

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0036	ISSUE DATE: JAN 24 - 2003	CBL: 328 B004001
-----------------------	------------------------------	---------------------

Location of Construction: 116 Riverside Ind Pkwy	Owner Name: Rrc Realty Co Llc	Owner Address: 340 New Meadows Rd	Phone: 657-3200
Business Name:	Contractor Name: N.G. Bailey	Contractor Address: 2 Bailey Drive Gray	Phone: 2076573200
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: I-4

Past Use: Warehouse Storage Facility/Office	Proposed Use: Warehouse Storage Facility/Office	Permit Fee: \$702.00	Cost of Work: \$97,000.00	CEO District: 1
Proposed Project Description: Addition of Office/2 Handicap Bathrooms and Lunch Room/New Entrance		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: F-2 Type: 2C 1/23/03	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: gad	Date Applied For: 01/16/2003	<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 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 checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>[Signature]</i> 1/21/03	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: <i>[Signature]</i>
--	--	--	--

**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

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

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING DEPARTMENT PERMIT

Permit Number: 030036

This is to certify that Rrc Realty Co Llc /N.G. Bail  
has permission to Addition of Office/2 Handicap Bathroom and Living Room/No Entrance  
AT 116 Riverside Ind Pkwy 328 B004001

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 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. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature] 1/23/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

<b>Permit No:</b> 03-0036	<b>Date Applied For:</b> 01/16/2003	<b>CBL:</b> 328 B004001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 116 Riverside Ind Pkwy	<b>Owner Name:</b> Rrc Realty Co Llc	<b>Owner Address:</b> 340 New Meadows Rd	<b>Phone:</b> ( ) 657-3200
<b>Business Name:</b>	<b>Contractor Name:</b> N.G. Bailey	<b>Contractor Address:</b> 2 Baily Drive Gray	<b>Phone</b> (207) 657-3200
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Warehouse Storage Facility/Office	<b>Proposed Project Description:</b> Addition of Office/2 Handicap Bathrooms and Lunch Room/New Entrance
---	---

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 01/21/2003  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 01/23/2003  
**Note:**      **Ok to Issue:**

- 1) Mezzanine addition must be redesigned to meet the loading capability of the existing floor system.  
Not for Human Occupancy, just limited storage not to exceed the design load.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. McDougall      **Approval Date:** 01/21/2003  
**Note:**      **Ok to Issue:**

- 1) Means of egress shall have illuminated exit signs
- 2) the sprinkler system shall be maintained to NFPA 13 standards



**CITY OF PORTLAND  
ACCESSIBILITY CERTIFICATE**

**Designer:** Gawron Architects

**Address of Project** 116 Riverside Industrial Parkway

**Nature of Project** Interior renovations: offices,  
handicap toilets, lunchroom

**Date** January 20, 2003

**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.**

(SEAL)



**Signature** *Ham Gawron*

**Title** President

**Firm** Gawron Architects

**Address** 29 Black Point Road

Scarborough, Maine 04074

**Telephone** 207-883-6307



**CITY OF PORTLAND MAINE**

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

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

FROM DESIGNER: Gawron Architects

29 Black Point Road, Scarborough, Maine

DATE: January 20, 2003

Job Name: Fortune Incorporated

Address of Construction: 116 Riverside Industrial Parkway

**THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION**

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

Building Code and Year 1999 BOCA Use Group Classification(s) F-2

Type of Construction 2C Bldg. Height 25' - 0" +/- Bldg. Sq. Footage 14,128.0

Seismic Zone N/A Group Class N/A

Roof Snow Load Per Sq. Ft. existing building Dead Load Per Sq. Ft. existing building

Basic Wind Speed (mph) n/a Effective Velocity Pressure Per Sq. Ft. N/A

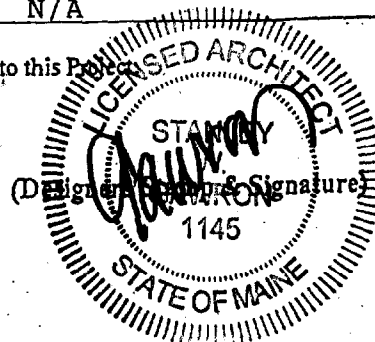
Floor Live Load Per Sq. Ft. Slab-on-grade existing - mezzanine 50#/sf

Structure has full sprinkler system? Yes X No \_\_\_\_\_ Alarm System? Yes X 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 X

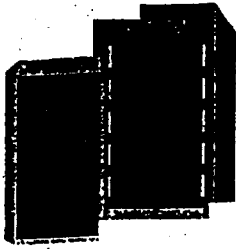
If mixed use, what subsection of 313 is being considered N/A

List Occupant loading for each room or space, designed into this Project:  
Office/assembly 15sf/person



PSH 6/07/2K

010302



**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 Architects

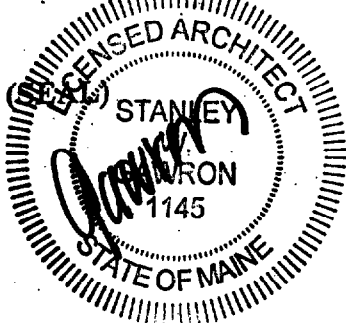
**RE:** Certificate of Design

**DATE:** January 20, 2003

These plans and/or specifications covering construction work on:

Renovations at 116 Riverside Industrial Parkway

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 President

Firm Gawron Architects

Address 29 Black Point Road, Scarborough, ME

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.

03-0036

# 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.

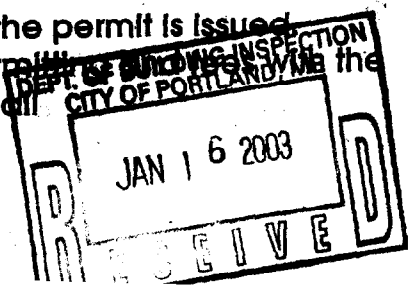
Location/Address of Construction: <u>116 RIVERSIDE INDUSTRIAL PARKWAY</u>		
Total Square Footage of Proposed Structure <u>EXISTING 14,200</u>	Square Footage of Lot <u>77,841 sq ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>328</u> Block# <u>B3 004</u> Lot# <u>6-3</u>	Owner: <u>RRC REALTY CO. LLC</u>	Telephone:
Lessee/Buyer's Name (if Applicable) <u>RICHARD FORTUNE</u>	Applicant name, address & telephone: <u>116 RIVERSIDE INDUSTRIAL PARKWAY PORTLAND, ME</u>	Cost Of Work: \$ <u>97,000</u> Fee: \$ <u>702.00</u>
Current use: <u>WAREHOUSE</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>LIGHT MANUFACTURING</u>		
Project description:		
Contractor's name, address & telephone: <u>N. G. BAILLY 2 BAILLY DR GARY</u>		
Who should we contact when the permit is ready: <u>RICHARD FORTUNE</u> <u>657-3200</u>		
Mailing address: <u>116 RIVERSIDE INDUSTRIAL PARKWAY, PORTLAND</u> <u>879-5760</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review 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:		

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>JAN 15, 2002</u>
--	---------------------------

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 permit requirements. For more information contact the Planning Department on the 4th floor of City Hall.





**GAWRON  
ARCHITECTS**

29 Black Point Road, Scarborough, Maine 04074-9358

Master Planning  
Architecture  
Interior Design  
Landscape Architecture

PRINCIPALS  
Stan Gawron, Architect  
Mary Turgeon, NCIDQ

**January 16, 2003**

**Portland Building Inspections  
City Hall  
Portland, Maine**

**RE: Scope of Work Outline  
116 Riverside Industrial Parkway**

**Dear Sirs:**

**The building is currently used as a warehouse storage facility. The main building consists of an open area with two (2) offices, a break room, a bathroom with mezzanine storage over, an attached Ell with one office and mezzanine storage over.**

**Fortune, Inc. will occupy the main building with the Ell to be rental space.**

**It is the intent to add one office, two handicap bathrooms and a lunch room with mezzanine to match existing to the main building plus a full wall to separate main building from attached Ell. Install new entrance in attached Ell with two offices, two handicap bathrooms and mezzanine storage to match existing.**

**The plans that we are supplying will show that the building is fully sprinkler fire protected and connected to city water, sewer and natural gas.**

**Thank you,**

**Stan Gawron, Principal**





CONSTRUCTION

**GAWRON ARCHITECTS**  
 29 Black Point Road  
 Scarborough, ME 04074  
 www.gawron.com  
 Tel. 207 . 883 . 6307  
 Fax. 207 . 883 . 0361

**FORTUNE INC.**  
 116 RIVERSIDE IND. ROAD  
 PORTLAND MAINE

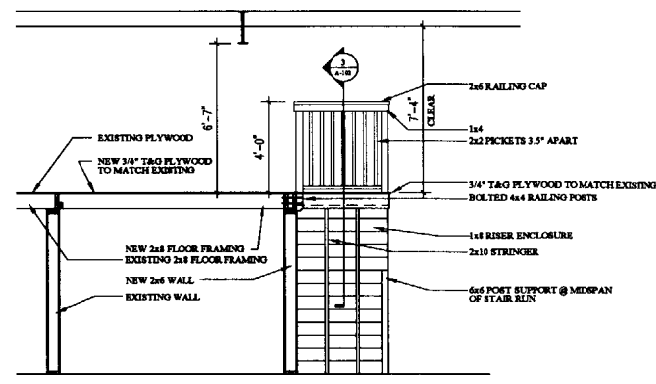
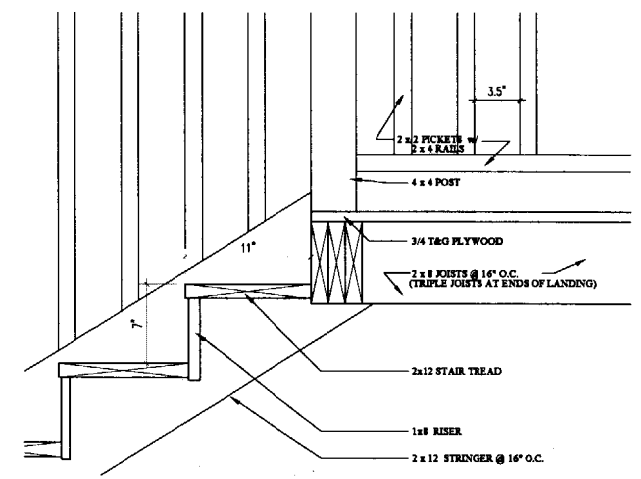
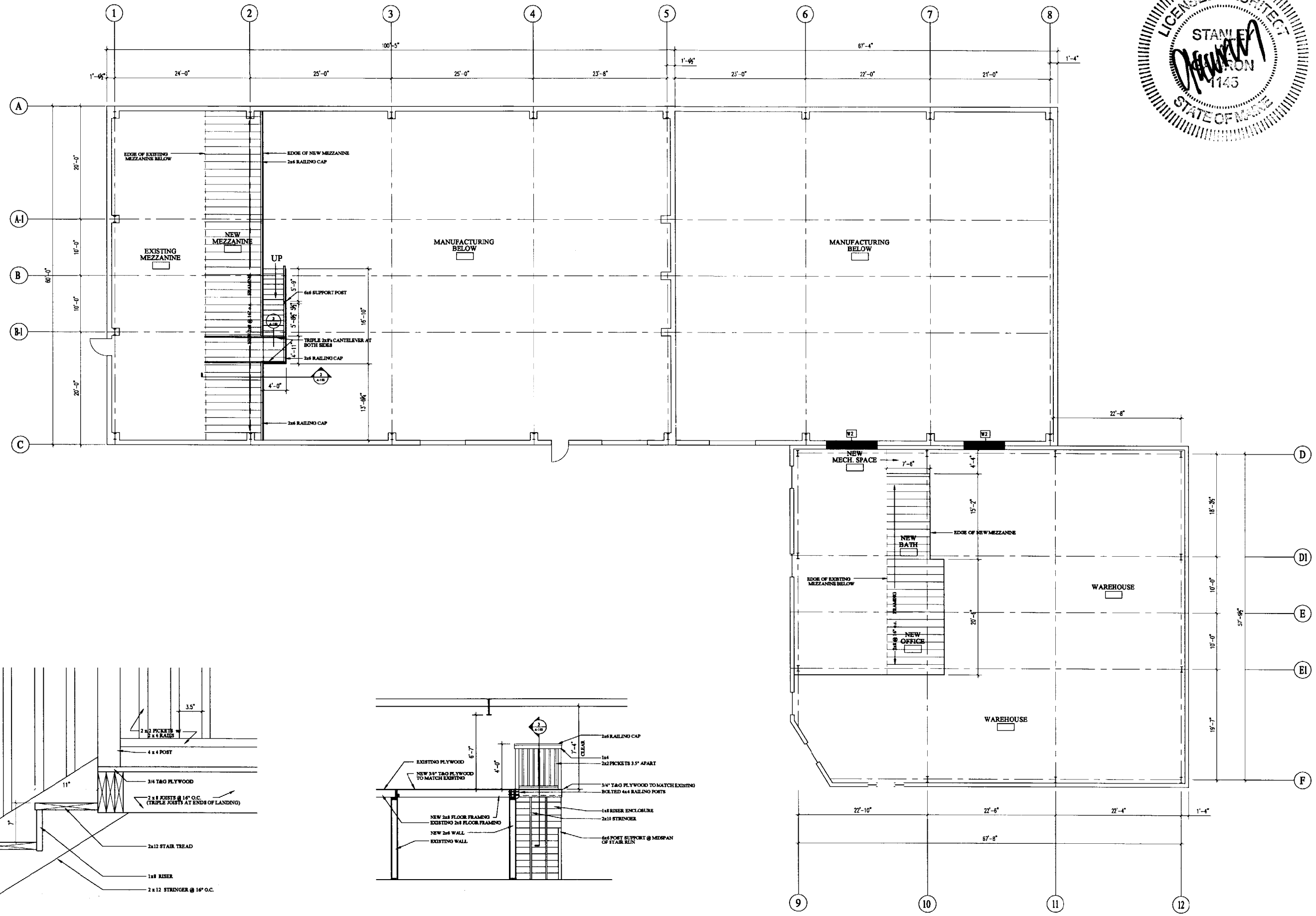
REVISIONS		
#	DATE	DESCRIPTION

DATE: 1-30-03  
 PROJECT #: 010303  
 DRAWN BY: R/JH  
 CHECKED BY: SWG  
 DRAWING SCALE: 1/8"=1'-0"

SHEET TITLE  
 FLOOR PLANS & DETAILS

A102

© COPYRIGHT 1985-2001  
 ALL RIGHTS RESERVED  
 NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM GAWRON ARCHITECTS, P.C.



**1 MEZZANINE FLOOR PLANS**  
 A102 SCALE: 1/8" = 1'-0"

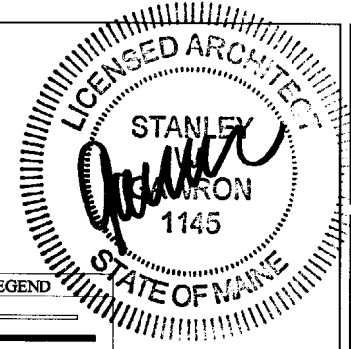
**3 STAIR DETAIL**  
 A102 SCALE: 1-1/2" = 1'-0"

**2 MEZZANINE SECTION**  
 A102 SCALE: 1/4" = 1'-0"

PERMITTING PLANS



PROJECT NORTH



CONSTRUCTION

**GAWRON ARCHITECTS**  
 29 Black Point Road  
 Scarborough, ME 04074  
 www.gawron.com  
 Tel. 207. 883. 6307  
 Fax. 207. 883. 0361

**FORTUNE INC.**  
 116 RIVERSIDE IND. ROAD  
 PORTLAND MAINE

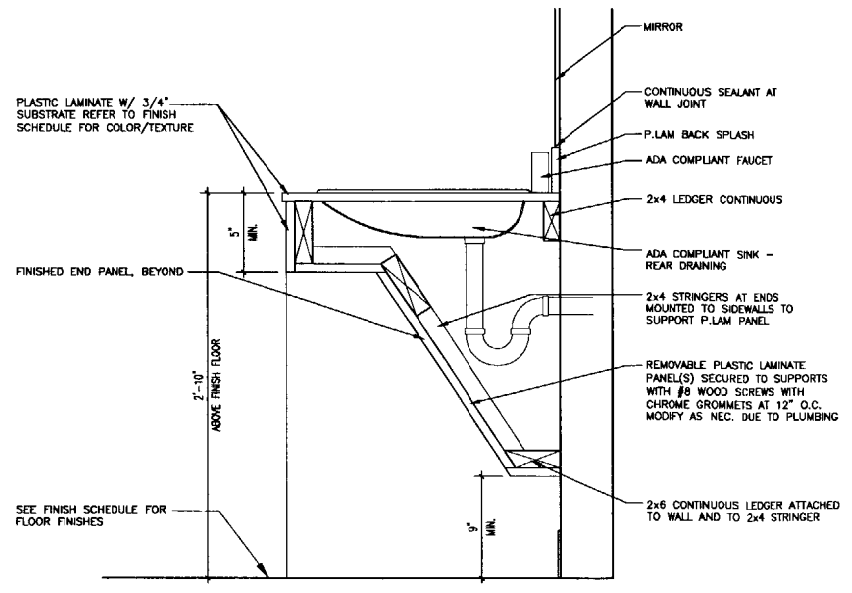
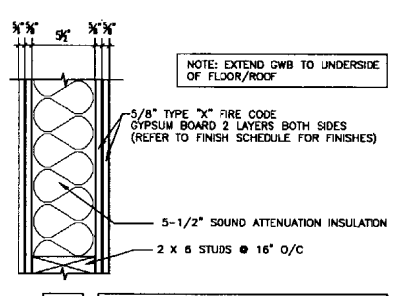
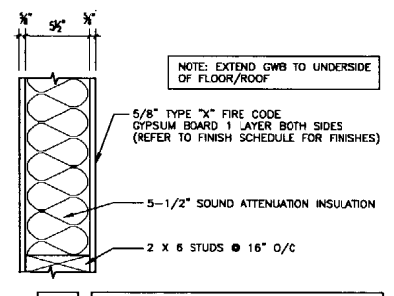
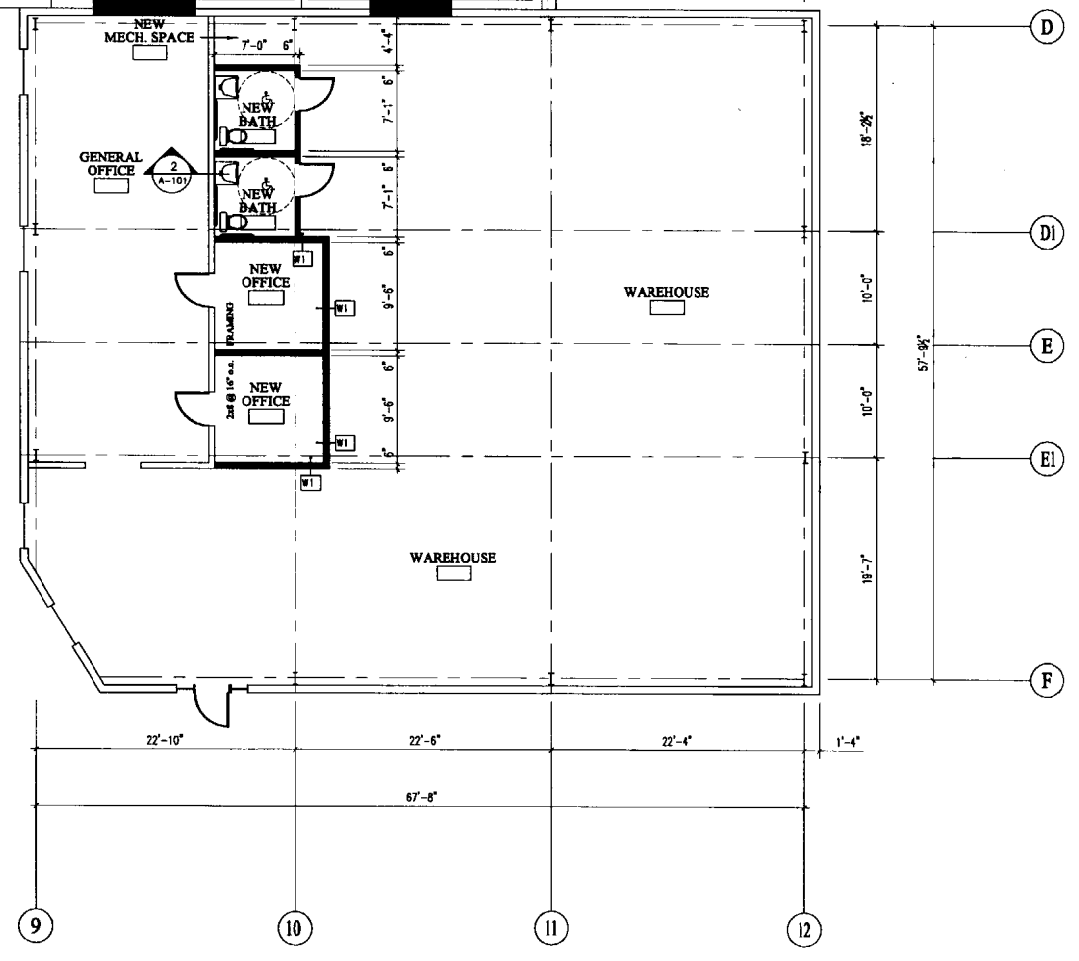
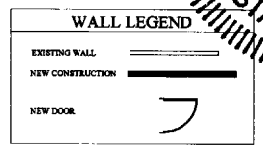
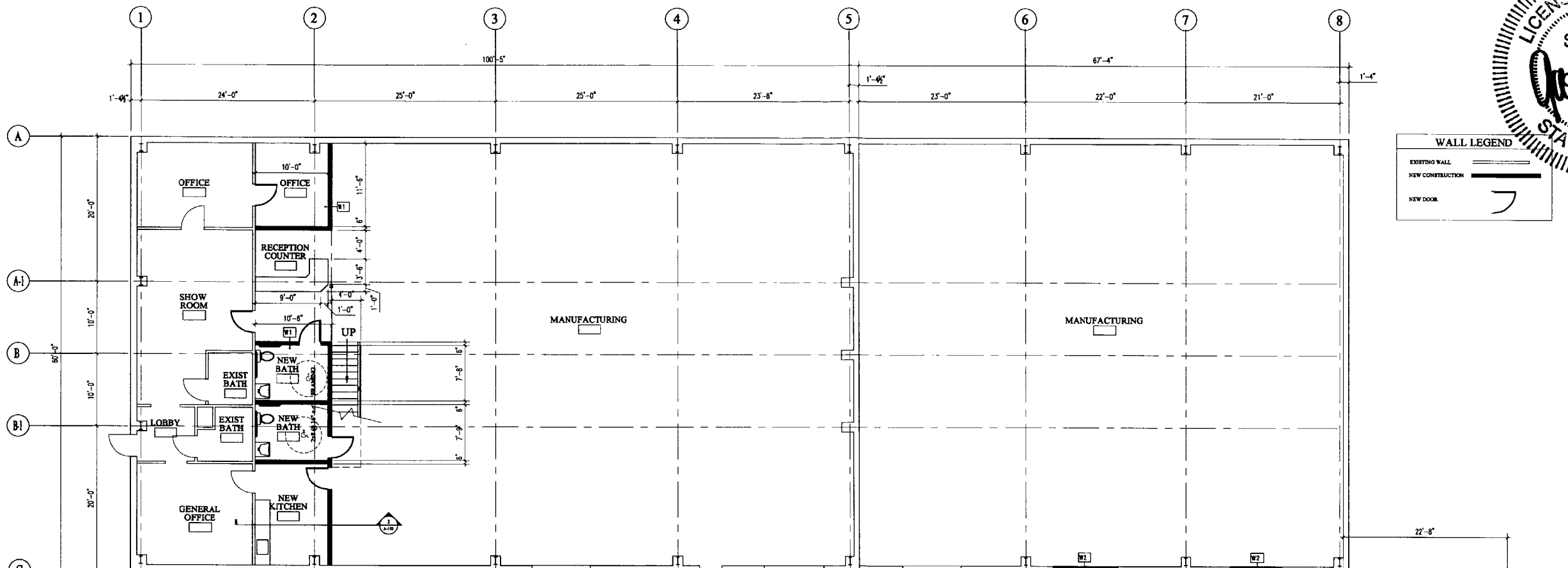
REVISIONS		
#	DATE	DESCRIPTION

DATE:	1-20-03
PROJECT #	010003
DRAWN BY:	RJH
CHECKED BY:	SWG
DRAWING SCALE	1/8"=1'-0"

SHEET TITLE  
**FLOOR PLANS & DETAILS**

**A101**

© COPYRIGHT 1985-2001  
 WITH THE PERMISSION OF  
 GAWRON ARCHITECTS, IS PROHIBITED



**1** INTERIOR WALL DETAIL  
**3** WALL TYPES  
 SCALE: 1-1/2" = 1'-0"

**2** VANITY SECTION  
 SCALE: 1-1/2" = 1'-0"

**1** FLOOR PLANS  
 A101 SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION



**GAWRON ARCHITECTS**  
 29 Black Point Road  
 Scarborough, ME 04074  
 www.gawron.com  
 Tel. 207. 883. 6307  
 Fax. 207. 883. 0361

**FORTUNE INC.**  
 116 RIVERSIDE IND. ROAD  
 PORTLAND MAINE

**REVISIONS**

#	DATE	DESCRIPTION

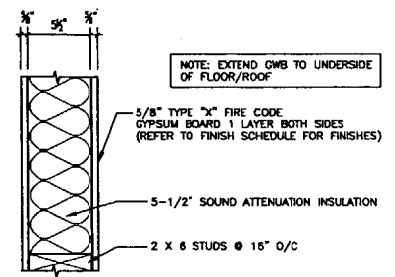
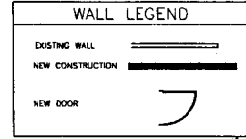
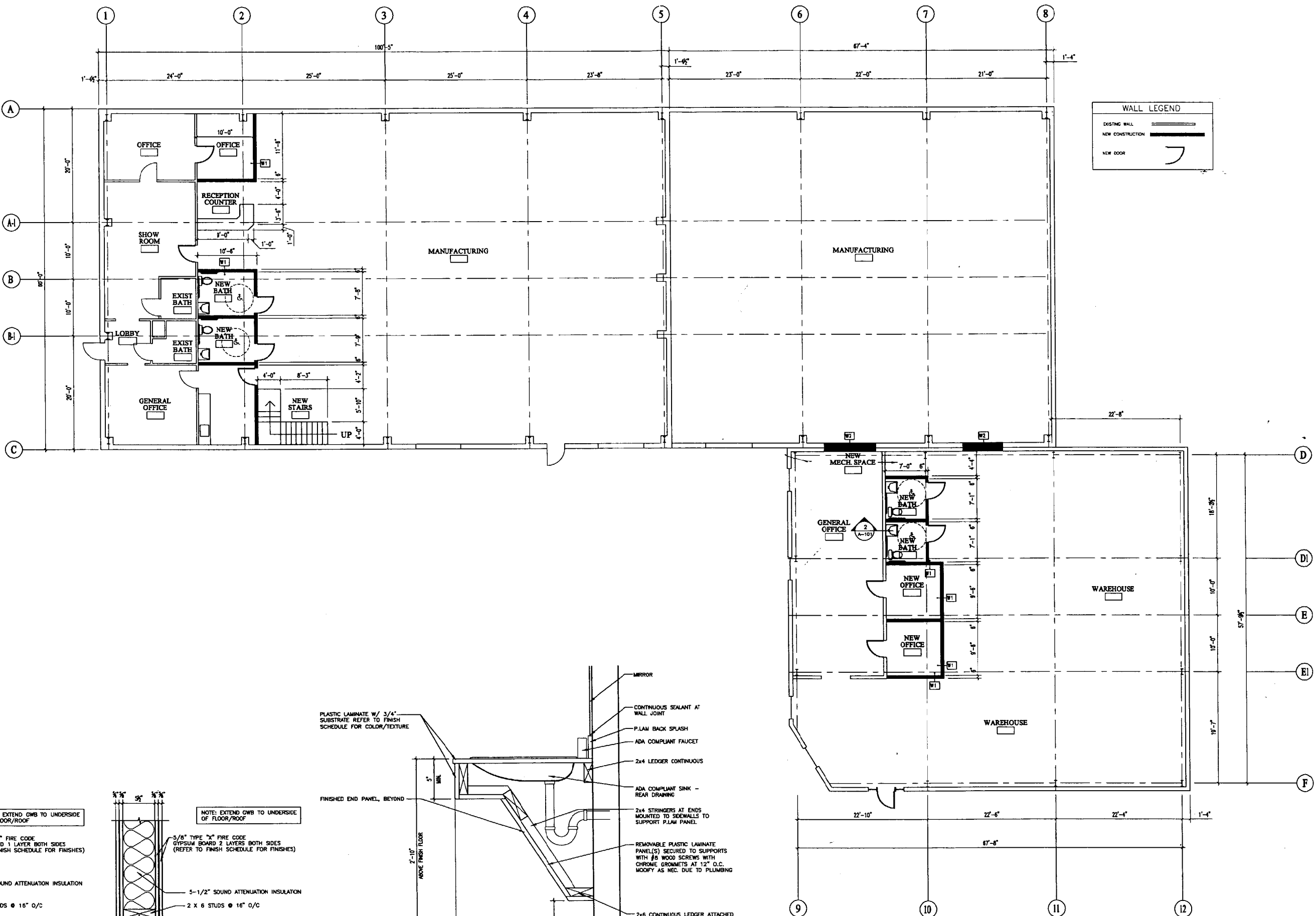
DATE:	1-16-03
PROJECT #	010303
DRAWN BY:	RJH
CHECKED BY:	SWG
DRAWING SCALE	1/8"=1'-0"

**SHEET TITLE**

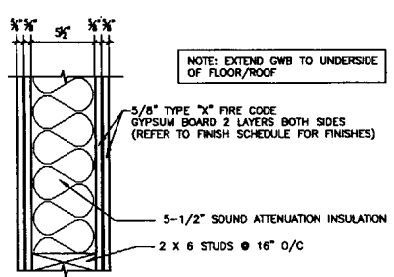
FLOOR PLANS & DETAILS

**A101**

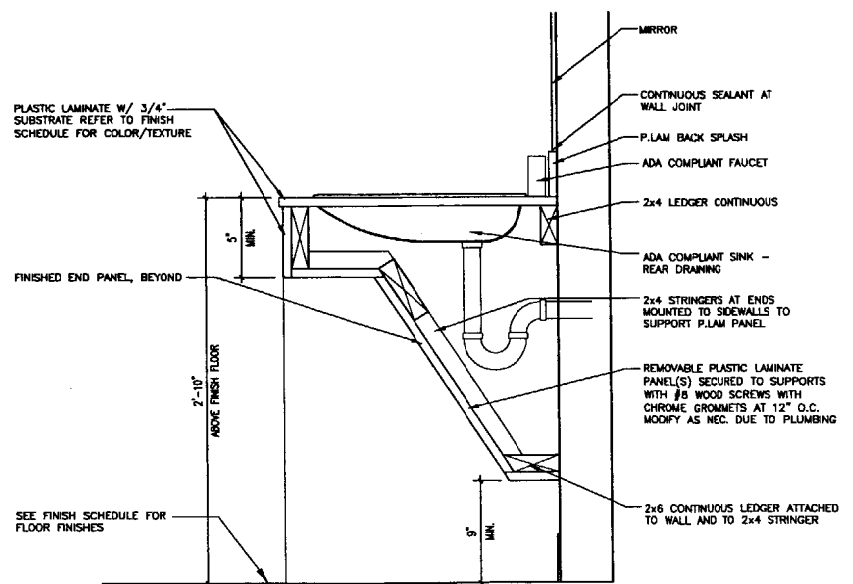
© COPYRIGHT 1985-2001  
 ALL RIGHTS RESERVED  
 REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY ANY MEANS IS PROHIBITED



**1 INTERIOR WALL DETAIL**



**2 1-HR FIRE WALL DETAIL**



**2 VANITY SECTION**

**1 FLOOR PLANS**

SCALE: 1/8" = 1'-0"

**3 WALL TYPES**

SCALE: 1-1/2" = 1'-0"

PERMITTING PLANS



PROJECT NORTH