

'04

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**  
**CITY OF PORTLAND**

Please Read  
Instructions and  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 071417

I hereby certify that CAR SUM ME RIVER LLC Allied/Cook Construction

is authorized to perform the work described in this permit for Interior renovations of 7450 sq ft of existing vacant space for executive offices for dealership

located at 11 RIVERSIDE ST Permit No. 268-A002001

It is provided that the person or persons who accept this permit shall comply with all the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating 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.

Classification of inspection must be given and when permit is issued before this building or part thereof is occupied or services closed-in. **OUR NOTICES REQUIRED**

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

**OTHER REQUIRED APPROVALS**  
Dept. \_\_\_\_\_  
City Dept. \_\_\_\_\_  
City Board \_\_\_\_\_  
Department Name \_\_\_\_\_



*New contractor*  
*James [Signature]* 5/29/08  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD** *previously issued 1/14/08*

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

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

Permit No: 07-1417	Issue Date: 01/14/2008	CBL: 268 A002001
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Location of Construction: 191 RIVERSIDE ST	Owner Name: CAR SUM ME RIVER LLC	Owner Address: 8270 GREENSBORO DR STE 950	Phone:
Business Name:	Contractor Name: Allied/Cook Construction	Contractor Address: PO Box 1396 Portland	Phone 2077722888
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone:

Past Use: Commercial - Automobile Dealership - Toyota, Lexus	Proposed Use: Commercial - Automobile Dealership - Interior renovations of 7450 sq ft of existing vacant space for executive offices for dealership	Permit Fee: \$2,345.00	Cost of Work: \$2,345.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>OK</i>	INSPECTION: Use Group: <i>B/S/S</i> Type: <i>ZB</i> <i>IBC-2003</i> Signature: <i>AMB 5/29/08</i>	

**Proposed Project Description:**  
Interior renovations of 7450 sq ft of existing vacant space for executive offices for dealership

Signature: *5/29/08*  
**PEDESTRIAN ACTIVITIES DISTRICT (PAD.)**  
 Action:  Approved  Approved w/Conditions  Denied  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
*ISSUED 1/14/08*

Permit Taken By: Idobson	Date Applied For: 11/19/2007	<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>5/29/08</i> <i>AMB</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: <i>OK</i>
	<p><i>New contractor</i></p>		

**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



# Certificate of Occupancy

LOCATION 191 RIVERSIDE ST CBL 268 A002001

Issued to Car Sum Me River Llc /Allied/Cook Construction Date of Issue 09/19/2008

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 07-1417, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Automobile Dealership  
Commercial Office Space  
Use Group B/S1/S2  
Type 2B  
IBC 2003

Limiting Conditions:

none

This certificate supersedes certificate issued 5/1/2008

Approved:

\_\_\_\_\_  
(Date) Inspector

\_\_\_\_\_  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



# Certificate of Occupancy

LOCATION 191 RIVERSIDE ST CBL 268 A002001

Issued to Car Sum Me River Llc /Allied/Cook Construction Date of Issue 09/19/2008

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 07-1467, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

2nd Floor

APPROVED OCCUPANCY

Commercial Office Space  
Use Group B/S1/S2  
Type 2B  
IBC 2003

Limiting Conditions:

none

This certificate supersedes certificate issued

Approved:

\_\_\_\_\_  
(Date) Inspector

\_\_\_\_\_  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 191 Riverside St

CBL 268 A002001

Issued to Dsd Real Estate Inc /Daniel Herbert

Date of Issue 01/28/~~2004~~ 2005 *RW*

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 04-0682, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

entire

APPROVED OCCUPANCY

Automobile sales & service  
USE GROUP: B/S1  
TYPE: 2C  
BOCA: 1999

**Limiting Conditions:**

THIS IS A TEMPORARY CERTIFICATE WHICH EXPIRES ON 07/01/2005.. Steel exterior siding installation shall be completed no later than 02/18/2005. All required site work shall be completed no later than 07/01/2005. HVAC submissions must be submitted by 2/18/05

This certificate supersedes  
certificate issued

Approved:

(Date)

*[Signature]*  
Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.