

434-C-5

331 Veranda St.

Expansion

Martin's St.





Aerial View #1

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



Aerial View #2

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



EXISTING FIRE HYDRANT

ACCESS TO MARINE HOSPITAL AND NEW BUILDING FROM UPPER PARKING LEVEL

PROPOSED FIRE HYDRANT

EXISTING FIRE HYDRANT

ACCESS TO 2 SIDES OF BUILDING

PROPOSED FIRE HYDRANT

SITE ENTRANCE

VERANDA STREET (ROUTE 1)

EXISTING FIRE HYDRANT TO BE RELOCATED

MARINE HOSPITAL

ACCESS TO MIDDLE LEVEL PARKING

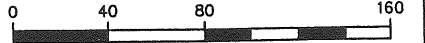
PROPOSED 54,000 SF BUILDING (2 LEVELS OF 27,000 SF)

ACCESS TO OTHER ADMINISTRATIVE BUILDINGS AND CARRIAGE HOUSE

ACCESS TO LOWER LEVEL PARKING

PROPOSED FIRE HYDRANT

GRAPHIC SCALE



1 inch = 80 ft.

DH

DeLuca-Hoffman Associates, Inc.

778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN:	LECJ	DATE:	04.11.06
DESIGNED:	DDA	SCALE:	1"=80'
CHECKED:	DDA	JOB NO.	2344.01
FILE NAME:	234401-SP		

MARTIN'S POINT
REDEVELOPMENT PROJECT

FIRE PROTECTION PLAN

FIGURE

1



RETAINING WALL
HEIGHT VARIES 7'-11'
LENGTH APPROX. 150'

EXISTING MARINE
HOSPITAL TO BE
RENOVATED

PROPOSED 56
SPACE PARKING
AREA

RETAINING WALL
HEIGHT VARIES 4'-10'
LENGTH APPROX. 252'

RETAINING WALL
HEIGHT VARIES 10' MAX.
LENGTH APPROX. 64'

EXISTING DRIVE
CONNECTION TO BE
CLOSED

EXISTING CARRIAGE
HOUSE

VERANDA STREET (ROUTE 1)
VERANDA STREET (ROUTE 1)

TO FALMOUTH

20' FRONT YARD
SETBACK

14' SIDE YARD
SETBACK R-P
ZONE (FOR 3
STORY BUILDING)

RETAINING WALL
HEIGHT VARIES 2'-11'
LENGTH APPROX. 137'

PROPOSED ACCESS
TO UPPER LEVEL
PARKING

NEW SHOREWAY
TRAIL

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

GROUND LEVEL PARKING
EXTENDS UNDER
PROPOSED BUILDING

EXISTING
ADMIN 2 & 3

EXISTING
ADMIN 1

EXISTING
CLINIC

PROPOSED ACCESS
TO MIDDLE LEVEL
PARKING

EXISTING ACCESS
TO GROUND LEVEL
PARKING

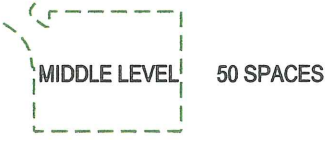
NATURAL RESOURCE LIMITS MARKED IN
FIELD BY NORMANDEAU ASSOCIATES,
REVIEWED BY MADEP FEBRUARY 8, 2006
AND SURVEY LOCATED BY OWEN
HASKELL ON FEBRUARY 27, 2006.

PARKING STRUCTURE
WITH 3 LEVELS
-UPPER DECK
-MIDDLE DECK
-GROUND LEVEL

PARKING STRUCTURE SCHEMATIC

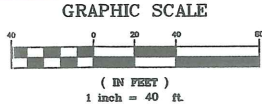


UPPER LEVEL 42 SPACES



MIDDLE LEVEL 50 SPACES

GROUND LEVEL 66 SPACES



(IN FEET)
1 inch = 40 ft.

REV	DATE	DESCRIPTION	REVISIONS
3	04.11.06	FINAL SITE PLAN SUBMISSION TO CITY	
2	02.28.06	SECOND SKETCH PLAN SUBMISSION TO CITY	
1	01.17.06	PLAN ADDED PER CITY COMMENTS	

PROJECT	MARTIN'S POINT REDEVELOPMENT PROJECT
SHEET TITLE	MASTER PLAN
CLIENT	MARTIN'S POINT HEALTH CARE

DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 6 SOUTH PORTLAND, ME 04106 207.776.1121 WWW.DELOCAHOFFMAN.COM	DRAWN: LECJ DATE: JAN. 2006 DESIGNED: DDA SCALE: 1" = 40' CHECKED: DDA JOB NO. 2344.01 FILE NAME: 234401-SP SHEET:
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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

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

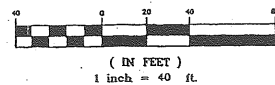
TOTAL 1975 EXISTING IMPERVIOUS AREA FOR
BOTH THE CITY AND PENOBSCOT BAY MEDICAL
ASSOCIATES PROPERTIES: 2.78 ACRES

PARCEL BOUNDARY

PRELIMINARY NOT FOR CONSTRUCTION


REFERENCES:
1. 1933 TREASURY DEPARTMENT PLAN OF U.S.
MARINE HOSPITAL LAST DATED 05.09.33, TRACED
IN 1977 AND RETRACED IN 1980.
2. 1976 AERIAL PHOTOGRAPH FROM THE GREATER
PORTLAND COUNCIL OF GOVERNMENTS USED TO
VERIFY ACCURACY OF 1933 PLAN.

GRAPHIC SCALE

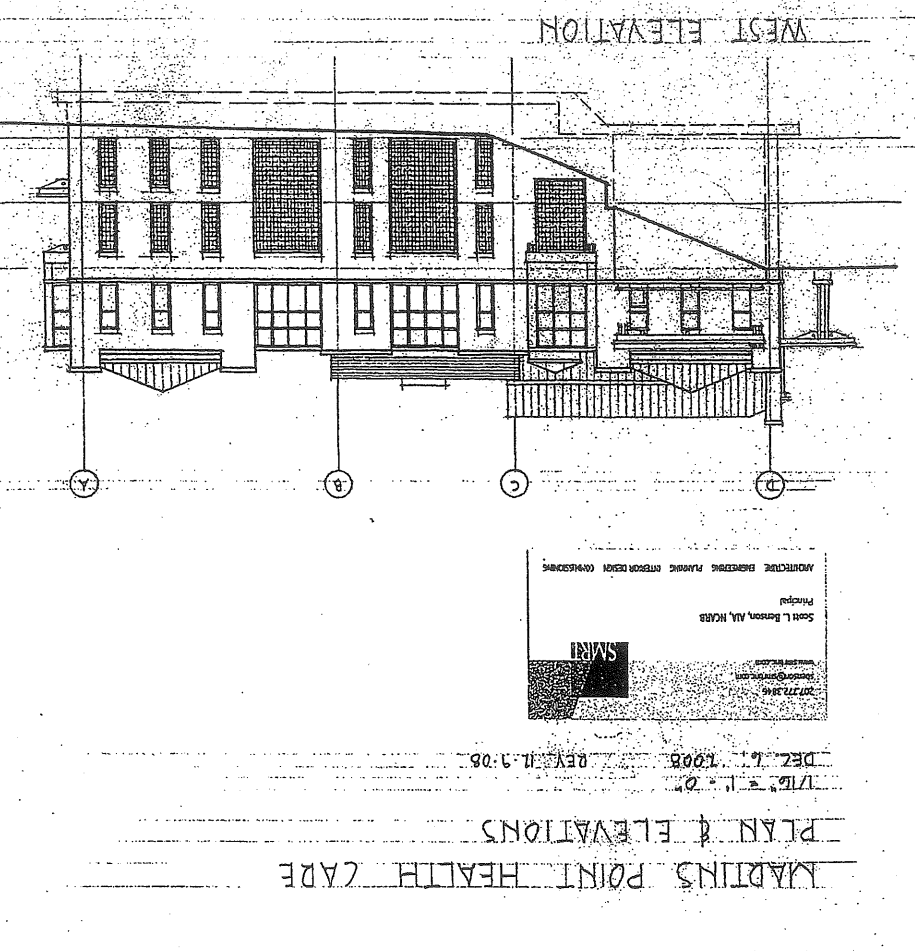
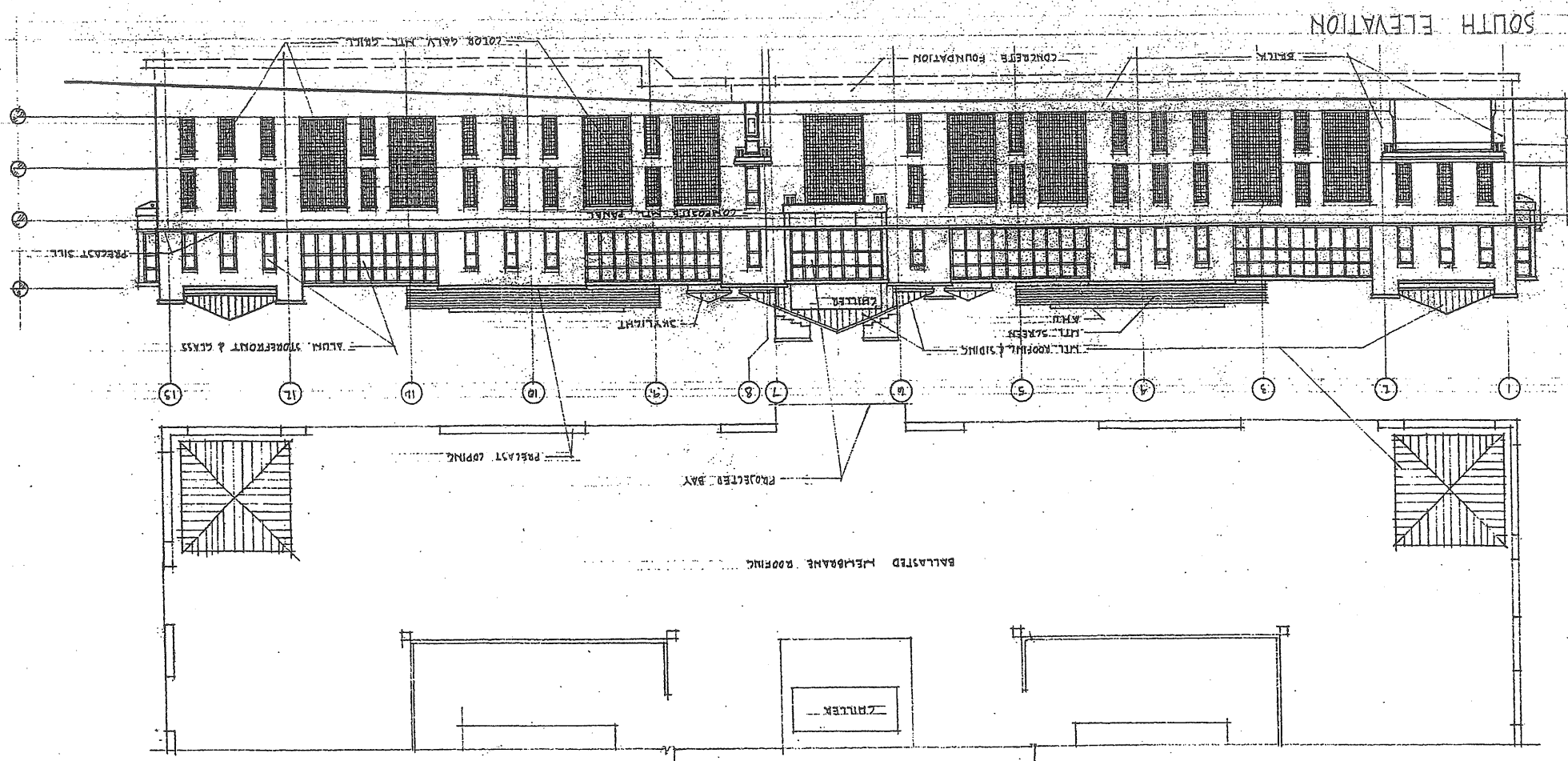


REV	DATE	DESCRIPTION	REVISIONS
2	04.11.05	FINAL SITE PLAN SUBMISSION TO CITY	
1	01.25.05	SUBMITTED TO M&DP WITH REQUEST FOR PREAPPLICATION MTC.	

PROJECT	MARTIN'S POINT REDEVELOPMENT PROJECT
SHEET TITLE	1975 IMPERVIOUS AREA
CLIENT	MARTIN'S POINT HEALTH CARE

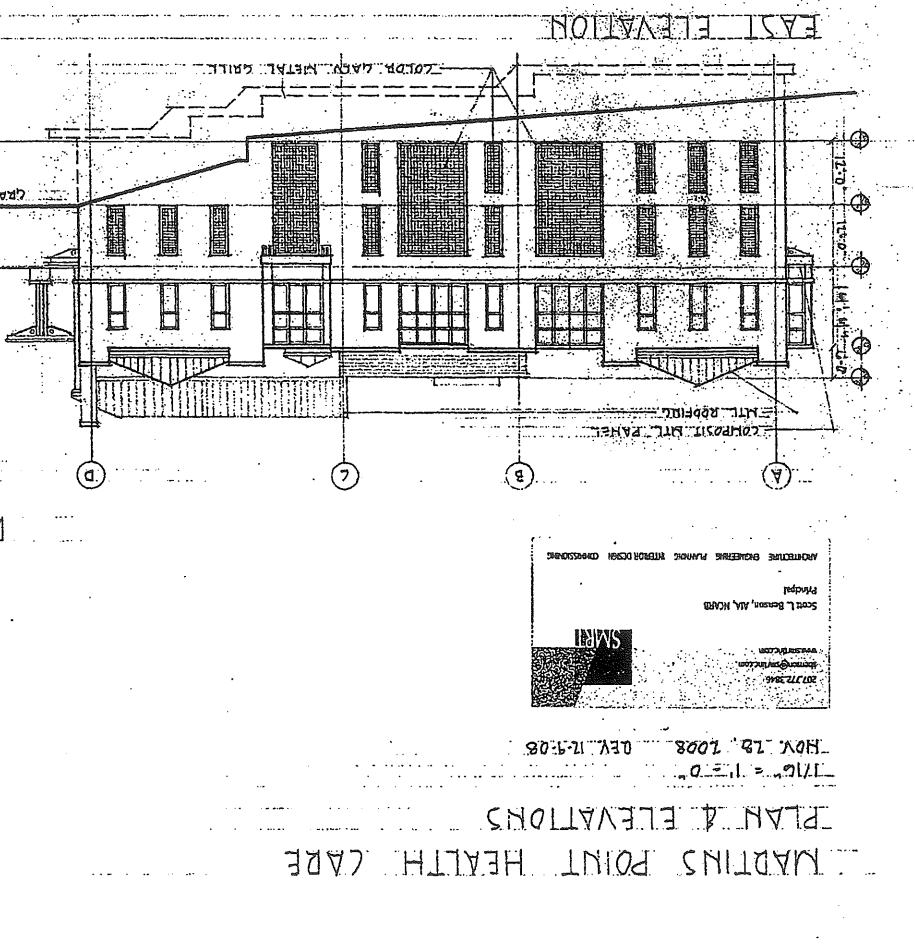
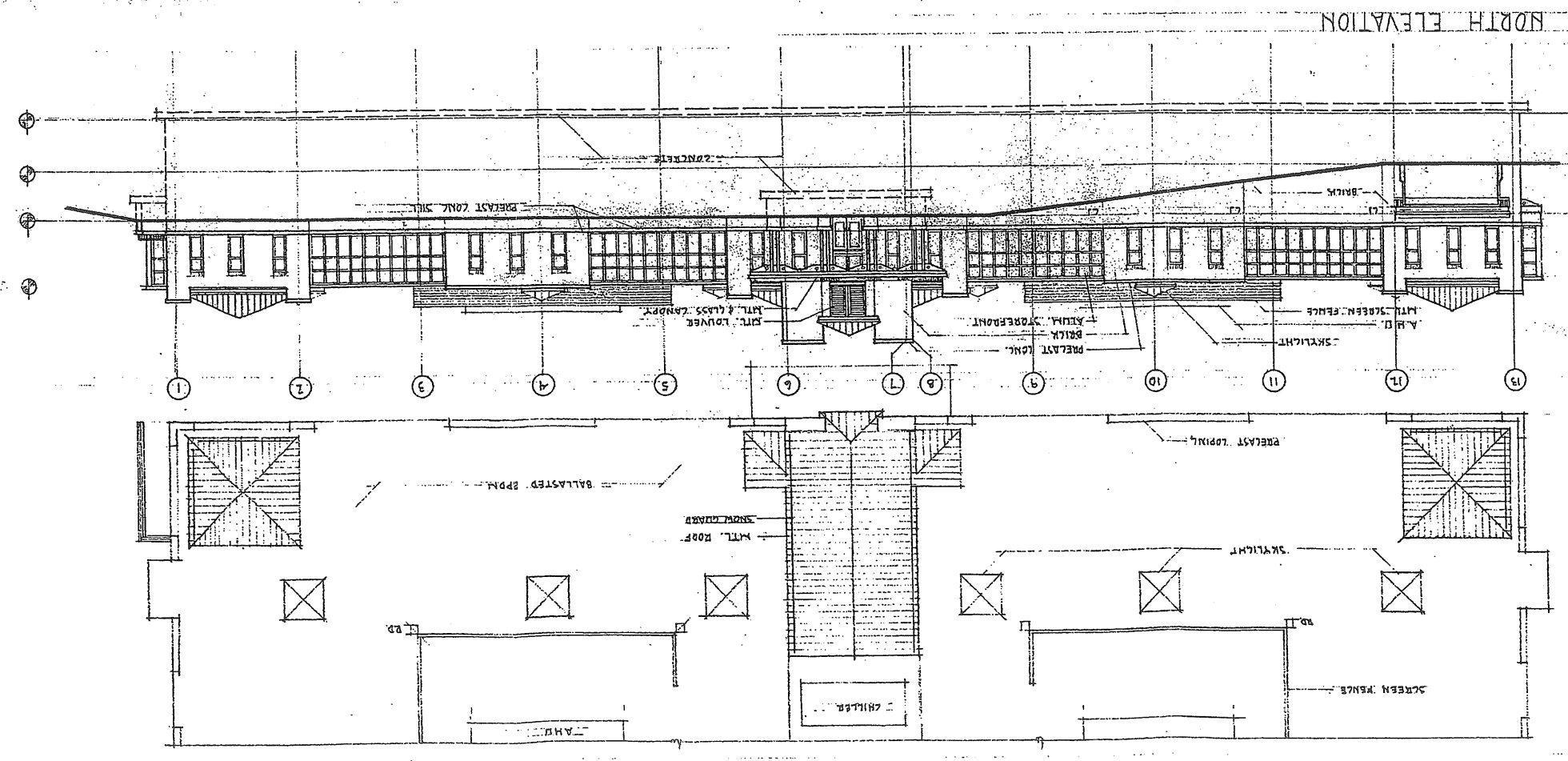
 DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.775.1191 WWW.DELOUCAHOFFMAN.COM	DRAWN:	LECJ	DATE:	NOV. 2005
	DESIGNED:	DDA	SCALE:	1" = 40'
CHECKED:	DDA	JOB NO.:	2344.01	
FILE NAME:	234401-SP			
SHEET	-1-			

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



ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN CONSULTANTS
 SMARI
 Scott L. Brown, AIA, NCARB
 Principal
 20773 Ave.
 Hendersonville, NC 28736
 Hendersonville@smari.com
 704.892.1111

DATE: 12.1.08
 REV: 12-1-08
 1/16" = 1'-0"
 PLAN & ELEVATIONS
 MARTINS POINT HEALTH CARE



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 1/16" = 1'-0"
 PLAN & ELEVATIONS
 MARTINS POINT HEALTH CARE

Att. 1.40

PRELIMINARY NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1		REVISED FOR INTERNAL REVIEW

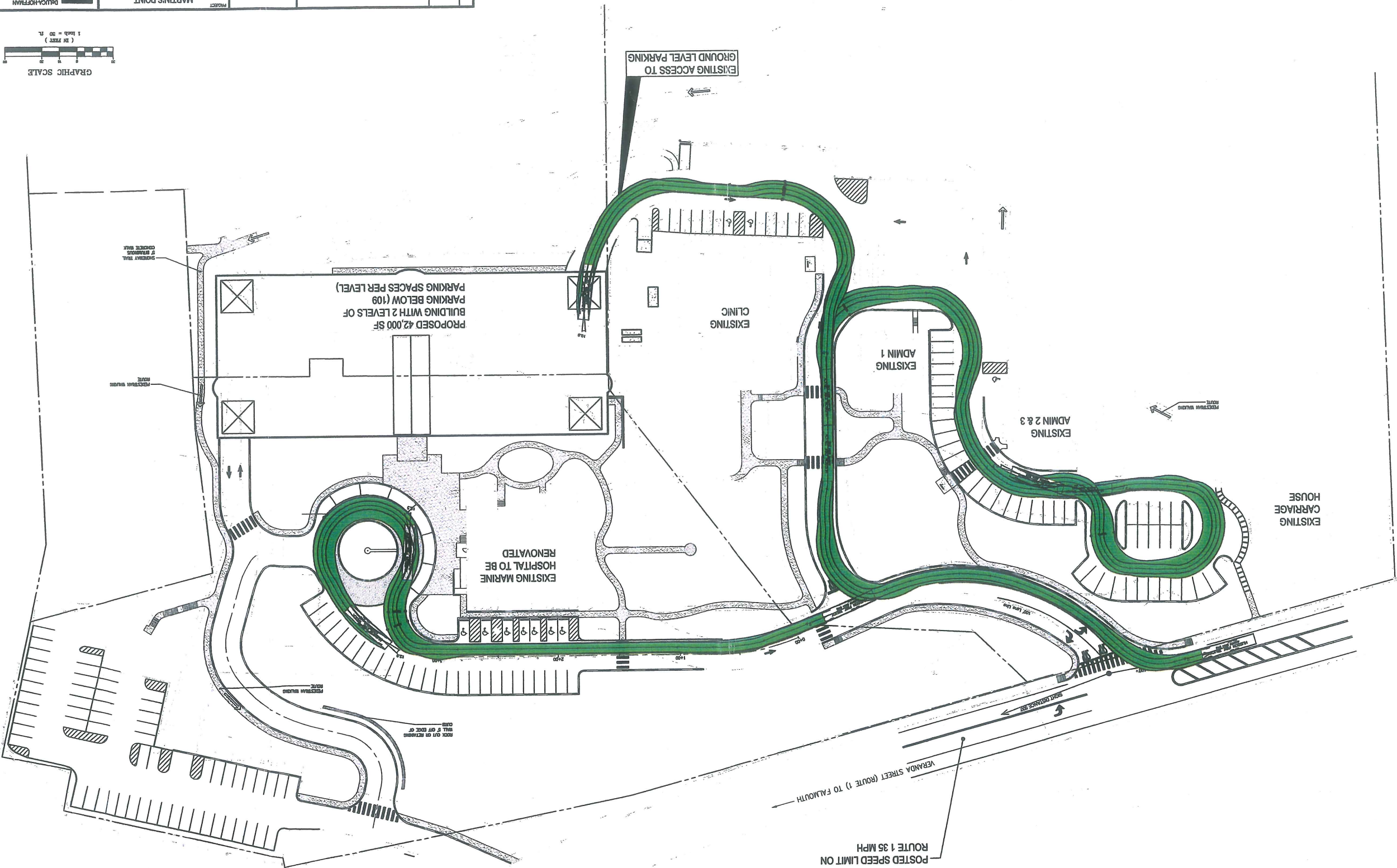
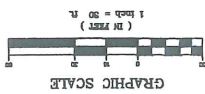
PROJECT	CLIENT
MARTIN'S POINT REDEVELOPMENT PROJECT	MARTIN'S POINT HEALTH CARE

PROJECT	DATE	SCALE	DATE
MARTIN'S POINT REDEVELOPMENT PROJECT	DEC 2008	1" = 30'	

REV	DATE	DESCRIPTION
1		REVISED FOR INTERNAL REVIEW

PROJECT	CLIENT
MARTIN'S POINT REDEVELOPMENT PROJECT	MARTIN'S POINT HEALTH CARE

PROJECT	DATE	SCALE	DATE
MARTIN'S POINT REDEVELOPMENT PROJECT	DEC 2008	1" = 30'	



Att. 1.14