

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	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: 2005
Business Name:	Contractor Name: Sheridan Corporation	Contractor Address: PO Box 359 Fairfield	Phone: 2074539311
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: J-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: 51 Type: JB 6/12/05 <i>[Signature]</i>	
		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: 05/25/2005	Zoning Approval		
1. This permit application does not preclude the Applicant(s) 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. False information may invalidate a building permit and stop all work..		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>6/9/05</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied 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, 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.

Location/Address of Construction: 100 Kensington Street, Portland, ME 04103		
Total Square Footage of Proposed Structure 42,900	Square Footage of Lot 3.57 acre lot	
Tax Assessor's Chart, Block & Lot Chart# <u>429</u> Block# <u>09</u> Lot# <u>001</u>	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: \$ <u>100,000</u> Fee: \$ () <u>\$ 926.00</u>
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' Phase I permit # 04-0755		
Contractor's name, address & telephone: The Sheridan Corporation P.O. Box 359, Fairfield, ME 04937		
Who should we contact when the permit is ready: Dana Sturtevant (207) 453-9311		
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.

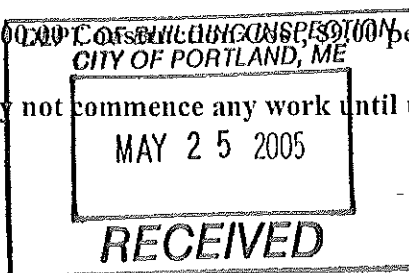
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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Signature of applicant: <u>Dana C. Sturtevant</u>	Date: 5/20/05
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Permit Fee: \$30.00 for the first \$1000.00 of building cost, \$9.00 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

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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: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 06/09/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 06/17/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
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
Note:			Ok to Issue: <input checked="" type="checkbox"/>
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:
Note:			Ok to Issue: <input type="checkbox"/>

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

PLUMBING APPLICATION

Department of Human Sciences
Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation: Portland
Street: Kingsinton St
Subdivision Lot #

PROPERTY OWNERS NAME

Last: Maine Yacht Center First:

Applicant Name: Jeth Winata

Mailing Address of Owner/Applicant (if Different): Thayer Corp P.O. Box 1351 Auburn ME 04211

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Jeth Winata
Signature of Owner/Applicant Date

PORTLAND Date Permit Issued: 1912/10/04 PERMIT # 7101 STATE COPY \$ 2914.00 If Double Fee FEE Charged
James Banke Local Plumbing Inspector Signature L.P.I. # 0132
429 9 001

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

This Application is for 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type of Structure To Be Served: 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY <u>Comm. Yacht Club</u>	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>129179</u>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<input type="checkbox"/> HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR <input type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system.	<u>1</u>	Hosebibb / Sillcock	<u>1</u>	Bathtub (and Shower)
	<u>1, 1</u>	Floor Drain	<u>3</u>	Shower (Separate)
<input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	<u>2</u>	Urinal	<u>2</u>	Sink
	<u>1</u>	Drinking Fountain	<u>1, 0</u>	Wash Basin
OR <input type="checkbox"/> TRANSFER FEE [\$6.00]	<u>1</u>	Indirect Waste	<u>1, 0</u>	Water Closet (Toilet)
	<u>1</u>	Water Treatment Softener, Filter, etc.	<u>2</u>	Clothes Washer
	<u>1</u>	Grease / Oil Separator	<u>1</u>	Dish Washer
	<u>1</u>	Dental Cuspidor	<u>1</u>	Garbage Disposal
	<u>1</u>	Bidet	<u>1</u>	Laundry Tub
	<u>1</u>	Other: <u>Hand wash</u>	<u>1</u>	Water Heater
	<u>2, 1</u>	Fixtures (Subtotal) Column 2	<u>2, 1</u>	Fixtures (Subtotal) Column 1
			<u>2, 1</u>	Fixtures (Subtotal) Column 2
			<u>2, 2</u>	Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

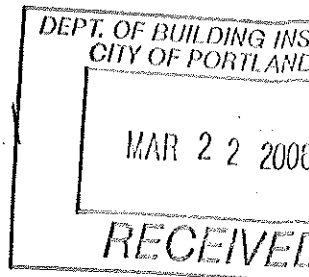


STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE HOUSE STATION 17 AUGUSTA, MAINE 04333

DEPARTMENT ORDER

IN THE MATTER OF

429-6



MAINE YACHT CENTER, LLC) NATURAL RESOURCES PROTECTION
Portland, Cumberland County) COASTAL WETLAND
CONCRETE FLOATING BREAKWATER) WATER QUALITY CERTIFICATION
L-16531-4C-I-M (approval)) MINOR REVISION/MODIFICATION
) FINDINGS OF FACT AND ORDER

Pursuant to the provisions of 38 M.R.S.A. Sections 480-A et seq. and Section 401 of the Federal Water Pollution Control Act, the Department of Environmental Protection has considered the application of MAINE YACHT CENTER, LLC with the supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

1. PROJECT DESCRIPTION:

A. History of Project: In Department Order #L-16531-4C-B-M, dated June 27, 1990, the Department approved a pile-supported pier, float system, and subtidal dredging for a new marina known as Yacht Haven. The marina is under new ownership and is now the Maine Yacht Center. The Department has subsequently approved several minor modifications to the existing facility. In the most recent permit, Department Order #L-16531-4C-H-M, dated October 12, 2005, the Department approved the installation of five piles adjacent to an existing boat ramp. The project site is adjacent to Kensington Street in Portland.

B. Summary: The applicant proposes two modifications to the existing permanent float system. The first is the replacement of a 20-foot wide, 216-foot long wooden float system with a string of 14-foot wide, 198-foot long concrete floats. The second is to replace a 10-foot wide, 717-foot long wooden float system with a string of 14-foot wide, 787-foot long concrete floats. Both float strings will be in place year-round, are located in the same location as the existing floats, and will be secured with mooring chains and concrete anchors. The concrete floats will function as a floating breakwater during coastal storms. The existing float system is exposed to southerly and easterly winds and was severely damaged during a coastal storm in 2005. The proposed project is shown on a plan entitled "Maine Yacht Center Dock Reconfiguration," prepared by SF Marina USA, LLC, with a last revision date of March 8, 2006.

C. Current Use of Site: The site is the location of an 80-slip marina that includes an upland parking area and a boat storage building.

2. FINDING:

The proposed project is a minor change and will not significantly affect any issues identified during previous Department reviews of the project site.

Based on its review of the application, the Department finds the requested modification to be in accordance with all relevant Departmental standards. All other findings of fact, conclusions and conditions remain as approved in Department Order #L-16531-4C-B-M, and subsequent orders.

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S.A. Sections 480-A et seq. and Section 401 of the Federal Water Pollution Control Act:

- A. The proposed activity will not unreasonably interfere with existing scenic, aesthetic, recreational, or navigational uses.
- B. The proposed activity will not cause unreasonable erosion of soil or sediment.
- C. The proposed activity will not unreasonably inhibit the natural transfer of soil from the terrestrial to the marine or freshwater environment.
- D. The proposed activity will not unreasonably harm any significant wildlife habitat, freshwater wetland plant habitat, threatened or endangered plant habitat, aquatic habitat, travel corridor, freshwater, estuarine, or marine fisheries or other aquatic life.
- E. The proposed activity will not unreasonably interfere with the natural flow of any surface or subsurface waters.
- F. The proposed activity will not violate any state water quality law including those governing the classifications of the State's waters.
- G. The proposed activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties.
- H. The proposed activity is not on or adjacent to a sand dune.
- I. The proposed activity is not on an outstanding river segment as noted in 38 M.R.S.A. Section 480-P.

THEREFORE, the Department APPROVES the application of the MAINE YACHT CENTER, LLC to replace wooden floats with concrete floats, SUBJECT TO THE FOLLOWING CONDITIONS and all applicable standards and regulations:

- 1. The Standard Conditions of Approval, a copy attached.

2. All other Findings of Fact, Conclusions and Conditions remain as approved in Department Order #L-16531-4C-B-M, and subsequent orders, and are incorporated herein.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED AT AUGUSTA, MAINE, THIS 21ST DAY OF March, 2006.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

By: 
DAVID P. LITTELL, COMMISSIONER

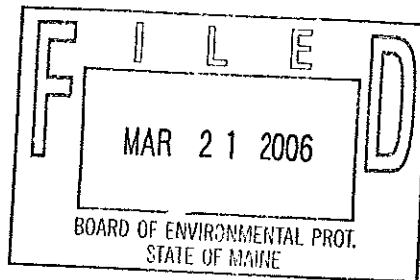
PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES...

Date of initial receipt of application December 9, 2005

Date of application acceptance December 19, 2005

Date filed with Board of Environmental Protection

DBB/ATS56674/L16531IM





NATURAL RESOURCE PROTECTION ACT (NRPA) STANDARD CONDITIONS

THE FOLLOWING STANDARD CONDITIONS SHALL APPLY TO ALL PERMITS GRANTED UNDER THE NATURAL RESOURCE PROTECTION ACT, TITLE 38, M.R.S.A. SECTION 480-A ET.SEQ. UNLESS OTHERWISE SPECIFICALLY STATED IN THE PERMIT.

- A. **Approval of Variations From Plans.** The granting of this permit is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation.
- B. **Compliance With All Applicable Laws.** The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
- C. **Erosion Control.** The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site during the construction and operation of the project covered by this Approval.
- D. **Compliance With Conditions.** Should the project be found, at any time, not to be in compliance with any of the Conditions of this Approval, or should the applicant construct or operate this development in any way other than specified in the Application or Supporting Documents, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to have been violated.
- E. **Initiation of Activity Within Two Years.** If construction or operation of the activity is not begun within two years, this permit shall lapse and the applicant shall reapply to the Board for a new permit. The applicant may not begin construction or operation of the activity until a new permit is granted. Reapplications for permits shall state the reasons why the applicant will be able to begin the activity within two years from the granting of a new permit, if so granted. Reapplications for permits may include information submitted in the initial application by reference.
- F. **Reexamination After Five Years.** If the approved activity is not completed within five years from the date of the granting of a permit, the Board may reexamine its permit approval and impose additional terms or conditions to respond to significant changes in circumstances which may have occurred during the five-year period.
- G. **No Construction Equipment Below High Water.** No construction equipment used in the undertaking of an approved activity is allowed below the mean high water line unless otherwise specified by this permit.
- H. **Permit Included In Contract Bids.** A copy of this permit must be included in or attached to all contract bid specifications for the approved activity.
- I. **Permit Shown To Contractor.** Work done by a contractor pursuant to this permit shall not begin before the contractor has been shown by the applicant a copy of this permit.

City of Portland Health Inspection Report

Establishment Name <i>Maine Youth Center</i>		No. of Risk Factor/Intervention Violations		Date <i>4-24-09</i>	
		No. of Repeat Risk Factor/Intervention Violations		Time In <i>11:07</i>	
License/Est. ID# <i>2-8930 Og.</i>		Address <i>43 Kensington St.</i>		City/State <i>Portland, Me.</i>	
License Posted <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Owner Name <i>Delmar Systems</i>		Purpose of Inspection <i>Yearly</i>	
		Zip Code <i>04102</i>		Telephone <i>842-9000</i>	
		Est. Type		Risk Category	

FOODBORNE ILLNESS RISK FACTORS AND PUBLIC HEALTH INTERVENTIONS

Circle designated compliance status (IN, OUT, N/O, N/A) for each numbered item Mark "X" in appropriate box for COS and/or R
 IN= in compliance OUT=not in compliance N/O=not observed N/A=not applicable COS=corrected on-site during inspection R=repeat violation

Compliance Status		COS		R	
Supervision					
51	IN OUT	PIC present, demonstrates knowledge, and performs duties			
Employee Health					
52	IN OUT	Management awareness; policy present			
53	IN OUT	Proper use of reporting, restriction & Exclusion			
Good Hygienic Practices					
54	IN OUT	N/O	Proper eating, tasting, drinking, or tobacco use		
55	IN OUT	N/O	No discharge from eyes, nose, and mouth		
Preventing Contamination by Hands					
56	IN OUT	N/O	Hands clean & properly washed		
27	IN OUT	N/A	No bare hand contact with RTE foods or approved alternate method properly followed		
58	IN OUT		Adequate handwashing facilities supplied & accessible		
Approved Source					
59	IN OUT		Food obtained from approved source		
510	IN OUT	N/A	Food received at proper temperature		
511	IN OUT		Food in good condition, safe, & unadulterated		
112	IN OUT	N/A	Required records available: shellstock tags, parasite destruction		
Protection from Contamination					
213	IN OUT	N/A	Food separated & protected		
214	IN OUT	N/A	Food-contact surfaces: cleaned & sanitized		
515	IN OUT		Proper disposition of returned, previously served, reconditioned, & unsafe food		
Potentially Hazardous Food Time/Temperature					
516	IN OUT	N/A	Proper cooking time & temperatures		
517	IN OUT	N/A	Proper reheating procedures for hot holding		
518	IN OUT	N/A	Proper cooling time & temperature		
519	IN OUT	N/A	Proper hot holding temperatures		
520	IN OUT	N/A	Proper cold holding temperatures		
521	IN OUT	N/A	Proper date marking & disposition		
522	IN OUT	N/A	Time as a public health control: procedures & record		
Consumer Advisory					
523	IN OUT	N/A	Consumer advisory provided for raw or undercooked foods		
Highly Susceptible Populations					
524	IN OUT	N/A	Pasteurized foods used; prohibited foods not offered		
Chemical					
525	IN OUT	N/A	Food additives: approved & properly used		
526	IN OUT		Toxic substances properly identified, stored, & used		
Conformance with Approved Procedures					
527	IN OUT	N/A	Compliance with variance, specialized process, & HACCP plan		

Risk factors are improper practices or procedures identified as the most prevalent contributing factors of foodborne illness or injury. Public Health Interventions are control measures to prevent foodborne illness or injury.

GOOD RETAIL PRACTICES

Good Retail Practices are preventative measures to control the addition of pathogens, chemicals, and physical objects into foods.
 Mark "X" in box if numbered item is not in compliance Mark "X" in appropriate box for COS and/or R COS=corrected on-site during inspection R=repeat violation

Safe Food and Water		COS		R	
528	Pasteurized eggs used where required				
529	Water & ice from approved source				
30	Variance obtained for specialized processing				
Food Temperature Control					
531	Proper cooling methods used; adequate equipment for temperature control				
532	Plant food properly cooked for hot holding				
533	Approved thawing methods used				
134	Thermometers provided & accurate				
Food Identification					
135	Food properly labeled; original container				
Prevention of Food Contamination					
436	Insects, rodents, & animals not present				
237	Contamination prevented during food preparation, storage & display				
538	Personal cleanliness				
139	Wiping cloths: properly used & stored				
140	Washing fruits & vegetables				
Proper Use of Utensils					
241	In-use utensils: properly stored				
242	Utensils, equipment & linens: properly stored, dried & handled				
243	Single-use & single-service articles: properly stored & used				
244	Gloves used properly				
Utensil, Equipment and Vending					
245	Food & non-food contact surfaces cleanable, properly designed, constructed, & used				
146	Warewashing facilities: installed, maintained, & used; test strips				
147	Non-food contact surfaces clean				
Physical Facilities					
448	Hot & cold water available; adequate pressure				
549	Plumbing installed; proper backflow devices				
550	Sewage & waste water properly disposed				
251	Toilet facilities: properly constructed, supplied, & cleaned				
252	Garbage & refuse properly disposed; facilities maintained				
153	Physical facilities installed, maintained, & clean				
154	Adequate ventilation & lighting; designated areas used				

Person in Charge (Signature) *[Signature]*

Date: *4-24-09*

Health Inspector (Signature) *[Signature]*

Follow-up: YES NO (circle one) Follow-up Date:

City of Portland Health Inspection Report

Establishment Name <i>Maine Paelt Center</i>		As Authorized by 22 MRSA § 2496		Date <i>4-24-09</i>	
License/EST. ID # <i>2-8930</i>	Address <i>93 Kensington St.</i>	City/State <i>Portland, Me.</i>	Zip Code <i>04102</i>	Telephone <i>842-9000</i>	

TEMPERATURE OBSERVATIONS

Item/Location	Temp	Item/Location	Temp	Item/Location	Temp

OBSERVATIONS AND CORRECTIVE ACTIONS

Violations cited in this report must be corrected within the time frames below, or as stated in sections 8-405.11 and 8-406.11 of the Food Code.

Item Number

PFD - issues: i. Exit & emergency lights not working (Reinspect 2 wks)

Person in Charge (Signature) *[Signature]*
 Health Inspector (Signature) *[Signature]*

Date *4-24-09*
 Date *4-24-09*

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED JUN 20 2005 CITY OF PORTLAND

Permit Number: 050641

This is to certify that MAINE YACHT CENTER /Sheriff's Department

has permission to Phase 2 of permit # 040755 for storage offices & 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 when permit is procured before this building or part thereof is laid or occupied. CLOSED-IN. 48 HOUR 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. Gero, Cass 6-9-05 Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

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Permit No: 05-0641	Date Applied For: 05/25/2005	CBL: 429 G001001
-----------------------	---------------------------------	---------------------

Location of Construction: 65 KENSINGTON ST	Owner Name: MAINE YACHT CENTER LLC	Owner Address: 65 KENSINGTON ST	Phone:
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
--	---

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
 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
 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:
 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

Applicant: FSF Maine Partner LLC
(Yacht Haven, LLC)

Date: 11/17/00

Address: 100 Kensington St

C-B-I: ~~429-G-1-74~~ 429-G-1-77
~~430-E-1-74~~ 430-B-13, 15
430-X-1

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - I-L & R-3

Interior or corner lot - end of st.

Proposed Use/Work - Construct boat storage rack for 20,500 sq ft

Sewage Disposal - City

~~Lot Street Frontage - 60' min~~

Front Yard - 25' req. (40 feet from the high water mark can be closer than 40' if approved 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 - nomin. req. 6.9 Acres 272,117 sq ft shown

Lot Coverage - Impervious Surface - 45,080 sq ft

Area per Family - N/A 11% proposed 317,197 sq ft total

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

Loading Bays - N/A

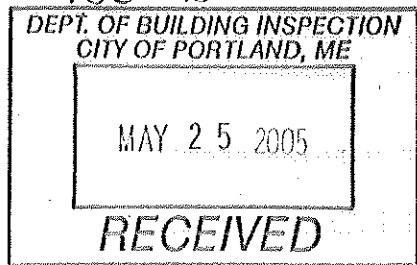
Site Plan - minor #19990172

Shoreland Zoning/Stream Protection - within shoreland - get 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 bedrock

Flood Plains - Panel 8

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

430 B 013



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.

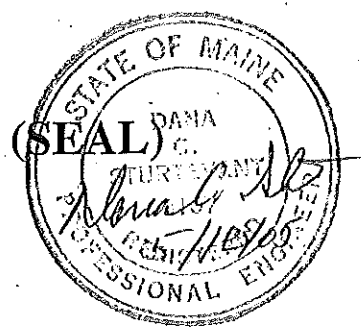
Signature: *Dana C. Sturtevant, P.E.*

Title: ENGINEER OF RECORD

Firm: THE SHERIDAN CORP.

Address: 33 SHERIDAN DRIVE
FAIRFIELD ME 04930

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

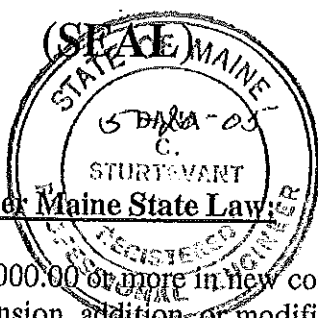
DATE: May 20, 2005

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

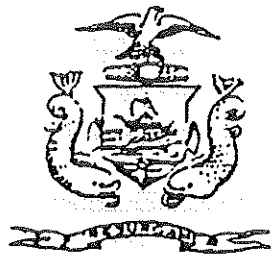
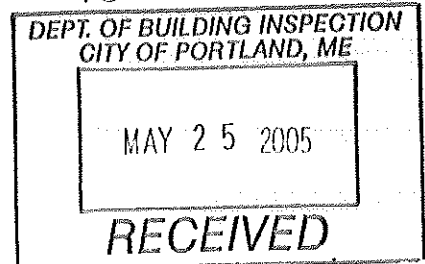
Title: Engineering Manager

Firm: The Sheridan Corporation

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

6-7-04

430 B 013



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:

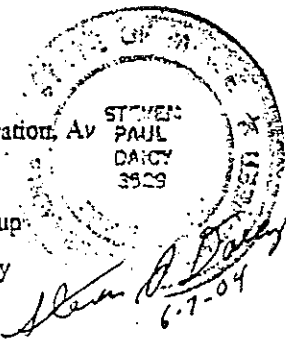
Building Code and Year BOCA 1999 Use Group Classification(s) S-1 M & B

Type of Construction 2B Units # 1 & 3

Structural Systems

Roof Snow Load
70 Ground Snow Load (P_g)
50 = design If $P_g > 10$ psf, Flat Roof snow load, P_f
0.7 If $P_g > 10$ psf, snow exposure factor, C_e
1 If $P_g > 10$ psf, roof thermal factor
1 If $P_g > 10$ psf, snow load importance factor, I
40.5 Sloped Roof Snowload P_s

Earthquake Loads
0.1 Peak velocity-related acceleration, A_v
0.10 Peak acceleration, A_a
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, C_d



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

Wind Loads

90 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

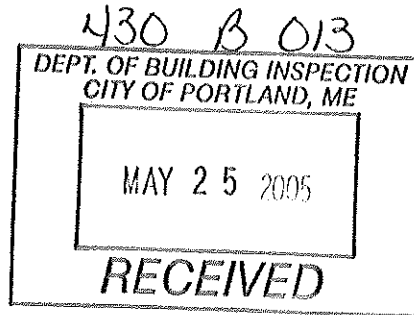
The Sheridan Corporation

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 II - 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-II (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 -2B

<u>Use Group</u>	<u>Heights</u>	<u>Area</u>
B	4-story / 55'	23,000 SF
S-1	3-story / 55'	17,500 SF
M	4-story / 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.



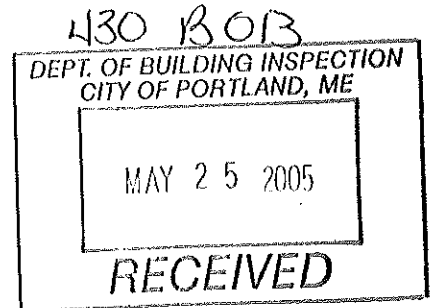
Sheridan

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-1= 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



130 B 013



Application for Construction Permit

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

Department of Public Safety
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: Fitup of existing space
 Addition: Occupancy Change:
 Sprinkler System: Yes No Sprinkler System Supervised: Yes No
 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 <input type="checkbox"/>	Nursing Home <input type="checkbox"/>	Educational <input type="checkbox"/>
Hotel / Motel <input type="checkbox"/>	Industrial <input checked="" type="checkbox"/>	Daycare <input type="checkbox"/>
Rooming & Lodging <input type="checkbox"/>	Residential Care Level I <input type="checkbox"/>	Detention <input type="checkbox"/>
Congregate Housing <input type="checkbox"/>	Residential Care Level II <input type="checkbox"/>	Business <input type="checkbox"/>
Hospital <input type="checkbox"/>	Assembly Class A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>	Other <input type="checkbox"/>
Limited Care <input type="checkbox"/>	Mercantile A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>	

Construction Type

Fire Resistive: Type I (443), (332) <input type="checkbox"/>	Unprotected Ordinary: Type III (200) <input type="checkbox"/>
Protected Non-Combustible: Type II (222), (111) <input checked="" type="checkbox"/>	Heavy Timber: Type IV (2HH) <input type="checkbox"/>
Unprotected Non-Combustible: Type II (000) <input type="checkbox"/>	Protected Wood Frame: Type V (111) <input type="checkbox"/>
Protected Ordinary: Type III (211) <input type="checkbox"/>	Unprotected Wood Frame: Type V (000) <input type="checkbox"/>

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

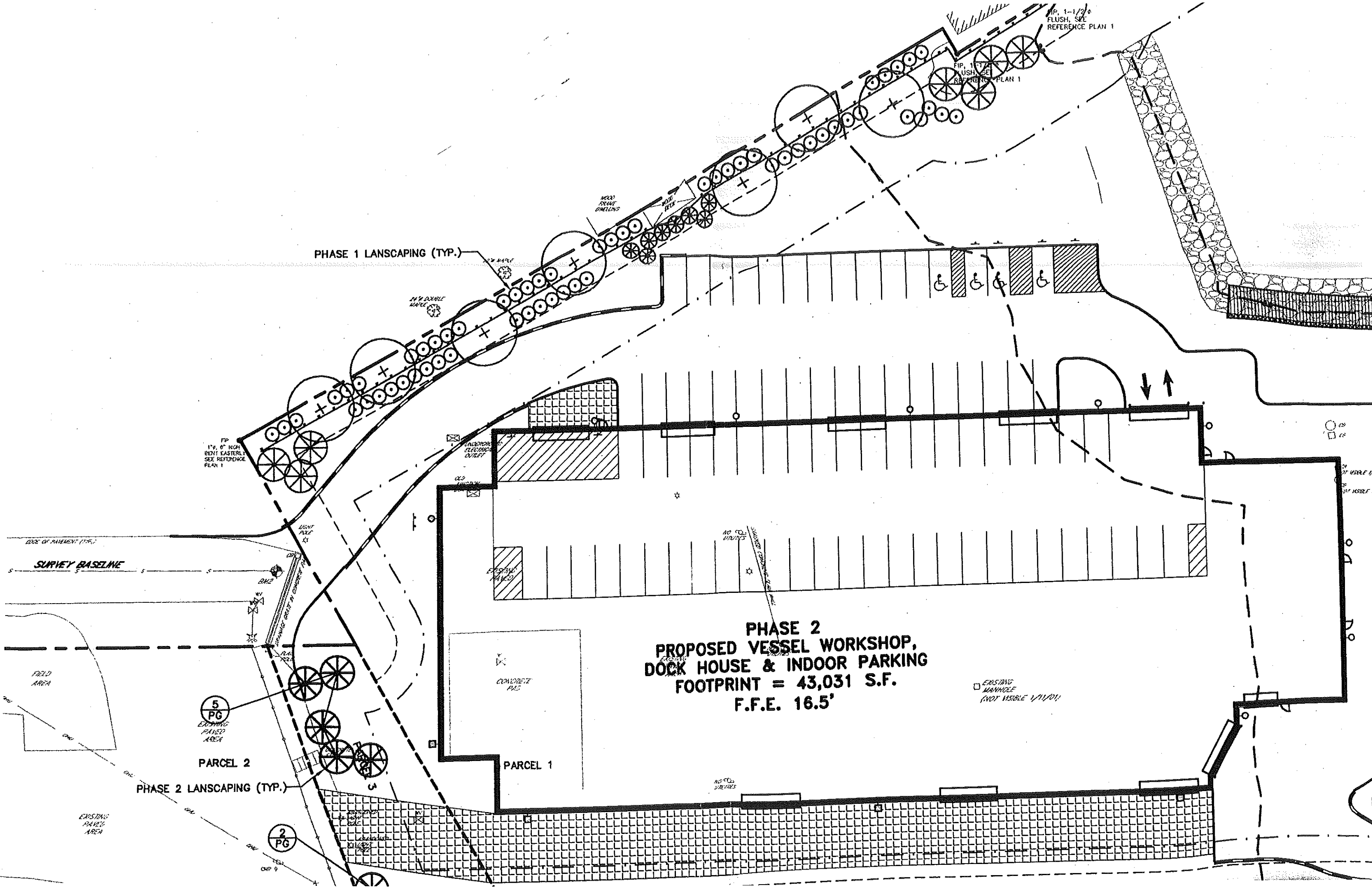
General Contractor: The Sheridan Corp. Telephone: (207) 453-9311 Fax: (207) 453-2820
 Mailing Address: P.O. Box 359
 Town: Fairfield State: Maine Zip Code: 04937

Signature of Applicant: *Dana C. Sturtevant*

Preliminary Approval: <input type="checkbox"/>	Date: _____	Approved By: _____
Construction Permit: <input type="checkbox"/>	Date: _____	Approved By: _____
Approval Letter: <input type="checkbox"/>	Date: _____	Approved By: _____

-When a permit is not required

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



PHASE 1 LANDSCAPING (TYP.)

**PHASE 2
PROPOSED VESSEL WORKSHOP,
DOCK HOUSE & INDOOR PARKING
FOOTPRINT = 43,031 S.F.
F.F.E. 16.5'**

PARCEL 2
PHASE 2 LANDSCAPING (TYP.)

PARCEL 1

5
PG
EXISTING PAVED AREA

2
PG
EXISTING PAVED AREA

EXISTING MANHOLE (NOT VISIBLE 1/11/01)

EDGE OF PAVEMENT (TYP.)
SURVEY BASELINE

FIELD AREA

EXISTING PAVED AREA

FP
1 1/2" R/W
80% EASTERLY
SEE REFERENCE
PLAN 1

FP, 1-1/2" R/W
FLUSH, SEE
REFERENCE PLAN 1

PARALLEL
ELECTRICAL
OUTLET

EXISTING
PAVED

CONCRETE
PAC

AS TO
W/AVG

AS TO
W/AVG

OMP 9