DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT

This is to certify that PROPRIETORS OF UNION WHARF Located At 52 UNION WHARF

Job ID: 2012-04-3778-ALTCOMM CBL: 031- L-035-001

has permission to Build a 42'x55' lobster bait cooler structure with attached 12'x24' office on the solid fill wharf 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

5/10/12

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

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

Job No:	Date Applied:	CBL:	
2012-04-3778-ALTCOMM	**4/13/2012**	**031- L-035-001**	
Location of Construction: **52 UNION WHARF**	Owner Name: **PROPRIETORS OF UNION WHARF**	Owner Address: **36 UNION WHARF PORTLAND, ME 04101**	Phone: **772-8160**
Business Name:	Contractor Name: **Owner – Charlie Poole**	Contractor Address: **36 Union Wharf - PO Box 7467, Portland, ME**	Phone: **772-8160**
Lessee/Buyer's Name:	Phone:	Permit Type: **BLDG**	Zone: **WCZ**
Past Use: **Marine related use for Lobster bait coolers and office**	Proposed Use: **Same: Marine related use for lobster bait cooler and office – to remove 2 existing bait cooler trailers & a tin shed and replace with 42'x55' lobster bait cooer and 12'x24' office**	Cost of Work: **$125,000.00**	CEO District:
		Fire Dept: 5/2/12 ✓ Approved w/ conditions; ___ Denied; ___ N/A; Signature: BJ Kendall (58)	Inspection: Use Group: B/S-2 Type: 5B IBC-2009; Signature: JMB
Proposed Project Description: **50' x 42' lobster bait cooler w/ 12' x 24' office**		Pedestrian Activities District (P.A.D.) 5/10/12	
Permit Taken By: Gayle			

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 electrial work.
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.

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
___ Shoreland Exempt	___ Variance	✓ Not in Dist or Landmark
___ Wetlands	___ Miscellaneous	___ Does not Require Review
X Flood Zone Panel 14 A2 - el 10	___ Conditional Use	___ Requires Review
___ Subdivision	___ Interpretation	___ Approved
X Site Plan 2012-451 ___ Maj X Min ___ MM	___ Approved	___ Approved w/Conditions
Date: OK with Conditions 4/18/12	___ Denied	___ Denied
	Date:	Date:

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 appication 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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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.**

Footings/Setbacks prior to pouring concrete

Foundation/Rebar

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy Inspection

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.

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • *www.portlandmaine.gov*

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3778-ALTCOMM **Located At:** 30 UNION WHARF **CBL:** 031- L-035-001

Conditions of Approval:

Fire

1. All construction shall comply with City Code Chapter 10. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. Any deviation from the plans would require amendments and approval.
3. Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
4. Private fire mains and fire hydrants shall be maintained, tested and painted in accordance with Fire Department Regulations.
5. Fire extinguishers are required per NFPA 1.
6. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
7. Any cutting and welding done will require a Hot Work Permit from Fire Department.
8. The proposed outside storage of 20# propane tanks shall comply with NFPA 1:69.5.4. Total quantity shall not exceed 720 lbs. Storage shall be in an approved enclosure and protected against vehicular damage. Location shall not be within 10 ft. from any doorway or opening in a building (5 ft. where the building has two approved mans of egress).

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans including the continuity of the rigid insulation at the slab/frost wall thermal break and a minimum of R-38 in the roof.
1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Wiring installations for this project or occupancy shall comply with the 2011 National Electric Code prescribed standards for wet locations.

Zoning

1. Separate permits shall be required for any new signage.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. All of the attached Floodplain forms shall be appropriately filled out, signed and returned. The Certificate of Elevation must be completed when the 1st floor is being finished and prior to completing the building. A Certificate of Occupancy will not be issued until such a completed Certificate of Elevation has been received and approved by the City of Portland.
4. Separate permits are required for HVAC units. All noise emitted shall comply with the WCZ Zone maximum allowed dBAs. All HVAC applications shall include information concerning the dBAs emitted from the units.

Will email electronic file on Tue. 2012 04 3778 GC

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: #52 Union Wharf, Portland ME

Total Square Footage of Proposed Structure/Area: newbldg-2,388 SF

Square Footage of Lot: Total area #52 Union = 88 X 84'

Tax Assessor's Chart, Block & Lot
Chart# 31 Block# L Lot# 35

RECEIVED 001

Applicant *must be owner, Lessee or Buyer*
Name Proprietors of Union Wharf
Address 36 Union Wharf
City, State & Zip Portland ME 04101

Telephone: 207-772-8160

Lessee/DBA (If Applicable)

APR 13 2012

Dept. of Building Inspections
City of Portland Maine

Owner (if different from Applicant)
Name
Address
City, State & Zip

Cost Of Work: $ 125,000.00
Permit 1,220.00
C of O Fee: $ 75.00
Total Fee: $ 1,345.00

Current legal use (i.e. single family) Lobster Bait Cooler - old torn down
If vacant, what was the previous use?
Proposed Specific use: Lobster Bait cooler + small office
Is property part of a subdivision? no If yes, please name
Project description: Build a new 50'x42' lobster bait cooler with 12'x24' office attached @ #52 Union Wharf.

Contractor's name: Proprietors of Union Wharf - Building by Morton Buildings
Address: 36 Union Wharf
City, State & Zip Portland, ME 04101 Telephone: 207-782-8864
Who should we contact when the permit is ready: Charlie Poole Telephone: 207-772-8160
Mailing address: Proprietors of Union Wharf PO Box 7467 Portland ME 04112

Call Charlie PO Box 7467 Portland 04112

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: Charles A Poole Date: 4/12/12

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

New Commercial
Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of $50,000.00 must be prepared by a Design Professional and bear their seal.

- ☑ Cross sections w/framing details
- ☑ Detail of any new walls or permanent partitions
- ☑ Floor plans and elevations
- ☑ Window and door schedules
- ☑ Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- ☑ Detail egress requirements and fire separations
- ☑ Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IEEC 2003
- ☑ Complete the Accessibility Certificate and The Certificate of Design
- ☑ A statement of special inspections as required per the IBC 2003
- ☑ Complete electrical and plumbing layout.
- ☑ Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- ☑ Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- ☑ Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- ☐ A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of ≥ 1" = 20' on paper ≥ 11" x 17"
- ☐ The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- ☐ Location and dimensions of parking areas and driveways, street spaces and building frontage
- ☐ Finish floor or sill elevation (based on mean sea level datum)
- ☐ Location and size of both existing utilities in the street and the proposed utilities serving the building
- ☐ Existing and proposed grade contours
- ☐ Silt fence (erosion control) locations

Building Inspections Division • 389 Congress Street • Portland, Maine 04101 • (207) 874-8703 • FACSIMILE (207) 874-8716 • TTY (207) 874-8936

Fire Department requirements.

The following shall be submitted on a separate sheet:

- ☑ Name, address and phone number of applicant **and** the project architect.
- ☑ Proposed use of structure (NFPA and IBC classification)
- ☑ Square footage of proposed structure (total and per story)
- ☑ Existing and proposed fire protection of structure.
- ☑ Separate plans shall be submitted for
    a) Suppression system — NA
    b) Detection System (separate permit is required)
- ☑ A separate Life Safety Plan must include:
    a) Fire resistance ratings of all means of egress
    b) Travel distance from most remote point to exit discharge
    c) Location of any required fire extinguishers
    d) Location of emergency lighting
    e) Location of exit signs
    f) NFPA 101 code summary
- ☑ Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: $30.00 for the first $1000.00 construction cost, $10.00 per additional $1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

Certificate of Design Application

From Designer: MICHAEL C. MCCORMICK

Date: 4-10-12

Job Name: PROPRIETORS OF UNION WHARF

Address of Construction: #52 UNION WHARF, PORTLAND

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) B/S2

Type of Construction VB

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NO

Is the Structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) NON SEPARATED

Supervisory alarm System? NO Geotechnical/Soils report required? (See Section 1802.2) NO

Structural Design Calculations

YES Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
STORAGE	125 PSF

Wind loads (1603.1.4, 1609)

ASCE 7 Design option utilized (1609.1.1, 1609.6)

100 MPH Basic wind speed (1809.3)

II, 1.0 Building category and wind importance Factor, I_w table 1604.5, 1609.5)

C Wind exposure category (1609.4)

±.018 Internal pressure coefficient (ASCE 7)

SEE PLANS Component and cladding pressures (1609.1.1, 1609.6.2.2)

SEE PLANS Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

ASCE 7 Design option utilized (1614.1)

I Seismic use group ("Category")

0.37, 0.16 Spectral response coefficients, SDs & SD1 (1615.1)

D Site class (1615.1.5)

NA Live load reduction

NA Roof *live* loads (1603.1.2, 1607.11)

51PSF, 47PSF Roof snow loads (1603.7.3, 1608)

60 Ground snow load, P_g (1608.2)

51PSF, 47PSF If P_g > 10 psf, flat-roof snow load P_f

1.0 If P_g > 10 psf, snow exposure factor, C_e

1.0 If P_g > 10 psf, snow load importance factor, I_s

1.2, 1.1 Roof thermal factor, C_t (1608.4)

51PSF, 47PSF Sloped roof snowload, P_s (1608.4)

C Seismic design category (1616.3)

#2T Basic seismic force resisting system (1617.6.2)

7, 4.5 Response modification coefficient, R_I and deflection amplification factor C_d (1617.6.2)

SIMPLIFIED Analysis procedure (1616.6, 1617.5)

Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

Flood Hazard area (1612.3)

Elevation of structure

Other loads

Concentrated loads (1607.4)

Partition loads (1607.5)

Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404

Certificate of Design

Date: 4-10-12

From: MICHAEL L. MCCORMICK

These plans and / or specifications covering construction work on:

BUILDING STRUCTURE FOR PROPRIETORS OF UNION WHARF AT #52 UNION WHARF, PORTLAND

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the ***2003 International Building Code*** and local amendments.

Signature: [signature]

Title: VICE PRESIDENT

Firm: ALLIED DESIGN A&E GROUP, P.C.

Address: 100 S. PERSHING, P.O. BOX 110

MORTON, IL 61550

Phone: 309-263-6278

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Accessibility Building Code Certificate

Designer: DONALD N. TIPPET

Address of Project: #52 UNION WHARF, PORTLAND, ME

Nature of Project: 2,388 SQ FT. BUILDING CONSISTING OF LOW HAZARD STORAGE AND BUSINESS OFFICE AREA.

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

LICENSED ARCHITECT (SEAL) DONALD N. TIPPET NO. 2967 STATE OF MAINE

Signature:

Title: PRINCIPAL

Firm: ALLIED DESIGN A+E GROUP, P.C

Address: 100 S. PERSHING, P.O. BOX 110
MORTON, IL 61550

Phone: 309 263 6369

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Statement of Special Inspections

Project: *Proprietors of Union Wharf*

Location: *#52 Union Wharf, Portland, ME*

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the identity of other approved agencies to be retained for conducting these inspections and tests. This *Statement of Special Inspections* encompasses the following disciplines:

Building Structure:
The building structure for this project does not have any special inspection requirements from Chapter 17 of the 2003 International Building Code.

Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Prepared by:

Michael L. McCormick
(type or print name)

Signature

4-10-12
Date

Design Professional Seal

FOR: PROPRIETORS OF UNION WHARF **JOB # 118-015372**
PORTLAND, MAINE 04112

BUILDING USE: WAREHOUSE

BUILDING DESCRIPTION:

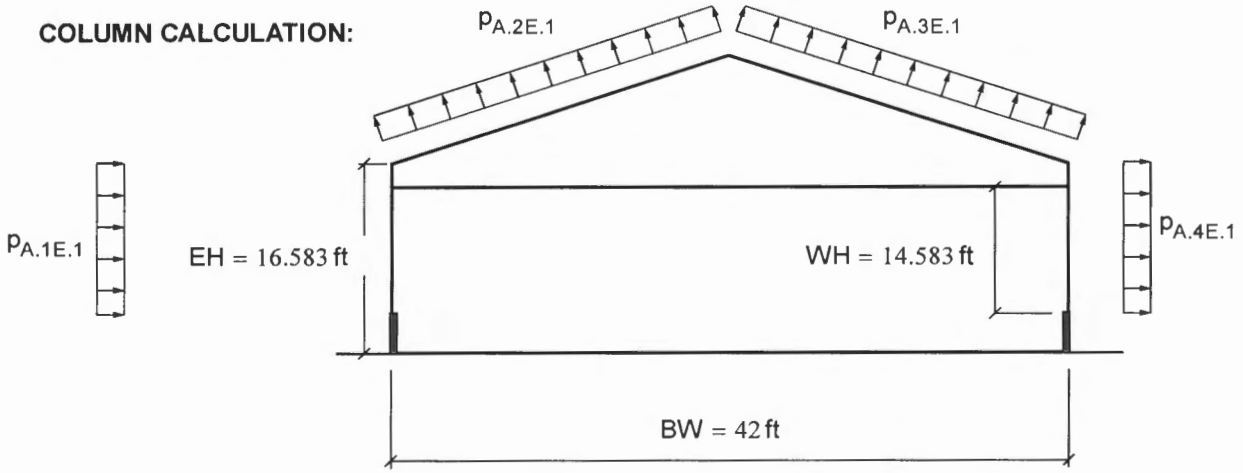
WIDTH	BW := 42·ft
LENGTH	BL := 50·ft
OVERHANG WIDTH	OW := 1·ft
EAVE HEIGHT	EH := 16.583·ft
WALL HEIGHT	WH := 14.583·ft
ROOF SLOPE	RS := 4/12
BAY SPACING	BS := 7.5·ft
BUILDING CLASSIFICATION	BC := "II"

DESIGN LOADS:

ROOF LIVE LOAD	LL := 51·psf
DEAD LOAD	DL := 4·psf
CEILING LOAD	CL := 0·psf
WIND SPEED	V_{3S} := 100 mph
EXPOSURE CATEGORY	EC := "C"
ENCLOSURE CLASSIFICATION	EnC := "ENCLOSED"
WIND IMPORTANCE FACTOR	I_w := 1.0

REFERENCED STANDARDS:
ASCE 7-05
IBC 2003

COLUMN CALCULATION:



WIND DESIGN COEFFICIENTS:

WIND DIRECTIONALITY FACTOR	K_d := 0.85
3-SECOND GUST SPEED POWER LAW EXPONENT	α = 9.5
NOMINAL HEIGHT OF THE ATMOSPHERIC BOUNDARY LAYER	z_g = 900 ft
MEAN ROOF HEIGHT	H = 20.083·ft
HEIGHT ABOVE GROUND LEVEL (ASCE minimum)	z = 20.083 ft
VELOCITY PRESSURE EXPOSURE COEFFICIENT	K_z = 0.9

VELOCITY PRESSURE... $q := 0.00256 \cdot K_z \cdot K_d \cdot V_{3S}^2 \cdot I_w \cdot psf$ $q = 19.642 \cdot psf$

EDGE STRIP WIDTH..... ESW = 4.2 ft

END ZONE WIDTH..... EZW = 8.4 ft

STATE OF MAINE
MICHAEL L. McCORMICK
8359
LICENSED PROFESSIONAL ENGINEER
4-10-12

INTERNAL PRESSURE COEFFICIENTS:

$GC_{pi.IN} = -0.18$

$GC_{pi.OUT} = 0.18$

EXTERNAL PRESSURE COEFFICIENTS - CASE A - TRANSVERSE LOADING:

END ZONES

$GC_{pf.A.1E} = 0.78$

$GC_{pf.A.2E} = -1.07$

$GC_{pf.A.3E} = -0.673$

$GC_{pf.A.4E} = -0.618$

INTERIOR ZONES

$GC_{pf.A.1} = 0.516$

$GC_{pf.A.2} = -0.69$

$GC_{pf.A.3} = -0.469$

$GC_{pf.A.4} = -0.415$

DESIGN PRESSURES - CASE A - TRANSVERSE LOADING:

END ZONES

$p_{A.1E.1} := q \cdot (GC_{pf.A.1E} - GC_{pi.IN})$ $\quad p_{A.1E.1} = 18.86 \cdot psf$

$p_{A.2E.1} := q \cdot (GC_{pf.A.2E} - GC_{pi.IN})$ $\quad p_{A.2E.1} = -17.482 \cdot psf$

$p_{A.3E.1} := q \cdot (GC_{pf.A.3E} - GC_{pi.IN})$ $\quad p_{A.3E.1} = -9.69 \cdot psf$

$p_{A.4E.1} := q \cdot (GC_{pf.A.4E} - GC_{pi.IN})$ $\quad p_{A.4E.1} = -8.605 \cdot psf$

$p_{A.1E.2} := q \cdot (GC_{pf.A.1E} - GC_{pi.OUT})$ $\quad p_{A.1E.2} = 11.789 \cdot psf$

$p_{A.2E.2} := q \cdot (GC_{pf.A.2E} - GC_{pi.OUT})$ $\quad p_{A.2E.2} = -24.553 \cdot psf$

$p_{A.3E.2} := q \cdot (GC_{pf.A.3E} - GC_{pi.OUT})$ $\quad p_{A.3E.2} = -16.761 \cdot psf$

$p_{A.4E.2} := q \cdot (GC_{pf.A.4E} - GC_{pi.OUT})$ $\quad p_{A.4E.2} = -15.676 \cdot psf$

INTERIOR ZONES

$p_{A.1.1} := q \cdot (GC_{pf.A.1} - GC_{pi.IN})$ $\quad p_{A.1.1} = 13.679 \cdot psf$

$p_{A.2.1} := q \cdot (GC_{pf.A.2} - GC_{pi.IN})$ $\quad p_{A.2.1} = -10.017 \cdot psf$

$p_{A.3.1} := q \cdot (GC_{pf.A.3} - GC_{pi.IN})$ $\quad p_{A.3.1} = -5.667 \cdot psf$

$p_{A.4.1} := q \cdot (GC_{pf.A.4} - GC_{pi.IN})$ $\quad p_{A.4.1} = -4.624 \cdot psf$

$p_{A.1.2} := q \cdot (GC_{pf.A.1} - GC_{pi.OUT})$ $\quad p_{A.1.2} = 6.608 \cdot psf$

$p_{A.2.2} := q \cdot (GC_{pf.A.2} - GC_{pi.OUT})$ $\quad p_{A.2.2} = -17.089 \cdot psf$

$p_{A.3.2} := q \cdot (GC_{pf.A.3} - GC_{pi.OUT})$ $\quad p_{A.3.2} = -12.738 \cdot psf$

$p_{A.4.2} := q \cdot (GC_{pf.A.4} - GC_{pi.OUT})$ $\quad p_{A.4.2} = -11.695 \cdot psf$

MAIN WINDFORCE-RESISTING SYSTEM

END ZONE HORIZONTAL LOADS

$p_{A.Ewall} = 27.465 \cdot psf$

$p_{A.Eroof} = 0 \cdot psf$

INTERIOR ZONE HORIZONTAL LOADS

$p_{A.wall} = 18.303 \cdot psf$

$p_{A.roof} = 0 \cdot psf$

DIAPHRAGM PROPERTIES/ (STITCH SCREWED) DIAPHRAGM:

Ultimate Shear:	177 lb/ft	275 lb/ft
Safety Factor:	2.5	2.5
Duration Factor:	1.33	1.33

Allowable Diaphragm Shear = (177/2.5)(1.33) = 94.2 lb/ft
Allowable (Stitch) Diaphragm Shear = (275/2.5)(1.33) = 146.3 lb/ft

END ZONE LOADING TO ROOF DIAPHRAGM:

$\omega_{E.wall} := .5 \cdot WH \cdot p_{A.Ewall}$ $\omega_{E.wall} = 200.261 \cdot plf$

$\omega_{E.roof} := \left(\frac{RS}{12} \cdot \frac{BW}{2}\right) \cdot p_{A.Eroof}$ $\omega_{E.roof} = 0 \cdot plf$

END ZONE LOADING TO ROOF DIAPHRAGM

$EL := \omega_{E.wall} + \omega_{E.roof}$ $EL = 200.261 \cdot plf$

INTERIOR ZONE LOADING TO ROOF DIAPHRAGM:

$\omega_{I.wall} := .5 \cdot WH \cdot p_{A.wall}$ $\omega_{I.wall} = 133.457 \cdot plf$

$\omega_{I.roof} := \left(\frac{RS}{12} \cdot \frac{BW}{2}\right) \cdot p_{A.roof}$ $\omega_{I.roof} = 0 \cdot plf$

INTERIOR ZONE LOADING TO ROOF DIAPHRAGM

$IL := \omega_{I.wall} + \omega_{I.roof}$ $IL = 133.457 \cdot plf$

COLUMN DESIGN CRITERIA:

Column analysis with Roof Diaphragm; therefore, columns are considered as propped cantilevers.

$$P := (0.75 \cdot LL + DL + CL) \cdot BS \cdot \left(\frac{BW}{2} + OW \right)$$

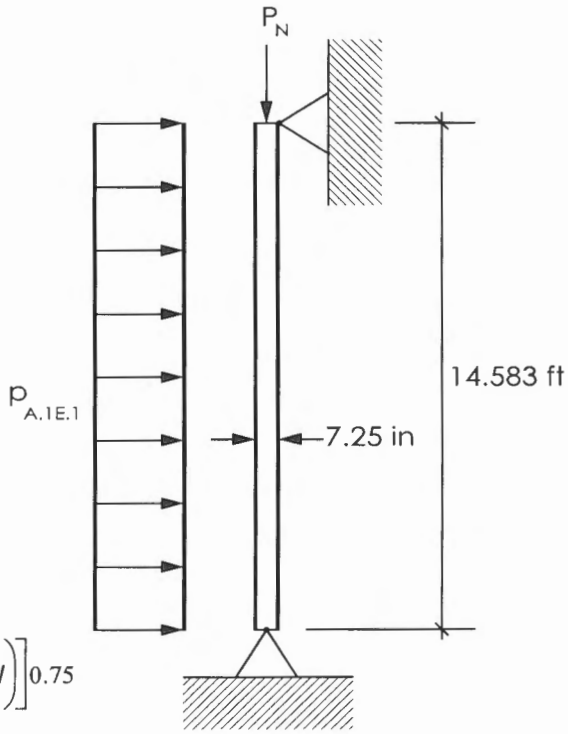
$P = 6971.25\ lb$

Columns in End Zone $EZW = 8.4\,ft$

$$w := p_{A.1E.1} \cdot BS$$

$$M_a := \frac{w \cdot EH^2}{8}$$

$M_a = 4862.249\,ft \cdot lb$



END ZONE COLUMNS

P_N = P - UPLIFT

$$P_N := P - \left[-p_{A.2E.1} \cdot BS \cdot \left(\frac{BW}{2} + OW \right) \right] 0.75$$

Column_Size = "3 - 2x8 Laminated Column"

$A = 32.62 \cdot sqin$ $F_c = 1650 \cdot psi$

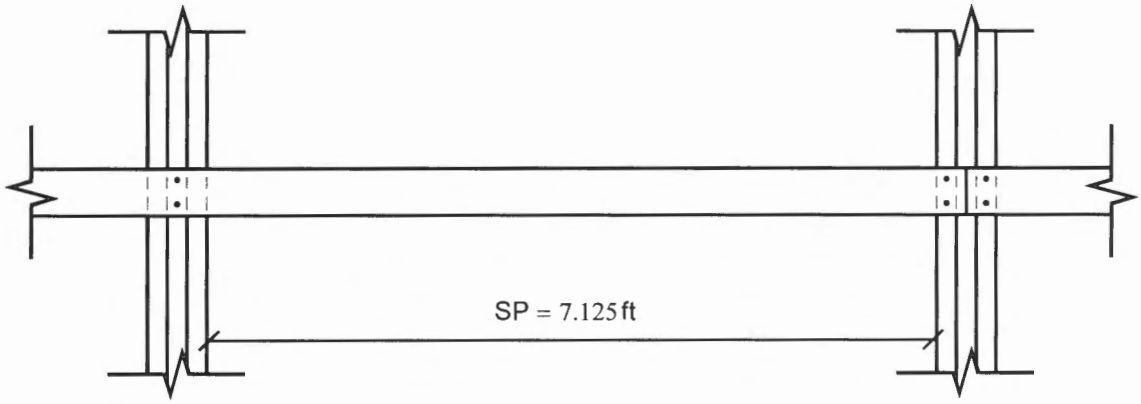
$S = 39.42 \cdot cuin$ $F_b = 1730 \cdot psi$

$Id = 21.52$

$$INTERACTION\_VALUE := \left(\frac{P_N}{A \cdot F1_c \cdot 1.6} \right)^2 + \left[\frac{|M_a| \, 0.75 \cdot 12 \cdot \left(\frac{in}{ft} \right)}{S \cdot F_b \cdot 1.6 \cdot \left[1 - \left(\frac{f_c}{F_{CE}} \right) \right]} \right]$$

INTERACTION_VALUE = 0.498

SIDEWALL NAILERS:



2 x 4 nailers, 2100f MSR SPF $F_b := 2100 \cdot psi$

NAILER SPACING..... $NS := 24 \cdot in$
NAILER TRIBUTARY AREA..... $NTA = 15 \cdot sqft$
NAILER WIND LOAD..... $suction := 25.2 \cdot psf$

$$M_{max} := \frac{suction \cdot \frac{NS}{12 \cdot \left(\frac{in}{ft}\right)} \cdot (BS)^2}{8} \qquad M_{max} = 354.375\,ft \cdot lb$$

$$S_{reqd} := \frac{M_{max} \cdot 12 \cdot \left(\frac{in}{ft}\right)}{F_b \cdot 1.10 \cdot 1.6} \qquad S_{reqd} = 1.151 \cdot cuin$$

Suction on Nailers (Fasteners):

Maximum nailer spacing:

$$\frac{4nail \cdot 1.6 \cdot 2in \cdot 46 \cdot \frac{lb}{in}}{suction \cdot BS} = 37.384 \cdot in$$

Actual Nailer Spacing $NS = 24 \cdot in$

COLUMN TO CONCRETE WALL ATTACHMENT:

Connection is made with 12" tall 1/4" H.R. Steel Column Sockets.

A. Column to Column Socket Connection:
Connection is made by (4) 1/2" x 6-1/2" "M" Bolts & (8) 20d R.S. Nails

$p_{A.1E.1} = 18.86 \cdot psf$ Horizontal_Force = 1031.378 lb

Horizontal Allowable = 8972.8 lb

$p_{A.2E.2} = -24.553 \cdot psf$ Net_Vertical_Force = 3391.192 lb

Vertical Allowable = 12620.8 lb

B. Column Socket to Concrete Wall Connection:
Connection is made by (2) 1/2" x 10" anchor bolts.

Pull Out Strength = 1771.9 lb/anchor
Shear Strength = 1765.3 lb/anchor

1.) F Horizontal Allowable = 2x(1765.3 lb/anchor) = 3530.6 lb
2.) F Vertical Allowable = 2x(1771.9 lb/anchor) = 3543.8 lb

C. Check shear per Anchor in Northeast Endwall

SHEAR_TO_END = 3897.578 lb

NUMBER_ENDWALL_ANCHORS := 14

SHEAR_PER_ANCHOR = 278.4 lb /anchor

D. Check shear per Anchor in Common Wall

Total Shear Transferred to Common Wall = $3897.578 \cdot lb + 872.0 \cdot lb = 4769.578\ lb$

(See page 13)

NUMBER_ENDWALL_ANCHORS := 6

SHEAR_PER_ANCHOR = 794.93 lb /anchor

BUILDING USE: OFFICE

BUILDING DESCRIPTION:

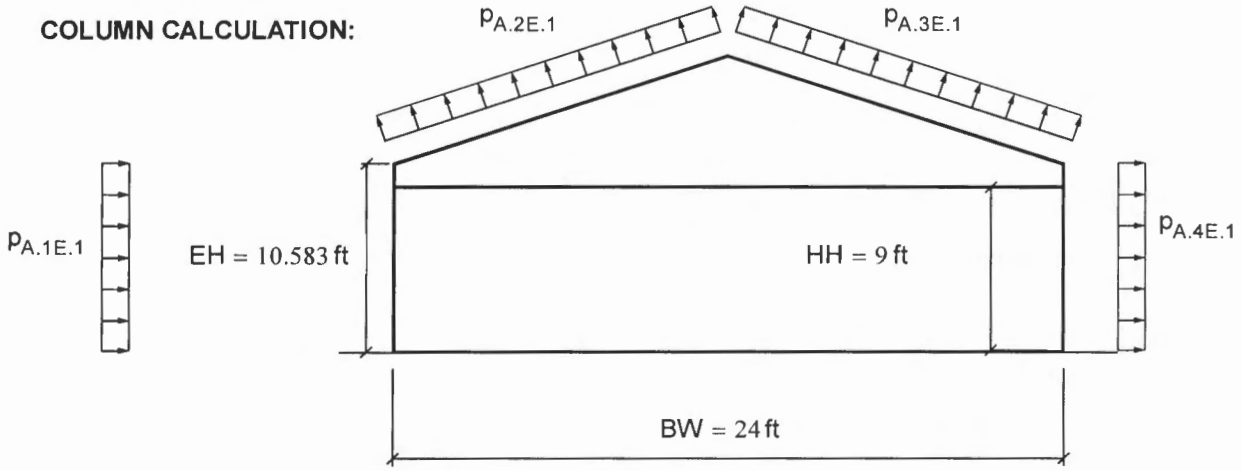
WIDTH	.....	BW := 24·ft
LENGTH	.....	BL := 12·ft
OVERHANG WIDTH	.....	OW := 1·ft
EAVE HEIGHT	.....	EH := 10.583·ft
ROOF SLOPE	.....	RS := 4/12
BAY SPACING	.....	BS := 4·ft
BUILDING CLASSIFICATION	.....	BC := "II"

DESIGN LOADS:

ROOF LIVE LOAD	.....	LL := 47·psf
DEAD LOAD	.....	DL := 4·psf
CEILING LOAD	.....	CL := 4·psf
WIND SPEED	.....	V_{3S} := 100 mph
EXPOSURE CATEGORY	.....	EC := "C"
ENCLOSURE CLASSIFICATION	...	EnC := "ENCLOSED"
WIND IMPORTANCE FACTOR	.....	I_w := 1.0

REFERENCED STANDARDS: ASCE 7-05
IBC 2003

COLUMN CALCULATION:



WIND DESIGN COEFFICIENTS:

WIND DIRECTIONALITY FACTOR	.....	K_d := 0.85
3-SECOND GUST SPEED POWER LAW EXPONENT	.....	α = 9.5
NOMINAL HEIGHT OF THE ATMOSPHERIC BOUNDARY LAYER	....	z_g = 900 ft
MEAN ROOF HEIGHT	.....	H = 20.083·ft
HEIGHT ABOVE GROUND LEVEL (ASCE minimum)	.....	z = 20.083 ft
VELOCITY PRESSURE EXPOSURE COEFFICIENT	.....	K_z = 0.9

VELOCITY PRESSURE... $q := 0.00256 \cdot K_z \cdot K_d \cdot V_{3S}^2 \cdot I_w \cdot psf$ $q = 19.642 \cdot psf$

EDGE STRIP WIDTH..... ESW = 3 ft

END ZONE WIDTH..... EZW = 6 ft

INTERNAL PRESSURE COEFFICIENTS:

$GC_{pi.IN} = -0.18$

$GC_{pi.OUT} = 0.18$

EXTERNAL PRESSURE COEFFICIENTS - CASE A - TRANSVERSE LOADING:

END ZONES

$GC_{pf.A.1E} = 0.78$

$GC_{pf.A.2E} = -1.07$

$GC_{pf.A.3E} = -0.673$

$GC_{pf.A.4E} = -0.618$

INTERIOR ZONES

$GC_{pf.A.1} = 0.516$

$GC_{pf.A.2} = -0.69$

$GC_{pf.A.3} = -0.469$

$GC_{pf.A.4} = -0.415$

DESIGN PRESSURES - CASE A - TRANSVERSE LOADING:

END ZONES

$p_{A.1E.1} := q \cdot (GC_{pf.A.1E} - GC_{pi.IN})$ $\quad p_{A.1E.1} = 18.86 \cdot psf$

$p_{A.2E.1} := q \cdot (GC_{pf.A.2E} - GC_{pi.IN})$ $\quad p_{A.2E.1} = -17.482 \cdot psf$

$p_{A.3E.1} := q \cdot (GC_{pf.A.3E} - GC_{pi.IN})$ $\quad p_{A.3E.1} = -9.69 \cdot psf$

$p_{A.4E.1} := q \cdot (GC_{pf.A.4E} - GC_{pi.IN})$ $\quad p_{A.4E.1} = -8.605 \cdot psf$

$p_{A.1E.2} := q \cdot (GC_{pf.A.1E} - GC_{pi.OUT})$ $\quad p_{A.1E.2} = 11.789 \cdot psf$

$p_{A.2E.2} := q \cdot (GC_{pf.A.2E} - GC_{pi.OUT})$ $\quad p_{A.2E.2} = -24.553 \cdot psf$

$p_{A.3E.2} := q \cdot (GC_{pf.A.3E} - GC_{pi.OUT})$ $\quad p_{A.3E.2} = -16.761 \cdot psf$

$p_{A.4E.2} := q \cdot (GC_{pf.A.4E} - GC_{pi.OUT})$ $\quad p_{A.4E.2} = -15.676 \cdot psf$

INTERIOR ZONES

$p_{A.1.1} := q \cdot (GC_{pf.A.1} - GC_{pi.IN})$ $\quad p_{A.1.1} = 13.679 \cdot psf$

$p_{A.2.1} := q \cdot (GC_{pf.A.2} - GC_{pi.IN})$ $\quad p_{A.2.1} = -10.017 \cdot psf$

$p_{A.3.1} := q \cdot (GC_{pf.A.3} - GC_{pi.IN})$ $\quad p_{A.3.1} = -5.667 \cdot psf$

$p_{A.4.1} := q \cdot (GC_{pf.A.4} - GC_{pi.IN})$ $\quad p_{A.4.1} = -4.624 \cdot psf$

$p_{A.1.2} := q \cdot (GC_{pf.A.1} - GC_{pi.OUT})$ $\quad p_{A.1.2} = 6.608 \cdot psf$

$p_{A.2.2} := q \cdot (GC_{pf.A.2} - GC_{pi.OUT})$ $\quad p_{A.2.2} = -17.089 \cdot psf$

$p_{A.3.2} := q \cdot (GC_{pf.A.3} - GC_{pi.OUT})$ $\quad p_{A.3.2} = -12.738 \cdot psf$

$p_{A.4.2} := q \cdot (GC_{pf.A.4} - GC_{pi.OUT})$ $\quad p_{A.4.2} = -11.695 \cdot psf$

MAIN WINDFORCE-RESISTING SYSTEM

END ZONE HORIZONTAL LOADS

$p_{A.Ewall} = 27.465 \cdot psf$

$p_{A.Eroof} = 0 \cdot psf$

INTERIOR ZONE HORIZONTAL LOADS

$p_{A.wall} = 18.303 \cdot psf$

$p_{A.roof} = 0 \cdot psf$

DIAPHRAGM PROPERTIES/ (STITCH SCREWED) DIAPHRAGM:

Ultimate Shear:	177 lb/ft	275 lb/ft
Safety Factor:	2.5	2.5
Duration Factor:	1.33	1.33

Allowable Diaphragm Shear = (177/2.5)(1.33) = 94.2 lb/ft
Allowable (Stitch) Diaphragm Shear = (275/2.5)(1.33) = 146.3 lb/ft

END ZONE LOADING TO ROOF DIAPHRAGM:

$\omega_{E.wall} := .5 \cdot EH \cdot p_{A.Ewall}$ $\omega_{E.wall} = 145.331 \cdot plf$

$\omega_{E.roof} := \left(\frac{RS}{12} \cdot \frac{BW}{2}\right) \cdot p_{A.Eroof}$ $\omega_{E.roof} = 0 \cdot plf$

END ZONE LOADING TO ROOF DIAPHRAGM

$EL := \omega_{E.wall} + \omega_{E.roof}$ $EL = 145.331 \cdot plf$

INTERIOR ZONE LOADING TO ROOF DIAPHRAGM:

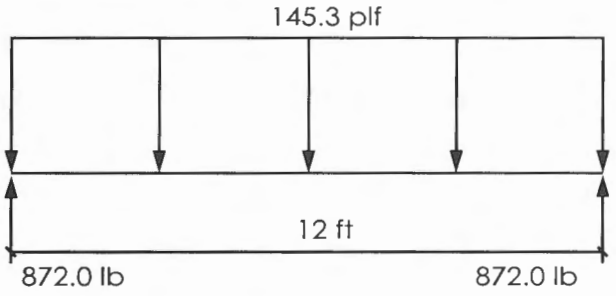
$\omega_{I.wall} := .5 \cdot EH \cdot p_{A.wall}$ $\omega_{I.wall} = 96.851 \cdot plf$

$\omega_{I.roof} := \left(\frac{RS}{12} \cdot \frac{BW}{2}\right) \cdot p_{A.roof}$ $\omega_{I.roof} = 0 \cdot plf$

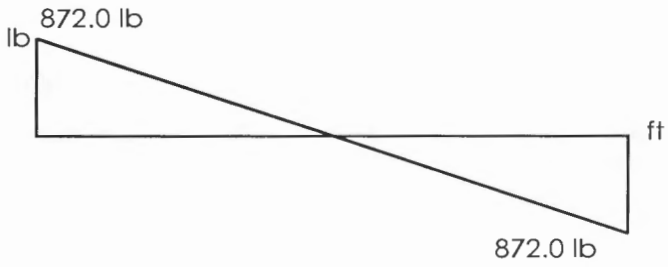
INTERIOR ZONE LOADING TO ROOF DIAPHRAGM

$IL := \omega_{I.wall} + \omega_{I.roof}$ $IL = 96.851 \cdot plf$

WIND LOADING DIAGRAM:



SHEAR DIAGRAM:



SHEAR TO ENDWALL

SHEAR_TO_END = 871.984 lb

NOTE: Roof Width: RW := BW + 2·OW RW = 26 ft

Allowable_Diaphragm_Shear_Roof := 94.2·plf·RW

Allowable_Diaphragm_Shear_Roof = 2449.2 lb

COMMON WALL DIAPHRAGM SHEAR TRANSFER:

See page 4 for calculation

COLUMN DESIGN CRITERIA:

Column analysis with Roof Diaphragm; therefore, columns are considered as propped cantilevers.

$$P := (0.75 \cdot 93.7 \cdot psf + DL + CL) \cdot BS \cdot \left(\frac{BW}{2} + OW \right)$$ (Worst case with snow drift)

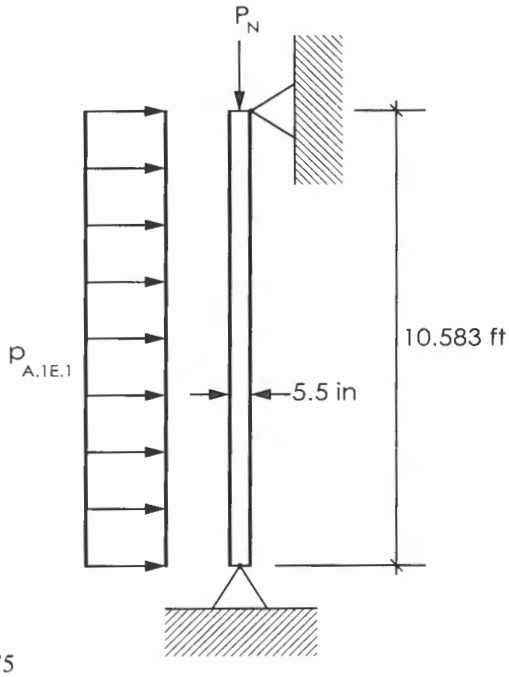
$P = 4070.3\,lb$

Columns in End Zone $EZW = 6\,ft$

$$w := p_{A.1E.1} \cdot BS$$

$$M_a := \frac{w \cdot EH^2}{8}$$

$M_a = 1056.154\,ft \cdot lb$



END ZONE COLUMNS

$P_N = P - UPLIFT$

$$P_N := P - \left[-p_{A.2E.1} \cdot BS \cdot \left(\frac{BW}{2} + OW \right) \right] 0.75$$

Column_Size = "3 - 2x6 Laminated Column"

$A = 24.75 \cdot sqin$ $F_c = 1750 \cdot psi$

$S = 22.69 \cdot cuin$ $F_b = 1900 \cdot psi$

$Id = 19.64$

$$INTERACTION\_VALUE := \left(\frac{P_N}{A \cdot F1_c \cdot 1.6} \right)^2 + \left[\frac{|M_a|\ 0.75 \cdot 12 \cdot \left(\frac{in}{ft} \right)}{S \cdot F_b \cdot 1.6 \cdot \left[1 - \left(\frac{f_c}{F_{CE}} \right) \right]} \right]$$

INTERACTION_VALUE = 0.176

TRUSS TO COLUMN CONNECTION:

ROOF LOAD

Truss is saddled between outside members of column and bearing on center member with (2) 1/2" Diameter through Machine Bolts and (4) 20d R.S. Nails

Connector_Load = 2189.6 lb

P = 5288.4 lb

Center_Member_Is = "2x6" $\text{Area}_{centermember} = 8.25 \cdot \text{sqin}$

$$\text{Bearing\_Stress} := \frac{(P - \text{Connector\_Load})}{\text{Area}_{centermember}} \qquad \text{Bearing\_Stress} = 375.612 \cdot \text{psi}$$

UPLIFT

Connector_Load = 3046.4 lb

$$\text{BDL} := \text{DL} \cdot \text{BS} \cdot \left[\left(\frac{\text{BW}}{2}\right) + \text{OW}\right]$$

BDL = 208 lb

NET_UPLIFT := UPLIFT − BDL

NET_UPLIFT = 1068.739 lb

$$\text{UPLIFT} := p_{A.2E.2} \cdot \left(\frac{\text{BW}}{2} + \text{OW}\right) \cdot \text{BS}$$

UPLIFT = 1276.739 lb

2x4 PURLINS:

Roof load

2 x 4 purlins, No. 2 SPF $F_b := 1509.4 \cdot psi$

Purlin spacing..... $PS := 22 \cdot in$
Roof sheeting load..... $SL := 0.9 \cdot psf$
Purlin dead load..... $PL := 1.1 \cdot psf$

$M_{max} := 391.1 ftlb$ (Worst case with snow drift @ first bay from connection)

$$S_{reqd} := \frac{M_{max} \cdot 12 \cdot \left(\frac{in}{ft}\right)}{F_b \cdot 1.15} \qquad S_{reqd} = 2.704 \cdot cuin$$

Uplift

2"x4" Purlin to Truss Connection (Single Truss):

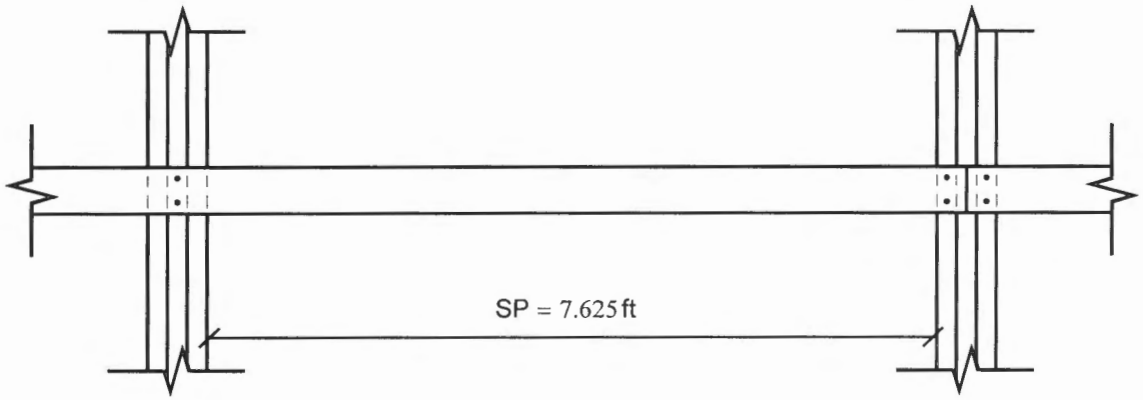
60d R.S. nail (6" long)

$$70 \cdot \left(\frac{lb}{in}\right) \cdot 2.5 \cdot in \cdot 1.6 = 280 \cdot lb$$

Required Purlin Spacing:

$$\frac{280 \cdot lb}{Net\_suction \cdot BS} = 24.069 \cdot in$$

ENDWALL NAILERS:



2 x 4 nailers, 2100f MSR SPF $F_b := 2100 \cdot psi$

NAILER SPACING..... $NS := 24 \cdot in$
NAILER TRIBUTARY AREA..... $NTA = 16 \cdot sqft$
NAILER WIND LOAD..... $suction := 25.2 \cdot psf$

$$M_{max} := \frac{suction \cdot \frac{NS}{12 \cdot \left(\frac{in}{ft}\right)} \cdot (8 \cdot ft)^2}{8} \qquad M_{max} = 403.2\,ft \cdot lb$$

$$S_{reqd} := \frac{M_{max} \cdot 12 \cdot \left(\frac{in}{ft}\right)}{F_b \cdot 1.10 \cdot 1.6} \qquad S_{reqd} = 1.309 \cdot cuin$$

Suction on Nailers (Fasteners):

Maximum nailer spacing:

$$\frac{4nail \cdot 1.6 \cdot 2in \cdot 46 \cdot \frac{lb}{in}}{suction \cdot BS} = 35.048 \cdot in$$

Actual Nailer Spacing $NS = 24 \cdot in$

COLUMN TO CONCRETE WALL ATTACHMENT:

Connection is made with 12" tall 1/4" H.R. Steel Column Sockets.

A. Column to Column Socket Connection:
Connection is made by (4) 1/2" x 6-1/2" "M" Bolts & (8) 20d R.S. Nails

$p_{A.1E.1} = 18.86 \cdot psf$ Horizontal_Force = 1100.137 lb

Horizontal Allowable = 8972.8 lb

$p_{A.2E.2} = -24.553 \cdot psf$ Net_Vertical_Force = 2137.479 lb

Vertical Allowable = 12620.8 lb

B. Column Socket to Concrete Wall Connection:
Connection is made by (2) 1/2" x 10" anchor bolts.

Pull Out Strength = 1771.9 lb/anchor
Shear Strength = 1765.3 lb/anchor

1.) F Horizontal Allowable = 2x(1765.3 lb/anchor) = 3530.6 lb
2.) F Vertical Allowable = 2x(1771.9 lb/anchor) = 3543.8 lb

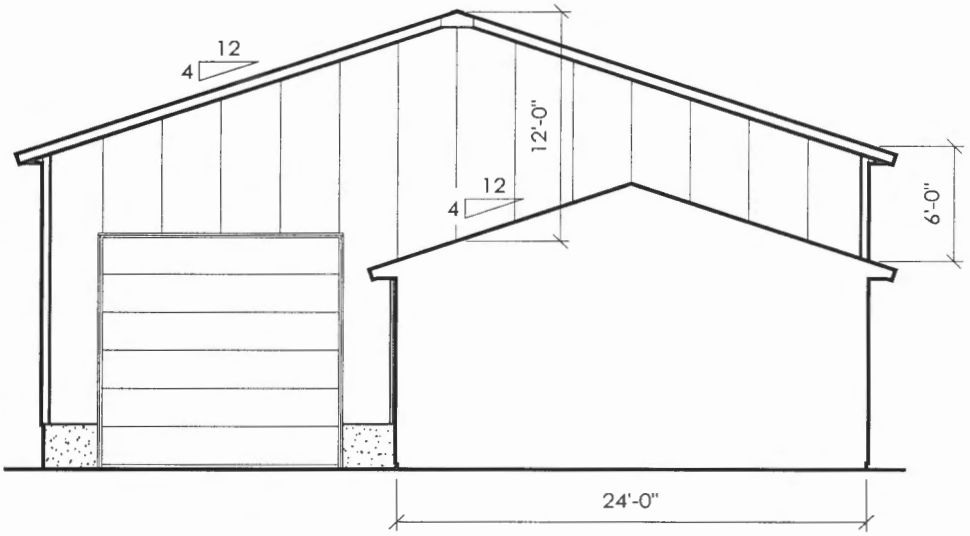
C. Check shear per Anchor in Southwest Endwall

SHEAR_TO_END = 871.984 lb

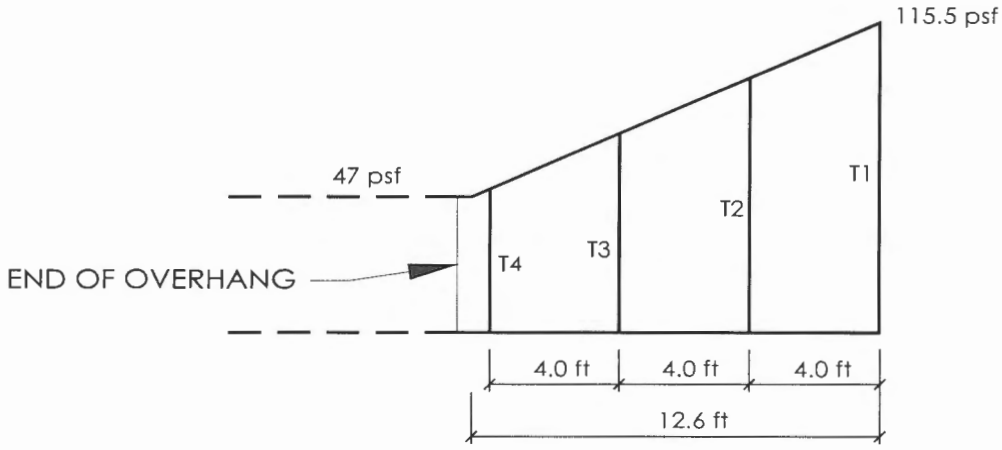
NUMBER_ENDWALL_ANCHORS := 8

SHEAR_PER_ANCHOR = 109 lb /anchor

SNOW DRIFT:



P_g = 60 psf	P_s = 47 psf	h_r = 6.0 ft
γ = 21.8 pcf	H_d = 3.14 ft	ℓ_u = 52 ft
h_b = 2.16 ft	W_d = 12.56 ft	P_m = 115.5 psf

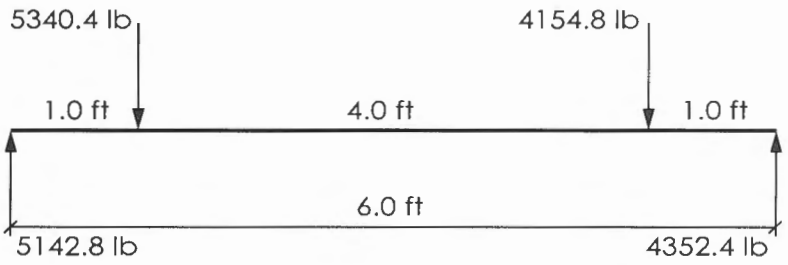


Check Truss:

Load per Truss @ T1 Location = 240.1 plf
Load per Truss @ T2 Location = 410.8 plf
Load per Truss @ T3 Location = 319.6 plf
Load per Truss @ T4 Location = 183.0 plf

WINDOW HEADER (Section G):

(3) 2" x 10" No. 1 SYP Header F_b = 1500 psi



S_{act} = 64.17 in^3

M_{max} = 5142.8 ftlb

S_{req} = 35.78 in^3

No. of Nails Required

20d RS Nails (201 lb/Nail)

Stub Column = P = 5340.4 lb, 24 Nails Total

Jamb Column = R = 5142.8 lb, 23 Nails Total

SEISMIC DESIGN

Seismic_Use_Group := "I"

Site_Class := "D"

Spectral response acceleration @ short periods (S_S): $S_s := 0.368$

Spectral response acceleration @ 1-second periods (S_1): $S_1 := 0.098$

Site coefficient (f_a): $F_a = 1.506$

Site coefficient (f_v): $F_v = 2.4$

$S_{ms} := F_a \cdot S_s$ $S_{ms} = 0.554$

$S_{m1} := F_v \cdot S_1$ $S_{m1} = 0.235$

$S_{DS} := \left(\frac{2}{3}\right) \cdot S_{ms}$ $S_{DS} = 0.369$

$S_{D1} := \left(\frac{2}{3}\right) \cdot S_{m1}$ $S_{D1} = 0.157$

Seismic_Design_Category_S_s = "C"

Seismic_Design_Category_S_1 = "C"

Note: Most severe category governs; therefore

Seismic_Design_Category = "C"

Response modification factor (R): $R := 7.0$

SIMPLIFIED ANALYSIS PROCEDURE (SAP) FOR SEISMIC DESIGN OF BUILDINGS

$$V := \frac{1.2 \cdot S_{DS}}{R} \cdot W$$

$V = 3350\,lb$

COMPUTERIZED STRUCTURAL DESIGN, INC.

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October 6, 1980

Mr. Don Ferguson
Morton Buildings, Inc.
252 West Adams Street
Morton, Illinois 61550

Subject: Diaphragm Tests of 28 Gage Sheeting

Dear Mr. Ferguson:

This letter will serve as our report to you on the results of the diaphragm tests conducted on the 28 gage sheeting mentioned above. The tests were conducted in accordance with the criteria established by the American Iron and Steel Institute Publication "Design of Light Gage Steel Diaphragms". Two identical tests were conducted per the criteria mentioned above. The tests were conducted using a cantilever frame 15'-0" by 18'-0" at the University of Wisconsin - Milwaukee. The purlins, connections and sheeting were tested in a manner to represent a building configuration as shown on the attached sheets, "Morton Buildings - 800 Series Construction Manual" - dated February 20, 1980, pages 39, 40, 69, 76, 77.

The results of the tests are as follows:

Ultimate Shear	=	177 #/'
Shear Stiffness	=	3358 #/"

Copies of the original data sheets and work sheets are attached.

Sincerely yours,

COMPUTERIZED STRUCTURAL DESIGN, INC.

James M. Fisher

James M. Fisher, Ph.D., P.E.
Vice President

JMF/jah

Encl.

201.15 ROOF PURLINS

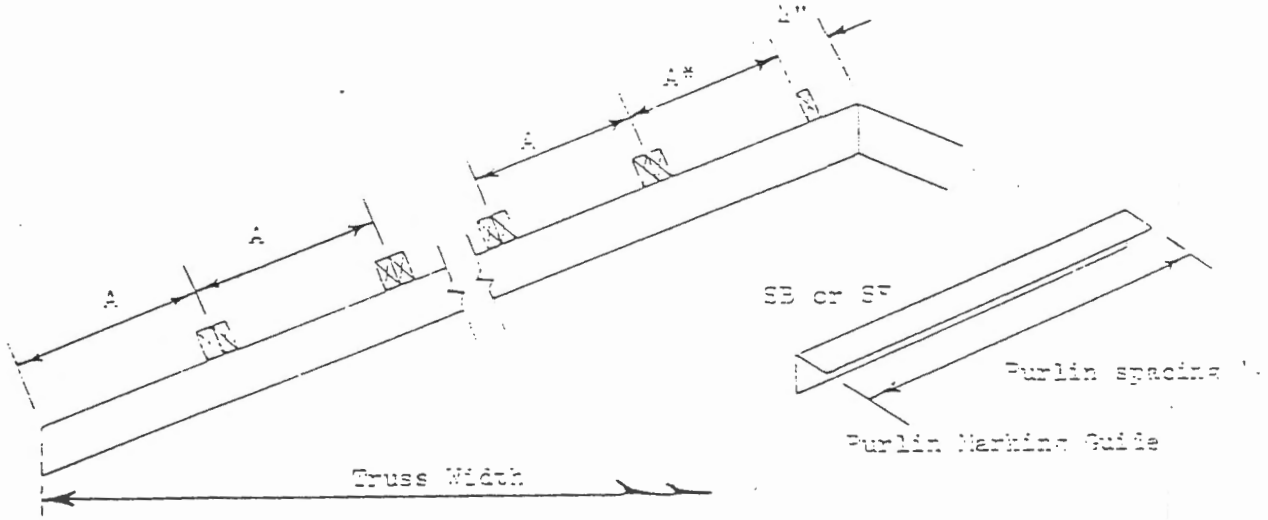
Mark the purlin spacing on the trusses while they are on the ground. Purlin spacing is normally a nominal 20" o.c. However, watch for special purlin spacings on the building plans. On standard buildings, purlins should be spaced according to the table below to obtain evenly spaced purlins. Purlin marking must start at the bottom and proceed to the top and any odd spacing will then be at the top. It is suggested that you make a marking guide out of a piece of SB or SF flashing as shown in the illustration below. These can be saved and reused. The top (peak) purlins are to be butted end to end 4" below the peak and spliced with an 18" block as shown below. Under no circumstances will nails be permitted in the truss as purlin locating guides.

Truss →	24' S.C.	30' S.C.	1609 AND/OR 2009						7'6" OR LESS
			36'	42'	45'	48'	54'	60'	
Purlin Spacing 'A'	20-3/8"	20"	19-3/4"	20"	20"	19-7/8"	19½"	19½"	*22"
No. Purlins/Side	7	9	11	13	14	15	17	19	20

*Trusses are 2' O.C. unless otherwise indicated above.

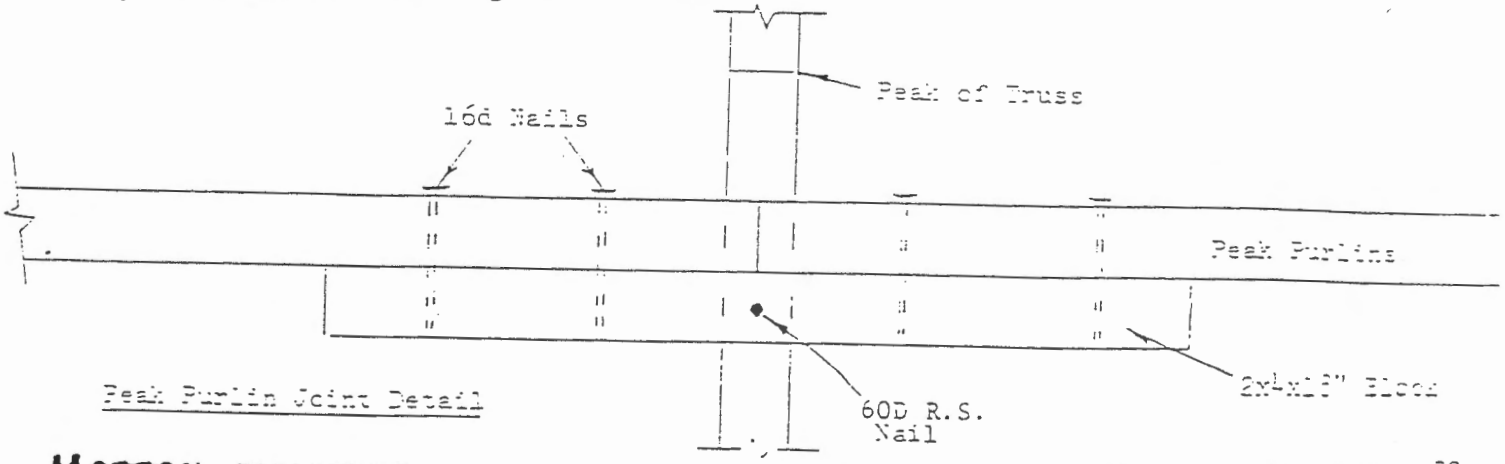
IMPORTANT: Roof purlins must be installed working from eave to peak on one side; then go to the other side and work from the eave to the peak.

*Purlin spacings are altered when the 72' wide buildings have an overhang - see the overhang section for proper spacings.



*An odd spacing should occur at this location

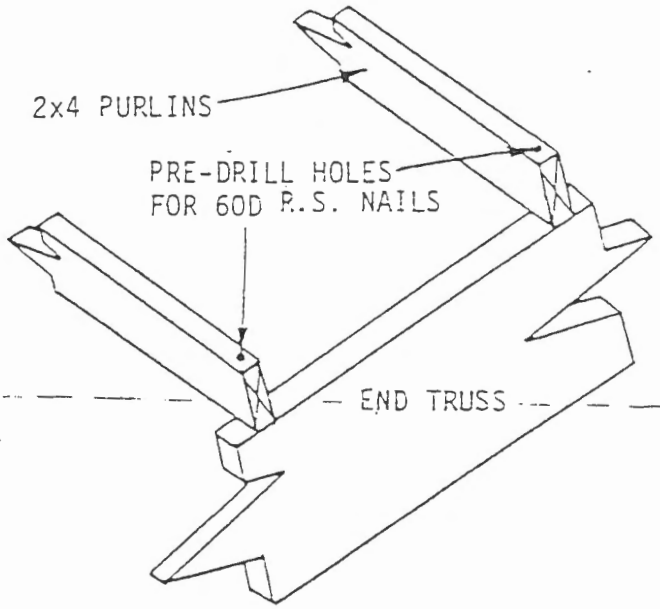
Peak purlins must be spliced with an 18" block below the purlins. The splicing detail is shown below. Nail the block to the truss with a 60d R.S. nail. Nail the peak purlins to the block with 2-16d nails at each connection. Make sure the peak purlins are both setting on the truss.



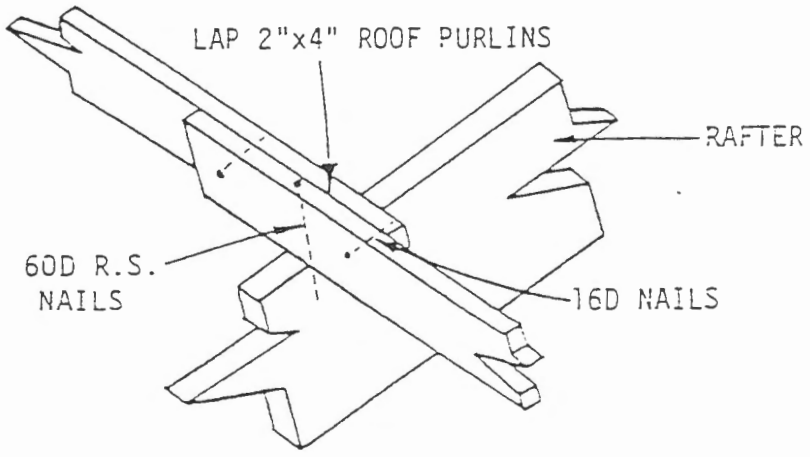
Peak Purlin Joint Detail

Tape the length of the building at the peak to be sure it is the same length as the building is at the beveled purlin. Adjust if necessary.

When all the trusses are set and before the purlins are placed, both end rafters should be straightened. When this is done the purlins are then placed according to the plans. Be absolutely sure that no purlins are split when nailed to the end truss. The purlin connection to the end rafter must be pre-drilled to accomodate one 60d R.S. nail. See the detail below.



The 20' purlins are nailed at each end and at their centers with a 60d R.S. nail into the truss. They are set to the bottom of the mark on the truss. The 18' purlins are set to the top of the mark and nailed to the 20' purlins with 2 - 16d nails at each end. See the detail below.

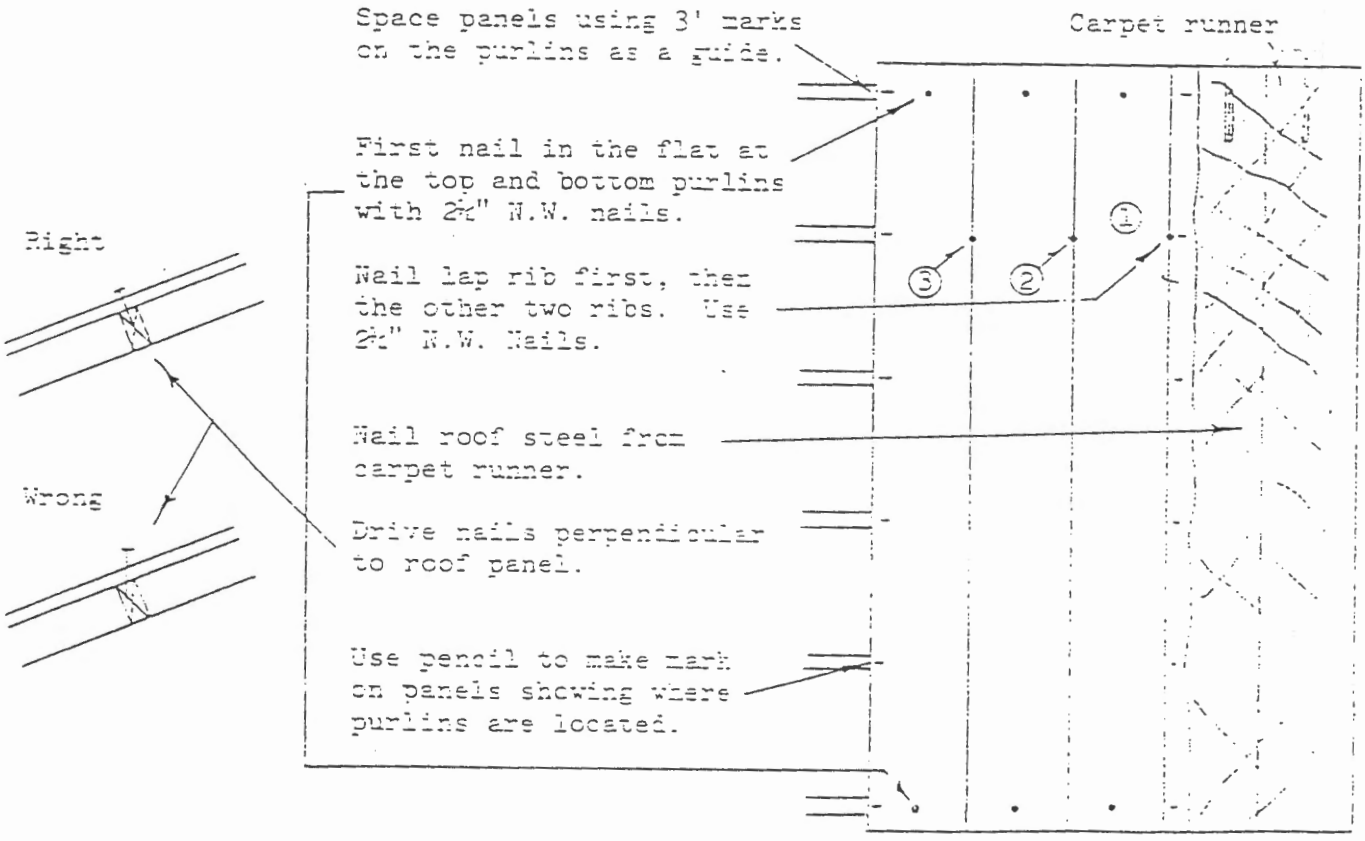


After all roof purlins are in place, the height of the top of the 2x6 beveled purlin must be checked to make sure it is in line with the tops of the 2x4 roof purlins. This can be done by laying a short 2x4 on the roof and checking the alignment of the 2x4 purlins to the 2x6 beveled purlin. If it is off over ¼" (high or low) the 2x6 beveled must be adjusted accordingly. Cut the side and end wall squares off at the same pitch as the roof line.

203.03 ROOF PANELS

1. Roof panels must be applied in the following manner:
   If the building runs north and south, you must start at the south end of the building and work towards the north end so that the laps face south. If the building runs east and west, you must start at the east end of the building and work towards the west because most storms would come out of the north or west. This may eliminate some problems of panels either being blown off the roof, or blown loose on the roof, or even some roof leaks in severe storms. No alternate applications are permitted.
   The roof steel should extend 2½" past the beveled purlin. When positioning the roof steel on the purlins place a 2½" N.W. nail under the roof sheet with the nail head at the end of the sheet. Push the sheet up towards the peak until the point of the nail hits the beveled purlin. This will be the proper amount the steel should extend into the gutter. In the case of a side overhang use a 1½" R.S. nail to extend past the beveled fascia.

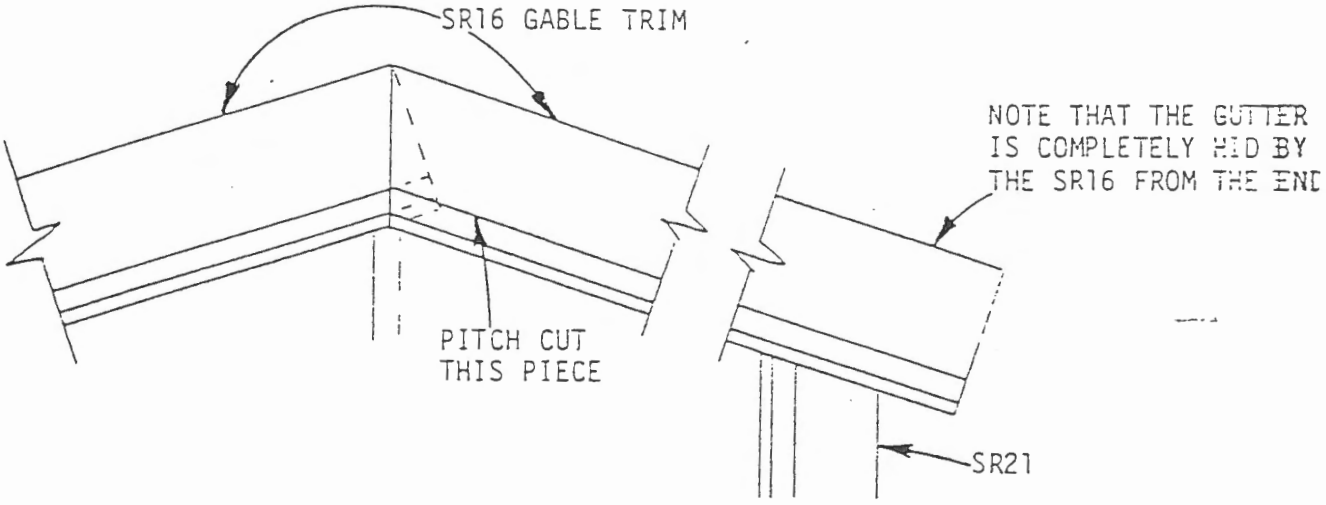
2. Roof steel is marked and run similar to side steel, the first panel should be placed and squared up. At this time, the gable trim should be placed and nailed. The top purlin should be taped and each 3' interval marked. The roof panel is then placed lining up the bottoms with the sidewall steel and the top with the mark. The opposite side can be run in the same manner. Place the SV5 ridgecap as you are running the opposite side of the roof for a proper fit. (Refer to flashing section.) You must keep the Hi-ribs on opposite sides of the ridge lined up so the SV5 ridgecap will fit properly. Apply the roof panels as shown below. Note that the roof panels are nailed complete as they are applied (1 nail wherever a Hi-rib crosses a purlin). They are also nailed from a carpet runner.

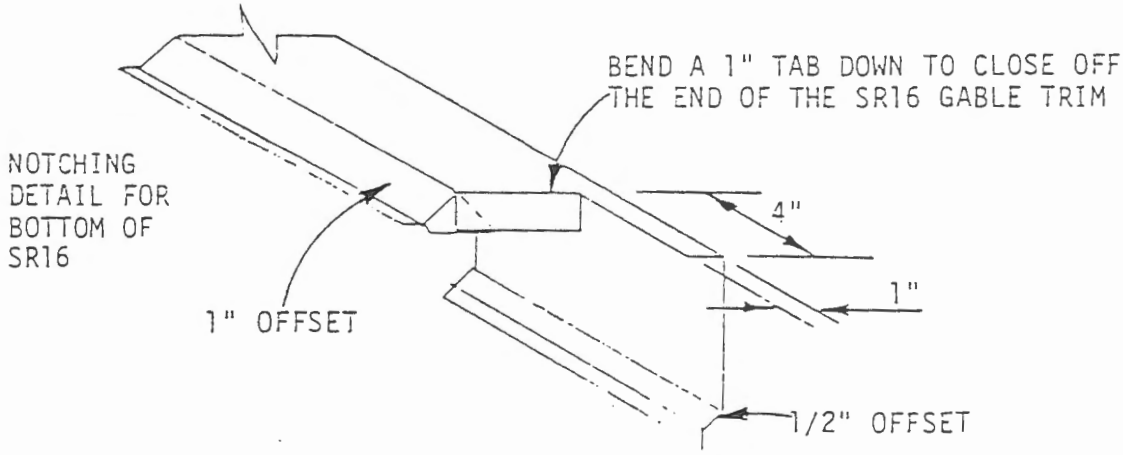


SR16 Gable Trim: Gable trim should be applied right after the first and after the last roof sheet on each side is applied. The bottom end is to be trimmed to hide the gutter as is shown in the following illustration. The top end of the piece of SR16 running to the peak should be left square cut on the first side that is run. The top end of the piece on the opposite side of the peak should be pitch cut and lapped over the other piece.

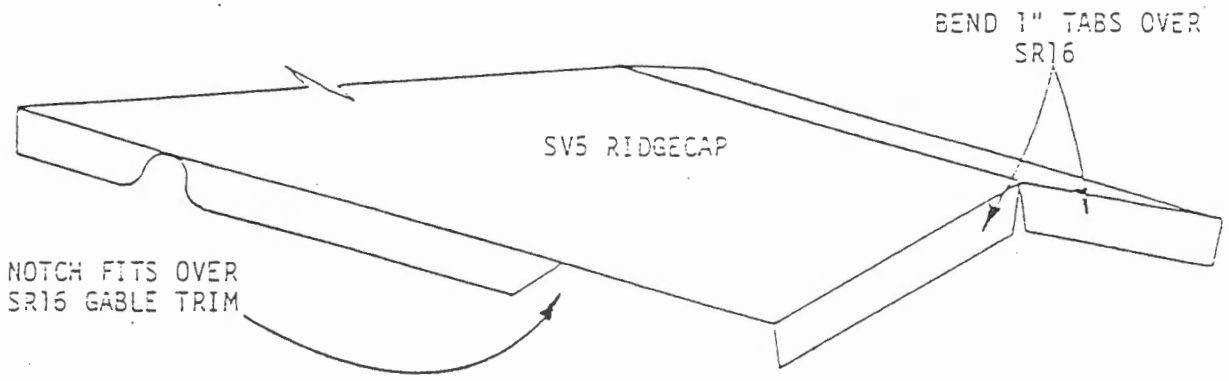
Nail the piece of SR16 at the peak and at the eave to the purlins and beveled board. Be sure that the ½" offset is on the bottom side which is nailed to the endwall. Have a crew member sight the edge for in and out straightness and nail the SR16 at every lap into the purlins. Then finish nailing the SR16 to every purlin. If you miss a purlin while nailing the SR16, lift the gable trim and apply white G.E. silicone sealant over the hole in the roof steel.

Nail the side lip of the SR16 to the peak and eave through the Hi-ribs into the end rafter. Have a crew member sight the SR16 for up and down straightness and nail the SR16 at every lap. Then finish nailing the SR16 at every Hi-rib.





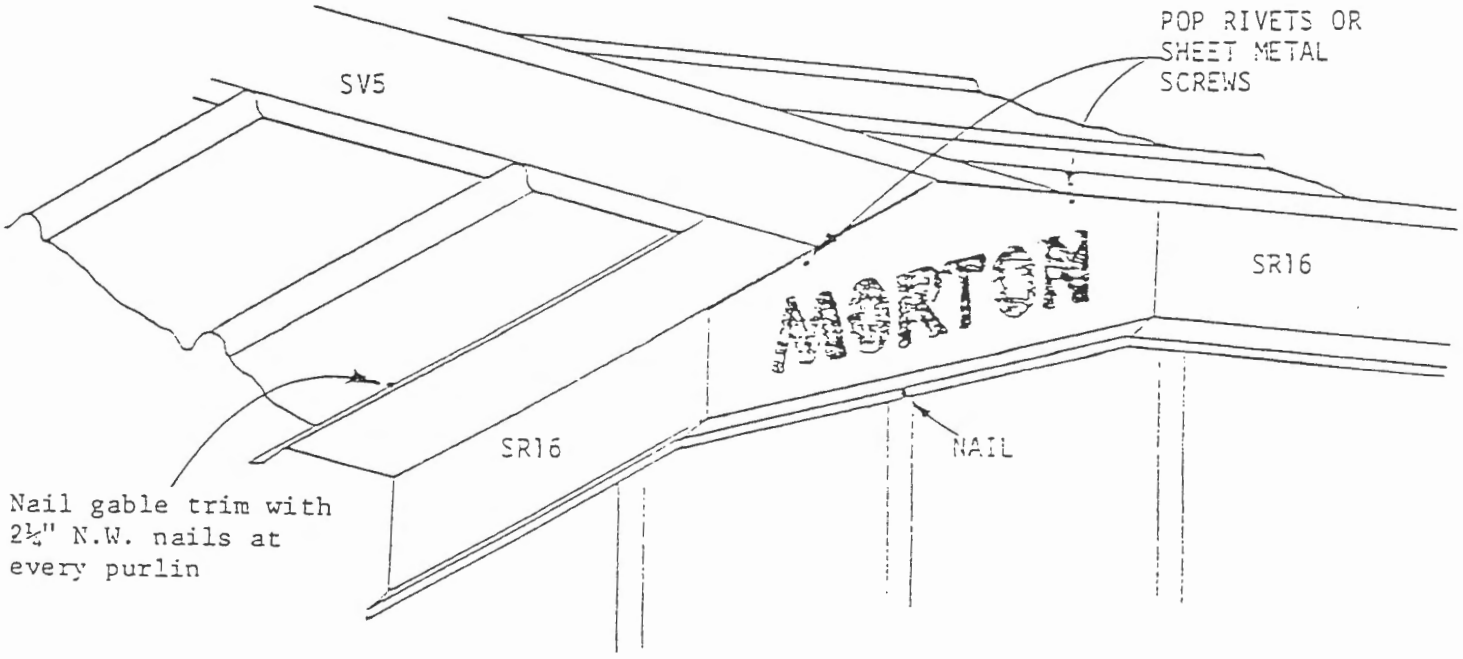
SV5 Ridgecap: Apply SV5 ridgecap as the roof steel on the second side is being applied for the proper fit. Keep the center directly above the peaks of trusses. Nail with a 2½" N.W. nail through the Hi-ribs into the top purlin. Notch and bend the ends to fit over the SR16 gable trim as shown in the illustration below.



M Signs: M signs are for building identification and should be placed where passersby and visitors will notice them the most. Nail as required to hold them in place.

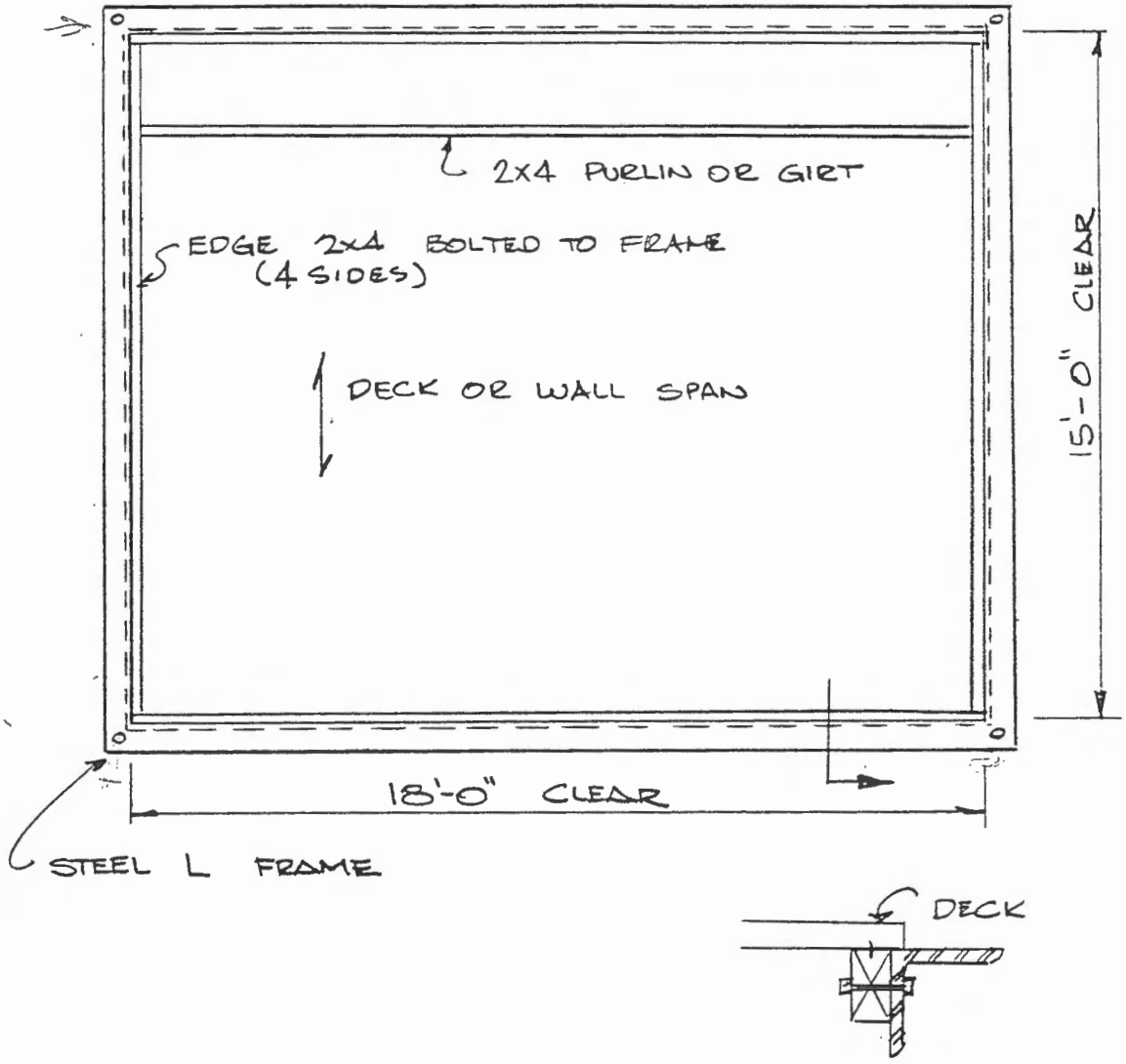
Gable Signs: Gable signs are used to trim off the peak joint of the SR16 and SV5 flashing. Use 2 pop rivets or sheet metal screws and one nail to hold the sign in place.

NOTE THAT THE END TABS ON THE SV5 ARE COVERED BY THE GABLE SIGN



COMPUTERIZED STRUCTURAL DESIGN, INC.
5678 West Brown Deer Road
Milwaukee, Wisconsin 53223

Job No. _____ Page ____ of ____
Job Name _____ Date _____
Client _____ Engineer _____



15

HORTEN DRAWINGS

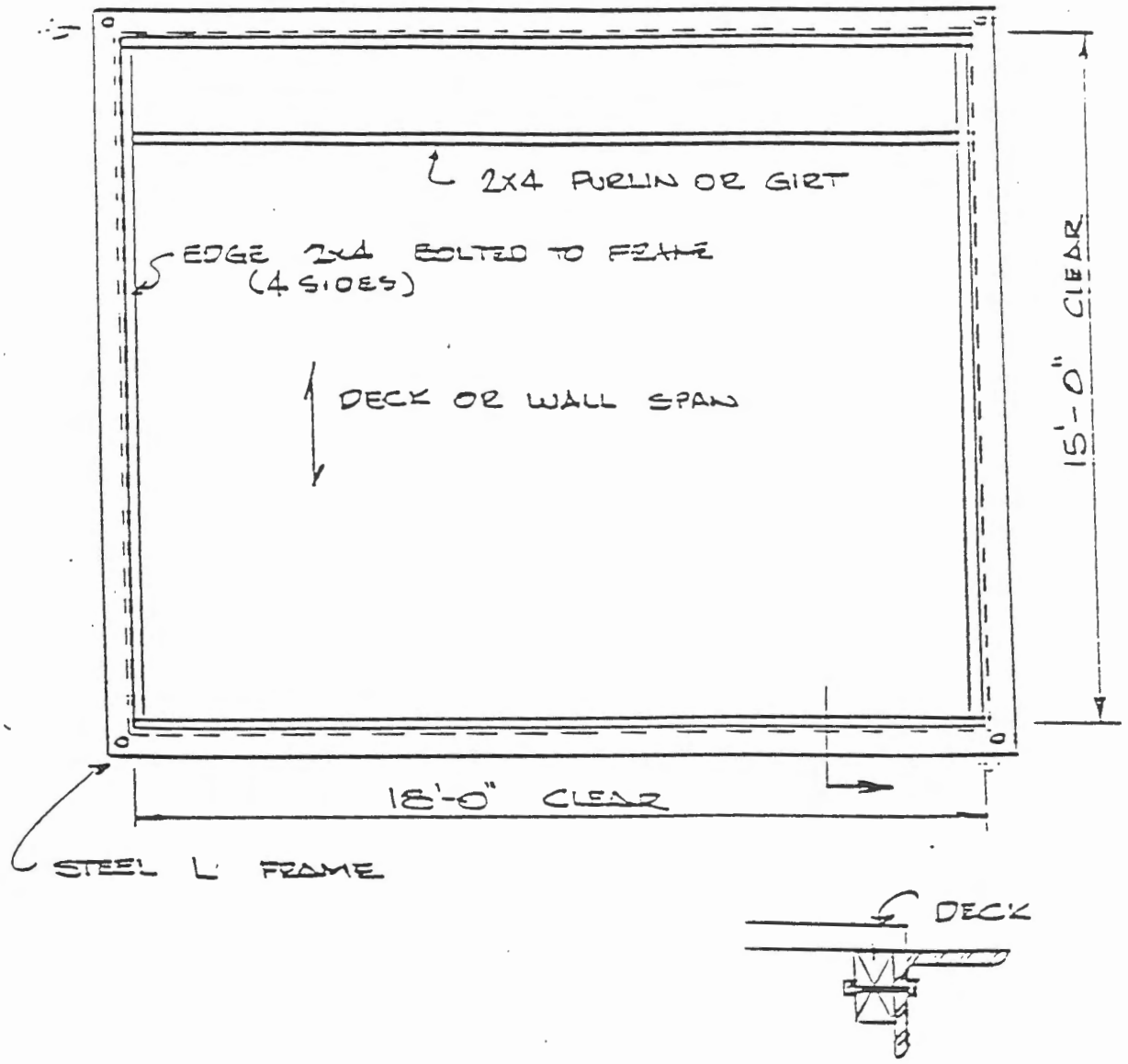
E

0	0.800	.500	0	0	
200	.798	.499	.065	.039	
400	.797	.497	.094	.041	
600	.796	.495	.132	.042	
800	.794	.493	.193	.044	
1000	.791	.492	.250	.045	
1200	.788	.490	.303	.047	
1400	.786	.489	.357	.048	
1600	.784	.488	.417	.049	
1800	.782	.487	.495	.050	
2000	.780	.485	.582	.050	1/32
2200	.778	.484	.720	.052	
2400	.776	.483	.940	.052	3/32
2600	.774	.483	1.547	.052	1/16
3010	FAILURE				

5500#

Added nails on each side of laps not @ edges.

Failure by side lap slip each comer and at middle.


2X4 PURLIN OR GIRT
EDGE 2X4 BOLTED TO FRAME (4 SIDES)
DECK OR WALL SPAN
15'-0" CLEAR
18'-0" CLEAR
STEEL L FRAME

DECK

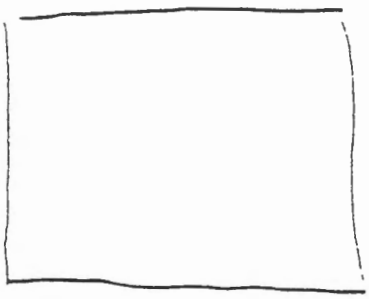
MOLTON

15

per Molton drawing

2E

0	.500	.500	0	.200
200	.498	.493	.093	.301
400	.496	.483	.144	.324
600	.493	.479	.193	.335
800	.489	.475	.247	.337
1000	.485	.473	.312	.339
1200	.481	.472	.387	.340
1400	.478	.469	.470	.342
1600	.476	.466	.551	.344
1800	.475	.465	.637	.346
2000	.472	.464	.780	.348
2200	.468	.462	1.030	.349
2400	.466	.460	1.408	.350
2600	.464	.457	1.835	.351
2800	.462	.455	2.340	.352
3000	FAILURE			
		TEARING		



1/16" side lap

~~3/16~~ 1/8"

3/16 → 1/4

3/8"

edge nails tapping

Comments Submitted

City of Portland
Development Review Application
Planning Division Transmittal form

Application Number: 2012-451 **Application Date:** 3/5/2012 12:00:00 AM
CBL: 31-L-35
Project Name: Bait Cooler
Address: #52 Union Wharf

WCZ

Project Description: Construct a 2,100 sq. ft. (50' x 42') lobster bait cooler with attached (12' x 24') 288 sq. ft. office on Union Wharf.
Zoning: CMWZ

Other Reviews Required:
Review Type: Level II Site Plan

- 8 2012

Distribution List:

☐ Planner	Bill Needelman	☐ Parking	John Peverada
☐ Zoning	Marge Schmuckal	☐ Design Review	Alex Jaegerman
☐ Traffic Engineer	Tom Errico	☐ Corporation Counsel	Danielle West-Chuhta
☐ Civil Engineer	David Senus	☐ Sanitary Sewer	John Emerson
☐ Fire Department	Chris Pirone	☐ Inspections	Tammy Munson
☐ City Arborist	Jeff Tarling	☐ Historic Preservation	Deb Andrews
☐ Engineering	David Margolis-Pineo	☐ DRC Coordinator	Phil DiPierro
		☐ Outside Agency	

Comments needed by (7 days later): March 14, 2012

Marge Schmuckal - 52 Union Wharf

From: Marge Schmuckal
To: William Needleman
Date: 3/23/2012 2:33 PM
Subject: 52 Union Wharf

Bill,
One Solution is not set up to receive my comments.

52 Union Wharf - 31-L-35
Proprietors of Union Wharf - #2012-451
3/23/2012

This project is to remove 2 existing bait cooler trailers and a tin shed and to replace them with a 42'x55' (2,100 sq ft) lobster bait cooler with an attached office 12'x24' (288 sq ft) office. It is located entirely within the WCZ Zone. There is a minimum 5' setback to a pier edge. The new structure will be approximately 21' to the pier edge. The maximum building height is 50'. The proposed building is just over 23' to the ridge.

There is a 15' first floor to ceiling height requirement. I believe that this is just a single story structure. But I would want confirmation that there is no mezzanine and that the building meets this requirement.

The project is in a A2 elevation 10 flood zone (Panel 14). I need to see information concerning the first floor elevation. Flood zone permits will be needed to be filled out for a minor review before a building permit is issued.

If there are any HVAC units, they shall meet the performance standards of the WCZ. Separate permits are required for HVAC unit and dBA information shall be submitted with the required application. Separate permits are required for any new signage.

All other WCZ Zone requirements appear to be met.

Marge Schmuckal
Zoning Administrator

Applicant: Charlie Poole/Proprietors Date: 3/23/12

Address: #52 Union Wharf C-B-L: 31-L-35

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - WCZ

Interior or corner lot - for CBS Lobster

Proposed Use/Work - Construct 42'x50' (2100#) lobster bait cooler with attached 12'x24' (288#) office. To remove 2 existing bait cooler trailers & 1 shed

Sewage Disposal -

Lot Street Frontage -

Front Yard -
Rear Yard -
Side Yard - } None req - 5' set back from river edg 21' scaled

Projections -

Width of Lot -

Height - MAX 50' - 23' to highest part

Lot Area -

Lot Coverage/Impervious Surface - 100%

Area per Family -

Off-street Parking -
Loading Bays - } doesn't apply 14-311 (d)8

Site Plan - # 2012-451

Shoreland Zoning/Stream Protection - within - ok 75' exempt

Need Flood Plains - Panel 14 A2 el 10
15' first floor to finished living space req. - 15' & 23' shown

Noise Standards

PROPRIETORS OF UNION WHARF
ESTABLISHED 1793

March 1, 2012

Barbra Barhydt
Dept. of Planning and Urban Development
Portland City Hall
389 Congress ST.
Portland, Maine 04101

Re: new lobster bait cooler building at #52 Union Wharf

Dear Barbara:

Thank you for taking time to meet with me last Friday about our bait cooler building project on Union Wharf.

As per the Level II Final Site Plan Application, I am writing to you regarding our new proposed lobster bait cooler building to be located at #52 Union Wharf. The new cooler building will be owned by the Proprietors of Union Wharf. Please refer to the existing site plan of this area on Union Wharf and the proposed change with the new building added.

Specifications of the project:

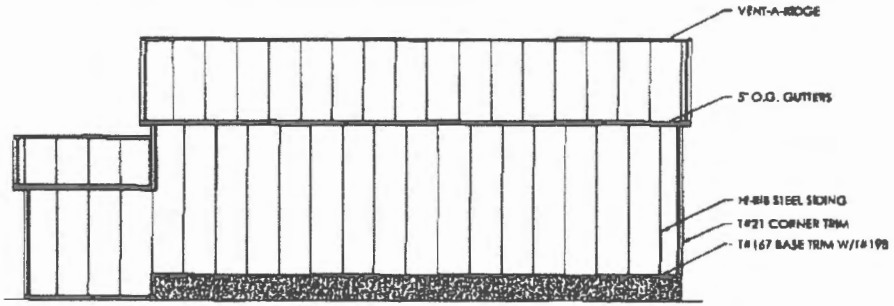
1. The existing 36' x 40' tin and metal frame cooler to be torn down and foundation removed. – demo permit applied for on 2/22/12.
2. The 2- existing box cooler trailers will be removed.
3. In place of the old cooler building will be a new Morton Building insulated 42' x 50' x 15'(interior ceiling height) lobster bait cooler with attached 12'x 24' office, bathroom and closet. This building will be wood framed, insulated and metal sided with a concrete foundation.
4. The new building will sit in approximately the same location as the old building in relation to the southern and eastern edges and will be longer in the western and northern directions. Please refer to the site plan showing the new building added.
5. The new building foundation will be built with a finish floor height of 11.6' which is 2' above the 100 year flood plain for Portland Harbor. The flood plain height is 9.6'.
6. The new cooler will be used to store up to 1,200 drums of lobster bait.
7. The 288 sf office will be a finished space as per code and will have 1 – bathroom as per code and a closet.
8. The new cooler building will be occupied and operated by CBS Lobster who has been a tenant in business on Union Wharf since 1990.
9. Employee parking and the bait truck deliveries to and from #52 Union Wharf will be unchanged. CBS leases additional space adjacent to the #52 site on the east side of Union Wharf which handles parking and bait salt storage. CBS Lobster has 4 – employees on average and hires 2 - seasonal employees in the summer.

36 UNION WHARF - P.O. BOX 7467 - PORTLAND, MAINE 04112
TEL 207-772-8160 FAX 207-772-8471

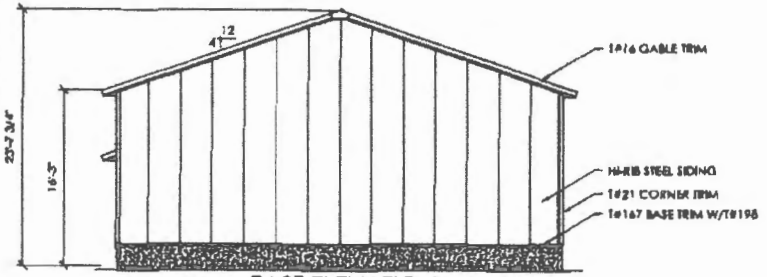
Please let me know if you need any more information regarding our new bait cooler building for Union Wharf.

Sincerely,

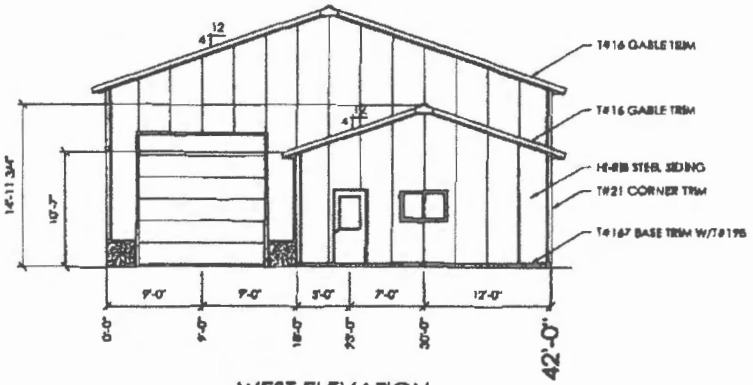
Charles A. Poole
President



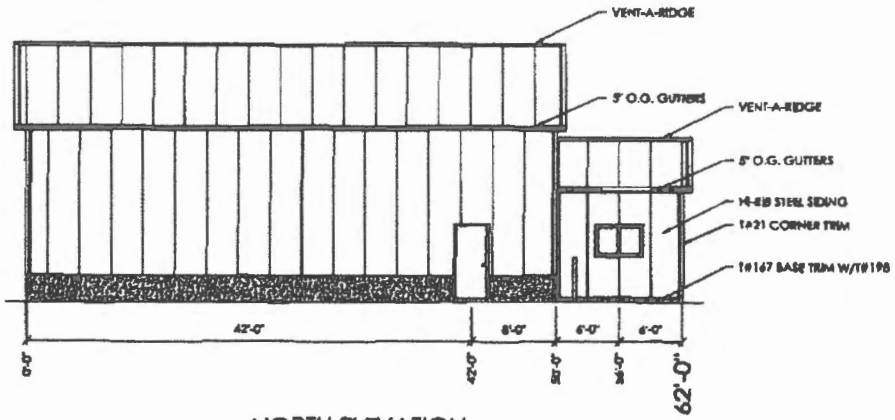
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

SCALE: 1' 4' 8' 16'

PRELIMINARY DRAWING FOR OWNER'S APPROVAL

- ☐ - DRAWING APPROVED AS SUBMITTED
- ☐ - DRAWING APPROVED PENDING CHANGES NOTED
- ☐ - REVISE DRAWING WITH NOTED CHANGES AND RESUBMIT

OWNERS SIGNATURE _____ DATE _____

MORTON BUILDINGS, INC.

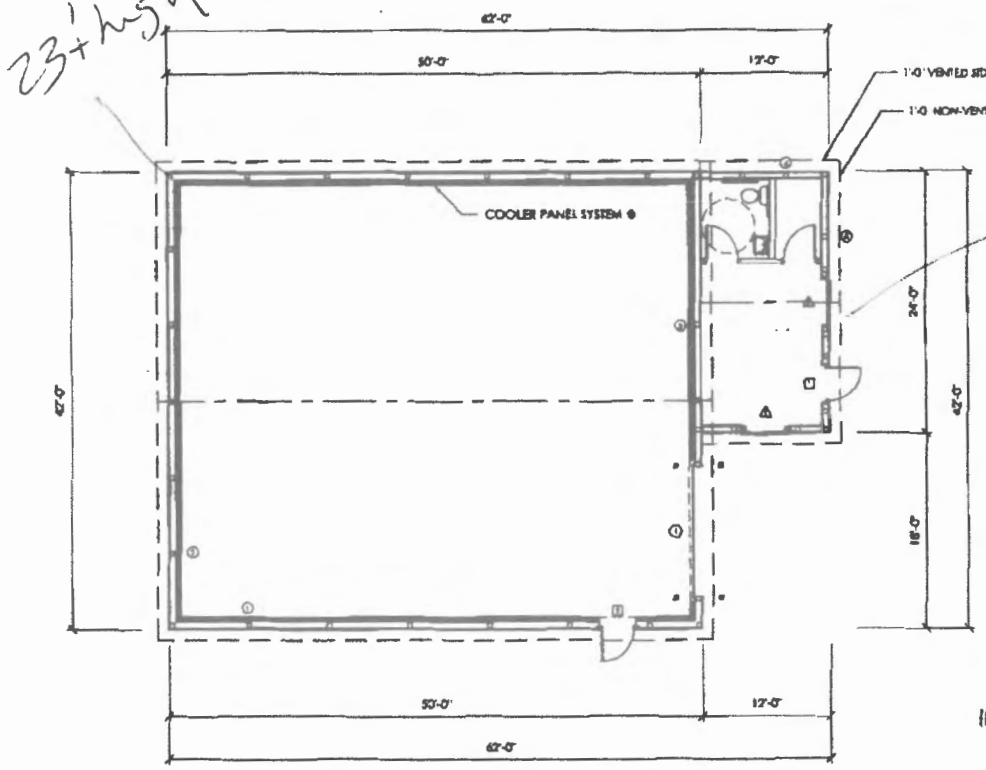
OFFICE: MANCHESTER, NH
JOB NO. 118UNIONWHARF

PROPRIETORS OF UNION WHARF
PORTLAND, ME

DRAWN BY:	J. HASSE
DATE:	02/06/12
CHECKED BY:	—
DATE:	—
REVISED DATE:	—
REVISED DATE:	—
REVISED DATE:	—
REVISED DATE:	—

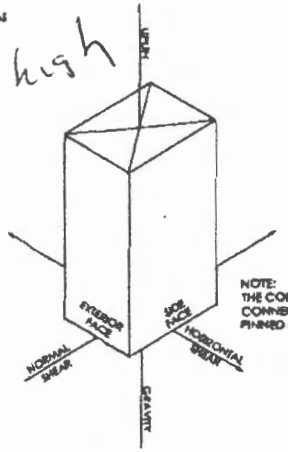
SCALE: AS NOTED
SHEET NO.
PD2 of PD2

23' high



COLUMN PLAN

15' high



NOTE:
THE COLUMN SOCKET TO CONCRETE WALL CONNECTION IS CONSIDERED TO BE A PINNED END CONDITION.

MAIN BUILDING COLUMN NUMBER	HORIZONTAL SHEAR FORCE (lb)	NORMAL SHEAR FORCE (lb)	UPLIFT FORCE (lb) (-)UPLIFT	GRAVITY LOAD (lb)
1	500	1,250	4800	11,200
2	490	980	3100	2950
3	2780	0	7450	6000
4	690	700	3000	5900
5	200	400	480	2100

INTERIOR PIERS FOR FLOOR SUPPORT = 11,200 LB (GRAVITY)

COLUMN PLAN LEGEND

- ▪ - 5-2x6 LAMINATED COLUMN LOCATION
- ▪ - HEADERED LAMINATED COLUMN LOCATION
- ☐ - 3070 SINGLE LITE IN PLAIN FLAT LEAF WALKDOOR(S), OUT SWING, RIGHT HINGE WITH INTERCONNECTED LEVER LOCKSET/DEADBOLT AND CLOSER
- ⊞ - 3070 PLAIN FLAT LEAF WALKDOOR(S), OUT SWING, LEFT HINGE WITH INTERCONNECTED LEVER LOCKSET/DEADBOLT AND CLOSER
- △ - 4429 PLAIN HAYFIELD VINYL SLIDING WINDOW WITH LOW E GLASS AND SCREEN
- ⓘ - 12'-2" x 12'-0" OVERHEAD DOOR(S) WITH 4X4 JAMB PROTECTORS
  - ALL STEEL FASTENED WITH STAINLESS STEEL SCREWS
  - (1) ROW OF SNOW RETAINERS ON OFFICE EACH SIDE
  - (2) ROWS OF SNOW RETAINERS ON WAREHOUSE EACH SIDE

NOTE:
◇ IDENTIFIES ITEMS THAT ARE NOT PROVIDED BY MORTON BUILDINGS, INC. OR MORTON BUILDINGS' SUBCONTRACTORS AND ARE THE OWNER'S RESPONSIBILITY.

SCALE: 2' 8' 1' 4' 16

N

PRELIMINARY DRAWING FOR OWNER'S APPROVAL

- ☐ - DRAWING APPROVED AS SUBMITTED
- ☐ - DRAWING APPROVED PENDING CHANGES NOTED
- ☐ - REVISE DRAWING WITH NOTED CHANGES AND RESUBMIT

OWNER'S SIGNATURE _____ DATE _____

MORTON BUILDINGS, INC.

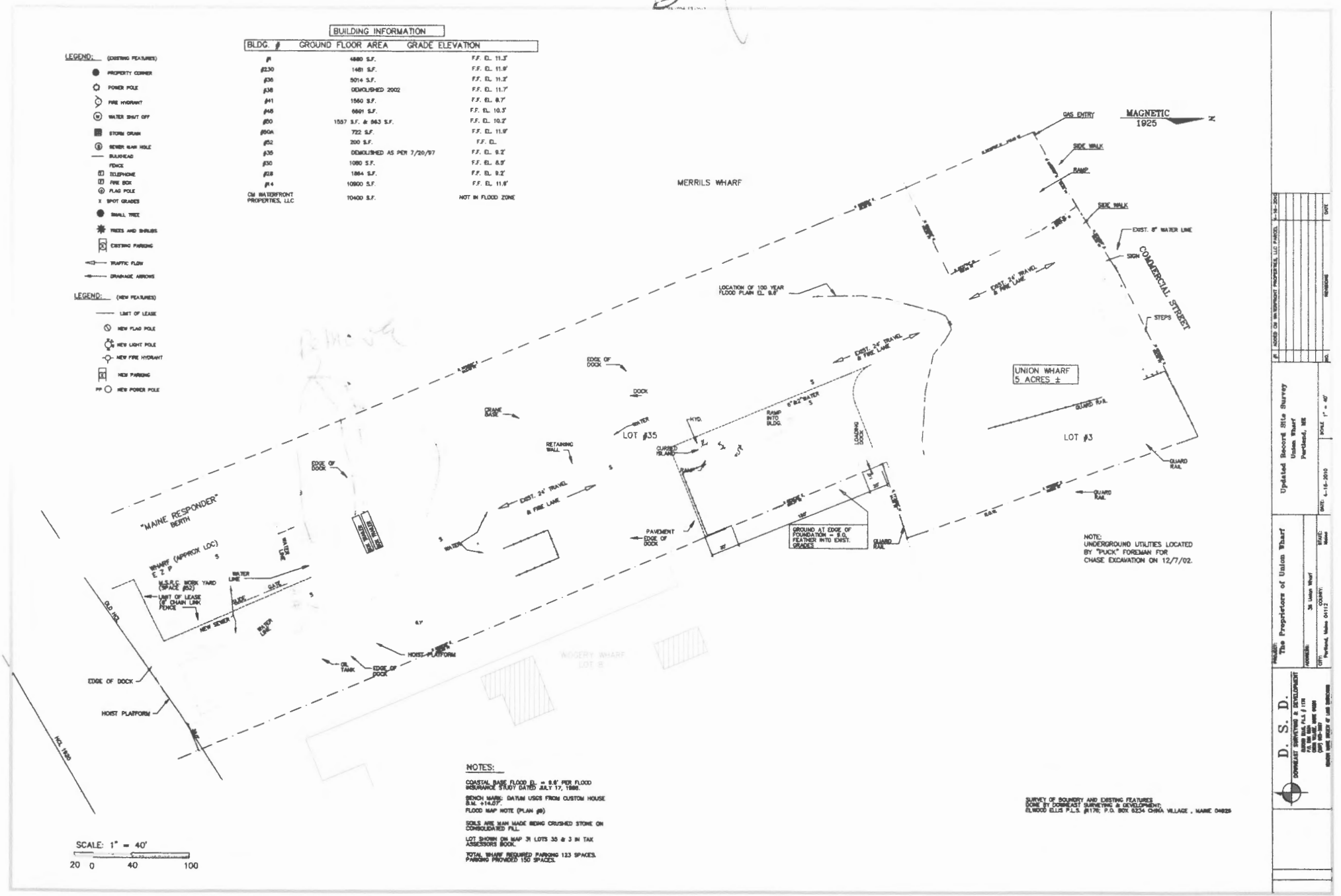
OFFICE: MANCHESTER, NH
JOB NO. L1BUNIONWHARF

PROPRIETORS OF UNION WHARF
PORTSMOUTH, NH

DRAWN BY:	J. HASSE
DATE:	02/06/12
CHECKED BY:	—
DATE:	—
REVISED DATE:	—
REVISED DATE:	—
REVISED DATE:	—
REVISED DATE:	—

SCALE: AS NOTED
SHEET NO.
PD1 of PD2

Before



NOTES:

COASTAL BASE FLOOD EL. = 8.6' PER FLOOD INSURANCE STUDY DATED JULY 17, 1986.

BENCH MARK: DATUM USGS FROM CUSTOM HOUSE B.M. +14.07'.
FLOOD MAP NOTE (PLAN #8)

SOILS ARE MAN MADE SIDING CRUSHED STONE ON CONSOLIDATED FILL.

LOT SHOWN ON MAP 31 LOTS 35 & 3 IN TAX ASSESSORS BOOK.

TOTAL WHARF REQUIRED PARKING 123 SPACES. PARKING PROVIDED 150 SPACES.

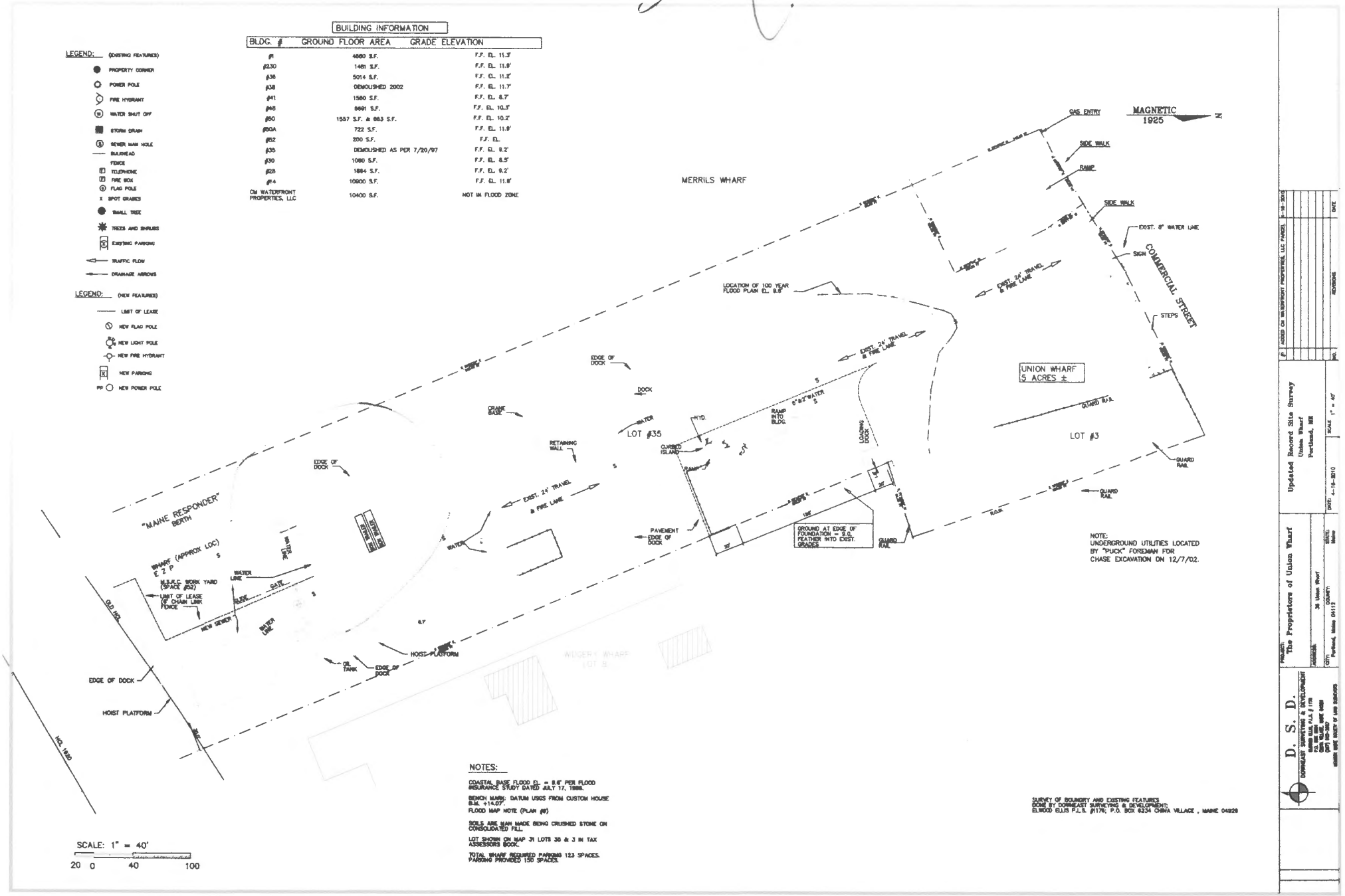
SURVEY OF BOUNDRY AND EXISTING FEATURES DONE BY DORNEAST SURVEYING & DEVELOPMENT; ELWOOD ELLIS P.L.S. #1178; P.O. BOX 6234 CHINA VILLAGE , MAINE 04926

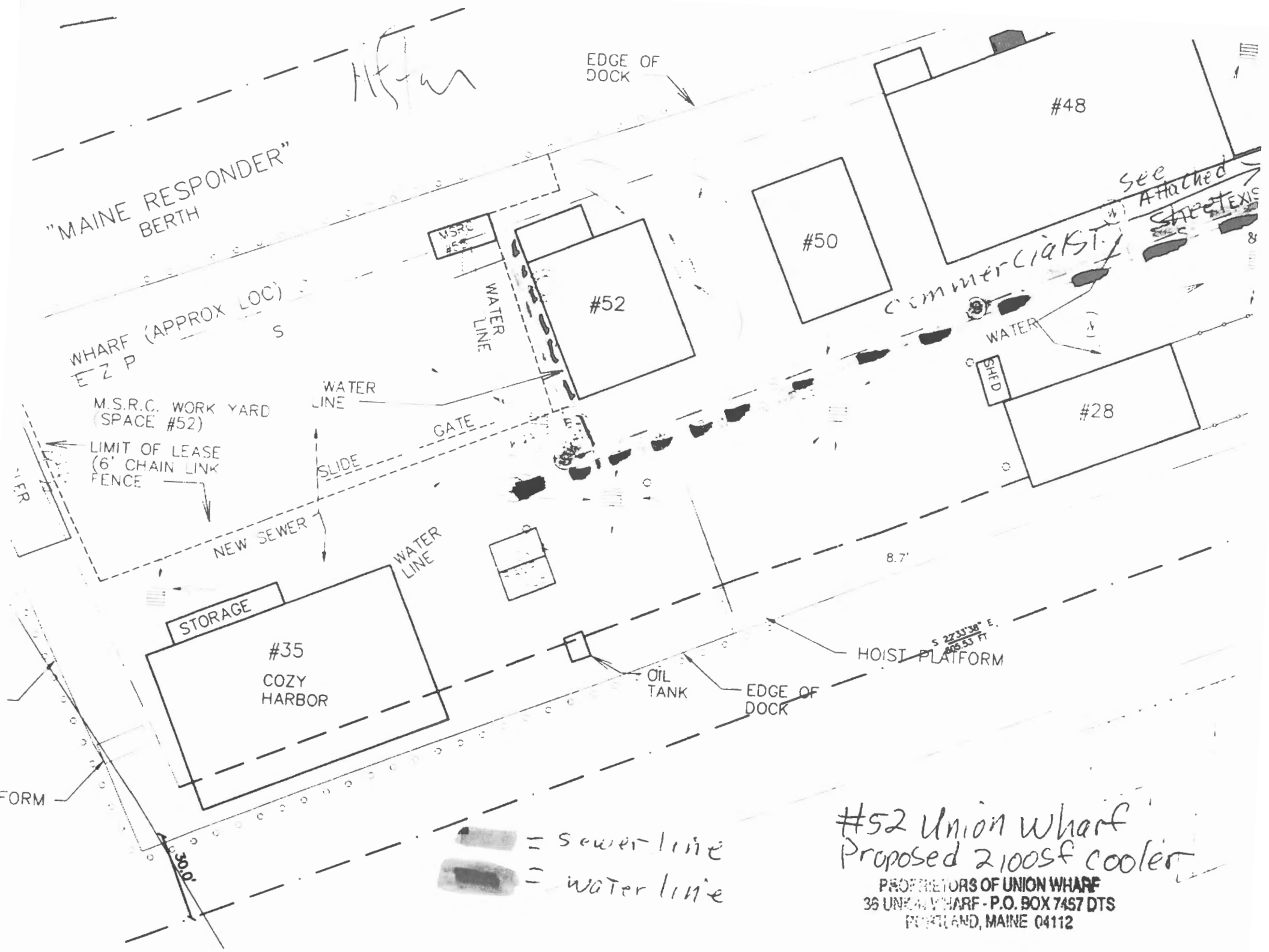
#	REVISIONS	DATE
1	ADDED ON WATERFRONT PROPERTIES, LLC PARCEL	1-16-2010

PROJECT: The Proprietors of Union Wharf
ADDRESS: 34 Union Wharf
CITY: Portland, Maine 04112
COUNTY:
STATE: Maine
DATE: 1-16-2010
SCALE: 1" = 40'
Updated Record Site Survey
Union Wharf
Portland, ME

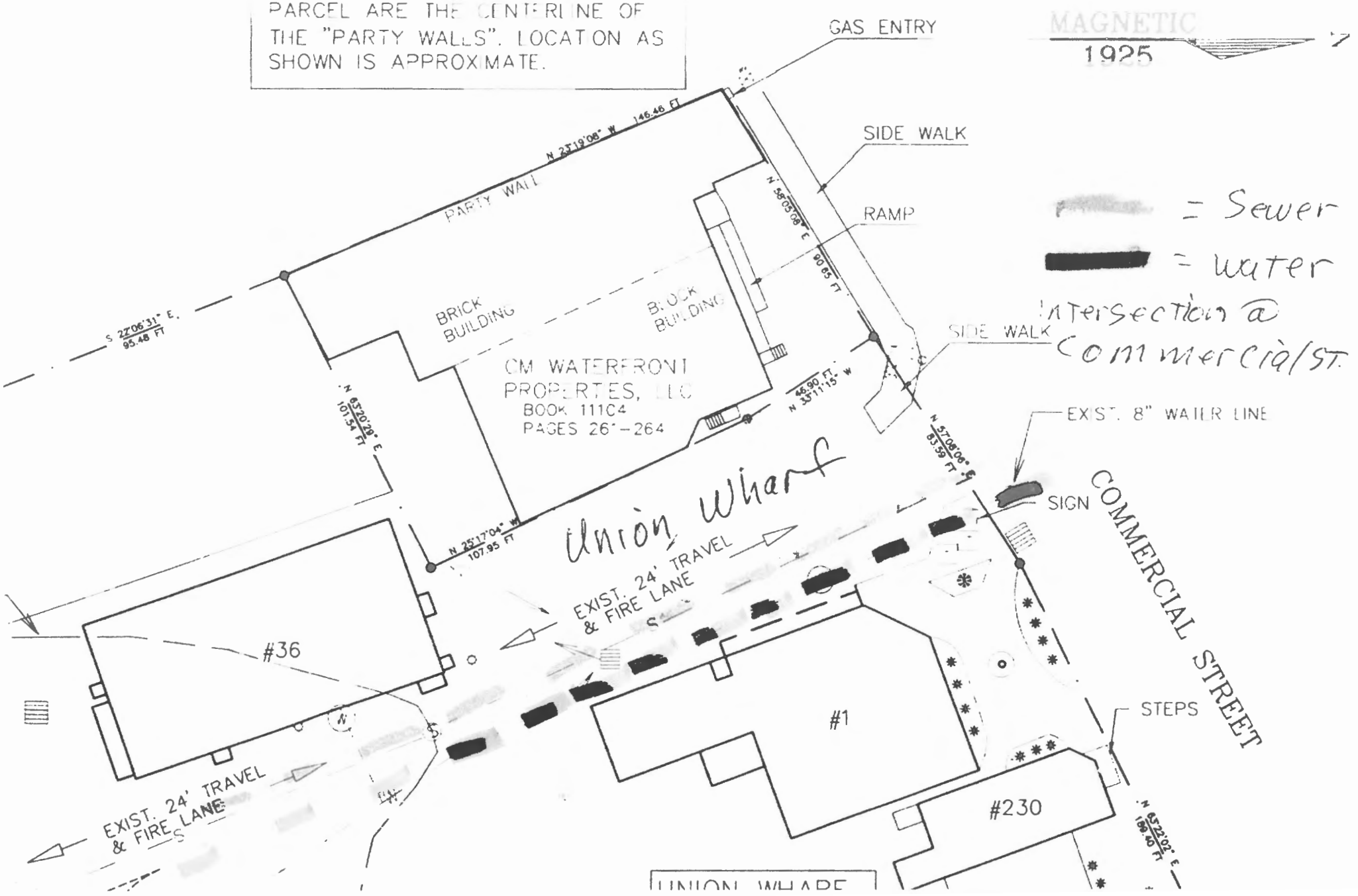
D. S. D.
DORNEAST SURVEYING & DEVELOPMENT

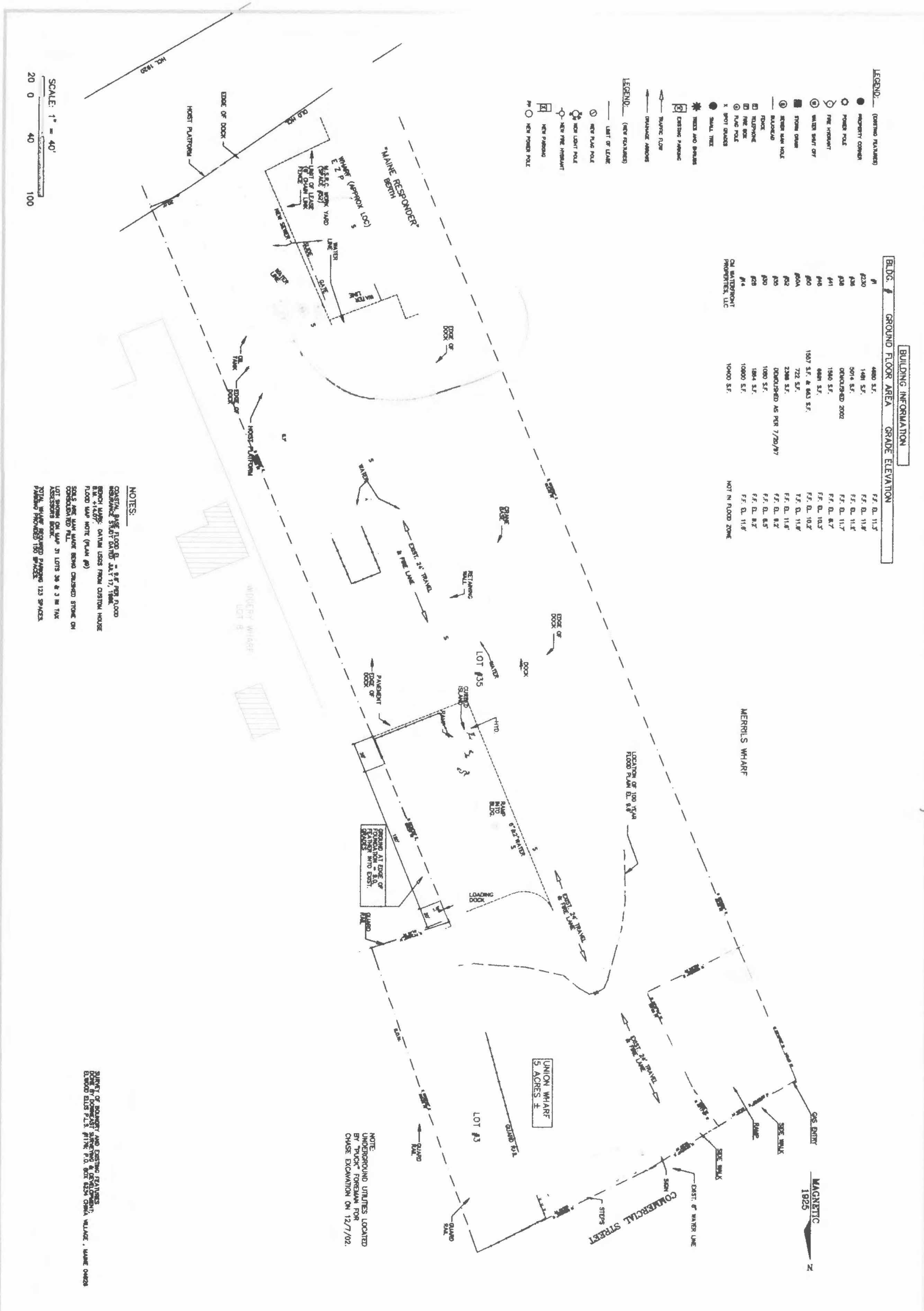
Before


LEGEND: (EXISTING FEATURES)
PROPERTY CORNER
POWER POLE
FIRE HYDRANT
WATER SHUT OFF
STORM DRAIN
SEWER MAN HOLE
BULKHEAD
FENCE
TELEPHONE
FIRE BOX
FLAG POLE
SPOT GRADES
SMALL TREE
TREES AND SHRUBS
EXISTING PARKING
TRAFFIC FLOW
DRAINAGE ARROWS
LEGEND: (NEW FEATURES)
LIMIT OF LEASE
NEW FLAG POLE
NEW LIGHT POLE
NEW FIRE HYDRANT
NEW PARKING
NEW POWER POLE
BUILDING INFORMATION
BLDG. # GROUND FLOOR AREA GRADE ELEVATION
#1 4680 S.F. F.F. EL. 11.3'
#230 1481 S.F. F.F. EL. 11.9'
#36 5014 S.F. F.F. EL. 11.2'
#38 DEMOLISHED 2002 F.F. EL. 11.7'
#41 1580 S.F. F.F. EL. 8.7'
#48 8691 S.F. F.F. EL. 10.3'
#50 1557 S.F. & 883 S.F. F.F. EL. 10.2'
#50A 722 S.F. F.F. EL. 11.9'
#52 200 S.F. F.F. EL.
#35 DEMOLISHED AS PER 7/20/97 F.F. EL. 9.2'
#30 1080 S.F. F.F. EL. 8.5'
#28 1884 S.F. F.F. EL. 9.2'
#14 10900 S.F. F.F. EL. 11.8'
CM WATERFRONT PROPERTIES, LLC 10400 S.F. NOT IN FLOOD ZONE
MAGNETIC 1925
N
MERRILS WHARF
GAS ENTRY
SIDE WALK
RAMP
SIDE WALK
EXIST. 8" WATER LINE
SIGN
COMMERCIAL STREET
STEPS
LOCATION OF 100 YEAR FLOOD PLAIN EL. 8.6'
EXIST. 24' TRAVEL & FIRE LANE
EXIST. 24' TRAVEL & FIRE LANE
EDGE OF DOCK
DOCK
UNION WHARF 5 ACRES ±
CRANE BASE
WATER
HYD.
RAMP INTO BLDG.
6"&2"WATER
LOADING DOCK
GUARD RAIL
LOT #35
CURBED ISLAND
RETAINING WALL
LOT #3
EDGE OF DOCK
"MAINE RESPONDER" BERTH
EXIST. 24' TRAVEL & FIRE LANE
GUARD RAIL
GUARD RAIL
PAVEMENT EDGE OF DOCK
GROUND AT EDGE OF FOUNDATION = G.O. FEATHER INTO EXIST. GRADES
R.O.W.
NOTE: UNDERGROUND UTILITIES LOCATED BY "PUCK" FOREMAN FOR CHASE EXCAVATION ON 12/7/02.
WHARF (APPROX LOC) E 2 P
WATER LINE
M.S.R.C. WORK YARD (SPACE #52)
LIMIT OF LEASE OF CHAIN LINK FENCE
SLOPE
GATE
NEW SEWER
WATER LINE
O.H.P.L.
EDGE OF DOCK
HOIST PLATFORM
MCL 1980
OIL TANK
EDGE OF DOCK
HOIST PLATFORM
WIDGERY WHARF LOT 9
SCALE: 1" = 40'
20 0 40 100
NOTES:
COASTAL BASE FLOOD EL. = 9.6' PER FLOOD INSURANCE STUDY DATED JULY 17, 1986.
BENCH MARK: DATUM USCS FROM CUSTOM HOUSE B.M. +14.07'.
FLOOD MAP NOTE (PLAN #8)
SOILS ARE MAN MADE BEING CRUSHED STONE ON CONSOLIDATED FILL.
LOT SHOWN ON MAP 31 LOTS 35 & 3 IN TAX ASSESSORS BOOK.
TOTAL WHARF REQUIRED PARKING 123 SPACES. PARKING PROVIDED 150 SPACES.
SURVEY OF BOUNDRY AND EXISTING FEATURES DONE BY DORMEAST SURVEYING & DEVELOPMENT; ELWOOD ELLIS P.L.S. #1176; P.O. BOX 6334 CHINA VILLAGE , MAINE 04926
D. S. D.
DORMEAST SURVEYING & DEVELOPMENT
PROJECT: The Proprietors of Union Wharf
ADDRESS: 36 Union Wharf
CITY: Portland, Maine 04112
COUNTY: STATE: Maine
Updated Record Site Survey
Union Wharf
Portland, ME
DATE: 4-16-2010
SCALE: 1" = 40'
NO. REVISIONS DATE
1 ADDED ON WATERFRONT PROPERTIES, LLC PARCEL 4-16-2010


"MAINE RESPONDER" BERTH
EDGE OF DOCK
#48
#50
#52
#28
#35
COZY HARBOR
STORAGE
WHARF (APPROX LOC)
E Z P
S
WATER LINE
M.S.R.C. WORK YARD (SPACE #52)
LIMIT OF LEASE (6' CHAIN LINK FENCE
GATE
SLIDE
NEW SEWER
WATER LINE
WATER
SHED
OIL TANK
EDGE OF DOCK
HOIST PLATFORM
S 22°33'38" E. 469.53 FT
8.7'
30.0'
Commercial ST.
See Attached Sheet
= sewer line
= water line
#52 Union Wharf
Proposed 2100sf cooler
PROPRIETORS OF UNION WHARF
36 UNION WHARF - P.O. BOX 7457 DTS
PORTLAND, MAINE 04112

NOTE: 16 APRIL 2010
WEST AND SOUTH SIDES OF
CM WATERFRONT PROPERTIES, LLC
PARCEL ARE THE CENTERLINE OF
THE "PARTY WALLS". LOCATION AS
SHOWN IS APPROXIMATE.





D. S. D. DOWNEAST SURVEYING & DEVELOPMENT	PROJECT: The Proprietors of Union Wharf	Updated Record Site Survey Union Wharf Portland, ME	#	ADDED CM WATERFRONT PROPERTIES, LLC PARCEL — 6-16-2010
	ADDRESS: 38 Union Wharf			
	CITY: Portland, Maine 04112 — COUNTY: — STATE: Maine	DATE: 2-22-2012 — SCALE 1" = 40'	NO.	REVISIONS — DATE

Planning Division
Alexander Jaegerman, Director

March 29, 2012

Proprietors of Union Wharf
Atten: Charlie Poole, President
36 Union Wharf
PO Box 7467
Portland, Maine 04112

APR - 9 2012

Project Name:	Bait Cooler	Project ID:	2012-451
Address:	52 Union Wharf	CBL:	31-L-35
Applicant:	Proprietors of Union Wharf		
Planner:	Bill Needelman, Senior Planner		

Dear Mr. Poole [Charlie]:

On March 29, 2012, the Planning Authority approved with conditions a Level II site plan for a bait cooler at 52 Union Wharf. The decision is based upon the application, documents and plans as submitted by Charlie Poole and prepared by DSD, Downeast Surveying and Development and dated 2-22-12. The proposal was reviewed for conformance with the standards of Portland's site plan, shoreland and flood plain ordinances.

SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following condition of approval:

1. That the applicant receive a permit by rule approval from the Maine Department of Environmental Protection (DEP regulation 305) prior to issuance of a building permit.

SHORELAND FLOOD PLAIN REVIEW

The Planning Authority found the plan is in conformance with the Shoreland Zoning and Flood Plain Management Standards of the Land Use Code subject to the following condition of approval:

1. That the finished floors of all structures are elevated to a minimum of 12 feet NGVD (1929). Note that certificate of elevation requirements will be administered at the time of building permit processing.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.

2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.

4. **Inspection Fees** A site inspection fee payment of $300 and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.

5. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

6. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. (Only excavators licensed by the City of Portland are eligible.) Note that the City of Portland Department of Public Services also requires a sewer inspection fee in addition to the site plan requirements described herein. For street opening permits and sewer inspections, please contact Carol Merritt at 874-8822.

7. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*,dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Bill Needelman, Senior Planner at (207) 874-8722.

Sincerely,

Alexander Jaegerman
Planning Division Director

Attachments:
1. Performance Guarantee Packet

cc: Greg Mitchell, Interim Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Bill Needelman, Senior Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
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Doug Roncarati, Stormwater Coordinator, Public Services
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Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Matt Doughty, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Captain Chris Pirone, Fire Department
Thomas Erriso, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

PROPRIETORS OF UNION WHARF
ESTABLISHED 1793

April 13, 2012

City of Portland
Building Inspections Division
389 Congress St.
Portland, Maine 04101

Dear Inspections:

Attached is a completed building permit application for the Proprietors of Union Wharf regarding the new Lobster Bait Cooler to be built at #52 Union Wharf.

Please find the following for your review:

1. Completed building application for #52 Union Wharf.
2. The permit fee - $1270 – building fee + $75 for CO fee = $1,345.00.
3. Portland Fire Dept. Site Review checklist from minor site plan application.
4. Permit application check list.
5. Certificate of Design Application.
6. Certificate of design.
7. Accessibility Building Code Certificate.
8. Copy of the Site Plan approval letter.
9. Complete set of construction drawings.
10. Copy of Union Wharf site plan with #52 Union Wharf highlighted in red.

Please call me if you have any questions or require more information. Our tenant, CBS Lobster will be using this new cooler for their business and they hopes to have it up and running by the first of June. Please call to let us know when the Building Permit is ready, we will come and pick it up.

Thank you.

Sincerely,

Charles A. Poole

Charles A. Poole
President

36 UNION WHARF - P.O. BOX 7467 - PORTLAND, MAINE 04112
TEL 207-772-8160 FAX 207-772-8471

Jeanie Bourke - 52 Union wharf, Bait Cooler - Building Permit Issuance

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 5/9/2012 9:14 AM
Subject: 52 Union wharf, Bait Cooler - Building Permit Issuance

Hi all, this project, site plan #2012-451, the bait cooler project at 52 Union Wharf, meets minimum DRC site plan requirements for the issuance of the building permit. All Planning conditions of approval for the issuance of the building permit have been met.

Please contact me with any questions. Thanks.

Phil

PROPRIETORS OF UNION WHARF
ESTABLISHED 1793

March 1, 2012

Portland Fire Dept. – Site Review – Fire Dept. Checklist

RE: #52 Union Wharf – Bait cooler and small office project

1. Applicant – Proprietors of Union Wharf
   PO Box 7467
   36 Union Wharf
   Portland, Maine 04112
   207-772-8160 –office and cell 207-939-1431
2. Builder (no architect – package building product – design done internally)
   Morton Buildings, Inc.
   885 Londonderry TPKE
   Auburn, NH 03032
   Attn: Scott Grondin – 207-240-9069
3. Use of structure – 2100 sf lobster bait cooler and 288 sf office with 1 – bathroom and closet.
4. Sq. footage – 2100 sf – 42 x 50 – cooler and 12'x24' office – 288 sf..
5. Elevation – the finish floor of the cooler and the office will be at 11.6' which is 2' above the 100 year flood elevation for Portland Harbor which is 9.6'. Please see attached plans for all 4 – side elevations. A copy of the site plan showing where the new building will be located is also included.
6. Fire protection – Each of the spaces will be equipped with lighted exit signs above the egress door. There will be 1 - 3' x 6'8" egress door in each space. The cooler also has a 12' x 12' overhead door. The cooler space will be equipped with 1 – 10# ABC fire extinguishers located between the egress door and the overhead door. The office will have 2 – 5# ABC fire extinguishers, 1- will be located at the egress door in the office and the other, outside of the bathroom. It must also be noted that due to this being a lobster and lobster bait operation, there are large salt water wash down hoses on site that are used in the bait operations.
7. Hydrant location – 395' from the egress door of the cooler to the fire hydrant located outside of the office entrance to #14 Union Wharf.
8. Water main – 8" down the center of Union Wharf roadway, intersects at Commercial St... 100# per sq. in pressure.
9. Access – This structure can be accessed on 3 sides by vehicles and on one side by foot traffic.
10. Code summary – NFPA 10 – the proposed new cooler building and office meets the portable fire extinguisher requirement for fire safety of a building of this size and use.

Submitted by: Charles A. Poole

Charles A. Poole
President
Proprietors of Union Wharf

PORTLAND MAINE
Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Planning Division
Alexander Jaegerman, Director

March 29, 2012

Proprietors of Union Wharf
Atten: Charlie Poole, President
36 Union Wharf
PO Box 7467
Portland, Maine 04112

Project Name:	Bait Cooler	Project ID:	2012-451
Address:	52 Union Wharf	CBL:	31-L-35
Applicant:	Proprietors of Union Wharf		
Planner:	Bill Needelman, Senior Planner		

Dear Mr. Poole [Charlie]:

On March 29, 2012, the Planning Authority approved with conditions a Level II site plan for a bait cooler at 52 Union Wharf. The decision is based upon the application, documents and plans as submitted by Charlie Poole and prepared by DSD, Downeast Surveying and Development and dated 2-22-12. The proposal was reviewed for conformance with the standards of Portland's site plan, shoreland and flood plain ordinances.

SITE PLAN REVIEW

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If there are any questions, please contact Bill Needelman, Senior Planner at (207) 874-8722.

Sincerely,

Alexander Jaegerman
Planning Division Director

Attachments:
1. Performance Guarantee Packet

cc: Greg Mitchell, Interim Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
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Jeff Tarling, City Arborist, Public Services
Captain Chris Pirone, Fire Department
Thomas Erriso, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE

Downloaded 7/14/11

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

	For Insurance Company Use:
A1. Building Owner's Name PROPRIETORS OF UNION WHARF	Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 52 UNION WHARF	Company NAIC Number
City PORTLAND State ME ZIP Code 04101	

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) TAX MAP 33 LOT 001 (52 UNION WHARF PARCEL)

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) COMMERCIAL

A5. Latitude/Longitude: Lat. A Long. B Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1

A8. For a building with a crawlspace or enclosure(s): N/A
- a) Square footage of crawlspace or enclosure(s) ____ sq ft
- b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade ____
- c) Total net area of flood openings in A8.b ____ sq in
- d) Engineered flood openings? ☐ Yes ☐ No

A9. For a building with an attached garage: N/A
- a) Square footage of attached garage ____ sq ft
- b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade ____
- c) Total net area of flood openings in A9.b ____ sq in
- d) Engineered flood openings? ☐ Yes ☐ No

A 43° 39.168"
B 070° 15.146"

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
230051 0014B	CUMBERLAND	MAINE

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
0014B		7/17/1986	7/17/1986	AE (V3)	10.0 (12.0)

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe) ____

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe) ____ RM 41 (14.04)

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date ____ ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction of Floor
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.

Benchmark Utilized RM 41 Vertical Datum 1929 14.04

Conversion/Comments ____ ← AT DRAIN

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	12.00	☒ feet	☐ meters (Puerto Rico only)
b) Top of the next higher floor	____	☐ feet	☐ meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☐ feet	☐ meters (Puerto Rico only)
d) Attached garage (top of slab)	N/A	☐ feet	☐ meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	12.00	☒ feet	☐ meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG)	9.4	☒ feet	☐ meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG)	12.2	☒ feet	☐ meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	____	☐ feet	☐ meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.* ☐

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

ELWOOD ELLIS
Certifier's Name License Number ME 2000 1176

Title Director Company Name Downeast Surveying & Development

Address P.O. Box 6234 City CHINA VILLAGE State ME ZIP Code 04926

Signature Date 5/31/2012 Telephone 207-592-2735

PORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	Policy Number
City State ZIP Code	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments

Signature 5/31/2012 Date

☐ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____.____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____.____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____.____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____.____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____.____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____.____ ☐ feet ☐ meters (PR) Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____.____ ☐ feet ☐ meters (PR) Datum _____

G10. Community's design flood elevation _____.____ ☐ feet ☐ meters (PR) Datum _____

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

☐ Check here if attachments

FLOOD HAZARD DEVELOPMENT APPLICATION

Portland, Maine

(All applicants must complete entire application)

[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications.

Owner: Proprietors of Union Wharf Address: 36 Union Street

Phone No.: 772-8160 Portland, ME 04101

Applicant: Charlie Poole (Pres. Wharfing) Address: same

Phone No.: same

Contractor: owner Address: PO Box 7467

Phone No.: Portland, ME 04112

LEGAL DESCRIPTION

Is this part of a subdivision? ☐ Yes ☒ No If yes, give the name of the subdivision and lot number:

Subdivision: _____ Lot #: _____

Tax Map: 031 - L - Lot #: 35

Address: #52 Union Wharf
Street/Road Name

Zip Code: Portland, ME 04101
Town/Zip Code

General explanation of proposed development: To remove 2 existing bait cooler trailers & A tin Shed AND to replace them with A 42' x 55' (2,100 ft) lobster bait cooler with Attached 12' x 24' (288 ft) office

Estimated Value of Proposed Development: $125,000

Proposed Lowest Floor elevation [for new or substantially improved structure]: 12' given

OTHER PERMITS

Are other permits required from State or Federal jurisdictions? ☐ Yes ☒ No

If yes, are these other permits attached? ☐ Yes ☐ No ☐ Not Applicable

Federal and State Permits may include but are not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining; USACE/Section 9 &10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

SEWER AND WATER

Sewage Disposal: ☒ Public ☐ Private ☐ Existing ☐ Proposed ☐ Not Applicable Type _____

Water Supply: ☒ Public ☐ Private

(This section to be completed by Municipal Official)

LOCATION

Flooding Source (name of river, pond, ocean, etc.): Ocean

☐ V1-30 Zone ☐ VE Zone ☐ AE Zone ☒ A1-30 Zone ☐ A Zone ☐ AO Zone ☐ AH Zone
☐ FRINGE ☐ FLOODWAY (1/2 width of floodplain in A Zone)

Base Flood Elevation (bfe) at the site 10 NGVD [Required for New Construction or Substantial Improvement]

Lowest floor elevation of proposed or existing structure 12 NGVD [Required for New Construction or Substantial Improvement]

If proposed development is in an AE or A1-30 Zone and cross section data is available in the Flood Insurance Study, please note the nearest cross section reference letter and elevation of base flood at nearest cross section above and below the site.

Cross Section Letter	Base Flood Elevation
Above Site _____	Above Site _____
Below Site _____	Below Site _____

Basis of unnumbered A Zone bfe determination:
☒ From a Federal Agency: ☐ USGS ☐ USDA/NRCS ☐ USACE ☐ Other _____
☐ From a State Agency: ☐ MDOT ☐ Other _____
☐ Established by Professional Land Surveyor
☐ Established by Professional Engineer ☐ HEC/RAS ☐ HEC II ☐ HY 7 ☐ TR20 ☐ TR55 ☐ Quick-2
☐ Other _____
☐ Highest Known Water Level
☐ Other (Explain) _____

VALUE

If the development involves work on an existing structure, enter the **Market Value** of existing structure before improvements:
$ _____

☒ New Construction or Substantial Improvement ☐ Minor improvement or minor addition to existing development

TYPE OF DEVELOPMENT

Check the appropriate box to the left of the type(s) of development requested and complete information for each applicable line:

	Dimensions
☐ 1. Residential Structure	
☐ 1a. New Structure	_____
☐ 1b. Add to Structure	_____
☐ 1c. Renovations/repairs/maintenance	
☐ 2. Non-Residential Structure	
☒ 2a. New Structure	replacement 42'x55' + 12'x24'
☐ 2b. Add to Structure	_____
☐ 2c. Renovations/repairs/maintenance	
☐ 2d. Floodproofing	
☐ 3. Accessory Structure	_____
☐ 4. Functionally Dependent Use:	
☐ 4a. Dock	_____
☐ 4b. Pier	_____
☐ 4c. Boat Ramp	_____
☐ 4d. Other	_____
☐ 5. Paving	_____
☐ 6. Conditional Use (Lobster/Fish Shed seaward of mean high tide)	

Note: Conditional Use requires add'l. information due to specific standards, public hearing, and Planning Board review.

	Cubic Yards
☐ 7. Filling[3]	_____
☐ 8. Dredging	_____
☐ 9. Excavation	_____
☐ 10. Levee	_____
☐ 11. Drilling	

	Number of Acres
☐ 12. Mining	_____
☐ 13. Dam: Water surface to be created	_____
☐ 14. Water Course Alteration	_____

Note: Detailed description must be attached with copies of all applicable notifications, state and federal permits.

☐ 15. Storage of equipment or materials
☐ 16. Sewage Disposal System
☐ 17. Water Supply System
☐ 18. Other: Explain _____

[1] Certain prohibitions apply in Velocity Zone

Attach a Site Plan – Drawn to scale with north arrow. on file Approved site plan

- Show property boundaries, floodway, and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.

Attach Statement – describing in detail how each applicable development standard in Article VI will be met.

For New Construction or Substantial Improvement also show:

- Existing and proposed grade elevations adjacent to the walls of the structure done by a Professional land Surveyor, Architect, or Engineer.
- Location and elevation of temporary elevation reference marks on the site.

Special Note:
Substantial Improvement is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIV, for more complete definitions of New Construction and Substantial Improvement.

Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. Certification of structural design, specifications, plans and construction methods completed by a Professional Engineer or Architect shall accompany the application as required in Article VI.L.3. of the floodplain management ordinance.

The applicant understands and agrees that:

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or sue any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view; and,
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and in the attachments to this application are a true description of the existing property and the proposed development project.

Case Sage & Return

X Owner: _____ Date: _____
Signature

or

Authorized Agent: _____ Date: _____
Signature

(This section to be completed by Municipal Official)

Date: Submitted _____; Fee Paid _____; Reviewed by CEO _____; Reviewed by Planning Board _____

Permit # _____ Issued by _____ Date _____

FLOOD HAZARD DEVELOPMENT PERMIT
PART I

Portland, Maine

(For New Structures or Substantial Improvements)

For new Structures or Substantial Improvements, this Flood Hazard Development Permit allows construction only up to the establishment of the lowest floor. Once the lowest floor is established, the permittee must provide an elevation certificate establishing the as built lowest floor elevation. When the Code Enforcement Officer finds the documentation to be in compliance with the Floodplain Management Ordinance, the permittee must then apply for the Part II Flood Hazard Development Permit in order for construction to continue.

For new Structures or projects that are deemed Substantial Improvements, the grade elevation at the lowest grade adjacent to the existing or proposed wall is: 10 NGVD.

The proposed Lowest Floor Elevation will be 12.
(for V1-30 and VE Zones the lowest floor elevation is measured at the bottom of lowest structural horizontal part of the structure)

Sewage disposal: ☒ existing ☐ proposed ☐ not applicable Type Public

Tax Map: 031-L- Lot #: 35

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view and;
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this permit are a true description of the existing property and the proposed development project.

Please Sign & return

Owner _____ Date _____
signature

or

Authorized Agent _____ Date _____
signature

Issued by _____ Date _____

Permit # _____

Memorandum
Department of Planning and Development
Planning Division

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: August 14, 2012

RE: C. of O. for # 52 Union Wharf, Bait Cooler (Id#2012-451) (CBL 031 L 035001)

After visiting the site, I have the following comments:

Site work complete.

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Cc: Tammy Munson, Inspection Services Manager
Barbara Barhydt, Development Review Services Manager
File: 1 Solution

5-15-12 DWM Footings OK

5-18-12 DWM George 776-3044 wall sol OK

6-25-12 DWM Charley 939-1431 close-in OK (BKL Elec)

8-13-12 DWM/BKL/John Markell Scott 415-1118 Fmal

Fire, elec, & Blds Fail Blds provide: zoning conditions, Bath fan, P&T to code, Handrails, DRC OK

8-14-12 DWM Reviewed with Zoning + DRC. Both OK for CO

8-27-12 DWM Fmal OK

Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 52 UNION WHARF

CBL: 031- L-035-001

Issued to: Proprietors of Union Wharf

Date Issued: 8/27/2012

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. 2012-04-3778-ALTCOMM, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
ENTIRE	USE GROUP B/S-2 OFFICE/BAIT COOLER TYPE 5-B IBC 2009

Approved:
8-27-2012
(Date) *Inspector*

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

PROPRIETORS OF UNION WHARF
ESTABLISHED 1793

5/9/12

TO: Jeanie Bourke

From: Charlie Poole

Re: Foundation plans
#52 Union wharf
Bait Cooler

Thanks Jeanie. Please
call when the permit
is ready.

Charlie

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • *www.portlandmaine.gov*

Receipts Details:

Tender Information: Check , BusinessName: Proprietors of Union Wharf, Check Number: 3993
Tender Amount: 1345.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 4/13/2012
Receipt Number: 42891

Receipt Details:

Referance ID:	6101	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	1270.00	Charge Amount:	1270.00
Job ID: Job ID: 2012-04-3778-ALTCOMM - 50' x 42' lobster bait cooler w/ 12' x 24' office			
Additional Comments:			

Referance ID:	6102	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-04-3778-ALTCOMM - 50' x 42' lobster bait cooler w/ 12' x 24' office			

Additional Comments:

Thank You for your Payment!