

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 030297

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Mitchell Robert Co Inc/Hardwood Construction
has permission to Construct Interior Walls/Bathroom/Repair Decking Areas/Subgrade Space
AT 1039 Riverside St Call 331 A001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 inspection must be given and work in progress before this building or part thereof is occupied or service is used-in. HOUR NOTIFICATION 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

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: 03-0297	Issue Date:	CBL: 331 A001001
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Location of Construction: 1039 Riverside St	Owner Name: Mitchell Robert Co Inc	Owner Address: Po Box 2008	Phone: 797-6066
Business Name:	Contractor Name: HardyPond Construction	Contractor Address: 45 Bridgton Rd. Westbrook	Phone: 2077976066
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: T-M

Past Use: Manufacturing & Warehouse	Proposed Use: Manufacturing & Warehouse	Permit Fee: \$1,073.00	Cost of Work: \$150,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: F-2/5-2 Type: X 	

Proposed Project Description: Construct Interior Walls/Bathroom/ Repave Existing Areas/Subdivide Space	Signature: <i>MMW</i>	Signature:
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: 04/04/2003	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> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>has a site plan exempt K.T. 4/16/03</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>4/16/03</i></p>	<p>Zoning Appeal</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>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District 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: _____</p>
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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.

<i>John H. Leung</i>	<i>SIX Q ST/PO. PORT./ME</i>	<i>4/22/03</i>	<i>767 4600</i>
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
<i>ROBERT GOURNEAU</i>		<i>4/22/03</i>	<i>797 6066</i>
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: 03-0297	Date Applied For: 04/04/2003	CBL: 331 A001001
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Location of Construction: 1039 Riverside St	Owner Name: Mitchell Robert Co Inc	Owner Address: Po Box 2008	Phone: () 797-6066
Business Name:	Contractor Name: HardyPond Construction	Contractor Address: 45 Bridgton Rd. Westbrook	Phone: (207) 797-6066
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Manufacturing & Warehouse with Interior Walls/Bathroom/Repave Existing Areas/Subdivide Space	Proposed Project Description: Construct Interior Walls/Bathroom/Repave Existing Areas/Subdivide Space
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 04/16/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Dept: Building	Status: Pending	Reviewer: Mike Nugent	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

Dept: Fire	Status: Approved with Conditions	Reviewer: Lt. McDougall	Approval Date: 04/14/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) fire extinguishers shall be installed in accordance with NFPA 10 standards			

Comments:
04/18/2003-mjn: Plans not stamped, Mr. Leasure Notified. * Stamp on plans 04/22/03

APRIL 18, 2003

**CURRENT TENANTS FOR 1039 RIVERSIDE
STREET WAREHOUSE BUILDING:**

SUITE 1 -

SUITE 2- KEELEY ELECTRIC

Two offices, equipment, material storage.

SUITE 3- CUMBERLAND COUNTY GLASS

Three offices, window and storefront fabrication.

SUITE 4- I B CONTROL

HVAC control work, 4 offices, parts and equipment storage.

SUITE 5-

SUITE 6- SBA Mobile Phone Tower Erector

5 offices, material and fabrication of towers, equipment storage.

SUITE 7-

SUITE 8- APA TRAILER RENTAL

Truck trailer repairs, one office

SUITE 9- ENGINEERING PRODUCTS

Concrete saw cutting company, 3 offices and equipment storage.

SUITE 10- LEIGHTON TRUCKING

One office, package delivery.

03-0297

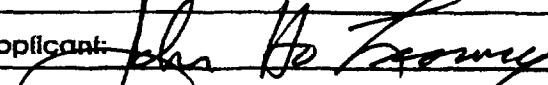
All Purpose Building Permit Application

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: 1039 RIVERSIDE ST.		
Total Square Footage of Proposed ^{EXISTING} Structure 53,850 SF + 4000 SF OUTRIG.	Square Footage of Lot 16.68 ACRES.	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 331 A001 001	Owner: 1039 RIVERSIDE, LLC	Telephone: 797.6066
Lessee/Buyer's Name (If Applicable) N.A.	Applicant name, address & telephone: JOHN H. LEASURE ARCHIT INC SIX Q ST - SO. PORT., ME. 767-4600 TEL/FAX	Cost of Work: \$150,000 ^{\$148,000} Fee: \$ 1,059.-
Current use: MFG. & WAREHOUSING		
If the location is currently vacant, what was prior use: MANUFACTURING		
Approximately how long has it been vacant: NEVER! WAREHOUSE		
Proposed use: MFG. & WAREHOUSING		
Project description: SEE ATTACHED LETTER.		
Contractor's name, address & telephone: HARDY POND CONSTR 45 BRISTOL ROAD WESTBROOK, ME.		
Who should we contact when the permit is ready: CONTRACTOR (OWNER)		
Mailing address: (TEL 797.6066)		
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: 	Date: APRIL 4, 2003
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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 of City Hall

1039 Riverside, LLC
55 Hardy Road
Falmouth, ME 04105

April 2, 2003

City of Portland Planning Dept.

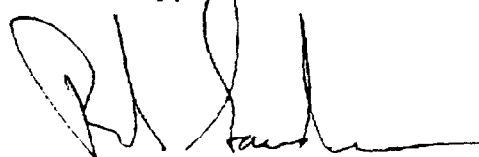
To Whom It May Concern,

1039 Riverside, LLC intends to recreate 1039 Riverside Street (former Douglas Bros. Manufacturing site) into smaller subdivided spaces for manufacturers, warehousing and small commercial space users. At this time, no changes to the exterior or grounds are anticipated. Our current plans consist of construction of interior walls between tenants, small office and bathroom additions, repaving existing paved areas, striping the parking lot, applying for new signage and cleanup of debris around site left by previous owner.

We have already had a great deal of interest from possible tenants and anticipate 100% occupancy in a very short period. We believe we can accommodate at least ten companies with employee bases of five or more. One company showing interest has twenty-five employees.

I hope this is acceptable and if you have any additional questions or concerns, please call me at 797-6066.

Sincerely,
Hardypond Construction

A handwritten signature in black ink, appearing to read 'Bob Gaudreau', written over a horizontal line.

Bob Gaudreau
Its President

HARDYPOND CONSTRUCTION

45 Bridgton Road
WESTBROOK, MAINE 04092
(207) 797-6066
Fax (207) 797-8986

JOB 1039 RIVERSIDE ST
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

CURRENT TENANTS

IB CONTROL - HVAC CONTROL WORK
3,000 SF 4 OFFICES PARTS & EQUIPMENT STORAGE

SBA - MOBILE PHONE TOWER Erector
11,800 SF 5 OFFICES - MATERIAL & FABRICATION OF TOWERS, EQUIPMENT STORAGE

KERLEY ELECTRIC - ELECTRICAL CONTRACTOR
3,000 SF TWO OFFICES - EQUIPMENT & MATERIAL STORAGE

COMBERLAND COUNTY GLASS - GLAZING CONTRACTOR
3,000 SF THREE OFFICES - WINDOW & STOREFRONT FABRICATION

BRIGHTON TRUCKING - TRUCKING BUSINESS (SEPARATE BLDG)
4,000 SF ONE OFFICE PACKAGE DELIVERY

APA TRAILER RENTAL - TRUCK TRAILER REPAIRS
4,000 SF ONE OFFICE

ENGINEERING PRODUCTS - CONCRETE SAW CUTTING COMPANY
6,000 SF EQUIPMENT STORAGE
3 OFFICES

POSSIBLE TENANT

- ELECTRICAL CONTRACTOR 3,000 SF
- LOBSTER TUB CONTAINER FABRICATOR 10,000 SF
- RHINO LINING OF MAINE 4,000 SF

108

22916

Know All Men by These Presents.

That RIVERSIDE INDUSTRIAL PARK, INC.,

a Corporation organized and existing under the laws of the State of Maine and located at Portland in the County of Cumberland and State of Maine in consideration of Fifty Thousand Dollars (\$50,000)

paid by ROBERT MITCHELL CO., INC., a corporation organized and existing under the laws of the State of Maine and located in Portland, in said County and State, whose mailing address is Riverside Industrial Park, P. O. Box 2008, Portland, Maine 04103, the receipt whereof it does hereby acknowledge, does hereby give, grant,

convey, sell and convey unto the said ROBERT MITCHELL CO., INC., its successors

and assigns forever, a certain lot or parcel of land situated on the Southeasterly side of Riverside Street in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning on said Southeasterly sideline of Riverside Street at the Northwesterly corner of the parcel of land conveyed by George W. Kirk, Jr. and Dorothy E. Kirk to Dorothy M. Ingraham by deed dated October 20, 1954 recorded in Cumberland County Registry of Deeds in Book 2193, Page 335; thence S 48° 29' 25" E by land of said Ingraham for a distance of 150 feet to a point; thence N 40° 11' 15" E continuing by land of said Ingraham parallel to said Riverside Street for a distance of 100 feet to land, now or formerly, of one Letson; thence S 48° 29' 25" E by land of said Letson for a distance of 807.96 feet to land of the Maine Turnpike Authority; thence by land of said Turnpike Authority S 25° 48' 00" W for a distance of 734.63 feet to land, now or formerly, of Rufus H. Jones; thence by said Jones Land N 48° 26' 30" W for a distance of 1148.04 feet to said Riverside Street; thence by said Riverside Street N 44° 15' 15" E for a distance of 105.43 feet to an angle point in said street; thence continuing by said Riverside Street N 40° 11' 15" E for a distance of 301.05 feet to the point of beginning; the area of the above described parcel being 16.69 acres; the above described courses refer to True North.

The above described premises being the same premises conveyed by Nathan A. Cobb et als to the Grantor herein by deed acknowledged December 5, 1963 and recorded in Cumberland County Registry of Deeds in Book 2797, Page 30 and the same premises conveyed by Residential Realty, Inc. to the Grantor herein by deed dated September 18, 1963 and recorded in said Registry in Book 2779, Page 149.

Reserving however to Grantor, an easement for the construction, maintenance and operation of a sewer, storm drain, or both, from the northeasterly boundary of the above described parcel to the southwesterly boundary of said property. Such easement shall burden all land described herein, located southeasterly of a line drawn parallel to said Riverside Street, which line shall be located not less than six hundred (600) feet southeasterly from said southeasterly sideline of Riverside Street. Grantor covenants that upon completion of construction of said sewer; Grantor, its

successors or assigns, will convey to Grantee, its successors and assigns, all remaining right, title and interest in the above described parcel, reserving an easement of thirty (30) feet in width, the center line of said thirty (30) foot easement to be the center line of the sewer line laid across the above described premises by the City of Portland. Such reserved easement shall be for the construction, maintenance and operation of said sewer and/or storm drain. It is further covenanted that such easement is in gross and is not appurtenant to any other interest in land.

to have and to hold the aforesaid and bargained premises with all the privileges and appurtenances thereof, to the said ROBERT MITCHELL CO., INC., its successors

share and assigns, to its and their use and behoof forever.

And the said Grantor Corporation does hereby covenant with the said Grantee, its successors, heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances;

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will warrant and defend the same to the said Grantee, its successors heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said RIVERSIDE INDUSTRIAL PARK, INC.

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by John W. Sturgis

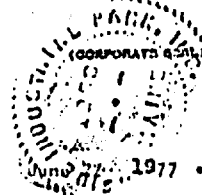
, its President

thereunto duly authorized, this 22nd day of June in the year one thousand nine hundred and seventy-seven.

Signed, Sealed and Delivered in presence of

RIVERSIDE INDUSTRIAL PARK, INC.

By *John W. Sturgis*
John W. Sturgis, its President



State of Maine, Cumberland ss.

Personally appeared the above named John W. Sturgis, President

of said Grantor Corporation

as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

David A. [Signature]

Justice of the Peace
Notary Public

AUG 26 1977

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 11 25 AM, and recorded in

BOOK 4086 PAGE 108. *Marjorie E. [Signature]* Registrar

Planner's Signature: Kandice Foster
 Date: 4/9/03

Planning Office Use Only:
 Exemption Granted
 Partial Exemption
 Exemption Denied

Please Attach Sketch/Plan of Proposal/Development
 Criteria for Exemptions:
 See Section 14-523 (4)

a) Within Existing Structures; No New Buildings, Demolitions or Additions

b) Footprint Increase Less Than 500 Sq. Ft.

c) No New Curb Cuts, Driveways, Parking Areas

d) Curbs and Sidewalks in Sound Condition/ Comply with ADA

e) No Additional Parking / No Traffic Increase

f) No Stormwater Problems

g) Sufficient Property Screening

h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)

NO!
NO!
NO!
NO! & YES.
NO! & NO!
NO!
YES (EXISTING.)
YES!

Planning Office Use Only

✓
✓
✓
✓
✓
✓
✓
✓

TOTAL EXIST. BLDG AREA. 57,850 SF.
 TOTAL EXIST. SECTION FROM 3000 SF TO 11,800 SF

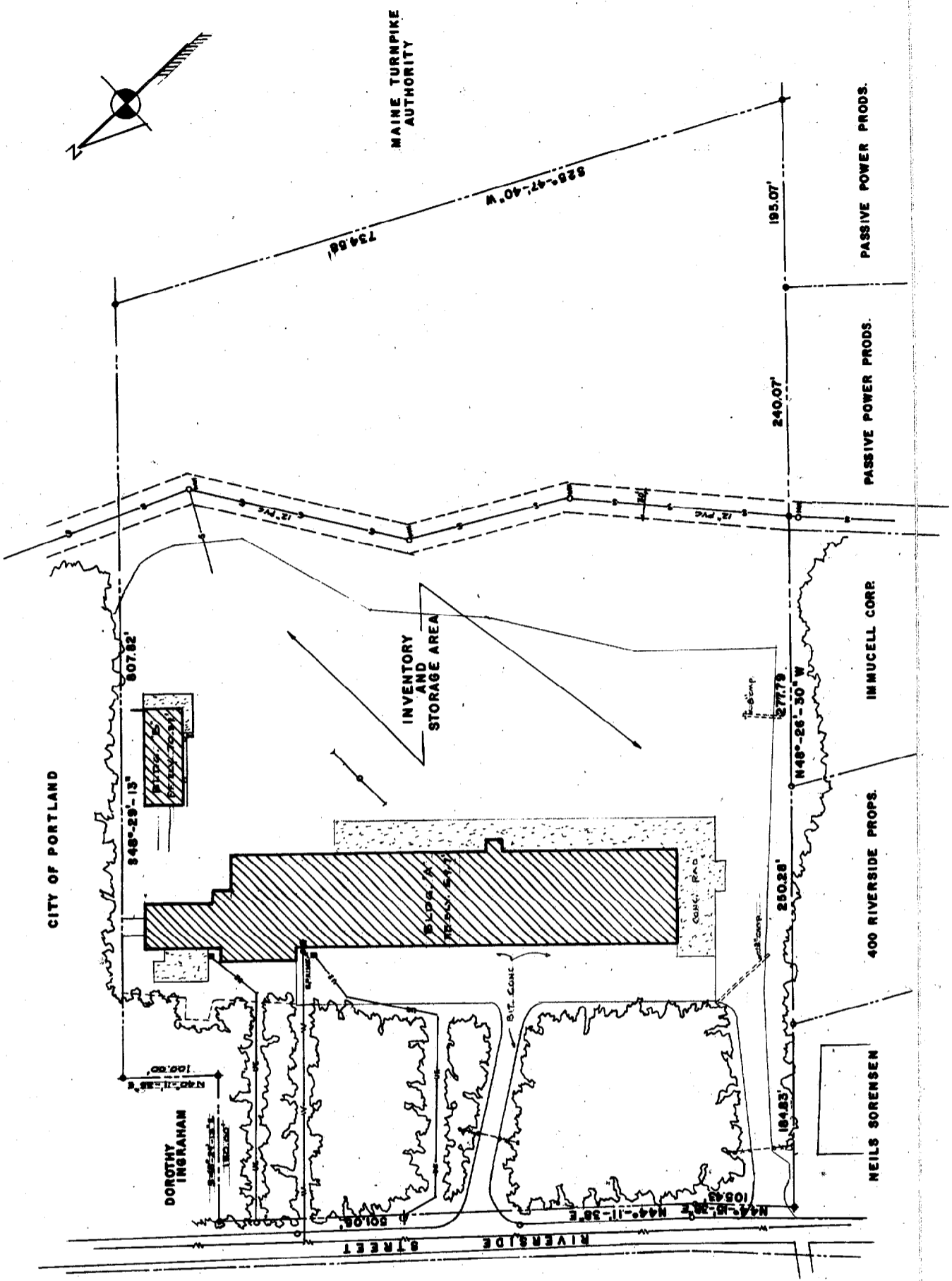
JOHN H. LEASURE ARCHITECT, INC.
 SIX D STREET
 SOUTH PORTLAND, MAINE 04106

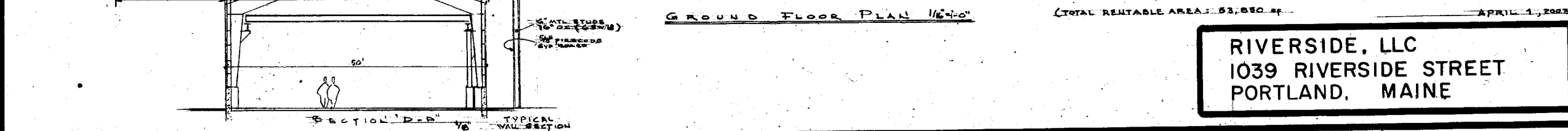
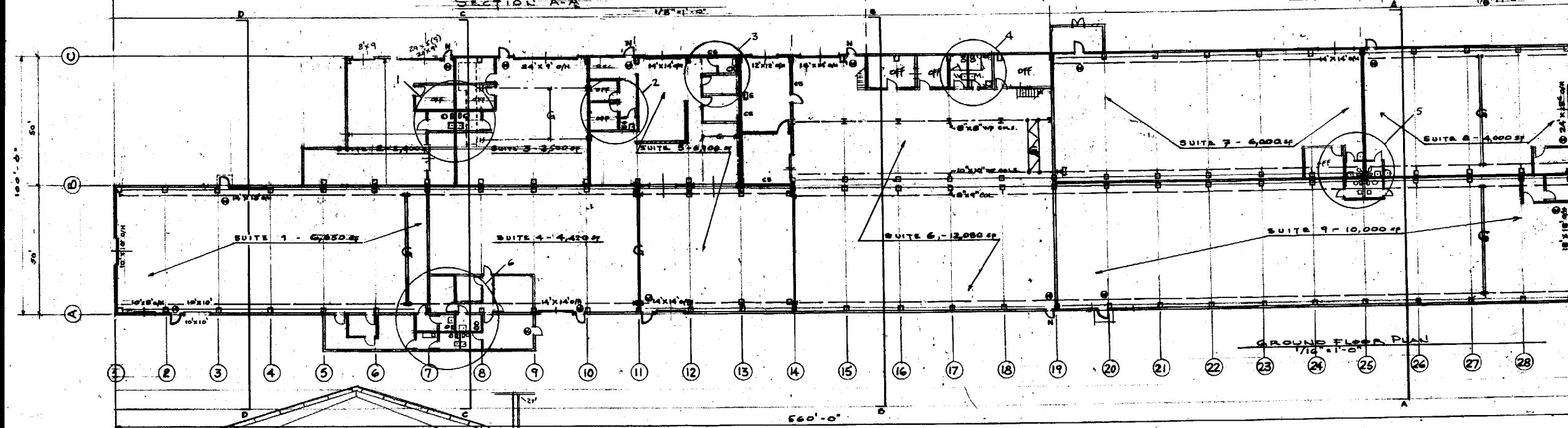
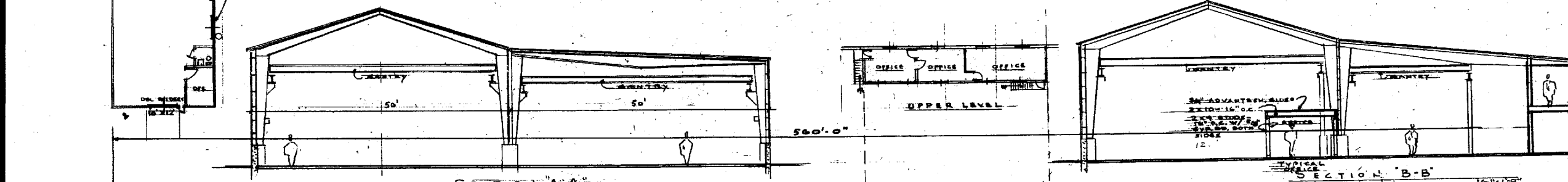
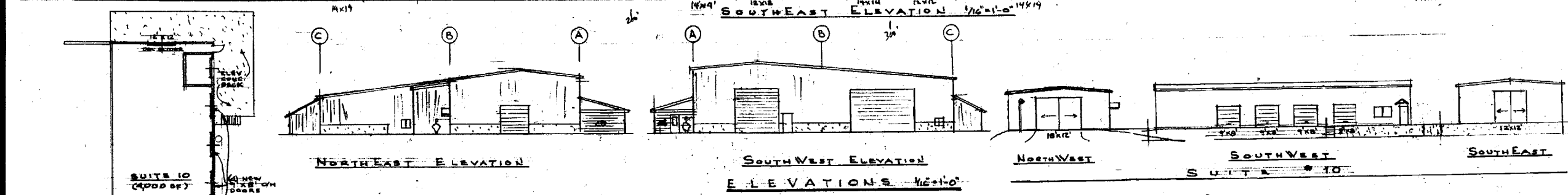
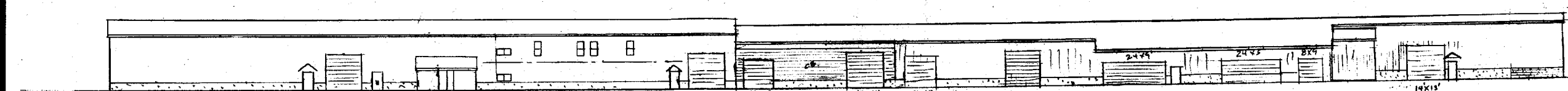
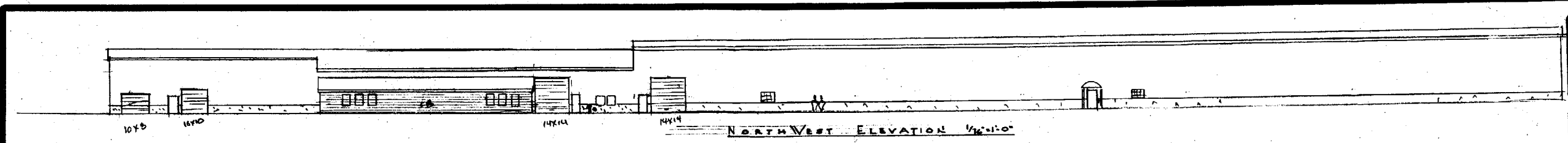


SCALE: 1" = 50'
 MARCH 25, 2003

S1-

RIVERSIDE, LLC.
 1039 RIVERSIDE STREET
 PORTLAND, MAINE





STATUS	
REVISION	
DATE	

JOHN H. LEASURE ARCHITECT, INC.
 SIX Q STREET
 SOUTH PORTLAND, MAINE 04106

RIVERSIDE, LLC
 1039 RIVERSIDE STREET
 PORTLAND, MAINE

A1

TOTAL RENTABLE AREA: 53,850 SF APRIL 1, 2003

STEEL STUD DESIGN

Project: 1039 Riverside Street
Stud ID: SS-1 (Typical internal stud)

DESIGN CRITERIA

Code: Boca 1999/ASCE 7 Max Defl: L/240 Stud size: 6" 18 ga min
Manuf: MarinoWare Coating: G60 1 5/8" min flange

Wind: 85.00 mph, Exposure C, Component & Cladding Loading.
P=Pvikh[(GCp)-(GCpi)]

Pv = 18.50 psf Bldg Height (H) = 35.00 ft Bldg W = 156 ft
I = 1.10 Roof Slope Red = 1.00 a = 14.00 ft
Kh = 1.02 GCpi = 0.25 -0.25

Stud (h) = 26.00 feet max A = 225.33 sq-ft Slip Gap: 0.75 inches

Zone 4: GCp = 1.40 -1.40 Use = 1.00 Note: Allowable stress increase not included
Zone 5: GCp = 1.40 -1.70 Use = 1.00 in stud design

Pz4 = 1.00 psf Use = 6.70 psf
Pz5 = 1.00 psf Use = 1.00 psf

Spacing = 12.00 in o.c. Wz4 = 0.0067 klf
Wz5 = 0.0010 klf

Zone 4:	Mx =	0.5662 kip-ft	Zone 5:	Mx =	0.0845 kip-ft
		6.794 kip-in			1.014 kip-in
		6,794 in-lb			1,014 in-lb
					@12" o.c.
	Ir(240)=	1.827 in ⁴		Ir(240)=	0.273 in ⁴
	Ir(360)=	2.741 in ⁴		Ir(360)=	0.409 in ⁴
	Ir(600)=	4.568 in ⁴		Ir(600)=	0.682 in ⁴
	Ir(720)=	5.482 in ⁴		Ir(720)=	0.818 in ⁴
	ER =	87.10 lbs.		ER =	13.00 lbs.
					13.00 lbs.
Use:	6SW20	Ma = 11.465 kip-in	Use:	N/A	kip-in
	@12" o.c.	Ix = 1.838 in ⁴			in ⁴
		Va = 0.599 kips			kips

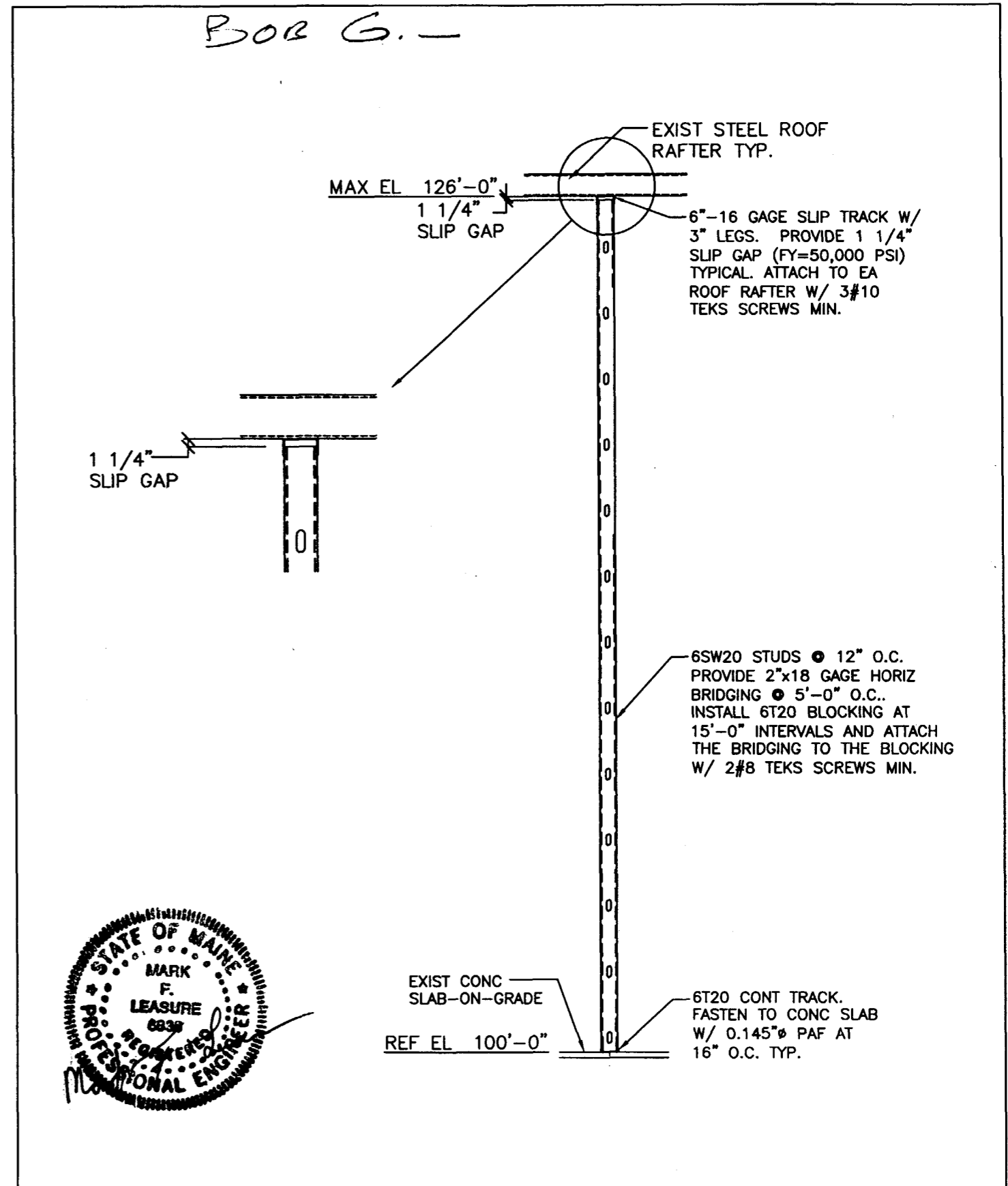
SLIP TRACK DESIGN (zone 4 loading)

Min 3" deep leg (6DT - 14 gage min) Allowable Increase: 1.33

Fy = 50,000 psi M = 0.1524 kip-in Zone 5 @ 16" o.c.
Fb = 30,000 psi t(req'd) = 0.0185 inches
t(reg'd) = 0.0478 inches

Beff = 10.00 inches
Sx = 1.67 t² in³
Leg = 2.00 inches
ecc = 1.75 inches

Use: 6DT16
t = 0.0566 inches



23150

designed by:	MFL	1039 RIVERSIDE Portland, Maine.	L & L STRUCTURAL ENGINEERING SERVICES, INC. SIX Q STREET SOUTH PORTLAND, MAINE 04106 PHONE: (207) 767-4830 FAX: (207) 799-5432 EMAIL: mark.leasure@vrtzon.net
drawn by:	MFL		
checked by:	JHL		
scale:	NOTED		
date:	April 14, 2003	TYPICAL INTERIOR STUD	SKS-1