General Building Permit Application

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/03/14

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.

Address/Location of Construction: 100 West Commercial Street, Portland, Maine (Building B)		
Total Square Footage of Proposed Structure:	28,800 SF	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 59-A 3, 4	**Applicant Name:** Canal Landing, LLC Address 58 Fore Street City, State & Zip Portland, ME 04101	Telephone: 207-774-1067 Email: flight@portlandyacht.com
Lessee/Owner Name: Canal Landing LLC (if different than applicant) Address: 58 Fore Street City, State & Zip: Portland, ME 04101 Telephone & E-mail: 207-774-1067, flight@portlandyacht.com	**Contractor Name:** Irishspan Industries, Inc. (if different from Applicant) Address: City, State & Zip: Telephone & E-mail:	Cost Of Work: $ 1.5 million C of O Fee: $ Historic Rev $ **Total Fees : $**

Current use (i.e. single family) Boat maintenance facility
If vacant, what was the previous use? Former rail yard and marine related industrial
Proposed Specific use: Boat maintenance facility to include 160' x 180' Pre-Engineered Steel Building
Is property part of a subdivision? No If yes, please name
Project description: Pre engineered steel structure / RB
Construction of new ~~tension fabric structure~~ in support of boat maintenance yard.

Who should we contact when the permit is ready: Bob Flight, New Yard LLC
Address: 58 Fore Street
City, State & Zip: Portland, ME 04101
E-mail Address: flight@portlandyacht.com
Telephone: 207-774-1067

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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: Stephen R. Bushey, P.E. (Agent) **Date:** July 30, 2014

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

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100 YEARS

July 30, 2014

Building Inspections Office
City of Portland, Maine
389 Congress Street
Portland, Maine 04101-3509

Subject: Canal Landing New Yard – Phase 1
100 West Commercial Street
Applicant: Canal Landing, LLC
Building Permit Application for Building B

To Whom It May Concern:

As an Agent of Canal Landing, LLC, we are pleased to provide the accompanying Building Permit application for their proposed building activities at the Canal Landing site. Canal Landing, LLC is proposing to construct a new pre-engineered steel building structure in support of their proposed boat maintenance operations at the site. The project has previously received Site Plan Approval from the Portland Planning Authority. We have recently made an Amended Site Plan application to the Planning Authority related to the Site Plan modifications resulting from the IMT expansion project underway by the MaineDOT. We expect to receive an Amended Site Plan approval at their August 12, 2014 Planning Board Public Hearing. Copies of these permits and applications are on file with the Planning Department. In the fall of 2013, the City issued Building and Foundation permits related to the now constructed tension fabric building (Building A) (see Building Permit 2013-02364).

This current submission is for a proposed pre-engineered steel structure which is to be used for administrative operations and vessel maintenance. The proposed building is manufactured by Essex Structural Steel Co., Inc. and locally distributed and constructed by Irishspan Industries, Inc. The structure includes a steel member framing system and cast-in-place concrete foundation system. The proposed structure will measure 160'-0" wide x 180'-0" long. The structure will contain a wet sprinkler system designed by Advanced Fire Protection Services, LLC. We understand that they will submit a Fire Suppression Systems application for the project separately from the Building Permit application. We have also submitted an early Foundation Permit application to the Building Inspections office (See Permit #2014 01670). We hope that these application reviews can all run concurrently. The proposed building will contain multiple large overhead doors and multiple access doors around the building perimeter to meet code requirements. The heated building will contain a concrete floor throughout. The building will be located to the northwest side of the tension fabric building (Building A) as identified on the accompanying site plan drawings.

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Included with this submission are the following plans and information:

- General Building Permit Application and Checklist, Certificate of Design Application and Certificate of Design
- Site Plans including Boundary Survey, Site Layout, Utility and Grading Plans (4 Sheets)
- Essex Building Plans including Framing Sections, Details and Related Information (23 sheets)
- Irishspan Industries, Inc. – Building Elevations (3 Sheets)
- The sprinkler design plans will be submitted for review under separate cover within the next two weeks
- Fire/Life Safety Code Review by Fire Risk Management, Inc.

The following information is provided for the Fire Protection Checklist:

1. Applicant Info: Canal Landing, LLC
   58 Fore Street
   Portland, ME 04101
   Tel. 207-774-1067

2. Architect Info: Irishspan Industries, Inc.
   107 Kennebunk Road
   Alfred, ME 04002
   Tel. 207-229-2092

3. Proposed Use of Structure – NFPA 13, IBC Group F-I, Factory Industrial
4. Square Footage of Structure – 28,800 SF
5. Proposed Fire Protection – Wet sprinkler system
6. Separate Plans for Suppression and Detection Systems – See plans and submission materials by Advanced Fire Protection Services, LLC
7. Life Safety Plan – See plans by Irishspan Industries, Inc. and report by Fire Risk Management
8. Elevators – Not Applicable

Please accept these application materials for processing and contact this office with the appropriate fee for these activities. Canal Landing, LLC will promptly provide the application fee within 24 hours of said notice. Canal Landing's schedule includes foundation construction followed by building erection. Canal Landing, LLC is seeking to commence building work by late August so they are interested in any opportunity allowing expedited review including the possibility for an early approval and authorization of their foundation package. We would appreciate an immediate reply from the Department regarding these requests.

CITY OF PORTLAND, MAINE RESURGAM
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If you have any questions or require any additional information, please contact our office.

Sincerely,

FAY, SPOFFORD & THORNDIKE

Stephen Bushey, P.E., C.P.E.S.C.
Senior Principal Engineer

SRB/cmd

Enclosures: General Permit Building Application
Plans and Supporting Documents

c: Rick Knowland, City Planning
Phin Sprague, New Yard, LLC/Canal Landing, LLC
Bob Flight, New Yard, LLC/Canal Landing, LLC
Peter Plumb, Murray, Plumb and Murray
Dave Fitzpatrick, Irishspan Industries, Inc.

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