

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

2007-0005

Application I. D. Number

1/11/2007

Application Date

Amendment to Plan - Mercy Hospital

Project Name/Description

Mercy Hospital

Applicant

144 State St , Portland , ME 04102

Applicant's Mailing Address

Fore River, Portland, Maine

Address of Proposed Site

073 A001001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 879-3427 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

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 35 Acreage of Site _____ **Contract Zone**
 Zoning _____

Check Review Required:

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

Fees Paid: Site Plan \$250.00 Subdivision _____ Engineer Review _____ Date 1/11/2007

Planning Approval Status:

Reviewer _____

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

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit _____ 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 _____



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

December 13, 2006
Revised January 10, 2007

Ms. Jean Fraser
City of Portland Planning Authority
4th Floor, City Hall
389 Congress Street
Portland, ME 04106

Subject: Mer
For
De

Dear Jean:

On behalf of M
review of recent
drawings. The fo

A) Delete gr

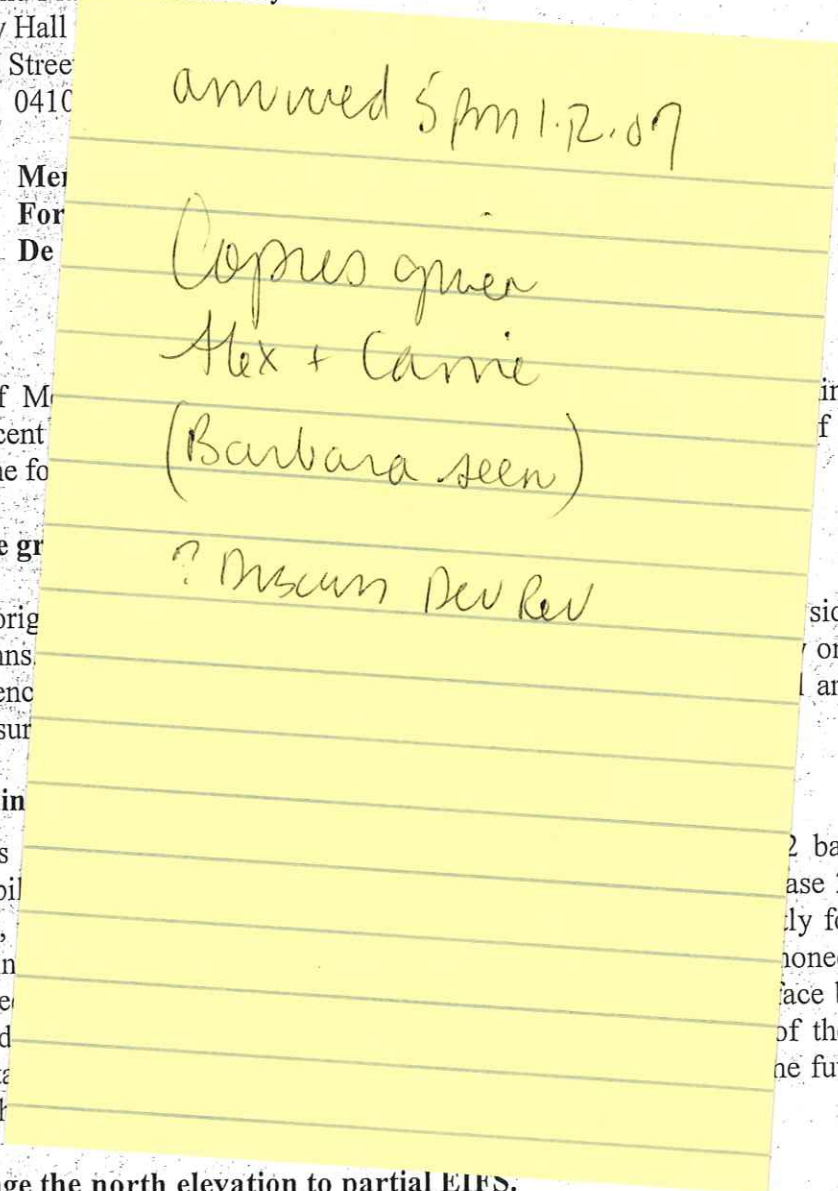
The orig
columns
the benc
enclosur

B) Buildin

It was
possibil
shape,
buildin
reduced
has ad
facilita
dock h

C) Change the north elevation to partial EIFS.

Mercy has decided to change a portion of the north elevation to a synthetic stucco system, which is more cost-effective to install now and easier to remove when phase 2 expansion begins. The brick section remaining at the perimeter of the stucco is remaining as originally designed.



ing Planning Staff
f final construction

sides of the arcade
on the benches, and
and current column

2 bays now, with the
ase 2 expansion. The
ly for the scale of the
ioned face block. The
face block. The owner
of the loading dock to
ne future 4-bay loading

Ms. Jean Fraser
December 13, 2006
Revised January 10, 2007
Page 2

D) Lower 3rd floor parapets to match upper parapet height.

The intent of this revision is to make the upper parapet height match the lower height, thus saving on the structural requirements, with minimum impact to the scale of the façade. The cast stone will be reincorporated to the parapet.

E) Delete screen at front entrance canopy.

Mercy has determined that this screen would have minimal impact to weatherproofing the main entrance due to its distance from the building. The revised design includes a walk-thru space from the parking area sidewalks to allow the most direct entry to the building. The peaked form in the brick was infilled with the rest of the canopy staying the same. The adjustment to the original canopy indicated on the south elevation was due to development of the structure, and has not changed in principle or design.

F) Reduce the size of the penthouse at the south end.

Final building space programming has allowed a reduction of the penthouse storage area. Thus, the penthouse length has been reduced by 18 feet horizontally.

G) Move the air intake louvers from east to west façade.

This item was identified after the completion of a wind analysis study to determine the potential for odors and dangerous emissions to re-enter the building. The intake louvers were originally located at the penthouse level at the north end of the east façade. They will now be incorporated into a single louver at the penthouse level at the north end of the west, or main, façade. The louvers will be incorporated into the metal panel system. The intake louver was not considered for the north façade, because this would not allow future phases of the building to be constructed without significant reconstruction. The current penthouse design did not allow for re-orientation of the air handlers, due to supply and exhaust module locations within the units.

H) Added two 4' x 6' x 12' louvered intakes on top of the penthouse.

These two small "doghouse" style spaces rest on top of the penthouse in the middle of the roof area. Thus, although they appear on the building elevation views, neither enclosure will be visible at ground level due to their location within the middle of the roof.

I) Modified the elevator housing.

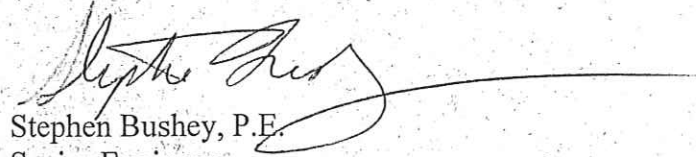
The height and width of the elevator housing between column lines E and F has been modified based on the final design. Again, the elevator shaft is located within the middle of the building, thus minimizing the actual impact of this space as the building will be viewed from the ground.

Ms. Jean Fraser
December 13, 2006
Revised January 10, 2007
Page 4

If you have any further questions or informational needs please contact this office.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Stephen Bushey, P.E.
Senior Engineer

SRB/sq/JN2149.01/Fraser-01-10-07-BuildingRevisions

Enclosures – Building elevations

c: Tim Prince, Mercy Hospital, cover letter only
Patrick Duke, KLMK Group, cover letter only
Paul Stevens, SMRT Inc., cover letter only
Mark Johnson, SMRT Inc., cover letter only
Matt Manahan, Pierce Atwood, cover letter only
Bill Steed, Landmark Healthcare Facilities LLC, cover letter only
Richard Beck, FCFH Architects, cover letter only

Ms. Jean Fraser
December 13, 2006
Revised January 10, 2007
Page 3

J) Additional exhaust stacking added to penthouse.

The results of the wind analysis study included requirements to provide exhaust stacks to the penthouse roof. The stacks have been positioned near the elevator shaft housing to improve shielding.

K) Modified the height of the chimney stack.

The original height of the chimney stack indicated on the drawings was set at 5'-0" above the roof; however, the wind wake analysis report confirmed that the chimney height needed to be a minimum of 15 feet high only if the intake louvers were moved to the west façade, or 25 feet if the louvers remained on the east façade.

L) Elimination of the louver on the south elevation.

This louver was eliminated from the south façade as a result of the emergency electrical room requirements. Originally, a once-through ventilation system requiring a louver was provided, however the conditioning of the room was changed to a central system, not requiring a louver.

M) Revisions to exterior doors and ramps to east façade.

The exit door and ramp changes resulted from interior plan changes and adjustments through the construction documents, in addition to the fire department requesting enhanced access to the fire pump room located in this portion of the building.

N) Window eliminated from the east elevation.

What appears to be a window was actually an opening in the original higher parapet.

O) Windows replaced on north elevation.

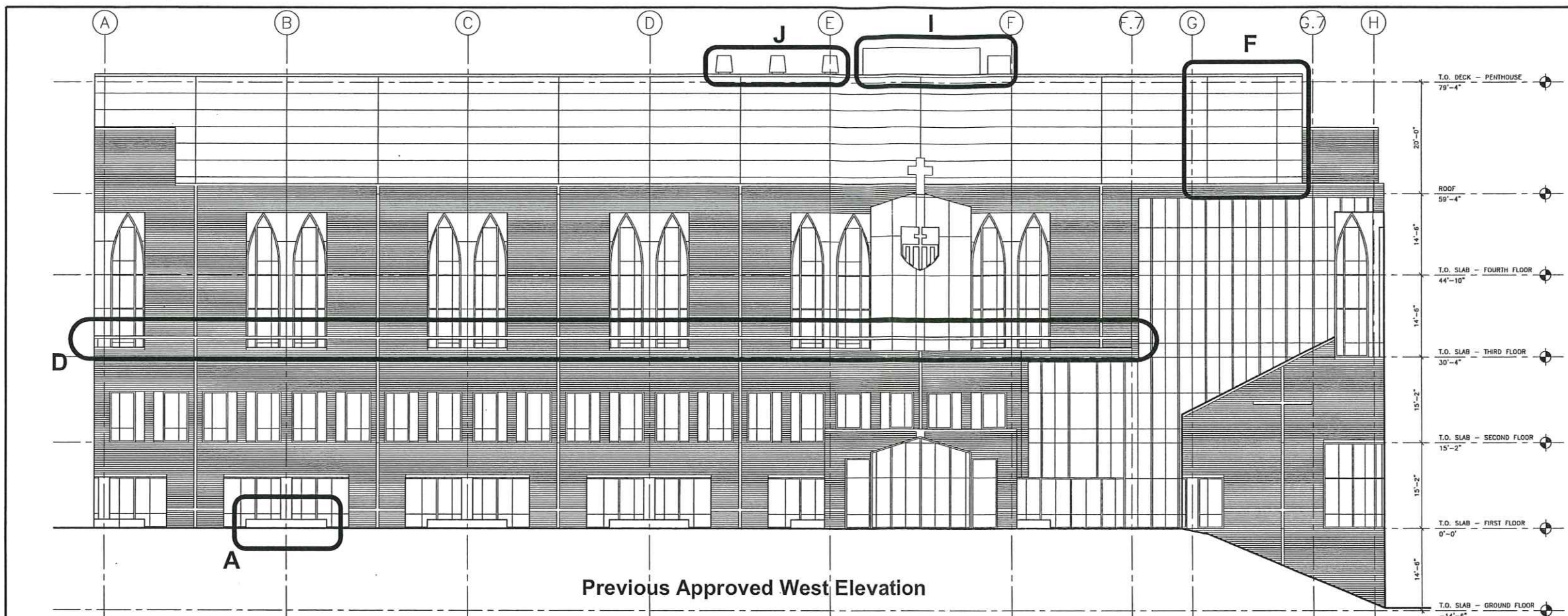
The window was deleted for budget reasons, and the overall design intent was not affected.

P) Windows downsized on stairwell.

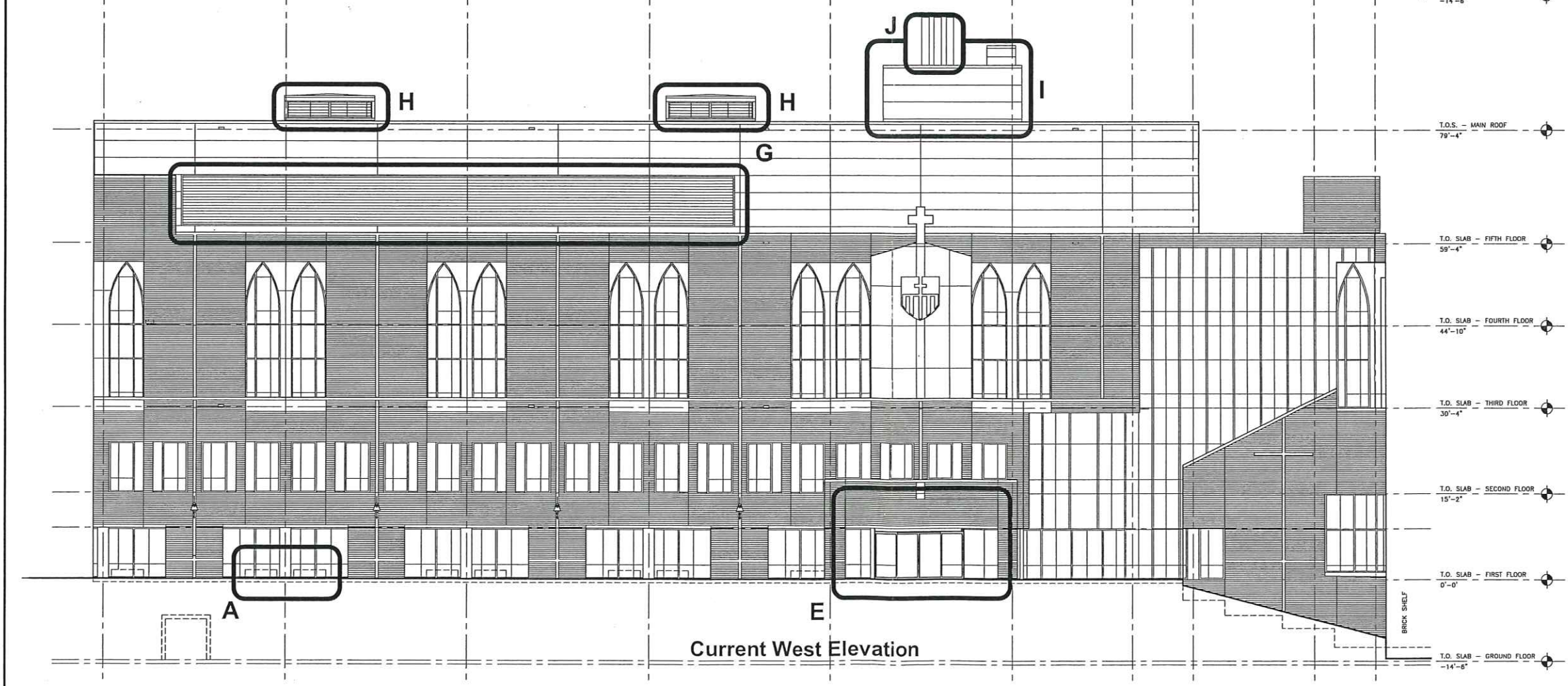
The stairwell window was downsized for budget reasons. The parapet height was reduced as was done throughout the building.

* * * * *

The accompanying 11 x 17 figures depict the previously approved building elevations as well as the current proposals. Tim Prince and I appreciated the opportunity to meet with City staff to review these items in hopes that they can be considered de minimis in nature and acceptable for staff level review only.



Previous Approved West Elevation



Current West Elevation

- Revisions
- | | |
|--|--|
| | |
| | |
| | |
| | |
-
- Consultant
CNL ENGINEER
 Deluca-Hoffman Associates, Inc.
 778 Main Street, Suite 8
 South Portland, ME 04106
 Phone: (207) 775-1121
 Fax: (207) 619-0886
- Consultant
ASSOCIATE ARCHITECT/STRUCTURAL ENGINEER
 CSST
 144 Fore Street P.O. Box 618
 Portland, Maine 04104
 Phone: (207) 772-3846
 Fax: (207) 772-1070
- Consultant
MECHANICAL/ELECTRICAL ENGINEER
 Bart, Ron + Athanas Consulting Engineers, LLC
 The Arsenal on the Charles
 311 Arsenal Street
 Woburn, MA 02472-5789
 Phone: 617.254.0016
 Fax: 617.924.9338
- Consultant
COMPONENT PLANNING
 Gene Burton & Associates
 1893 General George Patton Drive
 Franklin, Tennessee 37067
 Phone: (615) 376-3100
 Fax: (615) 376-3114
- Consultant
CONSTRUCTION MANAGER
 Gibane Building Company
 7 Jackson Highway
 Providence, Rhode Island 02903
 Phone: (401) 456-9905
 Fax: (401) 456-5516
- Consultant
FOOD SERVICE
 Innan Foodservice, LLC
 1808 West End Ave. Suite 1400
 Nashville, TN 37203
 Phone: (615) 321-5591
 Fax: (615) 321-5889

It is the responsibility of the Construction Manager/General Contractor and all Sub-Contractors to verify all dimensions and accept conditions of prior work by related trades before proceeding with any work.

Date: CORE & SHELL ISSUED
 10.02.06 FOR CONSTRUCTION
 Drawn By: MAF/JUL/CLB/CLJ/LMS
 Scale: AS NOTED

Francis

Cauffman

Foley

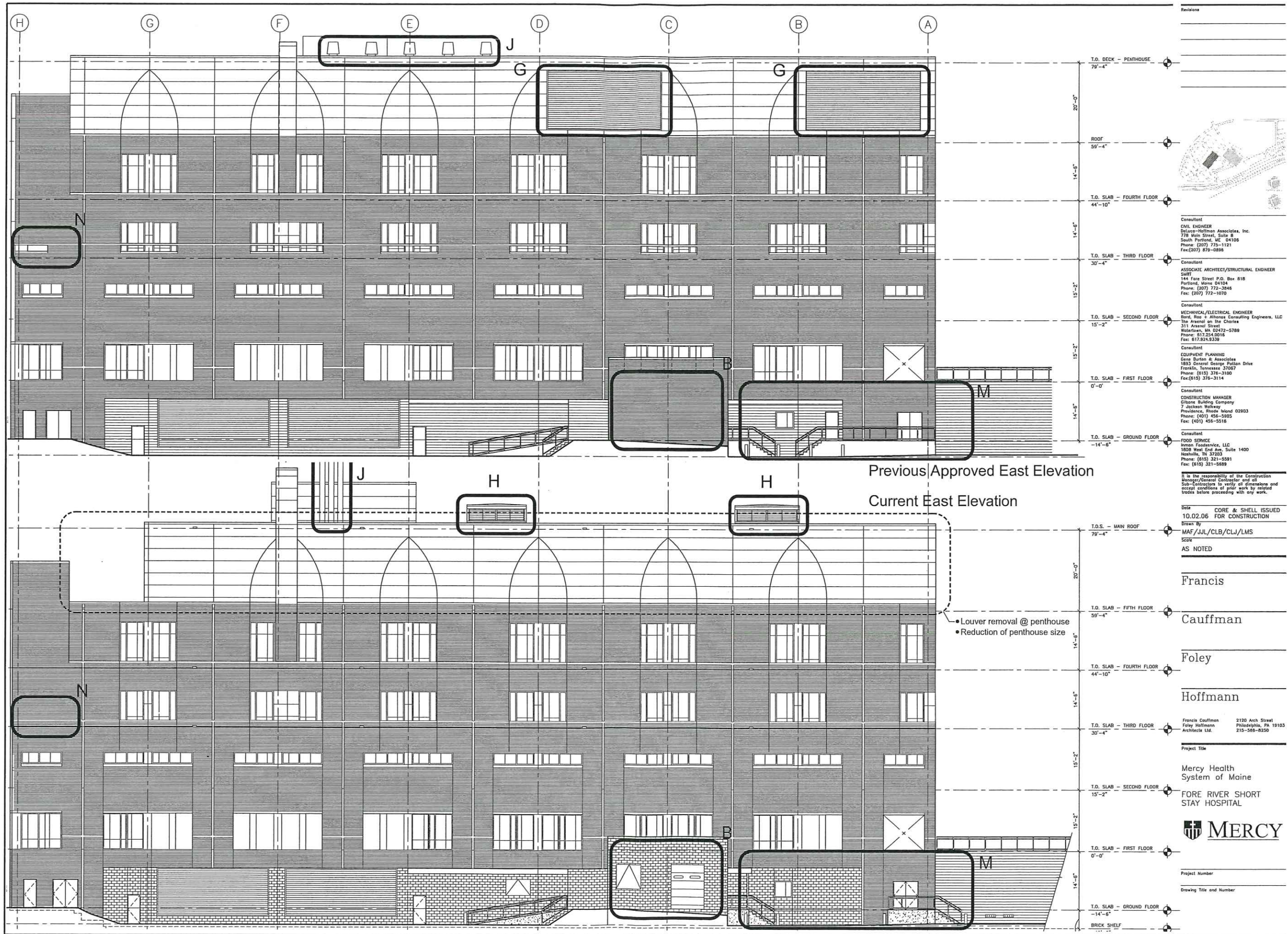
Hoffmann

Francis Cauffman
 Foley Hoffmann
 Architects Ltd. 2120 Arch Street
 Philadelphia, PA 19103
 215-566-8250

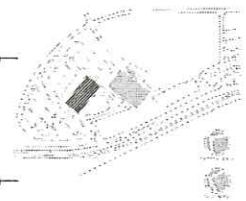
Project Title
 Mercy Health
 System of Maine
 FORE RIVER SHORT
 STAY HOSPITAL



Project Number
 Drawing Title and Number



Revisions



- Consultant
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- Consultant
FOOD SERVICE
Imman Foodservice, LLC
1809 West End Ave., Suite 1400
Nashville, TN 37203
Phone: (615) 321-5591
Fax: (615) 321-5599

Previous/Approved East Elevation
Current East Elevation

- Louver removal @ penthouse
- Reduction of penthouse size

Date CORE & SHELL ISSUED
10.02.06 FOR CONSTRUCTION
Drawn By MAF/JUL/CLB/CLJ/LMS
Scale AS NOTED

Francis
Cauffman
Foley
Hoffmann
Francis Cauffman
Foley Hoffmann
Architects Ltd. 2130 Arch Street
Philadelphia, PA 19103
215-568-8250
Project Title
Mercy Health
System of Maine
FORE RIVER SHORT
STAY HOSPITAL
 MERCY
Project Number
Drawing Title and Number

T.O. SLAB - PENTHOUSE 79'-4"
ROOF 59'-4"
T.O. SLAB - FOURTH FLOOR 44'-10"
T.O. SLAB - THIRD FLOOR 30'-4"
T.O. SLAB - SECOND FLOOR 15'-2"
T.O. SLAB - FIRST FLOOR 0'-0"
T.O. SLAB - GROUND FLOOR -14'-6"
T.O.S. - MAIN ROOF 79'-4"
T.O. SLAB - FIFTH FLOOR 59'-4"
T.O. SLAB - FOURTH FLOOR 44'-10"
T.O. SLAB - THIRD FLOOR 30'-4"
T.O. SLAB - SECOND FLOOR 15'-2"
T.O. SLAB - FIRST FLOOR 0'-0"
T.O. SLAB - GROUND FLOOR -14'-6"
BRICK SHELF



PORTLAND MAINE

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

February 2, 2007

Mr. Stephen R. Bushey, PE
DeLuca Hoffman Associates Inc.
778 Main Street- Suite 8
South Portland, ME. 04106

Mr. Tim Prince
Vice President Planning & Ancillary Affairs
Mercy Hospital
144 State Street
Portland, ME 04101

**RE: Mercy Hospital – Amendment to Plan
Vicinity of Fore River, Portland ME
Application ID Number: 2007-0005; Chart 073, Block A, Lot 1001**

Dear Mr. Bushey and Mr. Prince:

On February 2, 2007 the Portland Planning Authority approved the amendments to the elevations of the proposed short stay Hospital Building that was approved on August 8th, 2006 (Application #2005-0192). The amendments include removal of benches from the west façade, reduction from four to two loading bays for this phase, and revisions to the details of materials, windows, and architectural features, and revisions to the penthouse length, louver locations and detail of the exposed plant and stacks.

The amendments are described in a letter from Deluca Hoffman dated “December 13, 2006 as revised January 10, 2007”, and shown on the associated elevations received January 11, 2007 and on the revised site plan C6 Revision 10.

The amendments are approved with the following condition:

1. That the applicant will provide some seating at the arcade level on the west elevation prior to the issuance of the Certificate of Occupancy.

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

Continued

Please also note that the City is aware of three further amendments that require further City review and approval (see list below). I understand these are currently at the final design stage and anticipated to be submitted for review and approval in the near future.

- a. Proposal for the above ground 30,000 gal fuel storage tank to be sited to the north of the Hospital;
- b. Final lighting details pursuant to condition 4xii which we understand may need to be revised to meet concerns of the railway owner/operators;
- c. Revised/additional screening of the service area pursuant to condition 4xiv of the original approval.

Please also forward a copy of the updated capacity letter from the Portland Water District for the record.

If there are any questions, please contact Jean Fraser at 874- 8728 or jf@portlandmaine.gov.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Carrie Marsh, Urban Designer
— Jean Fraser, Planner
Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections Division
Michael Bobinsky, Public Works Director
Katherine Earley, Public Works Engineering Manager
Bill Clark, Public Works
Jim Carmody, Transportation Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

From: Jean Fraser
To: Schmuckal, Marge
Date: 3/1/2007 3:41:26 PM
Subject: Re: Mercy

Marge,

I confirm that from the **Planning** viewpoint the Full Building Permits for the new Mercy Hospital and the MOB may be issued. You should have a stamped set of drawings associated with the Aug 8, 2006 approval as well as a Feb 2, 2007 approval letter and small plans relating to minor amendments to the hospital building.

Please note on the Permit file that a 30,000 gal above ground oil storage tank, the final details of the service area screening, and final lighting proposals in the vicinity of the railroad have not yet been submitted nor reviewed/approved and formal amendment applications for these are expected in the next couple of weeks (we have discussed them in principle).

Jean

>>> Marge Schmuckal 2/26/2007 3:56:07 PM >>>

Sorry,

My error - I do have stamped approved site plans that I received from planning.

I am just confirming that we can sign off and issue these permits (with the corrected applicant name for the MOB).

THanks,
Marge

CC: Barhydt, Barbara; Bourke, Jeanie; Littell, Penny

From: Jean Fraser
To: Bushey, Steve
Date: 3/1/2007 3:57:52 PM
Subject: RE: Mercy Hospital amendments

Hi Steve,

Thanks for this....I hear things second or third hand and have people asking ...so useful to know the timetable...

The Full Building Permits have been signed off from Planning; I am not sure re Legal although I had understood the subdivision issue was resolved.

Incidentally we have a new person named Philip DiPierro in place as the new DRC (replacing Jay) and he will be going on site next week (with others from the city) to see how things are going and familiarize himself with the setup.

Perhaps if you have a chance you could mention this to Mike Poulin...

Thanks
Jean

>>> "Steve Bushey" <SBushey@DelucaHoffman.com> 3/1/2007 9:06:11 AM >>>
Hi Jean,

Regarding the items mentioned below and the conditions of approval.
Status is as follows:

- a. We are finalizing the plan for the above ground fuel storage tank..It will be located near the area previously designated for the small maintenance building. Mark Johnson is working on landscaping. I hope to have the plans ready for early next week.
- b. we met with the representatives of the railroad and we have worked out their concerns regarding the lighting coverage. I am awaiting their signoff letter. I will forward to you as soon as I receive it.
- c. Mark Johnson is working on the screening revisions around the service area. I hope to have by end of the day tomorrow and I will forward to you as an amendment request soon thereafter.

I trust these issues will not hold up issuance of the final building permit pieces.

thanks

Stephen Bushey PE
Senior Engineer
DeLuca-Hoffman Associates, Inc.
778 Main Street, Suite 8
South Portland, Maine 04106
207- 775-1121
Fax 207-879-0896
sbushey@delucahoffman.com

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

From: Jean Fraser [<mailto:JF@portlandmaine.gov>]

Sent: Wednesday, February 28, 2007 4:20 PM

To: Steve Bushey

Subject: Mercy Hospital amendments

Steve,

We have OK'd the issuance of the full building permits on the understanding that the amendments mentioned in the amendments (to the Hosp bldg) Approval letter of Feb 2, 2007 would be with us in mid February as you had confirmed prior to going away. I understand that Mercy reps are pressing for the permits and would appreciate confirmation of progress on these outstanding issues.

We had originally included a timeframe in that approval letter (ie for getting in the known amendments) but based on your assurances I excluded it- however, the issue of the oil storage tank remains unresolved and we would like to know where things stand (actually we would prefer it was underground...). Similarly, the fencing of the service area is going to be an early construction item and I believe a revised alignment for that was being prepared for submission (Mark mentioned it was going to be moved away from the water to allow for more planting).

While these need to have formal application forms as amendments we will waive the fees and would be happy to deal with them one at a time if one issue is holding up the rest...

thanks

Jean

City of Portland

Check Number: 15798
Check Date: Jan 5, 2007

Check Amount: \$250.00
Discount Taken Amount Paid

Item to be Paid - Description

JN2149.01

250.00

Plan Amendment - Mercy Hospital

15798

DELUCA-HOFFMAN ASSOCIATES, INC.

778 MAIN STREET SUITE 8
SOUTH PORTLAND, MAINE 04106



KeyBank National Association

52-60/112

DATE

AMOUNT

Jan 5, 2007

*****\$250.00

Memo:

PAY Two Hundred Fifty and 00/100 Dollars

TO THE ORDER OF: City of Portland

AUTHORIZED SIGNATURE

Security features. Details on back.

⑈015798⑈ ⑆011200608⑆ 191774001751⑈

- 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 #)

Mercy Hospital
Attn: Tim Prince
144 State Street
Portland, ME 04102

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

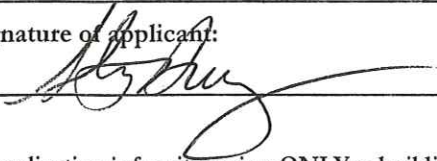
Amendment to Plans: **Amendment applications should include 9 separate packets of the above (a, b, & c)**

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:

1/8/07

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

Jan 9th 2007

Tom Pounce / Steve Boushey - Mercy
Alex / Barbara / Cami / Jean - City

1pm
Pl. Conf Rm.

Ran through letter Dec 13 - re Amendments (Hospital).

- a. Benches - Cost issue ; State limitations
- thinking coated ones in future
 - some discussion as to what was altered previously integral? taken out at arcade level.
 - TP agreed to have some sketches to be reviewed prior to Cof O.
- b. OK ; confirmed dock expanding for phase 2 but details would be submitted.
- c. EIFS - budget issue is easier to remove.
- Phase 2 bldg to attach could be 10 yrs (saying 4-6 yrs)
 - ? re windows on that elevation are to the stairway at front & not visible from anywhere (not highlighted) (to note at revised)
 - doors modified too.
 - agreed EIFS OK.
- d. OK
- e. OK ?
- f. - ?
- g. OK
- h. OK

②

I. Elev Hsg - OK (5' increase)

H. Exhaust stacking (3 stacks)

Higher stack not described - TP thinks
is food exhaust (ano. of stacks -
or boiler exhaust could be clarified)

} will be
seen from
south elev.
5' → 20'
but behind elev.
so 10' above.

Steve to write another letter + list all amendments.
Carri~~gh~~ red - marked the plans
re all changes.

Confirmed steel arches could go.

Plans to us ↘
SB - Thursday ↙

Extra
DIS discussions

TP - OK w/ lilacs TP asked
re rhododendrum
TP - mentioned brick walkway at
front w/ donuts

Storm Drainage - SB explained

- HK - stopped drainage from pond (red) → river
- were plugged at pond end.
- pond backed up into foundation zone
- idea of sewers...

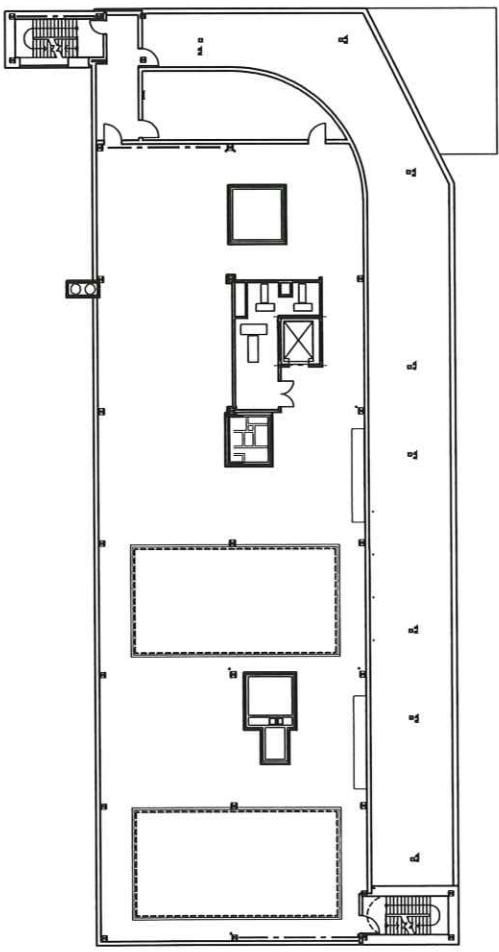
with UK - looked at slower outletting
less sediment (controlled
drawdown)
pond

- beefed up outlets
per pipe / stone / sand to filter
- show Bros not keen on the boom.
but not good w/ clay.
- re trees / ditch flooding (Barry)
 - now continuous but slow flow
 - or if too high by Connector,
pump to pond.
- in Spring get graded + grassed.

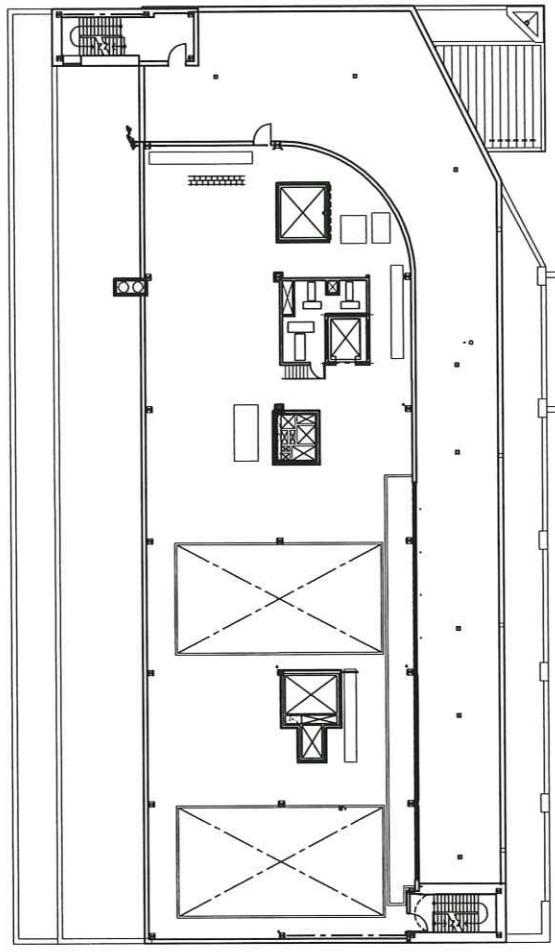
TP - other com - Subdivision
made a funny shape to create
a single area 3.5 acre area.
1) make it taxable
2) then lease.

Parking garage likely to req. subdivision.

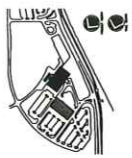
by TP
 added at down 9 mda
 w/ TP+ SB



Mechanical Penthouse Floor Plan- Previous Layout
 Scale: 3/32"=1'-0"



Mechanical Penthouse Floor Plan- Revised Final Layout
 Scale: 3/32"=1'-0"



Client: Mercy Health System of Maine
 1000 Main Street, Suite 1000
 Portland, ME 04101
 Phone: 603-733-1111
 Fax: 603-733-1111

Project: FORE RIVER SHORT STAY HOSPITAL
 1000 Main Street, Suite 1000
 Portland, ME 04101
 Phone: 603-733-1111
 Fax: 603-733-1111

Architect: HOK, Inc.
 1000 Main Street, Suite 1000
 Portland, ME 04101
 Phone: 603-733-1111
 Fax: 603-733-1111

Engineer: HOK, Inc.
 1000 Main Street, Suite 1000
 Portland, ME 04101
 Phone: 603-733-1111
 Fax: 603-733-1111

Contractor: HOK, Inc.
 1000 Main Street, Suite 1000
 Portland, ME 04101
 Phone: 603-733-1111
 Fax: 603-733-1111

Notes:
 1. SEE ALL NOTES ON ALL SHEETS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND BUILDING CODE AND ALL APPLICABLE REGULATIONS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND MECHANICAL CODE AND ALL APPLICABLE REGULATIONS.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND ELECTRICAL CODE AND ALL APPLICABLE REGULATIONS.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND PLUMBING AND MECHANICAL CODE AND ALL APPLICABLE REGULATIONS.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND FIRE AND LIFE SAFETY CODE AND ALL APPLICABLE REGULATIONS.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND ENVIRONMENTAL AND NATURAL RESOURCES CODE AND ALL APPLICABLE REGULATIONS.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND HEALTH CARE FACILITIES CONSTRUCTION CODE AND ALL APPLICABLE REGULATIONS.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND HEALTH CARE FACILITIES MAINTENANCE CODE AND ALL APPLICABLE REGULATIONS.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND HEALTH CARE FACILITIES OPERATING CODE AND ALL APPLICABLE REGULATIONS.
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND HEALTH CARE FACILITIES DESIGN CODE AND ALL APPLICABLE REGULATIONS.
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Francis
 Cauffman
 Foley
 Hoffmann

Mercy Health System of Maine
 FORE RIVER SHORT STAY HOSPITAL

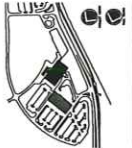
MERCY

Project No. 1000
 Date: 10/10/10
 Scale: 3/32"=1'-0"

Sheet No. of 10
 (SEE SHEET A1.05)

A1.05

Notes



PROJECT: **MECHANICAL PENTHOUSE**
 1000 Main Street, 4th Fl., Box 418
 Portland, ME 04103
 Project No. 17-001

ARCHITECT: **JOHN J. HOFFMANN, ARCHITECT**
 1000 Main Street, 4th Fl., Box 418
 Portland, ME 04103
 Phone: (207) 771-1111
 Fax: (207) 771-1111

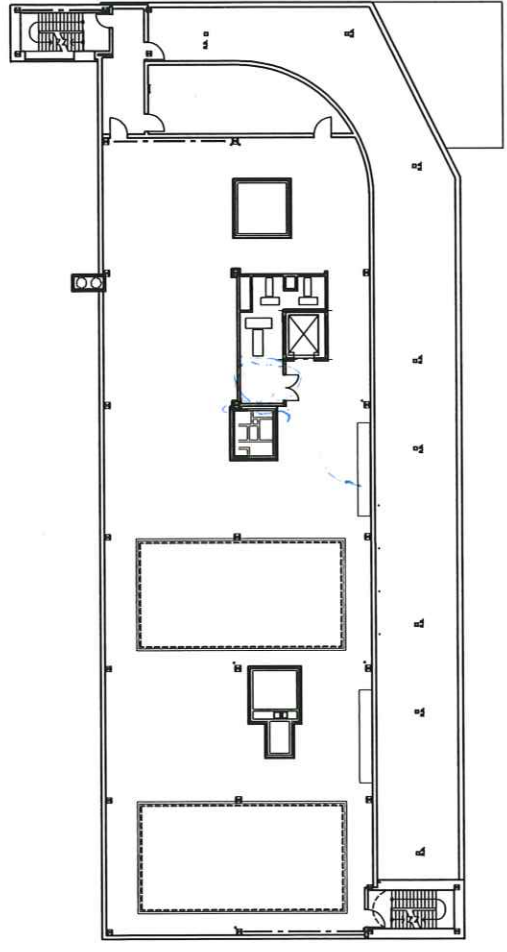
OWNER: **MERCY HEALTH SYSTEM OF MAINE**
 1000 Main Street, 4th Fl., Box 418
 Portland, ME 04103
 Phone: (207) 771-1111
 Fax: (207) 771-1111

DATE: **11/15/17**

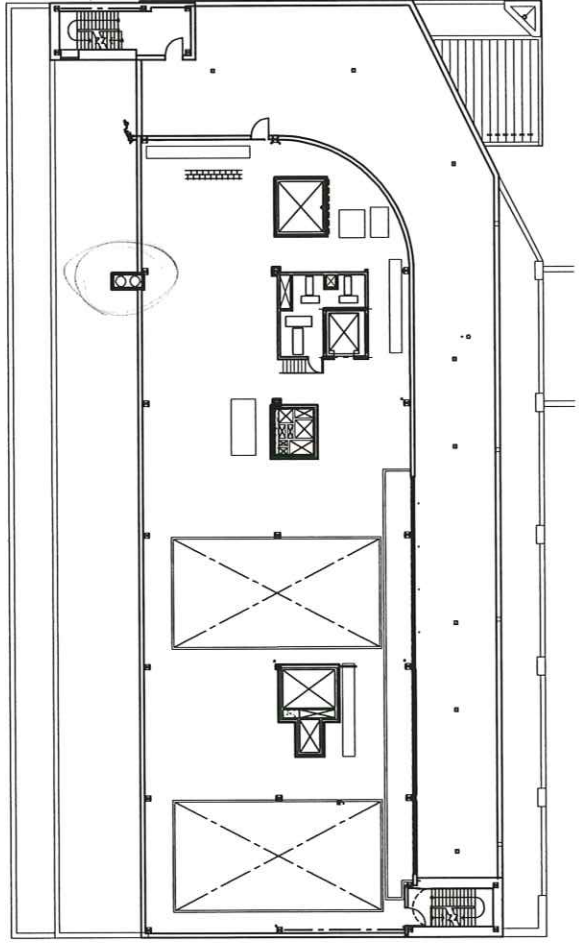
BY: **J. HOFFMANN**

FOR: **CONSTRUCTION**

AS NOTED



Mechanical Penthouse Floor Plan - Previous Layout
 Scale: 3/32"=1'-0"



Mechanical Penthouse Floor Plan - Revised Final Layout
 Scale: 3/32"=1'-0"

Francis

Cauffman

Foley

Hoffmann

Project No. 17-001
 1000 Main Street
 Portland, ME 04103

Mercy Health
 System of Maine
 FORE RIVER SHORT
 STAY HOSPITAL



Project No. 17-001
 1000 Main Street
 Portland, ME 04103

A1.05

From: "Timothy Prince" <princet@mercyme.com>
To: <JF@portlandmaine.gov>
Date: 1/8/2007 10:14:45 AM
Subject: RE: Approval of changes

Hi Jean

Steve Bushey and I will meet you in the 4th floor conference room. Our hope is to clarify understandings of the items in the 12.13 letter. We certainly can discuss any MOB issues. Our hope is that correspondence last week between us and Penny last week clarified the subdivision question.

Thanks

Tim

>>> "Jean Fraser" <JF@portlandmaine.gov> 01/08/2007 9:41 AM >>>

Thanks Tim-

Just confirming that I have booked the Planning Conference Room on the 4th floor for the meeting tomorrow and that so far it will be Alex, Barbara Barhydt (Sarah Hopkins replacement) and me plus maybe Carrie Marsh.

Maybe you could confirm who plans on attending on behalf of Mercy (I assume Steve Bushey will be there)?

...and is the main item for discussion the letter of 12.13.06 re amendments to the Hospital building or also the MOB?

Thanks
Jean (Fraser)
Planner

>>> "Timothy Prince" <princet@mercyme.com> 1/5/2007 2:33:13 PM >>>
Alex and Jean - Please see information below as input to our meeting planned for Tuesday at 1:00 PM. The identification letter G below relates to item G in Steve Bushey's 12-13 letter.

G) Move the air intake louvers from East to West façade. This item was identified after the completion of a wind analysis study to determine the potential for odors and dangerous emissions to re-enter the building. The louvers were originally located at the penthouse level at the north end of the east façade. They will now be incorporated into a single louver at the penthouse level at the north end of the west, or main façade. The louvers will be incorporated into the metal panel system. The intake louver was not considered for the north façade, because this would not allow future phases of the building to be constructed without significant reconstruction. The current penthouse design did not allow for re-orientation of the air handlers, due to supply and exhaust module locations within the units. According to the Wind Wake Analysis Report, based on the prevailing winds for the site in question, six (6) sources of air dilutants which have odors or potential health impact in certain concentrations, should they re-enter the building, were identified. Of these six (6), two (2) of the sources were determined to have an impact on the building façade design. These were: A) Potential for idling diesel vehicles at the loading dock on the East side. B) Cooling tower de-scaling chemicals discharged into atmosphere. For item A), the options available were: 1) Relocate the loading dock 2) Relocate the air intake louvers from the same eastern façade onto the western façade, which is into the prevailing winds Option 2 was chosen for the following reasons- It alleviated both items A and B above.- It was cost prohibitive to relocate the loading dock and would have created additional problems in reference to Phase II.- It was programmatically impossible to relocate the loading dock due to grade differences between the east and

west facades. For item B) the options available were: 1) Relocate the cooling tower a minimum of 200 feet away from the building;2) Relocate the air intake louvers from the same eastern façade onto the western façade, which is into the prevailing winds Option 2 was chosen for the following reasons- It alleviated both items A and B above.- It is difficult to relocate the cooling towers in an easterly direction due to the pond and wetlands- It was cost prohibitive and inefficient to extend the distance between the building and the cooling tower.

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Mercy Health System of Maine

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Mercy Health System of Maine

CC: <sbushey@delucahoffman.com>, <AQJ.city-gov.port-gov@portlandmaine.gov>, <BAB.city-gov.port-gov@portlandmaine.gov>, <CMarsh.city-gov.port-gov@portlandmaine.gov>

Memorandum
Department of Planning and Development
Planning Division



To: File

From: Carrie M. Marsh, AICP, Urban Designer, City of Portland, Planning Division

Date: 12/27/06

Re: Mercy at the Fore - Revised Elevations

Proposed revisions to the approved elevations for the Mercy at the Fore building were provided for review (dated October 2, 2006). A memo from Stephen Bushey at DeLuca-Hoffman (dated December 13, 2006) further describes the proposed changes. Below are responses to that memo.

✓ **A. Deletion of granite clad benches from the west façade at the arcade level.**

The granite benches which were approved along the front façade have been eliminated. It would be desirable to have benches as an amenity to the users of the building. This item should be discussed.

✓ **B. A 2-bay dock will be built instead of a 4 bay dock at the east elevation.**

This is an acceptable change.

✓ **C. Change in the north elevation to partial EIFS.**

This item warrants further discussion. EIFS is not considered to be a highest quality material, and is particularly of concern when used in a large expanse.

✓ **D. Third floor parapets have been lowered to match the upper parapet height.**

This is an acceptable change.

✓ **E. The screen at the front entrance canopy has been deleted.**

This is an acceptable change.

F. The penthouse size at the south end has been reduced.

This item warrants further discussion. The reduction in the size of the penthouse at the south end of

the roof creates a gap in the roofline of the building. From a design perspective, it is desirable to have a penthouse that is the full length of the building, in order to read visually as the building's "top", and to create a clean line and cohesive image overall.

G: The air intake louvers have been moved from the east to the west façade.

This item warrants further discussion. The visual and aesthetic impact of the change of the location of the air intake louvers to the front (west) façade of the building is cause for consideration.

H: Two 4 x 6 x 12 louvered intakes have been added to the top of the penthouse.

This is an acceptable change.

I: The elevator housing has been modified.

This item warrants further discussion. The visual and aesthetic impact of the elevator housing on the west and south elevations of the building is cause for consideration.

J: Additional exhaust stacking has been added to the penthouse.

This item warrants further discussion. The visual and aesthetic impact of the exhaust stacking on the west and south elevations of the building is cause for consideration.

Note: Changes to the East Elevation at the lower level.

There appear to be revisions that have been made to the lower level at the East Elevation. These changes were not noted by the applicant in the submitted memo, but are acceptable as shown.

Note: The North Elevation shows a reduction in window area.

There appear to be revisions to the North Elevation that show a reduction of window area at the top floors, and the lower level. These changes were not noted by the applicant in the submitted memo. This matter should be further clarified.

From: Jean Fraser
To: Prince, Timothy
Date: 1/8/2007 9:41:40 AM
Subject: RE: Approval of changes

Thanks Tim-

Just confirming that I have booked the Planning Conference Room on the 4th floor for the meeting tomorrow and that so far it will be Alex, Barbara Barhydt (Sarah Hopkins replacement) and me plus maybe Carrie Marsh.

Maybe you could confirm who plans on attending on behalf of Mercy (I assume Steve Bushey will be there)?

...and is the main item for discussion the letter of 12.13.06 re amendments to the Hospital building or also the MOB?

Thanks
Jean (Fraser)
Planner

>>> "Timothy Prince" <princet@mercyme.com> 1/5/2007 2:33:13 PM >>>

Alex and Jean - Please see information below as input to our meeting planned for Tuesday at 1:00 PM. The identification letter G below relates to item G in Steve Bushey's 12-13 letter.

G) Move the air intake louvers from East to West façade. This item was identified after the completion of a wind analysis study to determine the potential for odors and dangerous emissions to re-enter the building. The louvers were originally located at the penthouse level at the north end of the east façade. They will now be incorporated into a single louver at the penthouse level at the north end of the west, or main façade. The louvers will be incorporated into the metal panel system. The intake louver was not considered for the north façade, because this would not allow future phases of the building to be constructed without significant reconstruction. The current penthouse design did not allow for re-orientation of the air handlers, due to supply and exhaust module locations within the units. According to the Wind Wake Analysis Report, based on the prevailing winds for the site in question, six (6) sources of air dilutants which have odors or potential health impact in certain concentrations, should they re-enter the building, were identified. Of these six (6), two (2) of the sources were determined to have an impact on the building façade design. These were: A) Potential for idling diesel vehicles at the loading dock on the East side. B) Cooling tower de-scaling chemicals discharged into atmosphere. For item A), the options available were: 1) Relocate the loading dock 2) Relocate the air intake louvers from the same eastern façade onto the western façade, which is into the prevailing winds Option 2 was chosen for the following reasons- It alleviated both items A and B above.- It was cost prohibitive to relocate the loading dock and would have created additional problems in reference to Phase II.- It was programmatically impossible to relocate the loading dock due to grade differences between the east and west facades. For item B) the options available were: 1) Relocate the cooling tower a minimum of 200 feet away from the building: 2) Relocate the air intake louvers from the same eastern façade onto the western façade, which is into the prevailing winds Option 2 was chosen for the following reasons- It alleviated both items A and B above.- It is difficult to relocate the cooling towers in an easterly direction due to the pond and wetlands- It was cost prohibitive and inefficient to extend the distance between the building and the cooling tower.

From: Jean Fraser
To: Alex Jaegerman ; Barhydt, Barbara
Date: 12/28/2006 12:46:26 PM
Subject: RE: Action re Mercy Hospital Amendments

Alex and Barbara,

By now you have seen Carrie's fairly strong comments on the proposed amendments.

Below is an old (Dec 20) e-mail from Steve Bushey confirming he will submit a formal application for the amendments (my underlining). He may be delaying as we have not indicated whether it is a staff level review or not.

However, his letter on behalf of Mercy dated of Dec 13th (cover letter for the plans showing the amendments) did request a meeting with Planning staff with the aim of having the amendments reviewed at staff level only. The letter could be interpreted to mean that if it the amendments did need to go to the Planning Board they might not do all of the amendments (and we know from the Site construction manager that they are taking delivery of steel in mid January and want to start constructing the hospital then).

I am not sure where you have got in speaking to Michael Patterson about this (and I wonder if he should have a copy of the Dec 13th letter and Carrie's comments?)...But I think someone should have a conversation direct with Steve Bushey/Tim Prince **as its now Dec 28th and we have not responded to their letter of Dec 13th-** and I presume Penny is speaking separately to Matt Manahan on the MOB issues.

Or maybe I should arrange a meeting to pull all of this together? - Especially as you will see in my e-mail to Steve re "loose ends" that we still do not have the phasing plan (to be incorporated in the Construction Program at Penny's request).

Please advise.

Jean

>>> "Steve Bushey" <SBushey@DelucaHoffman.com> **12/20/2006** 7:25:43 AM >>>
Hi Jean,

Thanks for getting back to me. I am out of the office this morning until noon or so. I am working hard on a follow up letter to you addressing some of the outstanding condition items referred to in your October 31, 2006 letter and want to get the additional information to you later today or tomorrow. As you stated Landmark is very anxious about the building permit, since apparently it is linked to some financing aspects etc. so timing is important to them. We would appreciate your efforts to allow any aspects of their building application and its review to move forward immediately as I am confident we can get you satisfactory information on the few outstanding condition of approval items that were linked to the issuance of the building permits.

As far as the amendment for the building modifications I will supply you with a completed application form and fee to satisfy the submission requirements.

Thanks again and we'll talk this afternoon. I trust you can discuss these matters with others at your staff meeting this morning.

Stephen Bushey PE
Senior Engineer
DeLuca-Hoffman Associates, Inc.
778 Main Street, Suite 8
South Portland, Maine 04106
207- 775-1121
Fax 207-879-0896
sbushey@delucahoffman.com

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

From: Jean Fraser [<mailto:JF@portlandmaine.gov>]
Sent: Tuesday, December 19, 2006 5:28 PM
To: Steve Bushey
Subject: Mercy Hospital

Steve,

I have discussed your letter with Alex and Barbara and we do not think a meeting is necessary at this stage; we are sounding out the Planning Board re whether the amendments need to be referred to the Board or not.

In any case an application for an amendment to the approved site plan will be needed.

Also we have had Landmark Trust pressing for a building permit for the MOB but a number of conditions are outstanding. Maybe we can give them a foundation permit but I would like to discuss the situation with you as you are the agent for the whole scheme including the MOB.

Thanks
Jean

From: Jean Fraser
To: Schmuckal, Marge
Date: 12/28/2006 2:11:52 PM
Subject: Mercy Amendments etc- Loading bay Requirements

Marge,

As you gathered from the meetings with Penny and at Dev Rev, there are a number of issues surrounding this project, many of which will continue to delay the Permits.

I am meeting with Barbara and Alex on Tuesday to try and resolve as many as we can, including how to deal with the proposed amendments.

One piece of info from you would help: does the reduction from a 4 bay to a 2-bay loading dock have any zoning implications (Barbara thought it might as the floorspace for the hospital is 137,832 sq ft. (I am assuming the servicing for the MOB is separate- I think- see below).

There is no mention in the Contract Zone re Loading Bays/Servicing and the Contract Zone only replaces the "uses and requirements of the underlying I-H zone".

Do you consider that 14-351 (b) or (c) and 14-352 (both under Division 21 OFF STREET LOADING) apply to the hospital building? (or are they not relevant because they flow from a requirement of the I-H zone?) If so, are they met? - Were they met in the original approval which included 4 bays for the hospital (no ambulance service area) and nothing for the MOB ?

Maybe this needs a conversation rather than e-mails...
Jean