

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number 060762

PERMIT ISSUED

JUL 14 2005

CITY OF PORTLAND

This is to certify that Cianchette Family LLC/Allison Cook Construction

has permission to 2792 sf 3 story office addition

AT 41 HUTCHINS DR

238A A001001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the City of Portland 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 when permission procured before this building or part thereof is started or 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. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name



Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0762	Issue Date: PERMIT ISSUED JUL 1 / 2006	GBL: 288A 001001
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Location of Construction: 41 HUTCHINS DR	Owner Name: Cianchette Family LLC	Owner Address: 42 Market St	Phone:
Business Name:	Contractor Name: Allied/Cook Construction	Contractor Address: PO Box 1396 Portland, ME 04101	Phone: 207-772-8888
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: I-M

Past use: Commercial	Proposed Use: 7790 Commercial 23,454 sf 3 story office addition	Permit Fee:	Cost of Work: \$2,688.00	CEO District: 3
--------------------------------	---	--------------------	------------------------------------	---------------------------

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied See conditions	INSPECTION: Use Group B Type 2B 7/14/06 Signature: [Signature]
--	--

Proposed Project Description: 23,454 sf 3 story office addition 7790 [Signature]	Signature: [Signature] PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.): Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
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Permit Taken By: dmartin	Date Applied For: 05/22/2006	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 12 Zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2005-0225 Major <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: [Signature] 6/2/06	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: [Signature]
---	--	--	--

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



General Building Permit Application

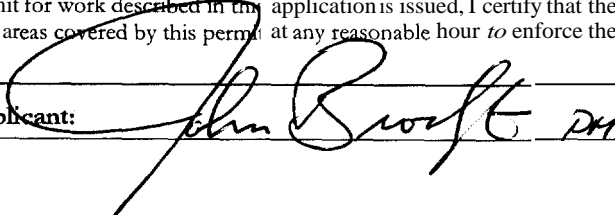
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

DR		A	
Total Square Footage of Proposed Structure 23,454 SF		Square Footage of Lot 6.65 ACRES	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 238A A 1 239 A 4	Owner: CHANCHETTE FAMILY, LLC 42 MARKET STREET PORTLAND, ME 04101	Telephone: 774-1000	
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: ALLIED/COOK CONSTRUCTION P.O. Box 1396 PORTLAND, ME 04104 772-2888	Cost Of Work: \$ 2,688,000	Fee: \$ 24,222.00
Current Specific use: COMMERCIAL OFFICE SPACE		84213.00 7500 84288.00 owes 66.00 for copy 66	
If vacant, what was the previous use? N/A			
Proposed Specific use: COMMERCIAL OFFICE SPACE ADDITION			
Project description: THREE-STORY OFFICE ADDITION AT WOODS & CURRIE ON 41 HUTCHINS DRIVE IN PORTLAND. TOTAL BUILDING AREA IS 23,454 SF.			
Contractor's name, address & telephone: ALLIED/COOK CONSTRUCTION, PO Box 1396, PORTLAND, ME 04104			
Who should we contact when the permit is ready: JOHN BROCKINGTON		(207) 772-2888	
Mailing address: ALLIED/COOK CONSTRUCTION P.O. Box 1396 PORTLAND, ME 04104		Phone: 772-2888	

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: 	Date: 5/22/06
---	----------------------

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0762	Date Applied For: 0512212006	CBL: 238A AOOIOOI
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Location of Construction: 41 HUTCHINS DR	Owner Name: Cianchette Family LLC	Owner Address: 42 Market St	Phone:
Business Name:	Contractor Name: Allied/Cook Construction	Contractor Address: PO Box 1396 Portland	Phone (207) 772-2888
Lessee/Buyer's Name	Phone:	Additions - Commercial	

	Proposed Project Description: Commercial 7792 sf per floor 3 story office addition
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 0610212006
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:** 0711412006
Note: **Ok to Issue:**

- 1) 1) Stair Risers must not exceed 7"
- 2) The Building Design must comply with the 2003 International Energy Conservation Code. A "COMcheck" package or other compliance instrument must be submitted for approval prior to framing.
- 3) The Special Inspections Statement lacks assignment of persons responsible for required inspections and the contractor's statement of responsibility.
Section 1705 must be reviewed and all required Sesmic "D" special inspection categories ,subs must be addedetc. This must be submitted for approval to commence construction beyond the foundation.
- 4) The Corridors that provide exit access through the non-open concept (cubicle) areas must have a 1 hour fire rating. Plans showing this must be submitted for approval.
- 5) No exterior steps or stairs were approved as a part of this project.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 06/05/2006
Note: **Ok to Issue:**

- 1) Sprinkler system shall comply with NFPA 13
- 2) State Fire Marshal approval required
- 3) All construction shall comply with NFPA 101
- 4) Fire Alarm system shall comply with NFPA 72

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 06/05/2006
Note: **Ok to Issue:**

- 3) Building plans to include a life safety plan.

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Jean Fraser **Approval Date:** 03/14/2006
Note: **Ok to Issue:**

Location of Construction: 41 HUTCHINS DR	Owner Name: Cianchette Family LLC	Owner Address: 42 Market St	Phone:
Business Name:	Contractor Name: Allied/Cook Construction	Contractor Address: PO Box 1396 Portland	Phone (207) 772-2888
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

- 9) The applicant to submit a Snow Removal and Maintenance Plan for the 20 foot wide roadway adjacent to the new building to the satisfaction of the Traffic Engineer and the Development Review Coordinator (Jim Seymour of Sebago Technics). The Snow Removal and Maintenance Plan to show how this access will be maintained and kept free of obstructions to ensure fire access if needed.
- 10 That the applicant shall contribute \$5000 to an account that would be used to fund traffic improvements to the intersection at Hutchins Drive/Congress Street. If part or all of the contribution remains unused, or is determined not to be required, within ten years after the issuance of the Certificate of Occupancy for the new building, the unexpended portion of the contribution funds shall be returned to the applicant.
- 11 That the applicant receives the required permits from the MDEP prior to the issuance of a building permit or any site work alterations.
- 12 Note: The Planning Board granted a site plan waiver to allow the (5 foot wide) sidewalk to be constructed without granite curbs.

Comments:

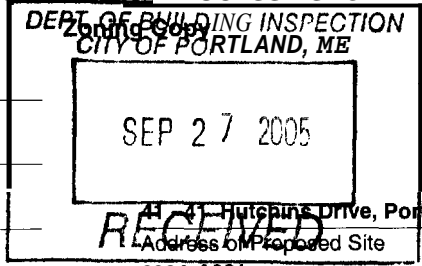
512512006-ldobson: PDF received with application

6/19/2006-mjn: Sent the following email to the G/C and Architect

- 1) The plans are not stamped and need to be.
- 2) the foundation details do not reflect the recommendation from the Geo tech report, specifically the geotextile fabric and 12 inches of crushed stone. Also there is no correlation between the Geotechnical report and the foundation plans, usually that is found in the notes. Oddly, I couldn't find where the geotechnical report gives the actual load bearing capacity of the soils to justify the notes on S-50.1.
- 3) There are no dimensions of several of the footing/foundation details
- 4) The statement of Special Inspections does not assign the inspectors or testers, also there is no Contractor's statement of responsibility. The statement also needs to include items listed in Section 1705. Look at 1705.2,3 &
- 5) Please provide a code justification for the lack of rated corridors pursuant to table 1016.1.
- 6) Is there a complete floor plan available to observe the entire egress scheme for both existing and proposed?

PLANNING DEPARTMENT PROCESSING FORM

2005-0225



Cad-Cam Associates

Applicant

41 Hutchins Drive, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 774-2112 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Application I. D. Number

9/23/2005

Application Date

Building Addition

Project Name/Description

41 Hutchins Drive, Portland, Maine

Address of Proposed Site

238A A001

Assessor's Reference: Chart-Block-Lot

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

28,450 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

IM

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 \$500.00 Subdivision Engineer Review Date 9/23/2005

Zoning Approval Status:

Reviewer Marge S. - DMAP

- [] 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

Table with 4 columns: Item, date, amount, expiration date/signature. Rows include Performance Guarantee Accepted, Inspection Fee Paid, Building Permit Issue, Performance Guarantee Reduced, Temporary Certificate of Occupancy, Final Inspection, Certificate Of Occupancy, Performance Guarantee Released, Defect Guarantee Submitted, Defect Guarantee Released.



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04 101

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

FROM: HARRINAN ASSOCIATES

RE: Certificate of Design

DATE: 5/18/06

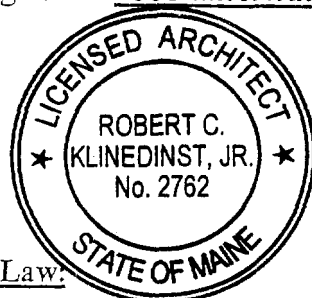
These plans and / or specifications covering construction work on:

WOODARD & CURRAN OFFICE ADDITION

41 HUTCHINS DRIVE PORTLAND, MAINE

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: [Handwritten Signature]

Title: PRINCIPAL

Firm: MAN ASSOC.

Address: ONE AUBURN BUSINESS PARK
AUBURN ME 04274

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.



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

ACCESSIBILITY CERTIFICATE

Designer: HARRIMAN ASSOCIATES

Address of Project: 41 HUTCHINS DRIVE PORTLAND, MAINE

Nature of Project: OFFICE ADDITION FOR
WOODARD & CURRAN

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.

*W M McCL ENAHAN
 CHAIRMAN*

Signature: [Handwritten Signature]

Title: PRINCIPAL

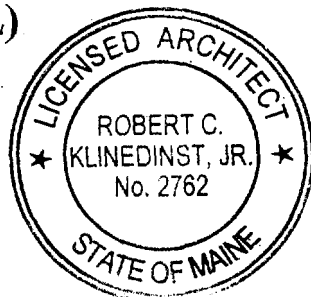
Firm: HARRIMAN ASSOC.

Address: ONE AUBURN BUSINESS PARK

AUBURN, ME 04274

Phone: 784-5100

(SEAL)



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.

Applicant: CAD CAM ASSOC / Woodward IC Date: 1/27/06

Address: 41 Hutchins Drive C-B-L: 238A-A-001

CHECK-LIST AGAINST ZONING ORDINANCE 239-A-004

Date - Existing Development → existing bldg footprint = 13,232 sq ft

Zone Location - I-M #06-0762

Interior or other lot ~~location~~

Proposed Use/Work - construct 3 story 7,500 sq ft building footprint with new parking lot 28450 floor area # total per appl.

Sevage Disposal -

Lot Street Frontage -

Front Yard - 1' for each 1' of height 37' on elevation scaled - 49' scaled on site plan

Rear Yard - 1' for each 1' of height up to 25' - rear = 158' side = 240' & more

Projections -

Width of Lot - N/A

Height - 75' max - 37' scaled to lowest point

Lot Area - None req. / 289,674 sq ft per assessors

Lot Coverage / Impervious Surface - 75% - well under the max

Area per Family - N/A

Off-street Parking - ~~55~~ 630 ÷ 400 = 142 req. 156 + 8 = 164 shown
(see other side for breakdown) 137 pkg spaces - 167 spaces shown
M-1/25/06 plan
Approved site plan
dated March, 2006

Loading Bays - N/A

Site Plan -

MAJOR # 2005-0225 N/A

Shoreland Zoning / Stream Protection -

Flood Plains - Panel 12 Zone X

From: Marge Schmuckal
To: Jean Fraser; Marge Schmuckal
Date: 1/30/2006 10:22:22 AM
Subject: Re: 41 Hutchins Drive - Woodard & Curran

This may print out better - Also I took a brief look at your table and found no problems.

>>> Marge Schmuckal 1/30/2006 10:18:52 AM >>>
I have revised my memo

>>> Marge Schmuckal 1/27/2006 11:41:53 AM >>>
Jean,

I have reviewed the parking for this project. My calculations are based upon plans I received on 1/25/06. Please note that the current plans show a 21,690 sq. ft. new building instead of the 22,680 sq. ft. new building description found in the submitted text. I have chosen to use the square footage used within the submitted text.

Existing Bldgs:	New Bldg:	Totals:
22,766 sqft	22,680 sq ft	56,630 / 400 = 141.575 or 142 pkg required
11,184 sqft		

The amount of parking shown on the current plan is 167 parking spaces, which is certainly allowable under zoning.

There are 25 extra parking spaces shown.

I would add that the other I-M zone requirements are being met under this current site plan.

I hope this helps you.

Marge Schmuckal
Zoning Administrator

- C200 Proposed Site Plan
- C201 Proposed Utility Plan
- C300 Civil Details - 1
- C301 Civil Details - 2
- C302 Civil Details - 3
- C303 Civil Details - **4**

1.5 ATTACHMENTS

Figure 1.1 USGS Topographic map

Figure 1.2 Aerial Photograph

Results of Soil Borings

Draft Geotechnical Report

Photometric Plans, Sheet 1 of 2 and Sheet 2 of 2

Boundary Survey

Cover Sheet

001 General Notes, Legend, Abbreviations and Sheet Index

C100 Existing Site Plan

c200 Proposed Site Plan

c201 Proposed Utility Plan

C300 Civil Details - 1

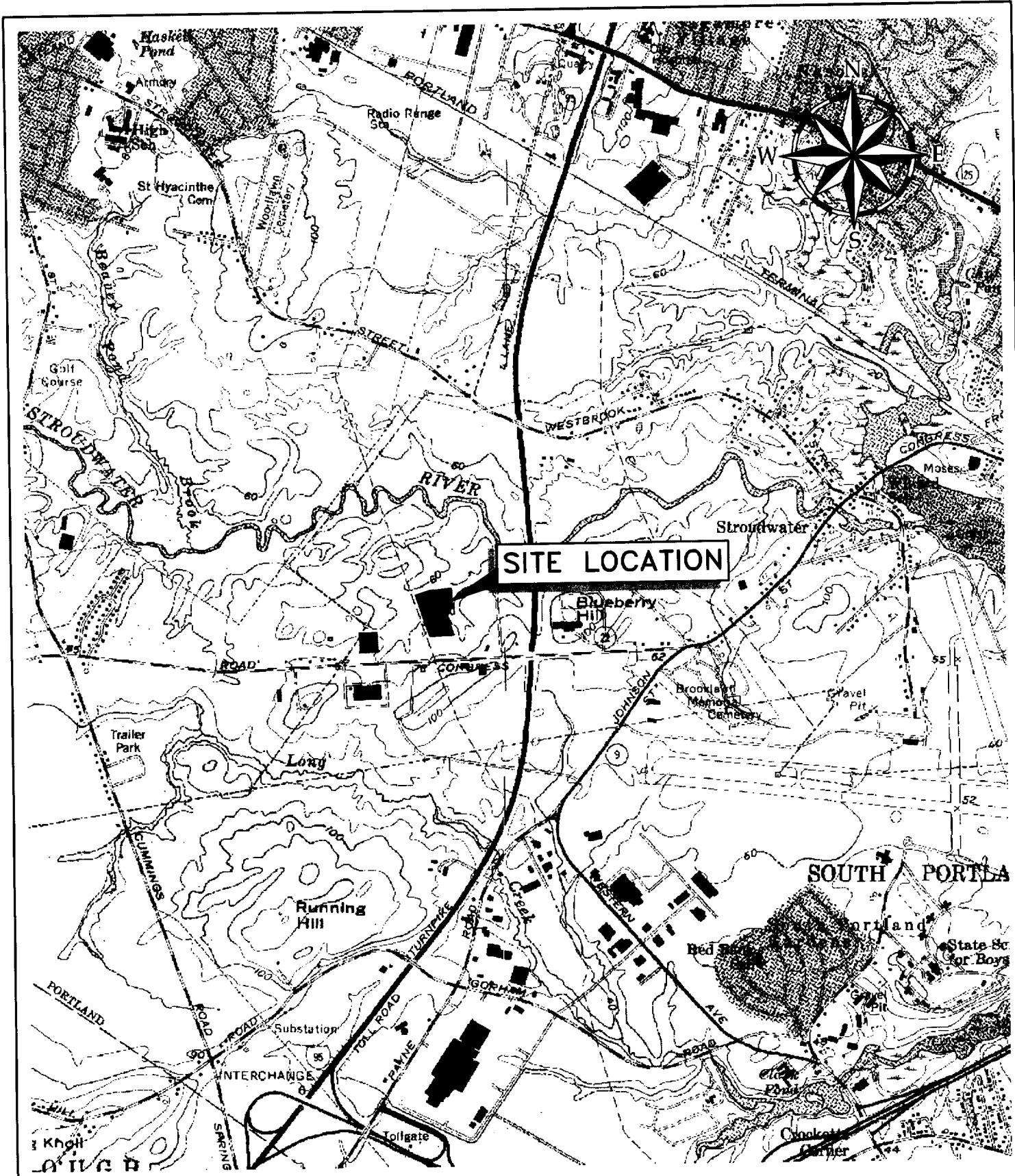
C301 Civil Details - 2

C302 Civil Details - 3

C303 Civil Details - **4**

A20.1 Building Elevations

A20.2 Building Elevations



NOTE:

TWO QUADS OBTAINED FROM MAINE OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS.



WOODARD & CURRAN
 Engineering · Science · Operations
 PORTLAND, MAINE 800-426-4262

USGS TOPOGRAPHIC MAP

DESIGNED BY: JBC CHECKED BY: BSS
 DRAWN BY: JBC 20383401-U001.dwg

CAD-CAM ASSOCIATES
 PORTLAND, MAINE

WOODARD & CURRAN INC.
 OFFICE EXPANSION
 41 HUTCHINS DRIVE, PORTLAND, ME

JOB NO: 203834
 DATE: SEPTEMBER 2
 SCALE: 1" = 200'

Figure 1.1



NOTE:

AERIAL PHOTOS OBTAINED FROM MAINE OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS.



WOODARD & CURRAN
 Engineering · Science · Operations
 PORTLAND, MAINE 800-426-4262

AERIAL PHOTOGRAPH

DESIGNED BY: JBC	CHECKED BY: BSS
DRAWN BY: JBC	20383401-89008301.g

CAD-CAM ASSOCIATES
 PORTLAND, MAINE

WOODARD & CURRAN INC.
 OFFICE EXPANSION
 41 HUTCHINS DRIVE, PORTLAND, ME

JOB NO: 203834.03
 DATE: SEPTEMBER 2008
 SCALE: 1" = 300'

Figure 12

	Gross Floor Area	Zoning Requirement (rounded up)	On site pkg spaces near (based on Existing Site)	Floor area per parking space	Employee Workstations (info from applicant; sizes vary)	Parking spaced workstation
Existing South Wing	11,184 ✓	28'	26	430	44	.59
Existing North wing	22,766 ✓	57' ^{56,915}	50	455	73	.68
Visitors & handicapped serving both S & N wing	----	----	6			
Existing satellite parking lot (Approved in 2000; unused as staff in leased offices use off site parking lot)	----	----	32			
Existing taken together	33,950	85' ⁸⁰	108	314	117	.92
Proposed Building addition	22,680 ✓	57' ⁵⁷	59 new	384	90	.65
Total when proposed is implemented	56,630	142 ^{141.575}	167	339	207 (ave workstation is approx. 270 sq ft)	.80
(Zoning)	400	1	----	400	1.5	.67

Please show
 21,680 #
 SA 2
 814

57
 SA
 37 spaces
 difference 41
 Hutchins

$$56,630 \div 400 = 141.575$$

167

1 **til-**

25

From: Marge Schmuckal
To: Jean Fraser
Date: 1/27/2006 1:41:53 AM
Subject: 41 Hutchins Drive - Woodard & Curran

Jean,
I have reviewed the parking for this project. I have come up with slightly different figures. My calculations are based upon plans I received on 1/25/06.

Existing Bldgs:	New Bldg:	Totals:
22,766 sqft	21,680sq ft	55,630/ 400 = 139.075or 139 pkg
required 11,184 sqft		

One difference I am seeing is that your narrative states that the new building will be **22,680sq. ft.**

The amount of parking shown on the current plan is **167** parking spaces, which is certainly allowable under zoning.
There are **28** extra parking spaces shown.

I would add that the other I-M zone requirements are being met under this current site plan.

I hope this helps you.

Marge Schmuckal
Zoning Administratro

From: Marge Schmuckal
To: Jean Fraser
Date: 1/27/2006 12:00:19 PM
Subject: Woodard & Curran

Jean,

As a side bar: I think one of the reasons that parking and the location are butting heads is because of the big policy change in allowable useage for the I- M industrial zone. In 2001 the Council allowed general businesses and professional offices to be located within the I-M zone. This is having an impact on the land that was originally subdivided for industrial use. Industrial uses and impacts to the land are quite different from office uses and impact to the land. And parking is showing to be a big impact on this particular lot.

Marge

CC: Sarah Hopkins

From: Jean Fraser
To: "terrigo@wilbursmith.com"@Portland.gwgwia; Schmuckal, Marge
Date: 1/25/2006 2:25:51 PM
Subject: Fwd: Parking Analysis

THIS IS RE WOODARD & CURRAN

>>> Jean Fraser 1/25/2006 11:43:15 AM >>>

At the Planning Board Workshop there was a general concern that the proposed parking was unnecessarily impacting the wetlands and Board members expressly asked the applicant to justify location and numbers of parking spaces.

They also asked for Tom Errico to advise on the "sufficiency of parking"...which I interpret to mean is there a justification for them having 25 spaces over the zoning requirement of 142 spaces (these figures relate to the overall area of office floorspace, both existing and proposed); see analysis below as the new parking is 59 spaces and only 2 spaces over what zoning would require for the new building- the excess of parking was already allowed when the satellite parking was approved in 2000).

This in part begs how the zoning requirement is applied- (see below).

The report for the Hearing will need to give a staff view on the scale of parking so I would appreciate both of your formal comments.

(Tom- they have submitted a huge new submission on Jan 20th which includes parking analysis which I had hoped to give to you this morning at the Dev Rev meeting...could you pick up when next over here please)

Zoning: Existing floorspace is 33950 sq ft and proposed is 22680 sq ft; total is 56,630 which should have 142 spaces to meet zoning requirements for the entirety of the site. The total proposed parking (existing plus proposed) is 169 and thus 25 over the apparent zoning requirement----- HOWEVER

The current 33950 sq ft of offices already has 108 spaces which is 23 spaces over the zoning requirement of 85 spaces; this number was reached and expressly approved through site plan review in 2000. The new addition of 22,680 sq ft would on its own need 57 parking spaces to meet zoning which if you add that to the existing you get 165 and they are proposing 59 new spaces to give 167. So the addition and the new parking are consistent and not excessive in zoning terms and the excess was already permitted (one could argue- or not)

Leaving aside the history, they have explained the parking (in the letter of Jan 20th) but not made a strong case for the extra 25 spaces over zoning...do we (Board) need more information?

Would appreciate your view as to what (if any) further information is needed asap and formal comments on the proposals and "parking sufficiency" by Monday, Jan 30 please.

Thanks
Jean

From: Jean Fraser
To: "terrico@wilbursmith.com"@Portland.gwgwia; Schmuckal, Marge
Date: 1/25/2006 11:43:15 AM
Subject: Parking Analysis

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The current **33950 sq ft** of offices already has **108** spaces which is **23** spaces over the zoning requirement of **85** spaces; this number was reached and expressly approved through site plan review in 2000. The new addition of **22,680 sq ft** would on its own need **57** parking spaces to meet zoning which if you add that to the existing you get **165** and they are proposing **59** new spaces to give **167**. So the addition and the new parking are consistent and not excessive in zoning terms and the excess was already permitted (one could argue- or not)

Leaving aside the history, they have explained the parking (in the letter of Jan 20th) but not made a strong case for the extra **25** spaces over zoning...do we (Board) need more information?

Would appreciate your view as to what (if any) further information is needed asap and formal comments on the proposals and "parking sufficiency" by Monday, Jan **30** please.

Thanks
Jean

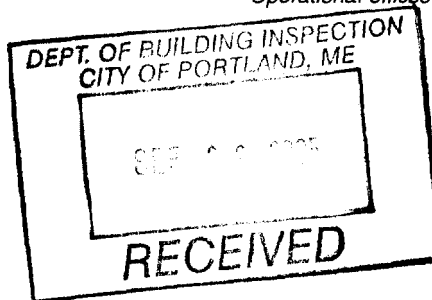
From: Marge Schmuckal
To: Ethan Boxer-Macomber
Date: 9/28/2005 12:42:42 PM
Subject: Hutchins Drive - Woodward & Curran

Ethan,
I checked our floodplain maps on this project - It is not located within a FEMA flood area per map #12.
The area is a zone X.
Marge



WOODARD & CURRAN
Engineering • Science • Operations

CORPORATE OFFICES: Maine, Massachusetts,
New Hampshire, Connecticut, Florida
Operational offices throughout the U.S



September 21, 2005

Sarah Hopkins
City of Portland
389 Congress Street
Portland, ME 04101

Re: Woodard & Curran Building Addition - Major Site Plan Review Application

Dear Sarah:

On behalf of the joint applicants, CADCAM Associates and Rist-Brunet Family Trust, we are submitting fifteen (15) copies of the Major Site Plan Application for the Woodard & Curran Building Addition, with all supporting documentation, to be used in Planning Board review. These documents were prepared in accordance with Chapter 14, Land Use, of the Code of Ordinances of the City of Portland, Maine, and meet the applicable sections of the City of Portland, Maine, Technical and Design Standards and Guidelines adopted September 1987, last amended March 2000.

The proposed project involves the construction of an addition to the office building currently located on the site, an expansion of an existing parking lot, and associated utility improvements. The proposed building addition will be a three-story structure with a building footprint of approximately 7,500 square feet. An existing satellite parking lot on the northerly portion of the site will be expanded to provide additional parking. Construction of the project is anticipated to begin in 2006 and be completed by early spring of 2007.

We look forward to working with your office and the Planning Board on this project. Please do not hesitate to contact Woodard & Curran if you have any questions or comments.

Sincerely,
WOODARD & CURRAN INC.

Kenneth Volock
Engineer

KRV/djt
203834.01

Enclosure



City of Portland Site Plan 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.

Total Square Footage of Proposed Structure: 28,450 SF		Square Footage of Lot: 289,674 SF	
Tax Assessor's Chart, Block & Lot:		Property owner's mailing address:	
Chart# 238A 239	Block# A A	Lot# 1 4	Rist-Brunet Family Trust 343 Soquel Avenue PMB 216 Santa Cruz, CA 95062
Telephone #: (207) 774-2112			
Consultant/Agent, mailing address, phone # & contact person:		Applicant's name, mailing address, telephone #/Fax#/Pager#:	
Woodard & Curran, Inc. 41 Hutchins Drive Portland, Maine 04102 (207)774-2112 Kenny Volock, Engineer		CADCAM Associates Rist-Brunet Family Trust 1 Hutchins Drive 343 Soquel Avenue Portland, ME 04102 PMB 216 (207)774-2112 Santa Cruz, CA 95062	
		Project name: Woodard & Curran Building Addition	
<p>Proposed Development (check all that apply)</p> <p> <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input checked="" type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____ </p> <p>Major Development (more than 10,000 sq. ft.)</p> <p> <input checked="" type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) </p> <p>After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p>Minor Site Plan Review</p> <p> <input type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) After-the-fact Review (\$1,000.00 + applicable application fee) </p> <p>Plan Amendments</p> <p> <input type="checkbox"/> Planning Staff Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$500.00) </p>			
- Please see next page -			

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

Woodard & Curran Attn: Kenny Volock, Engineer
41 Hutchins Drive (207) 774-2112
Portland, ME 04102

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 check list

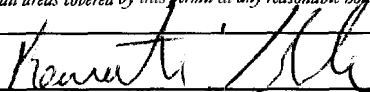
Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process; copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: ci.portland.me.us chapter 14

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:

9/21/05

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

Development in Portland

The City of Portland has instituted the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances: application fee; engineering fee; and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

The **Application Fee** covers general planning and administrative processing costs, and is paid at the time of application.

The Planning Division is required to send notices to neighbors upon receipt of an application and prior to public meetings. The applicant will be billed for mailing and advertisement costs. Applicants for development will be charged an **Engineering Review Fee**. This fee is charged by the Planning Division for review of on-site improvements of a civil engineering nature, such as storm water management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and utility connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before a building permit can be issued. Monthly invoices are sent out by the Planning Division on a monthly basis to cover engineering costs.

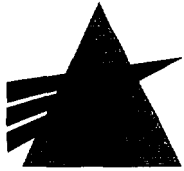
A **Performance Guarantee** will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and drainage improvements. The Planning Division will provide a cost estimate form for figuring the amount of the performance guarantee, as well as sample form letters to be filled out by a financial institution.

An **Inspection Fee** must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan. The inspection fee is 2.0% of the performance guarantee amount, or as assessed by the planning or public works engineer. The minimum inspection fee is \$300 for development, unless no site improvements are proposed. Public Works inspects work within the City right-of-way and Planning inspects work within the site including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.)

Upon completion of a development project, the performance guarantee is released, and a **Defect Guarantee** in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year.

Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices. All fees shall be paid prior to the issuance of any building permit.

For more information on the fees or review process, please call the Planning Division at 874-8719 or 874-8721.



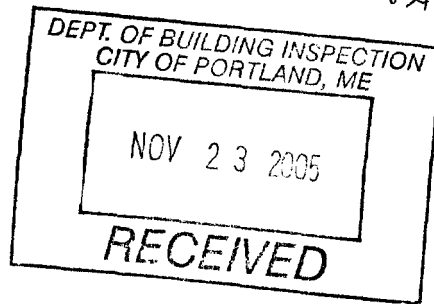
WOODARD & CURRAN
Engineering • Science • Operations

2005 0225 Revised logs
CIRC 11 23 05

CORPORATE OFFICES Maine, Massachusetts,
New Hampshire, Connecticut, Florida
Operational offices throughout the U S

November 22, 2005

Jean Fraser
City of Portland
389 Congress Street
Portland, ME 04101



11/23/05

Re: Woodard & Curran Building Addition
Major Site Plan Review - Additional Information

Dear Jean:

On behalf of the joint applicants, CADCAM Associates and Peggy and Eric Cianchette, we are submitting 15 copies of additional information in support of the Major Site Plan Application for the Woodard & Curran Building Addition, originally submitted September 21, 2005, to be used in Planning Board review.

These documents were prepared in accordance with Chapter 14, Land Use, of the Code of Ordinances of the City of Portland, Maine, and meet the applicable sections of the City of Portland, Maine, Technical and Design Standards and Guidelines adopted September 1987, last amended March 2000. The additional information that follows has been organized by section within the Application.

Section 1 – Development Description

As we have discussed, the proposed site plan for the project has changed such that the building addition will be located closer to Hutchins Drive. The building addition will be a three-story structure with a building footprint of approximately 7,560 square feet. The interior of the addition will have a gross floor area of approximately 22,680 square feet of office space, with a direct link to the North Wing. Parking will now be located to the rear of the proposed building with an access drive to the north side of the addition. C200 Proposed Site Plan, depicting important site elements, has been attached to this submission.

Upon completion, the building addition will have a similar **look** and feel to that of the existing North Wing, to which it will be adjacent. Floor elevations will be coordinated to match the existing buildings, allowing free-flow of office personnel. A20.1 Building Elevations, depicting the building addition as seen from the West (Hutchins Drive) and the South (central plaza), has been attached to this submission.

§14-525(b)(2)(h) Landscaping: At this point, the site landscaping has not been designed for the project. A Landscaping Plan will be submitted to your office once it has been developed.

§14-525(b)(2)(j) Lighting: The revisions to the site layout require some modifications to the site lighting. Specifically, exterior lighting may need to be relocated in the central plaza area and additional lighting will be required in the rear parking lot. A modified Lighting Plan will be submitted upon completion.



Jean Fraser, City of Portland
November 22, 2005
Page 2

Section 2 – Project Area

The proposed building addition will have a building footprint of approximately 7,560 square feet. The three-story structure will be office space with a gross floor area of 22,680 square feet. Other changes to site imperviousness include the 67 space addition to the parking lot on the northerly portion of the site; the increase in parking at the rear of the building; the new access drive to rear parking areas; and the redesigned plaza and walkway in the center of the campus. The total increase in paved area is 24,881 square feet. In total, the proposed project will increase site imperviousness by 32,441 square feet (approximately 0.74 acres) to 95,843 square feet (approximately 2.2 acres), 33.1% coverage.

During the generation of construction documents, Woodard & Curran intends to investigate the use of pervious pavements or other pavement alternatives to off-set the increase in impervious surface for the site.

Section 5 – Off-Site Facilities

We are still awaiting a response from Frank Brancely, City of Portland Department of Public Works, regarding the City sewer collection system capacity in the area. The response will be forwarded to your office upon receipt.

Section 6 – Stormwater Management

The revisions to the site layout require some modifications to the Stormwater Management Plan. A modified Plan will be submitted upon completion.

Section 8 – State and Federal Permitting

Through discussions with the Maine Department of Environmental Protection (MeDEP), it appears that the project will be covered by an NRPA Permit-By-Rule. A Notification Form will be submitted to the MeDEP at least two weeks prior to construction and a copy will be forwarded to your office.

Section 9 – Financial and Technical Capacity

Section 9.1 – Financial Capacity: Updated evidence of financial capacity for the new joint applicants, Eric and Peggy Cianchette, will be forwarded upon receipt.

Section 10 – Title, Right, Interest

A letter to Sarah Hopkins, City of Portland from Judy Knaub, Chief Financial Officer, indicating the execution of a Purchase and Sale Contract with Eric and Peggy Cianchette for the property at 41 Hutchins Drive, has been attached to this submission



WOODARD & CURRAN
Engineering • Science • Operations

Jean Fraser, City of Portland
November 22, 2005
Page 3

Thank you for the assistance you have provided thus far. We **look** forward to continuing our work with your office and the Planning Board on this project. If you have any questions or comments, please do not hesitate to contact me at (207) 797-7515, or via email, kvolock@woodardcurran.com.

Sincerely,
WOODARD & CURRAN INC.

Kenneth Volock
Engineer

KRV/djt
203834.01

Enclosures: C200 Proposed Site Plan, prepared by Woodard & Curran, Inc.
A20.1 Building Elevations, prepared by Harriman Associates
Letter from Judy Knaub, Woodard & Curran Chief Financial Officer, to Sarah Hopkins,
City of Portland, indicating execution of Purchase and Sale Contract.

From: Penny Littell
To: Marge Schmuckal
Date: 6/2/2006 7:51:39 AM
Subject: **Fwd:** Re: 41 Hutchins Dr

>>> William Clark 6/1/2006 4:55:58 PM >>>
Jean,

They will have to redo their survey for the sewer right of way relocation. The Engineer at Woodard and Curran did not give my local GPS control coordinates for Hutchins Dr to his surveyor, and told his surveyor that they could use a low grade GPS receiver on the job.

As a result the survey could not be used for easement conveyances.

I met the surveyor and gave him the info. He will recalculate. I have not heard back since May 19th or so.

Bill

>>> Marge Schmuckal June 1,2006 4:48 PM >>>
Thank you, Jean,
At least I know the status now.
Marge

>>> Jean Fraser 6/1/2006 4:30:56 PM >>>
Marge,

There are two significant outstanding conditions:

1. three or four easements (sidewalk, drainage and sewer diversion) are required and they are being handled by Penny/Public Works; and
2. the sidewalk extension and sewer design and details require final approval of PW.

I do not know if these have been completed and **hope one of the cc's will be able to confirm on these.**

A minor outstanding condition requires Jim Seymour to approve the Snow Removal and Maintenance plan and I have not received this yet. However, that by itself would not hold up the Building Permit.

So hold on that permit until I have confirmation that these conditions have been met.

thanks
Jean

>>> Marge Schmuckal 6/1/2006 3:36:10 PM >>>
Jean,
I have a building permit application for this project. Can I get a stamped approved site plan? Is it ready to be released for a building permit?
Marge

From: Marge Schmuckal
To: Jean Fraser
Date: 6/1/2006 4:48:53 PM
Subject: Re: 41 Hutchins Dr

Thank you, Jean,
At least I know the status now.
Marge

>>> Jean Fraser 6/1/2006 4:30:56 PM >>>

Marge,

There are two significant outstanding conditions:

1. three or four easements (sidewalk, drainage and sewer diversion) are required and they are being handled by Penny/Public Works; and
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Jean

>>> Marge Schmuckal 6/1/2006 3:36:10 PM >>>

Jean,

I have a building permit application for this project. Can I get a stamped approved site plan? Is it ready to be released for a building permit?

Marge

CC: Bradley Roland; Eric Labelle; Jim Seymour; Penny Littell; Todd Merkle; William Clark

This page contains a detailed description of the Parcel ID you selected. Press the New Search button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 2
 Parcel ID 238A A001001
 Location 41 HUTCHINS DR
 Land Use OFFICE & BUSINESS SERVICE
 Owner Address CADCAM ASSOCIATES
 41 HUTCHINS DR
 PORTLAND ME 04102
 Book/Page
 Legal 238A-A-1 239-A-4
 HUTCHINS DR 31-49
 LOT 15 + 16 289674 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$481,820	\$2,487,950	\$2,969,770

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$490,400	\$3,037,700	\$3,528,100

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1986	1	11184	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
6.65	33950		OFFICE BUILDING - LOW-RISE	WOODWARD & CURRAN

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	5592	OFFICE BUILDING
1	02/02	5592	OFFICE BUILDING

Height	Walls	Heating	A/C
10	BRICK/STONE	HOT AIR	CENTRAL
10	BRICK/STONE	HOT AIR	CENTRAL
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	structure Type	Identical Units
2	ELEVATOR - ELEC. PASSENGER	1

Statement of Special Inspections

Project: *Woodard & Curran Office Addition*
Location: *41 Hutchins Drive, Portland, Maine 04101*
Owner: *Cianchette Family, LLC*

Design Professional in Responsible Charge: *B. Keith Brenner, 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.

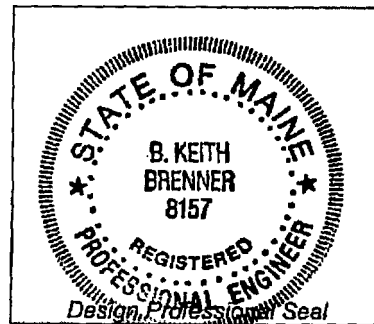
Interim Report Frequency: *Monthly* or per attached schedule.

Prepared by:

B. Keith Brenner, P.E.
(type or print name)

B. Keith Brenner
Signature

05-19-06
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 type="checkbox"/> Wood Construction |
| <input type="checkbox"/> Precast Concrete | <input type="checkbox"/> Exterior Insulation and Finish System |
| <input checked="" 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	<i>Harriman Associates</i>	<i>One Auburn Business Park Auburn, Maine 04210 (207) 784-5100</i>
2. Inspector	<i>To Be Determined</i>	
3.		
4. Testing Agency	<i>To Be Determined</i>	
5		
6. Other		

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category *D*

Quality Assurance Plan Required (Y/N) *Y*

Description of seismic force resisting system and designated seismic systems:

SFRS = Ordinary Steel Concentrically Braced Frames

<i>Designated Seismic System</i>	<i>Special Inspection Requirements</i>	<i>Structural Observations to be performed</i>	<i>Report Distribution</i>
<i>Steel Braced Frames</i>	<i>See table 3 704.3</i>	<i>RDP to review frames after completion.</i>	<i>After Braced Frames are Complete.</i>
<i>Gas Piping System</i>	<i>-</i>	<i>RDP to review all conn's to structure and bracing.</i>	<i>After piping is fully installed.</i>

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) *100 mph*

Wind Exposure Category *B*

Quality Assurance Plan Required (Y/N) *N*

Description of wind force resisting system and designated wind resisting components:

Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility.

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided if requested.

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge deems it appropriate that the individual performing a stipulated test or inspection have a specific certification or license as indicated below, such designation shall appear below the Agency Number on the Schedule.

PE/SE	Structural Engineer—a licensed SE or PE specializing in the design of building structures
PE/GE	Geotechnical Engineer—a licensed PE specializing in soil mechanics and foundations
EIT	Engineer-In-Training—a graduate engineer who has passed the Fundamentals of Engineering examination

American Concrete Institute (ACI) Certification

ACI-CFTT	Concrete Field Testing Technician – Grade 1
ACI-CCI	Concrete Construction Inspector
ACI-LTT	Laboratory Testing Technician – Grade 1&2
ACI-STT	Strength Testing Technician

American Welding Society (AWS) certification

AWS-CWI	Certified Welding Inspector
AWSIAISC-SSI	Certified Structural Steel Inspector

American Society of Non-Destructive Testing (ASNT) Certification

ASNT	Non-Destructive Testing Technician – Level II or III.
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International Code Council (ICC) Certification

ICC-SMSI	Structural Masonry Special Inspector
ICC-SWSI	Structural Steel and Welding Special Inspector
ICC-SFSI	Spray-Applied Fireproofing Special Inspector
ICC-PCSI	Prestressed Concrete Special Inspector
ICC-RCSI	Reinforced Concrete Special Inspector

National Institute for Certification in Engineering Technologies (NICET)

NICET-CT	Concrete Technician – Levels I, II, III & IV
NICET-ST	Soils Technician - Levels I, II, III & IV
NICET-GET	Geotechnical Engineering Technician - Levels I, II, III & IV

Exterior Design Institute (EDI) Certification

EDI-EIFS	EIFS Third Party Inspector
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Other

Item	Agency # (Qualif.)	Scope
1. Mix Design	4 ACI-CCI	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. Extent: All
2. Material Certification	1	Review concrete mix design, and steel reinforcing certification. Extent: All
3. Reinforcement Installation	4 ACI-CCI	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 Freq: Periodic
4. Post-Tensioning Operations	N/A	Inspect placement, stressing, grouting and protection of post-tensioning tendons. Verify that tendons are correctly positioned, supported, tied and wrapped. Record tendon elongations.
5. Welding of Reinforcing	N/A	Visually inspect all reinforcing steel welds. Verify weldability of reinforcing steel. inspect preheating of steel when required.
6. Anchor Rods	1,4 ACI-CCI	Inspect size , positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors. Extent: All
7. Concrete Placement	4 ACI-CCI	Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated. Freq: Periodic
8. Sampling and Testing of Concrete	4 ACI-CFTT	Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064). Extent: All
9. Curing and Protection	4 ACI-CCI	Inspect curing, cold weather protection and hot weather protection procedures. Freq: All
10. Other Soil Quality	4	Inspect the misting footings and soil quality to match the assumed bearing pressure shown on plan. Inspect the new footing placement and soil quality for the assumed bearing pressure shown on plan. Extent: All

Item	Agency # (Qualif.)	Scope
1. Material Certification	1,4	Review material certification for masonry units and Reinforcing steel. Extent: AN
2. Preparation of Mortar and Grout	4	Inspect proportioning, mixing and retempering of mortar and grout. Freq: Periodic
3. Installation of Masonry	4	Inspect size, layout, bonding and placement of masonry units. Freq: Periodic
4. Mortar Joints	4	Inspect construction of mortar joints including tooling and filling of head joints. Freq: Periodic
5. Reinforcement Installation	1,4	Inspect placement, positioning and lapping of reinforcing steel. Extent: - Portion
6. Prestressing	N/A	Inspect placement, anchorage and stressing of prestressing bars.
7. Grouting	1,4	Inspect placement and consolidation of grout. Inspect masonry clean-outs for high-lift grouting. Freq: Periodic
7. Weather Protection	1,4	Inspect cold weather protection and hot weather protection procedures. Verify that wall cavities are protected against precipitation. Extent: All
9. Testing of Masonry Strength	4	Test compressive strength of mortar and grout cube samples (ASTM C780). Test compressive strength of masonry prisms (ASTM C1314). Extent: Portion
10. Anchors and Ties	4	Inspect size, location, spacing and embedment of dowels, anchors and ties. Freq: Periodic
11. Other:		

		Scope
1. Fabricator Certification/ Quality Control Procedures	N/A	Review shop fabrication mid quality control procedures .
2. Material Certification	1,4 SSI	Review certified mill test reports and identification markings on wide-flange shapes, high-strength bolts, nuts and welding electrodes Extent: All
3. Open Web Steel Joists	1,4	Inspect installation, field welding and bridging of joists. Extent: All
4. Bolting	4 AWS/AISC- SSI	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. Freq: Periodic
5. Welding	5 AWS-CWI	Visually inspect all welds. Inspect pre-heat, post-heat and surface preparation between passes. Verify size and length of fillet welds.
6. Shear Connectors	N/A	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.
7. Structural Details	1 PE	Inspect steel frame for compliance with structural drawings, including bracing, member configuration and connection details. Freq: Periodic
8. Metal Deck	1,4 AWS-CWI	Inspect welding at side-lap fastening of metal roof and floor deck Freq: Periodic
9. Other:		

FROM DESIGNER: B. Keith Brenner, P.E.
DATE: May 19, 2006
JOB NAME: Woodard & Curran Office Addition
ADDRESS OF CONSTRUCTION: 41 Hutchins Drive; Portland, Maine 04101

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)** (B) Business
Type of Construction IJB
 Will the Structure have a Fire suppression system in Accordance with Section 9033.1 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? No Geotechnical / Soils **report** required? (see section 1802.2) Yes
 Structural Design Calculations Yes Live load reduction (1603.1.1, 1607.9, 1607.10)
 Not Required Submitted for all structural **members** N/A Roof live loads (1603.1.2, 1607.14)
 (106.1, 106.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603) *Roofsnow loads (7603.7.3, 1608)*

<i>Uniformly distributed floor live loads (7603.11, 1607)</i>		<u>60 psf</u>	Ground snow load, P_g (1608.2)
Floor Area Use	Loads Shown	<u>42 psf</u>	If P_g > 10 psf, flat-roof snow load, P_f (1608.3)
<u>Office</u>	<u>50 psf</u>	<u>1.0</u>	If P_g > 10 psf. Snow exposure factor, C_e (Table 1608.3.1)
<u>Lobbies, Stairs and Exits</u>	<u>100 psf</u>	<u>1.0</u>	If P_g > 10 psf, snow load importance factor, I_s (Table 1604.5)
<u>Corridors</u>	<u>80 psf</u>	<u>1.0</u>	Roof thermal factor, C_t (Table 1608.3.2)
<u>Mechanical Spaces</u>	<u>150 psf</u>	<u>N/A</u>	Sloped roof snow load, P_s (1608.4)

Flood loads (1603.1.6, 1612)

Wind Loads (1603.1.4, 1609)

<u>Standard</u>	Design option utilized (1609.1.1, 1609.6)	<u>N/A</u>	Flood hazard area (1612.3)
<u>100 mph</u>	Basic Wind Speed (1609.3)	<u>45.0'</u>	Elevation of structure
<u>II, 1.0</u>	Building category and wind Importance factor, I_w (Table 1604.5, 1609.5)		Other loads
<u>B</u>	Wind exposure category (1609.4)		Concentrated loads (1607.4)
<u>(+/-) 0.18</u>	Internal pressure coefficient (ASCE 7)	<u>20 psf</u>	Partition Loads (1607.5)
<u>-30 psf</u>	Component and cladding pressures (1609.1.1, 1609.6.2.2)		Impact loads (1607.8)
<u>20 psf</u>	Main force wind pressures (7603.1.1, 1609.6.2.1)		Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

Earthquake design data (1603.1.5, 1614-1623)

<u>Standard</u>	Design option utilized (1614.1)	<u>D</u>	Seismic design category (1616.3)
<u>II</u>	Seismic use group ("Category") (Table 1604.5, 1616.2)	<u>2 (d)</u>	Basic seismic-force-resisting system (Table 1617.6.2)
<u>S_{DS}=0.522</u>	Spectral Response coefficients, S_{DS} & S_{D1} (1615.1)	<u>R = 5</u>	Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)
<u>S_{D1}=0.231</u>		<u>C_d = 4.5</u>	Analysis procedure (1616.6, 1617.5)
<u>E</u>	Site class (1615.1.5)	<u>Equiv. Lat. Force V = 104 W</u>	Design base shear (1617.4, 1617.5.1)