

From Mark Eyermann

I reviewed the Gardiner Green application for conformance with the submission requirements in Sections 6.3.2 and 6.3.3 of the Land Use Ordinance. In many cases the information required is covered by the companion subdivision application. Generally the submission conforms to the ordinance requirements. There are a few important areas that need to be addressed:

1. Section 6.3.2.5 calls for cost estimates and a construction schedule. I do not believe those are included in the application. **Attached to this submission**
2. Section 6.3.2.6 deals with state and federal approvals or permits. This is not addressed but as noted for the subdivision application, there may be none that apply. **None applicable**
3. Section 6.3.2.7.1.3 requires that required setbacks be shown. Since this project involves the reuse of existing buildings, this requirement is moot but the Board may want to formally waive it or otherwise make note of it. **None applicable**
4. Section 6.3.2.7.2.3 calls for the floor elevations of buildings. I do not believe these are shown. **Included with this submission a revised survey with the requested information**
5. Section 6.3.2.7.2.6 requires information on any signs proposed to be installed or altered. This is not addressed. **Included with this submission a revised survey with the requested information. The current sign will be kept in its existing location with just a change of presentation info.**
6. Section 6.3.2.7.2.7 requires information on proposed exterior lighting. The subdivision plan shows existing light poles but no additional information is provided. Section 8.7 addresses the exterior lighting requirements. Section 8.7.4 requires the submission of a lighting plan when 3 or more units are created in a building. **Not applicable –existing lighting will be reused with no changes**
7. Section 6.3.2.7.2.8 addresses provisions for landscaping and buffering. In a response to the standard of 6.5.2.3 the applicant says that buffering and landscaping are shown on the site plan but I'm not sure what this means. I do not find any specific provisions except for a lot of tree stamps. Section 8.11 establishes standards for buffering that apply to multi-family structures. There is nothing in the application that addresses compliance with these standards. **Attached to this submission a buffering plan done by Jim Coffin**
8. Description of land clearing and debris removal. **No land clearing. Debris removal from the site by dumpster**
9. Section 6.3.4.2 requires elevation drawings including specification of all facade and roof materials including color and texture. The renderings sort of show some of this. In addition the requirements of the HDR District address neighborhood compatibility (Section 7.8.4.3) and that the application must address this. **As below:**

If you look at the project's Concept Rendering in Appendix I you will notice that the circulation has been adjusted in five major areas:

1. The Site has been reconfigured to create a vehicular East/West Drive that separates the residential structures to the South from the additional parking to the North. Some of the pavement in the residential district has been removed and converted into gardens. There is now only one North South thoroughfare that goes from an existing North Drive to the existing South entrance road to the Alzheimers facility.
2. A new drop-off entrance circle has been provided off of Dresden Avenue for Buildings #5 & #6. The new ADA front door is being created at the juncture of the rehabilitated buildings.
3. In that drop-off area, asphalt paving will be removed and new pervious pavers installed (wherever possible) to mitigate storm water run-off and to keep more drainage onsite.
4. A new English Garden is being proposed between buildings 5,6 & the Boiler Plant
5. There is a new pool proposed to the south of the rehabilitated Gardiner Family Medicine Building

With respect to facade and roof materials, there are four separate structures on the existing site and most will be expanded (without adding footprint) and totally rehabilitated. The four buildings include Building 5, Building 6, Boiler Plant and the Gardiner Family Medicine Building:

1. Building #6, the main hospital building, is located on the northwest quadrant of the site and has a roughly 10,000 gsf floorplate (by three stories) for a total of 30,000 gsf. The existing structure (ca 1970) was constructed with a steel structure and cast-in-place concrete exterior framing with profile block infill. We propose to remove much of the profile block and introduce a more modernist aesthetic (reminiscent of the Salk Institute as designed by Louis Kahn) through the introduction of large glass curtain walls and cantilevered precast decks with glass and stainless steel balusters. There will be a mix of wood, steel and concrete and the effect will be open and streamlined. Areas of the lower level will be changed from a basement print shop and maintenance/storage and be incorporated into the project as residential units with walk-out access to a newly created English sunken garden.
After renovation, this building will house 34 luxury residential apartments averaging 620 sf. All apartments will have upscale finishes like stone counters and stainless appliances. Most will have an outdoor deck or patio. We anticipate that these units will be highly sought-after by working professionals and retirees.

2. Building #5 will be totally reworked with metal panels and will incorporate similar elements (like stainless steel and wood) proposed in the style of Louis Kahn for building #6. There will be a second story added to the existing footprint which will bring the square footage to approximately 6,000 sf. This structure will house 4 luxury residential townhouse units. Most will have a deck or outdoor patio.
3. The original Boiler Plant, the most historic of all the structures, is an early 20th century brick edifice with 6x6 double hung windows and a steeply pitched asphalt gable roof punctuated with 4 small gabled dormers. There is a tall masonry chimney centered on the North elevation and the overall scale of the structure is nicely proportioned in its modest scale. There is a basement that has been exposed as earth was removed from the south elevation of the building. We propose to keep with the Colonial Revival aesthetic and create a cross gable where there is presently a plateau to the East. The brick will be kept but likely be whitewashed to soften its juxtaposition with the new clapboarded cross gables, We are incorporating two luxury townhouse residential units in the expanded structure.

The existing Gardiner Family Medicine building is a profile block and steel frame ca 80's commercial structure that has commercial casement and double hung windows. We propose to keep to the building's footprint and to convert the lower level facing south into garages with 11 townhouse units housed above on the first floor and a newly configured roof with a steeper pitch and gables. We will re-clad the building in wood clapboard siding and add bays and porches to give the boxed structure more of a residential feel. Market permitting, we would like to incorporate a pool and patio amenity to the south where there was once a parking lot.

With respect to neighborhood compatibility, we acknowledge that the Dresden Avenue neighborhood is a lovely, leafy and quiet neighborhood. We appreciate this fact and strongly maintain that our project will add to this character, not detract from it.

Certainly, no one could credibly argue that the buildings and hospital site, as they currently present to the neighborhood, are, in any way, attractive. Only the boiler building, buried deep in the site, has any architectural redeeming value. And the site itself is substantially asphalt and devoid of landscaping and buffering.

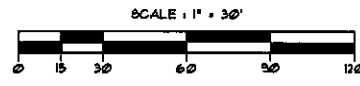
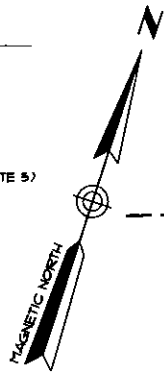
Our proposal, we believe, will be a boon to the neighborhood. First of all, the buildings will become much more aesthetic and add to the neighborhood character. Even the contemporary reimagining proposed for building five and building six will be a significant improvement over what currently exists. And the cottage/ gabled Victorian execution for the boiler building and the Gardner Family Medicine building fits in nicely with the traditional feel of the neighborhood. Secondly, we will be buffering and landscaping extensively such that the site will be more park-like and buffered from the street and

adjacent properties. It will have more extensive green areas and an improved stormwater management system.

Lastly, we know that the intensity of use will be substantially less than what existed onsite, even in the very recent past. Just last year over 100 patients per day were traveling to and from the GFM building alone. And the existence of XRay, the AIDS clinic and other hospital services in the main hospital building generated substantial traffic as well. We know that our use will be much more benign with a stable and mature clientele.

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER PARCEL)
- N/F NOW OR FORMERLY
- 15/02/21 BOOK AND PAGE NUMBER
- IRON PIPE OR ROD FOUND
- UNDERGROUND GAS LINE (SEE NOTE 5)
- UNDERGROUND ELECTRIC LINE (SEE NOTE 5)
- SEWER LINE (SEE NOTE 5)
- WATER LINE (SEE NOTE 5)
- STORM DRAIN LINE (SEE NOTE 5)
- UTILITY POLE WITH OVERHEAD WIRES
- BOLLARD
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING LIGHT POLE
- APPROXIMATE TREE LINE
- METAL HAND RAIL
- METAL GUARD RAIL
- CHAIN LINK FENCE
- EXISTING PAVED AREA
- EXISTING BUILDING



RECORDING DATA

KENNEBEC COUNTY REGISTRY OF DEEDS
 RECEIVED _____ AT _____ h. _____ m. _____ A.M.
 RECORDED IN PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR

APPROVAL

APPROVED BY THE CITY OF GARDINER PLANNING BOARD.
 CHAIRPERSON _____
 DATE _____

NO.	REVISION	DATE
1	ADDED LAND FROM P/GS RE-148	12-24-2020
2	ADDED MAINE GENERAL ADDRESS	3-13-2021
3	ADDED FLOOR ELEVATIONS AND SIGNS	9-1-2021

SUBDIVISION PLAN
GARDINER GREEN (SEE NOTE 2)
 150 DRESDEN AVENUE - GARDINER, MAINE
 LAND OWNER:
MAINEGENERAL MEDICAL CENTER
 DEEDS - 1) BK 4869, PG 103 2) BK 3628, PG 92 3) BK 2680, PG 269

PLANT MAPPING
 488 MAIN STREET - LEWISTON, MAINE
 plantmapping@yuboo.com
HATHAWAY HOLDINGS, LLC
 WATERVILLE, MAINE

PREPARED BY: _____
 CLIENT: _____
 SEE NOTES 2, 3 & 6
 SHEET NUMBER _____

N/F GORDON & HELEN STEVENS
 TM 32, L20
 5350/155

N/F GORDON & HELEN STEVENS
 TM 32, L20
 5350/155

N/F MAINEGENERAL MEDICAL CENTER
 25 MEDICAL CENTER PARKWAY
 AUGUSTA, ME 04330
 TM 32, L23
 4869/103, 3628/52, 2680/269
 4.52 ACRES (197180 ± sf)

PARCEL TO BE CONVEYED FROM MAINEGENERAL REHABILITATION & LONG TERM CARE
 0.90 ACRE (39,356 ± sf)

N/F MAINEGENERAL REHABILITATION & LONG TERM CARE
 TM 32, L23A
 4360/153

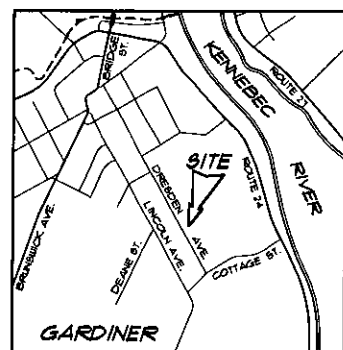
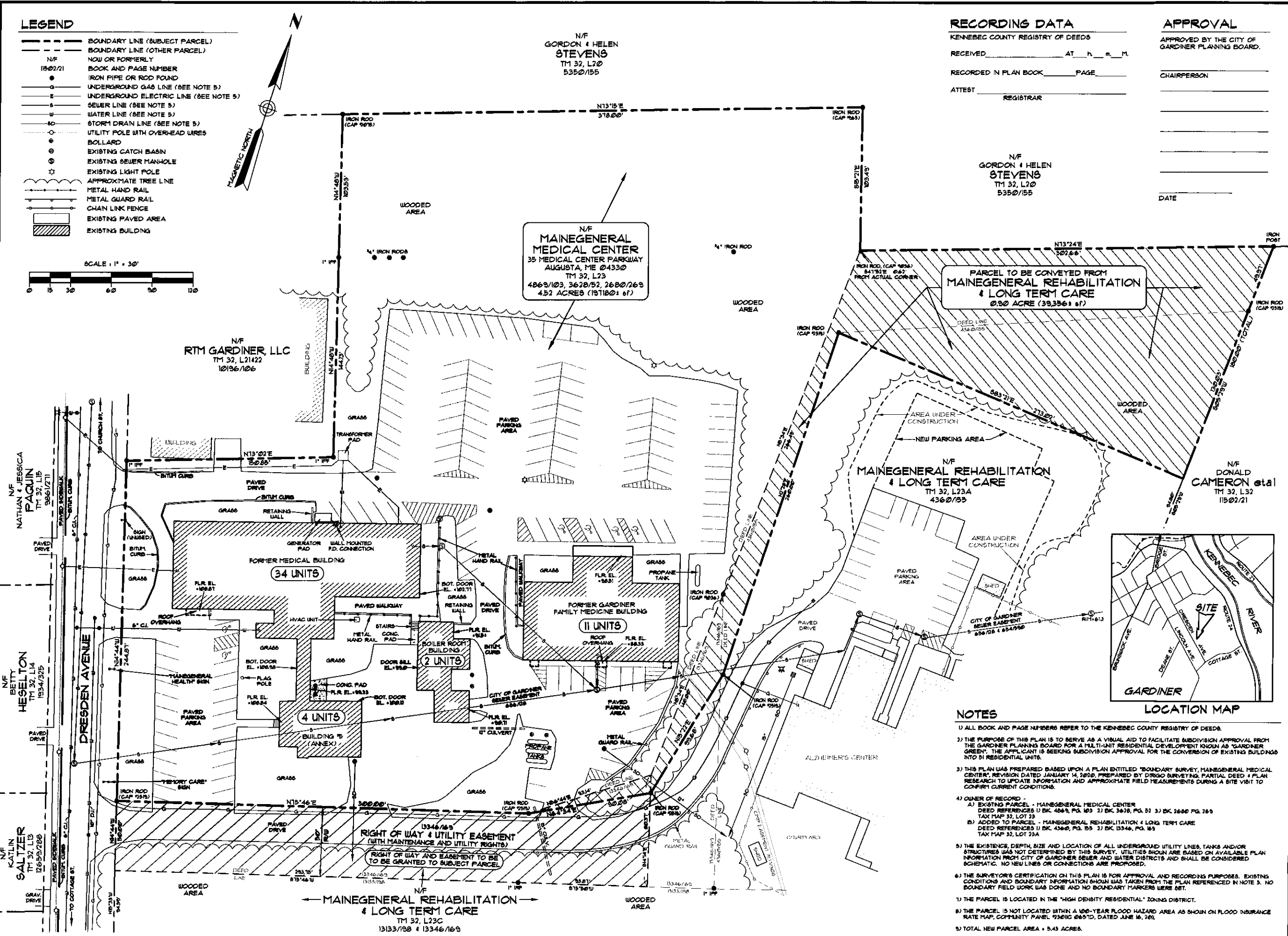
N/F DONALD CAMERON et al
 TM 32, L32
 11502/21

N/F RTM GARDINER LLC
 TM 32, L21422
 10196/106

N/F NATHAN & JESSICA PAQUIN
 TM 32, L15
 5961/21

N/F BETTY HESELTON
 TM 32, L14
 1934/325

N/F KATLIN SALTZER
 TM 32, L13
 1269/288

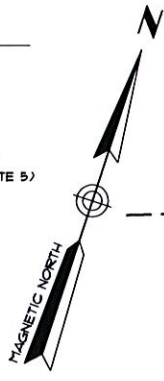
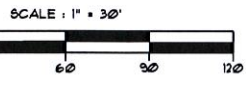


NOTES

- 1) ALL BOOK AND PAGE NUMBERS REFER TO THE KENNEBEC COUNTY REGISTRY OF DEEDS.
- 2) THE PURPOSE OF THIS PLAN IS TO SERVE AS A VISUAL AID TO FACILITATE SUBDIVISION APPROVAL FROM THE GARDINER PLANNING BOARD FOR A MULTIFAMILY RESIDENTIAL DEVELOPMENT KNOWN AS 'GARDINER GREEN'. THE APPLICANT IS SEEKING SUBDIVISION APPROVAL FOR THE CONVERSION OF EXISTING BUILDINGS INTO 51 RESIDENTIAL UNITS.
- 3) THIS PLAN WAS PREPARED BASED UPON A PLAN ENTITLED 'BOUNDARY SURVEY, MAINEGENERAL MEDICAL CENTER', REVISION DATED JANUARY 14, 2020, PREPARED BY DRIGO SURVEYING. PARTIAL DEED & PLAN RESEARCH TO UPDATE INFORMATION AND APPROXIMATE FIELD MEASUREMENTS DURING A SITE VISIT TO CONFIRM CURRENT CONDITIONS.
- 4) OWNER OF RECORD -
 A) EXISTING PARCEL - MAINEGENERAL MEDICAL CENTER
 DEED REFERENCES 1) BK 4869, PG. 103 2) BK 3628, PG. 92 3) BK 2680 PG. 269
 TAX MAP 32, LOT 23
 B) ADDED TO PARCEL - MAINEGENERAL REHABILITATION & LONG TERM CARE
 DEED REFERENCES 1) BK 4360, PG. 155 2) BK 15346, PG. 103
 TAX MAP 32, LOT 33A
- 5) THE EXISTENCE, DEPTH, SIZE AND LOCATION OF ALL UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT DETERMINED BY THIS SURVEY. UTILITIES SHOWN ARE BASED ON AVAILABLE PLAN INFORMATION FROM CITY OF GARDINER SEWER AND WATER DISTRICTS AND SHALL BE CONSIDERED SCHEMATIC. NO NEW LINES OR CONNECTIONS ARE PROPOSED.
- 6) THE SURVEYOR'S CERTIFICATION ON THIS PLAN IS FOR APPROVAL AND RECORDING PURPOSES. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 3. NO BOUNDARY FIELD WORK WAS DONE AND NO BOUNDARY MARKERS WERE SET.
- 7) THE PARCEL IS LOCATED IN THE 'HIGH DENSITY RESIDENTIAL' ZONING DISTRICT.
- 8) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 19301G 0601D, DATED JUNE 10, 2010.
- 9) TOTAL NEW PARCEL AREA = 5.43 ACRES.

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER PARCEL)
- N/F NOW OR FORMERLY
- 150/271 BOOK AND PAGE NUMBER
- IRON PIPE OR ROD FOUND
- UNDERGROUND GAS LINE (SEE NOTE 5)
- UNDERGROUND ELECTRIC LINE (SEE NOTE 5)
- SEWER LINE (SEE NOTE 5)
- WATER LINE (SEE NOTE 5)
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- EXISTING LIGHT POLE
- APPROXIMATE TREE LINE
- METAL HAND RAIL
- METAL GUARD RAIL
- CHAIN LINK FENCE
- ▨ EXISTING PAVED AREA
- ▩ EXISTING BUILDING



N/F
GORDON & HELEN
STEVENS
TM 32, L20
5350/155

N/F
MAINEGENERAL
MEDICAL CENTER
35 MEDICAL CENTER PARKWAY
AUGUSTA, ME 04330
TM 32, L23
4869/103, 3628/52, 2680/269
4.52 ACRES (197180 ± sf)

N/F
RTM GARDINER, LLC
TM 32, L21422
10196/106

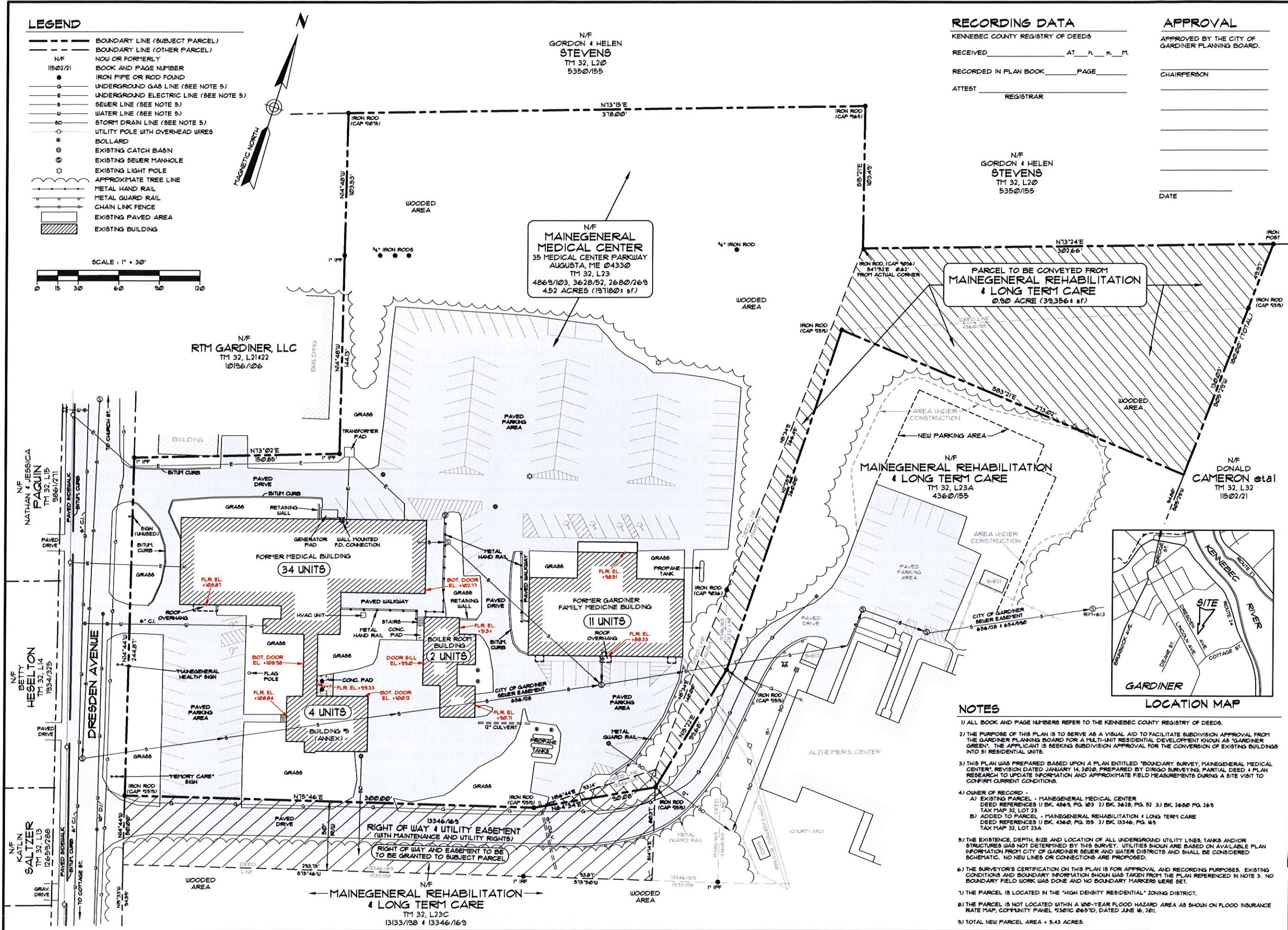
RECORDING DATA

KENNEBEC COUNTY REGISTRY OF DEEDS
RECEIVED _____ AT _____ h. _____ m. _____ M.
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ATTEST _____ REGISTRAR

APPROVAL

APPROVED BY THE CITY OF GARDINER PLANNING BOARD.
CHAIRPERSON _____
DATE _____

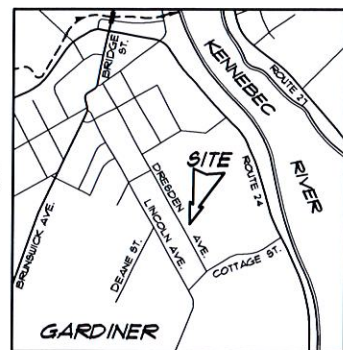
NO.	REVISION	DATE
3	ADDED FLOOR ELEVATIONS AND SIGNS	3-7-2021
2	ADDED MAINE GENERAL ADDRESS	3-3-2021
1	ADDED LAND FROM M/G REHAB	12-24-2020



PARCEL TO BE CONVEYED FROM
MAINEGENERAL REHABILITATION
& LONG TERM CARE
0.90 ACRE (39,356 ± sf)

N/F
MAINEGENERAL REHABILITATION
& LONG TERM CARE
TM 32, L23A
4360/155

N/F
DONALD
CAMERON et al
TM 32, L32
11502/21



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- 3) THIS PLAN WAS PREPARED BASED UPON A PLAN ENTITLED 'BOUNDARY SURVEY, MAINEGENERAL MEDICAL CENTER', REVISION DATED JANUARY 14, 2020, PREPARED BY DIRIGO SURVEYING. PARTIAL DEED & PLAN RESEARCH TO UPDATE INFORMATION AND APPROXIMATE FIELD MEASUREMENTS DURING A SITE VISIT TO CONFIRM CURRENT CONDITIONS.
- 4) OWNER OF RECORD -
A) EXISTING PARCEL - MAINEGENERAL MEDICAL CENTER
DEED REFERENCES 1) BK. 4869, PG. 103 2) BK. 3628, PG. 52 3) BK. 2680, PG. 269
TAX MAP 32, LOT 23
B) ADDED TO PARCEL - MAINEGENERAL REHABILITATION & LONG TERM CARE
DEED REFERENCES 1) BK. 4360, PG. 155 2) BK. 15346, PG. 165
TAX MAP 32, LOT 23A
- 5) THE EXISTENCE, DEPTH, SIZE AND LOCATION OF ALL UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT DETERMINED BY THIS SURVEY. UTILITIES SHOWN ARE BASED ON AVAILABLE PLAN INFORMATION FROM CITY OF GARDINER SEWER AND WATER DISTRICTS AND SHALL BE CONSIDERED SCHEMATIC. NO NEW LINES OR CONNECTIONS ARE PROPOSED.
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- 7) THE PARCEL IS LOCATED IN THE 'HIGH DENSITY RESIDENTIAL' ZONING DISTRICT.
- 8) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 9301C 0691D, DATED JUNE 10, 2011.
- 9) TOTAL NEW PARCEL AREA = 5.43 ACRES.

TITLE: MEASURED LOCATIONS OF FLOOR ELEVATIONS
GARDINER GREEN (SEE NOTE 2)
150 DRESDEN AVENUE - GARDINER, MAINE
LAND OWNER:
MAINEGENERAL MEDICAL CENTER
DEEDS - 1) BK 4869, PG 103 2) BK 3628, PG 52 3) BK 2680, PG 269

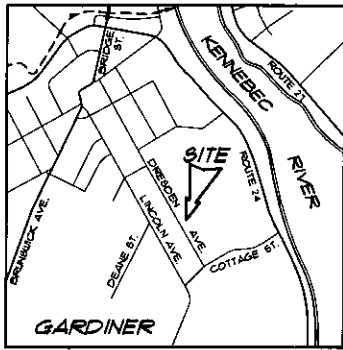
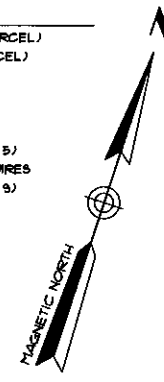
PREPARED BY:
PLANT MAPPING
488 MAIN STREET - LEWISTON, MAINE
plantmapping@ymail.com
CLIENT:
HATHAWAY HOLDINGS, LLC
WATERVILLE, MAINE



SEE NOTES 2, 3 & 6
SHEET NUMBER _____

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER PARCEL)
- N/F NOW OR FORMERLY
- 1502/21 BOOK AND PAGE NUMBER
- IRON PIPE OR ROD FOUND
- SEWER LINE (SEE NOTE 5)
- STORM DRAIN LINE (SEE NOTE 5)
- UTILITY POLE WITH OVERHEAD WARES
- EXISTING CONTOUR (SEE NOTE 5)
- BOLLARD
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING LIGHT POLE
- APPROXIMATE TREE LINE
- METAL HAND RAIL
- METAL GUARD RAIL
- CHAIN LINK FENCE
- EXISTING PAVED AREA
- EXISTING BUILDING



N/F
RTM GARDINER LLC
TM 32, L21422
10196/106

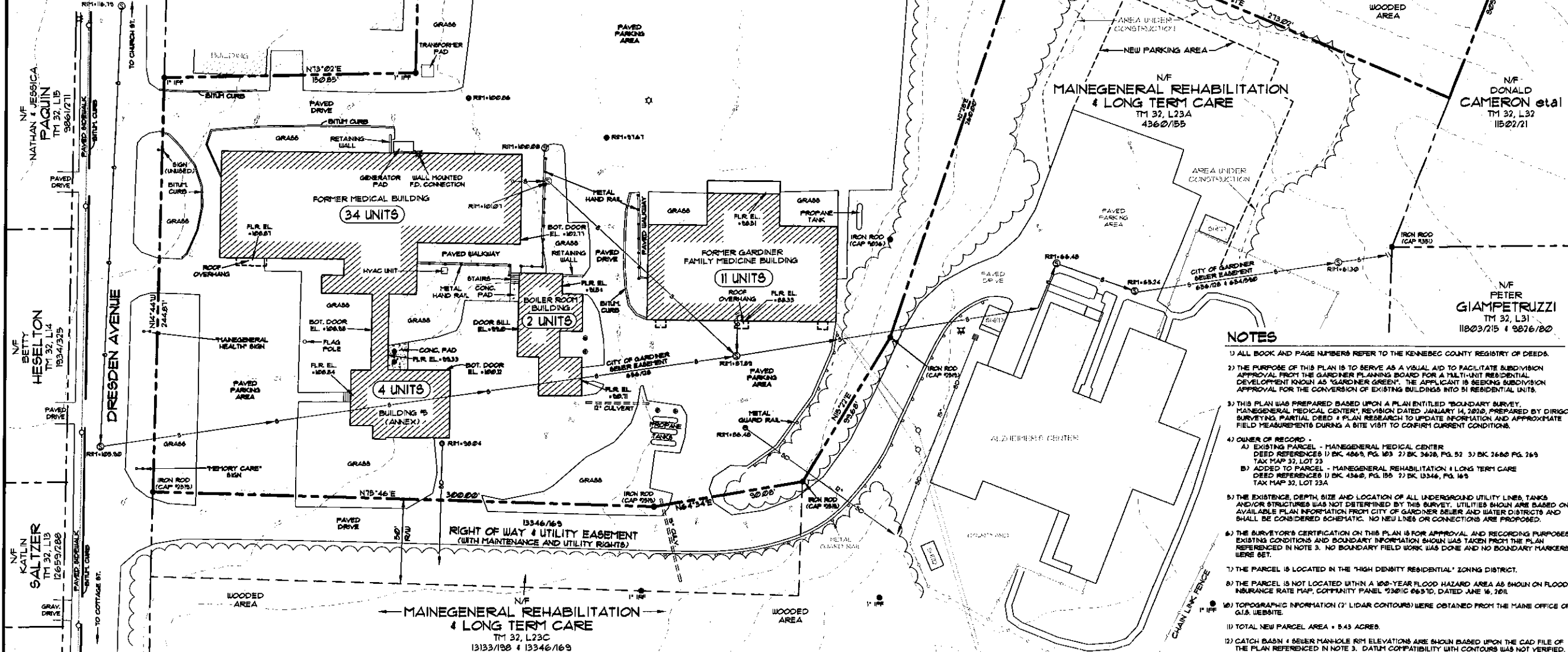
N/F
GORDON & HELEN STEVENS
TM 32, L20
5350/155

N/F
GORDON & HELEN STEVENS
TM 32, L20
5350/155

N/F
DONALD CAMERON et al
TM 32, L32
11502/21

N/F
MANEGENERAL REHABILITATION & LONG TERM CARE
TM 32, L23A
4360/155

N/F
PETER GIAMPETRUZZI
TM 32, L31
11803/215 & 9876/100



NOTES

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- 3) THIS PLAN WAS PREPARED BASED UPON A PLAN ENTITLED "BOUNDARY SURVEY, MANEGENERAL MEDICAL CENTER", REVISION DATED JANUARY 14, 2020, PREPARED BY DIRIGO SURVEYING PARTIAL DEED & PLAN RESEARCH TO UPDATE INFORMATION AND APPROXIMATE FIELD MEASUREMENTS DURING A SITE VISIT TO CONFIRM CURRENT CONDITIONS.
- 4) OWNER OF RECORD - MANEGENERAL MEDICAL CENTER
 A) EXISTING PARCEL - MANEGENERAL MEDICAL CENTER
 DEED REFERENCES 1) BK. 4669, PG. 163 2) BK. 3638, PG. 52 3) BK. 2660 PG. 269
 TAX MAP 32, LOT 23
 B) ADDED TO PARCEL - MANEGENERAL REHABILITATION & LONG TERM CARE
 DEED REFERENCES 1) BK. 4360, PG. 195 2) BK. 1346, PG. 169
 TAX MAP 32, LOT 23A
- 5) THE EXISTENCE, DEPTH, SIZE AND LOCATION OF ALL UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT DETERMINED BY THIS SURVEY. UTILITIES SHOWN ARE BASED ON AVAILABLE PLAN INFORMATION FROM CITY OF GARDINER SEWER AND WATER DISTRICTS AND SHALL BE CONSIDERED SCHEMATIC. NO NEW LINES OR CONNECTIONS ARE PROPOSED.
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- 7) THE PARCEL IS LOCATED IN THE "HIGH DENSITY RESIDENTIAL" ZONING DISTRICT.
- 8) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 2301C 0631D, DATED JUNE 16, 2011.
- 9) TOPOGRAPHIC INFORMATION (2' LIDAR CONTOURS) WERE OBTAINED FROM THE MAINE OFFICE OF G.L.S. WEBSITE.
- 10) TOTAL NEW PARCEL AREA = 5.43 ACRES.
- 11) CATCH BASIN & SEWER MANHOLE RIM ELEVATIONS ARE SHOWN BASED UPON THE CAD FILE OF THE PLAN REFERENCED IN NOTE 3. DATUM COMPATIBILITY WITH CONTOURS WAS NOT VERIFIED.

<p>SCALE: 1" = 30'</p> <p>DATE: 12-24-2020</p> <p>DRAWN BY: PLANIT</p> <p>APPR. BY: KRF</p> <p>PROJECT: 20-11</p> <p>CAD: 20-11 SUB</p>	
<p>TITLE:</p> <p>TOPOGRAPHIC PLAN (SEE NOTE 9)</p> <p>GARDINER GREEN (SEE NOTE 2)</p> <p>150 DRESDEN AVENUE - GARDINER, MAINE</p> <p>LAND OWNER:</p> <p>MANEGENERAL MEDICAL CENTER</p> <p>DEEDS - 1) BK. 4669, PG. 163 2) BK. 3638, PG. 52 3) BK. 2660, PG. 269</p>	<p>PREPARED BY:</p> <p>PLANIT MAPPING</p> <p>488 MAIN STREET - LEWISTON, MAINE</p> <p>planning@planit.com</p> <p>CLIENT:</p> <p>HATHAWAY HOLDINGS, LLC</p> <p>WATERVILLE, MAINE</p>
<p>NO.</p> <p>1</p> <p>2</p>	<p>REVISION</p> <p>8/11 & CB R116, NOTE D</p> <p>ADDED FLOOR ELEVATIONS AND SIGNS</p>
<p>DATE</p> <p>3-2-2021</p> <p>3-7-2021</p>	<p>DATE</p> <p>3-2-2021</p> <p>3-7-2021</p>
<p>SEE NOTES 2, 3, 6, 9</p> <p>SHEET NUMBER</p> <p>2</p>	

Gardiner Green

Project Plan- Timeline / Tasks

Tasks	Jun-21	July	Aug	Sept	Oct	Nov '21- Dec 22
Master Planning						
Existing Conditions Review - Complete	█					
Conceptual reuse Plan/ Proforma - Complete	█					
Refinement of selected Alternatives - Complete		▲				
Schematic Design						
Development of Final Floor Plans		█	█			
Development of Final Elevations			█			
Pro-forma				▲		
Refinement of Selected Alternatives			▲			
Permitting						
Planning Board Review - Complete		█				
Development of Review Timetable - Complete			█	█		
Site Plan Review - Complete					█	
Building Permit					█	
Design Development						
Integration of Structural Engineering			█	█		
Integration of Mechanical Engineering			█	█		
Integration of Landscape / Site Work				█		
Updated Pro-forma				█		
Meeting With Fire				▲		
Meeting with Building Inspector				▲		
Construction Documents						
Detail Floor Plans and Elevations				█	█	
Detail Sections				█	█	
Coordinated Structural Drawings				█	█	
Coordinated Schematic Mechanicals				█	█	
Specifications for Bidders				█	█	
Meeting With Fire				▲	▲	
Meeting with Building Inspector				▲	▲	
Bidding						
Meet selected Construction Managers					█	▲
Award Construction Contracts					█	▲
Construction Administration						
Visit site Weekly						█
Review RFP's and CO's						█
Review Constr Manager requisitions						█