

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 040664

Please Read Application And Notes, If Any, Attached

This is to certify that 35 Riverside Llc /RDB Construction, Inc
has permission to Add 4 repair bays w/in the existing footprint
AT 27 Riverside St 266 A004001

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 out or enclosed-in. **48 HOUR 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0664	Issue Date:	CBL: 266 A004001
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Location of Construction: 27 Riverside St	Owner Name: 35 Riverside Llc	Owner Address: Po Box 266	Phone:
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Business Name:	Contractor Name: RDB Construction, Inc	Contractor Address: 155 Center Street Auburn	Phone: 2077836339
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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B4
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Past Use: Commercial NIP Auto	Proposed Use: Commercial /VIP Auto Add 4 repair bays w/in the existing footprint	Permit Fee: \$471.00	Cost of Work \$50,000.00	CEO District: 5
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: B/51 Type: 2B Signature: [Signature] Date: 5/11/04	
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Proposed Project Description: Add 4 repair bays w/in the existing footprint	Signature: [Signature]	Signature: [Signature]
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 05/26/2004	Zoning Approval
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1. 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 type="checkbox"/> Date: 5/27/04	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: [Signature]
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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

All Purpose 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.

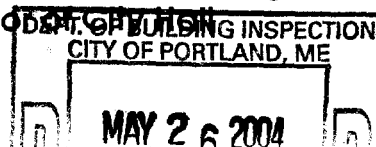
Location/Address of Construction: <u>35 RIVERSIDE ST.</u>		
Total Square Footage of Proposed Structure <u>NO EXPANSION OF EXISTING FOOTPRINT.</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>266</u> Block# <u>A</u> Lot# <u>004</u>	Owner: <u>35 RIVERSIDE CT P.O. Box 266 C.E. ME.</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>VIP AUTO PARTS</u>	Applicant name, address & telephone:	cost Of Work: \$ <u>50,000.00</u> Fee: \$ <u>491.00</u>
Current use: <u>RETAIL STORE W/REPAIR FACILITY</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>ADD 4 REPAIR BAYS W/IN THE</u> Project description: <u>FOOTPRINT.</u>		
Contractor's name, address & telephone: <u>RDB CONSTR 155 CEN ST</u>		
Who should we contact when the permit is ready: <u>SUBBRANA - AUBURN ME.</u>		
Mailing address:		
<p>We will contact you by phone when the permit is ready, You must come in and pick up the permit and view the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>783-6339</u></p>		

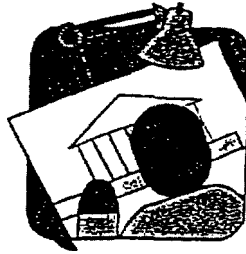
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>[Signature]</u>	Date: <u>May 26, 2004</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor.





CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8701

Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: Gawron Turgeon Architects

29 Black Point Road, Scarborough, Maine 04074

DATE: May 13, 2004

Job Name: VIP Discount Auto Center - existing building renovation

Address of Construction: Riverside Street, Portland, Maine

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year BOCA 1999 **Use Group Classification(s)** Business

Type of Construction 2B protected **Bldg. Height** one story, 25'± **Bldg. Sq. Footage** 22,166 sq.ft.

Seismic Zone 11/Av= 0.1/As= 0.1 **Group Class** I

Roof Snow Load Per Sq. Ft. 42 pse + drift **Dead Load Per Sq. Ft.** 18

Basic Wind Speed (mph) 90 **Effective Velocity Pressure Per Sq. Ft.** 28

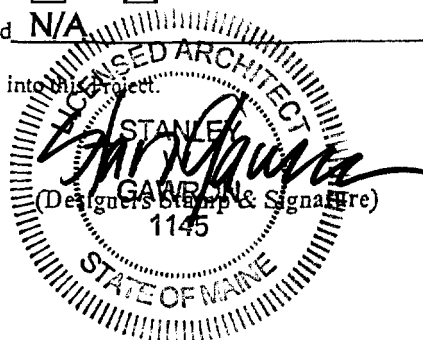
Floor Live Load Per Sq. Ft. 100

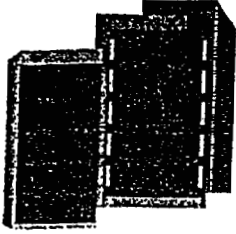
Structure has full sprinkler system? Yes No Alarm System? Yes No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes No

If mixed use, what subsection of 313 is being considered N/A

List Occupant loading for each room or space, designed into this project.





**CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101**

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Gawron Turgeon Architects

RE: Certificate of Design

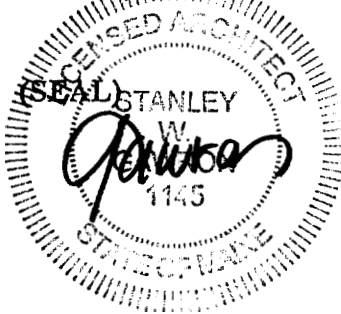
DATE: May 13, 2004

These plans and/or specifications covering construction work on:

VIP Auto Discount Center

Riverside Drive, Portland, Maine

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to *the* **BOCA National Building Code/1999 Fourteenth Edition, and local amendments.**



Signature Stan Gawron

Title Principal

Firm Gawron Turgeon Architects

Address 29 Black Point Road, Scarborough, Maine
04074

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

PSH6/20/2k



CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

Designer: Gawron Turgeon Architects

Address of Project Riverside Drive, Portland, Maine

Nature of Project Building renovation of existing

VIP building

Date May 13, 2004

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.



Signature Stan Gawron

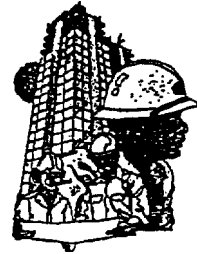
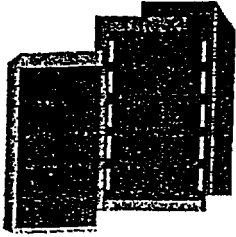
Title Principal

Firm Gawron Turgeon Architects

Address 29 Black Point Road

Scarborough, Maine 04074

Telephone 207-883-6307



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE**
389 Congress St., Rm 315
Portland, ME 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Gawron Turgeon Architects

RE: Certificate of Design

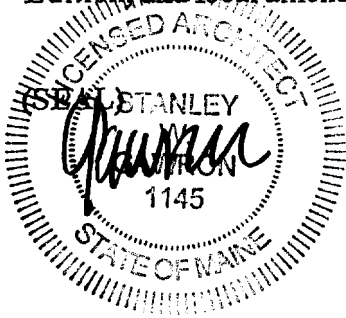
DATE: May 13, 2004

These plans and/or specifications covering construction work on:

VIP Discount Auto Center

Riverside Street, Portland, Maine

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the **BOCA National Building Code/1999 Fourteenth Edition, and local amendments.**



Signature Stan Turgeon

Title _____

Firm Gawron Turgeon Architects

Address 29 Black Point Road, Scarborough, Maine
04074

As per Maine State Lam:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

PSH 6/20/2k



**CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE**

Designer: Gawron Turgeon Architects

Address of Project Riverside Street, Portland, Maine

Nature of Project Renovation of existing building

Date May 13, 2004

The technical submissions covering the proposed construction work as described above have been have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act,

(SEAL)



Signature Stan Gawron

Title Principal

Firm Gawron Turgeon Architects

Address 29 Black Point Road

Scarborough, Maine 04074

Telephone 207-883-6307