

434-C-5

331 Veranda St.

Expansion

Martin's Pt.





Aerial Perspective #1

Martin's Point Health Care
Redevelopment of Martin's Point Campus

3/1/06

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR - 1 2006
RECEIVED



Aerial Perspective #2

Martin's Point Health Care
Redevelopment of Martin's Point Campus



Aerial Perspective #3

Martin's Point Health Care
Redevelopment of Martin's Point Campus



Aerial Perspective #4

Martin's Point Health Care
Redevelopment of Martin's Point Campus

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR - 1 2006
RECEIVED



View from Casco Bay

Martin's Point Health Care
Redevelopment of Martin's Point Campus



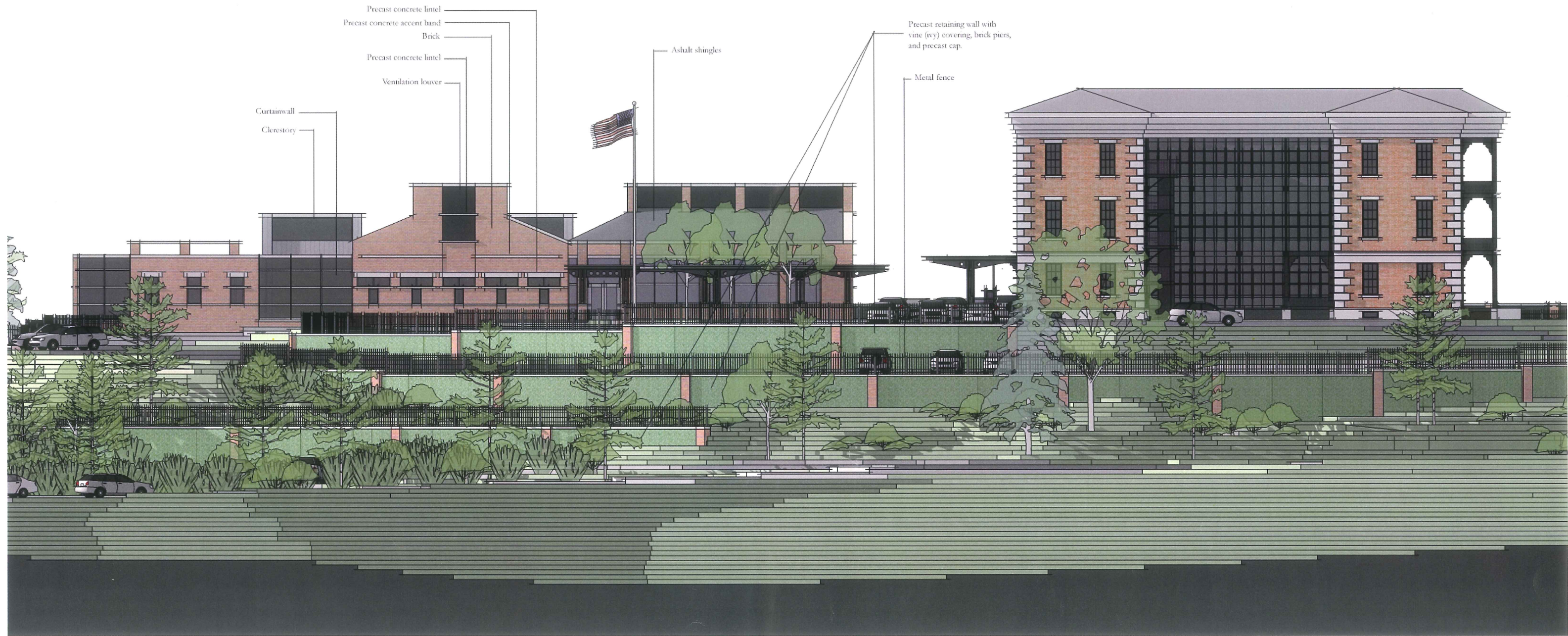
View at Drop-off

Martin's Point Health Care
Redevelopment of Martin's Point Campus



View from Main Campus

Martin's Point Health Care
Redevelopment of Martin's Point Campus



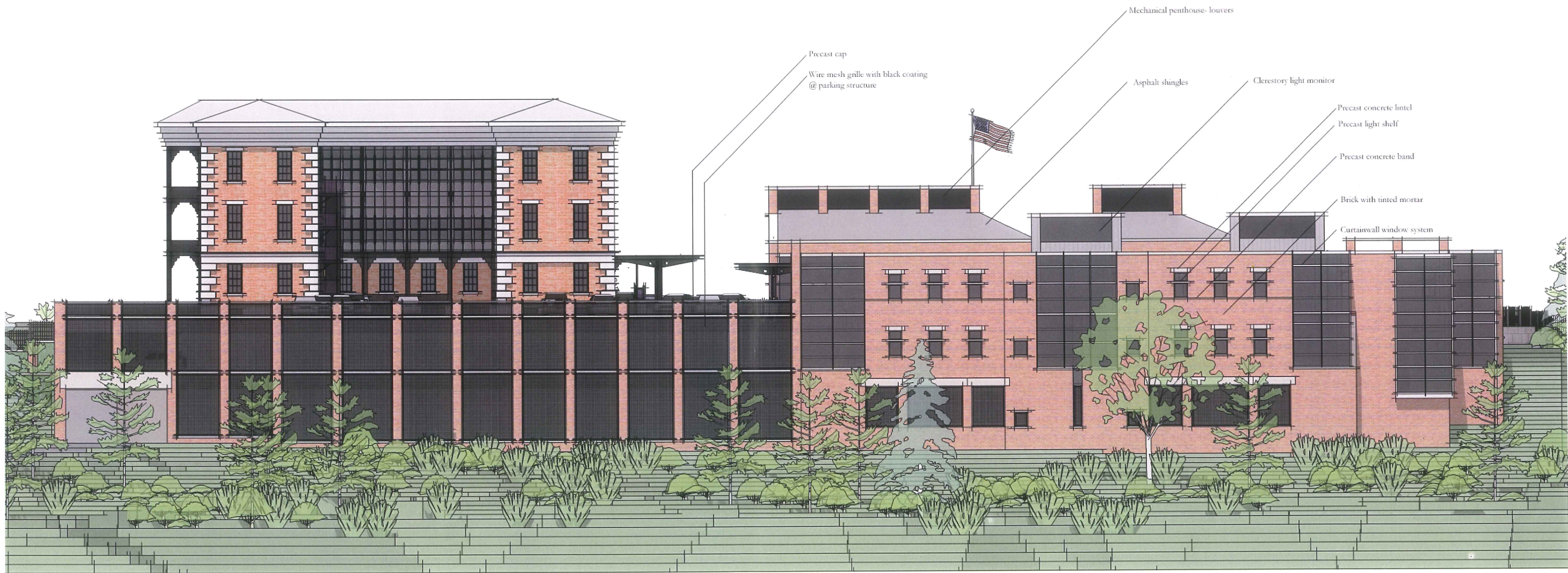
West Elevation

Martin's Point Health Care
Redevelopment of Martin's Point Campus



South Elevation

Martin's Point Health Care
Redevelopment of Martin's Point Campus



South Elevation

Martin's Point Health Care
 Redevelopment of Martin's Point Campus



North Elevation

Martin's Point Health Care
 Redevelopment of Martin's Point Campus



Marine Hospital: Front (South) Elevation

Martin's Point Health Care
Redevelopment of Martin's Point Campus



Marine Hospital: Rear (North) Elevation

Martin's Point Health Care
Redevelopment of Martin's Point Campus



Marine Hospital: Side (East) Elevation

Martin's Point Health Care
Redevelopment of Martin's Point Campus



Marine Hospital: Side (West) Elevation

Martin's Point Health Care
Redevelopment of Martin's Point Campus



PROPERTY CURRENTLY OWNED BY THE CITY OF PORTLAND, UNDER CONTRACT TO PENOBSCOT BAY MEDICAL ASSOCIATES 4.6 ACRES

EXISTING MARINE HOSPITAL TO BE RENOVATED

LEASE CITY OF PORTLAND TO PENOBSCOT BAY MEDICAL ASSOCIATES, INC. 11581/342

PARCEL BOUNDARY

N/F CITY OF PORTLAND 3892/334

N/F UNITED STATES OF AMERICA

POST 1975 EXISTING IMPERVIOUS AREA (2005) TO BE REMOVED

CHANGE IN USE AREA 1 PAVEMENT TO ROOF=2,224 SF

N/F CEREBRAL PALSY ASSOCIATION OF GREATER PORTLAND, INC. 7138/247

CHANGE IN USE AREA 2 PAVEMENT TO ROOF=3,314 SF

EXISTING CARRIAGE HOUSE

PROPOSED 54,000 SF BUILDING (2 LEVELS OF 27,000 SF)

EXISTING ADMIN 2 & 3

N/F PENOBSCOT BAY MEDICAL ASSOCIATES, INC. 11581/337

EXISTING ADMIN 1




N/F PENOBSCOT BAY MEDICAL ASSOCIATES 11581/303

PROPERTY CURRENTLY OWNED BY PENOBSCOT BAY MEDICAL ASSOCIATES 7.0 ACRES

EXISTING CLINIC

| IMPERVIOUS AREA SUMMARY | | |
|---------------------------------------|------------|------------|
| EXISTING IMPERVIOUS AREA TO REMAIN | 98,653 SF | 2.26 ACRES |
| ADDED IMPERVIOUS | 153,077 SF | 3.51 ACRES |
| REMOVED IMPERVIOUS | 22,512 SF | 0.51 ACRES |
| NET GAIN | 130,565 SF | 3.00 ACRES |
| TOTAL POSTDEVELOPMENT IMPERVIOUS AREA | 255,282 SF | 5.77 ACRES |

LEGEND

-  1975 EXISTING IMPERVIOUS AREA TO REMAIN
-  NEW AND PROPOSED IMPERVIOUS AREA SINCE 1975
-  EXISTING 1975 IMPERVIOUS AREA REMOVED

| IMPERVIOUS AREA SUMMARY | | |
|--------------------------|------------|------------|
| NET IMPERVIOUS AREA GAIN | 130,565 SF | 3.00 ACRES |
| CHANGE IN USE AREAS | 9,890 SF | 0.22 ACRES |
| TOTAL OF ABOVE AREAS | 140,455 SF | 3.22 ACRES |

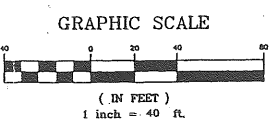
NOTE:
 1. THIS IMPERVIOUS AREA SUMMARY COMPARES 1975 CONDITIONS TO THE PROPOSED CONDITIONS. THERE IS A LIMITED AMOUNT OF IMPERVIOUS AREA CONSTRUCTED BETWEEN 1975 AND THE PRESENT WHICH WILL BE REMOVED AS PART OF THE PROPOSED PROJECT.
 2. MINOR CHANGES TO WALKING PATHS AND OTHER SITE IMPROVEMENTS ON THE MOST RECENT PROPOSED SITE PLAN ARE NOT SHOWN ON THIS PLAN. HOWEVER, AREAS REPORTED ON THIS FIGURE ARE EXPECTED TO BE ACCURATE WITHIN A FEW PERCENT.

CHANGE IN USE AREA 3 PAVEMENT TO ROOF=4,352 SF

PARCEL BOUNDARY

PRELIMINARY NOT FOR CONSTRUCTION

- REFERENCES:
- 1933 TREASURY DEPARTMENT PLAN OF U.S. MARINE HOSPITAL LAST DATED 05.09.33, TRACED IN 1977 AND RETRACED IN 1980.
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| REV | DATE | DESCRIPTION | REVISIONS |
|-----|----------|--|-----------|
| 2 | 04.11.08 | FINAL SITE PLAN SUBMISSION TO CITY | |
| 1 | 01.25.06 | SUBMITTED TO MDEP WITH REQUEST FOR PREAPPLICATION MFG. | |

P.E. DWIGHT D. ANDERSON
LIC. #9275

PROJECT: MARTIN'S POINT REDEVELOPMENT PROJECT

SHEET TITLE: PROPOSED IMPERVIOUS AREA

CLIENT: MARTIN'S POINT HEALTH CARE

DESIGNED: DDA DATE: NOV. 2005
 CHECKED: DDA SCALE: 1" = 40'
 FILE NAME: 234401-SP JOB NO. 2344.01

DR: DELUCA-HOFFMAN ASSOCIATES, INC.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 207.775.1101
 WWW.DELUCAHOFFMAN.COM

SHEET: 1-2



TOTAL 1975 EXISTING IMPERVIOUS AREAS ON MARTIN'S POINT AND CITY PARCELS 2.78 ACRES

PROPERTY CURRENTLY OWNED BY THE CITY OF PORTLAND, UNDER CONTRACT TO PENOBSCOT BAY MEDICAL ASSOCIATES 4.6 ACRES

PARCEL BOUNDARY

EXISTING MARINE HOSPITAL

EXISTING MAINTENANCE BUILDING

LEASE CITY OF PORTLAND TO PENOBSCOT BAY MEDICAL ASSOCIATES, INC. 11581/334

N/F CITY OF PORTLAND 3892/334

N/F UNITED STATES OF AMERICA

EXISTING CARRIAGE HOUSE

EXISTING ADMIN 2 & 3

EXISTING ADMIN 1

EXISTING CLINIC

N/F PENOBSCOT BAY MEDICAL ASSOCIATES 4899/203

N/F PENOBSCOT BAY MEDICAL ASSOCIATES, INC. 11581/337

EXISTING MAINTENANCE BUILDING

N/F CEREBRAL PALSY ASSOCIATION OF GREATER PORTLAND, INC. 7138/247

PROPERTY CURRENTLY OWNED BY PENOBSCOT BAY MEDICAL ASSOCIATES 7.0 ACRES

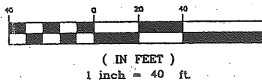
TOTAL 1975 EXISTING IMPERVIOUS AREA FOR BOTH THE CITY AND PENOBSCOT BAY MEDICAL ASSOCIATES PROPERTIES: 2.78 ACRES

PARCEL BOUNDARY

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GRAPHIC SCALE



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| | |
|-------------|--------------------------------------|
| PROJECT | MARTIN'S POINT REDEVELOPMENT PROJECT |
| SHEET TITLE | 1975 IMPERVIOUS AREA |
| CUSTOMER | MARTIN'S POINT HEALTH CARE |

| | | |
|--|--|---|
| DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.751.1101 WWW.DELUCAHOFFMAN.COM | DRAWN: LECJ DESIGNED: DDA CHECKED: DDA FILE NAME: 234401-SP SHEET: I-1 | DATE: NOV. 2005 SCALE: 1" = 40' JOB NO. 2344.01 |
|--|--|---|

P.E. DWIGHT D. ANDERSON LIC. #9275



PROPERTY CURRENTLY OWNED BY THE CITY OF PORTLAND, UNDER CONTRACT TO PENOBSCOT BAY MEDICAL ASSOCIATES 4.6 ACRES

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EXISTING ADMIN 2 & 3

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EXISTING ADMIN 1

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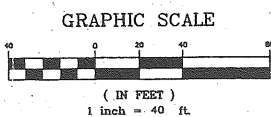
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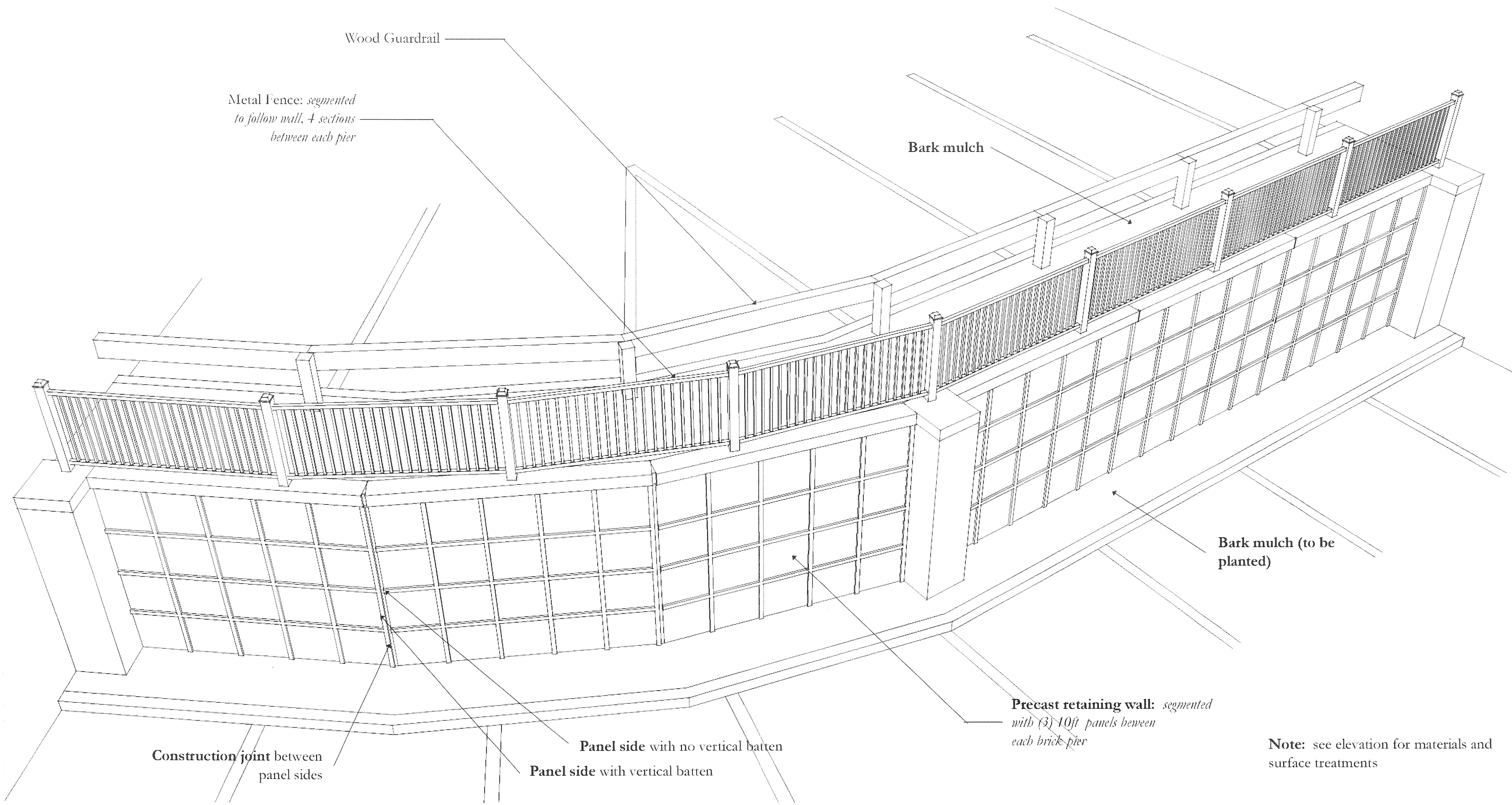
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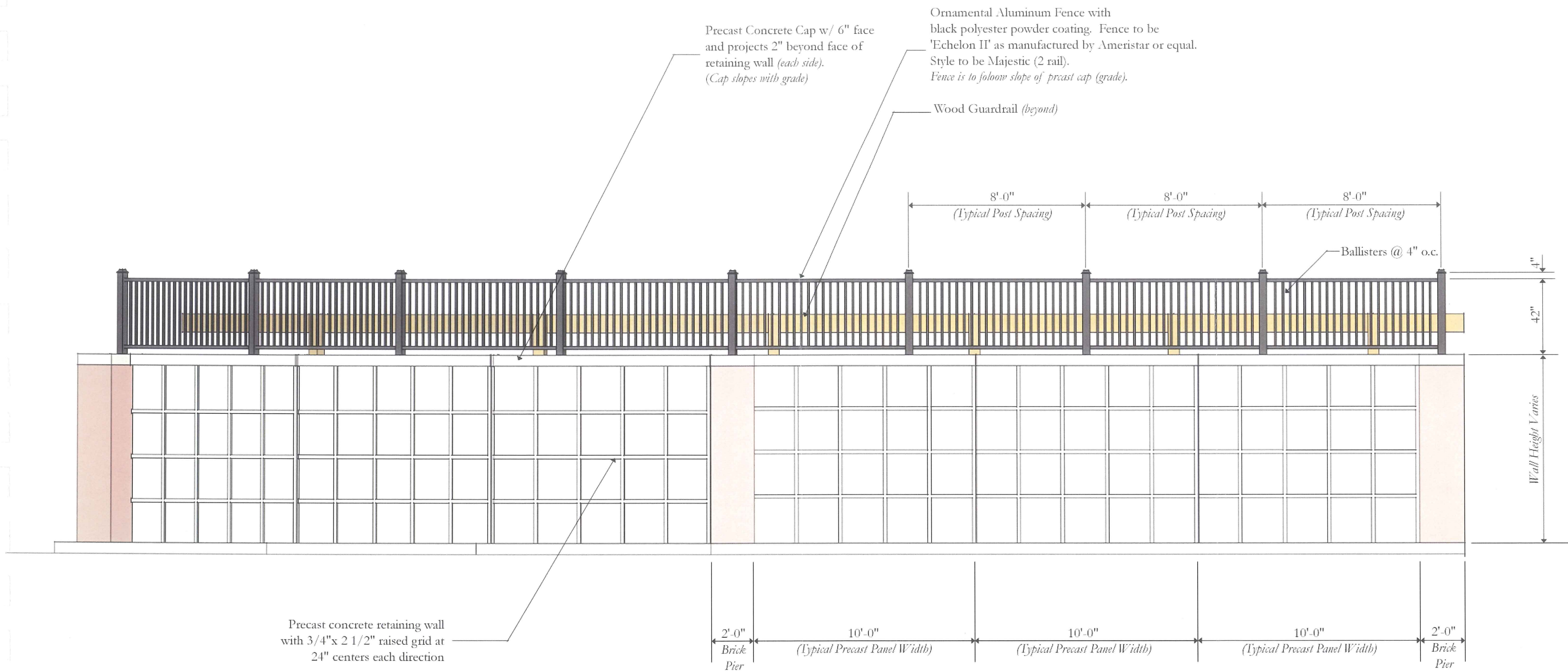
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| | | | | |
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| PROJECT | | MARTIN'S POINT REDEVELOPMENT PROJECT | |  DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.751.1181 WWW.DELUCAHOFFMAN.COM |
| SHEET TITLE | | PROPOSED IMPERVIOUS AREA | | |
| DRAWN | | LECJ | DATE | NOV. 2005 |
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| FILE NAME | | 234401-SP | | |
| SHEET | | I-2 | | |
| REVISIONS | | P.E. DWIGHT D. ANDERSON LIC. #9275 | | |



Retaining Wall Diagram

Martin's Point Health Care
Redevelopment of Martin's Point Campus



Typical Retaining Wall Elevation

Martin's Point Health Care
Redevelopment of Martin's Point Campus



Marine Hospital: Front (West) Elevation

Martin's Point Health Care
Redevelopment of Martin's Point Campus



Marine Hospital: Rear (East) Elevation

Martin's Point Health Care
Redevelopment of Martin's Point Campus