



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that **Fiat of Portland/Keeley Construction**  
has permission to **Raise service bay roof /int alterations**

Located At **54 RAND**

PERMITTED  
PERMIT #2011-01-354  
MAR 2 2011  
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 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 procured prior to occupancy.

*Jim Per BW*  
\_\_\_\_\_  
**Fire Prevention Officer**

*James Burke 3/2/11*  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.  
PENALTY FOR REMOVING THIS CARD.**

**PERMIT ISSUED**  
 MAR 2 2011  
 CITY OF PORTLAND

Job No: <b>2011-01-354-OPB</b>	Date Applied: <b>1/27/2011</b>	CBL: <b>263 - - B - 040 - 001 - - - - -</b>	
Location of Construction: <b>54 RAND</b>	Owner Name: <b>REALTY LLC QV</b>	Owner Address: <b>295 HOGAN RD BANGOR, ME - MAINE 04401</b>	Phone:
Business Name:	Contractor Name: <b>Keeley, Jim</b>	Contractor Address: <b>19 Westfield ST</b>	Phone: <b>773-8499</b>
Lessee/Buyer's Name:	Phone:	Permit Type: <b>BLDG - Building</b>	Zone: <b>B-2</b>
Past Use: <b>Auto sales</b>	Proposed Use: <b>Same: Auto sales -- renovations to the existing building -- raising roof 9'4" above the service bays to match other roof line</b>	Cost of Work: <b>400000.000000</b>	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <b>B/F-1</b> Type: <b>ZB</b> <b>IBC 2009</b>
		Signature: <i>[Signature]</i> <b>(58)</b>	Signature: <i>[Signature]</i>
Proposed Project Description: <b>54 Rand Rd. / Commercial renovations</b>		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	<b>Zoning Approval</b>		
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 informatin may invalidate a building permit and stop all work.	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK with conditions</i> <i>3/20/11</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 checked="" type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist 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: <i>[Signature]</i>
	<b>CERTIFICATION</b>		

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	PHON



# 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>54 Rand Road</u> <u>1000 Bughton</u>	
Total Square Footage of Proposed Structure/Area <u>3,909</u>	Square Footage of Lot <u>2.94 ac</u>
Tax Assessor's Chart, Block & Lot Chart# <u>263</u> Block# <u>B</u> Lot# <u>1-49</u> <u>040</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name: <u>Quirk Motors Inc.</u> Address: <u>B.D.A. Fiat of Portland</u> <u>4 Rand Road</u> City, State & Zip: <u>Portland, ME 04104</u>
Telephone: <u>(207) 774-5971</u>	Lessee/DBA (If Applicable)
Owner (if different from Applicant) Name: Address: City, State & Zip:	Cost Of Work: <u>\$ 400,000</u> C of O Fee: <del>_____</del> Total Fee: <u>\$ 4,020.00</u>
Current legal use (i.e. single family) <u>Mercantile</u> If vacant, what was the previous use? Proposed Specific use: <u>Auto Showroom</u> Is property part of a subdivision? <u>no</u> If yes, please name Project description: <u>Renovation of existing show room to new dealership</u>	<b>RECEIVED</b> <u>JAN 27 2011</u> Dept. of Building Inspections City of Portland Maine
Contractor's name: <u>Jim Keeley</u> Address: <u>Keeley Construction</u> <u>19 Westfield St</u> City, State & Zip: <u>Portland, ME (207) 773-8499</u>	Telephone: <u>(207) 773-8499</u>
Who should we contact when the permit is ready: <u>Jim Keeley</u>	Telephone: <u>(207) 773-8499</u>
Mailing address: <u>19 Westfield St. Portland, ME 04104</u>	<u>615-1450 cell</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](http://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: [Signature] Date: 1-27-11

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



# Certificate of Design Application

From Designer: Archetype, PA  
 Date: 1/27/11  
 Job Name: Fiat  
 Address of Construction: 4 Rand Road

## 2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) B/F-1 per Bill H.  
 Type of Construction 2B  
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No  
 Is the Structure mixed use? No YES If yes, separated or non separated or non separated (section 302.3) NON  
 Supervisory alarm System? No Geotechnical/Soils report required? (See Section 1802.2) N/A

### 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
N/A	

### Wind loads (1603.1.4, 1609)

1609.6 Design option utilized (1609.1.1, 1609.6)  
100 MPH Basic wind speed (1809.3)  
II 1.0 Building category and wind importance Factor,  $I_w$  table 1604.5, 1609.5  
B Wind exposure category (1609.4)  
N/A Internal pressure coefficient (ASCE 7)  
+18.0 -19.5 Component and cladding pressures (1609.1.1, 1609.6.2.2)  
+15.9 -8.2 Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

N/A Design option utilized (1614.1)  
N/A Seismic use group ("Category")  
N/A Spectral response coefficients,  $S_D$  &  $S_1$  (1615.1)  
N/A Site class (1615.1.5)

N/A Live load reduction  
N/A Roof live loads (1603.1.2, 1607.11)  
42 PSF Roof snow loads (1603.7.3, 1608)  
60 PSF Ground snow load,  $P_g$  (1608.2)  
42 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,  $I_s$   
1.0 Roof thermal factor,  $C_t$  (1608.4)  
N/A Sloped roof snowload,  $P_s$  (1608.4)  
N/A Seismic design category (1616.3)  
N/A Basic seismic force resisting system (1617.6.2)  
N/A Response modification coefficient,  $R_d$  and deflection amplification factor  $C_d$  (1617.6.2)  
N/A Analysis procedure (1616.6, 1617.5)  
N/A Design base shear (1617.4, 1617.5.1)  
**Flood loads (1803.1.6, 1612)**  
N/A Flood Hazard area (1612.3)  
N/A Elevation of structure  
**Other loads**  
N/A Concentrated loads (1607.4)  
N/A Partition loads (1607.5)  
N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



# Certificate of Design

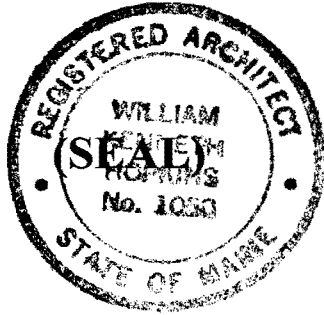
Date: January 27, 2010

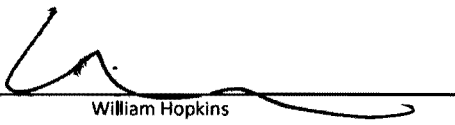
From: Archetype, P.A.

These plans and / or specifications covering construction work on:

Fiat - 4 Rand Road

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:   
William Hopkins

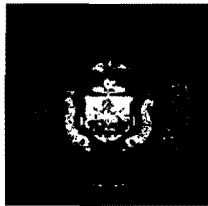
Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf  
Portland, ME

Phone: (207) 772-6022

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-01-354-OPB

Located At: 54 RAND

CBL263 - - B - 040 - 001 - - - -

## **Conditions of Approval:**

### **Zoning**

1. Separate permits shall be required for any new signage.
2. It is understood that this is all one property with Quirk Auto Sales. Several parcels make up the one ownership lot.
3. Please note that the illegal red sign along Rand Road should be removed. That sign permit was denied when it was previously requested.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
3. 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.
4. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
5. Fire extinguishers are required. Installation per NFPA 10.
6. 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.
7. Any cutting and welding done will require a Hot Work Permit from Fire Department.
8. Non-combustible construction of this structure requires all construction to be Non-combustible.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. An inspection of the installation of the steel and concrete and structural bracing shall be conducted by a licensed engineer and a letter with his/her certification shall be submitted to this office stating compliance with the approved plans by the final inspection or CO.

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto: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.**
1. Foundation/Rebar prior to pour
  2. Close in prior to insulation finishes
  3. Final inspection at completion of work including engineers compliance letter

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.

**Marge Schmuckal - Re: Fiat of Portland**

**From:** Marge Schmuckal  
**To:** Bill Hopkins  
**Date:** 1/28/2011 2:33 PM  
**Subject:** Re: Fiat of Portland

I think that answers my question. It is still one lot made up of several parcels. I was concerned that if it were to be a separate lot, I would need to do a zoning analysis on both lots to be sure they would meet the underlying zoning.

Thank you,  
Marge

>>> "Bill Hopkins" <hopkins@archetypepa.com> 1/28/2011 2:15 PM >>>

Marge,

Jim Keeley passed your question on to me .

All of the land on Brighton Ave and Rand Road is owned by one entity , "Q V Realty LLC . The property lines shown on the site

are the original acquired parcels and can be omitted . If this doesn't ask answer the question tell me what you need and I'll track it down.

Thanks

Bill

**Bill Hopkins**

Archetype, P.A.

48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022

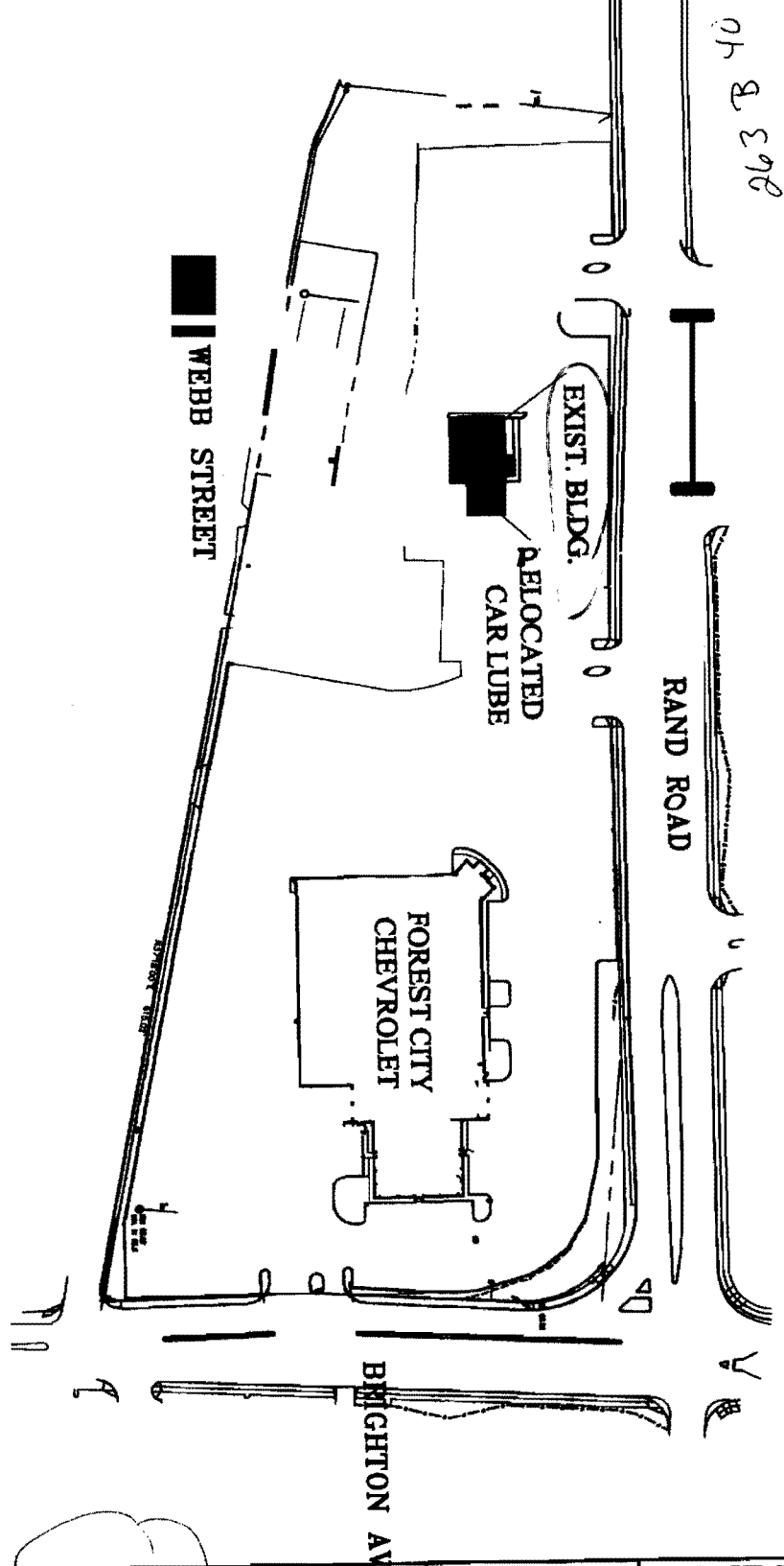
Fax: (207) 772-4056

hopkins@archetypepa.com

<http://www.archetype-architects.com>



1/28/11 -I left a voice mail to Jim Keeley asking whether this is a lot split or is this still part of Quirk Auto. MES



<b>S1</b>	SIE PLAN	Date: SEP. 1, 2004 Drawn By: [blank] Checked By: [blank]	Project: Renovation To Former MotorCity Building	<b>ARCHETYPE, P.A.</b> <b>ARCHITECTS</b> <small>48 Union Street Portland, Maine 04101          (207) 772-8222 Fax (207) 772-4066</small>	<b>FOREST CITY CHEVROLET</b> 1000 Brighton Ave. Portland, Maine	
	9/1/2004 # 04-1324					

**Job Summary Report**  
**Job ID: 2011-01-354-OPB**

Report generated on Jan 27, 2011 3:29:52 PM

<b>Job Type:</b>	Office & Professional Buildings	<b>Job Description:</b>	54 Rand Rd. / Commercial renovations	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	Initiate Plan Review	<b>Pin Value:</b>	564	<b>Tenant Name:</b>	
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>	
<b>Estimated Value:</b>	400,000	<b>Square Footage:</b>			
<b>Related Parties:</b>		REALTY QV		<i>Property Owner</i>	
		- Jim Keeley		<i>GENERAL CONTRACTOR</i>	
		- Jim Keeley		<i>GENERAL CONTRACTOR</i>	

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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**Location ID: 30560**

Location Details									
Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude	
G07885	263 B 040 001		M				-70.321154	43.671916	
		Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)			
		1				54 RAND ROAD EAST			
Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Code	Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
RETAIL & PERSONAL SERVICE		NOT APPLICABLE	B-2					DISTRICT 6	NASONS CORNER
Structure Details									
Structure: Auto Showroom									
Occupancy Type Code:									
Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address					
Commercial ie; Wharfs, terminals	0			54 RAND ROAD EAST					
Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value			

**Permit #: BLDG-985**

**Job Summary Report**  
**Job ID: 2011-01-354-OPB**

Report generated on Jan 27, 2011 3:29:52 PM

Permit Data						
Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
30560	Auto Showroom	Initialized				

Inspection Details						
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Job Valuation Fees	\$4,020.00							