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Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 10/30/13

October 18, 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**  
**Foundation 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 Foundation 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. We have previously submitted a Building Permit application for the project (see Permit #201302298 under review). We are seeking an early foundation permit approval to allow the initial foundation excavation and concrete work to proceed in advance of the final Building Permit authorization. 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.

This current submission is for the proposed foundation for the 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 proposed cast-in-place foundation system has been designed by Gagnon Engineering. 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:

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- General Foundation Permit Application and Checklist
- Geotechnical Report by S. W. Cole
- Site Plans including Boundary Survey, Site Layout, Utility and Grading Plans (4 Sheets)
- Foundation Plans by Gagnon Engineering Inc. (8 Sheets)

Please accept these application materials for processing and contact this office with the appropriate fee (if applicable) for these activities. It is our understanding that New Yard, LLC has previously supplied a Building Application fee in the amount of \$6,095.00. Please advise if any additional fee for the processing of an early foundation permit is necessary. 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 this request.

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 for Early Foundation Package 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