

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 050209

MAR 25 2005

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Fore River Realty Associates Edgewood
has permission to Renovations and a 13736 sq addition
AT 33 Sewall St 190 D00300

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is entered or closed-in. **HEAVY NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 3/24/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0209	Issue Date: PERMIT ISSUED MAR 25 2005	CRL: 003001
Owner Name: Fore River Realty Associates	Owner Address: 33 Sewall St	Phone: 207 767 1866
Contractor Name: Ledgewood Inc.	Contractor Address: PO Box 8107 Portland	Phone: 207 767 1866
Lessee/Buyer's Name	Permit Type: Alterations - Commercial	Zone: RP

Location of Construction: 33 Sewall St	Owner Name: Fore River Realty Associates	Owner Address: 33 Sewall St
Business Name:	Contractor Name: Ledgewood Inc.	Contractor Address: PO Box 8107 Portland
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial

Past Use: Commercial / Orthopaedic Assoc.	Proposed Use: Orthopaedic Assoc. / Renovations and a 13736 sq ft addition
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Permit Fee: \$13,602.00	Cost of Work: \$1,509,000.00	CEO District: 3
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group B Type: 25 3/24/05
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Proposed Project Description: Renovations and a 13736 sq ft addition

Permit Taken By: Idobson	Date Applied For: 02/28/2005	Zoning Approval
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<p>1.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>#2004-0250</i></p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK 3/4/05</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>S</i></p> <p>Date:</p>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0209	Date Applied For: 02/28/2005	CBL: 190 D003001
------------------------------	--	----------------------------

Location of Construction: 33 Sewall St	Owner Name: Fore River Realty Associates	Owner Address: 33 Sewall St	Phone:
Business Name:	Contractor Name: Ledgewood Inc.	Contractor Address: PO Box 8107 Portland	Phone (207) 767-1866
Lessee/Buyer's Name	Phone:	Alterations - Commercial	
Proposed Use: Orthopedic Assoc. / Renovations and a 13736 sq ft volumetric addition		Proposed Project Description: Renovations and a 13736 sq ft volumetric addition	

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 03/04/2005
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 03/24/2005
Note: **Ok to Issue:**

1) The statement of S/I dated 3/23/05 must be signed and returned for signature. D. Tetreault has been notified.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 0310812005
Note: **Ok to Issue:**

- 1) means of egress and life safety systems shall be maintained at all times the building is occupied
- 2) the fire alarm system and sprinkler system shall be tested to the appropriate standard and the results submitted to the Portland Fire Department
- 3) fire extinguishers shall be installed in accordance with NFPA 10 standards
- 4) the fire alarm system shall be maintained to NFPA 72 standards
- 5) the sprinkler system shall be maintained to NFPA 13 standards
- 6) Application requires State Fire Marshal approval.

Dept: Engineering **Status:** Open **Reviewer:** Tony **Approval Date:**
Note: PUBLIC WORKS ENGINEERING.... 1130103 **Ok to Issue:**

I have reviewed the plans and application dated 1120103 and offer the following comments:

1. The City may want to take this opportunity to evaluate whether "stormwater treatment" should be a consideration for approval.
2. The applicant will need to seek a sewer capacity letter for the proposed expansion.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. McDougall **Approval Date:** 01/27/2003
Note: **Ok to Issue:**

1) Application requires State Fire Marshal approval.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Chris Earle/Steve Bush **Approval Date:** 03111/2003
Note: **Ok to Issue:**

1) see planning conditions

Location of Construction: 33 Sewall St	Owner Name: Fore River Realty Associates	Owner Address: 33 Sewall St	Phone:
Business Name:	Contractor Name: Ledgewood Inc.	Contractor Address: PO Box 8107 Portland	Phone (207) 767-1866
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

HKTA / architects, inc.

482 Congress Street - Suite 200

Portland, Maine 04101

HKTA / architects

190 D3

phone: 207 . 774 . 6016

fax: 207 . 774 . 9128

e-mail: hkta@aoi.com

Transmittal

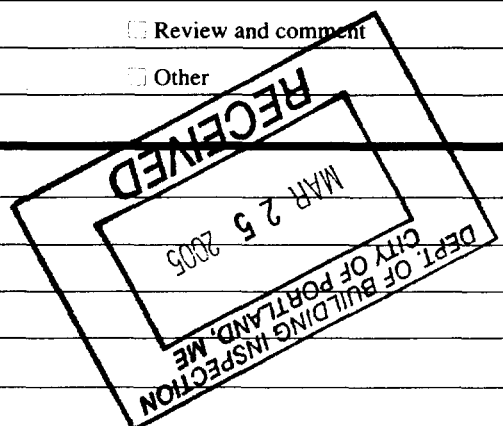
To MIKE NUGENT Date 3/25/05
CITY OF PORTLAND Re: ORTHOPAEDIC ASSOCIATES
389 Congress St. RM 315 Job No.
Portland, Me. 04101

To Attached Hand delivered Under separate cover via
 Shop drawings Prints Samples Specifications
 Copy of letter Change order Other

Copies	Date	NO.	Description
<u>1/2</u>			<u>Memorandum</u> <u>STATEMENT OF SPECIAL INSPECTIONS</u>

Purpose For approval No exception taken Rejected
 For your use Make corrections noted Review and comment
 As requested Revise and resubmit Other

Remarks



Copy to Pete Pelletier Signed Kevin O'Donnell
Mark McAlliffe
 If enclosures are not as noted, kindly notify us at once



22 Oakmont Drive
Old Orchard Beach, ME 04064-4121
Phone: (207) 934-8038
Fax: (207) 934-8039

MEMORANDUM

Date: **March 21, 2005 Revised March 23, 2005**
Project: **Orthopaedic Associates Phase 2 Building Expansion**
To: **Brian O'Donnell, hkta/architects**
From: **David Tetreault**
Subject: **Building Permit #050209**

Following are responses to questions in Mike Nugent's fax memo dated March 14, 2005:

1. To be addressed by others
- 2.a See revised Statement of Special Inspections.
- 2.b See revised Statement of Special Inspections.
- 2.c Special inspection of masonry construction is not required per 1704.5, exception 1.
Emperically designed masonry veneer conforming to ACI 530.
- 2.d The seismic and wind resisting systems exist. **The seismic forces are increased by more than 5%.** The existing structural steel braces conform to the requirements for new structures and have the capacity to resist the increased forces due to the additions.
- 2.e Inspection of seismic-force-resisting systems see **Quality Assurance Plan for Seismic Resistance**
Inspection of architectural components not required for Seismic Design Category C, **paragraph 1707.6.**
No new electrical equipment for emergency or standby power systems.
Inspection of anchorage for other electrical equipment not required for Seismic Design Category C, **paragraph 1707.7.**
No new piping systems carrying flammable, combustible or highly toxic contents.
No new HVAC ductwork containing hazardous materials.
- 2.f Not required for Seismic Design Category C
3. See 2d above.
4. To be addressed by others
5. To be addressed by others

SIGNATURE: David Tetreault

copy to:

190 D3

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: Orthopaedic Associates, P.A.
Building Expansion Phase 2

LOCATION: 33 Sewall Street
Portland, Maine

OWNER: Orthopaedic Associates, P.A.
33 Sewall Street
Portland, ME 04101

ARCHITECT OF RECORD: HKTA/architects inc.
482 Congress Street
Portland, ME 04101

STRUCTURAL ENGINEER OF RECORD: Structural Design Consulting, Inc.
22 Oakmont Drive
Old Orchard Beach, ME 04064-4121

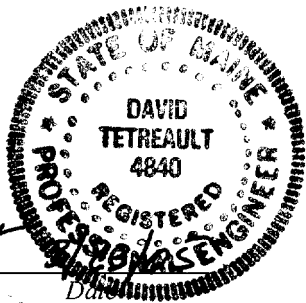
This Statement of Special Inspections is submitted as a condition of permit issuance in accordance with Section 1704 of the 2003 International Building Code. It includes a Schedule of Special Inspection Services applicable to this project as well as the name of the Special Inspection Coordinator, and the names of other agencies intended to be retained for conducting these inspections.

The Special Inspection Coordinator shall keep records of all inspections listed herein, and shall periodically furnish Interim Special Inspection Reports to the Building Code Official and to the Architect of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Code Official and the Architect of Record. A Final Report of Special Inspections documenting completion of all special inspections and correction of all discrepancies noted in inspection records shall be submitted to the Building Code Official.

Job site safety and means and methods of construction are solely the responsibility of the Contractor. Materials and activities to be inspected do not include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared by:

David Tetreault
Signature



190 D 3

Owner's Authorization:

FOR: ORTHOPAEDIC ASSOCIATES, P.A.

Kevin O'Donnell 3/25/05
Signature Date

Building Code Official's Acceptance

[Signature] 3/25/05
Signature Date

Orthopaedic Associates, P.A.
Building Expansion Phase 2
33 Sewall Street
Portland, Maine

SPECIAL INSPECTION AGENCIES

1. SPECIAL INSPECTION COORDINATOR:

David Tetreault, P.E.
Structural Design Consulting, Inc.
22 Oakmont Drive
Old Orchard Beach, ME 04064-4121
207-934-8038

2. TESTING AGENCY:

Haley & Aldrich
500 Southborough Drive
South Portland, ME 04106-6903

3. TESTING AGENCY:

Summit Labs
1039 Riverside Drive
Portland, ME 040103
207-797-3311

4. TESTING AGENCY:

Elite Inspection Services Inc
200 Industrial Way
Portland, ME 04103
207-797-2496

190 D3

Note The inspection and testing agents shall be engaged by the Owner or the Owner's Agent and not by the Contractor or Subcontractor whose work is being inspected or tested Any conflict of interest shall be disclosed to the Building Official prior to commencement of work.

Orthopaedic Associates, P.A.
Building Expansion Phase 2
33 Sewall Street
Portland, Maine
Page 2 of 5

QUALITY ASSURANCE PLAN FOR SEISMIC RESISTANCE

Seismic Design Category **C**

Description of Seismic-Force-Resisting-System

The seismic-force-resisting system consists of existing ordinary steel concentric braces and one new ordinary steel concentric brace located at grid 0.4.

Description of Designated Seismic Systems

None

Special Inspections Required by Section 1704

See attached SCHEDULE OF SPECIAL INSPECTION SERVICES

Special Inspections for Seismic Resistance Required by Section 1707

1707.2 Structural Steel None required beyond those listed in SCHEDULE OF SPECIAL INSPECTION SERVICES. Exempted by 1707.2, exception 1.

Structural Testing for Seismic Resistance Required by Section 1708

1708.4 Structural Steel None required beyond those listed in SCHEDULE OF SPECIAL INSPECTION SERVICES. Listed Special Inspections meet requirements of AISC 341, "Seismic Provisions for Structural Steel Buildings".

Contractor Responsibility

Not required because the only new brace doesn't call for Special Inspections for Seismic Resistance or Structural Testing for Seismic Resistance

190 D 3

SCHEDULE OF SPECIAL INSPECTION SERVICES

1. Fabricators

Item	Agent No.	Scope
Structural Steel	1	Verify that fabricator maintains detailed fabrication and quality control procedures.
Steel Joists	1	Verify that fabricator maintains detailed fabrication and quality control procedures.

2. Structural Steel

Item	Agent No.	Scope
Materials	1	Review material for conformance with Contract Documents.
Welding	4	Perform visual inspection of all welds. Welds deemed questionable by visual inspection, all partial and full penetration welds, and any other welds indicated on the Contract Documents shall be tested by Liquid penetrant inspection, magnetic particle inspection, radiographic inspection or Ultrasonic Inspection
High-Strength Bolts	4	Periodic inspection of installation and tightening of high-strength bolts.
Details	1	Review framing details for conformance with Contract Documents.

3. Cast-In-Place Concrete

Item	Agent No.	Scope
Mix Design	1	Review suppliers mix design and laboratory test reports or strength tests. Review concrete batch tickets and verify compliance with approved mix design.

190 D3

In: pection of reinforcing steel	3	Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil and other deleterious materials. Inspect bar laps. Verify that bars are adequately tied and supported on chairs or bolsters
Concrete Placement	3	Inspect concreting operations during placement.
Material Testing	3	Sample and test concrete for slump, air content, temperature and compressive strength.
Concrete Curing	3	Inspect curing, hot weather and/or cold weather protection procedures.

4. Soils and Foundations

Item	Agent No.	Scope
Subgrade Preparation	2	Observe excavation and footing bearing surface.
Structural Fill placement	2	Observe placement and compaction of structural fill.

190 D 3

389 Congress St. rm 315
Portland, ME 04101
Phone: (207)874-8700
Fax: (207)874-8716

facsimile transmittal

To: Brian O'Donnell **From:** Mike Nugent
Fax: 774-9128 **Date:** March 14, 2005
Phone: **Pages:** 1
Re: 33 Sewall St. (190 D003) *77466016*

Urgent For Review Please Comment Please Reply Please Recycle

I have commenced the review of Permit # 050209 and have the following questions:

- 1) What type of $\frac{1}{8}$ " sheathing is proposed for the exterior walls? (See Section 603 of the 2003 IBC) *696* ✓
- 2) The statement of special inspections does not address the following:
 - a) ~~Fabricators 1704.2~~
 - b) High Strength Bolts 1704.3.3
 - c) ~~Masonry 1704.5 and 1704.8~~
 - d) Quality Assurance for Seismic Resistance Section 1705 (including Contractor Responsibility Section 1705.3)
 - e) Special inspections for Seismic Resistance Section 1707
 - f) Structural Observations Section 1709

Please provide a code justification for the omission of these items.

- 3) Please review section 1614.1.1 and advise if this addition is beyond the 5% "Rule".
 - 4) Is there a new interior stairway? *ND*
 - 5) Are there mixed uses proposed? *ND*
- OK SHE 3/23 MEMO*

1. Construction: Slotted galvanized steel angle **with step bushing** to prevent over tightening of fasteners.
2. Vertical Deflection: 1-1/2 inches total travel .
3. Product: Subject to compliance with requirements, **provide** VertiClip, Signature Industries, 919-844-0789.
4. Series: **SL, SDL, SLB, AND SLS as** required by attachment condition.

2.7 MISCELLANEOUS MATERIALS

- A. Galvanizing Repair Paint: SSPC-Paint **20** or DOD-P-21035
- B. Thermal Insulation for Closed Framing: **ASTM C 665**, Type I, unfaced mineral-fiber blankets produced by combining glass or slag fibers with thermosetting resins.

2.8 GYPSUM SHEATHMG

- A. Glass-Mat **Gypsum** Sheathing Board: **ASTM C 1177/C 1177M**.
 1. **Type** and Thickness: Regular, 1/2 inch (12.7 mm) thick.
 2. **Size:** 48 by 96 inches (1219 by **2438** mm) minimum.
 3. Product: Subject to compliance with requirements, provide "Dens-Glass Gold" by Georgia-Pacific Corp.

2.9 SHEATHING ACCESSORIES

- A. Fasteners: Steel drill screws, **ASTM C 954**, in length recommended by sheathing manufacturer for thickness of sheathing **board** to be attached, with organic-polymer or other corrosion-protective coating having a salt-spray resistance of more than 800 hours according to **ASTM B 117**.

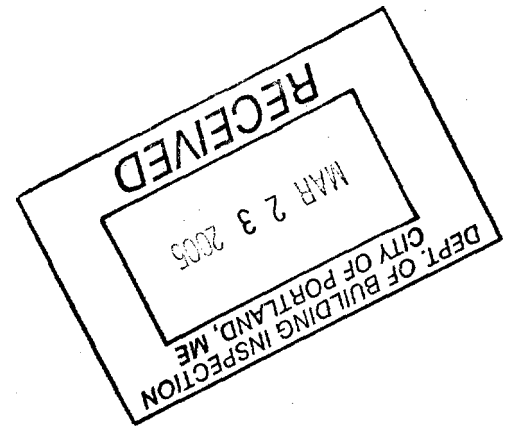
PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

- A. Install cold-formed metal framing according to **ASTM C 1007**, unless more stringent requirements are indicated.
- B. Install field-fabricated, cold-formed framing and securely anchor to supporting structure.
 1. Bolt **wall** panels at horizontal **and** vertical junctures to produce **flush**, even, true-to-line joints with maximum variation in plane and true position between fabricated panels not exceeding 1/16 inch (1.6 mm).
- C. ~~Install~~ cold-formed metal framing and accessories plumb, **square**, and true to line, and with connections securely fastened, according to **manufacturer's** written recommendations and requirements in this Section.
 1. **Cut** framing members by **sawing** or shearing; do not torch cut.
 2. Fasten cold-formed metal framing **members** by screw fastening, as standard with fabricator. Wire tying of **framing** members is **not** permitted.



22 Oakmont Drive
 Old Orchard Beach, ME 04064-4 121
 Phone: (207) 934-8038
 Fax: (207)934-8039



MEMORANDUM

Date: **March 21,2005 Revised March 23,2005**
 Project: **Orthopaedic Associates Phase 2 Building Expansion**
 Tu. **Brian O'Donnell, hkta/architects**
 From: **David Tetreault**
 Subject: **Building Permit #050209**

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 No new **HVAC** ductwork containing hazardous materials.
- 2.f Not required for Seismic Design Category C
3. *See* 2d above.
4. To be addressed by others
5. To be addressed by others

190 D 3
 BBK

SIGNATURE: _____

copy io:

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: Orthopaedic Associates, P.A.
Building Expansion Phase 2

LOCATION: 33 Sewall Street
Portland, Maine

OWNER: Orthopaedic Associates, P.A.
33 Sewall Street
Portland, ME 04101

ARCHITECT OF RECORD: HKTA/architects inc.
482 Congress Street
Portland, ME 04101

STRUCTURAL ENGINEER OF RECORD: Structural Design Consulting, Inc.
22 Oakmont Drive
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Prepared by:

Signature *Date*

Owner's Authorization:

Building Code Official's Acceptance

Signature *Date*

Signature *Date*

Orthopaedic Associates, P.A.
Building Expansion Phase 2
33 Sewall Street
Portland, Maine

Page 1 of 5

190 D3
43

SPECIAL INSPECTION AGENCIES

1. SPECIAL INSPECTION COORDINATOR:

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22 Oakmont Drive
Old Orchard Beach, ME 04064-4121
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Summit Labs
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Portland, ME 04103
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Elite Inspection Services Inc
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207-797-2496

190 D3

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Orthopaedic Associates, P.A.
Building Expansion Phase 2
33 Sewall Street
Portland, Maine
Page 2 of 5

QUALITY ASSURANCE PLAN FOR SEISMIC RESISTANCE

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Contractor Responsibility

Not required because the only new brace doesn't call for Special Inspections for Seismic Resistance or Structural Testing for Seismic Resistance

190 D3
13/28

Orthopaedic Associates, P.A.
Building Expansion Phase 2
33 Sewall Street
Portland, Maine
Page 3 of 5

SCHEDULE OF SPECIAL INSPECTION SERVICES

1. Fabricators

Item	Agent No.	Scope
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2. Structural Steel

Item	Agent No.	Scope
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Welding	4	Perform visual inspection of all welds. Welds deemed questionable by visual inspection, all partial and full penetration welds , and any other welds indicated on the Contract Documents shall be tested by Liquid penetrant inspection, magnetic particle inspection, radiographic Inspection or Ultrasonic Inspection
High-Strength Bolts	4	Periodic inspection of installation and tightening of high-strength bolts.
Details	1	Review framing details for conformance with Contract Documents.

3. Cast-In-Place Concrete

Item	Agent No.	scope
Mix Design	1	Review suppliers mix design and laboratory test reports or strength tests. Review concrete batch tickets and verify compliance with approved mix design.

Orthopaedic Associates, P.A.
 Building Expansion Phase 2
 33 Sewall Street
Portland, Maine
 Page 4 of 5

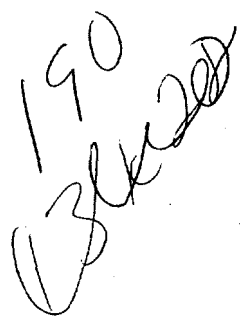
IB [Signature]
 190 D 3

inspection of reinforcing steel	3	Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil and other deleterious materials. Inspect bar laps. Verify that bars are adequately tied and supported on chairs or bolsters
Concrete Placement	3	Inspect concreting operations during Placement.
Material Testing	3	Sample and test concrete for slump, air content, temperature and compressive strength.
Concrete Curing	3	Inspect curing, hot weather and/or cold weather protection procedures.

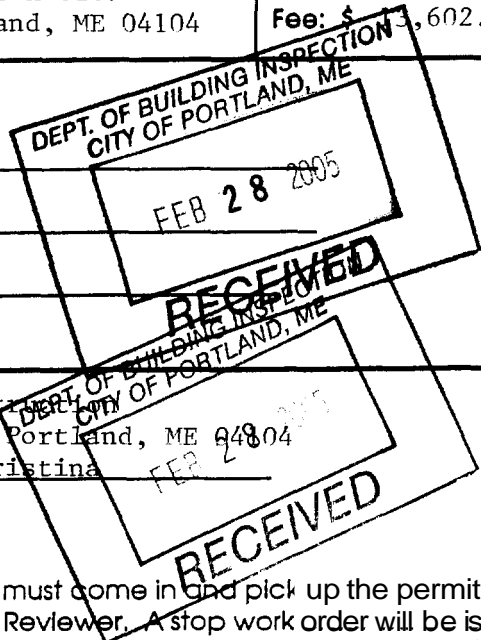
4. Soils and Foundations

Item	Agent No.	Scope
Subgrade Preparation	2	Observe excavation and footing bearing surface.
Structural Fill placement	2	Observe placement and compaction of structural fill.

Orthopaedic Associates, P.A.
 Building Expansion Phase 2
 33 Sewall Street
 Portland, Maine
 Page 5 of 5

190


Total Square Footage of Proposed Structure Renovations		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>70</u> Block# <u>D</u> Lot# <u>3</u>		Owner: Orthopaedic Assoc. of Port 33 Sewall Street Portland, ME 04104-1260	
Lessee/Buyer's Name (If Applicable) N/A		Applicant name, address & telephone: Ledgewood Construction P.O. Box 8107 Portland, ME 04104	
		Telephone: 828-2100 Cost Of Work: \$ <u>1,509,000.00</u> Fee: \$ <u>3,602.00</u>	
Current use: <u>Medical Office Use</u>			
If the location is currently vacant, what was prior use: <u>N/A</u>			
Approximately how long has it been vacant: <u>N/A</u>			
Proposed use: <u>Medical Office</u>			
Project description: <u>Tenant Fit-up</u>			
Contractor's name, address & telephone: Ledgewood Construction P.O. Box 8107, Portland, ME 04104			
Who should we contact when the permit is ready: <u>Scott Cristina</u>			
Mailing address:			
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 767-1866			



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 or 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

Signature of applicant: <u>Scott Cristina</u>	Date: <u>2.28.05</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy

2004-0250
Application I.D. Number

12/02/2004
Application Date

Fore River Realty Assoc.
Applicant
33 Sewall St, Portland, ME 04104
Applicant's Mailing Address

Orthopaedic Associates Phase II
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 828-2124 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

33 - 33 Sewall Street, Portland, Maine
Address of Proposed Site
190 D078 - 190 D 003
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) Amendment to Plan

12,493 s.f. Proposed Building square Feet or # of Units
Acreeage of Site
RP Zoning

Check Review Required:
 Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan Subdivision Engineer Review Date

Planning Approval Status:

Reviewer Sarah Hopkins

Approved Approved w/Conditions See Attached Denied

Approval Date 02/05/2005 Approval Expiration 02/05/2006 Extension to Additional Sheets Attached

OK to Issue Building Permit Sarah Hopkins signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted date amount expiration date

Inspection Fee Paid date amount

Building Permit Issue date

Performance Guarantee Reduced date remaining balance signature

Temporary Certificate of Occupancy date Conditions (See Attached)

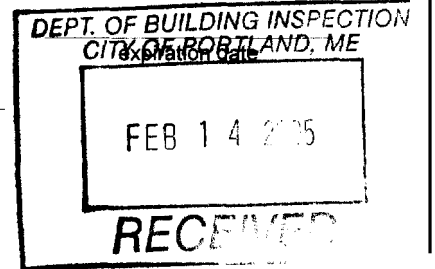
Final Inspection date signature

Certificate Of Occupancy date

Performance Guarantee Released date signature

Defect Guarantee Submitted submitted date amount expiration date

Defect Guarantee Released date signature



SPECIAL INSPECTION AGENCIES

1. SPECIAL INSPECTION COORDINATOR:

David Tetreault, P.E.
Structural Design Consulting, Inc.
22 Oakmont Drive
Old Orchard Beach: ME 04064-4121

2. TESTING AGENCY:

Haley & Aldrich
500 Southborough Drive
South Portland. ME 04106-6903

3. TESTING AGENCY:

Summit Labs
197 U.S. Route One
Scarborough, ME 04070

Note The inspection and testing agents shall be engaged by the Owner or the Owner's Agent and not by the Contractor or Subcontractor whose work is being inspected or tested. Any conflict of interest shall be disclosed to the Building Official prior to commencement of work.

Orthopaedic Associates, P.A.
Building Expansion Phase 2
33 Sewall Street
Portland, Maine
Page 2 of 4



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: HKTA/architects

Address of Project: 33 Sewall Street

Nature of Project: Orthopaedic Associates

Phase II Expansion

To the best of my knowledge, information and belief
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.

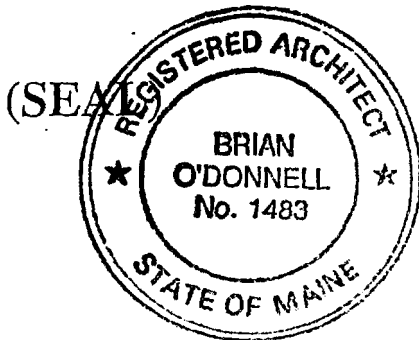
Signature: 

Title: Architect

Firm: HKTA/architects

Address: 482 Congress Street Suite 200
Portland ME

Phone: _____





CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: HKTA/architects

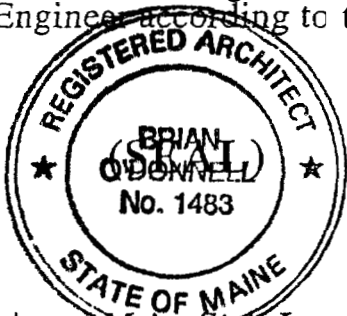
RE: Certificate of Design

DATE: 2/25/05

To the best of my knowledge, information and belief
These plans and / or specifications covering construction work on:

Orthopaedic Associates

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



As per Maine State Law:

\$50,000.00 or more in new construction, repair
expansion, addition, or modification for
Building or Structures, shall be prepared by a
registered design Professional.

Signature: Brian O'Donnell

Title: Architect

Firm: HKTA/architects

Address: 482 Congress St. suite 200
Portland ME

FROM DESIGNER: HRTA/architects
 DATE: 2/25/05
 Job Name: ORTHOAEDIC ASSOCIATES, PA
 Address of Construction: 33 SEWALL STREET PORTLAND, MAINE

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) BUSINESS

Type of Construction TYPE II B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES

Is the Structure mixed use? YES, if yes, separated or non separated (see Section 302.3) SEPARATED

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

STRUCTURAL DESIGN CALCULATIONS		<u>1607.9</u>	Live load reduction (1603.11, 1607.9, 1607.10)
<u>SEE S1</u>	Submitted for all structural members (106.1106.1.1)	<u>N/A</u>	Roof live loads (1603.1.2, 1607.11)
DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)			Roof snow loads (1603.1.3, 1608)
Uniformly distributed floor live loads (1603.1.11607)		<u>0.0PSF</u>	Ground snow load, P_g (1608.2)
Floor Area Use	Loads Shown	<u>0.2PSF</u>	If $P_g \geq 10$ psf, flat-roof snow load, P_f (1808.3)
<u>OFFICES</u>	<u>50PSF</u>	<u>1.0</u>	If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
<u>CORRIDORS</u>	<u>80PSF</u>	<u>1.0</u>	If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
		<u>1.0</u>	Roof thermal factor, C_t (Table 1608.3.2)
		<u>N/A</u>	Sloped roof snowload, P_s (1608.4)
		<u>C</u>	Seismic design category (1616.3)
Wind loads (1603.1.47609)		<u>2 D</u>	Basic seismic-force-resisting system (Table 1617.6.2)
<u>1609.6</u>	Design option utilized (1609.1.1, 1609.6)	<u>R = 5</u>	Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)
<u>100mph</u>	Basic wind speed (1609.3)	<u>$C_d = 4 \frac{1}{2}$</u>	Analysis procedure (1616.6, 1617.5)
<u>1.0</u>	Building category and wind importance factor, I_w (Table 1604.5, 1608.5)	<u>SIMPLIFIED</u>	Design base shear (1617.4, 1617.5.1)
<u>C</u>	Wind exposure category (1609.4)	<u>120K</u>	
<u>±0.25</u>	Internal pressure coefficient (ASCE 7)		
<u>MAX -35.9PSF</u>	Component and cladding pressures (1609.1.1, 1609.6.2.2)		
<u>MAX -24.1PSF</u>	Main force wind pressures (1609.1.1, 1609.6.2.1)		
Earthquake design data (1603.1.5, 1614 - 1623)			
<u>1616.3</u>	Design option utilized (1614.1)		
<u>I</u>	Seismic use group ("Category") (Table 1604.5, 1618.2)		
<u>$S_{DS} = 0.38$</u>	Spectral response coefficients, S_{DS} & S_{D1} (1615.1)		
<u>$S_{D1} = 0.16$</u>			
<u>D</u>	Site class (1615.1.5)		

Applicant: Fore River REATy.

Date: 3/4/05

Address: 33 Sewall St

C-B-I: 190-D-003+

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Dev.

05-0209

Zone Location - R-P

Interior or corner lot -

Proposed Use/Work - phase II expansion Additions to Existing Bldg 1st floor side-ret con. 2nd floor over Existing Area

Sewage Disposal - city

Lot Street Frontage - 60' - 425' scaled

Front Yard - 20' min w/ exceptions - 21' scaled

Rear Yard - 20' min - 100' shown (x142')

Side Yard - 12' min - ~~75'~~ 84' to phase II addition scaled

Projections -
2 story

Width of Lot - 60' min - 425' scaled

Height - 45' max - 39' scaled

Lot Area - 6,000 sq ft - 146,400 sq ft

Lot Coverage/Impervious Surface - R-5 closest 80% max - Existing 75% proposed 70%

Area per Family - N/A

Off-street Parking - 56,312 sq ft given ÷ 400 = 141 reg spaces - 183 spaces shown

Loading Bays - N/A

Site Plan - memo of 2004-0250

Shoreland Zoning/Stream Protection -

Flood Plains - Panel 13 Zone C

see old permit under 2004-0000