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# CHESTNUT STREET LOFTS

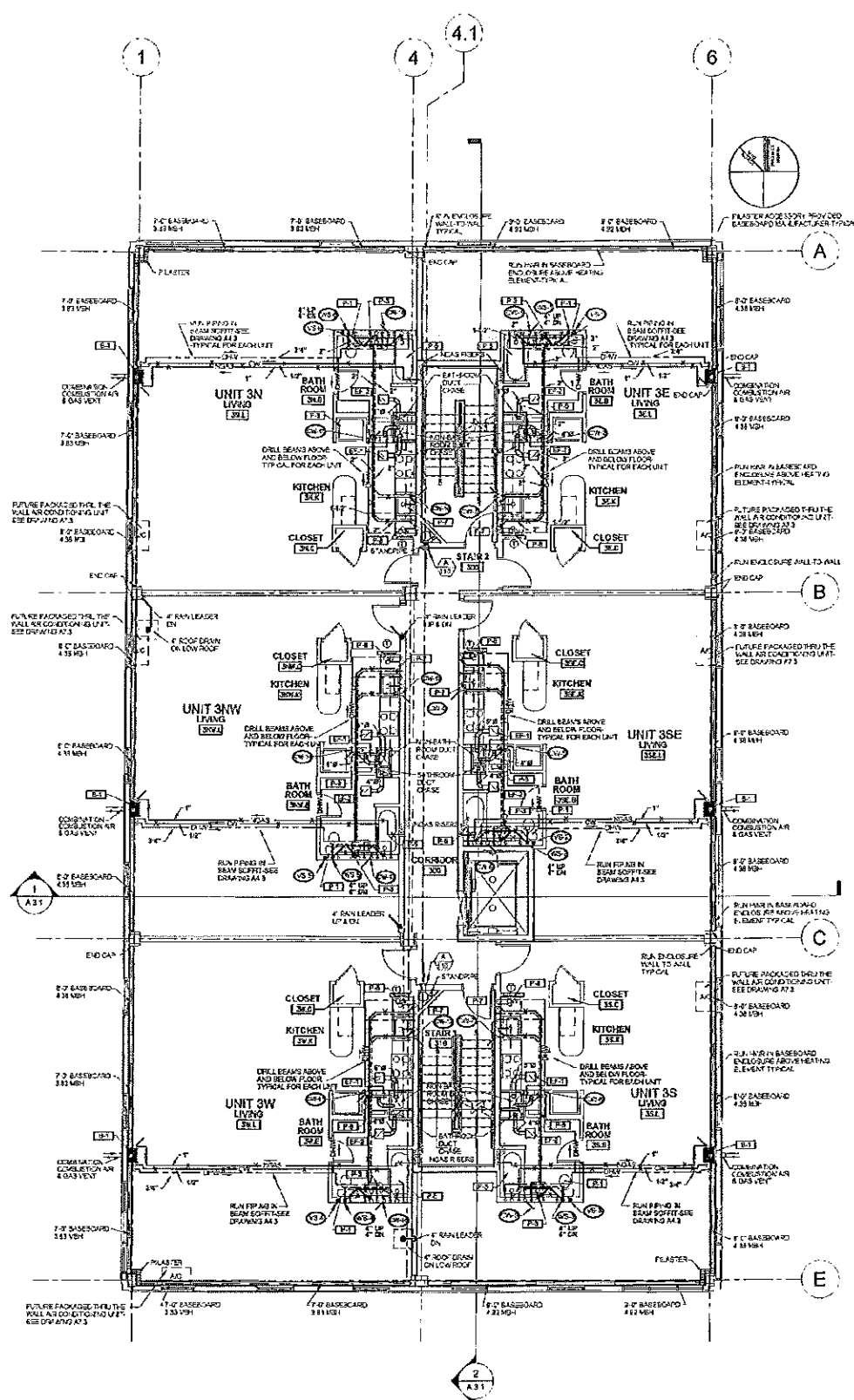
URBAN REVITALIZATION PROJECT  
BY CHESTNUT STREET LLC,  
PORTLAND, MAINE

TFH ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 776 6141  
ARCHITECTURE PLANNING

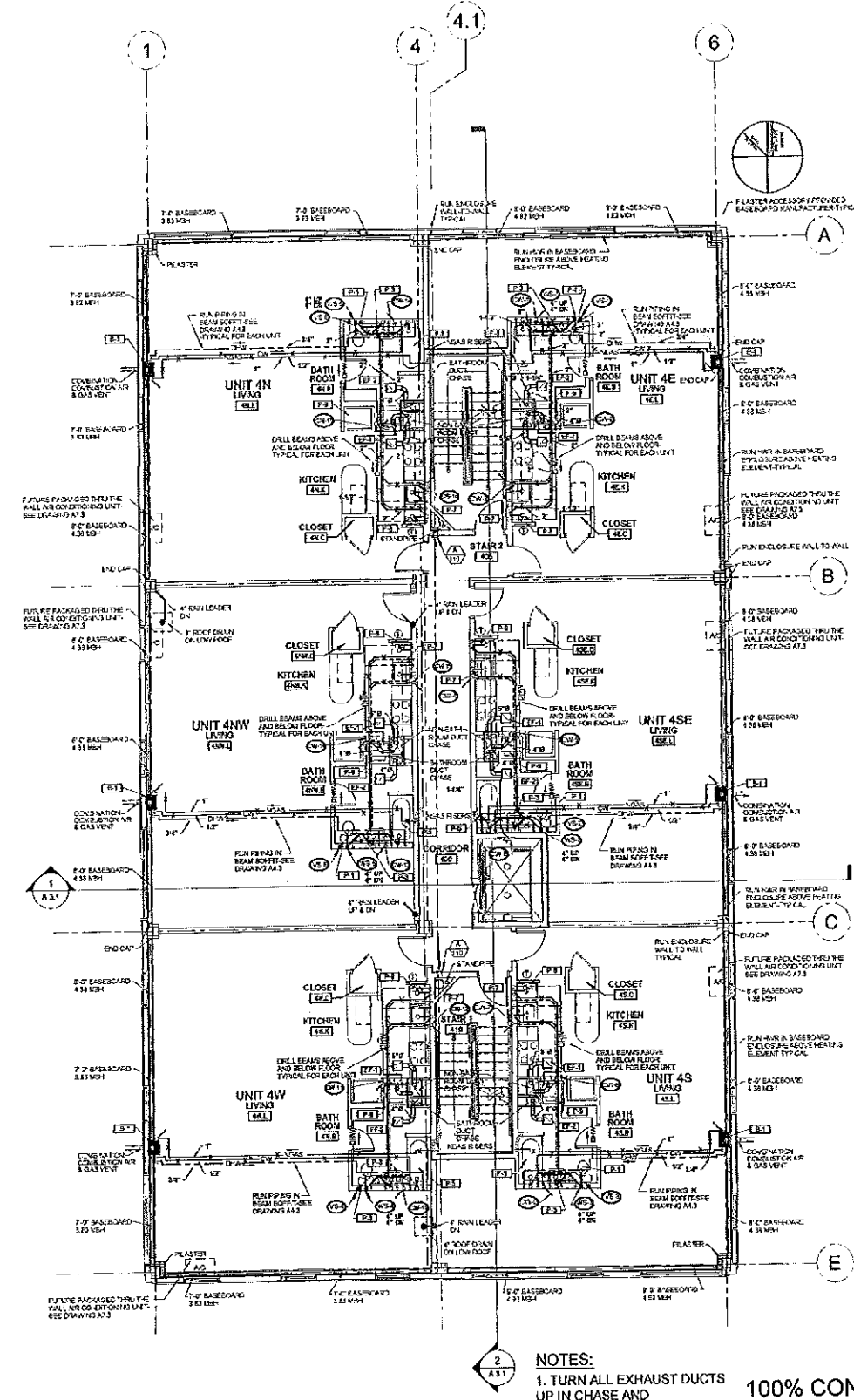
CONSULTANTS  
Civil: Land Use Consultants  
255 Park Street  
Portland, ME 04103  
207-773-3313  
Mechanical: Mechanical Energy Consulting  
22 Commercial  
Old Orchard Beach, ME 04054  
207-834-8144  
MECHANICAL: Wilbur Smith  
3300 Park Street  
Portland, ME 04101  
207-874-4140  
ELECTRICAL: Rennie Engineering  
1400 State  
Portland, ME 04102  
207-662-8119

REVISIONS:  
A Re-issued by Addendum #1  
01-23-06  
B 100% Construction Documents  
02-24-06  
DATE: February 24, 2006  
PROJECT No: 0422  
DRAWN BY: RPW  
CHECKED BY: RPW  
SCALE: AS NOTED  
SHEET TITLE:  
MECHANICAL  
THIRD & FOURTH  
FLOOR PLANS

## M1.2



1 THIRD FLOOR MECHANICAL PLAN  
1/8" = 1'-0"



2 FOURTH FLOOR MECHANICAL PLAN  
1/8" = 1'-0"

NOTES:  
1. TURN ALL EXHAUST DUCTS UP IN CHASE AND TERMINATE 22" ABOVE BOTTOM OF DUCT  
2. EF-1 DUCT 5", EF-2 DUCT 4"

100% CONSTRUCTION DOCUMENTS 02-24-06



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# CHESTNUT STREET LOFTS

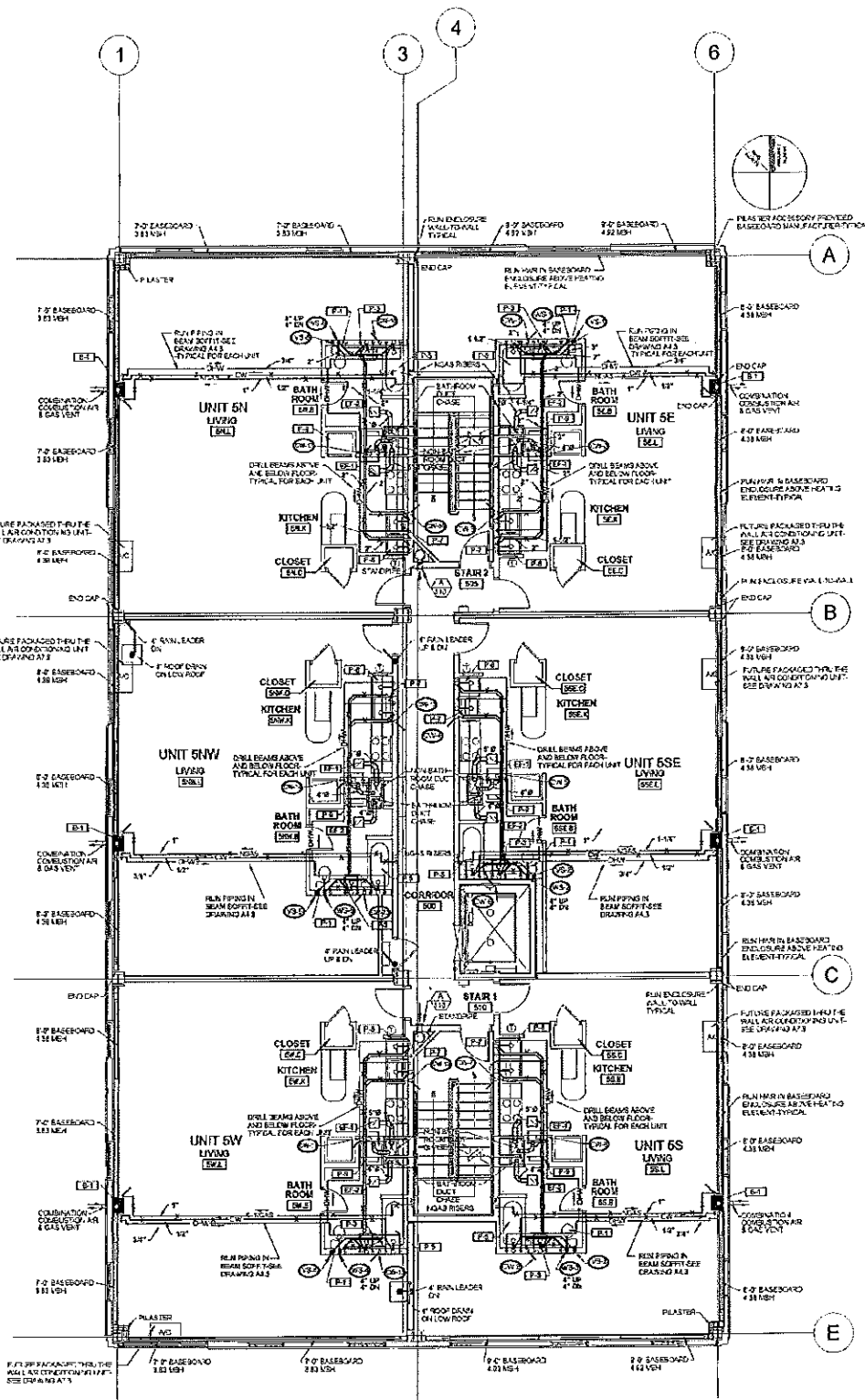
URBAN REVITALIZATION PROJECT  
BY CHESTNUT STREET LLC.  
PORTLAND, MAINE

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

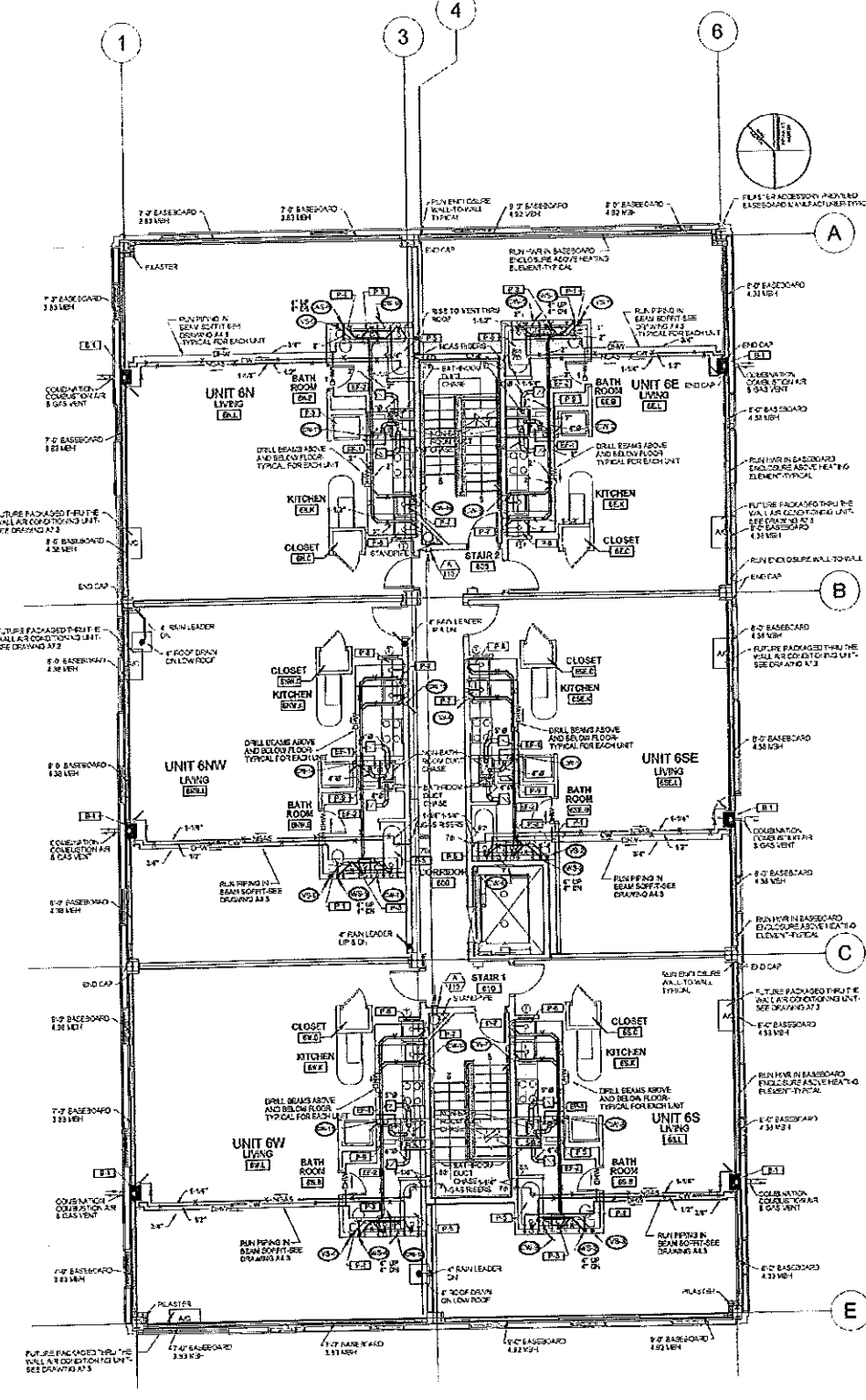
CONSULTANTS  
DATE: 02-24-09  
DESIGNED BY: TFH ARCHITECTS  
PROJECT NO: 0422  
DRAWN BY: RPY  
CHECKED BY: RPY  
SCALE: AS NOTED

REVISIONS:  
Re-issued by Addendum #1  
02-24-09  
100% Construction Documents  
02-24-09  
DATE: February 24, 2009  
PROJECT No: 0422  
DRAWN BY: RPY  
CHECKED BY: RPY  
SCALE: AS NOTED  
SHEET TITLE:  
MECHANICAL  
FIFTH AND SIXTH  
FLOOR PLANS

## M1.3



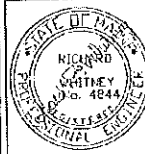
1 A1.3 FIFTH FLOOR MECHANICAL PLAN  
1/8" = 1'-0"



2 A1.3 SIXTH FLOOR MECHANICAL PLAN  
1/8" = 1'-0"

NOTES:  
1. TURN ALL EXHAUST DUCTS UP IN CHASE AND TERMINATE 22" ABOVE BOTTOM OF DUCT  
2. EF-1 DUCT 5", EF-2 DUCT 4"

100% CONSTRUCTION DOCUMENTS 02-24-09



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URBAN REVITALIZATION PROJECT  
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PORTLAND, MAINE

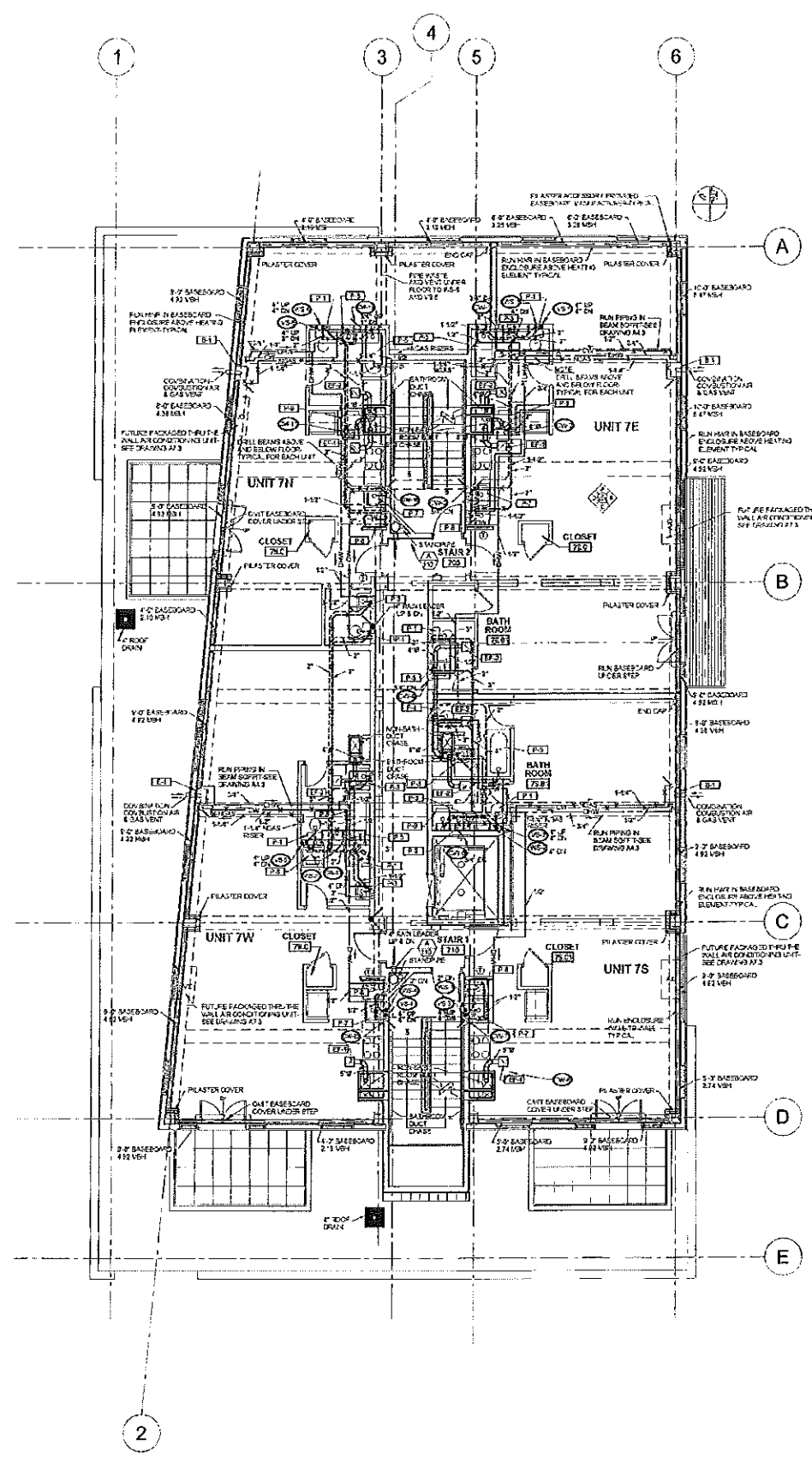
**TFM ARCHITECTS**  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 775 6141  
ARCHITECTURE PLANNING

**CONSULTANTS**  
EVEL  
LAW FIRM CONSULTANTS  
944 Broadway Blvd  
Portland ME 04108  
207-876-1173  
**STRUCTURAL**  
Structural Design Consulting  
22 Commercial Street  
Old Orchard Beach, ME 04054  
207-864-8008  
**MERISOURCE**  
Mechanical Engineering  
17 Centre Street  
Portland ME 04101  
207-874-7474  
**ELECTRICAL**  
Electrical Engineering  
7 Federal Road  
Portland ME 04102  
207-862-2474

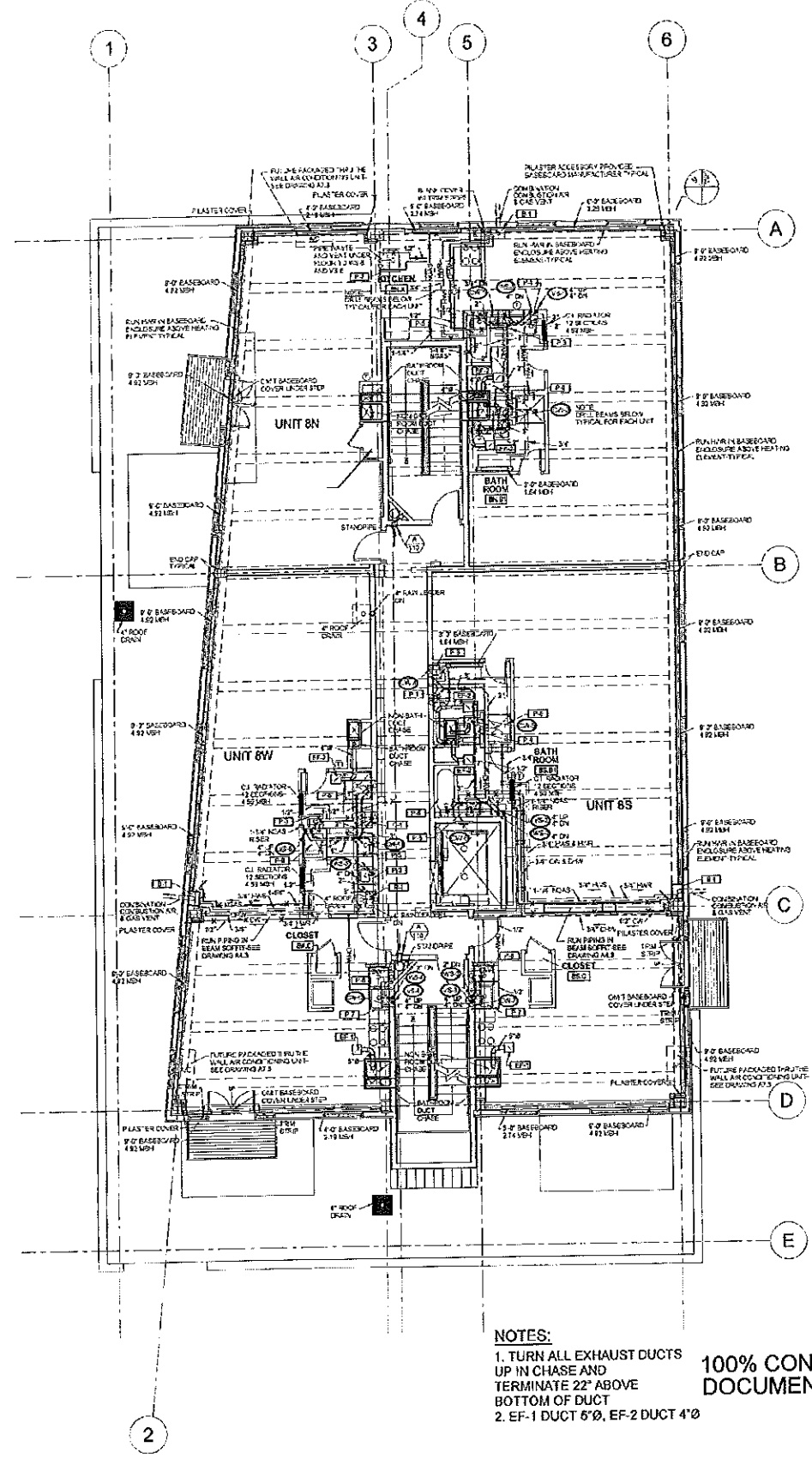
**REVISIONS**  
Revised by Addendum #1  
01-23-06  
JRM Construction Documents  
02-24-06  
DATE: February 24, 2009  
PROJECT No. 0422  
DRAWN BY: RFW  
CHECKED BY: RFW  
SCALE: AS NOTED

SHEET TITLE:  
**SEVENTH AND EIGHTH FLOOR PLANS**

**M1.4**



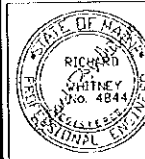
**1 SEVENTH FLOOR MECHANICAL PLAN**  
1/8" = 1'-0"



**2 EIGHTH FLOOR MECHANICAL PLAN**  
1/8" = 1'-0"

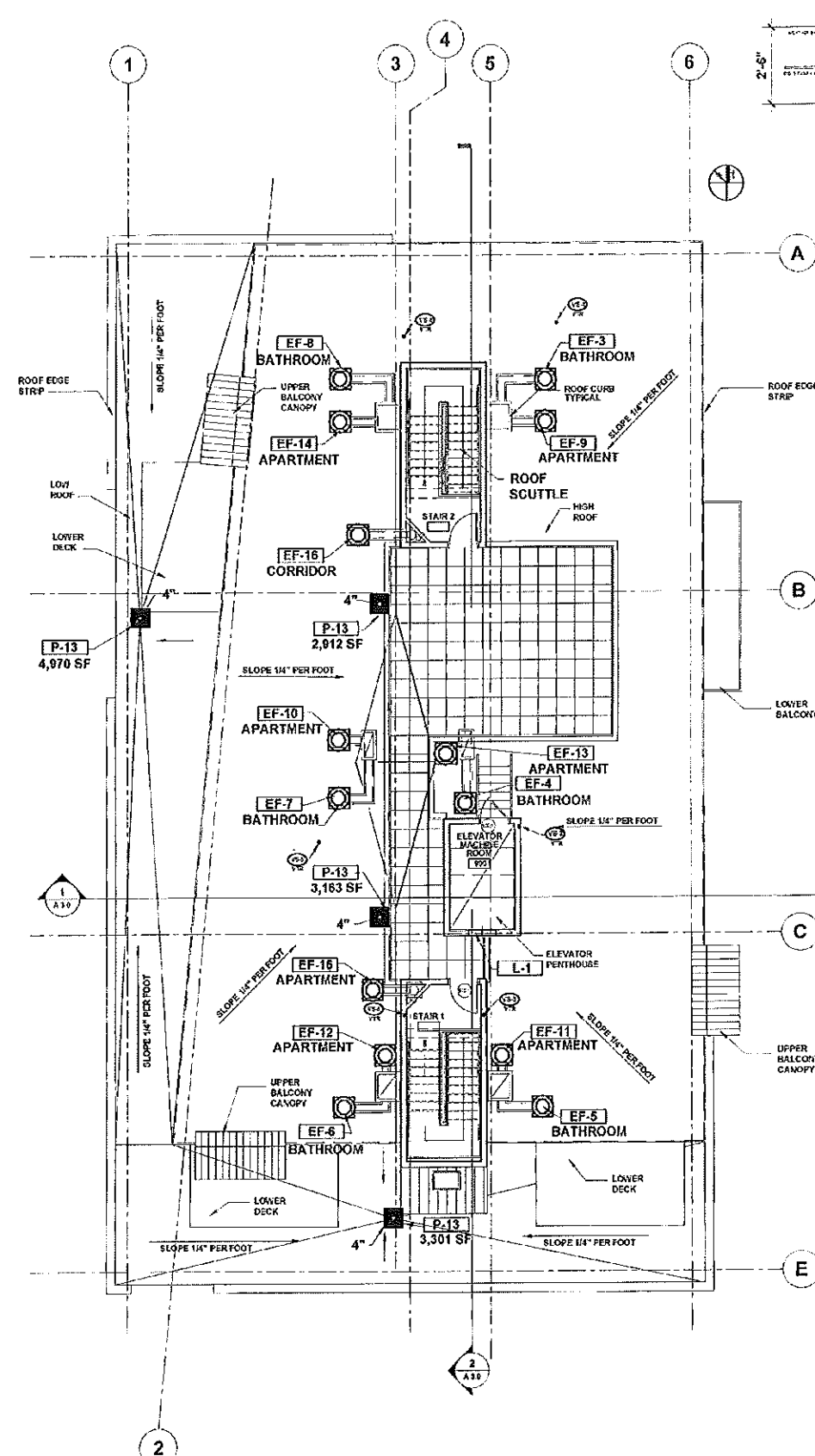
**NOTES:**  
1. TURN ALL EXHAUST DUCTS UP IN CHASE AND TERMINATE 22" ABOVE BOTTOM OF DUCT  
2. EF-1 DUCT 6"Ø, EF-2 DUCT 4"Ø

**100% CONSTRUCTION DOCUMENTS 02-24-06**

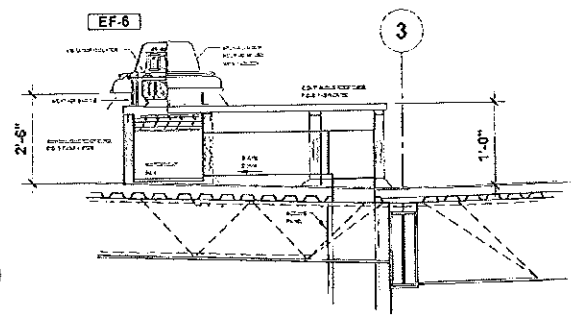


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**CHESTNUT STREET LOFTS**  
 URBAN REVITALIZATION PROJECT  
 BY CHESTNUT STREET LLC.  
 PORTLAND, MAINE



**1**  
**1.1** ROOF MECHANICAL PLAN  
 1/8" = 1'-0"



**ROOF FAN DETAIL**  
 NOT TO SCALE

**HEATING AND VENTILATING GENERAL NOTES:**

- COORDINATE HVAC WORK WITH OTHER TRADES
- ALL DUCTWORK AND PIPING SHALL BE CONCEALED AND LOCATED ON WARD SIDE OF BUILDING INSULATION
- ALL DUCTWORK AND PIPING IS SHOWN DIAGRAMATICALLY. EXACT LOCATIONS ARE TO BE DETERMINED IN THE FIELD IN COORDINATION WITH OTHER TRADES.
- ALL DUCT SIZES SHOWN ARE OUTSIDE DIMENSIONS.
- REFER TO REFLECTED CEILING PLAN FOR EXACT LOCATION OF ALL AIR TERMINAL DEVICES.
- DUCT RUN BELOW JOISTS MUST BE LOCATED TO AVOID INTERFERENCE WITH LIGHT FIXTURES
- ALL RECTANGULAR ELBOWS TO HAVE TURNING VANES. FRICTION LOSS THROUGH ELBOW TO EQUAL THAT OF SMOOTH RADIUS ELBOW.
- ALL HORIZONTAL PIPING AND DUCT RUNS MUST RUN IN FLOOR JOISTS OF BUILDING.

| FAN SCHEDULE      |              |          |                |                 |               |
|-------------------|--------------|----------|----------------|-----------------|---------------|
| TAG               | EF-1         | EF-2     | EF-3 THRU EF-4 | EF-5 THRU EF-14 | EF-15 & EF-16 |
| LOCATION          | KITCHEN      | BATHROOM | PLUMBING       | HV AIR          | CORRIDOR      |
| SERVICE           | AREA EXHAUST | EXHAUST  | CRV            | CRV             | CRV           |
| MAKE              | CEILING      | CEILING  | CRV            | 18CRV           | 18CRV         |
| COOK MODEL        | GC-243       | GC-220   | 18CRV          | 18CRV           | 18CRV         |
| C.F.M.            | 100          | 73       | 350            | 700             | 770           |
| BLOWER S.P.       | 0.25         | 0.25     | 0.500          | 0.500           | 0.500         |
| DATA TYPE         | FC           | FC       | FC             | FC              | FC            |
| DRIVE             | DIRECT       | DIRECT   | BELT           | BELT            | BELT          |
| H.P. OR WATTS     | 29 W         | 32 W     | 1/8 HP         | 1/8 HP          | 1/4 HP        |
| MECH R.P.M. (FAN) | 1,200        | 1,200    | 411            | 708             | 719           |
| VOLTS             | 115          | 115      | 60             | 60              | 60            |
| ELEC PHASE        | 60           | 60       | 1              | 1               | 1             |
| HZ                | 1            | 1        | 1              | 1               | 1             |
| MAX. SONES        | 1.5          | 1.3      | 4.5            | 6.3             | 6.6           |

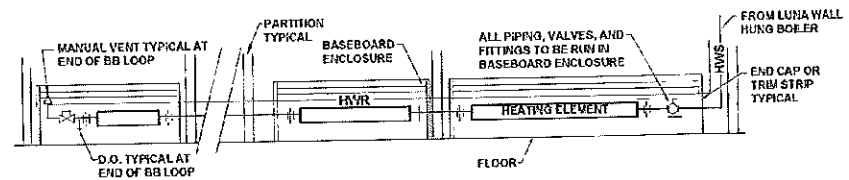
| INDOOR HVAC UNIT SCHEDULE |                               |                               |          |
|---------------------------|-------------------------------|-------------------------------|----------|
| UNIT TAG                  | HVAC-1                        | HVAC-2                        | HVAC-3   |
| LOCATION                  | BASEMENT                      | BASEMENT                      | BASEMENT |
| SERVICE                   | COMMERCIAL 101 NORTH MARGUARE | COMMERCIAL 101 SOUTH MARGUARE | MARGUARE |
| MAKE                      | 48-BVX                        | 68-BVX                        | 48-BVX   |
| MODEL                     | 1,600                         | 2,000                         | 1,600    |
| C.F.M.                    | 1,600                         | 2,000                         | 1,600    |
| EXT. S.P. IN W.G.         | 0.75                          | 0.75                          | 0.75     |
| ENT. AIR DBT °F           | 80                            | 80                            | 80       |
| TEMP. IN W.G. °F          | 67                            | 67                            | 67       |
| EVAP. TEMP °F             | 45                            | 45                            | 45       |
| COOL CAP SENSIBLE BTUH    | 40,000                        | 51,200                        | 40,000   |
| TOTAL                     | 55,000                        | 72,000                        | 55,000   |
| HEATING CFM               | 4.0                           | 6.0                           | 4.0      |
| HEATING OUTPUT MBH        | 64.0                          | 82.0                          | 64.0     |
| FUELING RATE GPH          | N/A                           | N/A                           | N/A      |
| MOTOR HP                  | 1                             | 1                             | 1        |
| POWER                     | 200/230V                      | 200/230V                      | 200/230V |
| CONTROL AMPS              | N/A                           | N/A                           | N/A      |
| FAN MOTOR AMPS            | 4.0                           | 6.6                           | 4.6      |
| FUSE MAX                  | N/A                           | N/A                           | N/A      |
| MIN. O.A. C.F.M.          | 200                           | 200                           | 200      |
| DRIVE                     | BELT                          | BELT                          | BELT     |
| WT. LBS.                  | 275                           | 230                           | 275      |
| MIN. BEER                 | N/A                           | N/A                           | N/A      |
| MIN. AIR VELOCITY         | N/A                           | N/A                           | N/A      |

NOTES:  
 1. APPROVED EQUAL FROM CARRIER, TRANE, BRYANT, MCGUAY

| OUTDOOR HVAC UNIT SCHEDULE |            |            |            |
|----------------------------|------------|------------|------------|
| UNIT TAG                   | HVAC-1     | HVAC-2     | HVAC-3     |
| LOCATION                   | EXTERIOR   | EXTERIOR   | EXTERIOR   |
| SERVICE                    | HVAC-1     | HVAC-2     | HVAC-3     |
| MAKE                       | BRYANT     | BRYANT     | BRYANT     |
| MODEL                      | 852A-048   | 852A-060   | 852A-048   |
| TYPE                       | AIR COOLED | AIR COOLED | AIR COOLED |
| COOL CAP SENSIBLE BTUH     | NOTE 2     | NOTE 2     | NOTE 2     |
| TOTAL                      | NOTE 2     | NOTE 2     | NOTE 2     |
| AMBIENT AIR F              | 65         | 65         | 65         |
| ENTERING MAIN/DM           | 10.85/12.0 | 10.65/12.0 | 10.85/12.0 |
| VOLTAGE                    | 200/230    | 200/230    | 200/230    |
| HERTZ                      | 60         | 60         | 60         |
| PHASE                      | 3          | 3          | 3          |
| MCA                        | 28.7       | 45.7       | 26.7       |
| FUSE MAX AMPS              | 40         | 60         | 40         |
| LOW AMBIENT                | 0          | 0          | 0          |
| WT. LBS.                   | 215        | 250        | 215        |

REMARKS:  
 1. APPROVED EQUAL FROM CARRIER, TRANE OR MCGUAY  
 2. MATCH CAPACITY OF INDOOR HVAC UNIT

| FAN SCHEDULE      |              |          |                |                 |               |
|-------------------|--------------|----------|----------------|-----------------|---------------|
| TAG               | EF-1         | EF-2     | EF-3 THRU EF-8 | EF-9 THRU EF-14 | EF-15 & EF-16 |
| LOCATION          | KITCHEN      | BATHROOM | PLUMBING       | HV AIR          | CORRIDOR      |
| SERVICE           | AREA EXHAUST | EXHAUST  | AIR SHAFT      | SHAFT           | VENTILATION   |
| TYPE              | CEILING      | CEILING  | CRV            | CRV             | CRV           |
| MANUFACTURER      | BROAN        | BROAN    | COOK           | COOK            | COOK          |
| BROAN MODEL       | 8876         | 8878     | 18CRV          | 18CRV           | 18CRV         |
| C.F.M.            | 100          | 73       | 350            | 700             | 770           |
| BLOWER S.P.       | 0.25         | 0.25     | 0.500          | 0.500           | 0.500         |
| DATA TYPE         | FC           | FC       | FC             | FC              | FC            |
| DRIVE             | DIRECT       | DIRECT   | BELT           | BELT            | BELT          |
| H.P. OR WATTS     | 140W         | 140W     | 1/8 HP         | 1/8 HP          | 1/4 HP        |
| MECH R.P.M. (FAN) | 1,200        | 1,050    | 411            | 708             | 719           |
| VOLTS             | 115          | 115      | 60             | 60              | 60            |
| ELEC PHASE        | 60           | 60       | 1              | 1               | 1             |
| HZ                | 1            | 1        | 1              | 1               | 1             |
| MAX. SONES        | 4.0          | 4.0      | 4.5            | 6.3             | 6.6           |
| SPEED CONTROL     | YES          | YES      | NO             | NO              | NO            |



**BASEBOARD PIPING DETAIL**  
 NOT TO SCALE

- NOTES:**
- BASEBOARD: PETITE 7 WITH A CAPACITY OF 570 BTU/H.F @ 180°F AVERAGE WATER TEMPERATURE, 1 GPM
  - EACH APARTMENT SHALL BE SPOLE ZONE WITH BASEBOARD ARRANGED IN A SERIES LOOP
  - FIELD MEASURE BASEBOARD FOR END CAPS, TRIM STRIPS AND PLASTER ASSEMBLIES

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

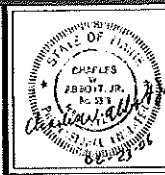
REVISIONS:  
 1. Issued by Addendum #1  
 01-23-06  
 2. 100% Construction Documents  
 02-24-06

DATE: February 24, 2006  
 PROJECT No. 0422  
 DRAWN BY: RPW  
 CHECKED BY: RPW  
 SCALE: AS NOTED

SHEET TITLE:  
**MECHANICAL  
 ROOF PLAN**

100% CONSTRUCTION  
 DOCUMENTS 02-24-06

**M1.5**



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**CHESTNUT STREET LOFTS**  
 URBAN REVITALIZATION PROJECT  
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 PORTLAND, MAINE



TFH ARCHITECTS  
 100 COMMERCIAL STREET  
 PORTLAND MAINE 04101  
 TELEPHONE 207 776 6141  
 ARCHITECTURE PLANNING

CONSULTANTS:

**SENIOR CONSULTANTS:**  
 6201  
 Lutz Design Group  
 64 Riverside Street  
 Portland, ME 04113  
 207-773-7110

**REGISTERED PROFESSIONAL ENGINEERS:**  
 22 Commercial Street  
 Old Orchard Beach, ME 04054  
 207-534-4028

**REGISTERED PROFESSIONAL ENGINEERS:**  
 14 North Street  
 Portland, ME 04101  
 207-524-1419

**ELECTRICAL ENGINEERING:**  
 1 Street East  
 Portland, ME 04102  
 207-625-2416

REVISIONS:  
 JAN 2, 2008 BID SET  
 FEB 9, 2008 PERMIT SET  
 FEB 23, 2008  
 CONSTRUCTION  
 DOCUMENTS

DATE:

PROJECT No. 0422

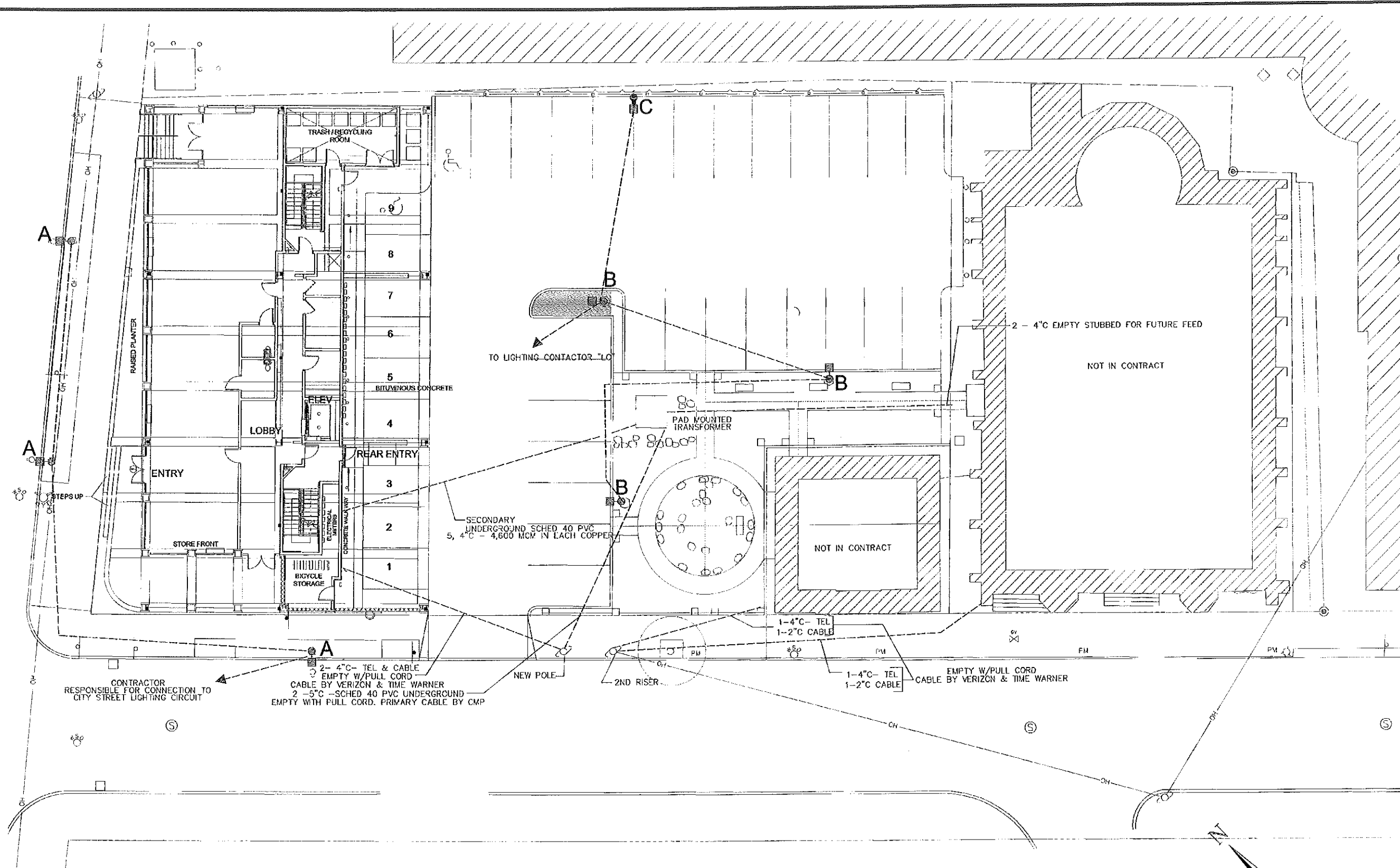
DRAWN BY: WSB, JR

CHECKED BY: CWA

SCALE: AS NOTED

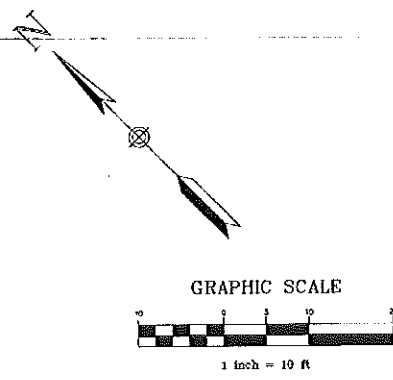
SHEET TITLE:  
 EXTERIOR ELECTRICAL  
 PLAN

E1.0

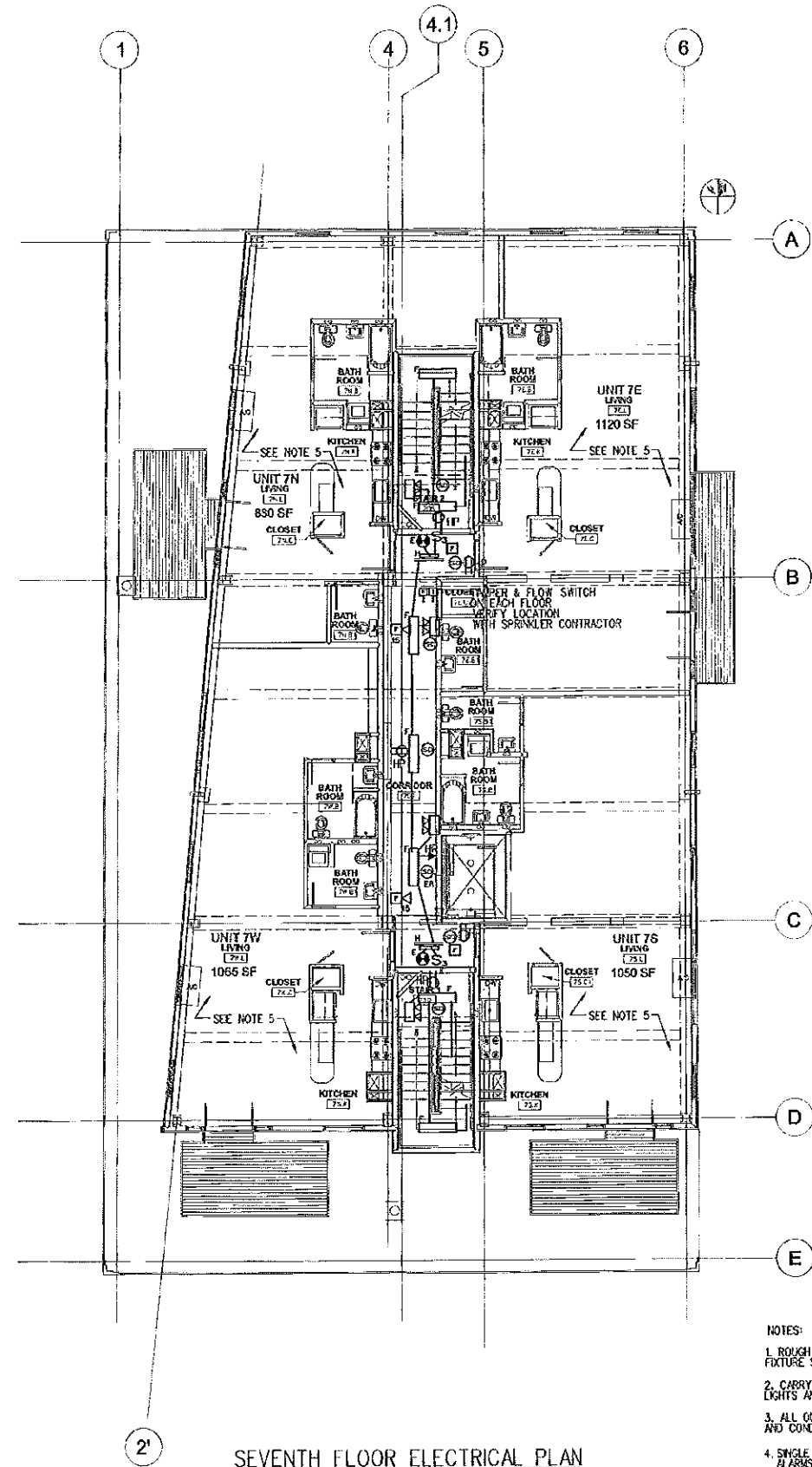


| LUMINAIRE SCHEDULE |       |     |                                     |             |  |            |                  |
|--------------------|-------|-----|-------------------------------------|-------------|--|------------|------------------|
| Symbol             | Label | Qty | Catalog Number                      | Description | Lamp                                       | File       | Lumens LLP Watts |
| ⬢                  | A     | 3   | ES9224H0X11<br>Pro Rite 6x175<br>MH | ESPLANADE   | IES TYPE II SHORT<br>CUTOFF pro rite 175MH | 17584.R09  | 14400 0.61 175   |
| ○                  | B     | 3   | GV7004H0VCRK                        | GRANVILLE   | 70W CLEAR MH                               | 48220.R05  | 8000 0.65 70     |
| ⬢                  | C     | 1   | P175H-007FK                         | PECHERA     | 175W CLEAR MH                              | 102474.R09 | 12800 0.51 1     |

BUILDING RECESSED SOFFIT LIGHTING.  
 SEE ARCHITECTURAL PLANS.

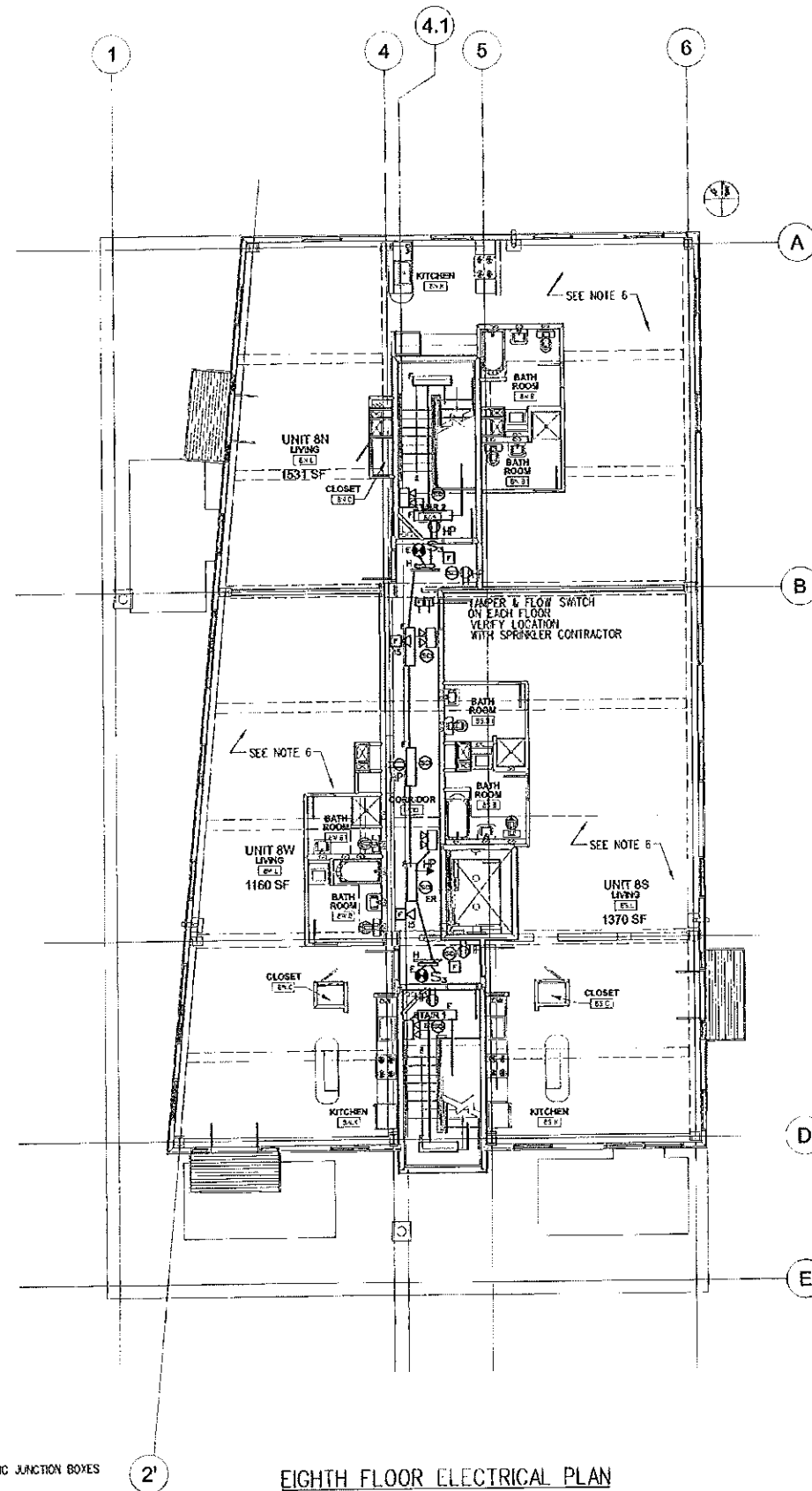




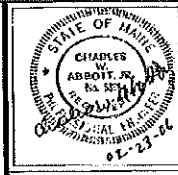


SEVENTH FLOOR ELECTRICAL PLAN  
SCALE: 1/8" = 1'-0"

- NOTES:
1. ROUGH IN FOR PENDENT MOUNTED COUNTER LIGHT CARRY #50 ALLOWANCE FIXTURE SELECTED BY TENANT
  2. CARRY THREE (3) TYPE "N" "HOCKEY PUCK" LOW VOLTAGE UNDER CABINET LIGHTS AND ASSOCIATED TRANSFORMER AND SWITCH
  3. ALL OUTLETS ON EXTERIOR WALLS SHALL BE SURFACE MOUNTED WITH METALLIC JUNCTION BOXES AND CONDUIT.
  4. SINGLE STATION SMOKE DETECTORS SHALL BE WIRED FOR COMMON AUDIBLE/VISUAL ALARMS WITH THE RESPECTIVE UNIT INTERRIMS (3\*4) NOT SHOWN ON DWGS.
  5. SEE DWG E2.2 FOR 7th FLOOR ENLARGED UNIT ELECTRICAL PLANS.
  6. SEE DWG E2.3 FOR 8th FLOOR ENLARGED UNIT ELECTRICAL PLANS.



EIGHTH FLOOR ELECTRICAL PLAN  
SCALE: 1/8" = 1'-0"



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

CONSULTANTS:

DATE: 04/15/06  
100 Commercial Street  
Portland, ME 04103  
207-776-8141

STRUCTURAL:  
Structural Design Consulting  
22 Commercial Street  
Old Orchard Beach, ME 04054  
207-864-9973

Mechanical:  
Murray Engineering  
151 Portland Street  
Portland, ME 04101  
207-474-7149

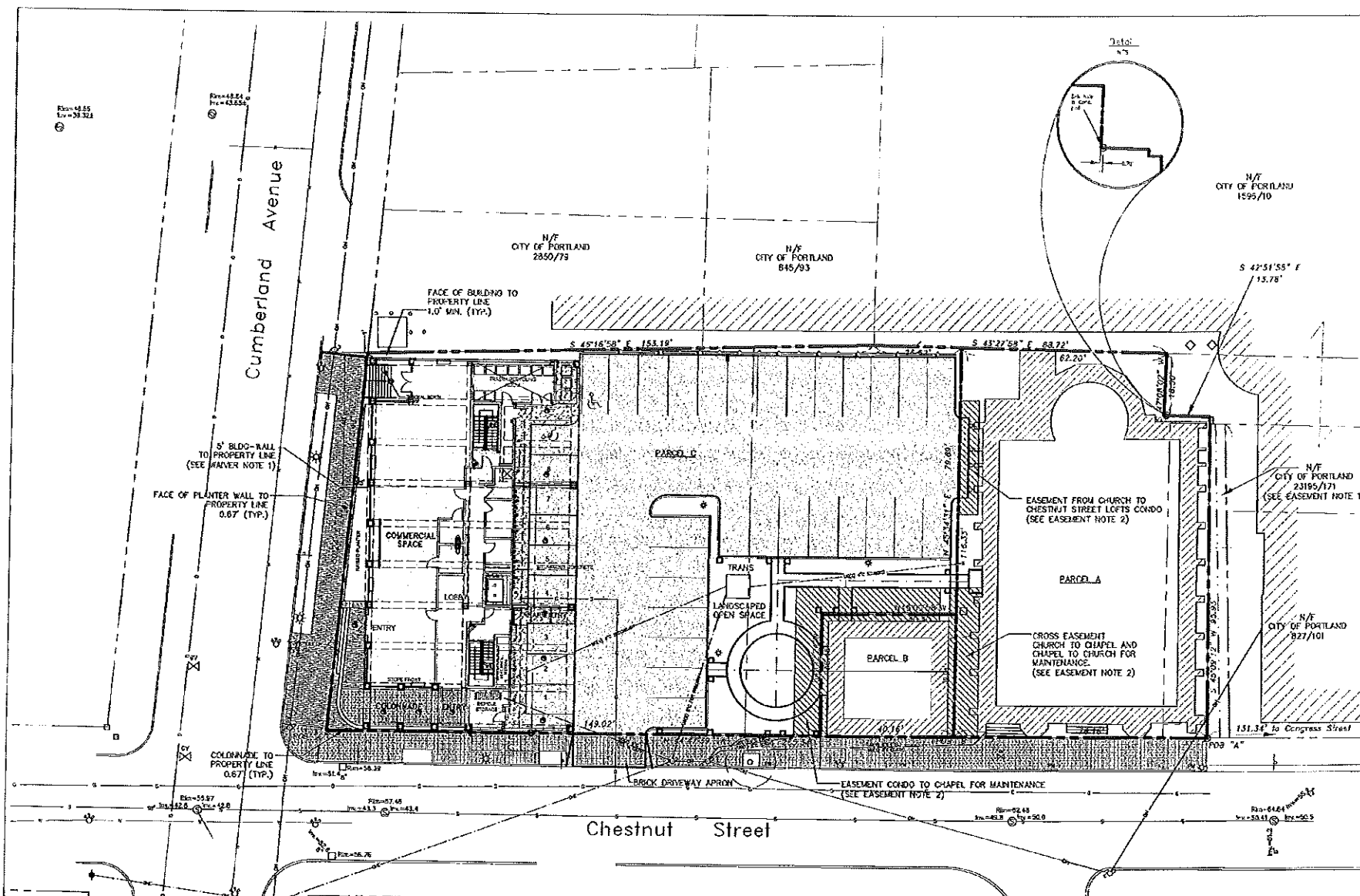
ELECTRICAL:  
Barnett Engineering  
7 River Road  
Portland, ME 04102  
207-855-9473

REVISIONS:  
JAN 2, 2006 BID SET  
FEB 9, 2006 PERMIT SET  
FEB 23, 2006  
CONSTRUCTION  
DOCUMENTS

DATE:  
PROJECT No. 0422  
DRAWN BY: WSB/R SPD  
CHECKED BY: CWA/WSB/R  
SCALE: AS NOTED

SHEET TITLE:  
SEVENTH AND  
EIGHTH FLOOR  
ELECTRICAL  
PLANS

E1.3

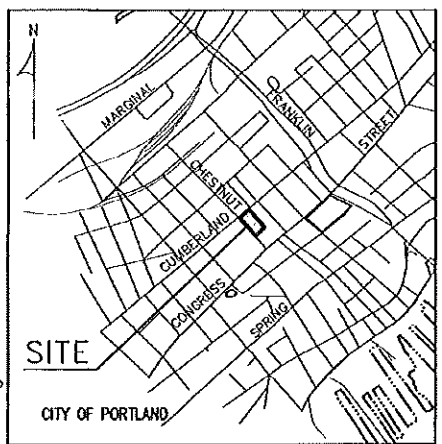


**PROJECT DATA - CHESTNUT ST:**

- PROPERTY IS LOCATED IN THE B-3 DOWNTOWN BUSINESS ZONE
- PARCEL AREA:
 

|                   |                  |
|-------------------|------------------|
| PARCEL A          | 8,494 SF         |
| PARCEL B          | 1,478 SF         |
| PARCEL C          | 19,761 SF        |
| <b>TOTAL AREA</b> | <b>29,733 SF</b> |
- SPACE & BULK REGULATIONS: B-3 DOWNTOWN BUSINESS ZONE
 

|                       |                     |                     |
|-----------------------|---------------------|---------------------|
| MIN LOT AREA          | REQUIRED: 19,761 SF | PROVIDED: 19,761 SF |
| MIN STREET FRONTAGE   | 15'                 | 262'                |
| MIN FRONT & REAR YARD | NONE                | -                   |
| MIN SIDE YARD         | NONE                | -                   |
| MIN BUILDING HEIGHT   | 35'                 | 35'                 |
| MAX BUILDING HEIGHT   | VARIABLES           | 85'                 |
| MAX LOT COVERAGE      | 100%                | 100%                |
| MIN LOT WIDTH         | NONE                | 113' 4"             |
- BUILDING NOTES:
  - 8 STORY BUILDING 53,983 SF (INCLUDING BASEMENT)
  - 2-B FLOOR 37 RESIDENTIAL CONDOMINIUMS
  - BUILDING AREA (EXCLUDING 7,042 SF (INCLUDING 2,484 SF FOR UNDERCOVER PARKING, ENTRY COLONADE, & CORNER ENTRY PORCH), 2,397 SF FOR FOUR COMMERCIAL CONDOMINIUMS) 42,222 SF EXCLUDING BATHROOMS & 2,161 SF. FOR THE REMAINDER.
- PARKING ON SITE:
  - 37 TOTAL SPACES (2 HD)



**TUC**  
 TUC ARCHITECTS  
 100 COMMERCIAL STREET  
 PORTLAND, MAINE 04101  
 TEL: (603) 876-3333  
 FAX: (603) 876-3333  
 www.tucarchitects.com

**PLAN REFERENCES:**

- PLAN OF THE METHODIST CHURCH MADE BY E. C. JOHAN, CIVIL ENGINEER DATED SEPTEMBER 1936, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 4, PAGE 6.
- PLAN OF "CITY OF PORTLAND CITY PROPERTY" (CITY HALL) ON FILE WITH THE CITY OF PORTLAND ENGINEERING DEPARTMENT, UNLABELED, PLAN NUMBER 28.
- PLAN OF "CITY OF PORTLAND CITY PROPERTY" ON FILE WITH THE CITY OF PORTLAND ENGINEERING DEPARTMENT, UNLABELED, PLAN NUMBER 28.
- "CITY OF PORTLAND, MAINE (DEPARTMENT OF PUBLIC WORKS) PLAN OF THE 'LOCATION OF NEW CITY HALL' DATED MARCH 18, 1913 OBTAINED FROM CITY OF PORTLAND ENGINEERING DEPARTMENT, PLAN NUMBER 122/12.
- CITY OF PORTLAND ENGINEERING DEPARTMENT, TRANSIT BOOK NOTES PAGES 2-5, AND 18-19 DEPICTING PRELIMINARY AND FINAL SURVEY OF "CHESTNUT STREET SURVEY TO ESTABLISH LINE BETWEEN CITY HALL LOT AND CHESTNUT STREET CHURCH", DATED AUGUST 26, 1929 AND NOVEMBER 29, 1929 RESPECTIVELY.
- "CITY OF PORTLAND, MAINE (DEPARTMENT OF PUBLIC WORKS) CITY HALL LOT-SHEDDING LAND UNDER LEASE TO CITY OF PORTLAND BY PARCELS OF 'THE METHODIST SOCIETY OF PORTLAND' DATED MARCH 29, 1930, PLAN NUMBER 125/15.
- CITY OF PORTLAND ENGINEERING DEPARTMENT RIGHT OF WAY INFORMATION.
- SITE PLAN PROPOSED OFFICE BUILDING 31 CHESTNUT ST. PLACE MADE FOR 31 CHESTNUT ST. PLACE ASSOCIATES BY SERGIO TECHINOS DATED JUNE 23, 1994.
- EXISTING CONCRETE SURVEY 1) CHESTNUT STREET MADE FOR LAND USE CONSULTANTS BY TROUB ASSOCIATES DATED JANUARY 19, 2005.

**EASEMENTS AND ENCUMBRANCES:**

- RIGHTS AND EASEMENTS RESERVED BY THE CHESTNUT STREET UNITED METHODIST CHURCH AS DESCRIBED IN BOOK 23-35, PAGE 171.
- CROSS EASEMENTS BETWEEN CHURCH LOT (PARCEL A), CHAPEL LOT (PARCEL B) AND CONDOMINIUM LOT (PARCEL C) WILL BE RECORDED CONJUNCTIVELY WITH THIS RECORDING PLAN.

**WAIVERS:**

- A WAIVER OF STANDARD PARKING REQUIREMENTS FOR SMALL SIZES AND TOTAL NUMBER IS WAIVED PER ORDINANCE SECTION 14-256(2)(b) AS ALLOWED PER BUILDINGS WITH TOTAL FLOOR AREA IN EXCESS OF 50,000 SF (AS SHOWN BY ACTUAL).
- IF PROPOSED GRANVILLE LIGHTING FIXTURES WILL BE COMPATIBLE WITH THE EXISTING ARCHITECTURAL CONTEXT OF THE HISTORIC CHESTNUT STREET CHURCH AND WILL NOT PRODUCE UNACCEPTABLE LEVELS OF GLARE AND/OR LIGHT TRIPASSAGE AND THEREFORE THE PLANNING BOARD DOES WAIVE THE SITE LIGHTING STANDARDS FOR THIS APPLICATION.
- THE PROPOSED INCREASED SETBACK FROM THE BUILD-TO-LINE (FROM FIVE FEET TO ELEVEN FEET FOR ROWLEY 73 FEET ALONG CUMBERLAND AVENUE AND THREE FEET ON CHESTNUT STREET) DOES MEET THE SITE PLAN STANDARDS OF SECTION 14-256 (a) (4) AND BY REFERENCE, THE ZONING STANDARDS OF 14-220 (c), AND THEREFORE THE PLANNING BOARD DOES WAIVE THE B-3 BUILD-TO-LINE.
- UPON THE RECOMMENDATION OF THE CITY'S TRAFFIC ENGINEER AND THE EXTENDED CLARIFICATION THIS OFFICER FOR THE RESIDENTIAL USES, AND THEREFORE THE PLANNING BOARD DOES WAIVE THE CITY'S TECHNICAL STANDARDS FOR PARKING LOTS TO ALLOW THE PROPOSED PARKING ASIDE OF 22 FEET AND THREE COMPACT PARKING SPACES OF 8.5 BY 19 FEET.

**CONDITIONS OF APPROVAL:**

- THE FINAL RECORDING PLAN MEETING THE REQUIREMENTS OF PORTLAND'S SUBDIVISION ORDINANCE AND LISTING CONDITIONS IMPOSED BY THE PLANNING BOARD WILL BE SUBMITTED FOR THE PLANNING BOARD'S SIGNATURE.
- ALL PROPOSED EASEMENTS SHALL BE FINALIZED BEFORE THE RELEASE OF THE RECORDING PLAN AND RECORDED WITH THE PLAN.
- ALL REQUIRED LICENSES FOR THE FOUNDATION FOOTINGS AND PLANTERS SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE APPLICANT SHALL SUBMIT EVIDENCE THAT SEVEN PARKING SPACES HAVE BEEN SECURED TO COMPLY WITH THE CITY'S ZONING ORDINANCE FOR THE FIRST FLOOR COMMERCIAL USES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE APPLICANT WILL CONDUCT A POST OCCUPANCY TRAFFIC SIGNAL WARRANT STUDY OF THE INTERSECTION OF CHESTNUT STREET AND CUMBERLAND AVENUE, WHICH SHALL BE COOPERATED WITH THE DEPARTMENT OF PUBLIC WORKS.
- THE CONDITIONS CONTAINED IN THE REMEDY BY AIR SETBACK DEVELOPMENT REVIEW COORDINATOR, SERGIO TECHINOS, INC. DATED JANUARY 20, 2005 SHALL BE MET PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- IF THE APPLICANT PROCEEDS WITH THE ROOF-TOP DECK, THEN THE FINAL ROOF-TOP DECK ELEVATIONS SHALL BE SUBMITTED TO THE CITY OF PORTLAND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

**CITY OF PORTLAND SITE PLAN & SUBDIVISION NOTES:**

- LANDSCAPING SHALL MEET THE "ARCHITECTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE BUSINESS" OF THE CITY OF PORTLAND ZONING AND DESIGN STANDARDS AND GUIDELINES.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING BOARD OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING WITHOUT LIMITATION: TOPOGRAPHY, EROSION, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SITS, LOCATION, AND SURVIVORS OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
- ALL POWER LINE UTILITIES SHALL BE UNDERGROUND.
- SIDEWALKS AND CURBS SHALL BE DESIGNED AND BUILT WITH TOP RAMP RAMP AT ALL STREET CORNERS, CROSSWALKS AND EXPANDED IN CONFORMANCE WITH THE CITY OF PORTLAND, IDEAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE (EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. (NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED (SILT FENCE, MAT BARR, ETC.) AS WELL AS THEIR LOCATION).
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REPAIRS.
- ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LAWN AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
- PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREABLE TIME FOR THE PRECONSTRUCTION MEETING.
- EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DROP-LINE OF INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REPAIRS SHALL NOT TAKE PLACE WITHIN THE DROP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DROP-LINE OF TREES TO BE PRESERVED.
- SUBDIVISION SHALL MEAN THE SUBDIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHENEVER ACCOMPANIED BY SALE, LEASE, DEVELOPMENT, REFINANCING OR OTHERWISE AND AS FURTHER LIMITED BY 20-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE DIVISION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSES OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING, CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS.

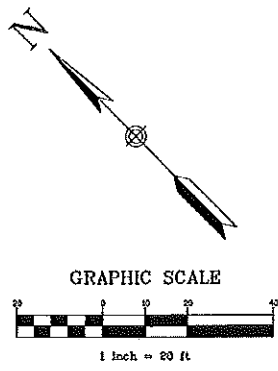
**NOTES:**

- BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE SPECIFIED.
- BEARINGS ARE REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE.
- ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE, BASED ON LOCATION OF VISIBLE FEATURES AND INFORMATION PROVIDED BY OTHERS. DO SAFE AND/OR THE APPROPRIATE UTILITIES SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION.
- EXCESS SNOW WILL NOT BE ALLOWED TO ACCUMULATE ON SITE AND BLOCK ACCESS TO PARKING SPACES.
- CONSTRUCTION LAY DOWN AND WORK ZONES TO BE APPROVED BY PUBLIC WORKS PRIOR TO START OF CONSTRUCTION.
- SEE ARCHITECTURAL PLANS OF BUILDING FOR DIMENSIONS OF BUILDINGS.

**OWNER OF RECORD**

PARCEL A: METHODIST SOCIETY OF PORTLAND-BOOK 272/PAGE 46, 82, BOOK 301/PAGE 123  
 PARCEL B: CHESTNUT STREET COMMUNITY HOUSE-BOOK 1174/PAGE 130  
 PARCEL C: CHESTNUT STREET COMMUNITY HOUSE-BOOK 2251/PAGE 215 & CHESTNUT STREET UNITED METHODIST CHURCH-BOOK 10599/PAGE 001

APPROVED BY CITY OF PORTLAND  
 PLANNING BOARD: \_\_\_\_\_ (DATE)



**CERTIFICATION:**

THIS SURVEY CONFORMS TO THE CURRENT STANDARDS OF THE MAINE STATE BOARD OF LAND SURVEYORS FOR LAND SURVEYORS.

REX J. CROTEAU, PLS #2273

CHESTNUT STREET LOFTS  
 29 CHESTNUT ST, PORTLAND, ME 04101  
 PREPARED FOR:  
 CHESTNUT STREET LOFTS, LLC  
 ONE INDIA STREET  
 PORTLAND, ME 04101

| Revision                          | Date     |
|-----------------------------------|----------|
| FINAL REVIEW                      | 10/22/05 |
| REVISED BUILDING FOOTPRINT        | 10/28/05 |
| ADDED CONDITIONS OF APPROVAL NOTE | 7/20/05  |
| UPDATE ENTRY INFO & NOTES         | 1/16/06  |
| ADD NEW CONDITION NOTES           | 7/3/06   |

RECORDING PLAT  
 CHESTNUT STREET  
 LOFTS

Job No. 4376  
 Drawing