

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 09-0371	Issue Date: 5/5/09	CBL: 032 H001001
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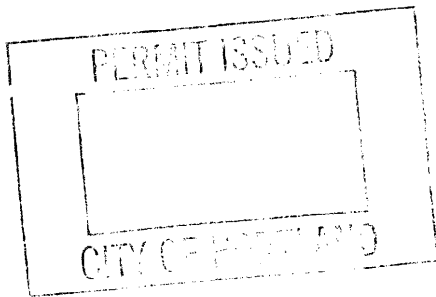
Location of Construction: 110 EXCHANGE ST	Owner Name: THE ONETEN COMPANY LLC	Owner Address: 19 HANSON ST	Phone:
Business Name:	Contractor Name: HVAC Services, Inc.	Contractor Address: 73 Bradley Drive Westbrook	Phone 2078544822
Lessee/Buyer's Name	Phone:	Permit Type: HVAC	Zone: R-3

Past Use: Commercial Restaurant "Corner Room" Connected w/ permit#090025	Proposed Use: Commercial Restaurant "Corner Room" Connected w/ permit#090025 - install a Trane Heating/ Cooling system	Permit Fee: \$210.00	Cost of Work: \$18,750.00	CEO District: 1
Proposed Project Description: install a Trane Heating/ Cooling system		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: A-2 Type: SB IBR-2003	
		Signature: <i>KG</i>	Signature: <i>CU 5/5</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Ldobson	Date Applied For: 04/27/2009	<b>Zoning Approval</b>		
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- 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..

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK w/cond. high Date: 4/28/09 <i>LDN</i>	<b>Zoning Appeal</b> <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 Date: _____	<b>Historic Preservation</b> YU <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 4/30/09 <i>Dr. Andrew JS</i>
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**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

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<b>Permit No:</b> 09-0371	<b>Date Applied For:</b> 04/27/2009	<b>CBL:</b> 032 H001001
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<b>Location of Construction:</b> 110 EXCHANGE ST	<b>Owner Name:</b> THE ONETEN COMPANY LLC	<b>Owner Address:</b> 19 HANSON ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> HVAC Services, Inc.	<b>Contractor Address:</b> 73 Bradley Drive Westbrook	<b>Phone</b> (207) 854-4822
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> HVAC	

<b>Proposed Use:</b> Commercial Restaurant "Corner Room" Connected w/ permit#090025 - install a Trane Heating/ Cooling system	<b>Proposed Project Description:</b> install a Trane Heating/ Cooling system
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**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 04/30/2008

**Note:** **Ok to Issue:**

- 1) \* Roof condensor must be located as shown on provided roof plan.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 04/28/2009

**Note:** **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

**Dept:** Building      **Status:** Pending      **Reviewer:** Chris Hanson      **Approval Date:** 05/05/2009

**Note:** **Ok to Issue:**

- 1) Installation shall comply with 2003 International Mechanical Code with smoke/fire dampers as required and penetrations protected per IBC Section 712.
- 2) Equipment must be installed in compliance with the manufacturer's specifications
- 3) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 5) ANY exterior work requires separate review and approval thru Historic Preservation
- 6) Installation shall comply with 2003 International Mechanical Code a

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 05/01/2009

**Note:** **Ok to Issue:**

- 1) Install shall comply with NFPA 90B.
- 2) Install shall comply with all manufacture's specifications.

**Comments:**  
5/1/2009-gg: received permit from historic on 4/30/09./gg

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

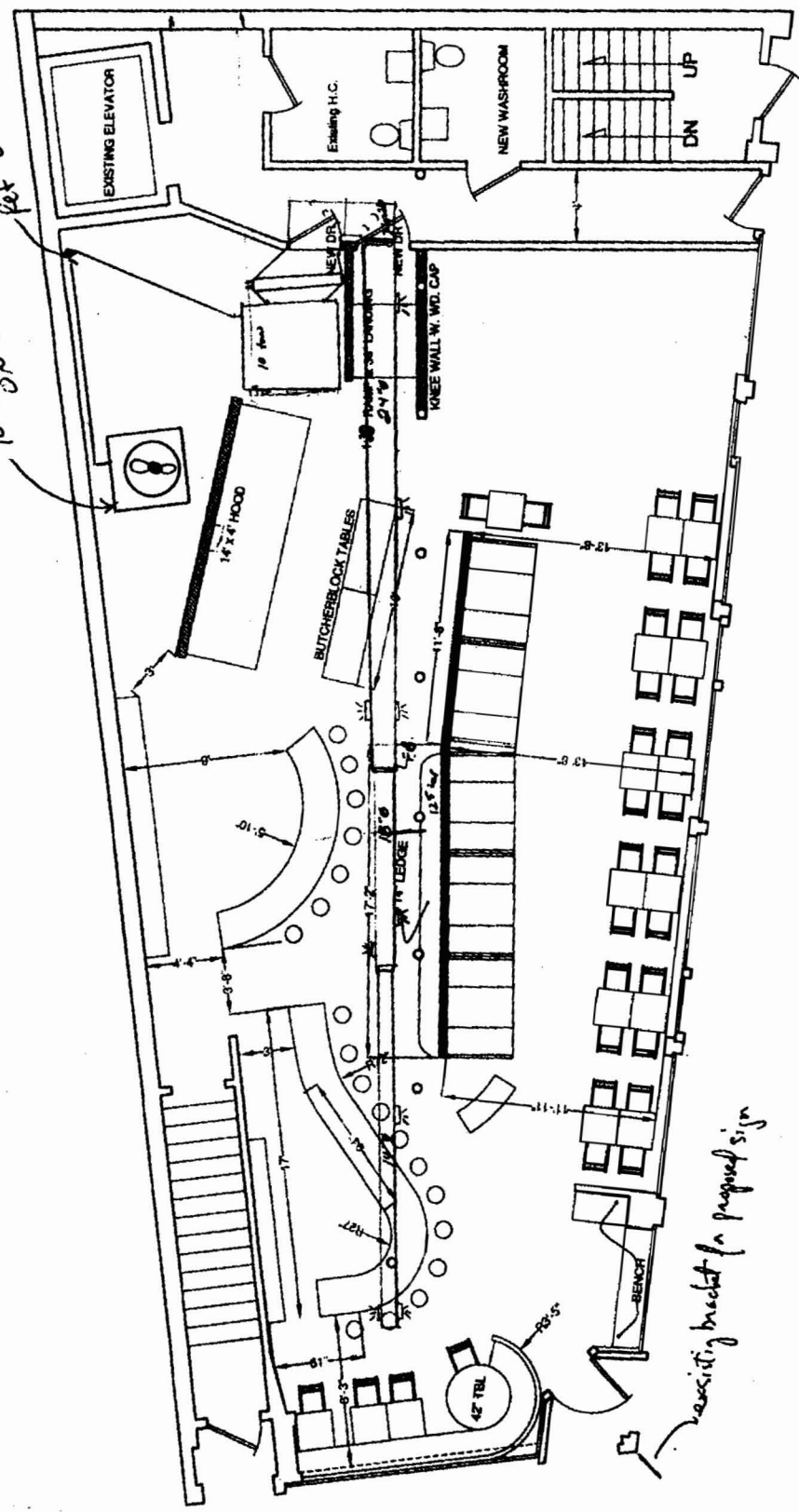
\_\_\_\_\_  
Date

*Mailed*

VEL'd A/30  
at DGA's  
request

HVAC equipment  
only

3/16" = 1'  
Trap Compartment  
10' on back  
of line to back



Federal St

existing bracket for proposed sign

Exchange

rec'd 4/30  
@ Don's  
Page 1 of 1  
v. 1.0



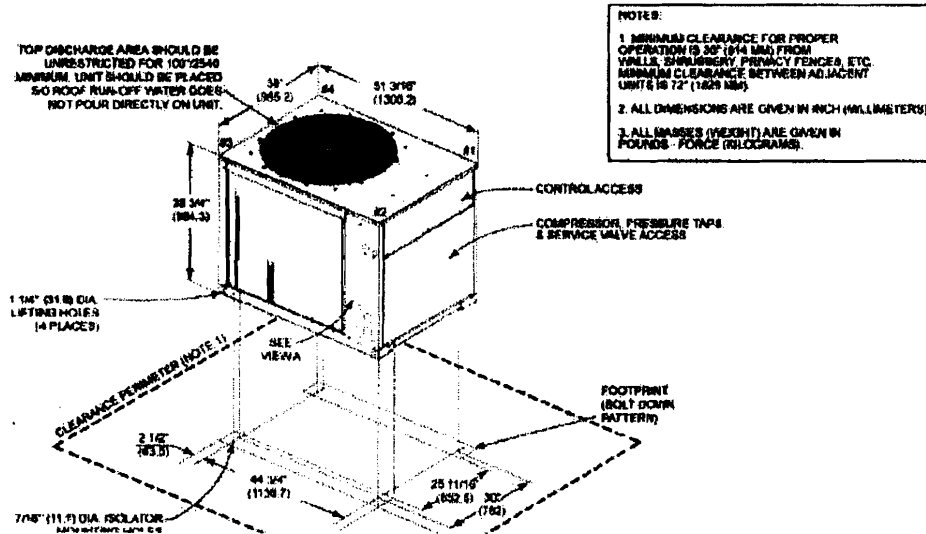
### 10 Ton Split System Cooling Dual Compressor, Model TTA120B

TTA120SQ208.09

Tag:

**SUBMITTAL**

Note: All dimensions are in inches (millimeters)

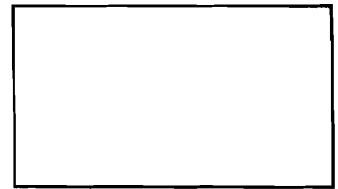


Roof Condenser



FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL 110 Exchange St Portland Use of Building REST Date 4/27/09  
 Name and address of owner of appliance THE ONE TEN CO.  
17 HANSON ST PORT ME 04103  
 Installer's name and address HVAC SERVICE INC  
13 Bradley Dr. Westbrook ME 04092 Telephone 207 854 4822

### Location of appliance:

- Basement
- Floor
- Attic
- Roof

### Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: Trane 10 ton AH Hot water  
 U.L. Approved  Yes  No from existing Boiler

Will appliance be installed in accordance with the manufacture's installation instructions?  Yes  No

IF NO Explain: \_\_\_\_\_

### The Type of License of Installer:

- Master Plumber # \_\_\_\_\_
- Solid Fuel # \_\_\_\_\_
- Oil # \_\_\_\_\_
- Gas # \_\_\_\_\_
- Other Ry # 608 Univ.

### Type of Chimney:

- Masonry Lined  
Factory built \_\_\_\_\_
- Metal  
Factory Built U.L. Listing # \_\_\_\_\_
- Direct Vent  
Type \_\_\_\_\_ UL# \_\_\_\_\_

### Type of Fuel Tank

- Oil
- Gas

APR 27 2009

Size of Tank \_\_\_\_\_

Number of Tanks \_\_\_\_\_

Distance from Tank to Center of Flame \_\_\_\_\_ feet.

Cost of Work: \$ 18,750

Permit Fee: \$ 210

### Approved

Fire: \_\_\_\_\_  
 Ele.: \_\_\_\_\_  
 Bldg.: \_\_\_\_\_

### Approved with Conditions

- See attached letter or requirement

[Signature]  
 Inspector's Signature  
5/5/09  
 Date Approved

Signature of Installer [Signature]



CIVIL & STRUCTURAL ENGINEERING  
424 Fore St., Portland, ME 04101 Phone 207.842.2800 Fax 207.842.2828

April 23, 2009

Brent Grass  
HVAC Services, Inc.  
73 Bradley Drive  
Westbrook, ME 04092

Re: HVAC Equipment – 110 Exchange St, Portland, ME

Project Number: 9026

Dear Mr. Grass:

This letter is to confirm that we have analyzed the existing second floor structure at the above noted address to support a hanging air handler unit. The air handler unit has an operating weight of 400 lbs, distributed evenly to the four support corners (~100 lbs/corner). Sections of unistrut shall be attached to the ceiling joists. The air handler shall be hung with 3/8" diam. rod from the unistrut.

In addition, we have also analyzed the existing roof structure for supporting a condensing unit. We have found the existing structure to be adequate to support the 10 ton condensing unit weight of 483 lbs. The condensing unit shall be placed on pressure treated 2x in order to distribute the weight evenly over the roof joists.

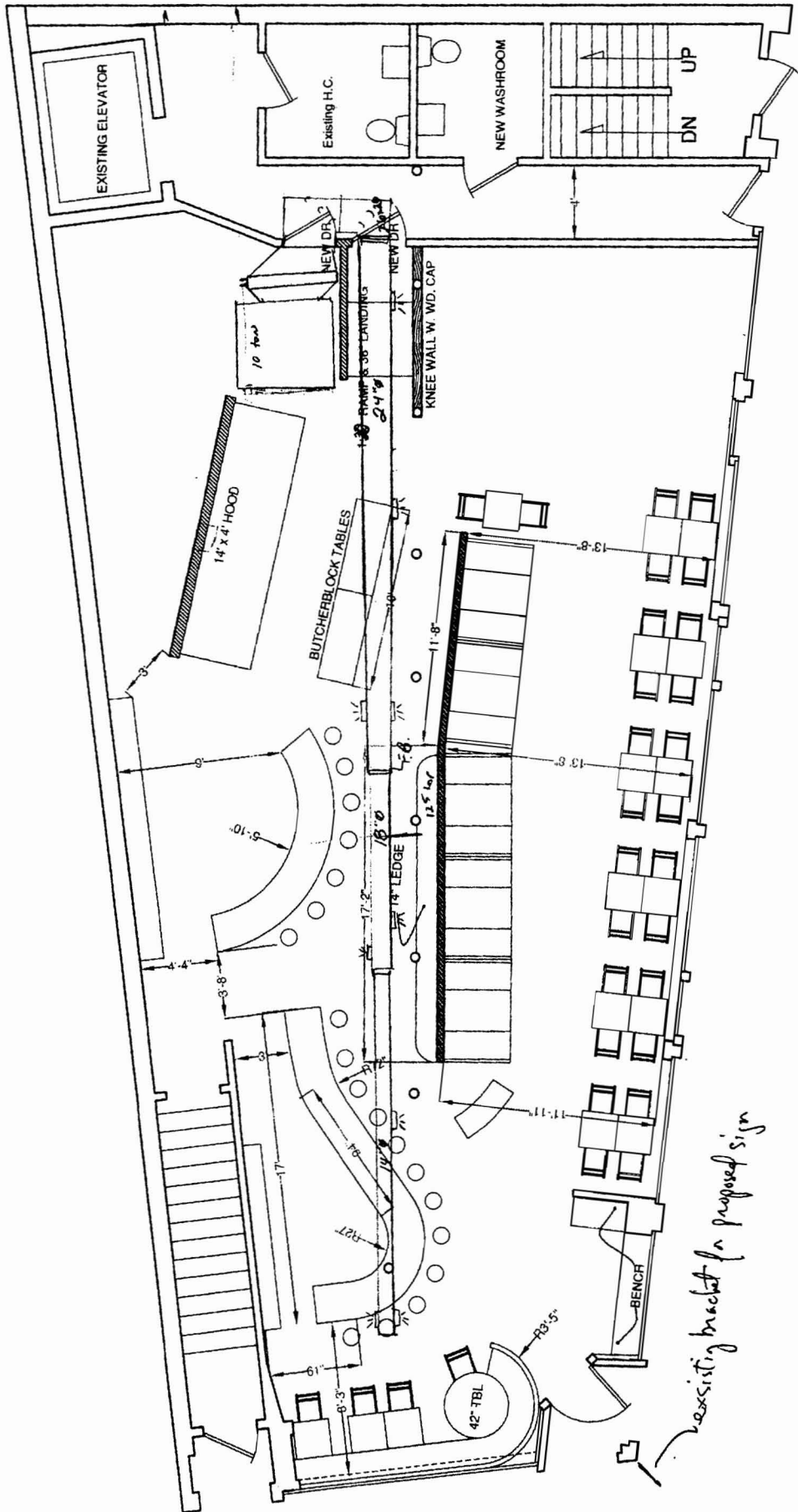
The existing structure was analyzed in accordance with the IBC International Building Code, Structural loads chapter, for the appropriate loading.

Please contact us if you have any additional questions or concerns.

Sincerely,

Scott Markowski, P.E.  
Casco Bay Engineering  
207-842-2800

3/16 = 1'



visiting bracket for proposed sign





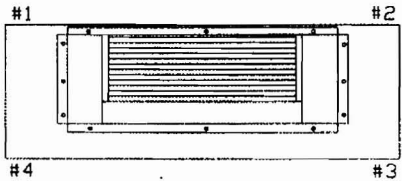
*Inside  
Hung from Ceiling*

## Weights (Air Handlers)

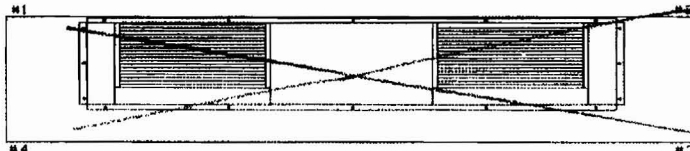
Table W-3 — Air Handlers, Coils, and Corner Weights (Lbs)<sup>1</sup>

Tons	Unit Model No.	Shipping Maximum (lbs)	Net Maximum (lbs)	Corner Weights — Vertical				Corner Weights — Horizontal			
				1	2	3	4	A	B	C	D
5	TWE060A TWE060B	298	232	59	59	59	59	54	64	64	54
7½	TWE090A TWE090B	388	317	79	79	79	79	73	81	84	77
10	TWE120A TWE120B	473	392	99	99	99	99	95	101	101	95
15	TWE180B	754	692	173	173	173	173	156	174	190	170
20	TWE240B	896	816	204	204	204	204	179	221	228	185
10	TXE120B	235	186	—	—	—	—	—	—	—	—

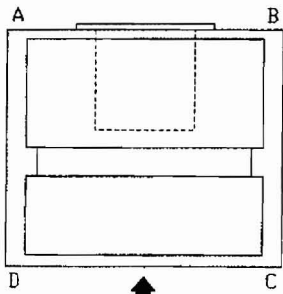
NOTE:  
1. If application requires steam or hot water heating coils, field supplied isolators must be utilized.



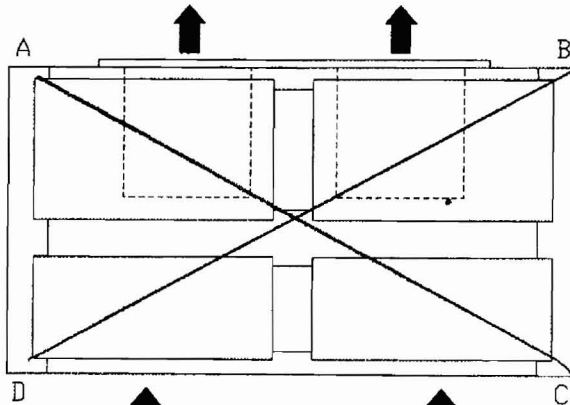
5, 7½, and 10 Tons  
TWE060A, 060B, 090A, 090B, 120A  
TWE120B  
Vertical



15 and 20 Tons  
TWE180B, 240B  
Vertical



Air Flow  
5, 7½, and 10 Tons  
TWE060A, 060B, 090A, 090B, 120A,  
TWE120B  
Horizontal



Air Flow  
15 and 20 Tons  
TWE180B, 240B  
Horizontal

Roof



## Weights (Condensing Units)

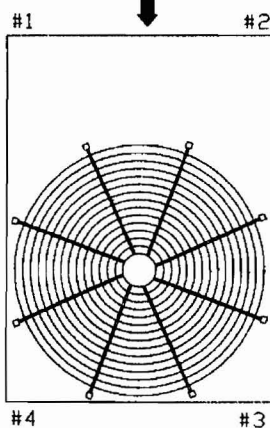
**Table W-1 — Unit and Corner Weights (Lbs)**

Tons	Unit Model No.	Shipping Maximum (lbs)	Net Maximum (lbs)	Corner Weights			
				1	2	3	4
<del>7½</del>	<del>TTA090A</del>	<del>300</del>	<del>322</del>	<del>105</del>	<del>83</del>	<del>81</del>	<del>77</del>
10	TTA120A	444	390	149	116	78	100
	TTA120B	519	465	133	135	87	85
	TTA120C	483	428	139	125	78	86
12½	<del>TTA150B</del>	<del>542</del>	<del>488</del>	<del>133</del>	<del>135</del>	<del>87</del>	<del>85</del>
	TTA180B	744	668	195	193	144	146
15	TTA180C	745	660	196	193	144	146
20	TTA240B	915	830	247	244	185	187

**Table W-2 — Accessory Weights (Net Lbs)**

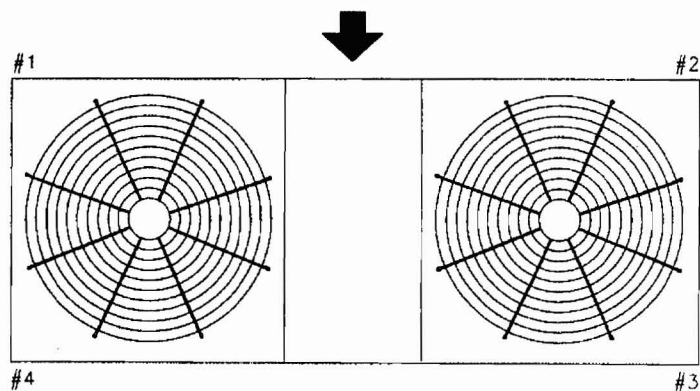
Tons	Unit Model No.	RIS Isolators	Steel Spring Isolators	Anti-Short Cycle Timer	Coil Guard	Thermostats	Low Ambient
<del>7½</del>	<del>TTA090A</del>	<del>2</del>	<del>12</del>	<del>1</del>	<del>8</del>	<del>1</del>	<del>23</del>
10	TTA120A	2	12	1	11	1	23
	TTA120B	2	12	1	11	1	23
	TTA120C	2	12	1	11	1	23
12½	TTA150B	2	12	1	20	1	23
15	TTA180B	2	12	1	22	1	23
	TTA180C	2	12	1	22	1	23
20	TTA240B	2	12	1	34	1	23

Service Access



7½, 10 and 12½ Tons  
TTA090A, 120A; TTA120B;  
TTA120C; TTA150B

Service Access



15 And 20 Tons  
TTA180B, 240B; TTA180C

# Proposal

## HVAC SERVICES, INC.

73 BRADLEY DRIVE  
WESTBROOK, MAINE 04092  
(207) 854-4822 (207) 854-0775 (fax)

April 14, 2009

Summary: INSTALLATION

Reference #: 4716-855

Due Date: 4/29/2009

THE ONETEN CO.  
JUSTIN O'REILLY  
19 HANSON STREET  
PORTLAND, ME 04103

### Job Name:

110 EXCHANGE STREET  
1ST FLOOR HVAC SYSTEM  
110 EXCHANGE STREET  
PORTLANE, ME 04102

207-415-8655

207-772-5386

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### We Hereby Submit Specifications And Estimates For:

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THE INSTALLATION OF (1) CENTRAL HYDRONIC HEATING W/DX COOLING COIL SYSTEM TO SERVE THE NEW 1ST FLOOR RESTAURANT SPACE OFF ITS EXISTING BOILER.

FIRST FLOOR SYSTEM TO INCLUDE: (1) 10 TON TRANE COMMERCIAL DUTY BELT DRIVE AIR HANDLER, DUCT MOUNTED 2 ROW HOT WATER HEATING COIL, INTEGRAL DX COOLING COIL WITH TXV REFRIGERANT CONTROL, LOW AMBIANT COOLING CONTROLS, COPPER HOT WATER PIPING FROM EXISTING BOILER, (1) NEW HIGH TEMP BOILER PUMP ZONE, NEW BRAZED TYPE ACR REFRIGERANT LINES, EXPOSED GRADE SPIRAL DUCTING W/ COMMERCIAL GRADE REGISTERS AND GRILLS, DELUX PROGRAMMABLE THERMOSTAT, AND PVC CONDENSATE DRAIN SYSTEM.

OUR WORK TO INCLUDE: CRANE RIG AND SET EQUIPMENT ON ROOF, INTERIOR EQUIPMENT HANGING AND SETTING, BOILER HYDRONIC AND REFRIGERANT PIPING, PVC DRAIN PIPING, LOW VOLTAGE CONTROL WIRING, DUCT WORK FABRICATION AND INSTALLATION, AND A COMPLETE START UP AS RECOMMENDED BY THE MANUFACTURER.

EXCLUSIONS: LINE VOLTAGE POWER WIRING, PLUMBING, EXISTING BOILER DEFICIENCIES IF PRESENT, STRUCTURAL PENETRATIONS AND STRUCTURAL ANALYSIS OR MODIFICATIONS IF REQUIRED.

NOTE: WE HAVE PRICED 10 TONS OF COOLING (I FEEL THIS TO BE THE MINIMUM).

**We propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of: \$18,750.00**

### Payment to be made as follows:

25% UPON ACCEPTANCE OF CONTRACT- REQUISITION BILLING THEREAFTER THROUGH COMPLETION. FINAL PAYMENT NET 20 DAYS COMPLETION

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees. This proposal may be withdrawn by us if not accepted by the above due date.

Authorized  
Signature \_\_\_\_\_

Acceptance  
Signature \_\_\_\_\_

Date \_\_\_\_\_



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

4-27 2009

Received from

HVAC Services -

Location of Work

110 Exchange

Cost of Construction \$ \_\_\_\_\_

Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_

Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 210

Building (I1) \_\_\_\_\_

Plumbing (I5) \_\_\_\_\_

Electrical (I2) \_\_\_\_\_

Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 32111

Check #: \_\_\_\_\_

Total Collected \$ 210

### **No work is to be started until permit issued.**

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you **MUST** present the Original Receipt.

Taken by: J. P. O.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy