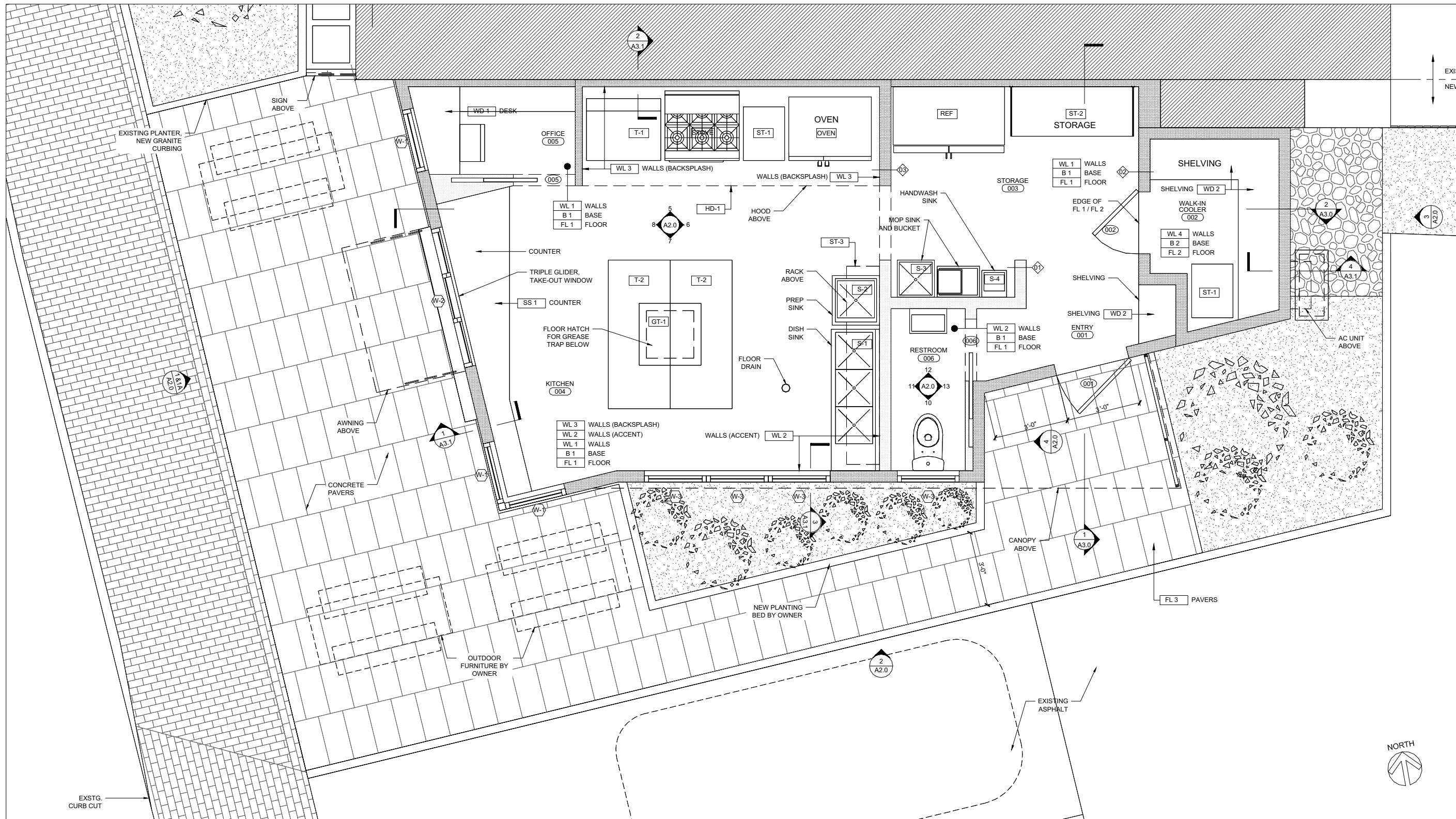




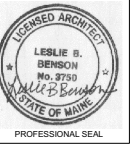


Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/02/14



ferreiros DESIG  
19 Commercial Str



SKILLET TAKEOUT & CATERING  
722 CONGRESS STREET  
Portland Maine 04102

CONSULTANT

STATUS: PERMIT SET  
NOT FOR CONSTRUCTION

ISSUE DATE: 7.11.14  
ISSUE DATE: 7.28.14  
ISSUE DATE: 7.31.14  
ISSUE DATE: 8.27.14  
ISSUE DATE: 9.17.14

PROJECT NO: 2014-100

### FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING		REMARKS
				NORTH	EAST	SOUTH	WEST	FINISH	HEIGHT	
001	ENTRY	FL1	B1	WL1	WL1	WL1	WL1	CL1	9'-0"	
002	COOLER	FL2	B2	WL4	WL4	WL4	WL4	CL1	7'-6"	
003	STORAGE	FL1	B1	WL1	WL1	WL1	WL1	CL1	9'-0"	
004	KITCHEN	FL1	B1	WL1/WL2	WL2/WL3	WL1	WL1	CL1	9'-0"	
005	OFFICE	FL1	B1	WL1	WL1	WL1	WL1	CL1	9'-0"	
006	RESTROOM	FL1	B1	WL2	WL1	WL1	WL1	CL1	9'-0"	

### FINISH LEGEND

MARK	DESCRIPTION
FL1	RESILIENT FLOORING - ALTYRO WALKWAY (PLUS) 20' OR APPROVED EQUAL
FL2	CONC SLAB - UNFINISHED
B1	RESILIENT FLOORING - ALTYRO WALKWAY (PLUS) 20' OR APPROVED EQUAL
B2	1X4 WOOD
WL1	GYPSUM BOARD - PTD
WL2	3X6 CERAMIC SUBWAY TILE
WL3	S.S. METAL PANELING
WL4	PLYWOOD
CL1	GYPSUM BOARD - PTD

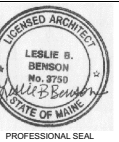
A1.1  
FLOOR PLAN AND FINISH  
SCHEDULE



Reviewed for Code Compliance  
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Date: 10/02/14

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CONSULTANT

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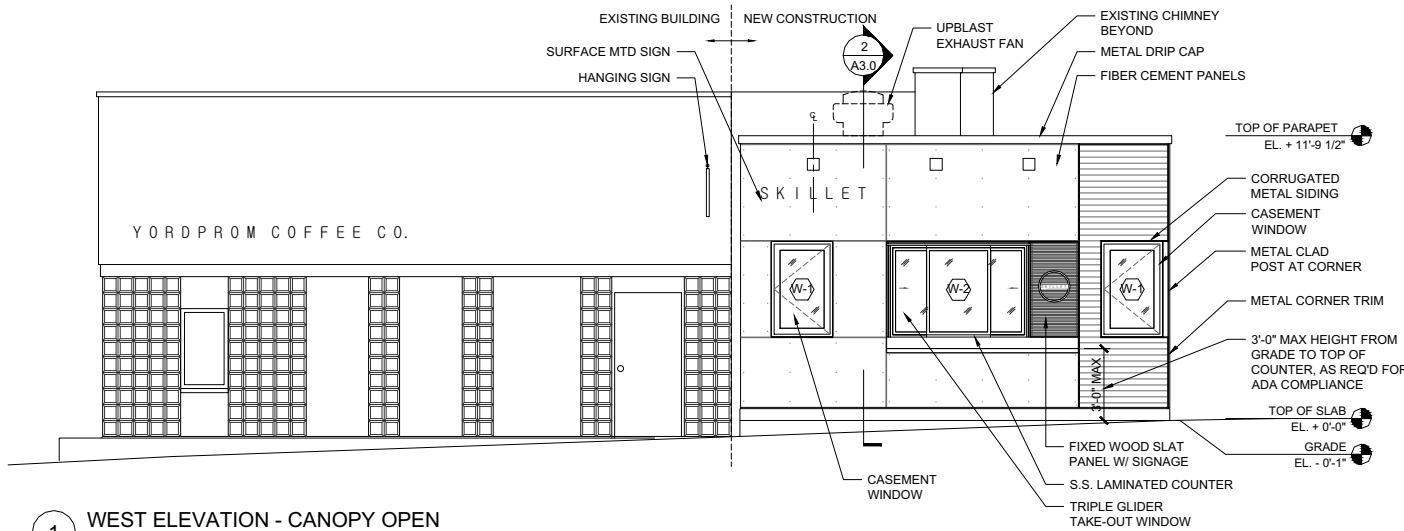
ISSUE DATE: 8.27.14

ISSUE DATE: 9.17.14

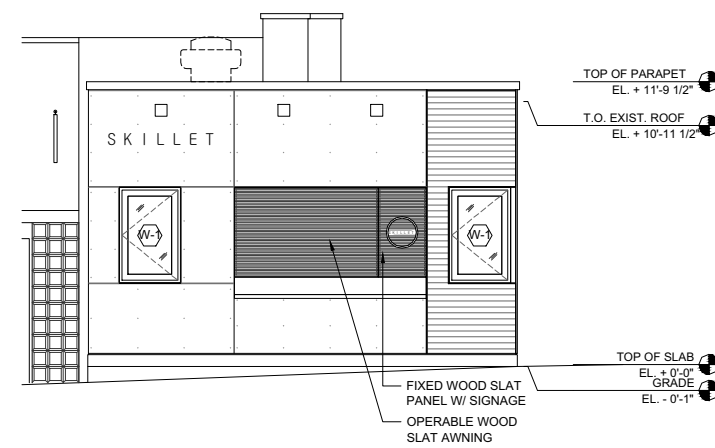
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PROJECT NO: 2014-100

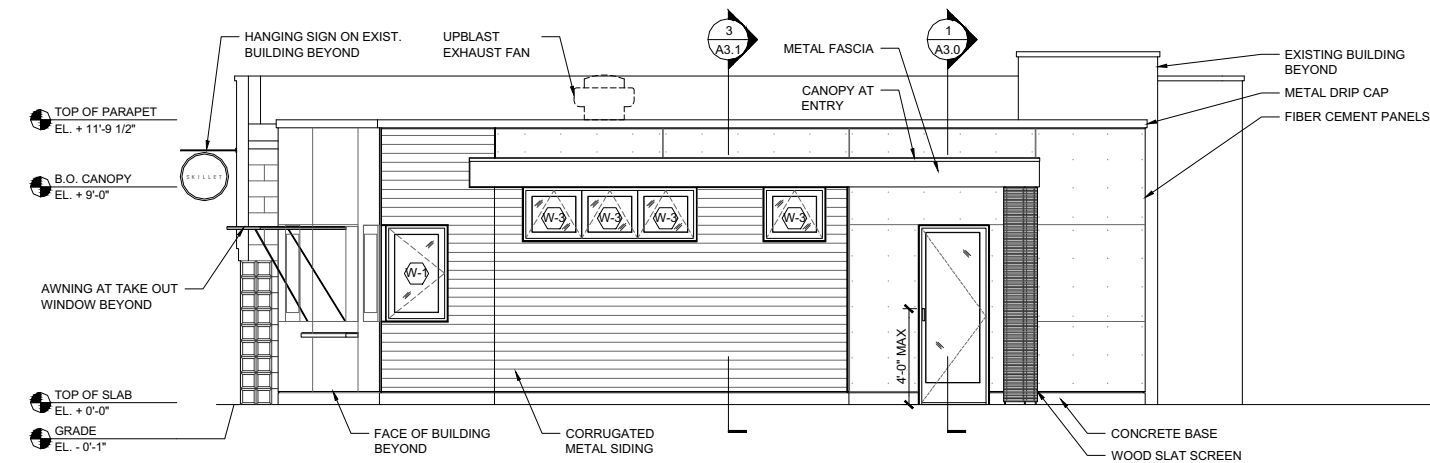
A2.0  
INTERIOR & EXTERIOR  
ELEVATIONS



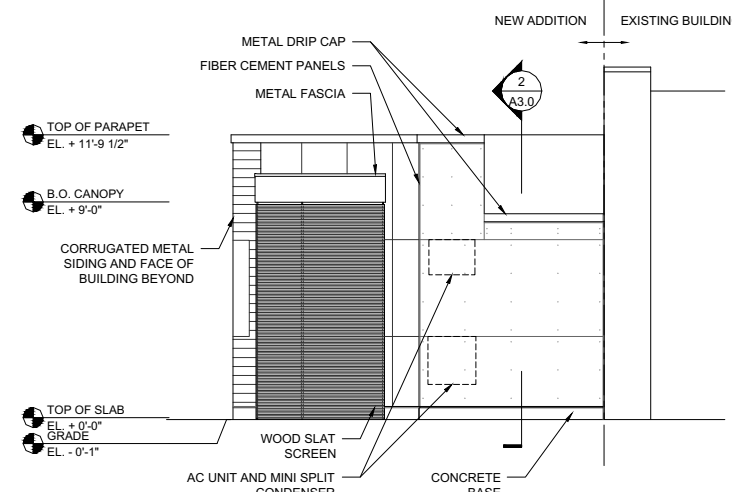
1 WEST ELEVATION - CANOPY OPEN  
1/4" = 1'-0"



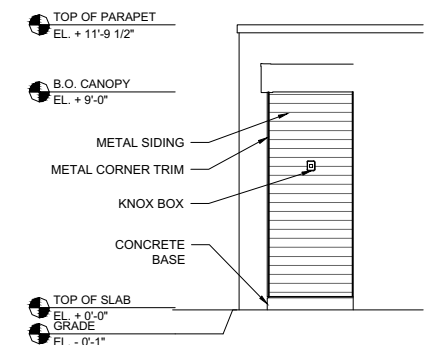
1A WEST ELEVATION - CANOPY CLOSED  
1/4" = 1'-0"



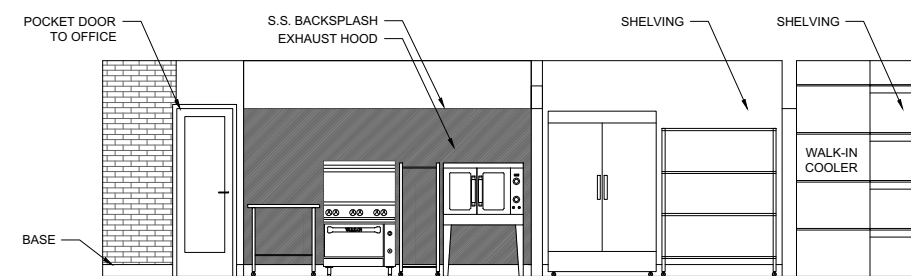
2 SOUTH ELEVATION  
1/4" = 1'-0"



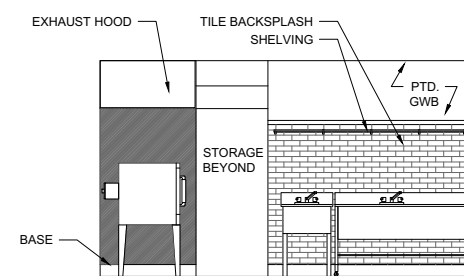
3 EAST ELEVATION  
1/4" = 1'-0"



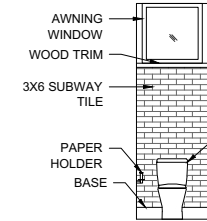
4 EAST ELEVATION AT ENTRY  
1/4" = 1'-0"



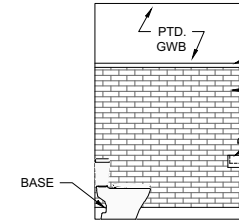
5 KITCHEN - NORTH  
1/4" = 1'-0"



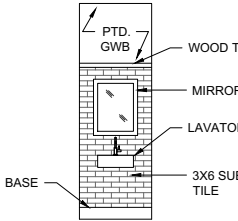
6 KITCHEN - EAST  
1/4" = 1'-0"



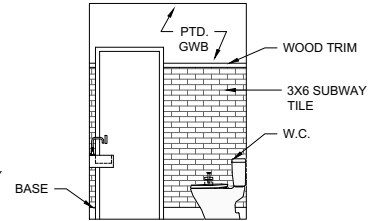
9 BATH - SOUTH  
1/4" = 1'-0"



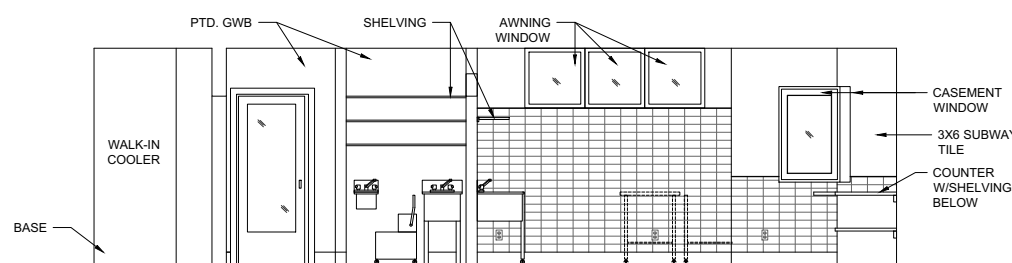
10 BATH - WEST  
1/4" = 1'-0"



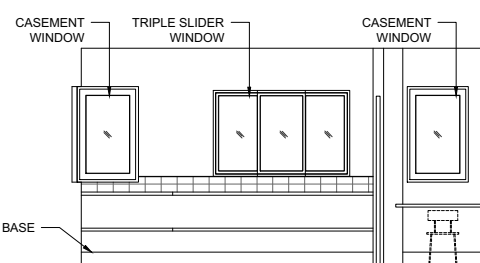
11 BATH - NORTH  
1/4" = 1'-0"



12 BATH - EAST  
1/4" = 1'-0"



7 KITCHEN - SOUTH  
1/4" = 1'-0"



8 KITCHEN - WEST  
1/4" = 1'-0"

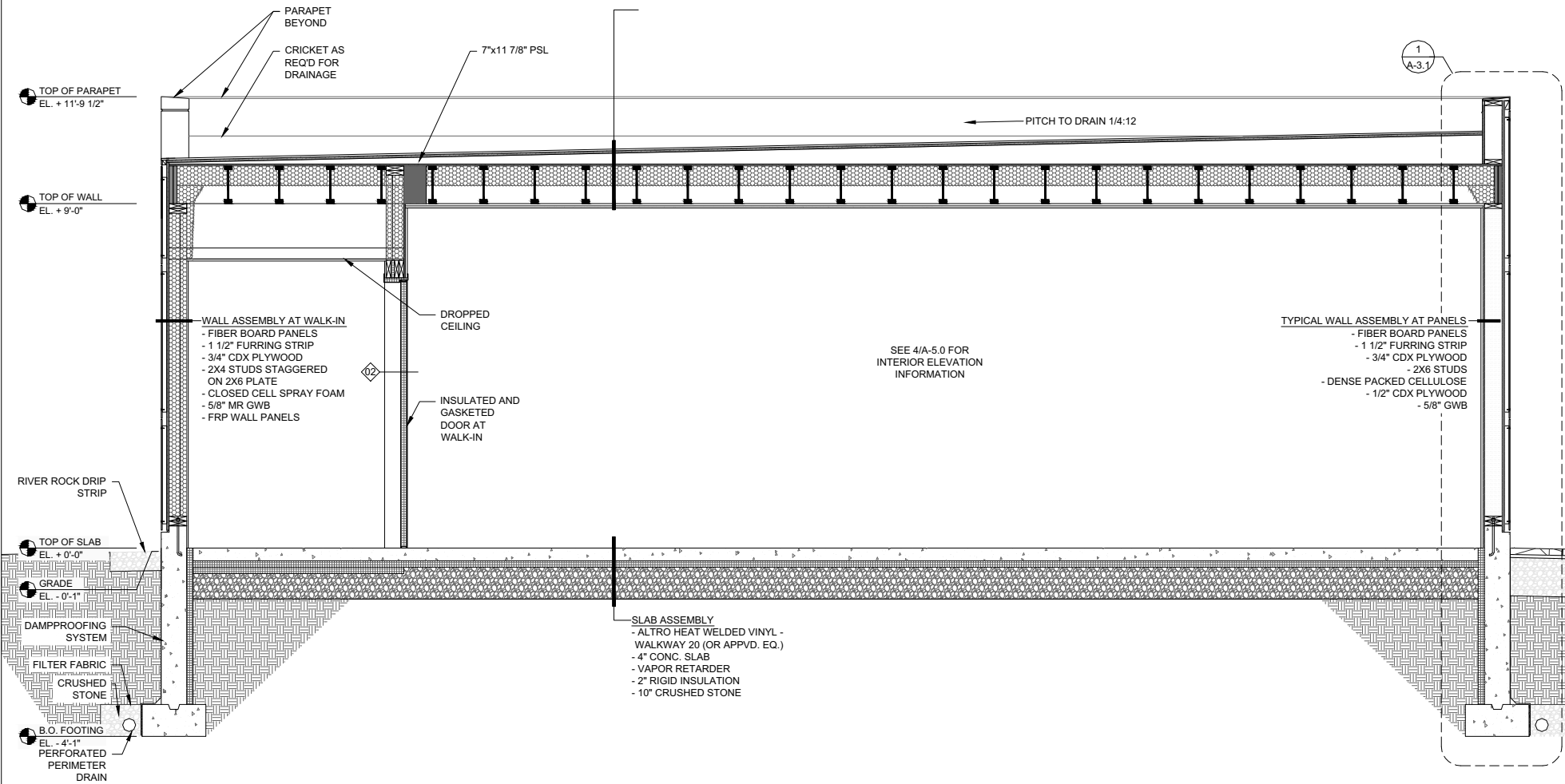


13 NORTH ELEVATION - EXISTING BUILDING PHASE TWO  
1/4" = 1'-0"

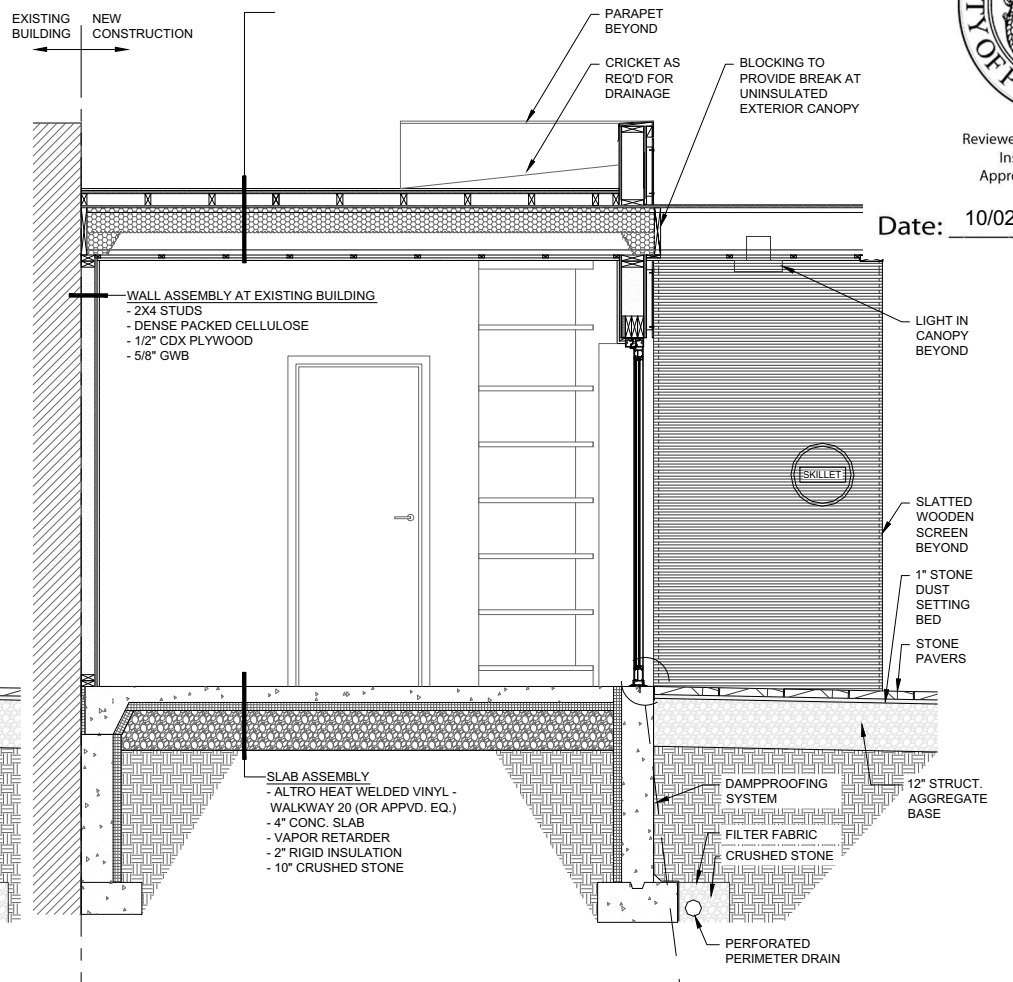


Reviewed for Code Compliance  
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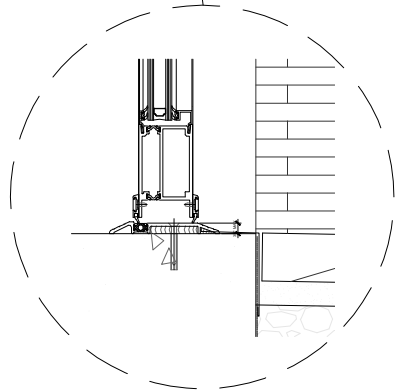
Date: 10/02/14



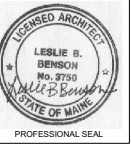
2 BUILDING SECTION  
1/2" = 1'-0"



1 BUILDING SECTION  
1/2" = 1'-0"



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SKILLET TAKEOUT & CATERING  
722 CONGRESS STREET  
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CONSULTANT

STATUS: PERMIT SET  
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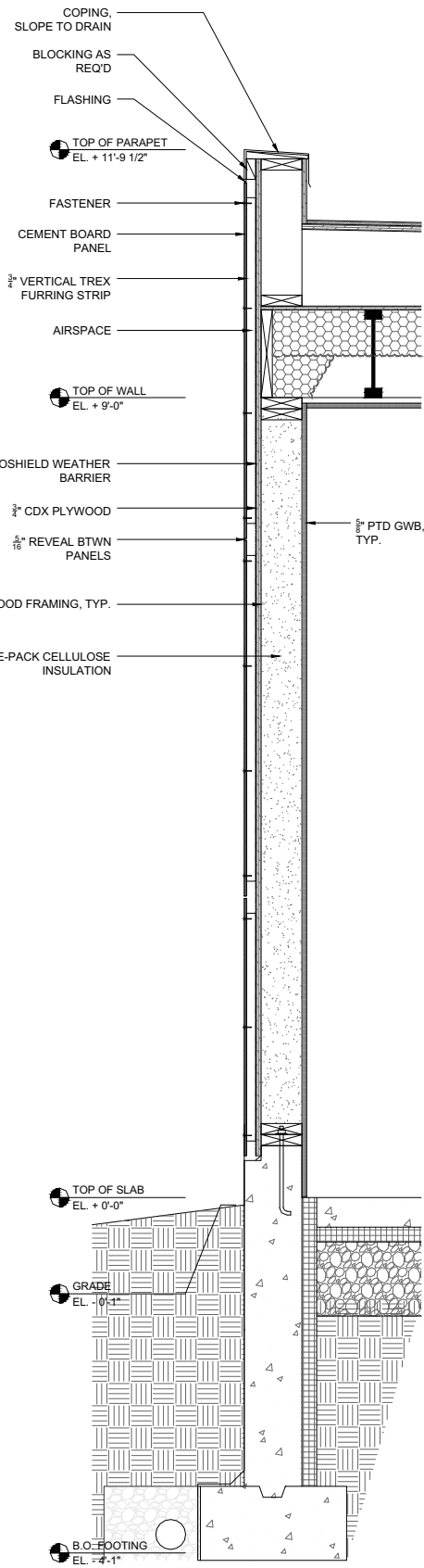
PROJECT NO: 2014-100

A3.0  
BUILDING SECTIONS

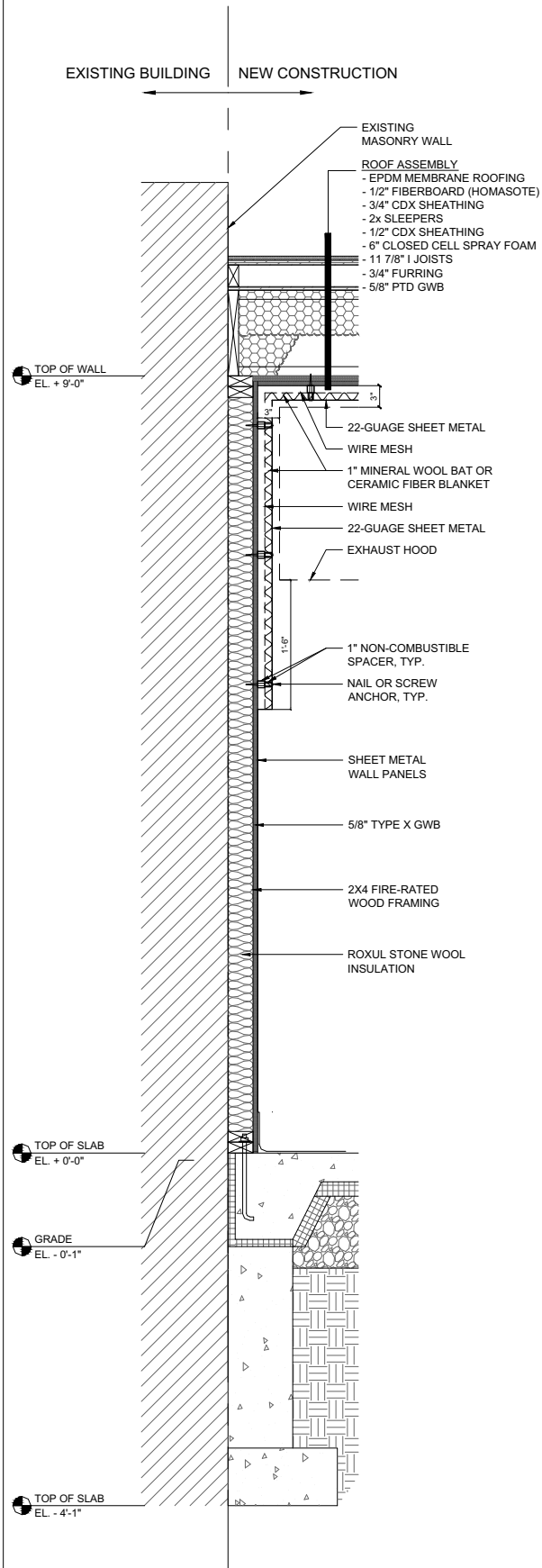


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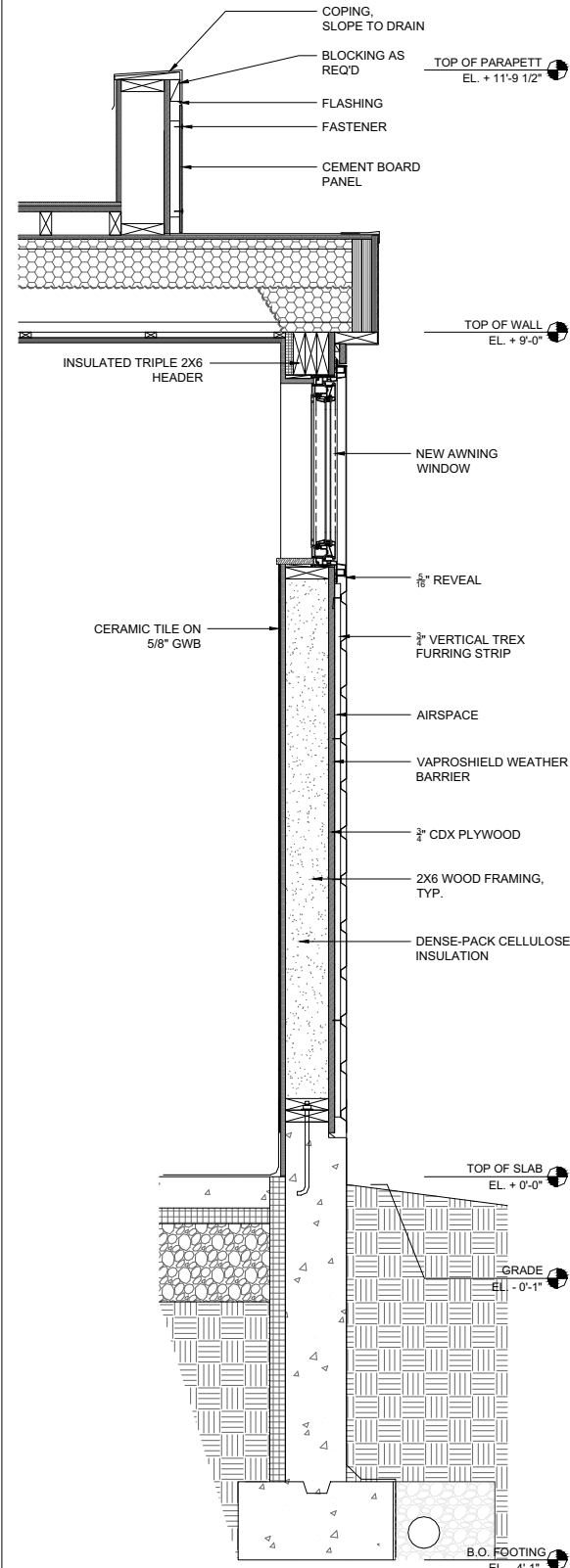
Date: 10/02/14



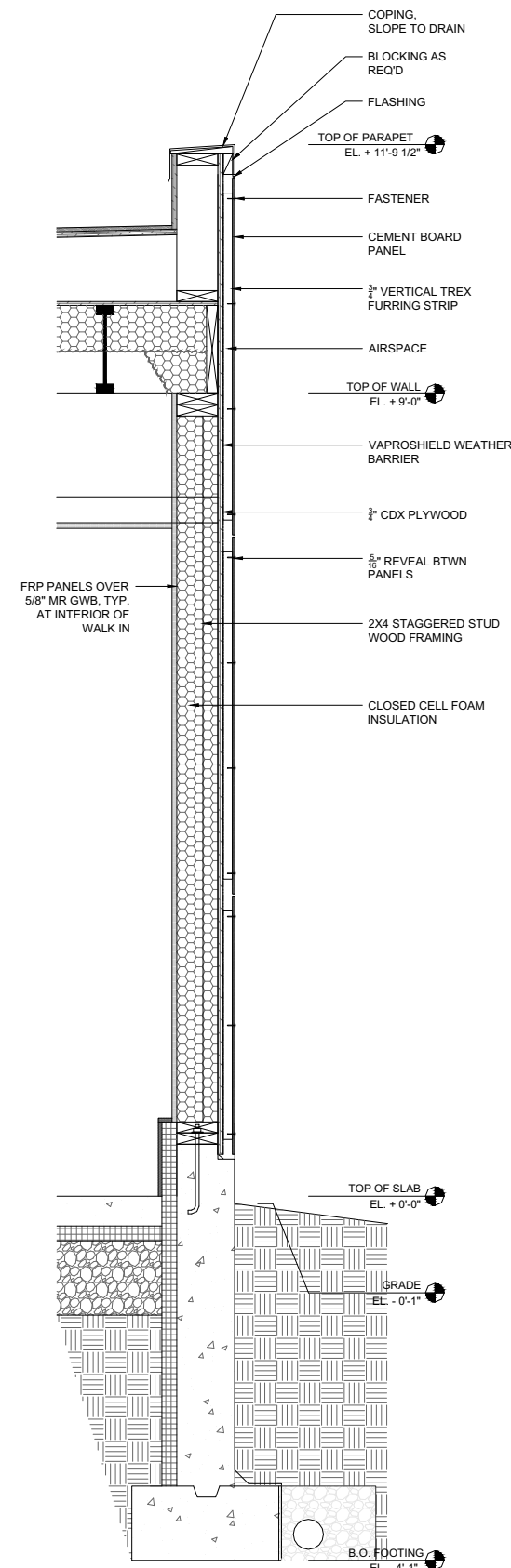
1 WALL SECTION  
1" = 1'-0"



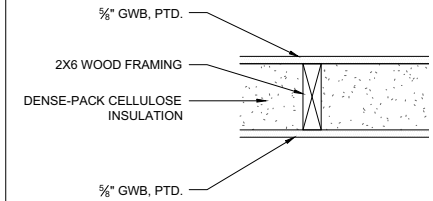
2 WALL SECTION  
1" = 1'-0"



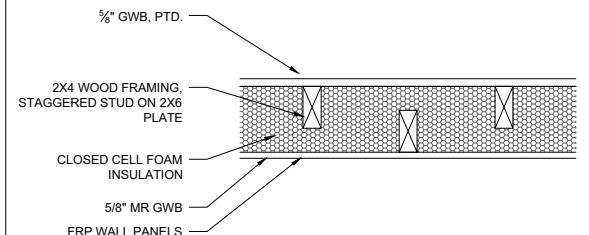
3 WALL SECTION  
1" = 1'-0"



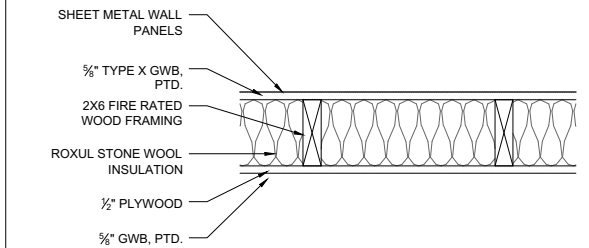
4 WALL SECTION  
1" = 1'-0"



5 PARTITION TYPE 01  
1 1/2" = 1'-0"



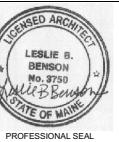
6 PARTITION TYPE 02  
1 1/2" = 1'-0"



7 PARTITION TYPE 03  
1 1/2" = 1'-0"

NOTE: SEE SHEET A3.0 BUILDING SECTIONS FOR TYPICAL ROOF AND FLOOR ASSEMBLY.

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PROJECT NO: 2014-100

A3.1  
WALL SECTIONS & PARTITION TYPES

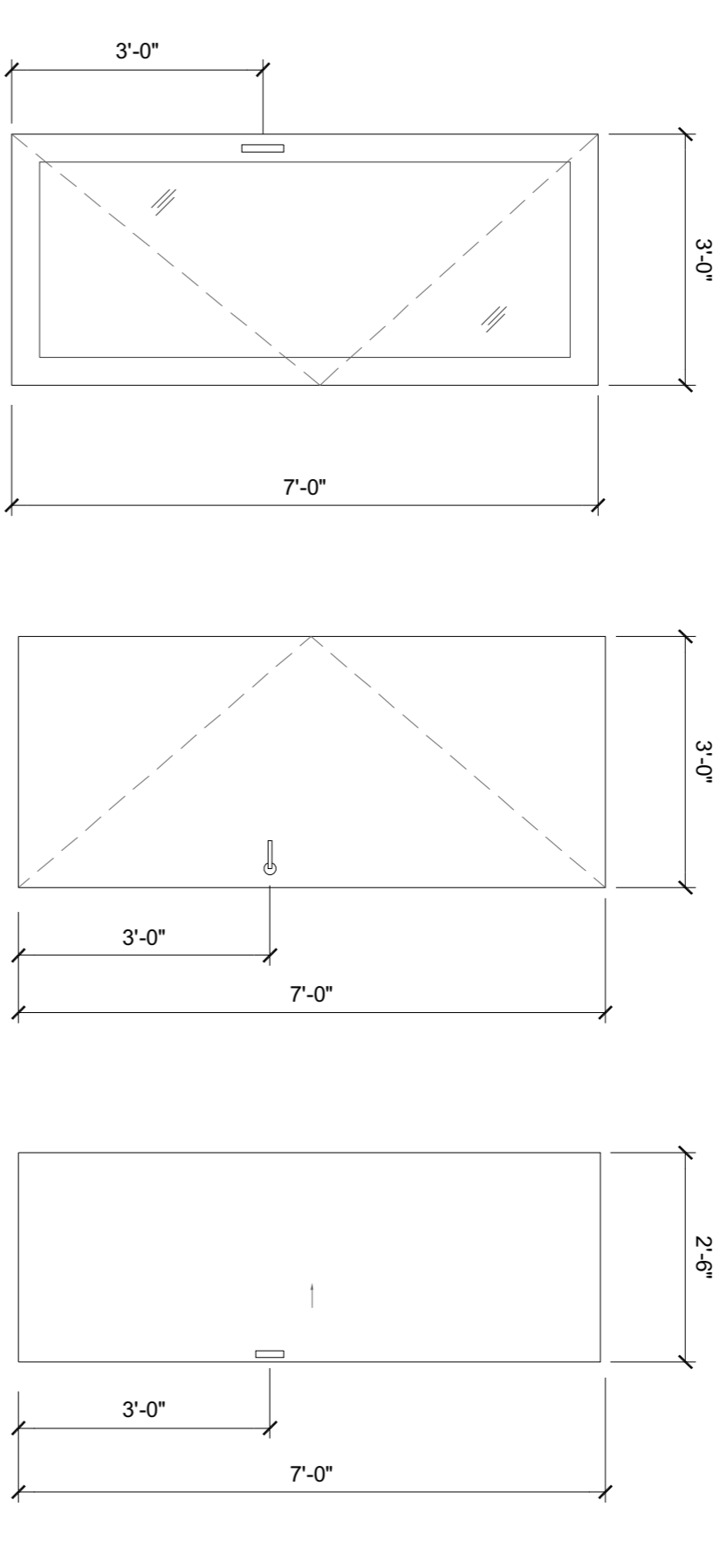


# CCHEDULE

I/MARK	MANUF.	MODEL	TYPE	SIZE		THICK	HARDWARE	SCREEN	REMARKS
				WIDTH	HEIGHT				
001	KOHLTECH		SWING	3'-0"	7'-0" +/-	1 3/4"	ENTRY		HEAD TO ALIGN W/ HEAD OF TYPE W-2 WINDOW
002	KORLAK		INSULATED	2'-6"	7'-0"	3"	WALK IN COOLER		FOR WALK IN COOLER - SUPER INSULATED
005	SIMPSON		POCKET	2'-6"	7'-0"	1 3/4"	PRIVACY		
006	SIMPSON		POCKET	2'-6"	7'-0"	1 3/4"	PRIVACY		

DOOR NOTES:  
1. ALL GLASS TO BE TEMPERED AS REQUIRED BY CODE  
2. SEE ELEVATIONS & PLANS FOR HANDING

# DOOR TYPES



# WINDOW SCHEDULE

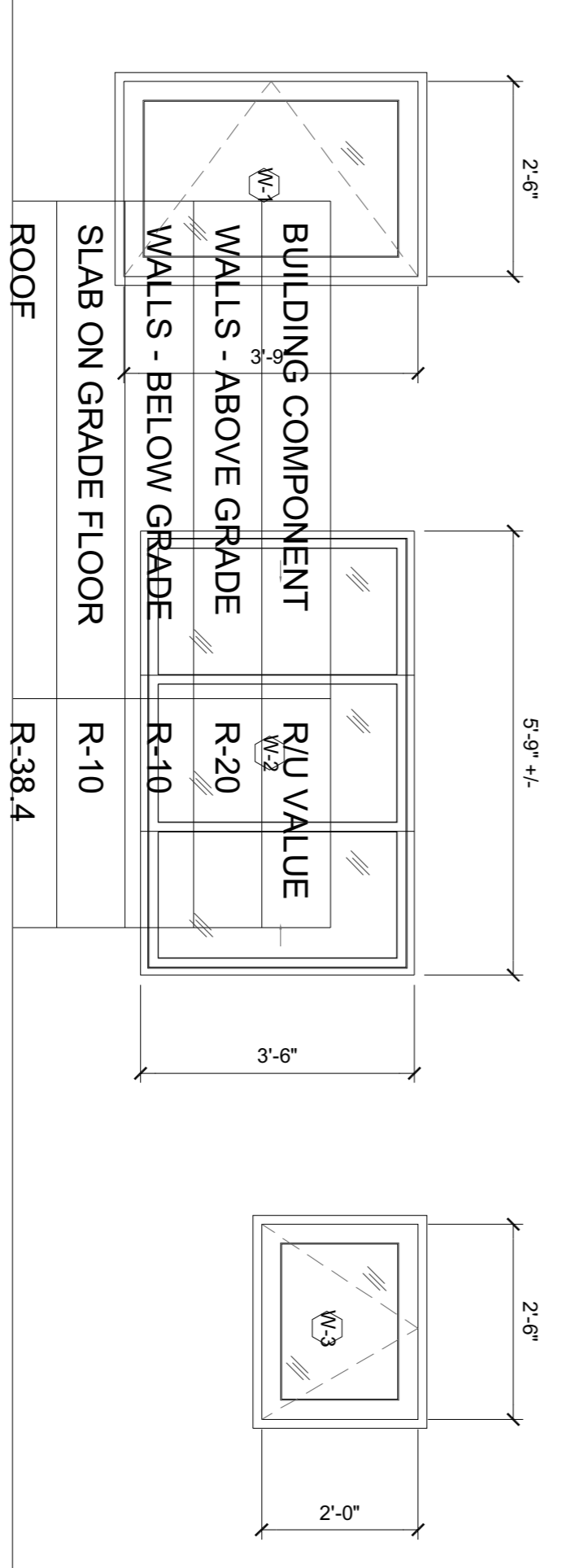
TYPE	MANUF.	MODEL	OPERATION	FRAME SIZE		SCREEN	GLAZING	REMARKS
				WIDTH	HEIGHT			
W-1			C	2'-6"	4'-0"	X	SEE NOTE 2	
W-2			G	5'-9" +/-	3'-6"		SEE NOTE 2	
W-3			A	2'-6"	2'-0"	X	SEE NOTE 2	

GENERAL NOTES:  
1. GENERAL CONTRACTOR SHALL COVER ALL JAMB DEPTH DIMENSIONS PRIOR TO PLACING THE WINDOW ORDER

TYPE KEY:  
C-CASERMENT G-GLIDER A-AWNING

WINDOW NOTES:  
1. ADJUST WINDOW WIDTHS AS NEEDED TO ACCOMMODATE STRUCTURAL MULLS. PROVIDE INFO IN SHOP DRAWINGS  
2. ALL GLASS TO BE TEMPERED AS REQUIRED BY CODE  
3. ALL GLASS TO BE INSULATED AS REQUIRED BY CODE  
4. ALL SIZES SHOWN ARE FRAME SIZES. ALLOW 1" EXTRA HEIGHT AND WIDTH FOR ROUGH OPENINGS  
5. SEE ELEVATIONS FOR HANDING

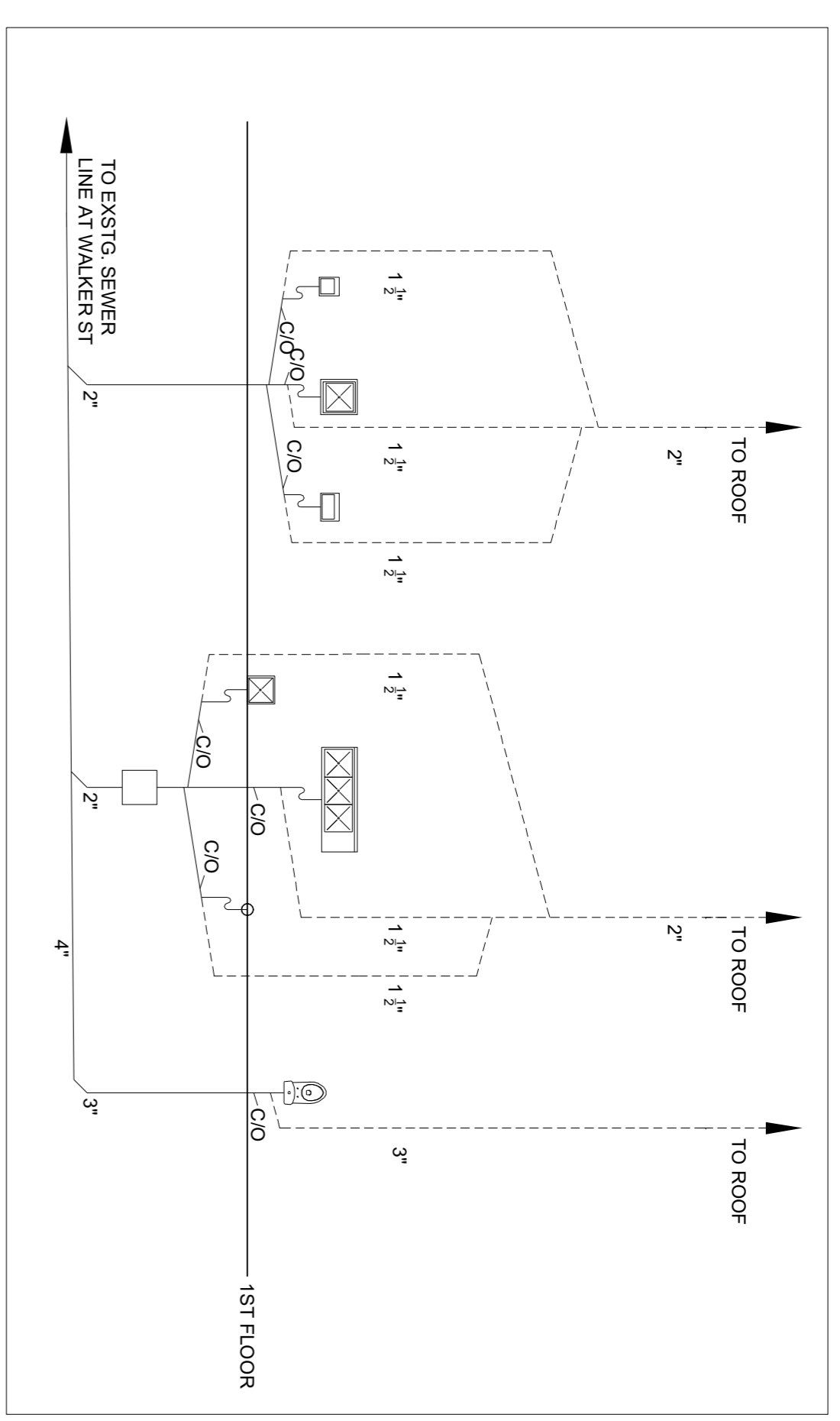
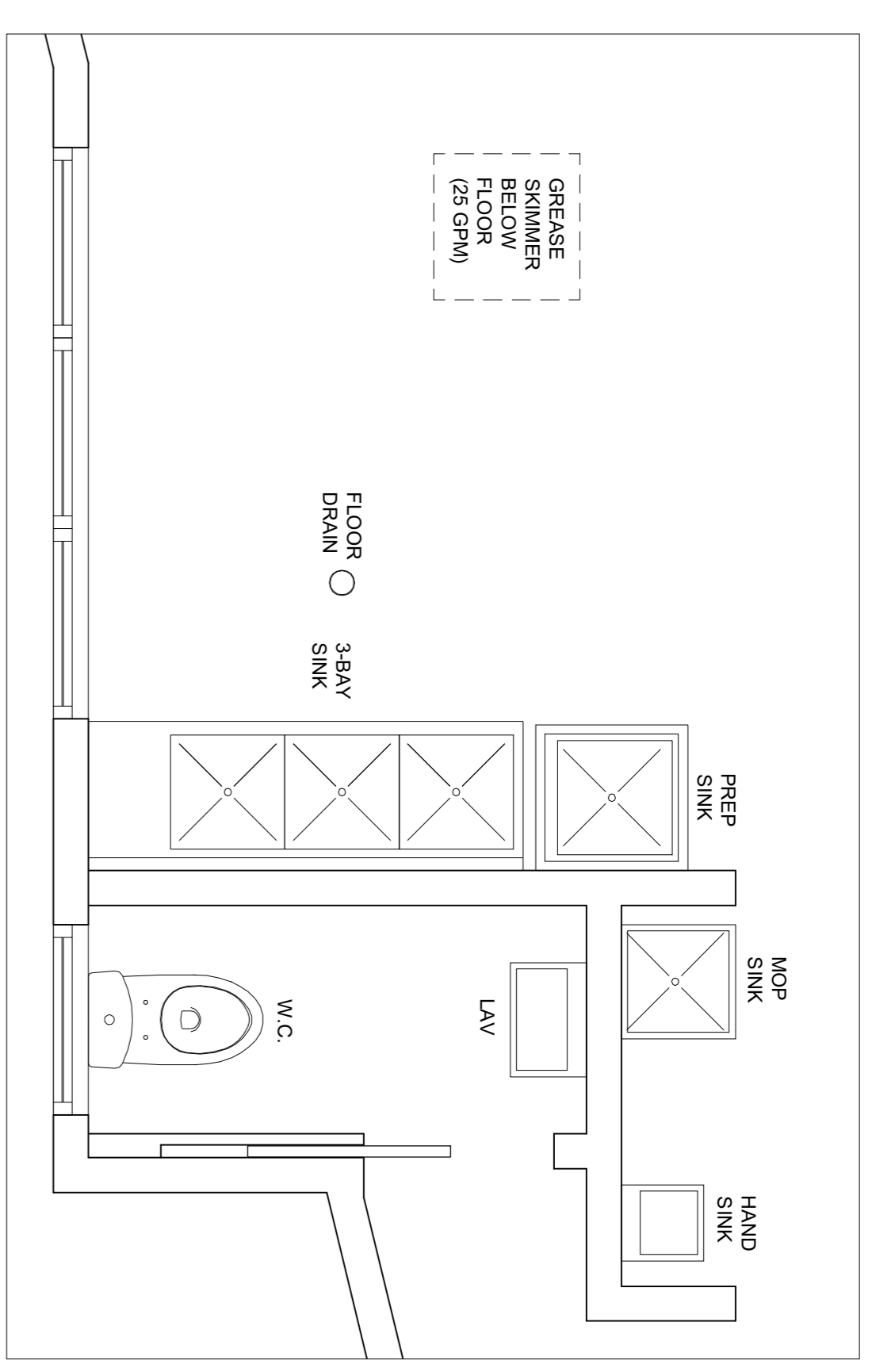
# WINDOW TYPES



# GENERAL LIGHTING NOTES

- All luminaires shall be constructed, wired and installed in compliance with all applicable national, state and local codes. All luminaires shall conform to the Underwriters Laboratories Standards and to applicable codes exceeding those standards. All luminaires shall conform to any additional regulations necessary to obtain any additional approvals necessary to obtain locations shown. All electrical components shall be Underwriters Laboratories approved equipment.
- All luminaires shall be installed complete with lamps as directed and with all equipment, materials, parts, attachments, devices, hardware, hangers, cables, supports, channels, frames and brackets to make a safe, complete and fully operative installation.
- The Contractor shall submit shop drawings, verify the lighting fixture part number for size and type to be compatible with use and location as indicated on the drawings. Approval of shop drawings by the Architect/ Lighting Designer shall not relieve the Contractor of the responsibility of verifying the correct lighting fixture part number before ordering the lighting fixtures.
- All light switches to be located 36" a.f.f. unless otherwise noted.
- All outlets to be located at 18" a.f.f. unless otherwise noted.
- Provide blocking for lighting fixture housing as required.
- Modify list for lighting fixture housings as required. Verify with structural engineers, electricians, interior millwork and plumbing fixtures are shown dashed for coordination.
- Electrical Contractor shall mark locations of all lighting fixtures for field review and approval by Owner and Architect prior to construction.
- Verify lighting locations and quantities once fixtures have been specified.
- Refer to interior and exterior elevations for additional information regarding locations.

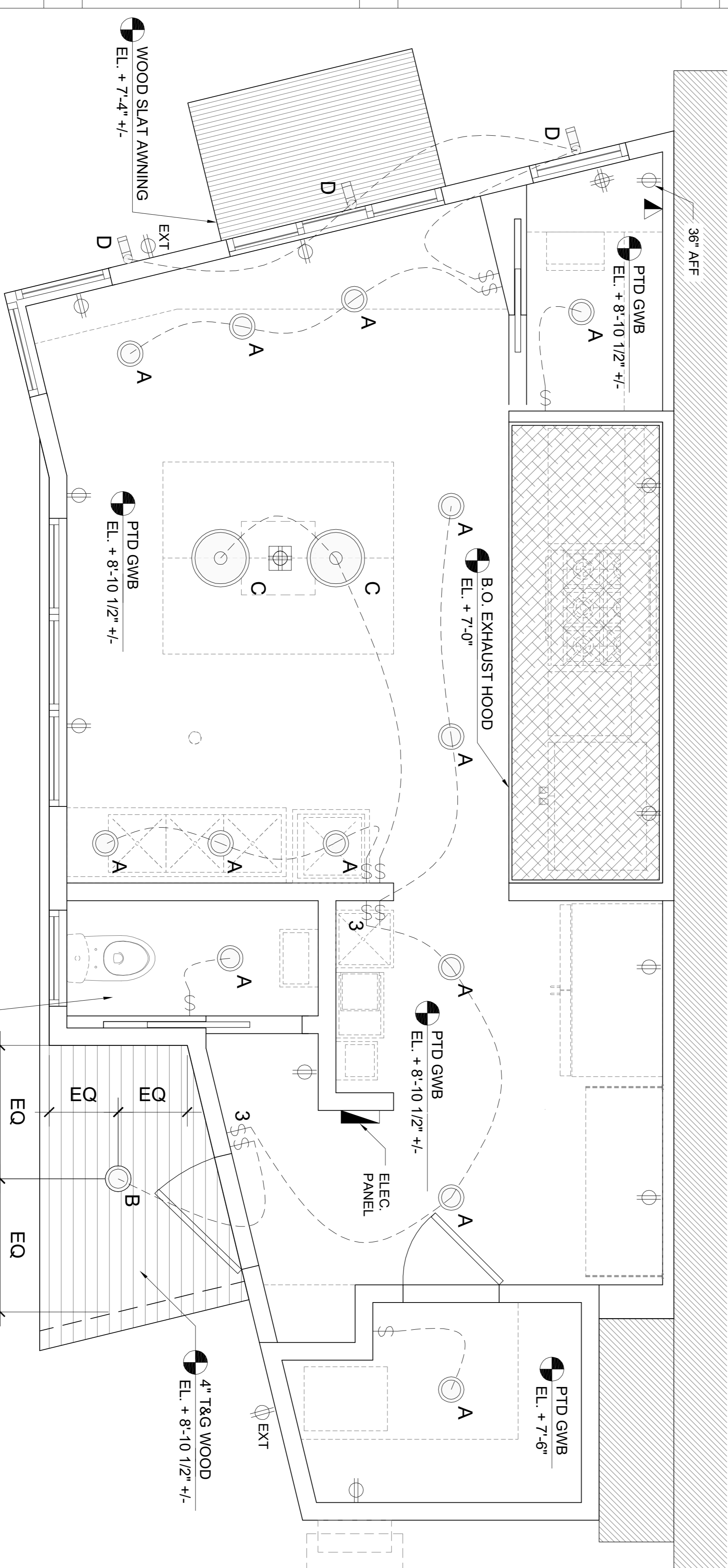
# PLUMBING LAYOUT AND RISER DIAGRAM



2 PLUMBING LAYOUT  
1/2" = 1'-0"

3 RISER DIAGRAM  
N.T.S.

# RCP/ELECTRICAL PLAN



## LIGHTING SCHEDULE:

## ELECTRICAL SCHEDULE:

- Lighting Schedule:
- A SURFACE MOUNTED DOWNLIGHT
  - B SURFACE MOUNTED EXTERIOR DOWNLIGHT - WET LISTED
  - C PENDANT - DIRECT/INDIRECT
  - D DECORATIVE EXTERIOR WALL SCONCE - WET LISTED
- Electrical Schedule:
- A DUPLEX 110V OUTLET
  - B QUAD 110V FLOOR OUTLET (ST. FINISH)
  - C DUPLEX 110V OUTLET W/ GROUND FAULT INTERRUPT
  - D DUPLEX 110V OUTLET INDICATED FOR EXTERIOR USE
  - EQ QUAD 110V OUTLET
  - EQ 240V OUTLET
  - EQ 2-WAY SWITCH, W/ DIMMER AS REQD.
  - EQ 3-WAY SWITCH, W/ DIMMER AS REQD.
  - EQ TEL. DATA
  - EQ TELEPHONE

1 RCP/ELECTRICAL PLAN  
1/2" = 1'-0"





# Accessibility Building Code Certificate



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 10/02/14

Designer: Leslie Benson / Amy Ferrer Rogers

Address of Project: 722 Congress St Portland ME 04102

Nature of Project: Takeout + catering facility

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: Leslie Benson

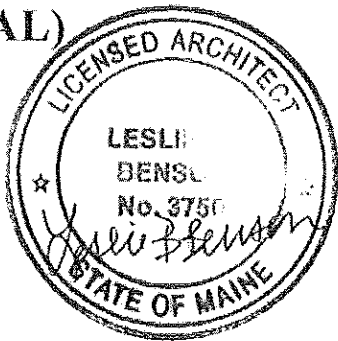
Title: Architect

Firm: Leslie Benson Designs, LLC

Address: 19 Commercial Street  
Portland, ME 04101

Phone: 217-553-0672

(SEAL)



For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

# 722 CONGRESS STREET - SKILLET TAKEOUT & CATERI



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

## PROJECT TEAM

**OWNER:**  
Natalie DiBenedetto  
4 Walker Street  
Portland, ME 04101  
phone: 845.802.3195  
email: natalie.dibenedetto@gmail.com

**ARCHITECT:**  
Leslie Benson Designs, LLC  
Leslie Benson, R.A.  
19 Commercial Street  
Portland, ME 04101  
phone: 217.553.0672  
email: lesliebdesigns@gmail.com

**DESIGNER:**  
Ferrer Design Studio  
Amy Ferrer Rogers  
19 Commercial Street  
Portland, ME 04101  
phone: 207.837.9700  
email: amy@ferrerdesign.com

**BUILDER:**  
Dovetail Group, Inc.  
Chris Greenlaw  
68 Raymond Cape Rd  
Casco, ME 04015  
phone(c): 207.221.2722  
phone(c): 207.415.8604  
fax: 207.221.5654  
email: dovetail@maine.rr.com

## PERSPECTIVE

...PRESENTATIONSHP\_WORKSHOP2\6. CORNER WINDOW.jpg

## LOCUS MAP



## CODE SUMMARY

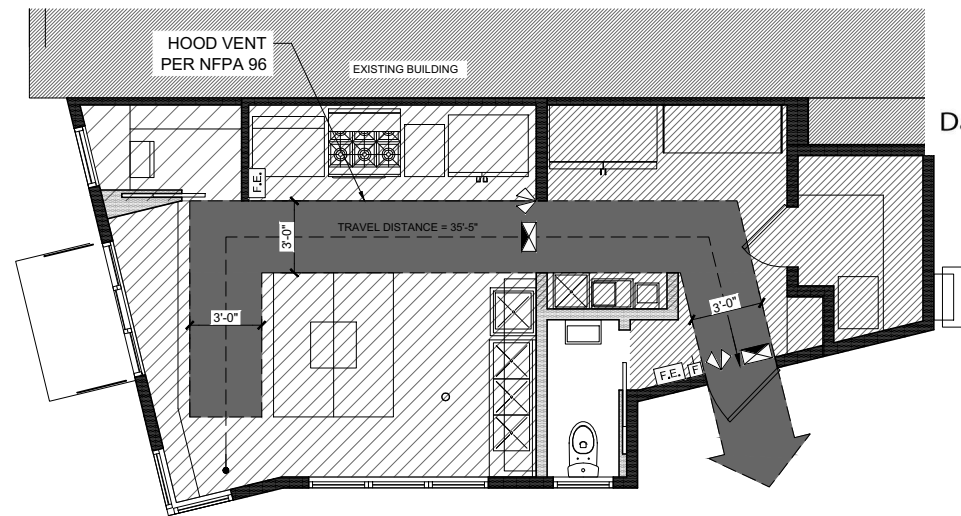
PROJECT ADDRESS	722 CONGRESS ST, PORTLAND ME 04102
PROJECT TYPE	TAKE-OUT RESTAURANT AND CATERING KITCHEN
SQUARE FOOTAGE	485 GSF
BUILDING CODE	CITY OF PORTLAND IBC 2009
	NFPA101

IBC		CODE REF.
OCCUPANCY TYPE	GROUP M - MERCANTILE	309.1
OCCUPANT LOAD - STORAGE	142 SF/300 GROSS = 1	TABLE 1004.1.1
OCCUPANT LOAD - KITCHENS, COMMERCIAL	241 SF/200 GROSS = 1	TABLE 1004.1.1
OCCUPANT LOAD - BUSINESS	22 SF/100 GROSS = 1	TABLE 1004.1.1
OCCUPANT LOAD - TOTAL	3	
MINIMUM # EXITS	1 - MAX 49 OCCUPANTS & 75' TRAVEL DISTANCE, 1ST STORY	TABLE 1021.2
EGRESS WIDTH	3X 2'-6", 36" MIN REQ'D FOR LESS THAN 50 OCCUPANTS	1105.1, 1018.2
EGRESS DOOR	32" MIN CLEAR WIDTH	1008.1.1
COMMON PATH OF TRAVEL	NA - ONLY ONE EXIT REQ'D	1014.3
EXIT THROUGH INTERVENING SPACES	NOT THROUGH KITCHENS OR STORAGE ROOMS	1014.2.4
EXIT ACCESS TRAVEL DISTANCE	200' FROM MOST REMOTE POINT	TABLE 1016.1
DISTANCE BETWEEN EXITS	NA - ONLY ONE EXIT REQ'D	1015.2.1.2

NATIONAL PLUMBING CODE		CODE REF.
PLUMBING FIXTURE COUNT	1 UNISEX TOILET FACILITY - DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, FOR FOOD SERVICE ESTABLISHMENTS WITH 15 OR FEWER EMPLOYEES	7.21.8
SERVICE SINK	1 PER FLOOR	TABLE 7.21.2

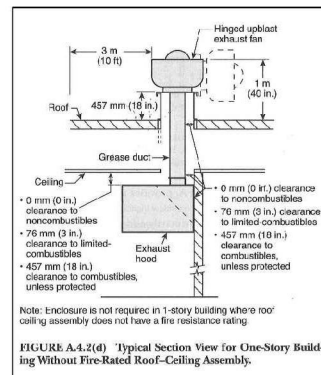
NFPA 101		CODE REF.
OCCUPANCY TYPE	MERCANTILE	6.1.10
SUBCLASSIFICATION	CLASS C (3000 SF OR LESS, ONE STORY)	36.1.4.2.1
OCCUPANCY LOAD - STORAGE	185/300 = 1	TABLE 7.3.1.2
OCCUPANCY LOAD - KITCHEN	250/100 = 2	
OCCUPANCY LOAD - TOTAL	3	
NUMBER OF EXITS	1	7.4.1.1, 36.2.4.3
EGRESS CAPACITY - LEVEL COMPONENTS	3X 2'-6", 36" MIN REQ'D	TABLE 7.3.3.1
MIN. DOOR WIDTH	32"	7.2.1.2.4
MIN. CORRIDOR WIDTH	36"	7.3.4.1
COMMON PATH OF TRAVEL	NA - ONLY ONE EXIT REQ'D	36.2.5.3
REQ'D SEP. BETWEEN SAME OCCUPANCY	0 HOUR	TABLE 6.1.14.1
TRAVEL DISTANCE TO EXITS	75' MAX	36.2.4.3
VENTILATION	COMPLY WITH NFPA 91	9.2.2
COMMERCIAL COOKING EQUIPMENT	COMPLY WITH NFPA 96 - STANDARD FOR VENTILATION CONTROL AND FIRE PROTECTION OF COMMERCIAL COOKING OPERATIONS	9.2.3

## LIFE SAFETY PLAN



### 1 LIFE SAFETY PLAN

1/4" = 1'-0"



### 2 EXHAUST HOOD CLEARANCES

N.T.S.

MERCANTILE, STORAGE 1:300, 142 SF/300 SF = 1	FIRE EXTINGUISHER
MERCANTILE, KITCHENS - COMMERCIAL 1:200, 241 SF/200 SF = 1	EMERGENCY LIGHTS
BUSINESS 1:100, 22 SF/100 SF = 1	EXIT SIGN
TOTAL OCCUPANCY = 3	PULL STATION
TOTAL NET SF = 405 SF +/-	

## INSULATION FACTORS

BUILDING COMPONENT	R/U VALUE
WALLS - ABOVE GRADE	U-0.048
WALLS - BELOW GRADE	C-0.119
SLAB ON GRADE FLOOR	F-0.540
ROOF	U-0.027
WINDOWS	U-0.28

## MATERIAL KEY

	COURSE GRAVEL
	CONCRETE
	STONE
	EARTH/COMPACT FILL
	GYPSUM PLASTER
	PLYWOOD
	BATT INSULATION
	FINISH WOOD
	ROUGH WOOD
	BLOCKING WOOD
	CONCRETE MASONRY
	BRICK MASONRY
	SAND/FINE GRAVEL
	RIGID INSULATION
	GLASS

## ARCHITECTURAL ABBREVIATIONS

AB ANCHOR BOLT	DBL DOUBLE	GA GAUGE
ADDL ADDITIONAL	DEFL DEFLECTION	GAL GALLON
ADMIN ADMINISTRATION	DEMO DEMOLITION	GALV GALVANIZED
AFF ABOVE FINISH FLOOR	DF DRINKING FOUNTAIN	GC GENERAL CONTRACTOR
ALUM ALUMINUM	DIA DIAMETER	GL GLASS
AP ACCESS PANEL	DIAG DIAGONAL	GR GRANITE
APV ASPHALT PAVER	DIM DIMENSION	GR GYPSUM WALL BOARD
ARCH ARCHITECT	DR DIRECTOR/DOOR	GYP GYPSUM
BD BOARD	DIV DIVISION	HD HIGH DENSITY
BIT BITUMINOUS	DN DOWN	HR HOUR
BLDG BUILDING	DWG DRAWING	HC HOLLOW CORE
BLCK BLOCKING	E EAST	HDWR HARDWARE
BM BENCHMARK	EA EACH	HFS HALF FULL SCALE
BRG BEARING	EF EXHAUST FAN	HGT HEIGHT
BTW BETWEEN	EJ EXPANSION JOINT	HM HOLLOW METAL
CAB CABINET	EL ELEVATOR	HO HOLD OPEN
CB CATCH BASIN	ELEV ELEVATION	HORZ HORIZONTAL
CEM CEMENT	ELEC ELECTRIC/ELECTRICAL	HTG HEATING
CF CUBIC FEET	EQ EQUAL	HVAC HEATING, VENTILATION & AIR CONDITIONING
CLC CIRCLE/CIRCULAR	EWC ELECTRIC WATER COOLER	HW HOT WATER
CJ CONTROL JOINT	EXAM EXAMINATION	HYD HYDRANT
CL CENTER LINE	EXIST EXISTING	INCL INCLUDE/INCLUDING
CLG CEILING	EXT EXTERIOR	ID INSIDE DIAMETER
CLO CLOSET	FBO FURNISHED BY OWNER	IN INSULATE/INSULATION
CMU CONCRETE MASONRY UNIT	FDO FLOOR CLEAN OUT	INT INTERIOR
COL CLEAN OUT	FDR FLOOR DRAIN	INV INVERT
COLUMN COLUMN	FCP FIRE CONTROL PANEL	INVT INVERT
CONC CONCRETE	FE FIRE EXTINGUISHER	JAN JANITOR
CONST CONSTRUCTION	FRP FIBERGLASS	JC JANITOR CLOSET
CONT CONTINUE, CONTINUOUS	FIN FINISH	JT JOINT
COOR CORRUGATED	FL FLOOR	KIT KITCHEN
COORD COORDINATED	FOS FACE OF STUD	LAM LAMINATE/LAMINATED
CRS COURSE	FRP FIBERGLASS REINFORCED	LAV LAVATORY
CT CERAMIC TILE	PLASTIC PLASTIC	LCC LEAD COATED COPPER
CTV CABLE TELEVISION LINE	FT FOOT	LF LINEAR FOOT
CUH CABINET UNIT HEATER	FTG FOOTING	LG LIGHT
CY CUBIC YARD	F.O. FACE OF	LIN LINEN

## ARCHITECTURAL SYMBOLS

FINISH MATERIAL	CL1
ROOM NUMBER	ROOM NAME 101
DOOR NUMBER	101A
WINDOW TYPE	NO
PARTITION TYPE	M4 01
REVISION REFERENCE	1
FIRE EXTINGUISHER, RECESSED CABINET	FE
FIRE EXTINGUISHER SURFACE MOUNT	FE
DETAIL	X AXXX

## ARCHITECTURAL SYMBOLS

T TREAD/TOILET	TEL TELEPHONE
TEMP TEMPERATURE/TEMPERED	T&G TONGUE & GROOVE
TH THICKNESS	TH THICKNESS
T.O. TOP OF	TV TELEVISION
TYP TYPICAL	UL UNDERWRITERS LABORATORIES UNLESS NOTED OTHERWISE UTILITIES
VAR VARIES	VAP VAPOR BARRIER
VCT VINYL COMPOSITE TILE	VENT VENTILATOR/VENTILATION
VERT VERTICAL	VEST VESTIBULE
VR VAPOR RETARDER	W WEST / WATER / WASHER / WIDTH
WC WATER CLOSET	WD WOOD
WID WINDOW	W/O WITH OUT
WWF WELDED WIRE FABRIC	WWW WELDED WIRE MESH
W/W WITH	
W/WC WATER CLOSET	
W/WO WITH OUT	
W/WWF WELDED WIRE FABRIC	
W/WWW WELDED WIRE MESH	

## DRAWING LIST

SHEET NO.	SHEET TITLE
C1.0	COVER SHEET
A1.0	SITE PLAN & DIMENSIONAL FLOOR PLAN
A1.1	FLOOR PLAN
A2.0	INTERIOR & EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A3.1	WALL SECTIONS & PARTITION TYPES
A6.0	SCHEDULES, PLUMBING AND RCP/ELECTRICAL
A8.0	PLAN AND MILLWORK DETAILS

ferrer rogers DESIG  
19 Commercial Street



SKILLET TAKEOUT & CATERING  
722 CONGRESS STREET  
Portland Maine 04102

CONSULTANT

STATUS: PERMIT SET  
NOT FOR CONSTRUCTION

ISSUE DATE: 7.11.14  
ISSUE DATE: 7.28.14  
ISSUE DATE: 7.31.14  
ISSUE DATE: 8.27.14  
ISSUE DATE: 9.17.14

PROJECT NO: 2014-100

C1.0  
COVER SHEET





# Certificate of Design



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 10/02/14

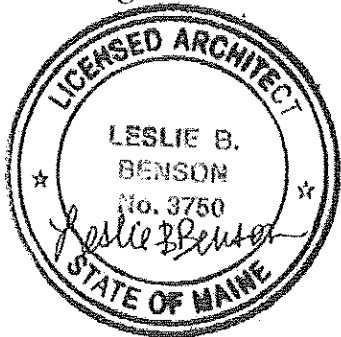
Date: 7.11.14

From: Leslie Benson Designs, LLC

These plans and / or specifications covering construction work on:

722 Congress Street - Skillet Takeout + Catering

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: Leslie B Benson

Title: Architect

Firm: Leslie Benson Designs, LLC

Address: 19 Commercial street  
Portland, ME 04101

Phone: 217.553.0672

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



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# Certificate of Design Application

From Designer: Leslie Benson / Amy Ferrer Rogers  
 Date: 7.11.14  
 Job Name: Skillet Take Out and Catering  
 Address of Construction: 722 Congress St Portland ME 04102

## 2009 International Building Code

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

Building Code & Year IBC 2009 Use Group Classification (s) Group M - Mercantile  
 Type of Construction Type 5 - Wood Framed  
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IBC No  
 Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_  
 Supervisory alarm System? No Geotechnical/Soils report required? (See Section 1802.2) No

### Structural Design Calculations

\_\_\_\_\_ Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (703.1.1, 1807)

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

### 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,  $I_p$   
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)

### Earth design data (1603.1.5, 1614-1623)

\_\_\_\_\_ Design option utilized (1614.1)  
 \_\_\_\_\_ Seismic use group ("Category")  
 \_\_\_\_\_ Spectral response coefficients,  $S_S$  &  $S_D1$  (1615.1)  
 \_\_\_\_\_ Site class (1615.1.5)

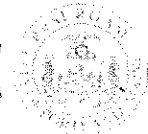
\_\_\_\_\_ Live load reduction  
 \_\_\_\_\_ Roof live loads (1603.1.2, 1607.11)  
60 psf Roof snow loads (1603.7.3, 1608)  
 \_\_\_\_\_ Ground snow load,  $P_g$  (1608.2)  
 \_\_\_\_\_ If  $P_g > 10$  psf, flat-roof snow load  $I_f$   
 \_\_\_\_\_ If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
 \_\_\_\_\_ 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,  $R$  and  
 \_\_\_\_\_ deflection amplification factor,  $C_d$  (1617.6.2)  
 \_\_\_\_\_ Analysis procedure (1616.6, 1617.5)  
 \_\_\_\_\_ Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

\_\_\_\_\_ Flood Hazard area (1612.3)  
 \_\_\_\_\_ Elevation of structure

### Other loads

\_\_\_\_\_ Concentrated loads (1607.4)  
 \_\_\_\_\_ Partition loads (1607.5)  
20 psf dead load Misc. loads (Table 1607.8, 1607.6.1, 1607.7,  
 1607.12, 1607.13, 1610, 1611, 2404)



Jeff Levine, AICP, Director  
Planning & Urban Development Department

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:

*Matalie DiBenedetto*

Date:

*7-14-14*

I have provided digital copies and sent them on:

*7.14.14*

Date:

*7.14.14*

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



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 10/02/14

# 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: 722 CONGRESS ST PORTLAND, ME 04102		
Total Square Footage of Proposed Structure:		485 SF
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  055 0006 001	Applicant Name: Natalie DiBenedetto Address 4 Walker St City, State & Zip Portland, ME 04102	Telephone: 845-802-3195  Email: natalie.dibenedetto@gmail.com
Lessee/Owner Name : (if different than applicant) Address:  City, State & Zip:  Telephone & E-mail:	Contractor Name: Chris Greenlaw (if different from Applicant) Address: The DoveTail Group 68 Raymond Cape Rd City, State & Zip: Casco, ME 04015 Telephone & E-mail: 207.415.8604 dovetail@maine.rr.com	Cost Of Work: \$ 80,000 ±  C of O Fee: \$ 100  Historic Rev \$ paid  Total Fees : \$
Current use (i.e. single family) <u>parking lot</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Take out restaurant and catering kitchen</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>485 SF single story new construction.</u>		
Who should we contact when the permit is ready: <u>Leslie Benson / Amy Ferrer Rogers</u>		
Address: <u>19 Commercial St</u>		
City, State & Zip: <u>Portland ME 04101</u>		
E-mail Address: <u>lesliebdesigns@gmail.com / amy@ferrerdesign.com</u>		
Telephone: <u>217.553.0672 / 207 837.9700</u>		

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](http://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.

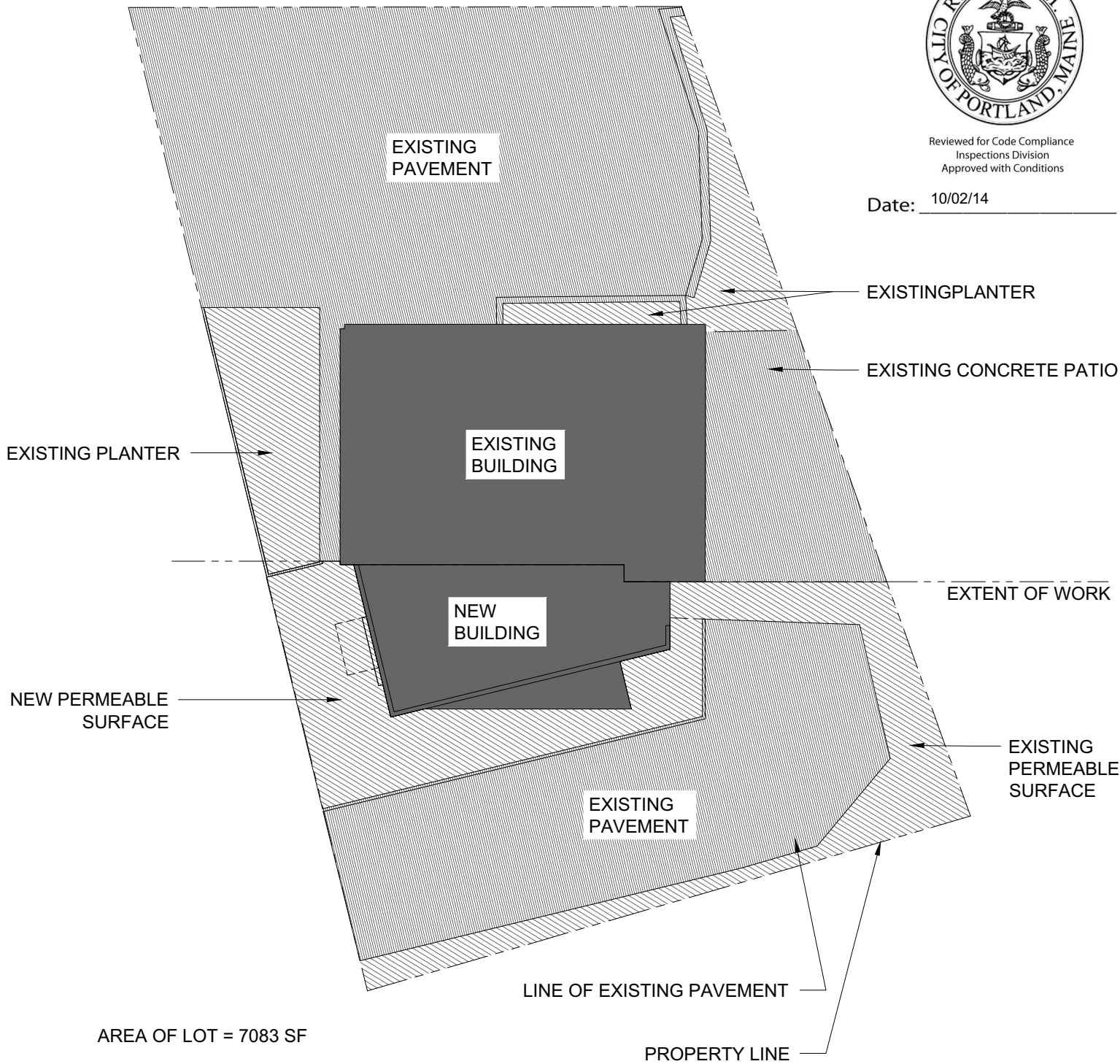
Signature: Natalie DiBenedetto Date: 7-14-14

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



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/02/14



AREA OF LOT = 7083 SF

■ BUILDING = 1662 SF

▨ IMPERMEABLE SURFACE = 3945 SF

▧ PERMEABLE SURFACE = 1476 SF (21%)

### PERMEABLE SURFACE DIAGRAM

SCALE: 1/16"=1'-0"



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Inspections Division  
Approved with Conditions  
10/02/14

Applicant: Natalie DiBenedetto

Date: July 31, 2014

Address: 722 Congress St

C-B-L: 55-D-006

permit # 2014-01574

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing (1937)

Zone Location - B-2b

Interior or corner lot -

Proposed Use/Work - build 485' single story addition for takeout & catering

Sevage Disposal - city

Lot Street Frontage - 25' min - 178.99' (OK)

Front Yard - min in / max 10' - N/A

Rear Yard - 10' min - ~~23.76'~~ <sup>27' 11"</sup> scaled

Side Yard - ~~no minimum~~ - 23.4' scaled (OK)

Projections - Sidestreet - no minimum - 9.81' (OK) - to center of ~~lot~~ 6.2' (OK)

Width of Lot - N/A

Height - 45' - 13' scaled (OK)

Lot Area - no minimum - 7083 sq ft

\* Lot Coverage/Impervious Surface - 90% - 87% as shown on plan SK-1

Area per Family - N/A

Off-street Parking - retail spca - less than 2,200 sq ft - none required

Loading Bays - N/A

Site Plan - Needs to apply for administrative authorization

Shoreland Zoning/Stream Protection - N/A

Flood Plains - N/A