



Accessibility Building Code Certificate



Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 12/23/14

Designer: Reiter Architecture & Design

Address of Project: 90 Congress Street, Portland Maine 04101

Nature of Project: Removable canvas, acrylic and aluminum entrance doors & sidepanels for creating winter vestibule, attached to existing masonry building. Does not extend beyond existing building line.

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: 

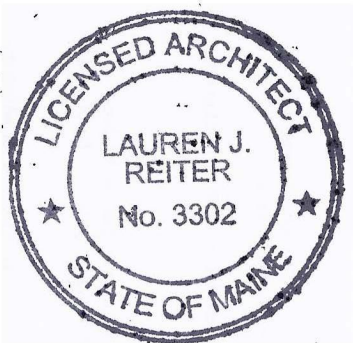
Title: Principal

Firm: Reiter Architecture & Design

Address: PO Box 275
Brooklin, ME 04616

Phone: 207-359-2300

(SEAL)



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design Application



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Date: 12/23/14

From Designer: Reiter Architecture & Design

Date: November 7, 2014

Job Name: 90 Congress Street Restaurant

Address of Construction: 90 Congress St., Portland, Maine

2009 International Building Code

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

This is an existing building - condominium with 88-90 Congress Street (#88 is Rosemont Market). No change to use or exterior envelope.

Building Code & Year 1972 Use Group Classification (s) B (restaurant, under 50 seats)

Type of Construction Removeable canvas, acrylic and aluminum entrance doors & sidepanels for creating winter vestibule, attached to existing masonry building. Does not extend beyond existing building line.

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC NA

Is the Structure mixed use? yes (retail food Market is in other half of bldg.) If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? No Geotechnical/Soils report required? (See Section 1802.2) NA (no new additions or changes to structure)

Structural Design Calculations NA

_____ Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603) NA

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- _____ Live load reduction
- _____ Roof *live* loads (1603.1.2, 1607.11)
- _____ Roof snow loads (1603.7.3, 1608)
- _____ Ground snow load, P_g (1608.2)
- _____ If $P_g > 10$ psf, flat-roof snow load P_f
- _____ If $P_g > 10$ psf, snow exposure factor, C_e
- _____ If $P_g > 10$ psf, snow load importance factor, I_s
- _____ Roof thermal factor, C_t (1608.4)
- _____ Sloped roof snowload, P_s (1608.4)
- _____ Seismic design category (1616.3)
- _____ Basic seismic force resisting system (1617.6.2)
- _____ Response modification coefficient, R_f and deflection amplification factor C_d (1617.6.2)
- _____ Analysis procedure (1616.6, 1617.5)
- _____ Design base shear (1617.4, 1617.5.1)

Wind loads (1603.1.4, 1609)

- _____ Design option utilized (1609.1.1, 1609.6)
- _____ Basic wind speed (1809.3)
- _____ Building category and wind importance Factor, I_w (table 1604.5, 1609.5)
- _____ Wind exposure category (1609.4)
- _____ Internal pressure coefficient (ASCE 7)
- _____ Component and cladding pressures (1609.1.1, 1609.6.2.2)
- _____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Flood loads (1803.1.6, 1612)

- _____ Flood Hazard area (1612.3)
- _____ Elevation of structure

Earth design data (1603.1.5, 1614-1623)

- _____ Design option utilized (1614.1)
- _____ Seismic use group ("Category")
- _____ Spectral response coefficients, S_D & S_{D1} (1615.1)
- _____ Site class (1615.1.5)

Other loads

- _____ Concentrated loads (1607.4)
- _____ Partition loads (1607.5)
- _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Certificate of Design



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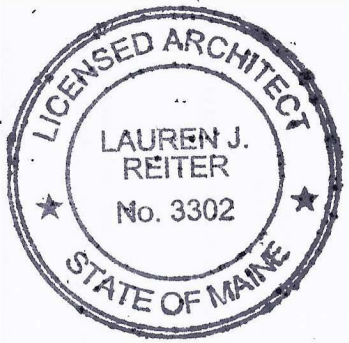
Date: _____

Date: November 7, 2014

From: Reiter Architecture & Design

These plans and / or specifications covering construction work on:
90 Congress Street, Portland, Maine

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.



(SEAL)

Signature: 

Title: Principal

Firm: Reiter Architecture & Design

PO Box 275

Address: Brooklin, ME 04616

Phone: 207-359-2300

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PORTLAND MA



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Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Jeff Levine, AICP, Director
Director of Planning and Urban Development

Tammy Munson
Director, Inspections Division


Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete permit application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my permit application and corresponding paperwork has been electronically delivered, I intend to **hand deliver** a payment method to the Inspections Office, Room 315, Portland City Hall.
- I intend to deliver a payment method through the U.S. Postal Service mail once my permit paperwork has been electronically delivered.

Applicant Signature: 

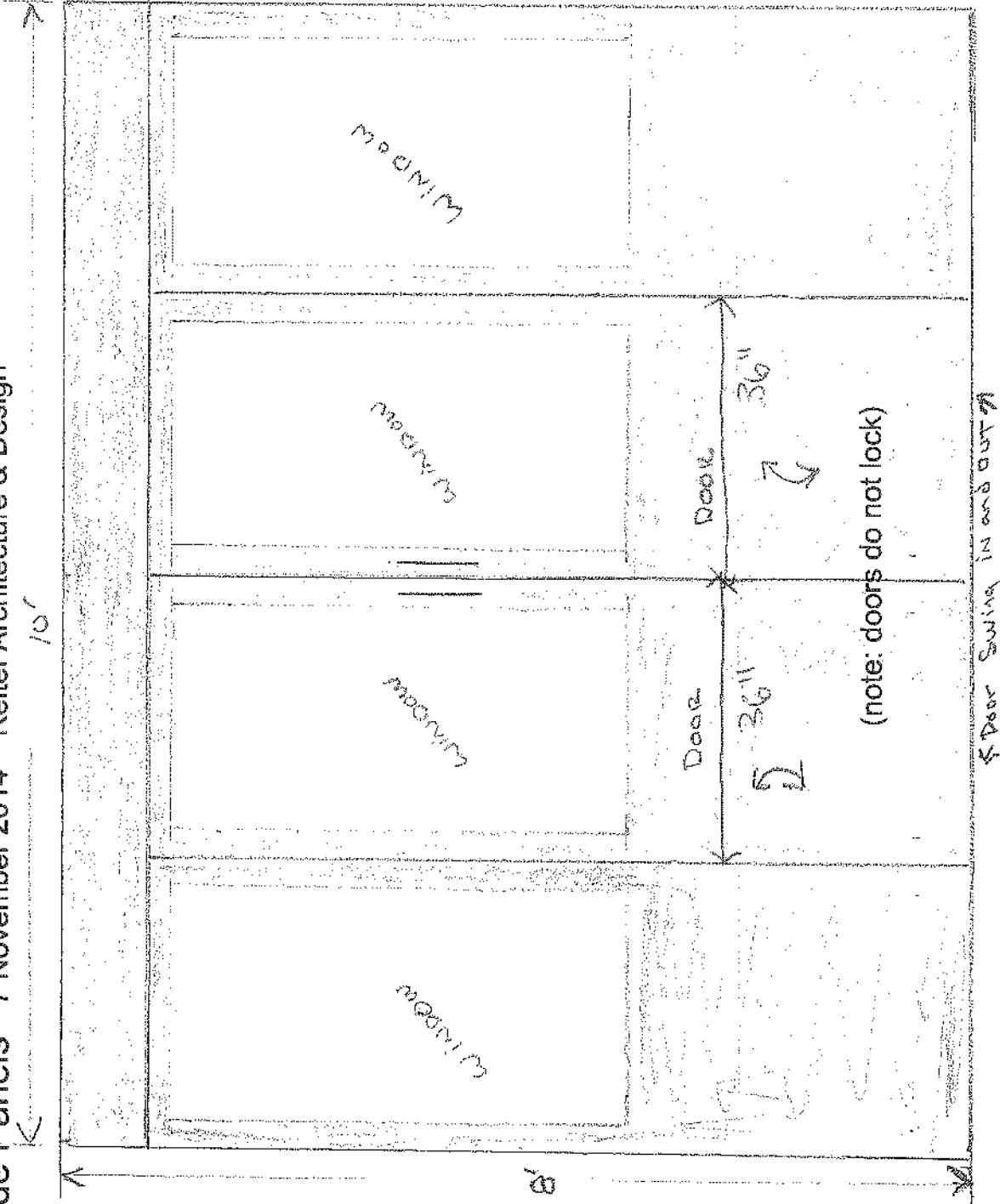
Date: November 7, 2014

I have provided digital copies and sent them on: November 7, 2014

Date: November 7, 2014

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.

88-90 Congress Street - Elevation for Proposed New Removeable Exterior Vestibule
 Doors & Side Panels 7 November 2014 Reiter Architecture & Design



Drawing prepared by Hallett Canvas & Sails Falmouth, ME (Manufacturer & installer) Sunbrella 1300, Acrylic
 window is 40 gauge Clear Vinyl
 Sunbrella is the shade area

Fits in Entrance of
 Flush against WALLS



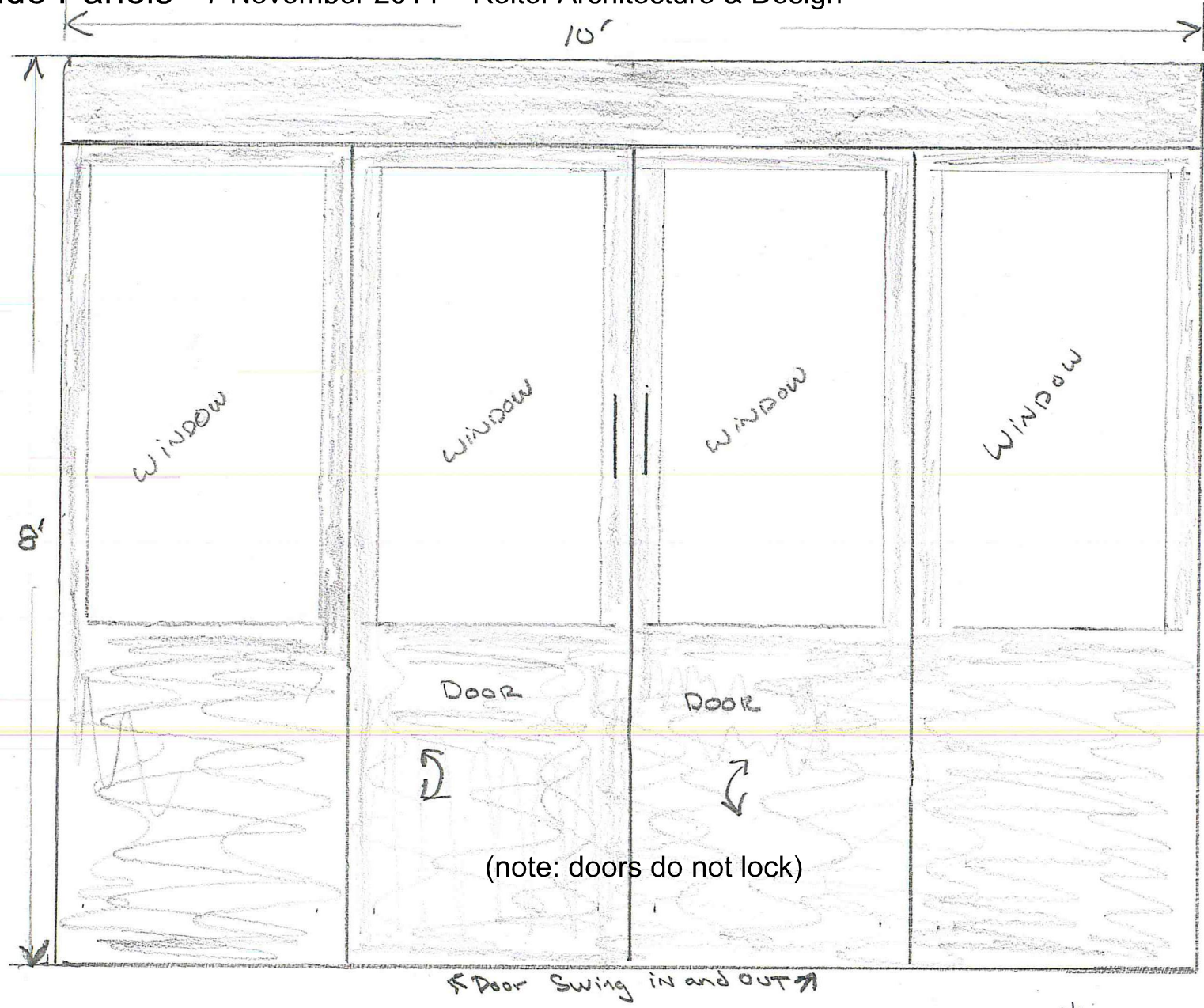
88-90 Congress Street - Elevation for Proposed New Removeable Exterior Ve Doors & Side Panels

7 November 2014 Reiter Architecture & Design



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Date: 12/23/14



Drawing prepared by
Hallett Canvas & Sails
Falmouth, ME
(Manufacturer & installer)

Window is 40 gauge Clear Vinyl
Sunbrella is the Shade AREA
Sunbrella 13oz, Acrylic

1 1/4 ALUM. TUBING
FITS IN ENTRANCE OPENING
FLUSH AGAINST WALLS



General Building Permit Application



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

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Address/Location of Construction: 90 Congress Street, Portland Maine		
Total Square Footage of Proposed Structure: 869 SF (Interior)		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 016 A006002	Applicant Name: Neil Reiter ** Address: PO Box 275 Brooklin, ME 04616 ** Note: See attached letter From John Naylor, owner of #88 Congress, agreeing to this work	Telephone: 207-359-4950 Email: nreiter@juno.com
Lessee/Owner Name : (if different than applicant) Address: R&J PARTNERS LLC PO Box 275 City, State & Zip: Brooklin, ME 04616 Telephone & E-mail: 207-359-4950 nreiter@juno.com	Contractor Name: (if different from Applicant) Address: Hallett Canvas & Sails, Inc 215 Foreside Road City, State & Zip: Falmouth, Maine 04105 Telephone & E-mail: (ph) 207-781-7070 rhallett@hallettcanvasandsails.com	Cost Of Work: \$ 2,000.00 C of O Fee: \$ -0- Historic Rev \$ -0- Total Fees : \$ 40.00
Current use (i.e. single family) Restaurant		
If vacant, what was the previous use? _____		
Proposed Specific use: Restaurant		
Is property part of a subdivision? <u>No</u> If yes, please name _____		
Project description: Addition of removeable canvas and acrylic vestibule, in line with existing building face, for winter use.. No change to building envelope.		
Who should we contact when the permit is ready: Neil Reiter		
Address: PO Box 275		
City, State & Zip: Brooklin, ME 04616		
E-mail Address: nreiter@juno.com		
Telephone: 207-359-4950		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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:	Date: November 7, 2014
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This is not a permit; you may not commence ANY work until the permit is issued.



Commercial Interior & Change of Use Permit Application Checklist



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All of the following information is required and must be submitted. Checking off each item as you application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details NOT APPLICABLE
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules NOT APPLICABLE
- Complete electrical and plumbing layout. NOT APPLICABLE
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review NOT APPLICABLE
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2009
- Proof of ownership is required if it is inconsistent with the assessors records. NOT APPLICABLE
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant. NOT APPLICABLE

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including: No change to existing building envelope

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage. NA
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period) No change of use. This application is only for adding a removable canvas and acrylic vestibule in line with existing building for winter seasons.

Fire Department requirements.



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See attached Drawings & Photos
This application is only for additional
canvas & acrylic entrance

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification) **NA**
- Square footage of proposed structure (total and per story) **NA**
- Existing and proposed fire protection of structure. **NA**
- Separate plans shall be submitted for **NA**
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include: **NA**
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher. **Not applicable**

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



existing recessed vestibule----->



detail of existing vestibule;
proposed vestibule doors &
side panels to align with
building face----->

88-90 Congress Street

Proposed New Removeable Exterior Vestibule Doors & Side Panels

Existing Conditions

7 November 2014

Reiter Architecture & Design



Neil R
90 Col
Portlan

Dear F

As our
Street,
at the

Sincer

John C
Co-ow



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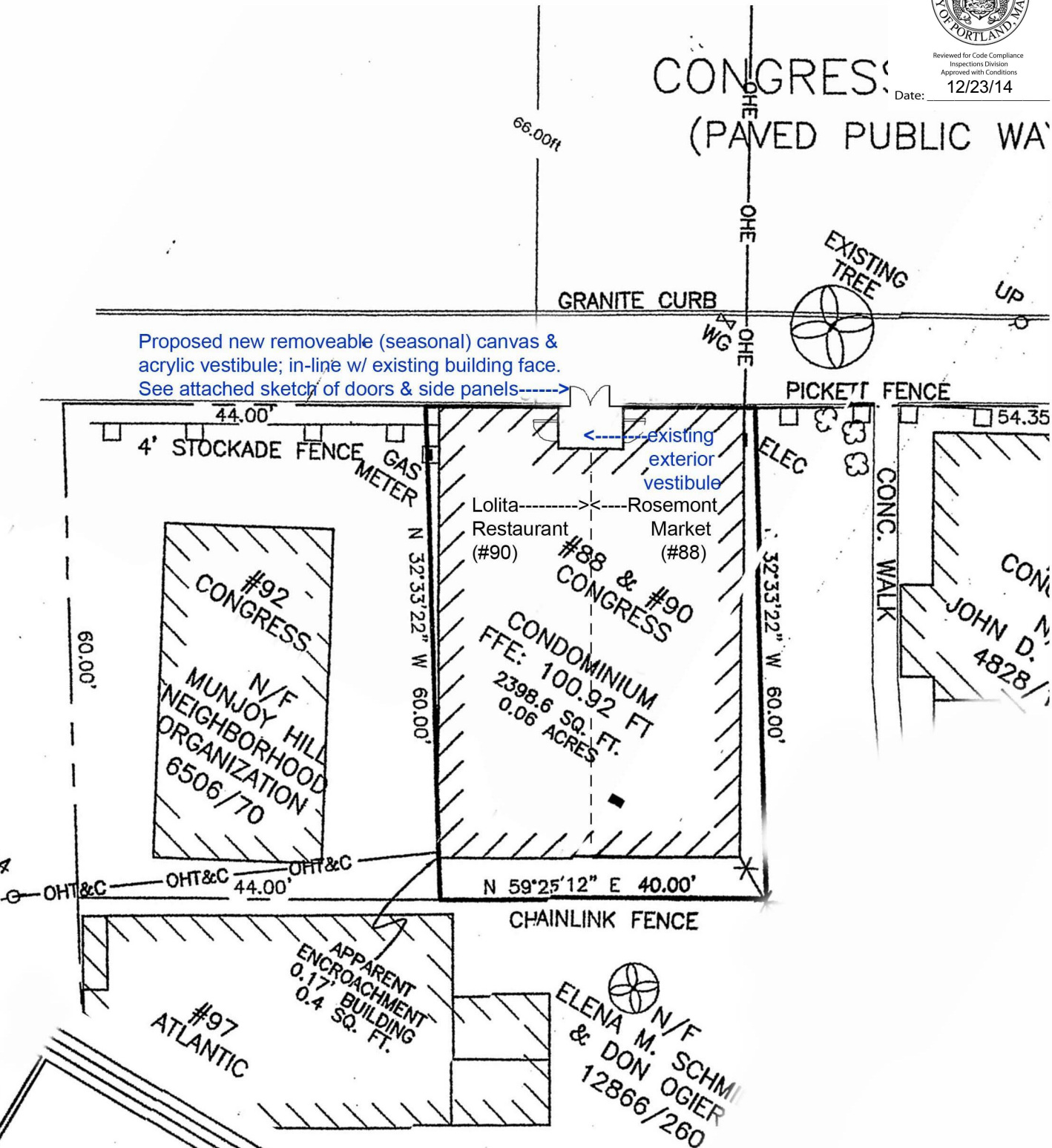
Date: _____



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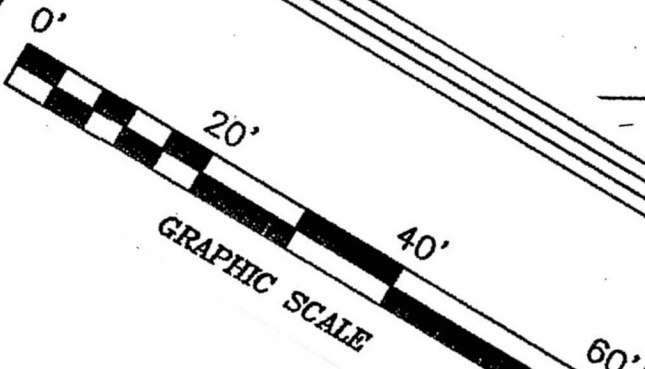
CONGRESS:
(PAVED PUBLIC WA

Proposed new removeable (seasonal) canvas & acrylic vestibule; in-line w/ existing building face.
See attached sketch of doors & side panels----->



ATLANTIC STREET

UP#14



88-90 Congress Street
Site Plan for Proposed New
Removeable Exterior Vestibule
Doors & Side Panels
7 November 2014
Reiter Architecture & Design