

## Administrative Authorization Decision

**Application #:** 2013-079

**Name:** Bld. Addition, Stairs, Sidewalk and Lighting

**Address:** SEWALL ST

**Description:** 350 sq. ft. Building Addition, Exterior Stair, Sidewalk and Lighting.

<u>Criteria for an Administrative Authorization:</u> (See Section 14-523 (4) on page 2 of this application)	<u>Applicant's Assessment</u> Yes, No, N/A		<u>Planning Division</u> Use Only
a) Is the proposal within existing structures?	No	No	
b) Are there any new buildings, additions, or demolitions?	Yes	Yes	
c) Is the footprint increase less than 500 sq. ft.?	Yes	Yes	
d) Are there any new curb cuts, driveways or parking areas?	No	No - reduction in pavement for waster container from the 2003 approved plans results in a net decrease of impervious surface area.	
e) Are the curbs and sidewalks in sound condition?	Yes	yes	
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes	
g) Is there any additional parking?	No	No	
h) Is there an increase in traffic?	No	No	
i) Are there any known stormwater problems?	No	No	
j) Does sufficient property screening exist?	Yes	Yes	
k) Are there adequate utilities?	Yes	Yes	
l) Are there any zoning violations?	No	No	
m) Is an emergency generator located to minimize noise?	N/A	N/A	
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No	

The Administrative Authorization for the Bld. Addition, Stairs, Sidewalk and Lighting was approved by Barbara Barhydt, Development Review Services Manager on April 10, 2013 with the following condition of approval listed below:

- 1) The 2003 approved site plan showed a paved area and waste container, which has been removed. Thus there is a net decrease in impervious surface area for the site, including the current proposal for the building addition and sidewalk area. No stormwater treatment is required.
- 2) The request for 30 minute parking along Sewall Street is not approved as part of this administrative authorization and instead, the applicant must coordinate their request through Jeremiah Bartlett, City Transportation Engineer, at the Department of Public Services.
- 3) The applicant must obtain all required building permits from the Inspection Division.



Barbara Barhydt  
Development Review Services Manager  
Approval Date: April 10, 2013

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City of Portland  
Development Review Application  
Planning Division Transmittal Form

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**Application Number:** 2013-079                      **Application Date:** 03/20/2013  
**CBL:** 190 D003001                      **Application Type:** Administrative Authorization

**Project Name:** Bld. Addition, Stairs, Sidewalk and Lighting  
**Address:** 33- SEWALL ST  
**Project Description:** 350 sq. ft. Building Addition, Exterior Stair, Sidewalk and Lighting.

**Distribution List:**

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

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**RECEIPT OF FEES**

<b>Application No:</b> 2013-079	<b>Applicant:</b> Orthopaedic Associates
<b>Project Name:</b> Bld. Addition, Stairs, Sidewalk and	<b>Location:</b> 33- SEWALL ST
<b>CBL:</b> 190 D003001	<b>Development Type:</b> Administrative Authorization
<b>Invoice Date:</b> 03/20/2013	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$50.00		\$50.00		\$0.00	On Receipt

**Previous Balance** **\$0.00**

<u>Fee Description</u>	<u>Qty</u>	<u>Fee/Deposit Charge</u>		
Administrative Authorization	1	\$50.00		
		<u>\$50.00</u>		
		<b>Total Current Fees:</b>	+	<b>\$50.00</b>
		<b>Total Current Payments:</b>	-	<b>\$50.00</b>
		<b>Amount Due Now:</b>		<b>\$0.00</b>

**CBL** 190 D003001

**Bill to:**

**Application No:** 2013079

**Invoice Date:** 03/20/2013

**Invoice No:** 40454

**Total Amt Due:** \$0.00

**Payment Amount:** \$50.00

Make checks payable to the *City of Portland*, ATTN: Jennifer Yeaton, 4th Floor, 389 Congress Street, Portland, ME 0410



## Barbara Barhydt - OA MRI Expansion Administrative Authorization Review

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**From:** Dan Riley <driley@sebagotechnics.com>  
**To:** Barbara Barhydt <BAB@portlandmaine.gov>  
**Date:** Wednesday, April 03, 2013 2:40 PM  
**Subject:** OA MRI Expansion Administrative Authorization Review  
**CC:** Becca Casey <casey@pdtarchs.com>  
**Attachments:** 00207.OA Site Plan (2003-2005) with pavement removal noted.PDF

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Hi Barbara,

I am writing to follow up on our conversation yesterday afternoon related to the Application for Administrative Authorization for the Orthopaedic's Associates (OA) MRI Expansion.

The following table summarizes and clarifies the impervious areas associated with the application.

Impervious Area Summary			
Item	Onsite Area (sf)	Offsite Area (sf)	Project Totals (sf)
New Rooftop over existing lawn	336		336
New Sidewalk over existing lawn (onsite)	441		441
New Sidewalk over existing lawn (offsite, esplanade)		400	400
<b>Subtotal New Impervious Area</b>	<b>777</b>	<b>400</b>	<b>1177</b>
Existing Bituminous Sidewalk to be removed	-61		
Net New Impervious (Onsite, 2013 Construction)	716		
Net New Impervious (Offsite, 2013 Construction)		400	
<b>Total Net New Impervious Area (2013 Construction, onsite+offsite)</b>	<b>716</b>	<b>400</b>	<b>1116</b>
Driveway and Dumpster Enclosure Removed	-1136		-1136
<b>Net New Impervious area since 2003 Approval</b>	<b>-420</b>	<b>400</b>	<b>-20</b>

The project will include the construction of a total of 1,177 square feet of new impervious surface. 777 sf is located on site, comprised of rooftop and sidewalk; 400 sf of sidewalk is to be constructed over the Sewall Street Esplanade.

The project will remove 61 sf of existing on-site bituminous sidewalk resulting in a net impervious area of 716 sf on-site, 400 sf offsite (1,116 sf total)

As we discussed by telephone. The site last received Site Plan Approval for a building expansion and site work in 2003. That approval was extended and the work was completed in 2005-2006. Since that time, a dumpster enclosure and driveway were removed and the area has been revegetated. A copy of the approved site plan is attached, with the location of removed pavement indicated.

This work eliminated 1,136 sf of impervious area. When this removal is factored in, there is a net reduction of impervious area on the site compared to the conditions shown on the approved plans from 2005.

Please give me a call if you have any questions or would like to discuss this or have this submitted in a letter format

Sincerely,

Dan Riley  
Daniel L. Riley, PE, CFM  
Senior Project Manager/Team Leader



[www.sebagotechnics.com](http://www.sebagotechnics.com)  
An Employee Owned Company

75 John Roberts Road – Suite 1A  
South Portland, ME 04106

Office: 207.200.2100 / 207.856.0277  
Direct Dial: 207.200.2080  
Mobile: 207.615.7912  
Fax: 207.856.2206

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March 18, 2013  
00207

Ms. Barbara Barhydt  
City of Portland Planning Division  
389 Congress Street  
Portland, Maine 04101

**Orthopaedics Associates (OA) MRI Expansion, 33 Sewall Street  
Administrative Authorization Site Plan**

Dear Barbara:

On behalf of Orthopaedic Associates (OA), we are pleased to submit the enclosed Site Plans and an Application for Administrative Authorization for improvements to the existing OA Building at 33 Sewall Street.

OA is planning renovations and an expansion of its Magnetic Resonance Imaging (MRI) practice. The project will include interior renovations and an approximately 340 s.f. exterior expansion. The exterior expansion will infill an alcove along the façade of the existing building frontage along Sewall Street. The expansion will include additional clinical space for new and replacement MRI equipment and a new entrance vestibule for MRI patients. As part of the work, the applicant plans to construct a new exterior stair and a handicap accessible sidewalk connecting to the public sidewalk on Sewall Street. Other site improvements include pedestrian scale bollard lighting and landscaping.

As part of the project, the applicant seeks approval to construct additional sidewalk to infill a section of the grass esplanade along the street to create a curb-side patient drop-off area, with signage restricting the on-street parking at this location to 30 minute loading and unloading only.

**Project History**

The existing site last received Site Plan approval for a building expansion in March 2003. The plans attached to the enclosed application are based on the approved site plans, supplemented with as-built topographic surveys of the area that will be affected by the proposed construction. The plan notes on the enclosed site plan are based on the 2003 approved plan and have been amended based on the proposed building expansion.

The enclosed package includes:

- Application for Administrative Authorization
- Site Plans and Details of the proposed site improvements
- Architectural renderings and floor plans of the proposed building addition
- Cut sheets of the proposed bollard lighting

We have enclosed an Application for Administrative Authorization in accordance with Section 14-523(c) of the Land Use Ordinance (the Ordinance). The following items summarize the proposed project's conformance with applicable standards of 14-523(c).

1. *The proposed development will be located within existing structures, and there will be no new buildings, external demolitions, or building additions other than those permitted by subsection 2 of this subsection;*

The work will include both interior and exterior construction. The external demolition is limited to the area associated with the building addition which is permitted by subsection 2 as described below.

The site work associated with this project includes constructing a new concrete sidewalk and stair. The total new impervious area, including the building rooftop and sidewalk will be approximately 1,150 square feet.

2. *Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;*

The proposed building expansion will occupy approximately 340 square feet.

3. *The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;*

The proposed site plan does not add any new curb cuts, driveways, or parking areas. No new parking is proposed. The applicant is requesting that the existing on-street parking, opposite the proposed sidewalk be restricted to 30 minute loading and unloading only. There will be no changes to existing curb cuts, traffic circulation flow or on-site parking. There are no existing or proposed drive-through services.

4. *The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the Public Services Authority, with granite curb with at least four-inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;*

The granite curb and existing concrete sidewalk along the site frontage is complete and in good repair.



5. *The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;*

There is no proposed change of use. The site has existing parking that exceeds the parking requirements of the ordinance. The parking calculations included on the site's 2003 Amended Site Plan have been revised to reflect the proposed addition and are presented on the enclosed Amended Site Plan. The project does not significantly increase traffic. The intent of the project is to replace an existing MRI unit with a new unit which requires additional clinical space.

6. *There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;*

There will be no measurable impact to the site's stormwater runoff conditions as a result of the project. The proposed improvements will result in a net increase in impervious area of approximately 1,150 square feet.

7. *There are no evident deficiencies in existing screening from adjoining properties;*

There are no evident deficiencies in existing screening from adjoining properties. The proposed addition is located on the front of the building facing the street. The site improvements include landscape plantings. The location of the sidewalk improvements have been designed to retain the existing mature street trees along the frontage of the site

8. *Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the proposed right-of-way;*

There is no new utility services proposed. Improvements within the right of way are limited to the construction of approximately 360 sf of sidewalk, infilling the esplanade.

9. *There are no current zoning violations;*

We are unaware of any zoning violations.

10. *Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m.*

No emergency generator is proposed.

11. *Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and there are no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.*



No emergency generator is proposed. There is no proposed change in use and we do not anticipate any noise, glare, fumes or other impacts associated with the project.

Thank you for your time and attention to this application. Please call if you have any questions or require additional information.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Daniel L. Riley".

Daniel L. Riley, P.E.  
Senior Project Manager

DLR/dlr:kn  
Enc.

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# Application Forms





**PROVISION OF PORTLAND CITY CODE  
14-523 (SITE PLAN ORDINANCE)  
RE: Administrative Authorization**

**Sec. 14-523 (b). Applicability**

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

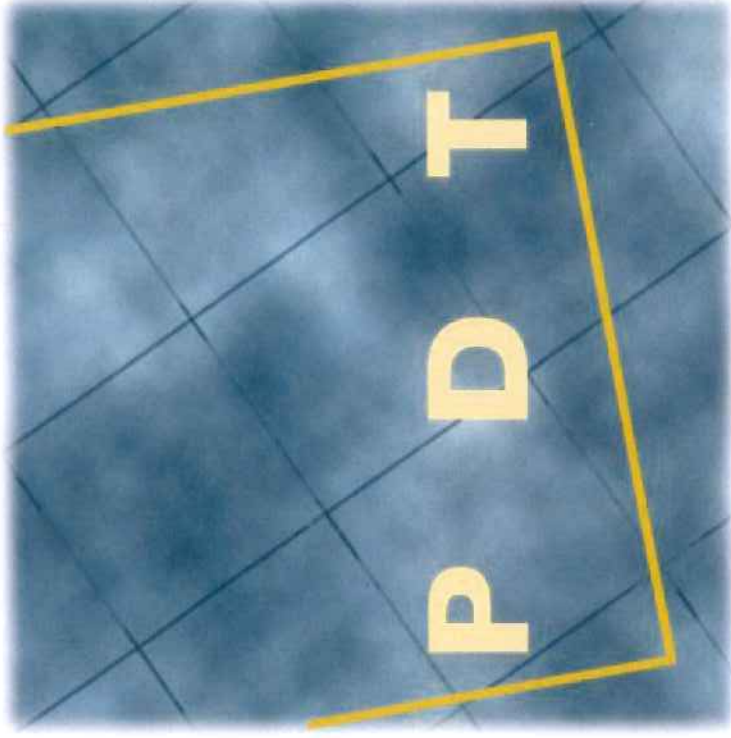
- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

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# Architectural Renderings

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Architecture ■ Interior Design ■ Planning

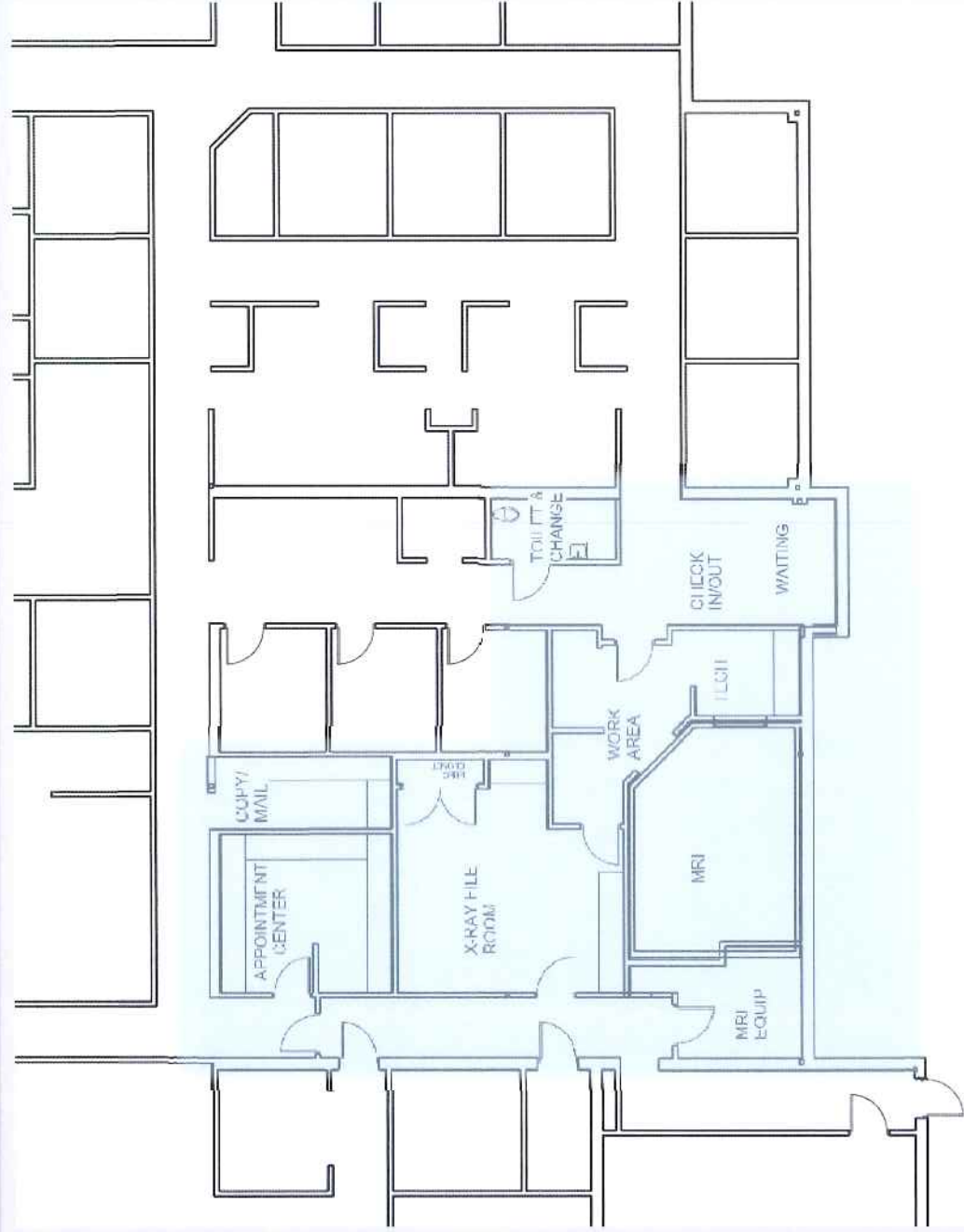


**ARCHITECTS**



■ OA-MRI

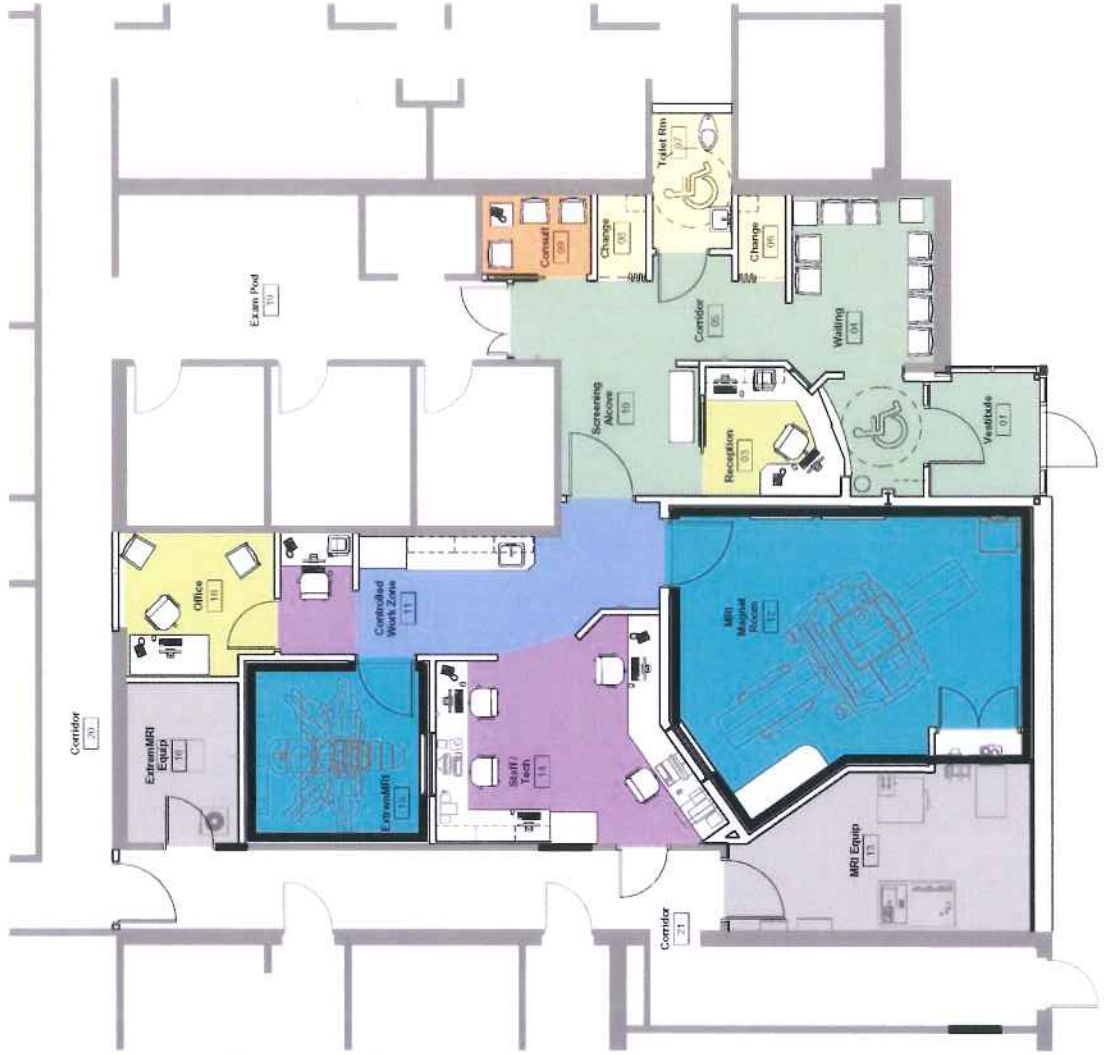
Area of Work - Existing Floor Plan



ARCHITECTS

MRI Room Legend

- administrative
- circulation
- clinical
- consult
- equipment
- private
- staff
- zone 2



■ OA-MRI

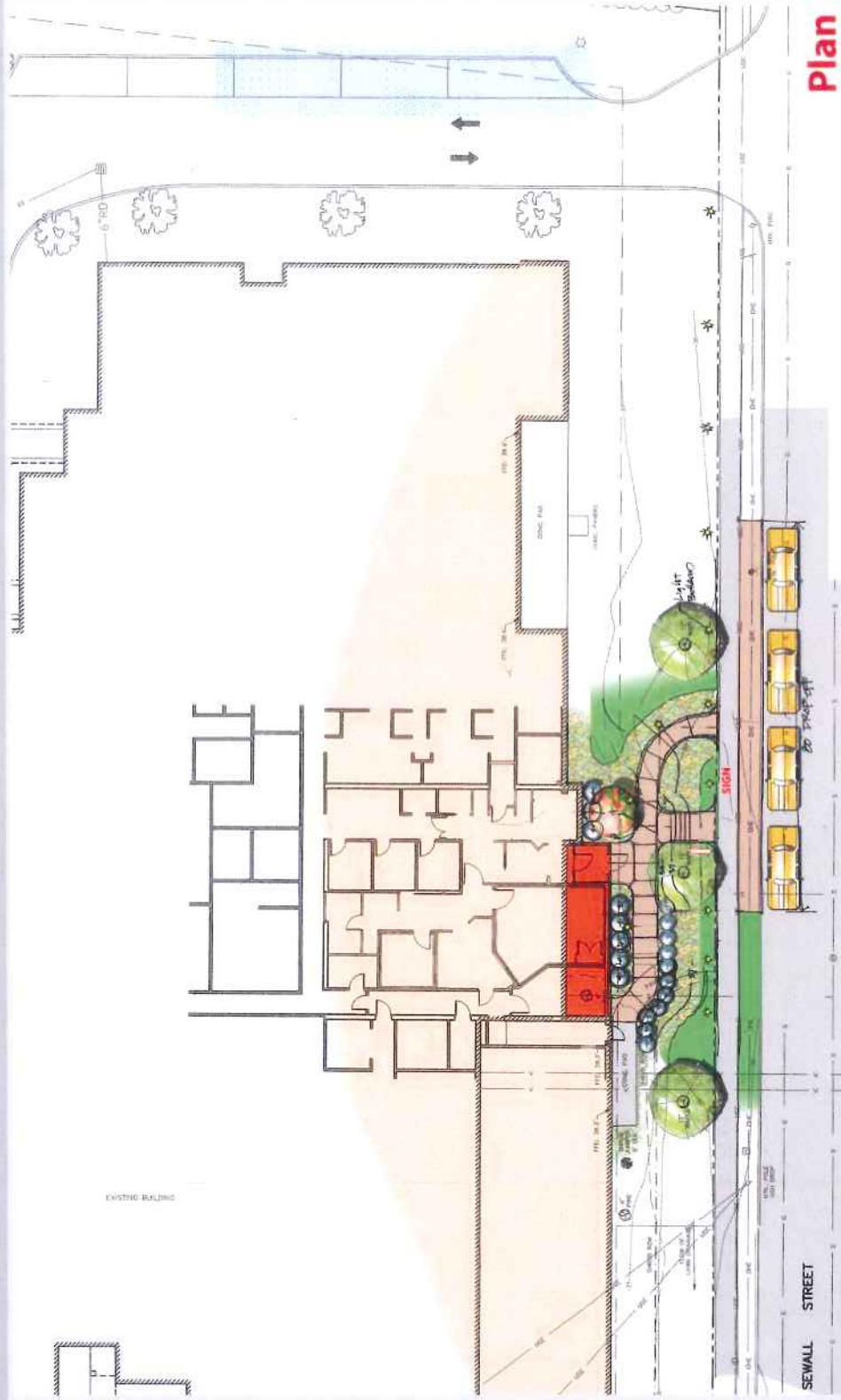
New Entry – Exterior View





■ OA-MRI

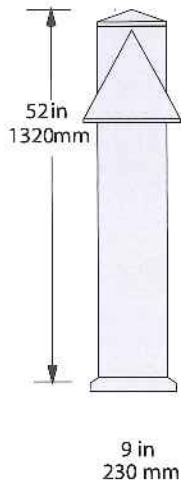
New Entry – Exterior Plan Work



Plan

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# Lighting



### FIXTURE

**M4-CF** Bollard with 120 through 277 volt electronic ballast for 26, 32 or 42 watt 4 pin compact fluorescent lamp. Must specify 26, 32, or 42 watt.

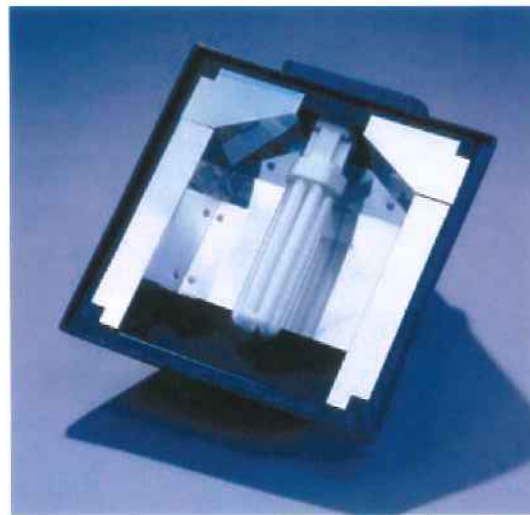
**M4T-CF** Twin head bollard with 120 through 277 volt electronic ballast for 26, 32 or 42 watt 4 pin compact fluorescent lamp. Must specify 26, 32, or 42 watt.

*WEIGHT: 10 POUNDS; IP: 65*

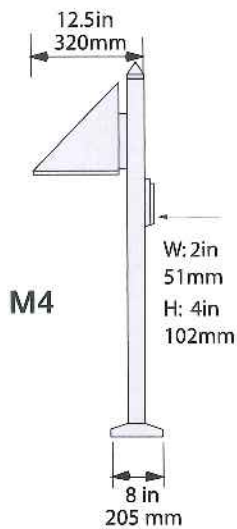
### OPTIONS

**BBU** Battery backup powers a compact fluorescent lamp for up to 90 minutes during a power failure. Output of the 26 watt lamp will be 450 lumens. Output of the 32 watt lamp will be 575 lumens. Output of the 42 watt lamp will be 750 lumens.

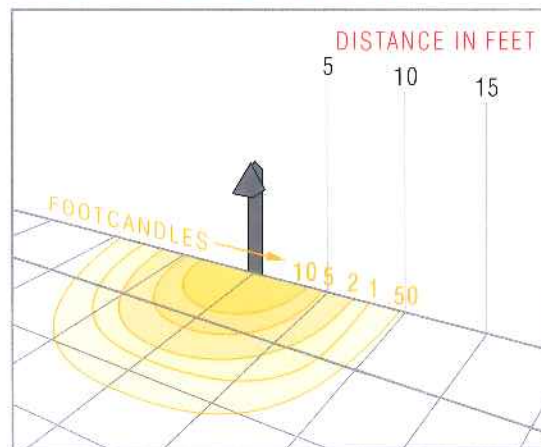
## M4 REFLECTOR DESIGN



The M4 reflector is designed to illuminate pathways and pedestrian areas with its wide distribution. The reflector is matched to a high efficiency, triple tube compact fluorescent lamp that is available in three color temperatures.

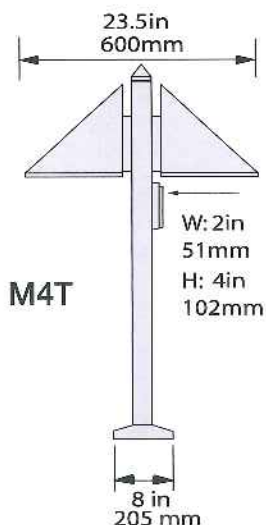


## M4 PHOTOMETRY



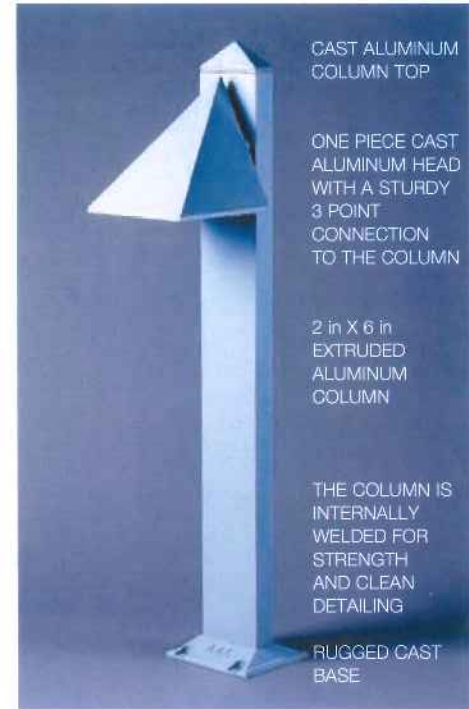
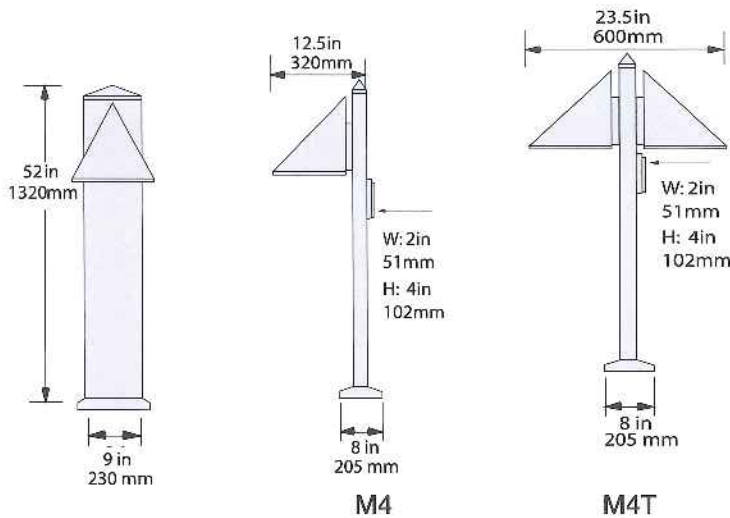
The chart illustrates the footcandle values for an M3 wall sconce with a 42 watt (3200 lumen) lamp. The 26 watt (1800 lumen) lamp can be substituted by multiplying the footcandle (fc) values by .56. The 32 watt (2400 lumen) lamp can be substituted by multiplying the footcandle (fc) values by .75.

All testing performed by a certified independent laboratory.





## Specifications



### HOUSING

The fixture shall be one-piece cast 356 aluminum with a minimum wall thickness of .188 inch. The lens is clear DR acrylic, sealed to the housing with a silicone gasket. The fixture is relamped by loosening four captive stainless steel fasteners. The base is heavy cast 356 aluminum with a minimum .250 inch wall thickness. The column is extruded 6061 T-6 aluminum internally welded to the base. The top cap shall be cast 356 aluminum. The fixture is mounted to the column with three stainless steel 1/4-20 fasteners and is fully gasketed.

The optical assembly shall consist of a die formed, specular Alzak® reflector with wide throw type 2 optics. The reflector is easily removed for easy access to the ballast.

The ballast shall be electronic, rated for -30°C starting with a 4 pin, 26, 32 or 42 watt lamp socket. The ballast is factory mounted and wired in the housing.

### FINISH

Fixture finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

### EISA COMPLIANCE

AAL is committed to complying with U.S. EISA requirements. All applicable products manufactured for sale in the United States after January 1, 2009, meet EISA requirements.

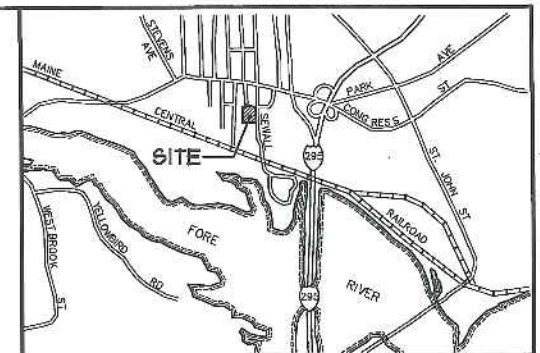
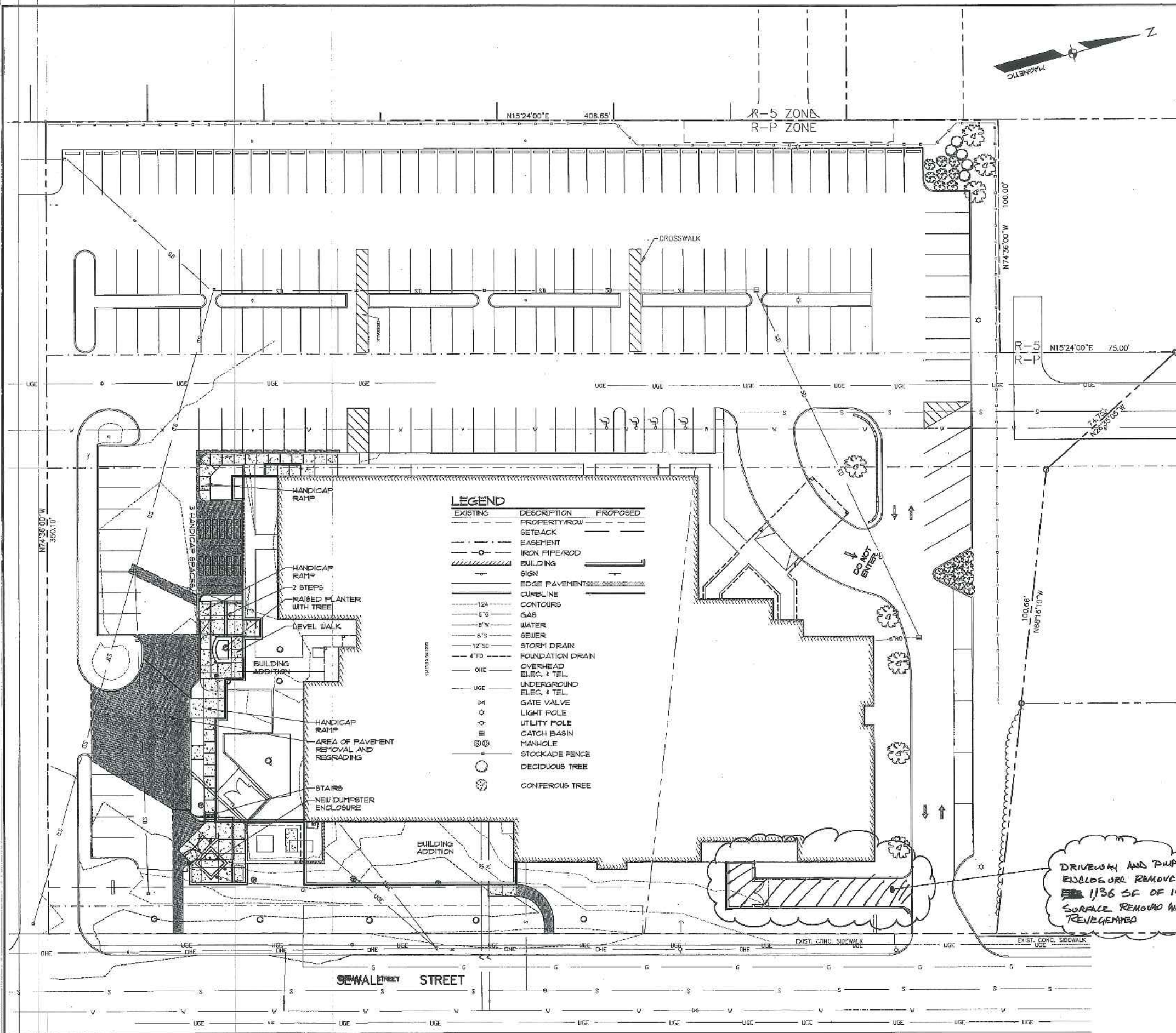
### CERTIFICATION

Fixtures shall be listed with ETL for outdoor, wet location use, UL 1598 and Canadian CSA C22.2 no.250. IP = 65

### WARRANTY

Fixture is warranted for three years. Ballast components carry the ballast manufacturer's limited warranty. Any unauthorized return, repair, replacement or modification of the Product(s) shall void this warranty. This warranty applies only to the use of the Product(s) as intended by AAL and does not cover any misapplication or misuse of said Product(s), or installation in hazardous or corrosive environments. Contact AAL for complete warranty language, exceptions, and limitations.





LOCATION MAP N.T.S.

**GENERAL NOTES:**

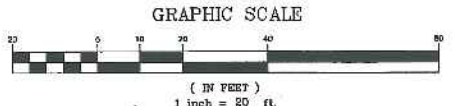
- OWNER: FORE RIVER REALTY  
P.O. BOX 1260  
PORTLAND, MAINE 04101-1260
- ASSESSORS REFERENCE: TAX MAP 150 - D - 1, B, 14-16 / E - 1-5, B, H / H - 1-6 / G - 1, B, H
- PLAN REFERENCES:  
A. BOUNDARY: BASED ON PLAN OF LAND/STANDARD BOUNDARY SURVEY ON SEWALL STREET, PORTLAND, MAINE FOR ORTHOPAEDIC ASSOCIATES, P.A. BY OWEN HASKELL, INC. DATED MAY 21, 1985 REVISED 4-21-88.  
B. SITE LAYOUT: BASED ON SITE PLAN BY TERRIEN ARCHITECTS DATED JULY 26, 1989.  
C. AS-BUILT SURVEY OF SOUTHERN PORTION OF SITE BY SEBAGO TECHNICS, INC., DECEMBER 2002.
- TOTAL LOT AREA: 338 AS.
- ZONING DISTRICT: RESIDENTIAL PROFESSIONAL
- SPACE & BULK REQUIREMENTS:  
MIN. YARD DIMENSIONS: FRONT: 20 FEET  
REAR: 20 FEET  
SIDE - 1 STORY: 10 FEET  
2 STORY: 12 FEET  
3 STORY: 18 FEET
- PERVIOUS SURFACE RATIO CALCULATION:  
EXISTING: 15%  
PROPOSED: 103%  
MAX. ALLOWED ABUTTING R-P ZONE: 86%
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE BASED UPON DESIGN DOCUMENTS NOTED IN NOTE 5.
- BUILDING SUMMARY:  
EXISTING BUILDING: 42,000 SF.  
PROPOSED BUILDING: 14,321 SF.  
TOTAL: 56,321 SF.
- PARKING SUMMARY:  
EXISTING: 188 SPACES  
REMOVED: 1 SPACES  
TOTAL: 187 SPACES  
TOTAL REQUIRED: 56,321 SF / 1 SPACES/600 SF = 141 SPACES

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	CURB LINE	---
---	CONTOURS	---
---	GAS	---
---	WATER	---
---	SEWER	---
---	12" SD STORM DRAIN	---
---	4" TD FOUNDATION DRAIN	---
---	OVERHEAD ELEC. & TEL.	---
---	UNDERGROUND ELEC. & TEL.	---
---	GATE VALVE	---
---	LIGHT POLE	---
---	UTILITY POLE	---
---	CATCH BASIN	---
---	MANHOLE	---
---	STOCKADE FENCE	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---

DRIVEWAY AND PUMPER ENCLOSURE REMOVED 1136 SF OF IMPERVIOUS SURFACE REMOVED AND REVEGETATED

2003 plan





**Sebago Technics**  
Engineering/Architecture You Can Build On  
333 Commercial Street  
Portland, ME 04101-1239  
Tel: (207) 856-0277

PROJECT NO. FIELD BOOK DESIGN CHKD. DRAWN  
00207 SGD SCD BRP

OVERALL SITE PLAN OF ORTHOPAEDIC ASSO. OF PORTLAND P.A.  
33 SEWALL STREET PORTLAND, MAINE  
FOR: ORTHOPAEDIC ASSO. OF PORTLAND P.A.  
P.O. BOX 1260 PORTLAND, MAINE 04104-1260

DATE: 01-20-03 SCALE: 1"=20'

SHEET 1 OF 4