

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 050641
JUN 20 2005
CITY OF PORTLAND

This is to certify that MAINE YACHT CENTER INC /Sheriff's Department
has permission to Phase 2 of permit # 040755 for storage of rifles & mail
AT 65 KENSINGTON ST 429 G001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is laid or closed-in.
HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS
Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other Capt. Geron CMSR 6-9-05
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 05-0641	Issue Date: PERMIT ISSUED	CBL: 429 G001001
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Location of Construction: 65 KENSINGTON ST	Owner Name: MAINE YACHT CENTER LLC	Owner Address: 65 KENSINGTON ST	Phone: JUN 20 2005
Business Name:	Contractor Name: Sheridan Corporation	Contractor Address: PO Box 359 Fairfield	Phone: 2074539311
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: I-L

Past Use: Marina with building and parking	Proposed Use: Unit # 3 - tenant fitup for 1st floor wood working shop & varnish room - 2ns floor for general storage of marina related products	Permit Fee: \$921.00	Cost of Work: \$100,000.00	CEO District: 4
Proposed Project Description: Phase 2 of permit # 040755 - tenant fit up for unit #3		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>with conditions</i>	INSPECTION: Use Group: <i>51</i> Type: <i>DB</i> <i>6/17/05</i>	
		Signature: <i>Capd Cruz</i>	Signature: <i>[Handwritten]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		Signature:	Date:	

Permit Taken By: dmartin	Date Applied For: 05/25/2005	Zoning Approval
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>6/9/05</i>	Date:	Date: <i>[Handwritten]</i>

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, 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 Permit.

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

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	Signature: <i>Capd...</i>	Signature: <i>...</i>

Permit Taken By: dmartin	Date Applied For: 05/25/2005	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>6/9/05</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-0641	Issue Date: PERMIT ISSUED JUN 20 2005	City: G001001
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		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: dmartin	Date Applied For: 05/25/2005	Zoning Approval
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		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		Signature:	Date:	

Permit Taken By: dmartin	Date Applied For: 0512512005	Zoning Approval		
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	Special Zone or Reviews	Zoning Appeal	Historic Preservation
1.	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
2.	<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
3.	<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
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	Date: <i>6/9/05</i>	Date:	Date: <i>[Signature]</i>

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, 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 permit.

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



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# 129 Block# 1G Lot# 007	Owner: Maine Yacht Center 65 Kensington St. Portland, ME 04103	Telephone: 842-9000
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: \$() \$921.00
Current Specific use: <u>Parking Lot</u>		
Proposed Specific use: <u>Boat Storage, Offices & Retail</u>		
Project description: Phase II Building permit application for the fitup of a Unit #3 being: Unit #3 = 20' x 100' <i>Phase I permit # 04-0755</i>		
Contractor's name, address & telephone: The Sheridan Corporation P.O. Box 359, Fairfield, ME 04937		
Who should we contact when the permit is ready <u>Dana Sturtevant (207) 453-9311</u>		
Mailing address: The Sheridan Corporation P.O. Box 359 Fairfield, ME 04937 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.

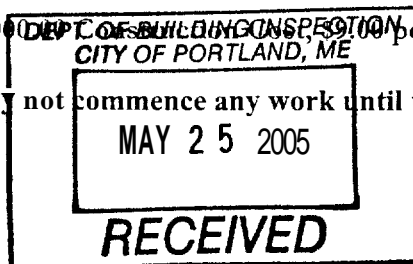
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of 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 representatives 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 of applicant: <i>Dana C. Sturtevant</i>	Date: 5/20/05
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Permit Fee: \$30.00 for the first \$1000 DEPT OF BUILDING INSPECTION CITY OF PORTLAND, ME per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

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Business Name:	Contractor Name: Sheridan Corporation	Contractor Address: PO Box 359 Fairfield	Phone (207) 453-9311
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Unit # 3 - tenant fitup for 1st floor wood working shop & varnish room - 2ns floor for general storage of marina related products	Proposed Project Description: Phase 2 of permit # 040755 - tenant fit up for unit #3
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Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 06/17/2005
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Note: **Ok to Issue:**

1) The Varnish room is NOT a part of this permit. A separate permit with submission demonstrating compliance with Section 416 of the 2003 IBC.

2) All elements of construction including, but not limited to interior partitions and stairways must be constructed of non combustible materials.

Dept: Fire	Status: Approved with Conditions	Reviewer: Cptn Greg Cass	Approval Date: 06/09/2005
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Note: **Ok to Issue:**

1) Fire alarm system to comply with Nfpa 72

2) Building construction to comply with Npfa 101. Namely chapter 40 industrial occupancies.

Dept: Fire	Status:	Reviewer:	Approval Date:
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Note: **Ok to Issue:**

Comments:
6/3/2005-dmartin: Engineering plans were dropped off today, I put them with the file in zoning. They will give you the PDF if you approve the plans that were just given./DM

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Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Unit # 3 - tenant fitup for 1st floor wood working shop & varnish room - 2ns floor for general storage of marina related products

Phase 2 of permit # 040755 - tenant fit up for unit #3

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 06/09/2005
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 06/17/2005
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Applicant: FSF Mame Partner LLC
(Yacht Haven, LLC) Date: 11/17/00

Address: 100 Kensington St C-B-L: ~~429-G-1-7~~ 429-G-1-7
~~430-E-1-4~~ 430-E-1-4

CHECK-LIST AGAINST ZONING ORDINANCE

430-B-13, 15
430-X-1

Date - New

Zone Location - I-L & R-3

Interior or corner lot - end of st. Rack for 4 Marina US
Proposed Use/Work - construct boat storage 20,500 sq ft

Sevage Disposal - City

Lot Street Frontage - 60' min - 60' shown
shall be 40' from HWM. (40 feet from the high water mark can be closer than 40' ok)
Front Yard - 25' req N/A - got ZBA approval to be closer 9/1993

Rear Yard - 25' req

Side Yard - 25' req (not abutting residential)

Projections -
Pavement setback:
Width of Lot - N/A

Height - 45' max height

Lot Area - 6.9 acres 272,117 sq ft shown

Lot Coverage Impervious Surface - 45,080 sq ft

Area per Family - N/A 41% proposed 317,197 sq ft total

Off-street Parking - req. 169 spaces - 171 spaces shown

Loading Bays - N/A

Site Plan - minor #19990172

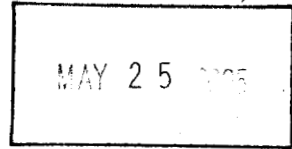
Shoreland Zoning/Stream Protection - within Shoreland - got approval from Planning Board and Previous Zoning Administrator Bill Giroux -
9/1973 - APPEAL info showed OK to be within 75' of HWM
The footprint of part of the old bed

Flood Plains - Panel 8

Zone A2
el 14 - 1st floor elevation required at 16'



430 B 013
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME



RECEIVED

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

ACCESSIBILITY CERTIFICATE

Designer: Dana 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: *Dana C. Sturtevant, P.E.*

Title: ENGINEER OF RECORD

Firm: THE SHERIDAN CORP.

Address: 33 SHERIDAN DRIVE

FAIRFIELD ME 04937

Phone: 207-453-9311



430 B 013
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 25 2005
RECEIVED



CITY OF PORTLAND
BUILDING 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

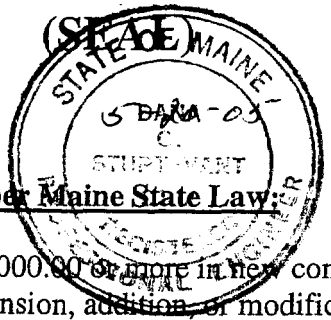
DATE: May 20, 2005

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.



As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Signature: Dana C. Sturtevant

Title: Engineering Manager

Firm: The Sheridan Corporation

Address: P.O. Box 359
Fairfield, ME 04937

6-7-04

430 B 013



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 25 2005
RECEIVED

CITY OF PORTLAND
BUILDING 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 DESIGNER: Mr. Steve Daicy
c/o The Sheridan Corporation

DATE: June 7, 2004

Job Name: Maine Yacht Center

Address of Construction: 100 Kensington Street, Portland, Maine 04103

THE BOCA NATIONAL BUILDING CODE / 1999 (FOURTEENTH EDITION)
Construction project was designed according to the building code criteria listed below:

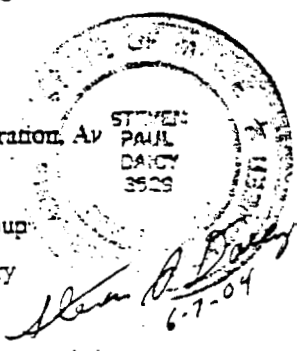
Building Code and Year BOCA 1999 Use Group Classification(s) S-1 M & B

Type of Construction 2B Units # 1 & 3

Structural Systems

Roof Snow Load
70 Ground Snow Load (Pg)
50 design If Pg > 10 psf. Flat Roof snow load, Pf
0.7 If Pg > 10 psf. snow exposure factor, Ce
1 If Pg > 10 psf. roof thermal factor
1 If Pg > 10 psf. snow load importance factor, I
40.5 Sloped Roof Snowload Ps

Earthquake Loads
0.1 Peak velocity-related acceleration, Av
0.10 Peak acceleration, Aa
1 Seismic hazard exposure group
C Seismic performance category
S4 Soil profile type
3 Basic structural system / seismic-resisting system
4 1/2 / 4 Response modification factor, R, and deflection
amplification factor, Cd.



yes The documents must account for Drift snow load, unbalanced snow load and Sliding snow loads as required.

Wind Loads
9.0 Basic Wind Speed +/- 0.25 Internal Pressure Coefficient
B Wind Exposure Category 20.74 Wind Design Pressure 1, 1 Wind Importance Factor

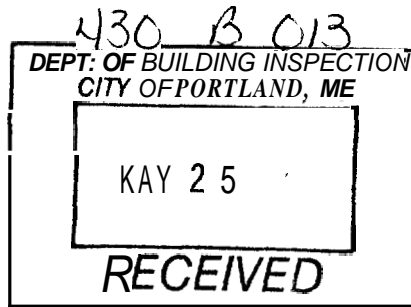


Sheridan

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= **1 story/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	Heights	Area
B	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 and 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.



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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.

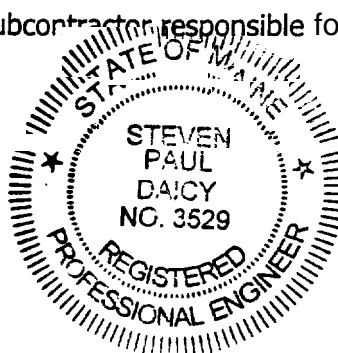
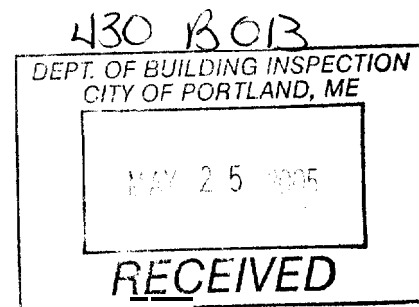
The plans presented reflect this design.

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

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

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

Project Information

Project Name: Maine Yacht Center

Street Location: 100 Kensington Street

Town Location: Portland

County: Cumberland

New Building: Renovation: Addition: Occupancy Change:
Sprinkler System: Sprinkler System Supervised:

Date of Construction Start-up: 5/31/2005

Estimated Project Cost: \$80,000

Date of Construction Completion: 8/31/2005

Construction Permit Fee: \$100.00

(Fee schedule is on back)

Occupancy Classification

Apartments Nursing Home Educational
Hotel/Motel Industrial Daycare
Rooming & Lodging Residential Care Level I Detention
Congregate Housing Residential Care Level II Business
Hospital Assembly Class A B C Other
Limited Care Mercantile A B C

Construction Type

Fire Resistive: Type I (443), (332) Unprotected Ordinary: Type III (200)
Protected Non-Combustible: Type II (222), (111) Heavy Timber: Type IV (2HH)
Unprotected Non-Combustible: Type II (000) Protected Wood Frame: Type V (111)
Protected Ordinary: Type III (211) Unprotected Wood Frame: Type V (000)

Addresses

Owner's Name: Maine Yacht Center, LLC Telephone: (207) 842-9100 Fax: _____
Mailing Address: 100 Kensington Street
Town: Portland State: Maine Zip Code: 04103

Design Professional: Dana C. Sturtevant Telephone: (207) 453-9311 Fax: (207) 453-2820
Maine Registration Number: 3107 E-mail: dsturtevant@sheridancorp.com
Mailing Address: P.O. Box 359
Town: Fairfield State: Maine Zip Code: 04937

General Contractor: The Sheridan Corp. Telephone: (207) 453-9311 Fax: (207) 453-2820
Mailing Address: P.O. Box 359

Dana C. Sturtevant

LOG #	DATE PLANS RECEIVED	REVIEW FEE	DATE FEE RECEIVED	CHECK #	PLAN REVIEWER	DATE PERMIT ISSUED	PERMIT #

