



PORTLAND MAINE

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27-C-10

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

May 31, 2007

Richard Berman
Chestnut Street LLC
17 Chestnut Street
Portland Maine, 03101

T. Scott Teas
TFH Architects
100 Commercial Street
Portland, Maine 04101

RE: Amendments to Chestnut Street Lofts
CBL: 21 - C - lots 1, 10 and 11

Dear Richard and Scott :

On May 31, 2007, the Portland Planning Authority approved the amendments to the Chestnut Street Lofts site plan as shown on the approved plans¹. The approved revisions include changes to the court yard, granite topped benches within two arches along Chestnut Street, a solid wall along Chestnut Street, and a lower retainer wall along the rear property line. The submitted plan includes elimination of the planters along Chestnut Street, but the applicant has withdrawn this request and has installed the planters according to the original approved plan. Copies of the approved plans are attached with a note that the planters are to be installed.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to

¹ Chestnut Street Lofts, TFH Architects, drawings SKR-1 revision (5-9-07), SKR-2 revision (5-9-07), SKR-3 revision (5-9-07), and SKR-4 revision (5-9-07),

issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Barbara Barhydt at 874-8699.

Sincerely,



Alexander Jaegerman
Planning Division Director

Attachments:

Approved Plans

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections Division
Michael Bobinsky, Public Works Director
Kathi Earley, Public Works
Bill Clark, Public works
Jim Carmody, Transportation Manager
Michael Farmer, Public Works
Jessica Hanscom, Public Works
Jeff Tarling, City Arborist
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File



CHESTNUT STREET LOFTS
URBAN REVITALIZATION PROJECT
BY CHESTNUT STREET LLC.
PORTLAND, MAINE

TFH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

CONSULTANTS:

DATE: 05.09.07

PROJECT No. 0422

DRAWN BY: SA

CHECKED BY: TST

SCALE: 1/4"=1'-0"

SHEET TITLE:
COLONNADES AT
CHESTNUT STREET
ELEVATION

SK-R-3
REVISION



CHESTNUT STREET LOFTS

3" THICK
GRANITE CAP
2" RECESS

GRAY
GROUNDFACE CMU
YELLOW
GROUNDFACE CMU

COLONNADE

NOTE: HORIZONTAL JOINTS BETWEEN GRANITE AND CMU TO
BE RAKED 3/8" DEEP AND FILLED WITH SEALANT

3" THICK
GRANITE
CAP

ELIMINATE CURVED
GRANITE PLANTER
SOLID MASONRY
INFILL WALL

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: *B. S. [Signature]*
5/31/07

CHESTNUT STREET LOFTS
URBAN REVITALIZATION PROJECT
BY CHESTNUT STREET LLC.
PORTLAND, MAINE

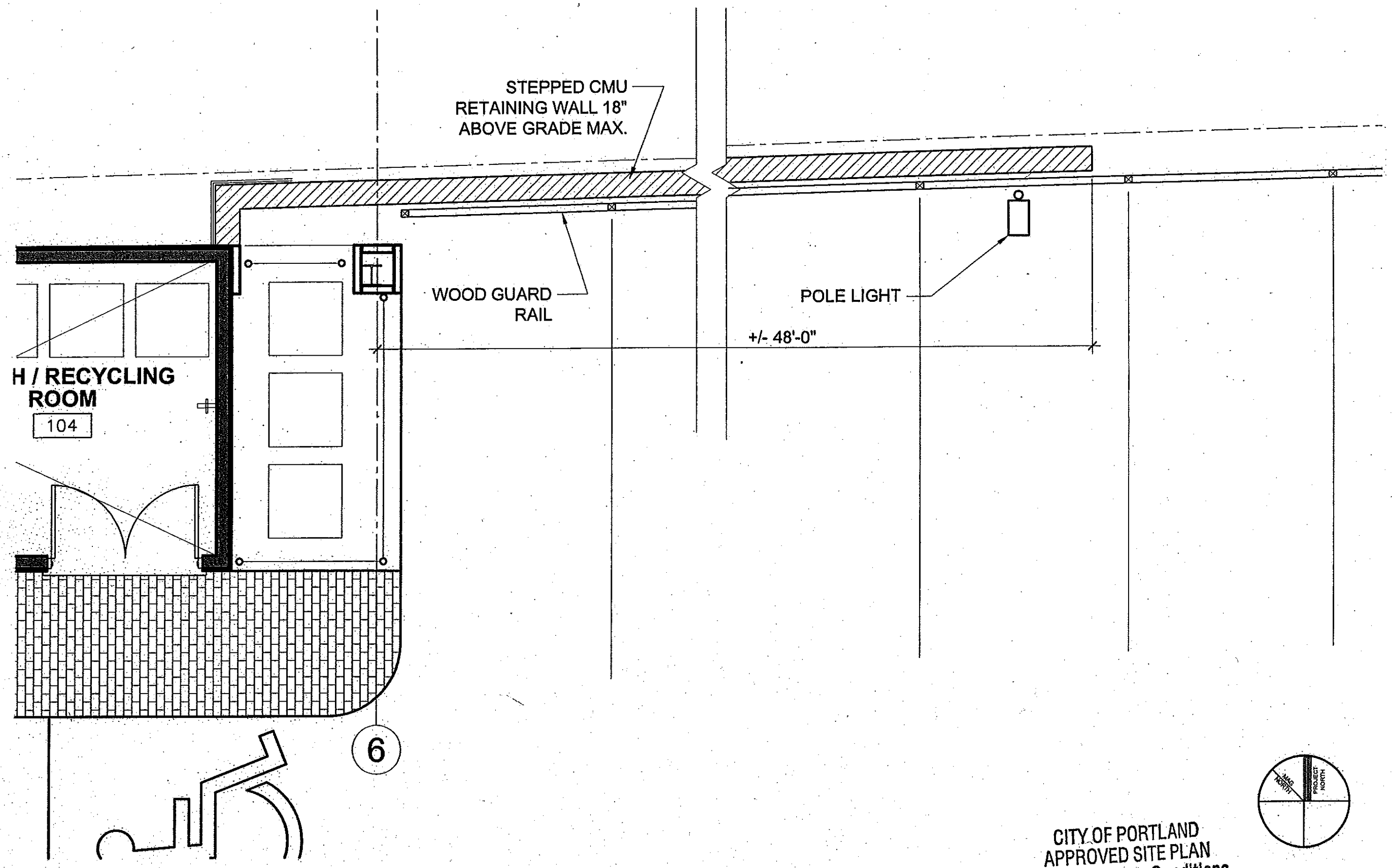
TFH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 776 8141
ARCHITECTURE PLANNING

CONSULTANTS:

DATE: 05.09.07
PROJECT No. 0422
DRAWN BY: SA
CHECKED BY: TST
SCALE: 1/4"=1'-0"

SHEET TITLE:
RETAINING WALL

SK-R-4
REVISION



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: *D. Bashardt*
5/31/07

Bituminous
parking area

SAILOR COURSING

RUNNING BOND
SAILOR COURSING
(MAY STAGGER)

RUNNING BOND

SAILOR COURSING

R11'-0"

BITUMINOUS SURFACES
FOR PARKING AND ENTRY

4'-0" HIGH BLACK PAINTED
ALUMINUM FENCING

IRREGULAR ROCK
WITH SMOOTH FACE

7" X 7" X 4'-6" HIGH GRANITE
POSTS (6" ABOVE FENCE)
(TYPICAL FOR 8)

"STAGE"

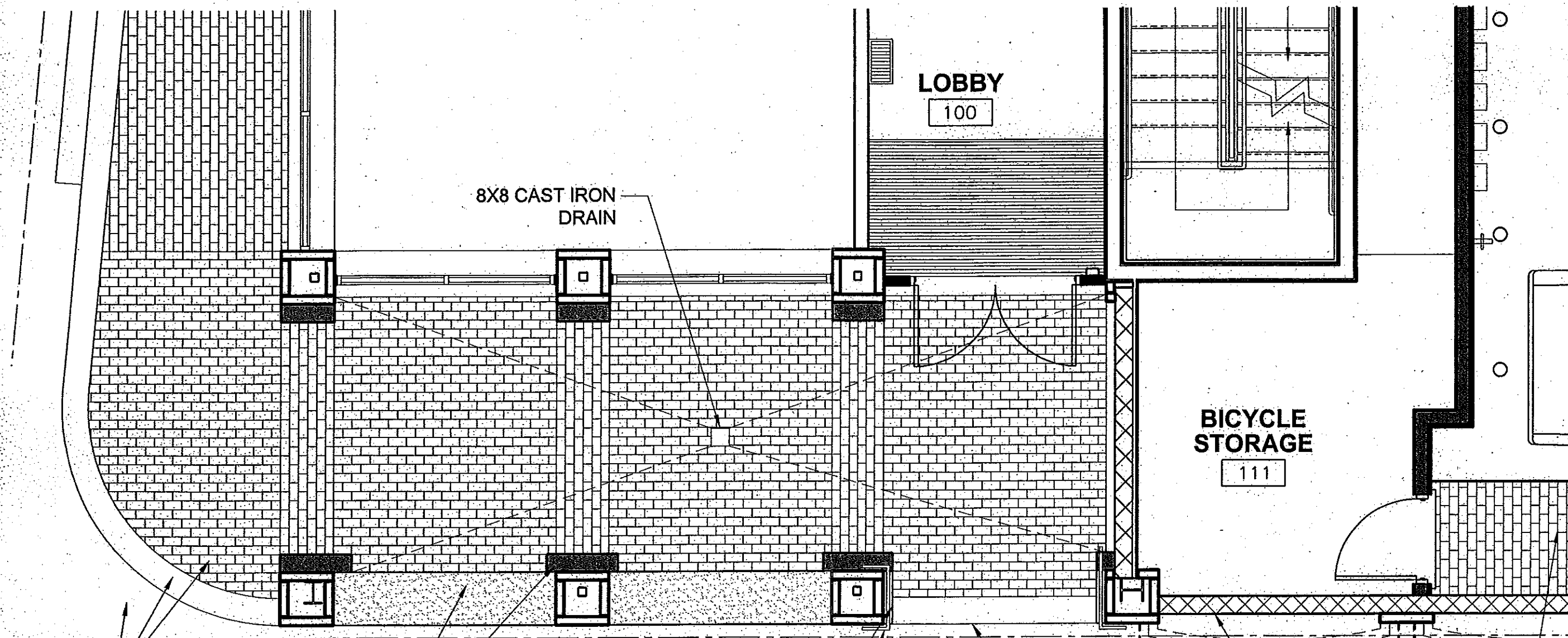
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions

Date of Approval: 5/31/07
B. Bachydt

PARCEL

"CHAPEL"

S



FLUSH

3" THICK GRANITE CAP
SLOPED GALVANIZED
STEEL PLATE

8X8 CAST IRON
DRAIN

3" THICK
GRANITE CAP

1 1/2" DIA. STAINLESS
STEEL HANDRAIL

STEP DOWN

ELIMINATE CURVED
GRANITE PLANTER

SOLID MASONRY
INFILL WALL

BRICK SIDEWALK

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 5/31/07
B. Barhydt

No ~~to~~ this
note ~~to~~
planters to
be installed according
to original
approved plan
B. Barhydt

