

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

Permit No: 04 0924	Issue Date: 07-14-04	City: 420 030100
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Location of Construction: 100 Kensington St	Owner Name: Maine Youth Center Inc	Owner Address: 63 Kensington St Portland, ME 04103	Phone: 2074534211
Business Name:	Contractor Name: Sveinsson Corporation	Contractor Address: PO Box 358 Portland	Phone: 2074534211
Lessee/Owner's Name:	Phone:	Permit Type: Foundation Only/Commercial	Zone:

Pool Use: Parking Lot	Proposed Use: FOUNDATION ONLY	Permit Fee: \$0.00	Cost of Work: \$0.00	PERMITS DIVISION: Use/Issue: Signature: <i>[Signature]</i>
Proposed Project Description: Foundation only for a pre-engineered steel bldg w/ foundation w/ 11' 40"x260' 2' 50"x30' 2' 20"x100'		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.): Approved <input type="checkbox"/> Approved with Comments <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		

Permit Taken By: [Signature]	Date Applied For: 07/14/04	Zoning Approval		
1. This permit application does not preclude the Applicant from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. Full information may include a building permit and stop all work.		Special Zone or Rules: <input type="checkbox"/> Standard <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Sign Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: _____	Zoning Approval: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Temporary <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation: <input type="checkbox"/> No Historic District <input type="checkbox"/> Historic District <input type="checkbox"/> Review Review <input type="checkbox"/> Approval <input type="checkbox"/> Approval with Comments <input type="checkbox"/> Denial 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, for permit the work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit to carry out his/her duties to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, IF ANY _____ DATE _____ PHONE _____

The Sheridan Corporation
Sheridan Drive
Fairfield, Maine 04937
Tel. 207-453-9311

July 2, 2004

Codes Office
189 Congress St., Rm 315
Portland, Maine 04101

Attn: Mr. Michael Nugent

Re: Foundation Coordination Clarification
Maine Yacht Center, 100 Kensington Street,
Portland, Maine 04103

Dear Mr. Nugent:

Good morning Mike. We do appreciate your attention and help in working with us to get this job up and under construction. With regard to your question about our efforts for the coordination of the design and construction of the pile/soil construction phase we offer the following.

The Sheridan Corporation has coordinated, and will continue to coordinate the work between, H. B. Fleming, S. W. Cole and Dearborn Construction (earthwork) and our own foundation design by holding joint meetings and sharing correspondence. We feel confident that all interested parties are and will continue to work diligently towards the successful completion of this project.

As further evidence of this, we call your attention to the Soils Report portion of our Foundation Permit Application book. The opening letter by Mr. Paul Kahler, P. E. of S. W. Cole, states that they are apprised of the change in pile design, the use of wood piles along with the original steel piles Cole had recommended in the early design stages of this project, and their approval of this system, based on their project appropriate responsibilities.

Thank you.

Sincerely,



Dana C. Sturtevant, P. E.
Engineering Manager

c.c. S. W. Cole, H. B. Fleming, Dearborn Const.



Sheridan

The Sheridan Corporation

40 East Street, Portland, ME 04101

Phone: (207) 493-8300

Fax: (207) 493-1320

www.sheridaninc.com

City of Portland
Office of Building Inspections
389 Congress St.
Portland, Me 04101
Attn: Mike Nugent

July 2, 2014

Re: Maura Yacht Center
100 Kensington St.
Portland, Me.

Structural Special Inspections

The follow is an outline of the Structural Special Inspections for the project as required by BOCA 59 building code Chapter 17, section 1705.

Sec. 1705.1.2 Report Requirement: Special Inspections shall keep records and provide inspection reports as per this section. These reports will be submitted to the city on a regular basis covering the previous period.

Sec. 1705.2 Steel Fabrication: This building is a pre-engineered building supplied by Butler Manufacturing Co. BMC is a AISC Certified MB Metal Building Systems supplier. As such, no inspections are required on our part and no inspection reports will be furnished. Structural plans will be submitted when they are received. There are supplemental structural steel pieces that are being furnished by Sheridan Construction Corp and fabricated in our Fairfield Me. fabrication shop. These pieces include four sets of steel pan stairs, an outside walkway deck on building # 3, and structural steel for floor supports in building # 3. These fabricated pieces will be inspected by Steven P. Daicy P.E. according to this section and section 1705.3.

Sec. 1705.3 Steel Construction and Erection: The erection of the building will be done according to Butler erection plans as well as Sheridan supplemental steel erection plans. The erector will be Sheridan Construction Corp. Mr. Peter Gaworski is Sheridan's on-site superintendent with over 30 years of construction experience. Mr. Gaworski will monitor and fill out erection records on a daily basis. Steven P. Daicy P.E. will observe the field erection on a periodic basis. The building connections are of 'snug tight' bolts with no 'slip critical' bolts and minimal welding such as floor joist bridging. As such, bolt and weld inspections will be by visual observation only.

Sec. 1705.4 Concrete Construction: Formwork, rebar insulation and concrete placement and curing will be inspected for conformance to ACI 318 standards. Mr. Gaworski will

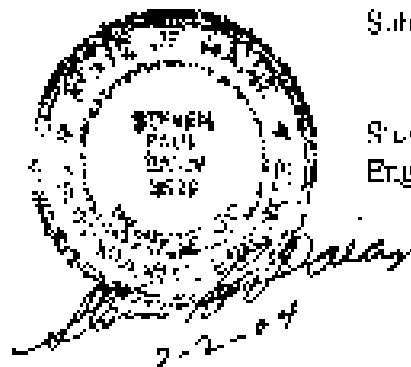
inspect and make daily reports. Steven P. Daicy P.E. will periodically make field visits to observe the work. Concrete testing will be done by S. W. Cole and to ACT 318 standards. Test results will be submitted.

Sect. 1705.4.6 Precast Concrete Planks: The manufacturer of planks will engage an approved agency to approve of quality control of the plank manufacture. The erection of concrete planks will be inspected by Mr. Gaworski daily and the final installed product observed by Steven P. Daicy P.E.

Sect. 1705.7 Prepared Fill: S.W. Cole will test and inspect the placement and compaction of fill for backfill and subgrade purposes. S. W. Cole will submit all test results on a periodic basis as mutually to be agree upon.

Sect. 1705.8 Pile Foundations: H.P. Fleming will monitor and keep a log of the installation of the piles. As per section 1816.13, each pile log shall be identified by number as per drawing F1, installed length and the final blow counts. Mr. Gaworski is to review this log on a daily basis and to submit on a periodic basis. Due to piles designed for a maximum 40 ton load, no pile load tests are required.

All BOCA 99 Special Inspection sections that are not mentioned above are therefore not applicable and no inspection are required. This completes the Special Inspection instructions.



Submitted by

Steven P. Daicy P.E.
Engineer of Record

copy. Copy original given to applicant with cert. of elev. to fill out & return.

FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION

Portland, Maine

(All applications must be accompanied by \$114.00)

Application is made for a Flood Hazard Development Permit as required under Article 11 of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance. This permit is given only upon the usual form for other municipal permit applications.

Owner: Marine Yacht Center, LLC address: 65 Kensington St

FE No. 842-9000

Applicant: The Sheridan Corp address: P.O. Box 359, Fairfield, ME

File No. (207) 453-9311

Contractor: The Sheridan Corp address: _____

Site: Same as Above

LEGAL DESCRIPTION

Is this lot a part of a subdivision? Yes No. If yes, give name of subdivision and lot number.

Subdivision: _____ Lot #: _____
421-G-0017-007 / 430-E-1 to 4
Tax Map: 430-B-13-15 / 430-X-1 Lot #: _____
Address: 65-100 Kensington
Street Name: _____

Zoning: OA10Z

General description of proposed development: to construct ^{private} Marina Bldg for Boat Repairs, Boat Storage, Retail Store, and Marina Offices - ^{with} interior parking

Estimated value of improvements: \$266,000.00

OTHER PERMITS

Are other permits required from State or Federal Agencies? Yes No
If yes, are copies of these permits attached? Yes No Not Applicable

Federal and State Permits may include but not limited to: MEDER/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining, USACE Section 404 and 401, The Rivers and Harbors Act Section 404 of the Clean Water Act, Federal Energy Regulation Commission.

This Application is to be completed by Applicant/Owner			
Date of Submission: _____	File No.: _____	Project No.: _____	Permit No.: _____
Signature: _____			

Attachment and Site Plan - drawn to scale with north arrow

- Show property boundaries, easements 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.
- For New Construction or Substantial Improvement, also include existing grade elevations (provided by a Professional Land Surveyor, Architect or Engineer).
- For New Construction or Substantial Improvement, submit state form describing in detail how each applicable development standard in Article VI will be met.

Special Note: Substantial improvement is defined as any structural repair, 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 XII, for more complete definitions of New Construction and Substantial Improvement.

Structures in Velocity Zones are not permitted on fill or rockwork. Structures must be built on open foundation systems, i.e., on termite piles, (page 7 Article VI 5B).

The Applicant Understands and agrees that:

- The permit applied for, if granted, is based on the representations made herein.
- Any permit issued may be revoked because of any breach of a representation.
- Once a permit is issued, all work shall cease until the permit is renewed or a new permit is issued.
- Any permit issued on this application 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 applicant hereby gives consent to the Code Enforcement Officer to enter and inspect as may be required under the provisions of the Township Management Ordinance.
- If issued, the permit term 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 on, and the attachments to this application, are a true description of the existing property and the proposed development project.

X Owner _____ Date _____
signature

X Authorized Agent _____ Date _____
signature

To Be Signed & returned immediately

FLOOD HAZARD DEVELOPMENT PERMIT

PART I

PORTLAND, Maine

(For New Construction or Substantial Improvement)

For New Construction or Substantial Improvement of any structure, this Flood Hazard Development Permit allows construction only up to the establishment of the lowest floor. This permit is issued based on documentation of the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance. Once the lowest floor is established, the permittee must provide an elevation certificate establishing the actual lowest floor elevation. When the Code Enforcement Officer finds the documentation in the Elevation Certificate to be in compliance with the Floodplain Management Ordinance, the Part I Flood Hazard Development Permit shall be issued. The Part I Permit must be issued in order for construction to continue. Article 12.11

A Part I Flood Hazard Development Permit is hereby issued as provided under Article 12.11 of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance:

Tax Map: _____ Lot #: 429-G-201 ~~1007~~ (001 to 007)
[Recommended but not required by FPMO] 430-E-001 to 004 (001 to 004)
421-B-013 ~~15~~
Project Description: 430-X-001

[Recommended but not required by FPMO] to construct Marina Building for Boat Storage & Workshop - retail & marina related offices

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, solely as 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 developmental project:

Owner: Marie Yacht Center LLC
[Recommended but not required by FPMO]
signature

Date: [Recommended but not required by FPMO]

Authorized Agent: Sherridan Corporation
[Recommended but not required by FPMO]
signature

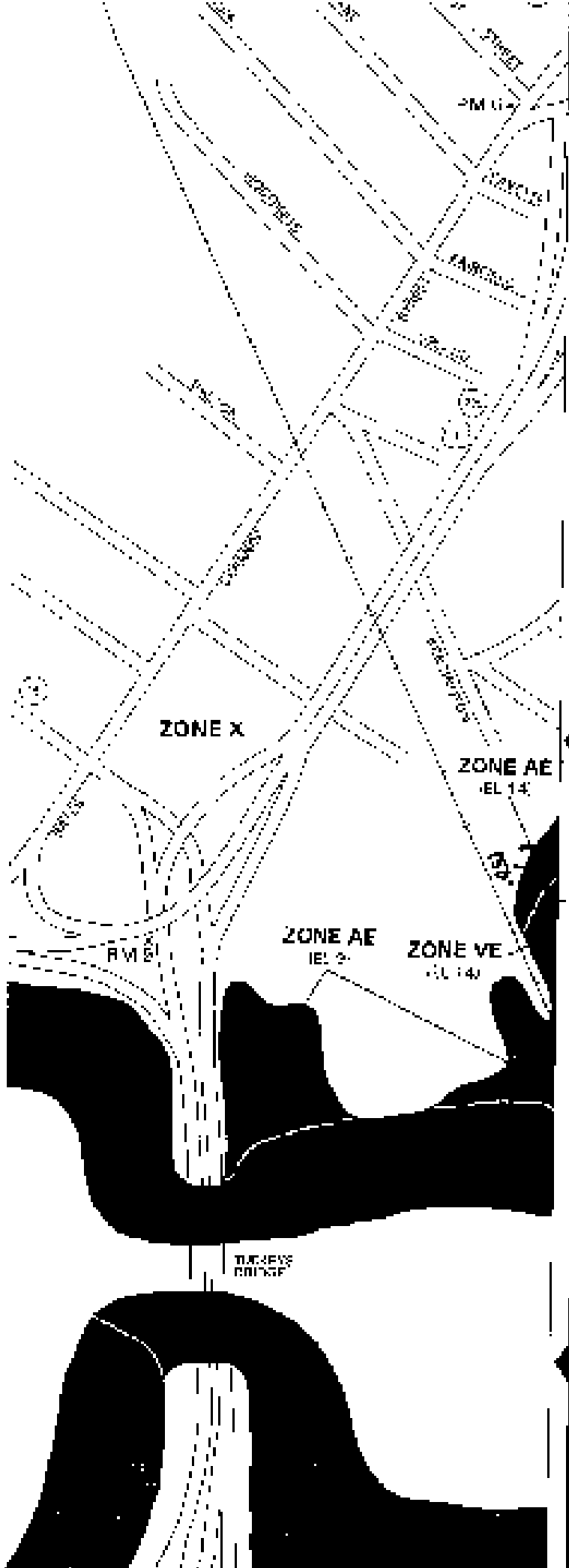
Date: [Recommended but not required by FPMO]

Issued by: [Recommended but not required by FPMO]

Title: [Recommended but not required by FPMO]

Permit # [Recommended but not required by FPMO]

Please note that this form and the Certificate of Elevation shall be returned when the 1st floor elevation has been completed - you will then be able to proceed under a Part II permit for the



THIS FLOOD INSURANCE RATE MAP IS A SERVICE OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IS NOT A CONTRACT. IT IS PROVIDED FOR INFORMATION ONLY. NO WARRANTY IS MADE.

INITIAL DETERMINATION
APRIL 20, 1979

FLOOD HAZARD BOUNDARY MAP REVISIONS
NONE

FLOOD INSURANCE RATE MAP EFFECTIVE:
JULY 13, 1981

FLOOD INSURANCE RATE MAP REVISIONS:

November 15, 1988 - To change base flood elevations to 200 feet above ground level to change zone designation. To update map to reflect changes in zoning.

To determine if the flood source is available to the community, contact your insurance agent or call the National Flood Source Program at 508-558-9271.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
PORTLAND,
MAINE
CUMBERLAND COUNTY

PANEL 7 OF 17
(SEE MAP INDEX FOR PANELS NOT MOUNTED)

*Do Not use
THIS MAP UP*