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Caitlin Cameron  
City Planner  
City of Portland  
389 Congress Street  
Portland, ME 04101

August 22, 2017

Re: Luminato Condominium, LLC  
Proposed Minor Amendment to Approved Site Plan

Dear Caitlin:

I am writing to make application for a minor amendment to the approved Site Plan for Luminato Condominium, LLC. We are requesting permission to extend the landscaping planned along Franklin Street to include land owned by the City of Portland at the end of Newbury Street where it comes to a dead end at 169 Newbury Street, in front of Luminato.

The plan would add hardscaping at the end of the street, a connection between the city sidewalk on Newbury Street and the city sidewalk on Franklin Street, and additional plantings as described more fully by Landscape Architect Anthony Muench in the attached document.

Pinkham & Greer has revised plan sheets C1.2, C1.4, and C1.6 of the approved plan set and uploaded them to the project's E-Plan account. The memo described above, as well as .pdf copies of the named plans are also attached here for ease of reference.

Please let me know if you have questions or require any additional information in order to consider this request. Thank you for your time.

Best Regards,

A handwritten signature in cursive script that reads "Erin Cooperrider".

Erin Cooperrider, Member NHV1

Cc: David Lloyd, Archetype  
Chip Newell, Luminato Condominium LLC  
Derek Albert, Landry/French Construction

## **LUMINATO CONDOMINIUMS**

169 Newbury Street

Landscape proposed additional work: 8.9.17

Extend landscaping from the S.E. Corner of the New building along the north east side of Franklin Street Arterial for approximately 50'. The width of the area is from 12' to 14' wide.

The area will add to the existing landscaping shown on the original plan which consists of one new honey locust tree.

Additions:

### Hardscape:

1. [6] granite bollards , 8"x8"x8' installed to 40" ht. Above grade'  
Bollards are 5' o.c. with and attached chain between each one.  
Each link will be 3" long made with ¼ "dia. Steel material.
2. Brick sidewalk paving specify as Standard City of Portland brick on bituminous base.  
Aprox. 80 s.f..
3. One granite edge stone 18" x 6" x8' as a divider between the new brick walk connector and the existing bituminous walk along Franklin Street.

### Planting:

1. Install six [6] Compact Red Twig Dogwood, parallel to the bollard alignment.
2. Install two [2] Bosnian Pine at the eastern corner of the planting bed.
3. Install 64 daylilies as shown on the plant list.
- 4.

Adjacent areas shown on plan will be loamed and seeded as per the original specifications.

Prepared by :

Anthony Muench Landscape Architect  
94 Commercial Street  
Portland, Maine 04101

*Licensed Maine Landscape Architect*