

Subject: Shwartz Building
600-604 Congress Street
Portland, ME

June 30, 2017

Project Description:

This proposed project consists of a rear addition, exterior decks and interior renovations at 600-604 Congress Street in Portland, Maine.

1. Attached plans illustrate a new 130 SF single story brick veneer rear addition with a 213 SF low slope roof above. New addition consists of egress stairs and landings to the upper floor residential apartments and to basement storage spaces. Other site landscape features include an accessible entry ramp, steps, a solid cedar fence and planters.

Plans also indicate 99 SF (4'-6 X 22') exterior decks/guard rails at the building rear on 2nd, 3rd & 4th floors from the residential apartments. Three existing window openings will be converted to doors to access decks.

We plan to repoint entire brick facades (Elevations A&B on sheets A8 & A9) at building rear when modifications to exterior walls are done. Refer to notes on drawing A8 for historic mortar and exterior restoration.

Interior renovations include new corridor walls, new and existing egress stairs, removal and replacement of two existing wood guardrails and newels in order to comply with Life Safety Code. There are also changes to Apt. 202 to convert into accessible unit per ADA.

2. Structural Engineer is currently in the process of performing a structural analysis of the existing wood roof and will provide us with design drawings for roof reinforcement due to the additional insulation proposed and in accordance with code.

Additionally, structural engineer is performing a special inspection to review the previous two structural designs and determine if any remedial work is necessary to complete the installation. Engineer will provide design drawings for any modifications as needed.

Aslo included in strutural engineering scope is the removal/addition of structural walls, lintels, and columns to facilitate proposed egress corridors and headroom on egress stairs. Structural drawings will be submitted to indicate these locations and structural designs.

All forthcoming Structural Drawings, when received, will be submitted to the City Permitting Department to be included in the building design set.

3. All interior renovations in the proposed commercial restaurant on the first floor will be designed and submitted in separate application including the basement refrigeration/storage area, restrooms, dining & bar, kitchen range hood and exhaust riser. Proposed exterior dining on existing brick sidewalk and kitchen range hood exhaust riser will also be included in this application.