



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

ACCESSIBILITY CERTIFICATE

Designer: John Whipple

Address of Project: 1601 Congress St

Nature of Project: Maine Methodist

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: John Whipple

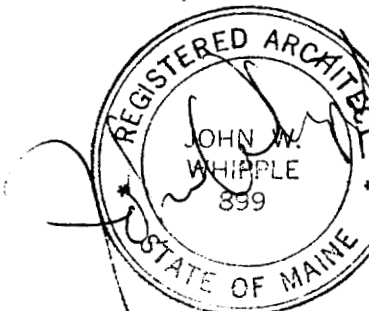
Title: ea

Firm: Whipple Callender Architects

Address: 551 Congress St  
Portland

Phone: 775-2696 x 104

(SEAL)





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

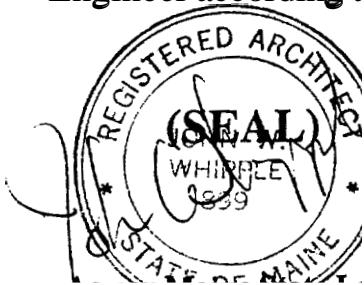
DATE: 10/26/04

These plans and / or specifications covering construction work on:

M... .. 1601 Congress St Portland

ME 04102

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



Signature: John Whipple

Title: partner

Firm: Whipple Callender Architects

Address: 551 Congress St  
Portland

\$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.

**TRANSMITTAL**

**DATE:** 10/27/04  
**ATTENTION:** Codes Enforcement  
**FIRM/COMPANY NAME:** Portland City Hall  
**SENT BY:** John Whipple  
**RE:** Maine Orthopaedics  
1601 Congress St.

Please add the following to the permit package for the building above:

CD containing PDFs and specs

Geotech Survey

Code Criteria

Applicant: MAINE ORTHOPAEDIC CENTER Date: 12/9/04

Address: 1601 Congress St

C-B-L: 220-C-001

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Dev.

# 04-1612

Zone Location - C7 Contract Zone - Conditional R-P Zone

Interior or corner lot -

Proposed Use/Work - Phase II - New Addition 9984 #

Sewage Disposal - City

Lot Street Frontage - 60' min - over 300' of frontage on Frost, Congress

Front Yard - 20' min - (Frost St entrance - well over 200')

Rear Yard - 20' min - 40'+ shown

Side Yard - 14' - existing bldg - well over 195' scaled  
side yard on side st - 18' - 28' shown

Projections -

Width of Lot - 60' min - over 300'

Height - 45' -> ok per contract

Lot Area - 6,000 # min - well over

Lot Coverage/Impervious Surface - per contract shall maintain an impervious surface ratio not to exceed 55% above the 40 foot elevation contour

Area per Family - N/A

Off-street Parking - per contract to provide a maximum of 96 PKG SPACES - 93 spaces shown

Loading Bays - N/A

Site Plan - # 2004-0094

Shoreland Zoning/Stream Protection -

properly within 250 but bldg is over 100' from HWM

Flood Plains - Panel 12 of 17  
Zone X

C7  
C7  
Conditional  
R-P Zone

(32) 378-5/21/90

**City of Portland, Maine**  
IN THE CITY COUNCIL

AMENDMENT TO ZONING MAP  
RE: CONDITIONAL R-P REZONING, CORNER OF  
CONGRESS AND FROST STREETS

ME ORTHO Carter

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND,  
MAINE, IN CITY COUNCIL ASSEMBLED, AS FOLLOWS:

That the Zoning Map of the City of Portland, dated March 1958, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by 514-49, be and hereby is amended by adopting the map change amendments shown on Attachment 1.

Said rezoning shall be subject to the following conditions:

1. That the project be substantially as proposed on the concept plans and documents, depicted as Exhibit "A".
2. The area to be rezoned shall be as indicated on Exhibit B.
3. The applicant shall leave a one hundred (100) foot buffer of existing vegetation outlined and denoted on the plan as a preservation area, between the proposed building and the salt marsh.
4. The applicant shall maintain an impervious surface ratio not to exceed fifty-five (55) percent above the forty (40) foot elevation contour.
5. The applicant shall provide a maximum of ninety-six (96) parking spaces for both Phase I and Phase II, with the number of spaces to be provided for Phase II to be arrived at based on a parking study to be done following the construction and occupancy of Phase I. No more than seventy-five (75) spaces shall be included in Phase I.
6. The applicant shall provide the City with a pedestrian easement located within the remnant of the Cumberland & Oxford Canal system, from Congress Street to the northeast property line of the parcel to be rezoned. An additional pedestrian easement shall be provided which shall be located approximately twenty (20) feet above the highwater mark of the Fore River, extending from the southwest property line to the Portland Terminal Company property. Both easements shall be

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appropriately marked and shall grant rights to the City, its successors, or assigns to construct, improve, and repair any pedestrian walkway,

7. The applicant shall maintain a perimeter buffer between the proposed project and Congress and Frost Streets.

The above-stated restrictions, provisions, and conditions are an essential part of the rezoning, shall run with the subject premises, shall bind the Owner, its successors and assigns of said property or any interest therein, and any party in possession or occupancy of said property or any part thereof, and shall inure to the benefit of and be enforceable by the City of portland, by and through its duly authorized representatives.

If any of the restrictions, provisions, conditions, or portions thereof set forth herein. is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such determination shall not affect the validity of the remaining portions hereof.

Except as expressly modified herein, the use and occupancy of the subject premises shall be governed by and comply with the provisions of the Land Use Code of the City of Portland and any applicable amendments thereto or replacement thereof.

In the event of a breach of any condition(s), the developer shall apply for a modification to the approved plan. The Planning Board will attempt to resolve the issues resulting in the breach. The resolution may include a recommendation to the City Council that the site be rezoned to **R-3**.

From: Sarah Hopkins  
To: Marge Schmuckal  
Date: Tue, Nov 16, 2004 12:06 PM  
Subject: Re: 1601 Congress St - Me Ortho

!!! ask them to give us plans. I also need a PG and inspection fee from them.  
Sarah

>>> Marge Schmuckal 11/15/2004 4:24:30 PM >>>

Sarah,  
Can I get a stamped approved site plan for this project? They want their bldg permit. Imagine that...  
Thanks,  
Marge

**CC:** BMelrose; Jay Reynolds

12/9/04 Received stamped  
Approved plans

**From:** Marge Schmuckal  
**To:** Sarah Hopkins  
**Date:** Mon, Nov 15, 2004 4:24 PM  
**Subject:** 1601 Congress St - Me Ortho

Sarah,  
Can I get a stamped approved site plan for this project? They want their bldg permit. Imagine that...  
Thanks,  
Marge



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

**2004-0094**

Application I. D. Number

5/1012004

Application Date

Maine Orthopaedic Center

Project Name/Description

Ogh Realty Associates

Applicant

1601 Congress St, Portland, ME 04102

Applicant's Mailing Address

1601 - 1601 Congress St, Portland, Maine

Address of Proposed Site

220 C001001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 774-0342 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail

Manufacturing  Warehouse/Distribution  Parking Lot

Other (specify)

9,984 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

*AS C7*  
Zoning

Check Review Required:

Site Plan  
(major/minor)

Subdivision  
# of lots \_\_\_\_\_

PAD Review

14-403 Streets Review

Flood Hazard

Shoreland

Historic Preservation

DEP Local Certification

Zoning Conditional  
Use (ZBA/PB)

Zoning Variance

Other \_\_\_\_\_

Fees Paid: Site Pla \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 5/18/2004

**Zoning Approval Status:**

Reviewer

*Marge Schmuckel - Inspections*

Approved

Approved w/Conditions  
See Attached

Denied

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

signature

Temporary Certificate of Occupancy

date

Conditions (See Attached)

Final Inspection

date

signature

Certificate Of Occupancy

date

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

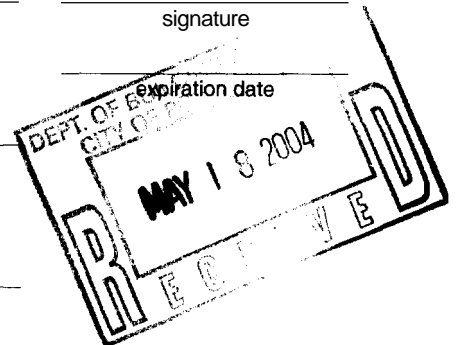
amount

expiration date

Defect Guarantee Released

date

signature





# WHIPPLE-CALLENDER ARCHITECTS

## TRANSMITTAL

**DATE:** 12/16/04  
**ATTENTION:** Mike Nugent  
**FIRM/COMPANY NAME:** Portland City Hall

**SENT BY:** John Whipple  
Whipple Callender Architects

**RE:** Addition to Maine Orthopaedics  
1601 Congress  
Portland

Enclosed:

**1 full size set drawings w/ all but the site drawings**

26 ea 2' x 3' sheets

dated 11/4/04

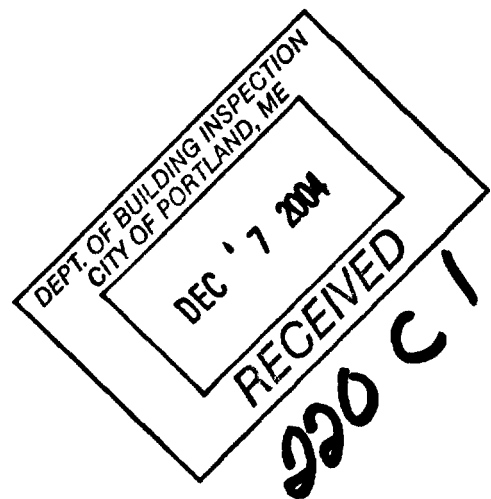
**1 spec book**

dated 11/9/04

Mike:

Here's the most recent set of drawings, all but the site drawings, which haven't changed from the ones you have.

John



04-16-12

# All Purpose 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>1601 Congress St</u>		
Total Square Footage of Proposed Structure <u>4984 addition (19750 SF existing)</u>	Square Footage of Lot <u>484,336 SF</u> <u>11.2 acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>220</u> Block# <u>C</u> Lot# <u>1</u> <del>221</del> <del>C</del> <del>1</del>	Owner: <u>O&amp;H Realty Inc Assoc</u>	Telephone: <u>207 774 0342</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>O&amp;H Realty Inc Assoc.</u> <u>46 Maine Orthopaedic Center</u> <u>1601 Congress St</u>	Cost Of Work: \$ <u>1,100,000.</u> Fee: \$ <u>9821.</u>
Current use: <u>medical office</u>	<u>Portland ME 04102</u>	<u>L&amp;O 75.</u>
If the location is currently vacant, what was prior use: _____		<u>\$ 9,996.</u>
Approximately how long has it been vacant: _____		
Proposed use: <u>medical office</u>		
Project description: <u>Addition to existing building. Same materials, systems, use.</u>		
Contractor's name, address & telephone: <u>Allied Cook PO box 1396 Portland 04104</u>		
Who should we contact when the permit is ready: <u>John Whipple</u>		
Mailing address: <u>Whipple Callender Architects</u> <u>551 Congress St</u> <u>Portland 04101</u> Phone: <u>775-2696x104</u>		

Signature of applicant: <u>John Whipple</u>	Date: <u>10/26/04</u>
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This is not a permit, you may not commence ANY work until the permit is issued

# S E A M

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## Structural Engineering Association of Maine

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### STATEMENT OF SPECIAL INSPECTIONS

PROJECT: Maine Orthopaedic Center  
LOCATION: Portland, Maine  
PERMIT APPLICANT: OGH Realty, Inc. c/o Maine Orthopaedic Center  
APPLICANT'S ADDRESS: 1601 Congress Street Portland, ME 04102

STRUCTURAL ENGINEER OF RECORD: James A. Moran III, P.E. Pinkham & Greer Engineers  
*NAME FIRM*

ARCHITECT OF RECORD: John Whipple, R.A. Whipple-Callender Architects  
*NAME FIRM*

This Statement of Special Inspections is submitted in accordance with Section 1704.0 of the 2003 International Building Code. It includes a listing of special inspections applicable to this project as well as the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

The Special Inspector shall keep records of all inspections listed herein, and shall furnish inspection reports to the Code Official and to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected the discrepancies shall be brought to the attention of the Code Official and to the Registered Design Professional of Record. Interim reports shall be submitted to the Code Official and to the Registered Design Professional of Record monthly, unless more frequent submissions are requested by the Code Official.

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

Prepared By:

James A. Moran III, P.E.

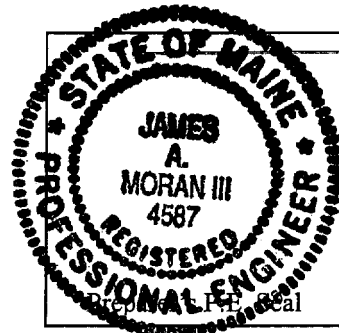
*NAME*

*James A. Moran III*

*1/7/05*

*SIGNATURE*

*DATE*



Applicant's Authorization:

Building Code Official:

*SIGNATURE*

*DATE*

*SIGNATURE*

*DATE*

# S E A M

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## Structural Engineering Association of Maine

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### LIST OF AGENTS

PROJECT: Maine Orthopaedic Center

STRUCTURAL ENGINEER OF RECORD: James A. Moran III, P.E. Pinkham & Greer Engineers  
*NAME FIRM*  
170 U.S. Route One, Falmouth, Maine 04105  
*ADDRESS*

ARCHITECT OF RECORD: John W. Whipple, R.A. Whipple-Callender Architects  
*NAME FIRM*  
551 Congress St., Portland, Maine 04101  
*ADDRESS*

Following is the List of Agents selected for performance of Special Inspections for this project.

	<u>Name</u>	<u>Firm</u>
1 . Special Inspector	James A. Moran III, P.E.	Pinkham & Greer
2 . Special Inspector	David K. Pinkham, P.E.	Pinkham & Greer
3 . Special Inspector	Timothy S. Dean, P.E.	Pinkham & Greer
4 . Special Inspector	Kenneth I. Marsh	Pinkham & Greer 170 US Route 1 Falmouth, ME 04105 (207) 781-5242
5 . Testing Laboratory		R. W. Gillespie 86 Industrial Park Road Suite 4 Saco, ME 04072 (207) 286-8008
6 . Testing Laboratory		Elite Inspection Services 220 Industrial Way Portland, ME 04103 (207) 797-2284
7. Special Inspector	Lisa R. Casselli, P.E.	Geotechnical Partnership 4 Kilby Street Sanford, ME 04073 (207) 459-7800

PROJECT: MAINE ORTHOPAEDIC CENTER SCHEDULE OF SPECIAL INSPECTION SERVICES PAGE 1 OF 5

MATERIAL / ACTIVITY		SERVICE	Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV. #
1704.3 STEEL CONSTRUCTION	ITEM							
Steel Fabrication	1.00	In-plant review Part A - Fabrication procedures	N					
		Part B - Procedures implementation Review conformance to Part A	Y	SER to determine extent after completion of Part A	1,2, 3, OR 4			
	1.01	Review material certificates of compliance (structural steel & weld filler material)	Y	ALL		1,2, 3, OR 4		
		Review connections	N	Unless Fabricator not AISC Certified				
		Review welding of seismic-resisting system in Cat. "C" buildings	N					
		Review welder certification	Y	ALL		1,2, 3, OR 4		
		Review materials certificates of compliance (Bolts, nuts, washers, & weld filler material)	Y	ALL		1,2, 3, OR 4		
		Review primary steel connections	N					
		Field welded moment connections	Y	VISUAL, ALL		6		
		Field welded shear connections	Y	VISUAL, ALL; MAG. PART. 25% INITIAL SAMPLE		6		
Steel Erection	1.05	Bracing connections	Y					
		Review welded Cat. "C" seismic connections	N					
		Review welded column splices	N					
		Review base metal testing for "t" > 1 1/2"	N					
		Review secondary steel connections	N					
		Girts	N					
	1.06	Steel deck	Y	VISUAL, ALL		6		
		Review installation of relieving angles	N					
	1.07	Review installation of shear studs	Y	VISUAL ALL, N.D.T. SAMPLE 25%		6		
	1.08	Review Details / Steel Frame	Y	SAMPLE		1,2,3, 4, OR 6		







PROJECT: MAINE ORTHOPAEDIC CENTER

SCHEDULE OF SPECIAL INSPECTION SERVICES

MATERIAL/ACTIVITY		SERVICE	APPLICABLE TO THIS PROJECT				REV. #
1704.5 MASONRY CONSTRUCTION	ITEM		Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	
Masonry Materials	3.00	Review materials certification Masonry units					
	3.01	Reinforcing steel	N				
	3.02	Review grout materials & mix design	N				
	3.03	Review mortar materials & mix design	N				
		Review strength determination strength method.					
		Unit Review unit strengths & grout, mortar mixes					
		Review strength method. Review pre- construction test results. Field tests during construction.	N				
		Grout testing	N				
	3.04	Determine compressive strength	N				
		Mortar testing Field test compressive strength ASTM C780 (Reqd. only if property reqs of ASTM C270 are used)	N				
		Review mortar mix proportions & mixing (ACI 530.1; 2.3.2.5)	N				
	Review grout mix proportions & mixing (ACI 530.1; 4.2.2)	N					
	Review general installation of mortar, grout, masonry units. (ACI 530.1; 2.3.3.4, 3.3)	N					
3.07	Review installation of horiz., vert., & joint reinforcing (incl. Location, sizes, splices, & positioning devices) (ACI 530, Ch. 8)	N					
3.08	Review hot/cold weather procedures (ACI 530.1; 2.3.2.2, 2.3.2.3)	N					
3.09	Review installation of anchorage and bracing devices (ACI 530; 4.2, 5.14)	N					
3.10	Review installation of lintels	N					
3.11		N					

All Masonry Construction Special Inspections have been completed in accordance with IBC Section 1704.5 Special Inspector \_\_\_\_\_ Date \_\_\_\_\_

**PROJECT: MAINE ORTHOPAEDIC CENTER**

**SCHEDULE OF SPECIAL INSPECTION SERVICES**

PAGE 5 OF 5

**APPLICABLE TO THIS PROJECT**

MATERIAL/ACTIVITY	ITEM	SERVICE	Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV. #
1704.8 PILE FOUNDATIONS Pile Materials	4.00							
	4.01	Review timber piles, materials certifications	Y			1,2,3,4,7		
	4.02	Review butt and tip diameter	Y			1,2,3,4,7		
	4.03	Review grade stamps/markings/treatment	Y			1,2,3,4,7		
	4.04	Review pile driving equipment & procedure	Y			1,7		
	4.05	Log installation of each pile	Y			7		
Pile Driving	4.06	Log tip elevation and cut-off elevation of each pile	Y			7		

All Pile Construction Special Inspections have been completed in accordance with IBC Section 1704.8 Special Inspector \_\_\_\_\_ Date \_\_\_\_\_