

Showroom Addition



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.

Location/Address of Construction: 191 Riverside Street		
Total Square Footage of Proposed Structure/Area 1,910sf		Square Footage of Lot Existing Building
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant *must be owner, Lessee or Buyer* Name Berlin City Automotive Address 255 Maine Mall Rd. City, State & Zip S. Portland, ME 04106	Telephone: <div style="border: 1px solid red; padding: 2px;">1-877-724-4712</div> Contact: <div style="border: 1px solid red; padding: 2px;">Ron Redfern</div>
Lessee/DBA (If Applicable) <div style="text-align: center; border: 1px solid red; padding: 2px;">N/A</div>	Owner (if different from Applicant) Name Address <div style="border: 1px solid red; padding: 2px; display: inline-block;">N/A</div> City, State & Zip	Cost Of Work: \$ 735,072.00 C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) commercial use (Car Dealership) If vacant, what was the previous use? _____ Proposed Specific use: Car Dealership Showroom Is property part of a subdivision? No If yes, please name _____ Project description: Showroom Addition allowing for an interior new car delivery area. Update existing elevation at the Toyota showroom area.		
Contractor's name: AlliedCook Construction Corp. Address: 8 US Route One City, State & Zip Scarborough, ME 04074 Telephone: <div style="border: 1px solid red; padding: 2px;">(207) 772-2888</div> Who should we contact when the permit is ready: JP Schwartz (AlliedCook) Telephone: <div style="border: 1px solid red; padding: 2px;">(207) 415-0080</div> Mailing address: PO Box 1396, Portland, ME 04103		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: _____	Date: _____
------------------	-------------

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



Certificate of Design Application

From Designer: Nudell Architects
 Date: 03-21-2012
 Job Name: TSL Showroom Addition
 Address of Construction: 191 Riverside Street, Portland Maine

~~2003~~ **2009 International Building Code**
 Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2009 Use Group Classification (s) B / S-1 / S-2
 Type of Construction 2B **2009 IBC**
 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? _____ Geotechnical/Soils report required? (See Section 1802.2) Refer to Specification

Structural Design Calculations

_____ 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
<u>Office</u>	<u>50 PSF + 15 PSF</u>
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)
100 mph Basic wind speed (1809.3)
1 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)
05 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)
1 Seismic use group ("Category")
0.487, 0.182 Spectral response coefficients, S_D & S_{D1} (1615.1)
E Site class (1615.1.5)

_____ N/A Live load reduction
 _____ N/A Roof *live* loads (1603.1.2, 1607.11)
 _____ 46.2 PSF Roof snow loads (1603.7.3, 1608)
 _____ 60 PSF Ground snow load, P_g (1608.2)
 _____ 46.2 PSF If $P_g > 10$ psf, flat-roof snow load P_f
 _____ 1.0 If $P_g > 10$ psf, snow exposure factor, C_e
 _____ 1.0 If $P_g > 10$ psf, snow load importance factor, I_s
 _____ 1.1 Roof thermal factor, C_t (1608.4)
 _____ N/A Sloped roof snowload, P_s (1608.4)
 _____ C Seismic design category (1616.3)
 _____ See Note 1 Basic seismic force resisting system (1617.6.2)
 _____ 3.3 Response modification coefficient, R , and
 _____ EQUIVALENT deflection amplification factor, C_d (1617.6.2)
 _____ LATERAL FORCE Analysis procedure (1616.6, 1617.5)
 _____ 0.16W 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)
 _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

Note 1: ordinary concentrically braced frames & moment frames, structural steel system not specifically detailed for seismic resistance (R=3)



New Commercial Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separations
- Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IEEC 2003
- Complete the Accessibility Certificate and The Certificate of Design
- A statement of special inspections as required per the IBC 2003
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

~~Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:~~

- A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of $\geq 1" = 20'$ on paper $\geq 11" \times 17"$
- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- Location and dimensions of parking areas and driveways, street spaces and building frontage
- Finish floor or sill elevation (based on mean sea level datum)
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Existing and proposed grade contours
- Silt fence (erosion control) locations

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



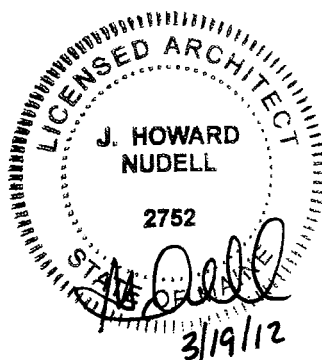
Accessibility Building Code Certificate

Designer: Nudell Architects

Address of Project: 191 Riverside Street, Portland Maine

Nature of Project: Showroom addition allowing for an interior
new car delivery area. Update existing elevation
at Toyota showroom area.

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: _____

Title: President

Firm: Nudell Architects

Address: 31690 W Twelve Mile Road
Farmington Hills, Mi 48334

Phone: 248-324-8800

Project contact: Jason Fochtman

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



Certificate of Design

Date: 3/21/2012

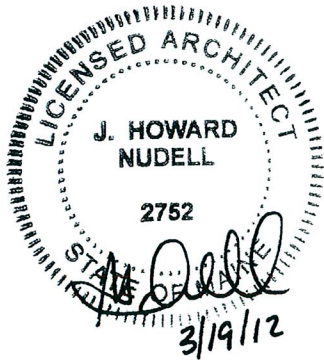
From: Nudell Architects

These plans and / or specifications covering construction work on:

TSL Building Showroom addition and renovation

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the ~~2003 International Building Code~~ and local amendments.

2009 International Building Code



Signature: _____

Title: President

Firm: Nudell Architects

Address: 31690 W Twelve Mile Road

Farmington Hills, Mi 48334

Phone: 248-324-8800

Project contact: Jason Fochtman

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



COMcheck Software Version 3.9.0
Envelope Compliance Certificate

90.1 (2007) Standard

Section 1: Project Information

Project Type: **Addition**
Project Title : TSL Showroom Addition

Construction Site:
191 Riverside Street
Portland, ME 04106

Owner/Agent:
Ron Redfern
Berlin City Automotive
255 Main Mall Road
Portland , ME 04106

Designer/Contractor:
Jason Fochtman
Nudell Architects
31690 W. Twelve Mile Road
Farmington Hills, MI 48334
248-324-8800
jfochtman@jhn.com

Section 2: General Information

Building Location (for weather data): **Portland, Maine**
Climate Zone: **6a**
Building Type for Envelope Requirements: **Non-Residential**
Vertical Glazing / Wall Area Pct.: **46%**

Activity Type(s) **Floor Area**
New Car Delivery (Retail:Sales Area) 1910

Section 3: Requirements Checklist

Envelope PASSES: Design 12% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor ^(a)
Roof 1: Insulation Entirely Above Deck	1910	---	32.0	0.031	0.048
Floor 1: Slab-On-Grade:Unheated, Horizontal with vertical >= 4 ft.	84	---	10.2	---	---
Exterior Wall 1: Steel-Framed, 16" o.c.	1205	19.0	0.0	0.110	0.064
Window 1: Metal Frame with Thermal Break:Double Pane with Low-E, Clear, SHGC 0.62, PF 0.21	276	---	---	0.350	0.550
Window 2: Metal Frame with Thermal Break:Double Pane with Low-E, Clear, SHGC 0.62, PF 0.21	276	---	---	0.350	0.550
Exterior Wall 2: Steel-Framed, 16" o.c.	1441	19.0	0.0	0.110	0.064
Window 3: Metal Frame with Thermal Break:Double Pane with Low-E, Clear, SHGC 0.62, PF 0.21	336	---	---	0.350	0.550
Window 4: Metal Frame with Thermal Break:Double Pane with Low-E, Clear, SHGC 0.62, PF 0.21	336	---	---	0.350	0.550

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Insulation:

- 1. Open-blown or poured loose-fill insulation has not been used in attic roof spaces with ceiling slope greater than 3 in 12.
- 2. Wherever vents occur, they are baffled to deflect incoming air above the insulation.
- 3. Recessed lights, equipment and ducts are not affecting insulation thickness.
- 4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- 5. All exterior insulation is covered with protective material.

- 6. Cargo and loading dock doors are equipped with weather seals.

Fenestration and Doors:

- 7. Windows and skylights are labeled and certified by the manufacturer for U-factor and SHGC.
- 8. Fixed windows and skylights unlabeled by the manufacturer have been labeled using the default U-factor and SHGC.
- 9. Other unlabeled vertical fenestration, operable and fixed, that are unlabeled by the manufacturer have been site labeled using the default U-factor and SHGC. No credit has been given for metal frames with thermal breaks, low-emissivity coatings, gas fillings, or insulating spacers.

Air Leakage and Component Certification:

- 10. All joints and penetrations are caulked, gasketed, weather-stripped, or otherwise sealed.
- 11. Windows, doors, and skylights certified as meeting leakage requirements.
- 12. Component R-values & U-factors labeled as certified.
- 13. 'Other' components have supporting documentation for proposed U-Factors.
- 14. Building entrances that separate conditioned space from the exterior have an enclosed vestibule with all doors equipped with self-closing devices. Interior and exterior doors in the closed position are no less than 7 ft apart. Conditioned vestibules comply with the requirements for a conditioned space. Unconditioned vestibules comply with the requirements of a semiheated space.

Exceptions:

- Building entrances with revolving doors.
- Doors not intended to be used as a building entrance.
- Doors opening directly from a dwelling unit.
- Doors that open directly from a space less than 3000 sq. ft. in area and is separate from the building entrance.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 90.1 (2007) Standard requirements in COMcheck Version 3.9.0 and to comply with the mandatory requirements in the Requirements Checklist.

HOWARD NUDELL

Name - Title

Sig

3/19/2012

Date

