

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number 041324

PERMIT ISSUED

OCT 08 2004

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

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

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. HEAVY 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 DepartmentName

Signature: [Handwritten Signature] 10/07/04 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 04-1324	Permit Issued OCT 0 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
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 5-1 Type: 2C 10/07/04	

Proposed Project Description: Build new 1600 Sq. Ft. Lube Center within an existing building	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	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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 type="checkbox"/> Date: <i>PREVIOUSLY APPROVED</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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

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

<b>Permit No:</b> 04-1324	<b>Date Applied For:</b> 09/07/2004	<b>CBL:</b> 263 B040001
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<b>Location of Construction:</b> 54 Rand Rd	<b>Owner Name:</b> Forest City Chevrolet	<b>Owner Address:</b> 1000 Brighton Ave	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Keeley Construction	<b>Contractor Address:</b> P.O. Box 1174 Portland	<b>Phone:</b> (207) 773-8499
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	
<b>Proposed Use:</b> Commercial / Lube Center		<b>Proposed Project Description:</b> Build new 1600 Sq. Ft. Lube Center within an existing building	

**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**  

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**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**

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From : **Susan McEwen**

Pages including cover page: **2**

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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

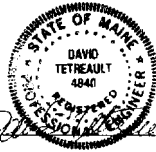
Hard copy will follow YES  NO

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 entrance 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: 

copy to