

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

T. Allen Cole
Signature of Applicant/Designee

1.15.08
Date

[Signature]
Signature of Inspections Official

1.15.08
Date

CBL: 268-A2

Building Permit #: 071417
071467

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 071467
PERMIT ISSUED
JAN 14 2008
CITY OF PORTLAND

This is to certify that CAR SUM ME RIVER LLC Frank Baxley Contractor Inc.
has permission to Ammend permit#071417 - in or renovations, to include - work in office area, and additional mechanical, an
AT 191 RIVERSIDE ST 268 A002001

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 given and written permission procured before this building or part thereof is entered or occupied. CLOSED-IN. HOURS 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. Craig Cross
Health Dept. _____
Appeal Board _____
Other _____
Department Name

James Burke 1/14/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

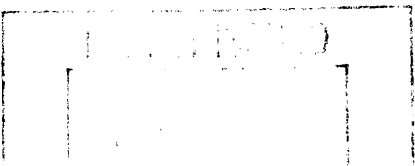
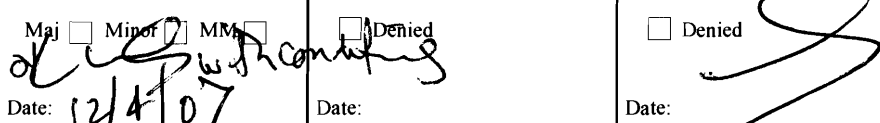
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1467	Issue Date:	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: Frank Baxter General Contractor, In	Contractor Address: 3225 Avenue N Fort Madison	Phone 3193727285
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	Zone: B-4

Past Use: Commercial Ammend permit #071417- Automobile Dealership - Interior renovations of 7450 sq ft of existing vacant space for executive offices for dealership no additional cost	Proposed Use: Commercial Automobile Dealership - Ammend permit#071417 - interior renovations, to include - window in office area, and additional mechanical and electrical changes	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 3
Proposed Project Description: Ammend permit#071417 - interior renovations, to include - window in office area, and additional mechanical, and electrical changes		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B/S1/S2</i> Type: <i>2B</i> <i>IBC-2003</i> Signature: <i>JMB 1/17/08</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: ldobson	Date Applied For: 11/29/2007	Zoning Approval	
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>12/4/07</i></p>	<p>Zoning Appeal</p> <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 <p>Date: _____</p>	<p>Historic Preservation</p> <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 <p>Date: _____</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1467	Date Applied For: 11/29/2007	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: Frank Baxter General Contractor, In	Contractor Address: 3225 Avenue N Fort Madison	Phone (319) 372-7285
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	

Proposed Use: Commercial Automobile Dealership - Ammend permit#071417 - interior renovations, to include - window in office area, and additional mechanical, and electrial changes	Proposed Project Description: Ammend permit#071417 - interior renovations, to include - window in office area, and additional mechanical, and electrical changes
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 12/04/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) All conditions listed on the previous permit #07-1417 are still in force. 2) Separate permits shall be required for any new signage. 3) 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 with Conditions	Reviewer: Jeanine Bourke	Approval Date: 01/14/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) All penetratios through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712. 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process. 			

Dept: Fire	Status: Approved	Reviewer: Capt Greg Cass	Approval Date: 12/04/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Comments: 12/18/2007-jmb: Comments made on original permit.

AMENDMENT (Addendum 1)

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>191 Riverside St, PORTLAND, ME</u>		
Total Square Footage of Proposed Structure/Area <u>7012 SF</u>		Square Footage of Lot <u>336,818 SF</u>
Tax Assessor's Chart, Block & Lot Chart# <u>268</u> Block# <u>A</u> Lot# <u>2</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Car Sun ME LLC</u> Address <u>8270 Greensboro Dr, Suite 900</u> City, State & Zip <u>McLean, VA 22102</u>	Telephone: <u>(703) 394-1332</u>
Lessee/DBA (If Applicable) <u>Berlin City Ford, Inc.</u> <u>191 Riverside St.</u> <u>Portland, ME</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>228,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>AUTOMOBILE DEALERSHIP</u> If vacant, what was the previous use? <u>N.A.</u> Proposed Specific use: <u>AUTOMOBILE DEALERSHIP</u> Is property part of a subdivision? <u>N</u> If yes, please name _____ Project description: <u>INTERIOR OFFICE RENOVATION</u>		
Contractor's name: <u>FRANK BAXTER GENERAL CONTRACTOR, INC</u> Address: <u>3225 AVENUE N</u> City, State & Zip <u>FT. MADISON, IA 52627</u> Telephone: <u>319.372.7285</u> Who should we contact when the permit is ready: <u>Jen Varies</u> Telephone: <u>(319) 372-7285</u> Mailing address: <u>3225 Avenue N, Ft. Madison, IA 52627</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, 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: 11-29-07

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

David R. Gebhardt Architect
Professional Corporation

203 W. Michigan Ave. Saline, Michigan 48176 (734) 429-5130

ADDENDUM

Project: Portland Executive Offices **Addendum No.:** 01
191 Riverside
Portland, Maine
Date: 11.28.07 **Project No.:** 2007-80
Issued To: Frank Baxter General Contractor

This addendum is issued to inform the bidder of revisions to the bidding documents and is hereby made a part of the bidding documents.

All requirements contained in the bidding documents shall apply to this addendum. The General Contractor of the work required by this addendum shall be the same as originally set forth in the applicable portions of the bidding documents for similar work, unless otherwise specified herein. All incidental work necessitated by this addendum as required to complete the work shall be included in the bid, even though not particularly mentioned herein. Bidder shall acknowledge receipt of this addendum.

Documents issued with this addendum:

Drawings	<input type="checkbox"/> None	Specifications	<input type="checkbox"/> None
	<input checked="" type="checkbox"/> As follows:		<input checked="" type="checkbox"/> As follows:
	LS-1, A-01, A-02, A-04, A-07		A-09
	ED101, E101, E201, E302		
	M101, M201,		

Changes to the Drawings:

Architectural:

- Item A1: Revised Code Study to reflect NFPA 2006 version. See Sheet LS-1
- Item A2: Revised finishes. See Sheets A-02, A-04, A-07 & A-09
- Item A3: Added windows to office 119 & 120. See Sheet A-01 & A-07

- Item A4: Removed Corridor 126 from scope of work. See Sheet A-01, A-02 & A-07
- Item A5: Deleted walls & doors and added toilet partitions to Toilet Rooms 114 & 115. See Sheets A-01, A-02, A-04, A-07 & A-09
- Item A6: Added Fire Extinguisher at fire extinguisher location in corridor 125. See Sheet A-02, A-09 & LS-1

Mechanical:

- Item M1: Added electric reheat coil specifications. See Sheet M101
- Item M2: Revised return grille to 24 x24 in Room 102. See Sheet M201.
- Item M3: Revised location of return grille in Room 103. See Sheet M201.
- Item M4: Revised return grille to 24 x24 in Room 110. See Sheet M201.
- Item M5: Revised location of 24 x 10 transfer duct in Room 110, 111, & 116. See Sheet M201.

Electrical:

- Item E1: Delete demolition previously shown in Elevator Lobby. See Sheet ED101.
- Item E2: Modified demolition shown in Stairwell #3. See Sheet ED101.
- Item E3: Revised lighting shown in existing Stairwell #3. See Sheet E101.
- Item E4: Revised Note #1 of Notes. This drawing to read "Connect new stairwell lights to existing Circuits and switching. See Sheet E101.

- Item E5: Delete floor outlets shown in Training Room 121. Add wall outlets & associated data outlets in Training Rm 121. See Sheet E201

- Item E6: Delete installation of smoke detector in Elevator Lobby and Stairwell #3. See Sheet E201.

- Item E7: Add Type "G1E" light fixture to Schedule. See Sheet E302.