

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that Guardian Property Services

Located At 180 PARK AVE

Job ID: 2011-09-2284-HVAC

CBL: 048- A-001-001

has permission to Replace 16 roof top units

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

**Fire Prevention Officer**

**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

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Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-09-2284-HVAC

Located At: 180 PARK AVE

CBL: 048-A-001-001

## **Conditions of Approval:**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain medical offices. Any change of use shall require a separate permit application for review and approval.
3. Please note that the dBAs should be at the lowest level possible. Residential dwelling units are abutting this property.

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

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

Job No: 2011-09-2284-HVAC	Date Applied: 9/22/2011	CBL: 048 - - A - 001 - - - - -	
Location of Construction: 180 PARK AVENUE	Owner Name: Guardian Property Services	Owner Address: 211 Marginal Way, suite 233, Portland, ME 04101	Phone:
Business Name:	Contractor Name: Gelinac HVAC Services, INC	Contractor Address: 2 Washington Ave., Scarborough, ME 04074	Phone: 885-0771
Lessee/Buyer's Name:	Phone:	Permit Type: HVAC	Zone: R-6
Past Use: Medical Offices	Proposed Use: Same: Medical Offices: to replace the 16 roof top HVAC units	Cost of Work: \$111,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: Type:
		Signature: <i>Capt. Prime 9/20/11</i>	Signature: <i>[Signature]</i>
Proposed Project Description: replacing 16 roof top Bryant Rtu's		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		<b>Zoning Approval</b>	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>ok 9/22/11</i>	Date: <i>[Signature]</i>	Date: <i>[Signature]</i>

**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



FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



048 A 001

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 180-190 PARK AVE Use of Building Commercial <sup>R-6</sup> Date 9/22/11  
 Name and address of owner of appliance GUARDIAN PROPERTY SERVICES  
211 MARGINAL WAY #233 PORTLAND, ME 04101  
 Installer's name and address GELINAS HVAC SERVICES INC 2 WASHINGTON AVE. SCARBOROUGH, ME 04074  
 Telephone (207) 885-0771

### Location of appliance:

- Basement
- Attic
- Floor
- Roof

### Type of Fuel:

- NAT.  Gas  Oil  Solid

Appliance Name: BRYANT RTU'S  
 U.L. Approved  Yes  No

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

IF NO Explain:

RECEIVED

SEP 22 2011

### The Type of License of Installer:

- Master Plumber # \_\_\_\_\_
- Solid Fuel # \_\_\_\_\_
- Oil # \_\_\_\_\_
- Gas # PNT1078
- Other \_\_\_\_\_

Dept. of Building Inspections  
City of Portland Maine

### Type of Chimney:

- Masonry Lined  
Factory built N/A
- Metal  
Factory Built U.L. Listing # N/A
- Direct Vent  
Type N/A UL# N/A

### Type of Fuel Tank

- Oil
- Gas NAT.

Replacing 16  
roofs TOP UNITS

Size of Tank N/A

Number of Tanks N/A

Distance from Tank to Center of Flame N/A feet.

Cost of Work: \$ 110,500.00

Permit Fee: \$ 1,130.00

Approved

Approved with Conditions <sup>ASAP</sup>

Fire: \_\_\_\_\_

Ele.: \_\_\_\_\_

Bldg.: \_\_\_\_\_

See attached letter or requirement

Inspector's Signature

Date Approved

Signature of Installer

William W. Helms

White - Inspection

Yellow - File

Pink - Applicant's

Gold - Assessor's Copy

Gelinas Hvac Services Inc.  
2 Washington ave.  
Scarborough, Me. 04074  
(207)885-0771

Date: August 17, 2011

To: Malone Commercial Brokers  
5 Moulton Street  
Portland, Maine 04101

Re: OPTION I: Proposal to replace the 16 roof top heating & air conditioning units with new.

At: 180 Park Street  
Portland, Me.

Attn: Marie

Gelinas HVAC Services, Inc. is pleased to have this opportunity to offer our services to you. We appreciate your business and the confidence you have placed in us. We propose to properly remove and dispose of the Sixteen (16) existing roof top units and replace with new.

Furnish and Install:

1. Remove and properly dispose of the sixteen existing package hvac units.
2. Fifteen (15) Bryant m/n 581JP04A072AHOA 15seer gas fired RTU,s (to replace existing).
3. One (1) Bryant m/n 581JP05A115A2AHO 15seer RTU's (to replace existing)
4. Sixteen (16) Bryant economizer pkgs.
5. Sixteen (16) Energy Star heat/cool programmable thermostats.
6. All duct transitions needed to tie back into existing ducts.
7. Any additional gas piping needed.
8. Any additional piping and fittings needed.
9. All curb adapter transitions needed.
10. Crane service and certified crane director.
11. Roto-brush duct cleaning of all return ducts.
12. Proper clean up of work areas daily.
13. Start up equipment, ensuring proper operation.
14. Warranty: Gelinas Hvac Services Inc. shall support all manf. Parts/labor warranty. See manf. warranties

PROPOSED BY: *Nicki Selk* DATE: 8/17/11

ACCEPTED BY: *[Signature]* DATE: 11-24-11

**IN THE EVENT THAT THE OWNER FAILS, FOR ANY REASON, TO PAY FOR ALL LABOR, MATERIALS AND PARTS WITHIN THIRTY (30) DAYS OF THE DATE OF INVOICE, THE OWNER AGREES TO PAY, IN ADDITION TO ALL OTHER AMOUNTS DUE UNDER THIS CONTRACT, A FINANCE CHARGE COMPUTED AT A PERIODIC RATE OF 18%. OWNER ALSO AGREES TO PAY A \$20.00 PENALTY FOR ANY DISHONORED CHECK. IN THE EVENT THAT OWNER FAILS, FOR ANY REASON, TO PAY FOR ALL LABOR, MATERIALS AND PARTS WITHIN THIRTY (30) DAYS OF THE DATE OF INVOICE, THE OWNER AGREES TO PAY TO GELINAS HVAC SERVICES INC ENFORCING ITS RIGHTS HEREUNDER.**

# Structural Integrity

Consulting Engineers, Inc.

September 21, 2011

Mr. Bill Gelinas  
Gelinas HVAC  
2 Washington Avenue  
Scarborough, ME 04074-8310

Reference:  
RTU replacement  
190 Park Street  
Portland, Maine

Structural Integrity Job: #11-0091

Dear Mr. Gelinas,

As requested, I am writing this memo regarding the structural capacity of the roof at 190 Park Street in regard to the replacement of 16 Roof Top HVAC Units.

The opinions expressed are based on limited visual observations during my visit to the site on September 15<sup>th</sup>, 2011 and my knowledge of structures, their components, and the related building codes. No physical testing was performed to determine the adequacy of the complete structural systems. Architectural/life safety conditions are not included in this report. No warranty expressed or implied, as to the condition of the structure, is intended.

The existing roof is comprised of 2x8 framing with double rafters at the locations of the existing roof top unit curbs. The rafters are supported on center bearing walls. In all cases the existing roof top units are located near rafter bearing locations.

We have reviewed the weight and size of the 16 existing units and the size and weight of the replacement units and in all cases the new unit weight and related snow drift is less than the existing condition. Furthermore after visiting the site and observing the existing roof framing, I have confirmed that the existing structure is adequate to support the weight of replacement RTUs.

Do not hesitate to call with any questions, comments, or if I can be of further assistance.

Sincerely,



Aaron C. Jones, P.E., SECB, LEED AP BD+C  
President





OLD existing units

# SUNLINE 2000. <sup>3 TO 6.3</sup> TON MODELS

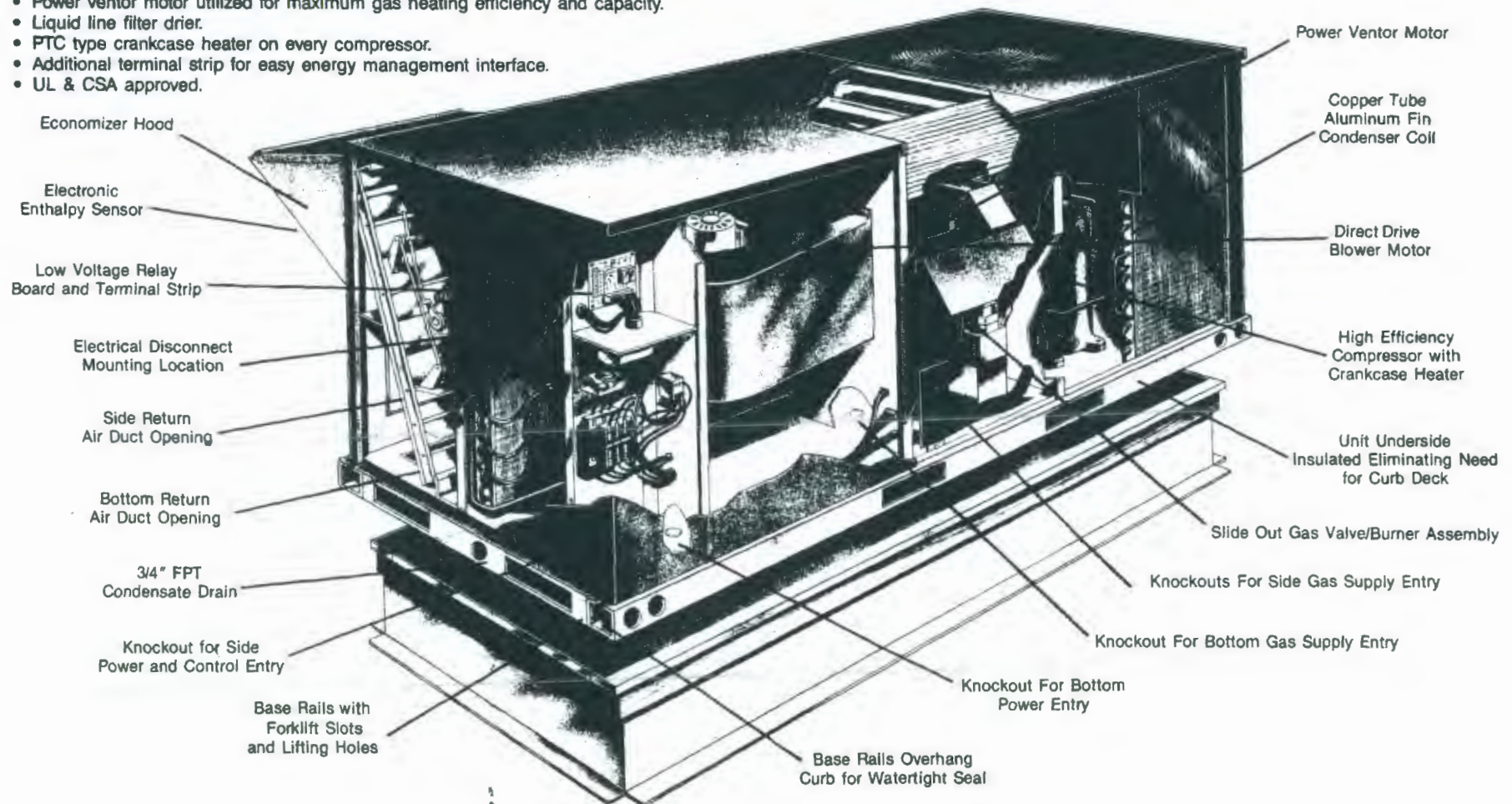
## THE ANATOMY OF A NEW BREED OF COMMERCIAL UNITS.

### What's In the new Sunline 2000 for you?

- Convertible airflow design without switching panels.
- 10.0 SEER or 8.9 EER minimum.
- Common cabinet with common footprint equals one curb for all models and all sizes.
- Copper tube—aluminum fin indoor and outdoor coils.
- Economizer available for both down and side air discharge.
- Power ventor motor utilized for maximum gas heating efficiency and capacity.
- Liquid line filter drier.
- PTC type crankcase heater on every compressor.
- Additional terminal strip for easy energy management interface.
- UL & CSA approved.

### Serviceability that stands out.

- Easy access to all electrical and mechanical components.
- Electrical plugs used where line and control voltage wires pass through interior unit partitions.
- Gauge line access hole in compressor access panel.
- Separate access panel for electrical control box.



# Sunline 2000™ Series

High-Efficiency Convertible Rooftops  
3 to 6.3 Ton Models

EXISTING

*15*  
*(1)*  
*Dick*  
*APR 01/04*

## Sunline 2000 Series Performance and Physical Specifications Air Conditioners with Gas Heat

MODEL	ARI COOLING CAPACITY			GAS HEAT CAPACITY				APPROX. DIMENSIONS INCHES			APPROX. OPERATING WT. LBS.
	MBh	SEER	EER	INPUT (MBh)	OUTPUT (MBh)	AFUE (%)	S.S.E. (%)	L	W	H	
D4CG036N041	40	10.10	—	50	41	81.0	81.0	82	45	33	605
D4CG036N082	40	10.10	—	100	81	80.0	81.0	82	45	33	615
D4CG048N062	48	10.35	—	75	62	80.5	80.0	82	45	33	645
D4CG048N103	48	10.35	—	125	103	79.0	80.0	82	45	33	655
D4CG060N082	59	10.15	—	100	82	82.0	81.5	82	45	33	670
D4CG060N103	59	10.15	—	125	103	80.0	80.0	82	45	33	680
D4CG076N082	75	—	9.00	100	82	80.5	80.0	82	45	33	725
D4CG076N103	75	—	9.00	125	101	80.0	80.0	82	45	33	735

## Air Conditioners with Electric Heat

MODEL	ARI COOLING CAPACITY			ELECTRIC HEAT NOM. CAPACITY KW	APPROX. DIMENSIONS INCHES			APPROX. OPERATING WT. LBS.
	MBh	SEER	EER		L	W	H	
D3CE036	40	10.10	—	5, 7, 10, 15, 20	82	45	33	545
D3CE048	48	10.35	—	5, 7, 10, 15, 20	82	45	33	585
D3CE060	59	10.15	—	5, 7, 10, 15, 20, 30	82	45	33	610
D3CE076	75	—	9.00	5, 7, 10, 15, 20, 30	82	45	33	670

## Heat Pumps † with Supplemental Electric Heat

MODEL	ARI COOLING CAPACITY			HEATING CAPACITY				ELECTRIC HEAT NOM. CAPACITY KW	APPROX. DIMENSIONS INCHES			APPROX. OPERATING WT. LBS.
	MBh	SEER	EER	47°F		17°F			L	W	H	
				MBh	COP	MBh	COP					
B3CH036	39	10.0	—	39	3.0	23.0	2.1	5, 7, 10, 15, 20	82	45	33	555
B3CH048	48	10.2	—	48	3.0	26.4	2.0	5, 7, 10, 15, 20	82	45	33	595
B3CH060	59	10.0	—	59	3.0	36.0	2.1	5, 7, 10, 15, 20, 30	82	45	33	620

— Not Applicable

†Single phase models include YorkGuard



Heating and Air Conditioning

Unitary Products Group  
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