

Listed below are key characters (in bold) for searching within this file.

Hold down the control key and select the “f” key. Enter either a key character from the list below or document name and select enter for a list of documents containing the search word you entered.

**APL** – all documents behind this target sheet pertain to the original application submitted by the Applicant.

**REVIEW** – all documents behind this target sheet pertain to those documents submitted to and from staff as part of the project review.

**PBM1** – all documents behind this target sheet are any Planning Board memos with attachments that went to the Board.

**PBR1** - all documents behind this target sheet are any Planning Board reports with attachments that went to the Board.

**CC1** - all documents behind this target sheet are any City Council memos/reports that went to the City Council.

**DRC1** - all documents behind this target sheet are those pertaining to the post review of the project by the Development Review Coordinator.

**MISC1** - all documents behind this target sheet are those that may not be included in any of the categories above.

**APL**

City of Portland  
Development Review Application  
Planning Division Transmittal form

**Application Number:** 09-79900015      **Application Date:** 10/09/09

**Project Name:** SEASIDE REHABILITATION

**Address:** 850 Baxter Blvd      **CBL:** 166 - A-010-001

**Project Description:** Baxter Boulevard - 850; Seaside Rehabilitation; First Atlantic Healthcare, Applicant

**Zoning:** R5

**Other Reviews Required:**

**Review Type:** MINOR SITE PLAN

First Atlantic Healthcare  
Attn: Craig Coffin, COO

Portland Me 04101  
Thomas N. Emery, RLA  
Stantec

Portland Me 04101

**Distribution List:**

|  |                      |   |                      |
|--|----------------------|---|----------------------|
| <input checked="" type="checkbox"/> Planner              | Eric Giles           | <input checked="" type="checkbox"/> City Arborist         | Jeff Tarling         |
| <input checked="" type="checkbox"/> Zoning Administrator | Marge Schmuckal      | <input checked="" type="checkbox"/> Design Review         | Alex Jaegerman       |
| <input checked="" type="checkbox"/> Traffic              | Tom Errico           | <input checked="" type="checkbox"/> Corporation Counsel   | Danielle West-Chuhta |
| <input checked="" type="checkbox"/> Inspections          | Tammy Munson         | <input checked="" type="checkbox"/> Sanitary Sewer        | John Emerson         |
| <input checked="" type="checkbox"/> Fire Department      | Keith Gautreau       | <input checked="" type="checkbox"/> Stormwater            | Dan Goyette          |
| <input checked="" type="checkbox"/> Parking              | John Peverada        | <input checked="" type="checkbox"/> Historic Preservation | Deb Andrews          |
| <input checked="" type="checkbox"/> Engineering          | David Margolis-Pineo | <input type="checkbox"/> Outside Agency                   |                      |
| <input checked="" type="checkbox"/> DRC Coordinator      | Phil DiPierro        |   |                      |

**Preliminary Comments needed by:** 11/4/09

**Final Comments needed by:**



**Development Review Application**  
**PORTLAND, MAINE**  
 Department of Planning and Urban Development,  
 Planning Division and Planning Board

PROJECT NAME: Seaside Rehabilitation Center Courtyard & parking Renovations

PROPOSED DEVELOPMENT ADDRESS:

850 Baxter Boulevard Portland, Maine 04102

PROJECT DESCRIPTION:

Renovation of parking including pavement repair/ overlay, re-striping w/ compact stalls and infill new parking spaces. Pavement removal and landscape improvements southwest side of building

CHART/BLOCK/LOT: 166/ A/ 010001

CONTACT INFORMATION:

APPLICANT First Atlantic Healthcare

Name: Attn: Craig Coffin, COO

Address: 222 Saint John St.  
Portland, ME

Zip Code: 04101

Work #: 207.874-2700

Cell #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Home: \_\_\_\_\_

E-mail: \_\_\_\_\_

PROPERTY OWNER

Name: SAME

Address: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Work #: \_\_\_\_\_

Cell #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Home: \_\_\_\_\_

E-mail: \_\_\_\_\_

BILLING ADDRESS

Name: SAME

Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Work #: \_\_\_\_\_

Cell #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Home: \_\_\_\_\_

E-mail: \_\_\_\_\_

**RECEIVED**

**OCT 9 2009**

**City of Portland  
 Planning Division**

~As applicable, please include additional contact information on the next page~

AGENT/REPRESENTATIVE

Name: Thomas N. Emery, RLA  
Address: Stantec  
22 Free St., Portland, ME  
Zip Code: 04101  
Work #: 775-3211  
Cell #: \_\_\_\_\_  
Fax #: 775-6434  
Home: \_\_\_\_\_  
E-mail: tom.emery@stantec.com

ENGINEER & Landscape Architect

Name: Rick Licht, PE/ Thomas N. Emery, RLA  
Address: STANTEC  
22 Free St. Portland, ME  
Zip Code: 04101  
Work #: 207.775-3211  
Cell #: \_\_\_\_\_  
Fax #: 207.775-6434  
Home: \_\_\_\_\_  
E-mail: rick.licht@stantec.com

ARCHITECT Foreside Architects

Name: Mark Burnes, AIA  
Address: 281 Veranda St.  
Portland, ME  
Zip Code: 04103  
Work #: 207.781-3344  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

CONSULTANT

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

SURVEYOR

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

ATTORNEY

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

# PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area 162,000 sq. ft.  
 Proposed Total Disturbed Area of the Site 3,000-4,000 sq. ft.sq. ft.  
 (If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.)

## IMPERVIOUS SURFACE AREA

Proposed Total Paved Area 3,076 sq. ft. sq. ft.  
 Existing Total Impervious Area \_\_\_\_\_ sq. ft.  
 Proposed Total Impervious Area -4,063 sq. ft (see letter) sq. ft.  
 Proposed Impervious Net Change 987 sq. ft. net reduction sq. ft.

## BUILDING AREA

Existing Building Footprint 38,000 sq. ft.  
 Proposed Building Footprint NA sq. ft.  
 Proposed Building Footprint Net change 0 sq. ft.  
 Existing Total Building Floor Area 38,000 sq. ft.  
 Proposed Total Building Floor Area NA sq. ft.  
 Proposed Building Floor Area Net Change 0 sq. ft.  
 New Building 0 (yes or no)

## ZONING

Existing R5  
 Proposed, if applicable \_\_\_\_\_

## LAND USE

Existing Nursing Care facility  
 Proposed Same

## RESIDENTIAL, IF APPLICABLE

Proposed Number of Affordable Housing Units \_\_\_\_\_  
 Proposed Number of Residential Units to be Demolished \_\_\_\_\_  
 Existing Number of Residential Units \_\_\_\_\_  
 Proposed Number of Residential Units \_\_\_\_\_  
 Subdivision, Proposed Number of Lots \_\_\_\_\_

## PARKING SPACES

Existing Number of Parking Spaces 78 (87 permitted 1969)  
 Proposed Number of Parking Spaces 98\*  
 Number of Handicapped Parking Spaces 4  
 Proposed Total Parking Spaces 102\* (see letter for breakdown)

## BICYCLE PARKING SPACES

Existing Number of Bicycle Parking Spaces \_\_\_\_\_  
 Proposed Number of Bicycle Parking Spaces \_\_\_\_\_  
 Total Bicycle Parking Spaces \_\_\_\_\_

**COMPACT SIZE**  
 \*\* 7.5' x 15' allowed  
 8'x16' proposed

## ESTIMATED COST OF PROJECT

\$50,000

### Please check all reviews that apply to the proposed development

|                                |       |                                |       |
|--------------------------------|-------|--------------------------------|-------|
| Design Review                  | _____ | Stormwater Quality             | _____ |
| Flood Plain Review             | _____ | Traffic Movement               | _____ |
| Historic Preservation          | _____ | Zoning Variance                | _____ |
| Housing Replacement            | _____ | Historic District/Landmark     | _____ |
| 14-403 Street Review           | _____ | Off Site Parking               | _____ |
| Shoreland                      | _____ | Multi-Family Dwelling          | _____ |
| Site Location Act Local Review | _____ | B-3 Pedestrian Activity Review | _____ |
| Single Family Dwelling         | _____ | Change of Use                  | _____ |
| 2 Family Dwelling              | _____ |                                |       |

**APPLICATION FEE:**

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

|   |   |
|---|---|
| <p><b>Major Development (more than 10,000 sq. ft.)</b></p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the fact Review (\$1,000.00 plus applicable application fee)</p> | <p><b>Plan Amendments</b></p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p> <p><b>Subdivision</b></p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + (applicable Major site plan fee)</p>   |
| <p><b>Minor Site Plan Review</b></p> <p><input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>  | <p><b>Other Reviews</b></p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00)</p> <p><input type="checkbox"/> Storm water Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p> |

**DEVELOPMENT REVIEW APPLICATION SUBMISSION**

Submissions shall include seven (7) packets with folded plans containing the following materials:


1. Seven (7) full size site plans that must be folded.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist (page 9) for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov) Copies of the ordinances may be purchased through the Planning Division.

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 Planning Authority and Code Enforcement'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.

This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

|  |                                  |
|--|----------------------------------|
| <p>Signature of Applicant:<br/></p> | <p>Date:<br/>October 7, 2009</p> |
|--|----------------------------------|

Agent for the Applicant





|              |       |  |   |
|--------------|-------|--|---|
| <del>X</del> | _____ | · An estimate of the time period required for completion of the development  | 7 |
| <del>X</del> | _____ | · A list of all state and federal regulatory approvals to which the development may be subject to, the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction.   | 8 |
| X            | _____ | · Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved. |   |
| X            | _____ | · Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.   |   |
| UA           | _____ | · A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.  |   |
| X            | _____ | A jpeg or pdf of the proposed site plan, if available.   |   |
| _____        | _____ | Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.  |   |

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities
- erosion and sedimentation controls to be used during construction
- a parking and/or traffic study
- emissions
- a wind impact analysis
- an environmental impact study
- a sun shadow study
- a study of particulates and any other noxious
- a noise study

# REVIEW



**MEMO**  
**Planning and Urban Development**  
**Planning Division**

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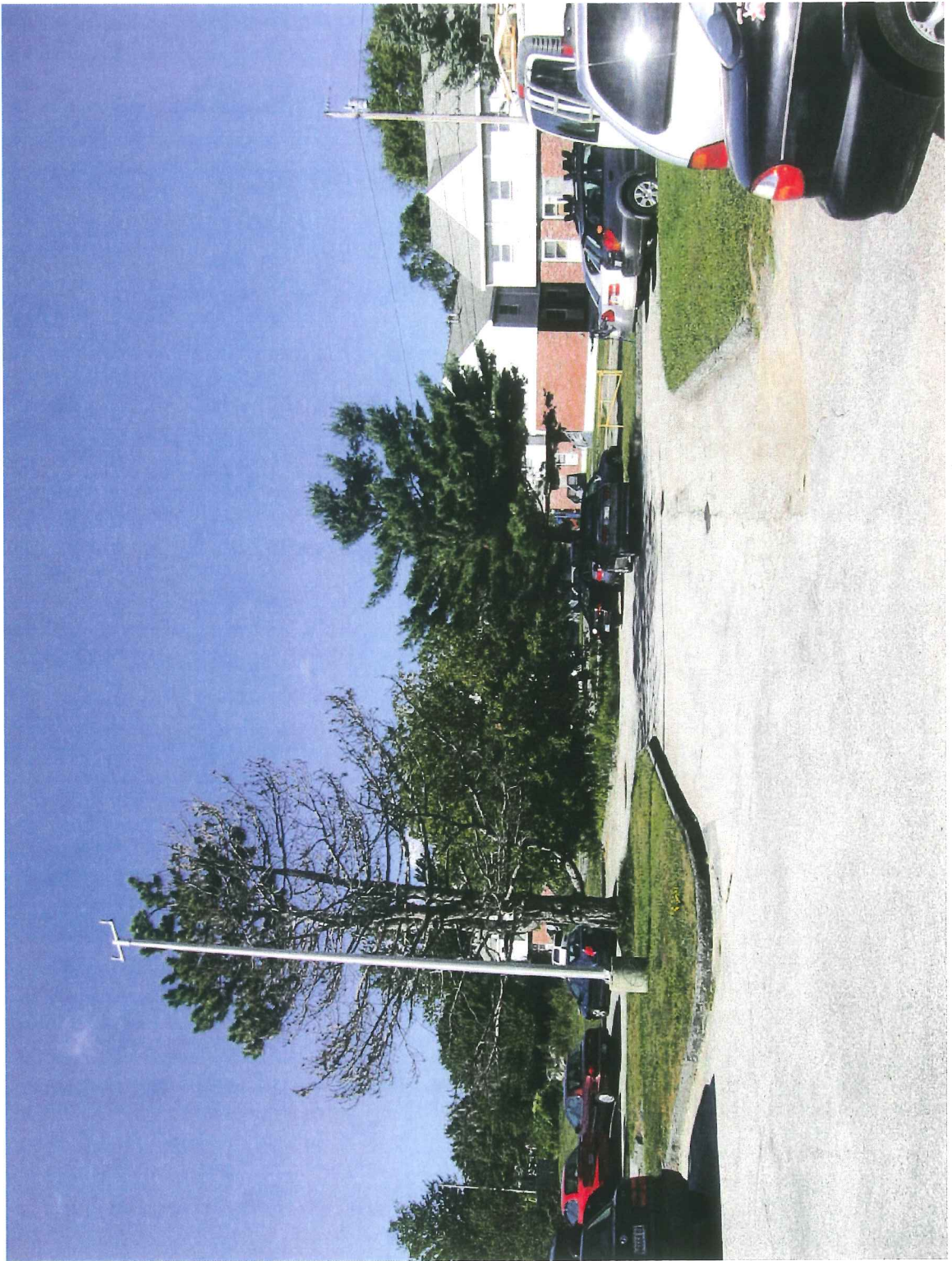
**To:** Councilor Leeman  
**From:** Barbara Barhydt, Development Review Services Manager  
**Date:** October 21, 2009  
**Re:** 850Baxter Boulevard - Seaside Rehabilitation Center

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Attached are the proposed plans for the expansion and reconfiguration of the parking lot with compact spaces for the Seaside Rehabilitation Center. The proposal also includes removing a travel lane and paved circle, which is located between Baxter Boulevard and the structure, and landscaping this area. This proposal is being reviewed as a minor site plan. If you have questions, please let me know.

Thank you.









**Stantec**

**Stantec Consulting Services Inc.**  
22 Free Street Suite 205  
Portland ME 04101-3900  
Tel: (207) 775-3211  
Fax: (207) 775-6434

---

October 07, 2009  
File: 210800542

Barbara Barhydt  
Development Review services Manager  
Planning & urban development department  
389 Congress street  
Portland, ME 04101

**Reference: Seaside Rehabilitation Facility Minor Site Plan Application - Parking**

Dear Barbara:

On behalf of First Atlantic Corporation, Stantec Consulting Services, Inc. (Stantec), Inc. is submitting the attached Minor Site Plan Application for a Parking lot repaving, restriping and additional, infill parking spaces on the east side of the building. First Atlantic Corporation will also be removing the "flying" canopy on the west elevation and replacing it with a smaller canopy to compliment the dining room access and removing the former main drop off circle and providing a landscaped courtyard with small water feature.

The focus of this application is to utilize compact parking spaces to best utilize the existing parking area. The number of beds has not changes since 1969. The parking is primarily utilized by staff with changes typically only at shift change. This is an idea utilization of compact parking. Please note that we intend to use 8' x 16' compact spaces rather than the 7.5'x15' allowed under the ordinance. We believe that even with a predominance of smaller cars, the 7.5' width is prone to "stall creep". We will also be using a 24-ft aisle width.

Seaside received Minor Site Plan approval in 2007 for a new port cochere at the main entrance on the north side of the building.

**Existing Site:**

The project site is located at 850 Baxter Boulevard and is flanked by the Front Street neighborhood to the east, Back Cove to the west, and Payson Park to the north. The site is 3.7 acres (162,000 sq. ft.) The existing site was approved in 1969 as a 154 bed nursing facility with 87 parking spaces. At that time the main access to the property was shown to be from Front Street and the main building entrance and drop off was located on the southwest (Baxter Boulevard) side of the building.

At some time, the main access driveway was relocated to Baxter Boulevard and the driveway from Front street was retained for emergency access. An emergency access gate is provided and is secured in accordance with City Public safety officials' requirements.

**Reference:** Error! Reference source not found.

The main building entrance was relocated to the northerly side of the building resulting in a reduction of striped parking spaces from 87 to approximately 78 spaces. A new port cochere was permitted and constructed in 2007.

In addition to the 1969 Site Plan included with the drawings, we have used the "Topographic Survey" by Owen Haskell dated March 19, 2007, Drawing 1T as the base for the Site Plan. This survey was completed for the 2007 Minor Site Plan application and used for this submittal.

**Zoning:**

The site is zoned R5. The minimum lot size required is 2 acres. The minimum yard dimensions are:

- front and side yard 20 ft.
- rear yard 8 ft. (single story or 1-1/2 story and 12 ft for 2 story)
- rear yard 5 ft. for accessory structures.

Max. Lot coverage is 40% of lot area. The existing building is 38,000 sq. ft.

**Impervious Area Summary:**

Proposed increase in paved areas: 3,076 sq. ft. (infill parking/ sidewalk)  
Proposed reveg. of paved areas: 4,063 sq. ft. (old front drop off area – new courtyard)  
Net reduction impervious area: 987 sq. ft. reduction in impervious area

**Parking :** City Zoning Ordinance Sect. 14-333 item (n) Long-term, extended care and intermediate care facilities:

Ratios Required: Beds: 1 parking space per 5 beds

Staff: 1 parking space per each employee normally present during one weekday morning shift. :

Vicki White, facility administrator had a parking count done on Augusta 28, 2009. The counts were 87 cars a.m. and 90 cars just after lunch. There are 96 total staff including visiting physicians. The actual parking counts are reflective of: a) not all staff drive to the facility; 2) residents of long-term care facilities do not need on-site parking.

There has not been any increase in beds since the 1969 plan which again included 154 beds. The request for compact parking striping is based on: 1) original 1969 plan included 87 parking spaces that were 8 ft wide; 2) staff increases since 1969 are due to differences in care delivery and rehabilitation programs, and 3) due to loss of spaces when the access drive was relocated from Front Street to Baxter Boulevard (87 spaces to 78 spaces.)



**Reference:** Error! Reference source not found.

Proposed Parking restriping and infill spaces summary:

| Date                        | Standard Spaces    | HC spaces                   | Compact spaces           | Totals |
|-----------------------------|--------------------|-----------------------------|--------------------------|--------|
| 1969                        | 87 spaces (8'x18') | NA                          | NA                       | 87     |
| 2007                        | 74 (< 9' wide )    | 4                           | NA                       | 78     |
| Proposed                    | 16 (9'x19')        | 4 (increased to 19 ft deep) | 82 (8'x16' w/ 24' aisle) | 102    |
| Location of new parking:    |                    |                             |                          |        |
| Proposed Infill spaces      | 14                 |                             |                          |        |
| Spaces gained by restriping | 10                 |                             |                          |        |

**Project Layout and Access:**

The existing site access and parking circulation is not being changed.

The former drop off on the Baxter Boulevard side of the building is being landscaped and constructed with a central courtyard/ water feature. This will be accessed primarily from the adjacent dining room and will afford views from the dining room to the landscaped courtyard and Back Cove beyond. The gravel base will be maintained for emergency access.

Pedestrian circulation will not be changed except for the addition of sidewalks and seating in the proposed courtyard area.

A new dining room entrance detail is being added. The work includes removal of the large, flying canopy, masonry planter and the construction of ornamental columns and short, gabled canopy to complement the architecture of the port-cochere constructed in 2007 on the northwesterly side of the building.

**Easements:**

There are no known easements except for an emergency access agreement for public safety vehicles from Front St' over the former main access driveway.

**Solid Waste:**

Solid waste dumpster is located in the service area, adjacent to the kitchen located on the northeasterly side of the building facing Front Street. Private contractors empty the dumpsters.

October 07, 2009  
Barbara Barhydt  
Page 4 of 4

**Reference:** Error! Reference source not found.

**Construction Schedule:**

Upon obtaining approvals from the City of Portland, the owner anticipates construction to begin in the fall 2009 on the base pavement for the infill parking spaces and the courtyard. Finish pavement will be completed spring of 2010.

**Other Approvals:**

No state and federal approvals are required for this project.

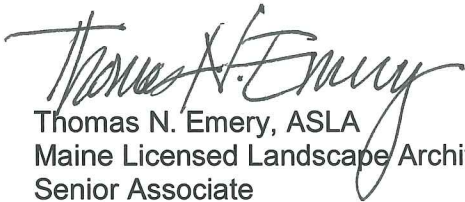
**Financial Capacity:**

This project is being constructed by the building Owner, First Atlantic Corporation.

Please contact us if you have any questions. Thank your for meeting with us to review the scope of this project.

Sincerely,

**STANTEC CONSULTING SERVICES INC.**

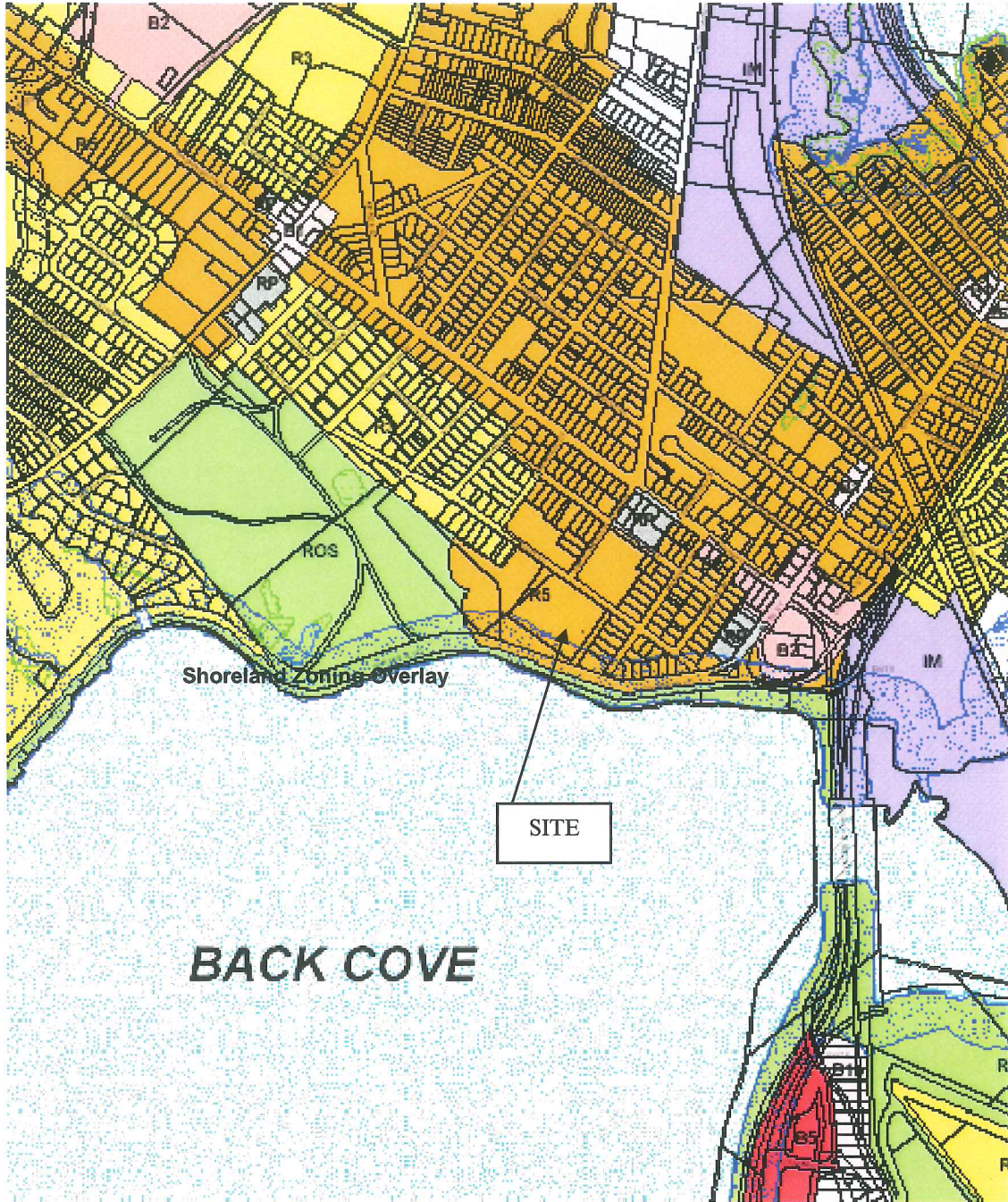


Thomas N. Emery, ASLA  
Maine Licensed Landscape Architect  
Senior Associate  
tom.emery@stantec.com

Attachment:

c. C. Coffin; M Burnes

• REFERENCE : City of Portland Zoning



**Stantec**

▪ PREPARED FOR:

**Seaside Healthcare Facility**  
580 Baxter Blvd.  
Portland, ME 04101

▪ TITLE:

**Zoning Map**

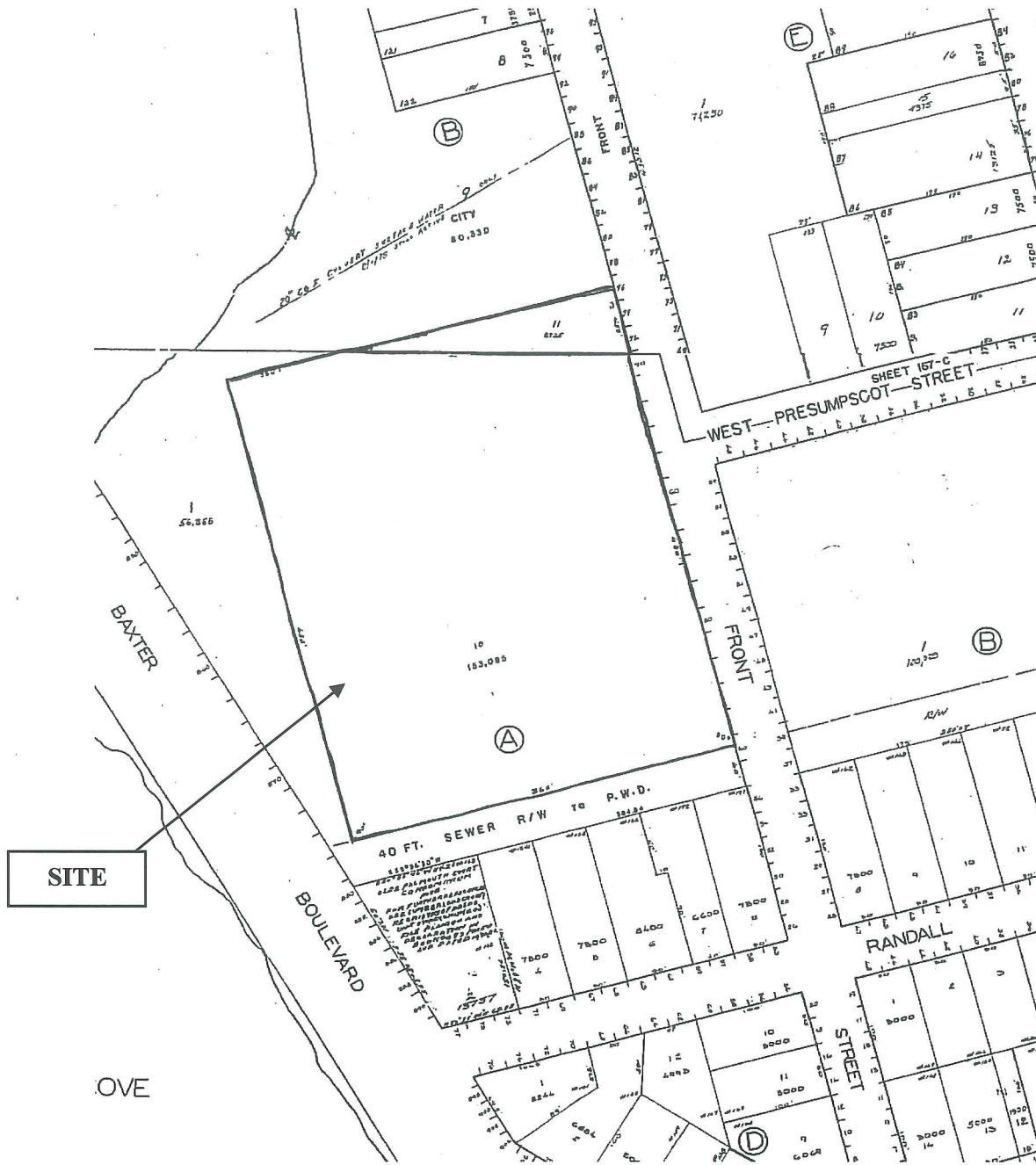
▪ DATE: 10/2009

▪ SCALE: NTS

▪ JOB NO:  
210800542

**Figure**  
**1**

REFERENCE : City of Portland, Maine, Tax Sheets 166 & 167, dated 3/11/05



**Stantec**

PREPARED FOR:

**Seaside Healthcare Facility**  
580 Baxter Blvd  
Portland, ME 04102

DATE: 10/2009

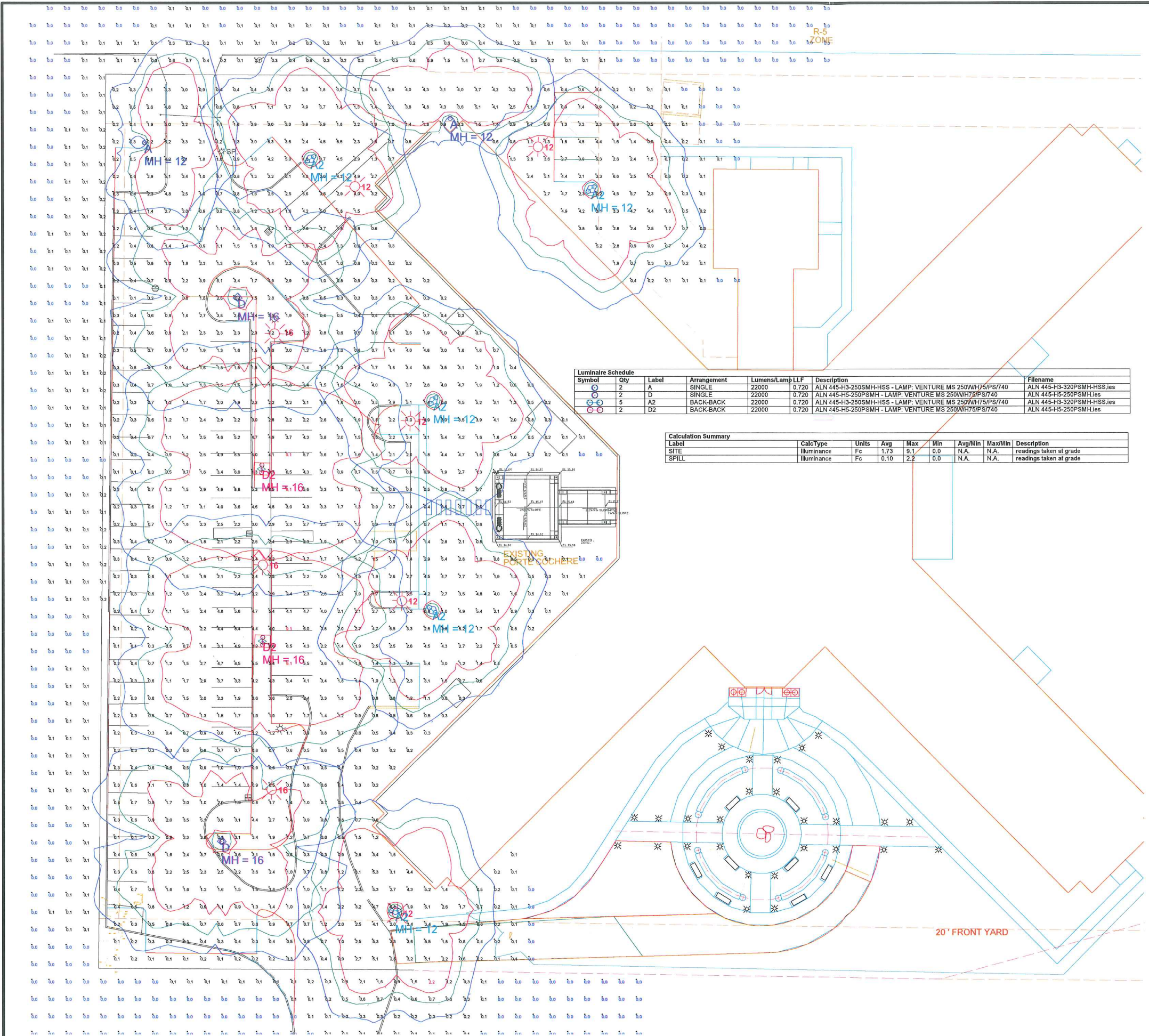
SCALE: N/A

TITLE:

**Assessor's Map**

JOB NO:  
210800542

**Figure**  
**2**



- NOTES:
- 1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
  - 2) CALCULATIONS SHOW THE EFFECT OF SHADOWING CAUSED BY OBJECTS IN THE AREA.
  - 3) READINGS SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES TAKEN AS SHOWN IN CALCULATION SUMMARY.
  - 4) FIXTURE ORIENTATION IS SUCH THAT 0 IS TO THE RIGHT OF THE DRAWING AND 90 IS TO THE TOP OF THE DRAWING AS SHOWN.
  - 5) TILT ANGLE IS THE RAISING AND LOWERING OF THE FIXTURE HEAD.
  - 6) THE LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.
  - 7) CHECK GRAPHIC SCALE. DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY OCCUR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.

| Symbol | Qty | Label | Arrangement | Lumens/Lamp LLF | Description   | Filename                   |
|--------|-----|-------|-------------|-----------------|---|----------------------------|
| ⊙      | 2   | A     | SINGLE      | 22000           | 0.720 ALN 445-H3-250SMH-HSS - LAMP: VENTURE MS 250WH75/PS/740 | ALN 445-H3-320PSMH-HSS.lvs |
| ⊙      | 2   | D     | SINGLE      | 22000           | 0.720 ALN 445-H5-250PSMH - LAMP: VENTURE MS 250WH75/PS/740    | ALN 445-H5-250PSMH.lvs     |
| ⊙      | 5   | AZ    | BACK-BACK   | 22000           | 0.720 ALN 445-H3-250SMH-HSS - LAMP: VENTURE MS 250WH75/PS/740 | ALN 445-H3-320PSMH-HSS.lvs |
| ⊙      | 2   | DZ    | BACK-BACK   | 22000           | 0.720 ALN 445-H5-250PSMH - LAMP: VENTURE MS 250WH75/PS/740    | ALN 445-H5-250PSMH.lvs     |

| Label | Calc Type   | Units | Avg  | Max | Min | Avg/Min | Max/Min | Description             |
|-------|-------------|-------|------|-----|-----|---------|---------|-------------------------|
| SITE  | Illuminance | Fc    | 1.73 | 9.1 | 0.0 | N.A.    | N.A.    | readings taken at grade |
| SPILL | Illuminance | Fc    | 0.10 | 2.2 | 0.0 | N.A.    | N.A.    | readings taken at grade |

View 1: Plan Rotated 0 Tilted 0  
Scale: 1 inch = 20 Ft.

**SEASIDE REHABILITATION CENTER  
SITE LIGHTING LAYOUT-REVISED  
USING ALN 445-250PSMH**

DESIGNED BY:  
**AKIL PATRICK**  
SCALE: AS SHOWN  
REF. NO. AL03022A.AGI  
DATE: 5/12/2010  
Page 1 of 1

Architectural Area Lighting  
14249 Artesia Boulevard  
La Mirada, CA 90638  
714-994-2700  
info@aal.net

NOTICE: THIS DRAWING IS THE EXCLUSIVE PROPERTY OF ARCHITECTURAL AREA LIGHTING. ITS ACCEPTANCE CONSTITUTES AN AGREEMENT THAT THE DRAWING WILL BE TREATED AS INFORMATION CONCERNING THE OPERATION OF UNITS FURNISHED BY AAL. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE DRAWING. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL AREA LIGHTING. THE INTENT OF THIS LIGHTING LAYOUT IS TO SUGGEST THE BEST UTILIZATION OF LIGHTING FIXTURES MANUFACTURED BY AAL. IT IS PROVIDED USING FIXTURE PHOTO METRICS FILE IS THE RESPONSIBILITY OF THE MANUFACTURER. ITS USE FOR ANY OTHER PURPOSE IS NOT AUTHORIZED BY ARCHITECTURAL AREA LIGHTING.



**General Notes:**

- PROJECT IS LOCATED WITHIN THE CITY OF PORTLAND.
- TOPOGRAPHIC INFORMATION FROM A GROUND SURVEY BY OWEN HASKELL INC. DATED MARCH 19, 2007
- THE PROJECT IS SUBJECT TO SITE PLAN REVIEW APPROVAL FROM THE CITY OF PORTLAND.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG-SAFE" AND LOCAL UTILITY COMPANIES AT LEAST 3 BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, OR AS OTHERWISE REQUIRED BY MAINE STATE LAW.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THESE PLANS.
- ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
- ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND ALL UTILITY COMPANIES STANDARDS.
- CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES WITH THE RESPECTIVE COMPANY PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY CONSTRUCTION ACTIVITY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
- NO BLASTING WILL BE ALLOWED WITHIN 500 FT OF ANY UTILITY WITHOUT THE NOTIFICATION AND APPROVAL OF THE APPROPRIATE UTILITY COMPANY. NO LEDGE BLASTING WILL BE PERMITTED WITHIN A UTILITY COMPANY EASEMENT UNTIL WRITTEN APPROVAL FROM THE UTILITY IS GIVEN. BLASTING OPERATIONS SHALL BE IN ACCORDANCE WITH MAINE DEPT OF ENVIRONMENTAL PROTECTION BLASTING REQUIREMENTS AND SITE LOCATION OF DEVELOPMENT APPROVAL ORDER.
- ALL PAVEMENT CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A TACK COAT SHALL BE APPLIED ALONG THE CUT EDGES AND NEW PAVEMENT BUTTED TO IT, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO RECLAIM OR PROPERLY DISPOSE OF ALL REMOVED BITUMINOUS MATERIALS.
- CONDUIT SHALL BE USED FOR ELECTRIC, TELEPHONE AND TV IN ACCORDANCE WITH THE RESPECTIVE COMPANIES REQUIREMENTS.
- ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED & MAINTAINED IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION- BEST MANAGEMENT PRACTICES, 2006 VERSION AND AS OTHERWISE SPECIFIED OR INDICATED ON DRAWINGS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL SIDEWALKS SHALL INCLUDE HC ACCESSIBLE RAMPS AT ALL INTERSECTIONS & DRIVEWAYS.

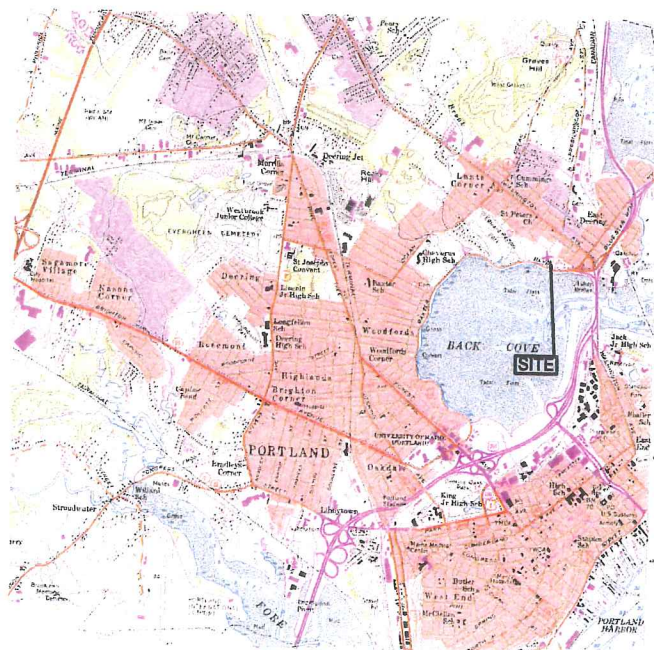
**Approvals:**

- \* CITY OF PORTLAND (MINOR SITE PLAN REVIEW)

**Utilities:**

- \* WATER: PORTLAND WATER DISTRICT
- \* SEWER: CITY OF PORTLAND DPS
- \* ELECTRIC: CMP - TERRY S. BRADISH
- \* TELEPHONE: FAIRPOINT
- \* GAS - UNITIL

# Minor Site Plan Review Application



**Locus**

## Seaside Rehabilitation Center

850 Baxter Boulevard  
Portland, Maine 04102

Prepared For:  
**First Atlantic Healthcare**  
222 Saint John St. Portland, ME 04101

**Project Team**

**Engineering, Permitting & Landscape Architecture:**

STANTEC, INC.  
22 Free Street  
Portland, ME 04101  
(207) 775-3211

**Survey:**

Owen Haskell, Inc  
16 Casco st  
Portland, ME 04101

**Architect**

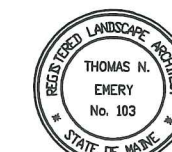
FORESIDE ARCHITECTS, LLC  
281 Veranda St  
Portland, ME 04103

**Legend**

| EXISTING      |                                  | PROPOSED      |
|---------------|----------------------------------|---------------|
| --- 507.8 --- | CONTOUR                          | --- 125 ---   |
| ---           | SPOT GRADE                       | --- 507.8 --- |
| ---           | PROPERTY LINE                    | ---           |
| ---           | ROADWAY CENTERLINE               | ---           |
| ---           | BUILDING SETBACK                 | ---           |
| ---           | EDGE OF PAVEMENT                 | ---           |
| ---           | BIT CURB                         | ---           |
| ---           | BUILDING                         | ---           |
| --- SS ---    | SANITARY SEWER                   | --- SS ---    |
| --- SD ---    | STORM DRAIN                      | --- SD ---    |
| ---           | GAS                              | ---           |
| --- W ---     | WATER MAIN                       | --- W ---     |
| --- OHW ---   | OVERHEAD WIRE                    | ---           |
| ---           | UNDERGRND ELEC, TELEPHONE & CATV | --- UGET ---  |
| ○             | UTILITY POLE                     | ○             |
| □             | CATCH BASIN                      | □             |
| ○             | MANHOLE                          | ○             |
| ⊗             | HYDRANT                          | ⊗             |
| ⊗             | GATE VALVE                       | ⊗             |

**Index Of Sheets**

| SHEET #                |                         |
|------------------------|-------------------------|
| 0                      | COVER SHEET             |
| (1 T)                  | TOPOGRAPHIC SURVEY      |
| -                      | 1969 SITE PLAN          |
| C-1                    | SITE PLAN               |
| C-2                    | SITE DETAILS            |
| C-3                    | SITE DETAILS            |
| ARCHITECTURAL DRAWINGS |                         |
| A-1.0                  | CANOPY PLAN & ELEVATION |



*Thomas N. Emery*

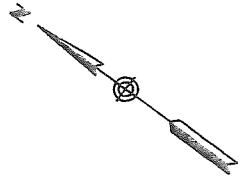


*Frederic J. Licht Jr.*

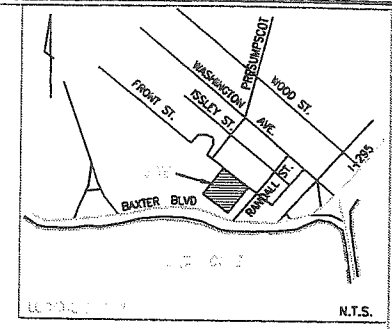
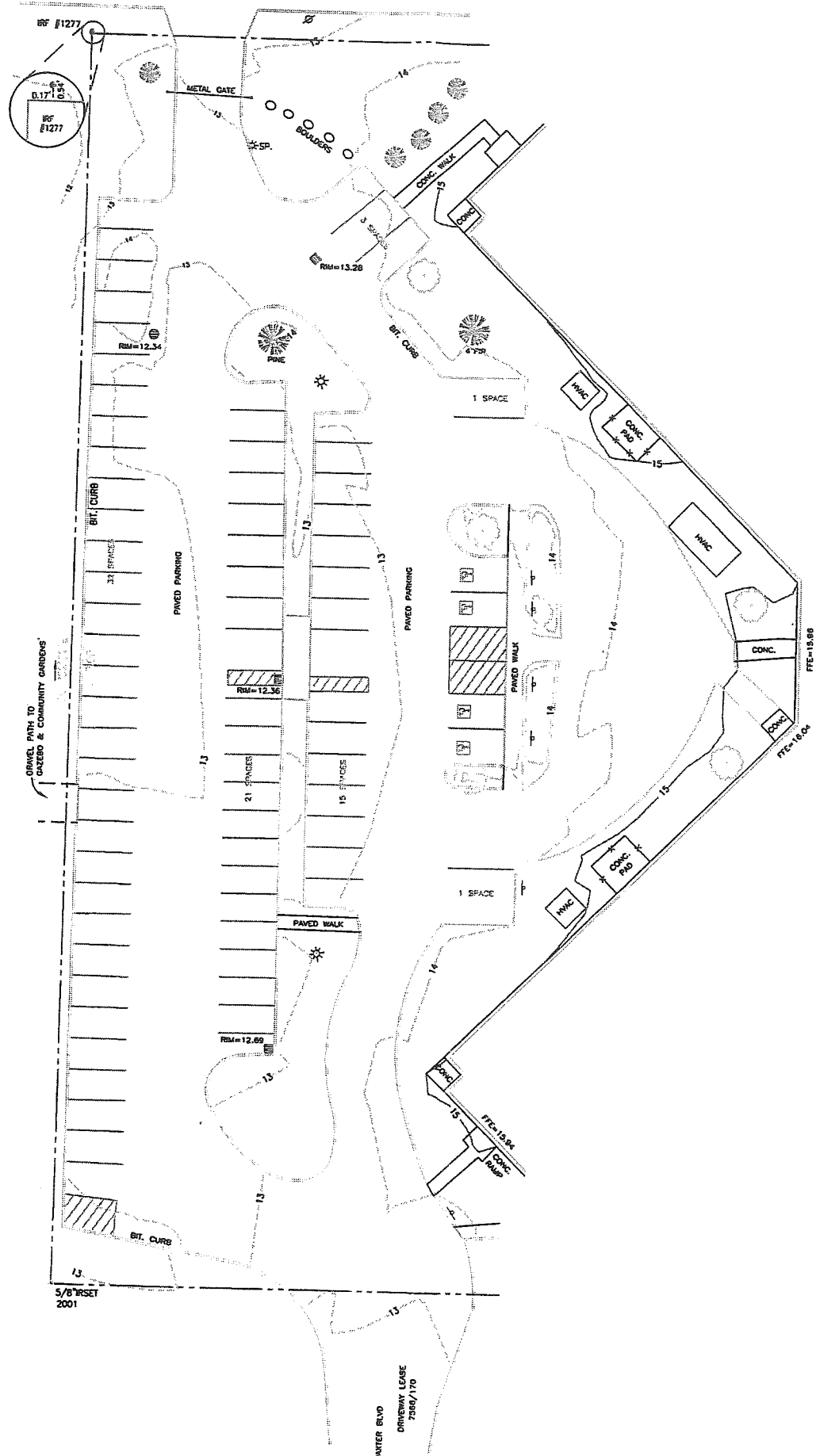


Stantec Consulting Services Inc.  
22 Free Street, Suite 205  
Portland, ME U.S.A.  
04101-3900  
Tel. 207.775.3211  
Fax. 207.775.6434

**Stantec**



FRONT STREET



1. "STANDARD BOUNDARY SURVEY OF PAYSON PARK, PORTLAND, MAINE MADE FOR CITY OF PORTLAND FEB. 26, 2001" OWEN HASKELL, INC. REVISED 11/27/01.

1. OWNER OF RECORD: SEASIDE HEALTHCARE LLC, C.C.R.D. BOOK 13413 PAGE 20.
2. LOCUS IS SHOWN AS PORTLAND ASSESSORS LOT 166-A-10.
2. LOCUS IS SUBJECT TO RESTRICTIONS IN 3062/460. NO DRAIN LINE LOCATION DETERMINED.
4. FRONT STREET DETERMINED FROM STREET MARKERS AND TIES OF BUILDINGS AS PER CITY ENGINEERING DEPARTMENT RECORDS.

- SPRINKLER
- LIGHT POLE
- WATER VALVE
- HYDRANT
- MANHOLE
- CATCH BASIN
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- CHAIN LINK FENCE
- CURB
- 1' CONTOUR



**TOPOGRAPHIC SURVEY**

SEASIDE REHABILITATION & HEALTHCARE CENTER

16 CASCO ST., PORTLAND, ME 04101 (207)774-0424

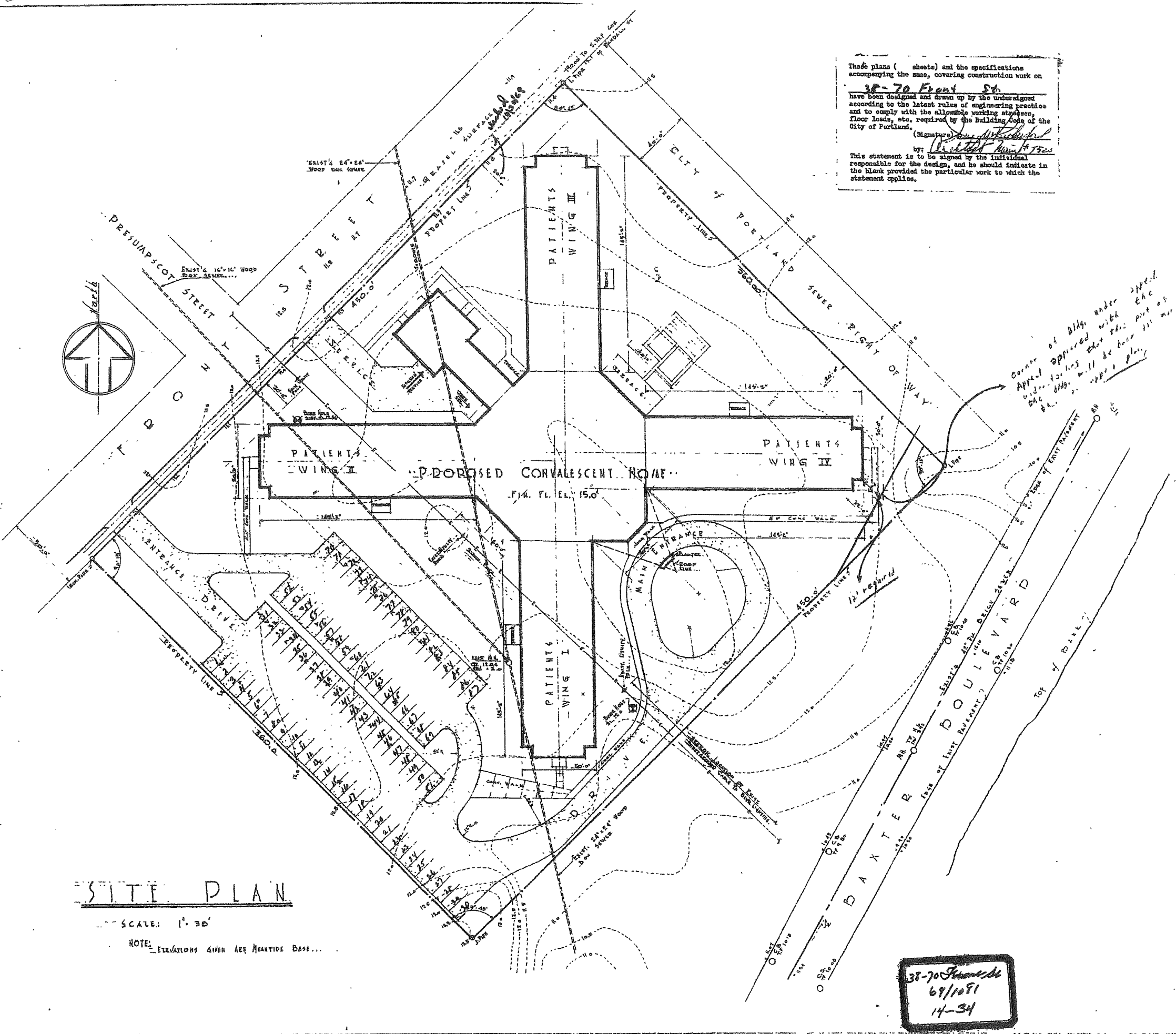
PROFESSIONAL LAND SURVEYORS

|         |     |                |        |
|---------|-----|----------------|--------|
| DATE    | EC  | MARCH 19, 2007 | 98186P |
| BY      | JLW |                |        |
| CHECKED | JWS |                |        |
| SCALE   | 848 | 1" = 20'       | 1T     |

9/2/69

These plans ( sheets) and the specifications accompanying the same, covering construction work on 38-70 Front St. have been designed and drawn up by the undersigned according to the latest rules of engineering practice and to comply with the allowable working stresses, floor loads, etc., required by the building code of the City of Portland.

(Signature) *[Signature]*  
 by: *[Signature]*  
 This statement is to be signed by the individual responsible for the design, and he should indicate in the blank provided the particular work to which the statement applies.



# SITE PLAN

SCALE: 1" = 30'

NOTE: ELEVATIONS GIVEN ARE MEANTIDE BASE...

~~WORKING PLAN~~  
 DATE REC'D: \_\_\_\_\_

~~WORKING PLAN~~  
 DATE REC'D: \_\_\_\_\_

38-70 Front St.  
 69/1081  
 14-34

CONVALESCENT HOME  
 PORTLAND - MAINE

FVF  
 6-27-69

7-8  
 69-11

SITE PLAN





Stantec Consulting Services Inc.  
 22 Free Street, Suite 205  
 Portland ME U.S.A.  
 04101-3900  
 Tel. 207.775.3211  
 Fax. 207.775.6434  
 www.stantec.com

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Consultants

Legend

Notes

Revision By Appd. YY.MM.DD

Issued By Appd. YY.MM.DD

File Name: 210800542\_civil.dwg  
 Dwg. R.L. TE 09.08.25  
 Dwn. Chkd. Dgn. YY.MM.DD

Permit-Seal

Client/Project  
**FIRST ATLANTIC HEALTHCARE SEASIDE REHABILITATION CENTER**  
**PARKING RENOVATIONS & COURTYARD**  
 850 BAXTER BLVD PORTLAND, MAINE

Title  
**SITE PLAN**

Project No. 210800542 Scale AS NOTED

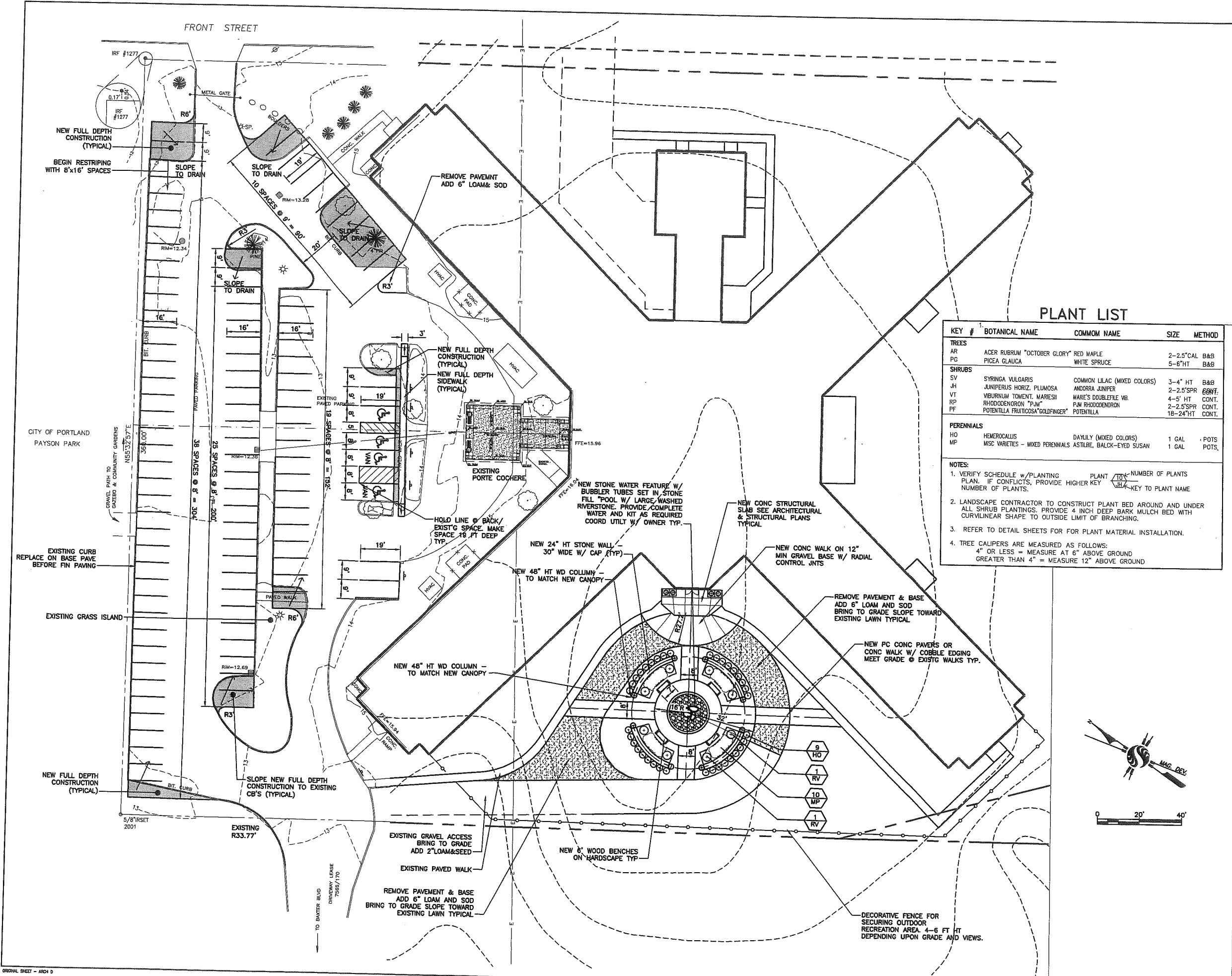
Drawing No. Sheet Revision

C-1 1 of 0

**PLANT LIST**

| KEY #             | BOTANICAL NAME                    | COMMON NAME                 | SIZE       | METHOD |
|-------------------|-----------------------------------|-----------------------------|------------|--------|
| <b>TREES</b>      |                                   |                             |            |        |
| AR                | ACER RUBRUM "OCTOBER GLORY"       | RED MAPLE                   | 2-2.5" CAL | B&B    |
| PG                | PICEA GLAUCA                      | WHITE SPRUCE                | 5-6" HT    | B&B    |
| <b>SHRUBS</b>     |                                   |                             |            |        |
| SV                | SYRINGA VULGARIS                  | COMMON LILAC (MIXED COLORS) | 3-4" HT    | B&B    |
| JH                | JUNIPERUS HORIZ. PLUMOSA          | ANDORRA JUNPER              | 2-2.5" SPR | CONT.  |
| VT                | VIBURNUM TOMENT. MARIESII         | MARE'S DOUBLEDLE VB.        | 4-5" HT    | CONT.  |
| RP                | RHODODENDRON "PJM"                | PJM RHODODENDRON            | 2-2.5" SPR | CONT.  |
| PF                | POTENTILLA FRUTICOSA "GOLDFINGER" | POTENTILLA                  | 18-24" HT  | CONT.  |
| <b>PERENNIALS</b> |                                   |                             |            |        |
| HO                | HEMEROCALLIS                      | DAYLILY (MIXED COLORS)      | 1 GAL      | POTS   |
| MP                | MISC VARIETIES - MIXED PERENNIALS | ASTILBE, BALCK-EYED SUSAN   | 1 GAL      | POTS   |

**NOTES:**  
 1. VERIFY SCHEDULE w/PLANTING PLAN. IF CONFLICTS, PROVIDE HIGHER KEY NUMBER OF PLANTS.  
 2. LANDSCAPE CONTRACTOR TO CONSTRUCT PLANT BED AROUND AND UNDER ALL SHRUB PLANTINGS. PROVIDE 4 INCH DEEP BARK MULCH BED WITH CURVILINEAR SHAPE TO OUTSIDE LIMIT OF BRANCHING.  
 3. REFER TO DETAIL SHEETS FOR PLANT MATERIAL INSTALLATION.  
 4. TREE CALIPERS ARE MEASURED AS FOLLOWS:  
 4" OR LESS = MEASURE AT 6" ABOVE GROUND  
 GREATER THAN 4" = MEASURE 12" ABOVE GROUND

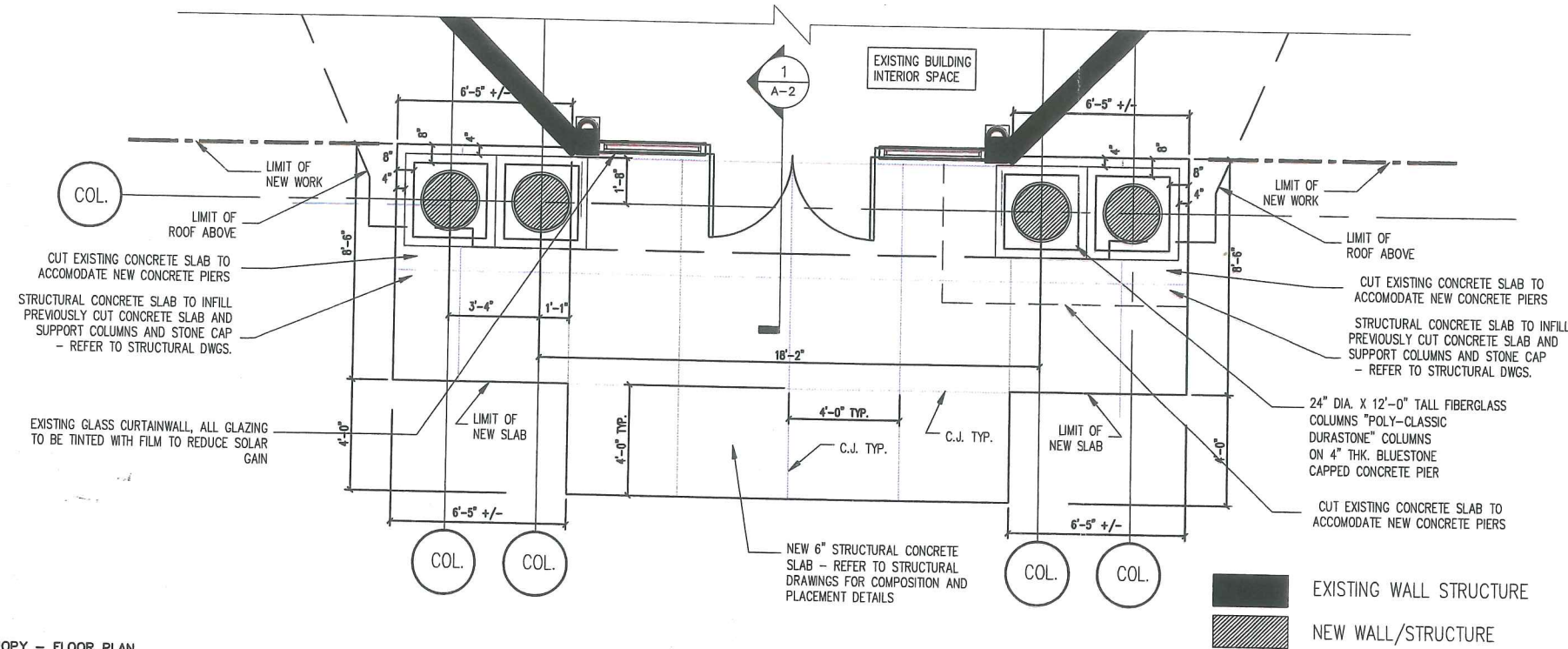




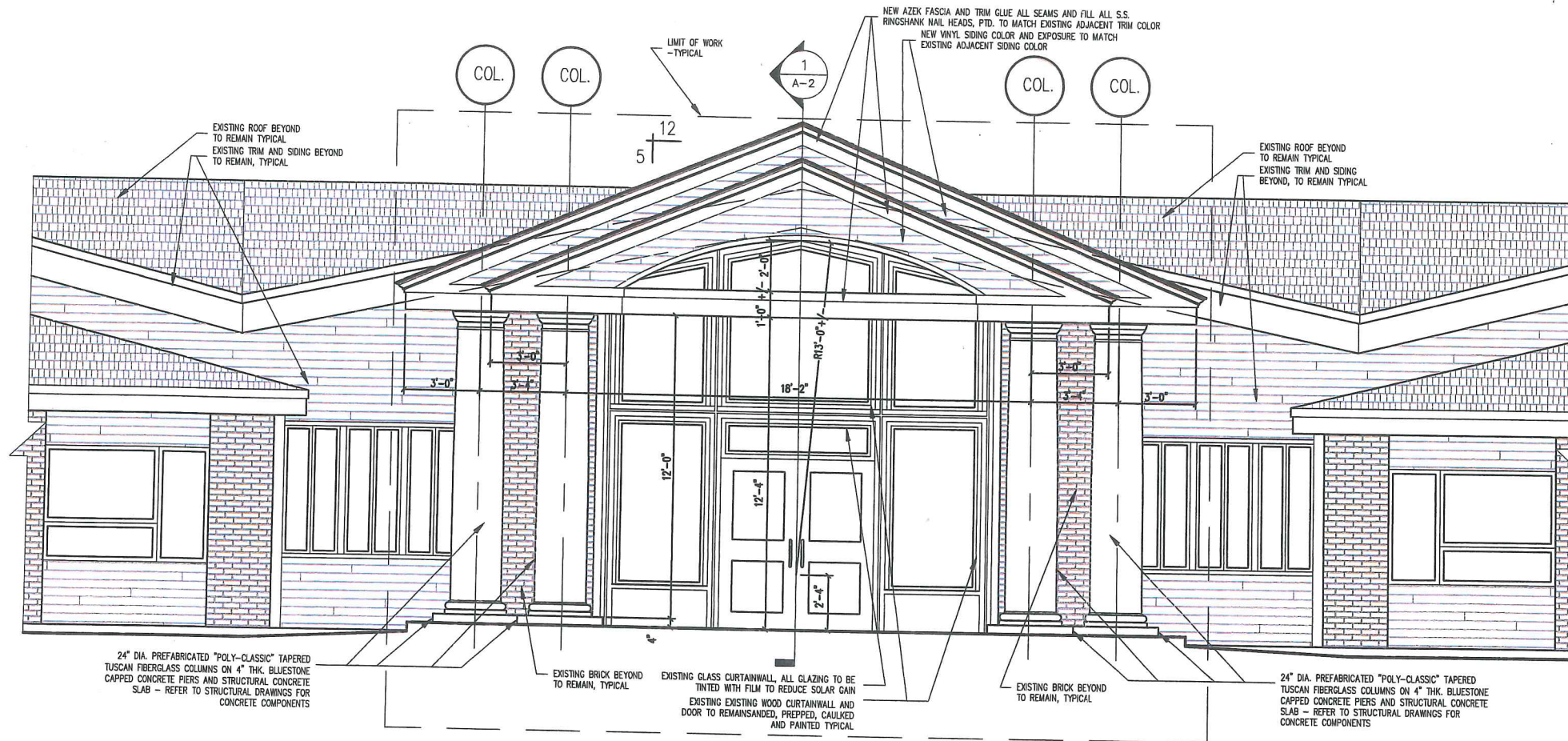


**GENERAL NOTES:**

- REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH WORK ONLY AFTER DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.
- EXISTING BUILDING COMPONENTS WHICH ARE AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTOR, SHALL BE REPLACED OR RESTORED TO THE ORIGINAL CONDITION AND COLOR AS APPROVED BY THE ARCHITECT.
- THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO, THE LATEST EDITIONS OF THE 2003 IBC, 2006 NFPA LIFESAFETY CODE, AND GUIDELINES, ASHRAE AND NATIONAL ELECTRICAL CODE.
- ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION. THIS INCLUDES DELIVERY PROCEDURES, DIMENSIONS AND MATERIALS.
- DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS REQUIRING CLARIFICATION.
- DEMOLITION REQUIRES SELECTIVE REMOVAL AND SUBSEQUENT OFF-SITE DISPOSAL OF THE FOLLOWING: REMOVAL OF ALL MATERIALS DISMANTLED NOT INTENDED FOR RE-USE, AND REMOVAL AND RECONNECTION, CAPPING, TERMINATION OR DISCONNECTION OF ALL WIRING, HEATING AND PLUMBING NOT USED IN THE NEW WORK.
- THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OF ANY OF PRODUCT, I.E. ASBESTOS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE APPROPRIATE OFFICIALS PRIOR TO COMMENCING THE WORK.
- WHERE ONLY A SINGLE PRODUCT OR MANUFACTURER IS NAMED, PROVIDE THE PRODUCT INDICATED. SUBSTITUTIONS SHALL BE PERMITTED ONLY WHEN APPROVED BY THE OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE THROUGH WRITTEN DIRECTIVE.
- AT PROJECT CLOSEOUT, SUBMIT SPECIFIC WARRANTIES, WORKMANSHIP BONDS, MAINTENANCE AGREEMENTS, FINAL CERTIFICATIONS AND SIMILAR DOCUMENTS.
- COMPLETE FINAL CLEANUP AT PROJECT CLOSEOUT. TOUCH-UP, REPAIR AND RESTORE MARRED EXPOSED FINISHES.
- THE LOCATION OF ALL DOORFRAMES NOT DIMENSIONED SHALL BE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
- ALL PARTITIONS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF SUPPORTING STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
- INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, GRAB BARS, SHELVES, CHAIR RAILS, PICTURE RAILS AND BASE MOLDINGS.



1 NEW CANOPY - FLOOR PLAN  
 3/8"=1'-0"



2 NEW CANOPY - ELEVATION  
 3/8"=1'-0"

**FORESIDE ARCHITECTS, LLC**  
 ARCHITECTURE / PLANNING / INTERIOR DESIGN

P.O. Box 66736  
 Falmouth, Maine 04105

Phone: 207-781-3344  
 Fax: 207-781-4774

Online @  
 foresidearchitects.com



Project Status:  
 PRICING / PERMIT SET

Project Number:  
 SNF 1209

Project Title:  
**SEASIDE NURSING FACILITY  
 BAXTER BOULEVARD  
 PORTLAND, MAINE**

Drawing Name:  
 CANOPY PLAN AND ELEVATION

Scale:  
 AS NOTED

Date:  
 09/09/09

SHEET

A-1