

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that MITCHCO, PROPERTIES  
INCPROPERTIES INC MITCHCO

Located At 140 RIVERSIDE

CBL: 267 - - A - 001 - 001 - - - -

Job ID: 2011-06-1527-SIGN

has permission to install 2 building signs and 1 free standing sign  
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

*[Handwritten signature]*  
7/8/11

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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



# PORTLAND MAINE

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

**Parks & Recreation Department**

Denise M. Clavette, CRPR, Director

February 28, 2008

FOX ISLAND LLC  
640 FOREST AVE  
PORTLAND, ME 04103

**CBL: 267 A001001**

**Located at 140 RIVERSIDE ST**

**Mail**

Dear To Whom It May Concern:,

This letter is to inform you of the City of Portland's enforcement on the Removal of Snow and Ice Ordinance, Section 25-173, found in the Code of Ordinances for the City of Portland.

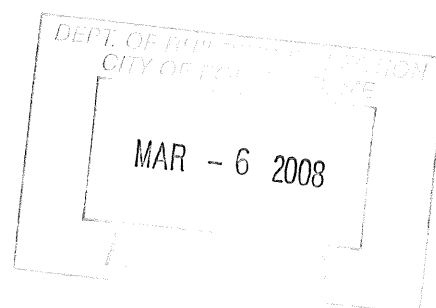
Commercial property owners, or the manager or any person responsible for the property, are required to remove snow from the sidewalk in front of their property within 12 hours after snow has ceased to fall.

If you fail to remove the snow from the sidewalk or treat the ice, and a complaint is received, the Building Inspections Division will post your property. You will then have 12 hours to clear the sidewalk. If you fail to do so, Public Works will clear the sidewalk and you will be billed for the cost of the removal plus a 10% administrative fee. In addition to removal costs, the City may also impose civil fines for violating the ordinance.

For more information regarding the City Code of Ordinance for sidewalks please see the City website: <http://www.portlandmaine.gov/Chapter025.pdf>. Feel free to contact me at 874-8693 if you have any questions.

Sincerely,

Jeanie Bourke @ (207) 874-8715  
Inspections Division Director



## 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.**

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.



2011-06-1527

8-4.

# Signage/Awning 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>140 Riverside St</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>267</u> Block# <u>A</u> Lot# <u>1</u>	Owner: <u>Mitcho Properties</u> <u>140 Riverside St</u> <u>Port ME 04103</u>	Telephone: <u>207 899 4844</u>
Lessee/Buyer's Name (If Applicable): <u>AutoNorth</u> <u>489 Maine St</u> <u>Gorham NH</u>	Contractor name, address & telephone: <u>Albrite Signs</u> <u>20 Libby St</u> <u>Gorham NH 03581</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <u>Justin Gould</u> phone: <u>207 632 5556</u>		
Tenant/allocated building space frontage (feet): Length: <u>65</u> Height: <u>16'</u> Lot Frontage (feet) <u>87'</u> Single Tenant or Multi Tenant Lot <u>Single</u>		
Current Specific use: <u>Used car dealer</u> If vacant, what was prior use: _____ Proposed Use: <u>Used car dealer</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>49" x 120"</u> Height from grade: <u>14' 2"</u> to bottom of sign Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>2.21' x 54.03'</u> <u>1.43 x 15.77 =</u> (Existing)		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> Is awning backlit? Yes _____ No _____ Height of awning: _____ Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes _____ No _____ If yes, total s.f. of panels w/communications, message, trademark or symbol: <u>119.4</u> s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions: <u>49" x 120"</u> Bldg. wall sign? (attached to bldg) Yes _____ No <input checked="" type="checkbox"/> Dimensions: _____ Awning? Yes _____ No <input checked="" type="checkbox"/> Sq. ft. area of awning w/communication: _____		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

6.27.11  
 42.5 + 121.5 = 164 x 2 + 30 = 358  
 4.25 x 10  
 2.25 x 54

RECEIVED

JUN 24 2011

Dept of Building Inspections  
 City of Portland Maine  
 front wall 60'  
 60 x 2 = 120'  
 2.21 x 54.03 = 119.4 (OK)  
 17 x 2 = 35  
 15.77 x 1.43 = 22.57?  
 (OK)

Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), 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: [Signature] Date: 6/24/11

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

freestanding frontage 2200x - 65' high - 49" x 120" = 5880 40.93 sq ft (OK)  
 25' high - 215" = 18.25 (OK)

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

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

Job No: <b>2011-06-1527-SIGN</b>	Date Applied: 6/24/2011	CBL: 267 - - A - 001 - 001 - - - - -	
Location of Construction: <b>140 RIVERSIDE ST</b>	Owner Name: <b>MITCHCO PROPERTIES INC</b>	Owner Address: <b>16 PLYMOUTH DR SACO, ME 04072</b>	Phone: 207-899-4844
Business Name:	Contractor Name: Albrite Signs	Contractor Address: 20 Libby St., Gorham, ME 03581	Phone:
Lessee/Buyer's Name: AutoNorth – Justin Gould	Phone: 207-632-5556	Permit Type: <b>SIGN - PERM - Signage - Permanent</b>	Zone: <b>B-4</b>
Past Use: Used Car Dealer	Proposed Use: Used Car Dealer “AutoNorth” – replace freestanding sign 49” x 120” & install two building signs – 2.21’ x 54.03’ & 1.43’ x 15.77’	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: Type: <i>Sign</i>
		Signature: <i>M/A</i>	Signature: <i>TBC</i>
Proposed Project Description: New Signs for AutoNorth		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	<b>Zoning Approval</b>		

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK</i></p> <p><i>7/5/11 ABU</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABU</i></p>
	<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.

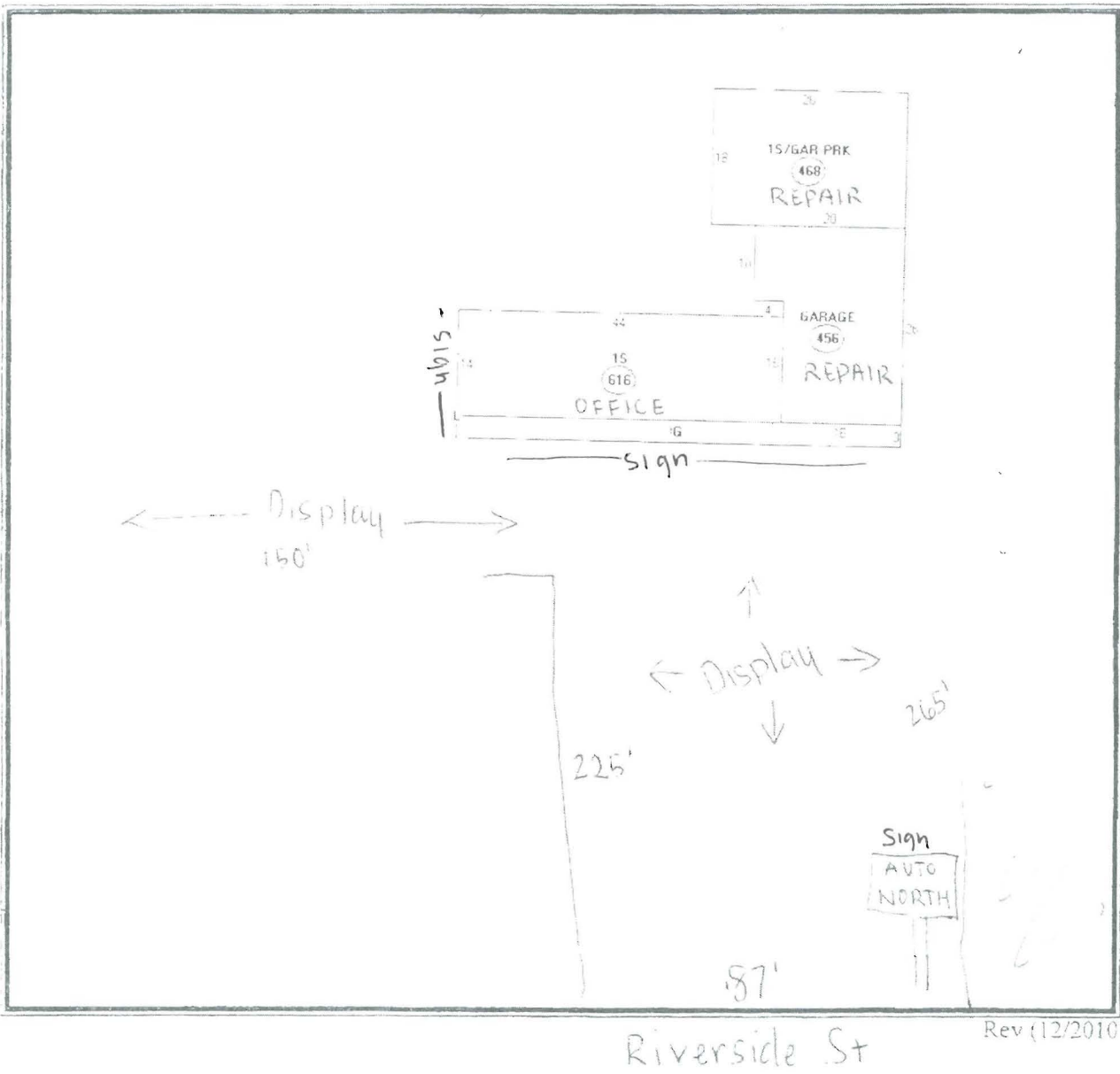
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHON

# Dealership Plot Plan

Dealership Name: AUTONORTH Pre-owned Superstore INC

Dealership Location (Psychical Location) 140 REVERSIDE ST, PORTLAND, ME 04103

Please use the area provided below to draw a layout of your facility. Include the dimensions of the office area, repair area, and the display area. Also indicate where the sign will be posted. If there are any other businesses operating at this same location, show their area as well.



## Replacement roadside sign

Height of sign: 49 inches  
Width of sign: 10 feet

These are the exact dimensions of  
the existing sign panels.

New sign:



Existing sign:





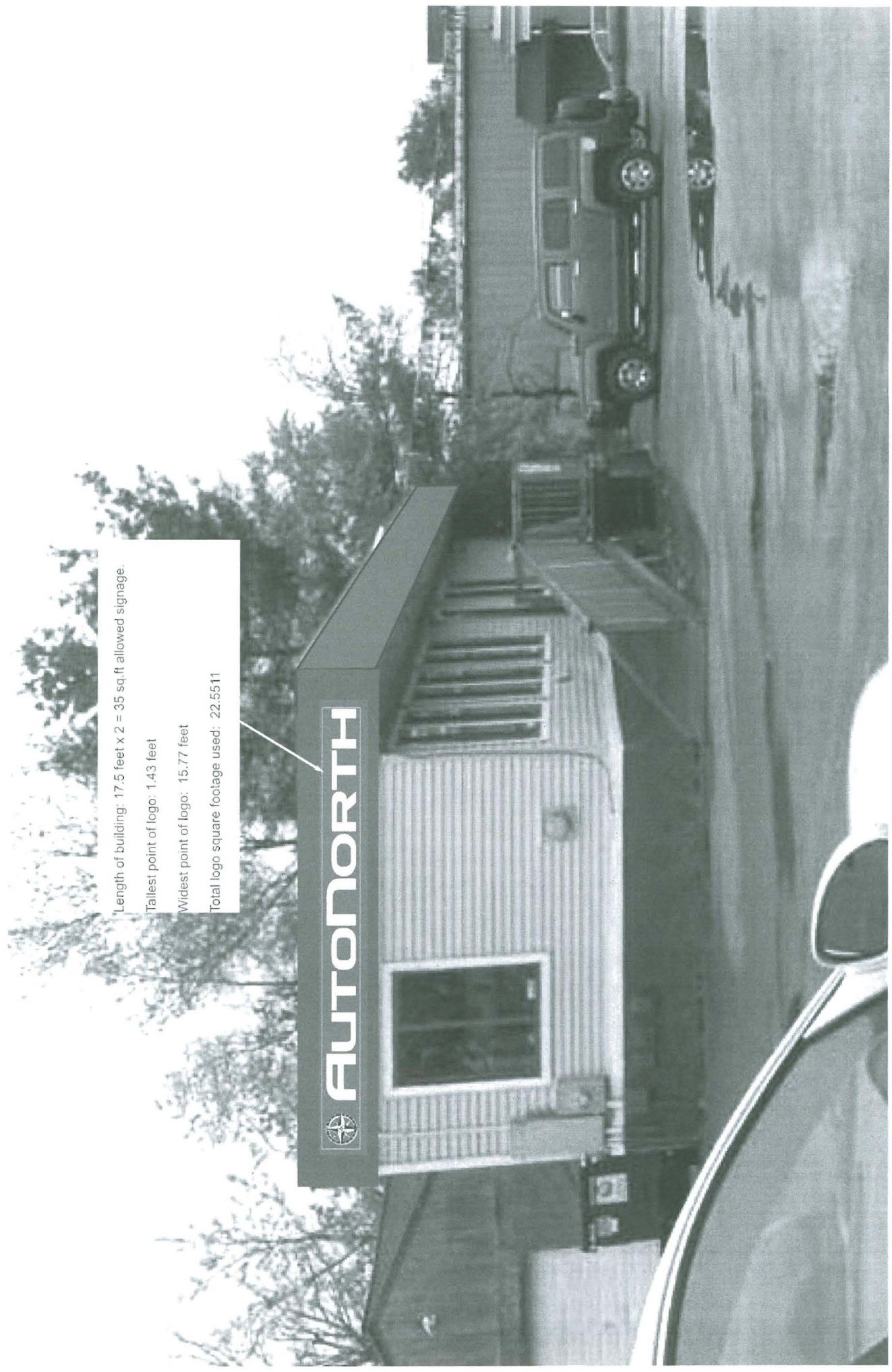
Length of building: 60.80 feet x 2 = 121.60 allowed signage.

Tallest point of logo: 2.21 feet

Widest point of logo: 54.03 feet

Total logo square footage used: 119.40





Length of building: 17.5 feet x 2 = 35 sq. ft. allowed signage.

Tallest point of logo: 1.43 feet

Widest point of logo: 15.77 feet

Total logo square footage used: 22.5511

 **AUTONORTH**



# CERTIFICATE OF LIABILITY INSURANCE

AUTON-1 OP ID: SC

DATE (MM/DD/YYYY)

06/23/11

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Vaillancourt & Woodward Inc 15 Exchange Street P O Box 8 Berlin, NH 03570 Ronald G Vaillancourt	603-752-2440	CONTACT NAME: Sandra A Cere
	603-752-2583	PHONE (A/C, No, Ext): 603-752-2440 FAX (A/C, No): 603-752-2583
E-MAIL ADDRESS: sac@vaillancourt-woodward.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : Acadia Insurance Company		
INSURER B :		
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

INSURED AutoNorth Pre-Owned Superstore,Inc&489 Main ST LLC  
489 Main St  
Gorham, NH 03581

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Garage Operations GEN'L AGGREGATE LIMIT APPLIES PER <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC			CPA0354041-10	09/01/10	09/01/11	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			CUA0354045	09/01/10	09/01/11	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				<input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$
			X				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

City of Portland additional insured

CERTIFICATE HOLDER  City of Portland Justin Gould 389 Congress Street Portland, ME 04101	CANCELLATION  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

6.24. 20 11

Received from

Justin Goull

Location of Work

140 Riverside

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 358

Building (I1)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 277-A1

Check #: CL

Total Collected \$ 358

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy