

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1254	Issue Date: PERMIT ISSUED OCT - 6 2006	CBL: 190 D006001
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Location of Construction: 51 SEWALL ST	Owner Name: RHEUMATOLOGY REALTY ASS	Owner Address: 51 SEWALL ST	Phone:
Business Name:	Contractor Name: Maine State Builders	Contractor Address: 245 Warren Ave Portland	Phone: 2077735504
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: R-1

Past Use: Commercial/	Proposed Use: Commercial/ addition and renovation to existing office space	Permit Fee: \$4,520.00	Cost of Work: \$450,000.00	CEO District: 3
Proposed Project Description: addition and renovation to existing office space		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: SB 9/14/06	

Signature: *Greg Carr* Signature: *Greg Carr*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 08/25/2006	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</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>see #2006-0163</i></p> <p><i>exemption granted attached - denied</i></p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p><i>all with conditions</i></p> <p>Date: <i>9/14/06</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 <i>9</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

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Business Name:	Contractor Name: Maine State Builders	Contractor Address: 245 Warren Ave Portland	Phone: (207) 773-5504
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Commercial/ addition and renovation to existing office space	Proposed Project Description: addition and renovation to existing office space
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/01/2006
Note: **Ok to Issue:**
 1) Separate permits shall be required for any new signage.
 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

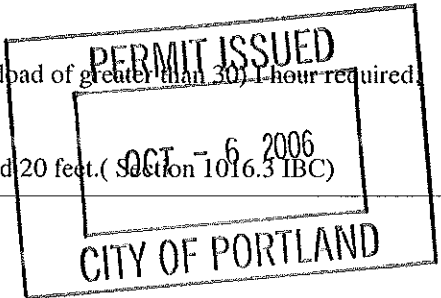
Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 09/14/2006
Note: **Ok to Issue:**
 1) 1) The Architect needs to stamp the plans prior to issuance.
 2) Planning sign must sign off prior to issuance.

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 09/01/2006
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 08/28/2006
Note: **Ok to Issue:**

Dept: Planning **Status:** Approved **Reviewer:** Sarah Hopkins **Approval Date:** 09/06/2006
Note: **Ok to Issue:**

Comments:
 9/1/2006-mes: site plan #2006-0163 not signed off yet - WAIT FOR STAMPED APPROVED SITE PLAN BEFORE ISSUING BUILDING PERMIT
 9/2/2006-mjn: Plans are not stamped by the architect., Left Voicemail with Ann Calendar
 Need Stair Cross Section.
 Need to discuss Corridor ratings,(non sprinklered building, "B" use group with an occupant load of greater than 30) 1-hour required, windows are shown on the floor.(table 1016.1)
 Also Need to discuss the existing potectial dead end corridors on the second floor that exceed 20 feet.(Section 1016.3 IBC)



From: Marge Schmuckal
To: Sarah Hopkins
Date: 9/1/2006 1:50:59 PM
Subject: 51 Sewall St - 2006-0163

Sarah,
I have reviewed this site plan for compliance with the R-P Zone. This approx. 563 square foot building is meeting the underlying R-P Zone requirements.

Please let this office know when an approved site plan is released from your division. We have a building permit application on file.

Marge



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

~~APPLICANT'S MAILING ADDRESS~~
RHEUMATOLOGY ASSOCIATES

3.15.06

Applicant ~~WHIPPLE - CAUENDEL ARCHITECTS~~

Application Date

19 CONWELL ST PORTLAND 04101

Applicant's Mailing Address

RHEUMATOLOGY ASSOCIATES
Project Name/Description
ELEVATOR ADDITION
51 SEWALL ST.

ANNE CAUENDEL 775 2696

Address of Proposed Site

Consultant/Agent/Phone Number X105

See # 2006-0163
CBL: 190-D-6

Description of Proposed Development:

502 SF ADDITION FOR ELEVATOR TO EXISTING BLDG.
AT 51 SEWALL STREET. INFILLING CORNER OF
BUILDING OUTSIDE OF PAVED AREAS.

Please Attach Sketch/Plan of Proposal/Development

Applicant's Assessment
(Yes, No, N/A)

Planning Office
Use Only

Criteria for Exemptions:
See Section 14-523 (4) on back side of form

a) Within Existing Structures; No New Buildings, Demolitions or Additions	NO	
b) Footprint Increase Less Than 500 Sq. Ft.	NO	500 SF
c) No New Curb Cuts, Driveways, Parking Areas	Yes	
d) Curbs and Sidewalks in Sound Condition/Comply with ADA	Yes	
e) No Additional Parking/ No Traffic Increase	Yes	
f) No Stormwater Problems	Yes	
g) Sufficient Property Screening	Yes	
h) Adequate Utilities	Yes.	

Planning Division Use Only

Exemption Granted _____ Partial Exemption _____ Exemption Denied

Construction over 500 SF requires
Site plan review

DEPT OF BUILDING INSPECTION
CITY OF PORTLAND, ME

AUG 16 2006

RECEIVED

Planner's Signature Frank H. Spiers

Date 8/16/06

White - Planning Office

Pink - Inspections

Yellow - Applicant

FROM DESIGNER: Whipple Callender Architects + Casco Bay Engineering

DATE: 8-21-06

Job Name: Rheumatology Associates Addition + Renovations

Address of Construction: 51 Sewall Street

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 VB

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NO

Is the Structure mixed use? NO if yes, separated or non separated (see Section 302.3) N/A

Supervisory alarm system? YES Geotechnical/Soils report required? (See Section 1802.2) NO

STRUCTURAL DESIGN CALCULATIONS
— Submitted for all structural members (1003.1, 1003.1.1) — Live load reduction (1603.1.1, 1607.9, 1607.10)
— — Roof live loads (1603.1.2, 1607.11)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)
Uniformly distributed floor live loads (7603.3.1, 1607)
Roof snow loads (7603.7.3, 1608)
Ground snow load, P_g (1608.2)
If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
If $P_f > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.8)
Roof thermal factor, C_t (Table 1608.3.2)
Sloped roof snowload, P_s (1608.4)

Wind loads (1603.1.4, 1609)
Design option utilized (1609.1.1, 1609.6) NO
Basic wind speed (1609.3) 90 mph
Building category and wind importance factor, I_w (Table 1604.5, 1609.5) 1.0
Wind exposure category (1609.4) B
Internal pressure coefficient (ASCE 7) ± 0.55
Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.8.2) 6, 4
Analysis procedure (1618.6, 1617.5) 1616.6
Design base shear (1617.4, 1617.5.1) 0.062W

Component and cladding pressures (1609.1.1, 1609.8.2.2) 25 psf
Main force wind pressures (7603.1.1, 1609.6.2.1) 14 psf
Flood loads (1603.1.8, 1612) N/A
Flood hazard area (1612.3) N/A
Elevation of structure 39'

Other loads
Earthquake design data (1603.1.5, 1614-1623)
Design option utilized (1614.1) NO
Seismic use group ("Category") (Table 1604.5, 1616.2) I
Spectral response coefficients, S_{ps} & S_{D1} (1615.1) 0.37 + 0.16
Site class (1615.1.5) D
Concentrated loads (1607.4) N/A
Partition loads (1607.5) N/A
Impact loads (1607.8) N/A
Misc. loads (Table 1607.8, 1607.8.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404) N/A

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

2006-0163
Application I. D. Number

8/17/2006
Application Date

Rheumatology Associates
Project Name/Description

Rheumatology Realty Associates
Applicant
51 Sewall St, Portland, ME 04102
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 774-5761 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

51 - 51 Sewall St, Portland, Maine
Address of Proposed Site
190 D006001
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) _____

Proposed Building square Feet or # of Units 52,500 Acreage of Site _____ Zoning RP

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 Pla \$400.00 Subdivision _____ Engineer Review _____ Date 8/21/2006

Zoning Approval Status:

Reviewer Marge S. - DMAP.
 Dented

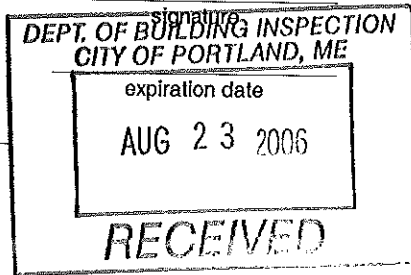
- Approved Approved w/Conditions See Attached

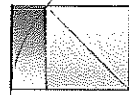
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date _____

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 _____
- 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 _____





WHIPPLE - CALLENDER ARCHITECTS

August 17, 2006

City of Portland
Department of Planning & Development
Portland City Hall
389 Congress Street
Portland, ME 04101

RE: Rheumatology Associates Addition to 51 Sewall Street

Minor Site Plan Review Application

Rheumatology Associates at 51 Sewall Street is looking to add a two-story elevator addition to their existing facility. The building is used as a medical office building and they are upgrading the building to be more handicap accessible. This 560 square foot addition will be located on a planted area on the southeast corner of the building. The existing bituminous walkways will be relocated to work with the new entry. The addition has no impact on the existing parking or road areas of the site. All site utilities are adequate to handle this addition so no changes will be made to the utilities.

The existing site is 2.41 acres in size and has 75 parking spaces. The zoning requires 34 spaces for this building so no additional parking spaces will be required with this addition. If possible the existing planting will be relocated. If they do not survive, new plantings of similar species (as noted on the plan) will be installed.

Please find with this application 11 x 17 plans of the site plan, first and second floor plans, and building elevations; a 24 x 36 plan of the site at 1" = 10'-0"; and the City of Portland Site Plan Application.

Sincerely,

Anne Callender, registered architect
for Rheumatology Associates



City of Portland Site Plan Application

If you or the property owner owes real estate taxes, personal property taxes or user charges on any property within the City, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 51 SEWALL ST		Zone: RP
Existing Building Size: 7398 sq. ft.	Proposed Building Size: 7960 sq. ft.	
Existing Acreage of Site: 52,500 sq. ft.	Proposed Acreage of Site: SAME sq. ft.	
Tax Assessor's Chart, Block & Lot: Chart# 190 Block# D Lot# 6	Property owner's mailing address: RHEUMATOLOGY ASSOCIATES 51 SEWALL ST PORTLAND ME 04102	Telephone #: 774.5761
Consultant/Agent, mailing address, phone # & contact person: ANNE CALLENDER WHIPPLE CALLENDER ARCHITECTS 19 COMMERCIAL ST PORTLAND 04101	Applicant's name, mailing address, telephone #/Fax#/Pager#: XXXXXXXX 775.2696 X105 775.3631	Project name: RHEUMATOLOGY ASSOCIATES

Fee For Service Deposit (all applications) (\$200.00)

Proposed Development (check all that apply)

New Building Building Addition Change of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking lot

Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable

Site Location of Development (\$3,000.00)
(except for residential projects which shall be \$200.00 per lot _____)

Traffic Movement (\$1,000.00) Storm water Quality (\$250.00)

Section 14-403 Review (\$400.00 + \$25.00 per lot)

Other _____

Major Development (more than 10,000 sq. ft.)

Under 50,000 sq. ft. (\$500.00)

50,000 - 100,000 sq. ft. (\$1,000.00)

Parking Lots over 100 spaces (\$1,000.00)

100,000 - 200,000 sq. ft. (\$2,000.00)

200,000 - 300,000 sq. ft. (\$3,000.00)

Over 300,000 sq. ft. (\$5,000.00)

After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review

Less than 10,000 sq. ft. (\$400.00)

After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

Planning Staff Review (\$250.00)

Planning Board Review (\$500.00)

~ Please see next page ~

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

RHEUMATOLOGY ASSOCIATES
AMY PIZZO
51 SEWALL ST
PORTLAND ME 04102
774.5761

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

Amendment to Plans: Amendment applications should include 9 separate packets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

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 of applicant:



Date:

8.17.06

ANNE CALLENDER · WHIPPLE · CALLENDER ARCHITECTS

This application is for site review ONLY; a building Permit application and associated fees will be required prior to construction.



CITY OF PORTLAND, MAINE
Department of Building Inspections

8.05.02

Received from

Maria L. Phillips

Location of Work

105 Hill St.

Cost of Construction

\$ 450,000

Permit Fee

\$

Building (II)

Plumbing (I5)

Electrical (I2)

Site Plan (U2)

Other

CBL: 1206

Check #: 11612

Total Collected \$ 4400

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 061254

PERMIT ISSUED

OCT - 6 2006

This is to certify that RHEUMATOLOGY REALTY ASSOCIATES / Maine State Builder

has permission to addition and renovation to existing office space

AT 51 SEWALL ST

190 D00600

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 altered or otherwise closed-in. 24 HOUR 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. Carey CAS PFD 9-1-06

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Alfred August 9/15/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

RECEIVED 6/27/06



R. W. Gillespie & Associates, Inc.

Geotechnical Engineering • Geohydrology • Materials Testing Services

21 June 2006

Brian Keroack, MD, Vice President
Rheumatology Associates, P.A.
c/o Whipple-Callender Architects, Inc.
Attn: Anne Callender, R.A.
551 Congress Street
Portland, ME 04101

Subject: Proposed Building Addition/Renovations - Rheumatology Associates
51 Sewall Street
Portland, Maine
RWG&A Project No. 728-04

Dear Dr. Keroack:

R. W. Gillespie & Associates, Inc., (RWG&A) is pleased to present the results of our geotechnical investigation for the proposed building addition/renovations for Rheumatology Associates in Portland, Maine. This work was performed in accordance with RWG&A's proposal to you dated 02 May 2006 (RWG&A Proposal No. P-6093). The purpose of this investigation was to obtain information regarding subsurface soil and groundwater conditions on which to base recommendations for the design and construction of foundations, ground floor slabs, and an elevator pit.

This report details the findings of our subsurface exploration and engineering analyses, and provides our geotechnical design recommendations. In summary, subsurface soils at the site consist of fill over hard to medium stiff silty clay underlain by dense glacial till. The groundwater level at the time of field explorations was estimated to be approximately 8 feet below current ground surface.

The proposed addition may be supported on spread and continuous footings with slab-on-grade ground floors. Foundation settlement of the proposed addition is estimated to be about 1/2 inch. Differential settlements of this magnitude should be anticipated between the current

200 International Dr., Ste 170
Portsmouth, NH 03801
603-427-0244 • Fax 603-430-2041

Corporate Office
86 Industrial Park Rd., Ste 4
Saco, ME 04072
207-286-8008 • Fax 207-286-2882

P.O. Box 289
Augusta, ME 04344
207-623-4914 • Fax 207-623-3429

building and the proposed addition. Foundation drainage, consisting of perimeter footing drains, is recommended. Results of our subsurface exploration, engineering evaluations, and geotechnical recommendations follow.

INTRODUCTION

The project site is located at 51 Sewall Street in Portland, Maine, as shown on Figure 1, *Locus Map*. The project consists of a proposed two-story addition to the current two-story building. Our understanding of existing and proposed conditions is based on a site visit and review of the following drawings:

- "First Floor Plan," Sheet A1.2, by Whipple-Callender Architects dated 18 April 2006 illustrating the location proposed addition.
- "Foundation Plan," Sheet A2, by Samuel W. Van Dam dated 05 March 1984.
- Untitled and undated site location and layout.

It is understood the above foundation plan was prepared for construction of the building. The plan indicates the building is supported on continuous and spread footings with a slab-on-grade first floor. The addition will be approximately 25 by 22 feet in plan and has two walls common to the building. It is understood the first floor level of the addition will be at the same elevation as the current building; a basement is not proposed. The proposed elevator is at the outside corner of the addition. It is understood the elevator pit slab will be about 15 inches thick and will be about 4 feet below first floor level. Structural loads, column spacing, framing information, and settlement tolerances were not provided to RWG&A.

SUBSURFACE EXPLORATION

The subsurface exploration program consisted of one test boring, designated B-1, advanced to a refusal surface at a depth of about 37 feet below current ground surface. The test boring was drilled by Great Works Pump & Test Boring, Inc., of Rollinsford, New Hampshire, using a truck-mounted, rotary drill rig. The bore hole was advanced by cased-wash boring drilling methods with dry sampling. Sampling was performed in general accordance with *ASTM D1586, Standard Test Method for Penetration Test and Split-Barrel Sampling of Soils*. Field vane shear tests were performed in lieu of split-barrel sampling at depths of 20 and 30 feet using methods similar to *ASTM D2573, Standard Test Method for Field Vane Shear Test in Cohesive Soils*. The drilling methods made it impractical to observe free water in the bore hole.

Exploration activities were coordinated by an RWG&A field geologist. The soils were described in accordance with *ASTM D2488, Standard Practice for Description and Identification of Soils (Visual-Manual Procedure)*. A log of the exploration is included in Appendix A of this report. Stratification lines shown on the exploration log represent the approximate boundaries between the different soil types encountered; the actual transitions will be more gradual and will vary over short distances.

Figure 2, *Exploration Location Plan*, shows the approximate location of the subsurface exploration. The exploration location was measured in the field by pacing and taping from identifiable site features. The exploration location is accurate only to the degree implied by the methods used to determine it.

SUBSURFACE CONDITIONS

Subsurface Soils

Three distinct soil units were encountered in the exploration: fill, silty clay, and gravelly sand with silt (glacial till). In general, the subsurface soils consist of topsoil overlying granular fill in the upper 2.5 feet, over naturally deposited hard to medium stiff silty clay extending to about 33.5 feet below ground surface. In general, the silty clay is hard to stiff in the upper 12 to 15 feet and becomes softer with increasing depth. The silty clay is underlain by dense glacial till. Refusal encountered in the exploration might have been on a cobble, boulder, or bedrock. Refer to the exploration log for detailed soil descriptions at specific depths.

Groundwater

Groundwater was estimated to be at about 8 feet below local ground surface based on observed moisture of the split-barrel samples. We anticipate perched groundwater levels occur in the fill at or near local ground surface. In general, groundwater levels across the site will fluctuate due to season, temperature, precipitation, and construction activity in the area; therefore, water levels during and following construction will vary from those estimated in the subsurface exploration.

EVALUATION OF GEOTECHNICAL DATA

General

Engineering evaluations for this project are based on the subsurface exploration, and the site and building design information currently available to RWG&A. Should differing

information become known prior to or during construction, these evaluations should be reviewed by RWG&A to confirm their continued applicability. The engineering evaluations that follow should be reviewed by RWG&A when the site and building designs have been decided. It is recommended foundation design and construction be in compliance with the requirements of all applicable ordinances, regulations, codes, and rules. It is understood the adopted building code in Portland, Maine, is 2003 International Building Code®, as amended.

Building Foundation and Ground Floor Slabs

Similar to the building, the proposed addition may be supported by shallow foundations consisting of spread and/or continuous footings with slab-on-grade floor all bearing on compacted structural fill and/or undisturbed, naturally deposited, inorganic soil. A vapor barrier should be provided below the first floor slab. Perimeter footing drains are recommended to permanently control groundwater levels around and near the addition.

Settlement Evaluations

It is understood the first floor level of the addition will be at the same elevation as the building. Raises in site grades adjacent to the addition are anticipated to be less than one foot. The silty clay beneath the building will settle under the additional structural loads. A foundation load of 3 kips per linear foot and a first floor live load of 100 pounds per square foot were used in our evaluations; actual loads should be determined by the Structural Engineer.

Settlement evaluations indicate total settlements of approximately 1/2 inch should be expected for the proposed addition. Differential settlements of this magnitude should be anticipated between the building and the proposed addition. It should be expected that building foundations and walls that will carry additional loads or are located near new foundations might also settle due to the influence of the new construction. In turn, some cracking in the building walls might occur due to nonuniform movement as loads in the structure and soil are redistributed.

Construction Considerations

The composition of the existing fill and methods used to prepare the fill subgrade and place and compact the fill are uncertain. The fill within the limits of the proposed addition should be excavated down to naturally deposited, inorganic soil and replaced with compacted structural fill. Fill encountered within the test boring consisted of medium to fine sand with little amounts of gravel and trace amounts of silt indicating the fill might be suitable for re-use as structural fill. Soils from footing excavations will generally consist of silty clay and are not suitable for use as structural fill but might be used as common fill.

RECOMMENDATIONS

Foundation requirements and construction considerations are significantly affected by the subsurface conditions present at the proposed site. RWG&A recommends that design and construction be in accordance with all applicable codes. It is understood that the building will be designed to conform with the *2003 International Building Code*®.

Excavation and Filling

1. All topsoil, organic material, asphalt, existing fills, demolition debris, frozen soil, and other unsuitable materials should be removed from within 5 feet of the proposed addition. Unsuitable materials include uncontrolled fills (i.e., fills placed without systematic densification and moisture control to an acceptable percent compaction,) and deleterious substances. Existing foundations (e.g., footings supporting the canopy at the building) and utilities associated with past usages should be removed in their entirety.

The ends of foundation drain pipes to be abandoned as part of the addition project should be plugged and capped to prevent the migration of soil and debris into the pipes.

2. On-site fills should be evaluated prior to, or during construction for use at the site as structural fill. Soils containing organic material, topsoil, debris, and other deleterious substances should be removed and replaced with suitable compacted granular materials.
3. Site grading should provide positive drainage away from constructed facilities both during and following construction. This is of particular importance due to the moisture sensitive nature of the naturally deposited silty clay soils. Dewatering requirements will vary across the site based on groundwater levels encountered during construction and soil types. In general, it should be practical to accomplish construction dewatering from within excavations using open pumping methods to a depth of a couple feet below groundwater. Surface runoff and infiltration of groundwater should be controlled so that excavation, filling, and foundation construction can be completed in-the-dry.
4. Fill below the addition for support of footings and floor slabs, and for backfill against foundation walls should consist of structural fill. Structural fill should be a well-graded sand and gravel mixture meeting the following gradation:

Screen or Sieve Size	Percent Passing
3 inch	100
No. 4	35 - 75
No. 40	5 - 35
No. 200	0 - 5

Based on one soil sample from the test boring, the on-site fill might be suitable for use in the project as structural fill; however, the quantity of material that might be suitable for use as structural fill is uncertain. Soil proposed for re-use at the site should be stockpiled separately, tested, and evaluated during construction for conformance with recommended criteria.

5. Common fill should consist of inorganic mineral soil free of ice, loam, organic, or other unsuitable materials. The naturally deposited silty clay is not suitable for use as structural fill but might be used as common fill to raise grade in landscaped areas. The on-site, naturally deposited silty clay soil is considered highly frost susceptible and very moisture sensitive. Silty clay materials should not be placed directly below paved areas where frost heaving would be problematic. Due to their moisture sensitive nature, these soils will likely be difficult to place and compact. The moisture content of these soils will need to be tightly controlled for placement and densification to the required compaction without excessive weaving, pumping, or other signs of instability. Saturated silty clay soils are not considered suitable for use as common fill.
6. In open areas, fill should be placed in level, uniform lifts not exceeding 9 inches in uncompacted thickness and be compacted with self-propelled compaction equipment. In confined areas, fill should be placed in lifts not exceeding 6 inches in uncompacted thickness and be compacted with hand-operated compaction equipment. Fill should be compacted to at least 95 percent of the maximum dry density as determined by ASTM D1557, *Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lbf/ft³ (2,700 kn-m/m³))*.
7. Large compaction equipment might cause perceivable shaking inside and near the building. The shaking might be disturbing to those within the building or to vibration sensitive equipment; wall hangings may be jarred loose and/or could fall. Methods of reducing these vibrations include using smaller compaction equipment and compacting with low vibratory energy or statically, if necessary. Compacting with low vibratory energy or statically will probably require use of thinner lifts and more passes/coverages with the equipment to achieve the specified compaction.

Foundations

8. The addition may be founded on spread and/or continuous footings bearing on undisturbed, naturally deposited, inorganic soil or compacted structural fill. Footings should be designed for a maximum contact pressure of 1,500 pounds per square foot. Minimum footing width should be in accordance with structural design requirements and building code, and not less than 2 feet. Total settlements of up to 1/2 inch should be expected within new construction. Differential settlements of up to 1/2 inch between new and old construction should also be expected.
9. Footings should be excavated by hand or using equipment fitted with smooth edged buckets to minimize disturbance to the silty clay. In areas where existing fill is encountered below the proposed footings, the subgrade should be over excavated to undisturbed, naturally deposited inorganic soil and replaced to bottom of footing level with compacted structural fill. Structural fill limits should extend laterally 1 foot beyond the footing perimeter and then pitch down and away at a slope of 1 horizontal to 1 vertical (1H:1V) to the naturally deposited inorganic soil. Exposed subgrades should be protected from disturbance, moisture, and freezing until the footings are constructed and backfilling is completed.
10. It is recommended the design bottom of footing level for exterior footings bearing on undisturbed, naturally deposited silty clay or structural fill be a minimum of 4 feet below the lowest adjacent ground surface exposed to freezing. At heated interior locations, footings may be designed to bear a minimum of 18 inches below top of the ground floor slab. If exposure to freezing is anticipated, either during or following construction, then interior footings should be lowered in accordance with the above recommendations for exterior footings.
11. The building foundation should be designed to withstand lateral, uplift, and overturning forces due to earthquake. In accordance with the 2003 *International Building Code*[®], the site is classified as Site Class D.
12. Lateral foundation loads from wind and earthquake may be resisted by friction between the bottom of spread footings and bearing subgrade, and earth pressure against the sides of the footings. An equivalent fluid pressure of 150 pounds per square foot per foot below finished grades and a friction coefficient of 0.35 for footings bearing on structural fill are recommended for use in design. A lateral sliding resistance of 130 pounds per square foot at the footing bottom is recommended where footings will bear on silty clay. The above equivalent fluid pressure is based on walls that are backfilled with structural fill and have footing drains to prevent the rise of water above the bottom of the foundation wall.

13. Perimeter footing drains should be provided at the exterior foundation and consist of 4-inch diameter perforated pipe surrounded by 1 cubic foot of crushed stone per linear foot of drain. Crushed stone for footing drains should meet the gradation requirements of Maine Department of Transportation 703.22 Underdrain Backfill Material Type C. Footing drains and crushed stone should be wrapped in a filter fabric to prevent migration of soil fines into the stone and pipe. The perimeter drains should be installed at an elevation equal to the bottom of the exterior footings. A minimum of two outlets should be provided for the drains so as not to be reliant upon single flow paths. The outlets should provide for the free discharge of the footing drains under all conditions. Roof drains should not be connected to the perimeter footing drains.

The reference plans provided indicate an existing footing drain. The perimeter footing drain for the addition may be connected to the existing perimeter drain system provided the existing system is free draining under all conditions and is at or below the level of the proposed drain.

Ground Floor Slabs

14. Subsurface conditions are suitable for the use of slab-on-grade floors. A minimum of 12 inches of structural fill should be placed beneath ground floor slabs. A modulus of subgrade reaction of 150 pounds per cubic inch may be used in the design of slab-on-grade floors.
15. A vapor barrier should be installed beneath interior ground floors to minimize moisture infiltration. It is anticipated design and construction details of the floor slab, including the base and concrete thicknesses, reinforcing, control joint spacing, and vapor barrier, will be designed and specified by the Structural Engineer.
16. Exterior slabs at entrances should be underlain by at least 4 feet of structural fill. The surrounding area should be pitched to drain away in order to reduce available moisture for ice and frost lens generation.

Elevator Pit

17. The proposed elevator pit walls should be designed to withstand lateral earth pressures, and hydrostatic pressures from groundwater if perimeter foundation drains are not installed. Without perimeter foundation drainage, lateral earth pressures on the elevator pit structure may be estimated on the basis of an equivalent fluid weight of 95 pounds per cubic foot for soil below groundwater. This recommendation is based on anticipated values of about 130 pounds per cubic foot total soil unit weight, an at-rest earth pressure

coefficient of 0.5, and groundwater level at ground surface. If perimeter footing drains are installed, lateral earth pressures on the elevator pit structure may be estimated on the basis of an equivalent fluid weight of about 65 pounds per cubic foot for soil. This recommendation is based on anticipated values of 130 pounds per cubic foot total soil unit weight, an at-rest earth pressure coefficient of 0.5, and fully-drained conditions.

18. Lateral pressure due to floor loading may be calculated by multiplying the uniform floor load by an at-rest earth pressure coefficient of 0.5.
19. If perimeter foundation drains are not installed, the elevator pit should be provided with a pumped foundation drainage system or be waterproofed and designed to resist uplift forces due to groundwater. A minimum design factor of safety of 1.25 against uplift, calculated as the ratio of resisting force to hydrostatic uplift force on the base slab with water level at ground surface or the 100-year flood level should be used. The above recommendation is for resistance to long-term uplift forces assuming that adequate dewatering will be provided and continued until backfilling has been completed to prevent floatation during construction.

Geotechnical Observation

20. Since the above geotechnical recommendations are based on limited numbers of observations and tests, the Owner should be particularly sensitive to the potential need for adjustments in the field. It would be in the best interest of the Owner and project to retain RWG&A to observe geotechnical aspects of the construction, observe general compliance with the design concepts, specifications, and recommendations, and to assist in development of design changes should subsurface conditions differ from those anticipated. Such observation increases the likelihood of the design intent being considered adequately during construction and will allow RWG&A to confirm its design recommendations. In particular, RWG&A should monitor preparation of footing and slab subgrades and placement and compaction of fills.

CLOSURE

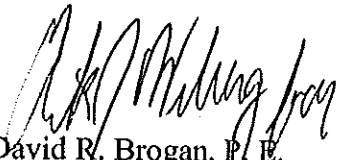
This report has been prepared for specific application to the proposed addition/renovations to the Rheumatology Associates building in Portland, Maine, and for the exclusive use of Rheumatology Associates, P.A., and Whipple-Callender Architects, Inc. This work has been completed in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made. In the event any changes are made in the

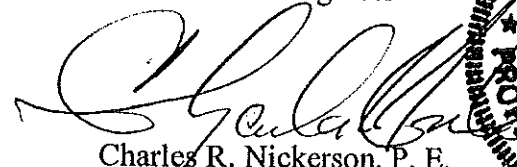
nature or location of the project, the conclusions and recommendations of this report should be reviewed by RWG&A.

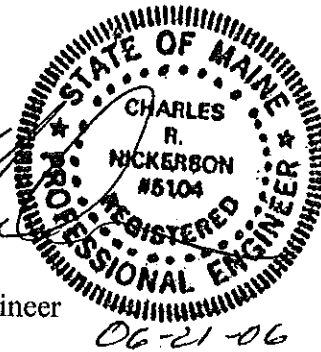
The recommendations presented above are based on the results of the referenced soil exploration. The nature of variations of on-site soil conditions may not become evident until construction. If significant variations are encountered, it will be necessary for RWG&A to re-evaluate the recommendations presented in this report. RWG&A requests an opportunity for a general review of the final design and specifications in order to determine that foundation recommendations have been interpreted in the manner in which they were intended.

We have enjoyed working with you on this project. If we may be of further service, or if you have any questions, please do not hesitate to contact us.

Very truly yours,
R. W. GILLESPIE & ASSOCIATES, INC.


David R. Brogan, P. E.
Geotechnical Engineer

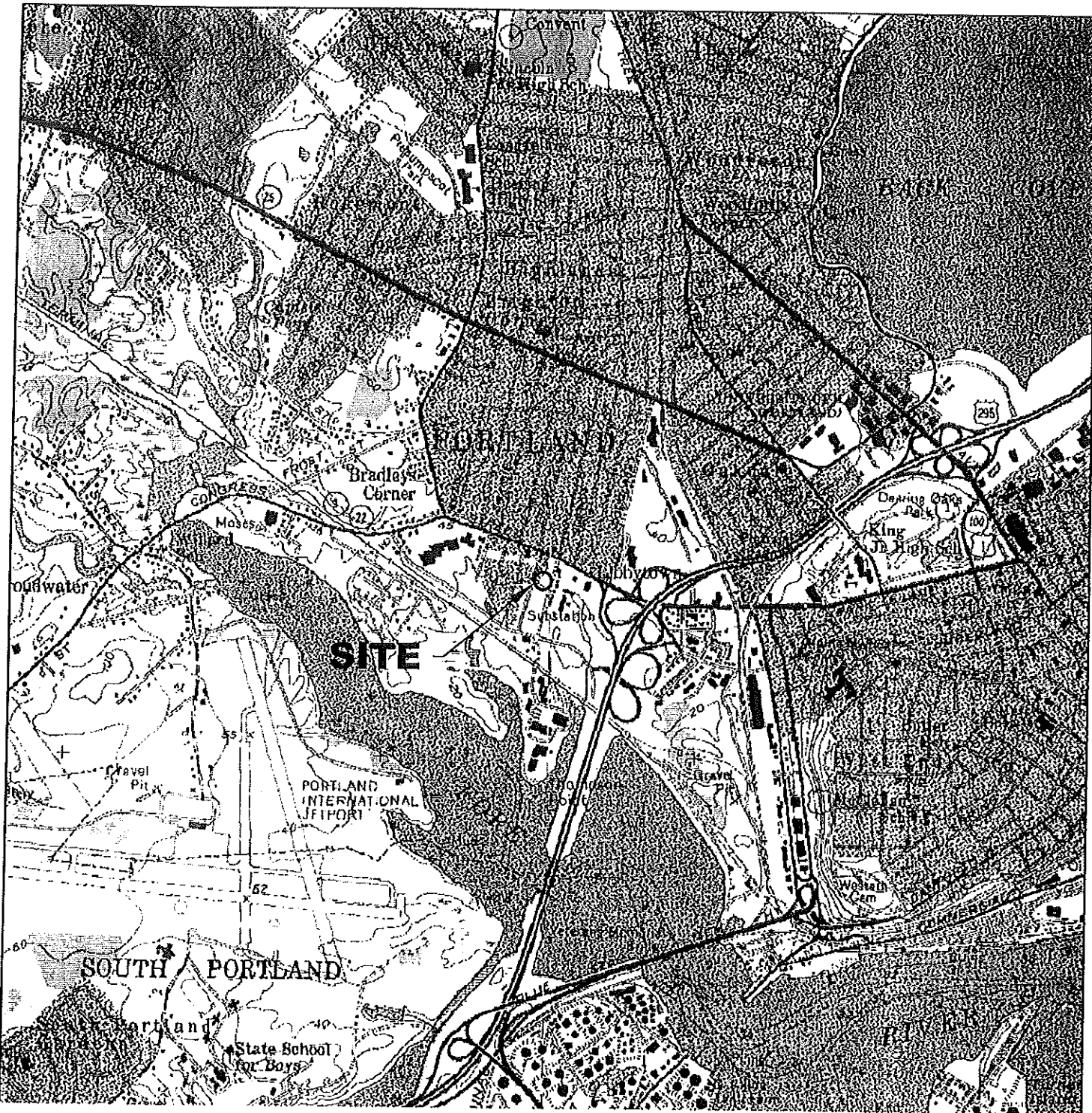

Charles R. Nickerson, P. E.
Principal Geotechnical Engineer



DRB/EJW/CRN:ci
In triplicate

Attachments:

- Figure 1. Locus Map
- Figure 2. Exploration Location Plan
- Appendix A. Test Boring Log



0 2000 3000 4000
SCALE, FEET

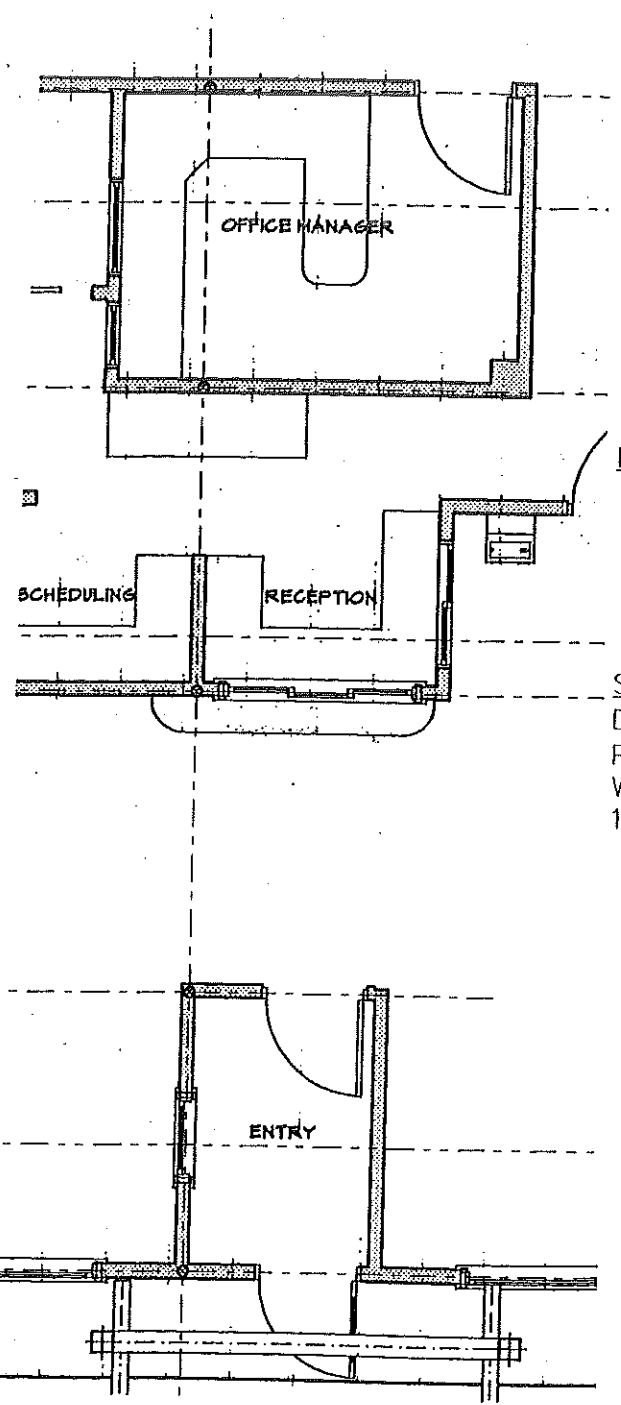
SOURCE:
USGS 7.5-MINUTE TOPOGRAPHIC QUADRANGLE
OF PORTLAND WEST, DATED 1978.

FIGURE 1
LOCUS MAP
PROPOSED BUILDING ADDITION/RENOVATIONS—
RHEUMATOLOGY ASSOCIATES
PORTLAND, MAINE



JUNE 2006 PROJECT NO. 728-04
G.R.W. Gillespie & Associates, Inc.
CONSULTING GEOTECHNICAL & ENVIRONMENTAL SPECIALISTS

86 Industrial Park Rd., Suite 4 Saco, Maine 04072 (207) 286-8008
Fax: (207) 286-2882 E-mail: rwg-a@rwg-a.com



LEGEND:

● B-1
BORING LOCATION

SOURCE:
DRAWING NO. A1.2 ENTITLED "FIRST FLOOR PLAN" FOR RHEUMATOLOGY ASSOCIATES BY WHIPPLE-CALLENDER ARCHITECTS., DATED 18 APRIL 2006.

FIGURE 2
EXPLORATION LOCATION PLAN
USED BUILDING ADDITION/RENOVATIONS-
RHEUMATOLOGY ASSOCIATES
PORTLAND, MAINE

JUNE 2006 PROJECT NO. 728-04

R.W.Gillespie & Associates, Inc.
CONSULTING GEOTECHNICAL & ENVIRONMENTAL SPECIALISTS

86 Industrial Park Rd., Suite 4 Saco, Maine 04072 (207) 286-8008
Fax: (207) 286-2882 E-mail: rwg-a@rwg-a.com

14728-4... 1/2006 B... 1/2006 B...

R. W. Gillespie & Associates, Inc.

APPENDIX A

TEST BORING LOG

Geotechnical Investigation
Proposed Addition/Renovations - Rheumatology Associates
51 Sewall Street
Portland, Maine



R.W. Gillespie & Associates, Inc.
 Geotechnical Engineering • Geohydrology • Materials Testing Services

Project Name: Prop. Bldg. Addition/Renovations - Rheumatology Associates Log: B-1
 Location: Portland, Maine Surface Elevation:
 Client: Rheumatology Associates, P.A. Observed Water Depth: 8
 RWG&A Project No. 728-04 Date Completed: 05/30/06

Depth (ft.)	Symbol Samples	Sample No.	Description of Material	Sample Recovery (in.)	Blows per 6"	SPT-N Blows per foot	Moisture Content (%)	Lab Tests
0			TOPSOIL AND ORGANIC MATERIAL (6 inches).					
0-2	S-1		FILL; Gravelly sand, medium dense, medium to fine sand, little gravel, trace silt, moist, brown.	20	9 18	38		
2-4	S-2		SILTY CLAY (CL); Hard, moist, olive brown. Pocket Penetrometer: Undrained Shear Strength: $S_u = 4.5+$ ksf.	24	15 11	37		
4-6	S-3		Pocket Penetrometer: Undrained Shear Strength: $S_u = 4.4$ ksf.	24	19 18	27		
6-8	S-4		Pocket Penetrometer: Undrained Shear Strength: $S_u = 2.5 - 3.0$ ksf.	24	25 7 11	28		
8-10	S-5		Pocket Penetrometer: Undrained Shear Strength: $S_u = 2.0$ ksf.	24	16 17 9 13	10		
10-12					15 15			
12-14					3 4			
14-16					6 7			
16-18	S-6		Becomes soft, wet, gray.	24	WOH/24"			
18-20								
20-22	FV		Field Vane: Undrained Shear Strength: $S_u = 0.86$ ksf, residual = 0.10 ksf.					
22-24	FV		Field Vane: Undrained Shear Strength: $S_u = 0.96$ ksf, residual = 0.11 ksf.					
24-26	S-7			24	WOH/24"			
26-28								
28-30	FV		Field Vane: Undrained Shear Strength: $S_u = 0.82$ ksf, residual = 0.07 ksf.					
30-32	FV		Field Vane: Undrained Shear Strength: $S_u = 0.89$ ksf, residual = 0.17 ksf.					
32-34								
34-36	S-8		GRAVELLY SAND WITH SILT (SM); Dense, coarse to fine sand, some gravel, little silt, wet, gray.					
36-38				9		42		
38-40				18				
40-42				24				
42-44				25				
44-46			Bottom of Exploration at 37'; Spoon and roller bit refusal, possible bedrock.					

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1254	Date Applied For: 08/25/2006	CBL: 190 D006001
-----------------------	---------------------------------	---------------------

Location of Construction: 51 SEWALL ST	Owner Name: RHEUMATOLOGY REALTY ASS	Owner Address: 51 SEWALL ST	Phone:
Business Name:	Contractor Name: Maine State Builders	Contractor Address: 245 Warren Ave Portland	Phone: (207) 773-5504
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Commercial/ addition and renovation to existing office space	Proposed Project Description: addition and renovation to existing office space
---	---

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 09/01/2006

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: Pending Reviewer: Approval Date:

Note: Ok to Issue:

Dept: Fire Status: Approved Reviewer: Cptn Greg Cass Approval Date: 09/01/2006

Note: Ok to Issue:

Dept: Fire Status: Approved Reviewer: Cptn Greg Cass Approval Date: 08/28/2006

Note: Ok to Issue:

Comments:
 9/1/2006-mes: site plan #2006-0163 not signed off yet - WAIT FOR STAMPED APPROVED SITE PLAN BEFORE ISSUING BUILDING PERMIT
 9/2/2006-mjn: Plans are not stamped by the architect., Left Voicemail with Ann Calendar
 Need Stair Cross Section.
 Need to discuss Corridor ratings,(non sprinklered building, "B" use group with an occupant load of greater than 30) I hour required, windows are shown on the floor.(table 1016.1)
 Also Need to discuss the existing potectial dead end corridors on the second floor that exceed 20 feet.(Section 1016.3 IBC)



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.

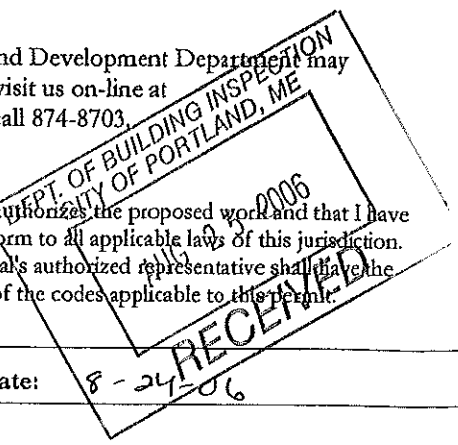
Location/Address of Construction: <u>51 Sewall</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>190 D C</u>	Owner: <u>Rheumatology Realty Assoc</u> <u>51 Sewall St</u> <u>Portland, ME 04102</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Maine State Builders</u> <u>245 Warren Ave</u> <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>450,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>Offices - Commercial</u> If vacant, what was the previous use? _____ Proposed Specific use: _____		
Project description: <u>Addition + Renovation to existing office space</u>		
Contractor's name, address & telephone: <u>Maine State Builders 245 Warren Ave</u> <u>Portland ME 04103</u>		
Who should we contact when the permit is ready: <u>Bob Davenport</u> Mailing address: _____ Phone: <u>733-5504</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: Bob Davenport Date: 8-24-06



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

Applicant: Rheumatology Assoc.

Date: 9/1/06

Address: 51 Sewall St

C-B-L: 190-D-006

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Developed lot # 06-1254

Zone Location - R-P

Interior or corner lot -

Proposed Use/Work - front entry Addition ~ 562 sq ft

Sevage Disposal - City

Lot Street Frontage - 50' min 150' + shown

Front Yard - 20' min - 75' + 8' shown

Rear Yard - 20' min - 163' ± 8' shown

Side Yard - 2 stories - 12' min - 12' ± 34' 10" 8' shown

Projections -

Width of Lot -

Height - 45' max - current Bldg 30' 6"

Lot Area - 52,500 sq ft given

Lot Coverage (Impervious Surface) - 80% of 142,000 sq ft max / 37,865 sq ft given

Area per Family -

Off-street Parking - NO change
1 per 400 sq ft / 13510 / 400 = 34 pkgs sp req - providing 75 pkgs sp

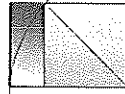
Loading Bays -

Site Plan - see #2006-0163
received site plan exempta Denial - Needs site plan review

Shoreland Zoning/Stream Protection -

N/A

Flood Plains - N/A



WHIPPLE - CALLENDER ARCHITECTS

August 21, 2006

Fire Inspections, City of Portland
Portland City Hall
389 Congress Street
Portland, ME 04101

RE: Building Permit for Rheumatology Associates Addition to 51 Sewall Street

Please review sheet AC1 for Fire Department requirements.

Architect:
Anne Callender
Whipple - Callender Architects
19 Commercial Street
Portland, ME 04101
207-775-2696 x 105

Use of Structure is an Existing Office Building
NFPA - Existing Business
IBC - (B) Business Occupancy

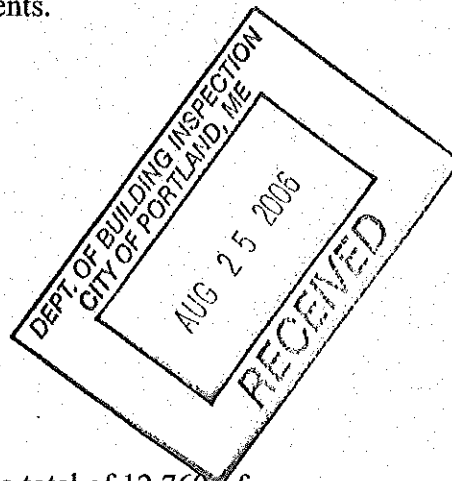
The first floor is 7,960 s.f. Second floor is 4,800 s.f. for a total of 12,760 s.f.
Construction type is: NFPA V000, IBC VB
IBC 2003 Table 503 allows for 9,000 s.f. footprint, two stories for use group B,
construction type VB

There is no sprinkler system. Exit stairs and mechanical rooms are in one hour rated enclosures. State Fire Marshal requested that the second floor Drug Study room be an area of refuge and the currently unenclosed front stair be enclosed with a one hour enclosure.

Occupant load is 100 s.f./ person. First floor load is 80 people, Second floor is 48 people.

Sincerely,

Anne Callender, registered architect
for Rheumatology Associates



190 DLG



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: WHIPPLE - CALLENDER ARCHITECTS

RE: Certificate of Design

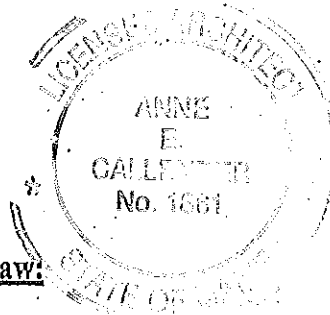
DATE: 8.21.06

These plans and/ or specifications covering construction work on:

the elevator, lobby and waiting room expansion to
Rheumatology Associates Medical Office Building

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

(SEAL)



Signature: Anne Callender

Title: registered architect

Firm: Whipple Callender Architects

Address: 19 Commercial St
Portland ME 04101

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.

190 Dle

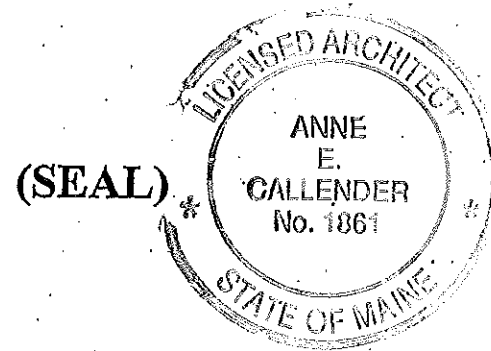


CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: WHIPPLE CALLENDER ARCHITECTS
51 SEWALL STREET
Address of Project: RHEUMATOLOGY ASSOCIATES
Nature of Project: MEDICAL OFFICE BUILDING
ADDITION

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: Anne Callender
Title: registered architect
Firm: Whipple Callender Architects
Address: 19 Commercial St
Portland ME 04101
Phone: 207-775-2690 X105

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

Statement of Special Inspections

Project: *Rheumatology Associates Addition*

Location: *51 Seawall Street, Portland, ME*

Owner: *Rheumatology Associates*

Design Professional in Responsible Charge: *Carolyn C. Bird, P.E.*

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 Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This *Statement of Special Inspections* encompass the following disciplines:

- Structural Mechanical/Electrical/Plumbing
 Architectural Other: _____

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. 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 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 Registered Design Professional in Responsible Charge.

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 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.

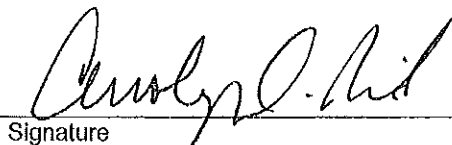
Interim Report Frequency: *As Needed*

or per attached schedule.

Prepared by:

Carolyn C. Bird, P.E.

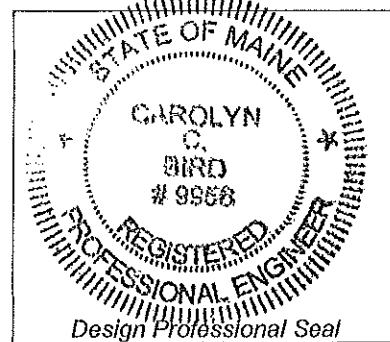
(type or print name)



Signature

8-21-06

Date



Owner's Authorization:

Building Official's Acceptance:

Signature

Date

Signature

Date

Schedule of Inspection and Testing Agencies

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

- | | |
|--|--|
| <input type="checkbox"/> Soils and Foundations | <input type="checkbox"/> Spray Fire Resistant Material |
| <input checked="" type="checkbox"/> Cast-in-Place Concrete | <input checked="" type="checkbox"/> Wood Construction |
| <input type="checkbox"/> Precast Concrete | <input type="checkbox"/> Exterior Insulation and Finish System |
| <input type="checkbox"/> Masonry | <input type="checkbox"/> Mechanical & Electrical Systems |
| <input checked="" type="checkbox"/> Structural Steel | <input type="checkbox"/> Architectural Systems |
| <input type="checkbox"/> Cold-Formed Steel Framing | <input type="checkbox"/> Special Cases |

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator Carolyn Bird, P.E.	<i>Casco Bay Engineering</i>	<i>424 Fore St, Portland, ME 04110 207-842-2800 carolynb@cascobayengineering.com</i>
2. Inspector Roger Domingo	<i>S.W. Cole Engineering</i>	<i>286 Portland Road, Gray, ME 04039 207-657-2866 rdomingo@swcole.com</i>
3. Inspector		
4. Testing Agency		
5. Testing Agency		
6. Other		

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.

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category *C*
Quality Assurance Plan Required (Y/N) *Y*

Description of seismic force resisting system and designated seismic systems:
Light framed wood construction with wood shear walls to transfer lateral forces to foundation

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) *90 mph*
Wind Exposure Category *B*
Quality Assurance Plan Required (Y/N) *Y*

Description of wind force resisting system and designated wind resisting components:
Light framed wood construction with wood shear walls to transfer lateral forces to foundation

Item	Agency # (Qualif.)	Scope
1. Mix Design	#2	<i>Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.</i>
2. Material Certification		
3. Reinforcement Installation	#1 or #2	<i>Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters</i>
4. Post-Tensioning Operations		n/a
5. Welding of Reinforcing		n/a
6. Anchor Rods	#1 / #2	<i>Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.</i>
7. Concrete Placement	#2	<i>Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.</i>
8. Sampling and Testing of Concrete	#2	<i>Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).</i>
9. Curing and Protection	#2	<i>Inspect curing, cold weather protection and hot weather protection procedures.</i>
10. Other:		

Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures <input type="checkbox"/> Fabricator Exempt	#2	<i>Review shop fabrication and quality control procedures.</i>
2. Material Certification	#1 or #2	<i>Review certified mill test reports and identification markings on wide-flange shapes, high-strength bolts, nuts and welding electrodes</i>
3. Open Web Steel Joists	N/A	<i>Inspect installation, field welding and bridging of joists.</i>
4. Bolting	#2	<i>Inspect installation and tightening of high-strength bolts. Verify that splines have separated from tension control bolts. Verify proper tightening sequence. Continuous inspection of bolts in slip-critical connections.</i>
5. Welding	#2	<i>Visually inspect all welds. Inspect pre-heat, post-heat and surface preparation between passes. Verify size and length of fillet welds. Ultrasonic testing of all full-penetration welds.</i>
6. Shear Connectors	N/A	<i>Inspect size, number, positioning and welding of shear connectors. Inspect studs for full 360 degree flash. Ring test all shear connectors with a 3 lb hammer. Bend test all questionable studs to 15 degrees.</i>
7. Structural Details	#1	<i>Inspect steel frame for compliance with structural drawings, including bracing, member configuration and connection details.</i>
8. Metal Deck	N/A	<i>Inspect welding and side-lap fastening of metal roof and floor deck.</i>
9. Other:		

Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures <input type="checkbox"/> Fabricator Exempt	N/A	Inspect shop fabrication and quality control procedures for wood truss plant.
2. Material Grading		
3. Connections	#1	Observe connections for compliance with structural drawings
4. Framing and Details	#1	Observe framing for compliance with structural drawings.
5. Diaphragms and Shearwalls	#1	Observe size, configuration, blocking and fastening of shearwalls and diaphragms. Verify panel grade and thickness.
6. Prefabricated Wood Trusses	n/a	Inspect the fabrication of wood trusses.
7. Permanent Truss Bracing	n/a	
8. Other:		



State of Maine
 Department of Public Safety
 Construction Permit



Not
 Reviewed
 for Barrier
 Free

Not Sprinkled

16091

RHEUMATOLOGY ASSOCIATES

Located at: 51 SEWALL ST.

PORTLAND

Occupancy/Use: BUSINESS

CB: 190 D 006

Permission is hereby given to:

RHEUMATOLOGY ASSOCIATES

51 SEWALL ST.

PORTLAND, ME 04102

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved.

No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 .

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 6th of March 2007

Dated the 7th day of September A.D. 2006

Michael P. Cantara

Commissioner

Copy-3 Code Enforcement Officer

Comments:

Code Enforcement Officer
 PORTLAND, ME

Mike Nugent - 51 Sewall St. permit # 061254

From: Mike Nugent
To: Alex Jaegerman ; Lannie Dobson; Sarah Hopkins
Subject: 51 Sewall St. permit # 061254
CC: Aaron Shapiro; Lee Urban

I have signed off on this but it still requires two things:

1) The Architect needs to stamp the plans prior to issuance.

2) Planning sign off.

I've left this with Lannie!!!

Thanks

A1.1

SHEET TITLE
SITE PLAN

Drawn by
JRP

Checked by
AEC

Date
12 AUG 06

DATE DESCRIPTION

02.13.06 SITE APPLICATION

02.17.06 PERMIT SET

02.16.06 MINOR SITE APPLICATION

207.135.2646

04.101

19 COMMERCIAL STREET

PORTLAND, ME

ARCHITECTS

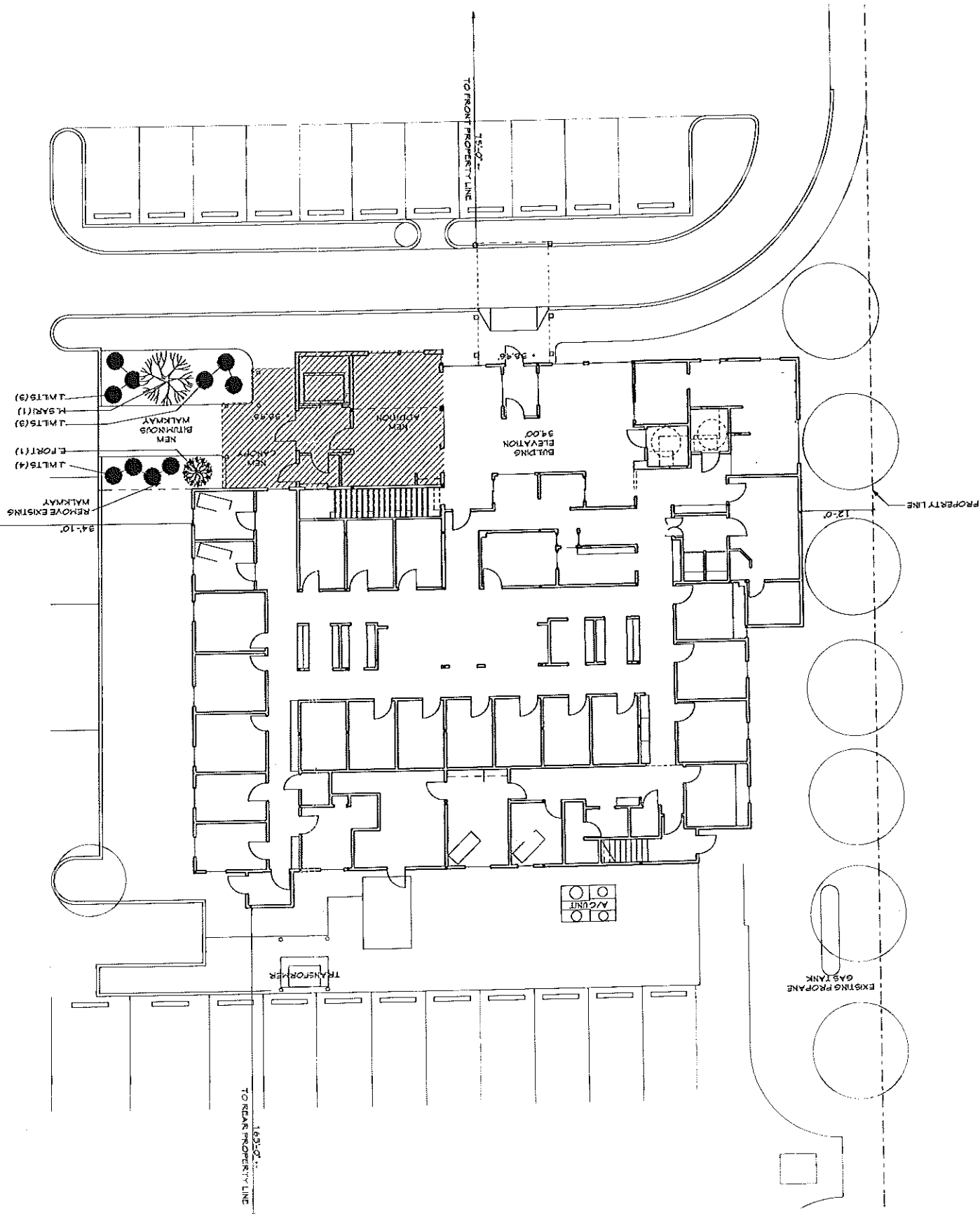
WHIPPLE CALLENDER ARCHITECTS

51 SMALL STREET

PORTLAND, ME

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1
SITE PLAN
Scale: 1" = 10'-0"



PLANT LIST

ABREV.	QUAN.	BOTANICAL NAME	SIZE
H. SARI	1	MALUS SARACENT	1 1/2 - 2' CAL.
L. MTLT	10	UNIFOLIUS HOZTONTALIS WILTON	2 1/2 - 3'
E. FORT	1	EUONYMUS FORTUNEI	2 - 2 1/2'
		INTERCREEPER	
		COMMON NAME	
		BARGENT CRAB	
		BLUE RICE JUNKER	

- NOTES
1. ORIGINAL SURVEY WAS DONE BY WELLS ENGINEERING
 2. ORIGINAL BUILDING CONSTRUCTED IN 1984
 3. EXISTING SOILS CONDITIONS: BUXTON SILT LOAM (GLACIO-MARINE SILTY CLAY)

PARKING INFORMATION

REQUIRED	PROVIDED
1 SPACE FOR EACH 400 SQ. FT.	15 SPACES
135 10/400 = 94 SPACES	

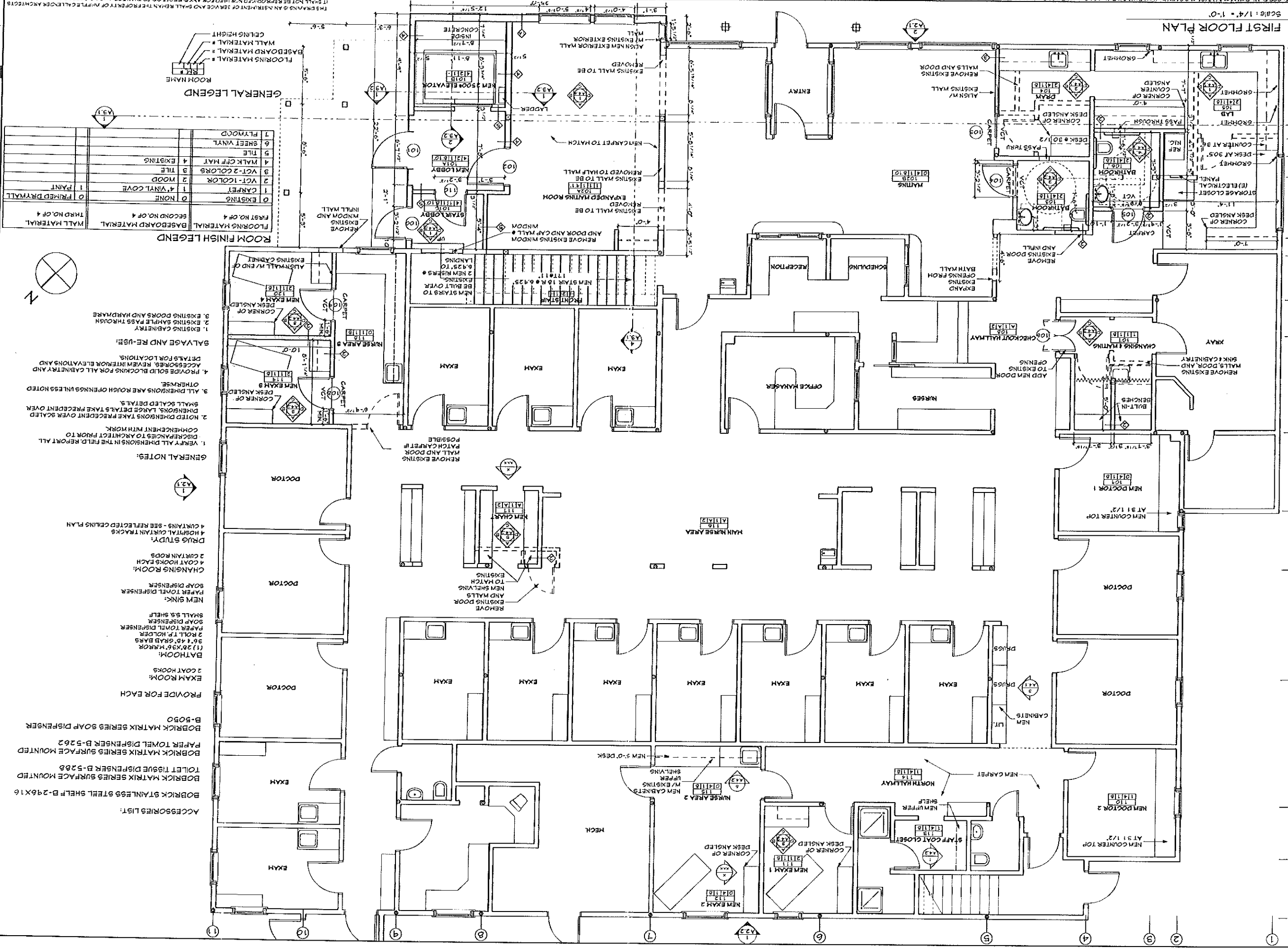
ZONE REQUIREMENTS

ACTUAL	ALLOWED
1400 SQ. FT.	4000 SQ. FT.
2 STORIES	2 STORIES
51 SMALL STREET	51 SMALL STREET
52,500 SQ. FT. (2+1 ACRES)	6,000 SQ. FT.
150 FT.	60 FEET
75 FEET	20 FEET
169 FEET	20 FEET
FRONT SETBACK	FRONT SETBACK
169 FEET	20 FEET
REAR SETBACK	REAR SETBACK
169 FEET	20 FEET
SIDE YARD	SIDE YARD
2 STORIES 12 FEET	2 STORIES 12 FEET
45 FEET	45 FEET
MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT
80% - 42,000 SQ. FT. MAX.	80% - 42,000 SQ. FT. MAX.
7,960 (including footprint) + 24,905 (parking)	7,960 (including footprint) + 24,905 (parking)
37,865 SQ. FT.	37,865 SQ. FT.

RHEUMATOLOGY ASSOCIATES
ADDITION/RENOVATION
51 SMALL STREET
PORTLAND, ME

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



ROOM FINISH LEGEND

0	EXISTING
1	CARPET
2	WOOD
3	VCT-2 COLOR
4	VCT-1 COLOR
5	TILE
6	SHEET VINYL
7	PLYWOOD

GENERAL LEGEND

0	PAINTED DRYWALL
1	PAINT
2	WOOD
3	TILE
4	EXISTING

- GENERAL NOTES:**
- VERIFY ALL DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT WITH WORK.
 - NOTED DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS. LARGE DETAILS TAKE PRECEDENT OVER SMALL SCALED DETAILS.
 - ALL DIMENSIONS ARE ROUGH OPENINGS UNLESS NOTED OTHERWISE.
 - PROVIDE SLOD BLOCKING FOR ALL CANNETRY AND ACCESSORIES. REVIEW INTERIOR ELEVATIONS AND DETAILS FOR LOCATIONS.
 - EXISTING CABINETRY
 - EXISTING SAMPLE PASSES THROUGH
 - EXISTING DOORS AND HARDWARE
- ROOM FINISH LEGEND**
- FLOORING MATERIAL
BASEBOARD MATERIAL
WALL MATERIAL
TRD NO. OF 4
- FLOORING MATERIAL
BASEBOARD MATERIAL
WALL MATERIAL
TRD NO. OF 4

- ACCESSORIES LIST:**
- BOBRICK STAINLESS STEEL SHELF B-296X16
 - BOBRICK MATRIX SERIES SURFACE MOUNTED TOILET TISSUE DISPENSER B-5286
 - BOBRICK MATRIX SERIES SURFACE MOUNTED PAPER TOWEL DISPENSER B-5262
 - BOBRICK MATRIX SERIES SOAP DISPENSER B-5050
- PROVIDE FOR EACH EXAM ROOM:**
- 2 COAT HOOKS
 - BATHROOM:
 - (1) 20" MAROR
 - 96" 1.40" GRAB BARS
 - 2 ROLL T.P. HOLDERS
 - 2 PAPER TOWEL DISPENSERS
 - SOAP DISPENSER
 - NEW SINK
 - CHANGING ROOM:
 - 4 COAT HOOKS EACH
 - 2 CURTAIN RODS
 - DRUG STUDY:
 - 4 HOSPITAL CURTAIN TRACKS
 - 4 CURTAINS - SEE REFLECTED CEILING PLAN
- GENERAL NOTES:**
- VERIFY ALL DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT WITH WORK.
 - NOTED DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS. LARGE DETAILS TAKE PRECEDENT OVER SMALL SCALED DETAILS.
 - ALL DIMENSIONS ARE ROUGH OPENINGS UNLESS NOTED OTHERWISE.
 - PROVIDE SLOD BLOCKING FOR ALL CANNETRY AND ACCESSORIES. REVIEW INTERIOR ELEVATIONS AND DETAILS FOR LOCATIONS.
 - EXISTING CABINETRY
 - EXISTING SAMPLE PASSES THROUGH
 - EXISTING DOORS AND HARDWARE

A1.2

DATE

DATE	DESCRIPTION
02/17/06	PRELIM SET

DRW

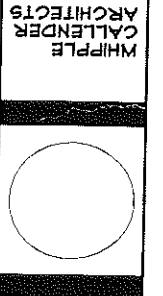
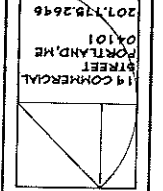
DRW	DATE	DESCRIPTION
JRP	02/17/06	PRELIM SET
SEC	02/17/06	PRELIM SET

DATE

DATE	DESCRIPTION
02/17/06	PRELIM SET

DRW

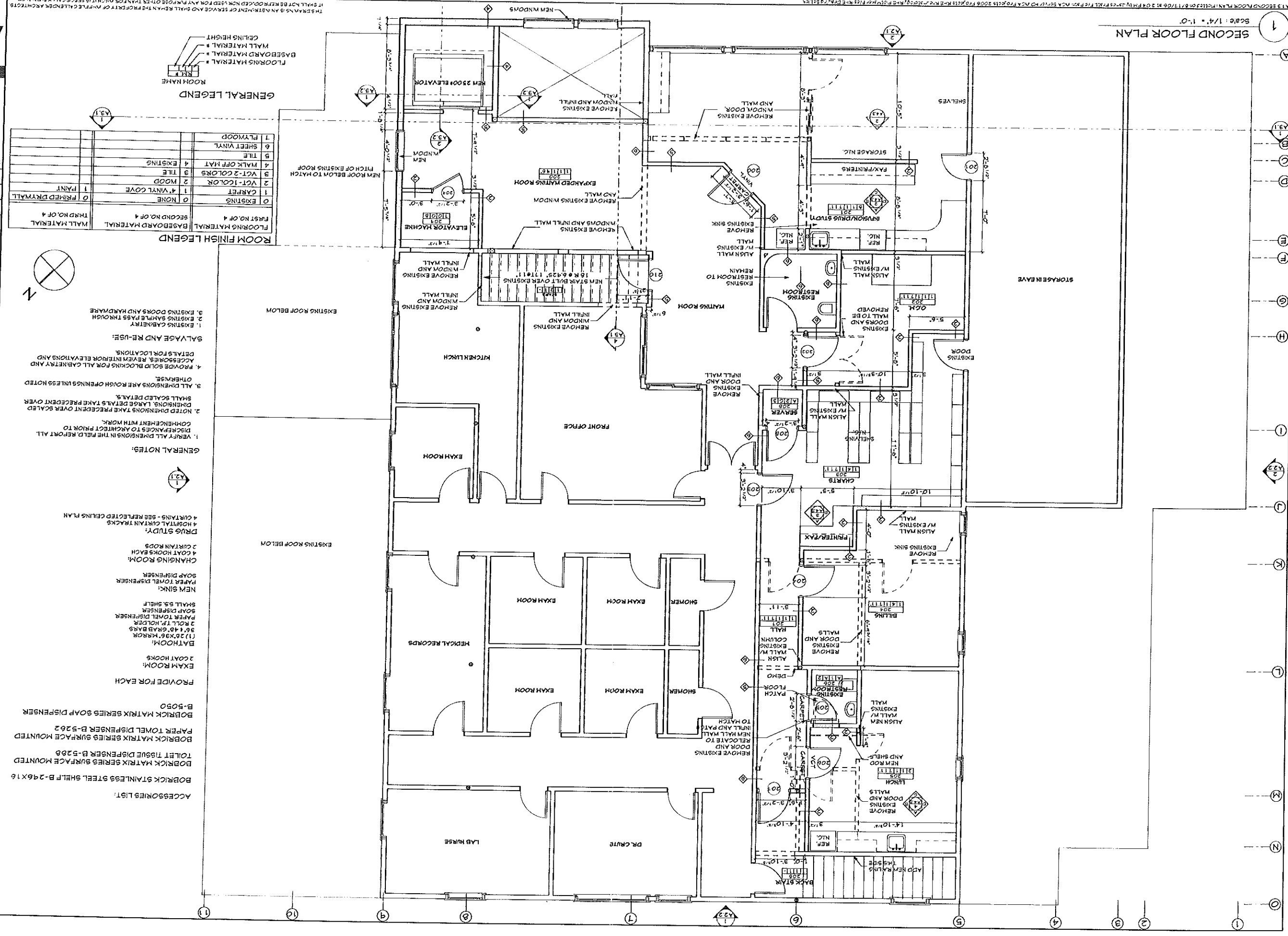
DRW	DATE	DESCRIPTION
JRP	02/17/06	PRELIM SET
SEC	02/17/06	PRELIM SET



RHEUMATOLOGY ASSOCIATES
ADDITION/RENOVATION
 51 SMALL STREET
 PORTLAND, ME

1 SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"



ROOM FINISH LEGEND

ROOM NO. OF 4	MATERIAL	THRD NO. OF 4	MATERIAL
0	EXISTING	0	EXISTING
1	CARPET	1	4" VINYL COVE
2	WOOD	2	WOOD
3	TILE	3	TILE
4	MALK OFF HAT	4	EXISTING
5	TILE	5	TILE
6	SHEET VINYL	6	SHEET VINYL
7	FLYWOOD	7	FLYWOOD

GENERAL LEGEND

- FLOORING MATERIAL
- BASEBOARD MATERIAL
- MALL MATERIAL
- CILING HEIGHT

- GENERAL NOTES:**
1. VERIFY ALL DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT WITH WORK.
 2. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS. LARGE DETAILS TAKE PRECEDENT OVER SMALL SCALED DETAILS.
 3. ALL DIMENSIONS ARE ROUGH OPENINGS UNLESS NOTED OTHERWISE.
 4. PROVIDE SOUND BLOCKING FOR ALL CABINETS AND ACCESSORIES. REVIEW INTERIOR ELEVATIONS AND DETAILS FOR LOCATIONS.
 5. EXISTING CABINETS:
 6. EXISTING SAMPLES PASS THROUGH
 7. EXISTING SAMPLES PASS THROUGH
 8. EXISTING DOORS AND HARDWARE

- ACCESSORIES LIST:**
- BOBRICK STAINLESS STEEL SHELF B-246X16
 - BOBRICK MATRIX SERIES SURFACE MOUNTED TOILET TISSUE DISPENSER B-525B
 - BOBRICK MATRIX SERIES SURFACE MOUNTED PAPER TOWEL DISPENSER B-5262
 - BOBRICK MATRIX SERIES SOAP DISPENSER B-5050
 - PROVIDE FOR EACH
 - EXAM ROOM: 2 COAT HOOKS
 - BATHROOM: (1) 28"x36" KERRON 36" x 48" GRAB BARS 3 ROLL TP. HOLDERS 2 ROLL TP. HOLDERS 1 PAPER TOWEL DISPENSER 1 SOAP DISPENSER 1 SHALL 95" SHELF 1 NEW SINK 1 PAPER TOWEL DISPENSER 1 SOAP DISPENSER
 - CHANGING ROOM: 1 COAT HOOKS EACH 2 CURTAIN RODS 4 HOSPITAL CURTAIN TRACKS
 - DRUG STUDY: 4 CURTAINS - SEE REFLECTED CEILING PLAN

GENERAL NOTES:

1. VERIFY ALL DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT WITH WORK.
2. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS. LARGE DETAILS TAKE PRECEDENT OVER SMALL SCALED DETAILS.
3. ALL DIMENSIONS ARE ROUGH OPENINGS UNLESS NOTED OTHERWISE.
4. PROVIDE SOUND BLOCKING FOR ALL CABINETS AND ACCESSORIES. REVIEW INTERIOR ELEVATIONS AND DETAILS FOR LOCATIONS.
5. EXISTING CABINETS:
6. EXISTING SAMPLES PASS THROUGH
7. EXISTING SAMPLES PASS THROUGH
8. EXISTING DOORS AND HARDWARE

EXISTING ROOF BELOW
EXISTING ROOF BELOW

A1.3

SHEET TITLE

SECOND FLOOR PLAN

DATE

17 AUG 06

DESIGNER

AEC

CHECKER

JRP

DATE

17 AUG 06

REVISION

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

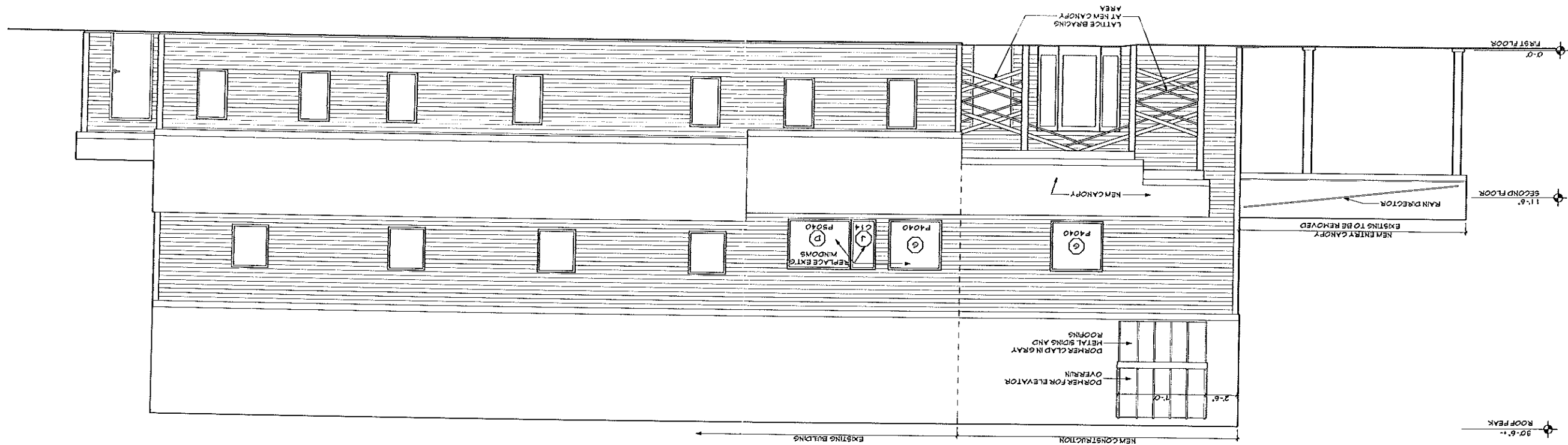
RHEUMATOLOGY ASSOCIATES
ADDITION/RENOVATION
51 SMALL STREET
PORTLAND, ME

PROJECT
11 COMMERCIAL STREET PORTLAND, ME 04101

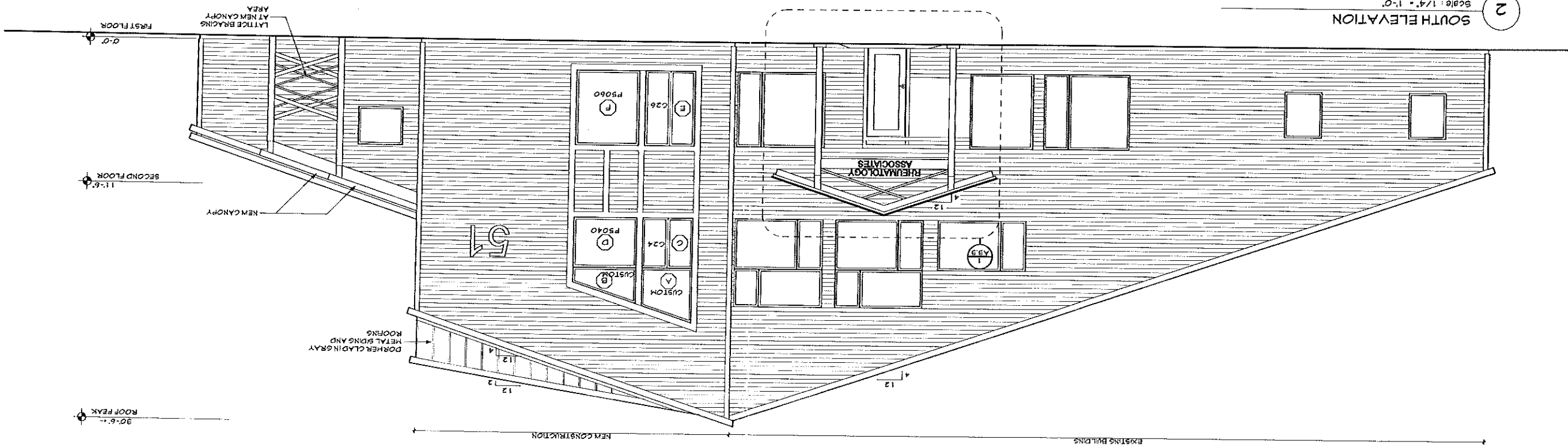
707.775.2646

ARCHITECTS
WHIPPLE CALLENDER ARCHITECTS

1 EAST ELEVATION
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



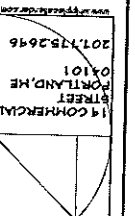
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A2.1 EAST ELEVATION 18/08/2016 11:06 AM 2.05 PM BY JACOB FRANKLIN FOR RHEUMATOLOGY ASSOCIATES
A2.1 SOUTH ELEVATION 18/08/2016 11:06 AM 2.05 PM BY JACOB FRANKLIN FOR RHEUMATOLOGY ASSOCIATES

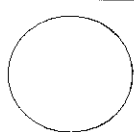
A2.1

DATE: 17 AUG 06
DRAWN BY: JRP
CHECKED BY: AEC
SHEET TITLE: SOUTH ELEVATION
EAST ELEVATION

NO.	DATE	DESCRIPTION
001	08/17/06	PERMIT SET



WHIPPLE CALLENDER ARCHITECTS



RHEUMATOLOGY ASSOCIATES
ADDITION/RENOVATION
51 SMALL STREET
PORTLAND, ME