DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND
BUILDING PERMIT

This is to certify that

SEASIDE HEALTHCARE LLC /Ledgewood Construction

Located at

850 BAXTER BLVD

PERMIT ID: 2012-65524

CBL: 166 A010001

has permission to **21460 sf two story addition to existing building with 38 bed**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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 clsoed-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 procured prior to occupancy.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

166 A010

2012-65524

Seaside Healthcare LLC
850 Baxter Blvd

PLANS IN LARGE PLAN AREA

Entered Electronic 5,165

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: 850 BAXTER BOULEVARD		
Total Square Footage of Proposed Structure/Area: 21460	Square Footage of Lot: 162 000	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 166-A-10	Applicant *must be owner, Lessee or Buyer* Name FIRST ATLANTIC CORP. Address 100 WATERMAN DR SUITE 400 City, State & Zip S. PORTLAND 04106	Telephone: 207 874-2700
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: $ 3080,000 C of O Fee $ 750.00 Total Fee: $ 30,

Current legal use (i.e. single family): HEALTH CARE
If vacant, what was the previous use? N/A
Proposed Specific use: HEALTH CARE
Is property part of a subdivision? N/A If yes, please name
Project description:
21460 SF. ADDITION TO EXISTING BUILDING

Bldg. 30,790,
CO 75.
$30,895.00

Contractor's name: LEDGEWOOD CONSTRUCTION
Address: 27 MAIN ST.
City, State & Zip S. PORTLAND MAINE 04106 Telephone:
Who should we contact ~~when the permit is ready~~: SCOTT CLARK 749-8753 Telephone:
Mailing address: SAME

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: 12/3/12

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

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	Date Applied For:	CBL:
2012-65524	12/04/2012	166 A010001

Location of Construction:	Owner Name:	Owner Address:	Phone:
850 BAXTER BLVD	SEASIDE HEALTHCARE LLC	850 BAXTER BLVD	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
Seaside Rehabilitation & Heath Car	Ledgewood Construction	27 Maine St. So. Portland	(207) 767-1866
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Alterations - Commercial	

Proposed Use:	Proposed Project Description:
Same: Long Term and Extended Care Facilites	21460 sf two story addition to existing building with 38 bed

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/05/2012

Note: **Ok to Issue:** ☑

1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 01/09/2013

Note: **Ok to Issue:** ☑

1) Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.
2) A final special inspection report shall be submitted prior to the final inspection or issuance of a certificate of occupancy. This report must demonstrate all deficiencies and corrective measures that were taken.
3) The design details for the smoke barrier wall type shall be submitted to this office for the permit record.
4) 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.
5) 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.
6) Complete updated construction plans shall be submitted electronically as soon as they become available
7) Provide design specifications and construction plans for the Aggregate Pier ground improvement per the Specifications Manual Part 3, 3.02. Contact is Jeanie Bourke at jmb@portlandmaine.gov, 874-8715.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Ben Wallace Jr **Approval Date:** 01/24/2013

Note: **Ok to Issue:** ☑

1) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.

   A special inspections report will be required for all firestopping systems.
2) Each floor shall be subdivided into two smoke smoke compartments in accordance with NFPA 101:18.3.7. SKs and details are to be approved and issued prior to construction.
3) Fire extinguishers are required per NFPA 1.
4) All new smoke detectors shall be photoelectric.
5) Inspection, testing, and maintenance of fire alarm equipment shall be in accordance with NFPA 72.

Location of Construction:	Owner Name:	Owner Address:	Phone:
850 BAXTER BLVD	SEASIDE HEALTHCARE LLC	850 BAXTER BLVD	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
Seaside Rehabilitation & Heath Car	Ledgewood Construction	27 Maine St. So. Portland	(207) 767-1866
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Alterations - Commercial	

6) 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.

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

8) New elevators are required to be ADA compliant.

9) A firefighter Building Marking Sign is required.

10 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.

11 Application requires State Fire Marshal approval.

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

13 Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.

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

15 Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.

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

17 Inspection, testing, and maintenance of water-based fire protection systems shall be in accordance with NFPA 25.

18 Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.

19 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.

20 All construction shall comply with City Code Chapter 10.

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

22 Private fire mains and fire hydrants shall be maintained, tested and painted in accordance with Fire Department Regulations.

23 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.

24 Sprinkler supervision shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code.

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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:

Final - Fire
Footings/Setbacks
Foundation/Rebar
Plumbing Rough
Electrical - Commercial
Close-in/Elec./Plmb./Framing
Certificate of Occupancy/Final

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.

Location of Construction:	Owner Name:	Owner Address:	Phone:
850 BAXTER BLVD	SEASIDE HEALTHCARE LLC	850 BAXTER BLVD	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
Seaside Rehabilitation & Heath Car	Ledgewood Construction	27 Maine St. So. Portland	(207) 767-1866
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Alterations - Commercial	

6) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.

   A special inspections report will be required for all firestopping systems.

7) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.

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

9) Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.

10 New elevators are required to be ADA compliant.

11 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.

12 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.

13 Application requires State Fire Marshal approval.

14 Sprinkler supervision shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code.

15 Inspection, testing, and maintenance of water-based fire protection systems shall be in accordance with NFPA 25.

16 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.

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

18 Inspection, testing, and maintenance of fire alarm equipment shall be in accordance with NFPA 72.

19 All new smoke detectors shall be photoelectric.

20 All construction shall comply with City Code Chapter 10.

21 Private fire mains and fire hydrants shall be maintained, tested and painted in accordance with Fire Department Regulations.

22 Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.

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

24 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.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	Issue Date:	CBL:
2012-65524		166 A010001

Location of Construction:	Owner Name:	Owner Address:	Phone:
850 BAXTER BLVD	SEASIDE HEALTHCARE LLC	850 BAXTER BLVD	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
Seaside Rehabilitation & Heath Care	Ledgewood Construction	27 Maine St. So. Portland	(207) 767-1866
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Alterations - Commercial	R5
Past Use:	**Proposed Use:**	**Permit Fee:** / **Cost of Work:** / **CEO District:**	
Long Term and Extended Care Facilities	Same: Long Term and Extended Care Facilites	$30,895.00 / $0.00 / 5	

FIRE DEPT: ☑ Approved ☐ Denied ☐ N/A

1/24/13

Signature: (58)

INSPECTION: Use Group: I-2 Type: 2A

MUBEC 2009

Signature: MB 1/29/13

Proposed Project Description:
21460 sf two story addition to existing building with 38 bed

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
gg	12/04/2012

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☒ Shoreland (250' to the property line, well over 75' to new addition)	☐ Variance	☒ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone N/A	☒ Conditional Use to PB	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☒ Site Plan 2012-482	☒ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☐ MM ☐ OK with conditions	☐ Denied	☐ Denied
Date: 12/5/12	Date: 7/24/12	Date:

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | DATE | PHONE

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 IEEC 2009
- ✔ Complete the Accessibility Certificate and The Certificate of Design
- ✔ A statement of special inspections as required per the IBC 2009
- ✔ 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.
  (REQUIRE % HAVE BEEN PROVIDED AS "FULLY ACCESSIBLE")

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 ≥ 1" = 20' on paper ≥ 11" x 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

Building Inspections Division • 389 Congress Street • Portland, Maine 04101 • (207) 874-8703 • FACSIMILE (207) 874-8716 • TTY (207) 874-8936

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: Foreside Architects, LLC/Becker Structural Engineers/Bennett Engineering

Date: 11/30/12

Job Name: Seaside Rehabilitation and Healthcare Facility

Address of Construction: 850 Baxter Boulevard, Portland, Maine

2009 International Building Code

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

Building Code & Year: IBC 2009 / NFPA 2009 — Use Group Classification (s): Institutional I-2 New Health Care

Type of Construction: IBC Type 2A - Protected non-combustible / NFPA 2009 - Type II (111) Protected

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC: No, It will comply with the requirements NFPA 13

Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) NA

Supervisory alarm System? Yes Geotechnical. Soils report required? (See Section 1802.2) Geotechnical Report has been prepared and incorporate into the design.

Structural Design Calculations

_____ Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (603.11, 1807)

Floor Area Use	Loads Shown

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)

_____ Basic wind speed (1809.3)

_____ Building category and wind importance factor, I_b table 1604.5, 1609.5)

_____ Wind exposure category (1609.4)

_____ Internal pressure coefficient (ASCE 7)

_____ Component and cladding pressures (1609.1.1, 1609.6.2.2)

_____ Main force wind pressures (1603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

_____ Design option utilized (1614.1)

_____ Seismic use group ("Category")

_____ Spectral response coefficients, SDs & SD1 (1615.1)

_____ Site class (1615.1.5)

_____ Live load reduction

_____ Roof *live* loads (1603.1.2, 1607.11)

_____ Roof snow loads (1603.7.3, 1608)

_____ Ground snow load, P_g (1608.2)

_____ If P_g > 10 psf, flat-roof snow load $_{(}P_f$

_____ If P_g > 10 psf, snow exposure factor, C_e

_____ If P_g > 10 psf, snow load importance factor, I_s

_____ Roof thermal factor, C_t 1608.4

_____ Sloped roof snowload, P_s 1608.4

_____ Seismic design category (1616.3)

_____ Basic seismic force resisting system (1617.6.2)

_____ Response modification coefficient, R_I and deflection amplification factor C_d (1617.6.2)

_____ Analysis procedure (1616.6, 1617.5)

_____ Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)

Elevation of structure

Other loads

_____ Concentrated loads (1607.4)

Partition loads (1607.5)

_____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404

Accessibility Building Code Certificate

Designer: Mark J. Burnes, AIA, Foreside Architects, LLC

Address of Project: 850 Baxter Boulevard, Portland, Maine

Nature of Project: Seaside Rehabilitation and Healthcare Facility

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.

LICENSED ARCHITECT
MARK J. BURNES
1860
STATE OF MAINE
(SEAL)

Signature:

Title: Architect / President

Firm: Foreside Architects, LLC

Address: 5 Fundy Road, Suite 25
Falmouth, ME 04105

Phone: (207) 781-3344

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: 11/30/12

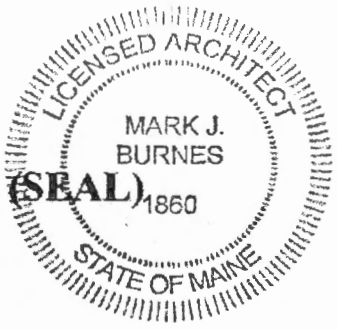
From: Mark J. Burnes, AIA, Foreside Architects, LLC

These plans and / or specifications covering construction work on:

Seaside Rehabilitation and Healthcare Facility

850 Baxter Boulevard, Portland, Maine

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



Signature:

Title: Architect / President

Firm: Foreside Architects, LLC

Address: 5 Fundy Road, Suite 25

Falmouth, ME 04105

Phone: (207) 781-3344

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

Project: Seaside Rehabilitation & Healthcare Center
Date Prepared: November 30, 2012

Structural Statement of Special Inspections

Project: *Seaside Rehabilitation and Healthcare Center*

Location: *Portland, Maine*

Owner: *First Atlantic Corporation*

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.

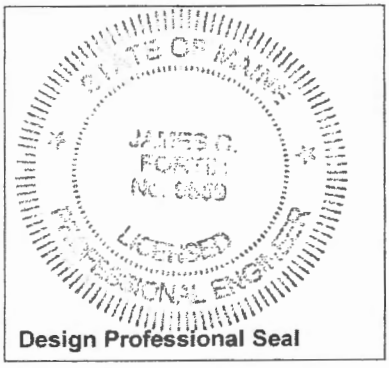
Job site safety and means and methods of construction are solely the responsibility of the Contractor.

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

Prepared by:

James Fortin, P.E.
(type or print name of the Structural Registered Design Professional in Responsible Charge)

James Fortin 11/30/12
Signature Date



Design Professional Seal

Owner's Authorization:

Signature Date

Building Code Official's Acceptance:

Signature Date

Structural Statement of Special Inspections (Continued)

List of Agents

Project: *Seaside Rehabilitation and Healthcare Center*

Location: *Portland, Maine*

Owner: *First Atlantic Corporation*

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.* *James Fortin P.E.*	*75 York Street* *Portland, Maine 04101* *(207) 879-1838* *jim@beckerstructural.com*
2. Special Inspector (SI 1)	*Becker Structural Engineer, Inc* *James Fortin, P.E.*	*75 York Street* *Portland, Maine 04101* *(207) 879-1838* *jim@beckerstructural.com*
3. Special Inspector (SI 2)	*S.W. Cole Engineering, Inc.* *Timothy Boyce, P.E.*	*286 Portland Road* *Gray, Maine 04039* *(207) -657-2866* *tboyce@swcole.com*
4. Testing Agency (TA 1)	*S.W. Cole Engineering, Inc.* *Roger Domingo*	*286 Portland Road* *Gray, Maine 04039* *(207) -657-2866* *rdomingo@swcole.com*
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.

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: *Seaside Rehabilitation and Healthcare Center*

Location: *Portland, Maine*

Owner: *First Atlantic Healthcare*

Owner's Address: *100 Waterman Drive*
South Portland, Maine 04106

Architect of Record: *Mark Burnes,AIA* (name) — *Foreside Architects, LLC* (firm)

Structural Registered Design Professional in Responsible Charge: *James Fortin, 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

Structural Statement of Special Inspections (Continued)

Special Inspector's/Agent's Final Report

Project: *Seaside Rehabilitation and Healthcare Center*

Special Inspector or Agent: *Geotechnical Engineer* (name) | *S.W. Cole Engineering, Inc.* (firm)

Designation: 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

Structural Statement of Special Inspections (Continued)

Special Inspector's/Agent's Final Report

Project: *Seaside Rehabilitation and Healthcare Center*

Special Inspector or Agent: *Testing Agent* (name) — *S.W. Cole Engineering, Inc.* (firm)

Designation: IAI

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

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

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.

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

Project: Seaside Rehabilitation & Healthcare Center
Date Prepared: November 30, 2012

Structural Schedule of Special Inspections

SOILS & FOUNDATION CONSTRUCTION

VERIFICATION AND INSPECTION IBC Section 1704.7, 1704.8, 1704.9	REQD Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
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 (Rammed-Aggregate Pier System):						
a. Verify element materials, sizes and lengths comply with the requirements.	Y	C	IBC 1704.8	TA1	PE/GE, EIT or ETT	
b. Determine capacities of test elements and conduct additional load tests, as required.	Y	C	IBC 1704.8	SI2	PE/GE, EIT or ETT	
c. Observe driving operations and maintain complete and accurate records for each element.	Y	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.	Y	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	-	IBC 1704.9	-	-	
b. Verify placement locations and plumbness, confirm elelment diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable) and adequate end bearing strata capacity. Record concrete or grout volumes.	N	-	IBC 1704.9	-	-	

Project: Seaside Rehabilitation & Healthcare Center
Date Prepared: November 30, 2012

Structural Schedule of Special Inspections
CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION IBC Section 1704.4	REQD Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
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.	Y	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	TA1/SI1	PE/SE or EIT	
9. Inspection of Prestressed Concrete						
a. Application of prestressing force.	N	-	ACI 318: 18.20	-	-	
b. Grouting of bonded prestressing tendons in seismic force resisting system	N	-	ACI 318: 18.18.4	-	-	
10. Erection of precast concrete members.	N	-	ACI 318: Ch 16	-	-	
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 beans and structural slabs.	N	-	ACI 318: 6.2	-	-	
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.

Project: Seaside Rehabilitation & Healthcare Center
Date Prepared: November 30, 2012

Structural Schedule of Special Inspections

MASONRY CONSTRUCTION – LEVEL 1

VERIFICATION AND INSPECTION IBC Section 1704.5	REQD Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Compliance with required inspection provisions of the construction documents and the approved submittals shall be verified.	Y	P	ACI530.1, 1.5	SI1	PE/SE or EIT	
2. 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	SI1	PE/SE or EIT	
d. Prestressing technique.	N	-	ACI530.1, 3.6B	-	-	
e. Grade and size of prestressing tendons and anchorages.	N	-	ACI530.1, 2.4B, 2.4H	-	-	
3. During construction the inspection program shall verify:						
a. Size and location of structural elements.	Y	P	ACI530.1, 3.3F	SI1	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	SI1	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	SI1	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	SI1	PE/SE or EIT	
f. Application and measurement of prestressing force.	N	-	ACI530.1, 3.6B	-	-	
4. Prior to grouting, the following shall be verified to ensure compliance:						
a. Grout space is clean.	Y	P	ACI530.1, 3.2D	TA1	PE/SE or EIT	
b. Placement of reinforcement and connectors and prestressing tendons and anchorages.	Y	P	ACI530, 1.12, ACI530.1, 3.4	TA1	PE/SE or EIT	
c. Proportions of site-prepared grout and prestressing grout for bonded tendons.	Y	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	
5. Grout placement shall be verified to ensure compliance.	N	-	ACI530.1, 3.5	-	-	
a. Grouting of prestressing bonded tendons.	N	-	ACI530.1, 3.6C	-	-	
6. 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	

Project: Seaside Rehabilitation & Healthcare Center
Date Prepared: November 30, 2012

Structural Schedule of Special Inspections - STEEL CONSTRUCTION

VERIFICATION AND INSPECTION IBC Section 1704.3	REQD Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
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		SI1	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 IBC Sect 1704.3.3	TA1	AWS/AISC-SSI	
c. Pretensioned and slip-critical joints using turn-of-nut without matchmaking or calibrated wrench methods of installation.	Y	C		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	TA1	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	TA1	PE/SE or EIT	
c. Manufacturer's certified test reports.	Y	S		SI1	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		SI1	PE/SE or EIT	
5. Submit current AWS D1.1 welder certificate for all field welders who will be welding on this project.	Y	S	AWS D1.1	SI1	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.	Y	C	AWS D1.1	TA1	AWS-CWI	
2) Multipass fillet welds.	Y	C		TA1	AWS-CWI	
3) Single-pass fillet welds> 5/16"	Y	C		TA1	AWS-CWI	
4) Plug and slot welds	Y	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	-	AWS D1.4 ACI 318: 3.5.2	-	-	
3) Shear reinforcement.	N	-		-	-	
4) Other reinforcing steel.	N	-		-	-	
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	SI1	PE/SE or EIT	
b. Member locations.	Y	P		SI1	PE/SE or EIT	
c. Application of joint details at each connection.	Y	P		SI1	PE/SE or EIT	

Project: Seaside Rehabilitation & Healthcare Center
Date Prepared: November 30, 2012

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	

Project: Seaside Rehabilitation & Healthcare Center
Date Prepared: November 30, 2012

Structural Schedule of Special Inspection Services

FABRICATION AND IMPLEMENTATION PROCEDURES – WOOD TRUSSES

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. TPI Inspection Program: Fabricator shall participate in the TPI Quality Assurance Inspection Program, and maintain a copy of the Quality Assurance Procedures Manual, QAP-90. Submit copy of certificate. All trusses shall bear the TPI Registered Mark.	N	-	Fabricator shall submit one of the two qualifications	-	-	
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	N	-	IBC 1704.2.2	-	-	

Project: Seaside Rehabilitation & Healthcare Center
Date Prepared: November 30, 2012

Structural Schedule of Special Inspections

SEISMIC RESISTANCE - STRUCTURAL

VERIFICATION AND INSPECTION IBC Section 1707	REQD Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Special inspections for seismic resistance. Special inspection as specified in this section is required for the following:						
a. The seismic-force-resisting systems in structures assigned to Seismic Design Category C, D, E or F	Y	P	IBC 1707.1	SII	PE/SE or EIT	
b. Designated seismic systems in structures assigned to Seismic Design Category D, E, or F.	N	-	IBC 1707.1	-	-	
2. Structural steel: Continuous special inspection for structural welding in accordance with AISC 341.	N	-	IBC 1707.2	-	-	
3. Structural wood:						
a. Continuous special inspection during field gluing operations of elements of the seismic-force-resisting system.	N	-	IBC 1707.3	-	-	
b. Periodic special inspections for nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system (where spacing is 4"o.c., or less) including drag struts, braces and hold-downs	N	-	IBC 1707.3	-	-	
4. Cold-formed steel framing: Periodic special inspections during welding operations of elements of the seismic-force-resisting system. Periodic special inspections for screw attachment, bolting, anchoring and other fastening of components within the seismic-force-resisting system (where spacing is 4" o.c., or less), including struts, braces, and hold-downs	N	-	CFSF for this project not part of the primary seismic-force resisting system.	-	-	
5. Seismic isolation system. Provide periodic special inspection during the fabrication and installation of isolator units and energy dissipation devices if used as part of the seismic isolation system	N	-	Seismic isolators not used.	-	-	

SEISMIC RESISTANCE CHECK LIST [IBC 1705.3]

Seismic Design Category C

☐ **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 C

REQUIRED	NOT REQUIRED	NOT APPLICABLE	WIND RESISTANCE REQUIREMENTS
☐	☐	☒	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.
☐	☐	☒	In wind exposure Categories C and D, where the 3-second-gust basic wind speed is 110 mph (49 *m/sec)* or greater.

Contractor's Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility. The Statement of Responsibility is required for Seismic Design Category C or higher. Make additional copies of this form as required.

Forms shall be completed by the following:

1. General Contractor
2. Steel Fabricator
3. Steel Erector
4. Foundation Contractor

Project: SEASIDE REHABILITATION AND & HEALTHCARE CENTER

Contractor's Name:

Address:

License No.:

Description of designated building systems and components included in the Statement of Responsibility:

Contractor's Acknowledgment of Special Requirements

I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan and Special Inspection program.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official.

_____ _____

Signature Date

Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of reports is attached to this Statement.

Identification and qualifications of the person(s) exercising such control and their position(s) in the organization are attached to this Statement.

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: SEASIDE REHABILITATION & HEALTHCARE CENTER

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:

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

Project: Seaside Rehabilitation & Healthcare Center
Date Prepared: November 30, 2012

Contractor's Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility. The Statement of Responsibility is required for Seismic Design Category C or higher. Make additional copies of this form as required.

Forms shall be completed by the following:

1. General Contractor
2. Steel Fabricator
3. Steel Erector
4. Foundation Contractor

Project: SEASIDE REHABILITATION AND & HEALTHCARE CENTER

Contractor's Name: LEDGEWOOD CONSTRUCTION

Address: 27 MAIN ST. SOUTH PORTLAND ME 04106

License No.:

Description of designated building systems and components included in the Statement of Responsibility:

CONSTRUCTION MANAGEMENT OF SUBCONTRACTORS

Contractor's Acknowledgment of Special Requirements

I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan and Special Inspection program.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official.

RECEIVED
JAN 03 2013
Dept. of Building Inspections
City of Portland Maine

Signature

1/2/13
Date

Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of reports is attached to this Statement.

Identification and qualifications of the person(s) exercising such control and their position(s) in the organization are attached to this Statement.

Project: Seaside Rehabilitation & Healthcare Center
Date Prepared: November 30, 2012

Contractor's Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility. The Statement of Responsibility is required for Seismic Design Category C or higher. Make additional copies of this form as required.

Forms shall be completed by the following:

1. General Contractor
2. Steel Fabricator
3. Steel Erector
4. Foundation Contractor

Project: SEASIDE REHABILITATION AND & HEALTHCARE CENTER

Contractor's Name: James A. McBrady, Inc.

Address: PO Box 8239, Portland, ME 04104

License No.: #988570

Description of designated building systems and components included in the Statement of Responsibility:

Structural & miscellaneous steel

Contractor's Acknowledgment of Special Requirements

I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan and Special Inspection program.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official.

Signature

01/02/2013
Date

Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of reports is attached to this Statement.

Identification and qualifications of the person(s) exercising such control and their position(s) in the organization are attached to this Statement.

Project: Seaside Rehabilitation & Healthcare Center
Date Prepared: November 30, 2012

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: SEASIDE REHABILITATION & HEALTHCARE CENTER

Fabricator's Name: James A. McBrady, Inc.

Address: PO Box 8239 Portland, ME 04104

Certification or Approval Agency: AISC

Certification Number: #988570

Date of Last Audit or Approval: September 2012

Description of structural members and assemblies that have been fabricated:

Structural and miscellaneous steel

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

Signature

01/02/2013
Date

General Manager
Title

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

CASE Form 104 • Fabricator's Certificate of Compliance • CASE 2004

End of Structural Statement of Special Inspections

American Institute of Steel Construction

is proud to recognize

James A. McBrady, Inc.

Scarborough, ME

for successfully meeting the quality certification requirements for

Standard for Steel Building Structures

Standard for Bridge and Highway Metal Components

Sophisticated Paint Endorsement - Enclosed

Roger E. Ferch

10915-2012
Certificate Number

Certification valid through: **September 2013**

Project: Seaside Rehabilitation & Healthcare Center
Date Prepared: November 30, 2012

Contractor's Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility. The Statement of Responsibility is required for Seismic Design Category C or higher. Make additional copies of this form as required.

Forms shall be completed by the following:

1. General Contractor
2. Steel Fabricator
3. Steel Erector
4. Foundation Contractor

Project: SEASIDE REHABILITATION AND & HEALTHCARE CENTER

Contractor's Name: **N.S. Giles Foundations, Inc.**

Address: **82 Nadine's Way**
Bangor, ME 04401

License No.:

Description of designated building systems and components included in the Statement of Responsibility:

CAST in place Footings + Foundations (Labor only)

Contractor's Acknowledgment of Special Requirements

I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan and Special Inspection program.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official.

Signature

1/2/13
Date

RECEIVED
JAN 03 2013
Dept. of Building Inspections
City of Portland Maine

Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of reports is attached to this Statement.

Identification and qualifications of the person(s) exercising such control and their position(s) in the organization are attached to this Statement.

Contractor's Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility. The Statement of Responsibility is required for Seismic Design Category C or higher. Make additional copies of this form as required.

Forms shall be completed by the following:

1. General Contractor
2. Steel Fabricator
3. Steel Erector
4. Foundation Contractor

Project: SEASIDE REHABILITATION AND & HEALTHCARE CENTER

Contractor's Name: H.B. FLEMING, INC

Address: 89 PLEASANT AVE.
S. PORTLAND, ME 04106

License No.: N/A

Description of designated building systems and components included in the Statement of Responsibility:

RAMMED AGGREGATE PIERS

Contractor's Acknowledgment of Special Requirements

I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan and Special Inspection program.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official.

Signature

1/3/13
Date

Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of reports is attached to this Statement.

Identification and qualifications of the person(s) exercising such control and their position(s) in the organization are attached to this Statement.

Spec Book on G Drive

PART 3: DESIGN REQUIREMENTS

3.01 Aggregate Pier Design

A. The design of the Aggregate Pier system shall be based on the service load bearing pressure and the allowable total and differential settlement criteria of all footings indicated by the design team for support by the Aggregate Pier system. The Aggregate Pier system shall be designed in accordance with generally-accepted engineering practice and the methods described in Section 1 of these Specifications. The design life of the structure shall be 50 years.

B. The design shall meet the following criteria.

Maximum Allowable Bearing Pressure for Footings Supported by Aggregate Pier Reinforced Soils	3,000 psf
Estimated Total Long-Term Settlement for Footings:	≤ 1-inch
Estimated Long-Term Differential Settlement between Adjacent Footings:	≤ ½-inch
Modulus of Subgrade Reaction of On-Grade Floor Slabs	150 pci
Maximum Allowable Bearing Pressure for On-Grade Floor Slabs supported by Aggregate Pier Reinforced Soils	150psf

3.02 Design Submittal

The Installer shall submit detailed design calculations, construction drawings, and shop drawings, (the Design Submittal), for approval at least _2_ week(s) prior to the beginning of construction. A detailed explanation of the design parameters for settlement calculations shall be included in the Design Submittal. Additionally, the quality control test program for Aggregate Pier system, meeting these design requirements, shall be submitted. All computer-generated calculations and drawings shall be prepared and sealed by a Professional Engineer, licensed in the State where the piers are to be built. Submittals will be submitted electronically unless otherwise required by specific submittal instructions.

PART 4: EXECUTION

4.01 Approved Installation Procedures

The following sections provide general criteria for the construction of the Aggregate Piers. Unless otherwise approved by the Designer, the installation method used for Aggregate Pier construction shall be that as used in the construction of the successful load test.

A. Aggregate Piers Installed using Displacement Rammed Aggregate Pier systems –

1. Displacement Rammed Aggregate Pier systems shall be constructed by advancing a steel mandrel with at least 15 tons of static force augmented by dynamic vertical ramming energy to the full design depth. The hollow-shaft mandrel, filled with aggregate, is incrementally raised, permitting the aggregate to be released into the cavity, and then lowered by vertically advancing and/or ramming to densify the aggregate and force it laterally into the adjacent soil. The cycle of raising and lowering the mandrel is repeated to the top of pier elevation. The cycle distance shall be determined by the Rammed Aggregate Pier designer.

IN Spec Book G Drive

SECTION 149100 - FACILITY CHUTES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes laundry chutes.

B. Related Sections:
1. Division 05 Section "Metal Fabrications" for metal supporting framework at floor penetrations.
2. Division 06 "Rough Carpentry" for linen chute vent curb.
3. Division 07 Section "Sheet Metal Flashing and Trim" for roof-vent flashing and counterflashing.
4. Division 07 Section "Penetration Firestopping" for annular spaces at doors, floors, or roofs.
5. Division 21 Sections for connection to building fire sprinklers and piping.
6. Division 22 Sections for water-service connections for flushing system and for fire sprinkler connections.
7. Division 26 Sections for electrical connections.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for chutes.

B. Shop Drawings: For chutes. Include plans, elevations, sections, details, weights, operational clearances, and attachments to other work. Indicate method of field assembly.
1. Wiring Diagrams: Power, signal and control wiring.

1.4 INFORMATIONAL SUBMITTALS

A. Product Certificates: For each type of chute, from manufacturer.

1.5 CLOSEOUT SUBMITTALS

A. Operation and Maintenance Data: For chutes to include in operation and maintenance manuals.
1. Include manufacturer's recycling plan guidelines.

1.6 QUALITY ASSURANCE

A. Fire-Rated Door Assemblies: Assemblies complying with NFPA 80 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire ratings indicated.
1. Test Pressure: Test at atmospheric (neutral) pressure according to NFPA 252 or UL 10B.

2. Intake Door: Class B labeled; 1-1/2-hour fire rated with 30-minute temperature rise of 250 deg F.
3. Discharge Door: Class B labeled; 1-hour fire rated with 30-minute temperature rise of 250 deg F.
4. Access Door: Class B labeled; 1-1/2-hour fire rated with 30-minute temperature rise of 250 deg F.

B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

C. Standard: Provide chutes complying with NFPA 82.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturer: Wilkinson Hi-Rise, LLC.

2.2 CHUTES

A. Chute Metal: Aluminum-coated, cold-rolled, commercial steel sheet; ASTM A 463/A 463M, Type 1 with not less than T1-40 coating.
1. Thickness: 0.060 inch (16 gage).

B. Size: 24-inch diameter.

2.3 DOORS

A. Intake Door Assemblies: ASTM A 240/A 240M, Type 304 stainless-steel, self-closing units with positive latch and latch handle; as required to provide fire-protection and temperature-rise ratings indicated.
1. Door Type: Side hinged, limited access, 180-degree swing, square.
2. Size: 21 inches wide x 21 inches.
3. Finish: Manufacturer's standard satin or No. 3 directional polish.

B. Discharge-Door Assemblies: Aluminum-coated-steel doors as required to provide fire-protection and temperature-rise ratings indicated; equipped with fusible links that cause doors to close in the event of fire.
1. Horizontal Discharge: Provide top-hinged, self-closing, hopper door with self-latching hardware; floor-mounted leg brace designed to absorb impact of material dropping against chute; and minimum NPS 2 drain pipe connection.

C. Heat-Detector System: Interlock system with temperature-rise elements that locks chute doors when temperature in chute reaches a predetermined, adjustable temperature.

D. Access Door Assemblies: Manufacturer's standard ASTM A 240/A 240M, Type 302/304 stainless-steel doors; as required to provide fire-protection and temperature-rise ratings indicated; with frame suitable for enclosing chase construction; and in satin or No. 3 directional polish finish.

E. Vent: NFPA 82 compliant metal top vent cap with counterflashing, insect screen, and explosion cap.

2.4 ACCESSORIES

A. Fire Sprinklers: Manufacturer's standard NPS 1/2 fire sprinklers ready for piping connections.

B. Flushing Spray Unit: NPS 3/4 spray head unit located in chute above highest intake door, ready for hot-water piping connection, and with access for head and piping maintenance.

C. Sanitizing Unit: NPS 3/4 disinfecting and sanitizing spray head unit located in chute above highest intake door, including 1-gal. tank and adjustable proportioning valve with bypass for manual control of sanitizing and flushing operation, ready for hot-water piping connection, and with access for head and piping maintenance.

2.5 FABRICATION

A. General: Factory assemble chutes to greatest extent practical with continuously welded or lock-seamed joints without bolts, rivets, or clips projecting on chute interior. Include intake door assemblies and metal supporting framing at each floor, and chute expansion joints between each support point.

B. Roof Vent: Fabricate vent unit to extend 48 inches above roof with full-diameter, screened vent and metal safety. Fabricate with curb mounting flange, counterflashing, and clamping ring of nonferrous metal compatible with chute metal.

C. Fire Sprinklers: Comply with NFPA 13. Locate fire sprinklers at or above the top service opening of chutes, within the chute at alternate floor levels in buildings more than two stories tall, and at the lowest service level.

D. Equipment Access: Fabricate chutes with access for maintaining equipment located within the chute, such as flushing and sanitizing units, fire sprinklers, and plumbing and electrical connections.

PART 3 - EXECUTION

3.1 INSTALLATION

A. General: Comply with NFPA 82 requirements and with chute manufacturer's written instructions. Assemble components with tight, nonleaking joints. Anchor securely to supporting structure to withstand impact and stresses on vent units. Install chute and components to maintain fire-resistive construction of chute.

B. Install chutes plumb, without offsets or obstructions that might prevent materials from free falling within chutes.

C. Anchor curb mounting flanges of chute vents to curb. Install chute-vent counterflashing after roofing and roof-penetration flashing are installed.

D. Intake and Discharge Doors: Interface door units with throat sections of chutes for safe, snag-resistant, sanitary depositing of materials in chutes by users.
   1. Interconnect sanitizer control with door interlock system.

E. Test chute components after installation. Operate doors, locks, and interlock systems to demonstrate that hardware is adjusted and electrical wiring is connected correctly. Complete test operations before installing chase enclosures.

F. Test heat- sensing devices for proper operation.

G. Operate sanitizing unit through one complete cycle of chute use and cleanup, and replenish chemicals or cleaning fluids in unit containers.

3.2 CLEANING

A. After completing chase enclosure, clean exposed surfaces of chute system's components. Do not remove labels of independent testing and inspecting agencies.

3.3 DEMONSTRATION

A. Demonstrate use of chute and equipment to Owner's personnel.

B. Demonstrate replenishment of sanitizing-unit chemicals or cleaning fluids.

END OF SECTION 149100

Ledgewood Construction
27 Main Street
South Portland, Maine 04106

Transmittal Letter

Transmittal 2: Seaside Rehabilitation & Healthcare Center Permit

TO:
City of Portland
ATTN: Jeanie Bourke
389 Congress Street
Portland Maine 4101

FROM:
Ledgewood Construction
Scott Clark
27 Main Street
South Portland, Maine 4106
United States

PROJECT:
Seaside Rehabilitation & Healthcare Center
850 Baxter Boulevard
Portland, Maine. 04101
United States

DATE:
12/04/12

PROJECT NUMBER:
12632

TRANSMITTAL NO:
2

COPIES TO:

TRANSMIT:	VIA:	FOR:	ACTION:
Attached	Attached	Approval	

Transmittal Items

DESCRIPTION	FORMAT	DATE	COPIES
Building Permit Application	Document	12/04/12	1
Seaside Health Center Drawings	Plans	12/04/12	1
Seaside Health Center Drawings PDF disk	Plans	12/04/12	1

Notes

Scott Clark 12/4/12

BY DATE COPIES TO

Jeanie Bourke - Requested Information - Meeting with Portland Code Enforcement

From: "Mark Burnes" <mburnes@foresidearchitects.com>
To: "Jeanie Bourke" <JMB@portlandmaine.gov>
Date: 1/9/2013 10:32 AM
Subject: Requested Information - Meeting with Portland Code Enforcement
CC: <sclark@ledgewoodconstruction.com>, <sfraser@foresidearchitects.com>
Attachments: agg pier plan_SWCE Comments_2013-01-02.pdf; 149100 - Facility Chutes.pdf; A4.2 SectionDetails.pdf

Hello Jeanie,

Below and Attached are the responses to information requested at our meeting last week in your office.

1. Copy of the Rammed Aggregate Pier Shop Drawings (attached) — See condition for construc drawings
2. The one hour rated exterior wall will comply with UL Designation UL 263 – U419
3. The completed Com Check Document is in the process of development, it will not hold up your review and approval as agreed and will be forwarded to you soon.
4. The Laundry Chute has a fire-rated enclosure, fire suppression and roof top venting, please refer to plans and attached spec section provided.
5. The General Notes on all sheets have been revised (where necessary) to include IBC 2009 and NFPA 2009 references.
6. Stair rail and tread dimensions have been added to Sheet A4.2 (attached)

Thank you very much for your review and assistance regarding this project it has been very helpful.

Mark

Mark Burnes, NCARB, AIA
Foreside Architects, LLC

A Maine Licensed Architect
Licensed in ME, MA, NH, VT and FL

P.O. Box 66736
Falmouth, ME 04105
P. (207) 781-3344
F. (207) 699-5564

CBL: 166 A0100 **Permit ID:** 2012-65524

Additional Comments:

12/31/2012-jmb: Spoke with Mark Burnes, scheduled meeting on 1/4 to review the following:

1. Special Inspections contractor statement of responsibility: GC, steel fabricator, steel erector, foundation contrator.

2. Provide the Geotech report and spec book - he will send electronic

3. Review fire wall construction, specifically 706.5.1, exterior walls and 706.6, vertical continuity

4. A1.1 what is MAN, designated on the plans? manifold

5. A1.2 calls out wall type 13, this is not listed on plan G2. Exterior wall type not listed on G2, see A3.5 gyp is not type x,, A3.8, gyp is type x

6. Plan A4.3, energy code compliance, heated slab on grade, 502.2.6 requires R-15, also roof R-factor with 6" of rigid, provide ComCheck.

7.Plan A1.1 at laundry chute, wall type 11 is not rated as shown on G2

8. Plan A4.1, Elevator wall is CMU, but on G2 wall type 8 is steel, is this the interior finish detail only?

9. There are no staff facilities in the new addition, what is the access to them, does this meet the overall fixture requirement?

10. Plan A4.2 stair guard/rail dimensions not provided, also add a stair contruction detail

11. Plan A4.2, provide code compliance for the ladder access to the roof as IMC is not adopted. Sent email to Tammy for guidance.

12. Provide design specifications and construction plans for the Rammed Aggregate Piers per Sec. 1803.5.5 for deep foundations.

1/4/2013-jmb: Met with Mark Burnes, he resolved all items except 6, 7, & 9-12

1/9/2013-jmb: Rcv'd email from Mark B., with docs/details, I called him to discuss the following: all ok except—

1. Item 7 for the laundry chute, plans will be updated to reflect a 1 hour rated shaft, wall type will be #7, not #11.

2. Item 9, there will not be an increase in staff, long range renovations to make existing double rooms single, existing bathroom facilities exceptable.

3. Item11, Sec. 1009.13 for roof access is only required for 4+ story bldgs., so proposed ladder is acceptable. I had checked previously with IBC on this for the hatch size and they confirmed this.

COM*check* Software Version 3.9.1

Interior Lighting Compliance Certificate

2009 IECC

Section 1: Project Information

Project Type: **New Construction**
Project Title : Seaside Rehabilitation and Healthcare

Construction Site:
850 Baxter Boulevard
Portland, ME 04103

Owner/Agent:
First Atlantic Corporation
100 Waterman Drive
South Portland, ME 04106

Designer/Contractor:
Foreside Architects, LLC
PO Box 66736
Falmouth, ME 04105

Section 2: Interior Lighting and Power Calculation

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B x C)
Hospital	20400	1.2	24480
		Total Allowed Watts =	24480

Section 3: Interior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Hospital (20400 sq.ft.)				
LED: Type A: Lightolier #1101LED09N272-1113C / Other / Electronic	1	32	21	672
Compact Fluorescent: Type B: Forecast Lighting No. F615636NV / Twin Tube 13W / Electronic	3	34	39	1326
LED: Type C: Lightolier#1001LED09271-1013CD / Other / Electronic	1	12	21	252
Compact Fluorescent: Type D: Fprecast Lighting No. 190199836 / Other / Electronic	1	38	21	798
Compact Fluorescent 6: Type E: Forecast Lighting No. F606436 / Twin Tube 13W / Electronic	3	42	39	1638
Compact Fluorescent 7: Type F: Forecast Lighting No. F602536NV / Twin Tube 13W / Electronic	2	40	26	1040
Compact Fluorescent: Type G: Forecast Lighting No. 190196836 / Other / Electronic	1	39	18	702
Compact Fluorescent 8: Type H: Forecast Lighting No. F541036 / Twin Tube 13W / Magnetic	2	24	26	624
Compact Fluorescent 9: Type I: Forecast Lighting No. 190211836 / Twin Tube 18W / Electronic	3	21	57	1197
LED: Type J: Phillips No. 523-000028-61 / Other / Electronic	1	18	6	108
Halogen 1: Type K: Eureka Ltg No. 3442C-60-277V-SC / Other	4	10	40	400
Compact Fluorescent: Type L: Columbia #4PS22-424M-SFAA19-4EP / Twin Tube 24/26/27W / Electronic	4	36	96	3456
Compact Fluorescent: Type M: Kenall No.MR13FLPPMW42P1277 / Triple 4-pin 42W / Electronic	1	8	42	336
Compact Fluorescent 10: Type O: Progress Lighting No.P58832-30E / Quad 2-pin 13W / Electronic	2	2	26	52
LED: Type P: Lightolier No.1000LED09R271-109 / Other / Electronic	1	1	20	20
Compact Fluorescent 12: Type R: Progress Lighting No.P58832-30E / Quad 2-pin 18W / Electronic	1	1	18	18
			Total Proposed Watts =	12639

Section 4: Requirements Checklist

COM*check* Software Version 3.9.1

Mechanical Compliance Certificate

2009 IECC

Section 1: Project Information

Project Type: **New Construction**
Project Title : Seaside Rehabilitation and Healthcare

Construction Site:	Owner/Agent:	Designer/Contractor:
850 Baxter Boulevard Portland, ME 04103	First Atlantic Corporation 100 Waterman Drive South Portland, ME 04106	Foreside Architects, LLC PO Box 66736 Falmouth, ME 04105

Section 2: General Information

Building Location (for weather data):	**Portland, Maine**
Climate Zone:	**6a**

Section 3: Mechanical Systems List

Quantity	System Type & Description
2	HVAC System 1 (Multiple-Zone) : Split System Heat Pump Heating Mode: Capacity = 256 kBtu/h, Efficiency = 3.37 COP Cooling Mode: Capacity = 240 kBtu/h, Efficiency = 11.80 EER, Air Economizer
1	HVAC System 2 (Single Zone) : Heating: 2 each - Hydronic or Steam Coil, Hot Water, Capacity = 517 kBtu/h
2	Water Heater 1: Gas Storage Water Heater, Capacity: 65 gallons, Input Rating: 75 Btu/h w/ Circulation Pump, Efficiency: 0.92 EF

Section 4: Requirements Checklist

Requirements Specific To: HVAC System 1 :

- [x] 1. Equipment minimum efficiency: Heat Pump: 3.20 COP 9.50 EER (9.2 IPLV)
- [x] 2. Minimum one temperature control device per zone
- [ ] 3. Integrated economizer is required for this location and system.
- [ ] 4. Cooling system provides a means to relieve excess outdoor air during economizer operation.
- [ ] 5. Systems serving more than one zone must be VAV systems
- [ ] 6. Controls capable of resetting supply air temp (SAT) by 25% of SAT-room temp difference

  Exception(s):

  - [ ] Systems that prevent reheating, recooling or mixing of heated and cooled supply air
  - [ ] Seventy five percent of the energy for reheating is from site-recovered or site solar energy sources.
  - [ ] Zones with peak supply air quantities of 300 cfm (142 L/s) or less.
- [ ] 7. VAV fans with static pressure sensors are placed in a position such that the controller setpoint is no greater than one-third the total design fan static pressure. If placement results in the sensor being located downstream of major duct splits, multiple sensors are installed in each major branch.

  Exception(s):

  - [ ] Systems with DDC of individual zone boxes reporting to the central control panel and reset of static pressure setpoint based on the zone requiring the most pressure.
- [ ] 8. Systems with DDC of individual zone boxes reporting to the central control panel has static pressure setpoint reset based on the zone requiring the most pressure.

Requirements Specific To: HVAC System 2 :

- [x] 1. Balancing and pressure test connections on all hydronic terminal devices

☐ 15. Automatic controls for freeze protection systems present

☑ 16. Three-pipe systems not used

☐ 17. Exhaust air heat recovery included for systems 5,000 cfm or greater with more than 70% outside air fraction or specifically exempted
Exception(s):

- ☐ Hazardous exhaust systems, commercial kitchen and clothes dryer exhaust systems that the International Mechanical Code prohibits the use of energy recovery systems.
- ☐ Systems serving spaces that are heated and not cooled to less than 60°F.
- ☐ Where more than 60 percent of the outdoor heating energy is provided from site-recovered or site solar energy.
- ☐ Heating systems in climates with less than 3600 HDD.
- ☐ Cooling systems in climates with a 1 percent cooling design wet-bulb temperature less than 64°F.
- ☐ Systems requiring dehumidification that employ energy recovery in series with the cooling coil.
- ☐ Laboratory fume hood exhaust systems that have either a variable air volume system capable of reducing exhaust and makeup air volume to 50 percent or less of design values or, a separate make up air supply meeting the following makeup air requirements: a) at least 75 percent of exhaust flow rate, b) heated to no more than 2°F below room setpoint temperature, c) cooled to no lower than 3°F above room setpoint temperature, d) no humidification added, e) no simultaneous heating and cooling.

Section 5: Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2009 IECC requirements in COM*check* Version 3.9.1 and to comply with the mandatory requirements in the Requirements Checklist.

STEPHEN DOEL — Name - Title

Signature

1/17/13 — Date

Section 6: Post Construction Compliance Statement

- ☐ HVAC record drawings of the actual installation, system capacities, calibration information, and performance data for each equipment provided to the owner.
- ☐ HVAC O&M documents for all mechanical equipment and system provided to the owner by the mechanical contractor.
- ☐ Written HVAC balancing and operations report provided to the owner.

The above post construction requirements have been completed.

Principal Mechanical Designer-Name | Signature | Date

COM*check* Software Version 3.9.1
Envelope Compliance Certificate

2009 IECC

Section 1: Project Information

Project Type: **Addition**
Project Title : Seaside Rehabilitation & Healthcare Center

Construction Site:
850 Baxter Boulevard
Portland, ME 04103

Owner/Agent:
First Atlantic
100 Waterman Drive
South Portland, ME 04106
207 874-2700

Designer/Contractor:
Stephen Fraser
Foreside Architects
5 Fundy Road
Falmouth, ME 04105
207 781-3344
sfraser@foresidearchitects.com

Section 2: General Information

Building Location (for weather data):	**Portland, Maine**
Climate Zone:	**6a**
Building Type for Envelope Requirements:	**Non-Residential**
Vertical Glazing / Wall Area Pct.:	**22%**

Activity Type(s)	Floor Area
38 bed nursing facility (Hospital)	20400

Section 3: Requirements Checklist

Envelope PASSES: Design 9% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Roof 1: Insulation Entirely Above Deck	11000	---	36.0	0.027	0.048
Exterior Wall 1: Steel-Framed, 16" o.c.	10070	21.0	5.0	0.069	0.064
Window 1: Wood Frame:Double Pane with Low-E, Clear, SHGC 0.29	2232	---	---	0.280	0.350
Door 1: Insulated Metal, Swinging	114	---	---	0.133	0.700
Floor 1: Slab-On-Grade:Heated, Horizontal with vertical >= 4 ft.	580	---	10.0	---	---

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- ☐ 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- ☐ 2. Windows, doors, and skylights certified as meeting leakage requirements.
- ☐ 3. Component R-values & U-factors labeled as certified.
- ☐ 4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- ☐ 5. 'Other' components have supporting documentation for proposed U-Factors.
- ☐ 6. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- ☐ 7. Stair, elevator shaft vents, and other outdoor air intake and exhaust openings in the building envelope are equipped with motorized dampers.
- ☐ 8. Cargo doors and loading dock doors are weather sealed.

Nothing in e-plan - 4/25/12
Also NOT ready for comments in 15d.
comments - 4/25/12
still NO Zoning blue box for Zoning 7/19/12
comments - 7/19/12
comments 9/25/12

4/18/12

City of Portland
Development Review Application
Planning Division Transmittal form

Application Number: 2012-482 **Application Date:** 4/17/2012 12:00:00 AM
CBL: 166-A-10
Project Name: Seaside Rehabilitation Center
Project Address: 850 Baxter Boulevard

Project Description: New 2 Story Addition and 2 phase (2 and 3) renovation of two existing patient wings.
Zoning: R-5
Other Reviews Required: Conditional Use
Review Type: Level III Site Plan with Conditional Use

Distribution List:

☐ Planner	Barbara Barhydt	☐ Parking	John Peverada
☑ Zoning	Marge Schmuckal	☐ Design Review	Alex Jaegerman
☐ Traffic Engineer	Tom Errico	☐ Corporation Counsel	Danielle West-Chuhta
☒ Civil Engineer	David Senus	☐ Sanitary Sewer	John Emerson
☐ Fire Department	Chris Pirone	☐ Inspections	Tammy Munson
☐ City Arborist	Jeff Tarling	☐ Historic Preservation	Deb Andrews
☐ Engineering	David Margolis-Pineo	☐ DRC Coordinator	Phil DiPierro
		☐ Outside Agency	

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

850 Baxter Blvd. – 166-A-010 & 167-B-011

R-5 Zone - #2012-482

7/19/2012

I have reviewed the most recent plans. The new two story addition is meeting the R-5 zone requirements for rear (assuming the front yard is off of Front Street) yard setback and the side yard setbacks. I have also reviewed the building elevations for compliance with the maximum building height of 35 feet in the R-5 Zone. The applicant has shown measurements to the highest point of the roof. That measurement is just under the maximum allowed. By definition the height of the building is actually measured to a point lower than the peak on buildings with pitched roofs. The project is meeting the maximum height requirement.

I have also reviewed the relocation of the sheds that are located in the side yard along the City's sewer easement right of way. The sheds are meeting the required setbacks.

To complete a parking analysis, I will need the total number of bed plus the number of employees normally present during on (1) weekday morning shift (wording from the parking section of the Ordinance for extended care facilities).

All other R-5 zone requirements appear to be met.

Marge Schmuckal
Zoning Administrator

Marge Schmuckal - 850 Baxter Blvd

From: Marge Schmuckal
To: Barbara Barhydt
Date: 4/25/2012 12:31 PM
Subject: 850 Baxter Blvd

Hi Barbara,
there are no plans in e-plan and One Solution is not ready to take comments yet. So e-mail it is.

850 Baxter Blvd - 166-A-010 & 167-B-011
R-5 Zone - #2012-482
4/25/2012

It is my understanding that the applicant wishes to expand the use of their long term and extended care facilities with a new 2 story, 38 bed addition facing Baxter Boulevard. The use is allowable under the R-5 conditional, institution uses. This would be a conditional use to the Planning Board with site plan review.

The property is partially within the 250 foot Shoreland Zone. But it is well beyond the specially protected 75 foot setback from Highest Annual Tide (HAT). there are no Shoreland zoning issues. The property is also beyond the FEMA floodplain deliniation. There are no floodplain issues.

The use is meeting the minimum lot size for a long term and extended care facility of two acres. The property has about seven acres.

I can finish a further review when e-plans are available to view.

Marge Schmuckal
Zoning Administrator

owner per Assessors & Seaside Rehabilitation

Applicant: HEALTHCARE LLC Date: 4/17/12

Address: 850 BAXTER BLVD, C-B-L: 166-A-10 & 167-B-11

1987 for approval for 9 people 197 Spring Room house 45-E 2

~~Owner: First Atlantic Healthcare~~ CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-5 New 38 Bed - 2 story

Interior or corner lot -

Proposed Use/Work - 2004 → 147 Beds / 2 story Addition for 38 New Beds

Sewage Disposal - Rety use is Conditional use #14-118 (b) 2.a. to Planning Board 2 Acres

Lot Street Frontage - 50' min — 200'+

Front Yard - 20' min — 21' SCALED

Rear Yard - 20' min — Existing 20' shown

Side Yard - 2 stories 12' min yet shows 14'+ OK

Projections - 1 story sheds are 9' to the side property line - ok

Width of Lot -

Height - 35' MAX — showing 34'8" to highest Point using def for mansard type of roof

Lot Area - 2 Acres min / 162,000 SF given (about 7 Acres)

Lot Coverage/ Impervious Surface - 40% MAX — states 33.4%

Area per Family - NO AREA per beds in ordinance

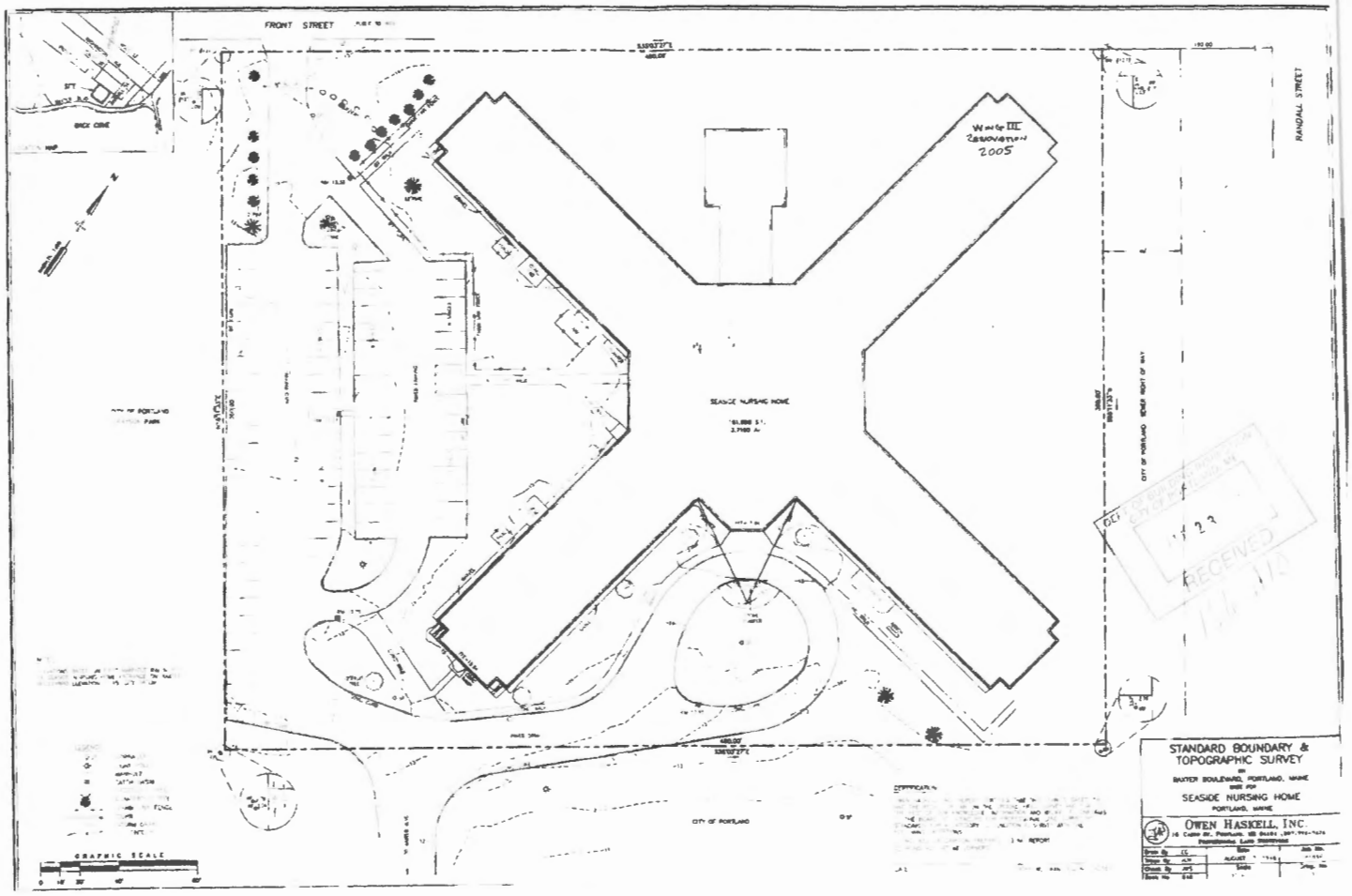
Off-street Parking - No further floor plans They HAVE An ASSESSMENT in Their cover letter

Loading Bays -

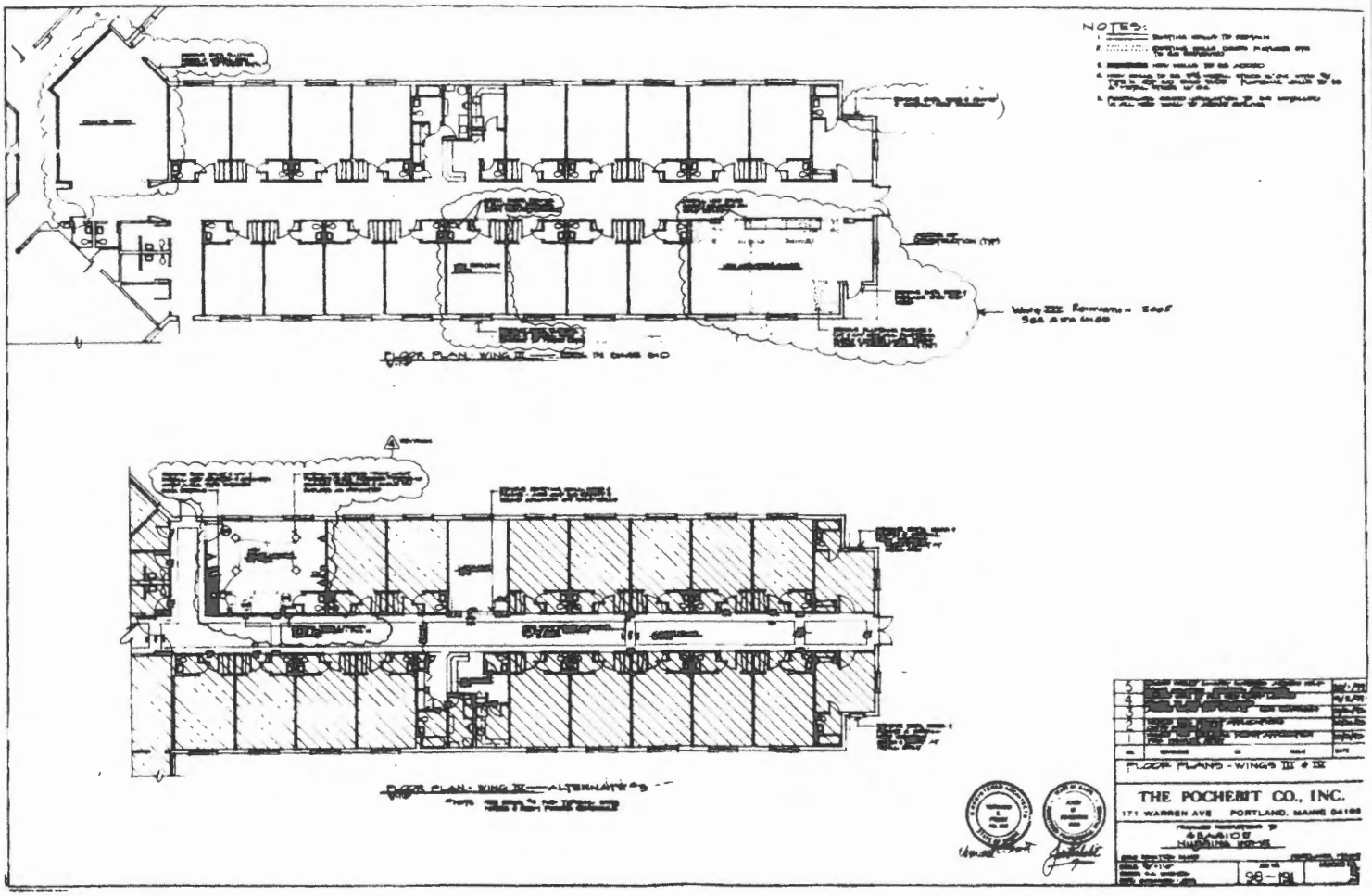
Site Plan - Prelim plan - 2012-482

Shoreland Zoning/ Stream Protection - within 250', but well beyond 75' of HAT

Flood Plains - panel 7 - zone X AE Zone Does Not hit The Property


FRONT STREET
RANDALL STREET
SEASIDE NURSING HOME
CITY OF PORTLAND
GRAPHIC SCALE
STANDARD BOUNDARY & TOPOGRAPHIC SURVEY
SEASIDE NURSING HOME
PORTLAND, MAINE
OWEN HASKELL, INC.

2005 plus


NOTES:
FLOOR PLAN - WING III
FLOOR PLAN - WING III - ALTERNATE #3
FLOOR PLANS - WINGS III & IV
THE POCHEBIT CO., INC.
171 WARREN AVE PORTLAND, MAINE 04103
96-19

2005 plans

PORTLAND MAINE

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

Greg Mitchell, Acting Director of Planning and Development
Marge Schmuckal, Zoning Administrator

Meeting Information

DATE: 3/21/12 ZONE: R-5

LOCATION: 850 Baxter BLVD 166-A-10

PEOPLE PRESENT: Barbara - David M-P- Marge - Chris Pirrone
Tom Emery → Stantec - Craig - Edgewood - Pat + Clark Stormwater - Mark -

DISCUSSION: Level III - Doesn't trigger. State Stormwater but City text requires meeting it
Showing 20' front setback -
Nov. 1st → City will be doing work on Baxter Blvd - New conduit - Stormwater storage
Thru March shutting down the street
Parking - Vicki White did a parking analysis -
No New lighting
Non-combustible with Fire Suppression
3 stories in middle section - & 2 stories on the ends
- Discussed setbacks & # of Stories & Bldg Height
going from Semi-private to fully private -
Phasing the work wing by wing
Conditional Use - 14-118(b) & Level III Site plan - done concurrently
Neighborhood meeting requirements - Side walks discussed - street trees
18,998 sf - 10 months → 1st phase - State is involved with Approvals
Total 2 → 3 yrs
Construction management plan/staging req.

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at www.portlandmaine.gov.

Emergency Access to be Addressed

3/21/12

Agenda

Stantec

Seaside Healthcare and Rehabilitation Center

City Staff Meeting 21 March 2012 2:00PM

City Planning Office

Craig Coffin, COO First Atlantic; Mark Burnes, AIA Foreside Architects; Pat Clark, PE, Tom Emery, RLA, Stantec.

Item:

1. Project Introduction – C Coffin & M Burnes
   Goals/ Purpose
   Program Overview

2. Civil
   Utilities – water 4" CI, 8" CI 8" main Front St
   San sewer – City feedback
   Stormwater system area
   Stormwater permitting

3. Project Overview
   Building addition & demolition
   Relocation courtyard
   Building population – no change
   Parking & service – no change
   Access – public safety

4. Space and Bulk R-5 Zone Conditional Use (see concept plan)
   Lot coverage
   Setbacks
   Shoreland Overlay
   Impervious area

5. Regulatory review
   Site Plan Level III Review and Conditional Use – Planning Board
   P Bd process; workshop, preliminary and final, neighborhood meeting
   Neighborhood meeting
   DEP not triggered

6. Other

Marge Schmuckal - Fwd: RE: Staff meeting to review possible building renovation & addition

SEASIDE

From: Barbara Barhydt
To: Margolis-Pineo, David; Pirone, Chris; Schmuckal, Marge
Date: 3/14/2012 12:45 PM
Subject: Fwd: RE: Staff meeting to review possible building renovation & addition
CC: Jaegerman, Alex

Would you be available to meet on this project on Wednesday, March 21 at 2 p.m.?

Thanks.

Barbara

>>> "Emery, Tom" <Tom.Emery@stantec.com> Wednesday, March 14, 2012 12:39 PM >>>
Barbara,

It is both a partial renovation demolition and new addition to update the facility

The concept is that two wings would be demolished in phases (~14,000 SF)
New addition (Baxter Boulevard side) 2 and 3 floors and connector ~17,250 SF footprint (approx only) constructed in phases

No increase in beds No parking expansion

The work will trigger level III site plan I believe, whereas before, the parking lot and courtyard only required minor site plan.

Tom

From: Barbara Barhydt [mailto:BAB@portlandmaine.gov]
Sent: Wednesday, March 14, 2012 12:11 PM
To: Emery, Tom
Subject: Re: Staff meeting to review possible building renovation & addition

Hi Tom:

Is this a renovation of the existing facility or an expansion? If it is an expansion, what is the size and scope or purpose of the addition? I would like to determine who is needed for the meeting.

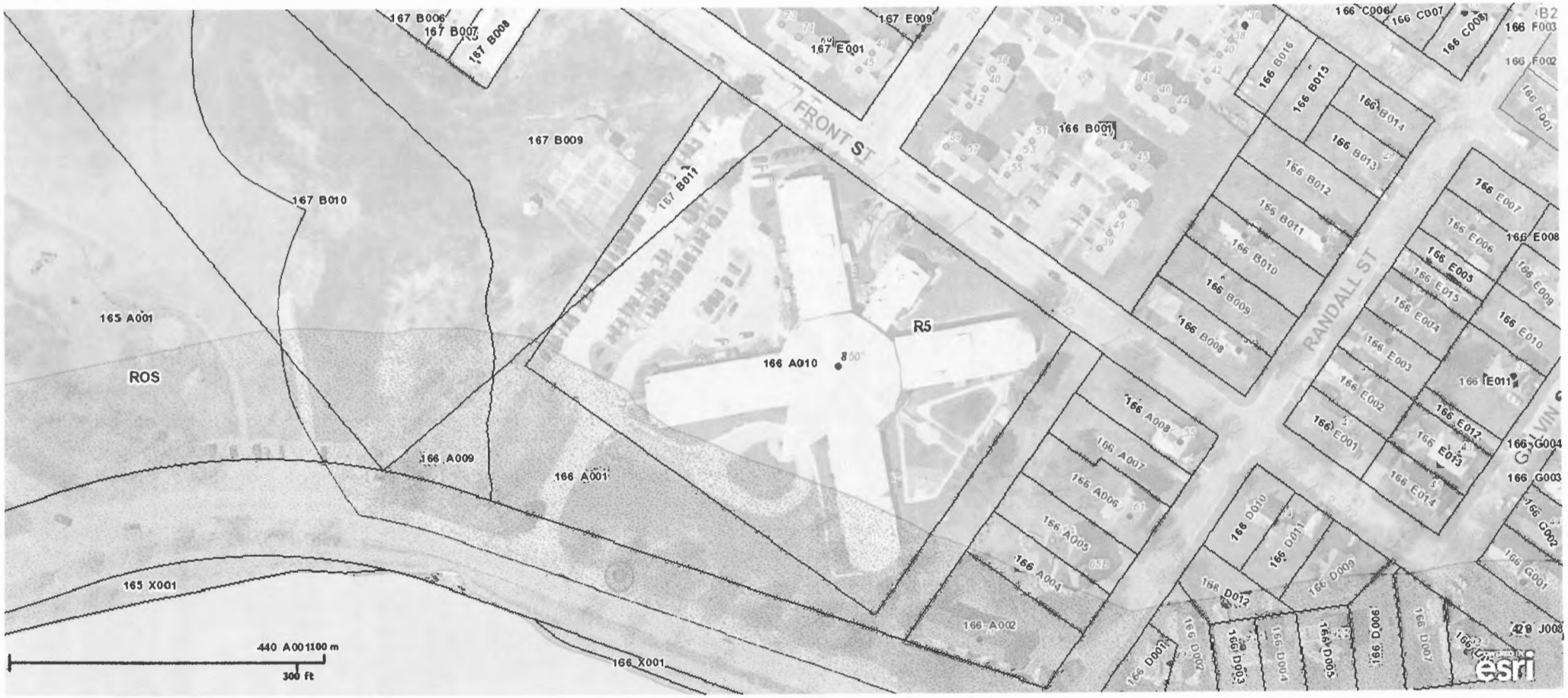
Thanks.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor

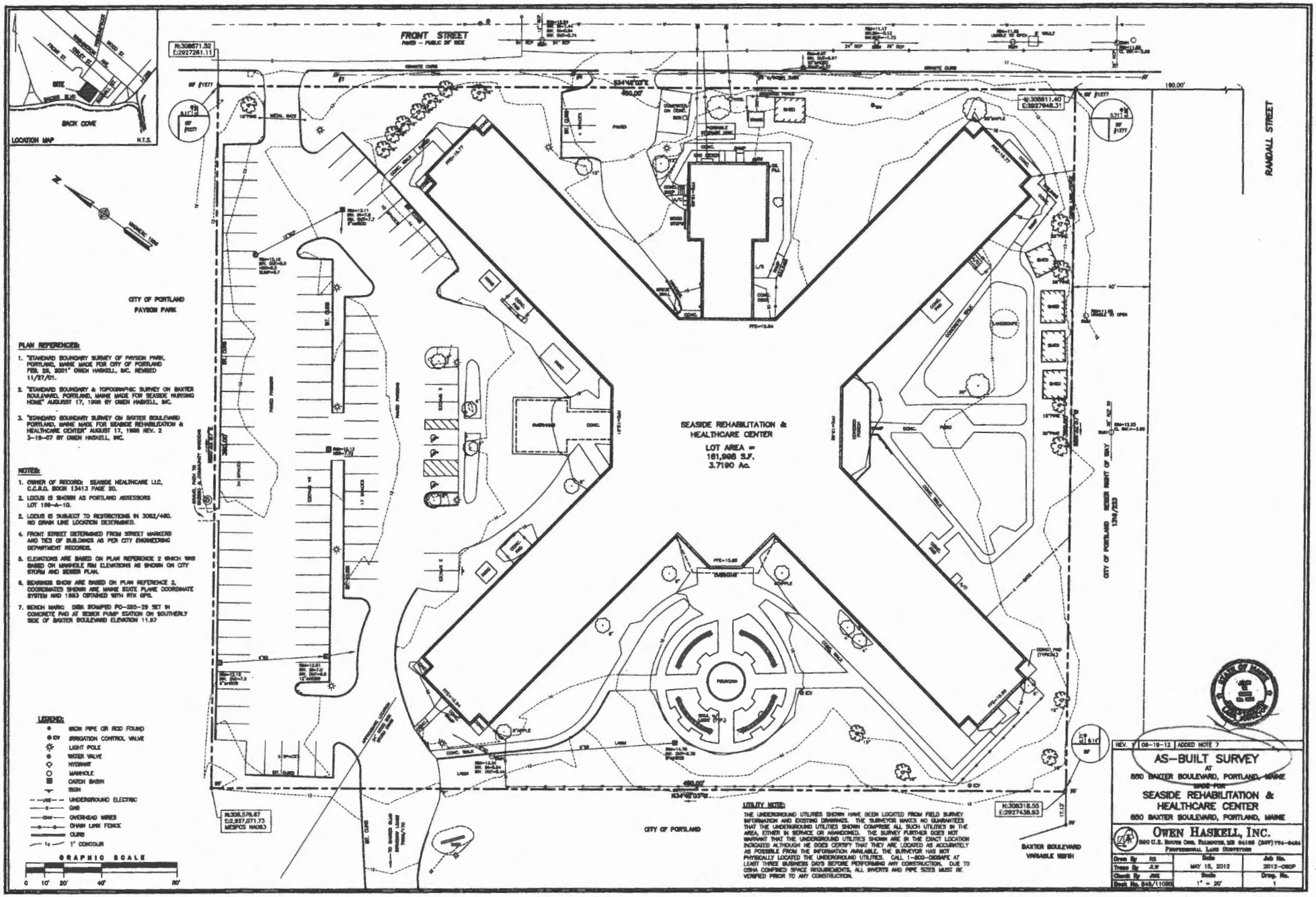
Seaside Healthcare LLC

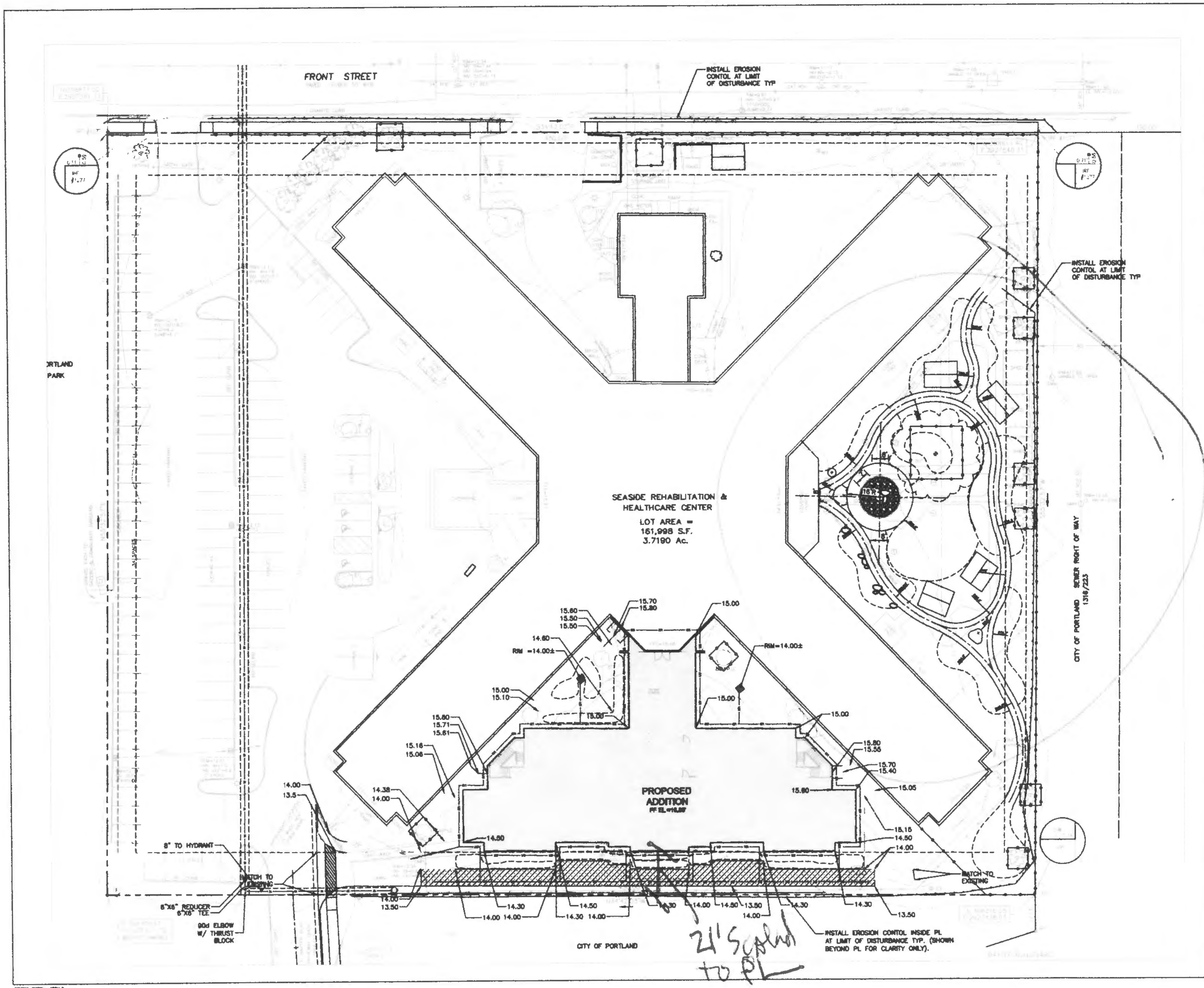
166 A010



LDING ELEVATION

BUILDING CONNECTOR BELOW W/ FLAT ROOF, TYP.


FRONT STREET
PUBLIC 39' WIDE
N:308671.82
E:2927281.11
N:308911.40
E:2927648.31
N:308,576.67
E2,927,071.73
MEGPCS NAD83
N:308318.55
E:2927438.93
SEASIDE REHABILITATION & HEALTHCARE CENTER
LOT AREA =
161,998 S.F.
3.7190 Ac.
CITY OF PORTLAND
PAYSON PARK
CITY OF PORTLAND
CITY OF PORTLAND
BAXTER BOULEVARD
VARIABLE WIDTH
RANDALL STREET
CITY OF PORTLAND SEWER RIGHT OF WAY
1340/223
190.00'
490.00'
S34°48'03"E
490.07'
LOCATION MAP
N.T.S.
SITE
BACK COVE
FRONT ST.
WOOD ST.
BAXTER BLVD.
RANDALL ST.
PLAN REFERENCES:
1. "STANDARD BOUNDARY SURVEY OF PAYSON PARK, PORTLAND, MAINE MADE FOR CITY OF PORTLAND FEB. 28, 2001" OWEN HASKELL, INC. REVISED 11/27/01.
2. "STANDARD BOUNDARY & TOPOGRAPHIC SURVEY ON BAXTER BOULEVARD, PORTLAND, MAINE MADE FOR SEASIDE NURSING HOME" AUGUST 17, 1988 BY OWEN HASKELL, INC.
3. "STANDARD BOUNDARY SURVEY ON BAXTER BOULEVARD PORTLAND, MAINE MADE FOR SEASIDE REHABILITATION & HEALTHCARE CENTER" AUGUST 17, 1988 REV. 2 3-19-07 BY OWEN HASKELL, INC.
NOTES:
1. OWNER OF RECORD: SEASIDE HEALTHCARE LLC, C.C.R.D. BOOK 13413 PAGE 20.
2. LOCUS IS SHOWN AS PORTLAND ASSESSORS LOT 186-A-10.
2. LOCUS IS SUBJECT TO RESTRICTIONS IN 3082/480. NO DRAIN LINE LOCATION DETERMINED.
4. FRONT STREET DETERMINED FROM STREET MARKERS AND TIES OF BUILDINGS AS PER CITY ENGINEERING DEPARTMENT RECORDS.
5. ELEVATIONS ARE BASED ON PLAN REFERENCE 2 WHICH WAS BASED ON MANHOLE RIM ELEVATIONS AS SHOWN ON CITY STORM AND SEWER PLAN.
6. BEARINGS SHOW ARE BASED ON PLAN REFERENCE 2, COORDINATES SHOWN ARE MAINE STATE PLANE COORDINATE SYSTEM NAD 1983 OBTAINED WITH RTK GPS.
7. BENCH MARK: DRH STAMPED PO-2S5-29 SET IN CONCRETE PAD AT SEWER PUMP STATION ON SOUTHERLY SIDE OF BAXTER BOULEVARD ELEVATION 11.97
LEGEND:
IRON PIPE OR ROD FOUND
ICV IRRIGATION CONTROL VALVE
LIGHT POLE
WATER VALVE
HYDRANT
MANHOLE
CATCH BASIN
SIGN
UGE UNDERGROUND ELECTRIC
GAS
OHW OVERHEAD WIRES
CHAIN LINK FENCE
CURB
1' CONTOUR
GRAPHIC SCALE
0 10' 20' 40' 80'
UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.
STATE OF MAINE
REGISTERED
LAND SURVEYOR
REV. 1 08-19-12 ADDED NOTE 7
AS-BUILT SURVEY
AT
850 BAXTER BOULEVARD, PORTLAND, MAINE
SHOWING FOR
SEASIDE REHABILITATION & HEALTHCARE CENTER
850 BAXTER BOULEVARD, PORTLAND, MAINE
OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS
Drawn By: RS
Traced By: JJF
Check By: JWS
Book No. 848/110WB
Date: MAY 15, 2012
Scale: 1" = 20'
Job No.: 2012-080P
Dwg. No.: 1



Stantec Consulting Services Inc.
22 Free Street, Suite 205
Portland ME U.S.A.
04101-3900
Tel. 207.775.3211
Fax. 207.775.8434
www.stantec.com

Consultants

Legend

1. FINISH FLOOR ELEVATION BASE ON BENCH MARK PER NOTE 7 OF SURVEY AS DISK STAMPED PC-208-20 SET IN CONCRETE PAD AT SEWER PUMP STATION ON SOUTHERLY SIDE OF BAXTER BOULEVARD ELEVATION 11.87'.

2. SEE COVER SHEET FOR GENERAL NOTES AND LIST OF CONSULTANTS.

3. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND TO CATCH BASINS AND FIELD INLETS.

4. MATCH ALL GRADES TO EXISTING PAVEMENTS AND FINISH GRADES WHERE APPLICABLE.

5. INSTALL SILT FENCE, EROSION CONTROL DEVICES AS NOTED ON PLAN PRIOR TO DISTURBANCE. INSTALL CONSTRUCTION ACCESS EC AGGREGATE AT ACCESS POINTS FROM FRONT STREET AND ADJACENT TO THE EXISTING DRIVEWAY FROM BAXTER BLVD (NEW FIRELANE AREA).

Notes

Revision | By | Appd. | YY.MM.DD

Issued | By | Appd. | YY.MM.DD

Permit-Seal

Client/Project
FIRST ATLANTIC HEALTHCARE
SOUTH PORTLAND, ME 04106
SEASIDE REHABILITATION CENTER
ADDITION & RENOVATIONS
850 BAXTER BLVD PORTLAND, MAINE

Title
GRADING, DRAINAGE &
EROSION CONTROL PLAN

Project No. 210800876 | Scale AS NOTED
Drawing No. C-4 | Sheet X of | Revision 0

Marge Schmuckal - Seaside Nursing - #2012-482

From: Marge Schmuckal
To: Helen Donaldson
Date: 7/25/2012 2:59 PM
Subject: Seaside Nursing - #2012-482

Hi Nell,
I reviewed the report from Tom Emery concerning the required parking for this project. Based upon the number of beds and the number of weekday morning staff, the zoning ordinance requires 102 parking spaces. I have reviewed the most current site plan and I counted exactly 102 parking spaces. So this project is meeting the required parking requirements for their use under the City's Land Use Zoning Ordinance.

I hope this helps you,
Marge Schmuckal
Zoning Administrator

Marge Schmuckal - Fwd: Seaside AM staffing update

From: Helen Donaldson
To: Marge Schmuckal
Date: 7/25/2012 11:41 AM
Subject: Fwd: Seaside AM staffing update
Attachments: Seaside AM staffing update

2012-482 Site Plan
166-A-10

Marge,

Here are the weekday AM staffing counts for Seaside. It appears they're meeting the parking requirement, but can you confirm?

Thanks,
Nell

Marge Schmuckal - Seaside AM staffing update

From: "Emery, Tom" <Tom.Emery@stantec.com>
To: "Helen Donaldson (HCD@portlandmaine.gov)" <HCD@portlandmaine.gov>
Date: 7/24/2012 8:30 AM
Subject: Seaside AM staffing update
CC: "Craig Coffin (CraigC@firstatlantic.com)" <CraigC@firstatlantic.com>, Ma...

Hi Nell,
The AM staffing has been confirmed by scheduling personnel at Seaside as 71. The parking calculations according to zoning would be as follows:

Assumedly A weekday morning shift

71 Staff @ 1 space per staff = 71 spaces
154 beds @ 1 space per 5 beds = 31 spaces (30.8) yes
Total parking required 102. (This is purely a coincidence with the 102 spaces provided, the 2012 actual vehicle count was 60 in the morning and a few more temporarily during shift change.

The number of staff who do not use personal vehicles who walk, get rides or use public transportation is between 10-12 staff.
Tom

5
34
24
17
10
2
6
98 in main lot + 4 obb Front St

102
OK

Thomas N. Emery, ASLA
Maine Licensed Landscape Architect
Senior Associate
Stantec Consulting Services Inc.
482 Payne Road Scarborough Court
Scarborough ME 04074
Ph: (207) 887-3830
Fx: (207) 883-3376
Cell: (207) 749-4557
tom.emery@stantec.com
stantec.com

(l) for that part of every business, manufacturing or *industrial building not catering to retail trade and with floor area over three thousand (3,000) square feet:* One (1) parking space for each one thousand (1,000) square feet of floor area, or major fraction thereof.

(m) *Hostels:* One (1) parking space for each eight (8) beds, or major fraction thereof. This requirement may be reduced to one (1) parking space for each twelve (12) beds if the site is within one quarter (1/4) mile of a public transit stop.

(n) *Long-term, extended care and intermediate care facilities:* One (1) parking space for each five (5) beds, or major fraction thereof, plus one (1) parking space per

each employee normally present during one (1) weekday morning shift.

(o) *Lodging houses:* One (1) parking space for each five (5) rooming units, except in the R-5 zone; in the R-5 zone, one (1) parking space for every two (2) rooming units.

(p) *Sheltered care group homes and emergency shelters:* One (1) parking space for every two (2) employees.

(q) *Congregate care facilities:* One (1) parking space for every three (3) living units.

(r) *Special needs independent living units:* One (1) parking space per every four (4) living units, plus one (1) parking space for each staff member, if any, normally present at any one time.

(s) *Bed and breakfast:*

1. *Except in the I-B zone:* One (1) parking space for each two (2) guest rooms or fraction thereof for the first four (4) guest rooms; one (1) parking space for each additional guest room in excess of four (4).

2. *In the I-B zone:* No off-street parking required.

(t) *Day care facilities*: Off-street parking shall be provided on the site for all staff of the facility. Parking for the facility shall not interfere with access to or use of play areas. In residential zones parking spaces may be stacked or placed side by side in order to less their impact on the residential character of the lots and the neighborhood, and shall not be located closer than five (5) feet from the

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 Congress Street
Portland, Maine 04101

INVOICE FOR PERMIT FEES

Application No:	201265524	**Applicant:**	SEASIDE HEALTHCARE LLC
Project Name:		**Location:**	850 BAXTER BLVD
CBL:	166 A010001	**Development Type:**	
Invoice Date:	12/04/2012		

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
$0.00		$0.00		$30,895.00		$30,895.00		$0.00	On Receipt

Previous Balance **$0.00**

Fee Description	Qty	Fee/Deposit Charge
Certificate of Occupancy	1	$75.00
Building Permit Fee First $1000	1	$30.00
Building Permit Fee Add'l $1000	3079	$30,790.00
		$30,895.00

Total Current Fees:	+	**$30,895.00**
Total Current Payments:	-	**$30,895.00**
Amount Due Now:		**$0.00**

CBL 166 A010001
Application No: 201265524
Invoice Date: 12/04/2012
Invoice No: 39247
Total Amt Due: $0.00
Payment Amount: $30,895.00

Bill to: SEASIDE HEALTHCARE LLC
850 BAXTER BLVD
PORTLAND, ME 04103

Make checks payable to the ***City of Portland,*** ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

SUBDIVISION/SITE DEVELOPMENT

Cost Estimate of Improvements to be covered by Performance Guarantee

Date: 12/3/12

Name of Project: Seaside Health Center

Address/Location: 850 Roxbury Boulevard

Application ID #:

Developer: First Atlantic Corp.

Form of Performance Guarantee:

Type of Development: Subdivision _____ Site Plan (Level I, II or III) _____

TO BE FILLED OUT BY THE APPLICANT:

	PUBLIC			PRIVATE		
Item	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road/Parking Areas				955 SY	29.00	2,755.00
Curbing				265 LF	10.50	2,782.50
Sidewalks	743 SY	28.50	4,925.50	BIT WALKS 725 SY	28.50	2,052.00
Esplanades	270 SY	4.00	1,080.00	75 SY	4.00	300.00
Monuments						
Street Lighting						
Street Opening Repairs	14 SY	150.00	2,100.00			
Other TACTILE DRAINING STRIPS	7 EACH	300	2,100	CONCRETE WALKS 595 SY	61.50	36,592.50
				CONCRETE PAVERS 253 SY	103.00	26,059.00
2. EARTH WORK						
Cut				1,979 CY	15.00	29,685.00
Fill				STRUCTURAL & BACKFILL 1,340 CY	21.00	28,140.00
3. SANITARY SEWER						
Manholes						
Piping	24 LF	59.00	1,239.00	115 LF	59.00	6,785.00
Connections	1 EA	350.00	350.00			
Main Line Piping						
House Sewer Service Piping						
Pump Stations						
Other						
4. WATER MAINS	32 LF	60.00	1,920.00	561 LF	70.90	39,774.90
WATER TAP	1 EA	3,200	3,200.00			
5. STORM DRAINAGE						
Manholes				1 EA	2,500	2,500.00
Catchbasins				2 EA	1,400	2,800
Piping				535 LF	19.41	10,384.35
Detention Basin						
Stormwater Quality Units						
Other						

6. SITE LIGHTING					24	208.33	5000
7. EROSION CONTROL							
Silt Fence	3954	2.00	790				
Check Dams							
Pipe Inlet/Outlet Protection							
Level Lip Spreader							
Slope Stabilization							
Geotextile							
Hay Bale Barriers							
Catch Basin Inlet Protection					2 EA.	100	200
8. RECREATION AND OPEN SPACE AMENITIES				LOAM & SEED BIKE RACK	2,700 SF 2 EA	3.45 1,100	9,855 2,200
9. LANDSCAPING (Attach breakdown of plant materials,quantities, and unit costs)							$ 28,190
10. MISCELLANEOUS					★ 1 LS	87,500	87,500
TOTAL:	19,704.50				289,265.25		
GRAND TOTAL:	19,704.50				322,455.25		

INSPECTION FEE (to be filled out by the City)

		PUBLIC	PRIVATE	TOTAL
A:	2.0% of totals:			
	or			
B:	Alternative Assessment:			
	Assessed by:	(name)	(name)	

★

DESCRIPTION	QUANTITY	UNIT COST	SUB TOTAL
MOBILIZATION & SITE PREP	LUMP SUM	1 $	23,000.00
SNOW PLOWING	LUMP SUM	1 $	4,500.00
MISC BUILDING WORK; INSULATION, VAPOR BARRIER, FTG DRAINS, DRIP STRIP, INTERIOR TRENCHING ETC	LUMP SUM	1 $	45,000.00
PAVEMENT RESTORATION, GRINDING, MARKINGS, ETC	LUMP SUM	1 $	15,000.00
		$	87,500.00

78 LISBON STREET
LISBON, MAINE 04250
www.davislandscape.com

DAVIS
LANDSCAPE COMPANY INC.

November 26, 2012

Mr. Scott Clark
LEDGEWOOD CONSTRUCTION
27 Main St.
South Portland, ME 04106

RE: SEASIDE REHAB - Revised

Dear Scott:

Pursuant to your recent request. I would like to submit the following information for your consideration.

Landscape Installation:

We propose to provide the following services:

- Landscape installation per landscape plan C3 and C5.
  - Includes 300 perennials
- Move and reinstall water feature with inside cobble edging.
  - Al material to be supplied by owner (excludes liner)
  - Includes EPDM liner with underlayment blanket
  - Base by others
- Relocate landscape lighting.
  - Includes 1,000 LF 12/2 direct burial low voltage wire.
  - Amuses re-use of existing transformers
  - All (29) fixtures supplied by owner..
  - Davis Landscape will not be responsible for 120v connections.
- Prune existing landscape planting along two courtyard wings
- Relocate (8) granite posts.
- Site cleanup.

Please note that this price does not include loam and seed.

Cost of this Work: **$28,190.00**

Alternate Deduct #1:

Deduction per perennial:

Deduction: **$7.35**

REPORT

October 12, 2012
12-0561 S

Geotechnical Engineering Services

Proposed Building Addition
Seaside Rehabilitation and Healthcare Center
850 Baxter Boulevard
Portland, Maine

PREPARED FOR:
First Atlantic Healthcare
Attention: Craig Coffin, Chief Operating Officer
100 Waterman Drive, 4th Floor
South Portland, Maine 04106

PREPARED BY:
S.W.COLE ENGINEERING, INC.
286 Portland Road
Gray, Maine 04039
207-657-2866

PDF

S.W.COLE ENGINEERING, INC.

- *Geotechnical Engineering*
- *Construction Materials Testing*
- *GeoEnvironmental Services*
- *Ecological Services*

www.swcole.com

TABLE OF CONTENTS

12-0561 S

October 12, 2012

First Atlantic Healthcare
Attention: Craig Coffin, Chief Operating Officer
100 Waterman Drive, 4th Floor
South Portland, Maine 04106

Subject: Geotechnical Engineering Services
Proposed Building Addition
Seaside Rehabilitation and Healthcare Center
850 Baxter Boulevard
Portland, Maine

Dear Craig:

In accordance with our Proposal dated June 29, 2012, we have performed subsurface explorations for the Proposed Building Addition at Seaside Rehabilitation and Healthcare Center at 850 Baxter Boulevard in Portland, Maine. This report presents our findings and geotechnical recommendations and its contents are subject to the limitations set forth in Attachment A.

1.0 INTRODUCTION

1.1 Scope and Purpose

The purpose of our work was to obtain subsurface information at the site in order to develop geotechnical recommendations relative to foundations and earthwork associated with the proposed construction. Our scope of work included the making of six test boring explorations, soils laboratory testing, a geotechnical analysis of the subsurface findings and preparation of this report.

1.2 Proposed Construction

Based on information provided by Foreside Architects, we understand the project will include construction of a two-story patient wing on the southwest side of the existing facility. The building addition is proposed to primarily infill the southwest quadrant of the

"X" shaped building. The new building addition is to occupy a plan area of about 10,970 square feet and will be wood-framed with an on-grade floor slab approximately level with the existing building. We understand a finish floor elevation of about 15.85 feet (project datum) is proposed. Proposed and existing site features are shown on the "Exploration Location Plan" attached as Sheet 1.

2.0 EXPLORATION AND TESTING

2.1 Explorations

Six test borings (B-101 through B-107, excluding B-103) were made at the site on August 30, 2012. Test boring B-103 was not performed due to lack of equipment access. The test borings were made by Great Works Test Boring, Inc. of Rollinsford, New Hampshire working under subcontract to S.W.COLE ENGINEERING, INC. The exploration locations were selected by Becker Structural Engineers and established in the field by S.W.COLE ENGINEERING, INC. utilizing taped measurements from existing site features. The approximate exploration locations are shown on the "Exploration Location Plan" attached as Sheet 1.

Logs of the explorations are attached as Sheets 2 through 10. The ground surface elevations shown on the logs were estimated based on topographic information shown on Sheet 1. A key to the notes and symbols used on the logs is attached as Sheet 11.

2.2 Testing

The test borings were made using a combination of solid stem auger and cased, wash-boring drilling techniques. The soils were sampled at 2 to 5-foot intervals using a split spoon sampler and Standard Penetration Test (SPT) methods. Vane shear testing (VST) and Shelby tube sampling were performed in softer clay soils. Penetrometer testing (PPT) was performed on samples of relatively stiff clay soils. SPT blow counts, VST and PPT results are shown on the logs.

Soil samples obtained from the test borings were returned to our laboratory for classification and testing. Laboratory testing includes one-dimensional consolidation testing, Atterberg Limits testing, and moisture content testing. Results of one-dimensional consolidation testing are attached as Sheets 12 and 13. Results of the Atterberg Limits and moisture content testing are shown on the logs.

3.0 SITE AND SUBSURFACE CONDITIONS

3.1 Site Conditions

The site is located at the existing Seaside Rehabilitation and Healthcare Center, located at 850 Baxter Boulevard in Portland, Maine. The proposed building addition is located on the southwest side of the existing building, in an area which is currently occupied by grassed lawn and a landscaped courtyard with several sitting walls and a fountain. We understand a paved driveway loop previously existed in this area. The site is relatively level and flat with existing topography varying from about elevation 13 to 15 feet.

Existing site conditions and approximate topography around the site boundary are shown on the "Exploration Location Plan" attached as Sheet 1.

3.2 Subsurface Conditions

The test borings generally encountered a soils profile consisting of uncontrolled fill overlying marine sands with organics (relic marsh deposits), overlying glaciomarine clays overlying refusal surfaces. The principle soil strata encountered are described below. Refer to the attached logs for more detailed descriptions of the subsurface findings at the exploration locations.

Uncontrolled Fill: Underlying a surficial layer of topsoil, the borings encountered a layer of loose to medium dense fill consisting of brown, black, and orange sand with varying portions of silt, gravel, and miscellaneous debris such as glass, wood, metal, ash, and coal. A petroleum-like odor was present in the fill at borings B-102 and B-104. The fill extended to depths varying from about 14 to 16.8 feet at the borings.

Relic Marsh Deposits: Underlying the fill, the borings encountered relic marsh deposits consisting of loose to medium dense gray and dark sand with organics, shells, silt and clay. Organics and shells were observed within this deposit. The relic marsh deposits extended to depths varying from about 20 to 23 feet at the borings.

Glaciomarine Clay: Underlying the relic marsh deposits, the borings encountered glaciomarine clays consisting of a relatively thin, stiff to hard brown and gray-brown silty clay extending to depths varying from about 28 to 30 feet, then transitioning to a relatively thick, soft to medium gray silty clay. The gray silty clay was penetrated at borings B-101,

B-105, and B-107 at depths of about 70 to 75 feet. VST performed on the gray silty clay indicated undrained shear strengths on the order of 0.7 to 1.0 ksf.

Refusal Surfaces: Rod probing performed at borings B-101, B-105 and B-107 encountered refusal surfaces (probable dense granular soils or bedrock) below the glaciomarine clay at depths of about 70 to 75 feet.

3.3 Groundwater Conditions

Saturated soils were encountered at the borings at depths varying from about 10 to 15 feet. Groundwater is likely perched in the fill and organics and on top of the relatively impermeable glaciomarine clays. Groundwater levels will fluctuate tidally, seasonally and following periods of precipitation and snowmelt.

3.4 Seismic and Frost Considerations

The 25-year Air Freezing Index for the Portland, Maine area is about 1,250-Fahrenheit degree-days, which corresponds to a frost penetration depth on the order of 4.5 feet. Based on the findings at the test borings, we interpret the site soils to correspond to Seismic Site Class E in accordance with 2009 IBC N-value and vane shear methods.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General Findings

Based on the subsurface findings, the proposed construction appears feasible from a geotechnical standpoint. We offer the following geotechnical considerations:

- The uncontrolled fills and relic marsh deposit with organics are unsuitable for support of the proposed building addition. We recommend the building, including the floor slab, derive support from a deep foundation system (timber or steel H-piles) which penetrates the fill and relic marsh deposits. Alternatively, ground improvement by grouted rammed aggregate piers (RAP) could be utilized across the building footprint to support spread footing foundations and a slab-on-grade floor.

- Perimeter foundation underdrains should be provided for the proposed building.

- The uncontrolled fills are unsuitable for backfill in the building area and for foundation backfill. Imported Structural Fill and Crushed Stone will be needed for construction.

4.2 Site and Subgrade Preparation

We recommend that site preparation begin with the construction of an erosion control system to protect adjacent drainage ways and areas outside the construction limits. The soils that will be exposed will be subject to erosion. As much existing pavement and vegetation as possible should remain adjacent to the construction site to lessen the potential for erosion.

In general, subgrades will consist of loose to medium dense uncontrolled fill containing miscellaneous debris. Perched groundwater may be encountered, particularly in deeper excavations for foundations and utilities. We recommend that excavation to subgrade be performed with a smooth-edged bucket to lessen disturbance of subgrade soils. We recommend that foundation subgrades be overexcavated by 6-inches and backfilled with compacted Crushed Stone. The Crushed Stone will help provide a stable working mat and a drainage media for dewatering.

4.3 Excavation and Dewatering

Excavation work will generally encounter topsoil and uncontrolled fills. Handling and disposal of excavation spoils must follow all local and federal regulations. The uncontrolled fills may have premium disposal costs due to uncharacterized contaminants.

Groundwater perched in the existing fills may be encountered in excavations. Ditching with sump and pump dewatering methods should be adequate to control groundwater in shallow excavations. The layer of Crushed Stone provided below foundations will provide a drainage media from which to sump and pump. Controlling groundwater to a depth of at least one foot below subgrade will help to stabilize subgrades.

Excavations must be properly shored and/or sloped according to OSHA Regulations to prevent sloughing and caving of the sidewalls during construction.

4.4 Foundations

We recommend the proposed building addition derive support from a deep foundation system (driven timber pile or steel H-pile) or from spread footing foundations bearing on ground improved by RAP's. The design of pile foundations or ground improvement should be performed as an engineered design-build submittal by a qualified geotechnical contractor. We offer the following considerations for a RAP ground improvement option and driven pile foundation options.

4.4.1 Grouted Rammed Aggregate Piers

RAP's consist of aggregate columns that densify the soil column through the uncontrolled fill and relic marsh deposit to the top of the stiff brown silty clay layer. Care must be taken not to extend RAP's through the stiffer brown silty clay into the softer gray silty clay. Due to the presence of organics in the relic marsh deposits, we recommend the RAP's be grouted through the zone of relic marsh deposits. The building addition may derive support from shallow spread footing foundations bearing on the RAP improved ground considering the follow parameters:

- Design Frost Depth = 4.5 feet
- Net Allowable Soil Bearing Pressure = 3 ksf or less
- Base Friction Factor = 0.40 (Concrete to Crushed Stone)
- Passive Lateral Earth Pressure Coefficient = 3.0
- At-Rest Lateral Earth Pressure Coefficient = 0.5
- Total Unit Weight of Backfill = 130 pcf (Structural Fill)
- Internal Friction Angle of Backfill = 30 degrees
- Seismic Soil Site Class = E (2009 IBC, N-value and Vane Shear methods)

We recommend at least 6-inches of Crushed Stone be provided below the spread footings after ground improvement is performed.

4.4.2 Driven Piles

Working pile capacities must consider the strength of the materials with adequate factors of safety against yielding, corrosion, and damage during driving. Details relative to pile capacity, section type, and installation should be developed by the geotechnical design-build contractor. Obstructions may be encountered in the uncontrolled fill encountered at the site. The contractor should be prepared to pre-auger or excavate and remove obstructions, as necessary, during pile installation.

Timber Piles: Based on the subsurface findings, timber piles driven through the uncontrolled fill and relic marsh deposits into the stiffer brown silty clay stratum may be used to support the building foundations and a structural floor slab. For 8-inch tip, natural taper pressure-treated timber piles driven 2-feet into the stiffer brown silty clay, we estimate an allowable capacity of 6 kips per pile. Based on the findings at the borings, timber pile lengths on the order of 20 to 25 feet should be anticipated. Care must be taken not to drive timber piles more than 2 feet into the stiffer brown silty clay.

Steel H-Piles: Based on the subsurface findings, steel H-piles driven to end bearing on bedrock may be used to support the building foundations and a structural floor slab. We recommend the following H-pile sizes and allowable axial compressive capacities:

RECOMMENDED STEEL H-PILE CAPACITIES	
50 ksi Steel H-Pile Section	Allowable Axial Compressive Capacity (kips)
HP 8X36	75
HP 10X42	80
HP 10X57	150
Notes: 1. Piles driven to practical refusal on hard, sound bedrock with cast driving tips and (1/8-inch) corrosion allowance 2. Capacities greater than 80 kips require pile load test	

Pile Spacing: Piles should be spaced a minimum center-to-center distance of at least 3 pile diameters, but no less than 30 inches. Piles in groups should be driven from the interior outward to help preclude excessively hard driving conditions of the interior piles due to soil densification.

Lateral Resistance: We recommend that lateral loads be resisted by passive earth pressures acting on the grade beams and pile caps. Passive lateral resistance acting on grade beams and pile caps backfilled with compacted Structural Fill should consider a total unit weight of granular backfill of 130 pcf, an angle of internal friction of 30 degrees with an ultimate passive lateral earth pressure coefficient of 3.0. Additional resistance to lateral loads can be mobilized along the pile shafts, if needed. S.W.COLE

ENGINEERING, INC. can assist with lateral pile capacities, as deemed necessary by the structural engineer.

Pile Load Testing: For piles with a capacity over 40 tons (80 kips), we recommend the contractor coordinate a test pile program including monitoring of several piles with a Pile Driving Analyzer (PDA) to determine pile and driving equipment compatibility as well as to define the "set" criteria and allowable pile capacity. The test pile program should include PDA monitoring of the test piles during re-strikes in order to assess pile capacity and driving resistance after pore water pressures have relaxes. The pile driving contractor should submit a WEAP analysis and information relative to pile driving equipment prior to beginning driving. S.W.COLE ENGINEERING, INC. should be retained to observe pile driving.

4.5 Settlement Estimate

We have made an analysis of the post-construction consolidation of the underlying compressible gray silty clay beneath the proposed building. Our analysis has been based upon the following:

1. The subsurface information obtained at the borings
2. The existing grading information shown on Sheet 1
3. A finish floor elevation of 15.85 feet
4. The consolidation information from Borings B-101 and B-105
5. Estimated floor loads of 150 psf or less and column loads of 60 kips or less

Based on the above, we estimate that post-construction settlement due to consolidation of the gray silty clay may approach 1-inch of total settlement and ¾-inch of differential settlement. The project owner and designers should review estimated settlement to determine if it is within tolerable limits and adjust site grading and utilities to offset estimated post-construction settlement.

4.6 Foundation Drainage

We recommend an underdrain system be installed near footing grade around the perimeter footings. The underdrain pipe should consist of 4-inch diameter, perforated SDR-35 foundation drain pipe enveloped in 12-inches of Crushed Stone, fully wrapped in non-woven geotextile filter fabric. The underdrain pipe must be connected to a positive

gravity outlet protected from freezing, clogging and backflow. We recommend backflow prevents be installed for the underdrain outlet.

Exterior foundation backfill should be sealed with a surficial layer of clayey or loamy soil in areas that are not paved or occupied by entrance slabs. This is to reduce direct surface water infiltration into the backfill. Surface grades should be sloped away from the building for positive surface water drainage. General underdrain details are shown on Sheet 14.

4.7 Slab-On-Grade Floors

We recommend on-grade concrete floors be supported on a minimum of 24 inches of compacted Structural Fill overlying RAP improved subgrades. On-grade floor slabs founded on properly prepared subgrades may be designed considering a modulus of subgrade reaction of 150 pci. If a pile supported structural floor slab option is selected, we recommend at least 12 inches of compacted Structural Fill be provided below the slab. The structural engineer or concrete consultant must design steel reinforcing and joint spacing appropriate to slab thickness and function.

We recommend a sub-slab vapor retarder particularly in areas of the building where the concrete slab will be covered with an impermeable surface treatment or floor covering that may be sensitive to moisture vapors. The vapor retarder must have a permeance that is less than the floor cover or surface treatment that is applied to the slab. The vapor retarder must have sufficient durability to withstand direct contact with the sub-slab base material and construction activity. The vapor retarder material shall be placed according to the manufacturer's recommended method, including the taping and lapping of all joints and wall connections. The architect and/or flooring consultant should select the vapor retarder products compatible with flooring and adhesive materials.

The floor slab should be appropriately cured using moisture retention methods after casting. Typical floor slab curing methods should be used for at least 7 days. The architect or flooring consultant should assign curing methods consistent with current applicable American Concrete Institute (ACI) procedures with consideration of curing method compatibility to proposed surface treatments, flooring and adhesive materials.

4.8 Entrance Slabs and Sidewalks

Entrance slabs and sidewalks adjacent to buildings must be designed to reduce the effects of differential frost action between adjacent pavement, doorways, and entrances.

We recommend that clean, non-frost susceptible sand and gravel meeting the requirements of Structural Fill be provided to a depth of at least 4.5 feet below the top of entrance slabs. This thickness of Structural Fill should extend the full width of the entrance slabs and outward at least 4.5 feet, thereafter transitioning up to the bottom of the adjacent sidewalk or pavement subbase gravel at a 3H:1V or flatter slope. General details of this frost transition zone are attached as Sheet 14.

4.9 Backfill and Compaction

Based on the subsurface findings, the existing fill soils and native soils are unsuitable for reuse in the building area. We recommend the following imported fill and backfill materials.

Structural Fill: Fill to raise building grades, backfill for foundations, and base gravel below floor slabs should be clean, non-frost susceptible sand and gravel meeting the gradation requirements for Structural Fill as given below.

Structural Fill	
Sieve Size	**Percent Finer by Weight**
4 inch	100
3 inch	90 to 100
¼ inch	25 to 90
#40	0 to 30
#200	0 to 5

Crushed Stone: Crushed Stone, used beneath foundations and for underdrain aggregate, should meet the gradation requirements of MDOT Standard Specifications 703.22 "Underdrain Backfill Type C".

MDOT 703.22 Underdrain Backfill Type C – Crushed Stone	
Sieve Size	**Percent Finer by Weight**
1 inch	100
¾ inch	90-100
⅜ inch	0-75
#4	0-25
#10	0-5

Placement and Compaction: Fill should be placed in horizontal lifts and compacted such that the desired density is achieved throughout the lift thickness with 3 to 5 passes of the compaction equipment. Loose lift thicknesses for grading, fill and backfill activities should not exceed 12 inches. We recommend that fill and backfill in building areas be compacted to at least 95 percent of its maximum dry density as determined by ASTM D-1557. Crushed Stone should be compacted in loose lifts not exceeding 12 inches.

4.10 Weather Considerations

Earthwork and foundation construction activities should be limited during wet and freezing weather. The contractor should anticipate the need to moisture condition fills in order to facilitate compaction. If construction takes place during cold weather, subgrades, foundations and floor slabs must be protected during freezing conditions. Concrete and fill must not be placed on frozen soil; and once placed, the concrete and soil beneath the structure must be protected from freezing.

4.11 Design Review and Construction Testing

S.W.COLE ENGINEERING, INC. should be retained to review the final design and specifications to determine that our earthwork and foundation recommendations have been properly interpreted and implemented.

A soils and concrete testing program should also be implemented during construction to observe compliance with the design concepts, plans, and specifications. S.W.COLE ENGINEERING, INC. is available to observe RAP and driven pile installations for foundations as well as testing services for soils, concrete, asphalt, steel and spray-applied fireproofing construction materials.

5.0 CLOSURE

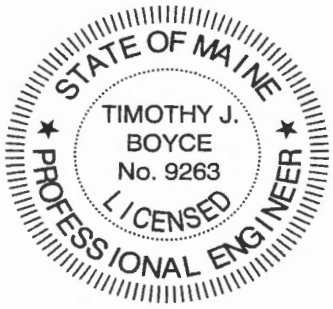
It has been a pleasure to be of assistance to you with this phase of your project. We look forward to working with you during the construction phase of the project.

Sincerely,

S.W.COLE ENGINEERING, INC.

Evan M. Walker, P.E.
Geotechnical Engineer

Timothy J. Boyce, P.E.
Senior Geotechnical Engineer



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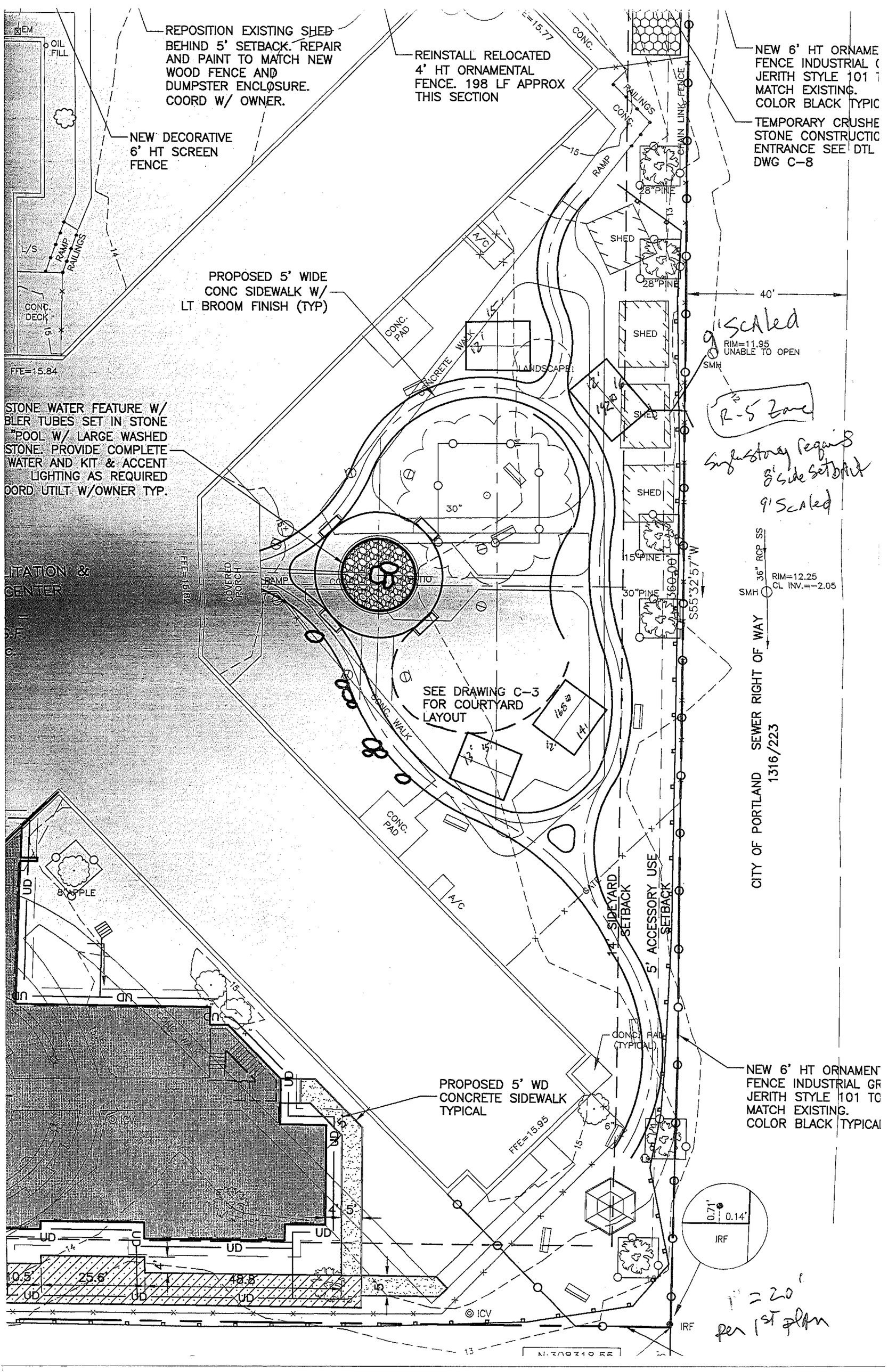
REPOSITION EXISTING SHED BEHIND 5' SETBACK. REPAIR AND PAINT TO MATCH NEW WOOD FENCE AND DUMPSTER ENCLOSURE. COORD W/ OWNER.
REINSTALL RELOCATED 4' HT ORNAMENTAL FENCE. 198 LF APPROX THIS SECTION
NEW 6' HT ORNAME FENCE INDUSTRIAL JERITH STYLE 101 MATCH EXISTING. COLOR BLACK TYPIC
TEMPORARY CRUSHE STONE CONSTRUCTIO ENTRANCE SEE DTL DWG C-8
NEW DECORATIVE 6' HT SCREEN FENCE
PROPOSED 5' WIDE CONC SIDEWALK W/ LT BROOM FINISH (TYP)
STONE WATER FEATURE W/ BLER TUBES SET IN STONE "POOL W/ LARGE WASHED STONE. PROVIDE COMPLETE WATER AND KIT & ACCENT LIGHTING AS REQUIRED OORD UTILT W/OWNER TYP.
SEE DRAWING C-3 FOR COURTYARD LAYOUT
PROPOSED 5' WD CONCRETE SIDEWALK TYPICAL
NEW 6' HT ORNAMENT FENCE INDUSTRIAL GR JERITH STYLE 101 TO MATCH EXISTING. COLOR BLACK TYPICAL
CITY OF PORTLAND SEWER RIGHT OF WAY 1316/223
5' ACCESSORY USE SETBACK
14' SIDEYARD SETBACK
40'
9' scaled
R-5 Zone
Existing requires 8' side setback
9' Scaled
1" = 20' per 1st plan
CONC. PAD
CONC. WALK
LANDSCAPE
SHED
RAMP
RAILINGS
CHAIN LINK FENCE
CONC. DECK
COVERED PORCH
FFE=15.84
FFE=16.12
FFE=15.95
RIM=11.95 UNABLE TO OPEN SMH
RIM=12.25 CL INV.=-2.05 SMH
36" RCP SS
S55°32'57"W 360.00'
8" PINE
15" PINE
28" PINE
30" PINE
30"
8" APPLE
UD
ICV
IRF
0.71'
0.14'
GATE
A/C
CONC. PAD
CONC. RAIL (TYPICAL)

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GENERAL NOTES:

1. REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH WORK ONLY AFTER DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.

2. EXISTING BUILDING COMPONENTS WHICH ARE AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTOR, SHALL BE REPLACED OR RESTORED TO THE ORIGINAL CONDITION AND COLOR AS APPROVED BY THE ARCHITECT.

3. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM W/ ALL GOVERNING CODES INCLUDING 2009 IBC, NFPA 101 2006, MAINE HUMAN RIGHTS COMMISSION GUIDELINES, STATE OF MAINE PLUMBING CODE, NEC 2005, AND ANSI.

4. ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION. THIS INCLUDES DELIVERY PROCEDURES, DIMENSIONS AND MATERIALS.

5. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS REQUIRING CLARIFICATION.

6. DEMOLITION REQUIRES SELECTIVE REMOVAL AND SUBSEQUENT OFF-SITE DISPOSAL OF THE FOLLOWING: REMOVAL OF ALL MATERIALS DISMANTLED NOT INTENDED FOR REUSE, AND REMOVAL AND RECONNECTION, CAPPING, TERMINATION OR DISCONNECTION OF ALL WIRING, HEATING AND PLUMBING NOT USED IN THE NEW WORK.

7. THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OF ANY OF PRODUCT, INCLUDING BUT NOT LIMITED TO ASBESTOS.

8. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE APPROPRIATE OFFICIALS PRIOR THE COMMENCING THE WORK.

9. WHERE ONLY A SINGLE PRODUCT OR MANUFACTURER IS NAMED, PROVIDE THE PRODUCT INDICATED. SUBSTITUTIONS SHALL BE PERMITTED ONLY WHEN APPROVED BY THE OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE THROUGH WRITTEN DIRECTIVE.

9. AT PROJECT CLOSEOUT, SUBMIT SPECIFIC WARRANTEES, WORKMANSHIP BONDS, MAINTENANCE AGREEMENTS, FINAL CERTIFICATIONS AND SIMILAR DOCUMENTS.

10. COMPLETE FINAL CLEANUP AT PROJECT CLOSEOUT. TOUCHUP, REPAIR AND RESTORE MARRED EXPOSED FINISHES.

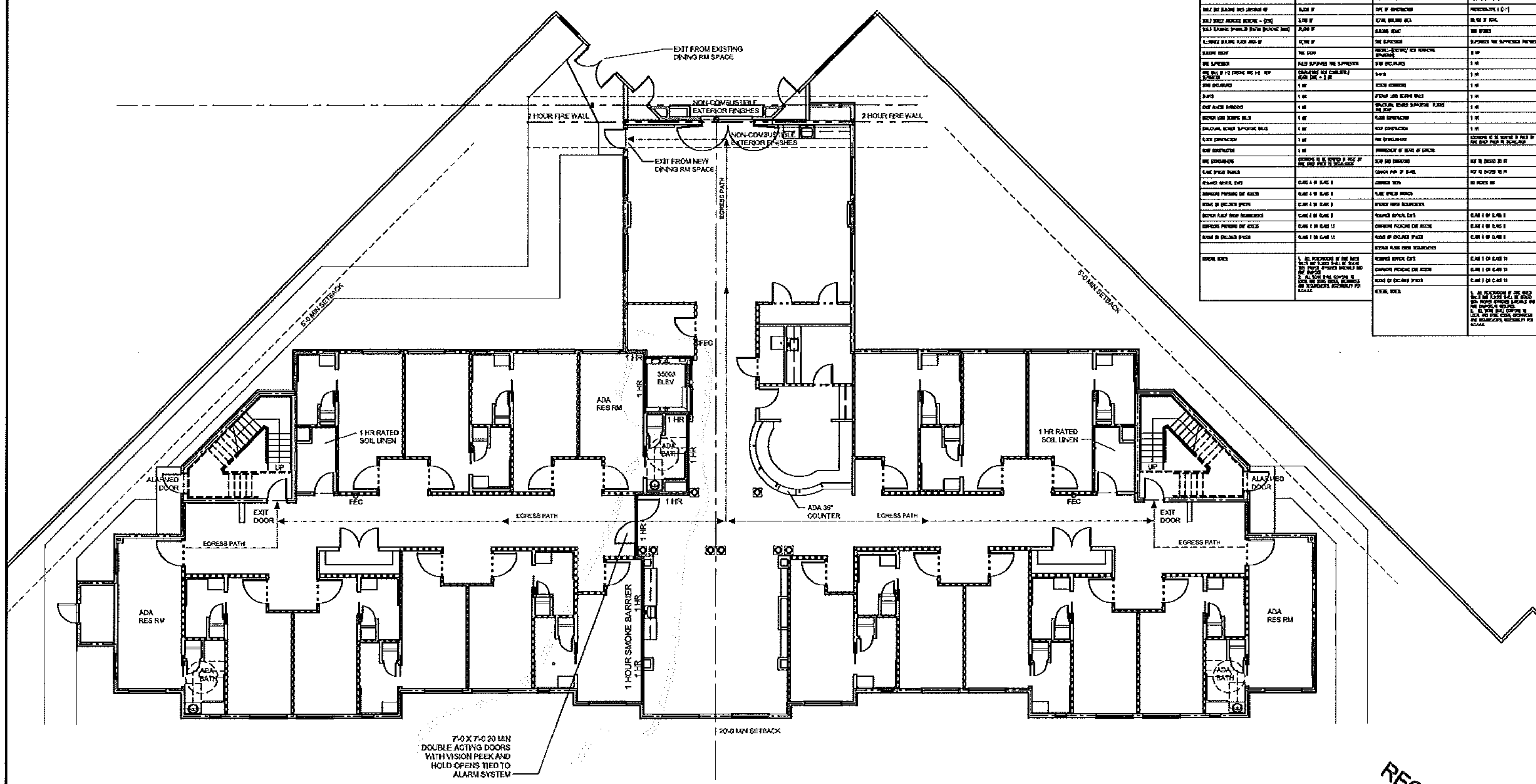
11. THE LOCATION OF ALL DOORFRAMES NOT DIMENSIONED SHALL BE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.

12. ALL PARTITIONS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF SUPPORTING STRUCTURE ABOVE UNLESS OTHERWISE NOTED.

13. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, GRAB BARS, SHELVES, CHAIR RAILS, PICTURE RAILS AND BASE MOLDINGS.

14. IF TWO CONFLICTING CONDS. OR DETAILS EXIST IN THIS DRAWING SET OR ASSOCIATED SPECIFICATIONS IT SHALL BE THE ARCHITECTS CHOICE TO DECIDE WHICH CONDITION OR DETAIL APPLIES AT NO ADDITIONAL COST.

REVISIONS:



COR #2

CODE WALL LEGEND

(symbol)	SMOKE PARTITIONS
1 HR (symbol)	SMOKE BARROER 1 HR
(symbol)	1 HOUR WALLS
(symbol)	EGRESS PATH

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0

CODE PLAN NOTES:

1. ALL ADA BATHS AND ADA SPA SHALL HAVE SHOWERS WITH ½" THRESHOLDS WITH RUBBER DAM.

2. TYPICAL SHOWERS SHALL HAVE 2" HIGH THRESHOLDS.

3. ALL SHOWERS AND WATERCLOSETS SHALL HAVE BLOCKING AND GRAB BARS.

4. FIRE ALARM SHALL BE CONNECTED TO EXISTING PANEL IN ADJACENT BUILDING. SEE ELEC SHEET E-1

FORESIDE ARCHITECTS LLC
PO BOX 66736
FALMOUTH, ME 04105
Phone: 207-781-3344
Online @ foresidearchitects.com

Project Status: CONSTRUCTION SET

Project Number: SR0712

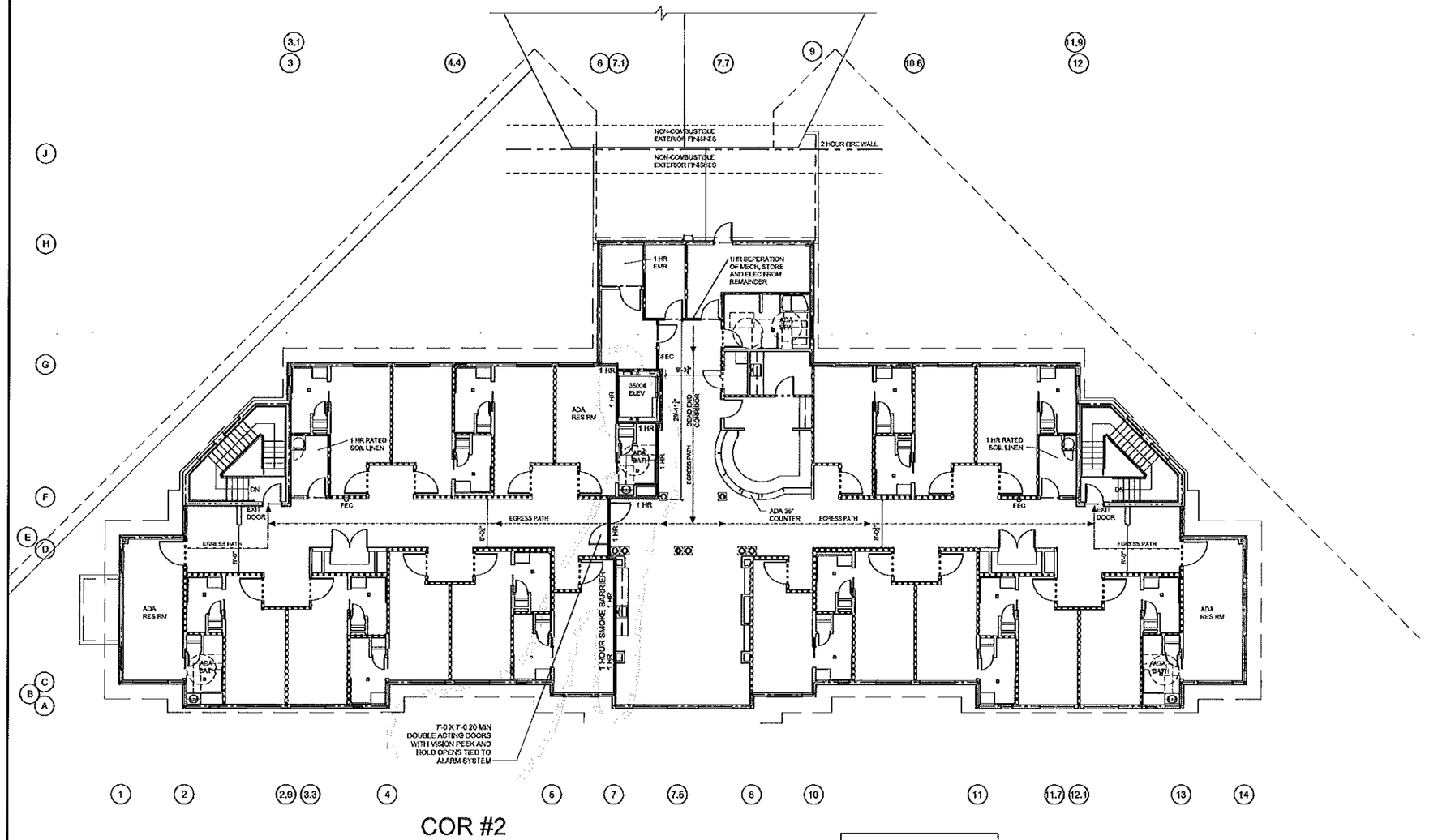
Seaside Rehabilitation and Health Care Center
850 Baxter Blvd
Portland, ME 04103

Drawing Name: First Floor Code Plan

Scale: 1/8"=1'-0"

Date: 01/22/13

SHEET A0.1



COR #2

1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0

CODE WALL LEGEND
- SMOKE PARTITIONS
- 1 HOUR WALLS
- EGRESS PATH

CODE PLAN NOTES:

1. ALL ADA BATHS AND ADA SPA SHALL HAVE SHOWERS WITH ½" THRESHOLDS WITH RUBBER DAM.
2. TYPICAL SHOWERS SHALL HAVE 2" HIGH THRESHOLDS.
3. ALL SHOWERS AND WATERCLOSETS SHALL HAVE BLOCKING AND GRAB BARS.
4. FIRE ALARM SHALL BE CONNECTED TO EXISTING PANEL IN ADJACENT BUILDING. SEE ELEC SHEET E-1

GENERAL NOTES:

1. REPORT ALL DISCREPANCIES TO THE A/E/D/ENGR. CONTRACTOR SHALL PROCEED WITH WORK ONLY AFTER DISCREPANCIES HAVE BEEN RESOLVED BY THE A/E/D/ENGR.

2. EXISTING BUILDING ELEMENTS WHICH ARE AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTOR SHALL BE REPLACED OR RESTORED TO THE ORIGINAL CONDITION AND COLOR AS APPROVED BY THE ARCHITECT.

3. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM W/ ALL GOVERNING CODES INCLUDING 2006 IBC, NFPA 101 2006 NFPA HUMAN RESIES CONGREGATE BUILDINGS, STATE OF MAINE PLUMBING CODE, NEC 2005, AND ANSI.

4. ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION. THIS INCLUDES DELIVERY PROCEDURES, DIMENSIONS AND MATERIALS.

5. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS NOTED BEING CLARIFICATION.

6. DEMOLITION REQUIRES SELECTIVE REMOVAL AND SUBSEQUENT OFFSITE DISPOSAL OF THE FOLLOWING: REMOVAL OF ALL MATERIALS DESIGNATED NOT INTENDED FOR RE-USE, NOT REMOVAL, NOT RECONNECTION, CAPPING TERMINATION OR DISCONNECTION OF ALL WIRING, HEATING AND PLUMBING NOT USED IN THE NEW WORK.

7. THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OF ANY OF PRODUCT, INCLUDING BUT NOT LIMITED TO ASBESTOS.

8. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE APPROPRIATE OFFICIALS PRIOR THE COMMENCING THE WORK.

9. WHERE ONLY A SINGLE PRODUCT OR MANUFACTURER IS NAMED TO MEET THE PRODUCT REQUIRED, SUBSTITUTIONS SHALL BE PERMITTED ONLY WHEN APPROVED BY THE OWNER OR THE OWNERS AUTHORIZED REPRESENTATIVE THROUGH WRITTEN DIRECTIVE.

10. AT PROJECT CLOSEOUT, SUBMIT SPECIFIC WARRANTIES, WORKMANSHIP BONDS, MAINTENANCE AGREEMENTS, FINAL CERTIFICATIONS AND SIMILAR DOCUMENTS.

11. COMPLETE FINAL CLEANUP AT PROJECT CLOSEOUT. TOUCH-UP, REPAIR AND RESTORE MARRED EXPOSED FINISHES.

12. THE LOCATION OF ALL DOOR FRAMES NOT GIVEN/SHOWN SHALL BE 4" FROM ADJACENT WALLS, UNLESS OTHERWISE INDICATED.

13. ALL PARTITIONS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF SUPPORTING STRUCTURE ABOVE UNLESS OTHERWISE NOTED.

14. INSTALL BLOCKING BEHIND ALL SURFACE MOUNTED FIXTURES, RAILINGS, GRAB BARS, SHELVES, CHALKBOARDS, PICTURE RAILS AND BASE MOLDINGS.

15. IF TWO CONFLICTING CONCEPTS OR DETAILS EXIST IN THE DRAWING SET OR ASSOCIATED SPECIFICATIONS, THE ARCHITECT SHALL BE THE ARCHITECTS CHOICE TO DESIGNATE WHICH CONCEPT OR DETAIL APPLIES AT NO ADDITIONAL COST.

REVISIONS:

FORESIDE ARCHITECTS LLC
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FALMOUTH, ME 04105
Phone: 207-781-3344
Online @ firesidearchitects.com

Project Status:
CONSTRUCTION SET

Project Number:
SR0712

Seaside Rehabilitation and Health Care Center
850 Baxter Blvd
Portland, ME 04103

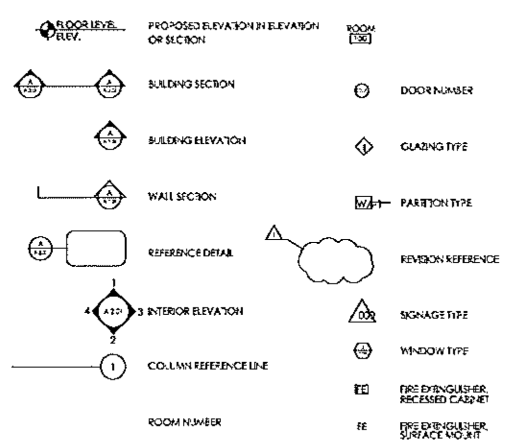
Drawing Name:
Second Floor Code Plan

Scale:
1/8"=1'-0"

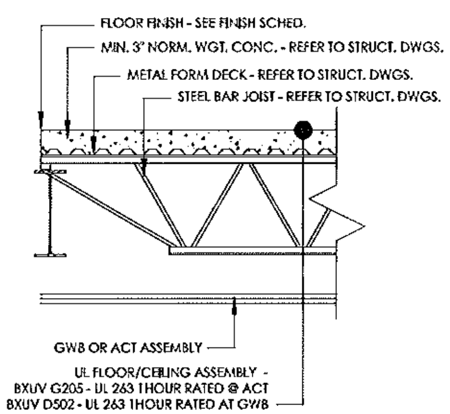
Date:
01/22/13

SHEET
A0.2

ARCHITECTURAL SYMBOLS



TYPICAL FLOOR ASSEMBLY - UL 263 (1HR)



ARCHITECTURAL ABBREVIATIONS

A
ABV Above
AFF Above Finished Floor
AP Access Panel
ACOUS Acoustical
ACT Acoustical Tile

ACW Aluminum Curtain Wall
ADD Addendum
ADH Adhesive
ADJ Adjacent
ADJT Adjustable
AGG Aggregate

A/C Air Conditioning
ALT Alternate
AL Aluminum
AMP Acoustical Metal Panel
ANC Anchor, Anchorage
AB Anchor Bolt

ANOD Anodized
APPROX Approximate
ARCH Architect (ural)
ASF Aluminum Storefront
AD Area Drain

AUTO Automatic
AVG Average

B
BSMT Basement
BM Beam
BRG Bearing
BEL Below
BET Between

BIT Bituminous
BLK Block
BLKG Blocking
BD Board
BOT Bottom
BO Bottom of
BW Bottom of Wall
BKT Bracket
BRK Brick
BLDG Building
BUR Built-Up Roofing
BRG Bullet Resistant Glazing

C
CAB Cabinet
CUH Cabinet Unit Heater
CPT Carpet (ed)
CI Cast Iron
CB Catch Basin

CLG Ceiling
CEM Cement
CTR Center
CT Ceramic Tile
CO Cleanout

CLR Clear (ance)
CLO Closet
COL Column
COMP Compress (ed, ion, ible)
CONC Concrete

CMU Concrete Masonry Unit
CF CMU Ground Face
CONST Construction
CONT Continuous, Continue
CONTR Contract (or)
CJ Control Joint

CG Corner Guard
CORR Corridor
CTSK Countersink
CSFH Countersunk Flat Head
CRS Course
CS/CI Contractor Supplied/Contractor Installed
CS/OI Contractor Supplied/Owner Installed

D
DEPT Department
DTL Detail
DIAM Diameter
DIM Dimension
DW Dishwasher

DPR Dispenser
DISP Disposal
DR Door
DO Door Opening
DBL Double

DA Double Acting
DN Down
DWR Drawer
DWG Drawing
DF Drinking Fountain

E
EA Each
E East
ES Eggshell
ELEC Electric (al)
EWC Electric Water Cooler
EL Elevation

ELEV Elevator
EMER Emergency
ENC Enclose (ure)
EQ Equal
EQP Equipment

EXH Exhaust
EXST Existing
EXP Expansion, Exposed
EJT Expansion Joint
EXT Exterior

EXTD Extruded

F
FAB Fabricated
FOC Face of Concrete
FOF Face of Finish
FOM Face of Masonry
FOS Face of Stud
FIN Finish (ed)

FF Finished Floor
FA Fire Alarm
FE Fire Extinguisher
FEC Fire Extinguisher Cabinet
FHC Fire Hose Cabinet

FPRF Fireproof
FR Fire Rating
FIXT Fixture
FLG Flashing
FHWS Flathead Wood Screw

FLR Floor (ing)
FD Floor Drain
FLUOR Fluorescent
FTG Footing
FND Foundation

FS Full Size
FUR Furred (ing)

G
GA Gage, Gauge
GALV Galvanized
GL Glass, Glazing
GMU Glass Masonry Unit
GB Grab Bar

GD Grade, Grading
GT Grout
GWB Gypsum Wallboard

H
HCP Handicapped
HBD Hardboard
HDW Hardware
HVAC Heating/Ventilating/Air Conditioning
HT Height

HPT High Point
HC Hollow Core
HM Hollow Metal
HB Hose Bibb
HR Hour

I
IN Inch
INCL Include (d, ing)
ID Inside Diameter
INSUL Insulate (d, ion)
INT Interior

INV Invert
IPS Iron Pipe Size

J
JAN Janitor
JT Joint
J Joist

K
KIT Kitchen

L
LAM Laminate (d)
LAV Lavatory
LCC Lead-coated Copper
LH Left Hand
LT Light

LS Light Switch
LWT Lightweight
LVR Louver
LPT Low Point

M
MACH Machine
MH Manhole
MFR Manufacture (r)
MAS Masonry
MO Masonry Opening

MTL Material (s)
MAX Maximum
MECH Mechanical
MC Medicine Cabinet
MET Metal

MIN Minimum
MISC Miscellaneous
MOD Modular
MR Moisture Resistant
MLDG Molding, Moulding
MTD Mounted
MP Metal Panel

N
NOM Nominal
NPS Nominal Pipe Size
NC Noncorrosive
N North
NA Not Applicable

NIC Not In Contract
NTS Not To Scale
NO Number

O
OC On Center (s)
OPNG Opening
OPP Opposite
OPH Opposite Hand
OZ Orifice

OD Outside Diameter
OA Overall
OH Overhead
OS/CI Owner Supplied/Contractor Installed
OS/OI Owner Supplied/Owner Installed

P
PAF Power Actuated Fastener
PTD Paint (ed)
PR Pair
PNL Panel
PD Paper Dispenser
PTR Paper Towel Receptor

PBD Particleboard
PTN Partition
PVMT Pavement
PERF Perforate (d)
PLAS Plaster

PLAM Plastic Laminate
PL Plate
PLYWD Plywood
PT Point
PVC Polyvinyl Chloride

PSF Pounds per Square Foot
PSI Pounds per Square Inch
PFB Prefabricate (d)
PM Pressed Metal
PROP Proposed

Q
QTY Quantity
QT Quarry Tile

R
RAD Radius
RWL Rainwater Leader
RMM Read My Mind
REF Reference
RFL Reflect (ed, ive, or)
REFR Refrigerator

RE Reinforce (d, ing)
REM Remove
REQD Required
RES Resilient
RFT Rubber Floor Tile

RB Resilient Base
RT Resilient Tile
RA Return Air
REV Revision
RH Right Hand

R Riser
RD Roof Drain
RM Room
RO Rough Opening

S
SND Sanitary Napkin Dispenser
SNR Sanitary Napkin Receptor
SCH Schedule
SNT Sealant
SEC Section

SG Semi Gloss
SHTH Sheathing
SHT Sheet
SM Sheet Metal
SH Shelf, Shelving
SHR Shower

SIM Similar
SOG Slab On Grade
SD Soap Dispenser
STC Sound Transmission Class
S South

SPEC Specification (s)
SA Spray Acoustic
SQ Square
SST Stainless Steel
ST Stair

STD Standard
STA Station
STL Steel
STO Storage
STR Structural
SSFL Subfloor
SUSP Suspended
SF Storefront

T
TKBD Tackboard
TEL Telephone
TEMP Temporary
TC Terra Cotta
TZ Terrazzo

THK Thick (ness)
TPD Toilet Paper Dispenser
T&G Tongue and Groove
T&B Top and Bottom
TC Top of Concrete

TF Top of Footing
TJ Top of Joist
TPL Top of Plate
TRO Top of Rough Opening
TS Top of Slab
TST Top of Steel
TSSFL Top of Subfloor
TW Top of Wall
TO Top of
TB Towel Bar
T Tread
TYP Typical

U
UL Underwriters Labrotory

V
VERT Vertical
VEST Vestibule
VP Veneer Plaster
VIN Vinyl
VWC Vinyl Wall Covering

W
WC Water Closet
WH Water Heater
WP Waterproofing
WT Weight
WWF Welded Wire Fabric

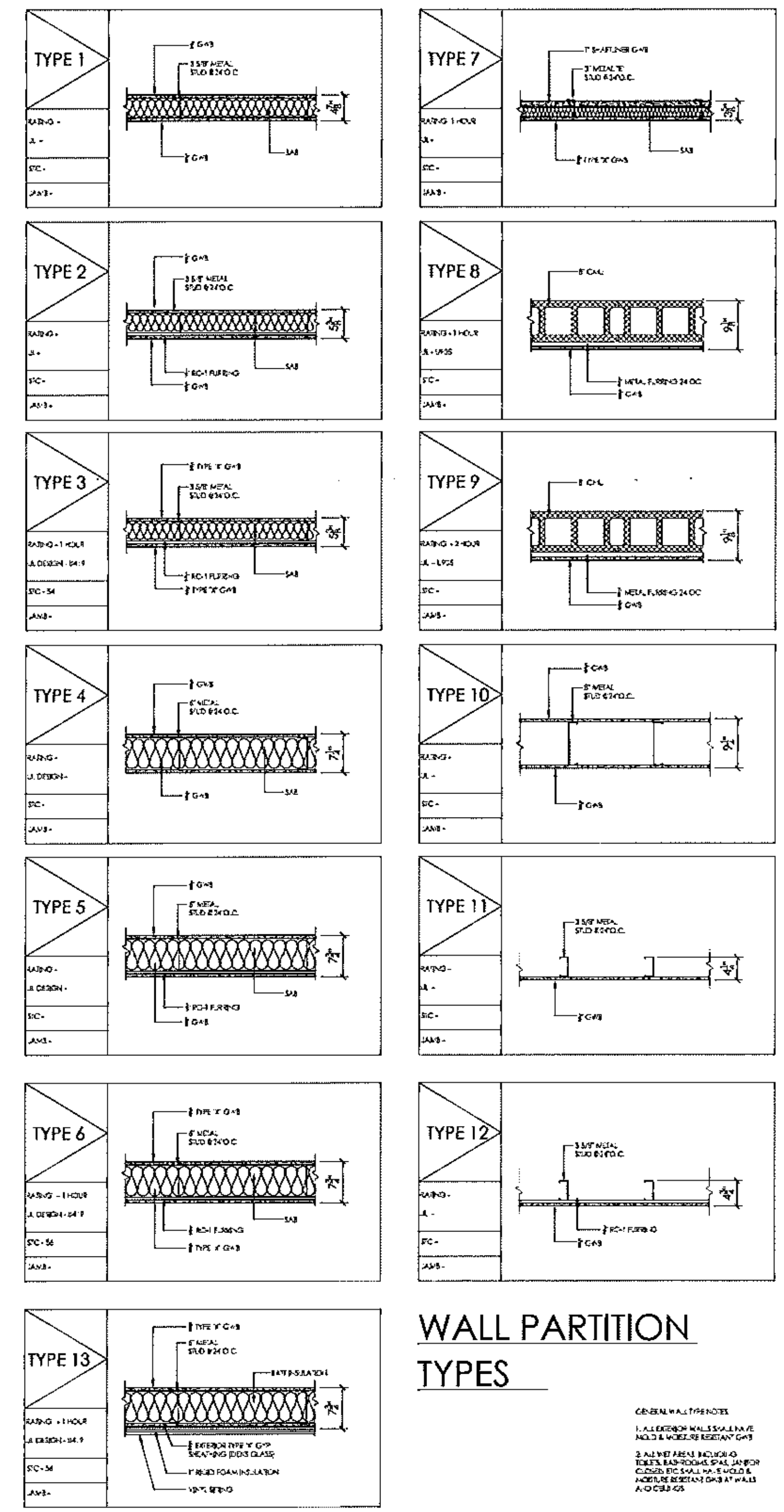
W West, Width, Wide
WIN Window
WM Wire Mesh
WO Without
WD Wood

WPT Work Point
WI Wrought Iron

X
None

Y
None

Z
None



WALL PARTITION TYPES

GENERAL WALL TYPE NOTES:

1. ALL EXTERIOR WALLS SHALL HAVE MOLD & MOISTURE RESISTANT GWB

2. ALL WET AREAS INCLUDING TOILETS, BATHROOMS, SPAS, JANITOR CLOSETS ETC SHALL HAVE MOLD & MOISTURE RESISTANT GWB AT WALLS AND CEILINGS

GENERAL NOTES:

1. REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH WORK ONLY AFTER DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.

2. EXISTING BUILDING COMPONENTS WHICH ARE AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTOR, SHALL BE REPLACED OR RESTORED TO THE ORIGINAL CONDITION AND COLOR AS APPROVED BY THE ARCHITECT.

3. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM W/ ALL GOVERNING CODES INCLUDING 2009 IBC, NFPA 101 2009, MAINE HUMAN RIGHTS COMMISSION GUIDELINES, STATE OF MAINE PLUMBING CODE, NEC 2008 AND ANSI.

4. ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION. THIS INCLUDES DELIVERY PROCEDURES, DIMENSIONS AND MATERIALS.

5. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS REQUIRING CLARIFICATION.

6. DEMOLITION REQUIRES SELECTIVE REMOVAL AND SUBSEQUENT OFF-SITE DISPOSAL OF THE FOLLOWING: REMOVAL OF ALL MATERIALS DISMANTLED NOT INTENDED FOR REUSE AND REMOVAL AND RECONNECTION, CAPPING, TERMINATION OR DISCONNECTION OF ALL WIRING, HEATING AND PLUMBING NOT USED IN THE NEW WORK.

7. THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OF ANY OF PRODUCT INCLUDING BUT NOT LIMITED TO ASBESTOS.

8. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE APPROPRIATE OFFICIALS PRIOR THE COMMENCING THE WORK.

9. WHERE ONLY A SINGLE PRODUCT OR MANUFACTURER IS NAMED, PROVIDE THE PRODUCT INDICATED. SUBSTITUTIONS SHALL BE PERMITTED ONLY WHEN APPROVED BY THE OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE THROUGH WRITTEN DIRECTIVE.

10. AT PROJECT CLOSEOUT, SUBMIT SPECIFIC WARRANTEES, WORKMANSHIP BONDS, MAINTENANCE AGREEMENTS, FINAL CERTIFICATIONS AND SIMILAR DOCUMENTS.

10. COMPLETE FINAL CLEANUP AT PROJECT CLOSEOUT. TOUCH-UP, REPAIR AND RESTORE MARRED EXPOSED FINISHES.

11. THE LOCATION OF ALL DOORFRAMES NOT DIMENSIONED SHALL BE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.

12. ALL PARTITIONS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF SUPPORTING STRUCTURE ABOVE UNLESS OTHERWISE NOTED.

13. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, GRAB BARS, SHELVES, CHAIR RAILS, PICTURE RAILS AND BASE MOLDINGS.

14. IF TWO CONFLICTING COND. OR DETAILS EXIST IN THIS DRAWING SET OR ASSOCIATED SPECIFICATIONS IT SHALL BE THE ARCHITECTS CHOICE TO DECIDE WHICH CONDITION OR DETAIL APPLIES AT NO ADDITIONAL COST.

REVISIONS:

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Phone: 207-781-3344
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Project Status: CONSTRUCTION SET

Project Number: SR0712

LICENSED ARCHITECT MARK J. BURNS STATE OF MAINE

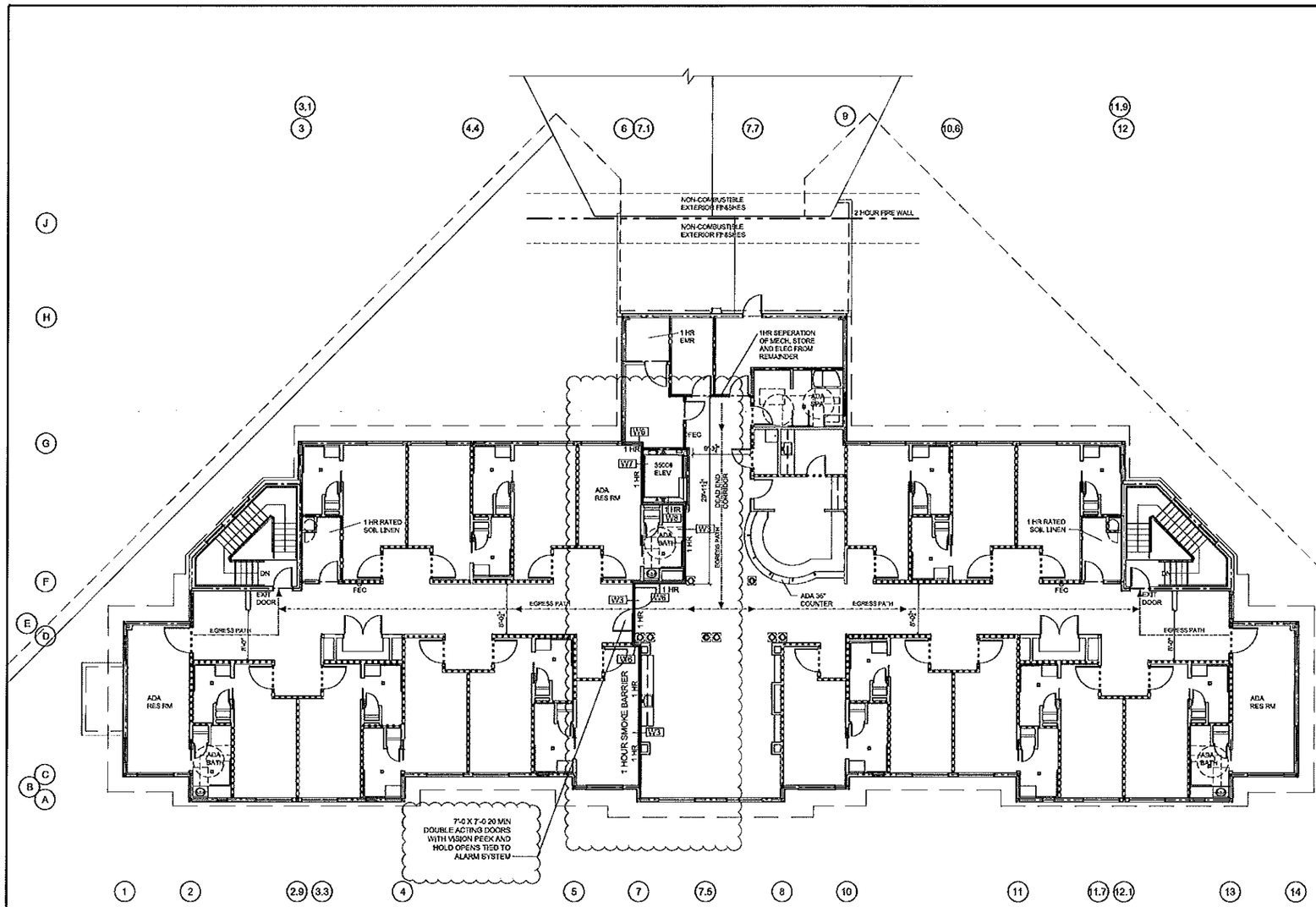
Seaside Rehabilitation and Health Care Center
850 Baxter Blvd
Portland, ME 04103

Drawing Name: ABBREV & WALL TYPES

Scale: N.T.S.

SHEET G2

Date: 01/02/13



COR #2

1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SMOKE BARRIER WALL-TYPES SHOWN WITH NUMERIC DESIGNATION ARE INTENDED TO CORRESPOND WITH THE WALL-TYPES SHOWN ON SHEET G-2 OF THE CONSTRUCTION DOCUMENTS

CODE WALL LEGEND
- SMOKE PARTITIONS
- 1 HOUR WALLS
- EGRESS PATH

CODE PLAN NOTES:

1. ALL ADA BATHS AND ADA SPA SHALL HAVE SHOWERS WITH ½" THRESHOLDS WITH RUBBER DAM.
2. TYPICAL SHOWERS SHALL HAVE 2" HIGH THRESHOLDS.
3. ALL SHOWERS AND WATERCLOSETS SHALL HAVE BLOCKING AND GRAB BARS.
4. FIRE ALARM SHALL BE CONNECTED TO EXISTING PANEL IN ADJACENT BUILDING. SEE ELEC SHEET E-1

GENERAL NOTES:

1. REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH WORK ONLY AFTER DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.

2. EXISTING BUILDING COMPONENTS WHICH ARE AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH ARE DAMAGED BY SUB CONTRACTOR OR ANY SUBCONTRACTOR, SHALL BE REPLACED OR ADJUSTED TO THE ORIGINAL CONDITION AND COLOR AS APPROVED BY THE ARCHITECT.

3. THE BUILDING SHALL BE CONSTRUCTED TO COMPLY WITH ALL GOVERNING CODES INCLUDING 2009 IBC, NFPA 101 2009 WITH HUMAN RESOURCES DEPARTMENT GUIDELINES, STATE OF MAINE PLUMBING CODE, NEC 2005, AND ANSI.

4. ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION. THIS INCLUDES DELIVERY PROCEDURES, DIMENSIONS AND MATERIALS.

5. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS INCLUDING CLARIFICATION.

6. DEMOLITION: REQUIRES SELECTIVE REMOVAL AND SUBSEQUENT OFFSITE DISPOSAL OF THE FOLLOWING: REMOVAL OF ALL MATERIALS DEMARCATED NOT INTENDED FOR RELOCATION AND REMOVAL AND DISCONNECTION, CAPPING, TERMINATION OR DISCONNECTION OF ALL WIRING, HEATING AND PLUMBING NOT USED IN THE NEW WORK.

7. THIS PROJECT SHALL NOT CONTAIN ANY MATERIALS WITHIN 6 ft OF ANY OF PRODUCT, INCLUDING BUT NOT LIMITED TO ASBESTOS.

8. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE APPROPRIATE OFFICIALS PRIOR THE COMMENCEMENT OF THE WORK.

9. WHERE ONLY A SINGLE PRODUCT OR MANUFACTURER IS NAMED FOR THE PRODUCT INDICATED. SUBSTITUTIONS SHALL BE PERMITTED ONLY WHEN APPROVED BY THE OWNER OR THE OWNERS AUTHORIZED REPRESENTATIVE THROUGH ERRATA OR ADDENDUM.

10. AT PROJECT CLOSEOUT, SUBMIT SPECIFIC WARRANTIES, WORKMANSHIP BONDS, MAINTENANCE AGREEMENTS, FINAL CERTIFICATIONS AND SIMILAR DOCUMENTS.

11. COMPLETE FINAL CLEANUP AT PROJECT CLOSEOUT. TOUCH-UP, REPAIR AND RESTORE MARRED EXPOSED FINISHES.

12. THE LOCATION OF ALL DOOR FRAMES NOT DIMENSIONED SHALL BE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.

13. ALL PARTITIONS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF SUPPORTING STRUCTURE ABOVE UNLESS OTHERWISE NOTED.

14. INSTALL BLOCKING BEHIND ALL SURFACE MOUNTED FIXTURES, TRIM, GRAB BARS, SHELVES, OVER HEAD PORTAPAK RAILS AND CASE MOUNTINGS.

15. IF TWO CONFLICTING CONDITIONS OR DETAILS EXIST WITHIN DRAWING SET OR ASSOCIATED SPECIFICATIONS IT SHALL BE THE ARCHITECTS CHOICE TO DESCRIBE WHICH CONDITION OR DETAIL APPLIES AT NO ADDITIONAL COST.

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Project Status:
CONSTRUCTION SET

Project Number:
SR0712

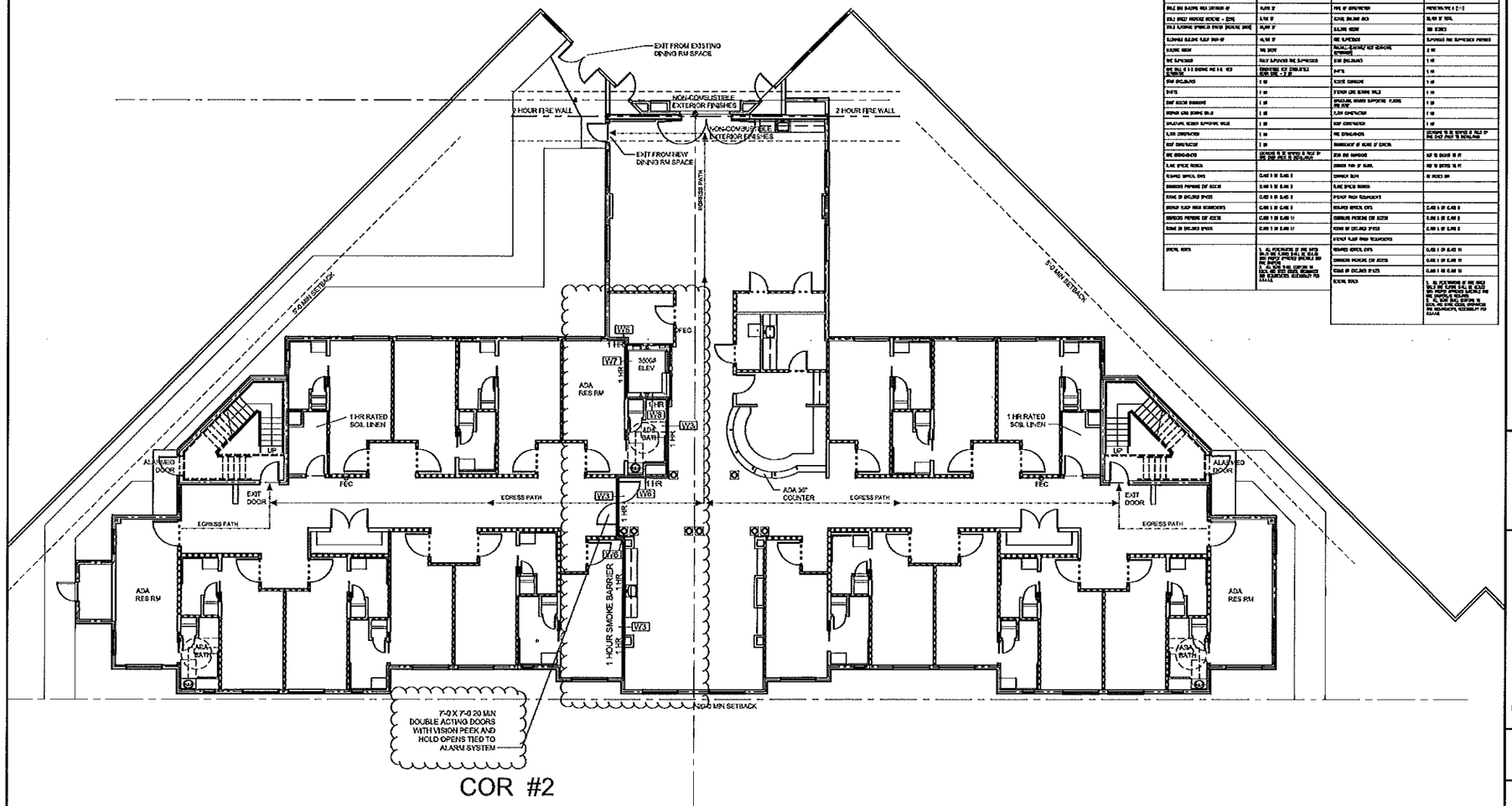
Seaside Rehabilitation and Health Care Center
850 Baxter Blvd
Portland, ME 04103

Drawing Name:
Second Floor Code Plan

Scale:
1/8"=1'-0"

Date:
REV. 1/24/13

SHEET
SK-1.2



SMOKE BARRIER WALL-TYPES SHOWN WITH NUMERIC DESIGNATION ARE INTENDED TO CORRESPOND WITH THE WALL-TYPES SHOWN ON SHEET G-2 OF THE CONSTRUCTION DOCUMENTS

CODE WALL LEGEND

- SMOKE PARTITIONS
- 1 HR SMOKE BARROER 1 HR
- 1 HOUR WALLS
- EGRESS PATH

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0

2009 IBC CODE DATA	
OCCUPANCY CLASSIFICATION	INSTITUTIONAL (NOT 24 HR)
TYPE OF CONSTRUCTION	II B (PROTECTED NON-COMBUSTIBLE)
FLOOR AREA	30,400 SF
ALLOWABLE FLOOR AREA PER STORY W/ SPRINKLER	45,000 SF
TOTAL 1ST FLOOR AREA - EXISTING	14,000 SF
TOTAL 1ST FLOOR AREA - NEW ADDITION	16,400 SF
TOTAL BUILDING FLOOR AREA (EXISTING + NEW)	30,400 SF
ALLOWABLE BUILDING HEIGHT W/ SPRINKLER	60 FT
BUILDING HEIGHT	1 STORY
FIRE SUPPRESSION	FULLY SPRINKLER PER NFPA 13
FIRE WALL @ 2 HOUR RATED AND 4 HR RATED	EXISTING 2HR CONCRETE BLOCK WALL - 2 HR
STAIR OCCUPANTS	0 EA
EXITS	1 EA
EXIT ACCESS DISTANCE	1 EA
EXTERIOR EXIT DISCHARGE WALLS	1 EA
EXIT SEPARATION	1 EA
EXIT CAPACITY	1 EA
EXIT WIDTH REQUIRED	EXISTING 36" EXPOSED TO 1 HR RATED WALL NEW 36" EXPOSED TO 1 HR RATED WALL
EXIT WIDTH PROVIDED	EXISTING 36" EXPOSED TO 1 HR RATED WALL NEW 36" EXPOSED TO 1 HR RATED WALL
EXIT ACCESS TRAVEL DIST.	0.045 X 30' (EXIT ACCESS WIDTH) = 1.35'
EXIT DISCHARGE	0.045 X 36' (EXIT DISCHARGE WIDTH) = 1.62'
COMMON PATH OF EXIT ACCESS	0.075 X 30' (EXIT ACCESS WIDTH) = 2.25'
DEAD END CORRIDORS	0.075 X 36' (EXIT DISCHARGE WIDTH) = 2.7'
SPECIAL USES	1. ALL ROOMS/AREAS OF NON-SPRINKLERED BUILDINGS USED FOR PATIENT SLEEPING PURPOSES SHALL BE PROVIDED WITH AUTOMATIC SMOKE DETECTORS ACCORDANT TO NFPA 72.

2009 NFPA CODE DATA	
OCCUPANCY CLASSIFICATION	EXISTING (NO CHANGE) NEW (NOT 24 HR)
TYPE OF CONSTRUCTION	TYPE II (000)
FLOOR AREA	EXISTING 1ST FLOOR - 14,000 SF NEW 1ST FLOOR - 16,400 SF
TOTAL 1ST FLOOR AREA - EXISTING + NEW	30,400 SF
FIRE SUPPRESSION	FULLY SPRINKLERED
FIRE ALARM SYSTEM	MANUAL & AUTOMATIC
FIRE WALLS @ 2 HOUR RATED WALL	2 EA
EXIT DISCHARGE	1 EA
EXIT SEPARATION	1 EA
EXIT CAPACITY	1 EA
EXIT WIDTH REQUIRED	EXISTING 36" EXPOSED TO 1 HR RATED WALL NEW 36" EXPOSED TO 1 HR RATED WALL
EXIT WIDTH PROVIDED	EXISTING 36" EXPOSED TO 1 HR RATED WALL NEW 36" EXPOSED TO 1 HR RATED WALL
EXIT ACCESS TRAVEL DIST.	0.2 X 30' (EXIT ACCESS WIDTH) = 6'
COMMON PATH OF EXIT ACCESS	0.2 X 30' (EXIT ACCESS WIDTH) = 6'
DEAD END CORRIDORS	0.2 X 36' (EXIT DISCHARGE WIDTH) = 7.2'
SPECIAL USES	1. ALL ROOMS/AREAS OF NON-SPRINKLERED BUILDINGS USED FOR PATIENT SLEEPING PURPOSES SHALL BE PROVIDED WITH AUTOMATIC SMOKE DETECTORS ACCORDANT TO NFPA 72.

GENERAL NOTES:

1. REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH WORK ONLY AFTER DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.

2. EXISTING BUILDING COMPONENTS WHICH ARE AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTOR, SHALL BE REPLACED OR RESTORED TO THE ORIGINAL CONDITION AND COLOR AS APPROVED BY THE ARCHITECT.

3. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM W/ ALL BOCA NATIONAL BUILDING CODES INCLUDING FIRE, MAINE UNIFORM BUILDING & ENERGY CODE, MAINE HUMAN RIGHTS COMMISSION, OCCUPANTS, STATE OF MAINE PLUMBING CODE, NEC 2008, AND ANSI.

4. ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION. THE BUILDERS DELIVERY PROCEDURES, DIMENSIONS AND MATERIALS.

5. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS REQUIRING CLARIFICATION.

6. DEMOLITION INCLUDES SELECTIVE REMOVAL AND SUBSEQUENT DISPOSAL OF THE FOLLOWING: REMOVAL OF ALL MATERIALS EITHER USE NOT INTENDED FOR REUSE, AND REMOVAL AND ACCOMMODATION, CAPPING, TERMINATION, OR DISCONNECTION, OF ALL WIRING, PIPING AND PLUMBING NOT USED IN THE NEW WORK.

7. THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OF ANY OF PRODUCT, INCLUDING BUT NOT LIMITED TO ASBESTOS.

8. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE APPROPRIATE OFFICIALS PRIOR TO THE COMMENCING THE WORK.

9. WHERE ONLY A SINGLE PRODUCT OR MANUFACTURER IS NAMED, FOLLOW THE PRODUCT INDICATED. SUBSTITUTIONS SHALL BE PERMITTED ONLY WHEN APPROVED BY THE OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE THROUGH WRITTEN DIRECTIVE.

10. AT PROJECT CLOSEOUT, SUBMIT SPECIFIC WARRANTIES, WORKMANSHIP BONDS, MAINTENANCE AGREEMENTS, FINAL CERTIFICATIONS AND RELEASE DOCUMENTS.

11. COMPLETE FINAL CLEANUP AT PROJECT CLOSEOUT. TOUCH-UP, REPAIR AND RESTORE MARRED EXPOSED FINISHES.

12. THE LOCATION OF ALL DOORFRAMES NOT DIMENSIONED SHALL BE 4" FROM ADJACENT WALL OR PER ROD OTHERWISE INDICATED.

13. ALL PARTITIONS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF SUPPORTING STRUCTURE ABOVE UNLESS OTHERWISE NOTED.

14. INSTALL BLOCKING AS REQUIRED ALL SURFACE APPLIED FIXTURES, TOILET PARTITIONS, TOILET ACCESSORIES, GRAB RAILS, MIRRORS, SHELVING AND BASE MOLDINGS.

15. IF TO DOOR FRAMING CONFLICTS WITH DETAILS SHOWN, THE DRAWING MOST ASSOCIATED WITH THE DOOR SHALL BE USED. IT IS THE ARCHITECT'S CHOICE TO DECIDE WHICH CONDITION OR DETAIL APPLIES AND AT NO ADDITIONAL COST.

REVISIONS:

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Drawing Name:
First Floor Code Plan

Scale:
1/8"=1'-0"

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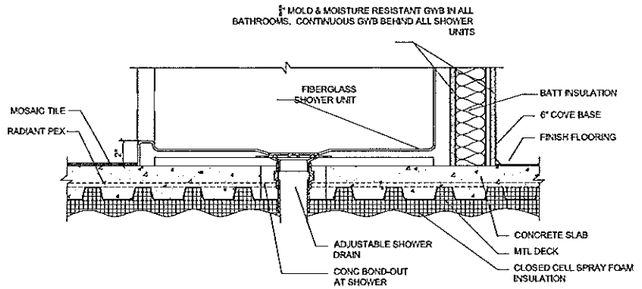
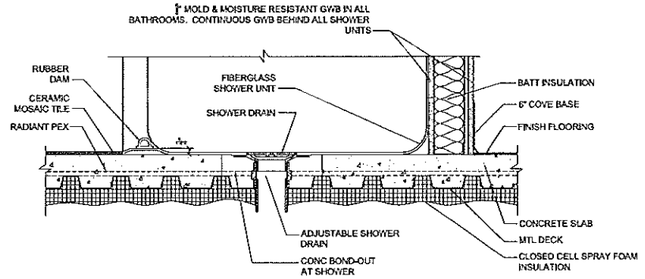
SHEET
SK-1.1

CODE PLAN NOTES:

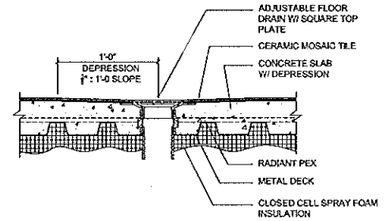
1. ALL ADA BATHS AND ADA SPA SHALL HAVE SHOWERS WITH ½" THRESHOLDS WITH RUBBER DAM.
2. TYPICAL SHOWERS SHALL HAVE 2" HIGH THRESHOLDS.
3. ALL SHOWERS AND WATERCLOSETS SHALL HAVE BLOCKING AND GRAB BARS.
4. FIRE ALARM SHALL BE CONNECTED TO EXISTING PANEL IN ADJACENT BUILDING. SEE ELEC SHEET E-1



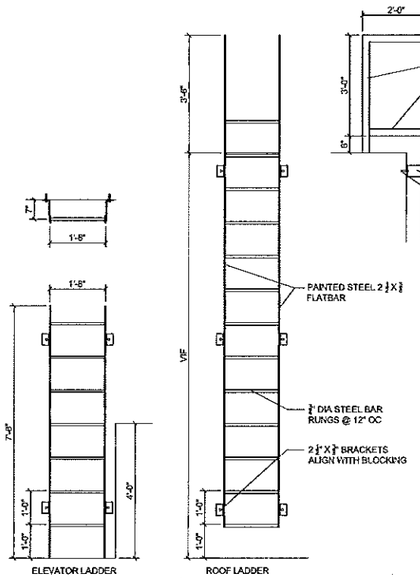
1 TYPICAL SHOWER DETAIL
SCALE: 1 1/2" = 1'-0



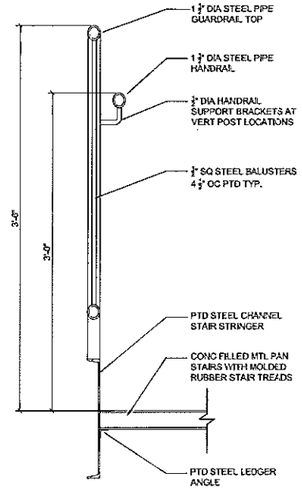
2 ADA SHOWER DETAIL
SCALE: 1 1/2" = 1'-0



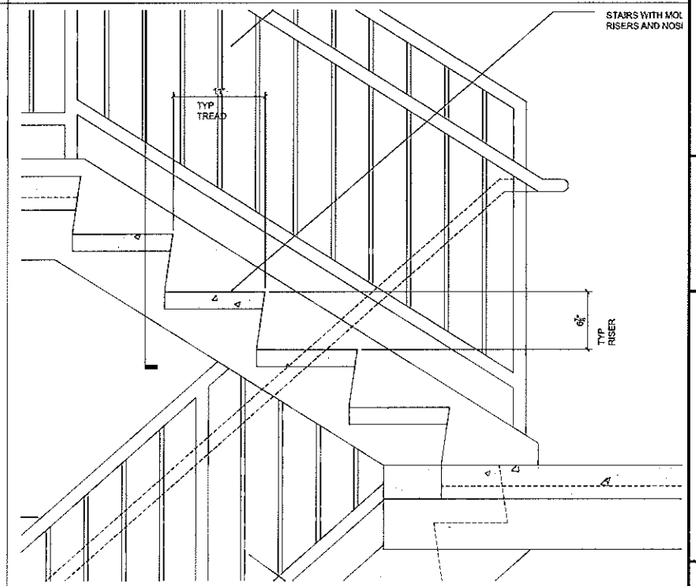
3 BATH FLOOR DRAIN DETAIL
SCALE: 1 1/2" = 1'-0



4 ACCESS LADDER DETAILS
SCALE: 1/2" = 1'-0



6 STAIR GUARDRAIL DETAILS
SCALE: 1 1/2" = 1'-0



7 STAIR TREAD DETAIL
SCALE: 1 1/2" = 1'-0

GENERAL NOTES:

1. REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH WORK ONLY AFTER DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.

2. EXISTING BUILDING COMPONENTS WHICH ARE AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTOR, SHALL BE REPLACED OR RESTORED TO THE ORIGINAL CONDITION AND COLOR AS APPROVED BY THE ARCHITECT.

3. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM IN ALL GOVERNING CODES INCLUDING 2009 IBC, NFPA 101 2006, MAINE HUMAN RIGHTS COMMISSION GUIDELINES, STATE OF MAINE PLUMBING CODE, NEC 2005, AND ANSI.

4. ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION. THIS INCLUDES DELIVERY PROCEDURES, DIMENSIONS AND MATERIALS.

5. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS REQUIRING CLARIFICATION.

6. DEMOLITION REQUIRES SELECTIVE REMOVAL AND SUBSEQUENT OFF-SITE DISPOSAL OF THE FOLLOWING: REMOVAL OF ALL MATERIALS DISMANTLED NOT INTENDED FOR RE-USE, AND REMOVAL AND RECONNECTION, CAPPING, TERMINATION OR DISCONNECTION OF ALL WIRING , HEATING AND PLUMBING NOT USED IN THE NEW WORK.

7. THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OF ANY OF PRODUCT, INCLUDING BUT NOT LIMITED TO ASBESTOS.

8. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE APPROPRIATE OFFICIALS PRIOR THE COMMENCING THE WORK.

9. WHERE ONLY A SINGLE PRODUCT OR MANUFACTURER IS NAMED, PROVIDE THE PRODUCT INDICATED. SUBSTITUTIONS SHALL BE PERMITTED ONLY WHEN APPROVED BY THE OWNER OR THE OWNERS AUTHORIZED REPRESENTATIVE THROUGH WRITTEN DIRECTIVE.

9. AT PROJECT CLOSEOUT, SUBMIT SPECIFIC WARRANTEES, WORKMANSHIP BONDS, MAINTENANCE AGREEMENTS, FINAL CERTIFICATIONS AND SIMILAR DOCUMENTS.

10. COMPLETE FINAL CLEANUP AT PROJECT CLOSEOUT. TOUCH-UP, REPAIR, AND RESTORE MARRED EXPOSED FINISHES.

11. THE LOCATION OF ALL DOORFRAMES NOT DIMENSIONED SHALL BE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.

12. ALL PARTITIONS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF SUPPORTING STRUCTURE ABOVE UNLESS OTHERWISE NOTED.

13. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRAE, GRAB BARS, SHELVES, CHAIR RAILS, PICTURE RAILS AND BASE MOLDINGS.

14. IF TWO CONFLICTING COND. OR DETAILS EXIST IN THIS DRAWING SET OR ASSOCIATED SPECIFICATIONS IT SHALL BE THE ARCHITECTS CHOICE TO DECIDE WHICH CONDITION OR DETAIL APPLIES AT NO ADDITIONAL COST.

REVISIONS:

FORESIDE ARCHITECTS LLC
PO BOX 66736
FALMOUTH, ME 04105
Phone: 207-781-3344
Online @ foresidearchitects.com

Project Status:
CONSTRUCTION SET

Project Number:
SR0712

LICENSED ARCHITECT MARK E. BURNES 660 STATE OF MAINE

Seaside Rehabilitation
and Health Care Center
850 Baxter Blvd
Portland, ME 04103

Drawing Name:
SECTION DETAILS

Scale:
1 1/2" = 1'-0

Date:
01/02/13

SHEET
A4.2

Hello Scott,

Following are comments on the Rammed Aggregate Pier (RAP) submittal for Seaside:

1) Add Grouted and Ungrouted RAPs at locations shown on attached plan

2) Add load tests at Grouted RAP 59 and Ungrouted RAP 203

3) Submit PL insurance certificate specific to the project

4) Submit lab test results for gradation and internal friction angle of aggregate for ungrouted RAPs

5) Submit mix design and batch method for grouted RAPs

Regards,

Tim Boyce, P.E. | Senior Geotechnical Engineer
S. W. Cole Engineering Inc.
286 Portland Road
Gray, Maine 04039
Phone: 207.657.2866

STATE OF MAINE
LISA ROSE CASSELLI
No. 5750
LICENSED PROFESSIONAL ENGINEER

Lisa R. Casselli
12-7-12

STATE OF MAINE
JOHN S. LINSCOTT IV
No. 11574
LICENSED PROFESSIONAL ENGINEER

12/7/12

RECEIVED
JAN 03 2013
Dept. of Building Inspections
City of Portland Maine

PDF

AGGREGATE PIER PLAN
1/8"=1'

● NON-GROUTED AGGREGATE PIER
Ⓖ GROUTED AGGREGATE PIER

2 PIER CLUSTER
3 PIER CLUSTER

H.B. FLEMING 89 PLEASANT AVENUE SO. PORTLAND, ME 04106 P: 207-799-8514 F: 207-799-8538 www.hbfleming.com	TITLE: AGGREGATE PIER PLAN PROJECT: SEASIDE REHABILITATION LOCATION: PORTLAND, ME DATE: 12/7/2012 SCALE: AS NOTED