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- Electrical Power Systems Engineering

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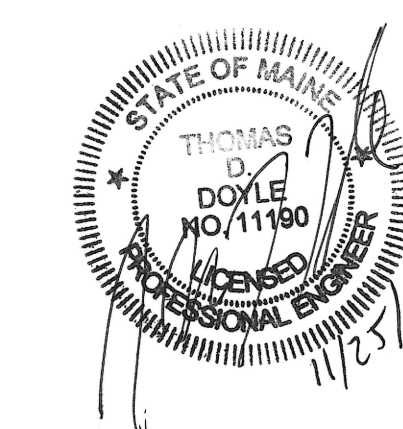
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Revision:

- 08/24/15
- 10/19/15

Engineer of Record:



PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

Drawn: TDD

Checked: TMH

Scale: AS NOTED

Key Plan:

Project Name:

LORING HOUSE

1125 Brighton Avenue
Portland, ME 04102

Sheet Name:

Demolition & Removals Plan

Project Number:

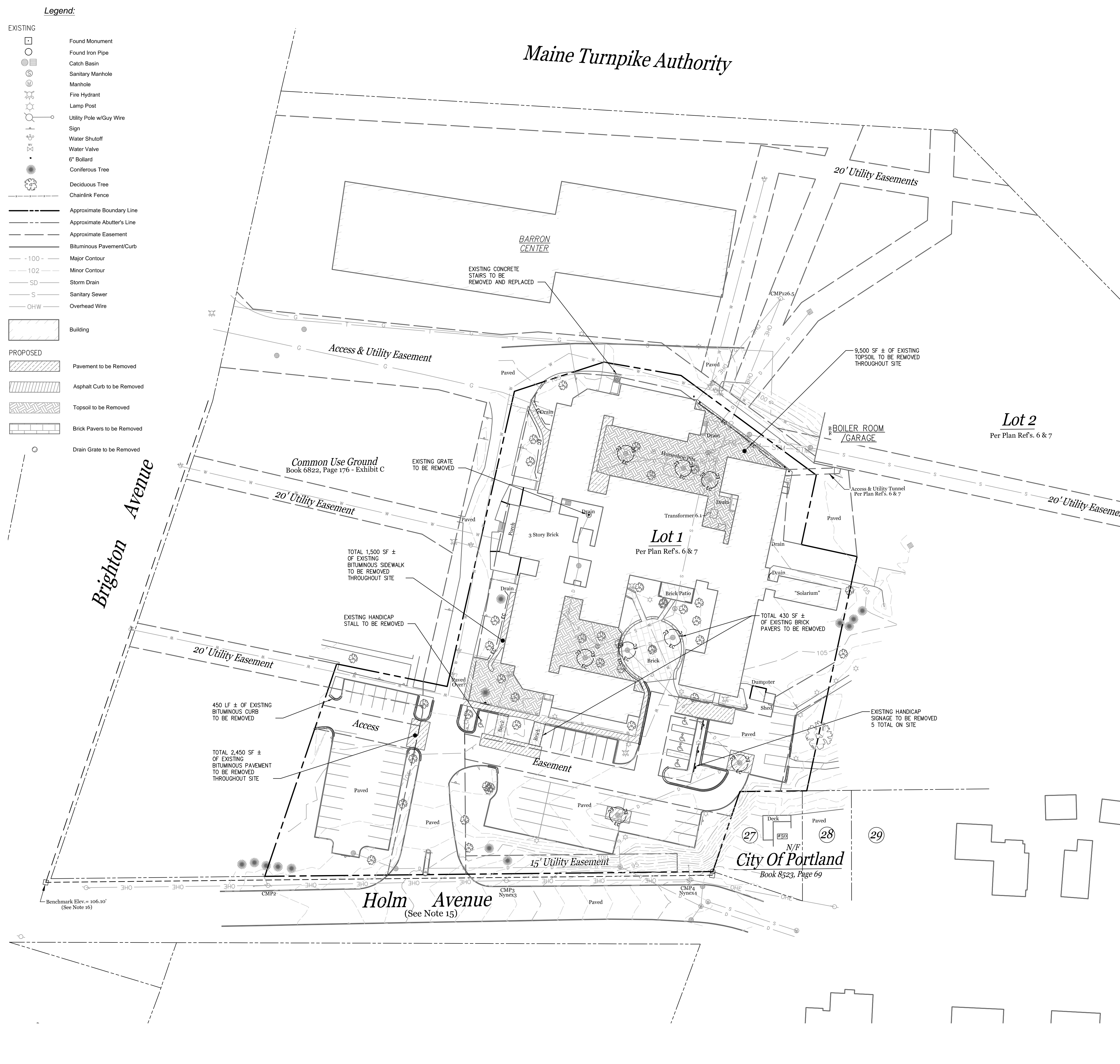
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Issue Date:

OCTOBER 19, 2015

Sheet Number:

C1.0



Plan References:

1. "INSURANCE MAPS OF PORTLAND, MAINE, VOLUME TWO", DATED 1909 BY THE SANBORN MAP COMPANY, LAST REVISED 1951, PLATE 42.
2. "PORTLAND GARDENS IN CITY OF PORTLAND, MAINE OWNED BY J.W. WILBUR", DATED JULY 1, 1912 BY A.L. ELIOT, C.E., BOSTON, MASS., RECORDED JULY 12, 1912 IN CCRD PLAN BOOK 12, PAGE 23.
3. "RICHARDS STANDARD ATLAS OF THE CITY OF PORTLAND", DATED 1914, PLATE 10.
4. "CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS, HOLM AVENUE, BRIGHTON AVE. TO DALE ST., APPROVED NOVEMBER 16, 1930 BY EDWARD H. HUNT, CITY ENGINEER, CITY PLAN 2254.
5. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP, STATE HIGHWAY 12, PORTLAND, CUMBERLAND COUNTY FEDERAL AID PROJECT NO. MA88011, SHEET 14, (D.O.T. FILE NO. 3-245, SHEET 7 OF 8, DATED JUNE 1977, RECORDED SEPTEMBER 25, 1980 IN CCRD PLAN BOOK 128, PAGE 5.
6. "RECORDING PLAT OF CITY HOSPITAL HOUSING FOR ELDERLY, PORTLAND, MAINE FOR CITY HOSPITAL HOUSING ASSOC.", DATED NOVEMBER 8, 1994 BY OWEN HASKELL, INC. SOUTH PORTLAND, MAINE, RECORDED JULY 11, 1995 IN CCRD PLAN BOOK 148, PAGE 67, REVISED MAY 1991 AND RECORDED JULY 12, 1991 IN PLAN BOOK 191, PAGE 39.
7. "AS-BUILT PLAT OF CITY HOSPITAL HOUSING FOR ELDERLY, PORTLAND, MAINE FOR CITY HOSPITAL HOUSING ASSOC.", DATED JUNE 11, 1986 BY OWEN HASKELL, INC., SOUTH PORTLAND, MAINE, CITY PLAN 10025.
8. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR LEE MOSHER, STANDARD BOUNDARY SURVEY", DATED JULY 15, 1986 BY H.L. E.C. JORDAN - SURVEYORS, PORTLAND, MAINE, CITY PLAN 10027.
9. "CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING SECTION, WORKSHEET SHOWING APPARENT BOUNDARY LINES @ 450 HOLM AVENUE, DATED AUGUST 17, 2001, CITY PLAN 92414.
10. "CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING SECTION, RAND ROAD SIDELINE SURVEY FROM PORTLAND TERMINAL RAILROAD TO BRIGHTON AVE. AND A PORTION OF BRIGHTON AVE., SHEET 2 OF 3, DATED NOVEMBER 13, 2003, CITY PLAN 88210.
11. "CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING SECTION, HOLM AVENUE DRAINAGE & RECONSTRUCTION AS-BUILT PLAN & PROFILE, SHEETS 1 & 2 OF 6, DATED MAY 26, 2010, CITY PLAN 91906.
12. "SITE PLAN, SITE GRADING AND UTILITIES, PROFILES - STORM DRAINS, PORTLAND CITY HOSPITAL HOUSING FOR ELDERLY", SHEETS SP1, SP2, SP3, ISSUED JUNE 16, 1995 BY ARCHITECTS FOUR, MANCHESTER, NH.

Survey Notes:

1. THIS PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENT OF FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE REQUESTED BY A TITLE ATTORNEY.
2. NADEAU LAND SURVEYS RESERVES THE RIGHT TO BE HELD HARMLESS BY ALL 3RD PARTY CLAIMS.
3. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING:
 - A. EASEMENTS OTHER THAN THOSE THAT ARE VISIBLE OR SPECIFICALLY STATED IN THE REFERENCED DOCUMENTS.
 - B. BUILDING SETBACK COMPLIANCE OR RESTRICTIVE COVENANTS.
 - C. ZONING OR OTHER LAND USE REGULATIONS.
 - D. THE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES.
4. NADEAU LAND SURVEYS RESERVES THE RIGHT TO BE HELD HARMLESS FOR UNKNOWN OR UNOBTAINABLE PRIVATE RECORDS WHICH COULD AFFECT THE RESULTS OF THIS SURVEY.
5. REFERENCE IS MADE TO "LETTER OF AGREEMENT" DATED JUNE 17, 2010 BETWEEN NADEAU LAND SURVEYS AND WISBROOK HOUSING PARTNERS AN INVESTMENT GROUP, WHICH SHALL BE CONSIDERED AN INTEGRAL PART OF THIS SURVEY.
6. NF IS AN ABBREVIATION FOR NOW OR FORMERLY.
7. ALL DEEDS REFERENCED ON THIS PLAN ARE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
8. NADEAU LAND SURVEYS DOES NOT ACCEPT ANY LIABILITY FOR ERRORS IN THE PLAN REFERENCES LISTED HEREON, EXCEPT PLAN REFERENCES 5 & 6.
9. LOCUS PARCEL IS SHOWN ON THE CITY OF PORTLAND ASSESSOR'S MAP 289, BLOCK B, AS LOT 12 AND IS LISTED AS 1125 BRIGHTON AVENUE.
10. AREA OF LOCUS PARCEL IS 127,730 SQUARE FEET (2.93 ACRES).
11. THE APPARENT RIGHT OF WAY LINES DEPICTED ON THIS PLAN ARE BASED ON THE PLAN REFERENCES LISTED HEREON AND MONUMENTATION FOUND IN THE FIELD, AND CITY OF PORTLAND ENGINEERING STREET NOTES.
12. THE LOCUS PARCEL DOES NOT SCALE IN A SPECIAL FLOOD HAZARD AREA PER FEMA 12, FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 230051 0066C, DATED DECEMBER 8, 1996. THE PARCEL SCALES IN ZONE X.
13. ALL BUILDING CORNER OFFSETS TO BOUNDARY LINES ARE FROM CORNERBOARDS AND NOT BUILDING FOUNDATION, UNLESS NOTED.
14. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY EXCAVATION.
15. PER CITY OF PORTLAND RECORDS VOL. 56, PAGE 393, HOLM AVENUE WAS ACCEPTED DECEMBER 3, 1930 AS FIFTY (50) FEET WIDE.
16. ELEVATIONS ARE BASED ON CITY DATUM. BENCHMARK IS TOP OF 3" OFFSET MONUMENT WITH BRASS PLUG ELEV = 106.10' PER CITY BLUEPRINTS.
17. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. NADEAU LAND SURVEYS MAKE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATION AND ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. NADEAU LAND SURVEYS HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
18. NO WETLAND AREAS WERE OBSERVED WITHIN LOT 1 DEPICTED HEREON.
19. LOCUS PARCEL IS LOCATED IN THE R-3 RESIDENTIAL ZONE. MINIMUM FRONT YARD = 10.20 FEET, MINIMUM SIDE YARD = 8 FEET (1-1.5 STORY), 12 FEET (2 STORY), 14 FEET (2.5 STORY), MINIMUM REAR YARD = 20 FEET, MAXIMUM HEIGHT = 30 FEET. A CITY OF PORTLAND CODE ENFORCEMENT OFFICER SHOULD BE CONSULTED FOR CONFIRMATION OF ALL APPLICABLE SPACE & BULK REQUIREMENTS FOR LOCUS PARCEL.

