

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1324	ISSUE DATE: OCT 06 2004	CBL: 263 B040001
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Location of Construction: 54 Rand Rd	Owner Name: Forest City Chevrolet	Owner Address: 1000 Brighton Ave	Phone:
Business Name:	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1174 Portland	Phone: 2077738499
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone:

Past Use: Commercial used car lot	Proposed Use: Commercial / Lube Center	Permit Fee: \$321.00	Cost of Work: \$25,000.00	CEO District: 3
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Proposed Project Description: Build new 1600 Sq. Ft. Lube Center within an existing building	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: S-1 Type: 2C 10/07/04
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: Idobson	Date Applied For: 09/07/2004	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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..	Special Zone or Reviews <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 checked="" type="checkbox"/> Date: <i>PREVIOUSLY APPROVED</i>	Zoning Appeal <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: _____	Historic Preservation <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 type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number 041324

PERMIT ISSUED

This is to certify that Forest City Chevrolet/Keele construction
has permission to Build new 1600 Sq. Ft. Lube center with an existing building
AT 54 Rand Rd 263 B040001 CITY OF PORTLAND

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is laid or closed-in. **NO WORK NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

- Fire Dept. _____
- Health Dept. _____
- Appeal Board _____
- Other _____
Department Name

Cliff Campbell 10/07/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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Location of Construction: 54 Rand Rd	Owner Name: Forest City Chevrolet	Owner Address: 1000 Brighton Ave	Phone:
Business Name:	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1174 Portland	Phone (207) 773-8499
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Commercial / Lube Center	Proposed Project Description: Build new 1600 Sq. Ft. Lube Center within an existing building
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 09/16/2004
 Note: Ok to Issue:

1) Separate permits shall be required for any new signage.

2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Approved Reviewer: Mike Nugent Approval Date: 10/07/2004
 Note: Ok to Issue:

Dept: Fire Status: Approved Reviewer: Lt. MacDougal Approval Date: 09/16/2004
 Note: Ok to Issue:

Dept: Engineering Status: Approved Reviewer: Tony Approval Date: 10/16/2003
 Note: PUBLIC WORKS ENGINEERING.....10/16/2003 Ok to Issue:

I have reviewed the application and plans dated October 3, 2003 and find there to be no issues for Public Works.

Dept: Fire Status: Approved Reviewer: Lt. MacDougal Approval Date: 10/15/2003
 Note: Ok to Issue:

Comments:

9/17/2004-mjn: need more info.....spoke w/ bill hopkins...Ralph Rangle /BOCA engineer advised that the lube pits are ok.

48 Union Wharf
Portland, ME 04101

A R C H E T Y P E
A R C H I T E C T S

Phone: (207) 772-6022
Fax: (207) 772-4056

Fax Cover Page

To: **Mike Nuggent**

Fax Number: **8748716**

Company : **City of Portland**

Date : **9/23/2004**

From : **Susan McEwen**

Pages including cover page: **2**

Subject : **Forest City Chevrolet**

Message:

Mike,

See attached from Structural Engineer regarding the Forest City/Motor City Lube Center.



22 Oakmont Drive
Old Orchard Beach, ME 04064-4121
Phone: (207) 934-8038
Fax: (207) 934-8039

FAX MEMO

Date: September 22, 2004
To: Bill Hopkins, Archetype, P.A.
Fax #: 772-4056
From: David Tetreault
Subject: Renovations to Former Motor City Building
Forest City Chevrolet
1000 Brighton Avenue
Portland, ME

Hard copy will follow YES NO

Bill,

I have reviewed the structural capacity of the existing roof framing at the proposed Lube Bay of the subject Building (low roof bay at north of building). The roof framing consists of 24" deep k-series steel joists with varying spacing averaging approximately 48" on center. The joists support a uniform snow load of 42 PSF as well as a drifting load at the interface of the taller section of the building. The drift loading varies from 73 PSF to zero over a 13' length. In addition to the snow and dead loads the new building configuration will impose point loads on two of the joists due to support of new overhead doors. The point loads equal 250 pounds at four locations.

I have determined that the size of the existing joists is 24x8 based on a calculated moment of inertia. These joists have sufficient capacity to support all of the loads noted above.

Please call me if you have any question.



SIGNATURE: *David Tetreault*

copy to:

City of Portland, Maine - Building or Use Permit

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Business Name:	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1174 Portland	Phone (207) 773-8499
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Commercial / Lube Center	Proposed Project Description: Build new 1600 Sq. Ft. Lube Center within an existing building
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/16/2004
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Dept: Building **Status:** Pending **Reviewer:** Mike Nugent **Approval Date:**
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 09/16/2004
Note: **Ok to Issue:**

Dept: Engineering **Status:** Approved **Reviewer:** Tony **Approval Date:** 10/16/2003
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Comments:
09/17/2004-mjn: need more info.....spoke w/ bill hopkins...Ralph Rangle /BOCA engineer advised that the lube pits are ok.

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I have reviewed the application and plans dated October 3, 2003 and find there to be no issues for Public Works.

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 10/15/2003

Note: **Ok to Issue:**



Commercial 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>Rand Road</u>		
Total Square Footage of Proposed Structure <u>1600 SF</u>	Square Footage of Lot <u>4000 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# 263 Block# B Lot# 40	Owner: Forest City Chevrolet 1000 Brighton Avenue Portland, ME 04101	Telephone: (207) 774-5971
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Jim Keeley Keeley Construction PO Box 1074 Portland, ME 04104 773-8499	Cost Of Work: \$ <u>25,000</u> Fee: \$ <u>198</u>
Current Specific use: <u>USED CARS</u>		<div style="border: 1px solid black; border-radius: 50%; padding: 5px; display: inline-block;"> <u>Owes. 48.00 for 10/15.00</u> <u>check</u> <u>Stett</u> <u>20030206</u> </div>
Proposed Specific use: <u>LUBE CENTER</u>		
Project description: <u>SEE PLANS</u>		
<u>Build new 1600 SF lube Center</u>		
Contractor's name, address & telephone:		DEPT. OF BUILDINGS INSPECTION CITY OF PORTLAND, ME RECEIVED SEP - 22 2004
Who should we contact when the permit is ready: <u>Jim Keeley</u>		
Mailing address: Keeley Construction PO Box 1074 Portland, ME 04104		Phone: (207) 773-8499

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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 of applicant:	Date: <u>9.2.04</u>
-------------------------	---------------------

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, 97.00 per additional \$1000.00 cost
9.00

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

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation

Portland

Street Subdivision Lot #

1000 Brighton Ave.

PROPERTY OWNERS NAME

Forrest City Chevrolet

Last:

First:

Applicant Name:

Marc Gauthier

Mailing Address of Owner/Applicant (If Different)

84 Target Rd.
New Gloucester

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Marc Gauthier 2/23/05

Signature of Owner/Applicant

Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PORTLAND

Date Permit Issued:

2/23/05

PERMIT # 9279

STATE COPY

\$ 154/10

FEE Charged

A. Rowe

Local Plumbing Inspector Signature

L.P.I. # 06041

058057

PERMIT INFORMATION

This Application is for

- 1. NEW PLUMBING
- 2. RELOCATED PLUMBING

Type of Structure To Be Served:

- 1. SINGLE FAMILY DWELLING
- 2. MODULAR OR MOBILE HOME
- 3. MULTIPLE FAMILY DWELLING
- 4. OTHER - SPECIFY _____

Plumbing To Be Installed By:

- 1. MASTER PLUMBER
- 2. OIL BURNERMAN
- 3. MFG'D. HOUSING DEALER/MECHANIC
- 4. PUBLIC UTILITY EMPLOYEE
- 5. PROPERTY OWNER

LICENSE # 1157076

Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
	Hosebibb / Silcock		Bathtub (and Shower)
	Floor Drain		Shower (Separate)
	Urinal		Sink
	Drinking Fountain	3	Wash Basin
	Indirect Waste	3	Water Closet (Toilet)
	Water Treatment Softener, Filter, etc.		Clothes Washer
	Grease / Oil Separator		Dish Washer
	Dental Cuspidor		Garbage Disposal
	Bidet		Laundry Tub
	Other: _____	1	Water Heater
	Fixtures (Subtotal) Column 2	7	Fixtures (Subtotal) Column 1
		1	Fixtures (Subtotal) Column 2
		8	Total Fixtures
		6.00	Fixture Fee
			Transfer Fee
			Hook-Up & Relocation Fee
			Permit Fee (Total)

TRANSFER FEE

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

FEB 23 2005 PERMIT FEE SCHEDULE
FOR CALCULATING FEE

RECEIVED

10/24 1400

Archetype, P.A.
48 Union Wharf
Portland, ME 04101
(207) 772-6022
(207) 772-4056 (Fax)

TRANSMITTAL

DATE: March 22, 2005

FROM: Bill Hopkins

TO: Mike Nugent
Permit Division
City of Portland
Congress Street
Portland, ME 04101

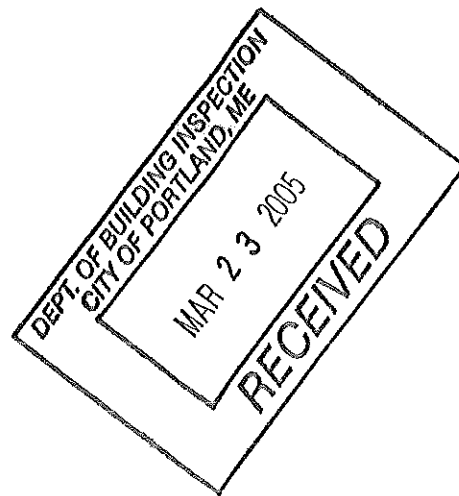
RE: Forest City-Motor City Renovations
Portland, ME

ATTACHED:

A1 – Floor Plan 3/8/05

A1a – Mezzanine Plan 3.8.05

Amendments to Building Permit



Archeype, P.A.
48 Union Wharf
Portland, ME 04101
(207) 772-6022
(207) 772-4056 (Fax)

TRANSMITTAL

DATE: December 3, 2004

FROM: Bill Hopkins

TO: Mike Nugent

City of Portland
Congress Street
Portland, ME 04101

RE: Forest City Chevy, Lube Center
Portland, ME

ATTACHED:

Attached are revised A1 & SSK1 for the Forest City Lube Center Building Permit Application.

263 B 40
perm. L #
04/324

PERMIT ISSUED

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Permit No: 04-1324	Issue Date: OCT 08 2004	CBL: 263 B040001
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Business Name:	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1174 Portland	Phone: 2077738499
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B2

Past Use: Commercial used car lot	Proposed Use: Commercial / Lube Center	Permit Fee: \$321.00	Cost of Work: \$25,000.00	CEO District: 3
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
--	---------------------------------

Proposed Project Description: Build new 1600 Sq. Ft. Lube Center <i>in an existing Bldg</i>	Signature: <i>[Signature]</i>	Signature:
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: Idobson	Date Applied For: 09/07/2004	Zoning Approval	
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<ol style="list-style-type: none"> 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <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 checked="" type="checkbox"/> <i>with conditions</i> Date: <i>9/16/04</i>	Zoning Appeal <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:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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CERTIFICATION

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SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

- | | | | |
|--|---------------------------------------|--|-------------------------------|
| <input checked="" type="checkbox"/> NP | Footing/Building Location Inspection: | Prior to pouring concrete | } existing BIDS
Renovation |
| <input checked="" type="checkbox"/> NA | Re-Bar Schedule Inspection: | Prior to pouring concrete | |
| <input checked="" type="checkbox"/> NA | Foundation Inspection: | Prior to placing ANY backfill | |
| <input checked="" type="checkbox"/> | Framing/Rough Plumbing/Electrical: | Prior to any insulating or drywalling | |
| <input checked="" type="checkbox"/> | Final/Certificate of Occupancy: | Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point. | |

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

10-8-04

Signature of Inspections Official

Date

10-8-04

CBL: 263 3040

Building Permit #:

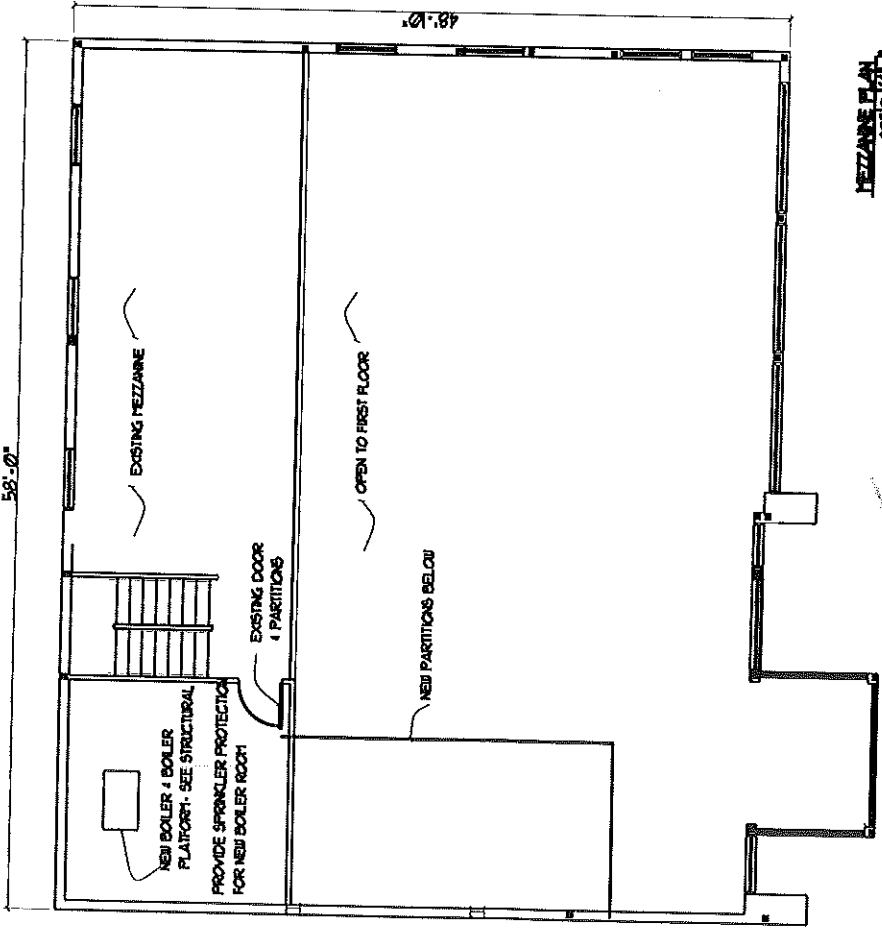
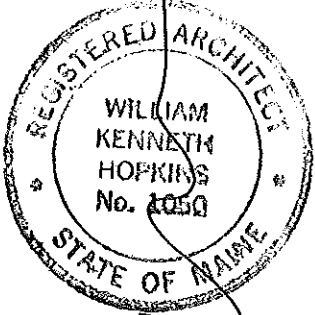
04 1324

EXISTING MEZZANINE PLAN

DATE: 11/28/01
SCALE: 1/8" = 1'-0"

PROJECT: FOREST CITY CHEVROLET 1000 BRIGHTON AVE. PORTLAND, MAINE

ARCHITECTS: ARCHITYPE, P.A.
40 Union Street Portland, Maine 04101
Tel: (207) 772-6022 Fax: (207) 772-4058



MEZZANINE PLAN (mirrored)

263 B 40
Permit #
041324