



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Applicant: TURNER BARKER REALTY - MARK PRIMEAU

Application Date: 11-17-03

Applicant's Mailing Address: 202 US ROUTE ONE FALMOUTH, ME 04105

Project Name/Description: INTERIOR SPACE RENOVATION

Consultant/Agent/Phone Number: CASCO BAY ENGINEERING/ERIC DURE/688-4630

Address of Proposed Site: 315 PARK AVE.

CBL: 106-F-1

Description of Proposed Development:

INTERIOR RENOVATION FOR NEW TENANT IN EXISTING BUILDING. ALSO PROVIDING EXTERIOR ACCESS/RAMPS FOR ADA HANDICAPPED ACCESSIBILITY

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions: See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
b) Footprint Increase Less Than 500 Sq. Ft.
c) No New Curb Cuts, Driveways, Parking Areas
d) Curbs and Sidewalks in Sound Condition/Comply with ADA
e) No Additional Parking/ No Traffic Increase
f) No Stormwater Problems
g) Sufficient Property Screening
h) Adequate Utilities

Table with 2 columns: Applicant's Assessment (Yes, No, N/A) and Planning Office Use Only. Rows correspond to criteria a-h with handwritten 'YES' and checkmarks.

Planning Division Use Only section containing exemption status (Exemption Granted checked), Planner's Signature (Kendra Talbot), and Date (12/18/03).

**GENERAL NOTES**

UNDERSTAND UTILITIES ARE SHOWN FROM OTHER FIELD LOCATIONS OR FROM RECORD DATA. THE EXACT LOCATION OF UTILITIES MAY VARY FROM WHAT IS SHOWN. OTHER UNDERGROUND UTILITIES MAY NOT BE SHOWN AND LOCATED. CONTRACTOR SHALL CONTACT THE FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES BEFORE CONSTRUCTION. NOTIFY THE ENGINEER IF ANY CONDITIONS VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE FIELD VERIFICATION APPROVAL FROM THE ENGINEER.

THE CONTRACTOR SHALL TAKE GREAT CARE WHEN WORKING ADJACENT TO OR WITHIN ANY PUBLIC OR PRIVATE WAY. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PUBLIC.

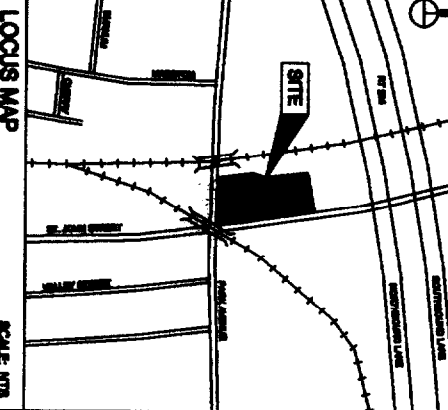
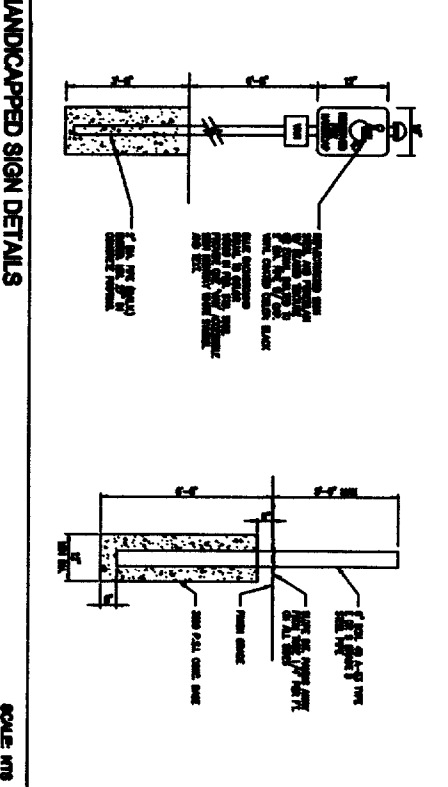
IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL AREAS NOT DESIGNATED FOR DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL NEW UTILITY INSTALLATION WORK WITH THE APPROPRIATE UTILITY COMPANY BEFORE CONSTRUCTION BEGINS.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL FIELD SURVEY WORK.

**GENERAL NOTES**

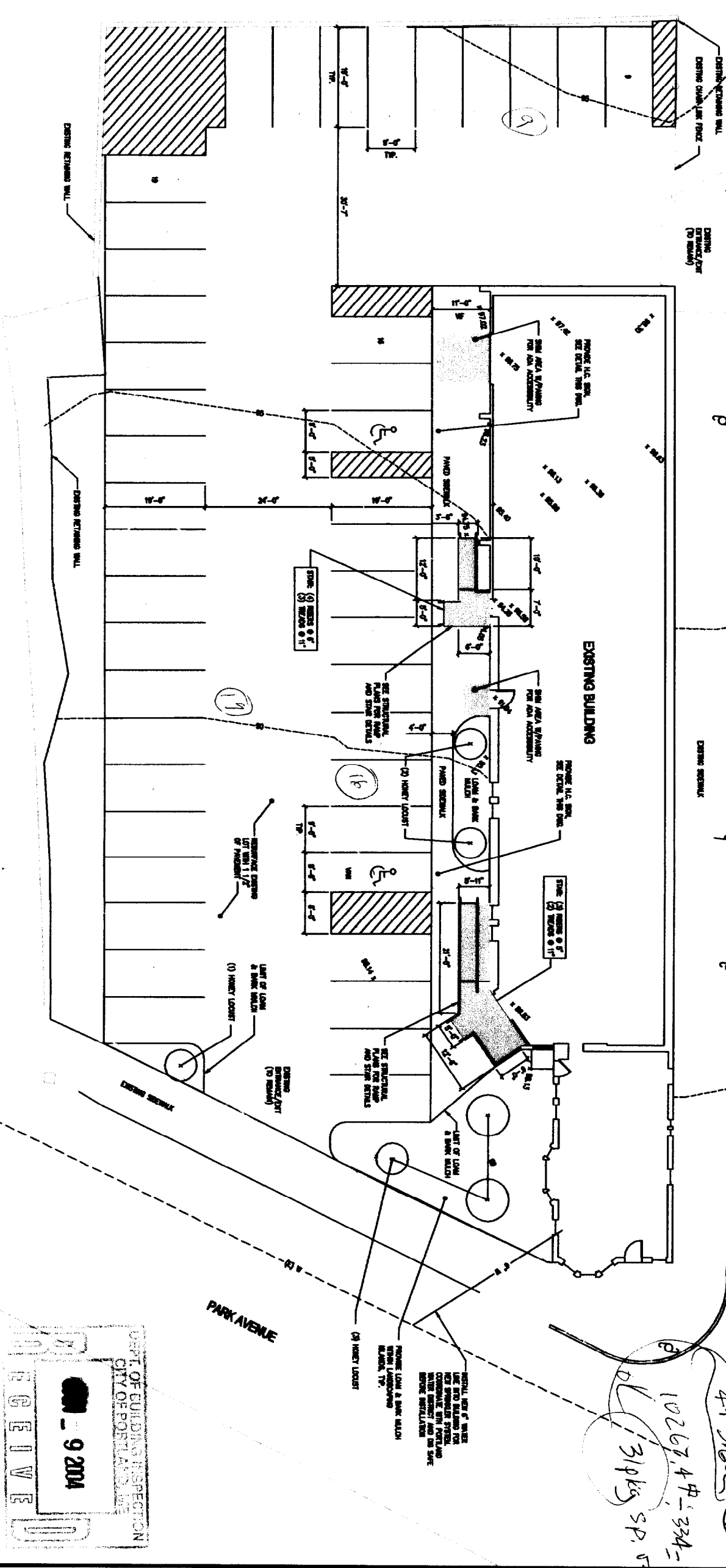
**LEGEND**

EXISTING FEATURES	PROPOSED FEATURES
PROPERTY LINE	PROPERTY LINE
SPOT GRADE	SPOT GRADE
CONTRAIL	CONTRAIL
UTILITY PAUL	UTILITY PAUL
ELECTRICAL LINE	ELECTRICAL LINE
WATER LINE	WATER LINE
SEWER LINE	SEWER LINE
STEEL ROAD LINE	STEEL ROAD LINE
CATCH BASIN	CATCH BASIN
POLE	POLE



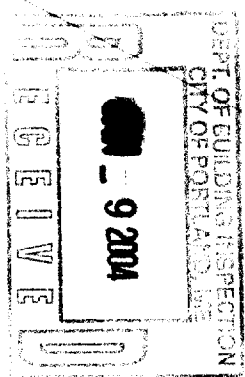
*B-2 Zone  
 (18' side setback = 10' - 10' show  
 18' side setback 10' - 10' show*

*44 Shown  
 10267.47' 334'  
 319kg SP. 549*



**PARKING LAYOUT PLAN**

SCALE: 1"=40'-0"



**CASCO Bay ENGINEERING**  
 20 Franklin Road  
 Lewiston, ME 04240  
 TEL: 603.852.4400

**TURNER PARKER REALTY**  
 1000 Main Street  
 Lewiston, ME 04240

**315 PARK AVENUE RENOVATION**  
 PORTLAND MAINE  
**MAINE MEDICAL CENTER TENANT FIT-UP**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	5-24-04	FOR CONSTRUCTION

**PARKING LAYOUT PLAN**

**PROJECT INFORMATION**

DATE:	10-03-04
PROJECT NUMBER:	304-0200
SCALE:	1"=40'-0"

**C1**

*100 F 99*

**GENERAL NOTES:**

1. BUILDINGS SHALL BE RETROFITTED BY A STATE OF MAINE APPROVED NFPA 13 SPRINKLER SYSTEM. PERMITTING SHALL BE THE RESPONSIBILITY OF THE SPRINKLER SYSTEM CONTRACTOR.
2. CONSTRUCTION AND CONSTRUCTION METHODS ARE TO BE IN ACCORDANCE WITH 1998 BOCA MAINE PLUMBING CODE, NFPA 101 & NATIONAL ELECTRIC CODE & GOVERNMENT AGENCIES.
3. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME COMPLETELY FAMILIAR WITH ALL EXISTING CONDITIONS IN THE AREAS OF CONSTRUCTION PRIOR TO STARTING WORK.
4. CHANGES OR DEVIATIONS FROM THE PLANS MADE WITHOUT THE CONSENT OF THE ARCHITECT AND OWNER ARE UNAUTHORIZED, AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.
5. ALL SITE, MECHANICAL, AND UTILITY DESIGN ARE BY OTHERS.
6. THE GENERAL CONTRACTOR SHALL COORDINATE ALL ELECTRICAL OUTLETS & SPECIAL ELECTRICAL REQUIREMENTS (VOICE, DATA, & SECURITY LOCATIONS) WITH TENANTS PRIOR TO WORK.
7. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE GENERAL CONTRACTOR WITH ELECTRICAL LOAD CALCULATIONS FOR THE PROPOSED BUILDING RENOVATIONS. THESE CALCULATIONS SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. SCHEMATIC DIAGRAMS OF THE MAIN POWER SUPPLY LINES TO REMOTE CIRCUIT PANELS SHALL BE MADE A PART OF THE REQUIREMENTS.
8. DIMENSIONS FOR NEW CONSTRUCTION ARE ROUGH (UNLESS NOTED OTHERWISE).
9. DO NOT SCALE DRAWINGS WITHOUT NOTIFYING THE ARCHITECT.
10. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT WITH MANUFACTURER.
11. CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING IN WALLS TO RECEIVE ALL ATTACHED EQUIPMENT, PLUMBING FOOTINGS, MILLWORK, CABINETRY, ETC.
12. INSTALL ALL MATERIALS AND COMPONENTS IN NEW CONDITION (UNLESS NOTED OTHERWISE) PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS FOR FULL WARRANTY.
13. PROVIDE SEALANT AROUND ALL PLUMBING PENETRA, PIPES AND EQUIPMENT PENETRA OR PENETRATING A WALL OR PARTITION. INSTALL FINE GASKETS & FINE RATED BALLS.
14. NO PROPANE/NATURAL GAS LINES, DUCTS OR SPRINKLER SYSTEM WATER SUPPLY LINES ARE TO BE PLACED UNDER CONCRETE SLAB. COORDINATE LOCATION OF SUCH UTILITIES WITH THE GENERAL CONTRACTOR.
15. ALL WORK SHALL CONFORM TO THE REGULATIONS AND ORDINANCES OF THE CITY OF PORTLAND, MAINE, AND ALL OTHER REGULATORY AGENCIES HAVING JURISDICTION.
16. PROVIDE INSULATION AS NOTED ON THE DRAWINGS.
17. ALL EXTERIOR DOORS LEADING TO UNHEATED SPACES ABOVE GRADE TO BE WEATHER STRIPPED.
18. PROVIDE TEMPERED GLASS AT HAZARDOUS LOCATIONS, INCLUDING DOORS, WINDOWS, AND ANY OTHER LOCATIONS AS REQUIRED BY APPLICABLE REGULATORY AGENCIES.
19. STAIRS TO COMPLY WITH BOCA 1998 STANDARDS AND REQUIREMENTS.
20. INSTALL CONTINUOUS PERFORATED DRAINAGE PIPE AT BOTTOM OF PERIMETER FOOTING, CONNECT TO EXISTING IF APPROPRIATE (OR DRAIN TO DAYLIGHT).
21. SLOPE GRADE AWAY FROM STRUCTURE MINIMUM OF 1/4" PER FOOT.
22. PROVIDE MOISTURE RESISTANCE GBS AT ANY RET WALL (i.e. KITCHEN AREAS).



**MARK  
MUELLER  
ARCHITECTS**

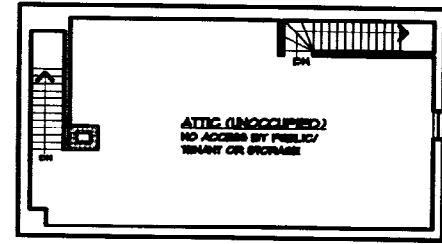
A.I.A.  
100 Commercial Street  
Suite 205  
Portland, Maine 04101  
Phone/Fax: 207.774.9057  
Email: mm.arch@rcn.com

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RENOVATION OF:  
**315 PARK AVENUE BUILDING**  
 PORTLAND, MAINE

**FLOOR PLANS**  
 PROJECT: 315 PARK AVE  
 DATE: JUN 05, 2004  
 DRAWN BY: MPM  
 CHECKED BY: MPM

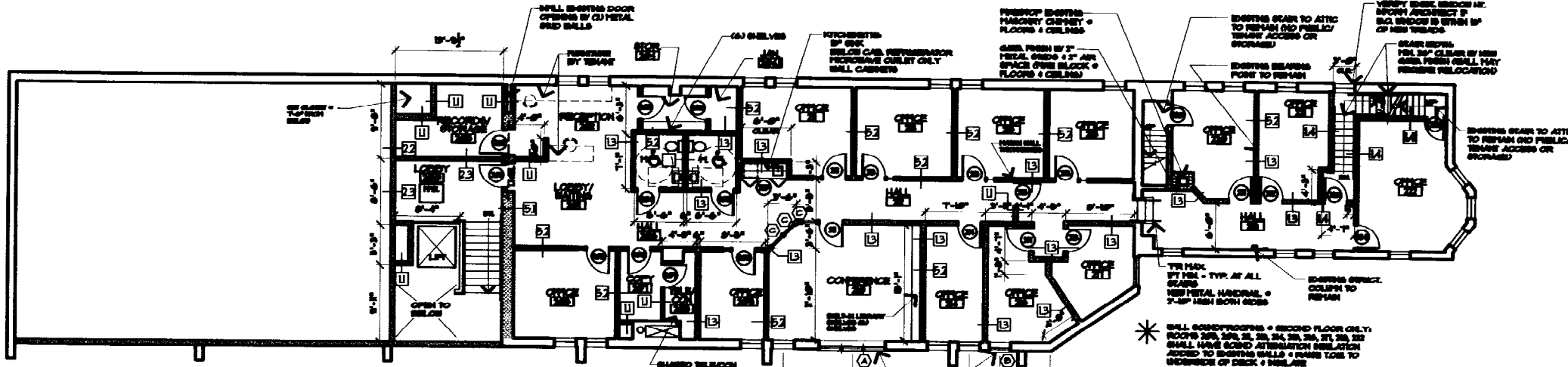
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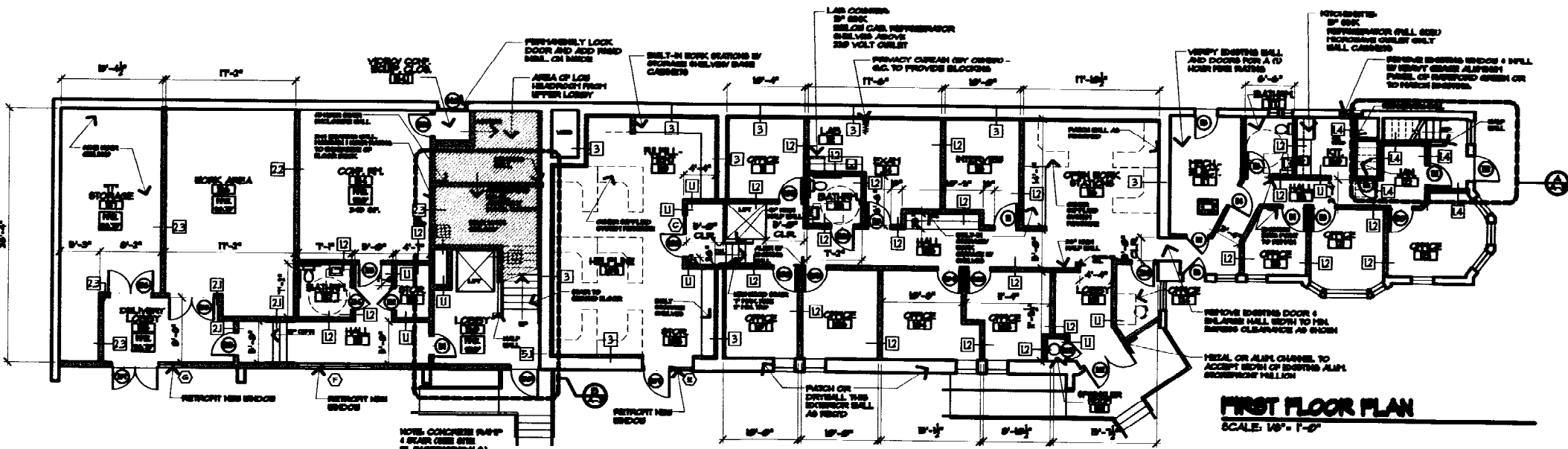
**ATTIC PLAN**  
SCALE: 1/8" = 1'-0"

**LEGEND:**

(Symbol: Dashed line)	EXISTING WALL TO REMAIN
(Symbol: Solid line)	PROPOSED NEW WALL
(Symbol: Dotted line)	EXISTING CM WALL
(Symbol: Thick solid line)	PAVED 1 HR FIRE WALL



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

NOTE:  
GENERAL CONTRACTOR TO VERIFY MILLWORK REQUIREMENTS W/ TENANTS



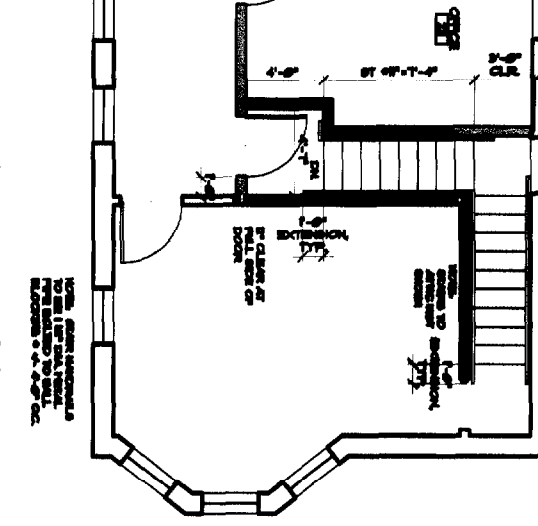
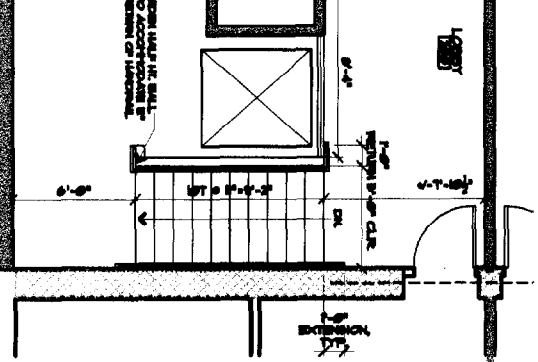
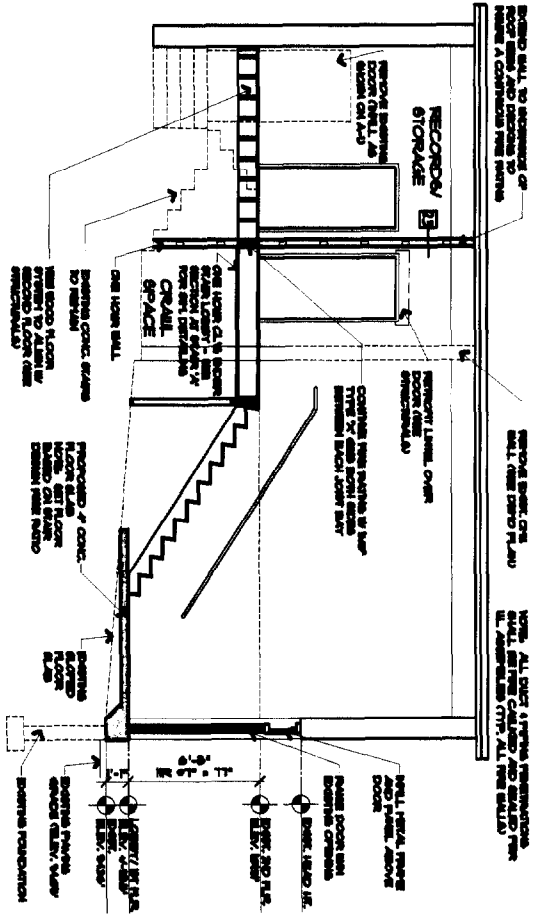
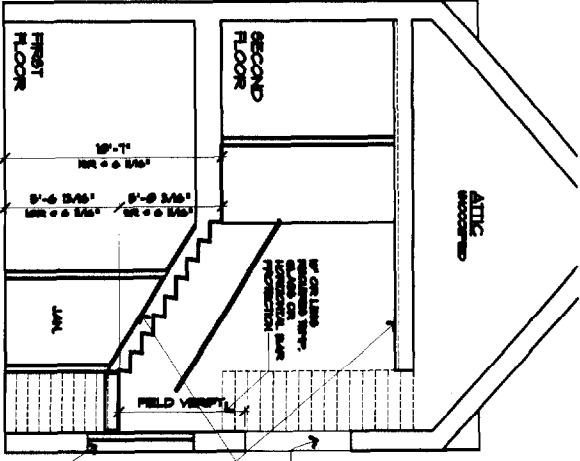
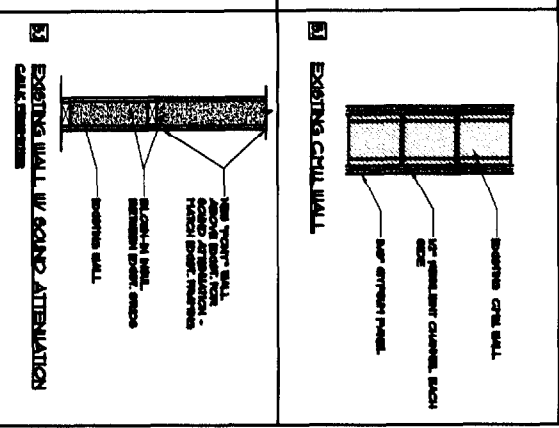
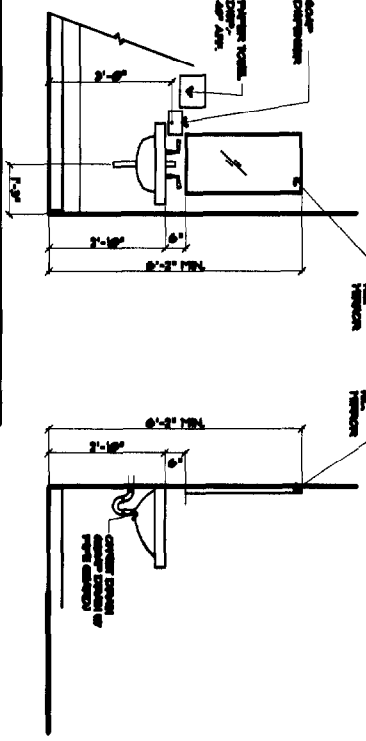
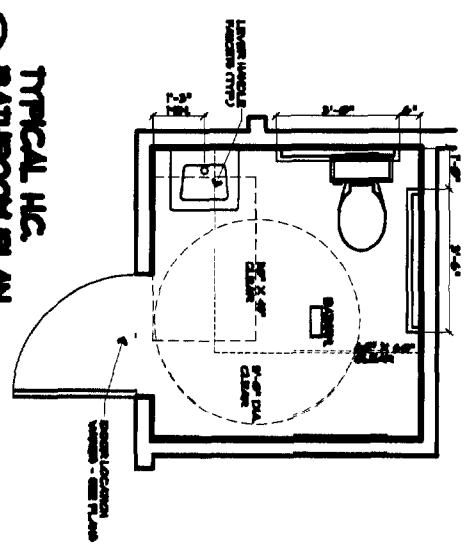


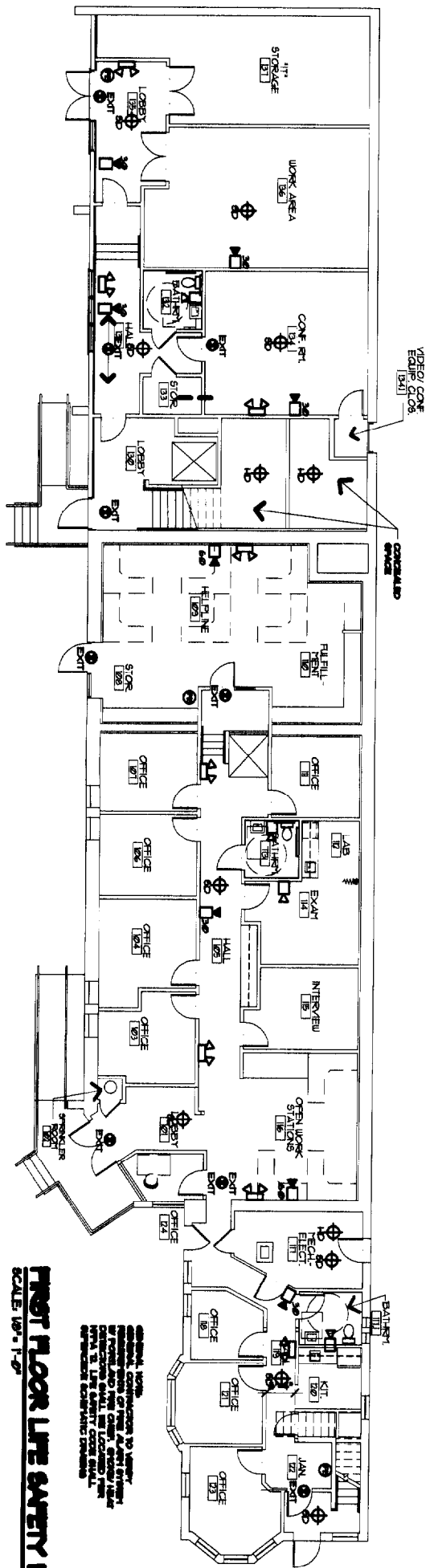
**M A R K  
M U E L L E R  
A R C H I T E C T S**  
A.I.A.  
100 Commercial Street  
Suite 205  
Portland, Maine 04101  
Phone: 603.774.8007  
Email: mm.mueller@comcast.net

RENOVATION OF:  
**315 PARK AVENUE BUILDING**  
PORTLAND, MAINE

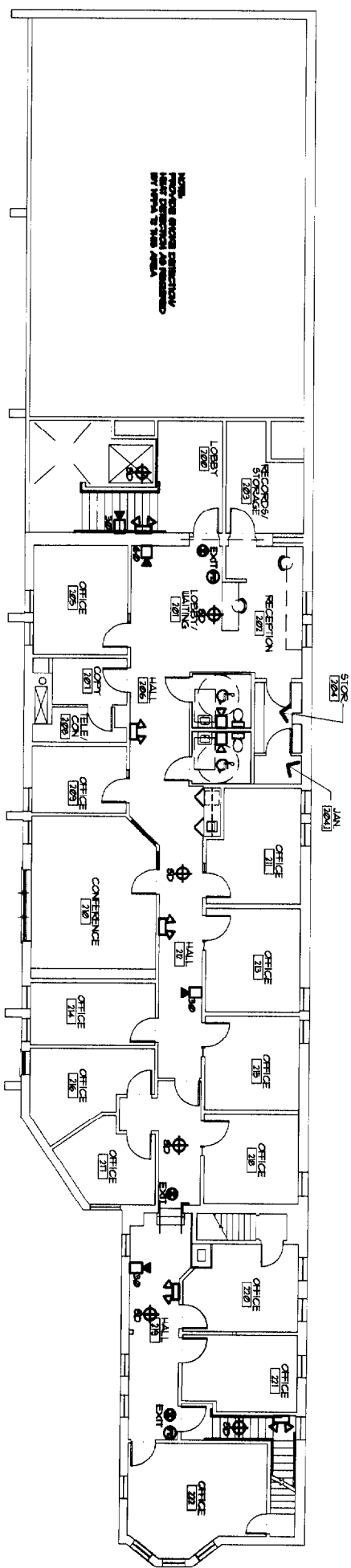
**STAIRS/DETAILS**

NO.	DESCRIPTION
1	1/2" CONC. SLAB
2	1/2" CONC. SLAB
3	1/2" CONC. SLAB
4	1/2" CONC. SLAB
5	1/2" CONC. SLAB
6	1/2" CONC. SLAB
7	1/2" CONC. SLAB
8	1/2" CONC. SLAB
9	1/2" CONC. SLAB
10	1/2" CONC. SLAB





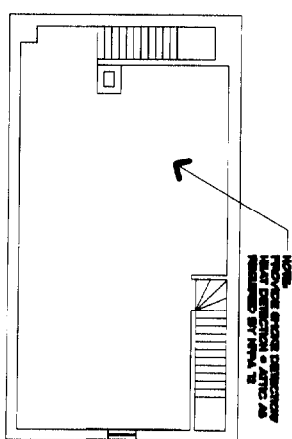
**SECOND FLOOR LIFE SAFETY PLAN**  
SCALE: 1/8" = 1'-0"



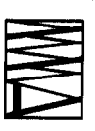
**THIRD FLOOR LIFE SAFETY PLAN**  
SCALE: 1/8" = 1'-0"

**LEGEND**

	EMERGENCY BACKUP LIGHT
	DATAPHONE OUTLET
	VENT/FLAME DETECTOR
	EXIT
	SMOKE DETECTOR
	HEAT DETECTOR
	HANDICAPPED
	FIRE ALARM PULL STATION



**LEGEND**



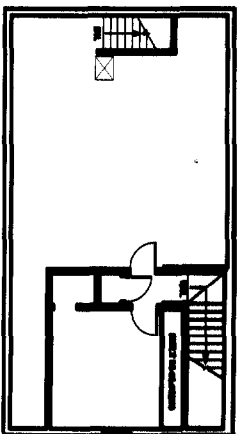
**MARK MULLER ARCHITECTS**

A.I.A.  
 100 Commercial Street  
 Suite 205  
 Portland, Maine 04101  
 Phone: 207.774.8877  
 Email: mm@markmuller.com

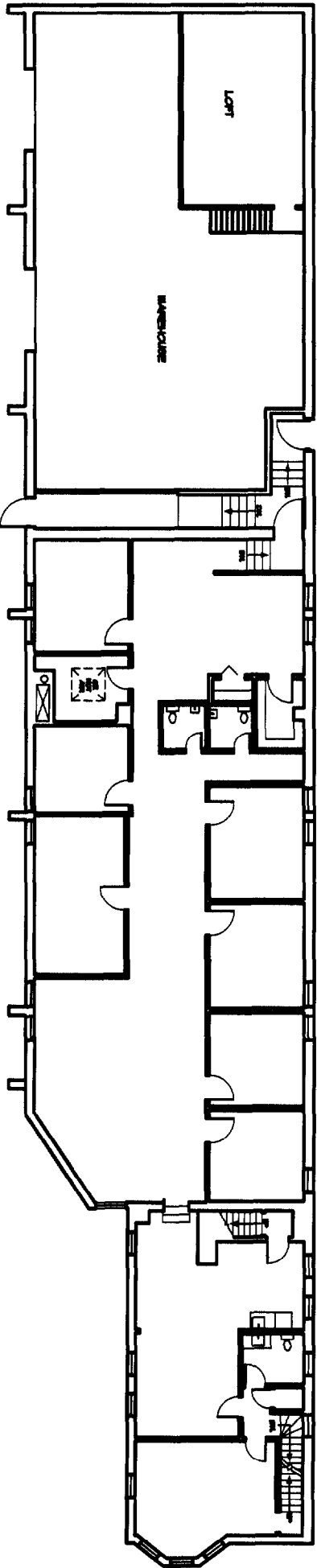
RENOVATION OF:  
**315 PARK AVENUE BUILDING**  
 PORTLAND, MAINE

**LIFE SAFETY PLAN**

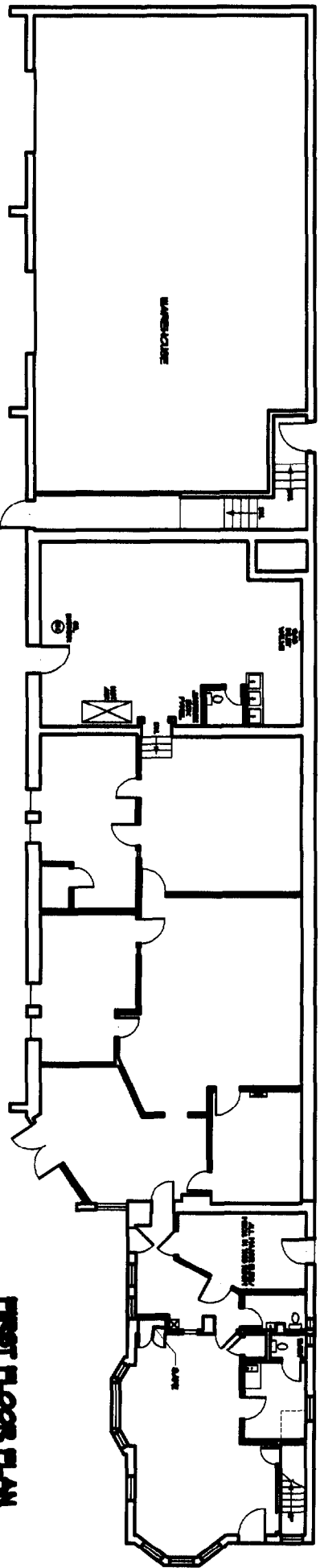
REVISION	DATE	BY



**ATTIC PLAN**  
SCALE: 1/8" = 1'-0"



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**MARK MULLER ARCHITECTS**

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MARK MULLER ARCHITECTS

RENOVATION OF:  
**315 PARK AVENUE BUILDING**

PORTLAND, MAINE

**EXISTING CONDITIONS PLAN**

NO. 1	EXISTING WALLS
NO. 2	EXISTING DOORS
NO. 3	EXISTING WINDOWS
NO. 4	EXISTING STAIRS
NO. 5	EXISTING ELEVATORS
NO. 6	EXISTING MECHANICAL
NO. 7	EXISTING ELECTRICAL
NO. 8	EXISTING PLUMBING
NO. 9	EXISTING ROOF
NO. 10	EXISTING FLOOR
NO. 11	EXISTING CEILING
NO. 12	EXISTING FINISHES





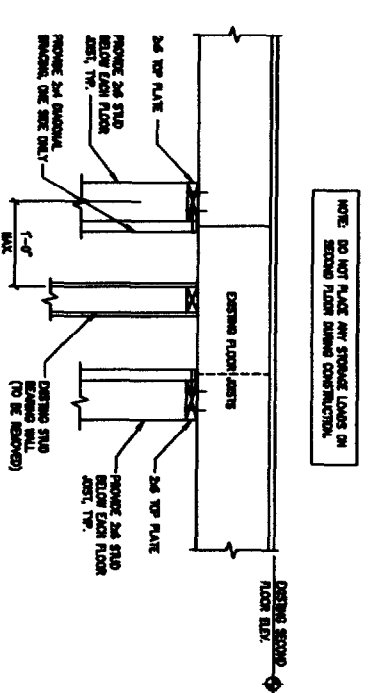
- NOTES:**
1. LOCATIONS OF ALL DEMOLITION UTILITIES TO BE FIELD VERIFIED PRIOR TO DEMOLITION WORK.
  2. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING INSTALLATION, BUT NOT LIMITED TO, PROTECTIVE, STRENGTHENING, AND REPAIR OF EXISTING STRUCTURE.
  3. REMOVE ALL EXISTING STRUCTURE, INCLUDING, BUT NOT LIMITED TO, CONCRETE, BRICK, BLOCK, AND MASONRY.
  4. REMOVE ALL EXISTING PARTITION WALLS, CEILING, AND FLOOR FINISHES. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING, ERECTING AND MAINTAINING ALL TEMPORARY SHORING AND SECURITY/SAFETY APPROPRIATE NECESSARY FOR PUBLIC SAFETY.

**LEGEND:**

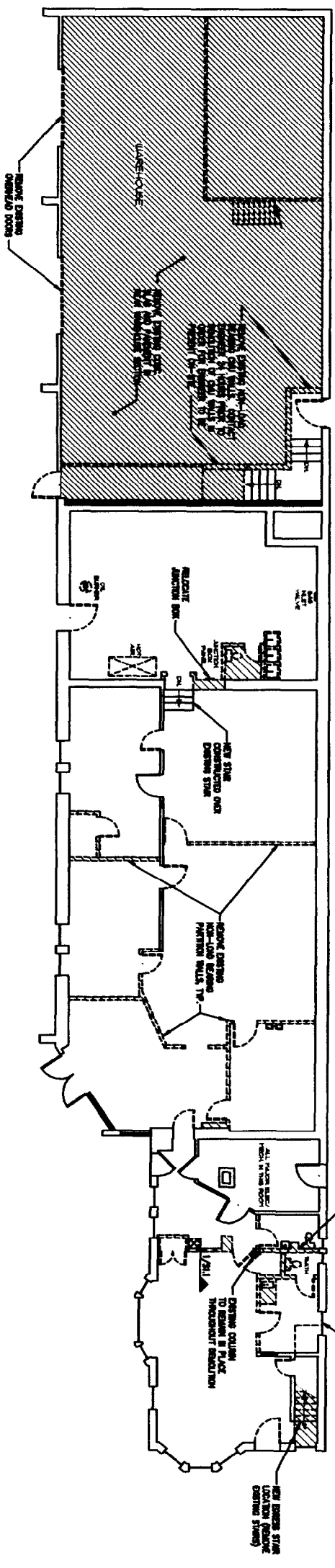
- EXISTING WALLS TO REMAIN (indicated by a solid line)
- EXISTING WALLS TO BE REMOVED (indicated by a dashed line)
- SECTIONS TO BE REMOVED (indicated by a diagonal hatching pattern)

**DEMOLITION NOTES AND LEGEND**

**SECTION 1 - TEMPORARY SHORING SECTION**

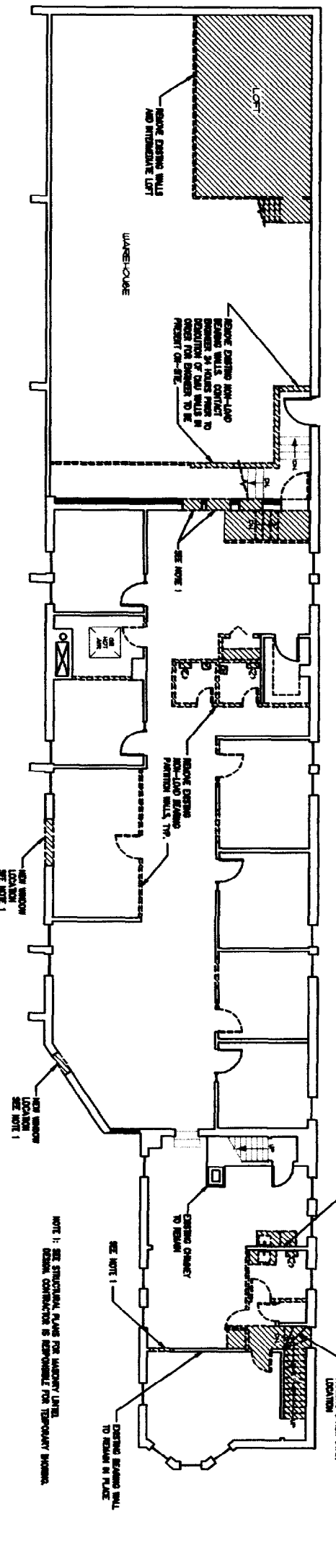


NOTE: DO NOT PLACE ANY STORAGE LOADING IN SECOND FLOOR SHORING CONSTRUCTION.



**GROUND FLOOR DEMOLITION PLAN**

**SECTION 1 - TEMPORARY SHORING SECTION**



**SECOND FLOOR DEMOLITION PLAN**

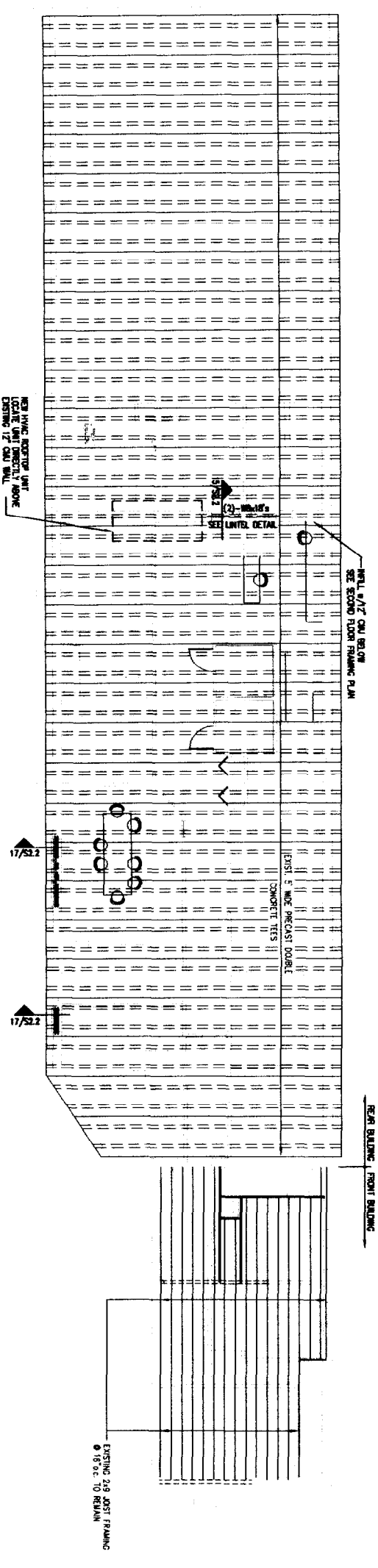
**315 PARK AVENUE RENOVATION**  
 PORTLAND MAINE  
 MAINE MEDICAL CENTER TENANT FIT-UP

**Casco Bay ENGINEERING**  
 69 1/2 Hillside Road  
 Portland, ME 04104  
 1-207-877-6644/470  
 CLIENT:  
**TURNER BARKER REALTY**  
 200 LEE STREET CORP.  
 PORTLAND, ME 04104

REVISIONS			
NO.	DATE	ISSUE	BY

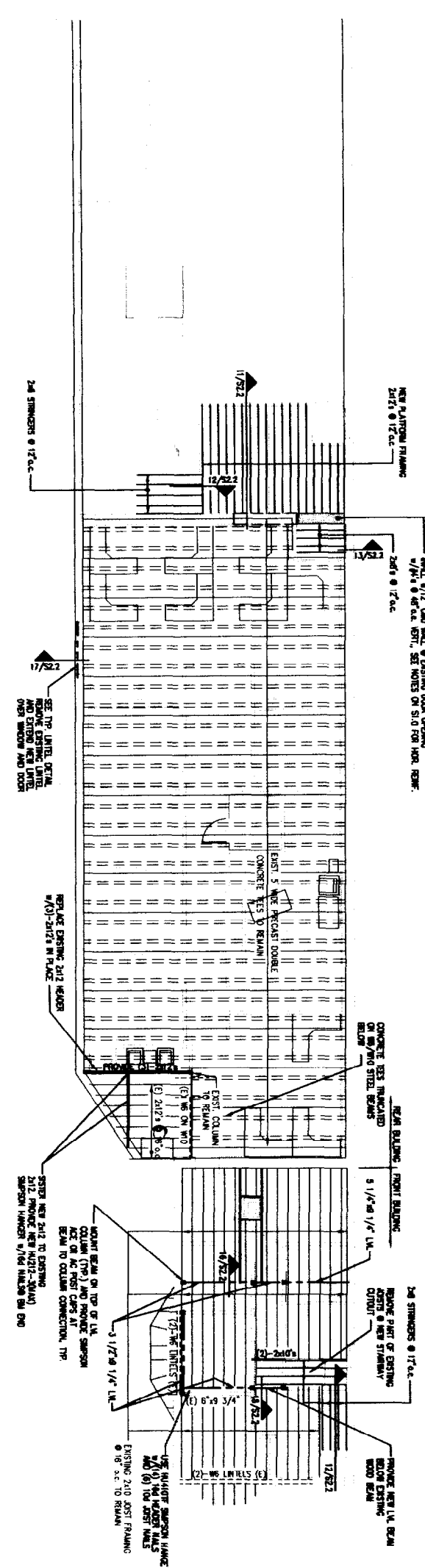
**DEMOLITION PLANS**

DATE: 1-24-03  
 DRAWN BY: SCB/SLW  
 CHECKED BY: SCB  
 PROJECT NUMBER: 031



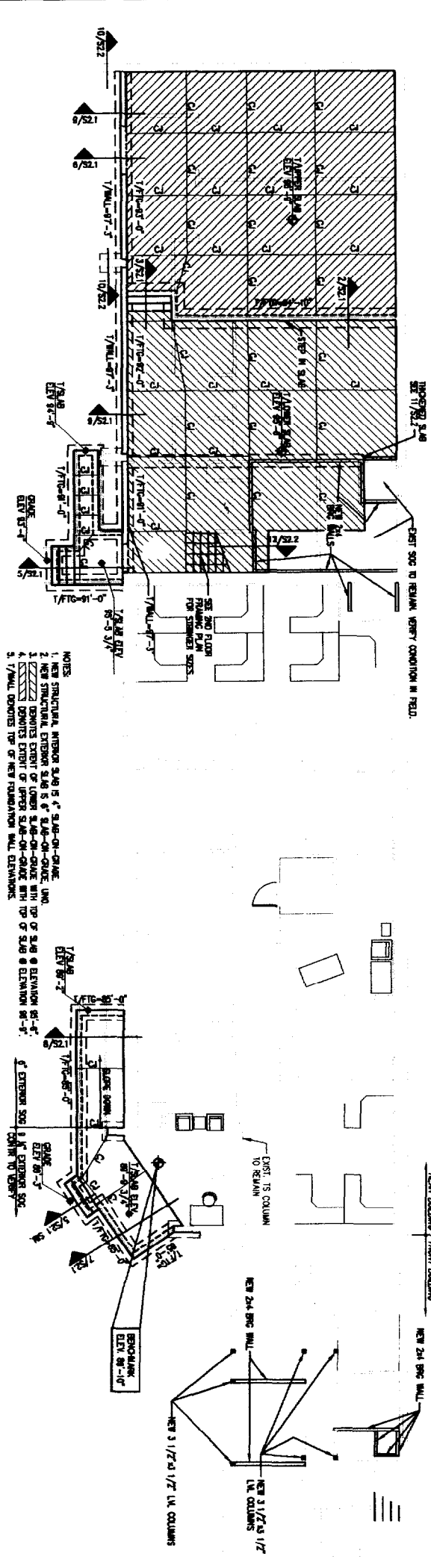
ROOF FRAMING PLAN - REAR BUILDING & ATTIC FRAMING PLAN - FRONT BUILDING

SCALE: 1/8"=1'-0"



SECOND FLOOR FRAMING PLAN - REAR AND FRONT BUILDING

SCALE: 1/8"=1'-0"



GROUND FLOOR & FOUNDATION PLAN - REAR BUILDING & FRONT BUILDING

SCALE: 1/8"=1'-0"

- NOTES:
1. NEW STRUCTURAL MEMBER SLAB 5" x 8" SLAB-ON-GRADE.
  2. NEW STRUCTURAL EXISTING SLAB 5" x 8" SLAB-ON-GRADE LINT.
  3. HATCH DENOTES EXIST' OR LOWER SLAB-ON-GRADE WITH TOP OF SLAB @ ELEVATION 88'-4".
  4. HATCH DENOTES EXIST' OR LOWER SLAB-ON-GRADE WITH TOP OF SLAB @ ELEVATION 88'-5".
  5. 1/4" WALL DENOTES TOP OF NEW FOUNDATION WALL EXISTENCE.

No	DATE	ISSUE
0	1-8-04	FOR CONSTRUCTION

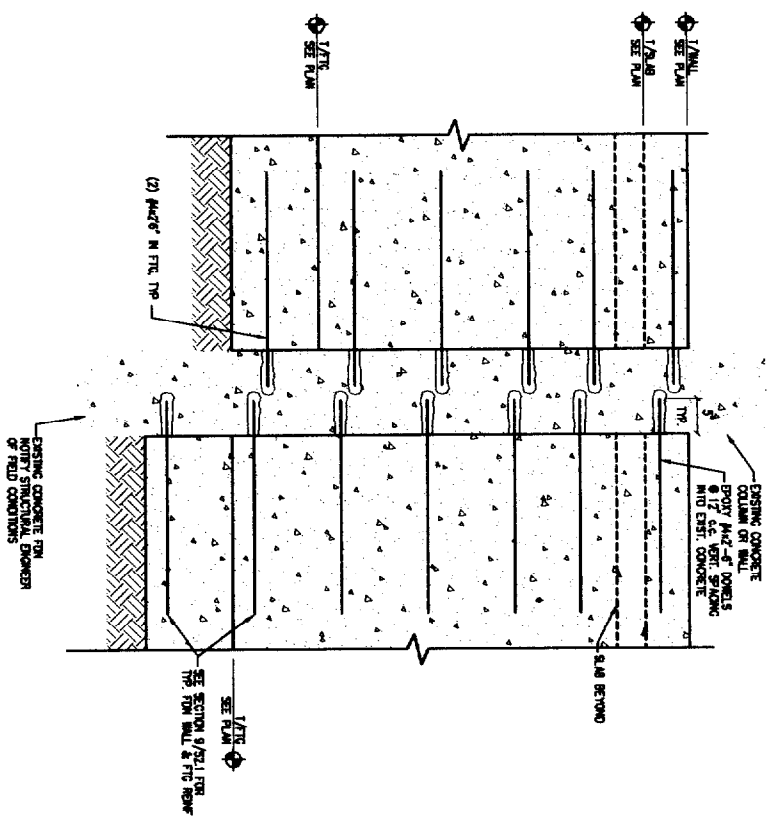
FRAMING PLANS

315 PARK AVENUE BUILDING  
PORTLAND MAINE

CASCO BAY ENGINEERING  
20 Parkside Road  
Portland, ME 04103  
Tel: 603-763-4444  
FAX: 603-763-4444

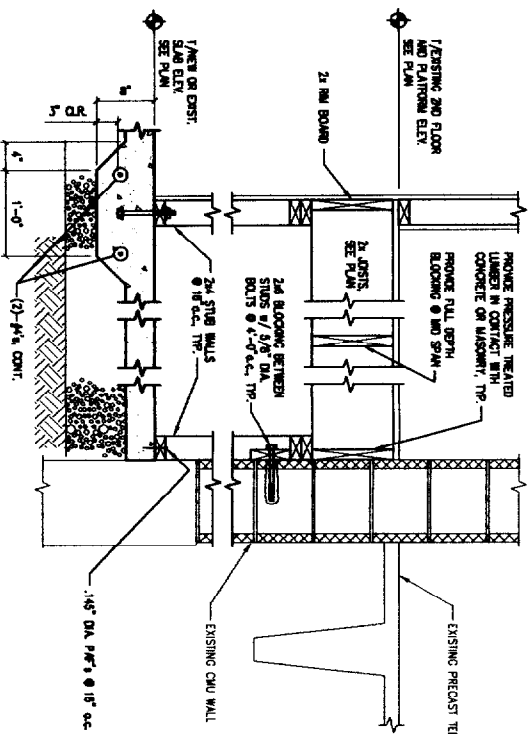
CLIENT:  
TURNER BARKER REALTY  
202 US ROUTE ONE  
FALMOUTH, ME 04116





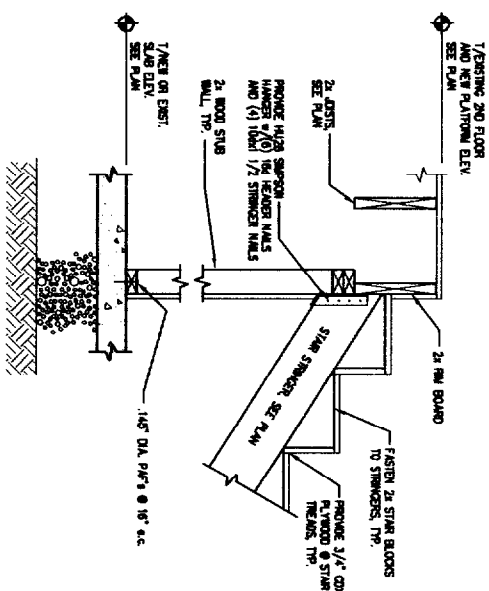
SECTION 10

SCALE: 1"=1'-0"



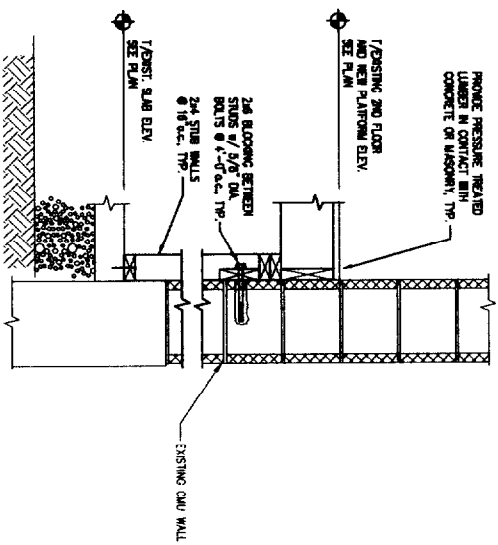
SECTION 11

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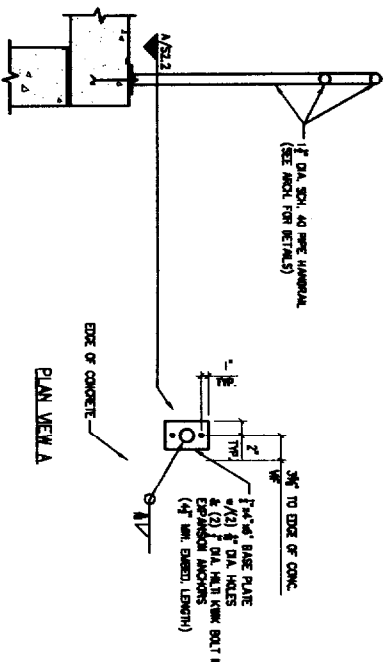
SECTION 12

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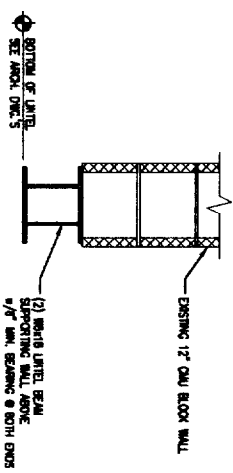
SECTION 13

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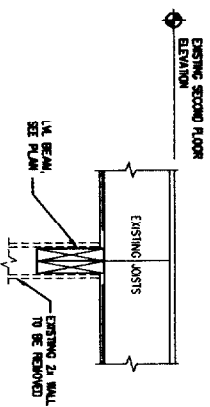
SECTION 14

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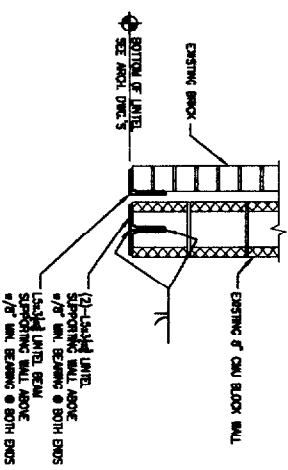
SECTION 15

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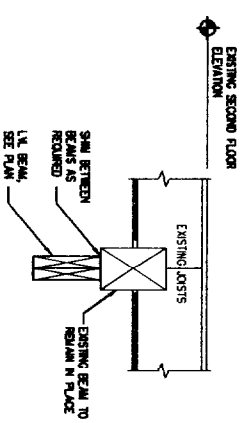
SECTION 16

SCALE: 1"=1'-0"



SECTION 17

SCALE: 1"=1'-0"



SECTION 18

SCALE: 1"=1'-0"

**CASCO BAY ENGINEERING**  
 401 Holladay Road  
 Portland, ME 04109  
 1-773-227-4444/4450

CLIENT:  
**TURNER BARKER REALTY**  
 202 US ROUTE ONE  
 FALMOUTH, ME 04105

**315 PARK AVENUE BUILDING**  
 PORTLAND MAINE

REVISIONS		REVISIONS			
No.	DATE	ISSUE	No.	DATE	ISSUE
0	1 8 04	FOR CONSTRUCTION			

SHEET TITLE: **SECTIONS & DETAILS**

DESIGNED: CC3  
 DRAWN: ED  
 DATE: 10-27-03  
 CADD FILE: 3019S-21DWG  
 PROJECT NUMBER: 301

**S222**