

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that **COBALT PROPERTIES, LTD**

Located At **270 RIVERSIDE ST**

Job ID: **2012-08-4853-ALTCOMM**

CBL: **316- B-008-001**

has permission to Gas station with convenience store-to make interior renovations only 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

10-18-12-

**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

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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4853-ALTCOMM

Located At: 270 RIVERSIDE ST

CBL: 316- B-008-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that all work is within the existing building. Any exterior work shall require a separate permit and approval.
2. Separate permits shall be required for any new signage.
3. This property shall remain a gas station with convenience store. Any change of use shall require a separate permit application for review and approval.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
3. New cafe, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes.

Fire

1. All construction shall comply with City Code Chapter 10. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. Street addresses shall be marked on the structure and/or sign that can be seen from the principal street and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
3. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
4. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.

5. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
6. Fire extinguishers are required per NFPA 1.
7. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
8. Any cutting and welding done will require a Hot Work Permit from Fire Department.
9. **Commercial cooking shall comply with NFPA 96**, *Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations*, 2008 edition. Separate permits are required for kitchen hoods and hood suppression systems.
10. **Storage of LP tanks** awaiting use, resale, or part of a cylinder exchange point shall be in accordance with NFPA 1:69.5.
11. **An annual fire permit is required.** Make application through the City Clerk's Office.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4853-ALTCOMM	Date Applied: 8/30/2012	CBL: 316- B-008-001	
Location of Construction: 270 RIVERSIDE ST	Owner Name: COBALT PROPERTIES, LTD	Owner Address: 55 UNION STREET, STE 700, ST JOHN, NB 32L-5B7	Phone:
Business Name: Irving/Circle K	Contractor Name: Gaftek llc - Jim Mullin	Contractor Address: 84D WARREN AVE WESTBROOK MAINE 04092	Phone: (207) 854-9104 356-0716 JM
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: B-4
Past Use: Gas Station with Convenience Store	Proposed Use: Same: Gas Station with Convenience Store - to make interior renovations only	Cost of Work: \$160,000.00	CEO District:
		Fire Dept: 10/16/12 <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>[Signature]</i> (58)	Inspection: Use Group: <i>M</i> Type: <i>IB</i> <i>IBC 09</i> Signature: <i>[Signature]</i>
Proposed Project Description: Interior remodel of existing Irving/ Circle K		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>— Maj — Min — MM</p> <p>Date: <i>9/9/12</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
	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

2012-08-4853

Annie



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: <u>270 Riverside Street</u>			<u>B-4</u>		
Total Square Footage of Proposed Structure/Area <u>1780</u>			Square Footage of Lot Existing <u>Existing</u>		
Tax Assessor's Chart, Block & Lot		Applicant * must be owner, Lessee or Buyer*		Telephone:	
Chart#	Block#	Lot#	Name	207-852-1481	
<u>316</u>	<u>B</u>	<u>8</u>	<u>Irving Oil, Attn: Tammie Fisk</u>		
			Address		
			<u>190 Commerce Way</u>		
			City, State & Zip		
			<u>Portsmouth NH 03801</u>		
Lessee/DBA (If Applicable)			Owner (if different from Applicant)		Cost Of Work: \$ <u>160,000</u>
			Name <u>Cobalt Properties, Ltd</u>		C of O Fee: \$ <u>75.00</u>
			Address <u>55 Union street, Suite 700</u>		Total Fee: \$ <u>1605.00</u>
			City, State & Zip <u>St. John, NB</u>		
			<u>E2L-5B7</u>		
Current legal use (i.e. single family) <u>Mercantile</u>					
If vacant, what was the previous use? _____					
Proposed Specific use: <u>Convenience store</u>					
Is property part of a subdivision? <u>No</u> If yes, please name _____					
Project description: <u>Interior remodel of existing Irving/Circle K convenience store</u>					
Contractor's name: <u>Gaffek, LLC Attn: Jim Mullin</u>					
Address: <u>84D Warren Ave</u>					
City, State & Zip <u>Westbrook ME 04092</u>				Telephone: <u>207-854-9104</u>	
Who should we contact when the permit is ready: <u>Gaffek, Jim Mullin</u>				Telephone: <u>207-356-0716</u>	
Mailing address: <u>84D Warren Ave Westbrook ME 04092</u>					

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.

RECEIVED
AUG 30 2012
Dept. of Building Inspections
City of Portland Maine

Signature: Tammie Fisk Date: 8.27.12

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



Certificate of Design Application

From Designer: Arkinetics, Bruce Taylor
 Date: 8/27/12
 Job Name: Irving/Circle K Store # 7017
 Address of Construction: 270 Riverside Street 04103-1040

2009 International Building Code

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

Building Code & Year IBC 2 Use Group Classification (s) M/S-1
 Type of Construction 5B
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NA
 Is the Structure mixed use? yes If yes, separated or non separated or non separated (section 302.3) Non-sep
 Supervisory alarm System? NA Geotechnical/Soils report required? (See Section 1802.2) NA

Structural Design Calculations

Exist Bldg 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>Exist Bldg</u>	

Wind loads (1603.1.4, 1609)

Exist Bldg Design option utilized (1609.1.1, 1609.6)
 Basic wind speed (1809.3)
 Building category and wind importance Factor, I_w 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)

Exist Bldg Design option utilized (1614.1)
 Seismic use group ("Category")
 Spectral response coefficients, S_D s & S_I (1615.1)
 Site class (1615.1.5)

Live load reduction
 Roof live loads (1603.1.2, 1607.11)
 Roof snow loads (1603.7.3, 1608)
 Ground snow load, P_g (1608.2)
 If $P_g > 10$ psf, flat-roof snow load P_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_R (1608.4)
 Seismic design category (1616.3)
 Basic seismic force resisting system (1617.6.2)
 Response modification coefficient, R_f 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

NA 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)



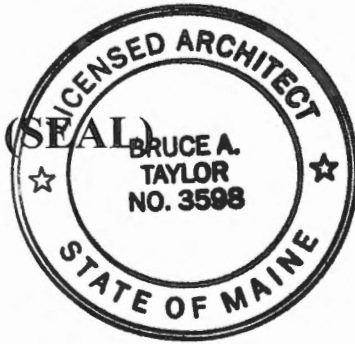
Accessibility Building Code Certificate

Designer: Arkinetics

Address of Project: 270 Riverside ^{Street} ~~Drive~~, Portland ME 04103-1040

Nature of Project: Interior remodel of existing Irving /
Circle K convenience store.

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: Bruce Taylor

Title: Architect

Firm: Arkinetics

Address: 3723 Pearl Road
Cleveland OH 44109

Phone: 216-749-7800

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

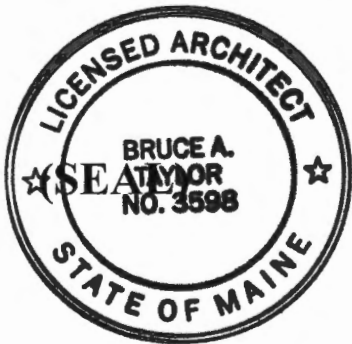
Date: 8/27/12

From: Arkinetics

These plans and / or specifications covering construction work on:

Irving/Circle K Store # 7017, 270 Riverside Street
Portland, ME, 04103-1040

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



Signature: Bruce Seymour

Title: Architect

Firm: Arkinetics

Address: 3723 Pearl Road

Cleveland OH 44109

Phone: 216-749-7800

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84D Warren Avenue
Westbrook, ME 04092
Phone (207) 854-9104 - Fax (207) 854-9106

August 30, 2012

TRANSMITTED VIA HAND DELIVERY

Jeanie Bourke
Code Enforcement Officer / Plan Reviewer
City of Portland
Planning and Urban Development Department
Inspections Division
Room 315
389 Congress St.
Portland ME 04101

Re: Irving Oil/Circle K, 270 Riverside Street, Portland ME
Subject: LETTER OF TRANSMITTAL - Building Permit Application Package

Dear Ms. Bourke,

We would appreciate if you would review the attached items which comprise the Building Permit Application Package for the Irving Oil/Circle K, 270 Riverside Street in Portland Maine. Please find the following items attached to this cover sheet:

Item	Quantity	Comments
General Permit Application Signed by Owner	1 Original & 1 Electronic Copy	Please find Electronic Copy on CD
Permit Check for \$1,605.00 made out to The City of Portland	1 Original	
Stamped Building Drawings	1 Original & 1 Electronic Copy	Please find Electronic Copy on CD
Stamped Certificate of Design Application	1 Original & 1 Electronic Copy	Please find Electronic Copy on CD
Stamped Accessibility Building Code Certificate	1 Original & 1 Electronic Copy	Please find Electronic Copy on CD
Stamped Certificate of Design	1 Original & 1 Electronic Copy	Please find Electronic Copy on CD
CD	Electronic Copies	Contains Files Noted Above



Commercial Interior & Change of Use 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.

- NA Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- NA Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- 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 and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)