

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that University of New England

Located At 746 STEVENS AVE

Job ID: 2012-05-4016-NEWCOM

CBL: 145- B-042-001

has permission to 18,600 Sq Ft Building / Patient Care Facility
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Required Inspections:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-05-4016-NEWCOM

Located At: 746 STEVENS AVE

CBL: 145- B-042-001

Conditions of Approval:

Fire

All construction shall comply with City Code Chapter 10. Permit is for core and shell only. Interior fit up will require a separate permit.

The communicating space shall comply with 101:8.6.6. A smoke assembly door shall be provided between the communicating space and corridors.

Area of Refuge shall comply with 101:7.5.4 and 101:7.2.12.

Application requires State Fire Marshal approval.

Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.

Central Station monitoring for addressable fire alarm systems shall be by point.

Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.

A separate Fire Alarm Permit is required. This review does not include approval of fire alarm system design or installation.

Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.

The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.

All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS".

Records cabinet, FACP, annunciator(s), and pull stations shall be keyed alike.

Fire alarm system requires a wireless master box connection per city ordinance. Master box design and installation shall in conformance with Fire Department Regulations and approved by Fire Department Electrical Division.

All smoke detectors and smoke alarms shall be photoelectric.

Compliance with NFPA 1, *Fire Code*, Annex O for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer.

The sprinkler system shall be installed in accordance with NFPA 13.

A separate Suppression System Permit is required. This review does not include approval of sprinkler system design or installation.

sprinkler supervisory system shall be provided in accordance with NFPA 101, *Life Safety Code*, and NFPA 72, *National Fire Alarm and Signaling Code*.

Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.

Fire department connection type and location shall be approved in writing by fire prevention bureau. The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building.

System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.

Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.

A firefighter Building Marking Sign is required.

Fire extinguishers are required per NFPA 1.

New elevators are required to be ADA compliant.

Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.

Any cutting and welding done will require a Hot Work Permit from Fire Department.

Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.

A single source supplier should be used for all through penetrations.

Zoning

1. Separate permits shall be required for any new signage.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
4. This zone has maximum noise allowances. The City of Portland strictly enforces the level of sound generated on the property. Any verified noise violations shall require the owner to take mitigating measures to bring the property and the noise it generates into compliance. Separate permits are required for HVAC units. Please provide dBAs for the units when applying

Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. This permit approves the core and shell only, interior fit up shall be approved as a separate review and permit.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Lannie Dobson - UNE Patient Care Center, 1 College Street - Building Permit Issuance

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 8/7/2012 4:33 PM
Subject: UNE Patient Care Center, 1 College Street - Building Permit Issuance

Hi all, this project, site plans #2012-455 & #2012-483, the UNE Patient Care Center located at 1 College Street, meets minimum DRC site plan requirements for the issuance of the building permit. Please see 1S for sign off.

Thanks.

Phil

Lannie Dobson - Fwd: UNE building permit

From: "JP Schwartz" <jpschwartz@AlliedCook.com>
To: <ldobson@portlandmaine.gov>
Date: 8/9/2012 11:40 AM
Subject: Fwd: UNE building permit

J.P. Schwartz

Cell: (207) 415-0080
jpschwartz@alliedcook.com

AlliedCook Construction Corp.
www.alliedcook.com

Sent from my iPhone

Begin forwarded message:

From: "Matthew Cook" <Matt@AlliedCook.com>
Date: August 9, 2012 11:38:35 AM EDT
To: <tmm@portlandmaine.gov>
Cc: "JP Schwartz" <jpschwartz@AlliedCook.com>
Subject: FW: UNE building permit

<!--[if mso 9]--> <!--[endif]-->
hi Tammy,

Jeanne asked for and received the missing information two weeks ago. here is her email saying she has the info needed on energy code compliance. i will forward Jeanne's email indicating where shes all set on the special inspections too.

we really need to get started on this project waiting another week for Jeanne's return from vacation when the city has received all the needed items has a real impact on our schedule. we have people sitting around waiting to go to work. anything you can do to push out this permit is appreciated.

thanks,
Matt Cook
Aloied Cook Construction

From: Jeanie Bourke [<mailto:JMB@portlandmaine.gov>]
Sent: Friday, July 27, 2012 9:00 AM
To: Matthew Cook; Lita Semrau
Cc: 'Jason Pica'
Subject: RE: UNE

Good Morning Lita,

I was thinking that this project would be required or strive to meet a higher level of standards. I just viewed the website and it looks like they are not accepting any more applications, but it sounds like the review is in process for UNE.

I will make a copy of the webpage for the record, as it states a 20-30% increase over MUBEC standards. Do you anticipate if this is approved they will be awarded a certificate? If so, this can be submitted for the record at that time.

Thanks for the update, this information will suffice for issuance of the permit.
Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
Direct: (207) 874-8715
Office: (207) 874-8703

>>> "Lita Semrau" <lita@portcityarch.com> 7/27/2012 8:19 AM >>>

Jeanie –

A Com Check has not been done for this building – we would be happy to provide a letter – also, the building has been reviewed and is on track to meet Maine Advanced Buildings Program. Please let us know if you would like more info . . .

Lita Semrau, NCARB
Vice President
Port City Architecture
65 Newbury Street
Portland, ME
(207) 761-9000
lita@portcityarch.com
www.portcityarch.com

From: Jeanie Bourke [<mailto:JMB@portlandmaine.gov>]
Sent: Wednesday, July 25, 2012 8:58 AM
To: Matt@AlliedCook.com; Lita Semrau
Cc: 'Jason Pica'
Subject: RE: UNE

Thanks Lita, I was just about to email you. Is there a Com Check Certificate or similar letter regarding the thermal envelope and the electrical installations?

Thanks,
Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
Direct: (207) 874-8715

Office: (207) 874-8703

>>> "Lita Semrau" <lita@portcityarch.com> 7/25/2012 8:38 AM >>>

I just checked my email and it doesn't look like the letter was attached . . . here you go . . . las

Lita Semrau, NCARB
Vice President
Port City Architecture
65 Newbury Street
Portland, ME
(207) 761-9000
lita@portcityarch.com
www.portcityarch.com

From: Lita Semrau [<mailto:lita@portcityarch.com>]
Sent: Tuesday, July 24, 2012 5:05 PM
To: Matt@AlliedCook.com; 'Jeanie Bourke'
Cc: 'Jason Pica'; Lita Semrau
Subject: RE: UNE

Jeanie –
Here is the Maine Energy code letter . . . please let us know if there is anything else you need . . .
las

Lita Semrau, NCARB
Vice President
Port City Architecture
65 Newbury Street
Portland, ME
(207) 761-9000
lita@portcityarch.com
www.portcityarch.com

From: Kaz Safari [<mailto:ksafari@edemep.com>]
Sent: Tuesday, July 24, 2012 5:01 PM
To: Matt@AlliedCook.com
Cc: 'Semrau, Lita'; ede@edemep.com; 'Jason Pica'; 'Vinnie DiIorio'; 'Alan Thibeault'
Subject: UNE

Matt,

Attached is a letter for Maine Energy code requierments.

Thanks,

Kaz A Safari, P.E.
President
EDE, Inc.
MEP/FP Engineering
440 Totten Pond Road
Waltham, MA 02451
Tel. 781-890-4555
Fax. 781-890-4611
ksafari@edemep.com
Visit our Website at: <http://www.EDEMEP.com>

Lannie Dobson - Fwd: UNE PCC - Building Permit

From: "JP Schwartz" <jpschwartz@AlliedCook.com>
To: <ldobson@portlandmaine.gov>
Date: 8/9/2012 11:41 AM
Subject: Fwd: UNE PCC - Building Permit

J.P. Schwartz

Cell: (207) 415-0080
jpschwartz@alliedcook.com

AlliedCook Construction Corp.
www.alliedcook.com

Sent from my iPhone

Begin forwarded message:

From: "Matthew Cook" <Matt@AlliedCook.com>
Date: August 9, 2012 11:40:30 AM EDT
To: <tmm@portlandmaine.gov>
Cc: "JP Schwartz" <jpschwartz@AlliedCook.com>
Subject: FW: UNE PCC - Building Permit

<!--[if mso 9]--> <!--[endif]-->
Tammy,

here is Jeanie's email confirming that she has the special inspections info.

thanks,
Matt Cook

From: Jeanie Bourke [<mailto:JMB@portlandmaine.gov>]
Sent: Tuesday, July 24, 2012 1:48 PM
To: Matthew Cook; Dan Burne; Lita Semrau
Cc: Kathryn Leathers
Subject: RE: UNE PCC - Building Permit

Thanks Dan,
Somehow by the time the permit application made it to me those sections were missing....thanks for sending the full set.
Jeanie

Jeanie Bourke

CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
Direct: (207) 874-8715
Office: (207) 874-8703

>>> Dan Burne <dan@beckerstructural.com> 7/24/2012 1:33 PM >>>

In regards to item 2: The SI statement does include masonry and steel checklists so I am not sure what is missing. I have re-attached. Please let me know if there is something I am not understanding or if this clears it up. Thanks.

Dan Burne

From: Matthew Cook [mailto:Matt@AlliedCook.com]
Sent: Tuesday, July 24, 2012 1:28 PM
To: Lita Semrau; Dan Burne
Cc: Jeanie Bourke; Kathryn Leathers
Subject: UNE PCC - Building Permit

Lita & Dan,

I just had a conversation with Jeanie Bourke at the City (who has been copied on this email) regarding the Core & Shell building permit application for UNE. She is looking for a couple additional pieces of info before the permit can be issued. Please get these to Jeanie via email as soon as you can to get this permit released. See below:

1. Geotechnical Report
2. Special Inspections report is missing structural steel and masonry sections.
3. Documentation that the Core & Shell design meets the Maine Energy Code.

Thanks,
Matt

Matthew D. Cook, CFO

AlliedCook Construction Corp.
P.O. Box 1396
Portland, ME 04104
(207) 772-2888

www.alliedcook.com



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: Stevens Avenue, Portland, Maine		
Total Square Footage of Proposed Structure/Area 18,600 sf (footprint)	Square Footage of Lot 35,000sf	
Tax Assessor's Chart, Block & Lot Chart# 145 Block# B Lot# 42	Applicant * must be owner, Lessee or Buyer * Name AlliedCook Construction Corp. Address 8 US Rt One City, State & Zip Scarborough, ME 04074	Telephone: 207-772-2888
Lessee/DBA (If Applicable) N/A	Owner (if different from Applicant) Name University of New England Address 11 Hills Beach Rd. City, State & Zip Biddeford, ME 04005	Cost Of Work: \$3,000,000.00 C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) New Construction If vacant, what was the previous use? Proposed Specific use: Patient Care Facility/College of Dentistry Is property part of a subdivision? no If yes, please name _____ Project description: 18,600sf building to house a college of dental medicine, and a patient care facility. Core and Shell only. Fit up by separate permit - to follow.		
Contractor's name: AlliedCook Construction Corp. Address: 8 US Route One City, State & Zip Scarborough, ME 04074 Telephone: 207-772-2888 Who should we contact when the permit is ready: JP Schwartz Telephone: 207-415-0080 Mailing address: PO Box 1396 Portland, ME 04104		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

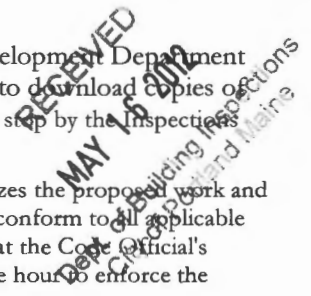
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: 

Date: **5/16/12**

This is not a permit; you may not commence ANY work until the permit is issue




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Business Programs

- Cash Incentives
- Incentive Applications
- Competitive Program

Multifamily Efficiency Program

- Become a Program Partner
- Partner Orientation
- Benchmarking Services
- Benchmarking FAQs

Business Energy Audits

Small Business Loans

Natural Gas Program

Qualified Partners

- Find a Qualified Partner
- Become a Qualified Partner
- QP Login

Tools & Resources

- Lighting Guide
- All Programs Brochure (PDF)

High Efficiency Buildings

- Maine Advanced Buildings

Renewable Energy Programs

- Solar Thermal
- Solar Electric
- Wind Energy
- Downloads & Forms


Professional Training

Tips & Advice

Wondering where to begin to cut your electric bills?

Scan our Energy-Saving Tips for easy ways to save energy for Lighting, HVAC, hot water, office equipment and more.

Have a technical question or need help with forms?

Ask our experts. Just submit a question, and we'll get back to you! 

Maine Advanced Buildings

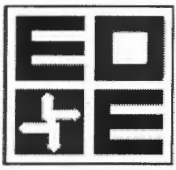
Efficiency Maine has temporarily suspended accepting applications for Maine Advanced Buildings projects because all funds are currently allocated. Future funding and program structure options are being reviewed as part of Efficiency Maine's Triennial Plan process.

Efficiency Maine's Maine Advanced Buildings program offers strategies and incentives to help Maine owner-builders, developers, architects and engineers design buildings that are 20-30% more energy-efficient than the Maine Energy Code requires.

Advanced Buildings is a national program to raise the standards for energy efficiency in commercial construction in North America. We've adopted their nationally tested strategies and perfected them for Maine's climate and building styles.

The heart of Maine Advanced Buildings is the Core Performance Guide, an easy-to-follow, step-by-step guide to more efficient lighting, HVAC and insulation for new construction. It offers a complete suite of technologies and practices...while Efficiency Maine provides the local support and incentives to make it easy for Maine companies to participate.





Environmental Design Engineering, Inc.

July 24, 2012

City of Portland Planning Board
389 Congress Street
Portland, Maine 04101

Reference: **University of New England Patient Care Center**
716 Stevens Avenue
Portland, Maine 04103

Subject: Mechanical system meets Maine Energy Code

To whom it may concern:

To the best of my knowledge and belief, I certify that the plans and specifications concerning the above mentioned project located at 716 Stevens Avenue, Portland, Maine are in accordance with the requirements of the Maine Building Code, the Maine Mechanical Code, all applicable provisions of NFPA and the city of Portland Planning Board and other pertinent laws and ordinances.

In addition, I certify that the Mechanical design by Environmental Design Engineering, Inc for the Shell and Core phase of the **University of New England Patient Care Center** meets the requirements of the Maine Energy code.

Respectfully,

Environmental Design Engineering, Inc.

Kaz A Safari, P.E.
President

RECEIVED
JUL 25 2012
Dept. of Building Inspections
City of Portland Maine

j:\2012\0212 UNE Dental PCC\Shell&Core\Letter of confirmation Maine Energy.doc



440 TOTTEN POND RD. • WALTHAM, MA 02451
TEL. (781) 890-4555 • FAX. (781) 890-4611
ede@edemep.com
www.edemep.com





New Commercial Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separations
- Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IECC 2003
- Complete the Accessibility Certificate and The Certificate of Design
- A statement of special inspections as required per the IBC 2003
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of $\geq 1" = 20'$ on paper $\geq 11" \times 17"$
- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- Location and dimensions of parking areas and driveways, street spaces and building frontage
- Finish floor or sill elevation (based on mean sea level datum)
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Existing and proposed grade contours
- Silt fence (erosion control) locations

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant and the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



Certificate of Design Application

From Designer: PORT CITY ARCHITECTURE

Date: 5/10/12

Job Name: University of New England - Patient Care Clinic

Address of Construction: 766 Stevens Avenue

2003-International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2009 IBC Use Group Classification (s) BUSINESS

Type of Construction II (B)

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NO / YES FOR 2009 IBC + 2009 NFPA

Is the Structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) SEPARATED

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) Yes

Structural Design Calculations

Completed Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
All interior spaces	100 psf

Wind loads (1603.1.4, 1609)

Mthd 2	Design option utilized (1609.1.1, 1609.4)
100 mph	Basic wind speed (1809.3)
II, 1.0	Building category and wind importance factor, I_w (table 1604.5, 1609.5)
B	Wind exposure category (1609.4)
+/- 0.18	Internal pressure coefficient (ASCE 7)
18-30 psf	Component and cladding pressures (1609.1.1, 1609.6.2.2)
17 psf	Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

EquivLatForce	Design option utilized (1614.1)
II	Seismic use group ("Category")
.251, .087	Spectral response coefficients, S_D & S_{DI} (1615.1)
C	Site class (1615.1.5)

N/A	Live load reduction
20 psf	Roof live loads (1603.1.2, 1607.11)
46 psf + Drift	Roof snow loads (1603.7.3, 1608)
60 psf	Ground snow load, P_g (1608.2)
46 psf + Drift	If $P_g > 10$ psf, flat-roof snow load P_f
1.0	If $P_g > 10$ psf, snow exposure factor, C_e
1.0	If $P_g > 10$ psf, snow load importance factor, I_s
1.1	Roof thermal factor, C_t (1608.4)
46 psf	Sloped roof snowload, P_s (1608.4)
B	Seismic design category (1616.3)
OBF	Basic seismic force resisting system (1617.6.2)
3.0, 3.0	Response modification coefficient, R , and deflection amplification factor, C_d (1617.6.2)
EquivLatForce	Analysis procedure (1616.6, 1617.5)
190 K	Design base shear (1617.4, 1617.5.1)
Flood loads (1803.1.6, 1612)	
N/A	Flood Hazard area (1612.3)
N/A	Elevation of structure
Other loads	
1000 lb.	Concentrated loads (1607.4)
Included	Partition loads (1607.5)
Misc MEP	Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Accessibility Building Code Certificate

Designer: PORT CITY ARCHITECTURE
Address of Project: 716 STEVENS AVENUE
Nature of Project: CLINICS AND LAB SPACE FOR
UNE'S COLLEGE OF DENTAL
MEDICINE

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: _____

Title: _____

Firm: _____

Address: _____

Phone: _____

[Signature]
Vice President
PORT CITY ARCHITECTURE
265 NEWBURY ST
PORTLAND, ME
207-761-9000

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

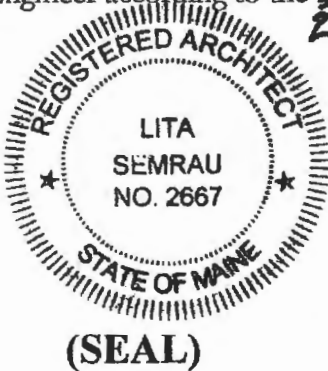
Date: May 14 / 2012

From: PORT CITY ARCHITECTURE

These plans and / or specifications covering construction work on:

New Patient Care Center for the College of Dental Medicine for the University of New England

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the ~~2003~~ ²⁰⁰⁹ **International Building Code** and local amendments.



Signature: [Handwritten Signature]

Title: Vice President

Firm: PORT CITY ARCHITECTURE

Address: 65 NEWBURY ST
PORTLAND, ME

Phone: 207-761-9000

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Applicant: UNE Dental Care / Patient Center Date: 4/26/12

Address: 1 College Ave C-B-L: 145-B-3442

CHECK-LIST AGAINST ZONING ORDINANCE

#2012-05-403

Date - existing

Zone Location - RS 104'-4" x 179'-4"

Interior or corner lot - PB Stevens to construct New building for College / university where 3 existing bldgs now exist (to demolish and conditional USE to PB for expansion Sep. permits)

Proposed Use/Work -

Sewage Disposal - City

Lot Street Frontage - 50' min + 50' shown

College St is Front. Front Yard - min from external Prop. Lines = 30' - 30' Scaled

Rear Yard - 30' min 76' Scaled (parking etc)

Side Yard - min between buildings on site - 20' min - 21' Scaled

Sideyard on side St - 30' min - 30' Scaled

Projections -

Width of Lot - 60' min - well over

Height - 55' MAX Allowed - 44' shown / over 10 acres -> yes it is

Lot Area - 2 acres min - 14 acres given

Lot Coverage Impervious Surface - 40% MAX - not close

Area per Family - N/A

Off-street Parking - To be determined by PB

Loading Bays - N/A -

Site Plan - #2012 - 403

Shoreland Zoning / Stream Protection - N/A


Flood Plains - Panel 7 Zone X

14-425 - Arch. Features OK into setbacks (pillar bumpouts)

- e. In the case of community halls:
- i. The structure was in existence as of January 4, 2010;
 - ii. The structure was built for institutional or other non-residential uses;
 - iii. The structure is operated by, or operated subject to the control of, a not-for-profit entity in accordance with its not-for-profit purposes; and
 - iv. A parking management plan is submitted for review and approval by the planning board; and
- f. In the case of private club or fraternal organizations: any such establishment serving alcoholic beverages or in possession of a license for serving alcoholic beverages shall be located on a large lot, as specified in the minimum lot size provisions of this section.

- d. A college, university or trade school may build principal structures to a height of fifty-five (55) feet, not including the ~~USM~~ overlay zone, if the following standards can be met:
- (i) Lot size: 10 acres which may include adjacent land owned by the institution on both sides of a public street.
 - (ii) Minimum setback between buildings on-site: 20 feet.
 - (iii) Minimum setback from external property boundary: 30 feet, except that parking garages over 35 feet in height must be located 50 feet from external property boundaries when adjacent to an adjoining

residential use.

- 
- (iv) The area between the structure and adjoining residential uses must be adequately screened with appropriate landscaping or other features to buffer the building and effects thereof (i.e. noise, light, etc) from abutting properties.

~~(c) Other:~~

1. Off-street parking of passenger cars as provided in section 14-344 (board of appeals may authorize parking in certain residential zones) of this article;
2. Utility substations such as water and sewage pumping stations and standpipes, electric power substations, transformer stations, and telephone electronic equipment enclosures and other similar structures, provided that such uses are suitably screened and landscaped so as to ensure compatibility with the surrounding neighborhood;
3. Day care facilities or home babysitting services not permitted as a home occupation under section 14-410, and nursery schools and kindergartens subject to the following conditions:
 - a. The facility shall be located in a structure in which there is one (1) or more occupied residential units or in an existing accessory structure, unless the facility is located in a principal structure that has not been used as a residence in whole or in part within the five (5) years immediately preceding the application for a day care or home babysitting use or in a nonresidential structure accessory to the principal nonresidential use.
 - b. The maximum capacity shall be twelve (12) children for facilities located in residential or existing structures accessory thereto, unless the additional standards in

NO zoning in one solution - still none 6/22/12
 comment 4/26/12
 comments 4/22/12

4/18/12

City of Portland
 Development Review Application
 Planning Division Transmittal form

Application Number: 2012-483 **Application Date:** 4/17/2012 12:00:00
CBL: 145-B-24 AM
Project Name: Patient Care Center - Dental Bldg
Address: 1 College Avenue
Project Description:
Zoning: R-5
Other Reviews Required: Conditional Use
Review Type: Level III Site Plan w/Conditional Use

1, 42 in 1 Sol.

Distribution List:

<input type="checkbox"/> Planner	Shukria Wiar	<input type="checkbox"/> Parking	John Peverada
<input checked="" type="checkbox"/> Zoning	Marge Schmuckal	<input type="checkbox"/> Design Review	Alex Jaegerman
<input type="checkbox"/> Traffic Engineer	Tom Errico	<input type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input type="checkbox"/> Civil Engineer	David Senus	<input type="checkbox"/> Sanitary Sewer	John Emerson
<input type="checkbox"/> Fire Department	Chris Pirone	<input type="checkbox"/> Inspections	Tammy Munson
<input type="checkbox"/> City Arborist	Jeff Tarling	<input type="checkbox"/> Historic Preservation	Deb Andrews
<input type="checkbox"/> Engineering	David Margolis-Pineo	<input type="checkbox"/> DRC Coordinator	Phil DiPierro
		<input type="checkbox"/> Outside Agency	

Comments needed by (7 days later): April 25, 2012

Demos for 3 existing Bldgs under Sep. perm
 746 Stevens Ave # 2012-06-4349
 750 Stevens Ave # 2012-06-4350
 1 College Ave # 2012-06-4351

Marge Schmuckal - UNE use research for the Stevens Ave property

From: Marge Schmuckal
To: ALEX JAEGERMAN; Barbara Barhydt ; Shukria Wiar
Date: 1/26/2012 10:22 AM
Subject: UNE use research for the Stevens Ave property

Hi,
This is what I found:

1 College Ave/740 Stevens Ave: The most recent permit was in 1958 and the permit claims it was for a "dwelling" - I assume that is for 1 dwelling. It was not further characterized.

746 Stevens Ave: The most recent permit was for professional offices as a use (Sept., 1994)

750 Stevens Ave: the most recent permit was approved for "student housing".

I hope this helps everyone

Marge

Marge Schmuckal - 1 College Ave - UNE

From: Marge Schmuckal
To: Barbara Barhydt ; Shukria Wiar
Date: 6/22/2012 12:53 PM
Subject: 1 College Ave - UNE

1 College Avenue - 145-B-42
2012-483 R-5 Zone
6/22/2012

I have had further discussions with the Architect, Lita Semrau concerning some of the architectural features shown on the building. 14-425 allows the architectural features to extend not more than 24" into a required set back. The architectural features shown extend approximately 8" into the required setback of 30' and are allowable.

Further review of the newer plans show the required setbacks are being met. The maximum building height is also being met.

It is understood that the parking requirement is being reviewed by the Planning Board under the conditional use and site plan standards.

Separate permits are required for any new signage.

Marge Schmuckal
Zoning Administrator

Marge Schmuckal - 1 College Ave

From: Marge Schmuckal
To: Shukria Wiar
Date: 4/26/2012 4:47 PM
Subject: 1 College Ave

One Solution does not have a place for me to zoning comments at this time.

1 College Avenue - 145-B-042
2012-483 R-5 Zone
4/26/2012

This project is in the R-5 Zone which allows university/college uses under a conditional use appeal to the Planning Board. The conditional use has separate requirements for university/colleges over 10 acres in size which I believe this project could be meeting. The site plan for the new building is covering the buildings to be demolished and is very difficult to read. Property lines are also a little difficult to read, although some setbacks are shown on the plan. It should be fleshed out more. I was also aware that some structural details may be encroaching on the setbacks. Those details may be allowable under zoning, but I would first like to see what those architectural features are before I make a final decision on this.

Parking requirements were not fully addressed within this application. I am aware that there is a proposal under the master plan to provide parking as part of an intermodal transportation facility on the old Pike Industries lot. No specific plans have been submitted.

I am expecting more information in the future to review before any final determinations on this project.

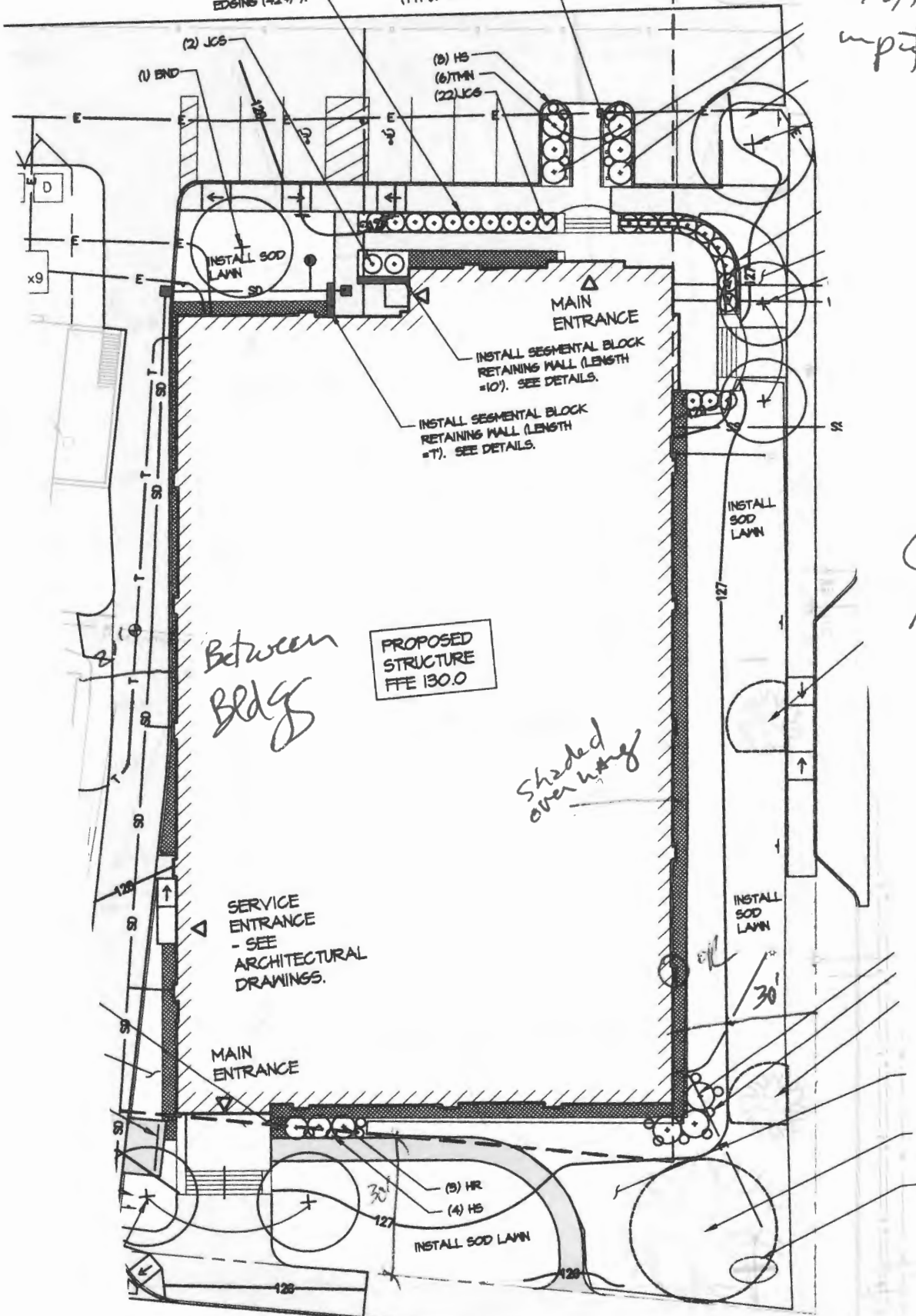
Marge Schmuckal
Zoning Administrator

LDC
1ED*

INSTALL
COBBLESTONE
EDGINS (42'±).

INSTALL (6) GRANITE
POST EQUALLY SPACED
(TYP). SEE NOTES.

1/6/12
mpj



Between
Bldgs

PROPOSED
STRUCTURE
FFE 130.0

Shaded
over way

Stevens

SERVICE
ENTRANCE
- SEE
ARCHITECTURAL
DRAWINGS.

MAIN
ENTRANCE

(3) HR
(4) HS
INSTALL SOD LAWN

college

Marge Schmuckal - RE: UNE Patient Care Center

From: Marge Schmuckal
To: 'Jason Pica'; Lita Semrau
Date: 6/8/2012 10:35 AM
Subject: RE: UNE Patient Care Center
CC: 'Alan Thibeault'; 'Tom Saucier'; Kathy Leathers; Matt@alliedcook.com;...

Hi Lita,

That is what we discussed and I have agreed upon. I just want to add that I am not approving any specific signage on the proposed sign band at this time. That would be a separate review.

Marge

>>> "Lita Semrau" <lita@portcityarch.com> 6/8/2012 10:27 AM >>>

Marge – it was great to talk to you this morning . . . I just wanted to sum up our conversation about UNE's Patient Care Center:

- You have reviewed and are okay with the 18" two story architectural feature with an 8" maximum signage band on the east side of the building as shown in the building section and plans – we will not picking up any additional square footage.
- You have reviewed and are okay with the 8" architectural features we call out as "Piers" and are located on all four sides of the building (they are within the building set backs on three sides)
- You have reviewed and understand that the receiving ramp is within the setbacks so it is not an issue
- You have reviewed and would like us to separate the South stairs from the building more that the indicated 4" which we will be happy to do

Please let us know if there is anything else you need from any of us and have a great weekend las

Lita Semrau, NCARB
 Vice President
Port City Architecture
 65 Newbury Street
 Portland, ME
 (207) 761-9000
lita@portcityarch.com
www.portcityarch.com

From: Jason Pica [<mailto:jason@portcityarch.com>]
Sent: Tuesday, June 05, 2012 10:31 AM
To: MES@portlandmaine.gov
Cc: Semrau, Lita; Alan Thibeault; Tom Saucier
Subject: FW: UNE Patient Care Center

Good Morning, Lita will be in meetings all day today, she asked me to forward this on to you. Thanks

From: Lita Semrau [<mailto:lita@portcityarch.com>]
Sent: Tuesday, June 05, 2012 9:55 AM
To: jason pica

Subject: Fwd: UNE Patient Care Center

Lita Semrau
 Port City Architecture
 207.761.9000 Office
 207.756.4333 Cell
www.portcityarch.com

Begin forwarded message:

From: "Marge Schmuckal" <MES@portlandmaine.gov>
Date: June 5, 2012 9:18:03 AM EDT
To: "Lita Semrau" <lita@portcityarch.com>
Cc: <mark@portcityarch.com>, "Alan Thibeault" <AThibeault.ucpo.ucdomain@une.edu>
Subject: Re: UNE Patient Care Center

Hi Lita,

All I saw was the full submission that was with the permit application. I quickly passed that on without any review because you are still submitting the site plan info. It will come back to me before the permit is issued. Can you e-mail or drop off the specific areas of concern to me so that I can take a closer look and answer your questions?

thank you,

Marge

>>> "Lita Semrau" <lita@portcityarch.com> 6/5/2012 8:24 AM >>>

Marge –

Good morning . . . we are currently wrapping up our final submission to the Planning Board for UNE's Patient Care Center (formally known as the College of Dental Medicine) today and I am just checking on that status of the Architectural features and if you are okay with them as was discussed previously with Mark in my office . . .

- All the architectural features including any canopies are 2'-0" or less in depth including any signage bands
- None of them pick up any additional floor square footage

Would love to wrap this up quickly so if you have any questions, please call or email Mark or me . . . THANK YOU, las

Lita Semrau, NCARB
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www.portcityarch.com

No virus found in this message.
 Checked by AVG - www.avg.com

Marge Schmuckal - Re: UNE Demolition permits

From: Alex Jaegerman
To: Barbara Barhydt; Marge Schmuckal; Philip DiPierro; Shukria Wiar
Date: 7/2/2012 1:59 PM
Subject: Re: UNE Demolition permits
CC: Danielle West-Chuhta; Greg Mitchell

I do not recall a letter of non-applicability for housing replacement. However, we have determined that there are two dwellings that are being displaced by the project under the conditional use standards, one to be demolished on Stevens Ave. and one on College Street to be used as a student study and waiting area for the parking shuttle. The other two buildings were determined to be in institutional use prior to June 1, 1983, which is well before the Housing Replacement date of July 1, 2002, so the result is the same for those buildings, i.e. they do not count toward residential loss as per the ordinance. The Housing Replacement ordinance requires loss of three or more qualified dwellings within 5 years, so the loss of these two dwellings does not trigger this ordinance.

This finding should be captured in writing, either a letter to UNE or a memo to file. If time urgent, we can prepare that quickly, but it seems there are other hurdles to overcome. If they ask for a demo permit prior to performance guarantee, we should discuss that.

Alex.

Alexander Jaegerman, FAICP
 Planning Division Director
 389 Congress Street, Suite 400
 Portland, ME 04101

Phone: (207)874-8724

>>> Shukria Wiar 7/2/2012 1:33 PM >>>
Hello:

I have drafted the approval letter for the UNE project and have forwarded to the PB Chairperson for sign off. We will forward that to you when it is finalized. As for the approval regarding the Housing Ordinance, I am not familiar with such an approval letter and will discuss with Barbara when she gets back from vacation.

Planning Division cannot sign off on the demo since we have not received final plans and a performance guarantee has not been posted yet. These items need to be in place before we sign off. Having said this, the applicant can request authorization for site work prior to posting the performance guarantee under Section 14-532. The letter can be addressed to Alex with a full description as to what work they want to do.

Thanks.

Shukria

>>> Marge Schmuckal 7/2/2012 1:03 PM >>>

I have three demo permits for the exiting buildings that UNE wants to demolish to make way for the dental building. I have never received an approval from planning that the Replacement Housing Ordinance was not in effect for these buildings. Can I get a copy of that approval?

Also is it alright for us to issue the building permits for demo?
Marge

Site Design Associates

Consulting Engineering and Land Planning

June 5, 2012

Ms. Shukria Wiar
Planner
Planning Division
389 Congress St., Fourth Floor
Portland, ME 04101

**RE: University of New England – Patient Care Center
Application #2012-483; CBL 145-B-024
1 College Street
Response to Staff Comments**

Dear Shukria:

We have prepared the following plans and supporting documentation in response to your application review memorandum dated May 4, 2012. On behalf of University of New England (UNE), Site Design Associates (SDA) is pleased to submit one original and electronic copies of the following information for your review and comment.

- Intermodal Facility Conceptual Site Plan
- Stormwater Management Plan and Inspection and Maintenance Plan
- Letter from Maine Historic Preservation Commission
- Photometric Plan
- Lighting Catalog Cut Sheets
- Architectural Renderings
- Project Plans one set full sized
 - C-100 Existing Conditions & Demolition Plan Rev E
 - C-101 Site Plan Rev E
 - C-102 Grading, Drainage, and Erosion Control Plan Rev E
 - C-103 Site Utilities Plan Rev E
 - C-104 Landscape Plan Rev E
 - C-300 Erosion & Sedimentation Control Notes and Site Details Rev E
 - C-301 Site Details Rev E
 - C-302 Site Details Rev E
 - C-303 Site Details Rev E
 - A1.11 First Floor Plan
 - A1.12 Second Floor Plan

23 Whitney Way – Topsham, Maine 04086
Phone: (207) 449-4275 email: info@sitedesignassociates.biz

City of Portland Staff comments are shown below in *italics*, our responses to comments are in **bold**.

1. Zoning Administrator –

- a. This project is in the R-5 zone which allows university/college uses under a conditional use appeal to the planning board. The conditional use has separate requirements for university/colleges over 10 acres in size which I believe this project would be meeting. The site plan for the new building is covering the buildings to be demolished and is very difficult to read. Property lines are also difficult to read, although some setbacks are shown on the plan. It should be fleshed out more. I am also aware that some structural details may be encroaching on setbacks. Those details may be allowable under zoning, but I would first like to see what those architectural features are before I make a final decision on this.*

The site plans have been reprinted to better define the property line information. The site plans show 30 foot setbacks from Stevens Avenue and College Street, and a 20 foot setback from Linnell Hall, the closest building on the campus. There are architectural features such as pilasters, roof overhangs, and a concrete pad at the service entrance which will encroach into the setbacks. The architects have discussed this with the zoning administrator and have followed her direction in their design. They are currently working with the zoning administrator to verify that these architectural features, as designed, are allowed within the setbacks.

- b. Parking requirements were not fully addressed within this application. I am aware that there is a proposal under the master plan to provide parking as part of an intermodal transportation facility on the old Pike Industries lot. No specific plans have been submitted.*

The current site plan application includes a proposal to establish an intermodal transportation facility on the recently acquired Pike Industries parcel on Bishop Street. An existing structure will be modified for use as a shelter, and a shuttle bus will operate regularly between the intermodal facility and the campus. As noted on the conceptual site plan included with this submission, 300 spaces have been shown on that site. As part of its master planning process, UNE developed an estimate of 274 spaces as the overall parking deficit for the 2016-17 academic year. This includes the 124 spaces estimated to accommodate the new PCC, and the parking displaced by the PCC. The deficit will be addressed through the establishment of the intermodal transportation facility.

Of the 124 spaces generated by the PCC, 31 will be needed for patient parking spaces. As noted on the previously submitted site plans, 33 spaces at the main entrance located at the north end of the building will be allocated for this patient parking demand.

2. *Tom Errico – Traffic and Parking*

- a. *I concur with the estimate of new traffic volume generation and the conclusion that the project will not require an amended Traffic Movement Permit.*

No response required.

- b. *Further details need to be provided on the provision of the Pike satellite parking lot as it relates to shuttle bus operations. My final conclusion will be presented in the future.*

Please see the discussion above and the conceptual site plan included with this submission. It is expected that the shuttle will run at least 3 times per hour. In the event that someone must access the lot from the campus during non-operational hours, UNE Campus Security will provide transportation via its existing "Safe Ride Program."

- c. *The existing parking lot abutting the proposed building currently provides parking for UNE. The applicant should provide information on existing users.*

Please see discussion in response to zoning administrator comments.

- d. *My preliminary conclusion is that I concur with the parking generation estimate of needing an additional 124 parking spaces. I need to review this more before rendering my final conclusion.*

Acknowledged.

- e. *I continue to review the need for the drop off space on Stevens Avenue. The applicant should provide feedback on providing the drop-off space along the existing curb line and restrict usage. I would note that depending on the outcome of this issue, changes to parking regulations may require city council action.*

We are open to suggestions and look forward to receiving the comments. We felt that given the clinical use within the building, providing a drop off would minimize impacts on Stevens Avenue traffic when a drop off is occurring.

- f. *The project illustrates a new crosswalk on college Street. The city prefers a perpendicular alignment and so I need to review this further. I would ask that the applicant provide a summary of pedestrian origin and destination movements to and from the proposed building and how these movements will be accommodated.*

We understand the City's preference; however, the crosswalk is actually connecting two existing walks, and the alignment of these walks is not proposed to be altered as part of this project.

3. *Stormwater – Ashley Auger, Engineer in Training, and David Sensus, P.E.*

- a. *Basic Standards: The applicant has provided sufficient erosion and sedimentation control notes and details; however, the site plan should show the location of sediment barriers, stabilized construction exit(s), and catch basin inlet protection. In addition, the applicant must provide an Inspection and Maintenance Plan for their proposed stormwater management systems in accordance with Chapter 500 and City Code of Ordinances Chapter 32 guidance.*

Drawing C-102 now shows the catch basin inlet protection. The site likely will be internally drained, similar to the College of Pharmacy. The plans do provide for the installation of a filter barrier if it is required but it is not shown on the drawings. We have not shown a stabilized construction entrance. It has been our experience with construction projects on this campus, that tracking onto Stevens Avenue has not been problematic. Existing pavement will remain to the extent possible, and the existing pavement and underlying gravels will be stable.

An Inspection and Maintenance Plan is included with this submission.

- b. *General Standards: In accordance with Section 5 of the City of Portland Technical standards, the Applicant must submit a Stormwater Management Plan pursuant to Maine DEP Chapter 500 guidance to address conformance with the general standards. The Applicant has not provided a Stormwater Management Plan that addresses runoff calculations; sizing of the infiltration system; soil data including soil classification at system subgrade depth, infiltration capacity at system subgrade depth, depth to groundwater, and presence of bedrock. We request that this additional information be provided so that we may perform a review of the stormwater management approach for the project. Additional detail must also be provided on the infiltration system, including sediment pre-treatment details showing the underdrain piping system between the drainage rings, and overflow connections to the City's stormdrain system.*

We have provided supporting documentation for the storm system design with this submission. We are unclear as to what the concern is regarding sediment pre-treatment. Since the majority of runoff to be infiltrated is from existing and proposed roof areas, we are not concerned with sediment pre-treatment in this case. Runoff from a very small portion of the service drive will be collected in a catch basin and conveyed to the infiltration system. The detail for the catch basins reflects a 3 foot deep sump and a Casco trap, which we believe will provide adequate pre-treatment for this relatively small area.

As noted in the Stormwater Management Report, there is excess storage capacity in the infiltration system, and no overflow is provided. Any ponding would occur in the historic green area, but we do not anticipate that this will occur.

- c. *Urban Impaired Stream Standard*

Not applicable.

- d. *Flooding standard: The applicant notes that a 2008 approval for the College of Pharmacy resulted in a reduction of 6,000 sf of impervious area on the campus, and therefore the combination of the two projects will result in a net decrease of 1,600 s.f. of impervious area on the campus. A reduction in impervious area in 2008 does not count toward meeting the stormwater requirements for this project. However, if the applicant can show, (through pre and post development hydrology and pipe flow calculations) that the net result of the two projects will decrease flow to the City's storm drain system, we would recommend a waiver from the flooding standards for this specific project. (pending DPS review and approval)*

We disagree with the peer reviewer's opinion regarding a reduction in impervious area not being credited to this project. However, the point becomes moot, since the entire roof area of the new structure will be collected in roof drains and conveyed to the infiltration system, thereby significantly reducing the contributing area from the PCC site to the city system in Stevens Avenue and College Street. The predevelopment drainage area to the city systems in College Street and Stevens Avenue is 23,500 sf, while the post development area draining to the municipal systems will be 14,160 sf. We believe that based upon this information, a waiver of the flooding standard is clearly warranted.

- e. *In accordance with MaineDEP Chapter 500 guidance, infiltration from a stormwater infiltration system is considered de minimis and does not require an individual waste discharge license if the standards in Chapter 500, appendix D are met. The applicant must provide a Stormwater Management Report that addresses how the proposed system will meet the Appendix D requirements, or the proposed system is required to be registered with and meet all other requirements of the MaineDEP's Underground Injection Control Program.*

See the Stormwater Management Report.

- f. *The applicant proposes a private storm drain crossing on College, a publicly owned right-of-way. The Applicant must receive approval from the city of Portland DPS and must obtain an easement from the City for this pipe crossing.*

Acknowledged.

- g. *The Stormwater Management Plan should acknowledge Condition #2 of the December 1, 2011 UNE-Armory Parking Project Site Plan Conditions of approval. This condition provides specific requirements for meeting the general Standards and Urban Impaired stream Standard for the UNE-Armory Parking Project by providing quality treatment and mitigation of 7,343 sq. ft. of paved surface on campus or on the Armory Site*

We are unclear as to how that condition is associated with this project, which is located on a separate parcel of land and was the subject of a separate and distinct application process. Please provide additional clarification.

- h. City Standard details should be added for all work proposed within the City Right-of-Way, including sidewalk, pipe trench, pavement repair, and curbing*

Acknowledged.

4. *David Margolis-Pineo:*

- a. Proposed "Drop Off" on Stevens Avenue will eliminate parking and may need council approval.*

Acknowledged.

- b. Note that the sidewalk material policy for Stevens Avenue is concrete and College Street is asphalt. Since it appears that less than half of the sidewalk areas will not be disturbed, the applicant may choose to stay with brick walks.*

Plans have been revised to conform with the sidewalk material policy.

- c. The proposed 12" drain line under College Street shall meet City of Portland's Technical manual pipe material standards.*

Acknowledged.

5. *Fire department:*

- a. Hydrants are to be located within 100' of the Fire Department Connections but no closer than 40'*

Acknowledged.

- b. All construction shall comply with City Code Chapter 10.*

Acknowledged.

6. *Planning Staff:*

- a. The applicant will need to submit final capacity letters for the proposed utilities.*

We believe the sewer capacity is the only outstanding utility. We are working with Frank Brancely to obtain the wastewater capacity permit, and will provide a copy when available.

- b. The applicant will need to show the snow loading area on the site plan or submit how it is to be handled if removed from the site.*

The snow storage area is shown on the Site Plan. This area has been used for snow storage since Alexander Hall was constructed. If the capacity of this area is exceeded, snow would be removed from the site.

- c. *In order to aid the Board in its deliberations, historic preservation staff shall provide a written analysis of the proposed development. This information will be available for the public hearing.*

In addition, we have included a copy of the findings of the Maine Historic Preservation Commission, which has concluded this project will have no adverse impact on historic properties.

- d. *The applicant has not submitted a lighting and photometric plan. A plan needs to be submitted that shows the locations of proposed lighting fixtures. The catalogue cuts will also need to be submitted for review and approval by the planning division; these fixtures will be cut-off.*

A photometric plan and catalogue cuts for the fixtures are included with this submission.

- e. *Mechanical equipment, such as HVAC, is being proposed with the building. He applicant will need to submit catalogue cuts, as well as noise decibels for review. The applicant will be responsible for any kind of mitigation if the mechanical units do not meet the standards.*

The models and brands of mechanical equipment will not be known until bids are received. Therefore, we request that the Planning Board consider including this as a condition of approval.

- f. *The applicant will need to show all the traffic signage and way finding on the site plans.*

Acknowledged.

7. Planning Board:

- a. **The primary discussion and comment from the planning board centered on the appearance of the building from Stevens Avenue. As we discussed with the Board on May 8th, the building program dictates that the public entrance be located on the north end of the building, while the student entrance will be located on the south end of the building, addressing the historic green and campus.**

As noted on the current site plans and renderings, we have provided a set of stairs on the northeasterly side of the building accessing the main entrance in order to "address" Stevens Avenue. By adding the stairs and walkways, the façade is broken up and given a rhythm to match the site and surrounding context similar to other adjacent buildings. This also gives convenient access to the patient entry from the Stevens Avenue drop-off point and bus stops.

- b. **In regards to the intermodal transportation facility, as we discussed with staff and the planning board, the former Pike Industries site has been undergoing a transformation since UNE's recent purchase. Equipment is being removed, and the stockpiles of material will be removed as well. At**

this time, we have been unable to schedule the necessary topographic surveys to allow the submission of a complete site plan for the intermodal facility.

For this reason, we have included a conceptual site plan in this submission. The plan demonstrates the parking is feasible and shows the existing connector road to be used by shuttles to the campus.

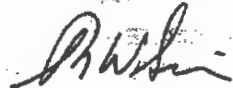
We are requesting that the planning board consider a conditional approval of the PCC site plan, to provide for staff review and approval of the final intermodal facility plan on the former Pike property. This would allow construction of the PCC to commence and to meet the fall 2013 opening date, assuming the project is approved by the planning board.

A neighborhood meeting is scheduled for this Thursday, June 7th, at 6:00 pm, at in Room 109 of the College of Pharmacy building. A primary goal for this meeting is to hear concerns of the neighbors in regards to potential construction impact, in order to utilize this information to finalize the construction plan and address as many of the concerns as practical.

We look forward to meeting with the Planning Board to discuss the Patient Care Center project. Please contact me with any questions or comments concerning these

Sincerely,

Site Design Associates



Tom Saucier, P.E.
President

cc: Alan Thibeault, UNE
Lita Semrau, Port City Architecture

GRADING & DRAINAGE NOTES:

1. PRIOR TO THE START OF ANY CONSTRUCTION FOR THIS PROJECT, THE CONTRACTOR SHALL VERIFY THE EXISTING GRADE AND BE PROVIDED WITH A GRADING TABLE INDICATING THE EXISTING GRADE, PROPOSED GRADE, AND FINISH GRADE.
2. CONTRACTOR SHALL VERIFY THE EXISTING GRADE AND FINISH GRADE FOR ALL EXISTING AND PROPOSED AREAS.
3. CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AWAY FROM ALL BUILDINGS AND PAVED AREAS.
4. CONTRACTOR TO MAINTAIN PROPER DRAINAGE AWAY FROM ALL EXISTING AND PROPOSED AREAS. CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AWAY FROM ALL EXISTING AND PROPOSED AREAS. CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AWAY FROM ALL EXISTING AND PROPOSED AREAS.
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13. CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AWAY FROM ALL EXISTING AND PROPOSED AREAS.
14. CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AWAY FROM ALL EXISTING AND PROPOSED AREAS.



SYMBOL	DESCRIPTION
(Symbol)	EXISTING MANHOLE
(Symbol)	PROPOSED MANHOLE
(Symbol)	EXISTING SANITARY LINE
(Symbol)	PROPOSED SANITARY LINE
(Symbol)	EXISTING WATER MAIN
(Symbol)	PROPOSED WATER MAIN
(Symbol)	EXISTING GAS MAIN
(Symbol)	PROPOSED GAS MAIN
(Symbol)	EXISTING ELECTRICAL MAIN
(Symbol)	PROPOSED ELECTRICAL MAIN
(Symbol)	EXISTING TELEPHONE MAIN
(Symbol)	PROPOSED TELEPHONE MAIN
(Symbol)	EXISTING CABLE MAIN
(Symbol)	PROPOSED CABLE MAIN
(Symbol)	EXISTING LIGHT POLE
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(Symbol)	EXISTING TELEPHONE POLE
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(Symbol)	EXISTING PROPERTY LINE
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(Symbol)	PROPOSED DRIVEWAY CURB
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(Symbol)	PROPOSED SIDEWALK



REV	DATE	BY	STATUS	DATE	BY	STATUS
B	4/17/23					
A	4/13/23					

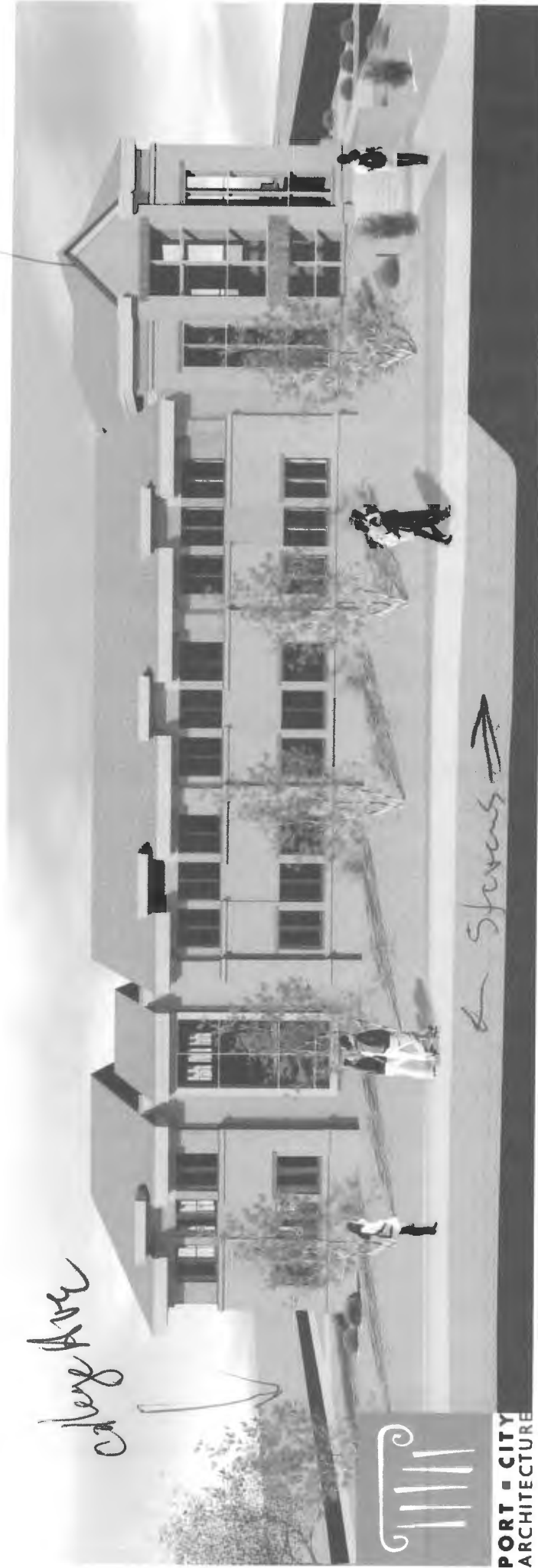
DESIGN: DDTC	PROJECT: PATIENT CARE CENTER
DRAWN: TMS	UNIVERSITY OF PORTLAND, MAINE
CHECK: TMS	STUDENT CENTER, PORTLAND, MAINE
DATE: JAN 2022	GRADING, DRAINAGE & EROSION CONTROL PLAN
SCALE: 1" = 20'	
PROJ. NO.:	
DRAW. NO.:	
REV.:	C-102

Site Design Associates	
Consulting Engineering & Land Planning	
1000 State St.	Portland, ME 04101
TEL: 603.733.1111	FAX: 603.733.1112
CLIENT: PORT CITY ARCHITECTURE	
60 HENRY STREET, PORTLAND, MAINE 04101	

Free entry

College Ave

to Stevens →



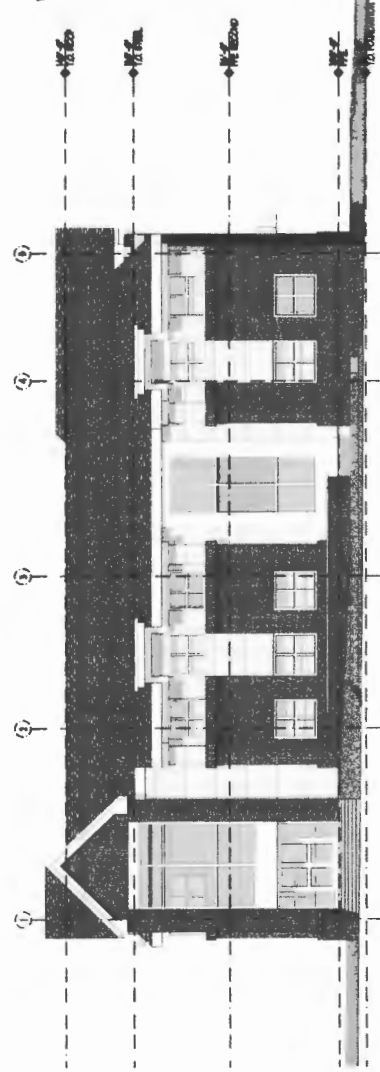
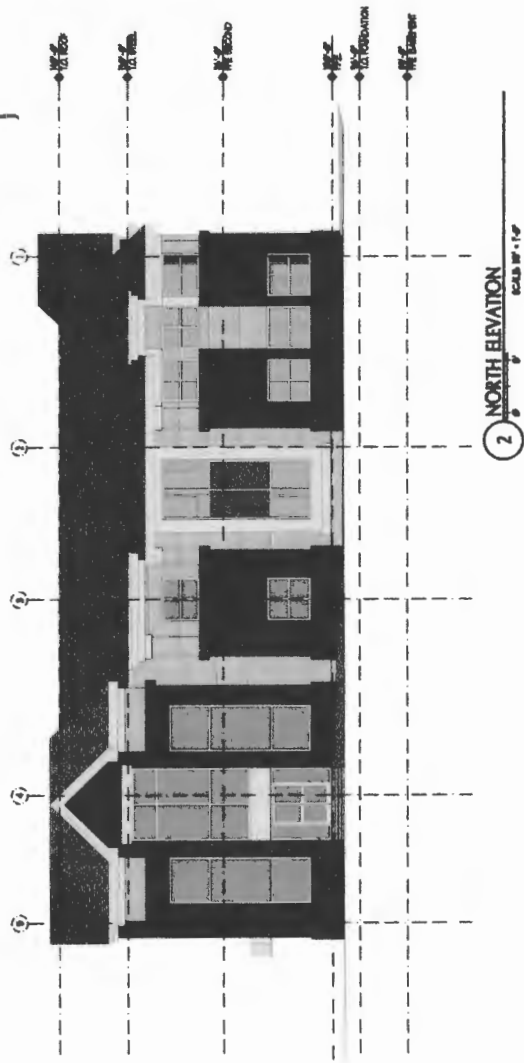
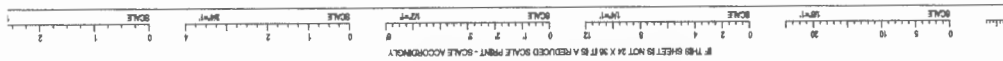
**PORT-CITY
ARCHITECTURE**



 **PORT • CITY
ARCHITECTURE**

College

need grade elevations and
study



main entry 2 story college

4-4'

PORT + CITY ARCHITECTURE
65 UNIVERSITY STREET
PORTLAND, ME 04101
TEL: 603.751.1000
WWW.PORTCITYARCH.COM

CONVEYORS
Kohler-Steiner
BECKER

ED
The Design Association
1000 Commercial Street
Portland, ME 04101
TEL: 603.487.4373

DESIGN DOCUMENT
UNIVERSITY OF
NEW ENGLAND
PORTLAND, MAINE
PATIENT CARE

Site Design Associates

Consulting Engineering and Land Planning

April 17, 2012

Ms. Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress St., Fourth Floor
Portland, ME 04101

**RE: University of New England - Westbrook College Campus
Site Plan & Conditional Use Application for: Patient Care Center**

Dear Barbara:

On behalf of University of New England (UNE), Site Design Associates (SDA) is pleased to submit one original paper copy and one CD containing the files of the Site Plan Application and Conditional Use Application for the referenced project. We have enclosed a check in the amount of \$600 for the following project review fees:

Site Plan Application

- Major Development under 50,000 s.f. - \$500

Conditional Use Application

- Conditional Use - \$100

This submission contains the following information:

- Site Plan Application and Check List (Attachment 1)
- Conditional Use Application and Narrative(Attachment 2)
- Letter of Agent Authorization (Attachment 3)
- Project Description (Attachment 4)
- Deed (Attachment 5)
- Zoning Compliance and Applicable Design Standards(Attachment 6)
- Traffic (Attachment 7)
- Financial Capacity (Attachment 8)
- Utility Letters (Attachment 9)
- Fire Safety Summary and City Technical Manual, Chapter 3, Compliance (Attachment 10)
- Stormwater Management Plan (Attachment 11)
- Solid Waste (Attachment 12)
- Construction Management Plan (Attachment 13)
- The following project drawings(one full size and 1 reduced set):
 - C-100 Existing Conditions & Demolition Plan
 - C-101 Site Plan

- C-102 Grading, Drainage, and Erosion Control Plan
- C-103 Site Utilities Plan
- C-104 Landscape Plan
- C-300 Erosion & Sedimentation Control Notes and Site Details
- C-301 Site Details
- C-302 Site Details
- Architectural Elevations
- Boundary Survey

We realize that there is some outstanding information which includes:

- Exterior Lighting Plan
- HVAC equipment certification

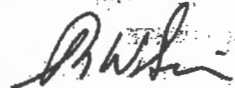
As noted in the application, the lighting will conform with ordinance standards and the requirements outlined in the Technical Manual. HVAC equipment will be high efficiency roof mounted gas fired boilers conforming with all state and federal regulations. This information is currently being developed and will be submitted as soon as it is available.

We are in hopes that you can place these applications on the next available Planning Board agenda so that we may introduce the project to the Planning Board.

We look forward to meeting with the Planning Board to discuss the Patient Care Center project. Please contact me with any questions or comments concerning these

Sincerely,

Site Design Associates



Tom Saucier, P.E.
President

cc: Alan Thibeault, UNE

PROJECT DATA

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

Total Area of Site	14 acres
Proposed Total Disturbed Area of the Site	37,000 sq. ft.
<i>(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</i>	
Impervious Surface Area	
Total Existing Impervious Area	310,300 (-6000 sf since COP in 2006) sq. ft.
Total Proposed Impervious/Paved Area	314,700 (-1600 sf since COP in 2006) sq. ft.
Net Change in Impervious Area	4,400 sq. ft.
Building Ground Floor Area and Total Floor Area	
Existing Building Footprint	4459 sq. ft.
Proposed Building Footprint	18,200 sq. ft.
Net Change in Building Footprint	13,741 sq. ft.
Existing Total Building Floor Area	10,000 +/- sq. ft.
Proposed Total Building Floor Area	39,500 +/- sq. ft.
Net Change in Building Floor Area	29,500 +/- sq. ft.
Zoning	
Existing	R-5
Proposed, if applicable	N/A
Land Use	
Existing	Institutional – College/University
Proposed	Same
Residential, if applicable	
Existing Number of Residential Units	N/A
Proposed Number of Residential Units	
Net Change in Residential Units	
Proposed Number of Lots	
Proposed Number of Affordable Housing Units	
Proposed Bedroom Mix:	
Number of Efficiency Units	
Number of One-Bedroom Units	
Number of Two-Bedroom Units	
Number of Three-Bedroom Units	
Parking Spaces	
	See narratives
Total Existing Number of Parking Spaces	
Total Proposed Number of Parking Spaces	
Net Change in Parking Spaces	
Number of Handicapped Spaces	
Bicycle Parking Spaces	
Total Existing Number of Bicycle Spaces	0
Total Proposed Number of Bicycle Spaces	9
Net Change	9
Estimated Cost of Project	\$9 million

PROJECT DESCRIPTION

Overview

The Patient Care Center at University of New England's Portland campus will be a significant asset to the existing UNE Portland campus, and the City of Portland. The project, located just north of the recently completed College of Pharmacy on Stevens Avenue, will introduce a new Dental Medicine curriculum to the University. The program will, as part of the curriculum, incorporate a low-cost Dental Teaching Clinic (including Urgent Care) that is open to the public, thus fulfilling the increasing need for dental care in the State of Maine. A future build-out within the proposed structure will provide a low-cost health clinic which will focus on interprofessional care and treatment that is open to the public as well as UNE faculty, students, and staff.

Site and Context

Due to its location on Stevens Avenue, and the demographics of its program, it is important this project address its connection to the existing campus, and a connection to its public use. The building's size, massing and materials will reflect the collegiate vernacular of the surrounding campus, while addressing the pedestrian nature of its urban neighborhood.

Students, faculty and resident dentists will be accessing the building from the existing campus to the south. This entrance addresses the pedestrian nature of the campus.

While the connection to the existing campus is important, the connection to public access is equally important. This facility will address its public entrance on the North side with the use of an inviting, light-filled entrance atrium and main building signage. This entrance will be both vehicular and pedestrian focused, with the adjacent public parking lot to serve the Clinical portion of the program.

Building Use

This new development will consist of a two-story building, with each story having 18,200+/- square feet each, and a small Mechanical basement of 3,100 +/- square feet, for a total building area of 39,500+/- square feet. This new Dental Medicine curriculum comprises several main components including simulation areas and comprehensive care areas. The IPE Clinic serves as a teaching clinic and is a primary use of the first floor of the building. Also included on the first floor are the patient simulation and teaching areas, which are mainly for the use of the first and second-year students.

The second level of the building contains the comprehensive care areas. These areas are for upper-level students working on live patients rather than simulators. A specialty care area is also on the second floor for post-graduation students and resident dentists. In addition to the exam areas, it is the specialty care area that includes the Imaging (X-ray) and the urgent care facilities.

Each entrance to the building (the campus entrance and the public entrance), will have stairwells and elevators, with the public entrance having an open railed two-story lobby for clear wayfinding. It is anticipated to have the mechanical units hidden in the center of the flat portion

of the roof, with the remainder of the mechanical equipment located in the basement.

Building Construction

A steel structure with composite metal decks for the floor structures will be utilized for this building. Insulated exterior panels will also be used to aid in expediting construction times. A combination of brick, precast concrete, and cementitious panels will be installed over the insulated panels, to maintain the collegiate vernacular of the university. Several large window elements will be used bring in natural light further into the interior of the building and to add definition to the elevations. Pitched roofs around the perimeter will assist in enhancing the vernacular of the surrounding campus and neighborhood. The pitched roofs will also aid in hiding the rooftop HVAC units. An entrance atrium area will be used to signify the main entrance and distinguish the public from the campus entrance.

Conclusion

It is the desire of the University that, along with the College of Pharmacy, this new Patient Care Center will provide the "bookends" to the beautiful historic green in the center of the campus. The pitched roofs, along with the brick exterior will maintain the classic campus atmosphere. The size, massing, and building elements will fit both within the existing campus and the surrounding neighborhood. The landscaping will provide additional outdoor student areas and enhance Stevens Avenue. This new Dental Medicine curriculum will be a welcomed addition to the University and will help to provide needed dental care in the state of Maine, as well as bringing many students and faculty to Portland to live and work. We believe that this development will affect the site, the University, and the City of Portland in an extremely positive way.

Zoning Compliance and Applicable Design Standards

The project, located just north of the recently completed College of Pharmacy on Stevens Avenue, will introduce a new Dental Medicine curriculum to the University. The program will, as part of the curriculum, incorporate a low-cost Dental Teaching Clinic (including Urgent Care) that is open to the public, thus fulfilling the increasing need for dental care in the State of Maine. A future build-out within the proposed structure will provide a low-cost health clinic which will focus on interprofessional care and treatment that is open to the public as well as UNE faculty, students, and staff.

As noted in the previous Conditional Use section, the project is allowed in the R-5 zone as a conditional use. The project meets the minimum lot size (10 acres for a building over 35 feet in height), setbacks (30 feet from external boundaries), and height restrictions (less than 55 feet total height).

Section 14-526 of the Land Use Ordinance outlines the standards for Site Plan Approval. The following discussion will outline how this project will comply with the site plan standards.

14-526. (a) Transportation – As noted in the trip generation analysis included as Attachment 7, the project is expected to generate 69 new trips (24 entering and 45 exiting) the site during the peak hour. The report also indicates that the peak hour will occur some time after 12:00 noon, but before the peak hour of the adjacent street, Stevens Avenue. For these reasons, it appears there will be minimal impact on the levels of service at any intersection in the vicinity of the project.

As noted in the revised master plan submitted to the city, UNE has recently acquired the 19 acre former Pike property at the end of Bishop Street. This property directly abuts UNE's property, and can be accessed through the campus by an existing roadway to Bishop Street. UNE has undertaken preliminary studies and had several discussions with city staff regarding the use of this property for parking. A shuttle service to the campus would be provided via the existing access road.

It is UNE's understanding that the zoning will allow for the use of this existing impervious surface as parking. On a concurrent track with the site plan review process for the PCC, UNE is continuing to work with city staff to develop a plan for parking on this parcel. An added benefit from a traffic standpoint is that parking at the parcel and riding the shuttle into the campus will remove traffic from the congested Morrill's Corner intersection.

The existing curb cut from Stevens Avenue will serve as the public access to the site. No new curb cuts will be created. Sight distances at the access point conform with local and state standards. Two existing curb cuts will be removed along Stevens Avenue.

Existing sidewalks are located along both the Stevens Avenue and College Street frontages. As shown on the drawings, UNE is proposing modifications along Stevens Avenue to provide a drop-off area along Stevens Avenue at the main public entrance. The sidewalks in this area will

be improved as required. The drop-off will be signed to prohibit parking, and will provide a drop area for both private and commercial vehicles. Stevens Avenue will be widened in this area to accommodate the drop-off.

Bus stops are located at two locations along the campus frontage and provide adequate public transit access.

In regards to parking, the public entrance of the proposed building will be located on the north end. As noted in the trip generation analysis of Attachment 7, the parking demand for the clinical use will be 31 spaces. It is our understanding the city's consulting traffic engineer has reviewed the parking generation analysis and generally concurs with the results. As noted on the site plan, 21 spaces will be striped on the north end of the building. These, when combined with the 12 leased spaces at the armory site which directly abut this parking, will provide for a total of 33 spaces for the public parking.

As previously noted, UNE is currently developing a plan to provide parking at the recently acquired Pike property on Bishop Street, in order to eliminate the parking deficits projected in their long term parking analysis. This will offer a number of benefits, including reduced traffic at Morrill's corner, and the opportunity to park on existing impervious surfaces. Preliminary studies indicate that there is adequate space available to eliminate the parking deficit projections. We will continue to work with city staff on this alternative to parking on Gulliver's Field.

A bike rack pad is provided at the southerly building entrance, where the primarily non-public or student/faculty entrance is located. This rack will accommodate up to 9 bikes.

A Transportation Demand Management plan for the campus is currently under review by the staff and planning board. Reference is made to that plan with this submission.

14-526. (b) Environmental Quality Standards – The plan is to preserve existing trees on site to the extent practicable. Any trees designated to remain which are damaged during construction will be replaced.

Given the developed nature of the site in an urban setting, there are no threatened or endangered plant or animal species or habitat located on the project site. There are no wetlands or vernal pools on or proximate to the site.

This project involves the demolition of several wood frame structures and existing parking areas on the campus in order to construct an approximately 18,200 sf footprint building. A portion of runoff from the building site at the corner of College Street and Stevens Avenue drains to the existing city systems in those streets via overland flow. At this point in time, it appears the building will result in a net increase of approximately 4400 sf of impervious area on the development site.

However, when the College of Pharmacy was permitted in 2008, the city approved stormwater management plan demonstrated a reduction in impervious area of 6000 sf on the campus. With this project, the extent of impervious area on the campus will continue to be 1600 sf less than prior to the College of Pharmacy project. Both sites are tributary to the same system in Stevens

Avenue.

As a further benefit of this project, an infiltration system will be constructed to replace existing infiltration systems displaced by the construction, and to collect runoff from the roof of the proposed building. This will serve to further reduce runoff from the UNE property on the existing storm and sanitary sewers in Stevens Avenue.

Therefore, construction of this project should not adversely affect the receiving stormdrain systems, as runoff rates and quantities will be less than existing rates.

14-526. (c) Public Infrastructure and Community Safety Standards – The development as proposed is consistent with the master plan recently submitted to the city by UNE. Attachment 10 includes a narrative regarding the community safety standards.

See Attachment 9 for utility letters. The proposed building will connect with the existing sanitary sewer system in the westerly side of Stevens Avenue. Water service will also be provided from Stevens Avenue, while gas service will be via an existing service extending into the site. Power will be provided from an existing underground connection to Stevens Avenue. A new transformer and backup generator will be installed in an enclosure as noted on the project drawings.

14-526. (d) Site Design Standards – The bulk, height, and location of the building will not result in health or safety problems from a reduction in ventilation to abutting structures, nor will it result in changes to the existing wind climate. There will be no adverse impact of shadows on abutting public open space. All neighboring structures are owned by UNE. No view corridors will be impacted.

A historic district, the campus green, is located southerly of College Street. The building design is currently being reviewed by the Maine Historic Preservation Commission and will be subject to input from the city's historic preservation staff and board.

All exterior lighting will meet city Technical Manual requirements. Lighting levels in the parking area and along walks will be in accordance with IESNA standards for security and safety. All fixtures will be cutoff and shielded as required to avoid spill over into the adjacent streets.

All HVAC equipment will meet applicable state and federal emissions standards. The HVAC units will be high efficiency gas fired condensing units. The HVAC and air handling units will be located on the roof, and will be screened from public view.

Noise standards will not be exceeded.

In regards to signage, the existing sign at the intersection of College Street and Stevens Avenue will remain. Signage will be located on the building canopy, similar to the signage at the College of Pharmacy. Regulatory signage will comply with the applicable MUTCD standards.

Marge Schmuckal - FW: UNE Patient Care Center

From: "Jason Pica" <jason@portcityarch.com>
To: <MES@portlandmaine.gov>
Date: 6/5/2012 10:32 AM
Subject: FW: UNE Patient Care Center
CC: "Semrau, Lita" <lita@portcityarch.com>, "Alan Thibeault" <AThibeault@une...>
Attachments: UNE PCC MARKUPS 6.5.12.pdf

Good Morning, Lita will be in meetings all day today, she asked me to forward this on to you. Thanks

From: Lita Semrau [mailto:lita@portcityarch.com]
Sent: Tuesday, June 05, 2012 9:55 AM
To: jason pica
Subject: Fwd: UNE Patient Care Center

Lita Semrau
 Port City Architecture
 207.761.9000 Office
 207.756.4333 Cell
www.portcityarch.com

Begin forwarded message:

From: "Marge Schmuckal" <MES@portlandmaine.gov>
Date: June 5, 2012 9:18:03 AM EDT
To: "Lita Semrau" <lita@portcityarch.com>
Cc: <mark@portcityarch.com>, "Alan Thibeault" <AThibeault.ucpo.ucdomain@une.edu>
Subject: Re: UNE Patient Care Center

Hi Lita,

All I saw was the full submission that was with the permit application. I quickly passed that on without any review because you are still submitting the site plan info. It will come back to me before the permit is issued. Can you e-mail or drop off the specific areas of concern to me so that I can take a closer look and answer your questions?

thank you,

Marge

>>> "Lita Semrau" <lita@portcityarch.com> 6/5/2012 8:24 AM >>>

Marge –

Good morning . . . we are currently wrapping up our final submission to the Planning Board for UNE's Patient Care Center (formally known as the College of Dental Medicine) today and I am just checking on that status of the Architectural features and if you are okay with them as was discussed previously with Mark in my office . . .

- All the architectural features including any canopies are 2'-0" or less in depth including any signage bands
- None of them pick up any additional floor square footage

Would love to wrap this up quickly so if you have any questions, please call or email Mark or me . . . THANK YOU, las

Lita Semrau, NCARB
Vice President
Port City Architecture
65 Newbury Street
Portland, ME
(207) 761-9000
lita@portcityarch.com
www.portcityarch.com

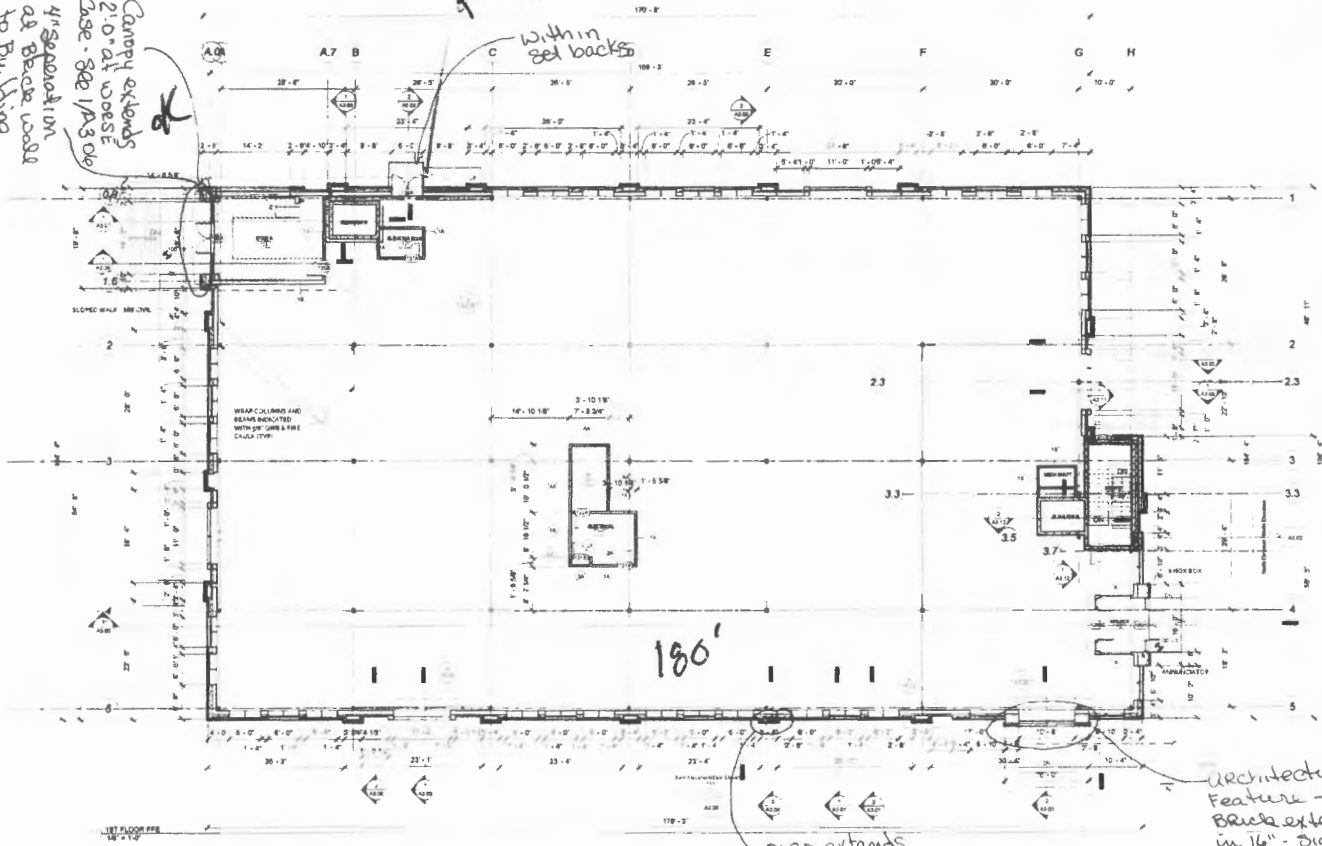
No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.2178 / Virus Database: 2433/5046 - Release Date: 06/05/12

OK with setbacks 20'
 project ~~is~~ being met

Canopy extends
 2'-0" at DOORSE
 Case - See 1/A3.04
 4" separation
 at brace wall
 to Building



190'

Pier extends
 8" on South +
 North side
 see section
 2/A3.04

OK

Architectural
 Feature -
 Brace extends
 in 16" - Dig
 another 8"
 see section
 2/A3.03 1/A3.05

steps & stairs
 look like more
 than 50'



- CONSULTANTS
- Kahler Slater
 - EBCKER
 - IN
 - EP
- Site Design Associates
 23 Whalley Way
 Scarborough, Maine 04076
 207.445.4275

NO.	DATE	DESCRIPTION

UNIVERSITY OF
 NEW ENGLAND
 PORTLAND, MAINE
 PATIENT CARE
 CENTER
 EXTERIOR SHELL
 1ST FLOOR
 PLANS

DATE: 10-24-14
 DRAWING NO: 1/A1.01
 SCALE: AS SHOWN

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Sec. 14-411. - Sec. 14-420. Reserved.

DIVISION 25. SPACE AND BULK REGULATIONS AND EXCEPTIONS

Sec. 14-421. Generally.

The requirements of this article shall be subject to the space and bulk regulations and exceptions of this division.
(Code 1968, § 602.19.A)

Sec. 14-422. Reduction of lot area prohibited.

No lot shall be so reduced that yards, lot width, lot frontage, lot area, area per dwelling unit, and space for off-street parking and/or off-street loading shall be less than the minimum required under this article.
(Code 1968, § 602.19.A)

Sec. 14-423. Reserved.

*Editor's Note: Pursuant to Council Order No. 240-09/10, passed on June 21, 2010, Section 14-423 (Joint occupancy) was repealed in its entirety.

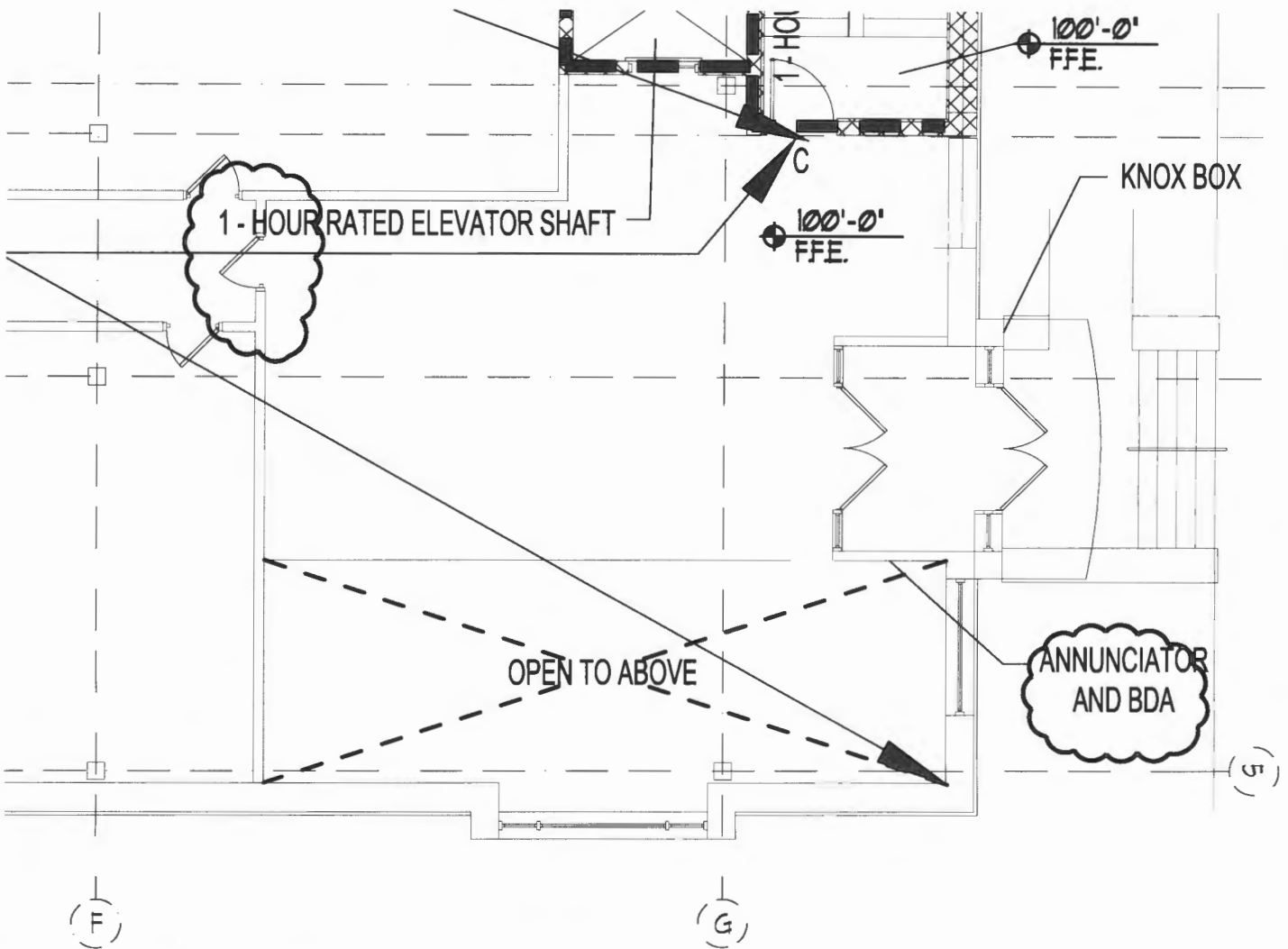
Sec. 14-424. Required open space.

No part of a yard or other open space required about any building under this article shall be included as a part of a yard or other open space required for another building.
(Code 1968, § 602.19.C)

Sec. 14-425. Projections in required yard areas.

Any yard may be occupied by a one-story entrance porch not enclosed, with or without a roof, if the area of the porch does not exceed fifty (50) square feet nor the projection from the building exceed six (6) feet. A basement bulkhead of similar size, but not more than twenty four (24) inches in height, is also permitted. A cornice eave, sill, canopy, chimney, or other similar architectural feature, but not including a bay window, may project into any required yard a distance of not more than two (2) feet.

RECEIVED
 JUL 09 2012
 Dept. of Building Inspections
 City of Portland Maine



1 PARTIAL EGRESS PLAN
 0 8'-0" SCALE: 1/8" = 1'-0"



UNIVERSITY OF NEW ENGLAND
 PATIENT CARE CENTER



Site Design Associates
 23 Whitney Way
 Topsham, Maine 04088
 207-449-4275

PARTIAL EGRESS PLAN

Ref Dwg: T1.01 Scale: 1/8" = 1'-0" Issued: 7-3-12
 Revised:

SKA
 1

Project: University of New England - Patient Care Clinic
Date Prepared: May 10, 2012

Structural Statement of Special Inspections

Project: University of New England - Patient Care Clinic

Location: Portland, ME

Owner: University of New England

This Statement of Special Inspections encompass the following discipline: **Structural**

This Statement of Special Inspections is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Structural Special Inspection Coordinator (SSIC) and the identity of other approved agencies to be retained for conducting these inspections and tests.

The Structural Special Inspection Coordinator shall keep records of all Structural inspections and shall furnish inspection reports to the Building Code Official (BCO) and the Structural Registered Design Professional in Responsible Charge (SRDP). Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Structural Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Structural Registered Design Professional in Responsible Charge at an interval determined by the SSIC and the BCO.

A Final Report of Special Inspections documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted to the BCO prior to issuance of a Certificate of Use and Occupancy.

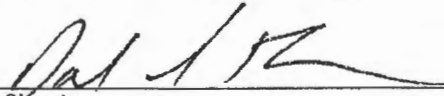
Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: Upon request of Building Official _____ or per attached schedule.

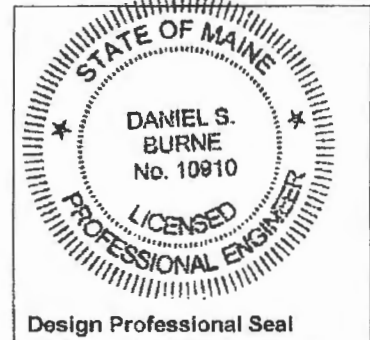
Prepared by:

Daniel S. Burne, P.E.

(type or print name of the Structural Registered Design Professional in Responsible Charge)


Signature

5/10/2012
Date



Owner's Authorization:

Building Code Official's Acceptance:

Signature

Date

Signature

Date

Project: University of New England - Patient Care Clinic
 Date Prepared: May 10, 2012

Structural Statement of Special Inspections (Continued)

List of Agents

Project: University of New England - Patient Care Clinic
 Location: Portland, ME
 Owner: University of New England
 This Statement of Special Inspections encompass the following discipline: Structural

(Note: Statement of Special Inspections for other disciplines may be included under a separate cover)

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

- Soils and Foundations
- Cast-in-Place Concrete
- Precast Concrete System
- Structural Masonry Systems
- Structural Steel
- Wood Construction
- Special Cases

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. STRUCTURAL Special Inspections Coordinator (SSIC)	Becker Structural Engineers, Inc.	75 York St. Portland, ME 04101 207-879-1838 info@beckerstructural.com
2. Special Inspector (SI 1)	Becker Structural Engineers, Inc.	75 York St. Portland, ME 04101 207-879-1838 info@beckerstructural.com
3. Special Inspector (SI 2)	T.B.D.	
4. Testing Agency (TA 1)	T.B.D.	
5. Testing Agency (TA 2)		
6. Other (O1)		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Project: University of New England - Patient Care Clinic
Date Prepared: May 10, 2012

Structural Statement of Special Inspections (Continued)

Final Report of Special Inspections (SSIC/SI 1)

[To be completed by the Structural Special Inspections Coordinator (SSIC/SI 1). Note that all Agent's Final Reports must be received prior to issuance.]

Project: *University of New England - Patient Care Clinic*

Location: *Portland, ME*

Owner: *University of New England*

Owner's Address: *11 Hills Beach Rd.
Biddeford, ME 04005*

Architect of Record: *Andy Highland*
(name)

Port City Architecture
(firm)

Structural Registered Design

Professional in Responsible Charge:

Daniel S. Burne, P.E.
(name)

Becker Structural Engineers, Inc.
(firm)

To the best of my information, knowledge and belief, the Special Inspections required for this project, and itemized in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved.

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Structural Special Inspection Coordinator

(Type or print name)

(Firm Name)

Signature

Date

Licensed Professional Seal

Project: University of New England - Patient Care Clinic
Date Prepared: May 10, 2012

Structural Statement of Special Inspections (Continued)
Special Inspector's/Agent's Final Report

Project: *University of New England - Patient Care Clinic*

Special Inspector or

Agent:

Designation: *(name)* *(firm)*
S12

To the best of my information, knowledge and belief, the Special Inspections or testing required for this project, and designated for this Inspector/Agent in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved.

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Special Inspector or Agent:

(Type or print name)

Signature

Date

*Licensed Professional Seal or
Certification Number*

Project: University of New England - Patient Care Clinic
Date Prepared: May 10, 2012

Structural Statement of Special Inspections (Continued)

Special Inspector's/Agent's Final Report

Project: *University of New England - Patient Care Clinic*

Special Inspector or
Agent:

Designation: *(name)* *(firm)*
TAJ

To the best of my information, knowledge and belief, the Special Inspections or testing required for this project, and designated for this Inspector/Agent in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved.

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Special Inspector or Agent:

(Type or print name)

Signature

Date

SEAL NOT REQUIRED FOR
TESTING AGENCY

*Licensed Professional Seal or
Certification Number*

Structural Schedule of Special Inspections

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided to the Special Inspector for their records. *NOTE VERIFICATION THAT QUALIFIED INDIVIDUALS ARE AVAILABLE TO PERFORM STIPULATED TESTING AND/OR INSPECTION SHOULD BE PROVIDED PRIOR TO SUBMITTING STATEMENT. AGENT QUALIFICATIONS IN SCHEDULE ARE SUGGESTIONS ONLY; FINAL QUALIFICATIONS ARE SUBJECT TO THE DISCRETION OF THE REGISTERED DESIGN PROFESSIONAL PREPARING THE SCHEDULE.*

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge or Special Inspector of Record deems it appropriate that the individual performing a stipulated test or inspection have a specific certification, license or experience as indicated below, such requirement shall be listed below and shall be clearly identified within the schedule under the Agent Qualification Designation.

PE/SE	Structural Engineer – a licensed SE or PE specializing in the design of building structures
PE/GE	Geotechnical Engineer – a licensed PE specializing in soil mechanics and foundations
EIT	Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

Experienced Testing Technician

ETT	Experienced Testing Technician – An Experienced Testing Technician with a minimum 5 years experience with the stipulated test or inspection
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American Concrete Institute (ACI) Certification

ACI-CFTT	Concrete Field Testing Technician – Grade 1
ACI-CCI	Concrete Construction Inspector
ACI-LTT	Laboratory Testing Technician – Grade 1&2
ACI-STT	Strength Testing Technician

American Welding Society (AWS) Certification

AWS-CWI	Certified Welding Inspector
AWS/AISC-SSI	Certified Structural Steel Inspector

American Society of Non-Destructive Testing (ASNT) Certification

ASNT	Non-Destructive Testing Technician – Level II or III.
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International Code Council (ICC) Certification

ICC-SMSI	Structural Masonry Special Inspector
ICC-SWSI	Structural Steel and Welding Special Inspector
ICC-SFSI	Spray-Applied Fireproofing Special Inspector
ICC-PCSI	Prestressed Concrete Special Inspector
ICC-RCSI	Reinforced Concrete Special Inspector

National Institute for Certification in Engineering Technologies (NICET)

NICET-CT	Concrete Technician – Levels I, II, III & IV
NICET-ST	Soils Technician - Levels I, II, III & IV
NICET-GET	Geotechnical Engineering Technician - Levels I, II, III & IV

Other

Structural Schedule of Special Inspections

SOILS & FOUNDATION CONSTRUCTION

VERIFICATION AND INSPECTION	REQD Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
IBC Section 1704.7, 1704.8, 1704.9						
1. Required Verification and Inspection of Soils:						
a. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	Y	P	IBC 1704.7	SI2	PE/GE, EIT or ETT	
b. Verify excavations are extended to proper depth and have reached proper material.	Y	P	IBC 1704.7	SI2	PE/GE, EIT or ETT	
c. Perform classification and testing of compacted fill materials.	Y	P	IBC 1704.7	TA1	PE/GE, EIT or ETT	
d. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	Y	C	IBC 1704.7	TA1	PE/GE, EIT or ETT	
e. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	Y	P	IBC 1704.7	SI2	PE/GE, EIT or ETT	
2. Required Verification and Inspection of Driven Deep Foundation Elements:						
a. Verify element materials, sizes and lengths comply with the requirements.	N	C	IBC 1704.8	TA1	PE/GE, EIT or ETT	
b. Determine capacities of test elements and conduct additional load tests, as required.	N	C	IBC 1704.8	SI2	PE/GE, EIT or ETT	
c. Observe driving operations and maintain complete and accurate records for each element.	N	C	IBC 1704.8	TA1	PE/GE, EIT or ETT	
d. Verify placement locations and plumbness, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element.	N	C	IBC 1704.8	TA1	PE/GE, EIT or ETT	
3. Required Verification and Inspection of Cast-in-Place Deep Foundation Elements:						
a. Observe drilling operations and maintain complete and accurate records for each element.	N	C	IBC 1704.9	TA1	PE/GE, EIT or ETT	
b. Verify placement locations and plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable) and adequate end bearing strata capacity. Record concrete or grout volumes.	N	C	IBC 1704.9	TA1	PE/GE, EIT or ETT	

See Concrete, Masonry, and/or Steel Schedules for additional material inspections for deep foundation elements as applicable.

Structural Schedule of Special Inspections CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	REQD Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
IBC Section 1704.4						
1. Inspection of reinforcing steel, including prestressing tendons, and placement	Y	P	ACI 318: 3.5, 7.1-7.7	SI1	PE/SE or EIT	
2. Inspection of reinforcing steel welding in accordance with Table 1704.3, Item 5B	N	-	Not applicable. Welding of Reinf Not Allowed	-	-	
3. Inspect bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased or where strength design is used.	N	C	IBC 1911.5	SI1	PE/SE or EIT	
4. Inspection of anchors installed in hardened concrete.	Y	P	IBC 1212.1	SI1	PE/SE or EIT	
5. Verifying use of required design mix	Y	P	ACI 318: Ch 4, 5.2-5.4	TA1	ACI-CFTT or ACI-STT	
6. At time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests and determine the temperature of the concrete.	Y	C	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8	TA1	ACI-CFTT or ACI-STT	
7. Inspection of concrete and shotcrete placement for proper application techniques	Y	C	ACI 318: 5.9, 5.10	TA1	ACI-CFTT or ACI-STT	
8. Inspection for maintenance of specified curing temperature and techniques	Y	P	ACI 318: 5.11-5.13	SI1	PE/SE or EIT	
9. Inspection of Prestressed Concrete						
a. Application of prestressing force.	N	C	ACI 318: 18.20	TA2	PE/SE or EIT	
b. Grouting of bonded prestressing tendons in seismic force resisting system	N	C	ACI 318: 18.18.4	TA1	ACI-CFTT or ACI-STT	
10. Erection of precast concrete members.	N	P	ACI 318: Ch 16	SI1	PE/SE or EIT	
11. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	N	P	ACI 318: 6.2	TA1	ACI-CFTT or ACI-STT	
12. Inspect formwork for shape, location and dimensions of the concrete member being formed.	Y	P	Limitations apply. See below	SI1	PE/SE or EIT	

Limitations of item 12: Special inspection includes periodic review of formwork shape, general location, and formwork dimensions that can be readily measured with conventional tape measure. Verification of building layout, building location, foundation extents, column grids, and foundation elevations is excluded.

Structural Schedule of Special Inspections

MASONRY CONSTRUCTION – LEVEL 1

VERIFICATION AND INSPECTION	REQD Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
IBC Section 1704.5						
1. Compliance with required inspection provisions of the construction documents and the approved submittals shall be verified.	Y	P	ACI530.1, 1.5	SII	PE/SE or EIT	
2. Verification of f'_m and f'_{AAC} prior to construction except where specifically exempted by this code.	Y	P	ACI531.1, 1.4B	TA1	ACI-CFTT or ACI-STT	
3. Verification of slump flow and VSI as delivered to the site for self-consolidating grout.	Y	C	ACI530.1, 1.5B.1.b.3	TA1	ACI-CFTT or ACI-STT	
4. As masonry construction begins, the following shall be verified to ensure compliance:						
a. Proportions of site-prepared mortar.	Y	P	ACI530.1, 2.6A	TA1	ACI-CFTT or ACI-STT	
b. Construction of mortar joints.	Y	P	ACI530.1, 3.3B	TA1	ACI-CFTT or ACI-STT	
c. Location of reinforcement and connectors.	Y	P	ACI530.1, 3.4, 3.6A	SII	PE/SE or EIT	
d. Prestressing technique.	N	P	ACI530.1, 3.6B	SII	PE/SE or EIT	
e. Grade and size of prestressing tendons and anchorages.	N	P	ACI530.1, 2.4B, 2.4H	SII	PE/SE or EIT	
5. During construction the inspection program shall verify:						
a. Size and location of structural elements.	Y	P	ACI530.1, 3.3F	SII	PE/SE or EIT	
b. Type, size and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction.	Y	P	ACI530, 1.2.2(e), 2.1.4, 3.1.6	SII	PE/SE or EIT	
c. Specified size, grade and type of reinforcement, anchor bolts, prestressing tendons and anchorages.	Y	P	ACI530, 1.12, ACI530.1, 2.4, 3.4	SII	PE/SE or EIT	
d. Welding of reinforcing bars.	N	-	Not applicable. Welding of Reinf Not Allowed	-	-	
e. Preparation, construction and protection of masonry during cold weather (temperature below 40°F) or hot weather (temperature above 90°F).	Y	P	IBC 2104.3, 2104.4; ACI530.1, 1.8C, 1.8D	SII	PE/SE or EIT	
f. Application and measurement of prestressing force.	N	C	ACI530.1, 3.6B	TA2	PE/SE or EIT	
6. Prior to grouting, the following shall be verified to ensure compliance:						
a. Grout space is clean.	Y	P	ACI530.1, 3.2D	SII	PE/SE or EIT	
b. Placement of reinforcement and connectors and prestressing tendons and anchorages.	Y	P	ACI530, 1.12, ACI530.1, 3.4	SII	PE/SE or EIT	
c. Proportions of site-prepared grout and prestressing grout for bonded tendons.	N	P	ACI530.1, 2.6B	TA1	ACI-CFTT or ACI-STT	
d. Construction of mortar joints.	Y	P	ACI530.1, 3.3B	TA1	ACI-CFTT or ACI-STT	
7. Grout placement shall be verified to ensure compliance.	Y	C	ACI530.1, 3.5	TA1	ACI-CFTT or ACI-STT	
a. Grouting of prestressing bonded tendons.	N	C	ACI530.1, 3.6C	TA1	ACI-CFTT or ACI-STT	
8. Preparation of any required grout specimens, mortar specimens and/or prisms shall be observed.	Y	C	IBC 2105.2.2, 2105.3; ACI530.1, 1.4	TA1	ACI-CFTT or ACI-STT	

Structural Schedule of Special Inspections - STEEL CONSTRUCTION

VERIFICATION AND INSPECTION	REQD Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
IBC Section 1704.3						
1. Material verification of high-strength bolts, nuts and washers:						
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Y	P	Applicable ASTM material standards, AISC 360, A3.3	TA1	AWS/AISC-SSI	
b. Manufacturer's certificate of compliance required.	Y	S		SII	PE/SE or EIT	
2. Inspection of high-strength bolting						
a. Snug-tight joints.	Y	P		TA1	AWS/AISC-SSI	
b. Pretensioned and slip-critical joints using turn-of-nut with matchmaking, twist-off bolt or direct tension indicator methods of installation.	Y	P	AISC LRFD Section M2.5	TA1	AWS/AISC-SSI	
c. Pretensioned and slip-critical joints using turn-of-nut without matchmaking or calibrated wrench methods of installation.	N	C	IBC Sect 1704.3.3	TA1	AWS/AISC-SSI	
3. Material verification of structural steel and cold-formed steel deck:						
a. For structural steel, identification markings to conform to AISC 360.	Y	P	AISC 360, M5.5	SII	PE/SE or EIT	
b. For other steel, identification markings to conform to ASTM standards specified in the approved construction documents.	Y	P	Applicable ASTM material standards	SII	PE/SE or EIT	
c. Manufacturer's certified test reports.	Y	S		SII	PE/SE or EIT	
4. Material verification of weld filler materials:						
a. Identification markings to conform to AWS specification in the approved construction documents.	Y	P	AISC 360, M5.5	TA1	AWS/AISC-SSI	
b. Manufacturer's certificate of compliance required.	Y	S		SII	PE/SE or EIT	
5. Submit current AWS D1.1 welder certificate for all field welders who will be welding on this project.						
Y	Y	S	AWS D1.1	SII	PE/SE or EIT	
6. Inspection of welding (IBC 1704.3.1):						
a. Structural steel and cold-formed deck:						
1) Complete and partial joint penetration groove welds.	N	C	AWS D1.1	TA1	AWS-CWI	
2) Multipass fillet welds.	N	C		TA1	AWS-CWI	
3) Single-pass fillet welds > 5/16"	N	C		TA1	AWS-CWI	
4) Plug and slot welds	N	C		TA1	AWS-CWI	
5) Single-pass fillet welds ≤ 5/16"	Y	P		TA1	AWS-CWI	
6) Floor and deck welds.	Y	P	AWS D1.3	TA1	AWS-CWI	
b. Reinforcing steel:						
1) Verification of weldability of reinforcing steel other than ASTM A706.	N	-	Not applicable.	-	-	
2) Reinforcing steel-resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special structural walls of concrete and shear reinforcement.	N	C	AWS D1.4 ACI 318: 3.5.2	TA1	AWS-CWI	
3) Shear reinforcement	N	C		TA1	AWS-CWI	
4) Other reinforcing steel	N	P		TA1	AWS-CWI	
7. Inspection of steel frame joint details for compliance (IBC Sect 1704.3.2) with approved construction documents:						
a. Details such as bracing and stiffening.	Y	P	IBC 1704.3.2	SII	PE/SE or EIT	
b. Member locations.	Y	P		SII	PE/SE or EIT	
c. Application of joint details at each connection.	Y	P		SII	PE/SE or EIT	

Structural Schedule of Special Inspection Services
FABRICATION AND IMPLEMENTATION PROCEDURES – STRUCTURAL STEEL

VERIFICATION AND INSPECTION IBC Section 1704.2	REQD Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Fabrications Procedures: Review of fabricator's written procedural and quality control manuals and periodic auditing of fabrication practices by an approved special inspection agency. At the completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents. -OR- 2. AISC Certification	Y	S	Fabricator shall submit one of the two qualifications	SI1	PE/SE or EIT	
3. At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents.	Y	S	IBC 1704.2.2	SI1	PE/SE or EIT	

SEISMIC RESISTANCE CHECK LIST [IBC 1705.3]

Seismic Design Category B

FOR SEISMIC DESIGN CATEGORY C OR HIGHER:

Structural:

The seismic-force-resisting systems

Steel Braced Frames and associated connections/anchorage (Not required for SDC C, R=3)

Steel Moment Frames and associated connections (Not required for SDC C, R=3)

Shear walls: CMU Wood Concrete Diaphragms: Floor Roof

Other:

WIND RESISTANCE CHECK LIST [IBC 1705.4]

Wind Exposure Category B

REQUIRED	NOT REQUIRED	NOT APPLICABLE	WIND RESISTANCE REQUIREMENTS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In wind exposure Category B, where the 3-second-gust basic wind speed is 120 miles per hour (mph) (52.8 m/sec) or greater.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	In wind exposure Categories C and D, where the 3-second-gust basic wind speed is 110 mph (49 m/sec) or greater.

Fabricator's Certificate of Compliance

Each approved fabricator that is exempt from Special Inspection of shop fabrication and implementation procedures per section 1704.2 of the International Building Code must submit a *Fabricator's Certificate of Compliance* at the completion of fabrication.

Project: **University of New England – Patient Care Clinic**

Fabricator's Name:

Address:

Certification or Approval Agency:

Certification Number:

Date of Last Audit or Approval:

Description of structural members and assemblies that have been fabricated:

Structural steel beams, columns, braces and associated connections and fasteners.

I hereby certify that items described above were fabricated in strict accordance with the approved construction documents.

Signature

Date

Title

Attach copies of fabricator's certification or building code evaluation service report and fabricator's quality control manual

End of Structural Statement of Special Inspections



Geotechnical Report

**UNE Dental School Building
Stevens Avenue
Portland, Maine**

Prepared for:

University of New England

Prepared by:

Summit Geoengineering Services
Project #11296
January 2012

RECEIVED
JUL 24 2012
Dept. of Building Inspections
City of Portland Maine



January 31, 2012
Summit #11296

Al Thibeau
University of New England
11 Hills Beach Road
Biddeford, Maine 04005

Reference: Geotechnical Investigation, Proposed Dental School Building
Stevens Avenue, Portland, Maine

Dear Al;

We have completed the geotechnical investigation for the proposed new dental school building at the Portland Campus. Our scope of services included performing 5 test borings at the site and preparing this report summarizing our findings and geotechnical recommendations.

1.0 Project Description

The project consists of the construction of a new building on the UNE campus at 750 Stevens Avenue in Portland. The building has a footprint of approximately 18,000 square feet. We understand that a parking level will be constructed beneath the building. The parking level will be at a depth of approximately 4 feet below the existing grade (elevation 23 feet +/-) and will have a paved surface. The location of the proposed building is currently occupied by three wood frame structures, two garages, parking lots, and lawns.

Column loads are estimated to range from 215 kips to 610 kips with a live load to dead load ratio of approximately 50% to 60%. Columns will be spaced from 15 to 35 feet.

2.0 Subsurface Exploration and Laboratory Testing

Summit Geoengineering Services (SGS) observed the subsurface conditions with the drilling of 5 borings on January 12, 2012. The borings were located by tapping from existing buildings. Northern Test Borings, under contract to SGS, advanced the borings using 2¼-inch hollow stem augers. Two borings were performed to a depth of 22 feet and three borings were advanced to refusal, ranging from 16.1 to 27.4 feet. Standard penetration tests (SPT) with split spoon samples were obtained at 5-foot intervals. A 1-inch diameter PCV groundwater observation well was installed in boring B-3.

Summit was onsite to coordinate and observe the boring explorations. The location of the borings is shown on Boring Location Plan in Appendix A. Logs of the explorations are included in Appendix B.

The sample taken at a depth of 5 to 7 feet in B-4 was tested for grain size analysis in accordance with ASTM 422. The results of this test are presented in Appendix A.

3.0 Subsurface Conditions

The subsurface conditions generally consist of *topsoil* overlying *glacial marine deposits* overlying *glacial till* explored to a depth of 16.8 to 27.4 feet. Bedrock was encountered at borings B-1, B-2, and B-4 at depths of 27.4 feet, 20.4 feet, and 16.8 feet, respectively. The subgrade is further described into 3 layers as follows:

The topsoil ranged from 6 to 12 inches in thickness consisting of dark brown silt with little sand and rootlets and is visually classified as ML in accordance with the Unified Soil Classification System (USCS). The topsoil was generally loose to compact and damp to frozen.

The glacial marine deposit consisted of light brown to tan medium-fine sand with a trace to little silt and is visually classified as SM or SP in accordance with the Unified Soil Classification System (USCS). The sample taken in B-4 at a depth of 5 to 7 feet contained 97.9% sand and 2.1% silt. This sample has a USCS classification of SP. SPT-N values for the sand ranged from 4 to 38 blows per foot (bpf) and averaged 20 bpf, indicating compact to dense conditions. The glacial marine deposits were generally damp.

The glacial till, encountered in B-1, B-2, and B-4, ranged from brown medium-fine to medium-coarse sand with little silt and gravel to brown silty clay with some sand and little gravel. The glacial till is visually classified as SM and CL in accordance with the Unified Soil Classification System (USCS). SPT-N values for the sand ranged from 54 to 62 blows per foot (bpf), indicating very dense / hard conditions. The glacial marine deposits were generally damp

Bedrock was encountered at borings B-1, B-2, and B-4 at depths of 27.4 feet, 20.4 feet, and 16.8 feet, respectively. Refusal was not encountered in the other explorations. Bedrock mapping by the Maine Geological Survey indicates the bedrock is part of the Berwick Formation consisting of fine-grained gray quartz-plagioclase biotite gneiss.

Groundwater was not observed in our explorations. Groundwater was measured at a depth of 20.3 feet in the observation well at B-3 on January 25, 2012.

4.0 Foundation Design Recommendations

Based on the proposed finished exterior grade (paved parking lot) and the required frost protection depth, the footings for the new building will be constructed on the native sandy glacial marine deposit. With proper preparation, this soil is suitable to support the proposed building on conventional spread footing foundations.

A. Allowable Bearing Pressure

We recommend that the foundations be designed using an allowable bearing pressure of 4,000 psf for interior and exterior isolated and continuous footings. For the proposed footing loads, the

total settlement associated with the above bearing pressure ranges from ½” to ¾”. Due to the uniformity of the subsurface conditions, differential settlement will be negligible, on the order of 0.1%.

We recommend that the subgrade soil in the building footprint be prepared as follows:

- Remove topsoil, pavement, and existing building foundations in their entirety from within the building footprint. Voids left after the removal of existing foundations can be backfilled with the existing sandy glacial marine soil. This soil should be compacted to 95% of its maximum dry density where it is placed within the building footprint. Outside the building footprint the compaction requirement can be reduced to 90%.
- After removal and backfilling of removed foundations, the soil within the building footprint is proofrolled prior to excavating for the footings. Proofrolling should consist of making a minimum of 5 passes in 2 perpendicular directions using a large vibratory roller with a minimum operating weight of 10 tons.
- Exterior footings are constructed to a depth of 4 feet below exterior grade for frost protection.
- Footing trenches are excavated using a smoothed edge bucket to minimize disturbance to the native soil. The footing subgrade should be proofrolled to re-densify the disturbed soil. Proofrolling should consist of making a minimum of 5 passes using a large walk behind vibratory roller. Wet and soft areas, if encountered, should be removed and replaced with crushed stone.

We recommend the following parameters be used for the existing sandy glacial marine soil in the design of subsurface structures.

DESIGN PARAMETERS – EXISTING SANDY GLACIAL MARINE SOIL	
Total Natural (moist) Unit Weight (γ_t)	125 pcf
Saturated (buoyant) Unit Weight (γ_s)	63 pcf
Friction Coefficient (f)	0.45
Passive Earth Pressure Coefficient (K_p)	3.1
Active Earth Pressure Coefficient (K_a)	0.33
Friction Angle (f_c)	30 ⁰
Cohesion (c)	0

B. Frost Protection

The design air freezing index for the Portland area is approximately 1,200 degree F days (10 year, 90% probability). Based on this, exterior footings on the existing granular fill soil should be constructed at a minimum depth of 4 feet below the exterior finished grade.

We recommend that the exterior of the foundation walls be backfilled with soil meeting the following gradation specification:

FOUNDATION BACKFILL (FB)	
Sieve Size	Percent finer
3 inch	100
¼ inch	60 to 100
No. 40	0 to 50
No. 200	0 to 7

Reference: MaineDOT Specification 703.06, Type F

The maximum particle size should be limited to 6 inches. The Foundation Backfill should be compacted to a minimum of 95 percent of its maximum dry density, determined in accordance with ASTM D1557. This compaction requirement can be reduced to 90% in landscaped areas.

The interior of foundation walls should be backfilled with Structural Fill as described below.

C. Building Slab

We recommend the building slab be constructed on a minimum 12-inch thick layer of Structural Fill (SF). The maximum particle size should be limited to 6 inches and meet the following gradation specifications passing the 3-inch sieve:

STRUCTURAL FILL (SF)	
Sieve Size	Percent finer
3 inch	100
1/4 inch	0 to 70
No. 200	0 to 10

Reference: MDOT Specification 703.20, Gravel Borrow

SF should be placed in 6 to 12-inch lifts and should be compacted to 95 percent of its maximum dry density determined in accordance with ASTM D1557.

An alternative is to construct the slab on 6 inches of $\frac{3}{4}$ inch crushed stone. The crushed stone can be placed directly on the proofrolled subgrade. It should be compacted using a vibratory roller sufficiently to lock the aggregate particles together.

For the conditions described above, the slab can be designed using a subgrade modulus of 175 pci.

We recommend the subgrade be proof-rolled as described in Section 4A of this report.

D. Groundwater Control

Groundwater was not observed in the explorations performed at the site. The water level was measured at a depth of 20.3 feet in the observation well at boring B-3 on January 25, 2012. This measurement was taken with an electronic depth meter. Based on this we anticipate that groundwater will be well below the bottom of the building footings and perimeter underdrains are not strictly necessary.

It is generally good practice to install underdrains to account for unanticipated changes in regional hydrogeology and to control potential infiltration of surface or roof runoff water into the foundation backfill. We recommend exterior grades slope away from the building footprint to reduce runoff water from infiltrating the Foundation Backfill.

Perimeter underdrains, if used, should consist of 4 inch rigid perforated PVC placed adjacent to the exterior footings and surrounded by a minimum of 6 inches of crushed stone wrapped in filter fabric to prevent clogging from the migration of the fine soil particles in the foundation backfill soils. The underdrain pipe should be outlet to a location where it will be free flowing. Where exposed at the ground surface, the ends of pipes should be screened or otherwise protected from entry and nesting of wildlife, which could cause clogging.

E. Seismic Design

Based on the depth to bedrock, the soil descriptions, and the blow counts obtained in the test borings, the soil at the site is classified as Seismic Site Class C in accordance with the International Building Code (IBC). We recommend the following seismic design coefficients be used:

SUBGRADE SITE SEISMIC DESIGN COEFFICIENTS - IBC	
Seismic Coefficient	Site Class C
Short period spectral response (S_S)	0.314
1 second spectral response (S_1)	0.077
Site coefficient (F_a)	1.2
Site Coefficient (F_v)	1.7
Design short period spectral response (S_{DS})	0.251
Design 1 second spectral response (S_{D1})	0.087

The sandy glacial marine are not susceptible to liquefaction based on their density.

5.0 Earthwork Considerations

Voids remaining after the removal of existing building foundations can be backfilled with the existing sandy glacial marine soil. This soil should be compacted to 95% of its maximum dry density where it is placed within the building footprint. Outside the building footprint the compaction requirement can be reduced to 90%.

Groundwater will not be an issue during construction of the footings. We recommend that surface water be diverted away from open excavations and that the footing trenches be kept dry.

We recommend that the building footprint be proofrolled as described in section 4.0A prior to placing SF or constructing foundations.

The existing glacial marine deposit may is too fine to meet the specifications for Foundation Backfill or Structural Fill.

Utility trenching and general excavations below 4 feet should be sloped no greater than 1.5H to 1V (OSHA type C) in the native sand. These slopes are based on the current OSHA Excavation Guidelines.

We recommend that a qualified geotechnical consultant be retained to monitor and test soil materials used during construction and confirm that soil conditions and construction methods are in consistence with this report.

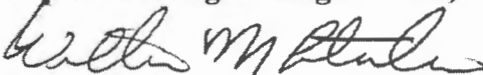
7.0 Closure

Our recommendations are based on professional judgment and generally accepted principles of geotechnical engineering. Some changes in subsurface conditions, building elevations, and loads from those presented in this report may occur. Should these conditions differ materially from those described in this report, Summit should be notified so that we can re-evaluate our recommendations.

We appreciate the opportunity to serve you during this phase of your project. If there are any questions or additional information is required, please do not hesitate to call.

Sincerely yours,

Summit Geoengineering Services,



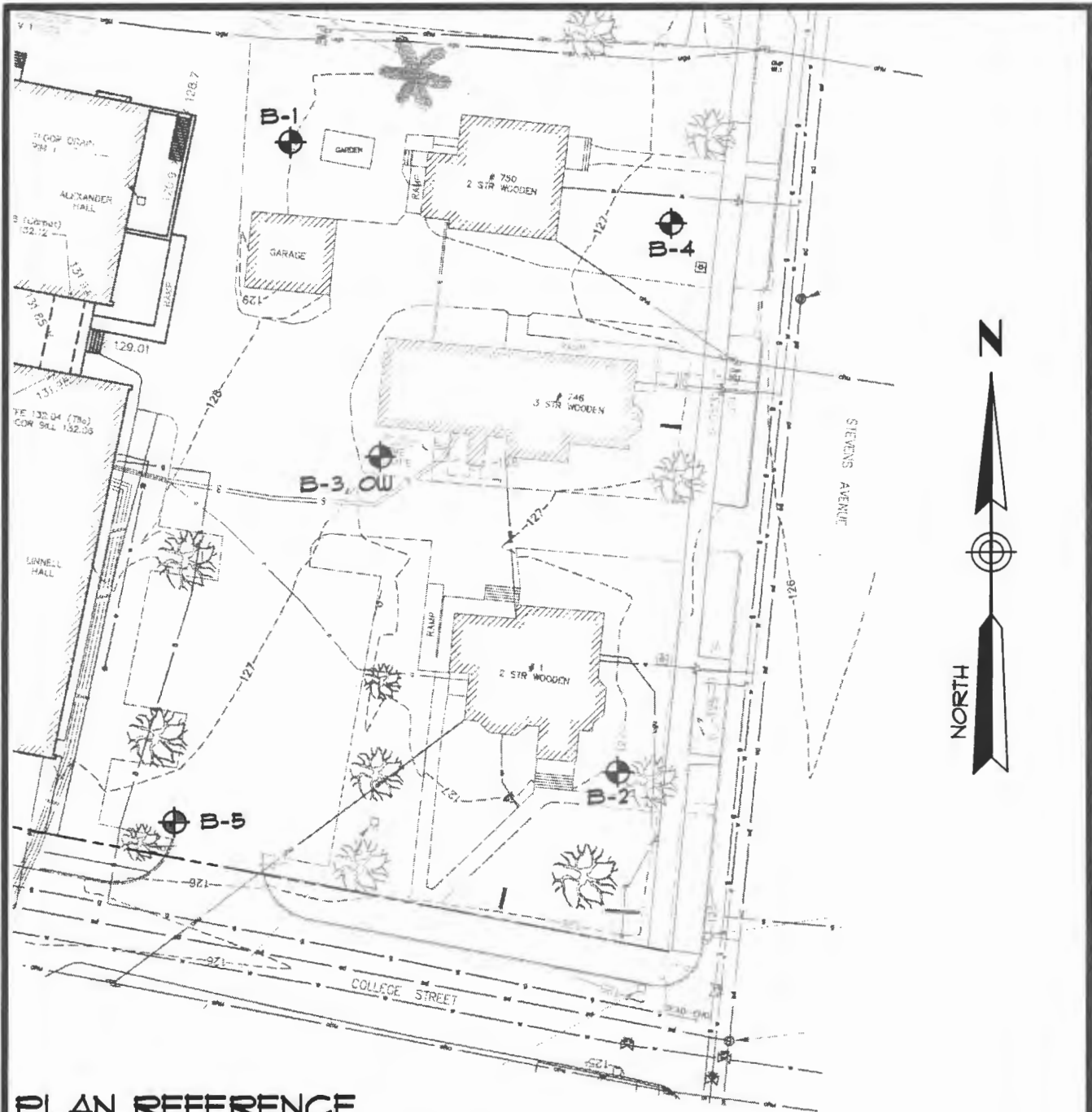
William M. Peterlein, P.E.

President & Principal Engineer



APPENDIX A

EXPLORATION LOCATION PLAN



PLAN REFERENCE

"COLLEGE OF DENTAL MEDICINE, EXISTING CONDITIONS PLAN", DATED JANUARY 2012, PREPARED BY SITE DESIGN ASSOCIATES.

LEGEND

 B-1 SUMMIT TEST BORING (1-12-2012)

**TEST BORING LOCATION PLAN
COLLEGE OF DENTAL MEDICINE**

STEVENS AVENUE - PORTLAND, MAINE

PREPARED FOR
UNIVERSITY OF NEW ENGLAND

640 MAIN STREET
LEWISTON, MAINE 04240

Tel: (207) 576-3313
Fax: (207) 795-6128
www.summitgeoeng.com



DATE: JAN 2012	DRAWN BY: KRF	CHECKED BY: WMP
JOB: 11296	SCALE: 1" = 40'	FILE: 11296 SKT

APPENDIX B

EXPLORATION LOGS

EXPLORATION REPORT COVER SHEET

The exploration report has been prepared by the geotechnical engineer from both field and laboratory data. Differences between field logs and exploration reports may exist.

It is common practice in the soil and foundation engineering profession that field logs and laboratory data sheets not be included in engineering reports, because they do not represent the engineer's final opinion as to appropriate descriptions for conditions encountered in the exploration and testing work. The field logs will be retained in our office for review. Results of laboratory tests are generally shown on the borings logs or are described in the text of the report as appropriate.

Drilling and Sampling Symbols:

SS = Split Spoon	Hyd = Hydraulic advance of probes
ST = Shelby Tube – 2” OD, disturbed	WOH = Weight of Hammer
UT = Shelby Tube – 3” OD, undisturbed	WOR = Weight of Rod
HSA = Hollow Stem Auger	GS = Grain Size Data
CS = Casing – size as noted	PI = Plasticity Index
Sv = Vane Shear	LL = Liquid Limit
PP = Pocket Penetrometer	w = Natural Water Content
RX = Rock Core – size as noted	USCS = unified Soil Classification System

Water Level Measurements:

Water levels indicated on the boring logs are the levels measured in the boring at the times indicated. In pervious soils, the indicated elevations are considered reliable groundwater levels. In impervious soils, the accurate determination of groundwater elevations may not be possible, even after several days of observations; additional evidence of groundwater elevations via observation or monitoring wells must be sought.

Gradation Description and Terminology:

Boulders:	Over 8 inches	Trace:	Less than 5%
Cobbles:	8 inches to 3 inches	Little:	5% to 15%
Gravel:	3 inches to No.4 sieve	Some:	15% to 25%
Sand:	No.4 to No. 200 sieve	Silty, Sandy, etc.:	Greater than 25%
Silt:	No. 200 sieve to 0.005 mm		
Clay:	less than 0.005 mm		

Density of Granular Soils and Consistency of Cohesive Soils:

CONSISTENCY OF COHESIVE SOILS		DENSITY OF GRANULAR SOILS	
SPT N-value blows/ft	Consistency	SPT N-value blows/ft	Relative Density
0 to 2	Very Soft	0 to 3	Very Loose
3 to 4	Soft	4 to 9	Loose
5 to 8	Firm	10 to 29	Compact
9 to 16	Stiff	30 to 49	Dense
17 to 32	Very Stiff	50 to 80	Very Dense
>32	Hard		



SOIL BORING LOG

Boring #: **B-1**
 Project #: 11296
 Sheet: 1 of 2
 Chkd by:

Project: UNE Dental Building
 Location: Stevens Avenue
 Portland, Maine

Drilling Co: Northern Test Boring
 Personnel: Nick
 Summit Staff: Erika Hawksley
 Boring Location: Taped from existing buildings by Summit
 Elevation: 128 ft +/-
 Date started: 1/12/2012 Date Completed: 1/12/2012

DRILLING METHOD		SAMPLER		ESTIMATED GROUND WATER DEPTH			
Vehicle:	ATV	Type:	24" SS	Date	Depth	Elevation	Reference
Model:	Diedrich D-50	Hammer:	140 lb	1/12/2012	N/E	N/E	None Observed
Method:	2 1/4" HSA	Fall:	30"				

Depth (ft.)	SAMPLER				SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.			
1	S-1	24/20	0 - 2	5	Brown SILT, rootlets, loose, damp to frozen, ML Dark brown SILT, trace Sand and organics, loose, damp, ML	Lawn	TOPSOIL 0.7' GLACIAL MARINE DEPOSITS
				4			
				5			
2				4			
6	S-2	24/21	5 - 7	6	Light brown to brown medium-fine to medium-coarse SAND, little Silt, compact, damp, SM		
				8			
				10			
7				8			
11	S-3	24/22	10 - 12	7	Tan to light brown fine to medium-fine SAND, little Silt, compact, damp, SM		
				8			
				9			
12				11			
16	S-4	24/20	15 - 17	10	Tan to light brown medium-fine SAND, little Silt, compact, damp, SM		
				12			
				15			
17				15			
21	S-5	24/20	20 - 22	14	Tan to light brown medium-coarse SAND, little Silt, dense, damp to moist, SP		
				17			
				19			
22				27			

Granular Soils		Cohesive Soils		% Composition	NOTES: PP = Pocket Penetrometer Resistance	Soil Moisture Condition
Blows/ft.	Density	Blows/ft.	Consistency			
0-4	V. Loose	<2	V. soft	<5% trace 5-15 little 15-25 some >25 and	Bedrock Joints Shallow = 0 to 35 degrees Dipping = 35 to 55 degrees Steep = 55 to 90 degrees Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches	Dry: S = 0% Humid: S = 1 to 25% Damp: S = 26 to 50% Moist: S = 51 to 75% Wet: S = 76 to 99% Saturated: S = 100%
4-10	Loose	2-4	Soft			
10-30	Compact	4-8	Firm			
30-50	Dense	8-15	Stiff			
>50	V. Dense	15-30	V. Stiff			
		>30	Hard			



SOIL BORING LOG

Boring #: **B-1**
 Project #: 11296
 Sheet: 2 of 2
 Chkd by:

Project: UNE Dental Building
 Location: Stevens Avenue
 Portland, Maine

Drilling Co: Northern Test Boring
 Personnel: Nick
 Summit Staff: Erika Hawksley

Boring Location: Taped from existing buildings by Summit
 Elevation: 128 ft +/-
 Date started: 1/12/2012 Date Completed: 1/12/2012

DRILLING METHOD		SAMPLER		ESTIMATED GROUND WATER DEPTH			
Vehicle:	ATV	Type:	24" SS	Date	Depth	Elevation	Reference
Model:	Diedrich D-50	Hammer:	140 lb	1/12/2012	N/E	N/E	None Observed
Method:	2 1/4" HSA	Fall:	30"				

Depth (ft.)	SAMPLER				SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.			
23							GLACIAL MARINE DEPOSITS
24							
25							24'+/- GLACIAL TILL
26	S-6	24/20	25 - 27	23	Tan medium-coarse SAND, some Gravel, very dense, moist, SP, overlying brown medium-fine SAND, little Silt and Gravel, very dense, moist, SM		
27				30			
28				32			
29					Auger Refusal at 27.4', Probable Bedrock		27.4' PROBABLE BEDROCK
30							
31							
32							
33							
34							
35							
36							
37							
38							
39							
40							
41							
42							
43							
44							

Granular Soils		Cohesive Soils		% Composition	NOTES: PP = Pocket Penetrometer Resistance	Soil Moisture Condition
Blows/ft.	Density	Blows/ft.	Consistency			
0-4	V. Loose	<2	V. soft		Bedrock Joints Shallow = 0 to 35 degrees Dipping = 35 to 55 degrees Steep = 55 to 90 degrees Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches	Dry: S = 0% Humid: S = 1 to 25% Damp: S = 26 to 50% Moist: S = 51 to 75% Wet: S = 76 to 99% Saturated: S = 100%
4-10	Loose	2-4	Soft	<5% trace		
10-30	Compact	4-8	Firm	5-15 little		
30-50	Dense	8-15	Stiff	15-25 some		
>50	V. Dense	15-30	V. Stiff	>25 and		
		>30	Hard			



SOIL BORING LOG

Boring #: **B-2**

Project: UNE Dental Building
 Location: Stevens Avenue
 Portland, Maine

Project #: 11296
 Sheet: 1 of 1
 Chkd by:

Drilling Co: Northern Test Boring
 Personnel: Nick
 Summit Staff: Erika Hawksley
 Boring Location: Taped from existing buildings by Summit
 Elevation: 127 ft +/-
 Date started: 1/12/2012 Date Completed: 1/12/2012

DRILLING METHOD		SAMPLER		ESTIMATED GROUND WATER DEPTH			
Vehicle: ATV	Type: 24" SS	Date	Depth	Elevation	Reference		
Model: Diedrich D-50	Hammer: 140 lb	1/12/2012	N/E	N/E	None Observed		
Method: 2 1/4" HSA	Fall: 30"						

Depth (ft.)	SAMPLER				SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.			
1	S-1	24/20	0 - 2	10	Dark brown SILT, rootlets, little Sand, loose to compact, damp to frozen, ML	Lawn	TOPSOIL
2				2	Brownish orange medium-fine SAND, little Silt, loose, damp, SM		1' GLACIAL MARINE DEPOSITS
3				2			
4				2			
5							
6	S-2	24/24	5 - 7	4	Brownish-orange medium-fine SAND, little Silt, loose, damp, SM		
7				3	Light brown to tan fine SAND, little Silt, loose, damp, SM		
8				3			
9				5			
10							
11	S-3	24/20	10 - 12	11	Light brown to tan medium-fine SAND, little Silt, compact, damp, SM		
12				12			
13				19			
14				23			
15							
16	S-4	24/18	15 - 17	12	Same as above, compact, damp, SM		
17				17			
18				21			
19				19			
20							
21	S-5	5/5	20 - 20.4	50/5"	Same as above, light brown, dense, damp, SM		20.2'
22					Brown Silty CLAY, some Sand, little Gravel, very dense, damp, CL		GLACIAL TILL
					Auger Refusal at 20.4', Probable Bedrock		20.4' PROBABLE BEDROCK

Granular Soils		Cohesive Soils		% Composition	NOTES: PP = Pocket Penetrometer Resistance	Soil Moisture Condition
Blows/ft.	Density	Blows/ft.	Consistency			
0-4	V. Loose	<2	V. soft		Bedrock Joints	Dry: S = 0%
4-10	Loose	2-4	Soft	<5% trace	Shallow = 0 to 35 degrees	Humid: S = 1 to 25%
10-30	Compact	4-8	Firm	5-15 little	Dipping = 35 to 55 degrees	Damp: S = 26 to 50%
30-50	Dense	8-15	Stiff	15-25 some	Steep = 55 to 90 degrees	Moist: S = 51 to 75%
>50	V. Dense	15-30	V. Stiff	>25 and	Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches	Wet: S = 76 to 99%
		>30	Hard			Saturated: S = 100%



SOIL BORING LOG

Boring #: **B-3**
 Project #: 11296
 Sheet: 1 of 1
 Chkd by:

Project: UNE Dental Building
 Location: Stevens Avenue
 Portland, Maine

Drilling Co: Northern Test Boring
 Personnel: Nick
 Summit Staff: Erika Hawksley
 Boring Location: Taped from existing buildings by Summit
 Elevation: 127 ft +/-
 Date started: 1/12/2012 Date Completed: 1/12/2012

DRILLING METHOD		SAMPLER		ESTIMATED GROUND WATER DEPTH			
Vehicle:	ATV	Type:	24" SS	Date	Depth	Elevation	Reference
Model:	Diedrich D-50	Hammer:	140 lb	1/12/2012	N/E	N/E	Measurement in well, No water observed
Method:	2 1/4" HSA	Fall:	30"	1/25/2012	20.3	106.7 ft +/-	Measurement in well

Depth (ft.)					SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.			
1	S-1	24/20	0 - 2	10	Brown SILT, rootlets, compact, damp to frozen, ML	Lawn	TOPSOIL
				6	Dark brown SILT, trace Sand and organics, loose to compact, damp to frozen, ML		0.5'
				4			
2				4			
3							
4							
5							
6	S-2	24/18	5 - 7	7	Light brown to tan medium-fine to fine SAND, little Silt, compact, damp, SM		
				7			
				10			
7				10			
8							
9							
10							
11	S-3	24/20	10 - 12	7	Light brown to tan medium-fine to medium-coarse SAND, little Silt, compact, damp, SM		
				10			
				15			
12				24			
13							
14							
15							
16	S-4	24/16	15 - 17	15	Light brown coarse SAND, trace Silt, compact, damp, SP, overlying light brown fine SAND, little Silt, compact, damp, SM		
				14			
				16			
17				19			
18							
19							
20							
21	S-5	24/16	20 - 22	11	Light brown to tan medium-fine SAND, little Silt, compact, damp to moist, SM		
				12			
				12			
22				12			
					End of Exploration at 22', No Refusal		22'

Granular Soils		Cohesive Soils		% Composition	NOTES: PP = Pocket Penetrometer Resistance	Soil Moisture Condition
Blows/ft.	Density	Blows/ft.	Consistency			
0-4	V. Loose	<2	V. soft		Bedrock Joints Shallow = 0 to 35 degrees Dipping = 35 to 55 degrees Steep = 55 to 90 degrees Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches	Dry: S = 0% Humid: S = 1 to 25% Damp: S = 26 to 50% Moist: S = 51 to 75% Wet: S = 76 to 99% Saturated: S = 100%
4-10	Loose	2-4	Soft	<5% trace		
10-30	Compact	4-8	Firm	5-15 little		
30-50	Dense	8-15	Stiff	15-25 some		
>50	V. Dense	15-30	V. Stiff	>25 and		
		>30	Hard			



SOIL BORING LOG

Boring #: **B-4**
 Project #: 11296
 Sheet: 1 of 1
 Chkd by:

Project: UNE Dental Building
 Location: Stevens Avenue
 Portland, Maine

Drilling Co: Northern Test Boring
 Personnel: Nick
 Summit Staff: Erika Hawksley
 Boring Location: Taped from existing buildings by Summit
 Elevation: 127 ft +/-
 Date started: 1/12/2012 Date Completed: 1/12/2012

DRILLING METHOD		SAMPLER		ESTIMATED GROUND WATER DEPTH			
Vehicle: ATV	Type: 24" SS	Date	Depth	Elevation	Reference		
Model: Diedrich D-50	Hammer: 140 lb	1/12/2012	N/E	N/E	None Observed		
Method: 2 1/4" HSA	Fall: 30"						

Depth (ft.)	SAMPLER				SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.			
1	S-1	24/18	0 - 2	3	Brown SILT, rootlets, compact, damp to frozen, ML	Lawn	TOPSOIL
				2	Dark brown SILT, trace Sand, loose, damp to frozen, ML		0.5'
2				2			GLACIAL MARINE DEPOSITS
				3			
3							
4							
5							
6	S-2	24/20	5 - 7	5			
				7	Light brown to tan medium-fine to fine SAND, little Silt, compact, damp, SM		
				10			
				11			
				17			
10	S-3	24/20	10 - 12	12	Light brown to tan medium-fine SAND, Little Silt, compact to dense, damp, SM		
11				14			
12				16			
13				17			
14							
15							
16	S-4	21/14	15 - 16.8	19	Brown fine SAND, little Silt and Gravel, very dense, damp, SM		15'+/- GLACIAL TILL
17				24			
				30			
				50/3"			
18					Auger Refusal at 16.8', Probable Bedrock		16.8' PROBABLE BEDROCK
19							
20							
21							
22							

Granular Soils		Cohesive Soils		% Composition	NOTES: PP = Pocket Penetrometer Resistance	Soil Moisture Condition
Blows/ft.	Density	Blows/ft.	Consistency			
0-4	V. Loose	<2	V. soft		Bedrock Joints	Dry: S = 0%
4-10	Loose	2-4	Soft	<5% trace	Shallow = 0 to 35 degrees	Humid: S = 1 to 25%
10-30	Compact	4-8	Firm	5-15 little	Dipping = 35 to 55 degrees	Damp: S = 26 to 50%
30-50	Dense	8-15	Stiff	15-25 some	Steep = 55 to 90 degrees	Moist: S = 51 to 75%
>50	V. Dense	15-30	V. Stiff	>25 and		Wet: S = 76 to 99%
		>30	Hard		Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches	Saturated: S = 100%



SOIL BORING LOG

Boring #: **B-5**
 Project #: 11296
 Sheet: 1 of 1
 Chkd by:

Project: UNE Dental Building
 Location: Stevens Avenue
 Portland, Maine

Drilling Co: Northern Test Boring
 Personnel: Nick
 Summit Staff: Erika Hawksley
 Boring Location: Taped from existing buildings by Summit
 Elevation: 127 ft +/-
 Date started: 1/12/2012 Date Completed: 1/12/2012

DRILLING METHOD		SAMPLER		ESTIMATED GROUND WATER DEPTH			
Vehicle:	ATV	Type:	24" SS	Date	Depth	Elevation	Reference
Model:	Diedrich D-50	Hammer:	140 lb	1/12/2012	N/E	N/E	None Observed
Method:	2 1/4" HSA	Fall:	30"				

Depth (ft.)	SAMPLE DESCRIPTION				Geological/ Test Data	Geological Stratum
	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.		
						0.5'
1	S-1	24/20	0.5 - 2.5	36	Bituminous Pavement=6" Brown SAND, little Silt and Gravel, compact, damp, SM	PAVEMENT GLACIAL MARINE DEPOSITS
				15		
2				5		
				3		
3						
4						
5						
	S-2	24/2	5 - 7	14		
6				8		
				9		
7				11		
8						
9						
10						
	S-3	24/14	10 - 12	14		
11				14		
				18		
12				18		
13						
14						
15						
	S-4	24/14	15 - 17	12		
16				18		
				17		
17				16		
18						
19						
20						
	S-5	24/14	20 - 22	7		
21				9		
				11		
22				9		
End of Exploration at 22', No Refusal						22'

Granular Soils		Cohesive Soils		% Composition	NOTES: PP = Pocket Penetrometer Resistance	Soil Moisture Condition
Blows/ft.	Density	Blows/ft.	Consistency			
0-4	V. Loose	<2	V. soft		Bedrock Joints Shallow = 0 to 35 degrees Dipping = 35 to 55 degrees Steep = 55 to 90 degrees Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches	Dry: S = 0% Humid: S = 1 to 25% Damp: S = 26 to 50% Moist: S = 51 to 75% Wet: S = 76 to 99% Saturated: S = 100%
4-10	Loose	2-4	Soft	<5% trace		
10-30	Compact	4-8	Firm	5-15 little		
30-50	Dense	8-15	Stiff	15-25 some		
>50	V. Dense	15-30	V. Stiff	>25 and		
		>30	Hard			

APPENDIX C

LABORATORY TESTING



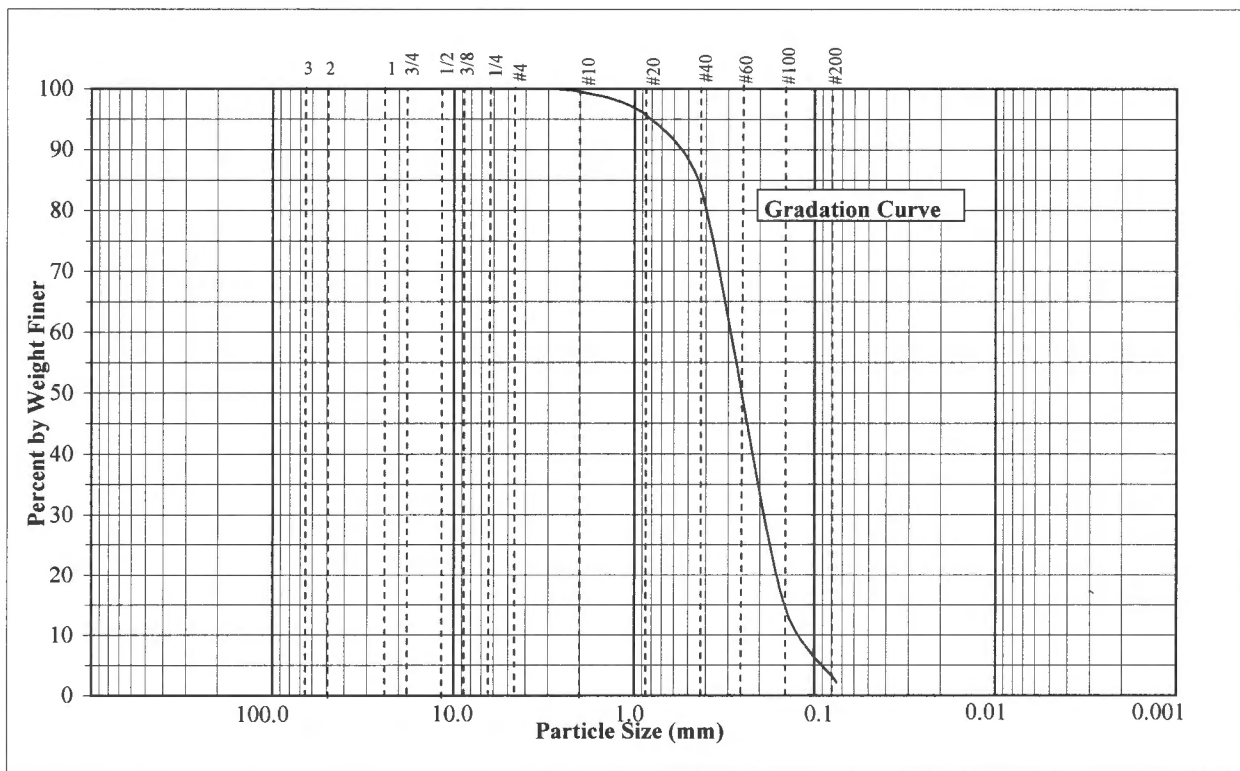
GRAIN SIZE ANALYSIS - ASTM D422

PROJECT NAME: UNE Dental
 CLIENT: Summit Geoenvironmental Services
 CLIENT SOIL DES:
 SOURCE: B4 5-7'
 DATE: January 23, 2012

PROJECT #: 14381 / 11296
 SUMMIT SAMPLE: S2
 INTENDED USE: Investigation
 SPECIFICATION:
 TECHNICIAN: M. Gilman

DATA

PARTICLE SIZE mm	% BY WT FINER
76.20 (3 in)	100.0
50.80 (2 in)	100.0
38.10 (1-1/2 in)	100.0
25.40 (1 in)	100.0
19.05 (3/4 in)	100.0
12.70 (1/2 in)	100.0
9.53 (3/8 in)	100.0
6.35 (1/4 in)	100.0
4.75 (No. 4)	100.0
2.00 (No. 10)	99.5
0.85 (No. 20)	95.5
0.43 (No. 40)	83.5
0.15 (No. 100)	15.9
0.08 (No. 200)	2.1



REMARKS: Moisture Content = 5.4%

Reviewed: Darrell A. Gilman, CMT Manager
 Date: 1/24/12

