

ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read
Application And
Notes, If Any,
Attached

Permit Number: 090453

This is to certify that FINARD MURRAY W TR/WRIGHT RY CONSTRUCTION

has permission to Remove unused Heating Units and Replace Frame Drywall Wall with Wood Sills.

AT 1 MONUMENT SQ

CE 032-K012001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CRPT. R. Gauthier

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Donna Bonita 6/1/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0453	Issue Date:	CBL: 032 K012001
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Location of Construction: 1 MONUMENT SQ	Owner Name: FINARD MURRAY W TR	Owner Address: ONE MONUMENT SQUARE SUITE	Phone: 207-773-3625
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone: 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial	Proposed Use: Commercial - Remove unused Heating Units and Replace w/Framed & Drywall Wall with Wood Sills. <i>+ New windows</i>	Permit Fee: \$1,290.00	Cost of Work: \$126,400.00	CEO District: 1
Proposed Project Description: Remove unused Heating Units and Replace w/Framed & Drywall Wall with Wood Sills. <i>+ New windows</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B</i> Type: <i>2B</i> <i>IBC-2003</i>	
		Signature: <i>KG</i> Signature: <i>JMB 6/1/09</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				

Permit Taken By: lmd	Date Applied For: 05/12/2009	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>5/15/09</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>5/18/09</i> <i>J. Andrews</i>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0453		Date Applied For: 05/12/2009	CBL: 032 K012001
Location of Construction: 1 MONUMENT SQ	Owner Name: FINARD MURRAY W TR	Owner Address: ONE MONUMENT SQUARE SUITE	Phone: 207-773-3625
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone: (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	
Proposed Use: Commercial - Remove unused Heating Units and Replace w/Framing & Drywall Wall and new windows		Proposed Project Description: Remove unused Heating Units and Replace w/Framing & Drywall Wall and new windows	
Dept: Historic Status: Not Applicable Reviewer: Deborah Andrews Approval Date: 05/18/2009 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) * Not subject to HP review and approval, as the project was submitted for site plan review prior effective date of Congress Street Historic District.			
Dept: Zoning Status: Approved Reviewer: Marge Schmuckal Approval Date: 05/15/2009 Note: Ok to Issue: <input checked="" type="checkbox"/>			
Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 06/01/2009 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
Dept: Fire Status: Approved Reviewer: Capt Keith Gautreau Approval Date: 05/20/2009 Note: Ok to Issue: <input checked="" type="checkbox"/>			

Comments:

5/13/2009-lmd: See Chris Hanson with any question regarding this permit request.

5/18/2009-gg: received from historic on 5/18/09. /gg

6/1/2009-jmb: Spoke with Craig H. About work, this is in floors 5-10. The other floors were done previously. Minor electrical relocation.



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>ONE MONUMENT SQUARE</u>			
Total Square Footage of Proposed Structure/Area <u>N/A - RENOVATION</u>		Square Footage of Lot <u>N/A</u>	Number of Stories <u>10</u>
Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>K</u> Lot# <u>12</u> <u>MAY 12 2009</u>		Applicant *must be owner, Lessee or Buyer* Name <u>SAME AS BELOW</u> Address <u>SAME AS BELOW</u> City, State & Zip <u>PORLAND, ME 04101</u>	
Lessee/DBA (If Applicable) <u>N/A</u>		Owner (if different from Applicant) Name <u>CONGRESS FEDERAL TRUST</u> <u>C/O FINAND PROPERTIES</u> Address <u>ONE MONUMENT SQUARE</u> City, State & Zip <u>PORLAND, ME 04101</u>	
		Cost Of Work: \$ <u>\$126,400</u> C of O Fee: \$ <u>0</u> Total Fee: \$ <u>\$126,400</u>	
Current legal use (i.e. single family) <u>COMMERCIAL - OFFICES</u> Number of Residential Units <u>N/A</u>			
If vacant, what was the previous use? <u>N/A</u>			
Proposed Specific use: <u>SAME AS PREVIOUS</u>			
Is property part of a subdivision? <u>NO</u> If yes, please name <u>N/A</u>			
Project description: <u>REMOVAL OF UNUSED HEATING UNITS (P WINDOW) AND REPAIRS WITH FRAMED + DRYWALL WALLS WITH WOOD SILLS</u>			
Contractor's name: <u>WRIGHT-PYAN CONSTRUCTION</u>			
Address: <u>10 DANFORTH ST.</u>			
City, State & Zip: <u>PORLAND, ME 04101</u>		Telephone: <u>207-773-3625</u>	
Who should we contact when the permit is ready: <u>CRAIG HILL</u>		Telephone: <u>207-650-8089</u>	
Mailing address: <u>SAME</u>			

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

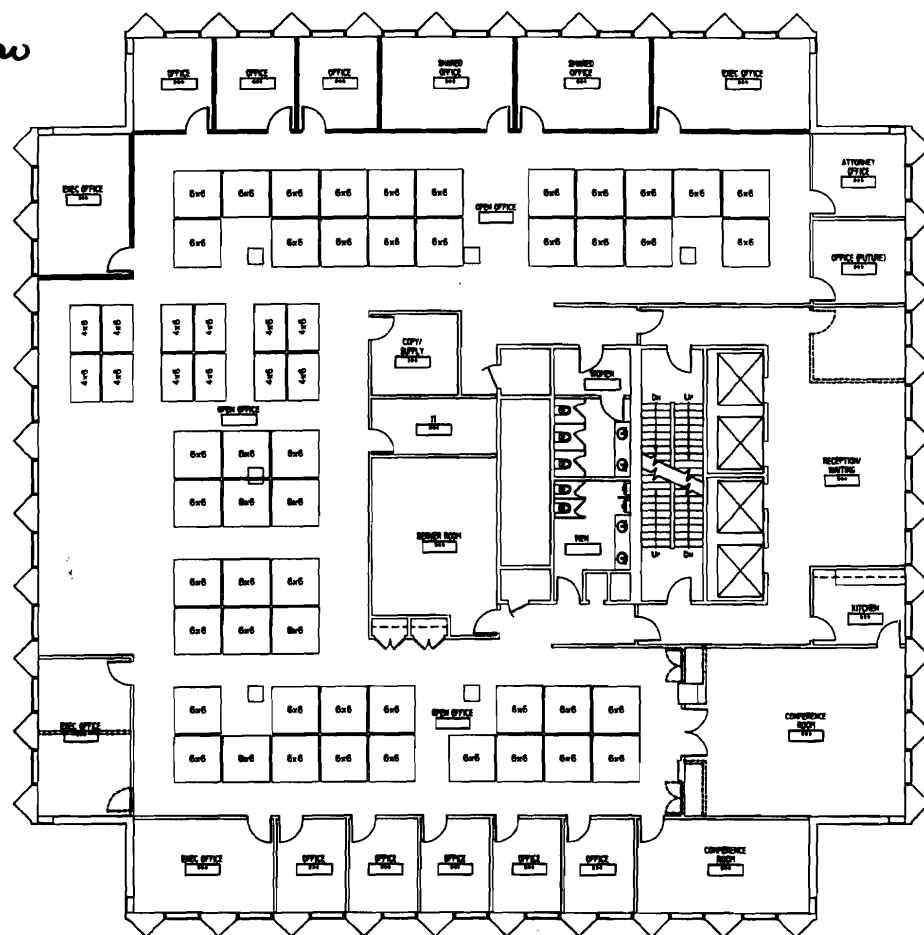
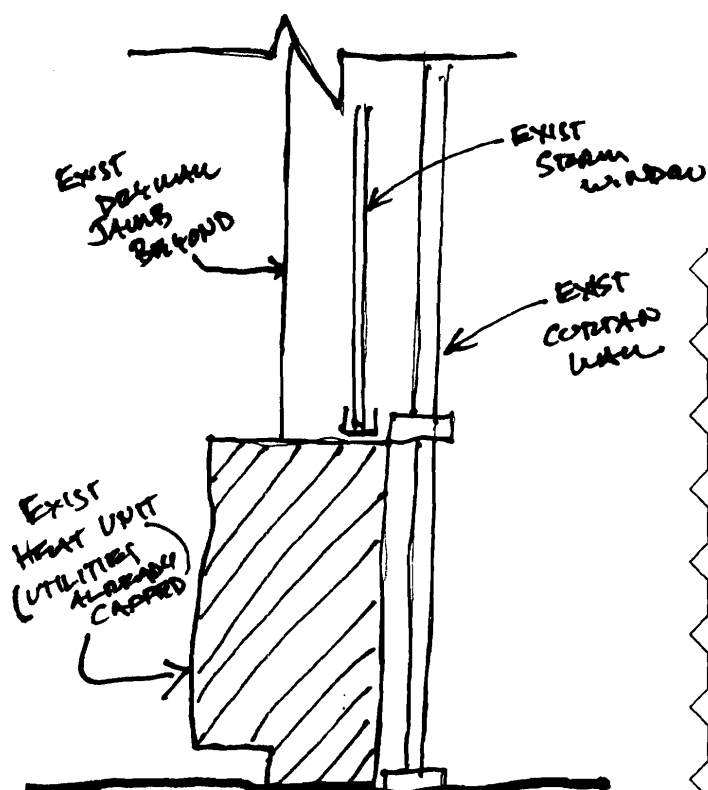
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature]

Date: 5/12/09

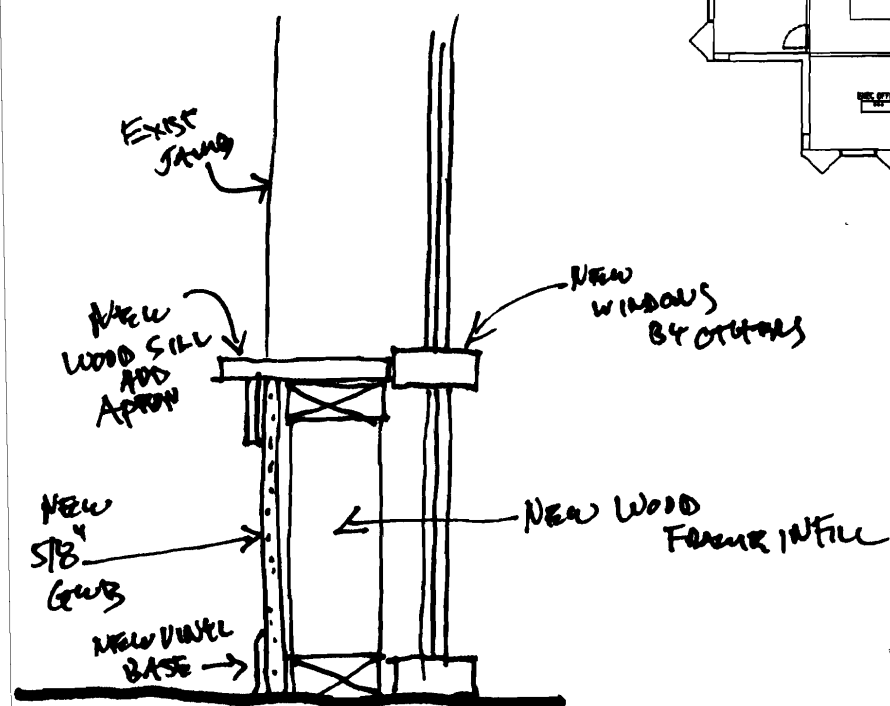
This is not a permit; you may not commence ANY work until the permit is issue



TYPICAL FLOOR

~ 36 windows / floor

5-10 Floors





Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

April 17, 2009

Mr. Jared Ballard
Pizzagalli Construction Company
131 Presumpscot Street
Portland, Maine 04103

RE: 331 Veranda Street, Martin's Point Healthcare, (Project # 2008-0123), (CBL 434 C 001001)


Dear Mr. Ballard:

On February 24, 2009, the Portland Planning Board granted approval for a site plan at 331 Veranda Street. This letter shall serve as permission to start preliminary site work associated with this approved plan. The extent of work shall include only the following until the issuance of the foundation and/or building permits.

1. Work associated with the relocation of 3 electric utility poles, including the installation of a temporary gravel driveway.
2. The installation of temporary water and sewer lines to the Morrison Development Center.
3. The relocation of the existing chiller.
4. Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.
5. Existing vegetation shall be conserved in areas shown on this site. Fencing or other protective barriers shall be erected outside the drip-line of individual trees designated for preservation prior to the onset of construction.

The approval is based on the submitted marked up Site Layout Plan Phase II, revision 20, dated 4/3/09. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. If there are any questions, please contact the Planning Staff.

Sincerely,


Alexander Jaegerman
Planning Division Director

cc: Inspections Department
Barbara Barhydt, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Phil DiPierro, Development Review Coordinator
Penny Littell, Director of Planning & Urban Development
Approval Letter File

From: Jeanie Bourke
To: Chris Hanson; Tammy Munson
Date: 5/8/2009 8:49:40 AM
Subject: Fwd: RE: Martin's Point MOB - Building Permit

This was correspondence regarding beginning the site work. Looks like we need planning approval.

>>> Barbara Barhydt 04/28 12:18 PM >>>
Good morning;

I just spoke with Phil and he said the cost estimate for the performance guarantee has been approved. Is it possible to finalize the letter of credit and pay the inspection fee, so that a preconstruction meeting with Phil and others could be scheduled? Phil has been working with Anne Tucker on the performance guarantee. Once these steps are complete, then site work could begin from Planning's perspective. I understand that Jeff Tarling, City Arborist, needs to be part of the preconstruction meeting in order to confirm the tree save areas and preservation measures.

We do permit some pre-site development site work based upon your written request and the Planning Director's written permission. This project seems so close to be ready to go, I would recommend finalizing the performance guarantee. Please let me know if this works for you.

Thank you.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov

>>> "Ballard, Jared" <JBallard@pizzagalli.com> Tuesday, April 28, 2009 11:05 AM
>>>
Keith,

We have already engaged SW Cole to start that process. They have already sent notices to all of the residences within the affected radius and intend on starting the surveys late this week. They will conform to all of the requirements outlined in the city of Portland blasting plan model.

We look forward to working with you on this project Keith.

Jared Ballard

-----Original Message-----

From: Keith Gautreau [mailto:KNG@portlandmaine.gov]

Sent: Tuesday, April 28, 2009 10:50 AM

To: Ballard, Jared; Jeanie Bourke

Cc: Bertolini, Garret; Barbara Barhydt

Subject: RE: Martin's Point MOB - Building Permit

Jared,

Please allow time for the Blasting Contractor to have a third party surveying company come in and conduct their activities before blasting begins.

Thanks,
Keith

Keith Gautreau, Fire Captain
Fire Prevention Bureau
Portland Fire Department
380 Congress Street
Portland, ME 04101
(207)874-8405
kng@portlandmaine.gov

>>> "Ballard, Jared" <JBallard@pizzagalli.com> 4/28/2009 9:50:23 AM

>>>

Great, Thanks Jeannie.

Barbara, would a letter to Planning requesting authorization to start the site clearing activities be appropriate? We don't have blasting scheduled to start until mid May so that should allow adequate time for the blasting contractor to pull the permits required in accordance with the city and the fire department.

Our letter would request authorization to start installation of erosion control, tree removal, site demolition and clearing. If this is plausible, I will prepare the letter for review.

Thanks for your assistance.

Jared Ballard
Senior Project Engineer

Martin's Point MOB

Beverly Hospital Fire Pump Replacement
P: (207) 874-2323 X-118
F: (207) 874-2727
E: jballard@pizzagalli.com

From: Jeanie Bourke [<mailto:JMB@portlandmaine.gov>]
Sent: Tuesday, April 28, 2009 9:32 AM
To: Ballard, Jared
Cc: Bertolini, Garret; Barbara Barhydt; Keith Gautreau
Subject: RE: Martin's Point MOB - Building Permit

Jared,
This would need to be approved by the Planning Division, they may require a letter of request including details of the proposed site work and timelines. No excavation or foundation work would be allowed prior to issuance of the permit.

Also as you know, a blasting permit is required per the fire department with all the applicable notices and information.

I am ccing staff involved with both of these reviews.
Jeanie

>>> "Ballard, Jared" <JBallard@pizzagalli.com> 04/28 9:14 AM >>>
Jeannie,

Thanks for your prompt response.

Our intention was to get underway with site clearing activities next week to prepare for blasting. We have an extensive blasting schedule which will take us well into June before we are prepared for foundations.

Would it be possible to review and issue incremental permits for site / blasting activities to allow us to get underway? If you remember back to 84 Marginal Way, this was how that job was permitted, which allowed your staff an appropriate amount of time for the comprehensive review.

Again, if there is anything that we can do that would assist the process please do not hesitate to let me know.

Thanks.

Jared

From: Jeanie Bourke [<mailto:JMB@portlandmaine.gov>]
Sent: Tuesday, April 28, 2009 8:58 AM
To: Ballard, Jared
Cc: Bertolini, Garret
Subject: Re: Martin's Point MOB - Building Permit

Jared,
The application is in zoning, we had unexpected staff reduction for the past 2 weeks, but we are back on track, it should be moving to fire review this week and then to building code.

I'm not sure of the status in site plan review.

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov < <mailto:jmb@portlandmaine.gov> >
(207)874-8715

>>> "Ballard, Jared" <JBallard@pizzagalli.com> 04/28 7:53 AM >>>
Jeannie,

As you know the building permit application including the required documentation for the Martin's Point project was submitted on April 13, 2009.

Could you update me on the status of the review process? We're drawing near the date we would like to break ground and want to ensure that we have the permit to do so.

As always, please do not hesitate to call with any questions or comments. We could also be available to meet with you and your staff to review any components of the project if necessary.

Thank You.

Jared Ballard
Senior Project Engineer

Martin's Point MOB
Beverly Hospital Fire Pump Replacement

P: (207) 874-2323 X-118
F: (207) 874-2727
E: jballard@pizzagalli.com

Memorandum
Department of Planning and Urban Development
Planning Division



TO: Phil Dipirro – Development Review Coordinator
Assessor's Office
Leslie Kanyor – Public Services (CD only)
David Margolis Pineo – Public Services
Todd Merkle – Public Services
Jeff Tarling – Public Services
Marge Schmuckal – Zoning Administrator

FROM: Eric Giles, AICP, Planner

DATE: April 22, 2009

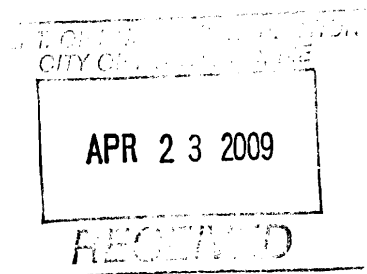
RE: Final Approved Plans – Martin's Point, 331 Veranda St.

Please see attached approved plans for the Martin's Point Healthcare site plan development at 331 Veranda St., approved by the Planning Board on February 24, 2009.

Please contact me with any questions or concerns.

Respectfully,

Eric



CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy

2008-0123

Application I. D. Number

8/19/2008

Application Date

Amendment to Plan - Martins Point (Ph

Project Name/Description

Martin's Point Health Care Inc

Applicant

331 Veranda St , Portland , ME 04104

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

331 - 331 Veranda St, Portland, Maine

Address of Proposed Site

434 C001001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☐ Office ☐ Retail
☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Apt 0 ☐ Condo 0 ☐ Other (specify) _____

0

Proposed Building square Feet or # of Units Acreage of Site Proposed Total Disturbed Area of the Site Zoning

Check Review Required:

- | | | |
|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ |
| <input checked="" type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland |
| <input type="checkbox"/> Amendment to Plan - Staff Review | | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> After the Fact - Major | | <input type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> After the Fact - Minor | | <input type="checkbox"/> Site Location |
| | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement |
| | <input type="checkbox"/> PAD Review | <input type="checkbox"/> Other _____ |
| | <input type="checkbox"/> 14-403 Streets Review | |

Fees Paid: Site Plan \$500.00 Subdivision Engineer Review Date 8/20/2008

Zoning Approval Status:

Reviewer

Marge S.

- ☐ Approved ☐ Approved w/Conditions
See Attached ☐ Denied

Approval Date Approval Expiration Extension to ☐ Additional Sheets
Attached

☐ Condition Compliance

signature

date

Performance Guarantee

☐ Required*

☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issue

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

expiration date

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

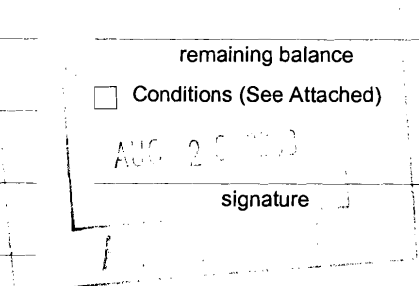
amount

expiration date

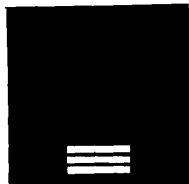
☐ Defect Guarantee Released

date

signature



8/20/08



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION
- TRAFFIC STUDIES AND MANAGEMENT

August 18, 2008

Mr. Rick Knowland, Senior Planner
Department of Planning and Development
City of Portland
389 Congress Street
Portland, ME 04101

**Subject: Martin's Point Health Care – Phase II
Portland, Maine**

Dear Mr. Knowland:

Martin's Point Health Care is proceeding with Phase II of the site plan approved by the Planning Board on April 25, 2006. Construction of Phase I was completed on May 6, 2008. We understand, per a letter from you dated January 24, 2008, that construction on Phase II must begin no later than one year from the date of Phase I completion. It is Martin's Point's intent to commence construction no later than May 6, 2009.

Design of the Phase II Medical Office Building has begun requiring some deminimis changes in the plans as follows:

- Based upon ongoing re-programming of the medical office space, it is likely that the total building area will be less than the 54,000 square feet previously approved. We do not anticipate that this change will result in any significant change to the approved 27,000 square foot structure footprint and massing.
- The configuration of the building elevations will change in response to the development of floor plans for the medical offices. The palette of building materials previously approved will be maintained. Based on the master plan approval from the Historic Preservation Board, final approval of the detailed architectural design will be required from this board. Final approval of the State Historic Preservation Officer is also required.
- As noted in Thomas Errico's email to your office dated November 26, 2007, a fully actuated traffic signal is to be installed prior to the issuance of a Certificate of Occupancy for Phase II. The traffic signal design plans will need to be approved by the City.

As noted in the City's approval letter dated May 2, 2006, the Site Location of Development Law approval, under delegated review authority of the City, did not include review of stormwater;

Mr. Rick Knowland
August 18, 2008
Page 2

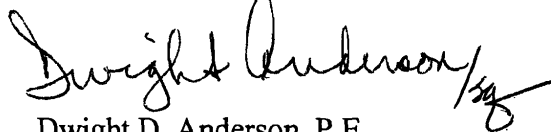
therefore, any stormwater-related changes would be submitted to the MeDEP for revision to the current approval from MeDEP.

We request that the above-mentioned changes be considered as minor revisions consistent with the existing approval and, as such, subject only to staff review and approval. Seven (7) copies of each of the two enclosed color site plans are submitted in anticipation of a Planning Board workshop scheduled for September 23, 2008. Given the minor revisions anticipated, this may prove unnecessary.

I will contact you to schedule a meeting with staff after your review of this material. If you have any questions, please contact our office.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

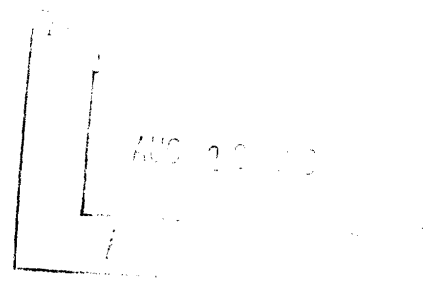


Dwight D. Anderson, P.E.
Senior Engineer

DDA/smk/sq/JN2344.06/Knowland-8-14-08

Enclosures: Sheet C-4B Color Site Layout Plan (1/2 size)
Sheet C-5B Color Site Grading Plan (1/2 size)
Check for \$700 (\$500 application fee and \$200 service fee)

c: Ann Tucker, Martin's Point Health Care
Paul Ureneck, Boulos Property Management
Paul Stevens, SMRT
Diane Morabito, Maine Traffic Resources (without plans)
Steve Bushey, DeLuca-Hoffman Associates, Inc. (without plans)



CITY OF PORTLAND, MAINE
PLANNING BOARD

Marge S. —
Inspection

Kevin Beal, Chair
Michael Patterson, Vice Chair
John Anton
Lee Lowry III
Shalom Odokara
David Silk
Janice E. Tevanian

May 2, 2006

Mr. Dwight Anderson
Deluca Hoffman Associates, Inc.
778 Main Street, Suite 8
So. Portland, ME 04106

RE: Martin's Point Health Care Facility Expansion; Vicinity of 331 Veranda Street

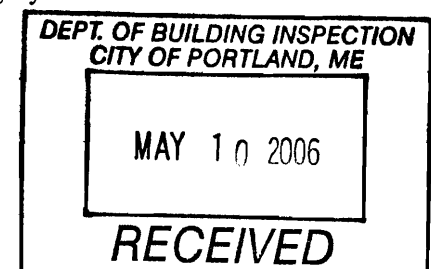
434 C 001

Dear Mr. Anderson:

On April 25, 2006, the Portland Planning Board voted on the following motions for a proposed expansion of Martin's Point Health Care Center in the vicinity of 331 Veranda Street.

1. The Planning Board voted 5-0 (Lowry recused; Silk absent) that the plan was in conformance with the standards of the Site Plan Ordinance (including Site Location of Development Law and Traffic Movement Permit) of the Land Use Code with the following conditions of approval:
 - i. That the Applicant shall revise the plan and implement the recommendations described in Tom Errico's memos dated April 6, 2006, April 14, 2006 and April 25, 2006 including the contribution of \$1,000 toward the installation of a supplemental stop sign, an advance "stop ahead" warning sign and the installation of a painted stop sign. A travel demand management program for the site shall also be developed and shall be submitted for City staff review and approval. The Veranda Street driveway shall be reduced in width by reducing the overall width of the three lane driveway which shall be submitted for City staff review and approval.
 - ii. That the site plan shall be revised for review and approval reflecting the comments of Dan Goyette, dated April 17, 2006.
 - iii. That the site plan shall be revised for review and approval reflecting the comments of Pat Carroll dated April 19, 2006 excluding item 2 in that memo. A detailed Vegetation Preservation and Construction Management Plan shall also be submitted for the shoreland area directly behind the proposed parking deck/clinic building for review and approval.
 - iv. That the Applicant shall meet the requirements of the Fire Department as outlined in a memo dated April 21, 2006 from Dwight Anderson to Gregory Cass.

O:\PLAN\REZONE\MARTINSPPOINT\APPROVALLETTER4-25-06.DOC



- v. That the site plan shall be revised reflecting “cut-off” light fixtures for Planning staff review and approval.
 - vi. The Applicant shall provide to the City a public recreational easement over that portion of the site on both the easterly and westerly ends of the site to provide for pedestrian access from 1 Veranda Street to both the existing trail and to the water satisfactory to Corporation Counsel.
2. The Planning Board voted 5-0 (Lowry recused; Silk absent) that the plan was in conformance with the standards of the Shoreland Regulations of the Land Use Code with the following conditions of approval:
- i. Prior to any excavation for the parking deck or clinic building, the 75 foot shoreland setback shall be clearly marked in the field by a certified wetlands delineator or like competent professional at which time the Development Review Coordinator shall be contacted for inspection. No construction related activity of any kind shall take place until the Development Review Coordinator has reviewed and approved the set back marking.

Please note that the local Site Location of Development Law approval did not include the review of storm water which was to be reviewed by the Maine Department of Environmental Protection.

The approved site plan includes a two-story 54,000 sq. ft. medical administrative/clinic building, a three level parking deck, surface parking and a reuse of the Marine Hospital.

The approval is based on the submitted site plan and the findings related to site plan and subdivision review standards as contained in Planning Report #25-06, which is attached.

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

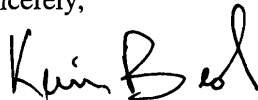
1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's 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 representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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

If there are any questions, please contact Richard Knowland, Senior Planner, at 874-8725.

Sincerely,



Kevin Beal, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Richard Knowland, Senior Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File
Ann Tucker, Martins Point Health Care Center, 331 Veranda Street, Portland, ME. 04103
Nathan Smith, Bernstein Shur Sawyer and Nelson, 100 Middle Street, Portland, ME. 04101
David Webster, PDT Architects, 49 Dartmouth Street, Portland, ME. 04101

Applicant: MARTINS Point Hospital Date: 11/25/08
Address: 331 Veranda St C-B-L: 434-C-1

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing lot

Zone Location - R-7

Interior or corner lot -

Proposed Use/Work - New bldg with parking - MEDICAL office Bldg with 2 levels of parking

Sevage Disposal - City

Lot Street Frontage - 60' min - well over 60'

Front Yard - 20' min - well over 20' setback

Rear Yard - 20' min - 75' to HWM - well over 20'

Side Yard -
3 or more stories: 14' min

Projections -

Width of Lot - 60' min - Well over 60'

~~Need more~~
Height - 45' max - gives $\approx 31.3'$

Lot Area - min lot size 6,000^{sq} - 500,000^{sq} + given

Lot Coverage/Impervious Surface - 80% max - 50% given

Area per Family - N/A

Off-street Parking - showing 96,800^{sq} $\div 400 = 242$ pkg spaces req - has 406 pkg spc.

Loading Bays -

Site Plan - # 2008-0123

~~Need more info on the parking lot upper front~~
Shoreland Zoning/Stream Protection - New Bldg - shows 75' from HWM by the new building but NOT the parking
Flood Plains - Panel 8 - Zone C-I Think - I need confirmation

NOISE: 55 dBA where are HVAC - 2/17/09 states 49.4 dBA @ 430 ft
Floor Area Ratio - MAX. is 65% - 20% from Scott Benson AIA given & job character

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0123

Date: 2/18/2009

I have reviewed the most recently submitted. The building heights given show the proposed building to be under the maximum 45 foot height allowance in the R-P Zone. The applicant also submitted information that the maximum noise requirements are being met at boundary lines as required.

The parking lot at the front of the lot is an existing lot that is currently within the 75' shoreland setback. It is my understanding that there is absolutely no expansion toward the shoreland. It is currently legally nonconforming with no expansions.

I am still concerned somewhat about the Floodplain data. The applicant shows a separate plan indicating where the Velocity zones are located compared to the lot in general. It would be much clearer to see where the Velocity Flood Zone lies on the site plan similar to how the 75' Shoreland setback is shown. There is one area on Panel 8 where it appears that the Velocity Flood Zone projects 80' into the property. I want to be sure that the new structure is not impacted by that Zone.

It appears that all the other R-P Zone requirements are being met.

Marge Schmuckal
Zoning Administrator

From: Marge Schmuckal
To: Eric Giles
Date: 1/5/2009 4:28:23 PM
Subject: Martin's Point parking

Eric,

Using the information that I received from the applicant on 11/19/08 in a chart titled "Martin's Point Parking summary revised 10-18-08" I have determined that based upon the given total of 96,800 square feet of offices, 242 parking spaces are required under current land use parking requirements. (i.e. $96,800 / 400 = 242$).

I hope this helps you with your required bike rack figures.

Marge

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0123

Date: 11/26/2008

This project is in an R-P Residential-Professional Zone. Before I can complete my preliminary review I need a bit more information. I need more information on the proposed parking by the Morrison Dev. Property. What is existing and what is being proposed. The 75' from the HWM is not shown in that area of the property. I would need it to be placed on the property. That area may also be subject to the floodplain regulations. The applicant shall map the floodplain line on the property. I also need more information concerning the height of the building. What is the average grade around the building? Where are the structural roof beams? Is the pitched of the upper roof just a cover for HVAC? Explain a little more. I would also need more information concerning the noise emitted by the HVAC to determine that it can meet the maximum noise requirements of the R-P Zone.

I have not completed my review as of yet.

Marge Schmuckal
Zoning Administrator

PRESUMPCOT RIVER

ZONE A2
(EL 16)

RM 12

ZONE C

MARTIN
POINT

ZONE A2
(EL 27)

COASTAL BASE FLOOD ELEVATIONS
APPLY ONLY LANDWARD OF 0.0 NGVD.

ZONE V2
(EL 22)

ZONE
C

Panel 8



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION

November 18, 2008

Ms. Barbara Barhydt
Development Review Services Manager
Planning Division, City of Portland
389 Congress Street 4th Floor
Portland, ME 04101

**Subject: Martin's Point Health Care Phase II – Portland, Maine
Planning Board Sketch Plan Submission**

Dear Ms. Barhydt:

Martin's Point Health Care is proceeding with Phase II of the site plan approved by the Planning Board on April 25, 2006. Construction of Phase I was completed on May 6, 2008. We understand, per a letter from Rick Knowland dated January 24, 2008, that construction on Phase II must begin no later than one year from the date of Phase I completion. It is Martin's Point's intent to commence construction no later than May 6, 2009.

I understand from speaking with you last week that we can expect to be on the Planning Board agenda with this sketch plan submission on January 13, 2008. You noted that only public hearings are currently scheduled for the sole December meeting. As the project timeline is dependent upon securing permit approvals in a timely manner, we respectfully ask to be heard sooner if an opportunity becomes available for Martin's Point in December.

Design of the Phase II Medical Office Building has begun and, based upon re-programming of the medical office space, the total building area will be a single floor of 42,000 square feet with two levels of parking below. The prior approval was for a 54,000 square foot building (2 levels of 27,000 square feet each).

Below is a summary of site plan elements considered for this sketch plan submission:

- ☐ **Zoning District – R-P (Residential – Professional)**
- ☐ **Space and Bulk Requirements:**

	Required	Provided
Minimum Lot Size	6,000 SF	500,000+ SF
Minimum Street Frontage	60 Feet	800+ Feet
Minimum Building Setback to Resource	75 Feet	>75 Feet
Maximum Impervious Surface Ratio	0.80	<0.50
Maximum Floor Area Ratio	0.65	<0.20

Handwritten note: K.P. ... 63d ... determine SPARK Reg

Handwritten date: 11/19/08

Handwritten mark: A double-headed arrow pointing left and right.

Ms. Barbara Barhydt, Senior Planner
November 18, 2008
Page 2

□ **Permitting:**

This project has previously received City of Portland Site Plan Approval and MeDEP Site Location of Development approval under delegated review by the City of Portland. Permits needed for the proposed project are as follows:

- Planning Board Site Plan (Amendment to a Major Site Plan)
- Portland Historic Board
- MDOT (Traffic Light)
- MeDEP Stormwater and NRPA (Revision)

□ **Parking:**

- Demand is established by Planning Board for structures in excess of 50,000 SF (2b. P14-624 Portland).
- For structures between 10,000 SF and 50,000 SF, parking spaces shall be provided to satisfy the reasonable foreseeable demand for parking which will be generated by the proposed development. (2a P14-624 Portland).
- Demand has been established at 416 spaces and 406 spaces are intended to be provided.
- The total 406 parking spaces include 218 spaces of structured parking under the proposed building (109 spaces per level).
- Standard parking space size is 9' x 19'.

Handwritten note:
416 spaces
406 spaces

Site Access:

- Access to the site is to be provided at the same location as the current drive and a new fully actuated traffic signal is to be installed at the Route 1/site drive intersection.
- An onsite access route connection for maintenance vehicles will be retained between the Marine Hospital and the Morrison Developmental site.
- Traffic Signal and Route 1 improvement requirements:
 - Video detection
 - Mastarm supports
 - Pedestrian equipment for safe pedestrian crossings
 - Extend existing sidewalk on the west side of Route 1 to the signal
 - Crosswalk with 24-inch solid white lines, 4 feet apart and 8 feet in width

Ms. Barbara Barhydt, Senior Planner
November 18, 2008
Page 3

- Access drive grades 10% maximum, slightly over the 8% maximum for the City of Portland to allow access to the upper parking deck.
- Maintenance access drive proposed at approximately 17% grade.
- Access drive width – 24 feet.

□ **Pavement Section and Geotechnical Requirements:**

A Geotechnical Report for this project was prepared by S. W. Cole in January of 2006. The recommendations of this report are to be adhered to for this development, unless revised by the geotechnical engineer.

- Blasting of rock required (rock removal specifications and MeDEP criteria apply).
- On-grade parking level below building.

The proposed on-grade parking level is underlain by frost-susceptible soils and will be exposed to freezing temperatures. Given these conditions, S.W. Cole recommended the following options for mitigation of potential frost heave beneath unheated asphalt pavement and/or concrete slab areas:

- Option 1 – Full Depth Non-Frost Susceptible Soils

Pavement – That Structural Fill or additional MDOT Subbase gravel be placed below the pavement section (asphalt/base/subbase) to a depth of at least 4.5 feet below finish grade.

Concrete Slab – That Structural Fill be placed to a depth of at least 4.5 feet below finish grade.

- Option 2 – Insulation

Pavement – That the pavement section (asphalt/base/subbase) be underlain with a 2-inch thickness of high density, rigid, extruded, closed-cell, polystyrene insulation overlying prepared subgrades.

Concrete Slab – That 12 inches of compacted Structural Fill be placed directly below the slab. The Structural Fill should be underlain with 2 inches of the rigid insulation overlying another 12 inches of Structural Fill overlying prepared subgrades.

Ms. Barbara Barhydt, Senior Planner
November 18, 2008
Page 4

- **Pavement Section:**

FLEXIBLE (ASPHALT) PAVEMENT		
Pavement Layer	Standard Duty	Heavy Duty
Maine DOT 9.5 mm Superpave, (Standard Specifications for Highways and Bridges)	1.25 inches	1.25 inches
Maine DOT 12.5 mm Superpave, (Standard Specifications for Highways and Bridges)	1.75 inches	---
Maine DOT 19.0 mm Superpave, (Standard Specifications for Highways and Bridges)	---	2.75 inches
Maine DOT Crushed Aggregate Base 703.06 Type A, (Standard Specifications for Highways and Bridges)	3 inches	3 inches
Maine DOT Aggregate Subbase 703.06 Type D, (Standard Specifications for Highways and Bridges)	12 inches	15 inches

The bituminous pavement should be compacted to 92 to 97 percent of its theoretical maximum density as determined by ASTM D-2041.

- **Stormwater:**

- Onsite detention is not required for flood control as the site is tributary to tidal waters.
- 3 to 5 StormTreats (water quality units) are proposed, plus underground storage to release stormwater slowly.
- One StormTreat per 1,210 cubic feet of stormwater.
- 1-inch of runoff from impervious areas.
- 0.4-inch of runoff from landscaped areas.
- Focus on treating existing paved areas of the site (existing clinic parking lot).
- Roof drains will be collected at the north side of the proposed building.
- The lower level of the parking garage is to drain to an existing water quality unit to the south of the existing clinic.

- **Utilities:**

As part of Phase 1 of this project, a new 8-inch water main and a 7'x14' water meter pit were installed. The terminus of the new 8-inch water main is now at the northeast corner of the Marine Hospital Building. Also as part of Phase 1, an underground primary electric service was installed to the location of a new transformer east of the Marine Hospital Building. New utility service connection points for natural gas, water, sewer, electric and telephone/data are proposed along the north face of the proposed building.

Ms. Barbara Barhydt, Senior Planner
November 18, 2008
Page 5

- Water

- Backflow preventors in building required for both domestic and fire protection service (additional detail provided in the Fire Protection Narrative).
- Meet Portland Water District Standards.
- 8-inch water service to be provided.
- New fire hydrant required.

- Natural Gas

- To be provided by Northern Utilities.
- Service pipe routing to be selected to cause the least site disturbance and minimize rock blasting.

- Sanitary

- Onsite gravity sewer service exists and will be connected to as part of this development.
- 8-inch sanitary service to be provided.
- A new 3-inch force main is to be installed to maintain service to the Morrison Building.

- Electric Service

- Relocation of the transformer installed as part of Phase 1 is required.
- Underground service to the building and proposed lights is required.
- Transformer needs size to be verified. Electrical engineer understands the existing transformer near the Medical Office Building (MOB) site feeds the Marine Hospital, and may not be adequate to feed both buildings.

- Tel/Data

- Tel/Data will service the new building from the existing clinic and will also extend to the Marine Hospital Building from the north side of the medical office building.

- **Irrigation:**

- No existing irrigation.
- No proposed irrigation system; manual watering of proposed and transplanted plant material until establishment.

Ms. Barbara Barhydt, Senior Planner
November 18, 2008
Page 6

□ **Landscaping:**

• Existing Landscaping:

- To be preserved where practicable, particularly southerly of the proposed MOB and on the northerly slopes where the natural grade will remain undisturbed. Many individual or grouped plantings will be preserved.
- Several existing small trees and large shrubs will be transplanted from one area of the campus to another, to preserve the established quality and investment made in the planted landscape.

• Proposed Landscaping:

- The species of trees and shrubs selected are either indigenous to Maine, are botanically related, or have adapted better than other species, once established, to the environmental conditions found on this site. Primarily native trees and shrubs extend the preserved vegetative buffers, screen new parking areas and provide transition between the natural and built environments.
- Low maintenance and reduced water requirements after establishment (typically one year). Capable of surviving moderate droughts without the need of a permanent irrigation system. Many plants are perennials that die back to the ground in the fall and therefore further reduce the maintenance requirements.
- The perennials offer seasonal color and fragrance and many of the woody plantings offer year-round interest through characteristic bark color, form, fall color, and fruiting and flowering habits.
- Plants with moderate maintenance requirements may be used in intimate garden spaces, such as the healing garden, and close to the buildings for a more "manicured" appearance, focusing on native and/or adapted plants.
- The outdoor space between the Marine Hospital and the parking structure/MOB was intended (at the time of Phase 1 permitting) to become a healing garden "sometime in the future" (perhaps as Phase 3) to be discussed with client. The private, enclosed garden was originally intended to provide a space for patients to sit or stroll with visitors or their physicians, and as a place of healing/meditation. Accessible pathway connections between buildings; intimate, detailed plantings with seasonal interest; seating areas shaded by trellising tree canopies and/or shade cast by the adjacent building; and ornamental fencing providing enclosure and privacy would create a sanctuary for many.

Ms. Barbara Barhydt, Senior Planner
November 18, 2008
Page 7

□ **Site Furnishings/Amenities:**

- Site Lighting: Continued use of Holophane Utility 60 watt metal halide post-top period decorative lighting (not cutoff); alternative cutoff fixtures may be considered. In areas with new lighting, taller Holophane pole lights with cutoff fixtures are used to illuminate parking and vehicular circulation areas.
- Fencing: Wooden guiderails and commercial grade Ameristar aluminum picket fence panels in locations with drop-offs exceeding 30". Wood guiderails will be placed primarily at parking areas at top of embankments or retaining walls. Ornamental fencing will enclose the healing garden.
- Decorative Paving/Curbing: Areas of focus are in driveway turnaround and sidewalk connections between Marine Hospital and MOB. Concrete or clay pavers of two or more colors, detailed patterning to be determined with sidewalk/connection development. In circular driveway turnaround, beveled edge pavers laid in a herringbone pattern with flush granite dividing edge between bituminous concrete and pavers. Curbing in these areas is a combination of sloped and vertical granite, for longevity and established appearance.
- Benches/Trash Receptacles/Bike Racks: A few benches of undetermined period style are scattered through intimate garden areas and adjacent to walkways; product selection to be determined. Due to extensive pathway connections to neighboring properties, bike rack locations will be considered.
- Flagpoles/Flagpole Lighting: The existing flagpole on the west side of Marine Hospital is ground-lit with a floodlight. This flagpole is visible from a distance and as one approaches the hospital from the campus entrance. Another single flagpole may be proposed inside the circular turn-around at the peak of the hill.
- Signage/Wayfinding: Existing main entrance for campus will remain. Smaller wayfinding signs are helpful in navigating around the campus. We expect there to be continued use of similar signage directing visitors to the MOB and Marine Hospital.

As noted in the City's approval letter dated May 2, 2006, the Site Location of Development Law approval, under delegated review authority of the City, did not include review of stormwater; therefore, any stormwater-related changes will be submitted to the MeDEP for revision to the current approval from MeDEP.

DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

Ms. Barbara Barhydt, Senior Planner
November 18, 2008
Page 8

Seven (7) copies of the materials listed below have been submitted in anticipation of a Planning Board workshop scheduled for January 13, 2008.

If you have any questions, please contact our office.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Dwight D. Anderson, P.E.
Senior Engineer

DDA/sq/JN2344.06/Barhydt-11-18-08

Enclosures: Color Site Plan (11X17)
3D Renderings (3 Pages - 8 ½ X 11)
Exterior Elevations, Floor Plans and Roof Plan (11X17)
Parking Summary
Existing Conditions and Demolition Plan
Site Layout Plan
Site Grading and Drainage Plan
Site Details (6 Sheets)
Check for \$700 – Submitted previously on 8-18-08

c: Ann Tucker, Martin's Point Health Care
Paul Ureneck, Boulos Property Management
Scott Benson, SMRT
Diane Morabito, Maine Traffic Resources (without plans)
Steve Bushey, DeLuca-Hoffman Associates, Inc. (without plans)

Martin's Point Parking Summary - Revised 10-18-08
Based upon Staff and Patient Counts
Proposed Conditions

	Rentable Area	Space/ 1000 sf required	Parking Required	Proposed Use	Source of Required Parking Numbers
Marine Hospital	20,000	3.44	69	<i>Administrative</i>	ITE Land Use Code
Maintenance Plant LL			0	<i>Demolished</i>	
Maintenance Plant UL			0	<i>Demolished</i>	
Admin 1	3,000	3.50	11	<i>Administrative</i>	11 employees to work in Admin 1
Admin 2 and 3	4,800	3.70	18	<i>Administrative</i>	18 employees to work in Admin 2/3
			0		
Carriage House	5,000	3.50	18	<i>Administrative</i>	15 employees + 3 spaces for patient education
Existing Clinic	22,000	3.44	76	<i>Administrative</i>	ITE Land Use Code
New Space Admin / Services	10,217	3.44	36	<i>Administrative</i>	ITE Land Use Code
New Space Clinical	31,783	5.91	188	<i>Clinical</i>	Based upon current ratio of Existing Clinic
Totals	96,800		416		
Total Administrative Space	65,017				
Total Medical Space	31,783				

Existing Clinic	Parking Spaces Required
91 employees	91
30 exam rooms	30
2 Blood Testing Areas	2
3 Bone Density/Radiology Areas	3
Waiting Area and Vendors	4
	130
Spaces per 1,000 Square Feet	5.91

Handwritten note:
 21,800 - 400 = 21,400 sq ft
 required under current
 Land Use Code

Notes:

Engineer's Comments:

1) Based upon the summary above a 10 space parking deficiency is proposed. This is to be addressed by encouraging staff to car pool and use public transportation. It represents approximately 2.5 percent of the total parking spaces provided.

2) The City of Portland's Technical Design Standards and Guidelines state that any parking lot may be designed with a maximum allowance of 35 percent compact spaces over and above the required minimum number of spaces by the zoning ordinance.

3) Approximately 20% of the parking spaces in the above summary are compact in size. (8.5 feet X 18 feet vs. 9 X 19 feet - minimal reduction)

The following notes have been provided by Ann Tucker of Martin's Point

- a) Only one employee is riding a bike to work during the summer.
- b) No one is car pooling or using public transportation that Ann is aware of.
- c) Numbers provided above for required parking for the existing clinic were provided by Ann Tucker. The proposed Clinic is expected to require the same number of parking spaces per 1,000 square feet of building as the existing clinic.
- d) Parking numbers provided for Admin 1, Admin 2/3 and the Carriage House are based upon actual employee counts.
- e) Parking ratios for proposed new administrative space is based upon ITE rates.

January 15, 2008

Rick Knowland
Department of Planning and Development
Portland City Hall
389 Congress Street
Portland, Maine 04101


Dear Rick Knowland,

Martin's Point Health Care is working to complete phase 1 of the redevelopment of the campus. It is our goal to be done our first phase of the Marine Hospital Renovation by April 18, 2008.

We are working on developing the second phase of the project. We are very excited about the opportunity to build a new, state of the art healthcare center next to the Marine Hospital. Based on our present timeline, we are planning to begin breaking ground in April, 2009 and our target to be complete completed by December 2010.

Thank you for all of your assistance as we work to our completion of the redevelopment project at Martin's Point. Please fell free to call if you have any questions at 791-3712.

Regards,


Ann Tucker
Director of Support Services
Martin's Point Health Care
Portland, Maine
tel 207 791 3712
fax 207 828 2426

Administration

331 Veranda Street
PO Box 9746
Portland, ME 04104-5040
207 774 5801
800 322 0280

Operations

891 Washington Avenue
PO Box 9746
Portland, ME 04104-5040
207 774 5801
800 322 0280

Brunswick

Health Care Center

6 Farley Road
Brunswick, ME 04011
207 725 8079
800 479 8079

Portland

Health Care Center

331 Veranda Street
PO Box 9746
Portland, ME 04104-5040
207 828 2402
800 897 1957

Portsmouth

Health Care Center

Pease International Tradeport
161 Corporate Drive
Portsmouth, NH 03801
603 431 5154
800 222 5154

Albany Office

21 Aviation Road
Albany, NY 12205
518 438 2251
800 240 9129



Architecture ■ Interior Design ■ Planning

December 18, 2007

Rick Knowland
Department of Planning and Development
Portland City Hall
389 Congress Street
Portland, Maine 04101

Re: Martin's Point Marine Hospital

Dear Rick:

Principal:
Brian M. Cusley AIA, LEED AP
Architect: M. Portner AIA, LEED AP
Engineer: D. Kock AIA, LEED AP
Architect: C. K. Kock AIA, LEED AP
Engineer: D. Webster AIA, LEED AP

With the completion of the third floor interior fit-up of the Marine Hospital, Phase I of the Redevelopment of Martin's Point Master Plan will be finished. The contract for the third floor interior work is expected to be finished in approximately 4 months with an anticipated date of Final Completion of April 18, 2008.

At the time of Final Completion, PDT Architects will issue a letter of completion to Martin's Point. The date of the letter will constitute the end of Phase I.

Architect:
Robert A. Curtis, LEED AP
Mechanical Engineer: NCARB
F. David Lewis, CSI, LEED AP
S. J. W. Moore, MCID
S. J. W. Moore, CPSM

Very truly yours,
PDT ARCHITECTS



David C. Webster, AIA, LEED^{AP}
Principal

49 Dartmouth Street
Suite 2
Portland, Maine 04101

207-775-1059
207-775-2694 Fax
www.pdtarchs.com

C:\Documents and Settings\webster\Desktop\MPtMH-Lfinal-l8Dec07knowland.doc



Strengthening a Remarkable City. Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

January 24, 2008

Ann Tucker
Director of Support Services
Martin's Point Health Care
P.O. Box 9746
331 Veranda Street
Portland, ME. 04104-5040

1134 C 001

Re: Martin's Point Site Plan Approval

Dear Ann,

Thank you for your update on the construction schedule for Martin's Point which is summarized in your letter of Dec. 15, 2008. The schedule sounds workable but in order to preserve your site plan approval under sec. 14-493 (f) "any lapse in construction for a period in excess of 12 months shall result in an expiration of the site plan". You will obviously want to time your schedule so that construction is physically taking place before the 12 months expires. To preserve the approval within this timeframe you will need a building permit and be under construction within the 12 month time frame.

Should you have any questions concerning this letter please feel free to call me at 874-8725.

Sincerely,

Richard Knowland
Senior Planner

JAN 28 2008

cc: Alex Jaegerman, Director of Planning Division
Barbara Barhydt, Development Review Manager
✓ Marge Schmuckal, Zoning Administrator
Penny Littell, Assoc. Corporation Counsel

January 15, 2008

Rick Knowland
Department of Planning and Development
Portland City Hall
389 Congress Street
Portland, Maine 04101


Dear Rick Knowland,

Martin's Point Health Care is working to complete phase 1 of the redevelopment of the campus. It is our goal to be done our first phase of the Marine Hospital Renovation by April 18, 2008.

We are working on developing the second phase of the project. We are very excited about the opportunity to build a new, state of the art healthcare center next to the Marine Hospital. Based on our present timeline, we are planning to begin breaking ground in April, 2009 and our target to be complete completed by December 2010.

Thank you for all of your assistance as we work to our completion of the redevelopment project at Martin's Point. Please fell free to call if you have any questions at 791-3712.

Regards,


Ann Tucker
Director of Support Services
Martin's Point Health Care
Portland, Maine
tel 207 791 3712
fax 207 828 2426

Administration

331 Veranda Street
PO Box 9746
Portland, ME 04104-5040
207 774 5801
800 322 0280

Operations

891 Washington Avenue
PO Box 9746
Portland, ME 04104-5040
207 774 5801
800 322 0280

Brunswick

Health Care Center

6 Farley Road
Brunswick, ME 04011
207 725 8079
800 479 8079

Portland

Health Care Center

331 Veranda Street
PO Box 9746
Portland, ME 04104-5040
207 828 2402
800 897 1957

Portsmouth

Health Care Center

Peace International Tradeport
161 Corporate Drive
Portsmouth, NH 03801
603 431 5154
800 222 5154

Albany Office

21 Aviation Road
Albany, NY 12205
518 438 2251
800 240 9129



ARCHITECTS

December 18, 2007

Rick Knowland
Department of Planning and Development
Portland City Hall
389 Congress Street
Portland, Maine 04101

Re: Martin's Point Marine Hospital

Dear Rick:

With the completion of the third floor interior fit-up of the Marine Hospital, Phase I of the Redevelopment of Martin's Point Master Plan will be finished. The contract for the third floor interior work is expected to be finished in approximately 4 months with an anticipated date of Final Completion of April 18, 2008.

At the time of Final Completion, PDT Architects will issue a letter of completion to Martin's Point. The date of the letter will constitute the end of Phase I.

Very truly yours,
PDT ARCHITECTS



David C. Webster, AIA, LEED^{AP}
Principal

49 Dartmouth Street
Suite 2
Portland, Maine 04101

207-775-1059
207-775-2694 Fax
www.pdtarchs.com

C:\Documents and Settings\webster\Desktop\MPtMH-Lfinal-18Dec07knowland.doc

Mr. Eric Giles
December 30, 2008
Page 6

12 17 2009

Comment 8:

I continue to review the parking supply information and will provide comments in the future.

Response:

A proposed parking summary spreadsheet is provided in Attachment C for review.

Marge Schmuckal Comments – November 26, 2008:

Comment 1a:

This project is in an R-P Residential-Professional Zone. Before I can complete my preliminary review I need a bit more information. I need more information on the proposed parking by the Morrison Dev. Property. What is existing and what is being proposed. The 75' from the HWM is not shown in that area of the property. I would need it to be placed on the property. That area may also be subject to the floodplain regulations.

Response:

The parking by the Morrison Developmental property is all existing and pavement is being restriped as part of this project. Depending upon available project funding the parking lot may also be resurfaced with new pavement. The 75 foot resource setback line has been added to Sheet C-5B and Figure 7 shows flood zones in this area.

Comment 1b:

I also need more information concerning the height of the building. What is the average grade around the building? Where are the structural roof beams? Is the pitched of the upper roof just a cover for HVAC? Explain a little more. I would also need more information concerning the noise emitted by the HVAC to determine that it can meet the maximum noise requirements of the R-P Zone.

Response:

Please refer to Attachment E for information submitted by Scott Benson of SMRT regarding this comment.

Greg Cass Comments:

Comment 1:

Please provide a utility plan showing existing and proposed fire hydrants along with recent flow tests.

December 29, 2008
A/E Project No. 08139

Marge Schmuckal
City of Portland
Department of Planning & Urban Development, Zoning Administration
389 Congress Street
Portland, Maine 04101

DEC 17 2008

RE: Martin's Point Health Care - Medical Office Building

Dear Ms Schmuckal:

The following information responds in part to your memorandum dated 11/26/08, a copy of which is attached:

- The height of the building varies. Heights at key locations are as follows:
 - Main entrance: 24'
 - Northeast corner: 32'
 - Southeast corner: 45'
 - Southwest corner: 45'
 - Northwest corner: 21'
- Grades vary from a high elevation of 67' at the main entrance to a low of 42'. across the south side of the building. The average grade around the building is approx. 50'.
- The elevation of the top of roof steel at the flat roof is 81.3'.
- The pitched roof over the main entrance is the roof over the fully enclosed mechanical penthouse. This penthouse contains boilers and associated pumps and ancillary equipment.
- The noisiest piece of rooftop equipment is the packaged chiller that is located on the south side of the penthouse between the fenced areas containing air-handling units. The approximate distance from the chiller to the nearest boundary with an abutting property is 430 ft. Based on the attached calculation from the proposed manufacturer, Airstack, the A-weighted max. dBA at 430 ft is 49.4.

81.3
- 50.0

31.3

Thank you for your attention to these matters.

Sincerely,
SMRT

Scott L. Benson

Scott L. Benson, AIA
Principal

144 Fore Street
P.O. Box 618
Portland, ME 04104
p 207.772.3846 f 207.772.1070 email: sbenson@smrtinc.com

Attachments

cc: SLB, CM, SW, LW, File 23

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0123

Date: 11/26/2008

This project is in an R-P Residential-Professional Zone. Before I can complete my preliminary review I need a bit more information. I need more information on the proposed parking by the Morrison Dev. Property. What is existing and what is being proposed. The 75' from the HWM is not shown in that area of the property. I would need it to be placed on the property. That area may also be subject to the floodplain regulations. The applicant shall map the floodplain line on the property. I also need more information concerning the height of the building. What is the average grade around the building? Where are the structural roof beams? Is the pitched of the upper roof just a cover for HVAC? Explain a little more. I would also need more information concerning the noise emitted by the HVAC to determine that it can meet the maximum noise requirements of the R-P Zone.

I have not completed my review as of yet.

Marge Schmuckal
Zoning Administrator

Scott Benson

From: Charette, Jeffrey [jjcharette@trane.com]
Sent: Monday, December 29, 2008 4:03 PM
To: Scott Benson
Cc: Todd Chase
Subject: FW: Martin's point chiller

Scott,

Based on the closest abutting property being 430 feet away the A-weighted sound pressure level for the chiller is 49.4 dBA. This is within the allowable City of Portland ordinance requirement of 55dBA. If you have any other questions please let me know.

Kind Regards,

Jeff Charette
Account Manager


Trane Commercial Systems
Ingersoll Rand
30 Thomas Drive
Westbrook, ME 04092

Tel: 207-239-3401
Fax: 207-828-1511
Mobile: 207-653-5803

E-mail: jjcharette@trane.com

Website: www.trane.com



 Please consider the environment before printing this email

III Multistack

1065 Maple Avenue, Sparta, WI 54656



Sound Pressure Level (dB) @ 430 Feet AIRSTACK ASP-30A Air-Cooled Packaged Chiller

The following is estimated sound pressure levels (SPL) for (4) Airstack ASP-30A modules. Data is provided in the representative octave bands.

Octave Band Center Freq. (Hz)	Sound Pressure Level, dBA 4 modules @ 430 Feet
63	16.4
125	33.4
250	36.4
500	41.4
1000	45.6
2000	42.4
4000	39.6
8000	35.9
Total	49.4

Phone: (608) 366-2400 FAX: (608) 366-2450

received 10/3/07

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

2007-0164
Application I. D. Number

9/25/2007
Application Date

Amendment to Plan - Martins Point
Project Name/Description

Martins Point Health Care 2

Applicant

331 Veranda Street, Portland, ME 04104

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 791-3712

Applicant Fax: (207) 828-2439

Applicant or Agent Daytime Telephone, Fax

331 - 331 Veranda St, Portland, Maine

Address of Proposed Site

434 C001001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☐ Office ☐ Retail
☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Apt 0 ☐ Condo 0 ☐ Other (specify) _____

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | |
|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland |
| <input checked="" type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification | <input type="checkbox"/> Site Location |
| <input type="checkbox"/> Other _____ | | |

Fees Paid: Site Plan \$250.00 Subdivision _____ Engineer Review _____ Date 9/26/2007

Zoning Approval Status:

Reviewer

- ☐ Approved ☐ Approved w/Conditions See Attached ☐ Denied

Approval Date _____

Approval Expiration _____

Extension to _____

☐ Additional Sheets Attached

☐ Condition Compliance

signature

date

Performance Guarantee

☐ Required*

☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issue

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

expiration date

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

☐ Defect Guarantee Released

date

signature

From: Marge Schmuckal
To: RICK KNOWLAND
Date: 4/21/2006 4:16:33 PM
Subject: Martins Point - 331 Veranda Street

Rick,

I believe that I am in receipt of the most recent submitted plans. This project is within a shoreland zone. The plans show the new building to be directly abutting the delineation of the 75' from the High Water Mark (max. spring tide). The 75' required setback includes no disturbance within that same area. Since this building is shown to be a foot or two from the 75' delineation. It is inconceivable that digging and placement of footings and other general construction work in this area will not go beyond the 75' mark. This office would need to see approvals from DEP prior to City approvals showing that footings, construction work and regrading would be permitted by DEP.

Shoreland requirements also include regulations of cutting within the area of 75' to the 250' from the HWM. I am not seeing an evaluation from the developer as to how they are meeting the rest of our shoreland zone requirements within that area. I will wait for further information before a final approval on this subject.

Marge Schmuckal
Zoning Administrator



CITY OF PORTLAND

SHORELAND ZONING REQUIREMENTS

Shoreland zoning requirements apply to all designated shoreland zoning areas shown on the Official City of Portland Zoning Maps. Generally speaking it is an area enclosed within 250 feet of the High Water Mark.

WITHIN 75 FEET OF NORMAL HIGH WATER LINE:

- No new building construction allowed.
- There shall be no newly cleared openings.
- A well-distributed stand of trees and other vegetation, including existing ground cover, shall be maintained.
- Clearing of vegetation for development is NOT allowed, except to remove safety hazards.
- No newly cleared opening greater than 250 sq. ft. in the forest canopy as measured from the outer limits of the tree crown is allowable. However a footpath not to exceed 10 feet in width as measured between tree trunks is permitted provided that a clear line of sight to the water through the buffer strip is NOT created (to be "meandering" in nature).
- There shall be no accessory structures constructed, such as piers, docks, wharves, bridges, stairways, parking areas, and retaining walls without permits, review, and approvals.

BEYOND THE 75 FOOT SETBACK, STILL WITHIN SHORELAND ZONE:

- There shall be permitted on any lot in any 10 year period, selective cutting of not more than 40% of the volume of trees 4" or more in diameter, measured 4.5 feet above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the 40% calculations. Pruning of tree branches on the bottom 1/3 of the tree is permitted.
- In no event shall cleared openings for development, including but not limited to, principal and accessory structures, driveways, and sewage disposal areas, exceed in the aggregate, 25% of the lot area or 10,000 sq. ft. which ever is greater.

RE: TIMBER HARVESTING:

- There can be no single clear cut openings greater than 10,000 sq. ft. in the forest canopy (measured from the edge of the crown of trees).
- Clear cut openings greater than 5,000 sq. feet must be 100 feet apart.
- Clear cut openings must be included in the calculations of total volume removal.

RE: shorlreg.

Applicant: Martins Point

Date: 7/6/06

Address: 331 Veranda St

C-B-L: 434-C-1.5

CHECK-LIST AGAINST ZONING ORDINANCE

Date - exist

#2006-0669

Zone Location - R-P

Interior or corner lot - PHASE 1 - Demolition of Garage & Mount. Bldg

Proposed Use/Work - 7' & renovating to be old School Dept of Rec

Sewage Disposal - City

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - #2006-0001

Shoreland Zoning/ Stream Protection - within 250' but ~~over~~ 75' from HWM

Flood Plains - Panel 8 - Zone C

Not Applicable At This Time
No rebuilding

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy**

2006-0001

Application I. D. Number

1/4/2006

Application Date

Martins Point Redevelopment Project

Project Name/Description

Martins Point Health Care 2

Applicant

331 Veranda Street, Portland, ME 04104

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 791-3712 Applicant Fax: (207) 828-2439

Applicant or Agent Daytime Telephone, Fax

331 - 331 Veranda Street, Portland, Maine

Address of Proposed Site

434 C00

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☒ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☐ Office ☐ Retail
☐ Manufacturing ☐ Warehouse/Distribution ☒ Parking Lot ☐ Other (specify) _____

54,000 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

RP and R5

Zoning

Check Review Required:

☒ Site Plan (major/minor) ☐ Subdivision # of lots _____ ☐ PAD Review ☐ 14-403 Streets Review
☐ Flood Hazard ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other _____

Fees Paid: Site Pla **\$3,000.00** Subdivision _____ Engineer Review _____ Date **1/6/2006**

Zoning Approval Status:

Reviewer Marge S. - Inap. ☐ Denied

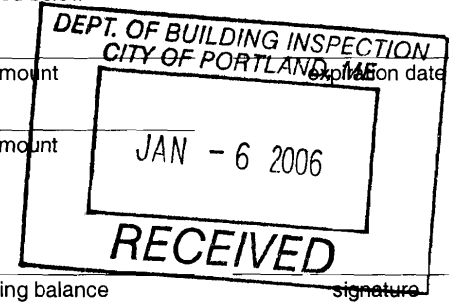
☐ Approved ☐ Approved w/Conditions See Attached

Approval Date _____ Approval Expiration _____ Extension to _____ ☐ Additional Sheets Attached
☐ Condition Compliance _____ signature _____ date _____

Performance Guarantee ☐ Required* ☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	_____
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____	_____	_____
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	_____
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____	_____	_____
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	_____
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	_____
	date	signature	





DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION
- TRAFFIC STUDIES AND MANAGEMENT

January 3, 2006

Mr. Rick Knowland
Department of Planning and Development
Portland City Hall
389 Congress Street
Portland, Maine 04101

**Subject: Martin's Point Redevelopment Project
Sketch Plan Submission**

Dear Mr. Knowland:

Attached are nine (9) copies of a Sketch Plan Submission for the Martin's Point Redevelopment Project. The proposed project includes demolition of two existing maintenance buildings, construction of a new 54,000 square foot building (two levels of 27,000 square feet), a parking deck structure and associated site improvements. A Site Plan Application form and check in the amount of \$3,200 are also included with this submission. The \$3,200 fee covers the following project elements based upon the City's current fee structure:

Fee for Service Deposit (all applications)	\$ 200
Traffic Movement	\$1,000
Major Development (54,000 Square Feet)	\$1,000
<u>Parking Lots over 100 Spaces</u>	<u>\$1,000</u>
Total	\$3,200

It is our understanding that the City has set the following tentative schedule for the site plan review process for this project:

1st Workshop – January 24th, 2006 – Sketch Plan Submission with Application and Fee due January 3rd. The attached existing conditions plans, layout plan, grading plan, utility plan and site details have been provided for review at this meeting. Progress building elevations showing what the building will look like will be presented at the workshop.

2nd Workshop – February 28th, 2006 – Revised Sketch Plan Submission due February 14th.

Public Hearing and Planning Board Vote – March 14th, 2006 – Site Plan Submission due February 28th.

This Martin's Point Redevelopment Project will be completed in phases as follows:

Phase 1 – Will include renovation of the Marine Hospital building and the demolition of the storage garage and maintenance building.

DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

Mr. Rick Knowland
January 3, 2006
Page 2

Phase 2 – Will include construction of the new building and all other site improvements.

On behalf of Martin's Point Health Care, our office looks forward to meeting with the City on January 24th, 2006 to discuss this sketch plan submission.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Dwight D. Anderson, P.E.
Senior Engineer

DDA/sq/JN2344.03/Knowland-1-3-06

Attachments: * Agent Authorization Letter
* Application Form
* Check in the Amount of \$3,200
* Boundary & Topographic Survey by Owen Haskell, Inc.
* Nine full-size folded sets of the following drawings:
C-1, C-2, C-3, C-4, C-5, C-8, C-11, C-12
* One 11 x 17 set of Project Drawings

c: Ann Tucker – Martin's Point
David Webster – PDT Architects
Paul Ureneck – The Boulos Company

Date: January 3, 2006

To: Local, Federal, and State Review Officials

Re: Martin's Point Redevelopment Project

Martin's Point Health Care is preparing building construction and site improvement plans for work at its Martin's Point Health Care facility in Portland, Maine.

Martin's Point Health Care has retained DeLuca-Hoffman Associates, Inc. to assist in the preparation of applications associated with permitting approvals for the project. When necessary, DeLuca-Hoffman Associates, Inc. is authorized as its agent to represent Martin's Point Health Care in addressing questions on the plans or other applicable materials for this project.

Sincerely,



Ann Tucker
Director of Support Services

Administration

331 Veranda Street
PO Box 9746
Portland, ME 04104-5040
207 774 5801
800 322 0280

Operations

891 Washington Avenue
PO Box 9746
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161 Corporate Drive
Portsmouth, NH 03801
603 431 5154
800 222 5154

Albany Office

21 Aviation Road
Albany, NY 12205
518 438 2251
800 240 9129



City of Portland Site Plan Application

If you or the property owner owes real estate taxes, personal property taxes or user charges on any property within the City, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 331 Veranda Street		Zone: RP and R5
Total Square Footage of Proposed Structure: 54,000 s.f. (two levels at 27,000 s.f.)		Square Footage of Lot: Lot 1 - 304,997 s.f.; Lot 5 - 199,077 s.f.
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# 434 C 001 & 005	Property owner's mailing address: c/o Ann Tucker, Martin's Point Health Care 331 Veranda Street, Portland, ME 04104	Telephone #: 207-791-3712
Consultant/Agent, mailing address, phone # & contact person: Dwight Anderson, PE, c/o DeLuca-Hoffman Assoc., Inc., 778 Main St., Ste. 8, South Portland, ME 04106 ph: 775-1121	Applicant's name, mailing address, telephone #/Fax#/Pager#: See Owner info above Ph: 791-3712, Fax: 828-2439	Project name: Martin's Point Redevelopment Project

Fee For Service Deposit (all applications) X (\$200.00)

Proposed Development (check all that apply)

 X New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution X Parking lot
 Subdivision (\$500.00) + amount of lots (\$25.00 per lot) \$ + major site plan fee if applicable
 Site Location of Development (\$3,000.00)
(except for residential projects which shall be \$200.00 per lot)
 X Traffic Movement (\$1,000.00) Storm water Quality (\$250.00)
 Section 14-403 Review (\$400.00 + \$25.00 per lot)
 Other

Major Development (more than 10,000 sq. ft.)

 Under 50,000 sq. ft. (\$500.00)
 X 50,000 - 100,000 sq. ft. (\$1,000.00)
 X Parking Lots over 100 spaces (\$1,000.00)
 100,000 - 200,000 sq. ft. (\$2,000.00)
 200,000 - 300,000 sq. ft. (\$3,000.00)
 Over 300,000 sq. ft. (\$5,000.00)
 After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review

 Less than 10,000 sq. ft. (\$400.00)
 After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

 Planning Staff Review (\$250.00)
 Planning Board Review (\$500.00)

~ Please see next page ~

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

c/o Ann Tucker
Martin's Point Health Care
331 Veranda Street
Portland, ME 04104

ph. 791-3712

Submittals shall include (9) separate **folded** packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

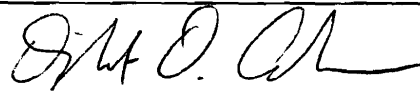
Amendment to Plans: **Amendment applications should include 6 separate packets of the above (a, b, & c)**

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:



Date:

1-03-06

See Agent Letter Attached

This application is for site review ONLY; a building Permit application and associated fees will be required prior to construction.

331 Veranda

1/25/06

Rick Knowland - Martin's Point

From: "Morse, Michael J" <Michael.J.Morse@maine.gov>
To: "rwk@portlandmaine.gov" <rwk@portlandmaine.gov>
Date: 01/24/2006 3:33 PM
Subject: Martin's Point
CC: "Kokemuller, Linda K" <Linda.K.Kokemuller@maine.gov>, "Redmond, Christopher" <Christopher.Redmond@maine.gov>

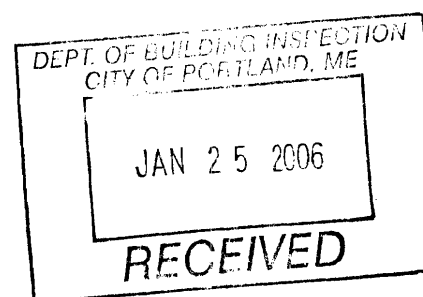
Rick, thank you for your assistance during our telephone conversation regarding the above-referenced site earlier today. Whereas the required minimum shoreline setback will not be reduced as a result of the zoning change from R-5 to R-P (residential professional), I anticipate that the Department would approve an amendment to the City Ordinance as it pertains to shoreland zoning. This of course assuming that the City Council eventually adopts the proposed amendment. If so, please forward a copy of the amendment to the Department for our formal review and approval.

Otherwise, as I also discussed during our conversation, I disagree with the coastal wetland delineation I observed along a portion of the south-easterly shoreline of Martin's Point. I did not utilize surveying equipment while onsite last week and I did not formally delineate the site, but, it appeared that the delineated line was more representative of the Mean High Tide Line than the Maximum Spring Tide Line (MSTL) as required under shoreland zoning regulations. The MSTL is the elevation of the highest tide predicted by the National Ocean Service each year. Further, the Natural Resources Protection Act (NRPA), a DEP administered regulation defines "coastal wetlands" to mean *"all tidal and subtidal lands; all areas with vegetation present that is tolerant of salt water and occurs primarily in a salt water or estuarine habitat; and any swamp, marsh, bog, beach, flat or other contiguous lowland that is subject to tidal action during the highest tide level for the year in which an activity is proposed as identified in tide tables published by the National Ocean Service. Coastal wetlands may include portions of coastal sand dunes."* This definition is almost identical to the coastal wetland definition found in the Chapter 1000 *Guidelines for Municipal Shoreland Zoning Ordinances*. Although site conditions are such that a possible correction to the delineation may only equate to a several foot, possibly up to 4 or 5 foot, horizontal measurement difference based on visual analysis, such a correction could affect development. I want to again be clear that I did not delineate the wetland while on-site, rather there were several visual clues that caused me to believe the delineation markers were not representative of the upland edge of the coastal wetland. It may be appropriate for the City to seek a second professional opinion of the upland edge. By way of this email I am also informing the Department's Licensing and Field Services staff of this issue. They may also be interested in verifying the upland edge of the coastal wetland.

Thank you again for your assistance, and for taking the coastal wetland issue into consideration.

Mike Morse

Mike Morse
Assistant Shoreland Zoning Coordinator
Maine DEP, Southern Maine Regional Office
312 Canco Road
Portland, Maine 04103
tel:207-822-6328
fax:207-822-6303



331 Verane

1/25/06

Rick Knowland - Martin's Point

From: "Morse, Michael J" <Michael.J.Morse@maine.gov>
To: "rwk@portlandmaine.gov" <rwk@portlandmaine.gov>
Date: 01/24/2006 3:33 PM
Subject: Martin's Point
CC: "Kokemuller, Linda K" <Linda.K.Kokemuller@maine.gov>, "Redmond, Christopher" <Christopher.Redmond@maine.gov>

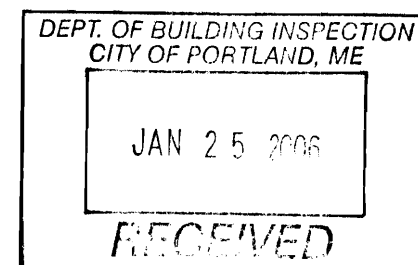
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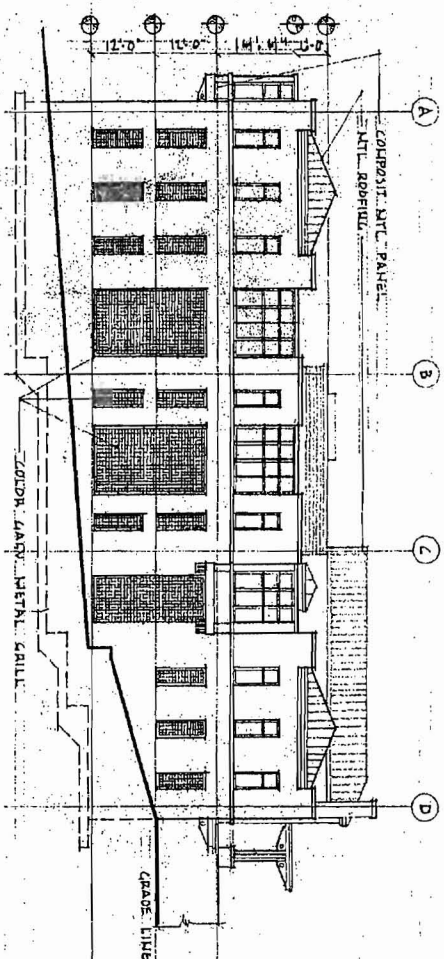
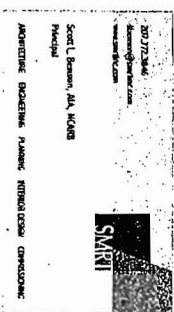
Mike Morse

Mike Morse
Assistant Shoreland Zoning Coordinator
Maine DEP, Southern Maine Regional Office
312 Canco Road
Portland, Maine 04103
tel:207-822-6328
fax:207-822-6303

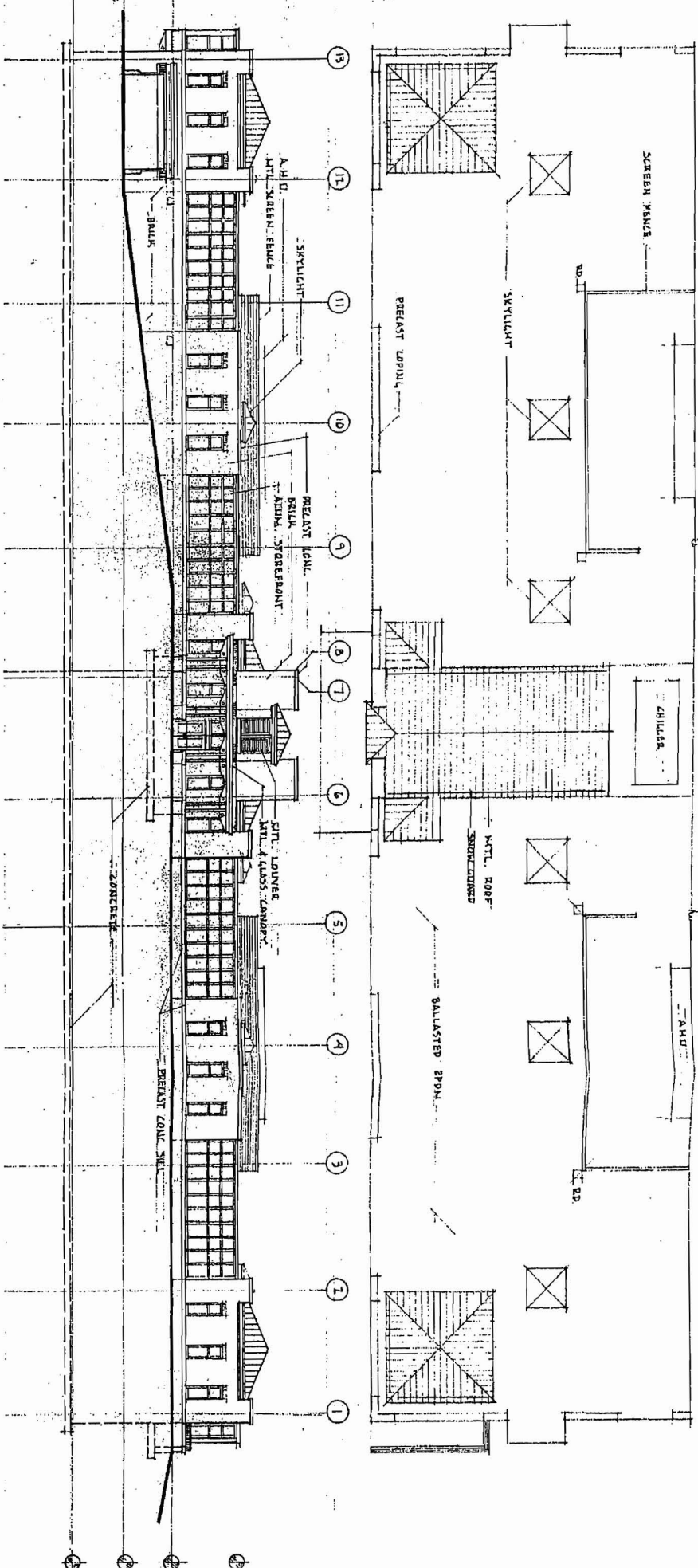


MADRINS POINT HEALTH CARE
PLAN & ELEVATIONS

1/16" = 1' - 0"
REV. 12.10.08



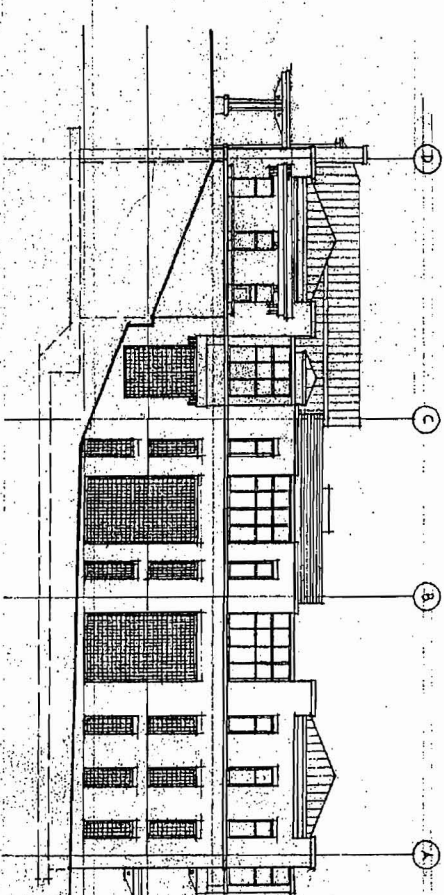
EAST ELEVATION



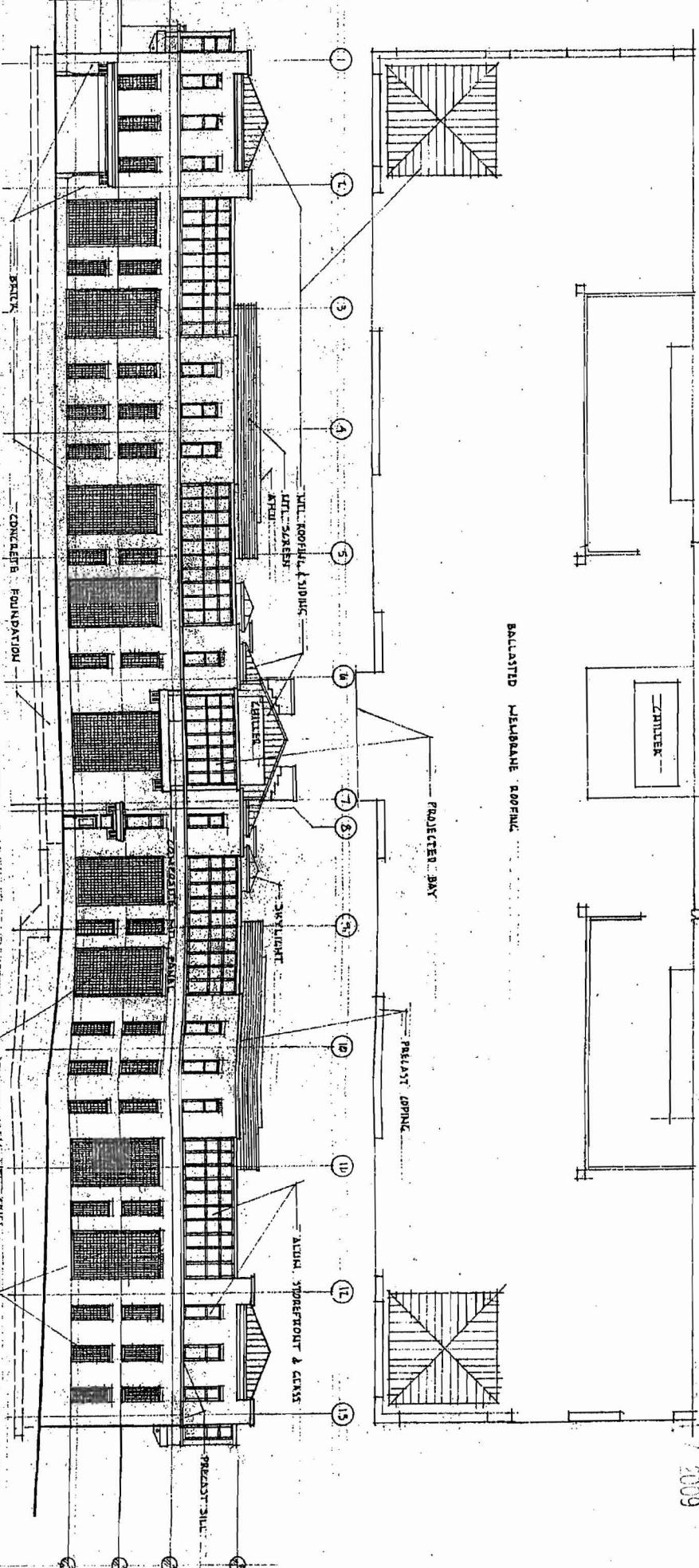
NORTH ELEVATION

MADRINS POINT HEALTH CARE
PLAN & ELEVATIONS

1/16" = 1' - 0"
REV. 12.10.08



WEST ELEVATION



SOUTH ELEVATION



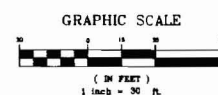
Summary of Development

- Proposed MOB = 42,000 s.f. (top level)
- 110 parking spaces (middle level)
- 110 parking spaces (lower level)
- Total parking = 404 spaces

Concept Site Plan - Option A

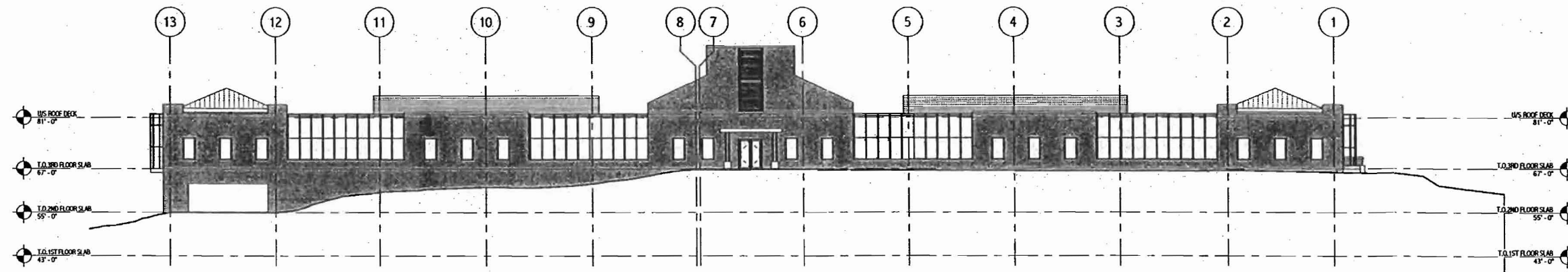
Revised for Schematic Design: 23 October 2008

SMRT

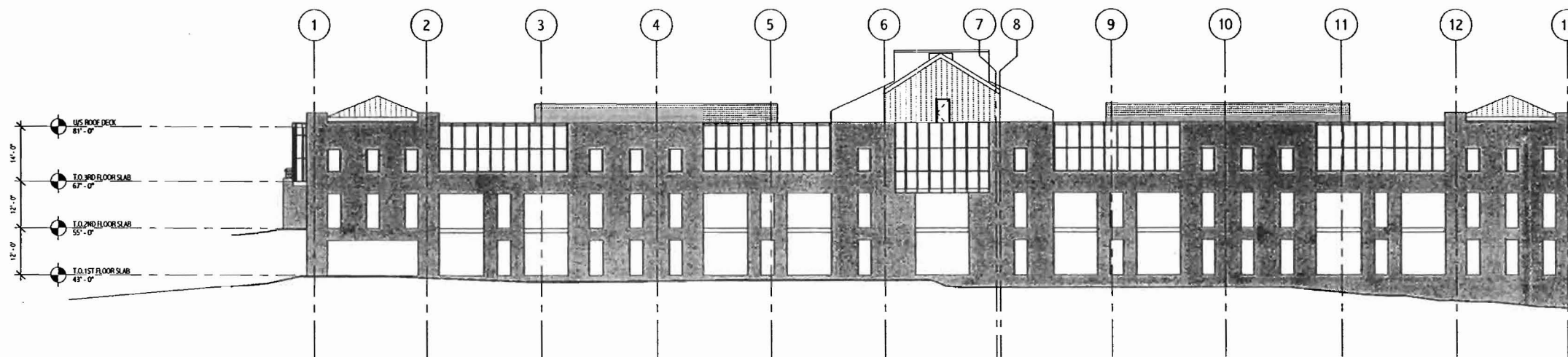


PRELIMINARY NOT FOR CONSTRUCTION

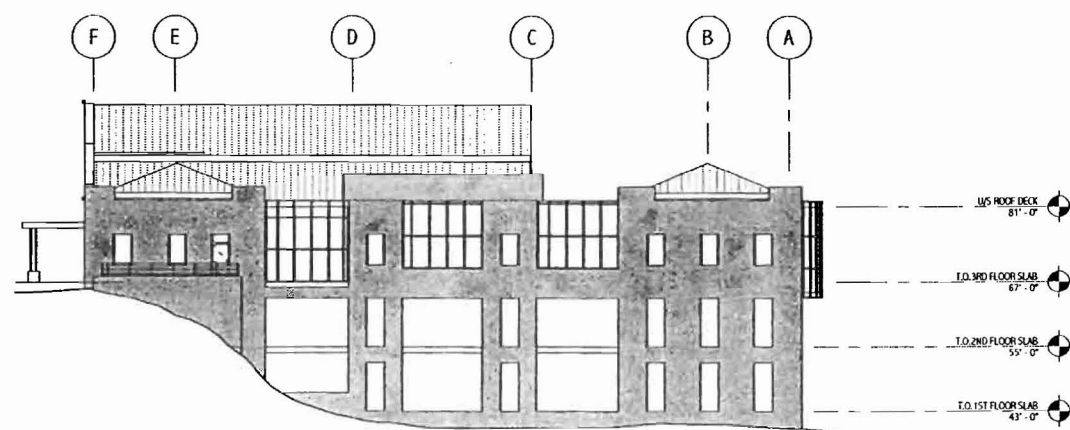
<table><tr><td>REV</td><td>DATE</td><td>DESCRIPTION</td></tr><tr><td>1</td><td>08.28.06</td><td>SUBMITTED TO MEDP</td></tr><tr><td>2</td><td>11.17.06</td><td>PROGRESS SET FOR REVIEW WITH ARCHITECT</td></tr><tr><td>3</td><td>11.15.06</td><td>FOR REVIEW WITH CLIENT</td></tr></table>			REV	DATE	DESCRIPTION	1	08.28.06	SUBMITTED TO MEDP	2	11.17.06	PROGRESS SET FOR REVIEW WITH ARCHITECT	3	11.15.06	FOR REVIEW WITH CLIENT	<table><tr><td>REV</td><td>DATE</td><td>DESCRIPTION</td></tr><tr><td>1</td><td>02.28.06</td><td>SITE PLANS REVISED PER CONDITIONS OF CITY APPROVAL</td></tr><tr><td>2</td><td>04.11.06</td><td>FINAL SITE PLAN SUBMISSION TO CITY</td></tr><tr><td>3</td><td>04.03.06</td><td>SECOND SUBMISSION TO CITY</td></tr><tr><td>4</td><td>02.28.06</td><td>SECOND SKETCH PLAN SUBMISSION TO CITY</td></tr><tr><td>5</td><td>02.28.06</td><td>SUBMITTED TO MEDP WITH REQUEST FOR PRELIMINATION MTC</td></tr><tr><td>6</td><td>02.17.06</td><td>INFORMATION ADDED PER CITY COMMENTS</td></tr><tr><td>7</td><td>02.17.06</td><td>SKETCH PLAN SUBMISSION TO CITY</td></tr><tr><td>8</td><td>12.22.06</td><td>ROULED TO CLIENT FOR REVIEW</td></tr><tr><td>9</td><td>11.17.06</td><td>PROGRESS SET FOR REVIEW WITH ARCHITECT</td></tr><tr><td>10</td><td>11.15.06</td><td>FOR REVIEW WITH CLIENT</td></tr></table>			REV	DATE	DESCRIPTION	1	02.28.06	SITE PLANS REVISED PER CONDITIONS OF CITY APPROVAL	2	04.11.06	FINAL SITE PLAN SUBMISSION TO CITY	3	04.03.06	SECOND SUBMISSION TO CITY	4	02.28.06	SECOND SKETCH PLAN SUBMISSION TO CITY	5	02.28.06	SUBMITTED TO MEDP WITH REQUEST FOR PRELIMINATION MTC	6	02.17.06	INFORMATION ADDED PER CITY COMMENTS	7	02.17.06	SKETCH PLAN SUBMISSION TO CITY	8	12.22.06	ROULED TO CLIENT FOR REVIEW	9	11.17.06	PROGRESS SET FOR REVIEW WITH ARCHITECT	10	11.15.06	FOR REVIEW WITH CLIENT
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PROJECT			MARTIN'S POINT REDEVELOPMENT PROJECT																																															
SHEET TITLE			SITE GRADING & DRAINAGE PLAN PHASE 2																																															
CLIENT			MARTIN'S POINT HEALTH CARE																																															
DRAWN			LEC/J	DATE	NOV. 2008																																													
DESIGNED			DDA	SCALE	1" = 30'																																													
CHECKED			DDA	JOB NO.	2344.01																																													
FILE NAME			234401.SP																																															
SHEET			C-5B																																															



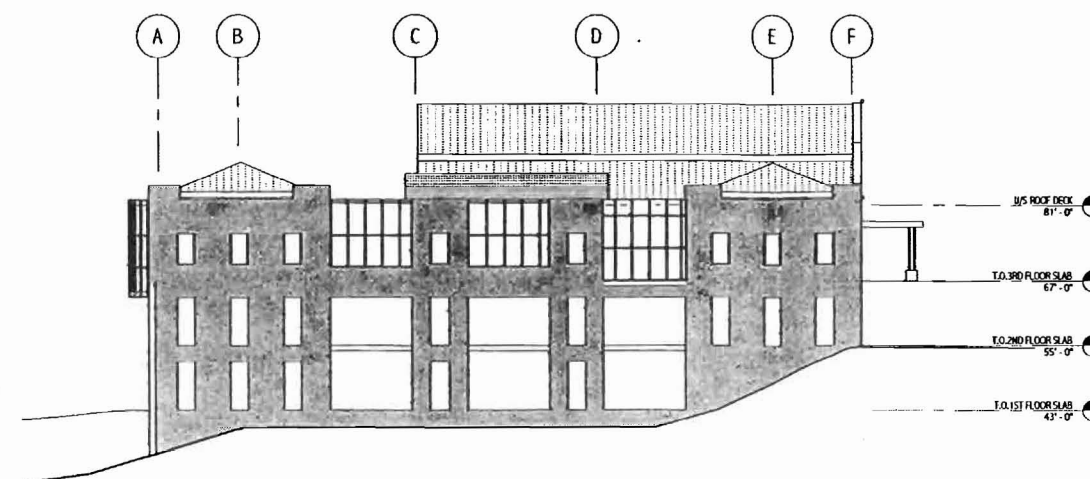
① EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"



② EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"



③ EXTERIOR ELEVATION - WEST
1/16" = 1'-0"



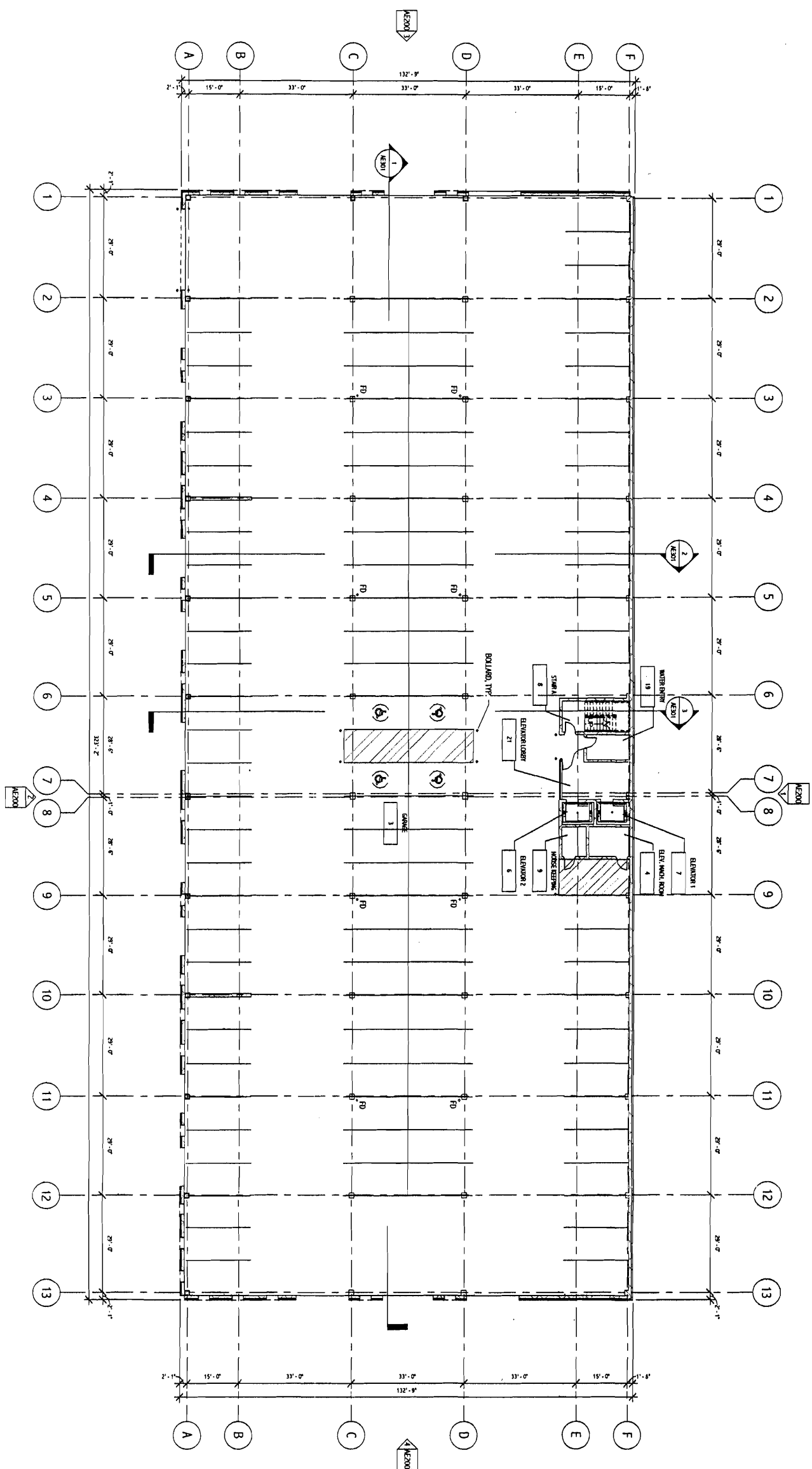
④ EXTERIOR ELEVATION - EAST
1/16" = 1'-0"

SMRT
ARCHITECTURE
ENGINEERING
PLANNING
INTERIOR DESIGN
CONSTRUCTION

Martins Point Medical Office Building
100% SCHEMATIC DESIGN - CORE AND SHELL
10-24-08

GRAPHIC SCALE:
0' 1'
SCALE: 1/16" = 1'-0"
PROJECT MANAGER: S.B.
DESIGNED BY: T.C.M.
DATE OF RECORD: B.M.
PROJECT NO: 08119
DATE:
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
AE200



① LEVEL ONE FACILITY
1/16" = 1'-0"

Sheet No.

CONTENTS

Martins Point Medical Office Building

Portland, Maine

100% SCHEMATIC DESIGN - CORE AND SHELL
10-24-08

CURRENT ISSUE STATUS:

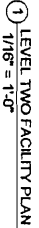
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SHEET TITLE:
LEVEL ONE FACILITY
PLANS

ARCHITECTURE
ENGINEERING
PLANNING
INTERIOR DESIGN
COMMISSIONING

SMRT

144 Fore Street/P.O. Box 618
Portland, Maine 04104
tel. (207) 772-3846
fax. (207) 772-1070
www.amrtinc.com



Portland, Maine

100% SCHEMATIC DESIGN - CORE AND SHELL
10-24-08

[illegible]

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PROJECT NUMBER	S.B.
KIPPAH BTR	TCM
AGE OF RECORD	2H
PROJECT NO.	08129
DATE	

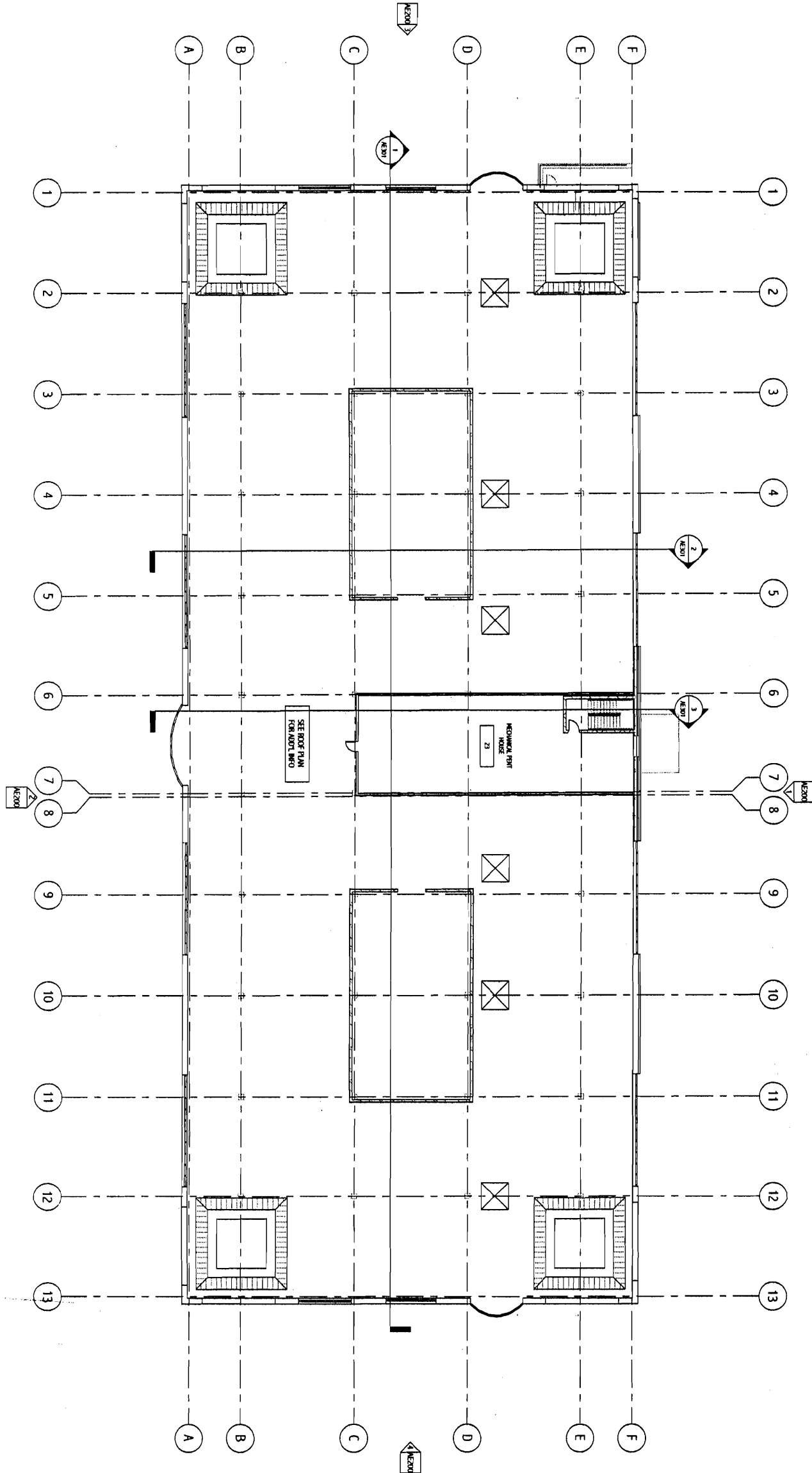
**LEVEL TWO FACILITY
PLAN**

AE002

ARCHITECTURE
ENGINEERING
PLANNING
INTERIOR DESIGN
COMMISSIONING


SMRT

144 Fore Street/P.O. Box 618
Portland, Maine 04104
tel. (207) 772-3846
fax. (207) 772-1070
www.smr-inc.com



① LEVEL 04
1/16" = 1'-0"

144 Fore Street/P.O. Box 618
Portland, Maine 04104
tel: (207) 772-3446
fax: (207) 772-1070
www.smrtinc.com



ARCHITECTURE
ENGINEERING
PLANNING
INTERIOR DESIGN
COMMISSIONING

Martins Point Medical Office Building
Portland, Maine

100% SCHEMATIC DESIGN - CORE AND SHELL
10-24-08

CURRENT ISSUE STATUS:

REV	DESCRIPTION	DATE

GRAPHIC SCALE
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SCALE
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PROJECT NUMBER
SLS

DESIGNED BY
JDA

DATE OF RECORD
JJA

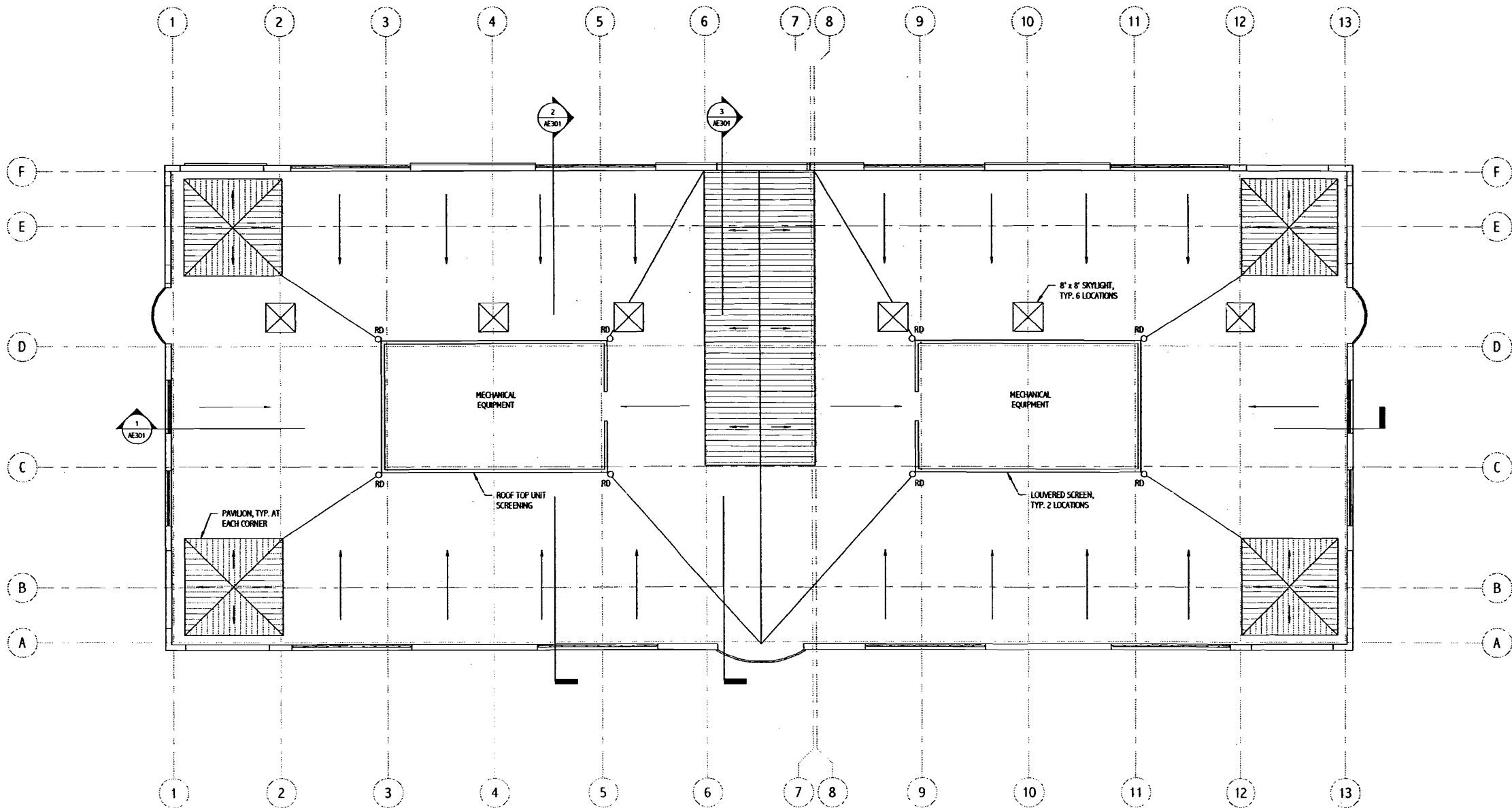
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DATE
08/17/08

SHEET TITLE
LEVEL FOUR FACILITY
PLAN

SHEET No.
AE004

08/20/08 10:53 AM



① ROOF PLAN
1/16" = 1'-0"

144 West Street, Suite 111
Portland, Maine 04104
Tel: (207) 772-3446
Fax: (207) 772-0705
www.smri.com

ARCHITECTURE
ENGINEERING
PLANNING
INTERIOR DESIGN
CONSTRUCTION

SMRI

Martins Point Medical Office Building

100% SCHEMATIC DESIGN - CORE AND SHELL
10-24-08

CURRENT ISSUE STATUS:

REV	DESCRIPTION	DATE

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SCALE: 1/16" = 1'-0"

PROJECT MANAGER: SUB

DESIGNED BY: TCH

DATE OF RECORD: 08/19

PROJECT NO: 08199

DATE:

SHEET TITLE:

ROOF PLAN

SHEET NO:

AE005

Document 2003-001-00