A.K.LONGFELLOW
P.O. BOX 179
SOUTH FREEPORT, MAINE 04078

Building Inspections Division
City of Portland
Portland , ME 04101

May 16, 2013

Enclosed, please find plans and documents supporting our application for the Phase One permitting of a two-phase project of repairs and renovations to 660 Congress Street.

660 Congress Street is a Certified Historic Structure in the Congress Street and Spring Street Historic Districts. The project has been reviewed and approved by the Portland Historical Preservation Board, the Maine Historical Preservation Commission and is in final review by the United States Department of the Interior.

The building, vacant for over 5 years and further damaged by fire, is in critical condition and demands immediate exterior and structural attention. In an attempt to address these immediate needs while finalizing plans and engineering for interior systems and finishes, we are requesting that permitting be issued for Phase One of a two-phase project.

Phase One :

The repair, rehabilitation or replacement of all exterior building components, including roofing, exterior windows, doors, custom storefronts, gutters, flashing, and masonry repairs

The repair and replacement of internal structural components as outlined and detailed in Structural Drawings S-1 thru S-6

Phase Two:

The construction of all interior partition and finishes, as well as
the installation of all support and health safety systems including electrical, fire suppression, plumbing, HVAC and alarms

On April 25, 2013, I met with Deb Andrews, Historic Preservation Program Manager, Jeannie Bourke, Code Enforcement Officer, and Captain Chris Pirone of the Portland Fire Department for a preliminary presentation of our project. The possibility of a phased project was suggested as a way to quickly initiate the rehabilitation of the critical

components of our project. After a subsequent meeting with a safety inspector from the Office of the State Fire Marshal, who outlined the precedent and availability for phasing, we concluded that a two part permitting process would best serve the need to immediately attend the deterioration of 660 Congress Street.

We believe that we have provided the necessary information for the issuance of a Phase One Permit, and we encourage your department to contact us with any questions or clarifications that may arise in your review.

Very Sincerely,

Kenn Guimond
Owner and Managing Member

PORTLAND MAINE
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: Kenn Guimond Date: 5/16/2013

I have provided digital copies and sent them on: Date: 5/16/2013

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

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.

Address/Location of Construction: 660 - 662 Congress Street, Portland, ME		
Total Square Footage of Proposed Structure:	7274 sq.ft.	
Tax Assessor's Chart, Block & Lot Chart# 045 Block# A-001 Lot# 001	**Applicant Name:** A.K. Longfellow LLC Address: P.O. Box 179 City, State & Zip: South Freeport, ME, 04078	Telephone: (207) 865-9351 Email: guimondgroup@aol.com
Lessee/Owner Name : A.K. Longfellow LLC (if different than applicant) Address: P.O. Box 179 City, State & Zip: South Freeport, ME, 04078 Telephone & E-mail: (207) 865-9351	**Contractor Name:** Bayhill Building & Design (if different from Applicant) Address: P.O. Box 179 City, State & Zip: South Freeport, ME, 04078 Telephone & E-mail: (207) 865-9351	Cost Of Work: $ 300,000 C of O Fee: $_____ Historic Rev $_____ **Total Fees : $**_____

Current use (i.e. single family) vacant
If vacant, what was the previous use? mixed use
Proposed Specific use: mixed use - Ground floor & Basement commercial, 2nd & 3rd Floor residential
Is property part of a subdivision? no If yes, please name _____
Project description:
Complete renovation of historic George S. Hunt Block building on Congress Street.

Who should we contact when the permit is ready:	Kenn Guimond
Address:	P.O. Box 179
City, State & Zip:	South Freeport, ME, 04078
E-mail Address:	guimondgroup@aol.com
Telephone:	(207) 865-9351

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: Kenn Guimond **Date:** May 15, 2013

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

Certificate of Design Application

From Designer: Larry A. Wichroski, P.E.

Date: May 15, 2013

Job Name: Congress Street Building Remodel

Address of Construction: 660 - 662 Congress Street, Portland, Maine

2009 International Building Code

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

Building Code & Year 2009 IBC Use Group Classification (s) I

Type of Construction III

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

Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Separated

Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) N/A

Structural Design Calculations

Yes Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
Retail	100.0 psf
Residential	40.0 psf

Wind loads (1603.1.4, 1609)

Method 1 Design option utilized (1609.1.1, 1609.6)

100 mph Basic wind speed (1809.3)

Cat #1,1.00 Building category and wind importance Factor, I_w table 1604.5, 1609.5)

B Wind exposure category (1609.4)

0.18 Internal pressure coefficient (ASCE 7)

18.0 psf Component and cladding pressures (1609.1.1, 1609.6.2.2)

25.0 psf Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

page 2 Design option utilized (1614.1)

page 2 Seismic use group ("Category")

page 2 Spectral response coefficients, SDs & SD1 (1615.1)

page 2 Site class (1615.1.5)

None Live load reduction

45.0 psf Roof *live* loads (1603.1.2, 1607.11)

45.0 psf Roof snow loads (1603.7.3, 1608)

60.0 psf Ground snow load, P_g (1608.2)

45.0 psf If P_g > 10 psf, flat-roof snow load P_f

0.9 If P_g > 10 psf, snow exposure factor, C_e

1.0 If P_g > 10 psf, snow load importance factor, I_s

1.0 Roof thermal factor, C_t (1608.4)

n/a Sloped roof snowload, P_s (1608.4)

page 2 Seismic design category (1616.3)

page 2 Basic seismic force resisting system (1617.6.2)

page 2 Response modification coefficient, R_I and deflection amplification factor C_d (1617.6.2)

page 2 Analysis procedure (1616.6, 1617.5)

page 2 Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

n/a Flood Hazard area (1612.3)

40' Elevation of structure

Other loads

2000# Concentrated loads (1607.4)

n/a Partition loads (1607.5)

n/a Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404

ENGINEERING DESIGN PROFESSIONALS
Consulting Engineers

EDP

P.O. Box 575, Freeport, Maine 04032 (207) 865-9505

May 15, 2013

Mr. Ken Guimond
Bayhill Building and Design
174 South Freeport Road
South Freeport, Maine 04078

RE: Retail & Office Building Renovations
660 Congress Street, Portland, Maine
EDP Project #02412

Dear Ken:

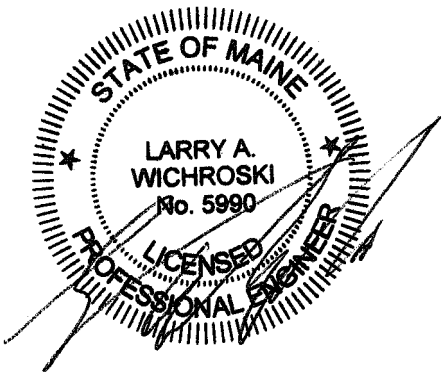
The buildings seismic/wind resistance system consists of plywood roof and floor diaphragms and exterior brick masonry shear walls. The work being done to this building is primarily internal and consists of replacing some of the interior masonry and wood stud bearing wall with beams supported by columns. Although we are removing a portion of the interior brick wall that exists, the wall is much smaller in size compared with the exterior walls and is not considered a contributor to resisting lateral loads due to its much lower rigidity.

In conclusion, due to the lack of modifications to the buildings current seismic/wind resisting elements, it is our professional opinion that a wind/seismic analysis is not necessary. By adding plywood sheathing to the floors which is improving the existing floor diaphragms and by removing a portion of the interior brick we are reducing overall building weight which also reduces the overall seismic shear force on the building.

If you have any questions, please do not hesitate to call.

Sincerely;

Larry A. Wichroski, P.E.



Certificate of Design

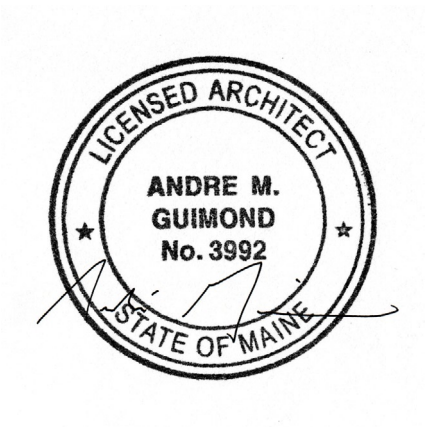
Date: May 15, 2013

From: Andre M. Guimond

These plans and / or specifications covering construction work on:

660-662 Congress Street, Portland, ME

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



Signature:

Title: Director

Firm: PRESENT Architecture PLLC

Address: 356 S. 1st St. #32

Brooklyn, NY, 11211

Phone: 207 449 8513

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