Form # P 04 DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND **PERMIT ISSUED** Please Read B MOITS Application And Notes, If Any, Permit Number: 0506412 0 2005 PERMI' Attached MAINE YACHT CENTER I : /Sheri This is to certify that ___ CITY OF PORTLAND Phase 2 of permit # 040755 b fices & has permission to ____ storage ail AT _65 KENSINGTON ST 429 G001001 provided that the person or persons, ation epting this permit shall comply with all ences of the City of Portland regulating of the provisions of the Statutes of N ne and of the the construction, maintenance and u of buildings and str tures, and of the application on file in this department. cation inspec must Apply to Public Works for street line n permis gi and wr n procu A certificate of occupancy must be and grade if nature of work requires e this b dina or thereo procured by owner before this buildsuch information. d or o losed-in. ing or part thereof is occupied. R NOTICE IS REQUIRED. OTHER REQUIRED APPROVALS Fire Dept. . Health Dept Appeal Board Department Name 6-9-05

PENALTY FOR REMOVINGTHIS CARD

Location of Construction:	Owner Name:		Owner Address:	Phone:
65 KENSINGTON ST		CHT CENTER LLC		JUN 2 0 2005
Business Name:	Contractor Name		Contractor Address:	Phone
	Sheridan Cor	poration	PO Box 359 Fairfield	2074539 311
Lessee/Buyer's Name	Phone:		'ermit Type:	OF PORTLAND Zone:
			Commercial	1-6
Past Use:	Proposed Use:	,	Permit Fee: Cost of Wo	ork: CEO District:
Marina with building and pa			\$921.00 \$100,0	000.00 4
		g shop & varnish	FIRE DEPT: Approved	INSPECTION:
	• • • • • • • • • • • • • • • • • • •	oor for general storage	Denied	Use Group: 5'/ Type: 7/
	of marina rela	aded products	with	
			TO CONTINE	6/12/05
Proposed Project Description:	a	•	0 1 0	CulV.
Phase 2 of permit # 040755 -	tenant fit up for unit #.	3	Signature: Canada Cara	Signature (Luy)
			'EDESTRIAN ACTIVITIES DIS	
			Action: Approved Approved Approved	pproved w/Conditions Denied
			Signature:	Date:
'ermit Taken By:	Date Applied For:		Zoning Approv	val .
dmartin	05/25/2005			3333333.
		Special Zone or Revi	ews Zoning Appeal	Historic Preservation
		Shoreland	\ Variance	Not in District or Landma
		Wetland	Miscellaneous	Does Not Require Review
		Flood Zone	[Conditional Use	Requires Review
		Subdivision	[] Interpretation	[Approved
		SitePlan		T
			Approved	Approved w/Conditions
		Maj Minor MM	Approved	Approved w/Conditions

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 application 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 Dermit.

SIGNATUREOF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

	y of Portland, Ma Congress Street, 041		0			1	05-0641	2354	PEI	RMIT IS	SSUED	<u>G</u> 0010	001
	ation of Construction:	101 1011 (Owner Name:	, = 0.227	(201) 01 1 011		r Address:				Phone:	+	†=
	KENSINGTON ST		MAINE YACI	НТ СЕІ	NTER LLC	65 K	ENSINGTO	N ST	J	UN 20	2005		
	ness Name:		Contractor Name:			Contra	actor Address:				Phone	1	1
			Sheridan Corp	oration	ı	PO E	359 Fair		\	05.00	20745	39311	
Less	ee/Buyer's Name		Phone:			'ermit	t Type:		HY	UF PU	RILAN) Zo	ne:
				Com	nmercial					J	<u> </u>		
Past Use: Proposed Use:		Proposed Use:			Permi	it Fee:	Cost	of Wor	k: Cl	EO District:	:		
Ma	rina with building and	parking	Unit # 3 - tena				\$921.00	\$	100,00	00.00	4		
			wood working			FIRE	DEPT:			INSPECT			
			room - 2ns flo of marina rela	_	•			Deni	ed	Use Group	51	Тур	"DL
			of marma reta	ucu pro	ducts		H.	, .		,	, /		
D	IDii Diii.]				Cond	chi	NB	4	7/12	LOS.	,
_	posed Project Description: ase 2 of permit # 04075	55 - tanant f	Fit up for unit #3			Sionat	ture: Can d	$\overline{}$		Signature	Chil	Y	A
FII	ise 2 or permit # 0407.	os - tellalit i	iit up ioi uiiit #3				STRIAN ACT	VITIES	S DIST	<u> </u>	<u> </u>	<u> </u>	wy)
						Action				roved w/Co		/ Der	nied
			_			Signat	ture:			D	ate:		
	nit Taken By:		oplied For:				Zoning	g App	prova	ıl			
	nartin		5/2005	Spe	cial Zone or Revie	ws l	Zoni	ing App	eal		Historic P	reserva	tion
1.	This permit application			-				<u> </u>	Not in District or Landman				
	Applicant(s) from me Federal Rules.	eung appn	cable State and	Sn	oreland		Variano	e] NOT IN DIS	strict of 1	Lanumar
2.	Building permits do r septic or electrical wo		plumbing,	☐ Wetland			Miscellaneous] Does Not	Require	Review	
3.	Building permits are			Flood Zone			Conditional Use			Requires I	Review		
	within six (6) months False information ma permit and stop all we	y invalidate		☐ Su	bdivision		Interpre	tation			Approved		
				☐ Sit	te Plan		Approve	ed			Approved	w/Cond	itions
				Maj [Minor MM	9	Denied				Denied ~	\subseteq	\supset
				Date:	6/9/05		Date:			late	:		\sum
				C	CERTIFICATION	ON							
I hei	reby certify that I am th	ne owner of	record of the na	ımed pı	operty, or that t	he pro	posed work	is autl	horize	d by the c	wner of r	ecord	and
	I have been authorized												ws of
	jurisdiction. In addition esentative shall have th												10
	e(s) applicable to such t		to enter all area	ا ۵۷ کا حب	ed by such peth	m al ĉ	uny reasonal	710 HOU	6	moree til	e provisio	n oi ti	10
SIG	NATURE OF APPLICANT				ADDRESS				DATE		PH	ONE	

DATE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

City of Portland, Maine	- Building or Use	Permit Application	n Permit No:	Issue Date:	ALT ICCITED
389 Congress Street, 04101	Tel: (207) 874-8703	8, Fax: (207) 874-871	6 05-0641	PERIV	AIT ISSUEDG0010Q1
Location of Construction:	Owner Name:		Owner Address:		Phone:
65 KENSINGTON ST	MAINE YAC	HT CENTER LLC	65 KENSINGTO	N ST JUN	2 0 2005
Business Name:	Contractor Name	:	Contractor Address:		Phone
	Sheridan Corp	poration	PO Box 359 Fair	field	2074539 311
Lessee/Buyer's Name	Phone:		Permit Type:	CHYU	PURILAND Zone:
			Commercial		I-L
Past Use:	Proposed Use:	<u> </u>	Permit Fee:	Cost of Work:	CEO District:
Marina with building and par	king Unit # 3 - tena	ant fitup for 1st floor	\$921.00	\$100,000.	.00 4
		shop & varnish	FIRE DEPT:	Approved IN	SPECTION:
		oor for general storage		Denied Us	se Group: 5'/ Type: DR
	of marina rela	ded products	with		
Proposed Project Description:			www.	Lina	6/17/0-
				2000	CALV. A
Phase 2 of permit # 040755 -	tenant fit up for unit #3	3	Signature: Cand	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	gnature (M Muy)
			PEDESTRIAN ACTI	IVITIES DISTRIC	T (P.A.D.)
			Action: Appro	ved Approve	ed w/Conditions c Denied
			Signature:		Date:
Permit Taken By:	Date Applied For:		Zoning	g Approval	
dmartin	05/25/2005				
		Special Zone or Revie	ws Zoni	ing Appeal	Historic Preservation
		Shoreland	Variano	ce	Not in District or Landmark
		Wetland	Miscella	aneous	Does Not Require Review
		Flood Zone	Condition	onal Use	Requires Review
		Subdivision	Interpre	etation	Approved
		Site Plan	Approve	ed	Approved w/Conditions
		Maj Minor Minor Minor	Denied		[Denied
)ate: 6/9/05	Date:		Date:
I hereby certify that I am the o that I have been authorized by this jurisdiction. In addition, i representative shall have the a code(s) applicable to such perm	the owner to make this f a permit for work des uthority to enter all area	application as his auth cribed in the applicatio	the proposed work orized agent and I n is issued , I certif	agree to confor y that the code	m to all applicable laws of official's authorized

ADDRESS

SIGNATURE OF APPLICANT

DATE

PHONE

City of Portland, Maine	e - Bui	lding or Use	Permi	t Application	n Pe	rmit No:	Issu	DED!	AIT IC	CHE		٦
389 Congress Street, 04 10	1 Tel: (2	207) 874-8703	, Fax: (207) 874-871	6	05-0641	r	PERI	MII 19	SUED	30010)d1
Location of Construction:	-	Owner Name:			Owner	r Address:				Phone:	T	7
65 KENSINGTON ST		MAINE YAC	HT CE	NTER LLC	65 K	ENSINGTO	N ST	JUI	120	2005	1	1
Business Name:		Contractor Name	:		Contr	actor Address:				Phone		
		Sheridan Corp	oration		PO F	Box 359 Fair	field L			207453	9311	
.essee/Buyer's Name		Phone:			Permi	Permit Type: UIIY UI			F POF	RTLAN	Z	one:
					Con	nmercial					7.	ピーム
ast use:		Proposed Use:		•	Perm	it Fee:	Cost o	of Work:	CE	O District:	一	
Marina with building and pa	rking	Unit # 3 - tena	ınt fitup	for 1st floor		\$921.00	S 1	00,000.	00	4		
Trusting with containing and pu	5	wood working			FIRE	DEPT:	Appro	l m	SPECTION	ON:		·
		room - 2ns flo	or for ge	eneral storage		L.	Denie	Ιτ	se Group:	<'/	Ty	pe: '`) 🕖
		of marina rela	ded pro	ducts	l .	<u></u>	Denje	ea		0/	/	20
					w;	My (1.	_	1	1/12	/n-	-
Proposed Project Description:					1	Cond	المامك	^8	9	Si f	19)
Phase 2 of permit # 040755	tenant	fit up for unit #3	3		Signat	ture: Cond	C	s	ignature	ZU	X	'will
1		1			PEDE	STRIAN ACTI	VITIES	DISTRI	CT (P.A.E	1.)	1000	-//
					Action	n: Approv	ved	Approv	ed w/Con	ditions [☐ De	nied
					Signa	ture:	L		Da	L.=		
Permit Taken By:	Date A	oplied For:	1		- 8	Zoning	Ann	rovol				
dmartin		512005				Zomi	, App	orovai				
	0012		Spe	cial Zone or Revie	ws	Zoni	ng App	eal		Historic Pı	eserv:	ation
1.				oreland		Varianc				Not in Dist	riot or	Landmark
				orciand		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \				NOT III DISC	rict or i	Landinari
2.			☐ W	etland		Miscella	neous			Does Not I	l equire	Review
3.			☐ Flo	ood Zone		Condition	onal Use			Requires R	eview	
			☐ Su	bdivision		Interpre	tation			Approved		
			☐ sit	e Plan		Approve	»d			Approvedy	v/Cond	litions
			Мај [Minor MM		Denied				Denied		
)ate:	1/9/05	\Rightarrow	Date:			late:	_	~	\leq
			·		,				·			
I hereby certify that I am the that I have been authorized by	the ow	ner to make this	amed pr applica	tion as his auth	the pro	d agent and I	agree	to confo	orm to al	l applica	ble la	
this jurisdiction. In addition, representative shall have the a code(s) applicable to such per	authority											he
CICNIA PUDE OE A DDI ICIANE				A DDDEGG	3			DATE		DIT	ONE	
SIGNATUREOF APPLICANT				ADDRESS	,			DATE		PH(ONE	



Commercial 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.

Construction:		
Tax Assessor's Chart, Block & Lot Chart# Block# 6 Lor#	Owner: Maine Yacht Cente 65 Kensington St. Portland, ME 0410	- Telephone.
Lessee/Buyer's Name (If Applicable) n/a	Applicant name, address &telephone: The Sheridan Corporation P.O. Box 359 Fairfield, ME 04937	Cost of Work: \$ 100,000 Fee: \$ (44)
Current Specific use: Parking Lot		·
Proposed Specific use: Boat Storage	Offices & Retail	
Project description: Phase II Build: of a Unit #3 be	eing:	r the fitup
Unit #3 = 20' :	1 100'	
Contractor's name, address & telephone:	Sheridan Corporation	0.4007
Who should we contact when the permit is read	Box 359, Rairfield, ME Dana Sturtevant (207) 4	53_9311
Mailing address: The Sheridan Con		
P.O. Box 359 Fairfield, ME 04	1937 Phone	:: (207) 453-9311

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of rhe 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 cerufythat 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.

areas covered by and permit are	ing reasonable nour to empree 2	to provisions of the codes upp	neuolo to una pormit.
Signature of applicant:	Mara C. St.		Date: 5/20/05
Permit Fee: \$30	.00 for the first \$10	PICOESBUILDINGUNSP, CITY OF PORTLAND,	E59700/þer additional \$1000.00 cost
This is not	a Permit; you may no	MAY 2 5 2005	rk until the Permit is issued.
		RECEIVED	

City of Portland, Mai	ne - Building or Use Permi	t	Permit No:	Date Applied For:	CBL:
89 Congress Street, 041	101 Tel: (207) 874-8703, Fax: ((207) 874-871 <u>6</u>	05-0641	05/25/2005	429 G001001
ocation of Construction:	Owner Name:	(Owner Address:	•	Phone:
5 KENSINGTON ST	MAINE YACHT CEN	MAINE YACHT CENTER LLC 6		TST	
ısiness Name:	Contractor Name:	Contractor Name:			Phone
	Sheridan Corporation		PO Box 359 Fairfi	eld	(207) 453-9311
essee/Buyer's Name	Phone:	P	ermit Type:		•
			Commercial		
roposed Use:		Proposed	Project Description:		
	1st floor wood working shop & van al storage of marina reladed produc		2 or permit # 04073	55 - tenant fit up for	unt #3
Dept: Building Note:) The Varnish room is N of the 2003 IBC.	Status: Approved with Condition OT a part of this permit. A separar		Mike Nugent	Approval I	Ok to Issue:
) All elements of construmaterials.	action including, but not limited to	interior partitions	and stairways mus	st be constructed of	non combustible
Dept: Fire	Status: Approved with Condition	s Reviewer:	Cptn Greg Cass	Approval D	Date: 06/09/2005
Note:			1 6	**	Ok to Issue:
) Fire alarm system to co	omply with Nfpa 72				
	to comply with Npfa 101.				
Dept: Fire	Status:	Reviewer:		Approval D	Pate:
Note:				- *	Ok to Issue:
Comments:					

approve the plans that were just given./DM

City of Portland, Maine - Buil	ding or Use Permi	t	Permit No:	Date Applied For:	CBL:
389 Congress Street, 04101 Tel: (207) 874-8703, Fax:	(207) 874-8716	05-0641	05/25/2005	429 G001001
Location of Construction:	Owner Name:	C	wner Address:		Phone:
65 KENSINGTON ST	MAINE YACHT CE	NTER LLC (65 KENSINGTON	ST	
Business Name:	Contractor Name:		Contractor Address:		Phone
	Sheridan Corporation		PO Box 359 Fairfie	eld	(207) 453-931 1
Lessee/Buyer's Name	Phone:		ermit Type:		
		_	Commercial		
Unit # 3 - tenant fitup for 1st floor we room - 2ns floor for general storage o	O 1		of permit # 04075	55 - tenant fit up for ι	ınit #3
Dept: Zoning Status: A Note:	pproved	Reviewer:	Marge Schmucka		te: 06/09/2005 Ok to Issue:
Dept: Building Status: A Note: 1) The Varnish room is NOT a part of the 2003 IBC.	pproved with Condition of this permit. A separat		Mike Nugent ubmiussion demons		Ok to Issue: 🗹
2) All elements of construction inclumaterials.	ding, but not limited to	interior partitions	and stairways mus	t be constructed of no	on combustible
Dept: Fire Status: A Note:	pproved with Condition	ns Reviewer:	Cptn Greg Cass	Approval Da	te: 06/09/2005 Ok to Issue: 🔽
1) Fire alarm system to comply with	Nfpa 72				
2) Building construction to comply v Namely chapter 40 industrial occu					
Dept: Fire Status:		Reviewer:		Approval Da	te:
Note:					Ok to Issue:
Comments:					
6/3/2005-dmartin: Engineering plans approve the plans that were just given		, I put them with t	he file in zoning. T	hey will give you the	PDF if you

City of Portland, Maine - Buil	ding or Use Permi	t	Permit No:	Date Applied For:	CBL:
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716			05-0641	05/25/2005	429 G001001
Location of Construction:	nstruction: Owner Name: Owner Address:				
65 KENSINGTON ST	ENSINGTON ST MAINE YACHT CENTER LLC 65 KENSINGTON ST				
Business Name:	Contractor Name:	C	Contractor Address:		Phone
	Sheridan Corporation	. 1	PO Box 359 Fairfie	eld	(207) 453-931 1
Lessee/Buyer's Name	Phone:	P	ermit Type:		
		l L	Commercial		
Unit # 3 - tenant fitup for 1st floor we room - 2ns floor for general storage o			2 of permit # 04075	5 - tenant fit up for u	nit #3
Dept: Zoning Status: A	pproved	Reviewer:	Marge Schmuckal	Approval Da	te: 06/09/2005
Note:			J		Ok to Issue: 🔽
Dept: Building Status: A	pproved with Condition	ns Reviewer:	Mike Nugent	Approval Da	
Note:				(Ok to Issue:
1) The Varnish room is NOT a part of the 2003 IBC.	of this permit. A separar	rate permit with su	ıbmiussion demons	trating complaince w	vith Section 416
2) All elements of construction inclumaterials.	ding, but not limited to	interior partitions	and stairways mus	t be constructed of no	on combustible
Dept: Fire Status: A	pproved with Condition	ns Reviewer:	Cptn Greg Cass	Approval Da	te: 06/09/2005
Note:	11		1 0		Ok to Issue:
1) Fire alarm system to comply with	Nfpa 72				
2) Building construction to comply v Namely chapter 40 industrial occu					
Dept: Fire Status:		Reviewer:		Approval Da	te:
Note:					Ok to Issue:
Comments:					
6/3/2005-dmartin: Engineering plans	were dropped off today.	, I put them with t	he file in zoning. T	hey will give you the	PDF if you
approve the plans that were just given			<i>S</i> .		•

City of Portland, Main	e - Building or Use Permit		Permit No:	Date Applied For:	CBL:
389 Congress Street, 0410	1 Tel: (207) 874-8703, Fax: (2	207) 874-871 <u>6</u>	05-0641	05/25/2005	429 G001001
Location of Construction:	Owner Name:	0	wner Address:		Phone:
65 KENSINGTON ST	MAINE YACHT CEN	TER LLC ϵ	55 KENSINGTON	ST	
Business Name:	Contractor Name:	C	ontractor Address:		Phone
	Sheridan Coruoration	I	PO Box 359 Fairfie	eld	(207) 453-9311
Lessee/Buyer's Name	Phone:		ermit Type:		
			Commercial		
	-	'roposed	Project Description:		
		Phase 2	of permit # 04075	55 - tenant fit up for	unit #3
Dept: Zoning St	atus: Approved	Reviewer:	Marge Schmuckal	Approval Da	ate: 06/09/2005
Note:					Ok to Issue:
Dept: Building Son Note:	tatus: Approved with Conditions	Reviewer:	Mike Nugent	Approval Da	nte: 06/17/2005 Ok to Issue: □
1) The Varnish room is NO of the 2003 IBC.	Γ a part of this permit. A separara	te permit with su	ibmiussion demons	trating complaince v	with Section 416
2) All elements of construct materials.	ion including, but not limited to in	nterior partitions	and stairways mus	t be constructed of n	on combustible
Dept: Fire St	atus: Approved with Conditions	Reviewer:	Cptn Greg Cass	Approval Da	nte: 06/09/2005
Dept. The	Tipproved with Conditions	110 /10 // 01 /	opin Greg cuss		Ok to Issue:
					OK to Issue.
2) Building construction to a Namely chapter 40 industrial					
Dept: Fire St	atus:	Reviewer:		Approval Da	nte:
Note:					Ok to Issue:
					
Comments:					
6/3/2005-dmartin: Engineering	ng plans were dropped off today, l	I put them with tl	ne file in zoning. T	hey will give you the	e PDF if you

approve the plans that were just given./DM

	FSF Mime Partner LLC,
	Applicant: YAcht HAven, LLC) Date: 11/17/00 429-G-1-7
	Address: 100 Kensmfm 8 C-B-L: 12430-E-174
	CHECK-LIST AGAINST ZONING ORDINANCE 4-30-15-15, O
<u></u> .	Date - New 7
	Zone Location - I-La K-5
	Interior or corner lot-and of ST RAK for A Manna US
	Proposed document Co. Off
ر ادر ان	Servage Disposal - City De di Surger Frankage - 60 min - 60 + 8hour compectosenthan 40
A ST	Front Yard - 25 reg NA - go 78 1000 1993
	7 1 2 5 reg
	Side Yard - 25 ry (Not Abut) residurel
	Projections - Strack; Partnert School; Width of Lot - NA
•	Height - 45 may haight
	Lot Area - rey 69 Acres 272, 1174 show
	Lot Coverage Impervious Surface - 317,1974 + stal
	Area per Family - Wh 110 Proposed
	Off-street Parking - Peg. 169 Spaces - 171 Spaces Show 75/1 NUM
	Off-street Parking - Peg. 169 Spaces - 171 Spaces Show 75, NUM Loading Bays - PA Site Plan - must Site Plan - must
	# 19990172 - with Shoreand - gol ATE
	Hanny Bang Ana Tievus
	Flood Plains - panel 9 Admin & MATO BULGIVOUX -
• .	el 14 - 1st Goodevotion regured & 16





CITY OF PORTLAND BUILDING CODE CERTIFICATE 389 Congress St., Room 315 Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: <u>Dan</u>	a C. Sturtevant		
Address of Project:	Maine Yacht Center, 100 Kensington St.,	Portland,	ME
Nature of Project: _	To construct a "fitup" of lower level,		
	1st floor & deck stair landing & walk		
-	at Unit #3.		

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.



Signature: <u>Klamb. Slamp. A. A.</u>

Title: <u>ENGINEER OF RECORD.</u>

Firm: <u>THE SHEADAN CORD.</u>

Address: <u>33 SHEADAN BANE</u>

<u>FAIRTIELD ME 01937</u>

Phone: 207-45-3-93/1





CITY OF PORTLAND E JILDING CODE CERTIFICATE 389 Congress St., Room 315 Portland. Maine 04101

TO:

Inspector of Buildings City of Portland, Maine

Department of Planning & Urban Development Division of Housing & Community Service

FROM:

Mr. Dana C. Sturtevant

RE:

Certificate of Design

DATE:

May 20, 2005

These plans and / or specifications covering construction work on:

Unit #3 lower level and 1st floor per enclosed plans

Maine Yacht Center, 100 Kensington St., Portland, ME 04103 Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **BOCA National Building Code / 1999 (Fourteenth Edition)** and local amendments.

\$50,000.00 or more in they construction, repair expansion, addition or modification for

Building or Structures, shall be prepared by a registered design Professional.

Signature: March Sta

Title: <u>Engineering Manager</u>

Firm: The Sheridan Corporation

Address: P.O. Box 359

Fairfield, ME 04937



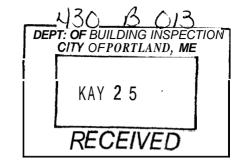


CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

Depa	ector of Buildings City of rement of Planning & U ion of Housing & Com	Trban Development
FROM DESIGNER:	Mr. Steve Daice	*
DATE:	June 7, 2004	
Job Name:	Maine Yacht Cer	nter
Address of Construction	on: 100 Kensington	Street, Portland, Maine 04103
Construction	on project was designed according BOCA 1999 Use	CODE / 1999 (FOURTEENTH EDITION) ding to the building code criteria listed below: Group Classification(s) S-1 M & B Units # 1 & 3
David Co.	Structu	ral Systems
Roof Snow Load 70 Ground Snow Lo	and (Da)	Earthquake Loads O 1 Peak velocity-related acceleration, Av PAUL
design [f Pg >10 psf. Fl.	at Roof snow load. Pf	0 10 Peak acceleration, Aa 3509
0.7 If Pg >10 psf. sno		
1 If Pg >10 psf. roo		C Seismic performance category
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ves The documents mus	st account for Drift snow load, ur	amplification factor, Cd, abalanced snow load and Sliding snow loads as required.
Wind Loads		
90 Basic Wind Speed	+	/- 0.25 Internal Pressure Coefficient
B Wind Exposure C1	tegory 20.74 Wind De	sign Pressure 1,1 Wind Importance Factor



September 14, 2004



The Sheridan Corporation

PO Box 359 Fairfield. ME 04937 Phone (207) 453-9311 Fax (207)453-2820 www.sheridancorp.com

Mr. Michael Nugent, Codes Office City of Portland 389 Congress St., Rm 315 Portland, Maine 04101

RE:

Maine Yacht Center Phase 11 - 100 Kensington Street

Building Code Design Review

The following is a concise review of the building design code issues for this facility. In each item, the most restrictive code will control the design.

Codes Used: IBC International Building Code 2003.

(To be adopted by City of Portland 10/07/04)

NFPA 1. 101(2003) & 13 (required by Maine State Fire Marshal)

Building Use:

Unit 1, Boat storage/garage (public), IBC = S-1 (storage), NFPA = S (storage)

Unit 2, Business, IBC = B, NFPA= B (office areas)

Unit 3, 'Retail marine sales, IBC = M, NFPA = M (Mercantile)

Note:

With three use groups in this building, we will apply IBC section 302.3, Mixed Occupancy and

Use Groups to this project.

Building Construction Type Chosen:

IBC-2B, NFPA-Type-I1(000)

Note: All building elements have a fire resistance rating of 0-hours.

Building Configuration As Follows:

Unit 1, Boat storage/garage (public), height= 1story/35' & area= 36,400 SF

Unit 2, Business, height= 2 story /26' & area= 4,500 SF (second floor 4,500 SF)

Unit 3, Retail marine sales, height= 2 story /25' & area= 2,000 SF (second floor 2,000 SF)

Total building area is 42,900 SF.

Table 503 Limitations: Type -26

Use Group <u>Heiahts</u> <u>Area</u> В 4-story / 55° 23,000 SF S-1 3-story / 55° 17.500 SF M estory / 55° 12,500 SF (Most restrictive use)

Note:

Entire building fire protected per NFPA 13 & IBC section 903.3.1.1 (automatic fire sprinklers).

Applicable IBC area arid height modifications:

Section **506.3**, area increase **200** % for sprinklers (multi story buildings)

Section 504.2, height increase 1 story or 20° for sprinklers Section 506.2, area increase 150% max for street frontage

Designer has chosen to apply IBC Section 302.3.1 Non Separated use groups.



Compliance review:

1. The **building** sprinkler system is per code. Thus, area increase of 200% applies (Section 506.3), and height modification of 20' (Section 504.2).

Section 506.2 allows street frontage increase rule to be applied to the increase of the area limits. This building has 90% frontage therefore our increase allowance is 130%.

- 2. Propose building is two stories / 35' max high, area is 42,900 SF.
- 3. Allowable building area calculation (use most restrictive Use Group M):
- **4.** M area 12,500 SF plus 12,500 SF x 200% = 25,000 SF (Section 506.3) plus 12,500 SF x 130% = 16,250 SF (Section 506.2) = 53,700 total allowable area with increases.
- **5.** The building is 42,900 SF clearly less than the 53,700 SF allowed by code. Building height is *two* (2) stories / **35'**, also less than four **(4)** stories / 55' allowed by code.
- 6. The 2B construction type meets the code for this building as a non-separated mixed use.

Additional code information:

Occupancy load: storage, IBC = 1/300 SF, NFPA= employee level

Business, IBC = 1/100 SF, NFPA= 1/100 SF Mercantile, IBC = 1/60 SF, NFPA= 1/60 SF

Exit travel distance:

Storage, IBC = 250 ft, NFPA= 400 ft Business, IBC = 300 ft, NFPA= 250 ft Mercantile, IBC = 250 ft, NFPA= 250 Note: All distances require sprinklers.

Egress capacity factors:

Assembly, Business & Education (data is inches per occupant)

Stairs: IBC= .3 (.2-sprinkled), NFPA= .3

Other components: IBC= .2(.15-sprinkled), NFPA=.2 (aisle, halls, doors, ramps, etc.)

Exterior wall fire rating: Table 602

Isolation distance 30 feet or more, Use group B, M, & S-I= 0 hours.

This building complies with these criteria.

Separation walls:

NFPA, State Fire Marshal requires separation between Storage and Business and Storage and Mercantile. One-hour rating.

The plans presented reflect this design.

Note: Alarm system may apply Electrical designer / Subcontractor responsible for this item.

Please call me at (207) 453-9311 with any questions.

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Yours truly,

Steven P. Daicy, PE







for Construction Permit

SHADED AREAS ARE FOR OFFICE USE ONLY (3-99)

Licensing & Inspections 164 State House Station Augusta, Maine 04333-0164

Tel: 207-624-8744 x 1 Fax: 207-624-8767

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Application for Barrier-Free Permit

State Fire Marshal's Office 52 State House Station Augusta, Maine 04333-0052

> Tei: 207-626-3870 fax: 207-281-6251



Project Name: Maine Vacht Co	antor						
Project Name: <u>Maine Yacht Center</u> Street Location: <u>100 Kensington Street</u> Town Location: <u>Portland</u>							
County:Cumberland State: Zip Code:04103							
New Building: Project Cost: _\$80,000			sting space Cha e (see fee sched				
Design Professional's Name:	D. Box 35	9 e: <u>Maine</u> —	Zip				
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AREA BELOW IS FOR OFFICE USE ONLY (11-5-04) Approved for Permit: Plan Reviewer: Comments:							
LOG # DATE PLANS REVIEW FEE	DATE FEE RECEIVED	CHECK#	PLAN REVIEWER	DATE PERMIT ISSUED	PERMIT#		