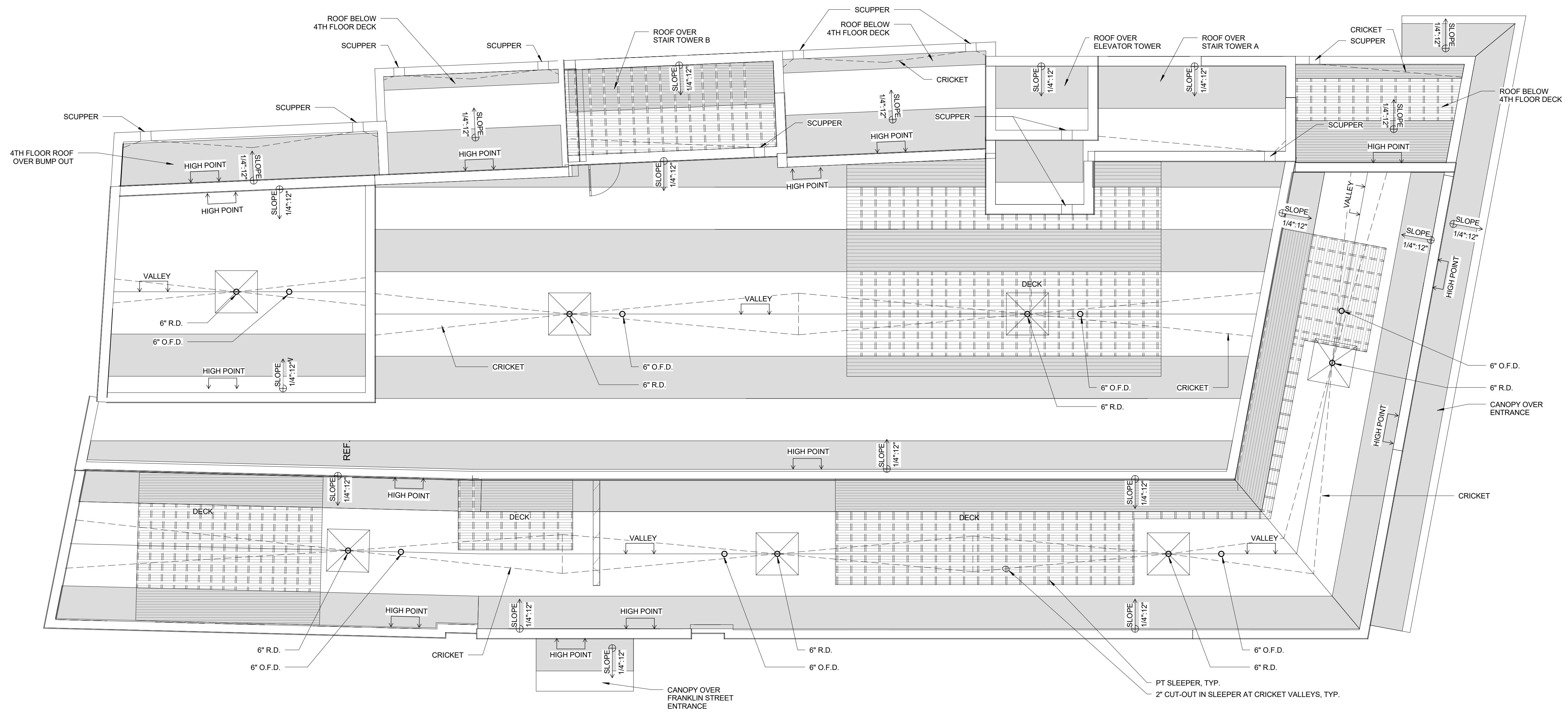
Architect:  
**ARCHETYPE**  
 architects  
 48 Union Wharf Portland, Maine 04101  
 (207) 772-6022 ARCHETYPE@ARCHETYPEA.COM

Project:  
**LUMINATO**  
 167 Newbury Street Portland, Maine

Revisions:

Date: **JULY 21, 2016**  
 Scale: **3/16" = 1'-0"**  
**TAPERED INSULATION**

**A1.08**



**1** | ROOF PLAN - INSULATION  
 3/16" = 1'-0"  
 0 2'-0" 4'-0" 8'-0" 16'-0"

