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Inspections Division
Date: 11/19/13

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October 8, 2013

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

Subject: Canal Landing New Yard – Phase 1
40 West Commercial Street
Applicant: New Yard, LLC
Building Permit Application for New Tension Fabric Structure

To Whom It May Concern:

As an Agent of New Yard, LLC (New Yard), we are pleased to provide the accompanying Building Permit application for their proposed building activities at the Canal Landing site. New Yard, LLC is proposing to construct a new tension fabric 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 realignment of their initial tension fabric building and expect to receive an Amended Site Plan approval at their October 22, 2013 public hearing. Copies of these permits and applications are on file with the Planning Department. Most recently the City issued Permit 2013-02045 for Phase 1A site work on the project. In accordance with Condition #1 of the permit we also recently submitted an application and supplemental materials for their Phase 1 boat ramp and float systems which are also to be constructed.

This current submission is for the proposed Tension Fabric Structure which is to be used for vessel maintenance. The proposed building is manufactured by Legacy Building Solutions who will be also responsible for the building erection. The tension fabric structure includes a steel member framing system and cast in place concrete foundation system. The proposed structure will measure 120'-0" wide x 160'-6" long. The structure will contain a dry sprinkler system designed by Advanced Fire Protection Services, LLC. We understand that they have just recently submitted a Fire Suppression Systems application for the project. We hope that these application reviews can all run concurrently. The proposed building will contain at least one large overhead door and multiple access doors around the building perimeter to meet code requirements. The largely unheated building will contain a gravel floor throughout except for two corners where the sprinkler riser standpipes will enter into the building space.

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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)
- Legacy Building Plans including Framing Sections, Details and Related Information (21 Sheets)
- Foundation Plans by Gagnon Engineering Inc. (8 Sheets)
- Sprinkler System Design by Advanced Fire Protection Services, LLS (Calculations & 1 Sheet)

The following information is provided for the Fire Protection Checklist:

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

2. Architect Info: Legacy Building Solutions
   19500 County Road 142
   South Haven, MN 55382
   Tel. 320-259-7126

3. Proposed Use of Structure – NFPA 13, IBC Group SI

4. Square Footage of Structure – 19,260 SF

5. Proposed Fire Protection – Dry 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 Legacy Building Solutions

8. Elevators – Not Applicable

Please accept these application materials for processing and contact this office with the appropriate fee for these activities. New Yard, LLC will promptly provide the application fee within 24 hours of said notice. New Yard's schedule includes foundation construction followed by building erection. New Yard is seeking to commence work within the next few weeks 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.

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If you have any questions or require any additional information, please contact our office.

Sincerely,

FAY, SPOFFORD & THORNDIKE, LLC

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

SRB/smk

Enclosures: Application materials including plans and documents

c: Bill Needelman, City Planning
Phin Sprague, New Yard, LLC
Bob Flight, New Yard, LLC
Peter Plumb, Murray, Plumb and Murray

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