

3723 Pearl Road
Cleveland, Ohio 44109
(216) 749-7800 phone
(216) 749-1300 fax
www.arkinetics.com

Architecture
Planning
Interiors
Preservation
Urban Design



Transmittal

Arkinetics, Inc. Project #: 12025.07

Date: 08/28/12

To: City of Portland
Building Inspections Division
389 Congress Street
Portland, ME 04101

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

Phone: 207-874-8703

Attn: Commercial Plans Examiner

Please find: Enclosed Under separate cover the following:

Description:	Copies:
Prints: G-101, D-101, A-101, A-102, A-103, LSP-101, P-101, P-102, M-101, E-101, E-102 and E-103	2 sets
Commercial Interior & Change of Use Permit Application Checklist, General Building Permit Application, Certificate of Design Application, Accessibility Building Code Certificate and Certificate of Design	1 each
Permit Application Fee – Check \$1605.00	1
Disc of submitted drawings, applications and Transmittal	1

These have been sent via: Fed Ex

If enclosures are not as listed, please notify us immediately.

Comments:

Issued for permit set.
Please call if you have any additional questions or require additional information.

From: Arkinetics, Inc.

Susan Moore, Project Architect _____ **Copy to:** File _____



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>		
Total Square Footage of Proposed Structure/Area <u>1780</u>		Square Footage of Lot <u>Existing</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Irving Oil, Attn: Tammie Fisk</u> Address <u>190 Commerce Way</u> City, State & Zip <u>Portsmouth NH 03801</u>	Telephone: <u>207-852-1481</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Cobalt Properties, Ltd</u> Address <u>55 Union street, suite 700</u> City, State & Zip <u>St. John, NB E2L-5B7</u>	Cost Of Work: \$ <u>160,000</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>1605.00</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.

Signature: Tammie Fisk Date: 8.27.12

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



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)



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>	

- _____ 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_s (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)

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_{D1} (1615.1)
 _____ Site class (1615.1.5)

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)



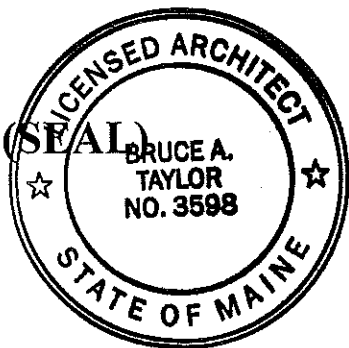
Accessibility Building Code Certificate

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

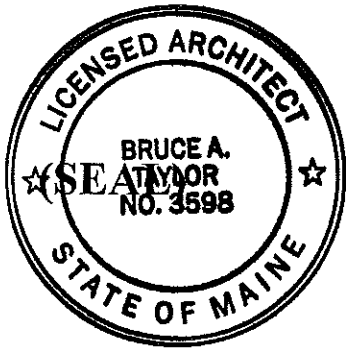
Date: 8/27/12

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 A. Seaton

Title: Architect

Firm: Arkinetics

Address: 3723 Pearl Road

Cleveland OH 44109

Phone: 216-749-7800

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